



View between 70 & 68 Arnhem Road towards the site, showing dense tree cover.



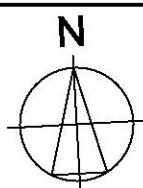
View of 72 Arnhem Road towards the site, showing dense tree cover.



View of existing building 11-13 Rodborough Road.



View of central part of the site showing developable land.



Revisions:

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DA2017/0288

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Architects & Planners

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Registered Architect No. 2731

Job:

**Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest**

Client:

Abacus Storage Funds Management Limited

Drawing:

Site Analysis

Scale:

Drawn:

Date:

MS

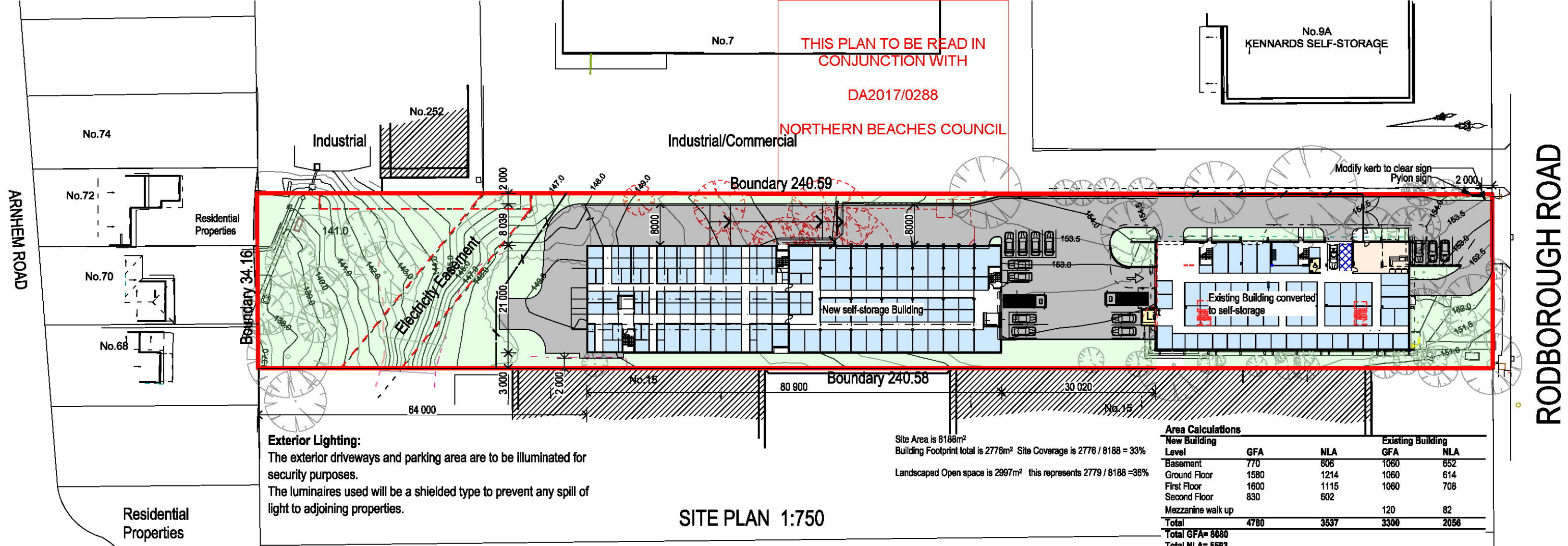
28/3/17

Drawing No:

Revision

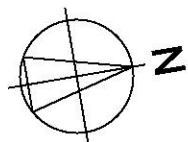
1211:A3: 00

DA



PHOTOMONTAGE VIEW FROM RODBOROUGH ROAD

Revisions:



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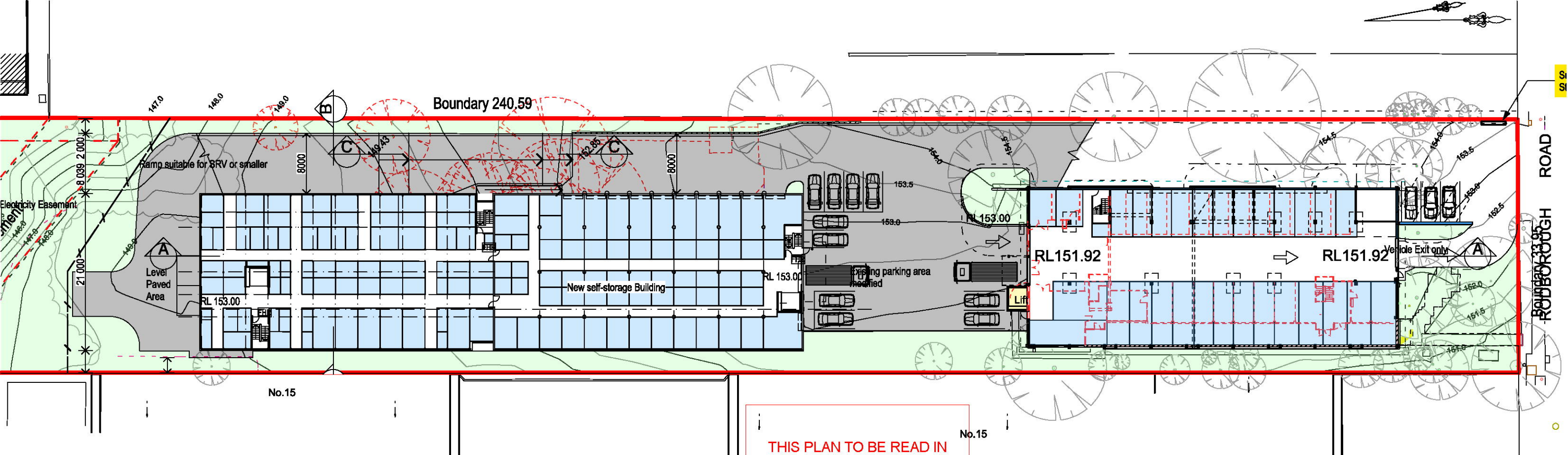
Job:
Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest
Client:
Abacus Storage Funds Management Limited

Drawing:
Site Plan & Photo montage

Scale:
1:750
Drawing No:
1211:A3: 01

Drawn:
MS
Revision
DA

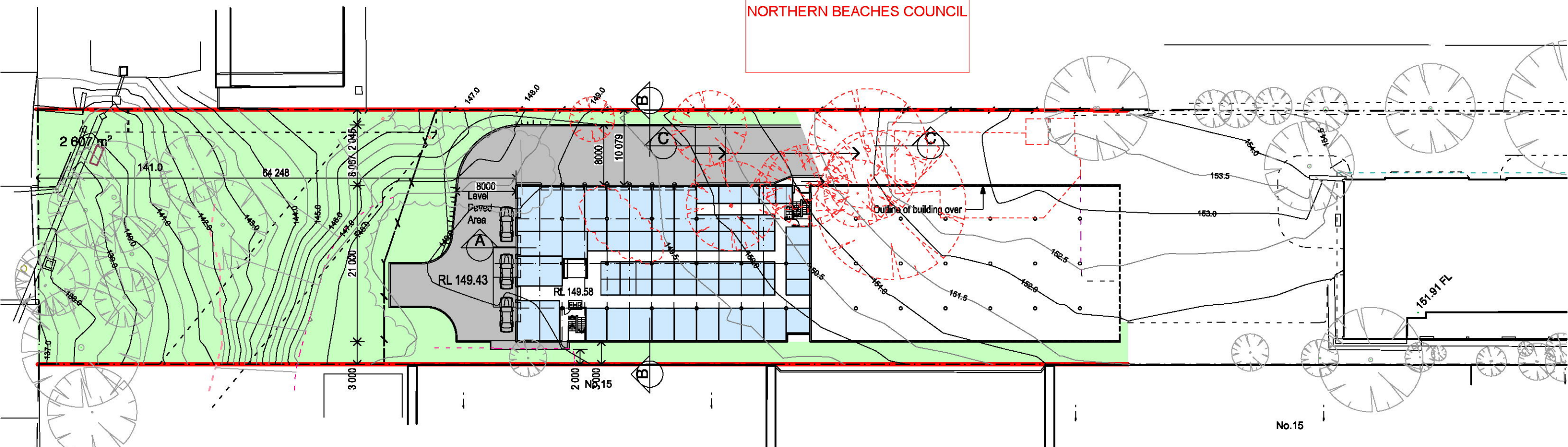
Date:
28/3/17



GROUND FLOOR PLAN NEW BUILDING

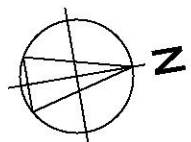
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LOWER GROUND FLOOR EXISTING BUILDING



LOWER GROUND FLOOR PLAN NEW BUILDING

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Client:
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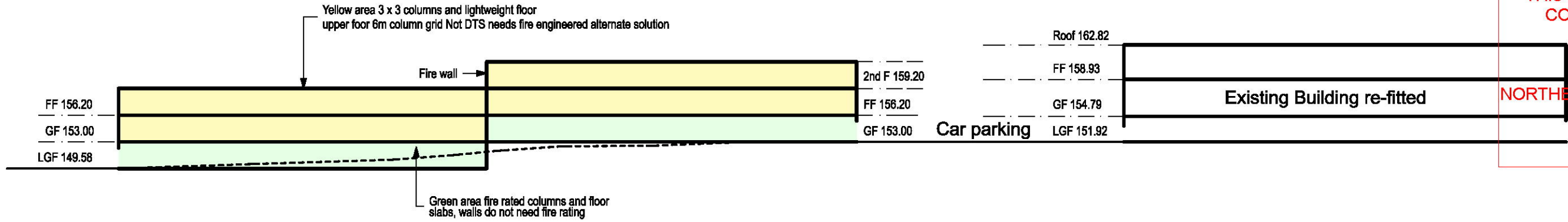
Drawing:
Lower Ground Floor & Ground Floor Plans

