Basement plan 1:100 @ A1

0 1 2 3 4 5 10

Commercial landscape zone in covered zone open to the street front

Existing low boundary wall on adjacent property

Existing driveway on adjoining property

Dashed lines indicate line of awning above

Existing Power pole

Remove ex. driveway & install new nature strip turf & street tree suitable for under power lines

New Street tree planting suitable for under the existing power lines

Mixed species lower height border planting under vertical narrow trees.

Make good concrete footpath as required to ex. ground level

Overhead power line

New driveway crossing to Council specifications

Sculptural element low voltage lighting

Entry to ground floor level above

Make good nature strip turf to match existing levels. Soft Leaf Buffalo

Line of awning above

New grouped Livistona australsis (Cabbage Palms)

Existing Power pole

Layered shade tolerant planting partially under awning

Existing Power pole

Line of awning over

New driveway crossing to Council specifications

Steps to upper level commercial area

F.F.L.1.40

Remove ex. trees

Service

Service

Lift

Lift

OSD

Bin room

Bin room

Gondola Road

TN

ROOF

D

E

F

B

C

A

Livistona Palm

Street tree planting

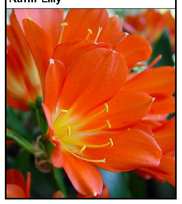
B

Rhapis excelsor Palm

C

Water Gum

Kaffir Lilly



Callistemon

D

Lomandra Tanika border plants

Snow Maiden

E

Australian Native Violets

Undercroft Plant

F

See sheet 4 for planting symbols

Amendments

B	4.4.24	For DA
A	1.3.24	For Review

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Project: Multi Residential Development
1-3 Gondola Ave North, Narrabeen

