

35-43 BELGRAVE ST MANLY DEVELOPMENT APPLICATION

2023030: LANDSCAPE ARCHITECTURAL DRAWING LIST

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LANDSCAPE DA DESIGN STATEMENT

NOTE:

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.
- ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
- ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES

Objectives:

- to increase the number of indigenous species planted in Manly region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above and below.
- Take forward the landscape principles and urban design principles established by the Site specific DCP by Northern Beaches Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a garden terrace on level 1 with both integrated seating areas & engaging social gathering spaces

Public Domain & Streetscapes

An upgrade and make-good of the public domain and associated streetscapes is included as part of the development offer to ensure seamless transitions throughout the ground plane. The ground plane is publicly accessible and offers a high quality civic environment with active frontages to both Belgrave st & Raglan st.

Access, Egress & Connectivity

The through site links act as the primary connectivity spines with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:21 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 600mm with a minimum 200-400mm slab setback achieved throughout all landscaped areas in the development. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depth for small trees where shown on plan. All noted planted areas in the design is permanent planting with the softworks equating to 46% of the total site area.

For deep soil calculations - refer to architectural design report

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PLANT SCHEDULE DEVELOPMENT APPLICATION							
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	ALP	SPACING / QTY
	TREES						
LIV aus	<i>Livistona australis</i> ,	Cabbage-tree palm	Native	200L	15-20m	2.2x1.0m	8
TRI lau	<i>Tristaniaopsi s laurina 'luscious'</i>	Water Gum	Native	400L	6-10m	1.5x1.0m	3
CYA coo	<i>Cyathea cooperi</i>	Australian Treen Fern	Native	45L	6-10m	1.5x1.0m	3
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	Native	400L	5-8m	1.5x1.0m	3
DIC ant	<i>Dicksonia antarctica</i>	Smooth Tree Fern	Native	45L	6-10m	1.5x1.0m	3
	MIX TYPE 1 - FULL SUN / PART SHADE						
	SHRUBS						
HEL pet	<i>Helichrysum petiolare 'Limelight'</i>	Licorice Plant	Exotic	300mm	0.5m	300mm	As Shown
BAN spi	<i>Banksia spinulosa</i>	Hairpin Banksia	Native	300mm	2m	300mm	As Shown
HEA ban	<i>Heath-leaved Banksia</i>	<i>Banksia ericifolia</i>	Native	300mm	3-4m	300mm	As Shown
CAL lin	<i>Callistemon linearis</i>	Narrow Leaf Bottlebrush	Native	300mm	1-2m	300mm	As Shown
WES fru	<i>Westringia fruticosa 'Grey Box' WES04</i>	Coastal Rosemary	Native	300mm	1	300mm	As Shown
	GRASSES						
POA lab	<i>Poa labillardieri 'Eskdale'</i>	Poa	Native	150mm	60cm x 50cm	100mm	3 per m2