Scale:
1:500
Drawing No:
1211:A3: 02
DA

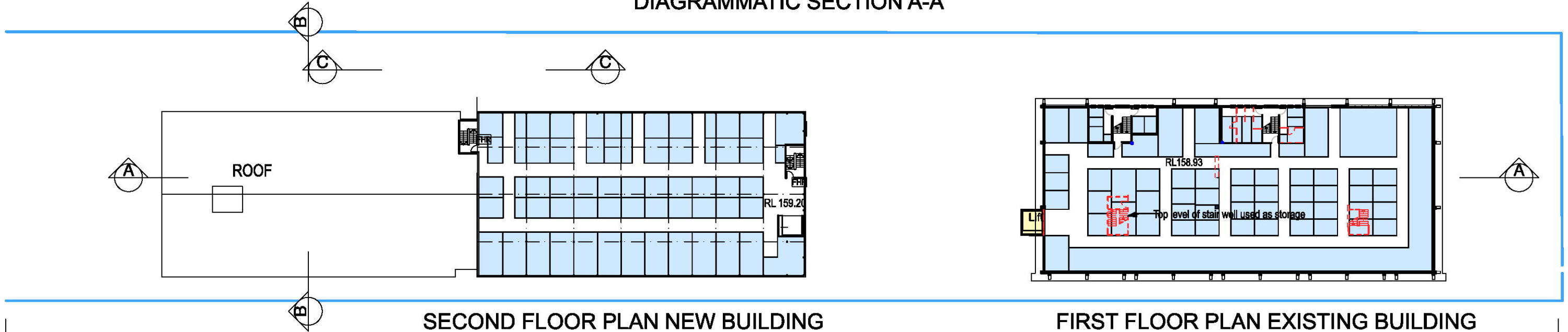
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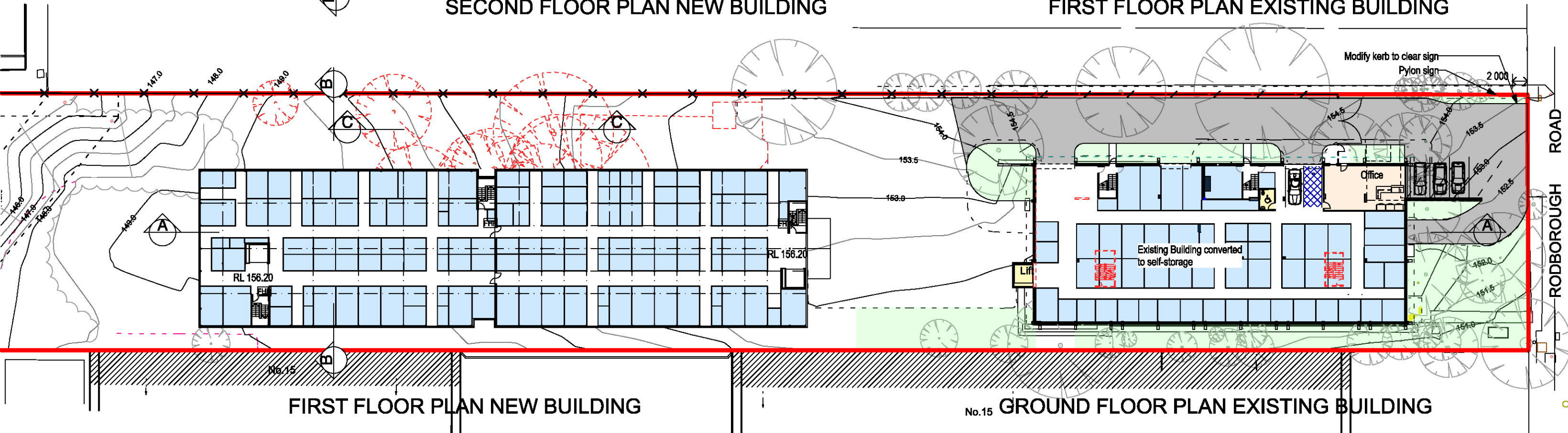


DIAGRAMMATIC SECTION A-A



SECOND FLOOR PLAN NEW BUILDING

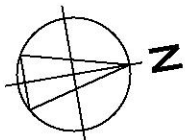
FIRST FLOOR PLAN EXISTING BUILDING



FIRST FLOOR PLAN NEW BUILDING

No. 15 GROUND FLOOR PLAN EXISTING BUILDING

Revisions:



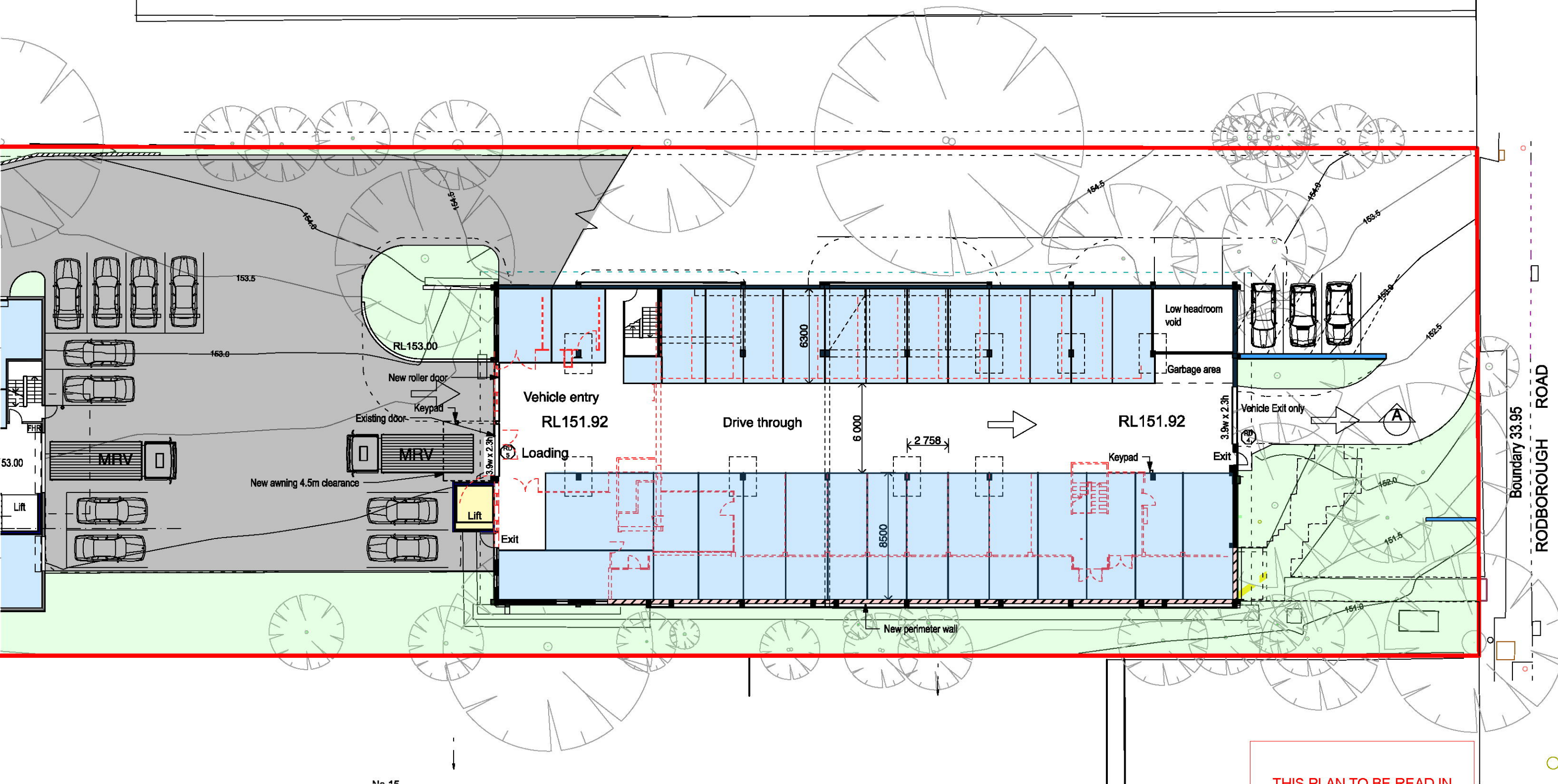
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Job:
Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest
Client:
Abacus Storage Funds Management Limited

Drawing:
Ground Floor, First & 2nd Floor
Plans & section

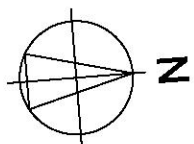
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Drawing No:
1211:A3: 03
DA

Drawn:
MS
Date:
28/3/17
Revision



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Revisions:



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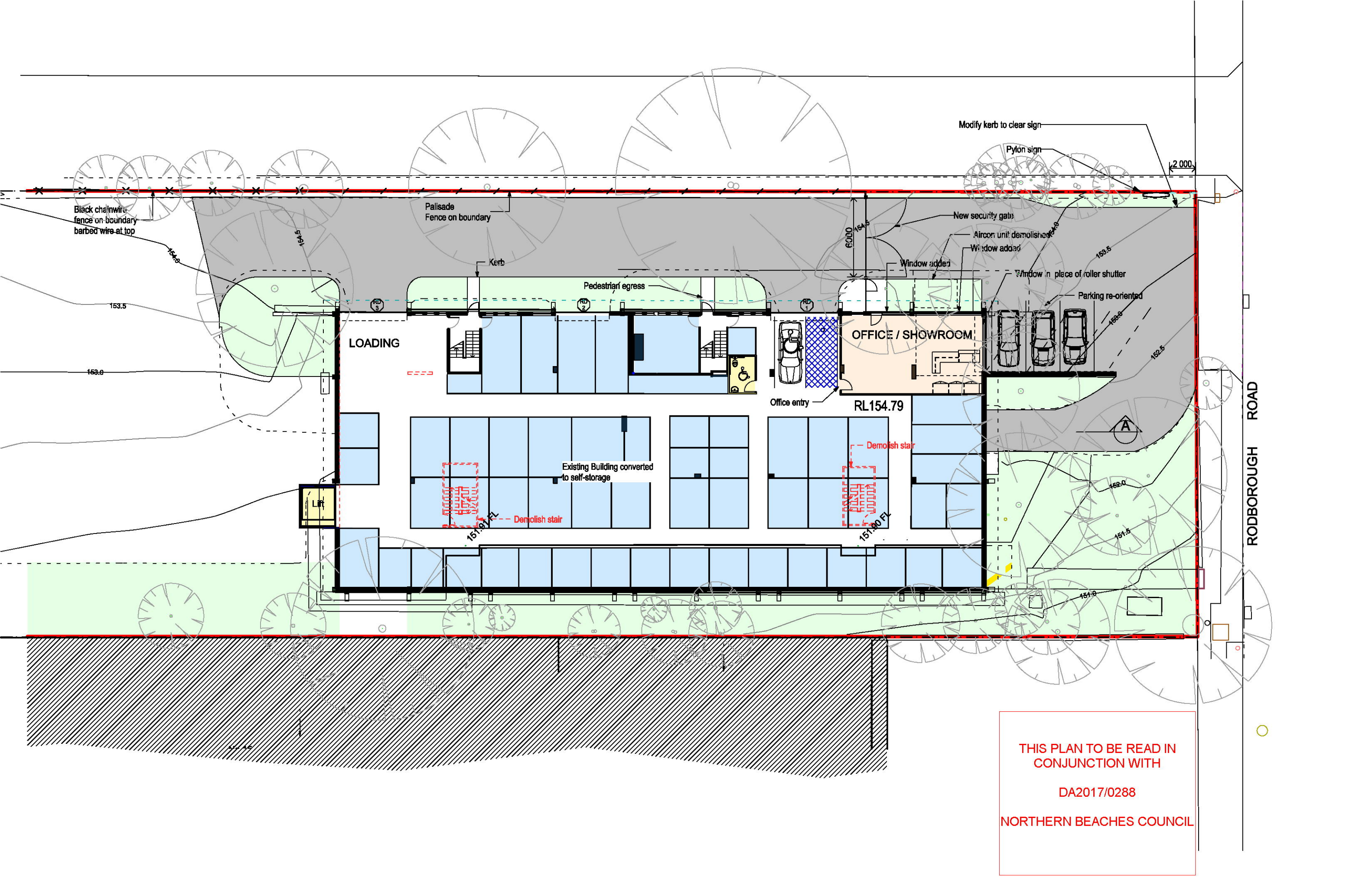
Job:
Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest
Client:
Abacus Storage Funds Management Limited

