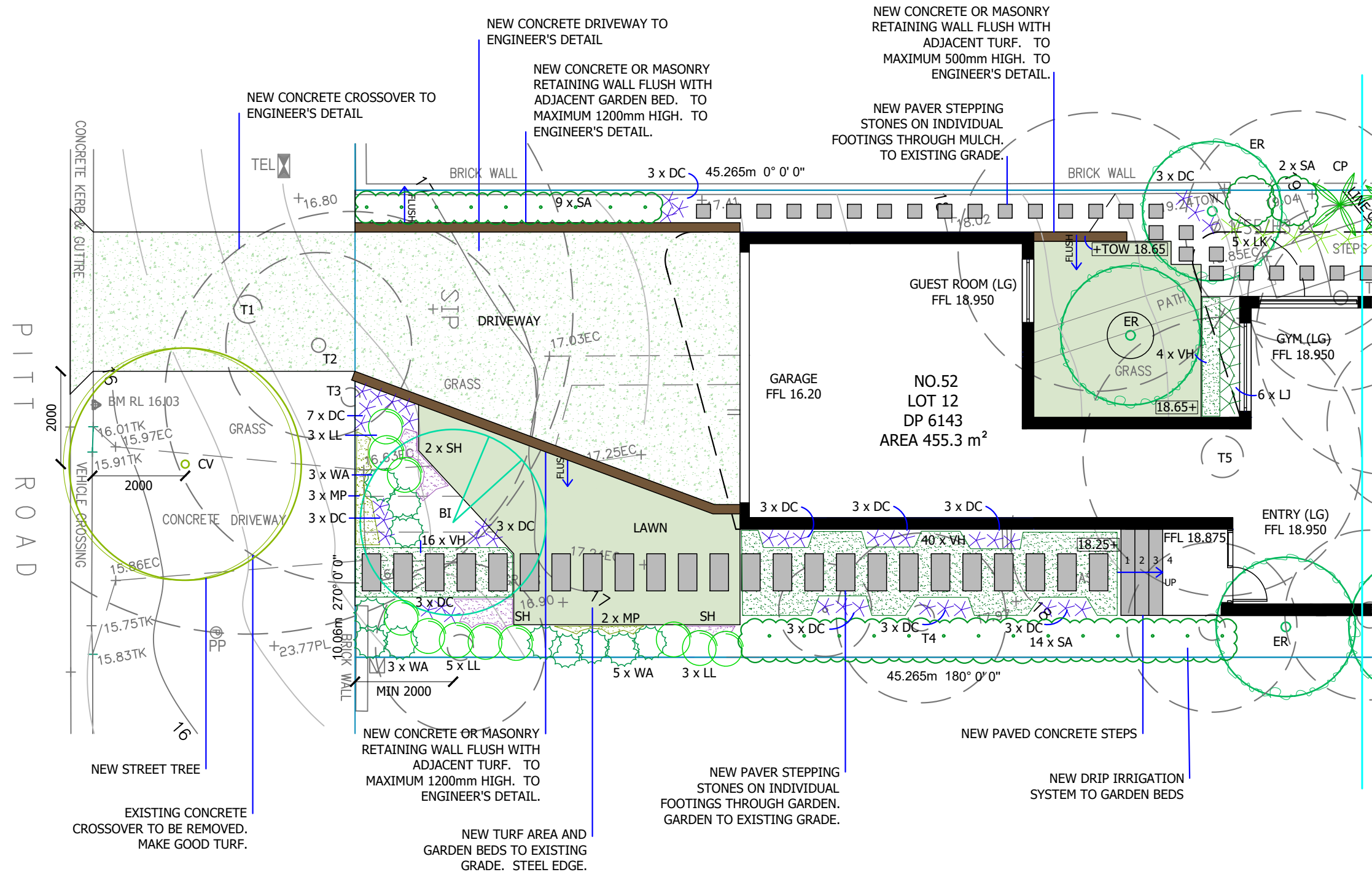




REFER TO SHEET 2

LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

EXISTING SPOT LEVELS

PROPOSED SPOT LEVELS

EXISTING CONTOURS

PROPOSED CONTOURS

LINE OF BUILDING/ROOF OVER

CONCRETE

PAVING

RETAINING WALLS

TURF



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PLANT SELECTION



Banksia integrifolia (BI)