DWG: Basement plan/Entry level

Scale: 4.4.24 Scale: 1:100 @A1

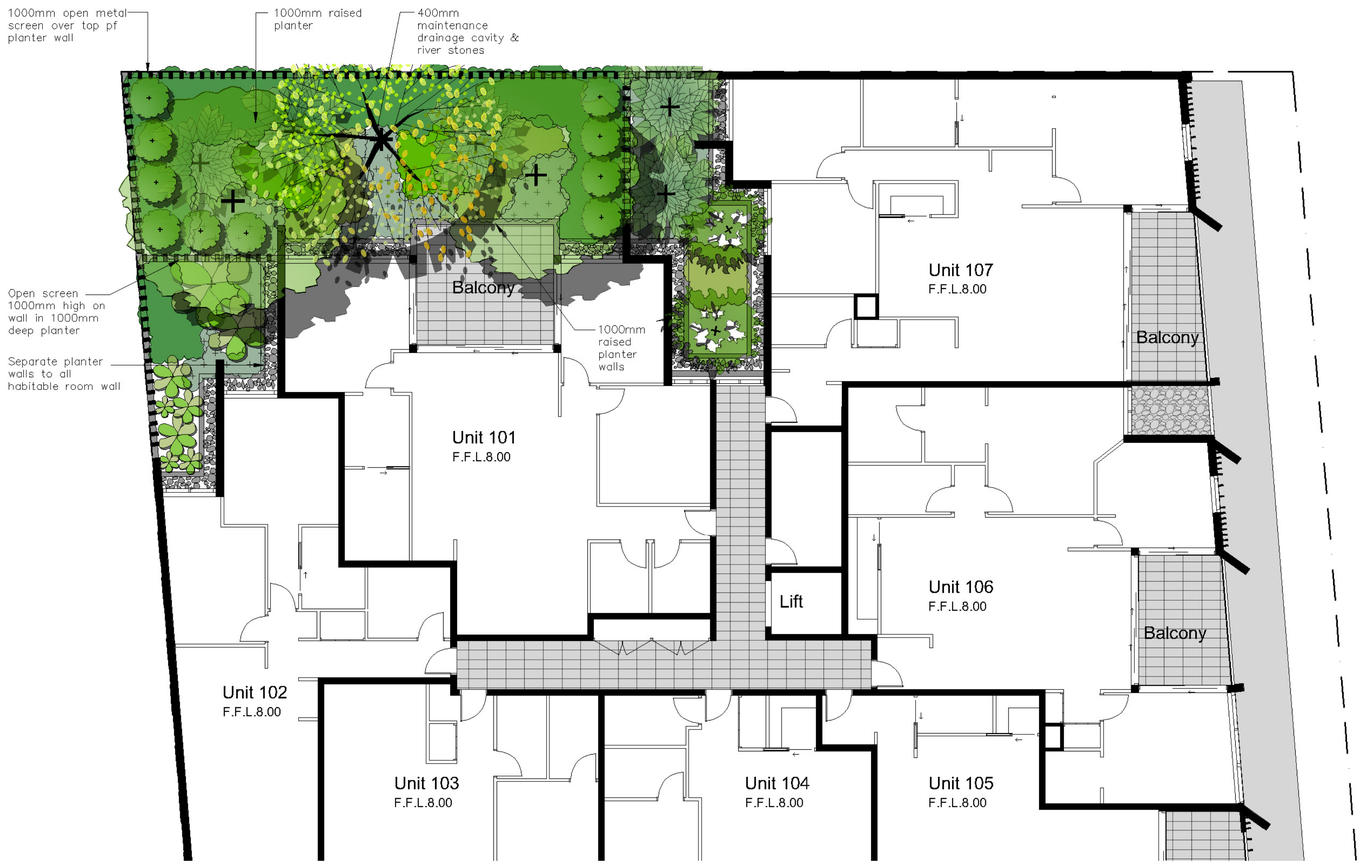
Job Ref: 2639/24

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

NORTH

Level 1 landscape plan 1:100 @ A1

0 1 2 3 4 5 10



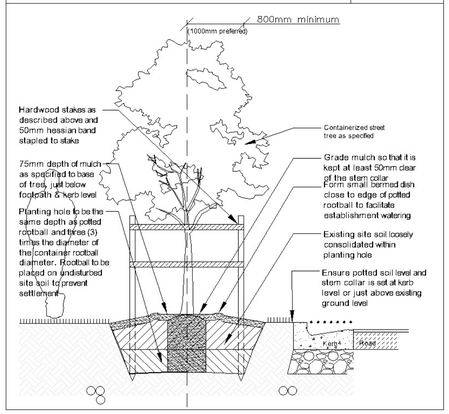
Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
BAS	Banksia serrata	Old Man Banksia (Small native. Gnarled trunk & serrated leaves)	75Lt	3x50x50x1800	4-8.0M	2
CKS	Callistemon Kings Park Special'	Bottlebrush small (Street tree for under power lines)	300mm	2x50x50x1800	3-3.5M	9
CUP	Cupaniopsis anacardoides	Tuckeroo (small to medium native tree. Hardy street tree)	75Lt	3x50x50x1800	5-7.0M	1
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	2
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	2
Shrubs / small feature trees						
MP	Murraya paniculata	Orange Jessamine (Flowering hedging plant)	300mm	Informally hedged	2-4.0M	10
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	3
RAI (PP)	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	22
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	26
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low gorwing plant)	150mm	hedged	1.2-1.5M	10
Ferns / Palms / Succulents / ornamental bamboos						
ALR	Alacanatarea 'Rubra'	Giant Bromeliade (Large succulent leaved ornamental plant)	300mm	nil	1.0M	1
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	13
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	2
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	5
CHM	Chamaerops humilis	Europena Fan Palm (Hardy Small – med palm)	300mm	nil	3-5.0M	1
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	44
DRD	Draceana draco	Dragon Tree (striking feature plant)	semi adv	nil	2.5-3.5M	2
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	8
DSF	Dichondra 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	54
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	6
ISN	Isolepsis (Finicia) nodosa	Knobby Club Rush (native ornamental grass)	150mm	nil	0.6M	22
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	115
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	100
STR	Strelitzia reginea	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	3
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Oobbreed hyrid groundcover)	200mm	nil	0.2M	34
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	110
XA	Xanthorrhoea australis	Grass Tree (Striking ornamental Grass tree with tall spike)	200mm	nil	1-5-2.5M	5
YUC	Yucca elephantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	1
Groundcovers/Climbers						
Mixed groundcovers/ornamental grasses planter boxes(MGC)						
Carpobrotus glaucescens		Pigface (very hardy salt wind tolerant trailing groundcover)	200mm		0.2M	
Carpobrotus rossii 'White Hot'		White Pigface (very hardy salt wind tolerant trailing groundcover)	150mm		0.3M	
Dichondra 'Silver Falls		Silver Falls (cascading groundcover in roof garden)	200mm		0.15M	
Gazania tomentosa		Orange Flowering Daisy (low hardy coastal groundcover)_	150mm		0.3M	
Gazania rigens		Yellow Flowering Daisy (low hardy coastal groundcover)_	150mm		0.3M	
Hibbertia scandens		Guinea Flower (flowering climber / groundcover)	200mm		0.3M	
Hardenbergia violacea 'Meema'		Meema Purple Coral Pea (purple flower native groundcover)	200mm		0.4M	
Myoprum parvifolium		Creeping Boobliala (native cascading groundcover)	150mm		0.2M	
Scaevola aemula		Fan Flower (Flowering cascading groundcover)	150mm		0.3M	
Senicia serpens		Blue Chalk Sticks (silver blue low succulent groundcover)	200mm		0.2M	
Trachelospermum tricolor		Variegated Star Jasmine (variegated colour groundcover)	200mm		0.5M	
Liriope Evergreen Giant		Turf Lily (shade tolerant groundcover)	150mm		0.4M	

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

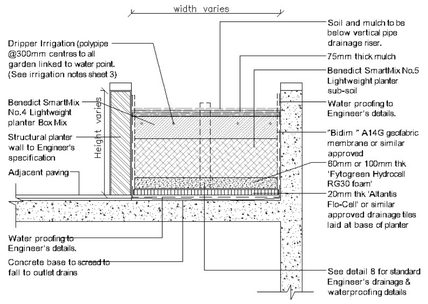
Typical Design Palette

Detail 1
Tree planting details

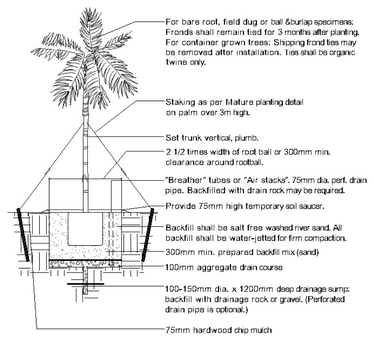


Detail 2
On structure planter typical soil installation detail n.t.s

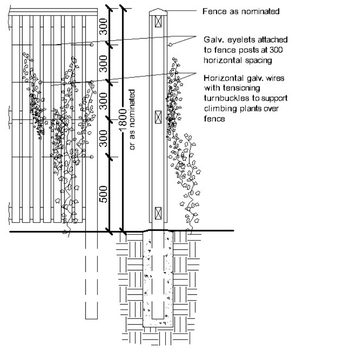
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



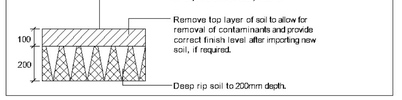
Detail 3
Palm planting detail n.t.s



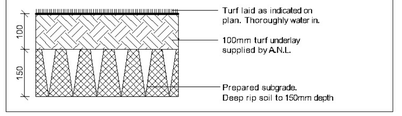
Detail 4
Wire supports for climbers on fence n.t.s



Detail 5
Soil preparation detail n.t.s.



Detail 6
Turf over soil n.t.s



See sheet 4 for planting symbols

Amendments

B	4.4.24	For DA
A	1.3.24	For Review

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Project: Multi Residential Development
1-3 Gondola Ave North, Narrabeen

DWG: Level 1 landscape plan

Scale: 4.4.24 Scale: 1:100 @A1

Job Ref: 2639/24

2 of 4

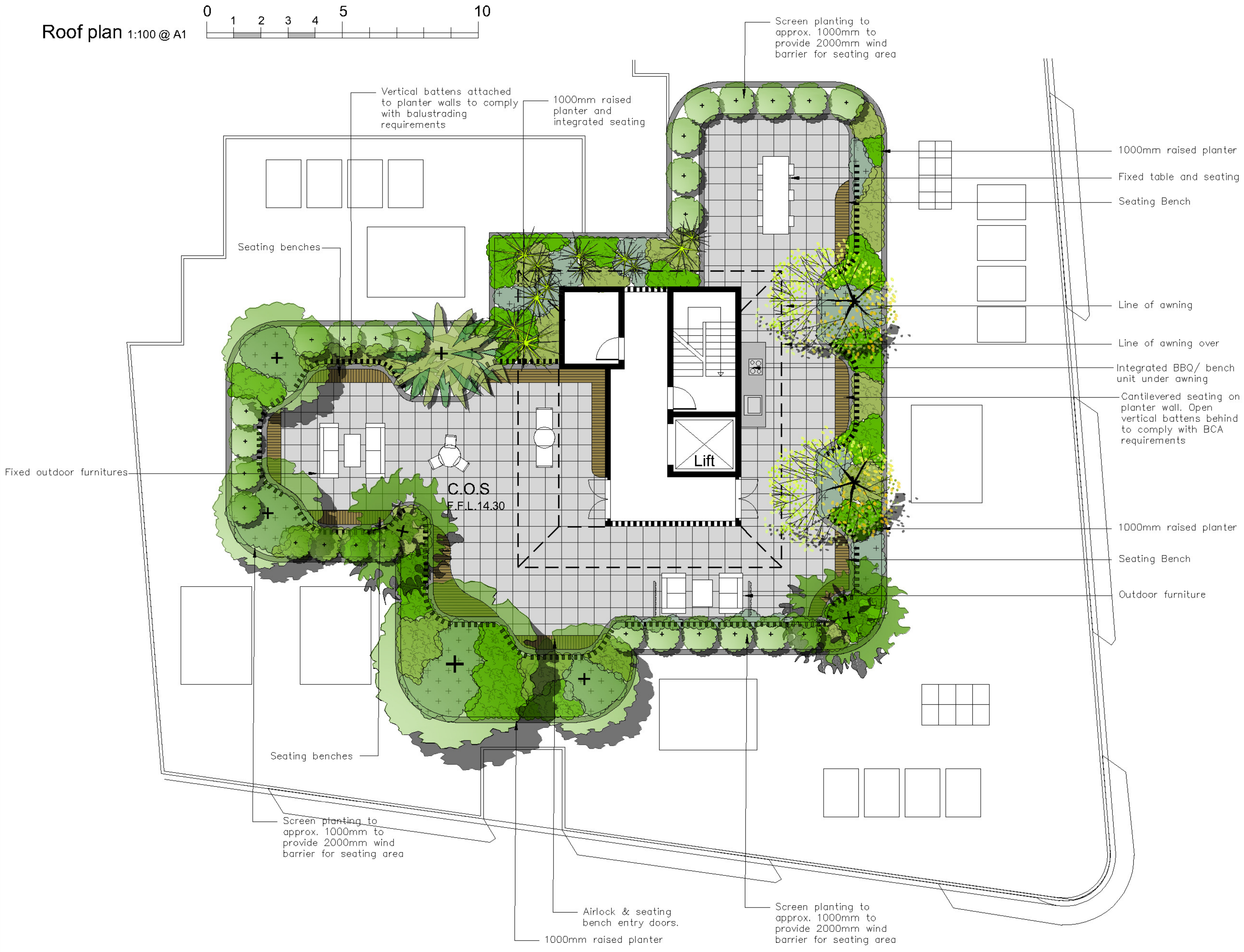
DA

ISSUE-B

NORTH

Josh Archibald Macenzie // Narrabeen // 2639

Roof plan 1:100 @ A1



General construction notes

1.Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2.Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .

3.New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4.Planter boxes & waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. (see planter drainage detail this drawing package) Refer Engineer's details for ALL structural, drainage and installation details whatsoever for planter box construction. All internal planter slab levels to have mortar screed to fall to drainage outlets as nominated by the Stormwater Engineering details. All planting containers to have the following soils:
- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 300mm depth. To be installed over Benedicts light weight No.5 light weight sub-soil mix (or approved equivalent). To comply with AS 4419 and AS 3743
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes/conduit to be cast into slab structures prior to slab pour to be coordinated with the Structural Engineer's plans.
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane. To be confirmed by Engineers and project manager to confirm the integrity of the engineer's specified waterproofing of the planter boxes at time of soil and plant installation.

5.Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6.Fertliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

7.Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation

8.Lawn edging
All ground level garden beds adjacent to site boundary or paved areas to have edging as noted on the details plan.

9.Turfing
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. See details sheet

10. Structural
All structural details whatsoever to Engineer's details.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab. (all lawn areas to be excluded) Water supply tap hosecocks as indicated on CC stage drawings.(To be coordinated with Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sesnsor is installed for common area garden zones connected to timers

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet .... . Battery timers to isolated planter boxes is acceptable and to maintained by the owners corporation as part of the ongoing property maintenanace.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

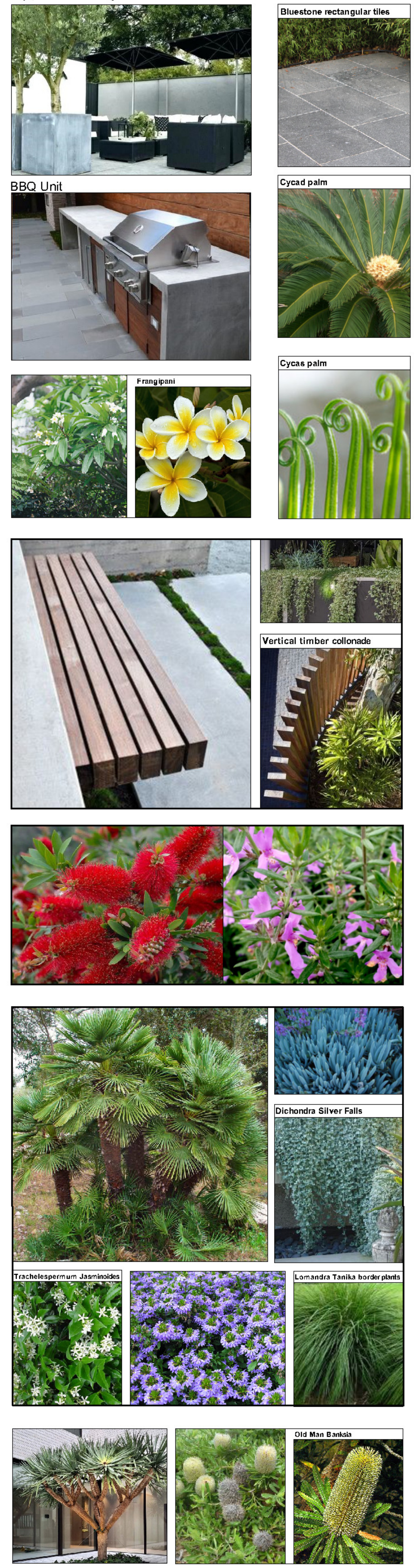
Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

The owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:
- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs.
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

Typical design Palette



See sheet 4 for planting symbols

Amendments

B	4.4.24	For DA
A	1.3.24	For Review

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Project: Multi Residential Development
1-3 Gondola Ave North, Narrabeen

DWG: Roof plan

Scale: 4.4.24
Scale: 1:100 @A1
Job Ref: 2639/24

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

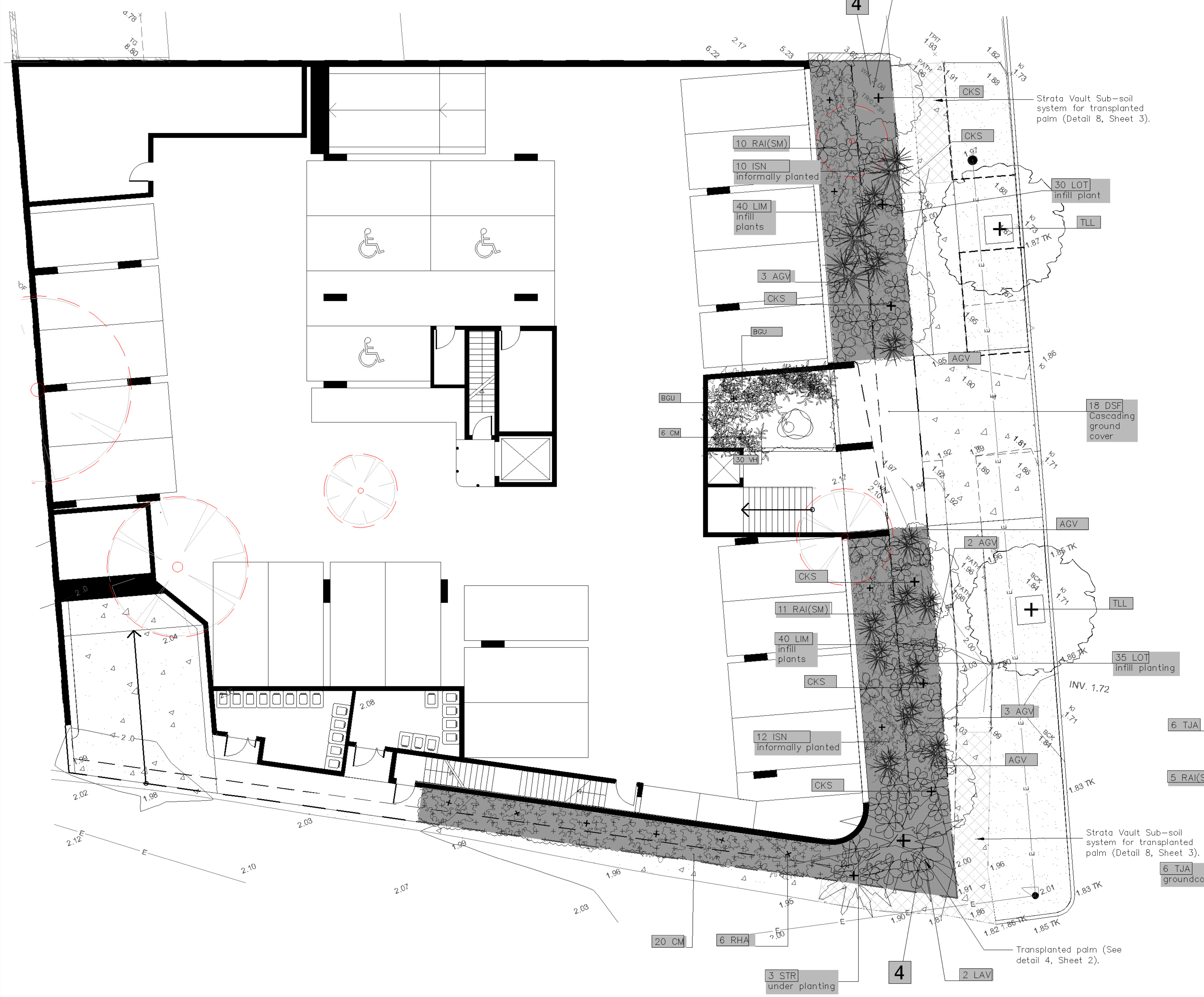
NORTH

DA

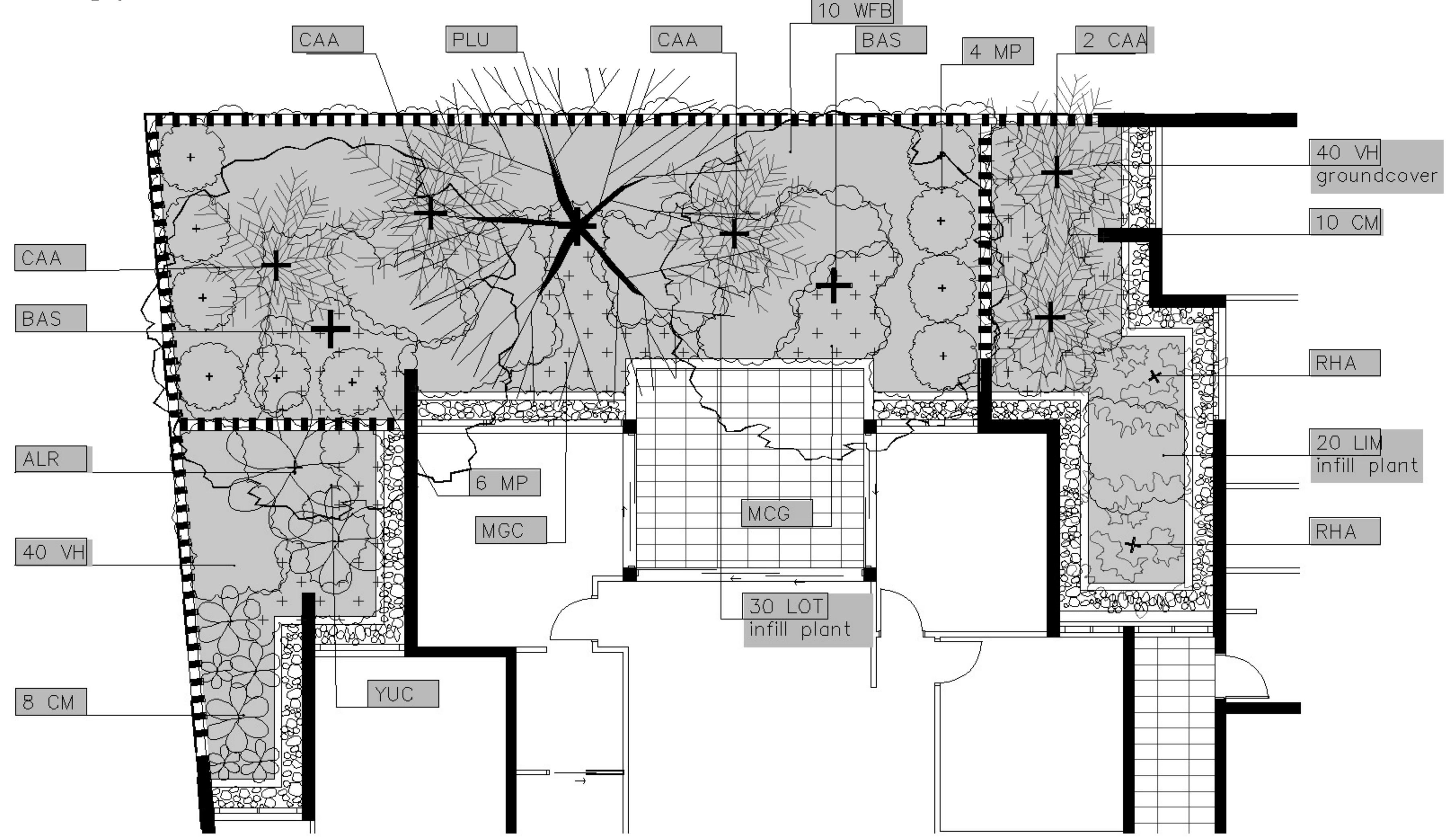
ISSUE-B

Job/Architects/ Mackenzie / Narrabeen / 2639

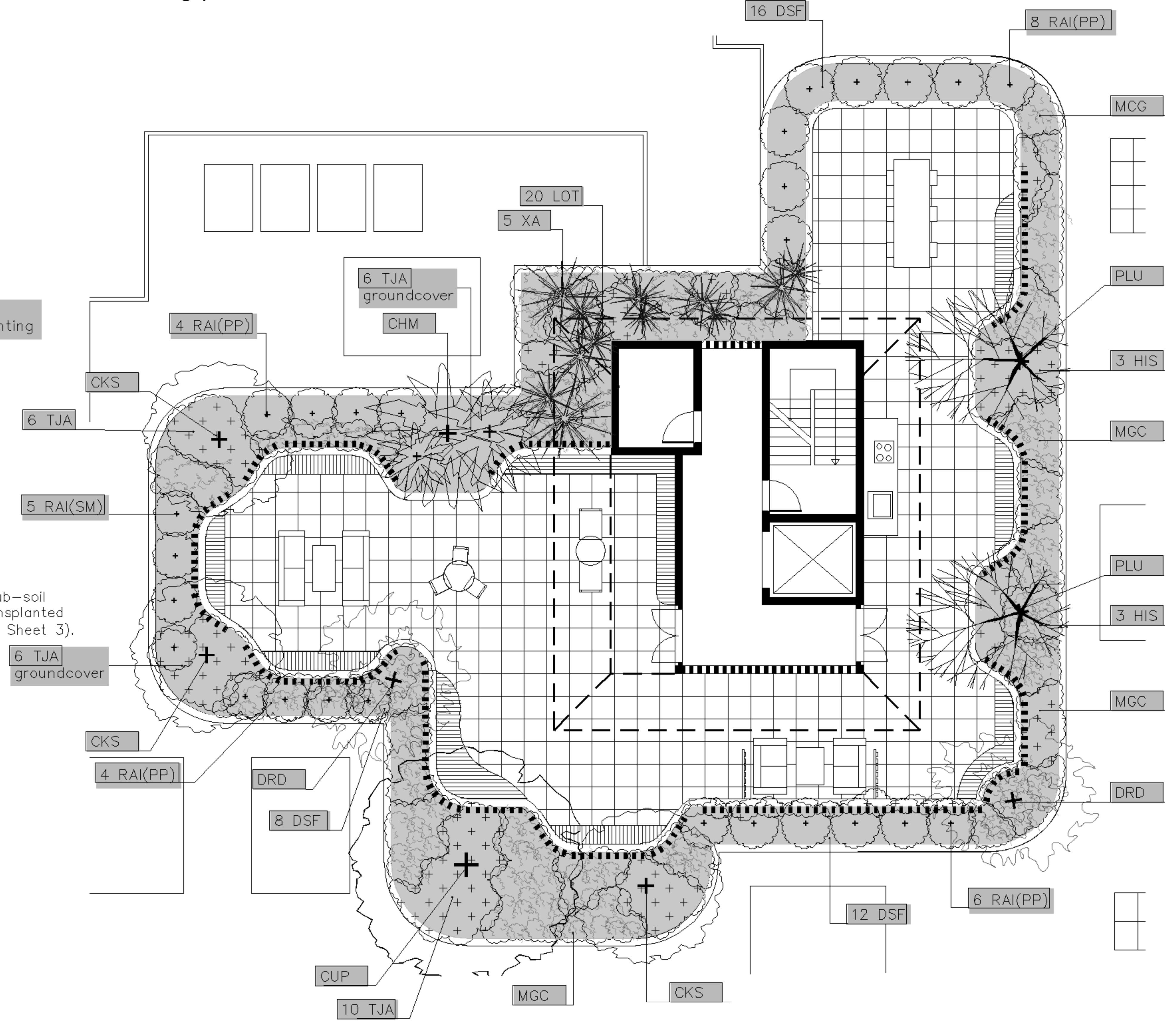
Planting plan - Basement level 1:100 @ A1



Planting plan - Level 1 1:100 @ A1



Planting plan - Roof level 1:100 @ A1



ER	Planting symbol (See schedule, sheet ?)
	Natural deep soil
	Turfed areas (Detail ?, sheet ?)
4	Detail 3 Sheet 4
	Soil / garden areas (Detail ?, sheet ?)

Amendments

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Project: Multi Residential Development
1-3 Gondola Ave North, Narrabeen

DWG: Planting plans

Scale: 4.4.24 Scale: 1:100 @A1
Job Ref: 2639/24

NORTH

DA
ISSUE-B