Drawing:
Existing Building Lower Ground
Floor

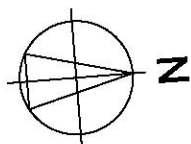
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Drawn:
MS
Revision
DA

Date:
28/3/17



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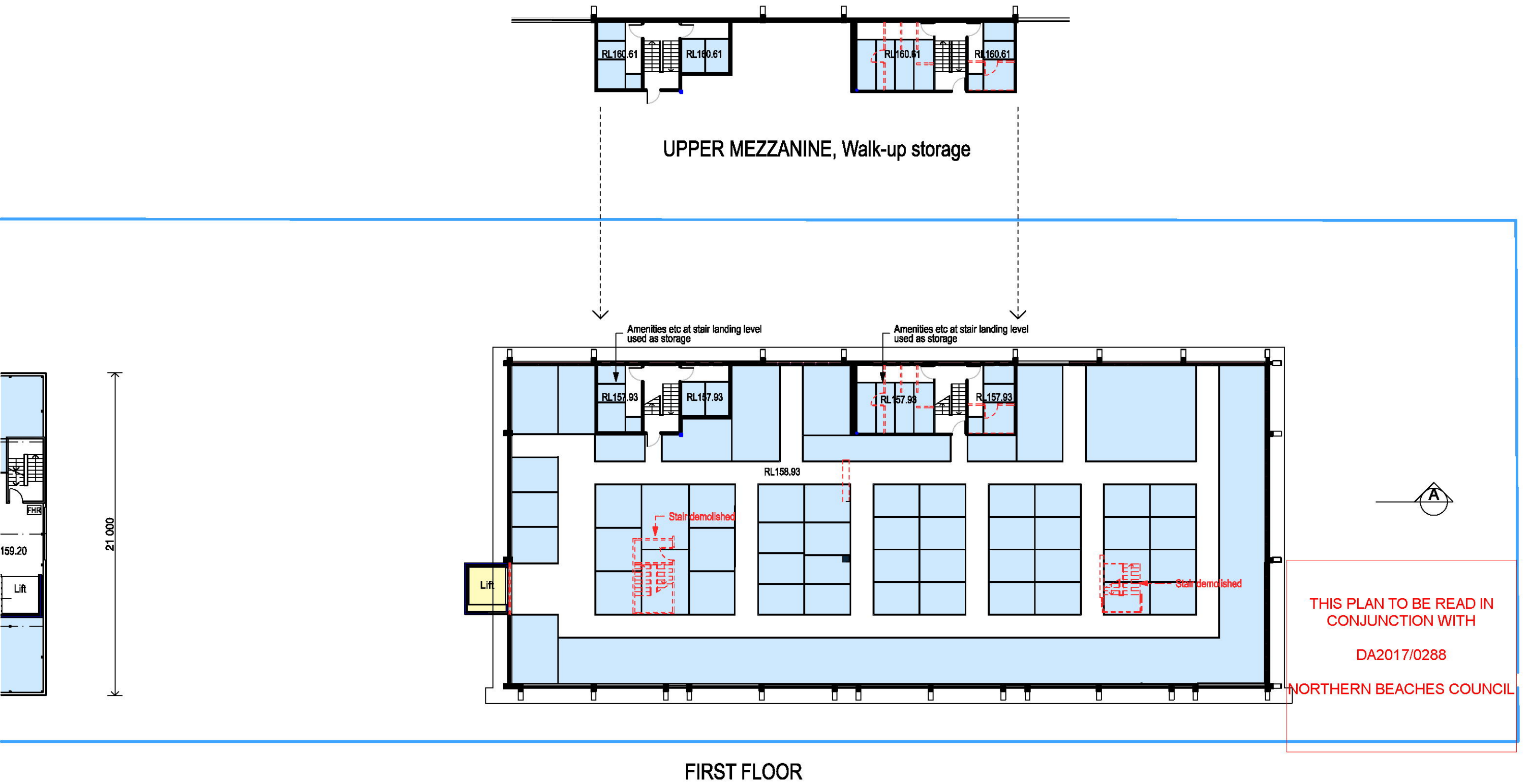
Job:
**Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest**
Client:
Abacus Storage Funds Management Limited

Drawing:
Existing Building Ground Floor

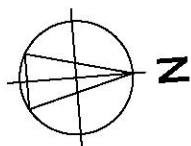
Scale:
Drawn:
MS
Date:
28/3/17
Revision

1211:A3: 05

DA



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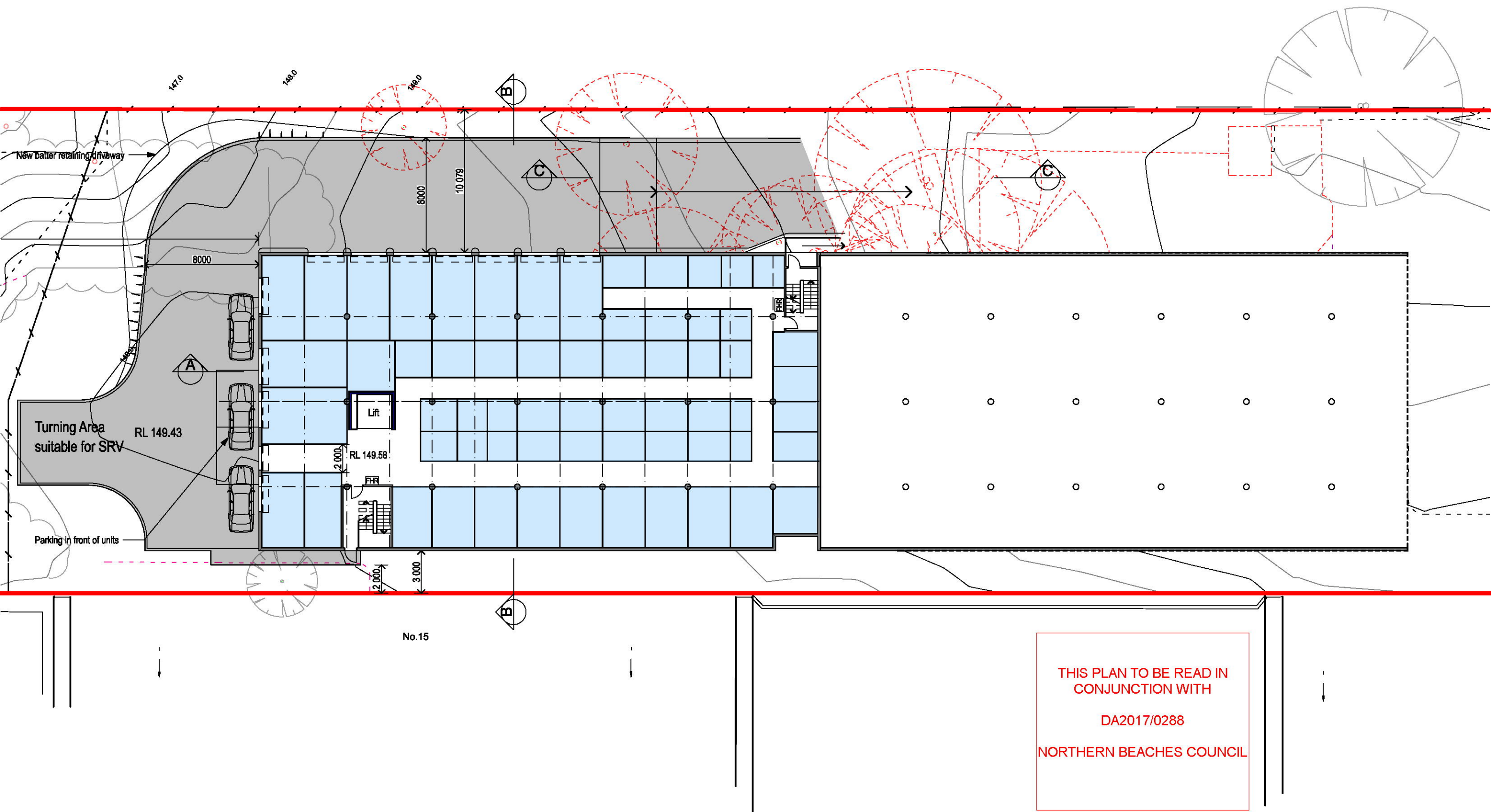
Job:
Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest
Client:
Abacus Storage Funds Management Limited

Drawing:
Existing Building First Floor

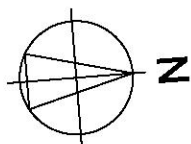
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Drawing No:
1211:A3: 06