Callistemon viminalis (CV)



Elaeocarpus reticulatus (ER)



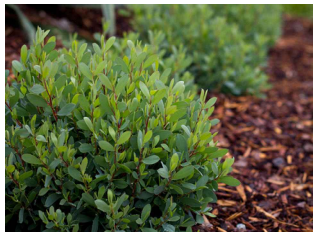
Syzygium australe
'Aussie Compact' (SA)



Crinum pedunculatum (CP)



Westringia 'Aussie Box' (WA)



Leptospermum laevigatum
'Fore Shore' (LL)



Lomandra longifolia
'Katrinus Delux' (LK)



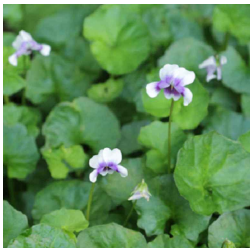
Dianella caerulea
'Little Jess' (DC)



Myoporum parvifolium
'Yareena' (MP)



Scaevola humilis
'Purple Fusion' (SH)



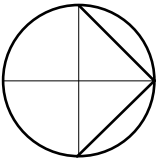
Viola hederacea (VH)

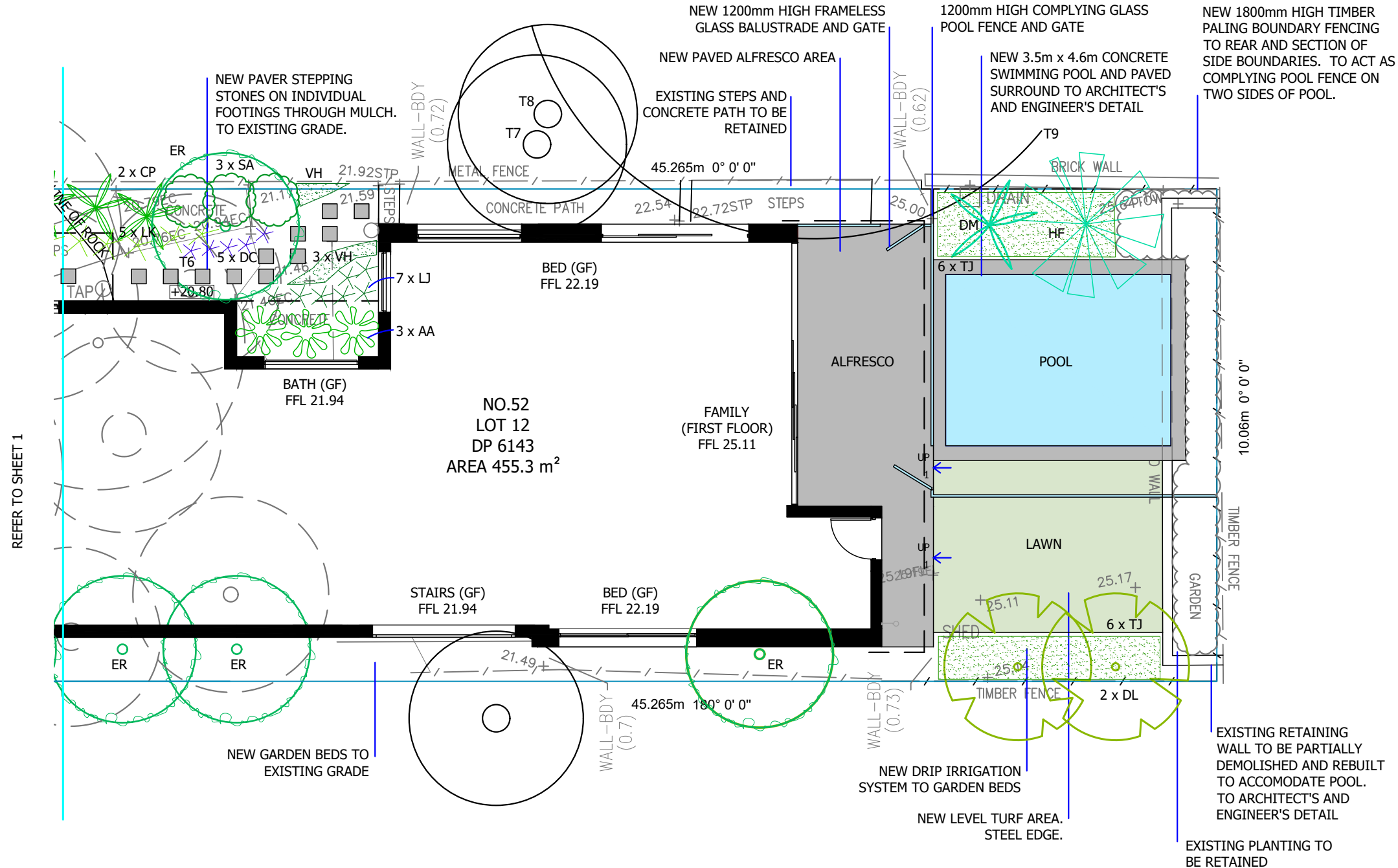
LANDSCAPE PLAN

PROJECT: KEN TWEEDLE
52 PITT ROAD
NORTH CURL CURL NSW 2099
LOT 12 IN DP 6143

DRAWN BY: KERRIE POOK
DIP HORTICULTURE (LANDSCAPE DESIGN)
MEMBER AILDM

DRAWING NO: DA.01 (1 OF 4)
ISSUE: 3
DATE: 5/8/2022
SCALE: 1:100 @ A3





PLANT SELECTION



Howea fosteriana (HF)



Dypsis lutescens (DL)



Elaeocarpus reticulatus (ER)



Dracaena marginata (DC)



Syzygium australe
'Aussie Compact' (SA)



Crinum pedunculatum (CP)



Asplenium australasicum (AA)



Lomandra longifolia
'Katrinus Delux' (LK)



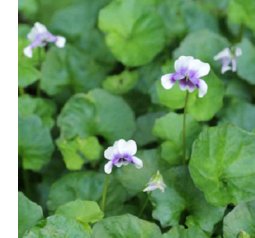
Liriope muscari '
'Just Right' (LJ)



Dianella caerulea
'Little Jess' (DC)



Trachelospermum
jasminoides (TJ)



Viola hederacea (VH)

LEGEND	
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED
	EXISTING SPOT LEVELS PROPOSED SPOT LEVELS
	EXISTING CONTOURS PROPOSED CONTOURS
	LINE OF BUILDING/ROOF OVER
	CONCRETE
	PAVING
	RETAINING WALLS
	TURF