LOM lon	<i>Lomandra longifolia'LM400</i>	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2
LOM tan	<i>Lomandra tanika</i>	Spiny Mat Rush	Native	150mm	1.2m	200mm	3 per m2
DIC sp	<i>Dichelachne sp.</i>	Plume Grass	Native	150mm	1.2m	200mm	3 per m2
THE aus	<i>Themeda australis</i>	Kangaroo grass	Native	150mm	1.2m	200mm	3 per m2
FIC nod	<i>Ficinia nodosa</i>	Knobby Club Rush	Native	150mm	1.2m	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
CAR gla	<i>Carpobrotus glaucescens 'CAR10'</i>	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
CAS gla	<i>Casuarina glauca 'Cousin It'</i>	Cousin It	Native	150mm	150mm	100mm	4 per m2
KEN rub	<i>Kennedia rubicunda</i>	Dusky Coral Pea	Native	150mm	150mm	100mm	4 per m2
BIL sca	<i>Billardiera scandens</i>	Apple Berry Plant	Native	150mm	0.5m	100mm	4 per m2
DOU gol	<i>Double Gold™ Gazania hybrid 'GT20'</i>	Gazania	Native	150mm	200mm	100mm	4 per m2
MYO par	<i>Myoporum parvifolium 'Yareena'</i>	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2
FIC nod	<i>ficinia nodosa</i>	Creeping Jasmine	Exotic	150mm	200mm	100mm	4 per m2
XAN pil	<i>Xanthosia pilosa</i>	Woolly Xanthosia	Native	150mm	200mm	100mm	4 per m2
	MIX TYPE 2 - PART SHADE / SHADE TOLERANT						
	SHRUBS						
ALP cae	<i>Alpinia caerulea</i>	Native Ginger	Native	300mm	1-3m	500mm	As Shown
PHI xan	<i>Philodendron xanadu</i>	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	As Shown
RHA exc	<i>Rhapis excelsa</i>	Broadleaf lady palm	Native	200mm	4m x 2m	300mm	As Shown
STR nic	<i>Strelitzia nicolai</i>	Giant White Bird of Paradise	Native	200mm	6m x 4m	300mm	As Shown
CYC rev	<i>Cycas revoluta</i>	Sago Palm	Native	300mm	1m	300mm	As Shown
PUL sti	<i>Pultenaea stipularis</i>	Fine-leaf Bush Pea	Native	300mm	1-3m	300mm	As Shown
	GRASSES						
CLI min	<i>Clivia miniata</i>	Bush Lily	Native	150mm	60cm x 50cm	100mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
ALT den	<i>Alternanthera denata</i>	Little ruby	Exotic	150mm	0.3m x 0.6m	100mm	4 per m2
LIR mus	<i>Liriope muscaris 'Evergreen Giant'</i>	Giant Liriope	Exotic	150mm	0.4m x 0.6m	100mm	4 per m2
PAN jas	<i>Pandorea jasminoides</i>	Bower Plant	Native	150mm	0.2m x 0.6m	100mm	4 per m2
VIO hed	<i>Viola hederacea</i>	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
	MIX TYPE 3 - GREEN AWNING MIX						
EUS lat	<i>Eustrephus latifolius</i>	Wombat berry	Native	150mm	0.2m x 0.6m	100mm	3 per m2
POA poi	<i>Poa polifomis</i>	Blue Tussock Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	<i>Ditichlis distochophylla</i>	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SPI ser	<i>Spinifex sericeus</i>	Hairy Spinifex	Native	150mm	0.2m x 0.6m	100mm	3 per m2
GLY cla	<i>Glycine clandestina</i>	Love Creeper	Native	150mm	0.2m x 0.6m	100mm	3 per m2
CAR gla	<i>Carpobrotus glaucescens 'CAR10'</i>	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
SEN man	<i>Senecio mandraliscae</i>	Blue Chalk sticks	Native	150mm	200mm	100mm	4 per m2

LANDSCAPE PLANS

LEGEND

 SITE BOUNDARY

BASEMENT EXTENTS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER
TO ENGINEERS DRAWINGS

+ TW 450 TOP OF WALL HEIGHT (mm)

+ TM 800 TOP OF MOUND HEIGHT (mm)
(MAX 1:3 GRADE)

+ SD 800 TOTAL SOIL DEPTH INCLUSIVE OF
STRUCTURAL SLAB SETDOWN (mm)

-SSL 200 STRUCTURAL SLAB SETDOWN (mm)

 EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT

 EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT

 PROPOSED TREES - REFER TO PLANTING
PALETTE

 PROPOSED SHRUBS - REFER TO PLANTING
PLAN & SCHEDULE

 PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE

 RAISED PLANTER AREA ON SLAB - SOIL DEPTHS TO ADG STANDARDS

SW SEATING WALL: INSITU CONCRETE CLASS 2
WITH TIMBER SEATING BATTENS AND LED
LIGHT STRIP

P1 PAVING TYPE 1: PORPHYRY COBBLESTONE
PAVERS

P2 PAVING TYPE 2: STONE PAVERS IN GROUND COVERS

P3 PAVING TYPE 3: PAVERS ON PEDESTALS

GR NON-TRAFFICABLE GREEN ROOF

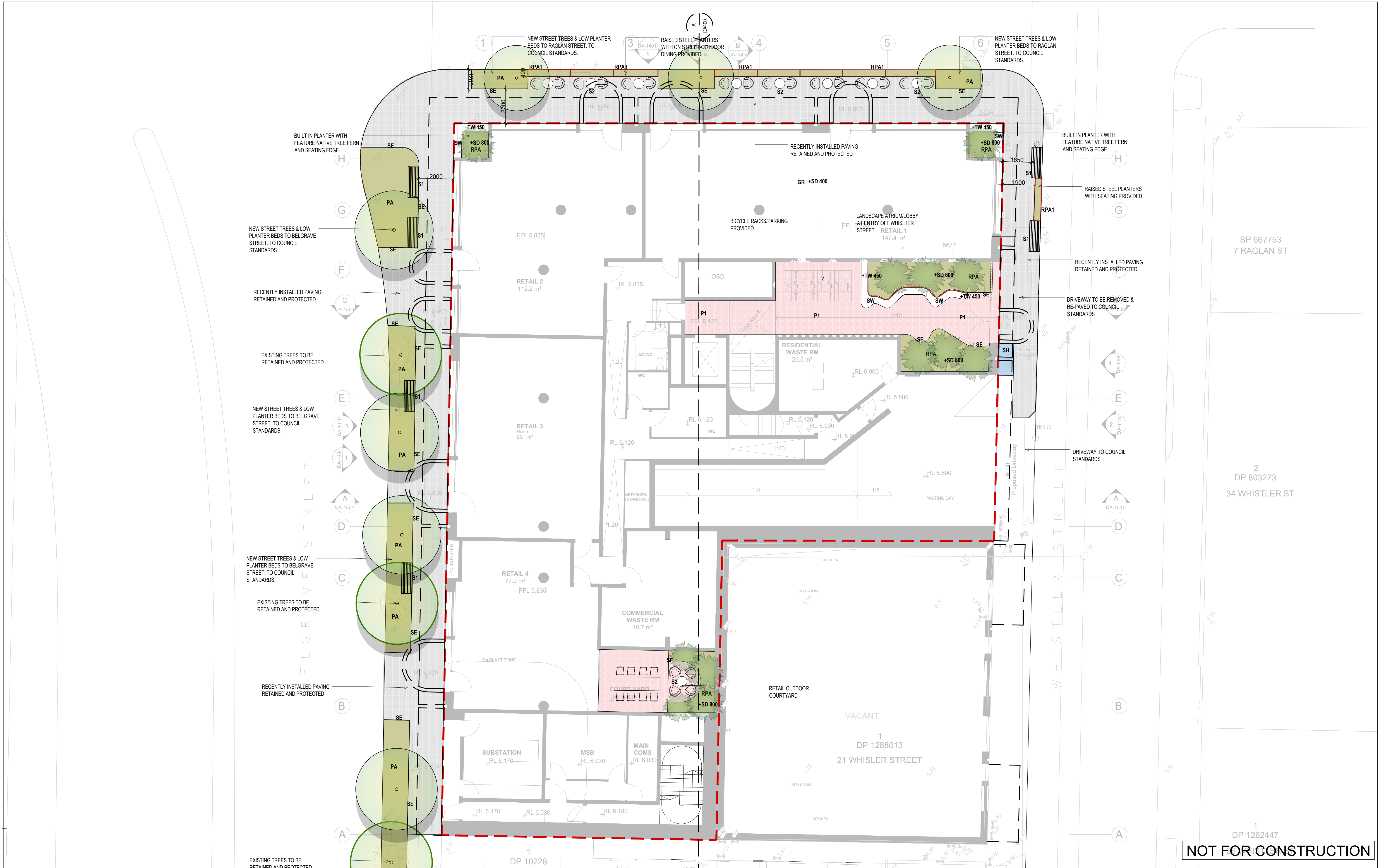
DG DECORATIVE GRAVEL

SH OUTDOOR SHOWER/WASH TAP

SE STEEL EDGE

NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

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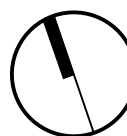
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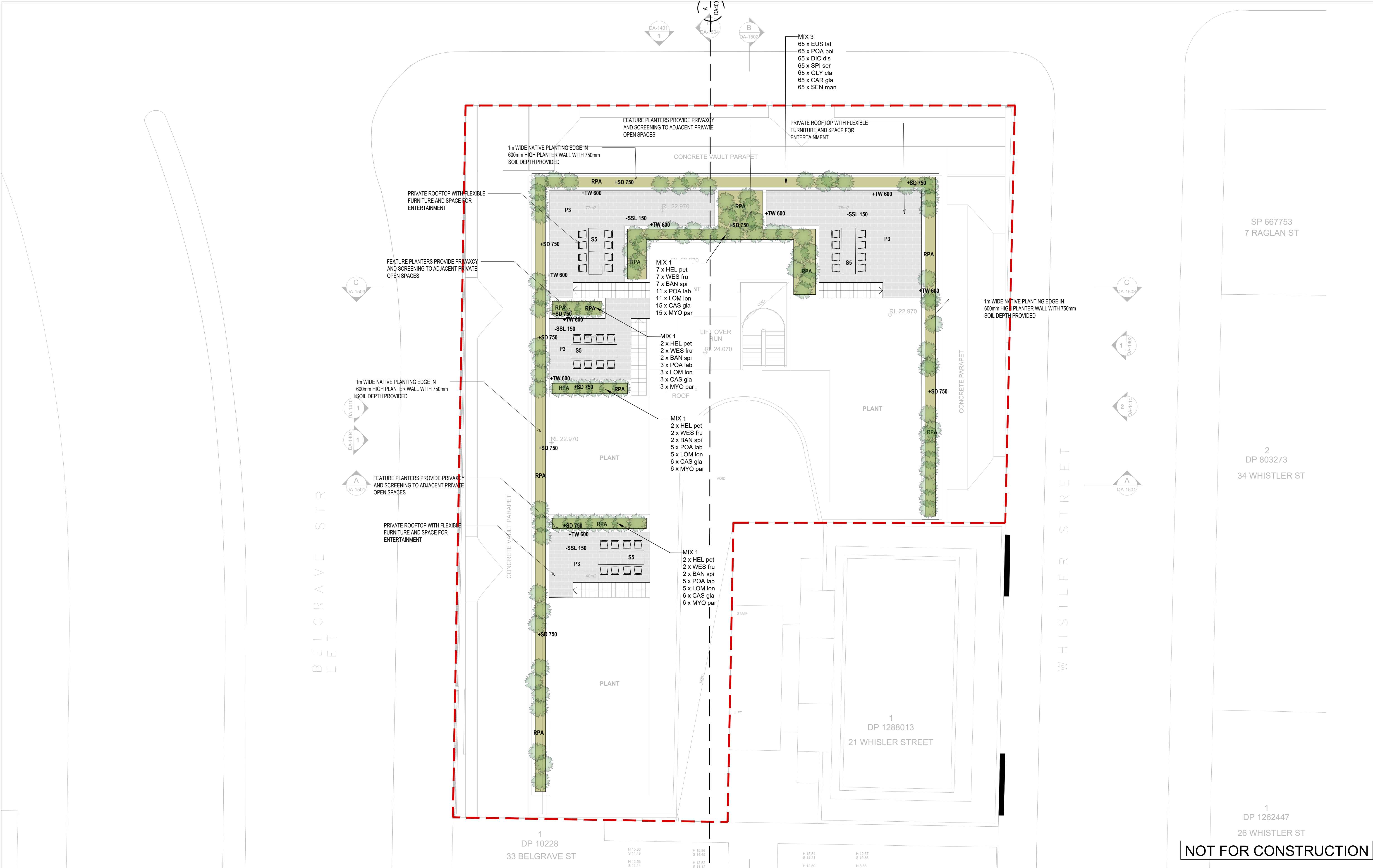
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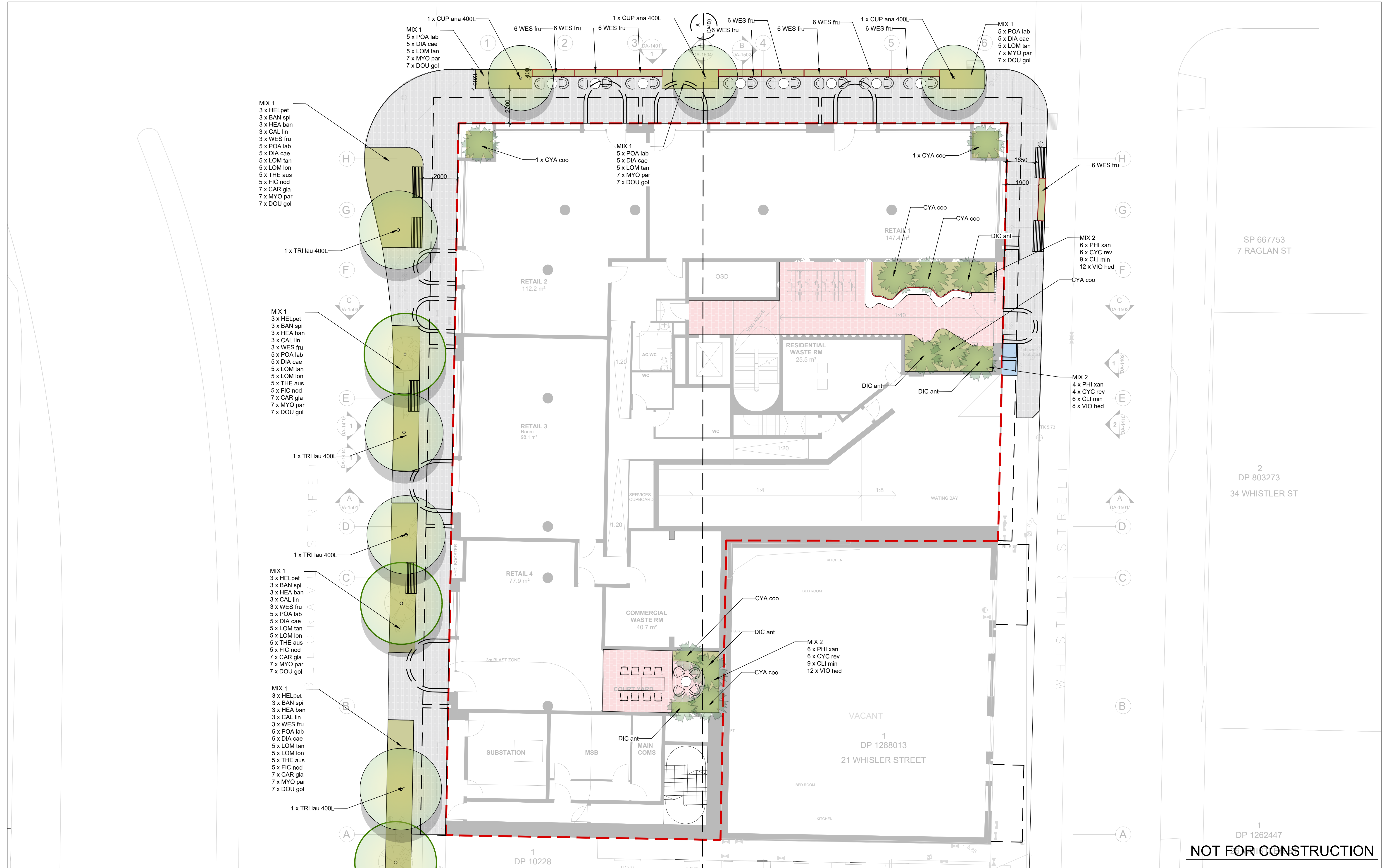
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1 DEVELOPMENT APPLICATION						RI		CR		CR		07.07.23													
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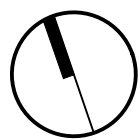
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1 DEVELOPMENT APPLICATION						RI	CR	CR	07.07.23			Scale		1:200	This Drawing must not be used for Construction unless signed as Approved		Original Size	A1	Drawing No:	LD-DA130
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TIME & PLACE

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Client	TIME & PLACE
Project	35-43 BELGRAVE ST MANLY
Title	GROUND FLOOR & PUBLIC DOMAIN OUTLINE PLANTING PLAN
Original Size	Drawing No: LD-DA200
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Plot Date: 7 July 2023 - 12:16 PM Plotted by: Ro Iyer Cad File No: C:\Users\RoIyer\Landform Studios\Company Files - Documents\2023\2023030 40-43 Belgrave St Manly\Drawings\CAD\2023030-LD-DA400\1.dwg

