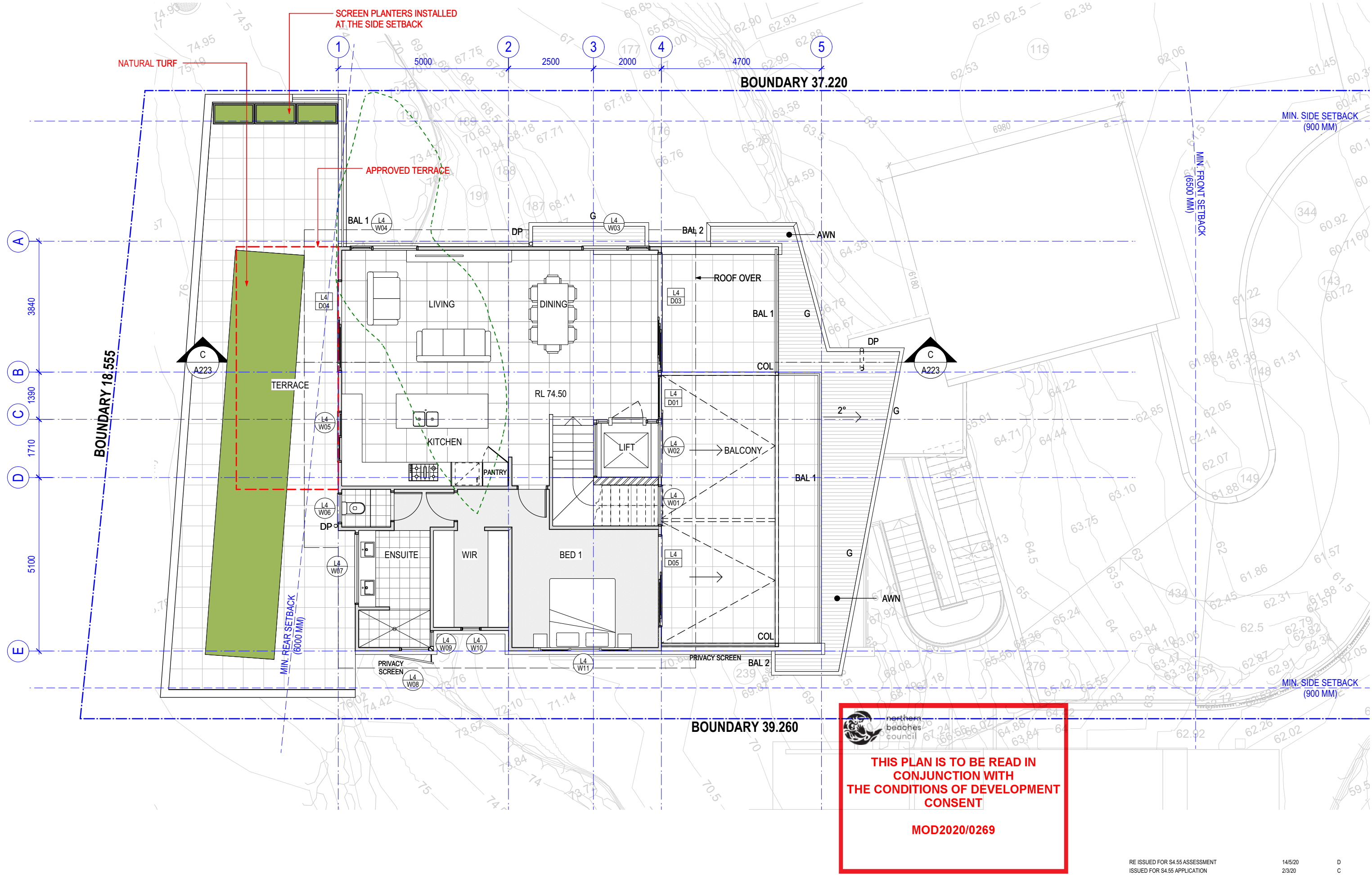




THIRD FLOOR PLAN



SECTION 4.55 - NEW RESIDENCE
30 LYLY ROAD ALLAMBIE HEIGHTS

A104 D
1:100 @ A3
FEBRUARY 2020

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RE ISSUED FOR S4.55 ASSESSMENT
ISSUED FOR S4.55 APPLICATION
AMENDMENT
14/5/20
2/3/20
DATE
D
C
ISSUE

MARK HURCUM DESIGN PRACTICE
ARCHITECTS

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DESIGN PRACTICE

ROOF PLAN



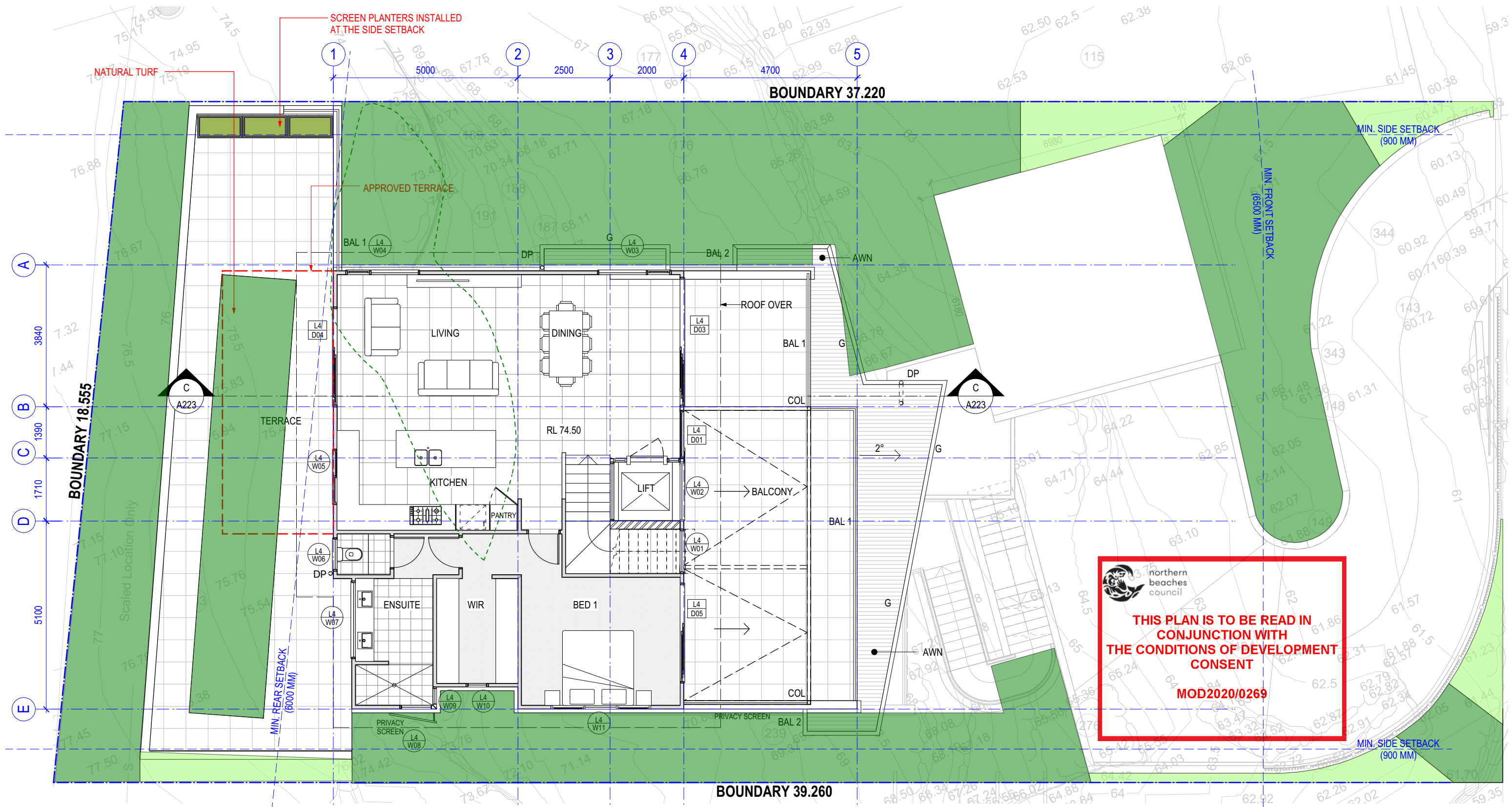
SECTION 96 - NEW RESIDENCE
30 LYLY ROAD ALLAMBIE HEIGHTS

A105 C
1:100 @ A3
FEBRUARY 2018



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2020/0269



APPROVED ORIGINAL DA2016/0117	APPROVED S96 Mod2018/0271	S4.55 Mod2020/0094	PROPOSAL (to include turf as Landscape area)
Site Area : 707.3 sq.m	707.3 sq.m	707.3 sq.m	
Landscape Area : 42.18% (>40% required = 283)	35.5% (discounted 37.4sqm)	27% (not including the turf area)	32.7% (including the turf area)

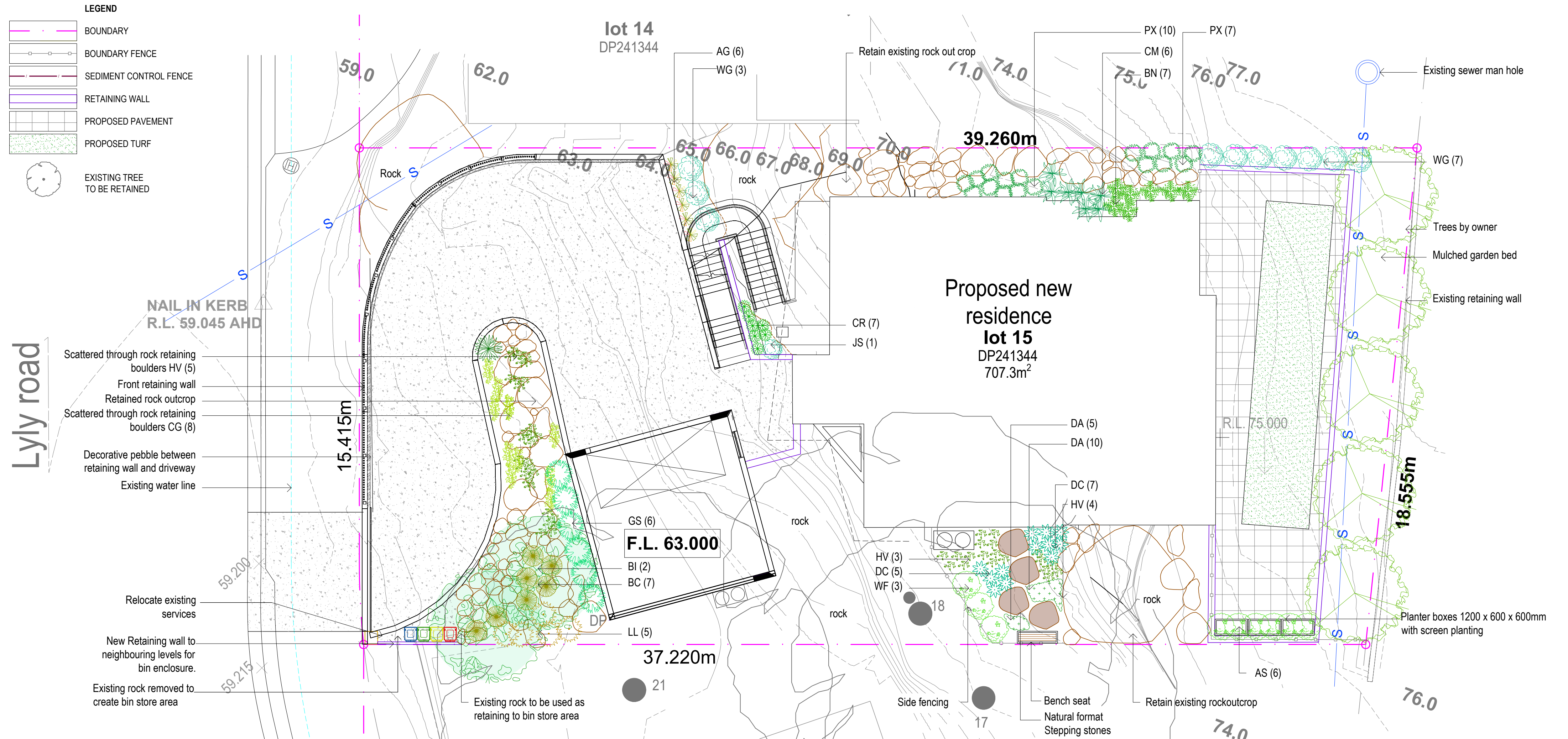
- Landscaped open space area with min 2m dimension - 231.6 sq.m
- Landscaped open space area with < 2m dimension - 21.3 sq.m

LANDSCAPED OPEN SPACE

SECTION 4.55 - NEW RESIDENCE 30 LYLY ROAD ALLAMBIE HEIGHTS



SK03 A
1:100 @ A3
FEBRUARY 2020



PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
*	TREES				
	BI	BANKSIA INTEGRIFOLIA	2	10m	25Ltr
^	SHRUBS				
	AS	ACMENA SMITHII 'SUBLIME'	6	5m	25Ltr
*	BN	BLECHNUM NUDUM	7	1m	200mm
*	CM	CLIVIA MINIATA	6	0.5m	200mm
*	CR	CRASSULA 'MAX COOK'	7	0.5m	200mm
*	GS	GREVILLEA SPECIOSA	6	2m	200mm
*	JS	JUNIPERUS SCOPULORUM 'BLUE ARROW'	1	2.5m	300mm
*	WF	WESTRINGIA FRUTICOSA	7	1.2m	200mm
^	WG	WESTRINGIA FRUTICOSA 'GREY BOX'	10	0.4m	200mm
^	GRASSES / GROUND COVERS				
	AG	ANIGOZANTHOS 'GOLD VELVET'	6	0.5m	140mm
^	BC	BANKSIA SPINULOSA 'BIRTHDAY CANDLES'	7	0.5m	200mm
*	CG	CARPOBROTUS GLAUCESCENS	8	0.2m	200mm
*	DC	DIANELLA CAERULEA	12	0.6m	140mm
^	DA	DICHONDRA ARGENTEA	15	0.1m	140mm
*	HV	HARDENBERGIA VIOLACEA	9	0.2m	140mm
*	LL	LOMANDRA LONGIFOLIA	5	1m	200mm
*	PX	PHILODENDRON SELLOUM 'XANADU'	17	1m	200mm

* Denotes Local Native Species to Warringah ^ Denotes Native Species

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2020/0269

EXISTING TREE SCHEDULE		
TREE NO	BOTANICAL NAME	
17	GLOCHIDION FERDINANDI	RETAIN
18	CORYMBIA GUMMIFERA	RETAIN
21	PINUS RADIATA	RETAIN

- LANDSCAPING TO ENSURE THE FOLLOWING BUSHFIRE COMPLIANCE
- ENTIRE SITE TO BE MANAGED AND MAINTAINED AS AN ASSET PROTECTION ZONE FOR THE LIFE OF THE DEVELOPMENT
 - THE LOWER LIMBS OF ALL EXISTING TREES TO BE REMOVED UP TO A HEIGHT OF 2M ABOVE THE GROUND LEVEL
 - GARDEN BEDS OF FLAMMABLE SHRUBS NOT TO BE LOCATED UNDER TREES & NO CLOSER THAN 10M FROM EXPOSED WINDOW OR DOOR
 - IPA TO PROVIDE A TREE CANOPY COVER OF LESS THAN 15% AND GREATER THAN 2M FROM ANY ROOFLINE
 - TURF MAINTAINED AS APZ, TO BE KEPT SHORT AND WELL WATERED

NOTES:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev. A 29/04/20
B 20/05/20
C 02/06/20

Issue Preliminary Issue
S4.55 Issue
S4.55 Issue

Checked CW
CW
CW

SPACE LANDSCAPE DESIGNS

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ALLAMBIE HEIGHTS NSW

DRN: A.Elboz (AILDM 625)
DATE: 29/04/2020
SCALE: 1:100@A2
PROJECT NO: 201738

NORTH

LANDSCAPE PLAN
L-01

Rev C