Drawn:
MS
Revision
DA

Date:
28/3/17



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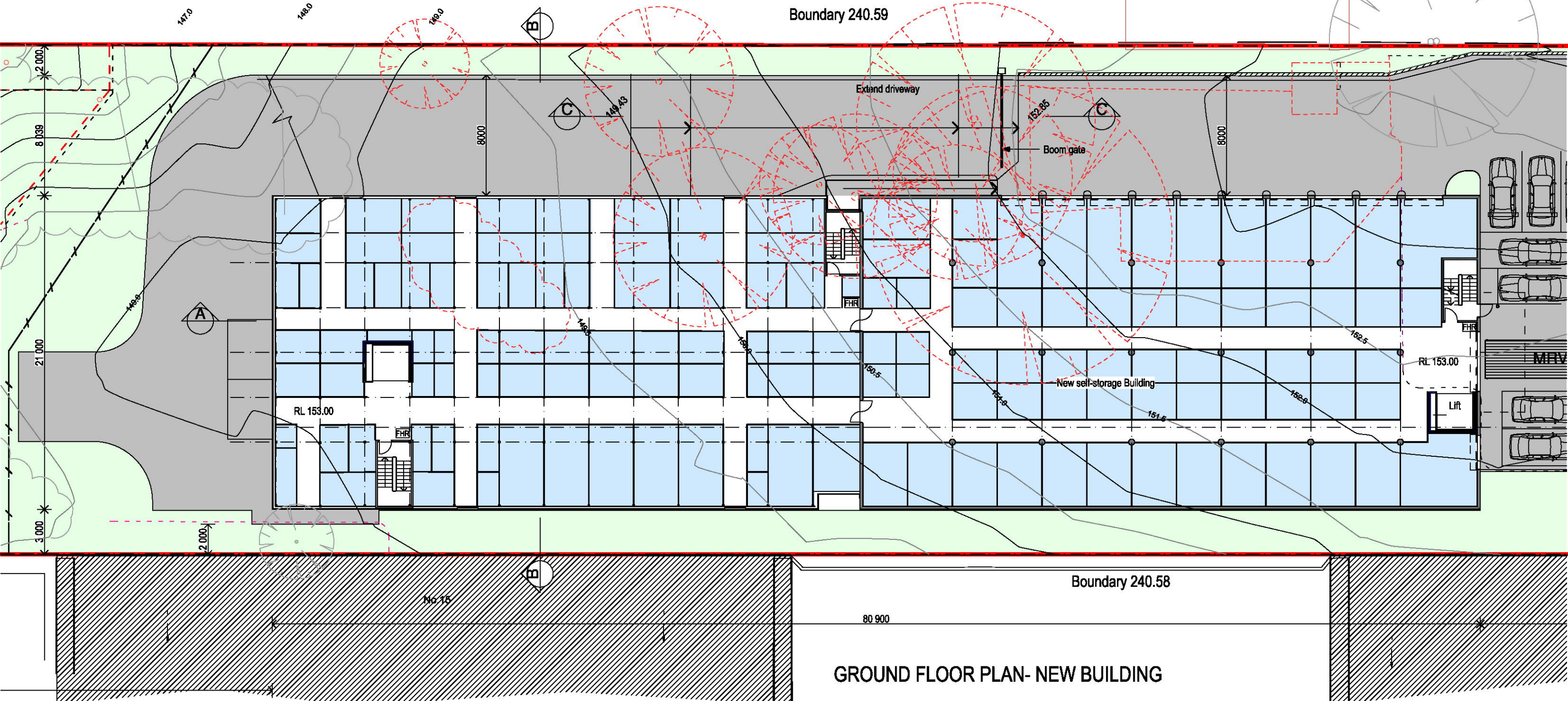
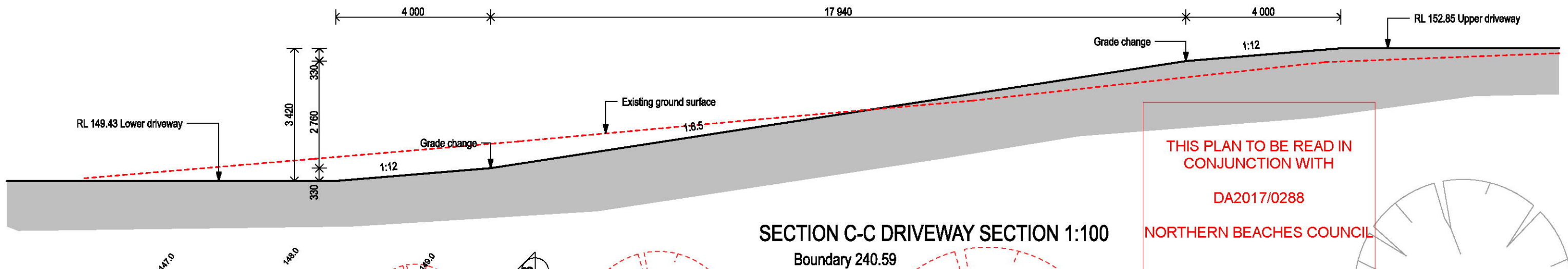
Job:
Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest
Client:
Abacus Storage Funds Management Limited

Drawing:
New Building Lower Ground Floor

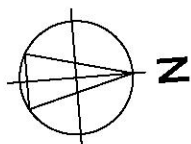
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Drawing No:
1211:A3: 07

Drawn:
MS
Revision
DA

Date:
28/3/17



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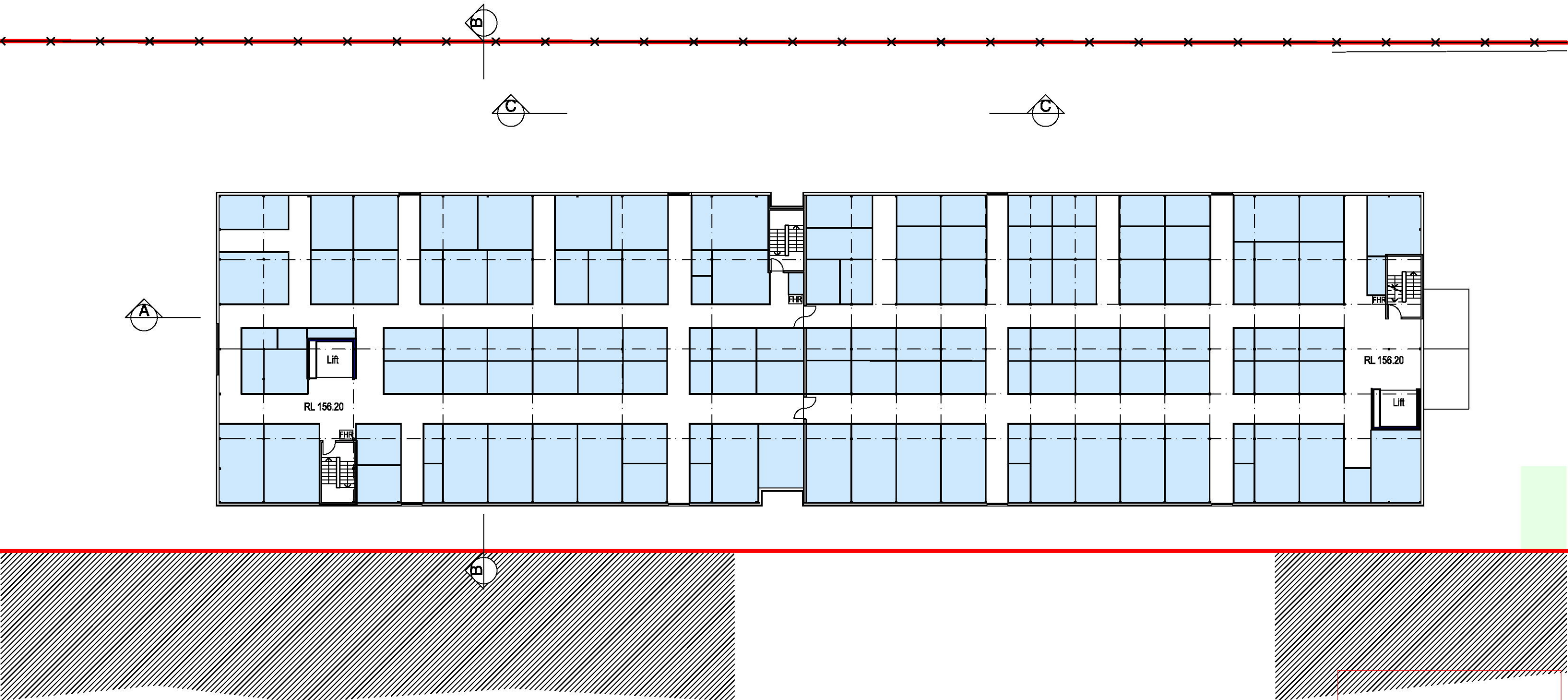
Job:
Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest
Client:
Abacus Storage Funds Management Limited

Drawing:
New Building Ground Floor

Scale:
1:100
Drawing No:
1211:A3: 08

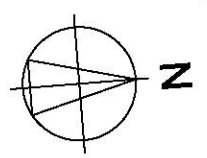
Drawn:
MS
Revision
DA

Date:
28/3/17



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NORTHERN BEACHES COUNCIL

Revisions:

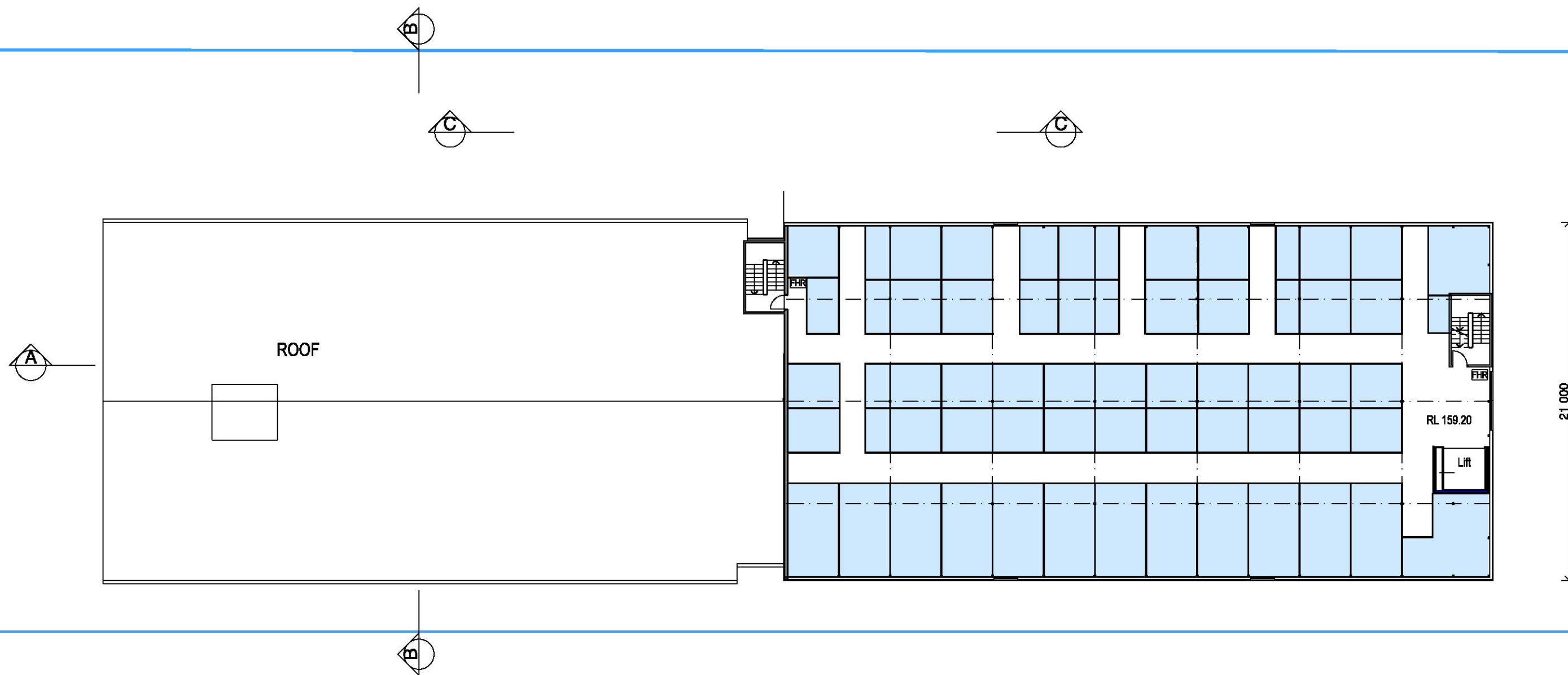


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**Proposed self-storage facility
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Client:
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Drawing:
New Building First Floor

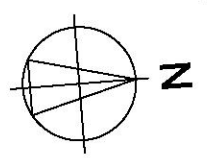
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1:250	MS	28/3/17
Drawing No:	Revision	
1211:A3: 09	DA	



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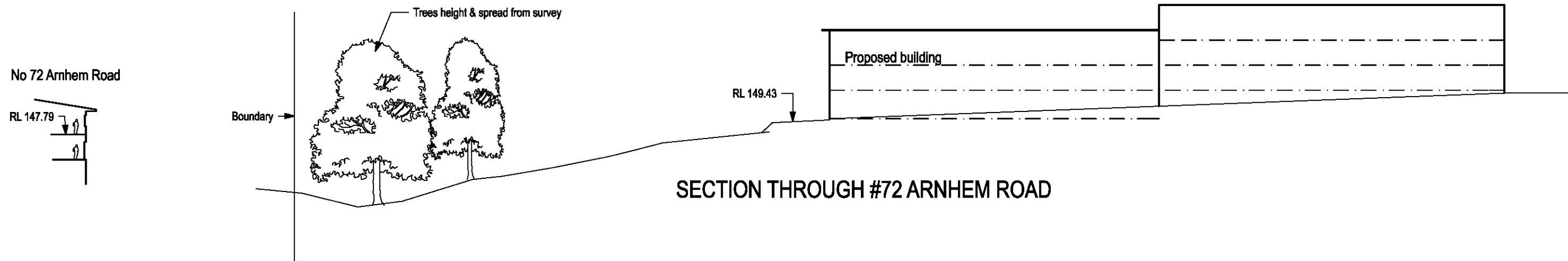
Revisions:

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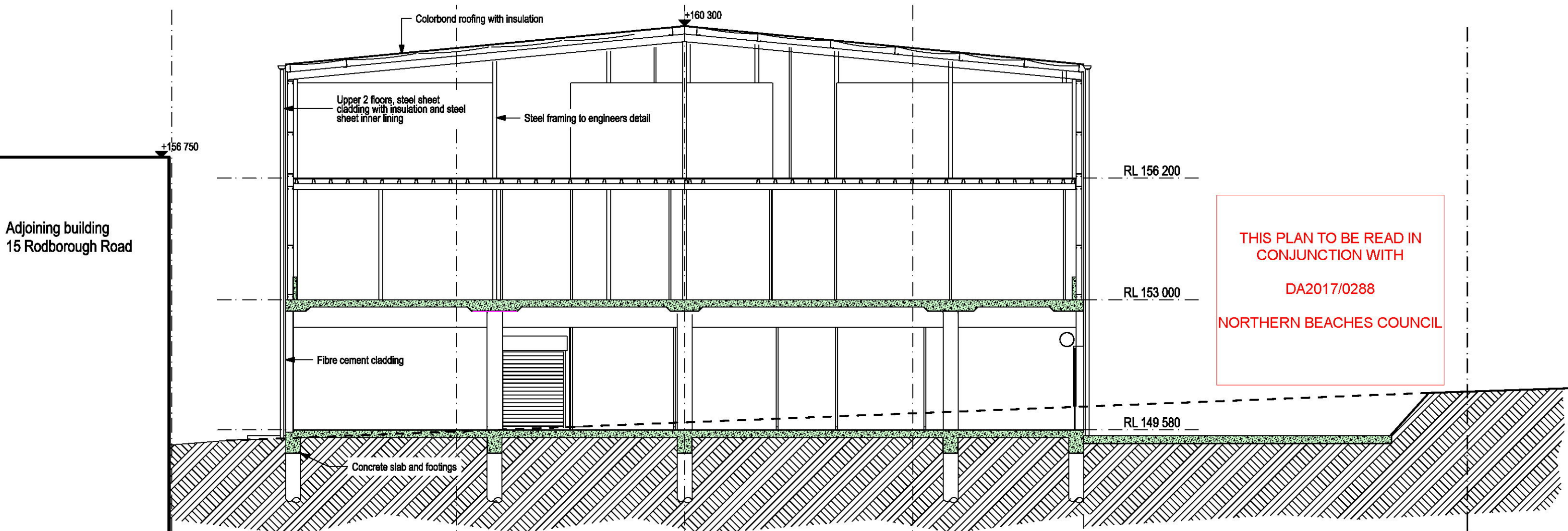
Job:
Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest
Client:
Abacus Storage Funds Management Limited

Drawing:
New Building Second Floor

Scale:	Drawn:	Date:
1:250	MS	28/3/17
Drawing No:	Revision	
1211:A3: 10	DA	



SECTION THROUGH #72 ARNHEM ROAD



CROSS SECTION B-B THROUGH NEW BUILDING

Revisions:

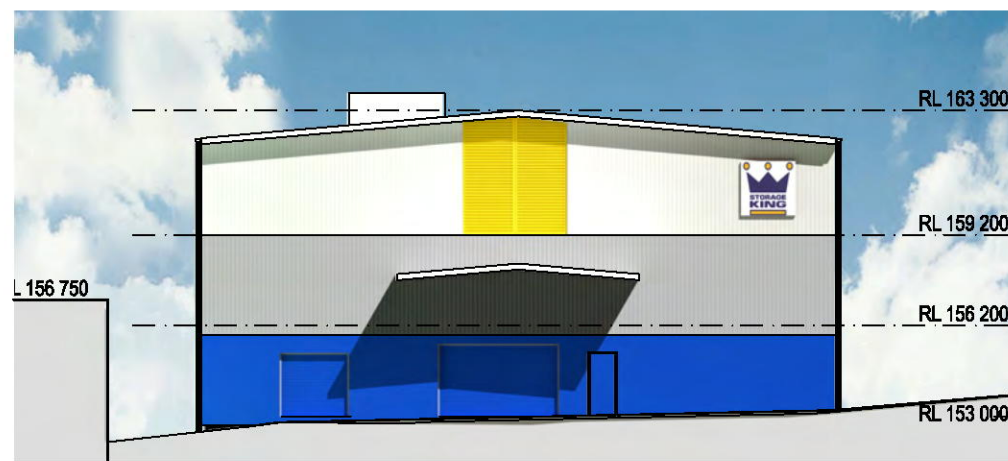
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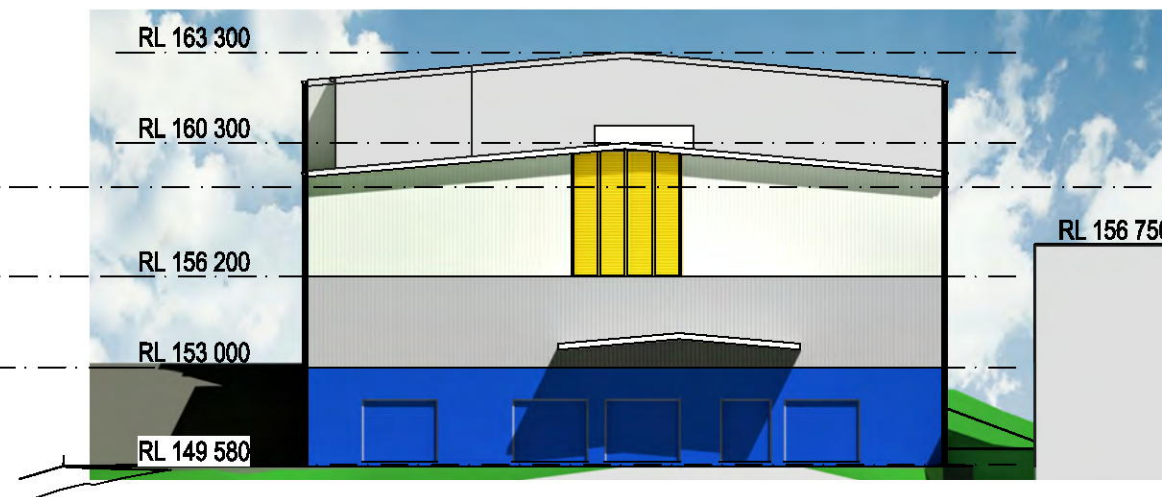
Drawing:
Sections

Scale: 1:500, 1:100
Drawn: MS
Date: 28/3/17
Drawing No:
Revision

1211:A3: 11 DA

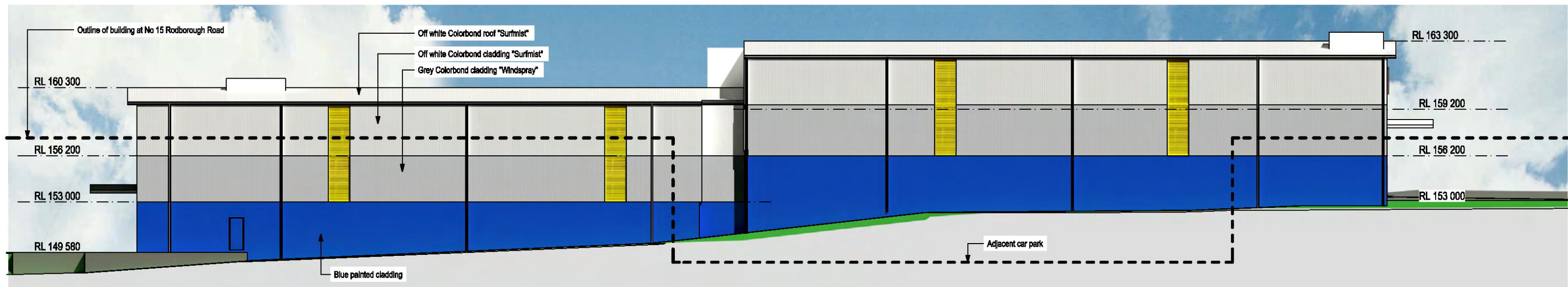


NORTH ELEVATION FACING CAR PARK

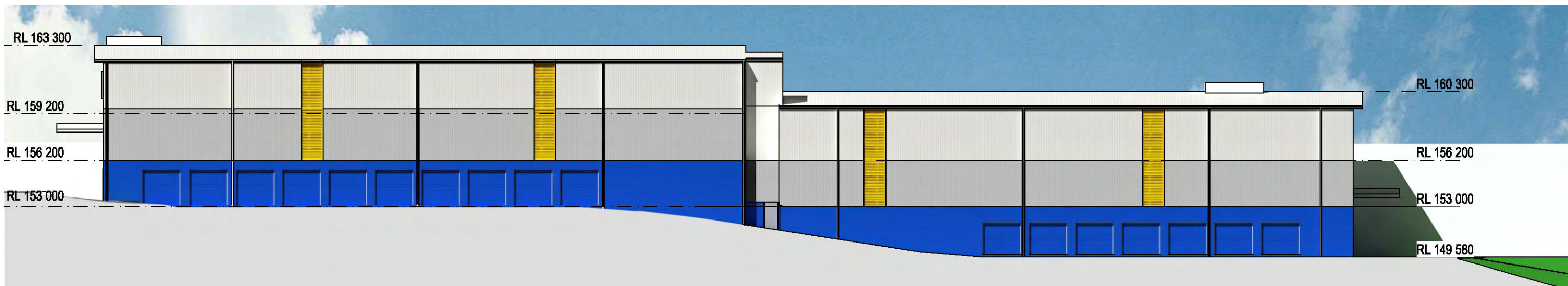


SOUTH ELEVATION

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EAST ELEVATION



WEST ELEVATION

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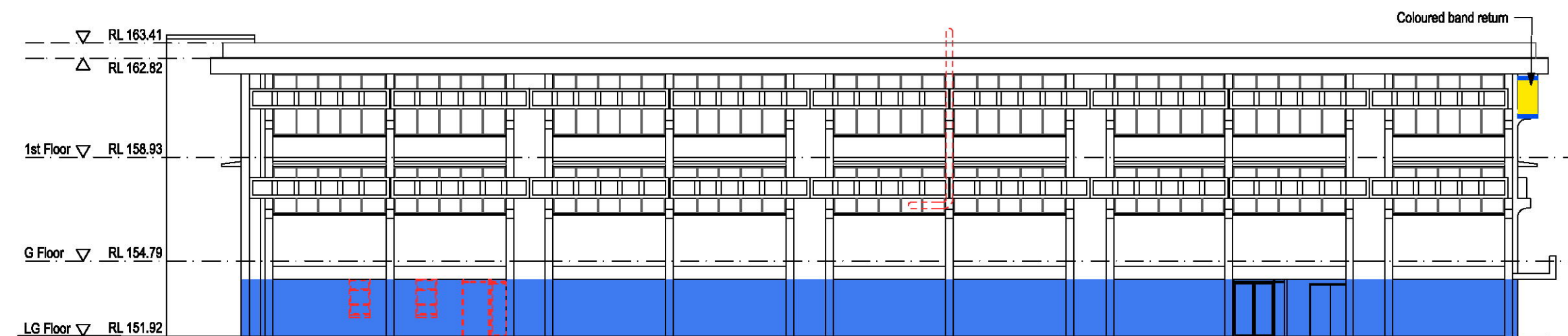
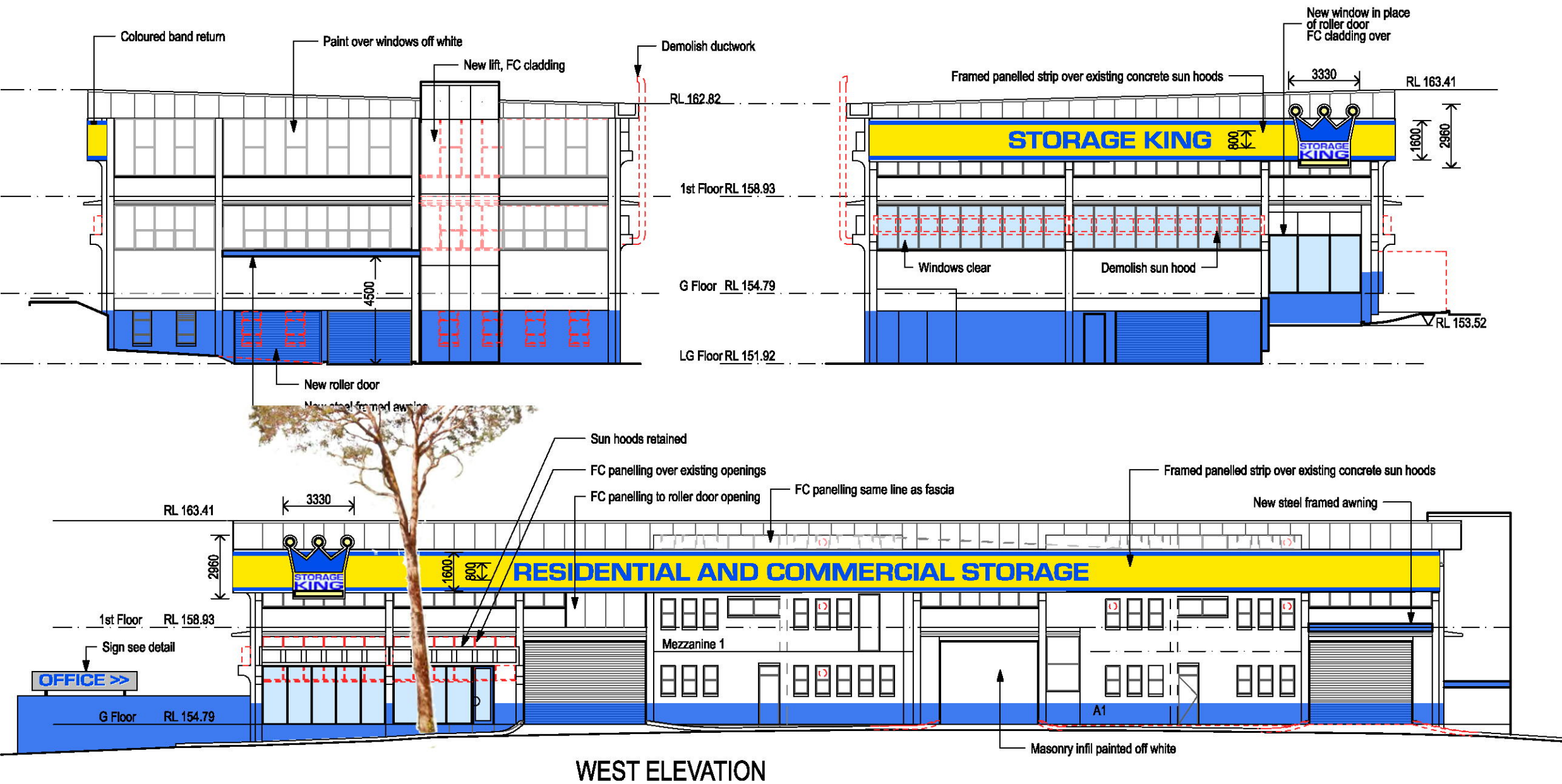
Job:
Proposed self-storage facility
11-13 Rodborough Rd Frenchs Forest
Client:
Abacus Storage Funds Management Limited

Drawing:
Elevations New Building

Scale:
1:250
Drawing No:
1211:A3:

Drawn:
MS
Revision
12

Date:
28/3/17
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EAST ELEVATION

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Job:

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11-13 Rodborough Rd Frenchs Forest**

Client:

Abacus Storage Funds Management Limited

Drawing:

Elevations Existing Building

Scale:

Drawn:

MS

Date:

28/3/17

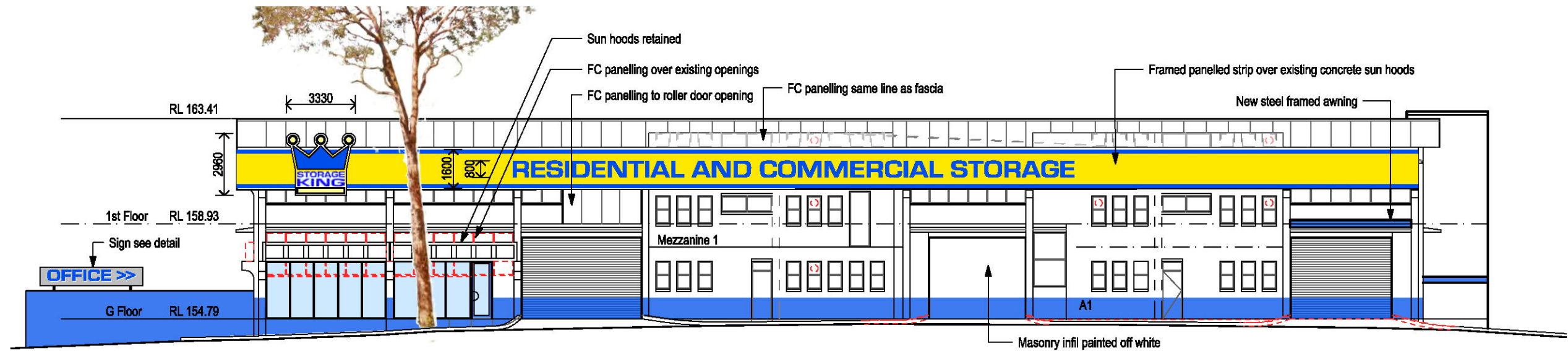
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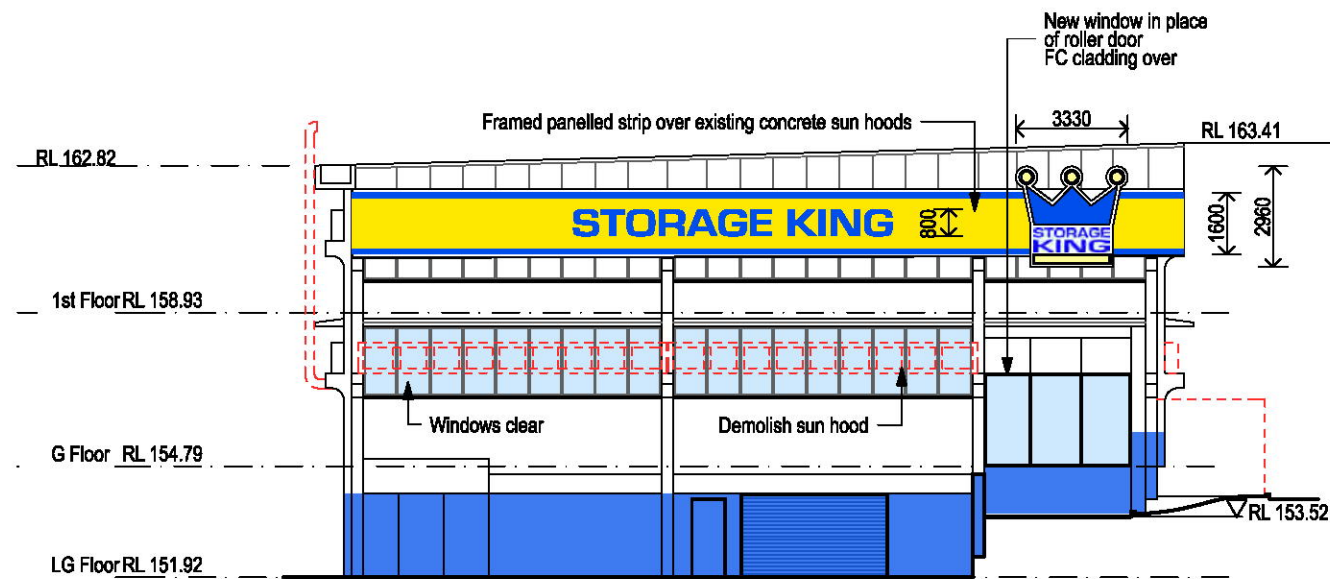
Revision

DA

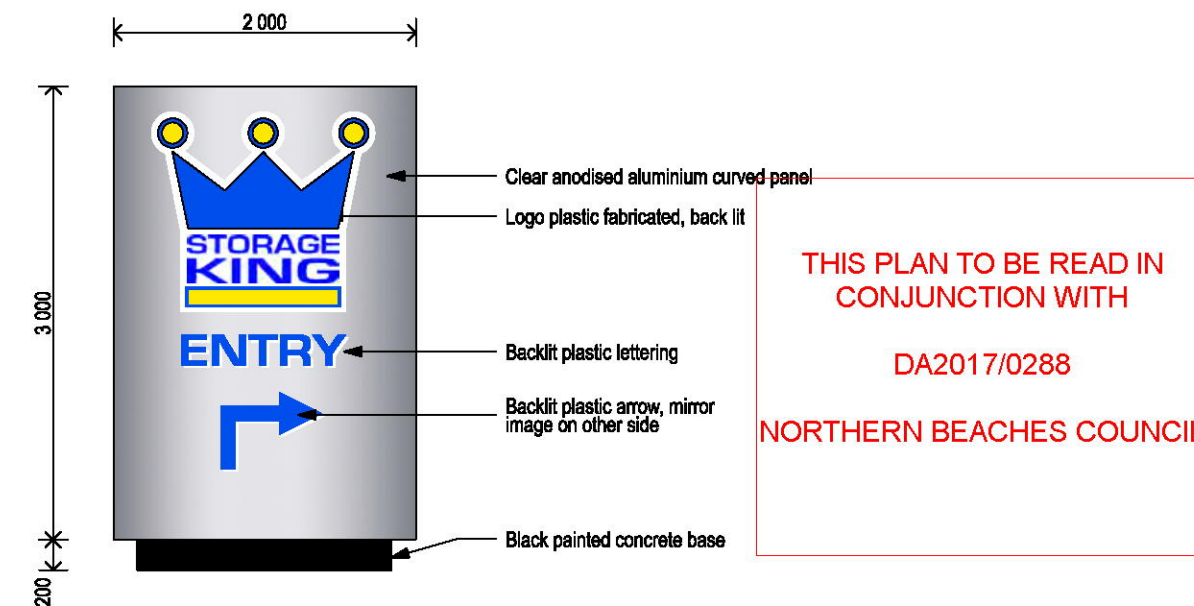




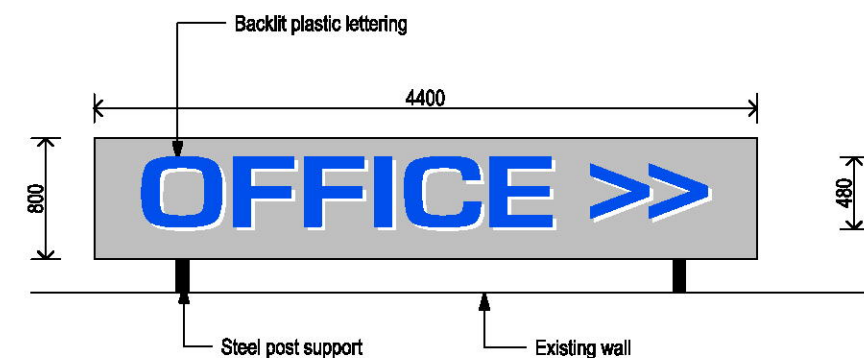
WEST ELEVATION SHOWING SIGNAGE DETAILS



NORTH ELEVATION SHOWING SIGNAGE DETAILS



PYLON SIGN AT ENTRY - DOUBLE SIDED 1:50 scale



DIRECTION SIGN IN FRONT OF OFFICE - DOUBLE SIDED 1:50 scale

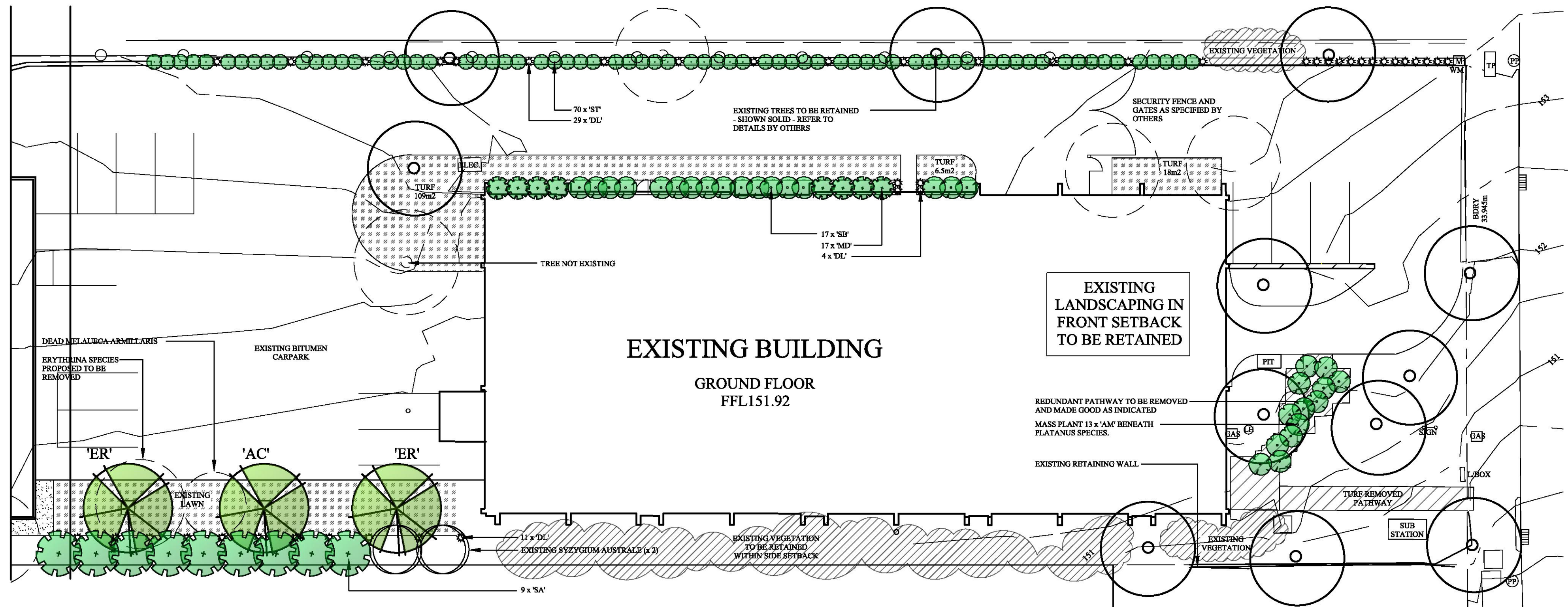
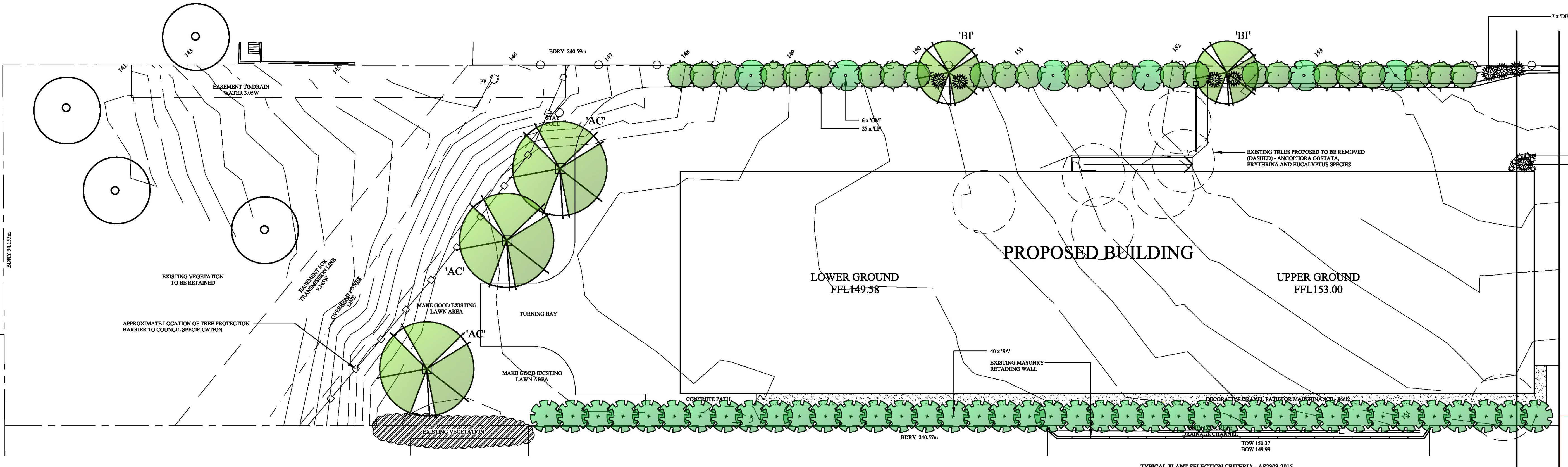
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Job: **Proposed self-storage facility**
11-13 Rodborough Rd Frenchs Forest
Client: **Abacus Storage Funds Management Limited**

Drawing: **Signage**

Scale: **1211:A3: 17**
Drawn: **MS**
Date: **28/3/17**
Revision: **DA**



GENERAL NOTES:-

- LANDSCAPE CONTRACTOR TO CHECK DA CONDITIONS AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL.
- REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD DETAILS / FINAL LEVELS.
- MULCHED PLANTING BEDS TO BE A MINIMUM DEPTH OF 75MM AS SELECTED.
- CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, ie TURF / GARDEN, TURF / GRAVEL PATH ETC.
- WEED MAT BENEATH GRAVEL PATHWAYS REQUIRED TO LIMIT MUD TRACKING.
- PREMIUM ORGANIC GARDEN MIX TO BE USED.
- ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- CONTRACTOR TO MAKE GOOD TURF ON NATURE STRIP POST CONSTRUCTION.
- DO NOT SCALE ARCHITECTURAL SETOUT FROM LANDSCAPE DRAWING.
- EXISTING TREE SPREAD APPROXIMATE ONLY. REFER TO TREE REPORT WHEN APPLICABLE.
- SITE SURVEY PROVIDED BY OTHERS.
- BUFFALO TURF PREFERRED OVER KIKUYU.

NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. **DIAL BEFORE YOU DIG 1100.**
CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE \$ FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
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UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.

TREES AND SHRUBS TO NOT COMPROMISE 'ASPECTS SUCH AS SIGHT DISTANCES TO BOTH PEDESTRIANS AND OTHER VEHICLES...DURING THE LIFE OF THE PLANTINGS' - AS 2890.1-2004

REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD / DWARE WALL DETAILS - MULCH OSD WITH NON FLOATABLE DECORATIVE GRAVEL. ALL FINISHED GROUND LEVELS AS PER HYDRAULICS ENGINEERS DETAILS.



PLANT SCHEDULE				
BOTANIC NAME	KEY QTY	POT SIZE	HT (M)	
TREES				
ANGOPHORA COSTATA (APPLE GUM)*	AC	5	45L	10+
BANKSIA INTEGRIFOLIA (COAST BANKSIA)*	BI	2	45L	5-10
EUCALYPTUS ROBUSTA (SWAMP MAHOGANY)*	ER	2	45L	10+
SHRUBS				
ACANTHUS MOLLIS (OYSTER PLANT)	AM	10	200MM	1
DIANELLA LONGIFOLIA (FLAX LILLY)*	DL	50	150MM	0.6
DORYANTHES EXCELSA (GYMEA LILLY)*	DE	8	200MM	1.5
LEPTOSPERMUM PETERSONII (LEMON SCENTED TEA TREE)*	LP	6	200MM	2.5
GREVILLEA MOONLIGHT (GREVILLEA)*	GM	25	200MM	3
METROSIDEROS DALLISE* SYZYGIUM 'AUSSIE SOUTHERN COMPACT' (LILLY PILLY)*	MD	17	200MM	2
SYZYGIUM 'TINY TREY' (OR ACACIA HEDGE MASTER)*	SA	49	200MM	4
SYZYGIUM 'BUSH XMAS' (LILLY PILLY)*	SB	17	200MM	4
SYZYGIUM 'TINY TREY' (OR ACACIA HEDGE MASTER)*	ST	70	200MM	4

* = NATIVE SPECIES

TYPICAL PLANT SELECTION CRITERIA - AS2303-2015 TREE STOCK FOR LANDSCAPE USE* FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING-
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
*ENSURE CUTS ARE AT BRANCH COLLAR ARE CLEAN WITH NO TEARS.

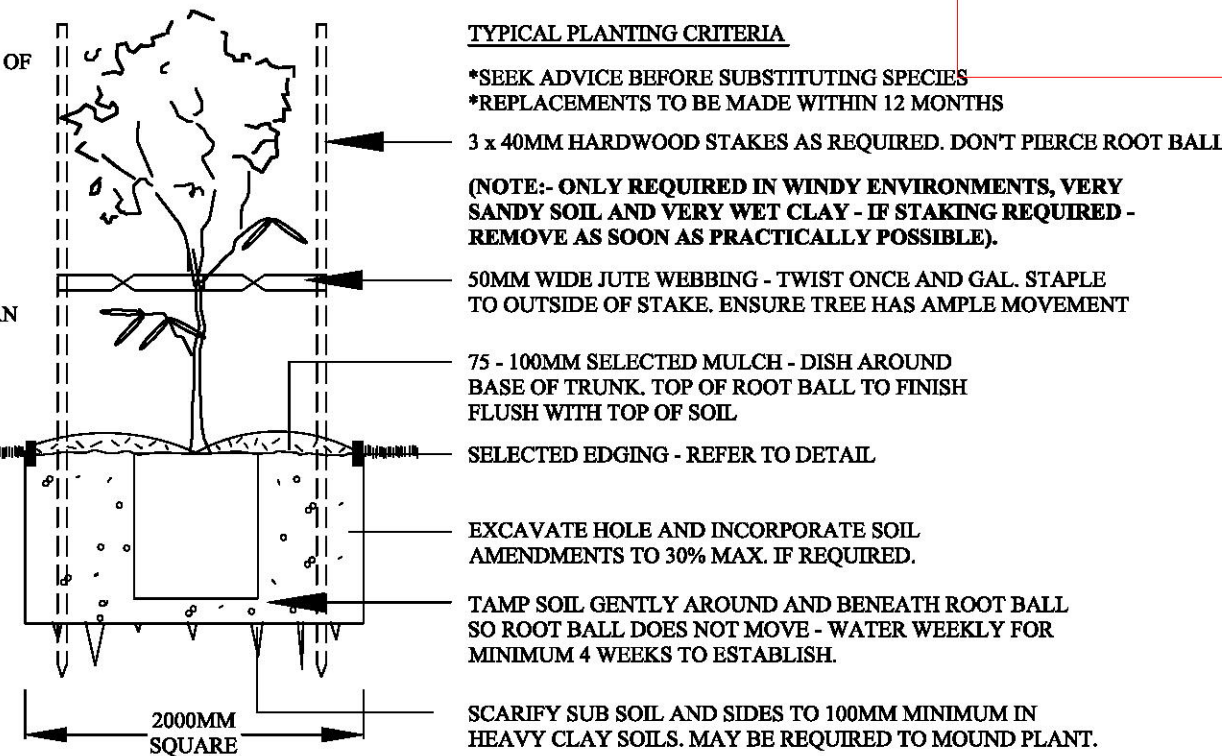
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION <15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

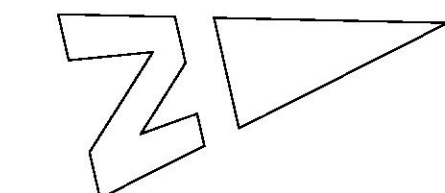
ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES CULTIVAR / VARIETY.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

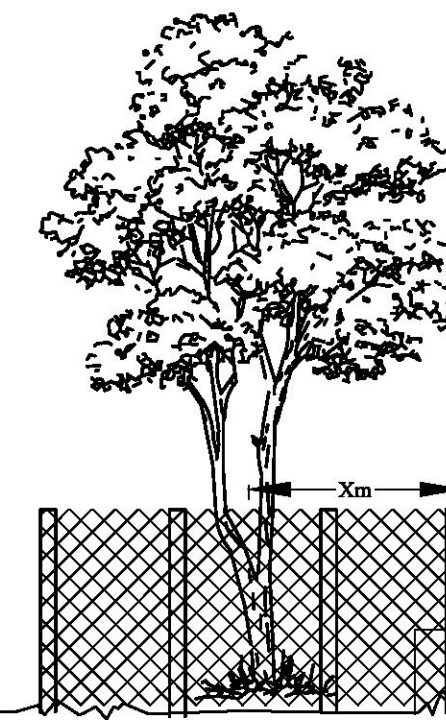
ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



45-75LTR TYPICAL PLANTING (NTS)



STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970-2009 - 'PROTECTION OF TREES ON DEVELOPMENT SITES' (IF NO DETAILED ARBORICULTURAL IMPACT REPORT IS REQUIRED).



TYPICAL TREE PROTECTION DETAIL - (NTS)

(IF NO ARBORIST REPORT REQUIRED)

REFER TO AS 4970-2009 - 'PROTECTION OF TREES ON DEVELOPMENT SITES'

* IRRIGATION WITHIN TPZ AT ARBORIST OR COUNCIL DISCRETION

EXISTING TREE SPECIES
TPZ BARRIER
TPZ
SRZ

DISTANCE AS SHOWN ON PLAN

1800MM TEMPORARY FENCE HIRE WITH PLASTIC FEET - NO STAKES IN GROUND UNLESS SPECIFIED

TPZ TO BE MULCHED WITH A MINIMUM 100MM RECYCLED LEAF LITTER MULCH

THIS PLAN TO BE READ IN CONJUNCTION WITH
DA2017/0288
NORTHERN BEACHES COUNCIL

14 MAR 17 - AMEND REAR BUILDING / DRIVEWAY - CJ

MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
11 - 13 RODBOROUGH ROAD
FRENCHS FOREST

CLIENT:
ABACUS

TITLE:
DA
LANDSCAPE CONCEPT

DATE:
27 FEB 17

SCALE:
1 : 200 - A1

SHEET No:
1 OF 1

JOB No.
4671

DRAWN:
CJ / PM

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS