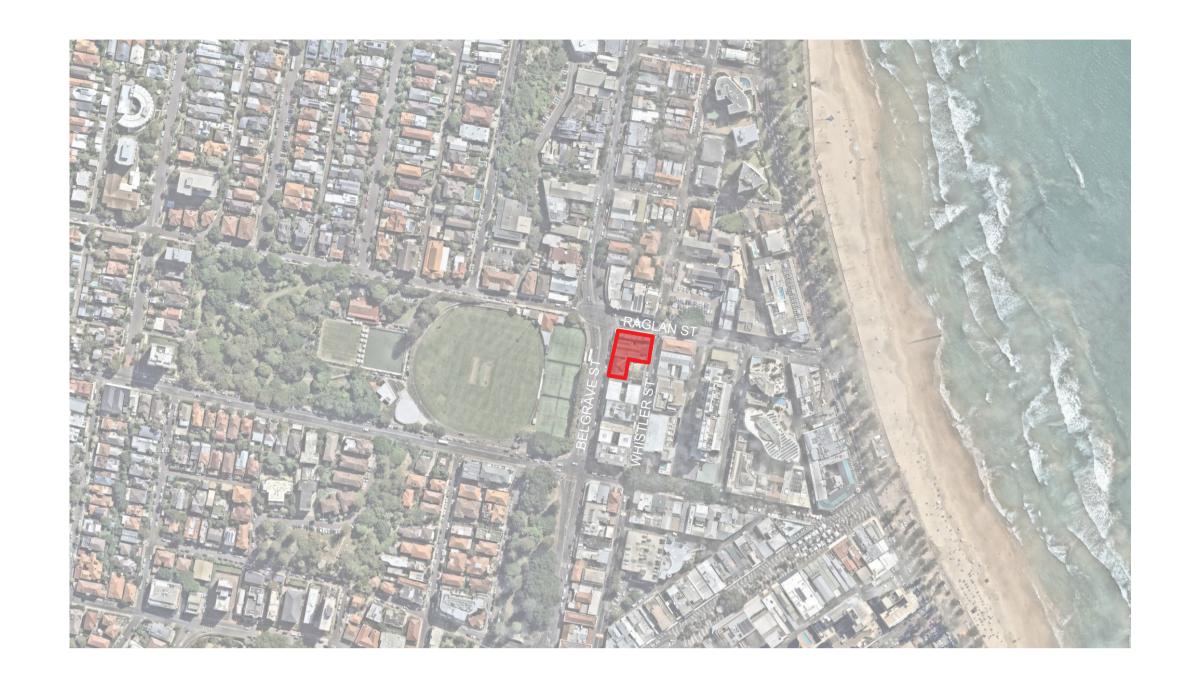
# 35-43 BELGRAVE ST MANLY DEVELOPMENT APPLICATION

## 2023030: LANDSCAPE ARCHITECTURAL DRAWING LIST

Sheet Number	Sheet Name	Revision
LD-DA000	COVER SHEET & DESIGN STATEMENT	1
LD-DA001	PLANTING SCHEDULE & LEGENDS	1
LD-DA100	GROUND FLOOR & PUBLIC DOMAIN PLAN	1
LD-DA200	GROUND FLOOR & PUBLIC DOMAIN PLANTING PLAN	1
LD-DA110	LEVEL 1 LANDSCAPE PLAN	1
LD-DA210	LEVEL 1 PLANTING PLAN	1
LD-DA120	LEVEL 2 LANDSCAPE PLAN	1
LD-DA130	LEVEL 3 LANDSCAPE PLAN	1
LD-DA140	LEVEL 4 ROOFTOP PLAN	1
LD-DA400	TYPICAL SECTION A	1
LD-DA900	TYPICAL DETAILS & OUTLINE SPECIFICATION & MAINTENANCE	1



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- 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



### LANDSCAPE DA DESIGN STATEMENT

#### Obiectives:

- 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 an 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 setdown 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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1	DEVELOPMENT APPLICATION	RI	CR	CR	07.07.23
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TIME & PLACE
Project 35-43 BELGRAVE ST MANLY
Title COVER SHEET & DESIGN STATEMENT

Rev: 1

#### PLANT SCHEDULE DEVELOPMENT APPLICATION

CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	ALP	SPACING / QTY
	TREES						
LIV aus	Livistona australis,	Cabbage-tree palm	Native	200L	15-20m	2.2x1.0m	8
TRI lau	Tristaniopsis laurina 'luscious'	Water Gum	Native	400L	6-10m	1.5x1.0m	3
CYA coo	Cyathea cooperi	Australian Treen Fern	Native	45L	6-10m	1.5x1.0m	3
CUP ana	Cupaniopsis anacardioides	Tuckeroo	Native	400L	5-8m	1.5x1.0m	3
DIC ant	Dicksonia antarctica	Smooth Tree Fern	Native	45L	6-10m	1.5x1.0m	3
	MIX TYPE 1 - FULL SUN / PART SHADE						
	SHRUBS						
HEL pet	Helichrysum petiolare 'Limelight'	Licorice Plant	Exotic	300mm	0.5m	300mm	As Shown
BAN spi	Banksia spinulosa	Hairpin Banksia	Native	300mm	2m	300mm	As Shown
HEA ban	Heath-leaved Banksia	Banksia ericifolia	Native	300mm	3-4m	300mm	As Shown
CAL lin	Callistemon linearis	Narrow Leaf Bottlebrush	Native	300mm	1-2m	300mm	As Shown
WES fru	Westringia fruticosa 'Grey Box' WES04	Coastal Rosemary	Native	300mm	1	300mm	As Shown
	GRASSES						
POA lab	Poa labillardieri 'Eskdale'	Poa	Native	150mm	60cm x 50cm	100mm	3 per m2
LOM Ion	Lomandra longfolia'LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2
LOM tan	Lomandra tanika	Spiny Mat Rush	Native	150mm	1.2m	200mm	3 per m2
DIC sp	Dichelachne sp.	Plume Grass	Native	150mm	1.2m	200mm	3 per m2
THE aus	Themeda australis	Kangaroo grass	Native	150mm	1.2m	200mm	3 per m2
FIC nod	Ficinia nodosa	Knobby Club Rush	Native	150mm	1.2m	200mm	3 per m2
110 1100	CLIMBERS + GROUNDCOVERS	Tribody Clab Hach	1101170	100111111	1.2	200111111	5 por 1112
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
CAS gla	Casuarina glauca 'Cousin It'	Cousin It	Native	150mm	150mm	100mm	4 per m2
KEN rub	Kennedia rubicunda	Dusky Coral Pea	Native	150mm	150mm	100mm	4 per m2
	Billardiera scandens			150mm	0.5m		•
BIL sca	- 1946 - 1945 -	Apple Berry Plant Gazania	Native	150mm		100mm	4 per m2
DOU gol	Double Gold™ Gazania hybrid 'GT20'		Native		200mm	100mm	4 per m2
MYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2
FIC nod	ficinia nodosa	Creeping Jasmine	Exotic	150mm	200mm	100mm	4 per m2
XAN pil	Xanthosia pilosa  MIX TYPE 2 - PART SHADE / SHADE TOL	Woolly Xanthosia  ERANT	Native	150mm	200mm	100mm	4 per m2
	SHRUBS						
ALP cae	Alpinia caerulea	Native Ginger	Native	300mm	1-3m	500mm	As Shown
PHI xan	Philodendron xanadu	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	As Shown
RHA exc	Rhapis excelsa	Broadleaf lady palm	Native	200mm	4m x 2m	300mm	As Shown
STR nic	Strelitzia nicolai	Giant White Bird of Paradise	Native	200mm	6m x 4m	300mm	As Shown
CYC rev	Cycas revoluta	Sago Palm	Native	300mm	1m	300mm	As Shown
PUL sti	Pultenaea stipularis	Fine-leaf Bush Pea	Native	300mm	1-3m	300mm	As Shown
	GRASSES						
CLI min	Clivia miniata	Bush Lily	Native	150mm	60cm x 50cm	100mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
ALT den	Alternanthera denata	Little ruby	Exotic	150mm	0.3m x 0.6m	100mm	4 per m2
LIR mus	Liriope muscari 'Evergreen Giant'	Giant Liriope	Exotic	150mm	0.4m x 0.6m	100mm	4 per m2
PAN jas	Pandorea jasminoides	Bower Plant	Native	150mm	0.2m x 0.6m	100mm	4 per m2
VIO hed	Viola hederacea	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
	MIX TYPE 3 - GREEN AWNING MIX						
EUS lat	Eustrephus latifolius	Wombat berry	Native	150mm	0.2m x 0.6m	100mm	3 per m2
POA poi	Poa poiformis	Blue Tussock Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	Dictichlis distochophylla	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SPIser	Spinifex sericeus	Hariy Spinifex	Native	150mm	0.2m x 0.6m	100mm	3 per m2
GLY cla	Glycine clandestina	Love Creeper	Native	150mm	0.2m x 0.6m	100mm	3 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
SEN man	Senecio mandraliscae	Blue Chalk sticks	Native	150mm	200mm	100mm	4 per m2

