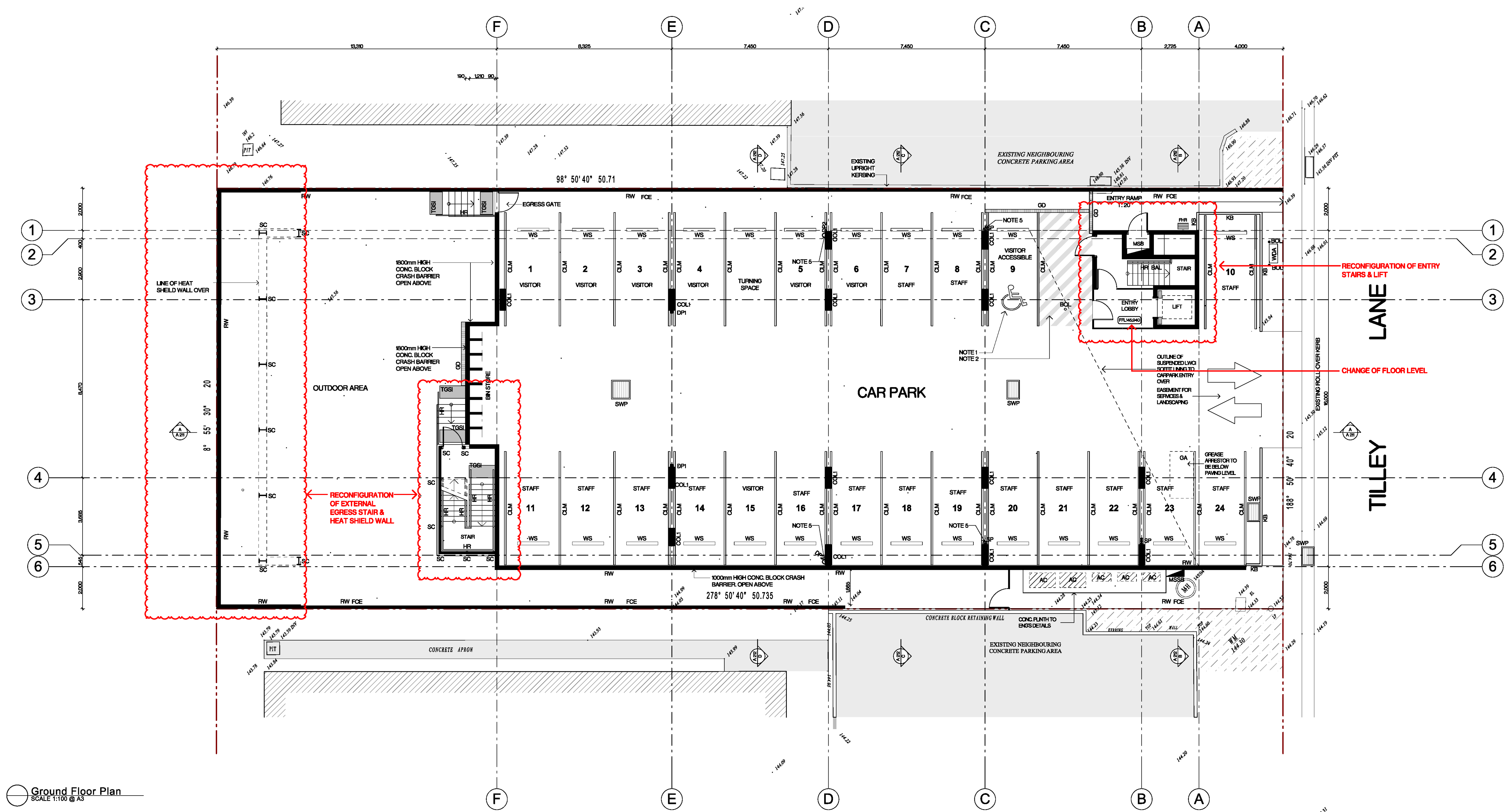


FRENCHS FOREST CHILDCARE
LT 4 TILLEY LN,FRENCHS FOREST,NSW, 2086

Drawing List

DA000	Cover Page
DA001	Roof Plan
DA100	Ground Floor Plan
DA101	First Floor Plan
DA102	Second Floor Plan
DA201	Elevations 01
DA202	Elevations 02
DA301	Sections 01

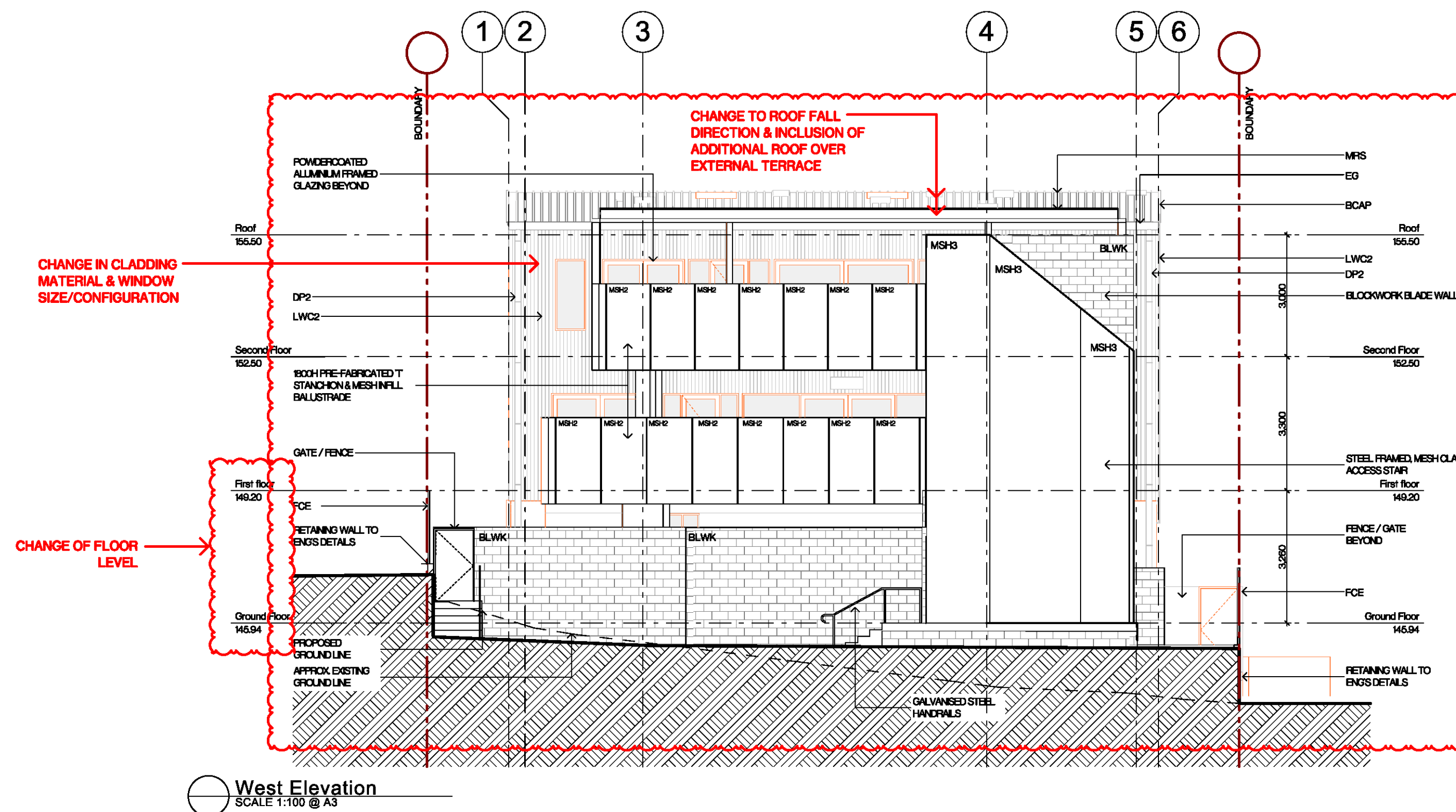
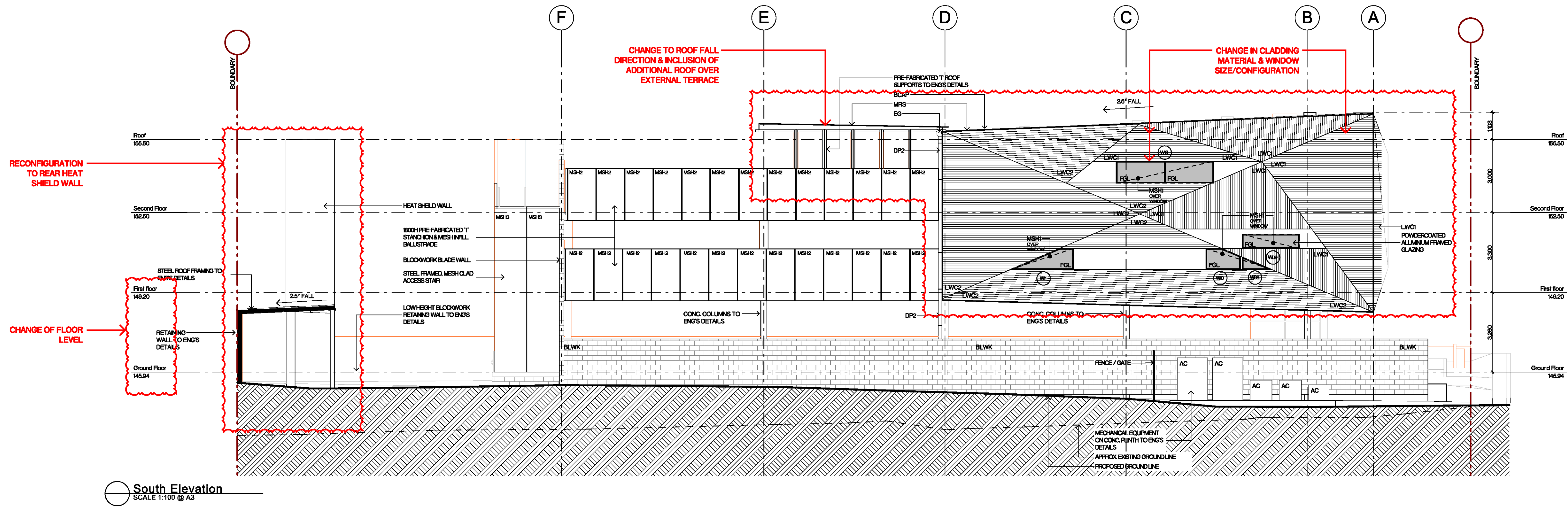




Ground Floor Plan
SCALE 1:100 @ A3

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2017/0127
NORTHERN BEACHES COUNCIL

← CHANGE TO ROOF FALL
DIRECTION & INCLUSION OF
ADDITIONAL ROOF OVER
EXTERNAL TERRACE



THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2017/0127
NORTHERN BEACHES COUNCIL

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

Trees

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: 2

Shrubs

Botanical Name: *Banksia spinulosa* 'Birthday Candles'
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 12

Grasses / Groundcovers

Botanical Name: *Lomandra* 'Tanika'
Common Name: Mat Rush cvs (Native)
Pot size: 140mm
Mature H x S: 600mm x 600mm
Qty Required: 16

Other Landscape Items

- Masonry retaining wall - refer Detail
- Synthetic turf to outdoor areas - Royal Grass 'Deluxe' or similar
- Decomposed granite
- Rubberised softfall Proprietary item to future Spec.
- Steel garden edging - refer Detail
- Raised aluminium vegetable bed. Refer to Detail -

Sandpit cover storage (Nom. 4m L x 0.6m D x 0.5m H to manu.spec (by Pool Blanket Boxes Australia or similar)

Sandpit. Refer to Typical Detail on dwg/3

Heat Shield wall to engineer's details.

Synthetic turf/lawn

Deco. granite with Childsafe steel edge around. Raised vegetable garden bed

Structural retaining wall on boundary allowing corner of site to be filled to surrounding levels wall to structural engineer's detail



Sandpit cover storage box (Indicative) (image from Pool Blanket Boxes Australia)



Vegetable Planter



Gravel



Ceratopetalum gummiferum



Syzygium 'Resilience'



Archontophoenix cunninghamiana



Banksia spinulosa 'Birthday Candles'



Philodendron 'Xanadu'



Lomandra longifolia 'Tanika'

BUSHFIRE NOTE & MANAGEMENT

This plan prepared in accordance with NSW Rural Fire Service "Planning for Bushfire Protection 2006".

This site shall be maintained as Inner Protection Area in accordance with the requirements of Asset Protection Zone.

Landscaping to rear of the property must be accordance with NSW RFS Planning for Bushfire Protection 2006 - Appendix 5. Landscaping and Property Maintenance

ASSET PROTECTION ZONE

The entire site shall be treated as an Inner Protection Zone, as follows:

- Minimum fuel at ground level
- Shrubs and trees which do not form continuous canopies
- Avoid species which are high in volatile oils or retain dead-wood
- Avoid direct planting near buildings, including potential canopy spread over structures.

Canopies of proposed trees to be minimum 2m from building at maturity

MAINTENANCE OF PROPERTY

- Removal of litter from gutters and roof
- trees not too close to driveways so as to form an obstacle
- woodpiles, gardens sheds and other combustible materials are located downslope and well away from the house
- Prune and manage trees and shrubs to reduce fuel load

VEGETATION MANAGEMENT

- Maintaining a clear area of cut lawn or pavement adjacent to the house
- keeping areas under fence posts, gates and trees raked and cleared of fuel
- Utilising non combustible fencing and retaining walls
- breaking up canopy of trees with defined garden beds
- Non organic mulch

LANDSCAPE PLAN NOTES

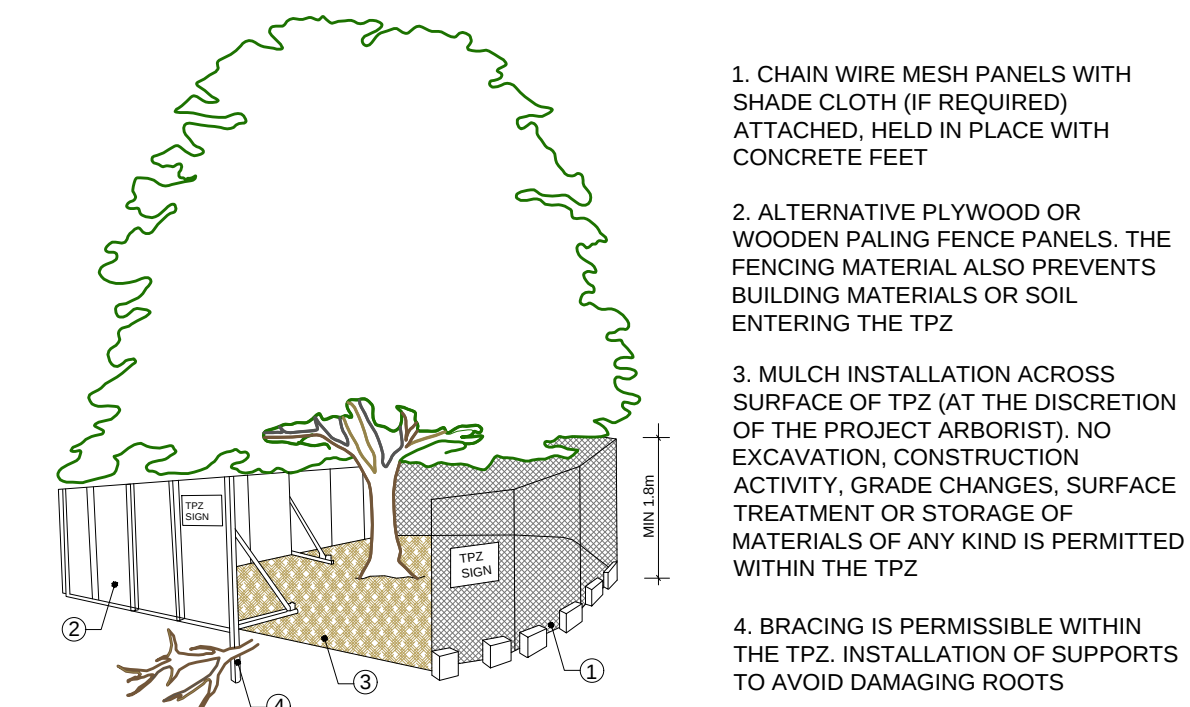
This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **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 CONSTRUCTION CERTIFICATE/ TENDER REVIEW only, not for construction.

This plan has been prepared with reference to **NORTHERN BEACHES COUNCIL** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the B.A.S. local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for box 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.

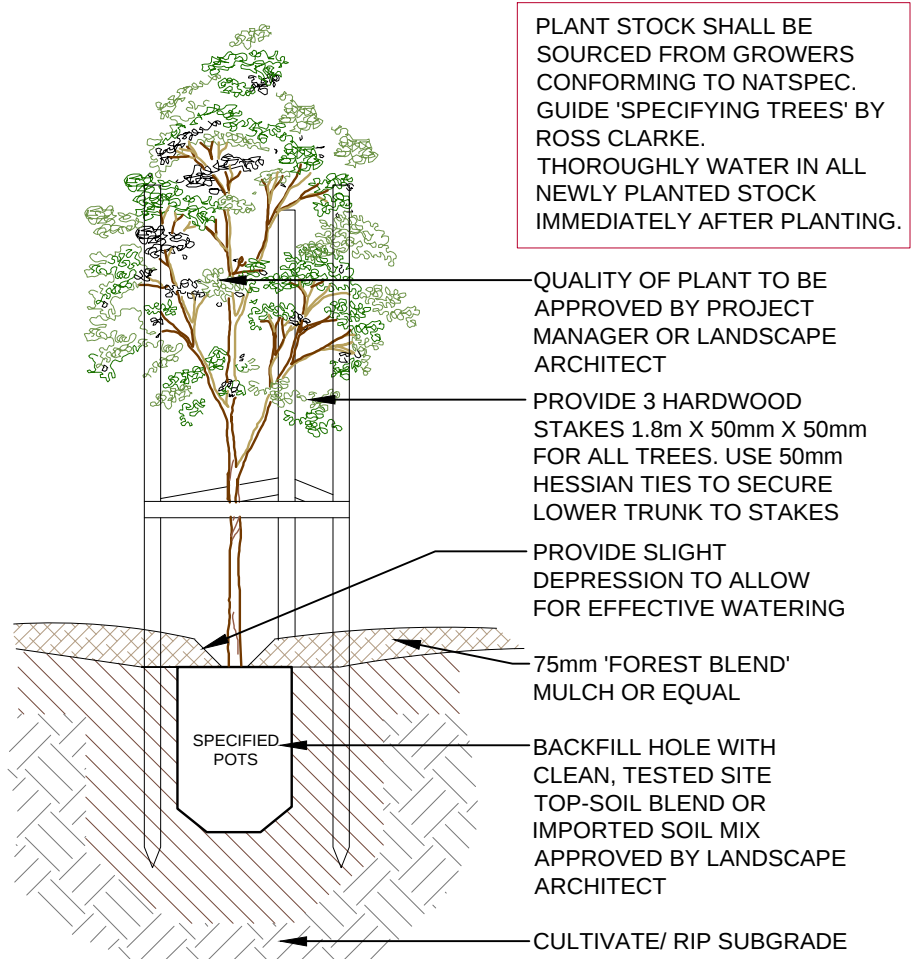
D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**



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.

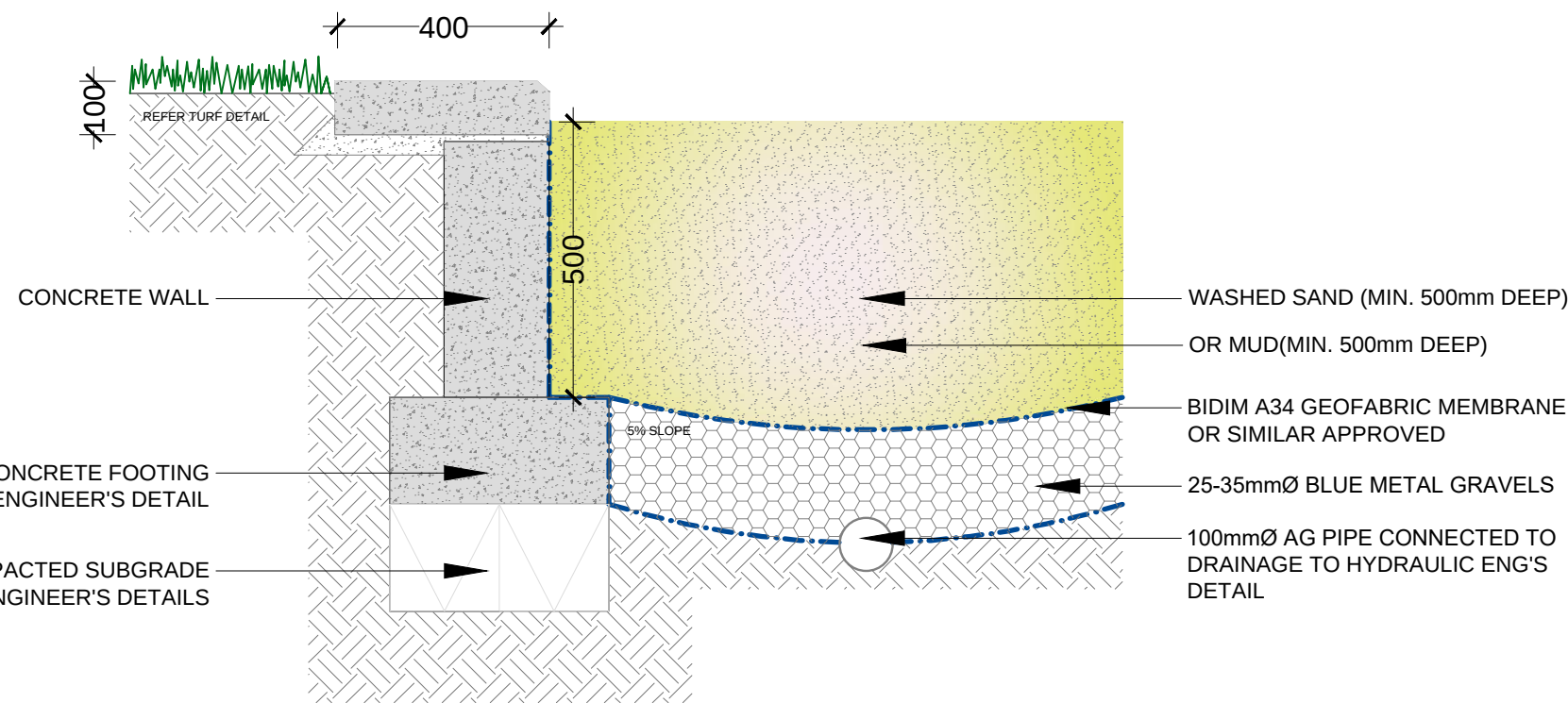
TREE PROTECTION ZONE

N.T.S



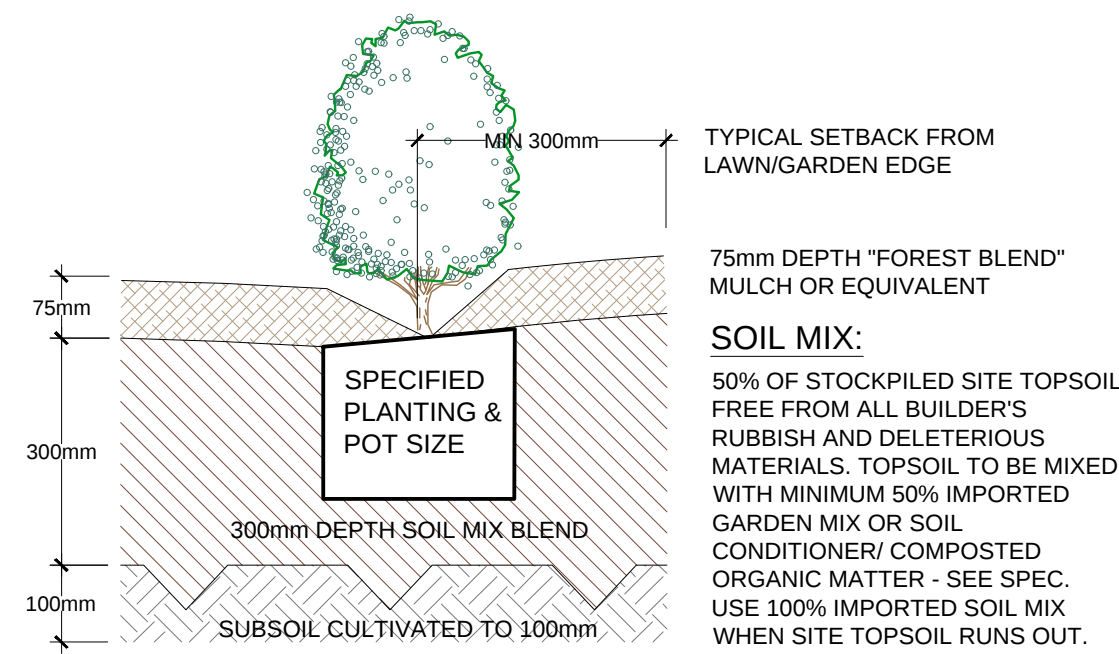
TREE PLANTING DETAIL

SCALE: 1:10



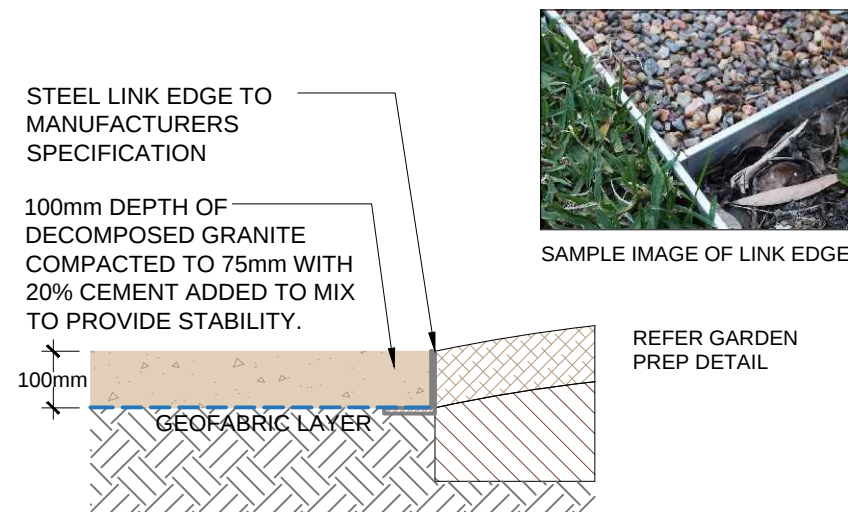
TYPICAL SANDPIT/ MUDPIT DETAIL

SCALE 1:10



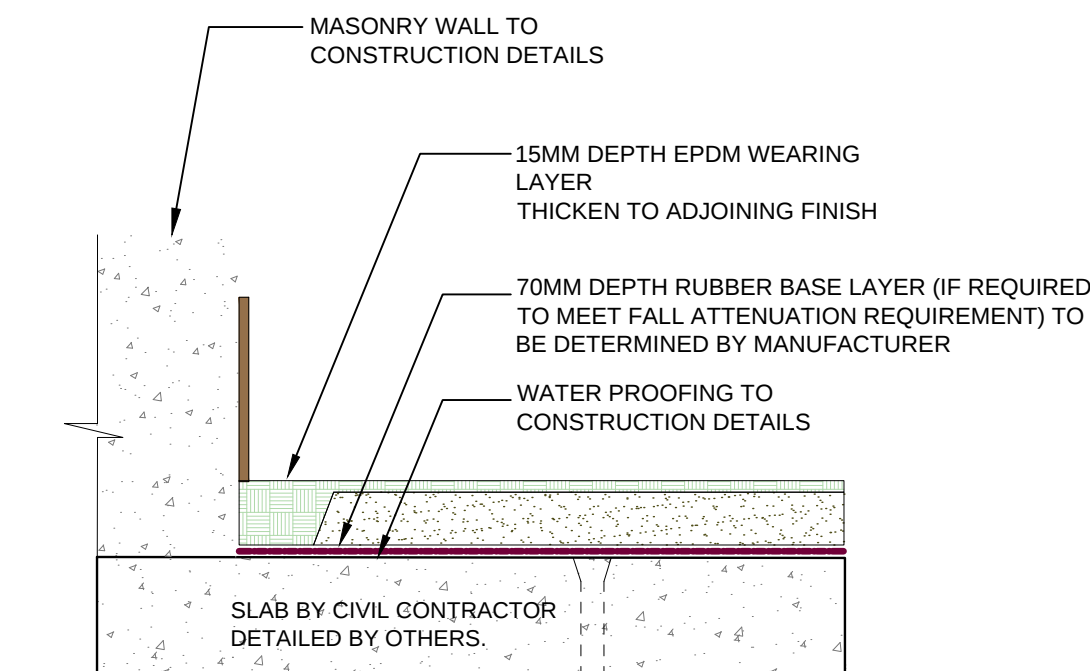
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



DECO GRANITE & LINK EDGE

SCALE: 1:10



TYPICAL RUBBERISED SOFTFALL ON CONCRETE SLAB

SCALE: 1:10

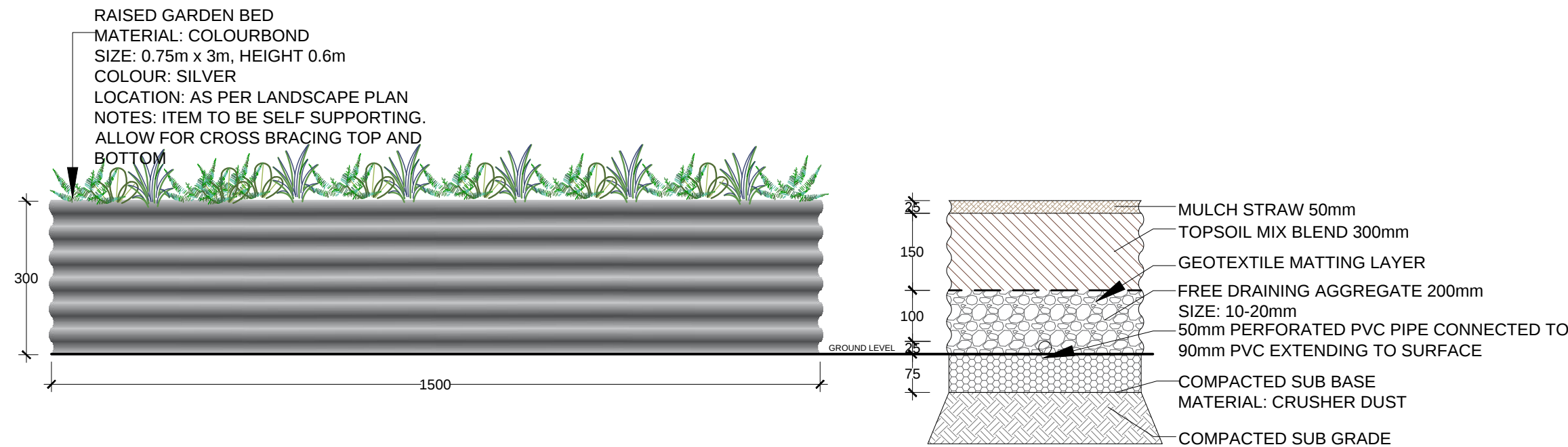
INDICATIVE RUBBERISED SOFTFALL COLOUR ONLY (REFER TO MANUFACTURER'S SPECIFICATION)

PlayKote EPDM Rubber

PlayKote EPDM (Ethylene Propylene Diene Monomer) rubber is a premium rubber product. This completely synthetic rubber has an exceptional EPDM content of >24% (proven through independent testing) and it is coloured for the full thickness of the granule to provide superior resistance to UV light, fading & wear.



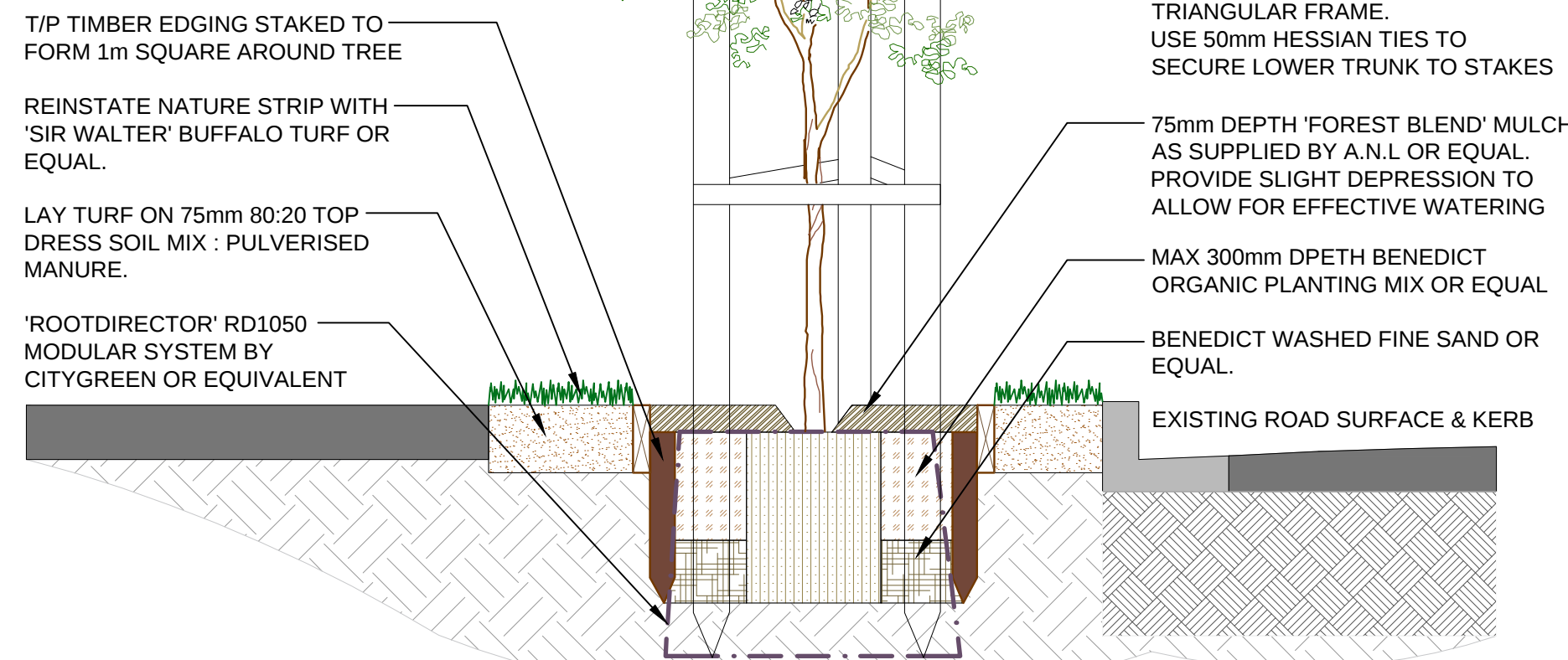
*Please note that colours may vary slightly from the images provided



RAISED COMMUNITY GARDEN BED

SCALE: 1:10

NOTE: PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO NATSPEC. GUIDE 'SPECIFYING TREES' BY ROSS CLARKE. THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.



SECTION B-B

Approx 1:20