Established 1990

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LANDSCAPE PLAN

PROJECT: KEN TWEEDLE
52 PITT ROAD
NORTH CURL CURL NSW 2099
LOT 12 IN DP 6143

DRAWN BY: KERRIE POOK
DIP HORTICULTURE (LANDSCAPE DESIGN)
MEMBER AILDm

DRAWING NO: DA.02 (2 OF 4)
ISSUE: 3
DATE: 5/8/2022
SCALE: 1:100 @ A3

PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY	QTY	POT SIZE	APPROX SPACING
HF 	Howea fosteriana	Kentia Palm	5-15 x 5 m	1	300 mm	-
DL 	Dypsis lutescens	Golden Cane Palm	6 x 3 m	2	300 mm	2 m
BI 	Banksia integrifolia *	Coast Banksia	15 x 4 m	1	75 ltr	-
CV 	Callistemon viminalis **	Weeping Bottlebrush	9 x 5 m	1	75 ltr	-
ER 	Elaeocarpus reticulatus *	Blueberry Ash	8 x 3 m	7	400 mm	3 m
DM 	Dracaena marginata	Dracaena	4 x 2 m	1	300 mm	-
SA 	Syzygium australe 'Aussie Compact'	Aussie Compact Lilly Pilly	3 x 1 m / 2 m hedge	28	300 mm	750 mm
CP 	Crinum pedunculatum	Swamp Lily	1.5 x 1.5 m	3	200 mm	1.2 m
AA 	Asplenium australasicum	Bird's Nest Fern	1 x 1 m	3	200 mm	800 mm
WA 	Westringia 'Aussie Box'	Aussie Box	0.7 x 0.7 m	11	200 mm	600 mm
LL 	Leptospermum laevigatum 'Fore Shore'	Fore Shore Tea Tree	0.5 x 0.75 m	11	200 mm	600 mm
LK 	Lomandra longifolia 'Katrinus Delux'	Mat Rush	0.7 x 0.7 m	10	140 mm	600 mm
LJ 	Liriope muscari 'Just Right'	Lily Turf	0.5 x 0.5	13	140 mm	400 mm
DC 	Dianella caerulea 'Little Jess'	Little Jess Flax Lily	0.4 x 0.4 m	45	140 mm	300 mm
MP 	Myoporum parvifolium 'Yareena'	Creeping Boobialla	groundcover	5	140 mm	as shown
SH 	Scaevola humilis 'Purple Fusion'	Fan Flower	groundcover	4	140 mm	as shown
TJ 	Trachelospermum jasminoides	Star Jasmine	groundcover	12	200 mm	as shown
VH 	Viola hederacea	Native Violet	groundcover	64	140 mm	as shown
* REPLACEMENT TREE PLANTING						
** STREET TREE						

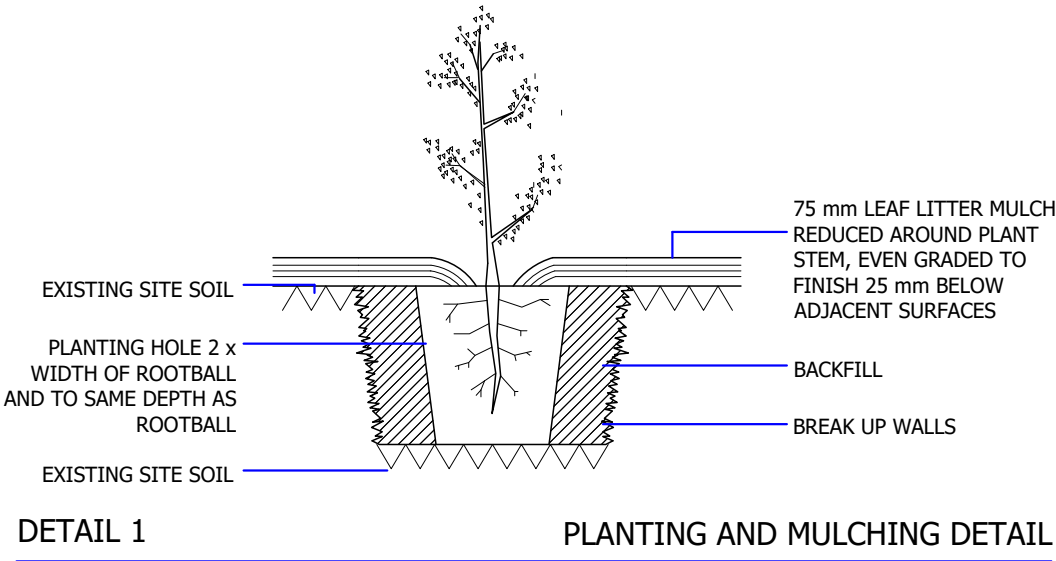
LANDSCAPE DESIGN STATEMENT

THIS SECTION OF PITT ROAD IS CHARACTERISED BY LANDSCAPED FRONT GARDENS. THE PROPOSED TURF AND PLANTINGS INTEGRATE WITH THE EXISTING STREETScape. THE DESIGN ENHANCES THE VISUAL CHARACTER OF THE STREET.

THE REAR GARDEN HAS BEEN DESIGNED AT EXISTING GROUND LEVEL. THE PROPOSED PLANTING FEATURES SCREEN PLANTING AT THE REAR AND SIDE BOUNDARIES. THESE MEASURES WILL MAINTAIN THE PRIVACY AND AMENITY OF NEIGHBOURING PROPERTIES.

NOTES	
<u>PURPOSE</u> 1. DRAWING ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. <u>SITE WORK</u> 2. CONTRACTOR TO VERIFY MEASUREMENTS, LEVELS, SITE CONDITIONS AND LOCATION OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION. 3. ALL EXISTING TREES NOTED AS BEING RETAINED TO BE PROTECTED DURING CONSTRUCTION WORKS. 4. ALL STRUCTURAL ELEMENTS TO ENGINEER'S DETAIL. 5. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS. 6. AGRICULTURAL DRAINAGE LINES WITH FREE DRAINING AGGREGATE AROUND TO BE INSTALLED BEHIND PROPOSED RETAINING WALLS AND CONNECTED TO PROPOSED STORMWATER SYSTEM AS PER HYDRAULIC ENGINEER'S PLANS AND SPECIFICATIONS. 7. ALL DRAINAGE AND FALLS TO HYDRAULIC ENGINEER'S PLANS AND DETAILS. 8. ALL SWIMMING POOL SAFETY BARRIERS TO COMPLY WITH NSW SWIMMING POOLS ACT, BCA REQUIREMENTS, AUSTRALIAN STANDARDS AND COUNCIL REQUIREMENTS. <u>RELIANCES</u> 9. DETAILED SURVEY INFORMATION AS PER PLAN SHOWING DETAILS AND LEVELS, DRAWING #172194-2, DATED 23/10/2017 PREPARED BY TSS TOTAL SURVEYING SOLUTIONS. 10. DETAILED ARCHITECTURAL INFORMATION AS PER GARAGE, LOWER GROUND, GROUND AND FIRST FLOOR PLANS, DRAWINGS DA4-7, PREPARED BY ARCHITEXTURE. 11. TREE IDENTIFICATION, HEIGHTS, SPREADS AND PROPOSED ACTION AS PER ARBORICULTURAL IMPACT ASSESSMENT, DATED 24/2/2022, PREPARED BY MICHAEL TODD OF ARBORLOGIX. SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL. 12. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.	

TREE SCHEDULE					
#	BOTANICAL NAME	APPROXIMATE DIMS (m)			ACTION
		DBH	HEIGHT	SPREAD	
T1	Banksia integrifolia	0.55	5	12	Remove and replace
T2	Banksia integrifolia	0.12	6	4	Remove and replace
T3	Melaleuca quinquenervia	0.3	7	7	Remove and replace
T4	Howea fosteriana	0.13	6	3	Remove and replace
T5	Melaleuca quinquenervia	0.32	8	6	Remove and replace
T6	Archontophoenix cunninghamiana	0.2	9	3	Remove and replace
T7	Archontophoenix cunninghamiana	0.14	8	3	Retain and protect
T8	Archontophoenix cunninghamiana	0.14	9	3	Retain and protect
T9	Melaleuca quinquenervia	0.45	9	10	Retain and protect
NOTE: ALL OTHER TREES TO BE REMOVED ARE NOTED IN SECTION 2.1.3 OF THE ARBORICULTURAL IMPACT ASSESSMENT TO NOT BE LARGE ENOUGH TO BE COVERED BY THE LOCAL DCP AND TREE MANAGEMENT POLICY FOR NORTHERN BREACHES COUNCIL.					



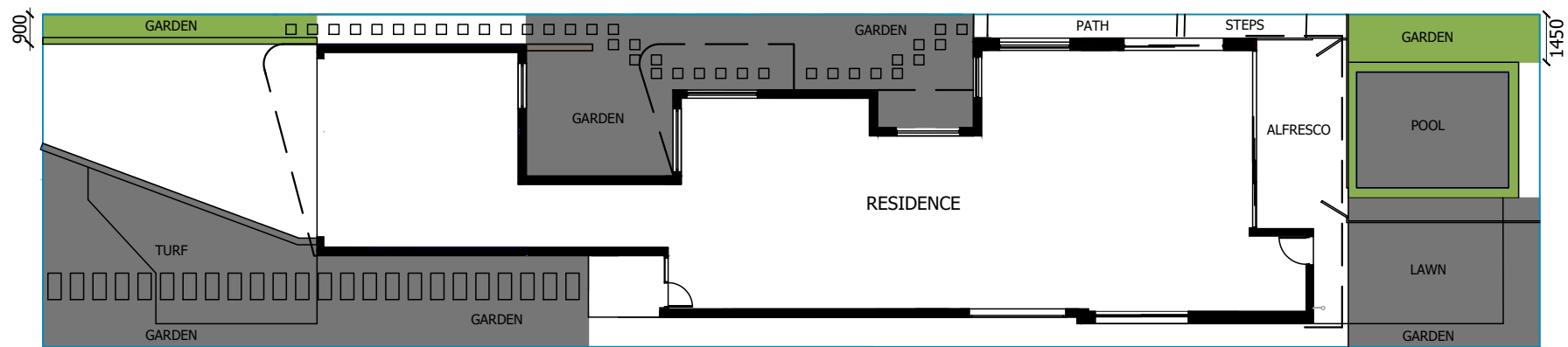
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LANDSCAPE PLAN	
PROJECT: KEN TWEEDLE 52 PITT ROAD NORTH CURL CURL NSW 2099 LOT 12 IN DP 6143	
DRAWN BY: KERRIE POOK DIP HORTICULTURE (LANDSCAPE DESIGN) MEMBER AILDM	
DRAWING NO: DA.03 (3 OF 4) ISSUE: 3 DATE: 5/8/2022 SCALE: AS SHOWN	



LANDSCAPED OPEN SPACE CALCULATIONS			
PROPOSED		REQUIRED	COMPLYING
TOTAL SITE AREA	455.3 m ²		
LANDSCAPED OPEN SPACE (LOS)			
BEHIND BUILDING LINE	110.4 m ²		
FORWARD OF BUILDING LINE	38.4 m ²		
TOTAL LOS	148.8 m ²		
AS % SITE AREA	32.7%	>=40%	NO
OTHER SOFT LANDSCAPE AREA	15.9 m ²		
POOL COPING	5.0 m ²		
TOTAL LOS (SEE ABOVE)	148.8 m ²		
GRAND TOTAL	169.7 m ²		
AS % SITE AREA	37.3%		

LEGEND

- LANDSCAPE OPEN SPACE
- OTHER SOFT LANDSCAPE AREA & POOL COPING

NOTES

- PURPOSE**
- DRAWING ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY.
- SITE WORK**
- CONTRACTOR TO VERIFY MEASUREMENTS, LEVELS, SITE CONDITIONS AND LOCATION OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
 - ALL EXISTING TREES NOTED AS BEING RETAINED TO BE PROTECTED DURING CONSTRUCTION WORKS.
 - ALL STRUCTURAL ELEMENTS TO ENGINEER'S DETAIL.
 - ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.
 - AGRICULTURAL DRAINAGE LINES WITH FREE DRAINING AGGREGATE AROUND TO BE INSTALLED BEHIND PROPOSED RETAINING WALLS AND CONNECTED TO PROPOSED STORMWATER SYSTEM AS PER HYDRAULIC ENGINEER'S PLANS AND SPECIFICATIONS.
 - ALL DRAINAGE AND FALLS TO HYDRAULIC ENGINEER'S PLANS AND DETAILS.
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 - DETAILED SURVEY INFORMATION AS PER PLAN SHOWING DETAILS AND LEVELS, DRAWING #172194-2, DATED 23/10/2017 PREPARED BY TSS TOTAL SURVEYING SOLUTIONS.
 - DETAILED ARCHITECTURAL INFORMATION AS PER GARAGE, LOWER GROUND, GROUND AND FIRST FLOOR PLANS, DRAWINGS DA4-7, PREPARED BY ARCHITECTURE.
 - TREE IDENTIFICATION, HEIGHTS, SPREADS AND PROPOSED ACTION AS PER ARBORICULTURAL IMPACT ASSESSMENT, DATED 24/2/2022, PREPARED BY MICHAEL TODD OF ARBORLOGIX. SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
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LANDSCAPE OPEN SPACE

PROJECT: KEN TWEEDLE
52 PITT ROAD
NORTH CURL CURL NSW 2099
LOT 12 IN DP 6143

DRAWN BY: KERRIE POOK
DIP HORTICULTURE (LANDSCAPE DESIGN)
MEMBER AILDM

DRAWING NO: DA.04 (4 OF 4)
ISSUE: 3
DATE: 5/8/2022
SCALE: 1:200 @ A3