#### LANDSCAPE PLANS

LEGEND

SITE BOUNDARY



- + RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS
- + TW 450TOP 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



PROPOSED TREES - REFER TO PLANTING PALETTE

PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE

The state of the s 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
- 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

- S1 SEATING TYPE 1: BENCH SEAT TO COUNCIL STANDARD
- S2 SEATING TYPE 2: COFFEE TABLE SET
- SEATING TYPE 3: SEATING BENCH
- S4 SEATING TYPE 4: OUTDOOR LOUNGE SUITE
- S5 SEATING TYPE 5: OUTDOOR DINING TABLE

#### General Notes:

FOR SITE LEVELS AND ARCHITECTURAL INFORMATION REFER TO CIVIL AND ARCHITECTS DRAWINGS RESPECTIVELY.

FOR COURTYARD AND OVERFLOW DRAINAGE REFER TO HYDRAULIC **ENGINEERS DRAWINGS** 

ALL TREES TO BE RETAINED AND ARE SUBJECT TO TREE PROTECTION & MANAGEMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

EXTERNAL LIGHTING AND ELECTRICAL: REFER TO ENGINEERS DETAILS.

CONTRACTOR TO PROTECT ALL LANDSCAPE WORKS DURING CONSTRUCTION INCLUDING BUT NOT EXCLUSIVE TO EXISTING VERGE.

LEVELS GENERAL: CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS, TURF AND PLANTER AREAS, INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

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

RI CR CR 07.07.23 1 DEVELOPMENT APPLICATION No Revision Note: \* indicates signatures on original issue of drawing or last revision of drawing Drawn Job Manager Director

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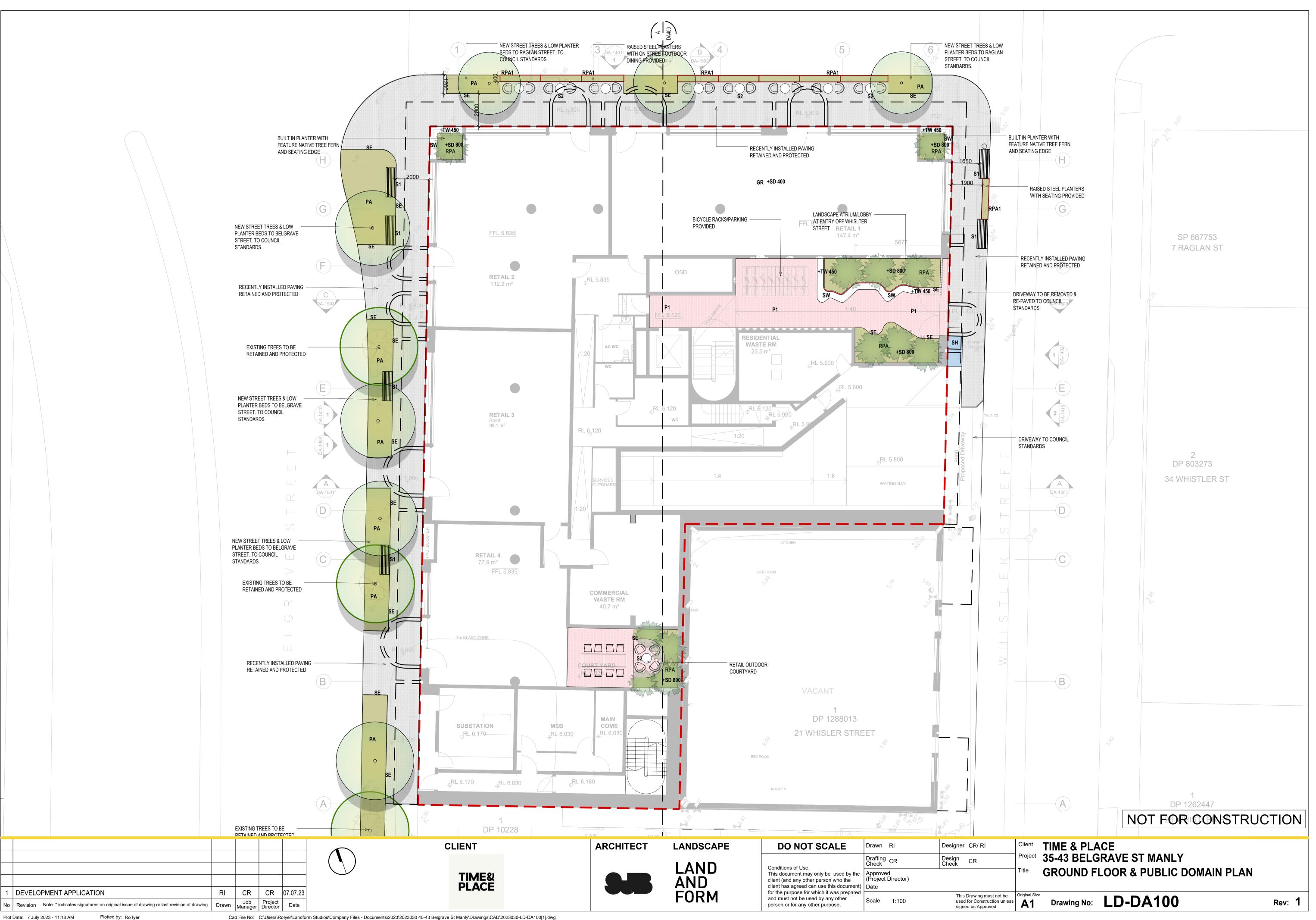


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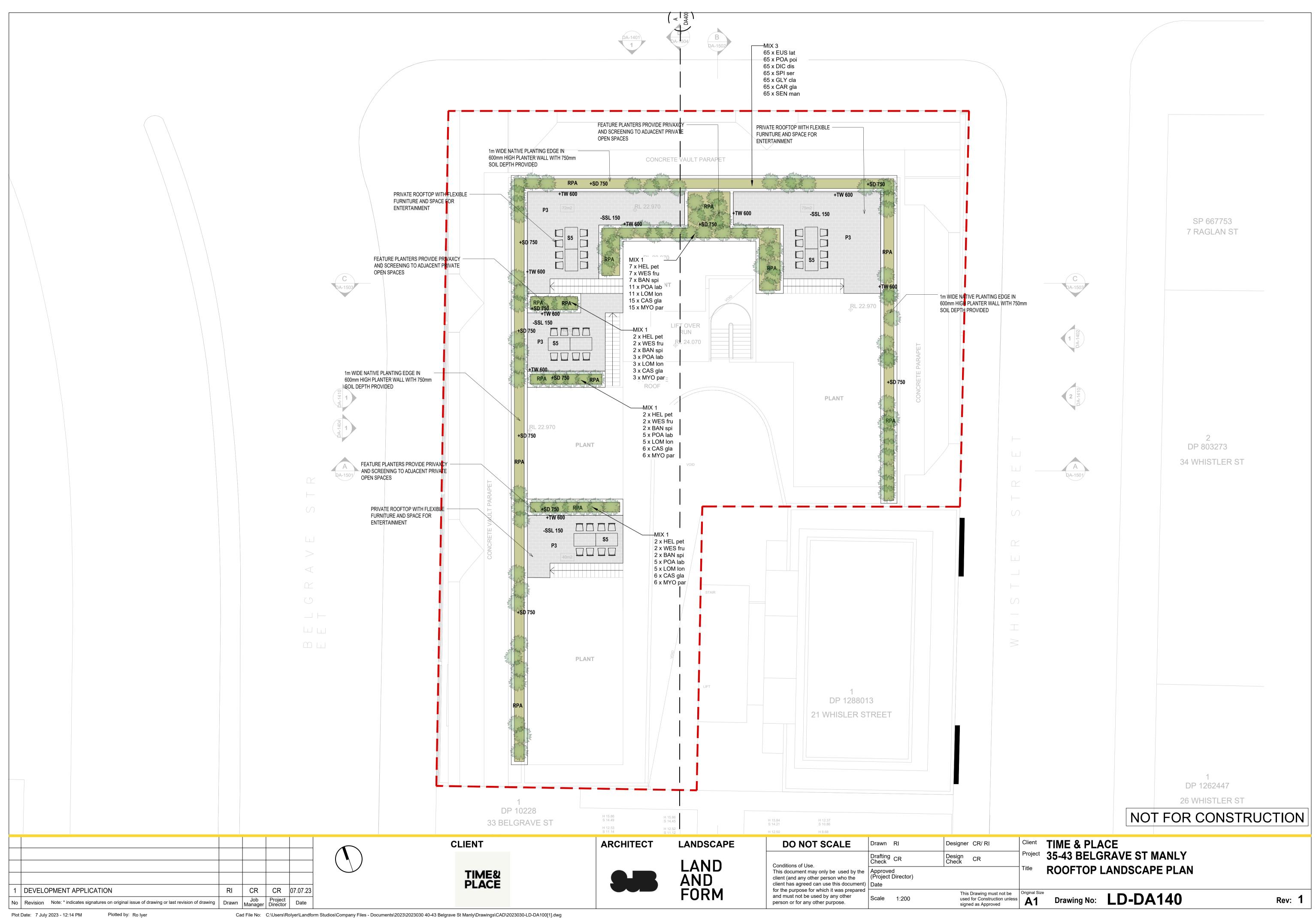
TIME & PLACE Project 35-43 BELGRAVE ST MANLY PLANTING SCHEDULE & LEGENDS

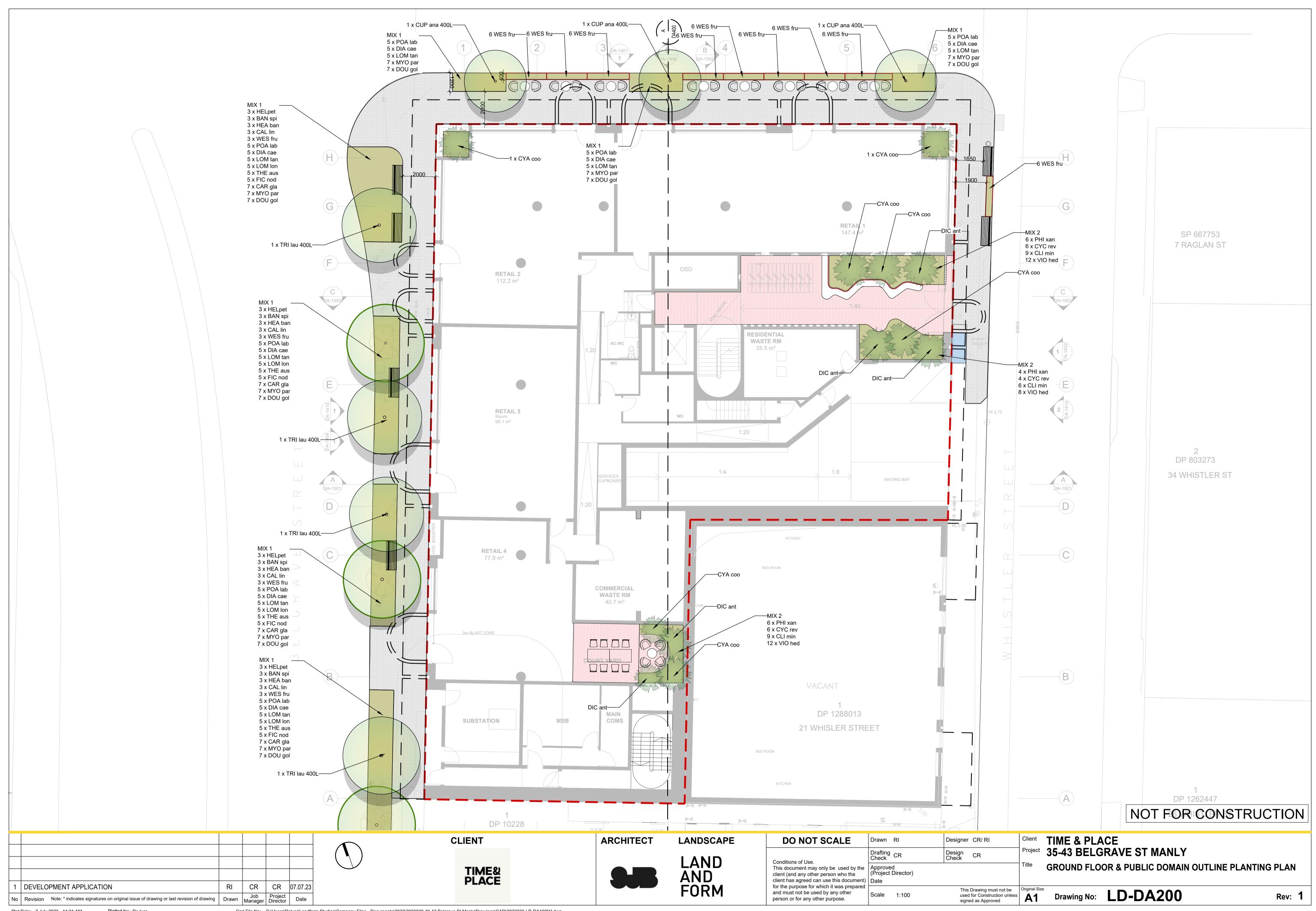
















#### LANDSCAPE OUTLINE SPECIFICATION NOTES

#### **GENERAL:**

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

#### SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

#### SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

#### **EARTHWORKS & DRAINAGE**

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

#### **SUBSOIL AGRICULTURAL DRAINS:**

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

#### PIT LIDS:

The Contractor is to protect all pit lids during earthworks preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

#### HARD LANDSCAPE WORKS

#### PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product

Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

**ROADWORKS:** Refer to Engineers drawings for grading, materials and set-out.

#### **FURNITURE & FIXINGS**

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.

The pavements shall comply with Council and Australian Standards

#### LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

#### SOFT LANDSCAPE WORKS

#### SOIL MIX:

#### Imported Soil Mix:

All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

#### Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

#### **SAMPLE & TESTING:**

Provide 1kg soil mix test sample and data to of imported or modify site soil, clearly

identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Oganic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

#### PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a guide only for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

#### ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

**IRRIGATION SYSTEM:** Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

#### **MAINTENANCE PERIOD:**

#### General

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase

Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved

Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program. Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds. Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

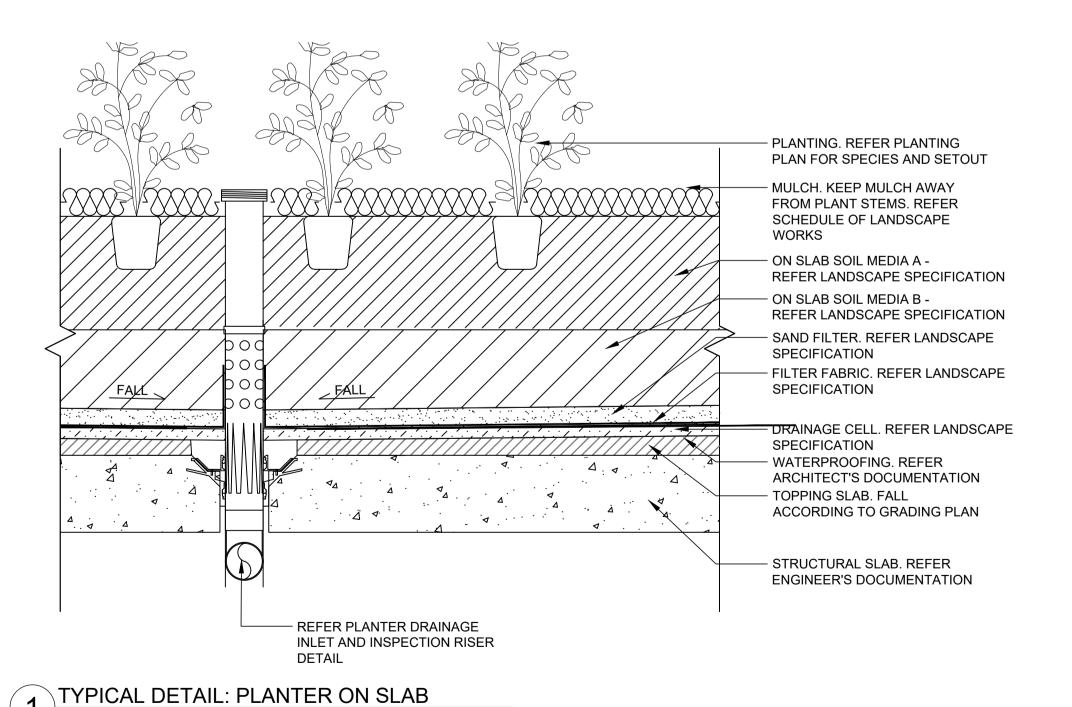
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

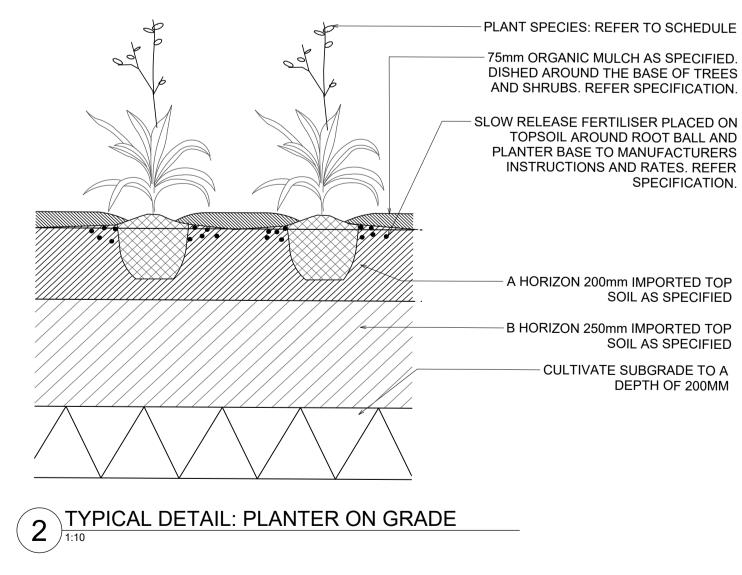
\*\*\*\* ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL SPECIFICATION AND DETAILS\*

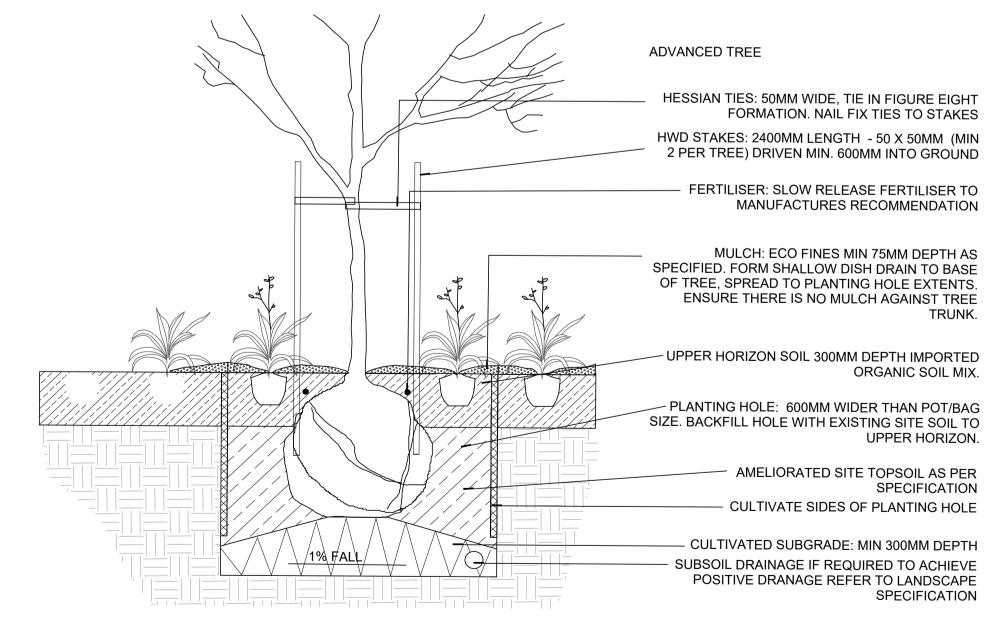
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700







TYPICAL DETAIL: TREE PLANTING ON GRADE

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TIME & PLACE **35-43 BELGRAVE ST MANLY** 

Drawing No: LD-DA900

TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION