

# DEVELOPMENT APPLICATION BOARDINGHOUSE

No. 255 CONDAMINE STREET

### DEVELOPMENT APPLICATION DRAWING LIST

| NO.   | DRAWING NAME                         | SCALE: |
|-------|--------------------------------------|--------|
| DA-00 | COVER SHEET                          |        |
| DA-01 | SITE PLAN                            | 1:200  |
| DA-02 | SITE ANALYSIS PLAN                   | 1:500  |
| DA-03 | SUB GROUND FLOOR PLAN                | 1:100  |
| DA-04 | GROUND FLOOR PLAN                    | 1:100  |
| DA-05 | FIRST FLOOR PLAN                     | 1:100  |
| DA-06 | SECOND FLOOR PLAN                    | 1:100  |
| DA-07 | THIRD FLOOR PLAN                     | 1:100  |
| DA-08 | ROOF PLAN                            | 1:100  |
| DA-09 | SECTIONS A + B + C                   | 1:100  |
| DA-10 | ELEVATION SOUTH + EAST               | 1:100  |
| DA-11 | ELEVATION WEST + NORTH + SECTION D   | 1:100  |
| DA-12 | SHADOW DIAGRAMS                      | 1:500  |
| DA-13 | PERSPECTIVE VIEW A                   |        |
| DA-14 | PERSPECTIVE VIEW B                   |        |
| DA-15 | PERSPECTIVE VIEW C                   |        |
| DA-16 | PERSPECTIVE VIEW D                   |        |
| DA-17 | PERSPECTIVE VIEW E                   |        |
| DA-18 | PERSPECTIVE VIEW F                   |        |
| DA-19 | PERSPECTIVE VIEW G                   |        |
| DA-20 | PERSPECTIVE VIEW H                   |        |
| DA-21 | EXTERNAL COLOURS + MATERIALS         |        |
| LA-01 | LANDSCAPE PLAN - SUB GROUND + GROUND | 1:100  |
|       |                                      |        |

LOCATION PLAN



CONDAMINE STREET VIEW

GARTNERTROVATO

A R C H I T E D T S

A PITTWATER PLACE
L1/13 10 PARK STREET
P mona vale, nsw 2103
F + 61 2 9979 4411
E gta@g-t.com.au

Issue Date Rev Description
15/02/21 A ISSUE FOR DA

BOARDINGHOUSE

BOARDINGHOUSE

BOARDINGHOUSE

No. 255 CONDAMINE STREET,

MANLY VALE NSW

LOTS 8 DP DP 604034

DRAWING TITLE
COVER SHEET

SCALE DRAWN

1:1 @ A1 JR

PROJECT NO. DRAWN

2040 DA

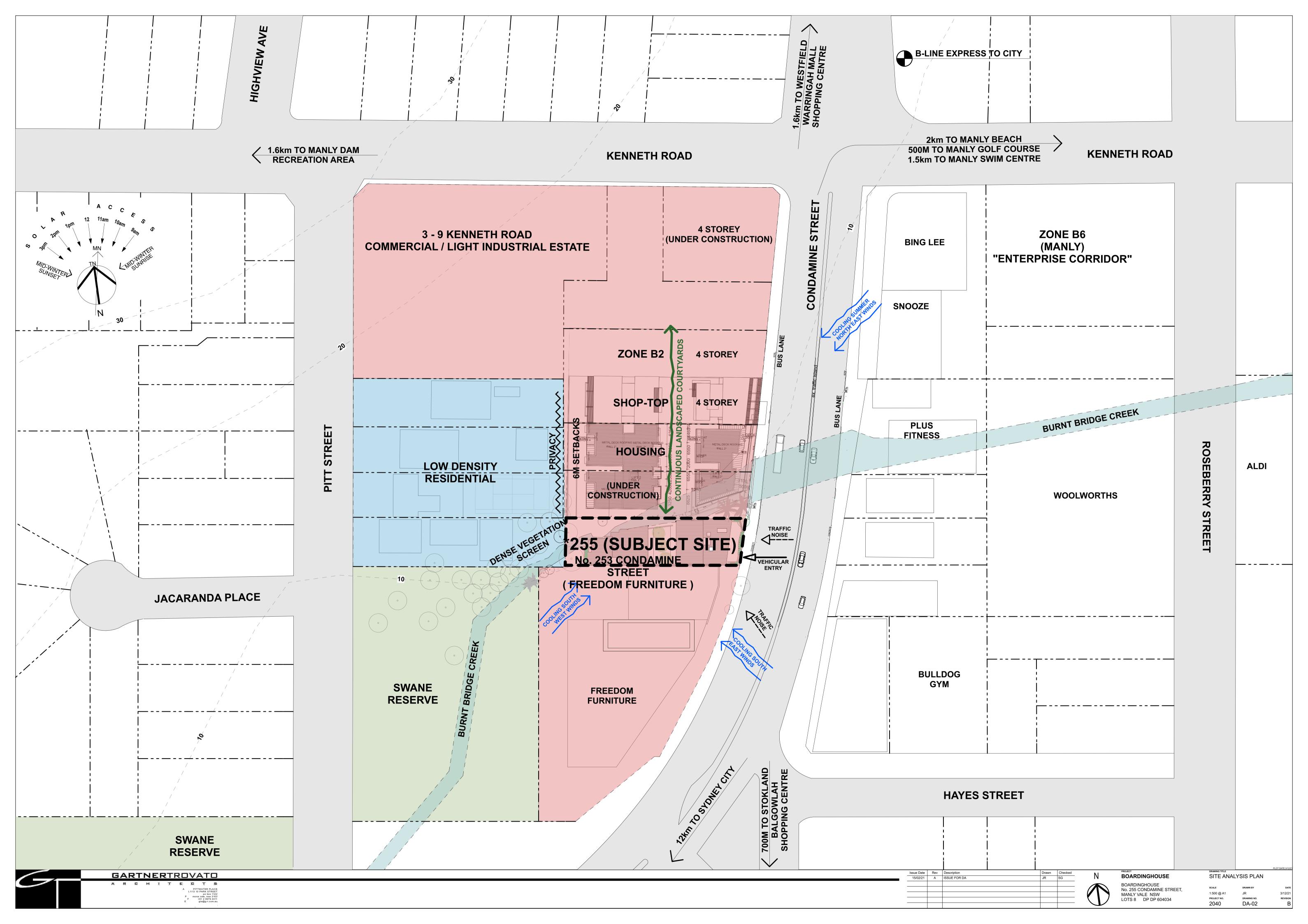
DRAWN BY DATE

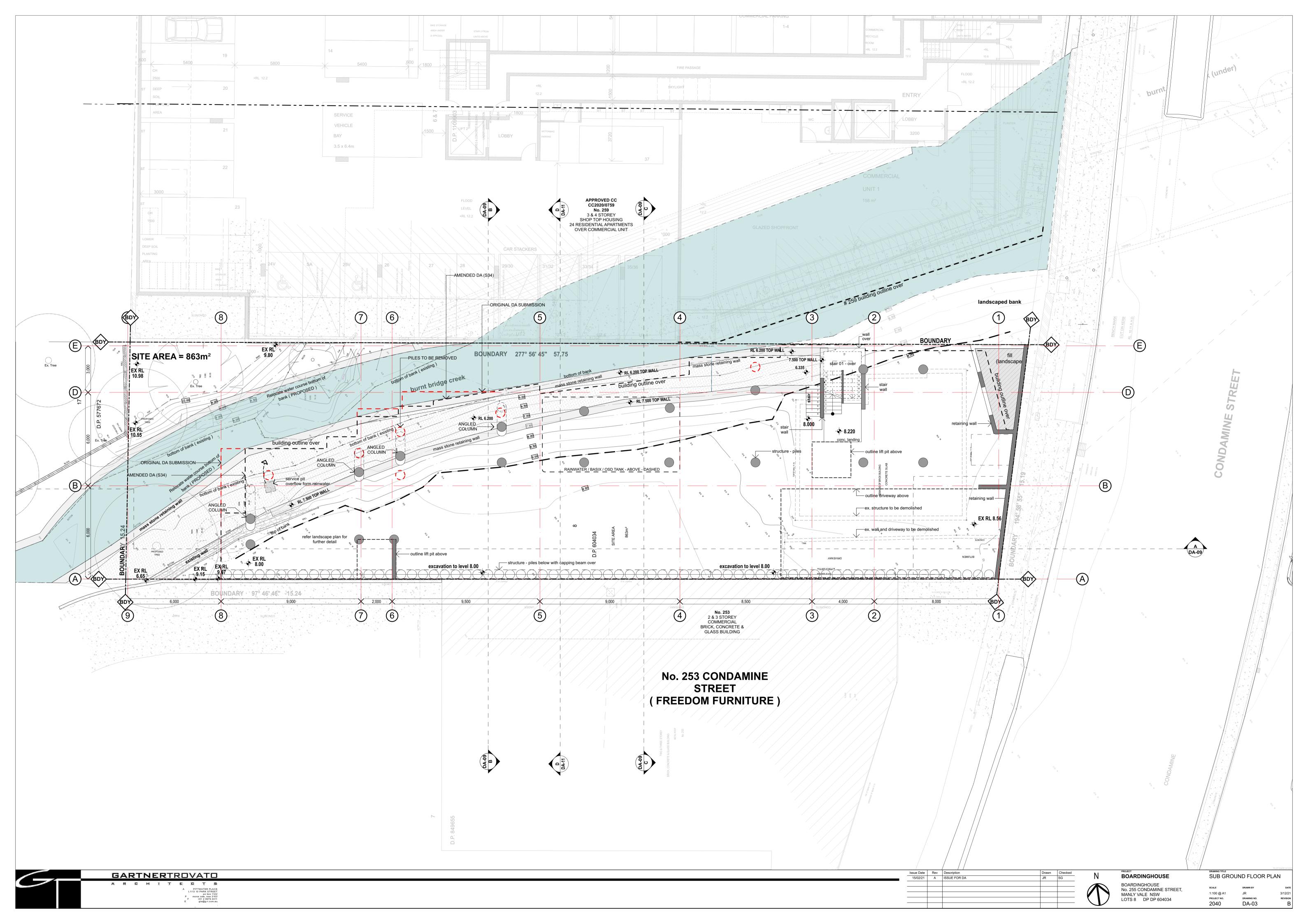
JR 3/12/21

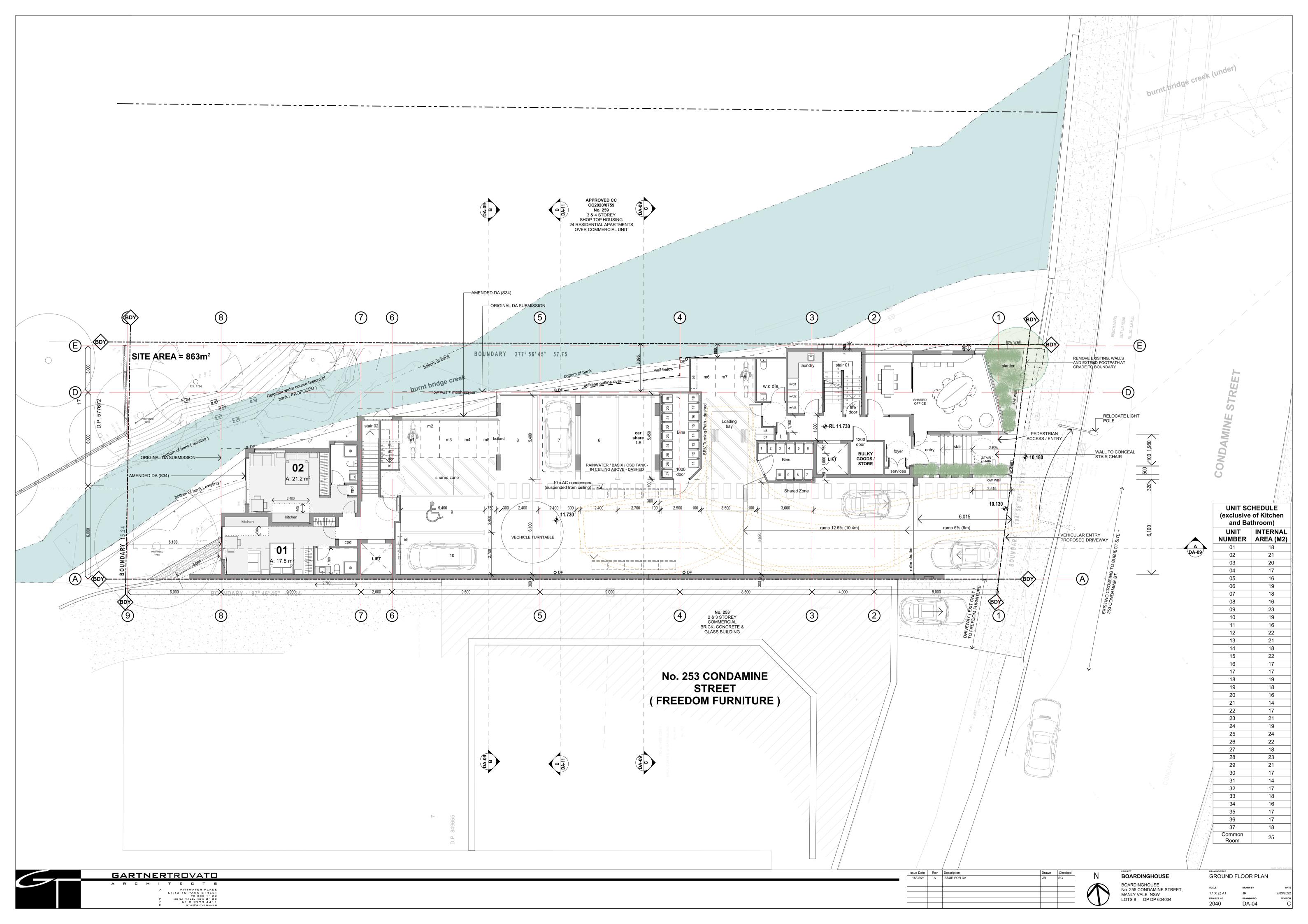
DRAWING NO. REVISION

DA-00 B

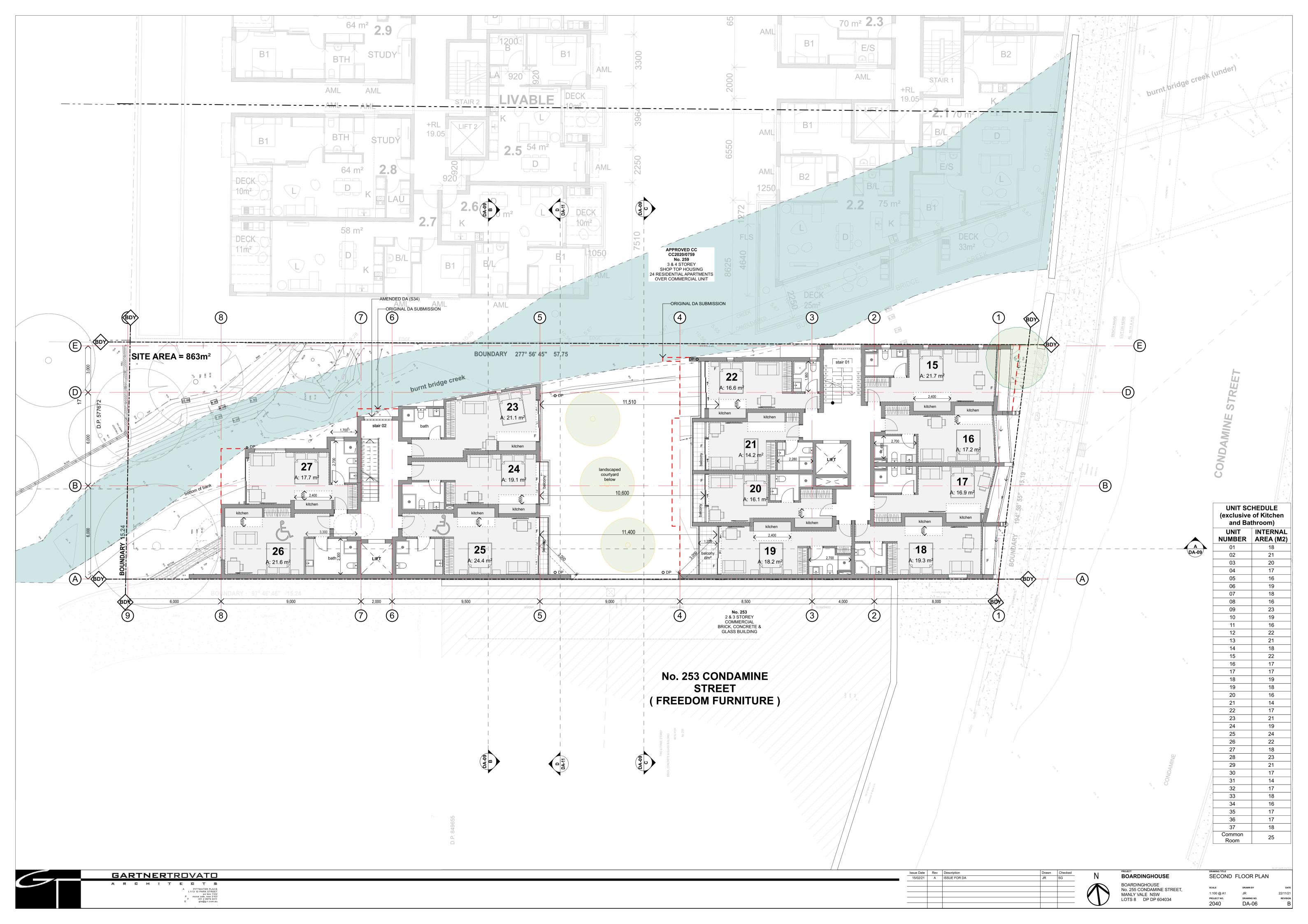




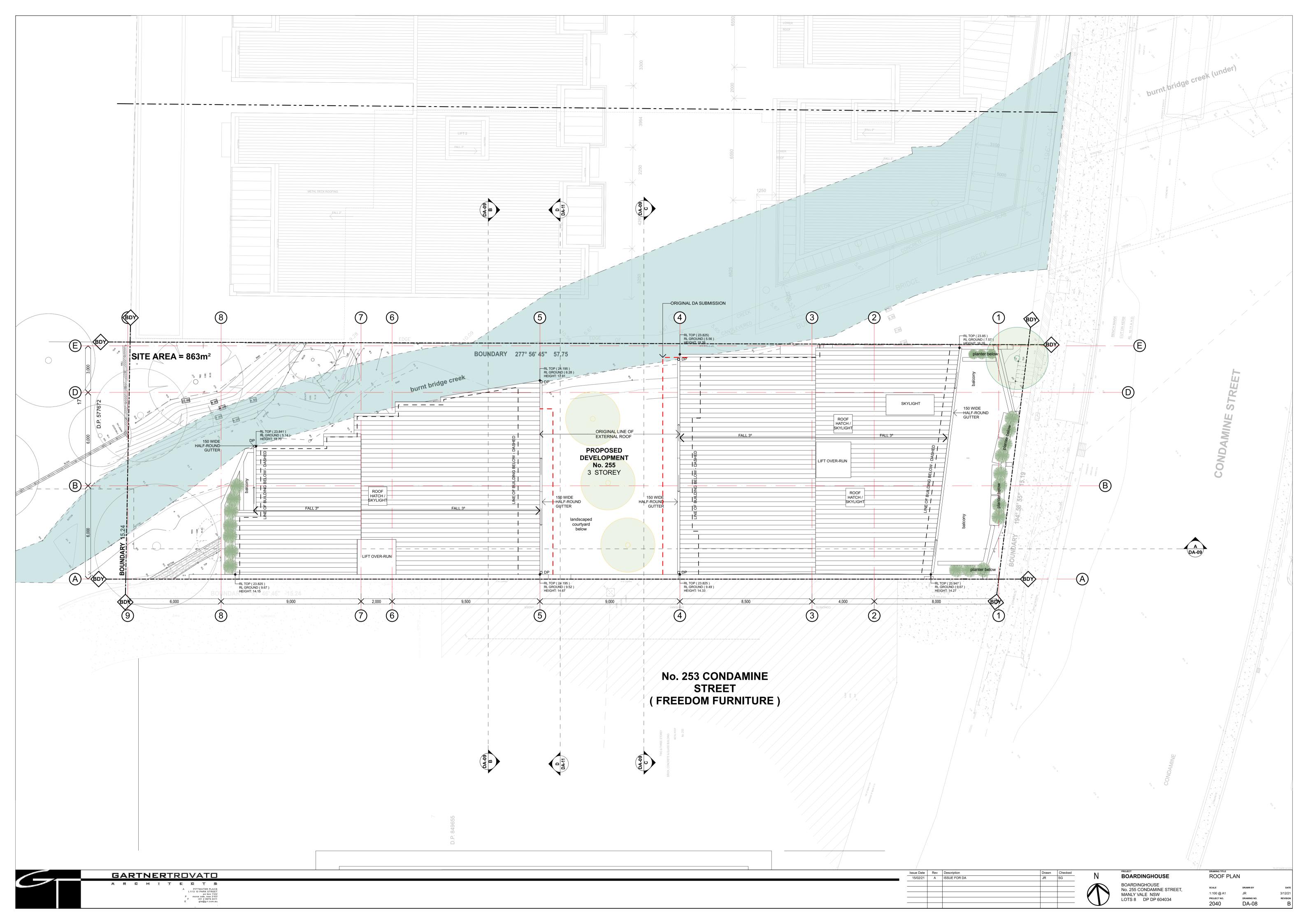


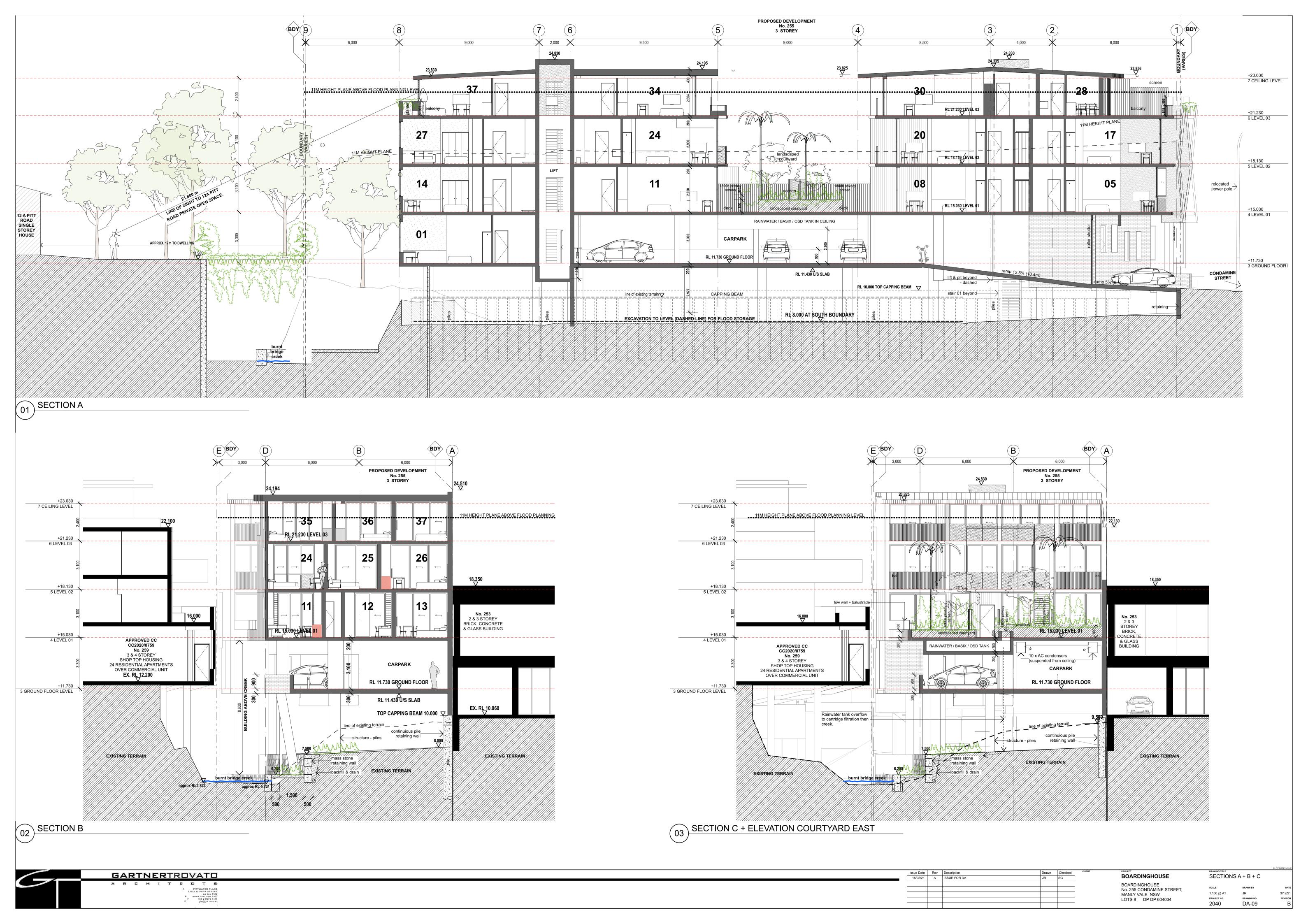


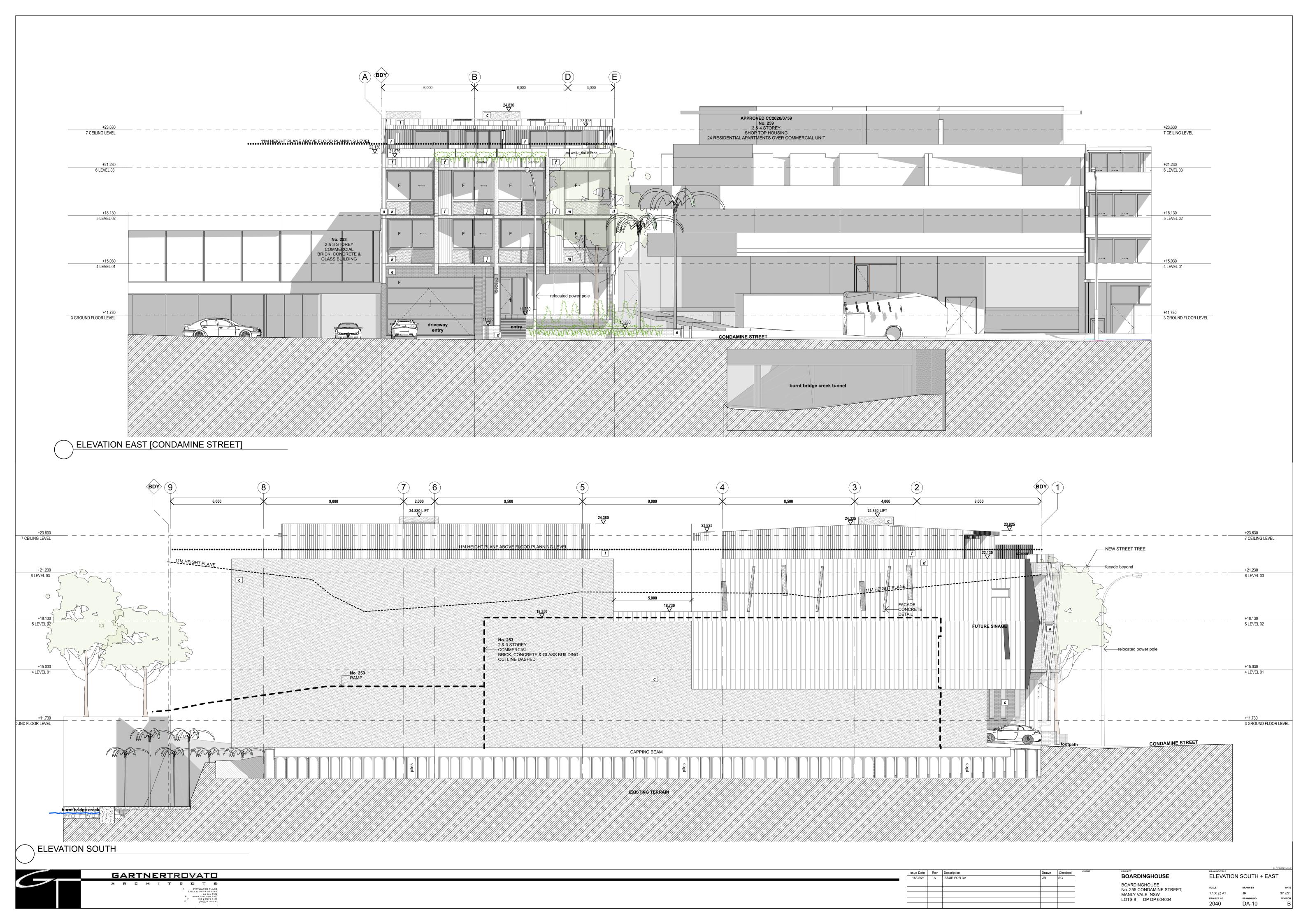


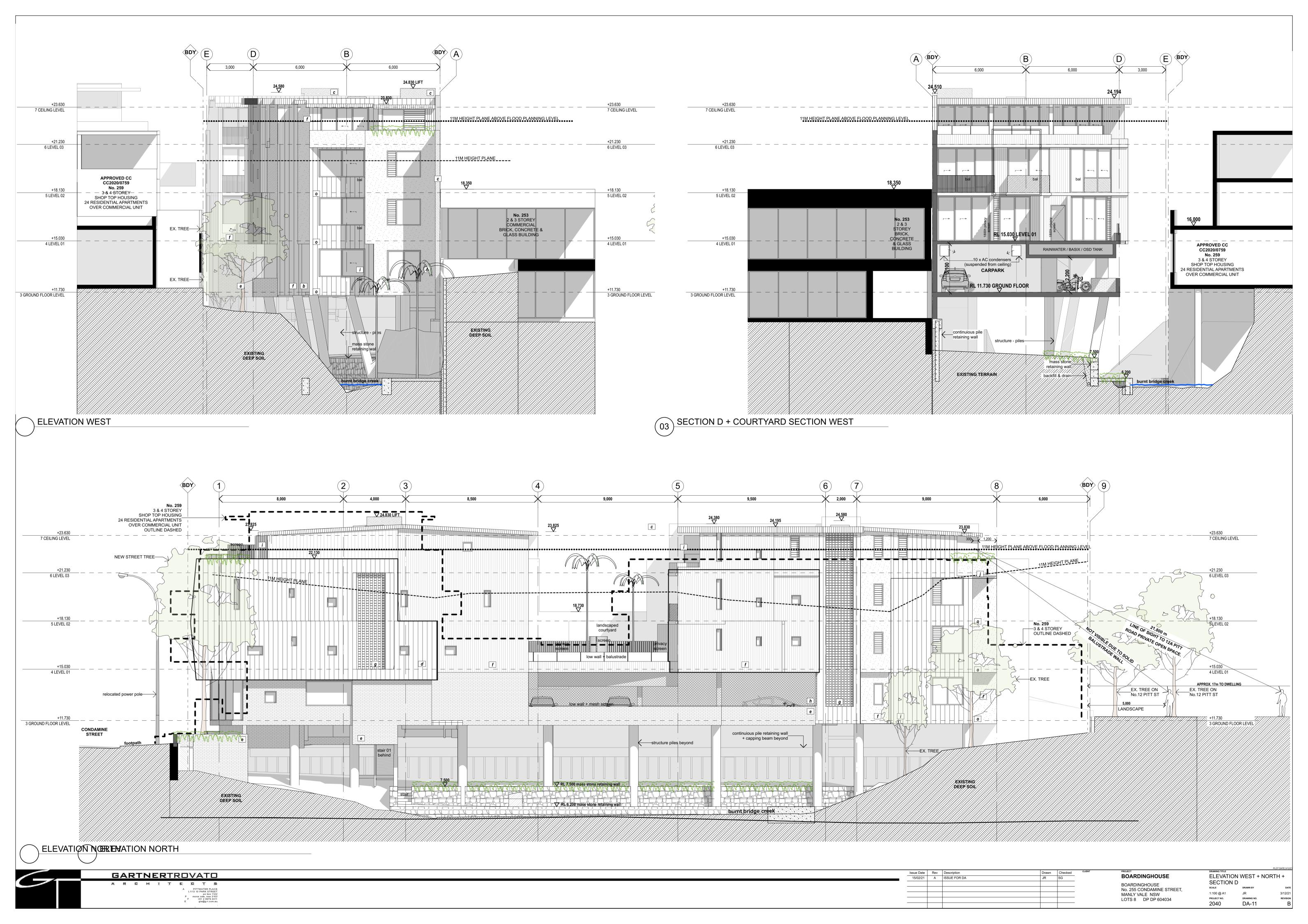


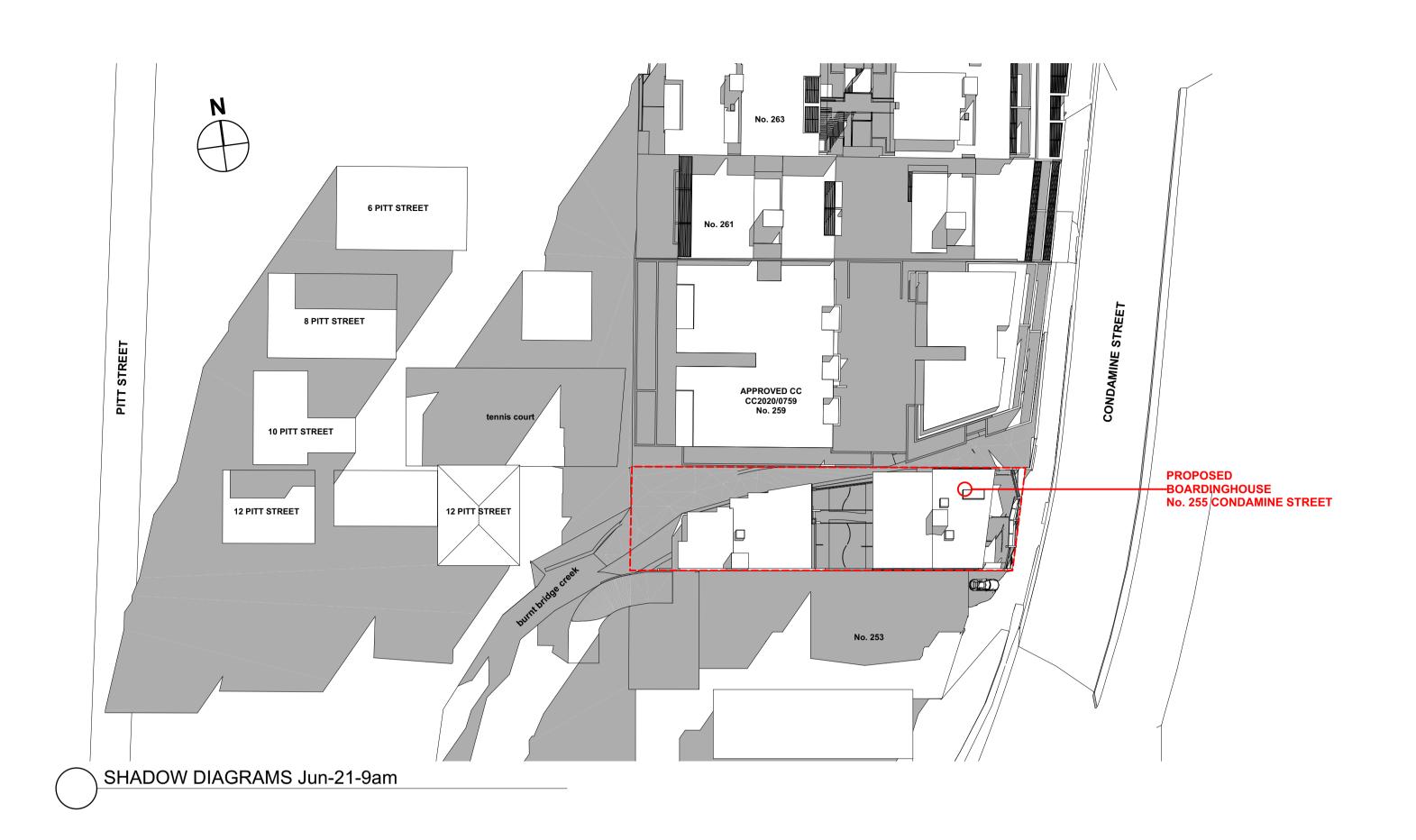


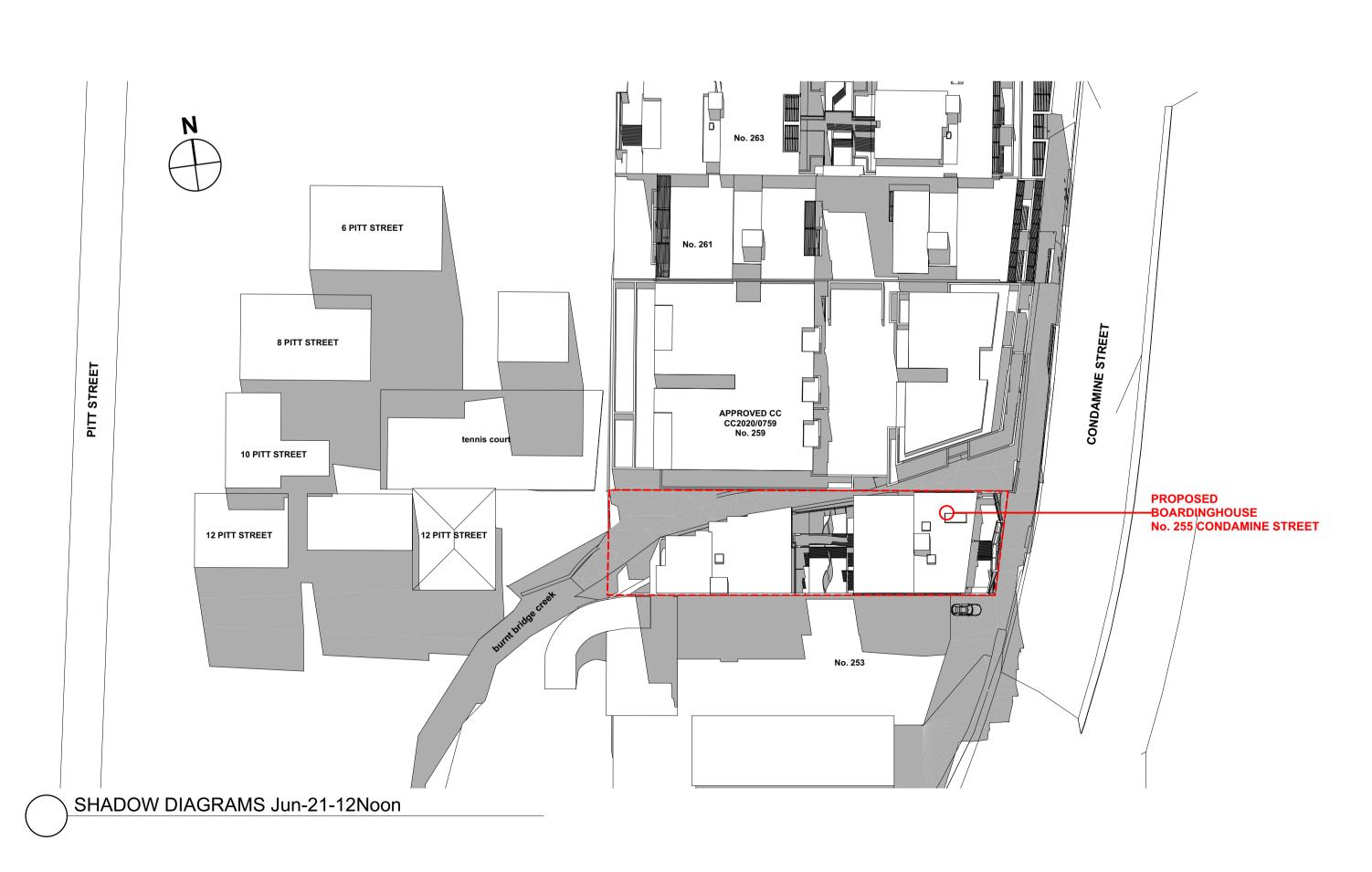


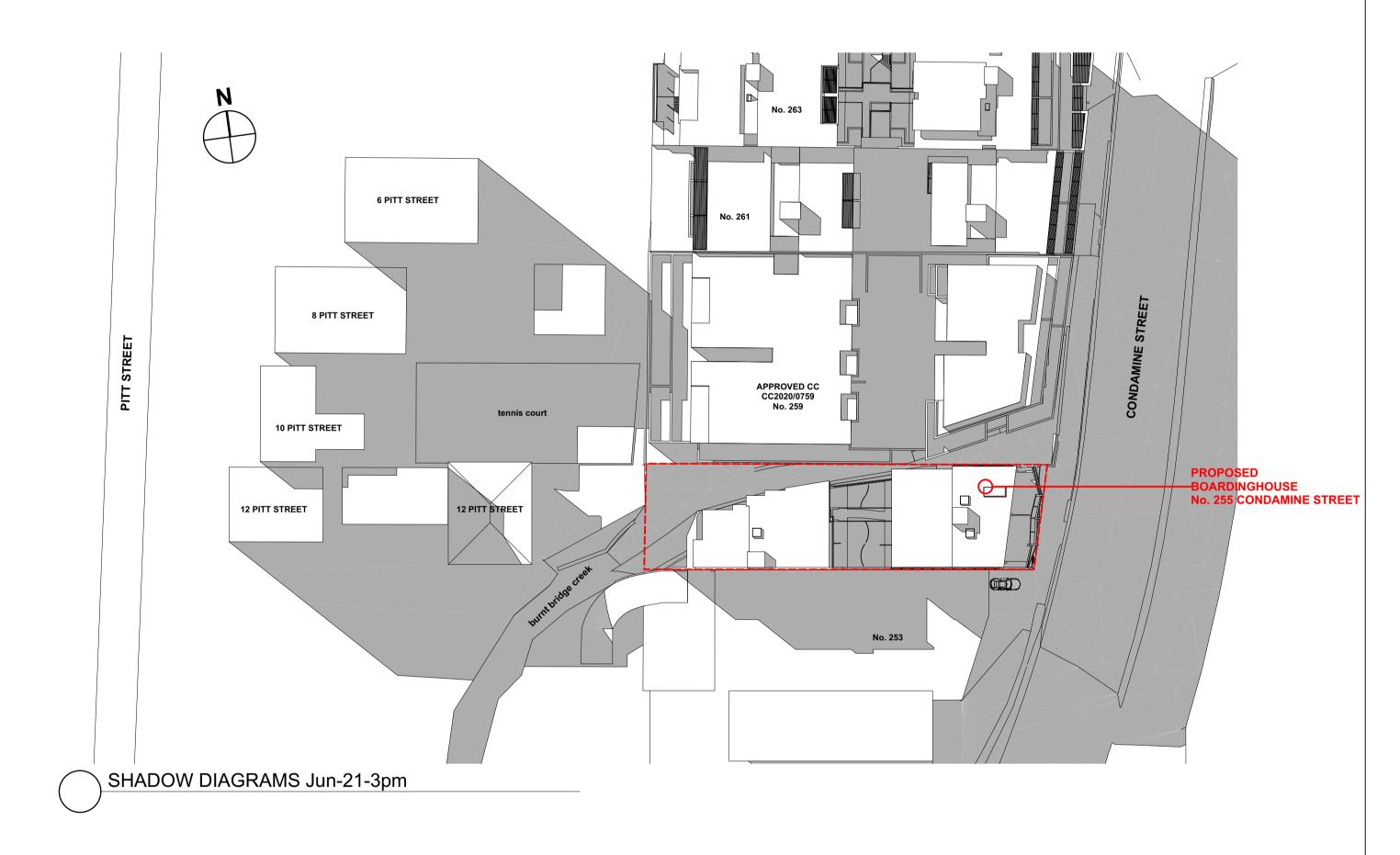












### **Certification of Shadow Diagrams**

I hearby certify that the shadow diagrams submitted with the proposal

a) are in accordance with the survey

b) indicate shadows cast at 9 am, 12 noon and 3 pm on 21 June & 21 December c) indicate shadows cast by existing structures

**SHADOW** 

**Sean Gartner** 

(Registered Architect #6072 NSW)



**BOARDINGHOUSE** BOARDINGHOUSE No. 255 CONDAMINE STREET, MANLY VALE NSW LOTS 8 DP DP 604034 SHADOW DIAGRAMS

**GARTNER**TROVATO

1:500 @ A1 project no. 2040

DA-12





CONDAMINE STREET VIEW B



**GARTNER**TROVATO A R C H I T E C T S A 47/90 MONA VALE ROAD PO 60X 1122 MONA VALE, NEW 2103 P +612 9979 4411 F +612 9979 4422 GTA@6-T.COM.AU CONDAMINE STREET VIEW D (ISSUE 20.09.21)



GARTNERTROVATO

A R C H I T E C T S

A 47/90 MONA VALE ROAD
PO BOX 1122
MONA VALE, ROW 2103
P +61 2 9979 4421
F +61 2 9979 4422
E GTA@6-1.COM.AU.

PERSPECTIVE VIEW B

DA-14

REVISION B

PROJECT NO. 2040

CONDAMINE STREET VIEW D (ISSUE 20.09.21)



GARTNERTROVATO

A R C H I T E C T S

A 47/90 MONA VALE ROAD
PO EGX 1122
MONA VALE, NEW 2103
P +61 2 9979 4411
F +61 2 9979 4422
E GTA@G-T.CDM.AU

Issue Date Rev Description Drawn Checked

16/02/21 A ISSUE FOR DA JR SG

BOARDINGHOUSE

BOARDINGHOUSE

BOARDINGHOUSE

No. 255 CONDAMINE STREET, MANLY N

NSW

LOT 8 DP.DP 604034

PROJECT

BOARDINGHOUSE

BOARDINGHOUSE

No. 255 CONDAMINE STREET, MANLY VALE

NSW

LOT 8 DP.DP 604034

PROJECT NO. DRAWING TITLE

DEAWN BY

Q A1 JR

3/12/21

PROJECT NO. DRAWING NO. REVISION

2040

DA-15

B



CONDAMINE STREET VIEW HIGH SE



CONDAMINE STREET VIEW HIGH NE



**GARTNER**TROVATO

A 47/90 MONA VALE ROAD FO BOX 1122 MONA VALE, NSW 2103 F +61 2 9979 4411 F +61 2 9979 4422 E GTA@G-T.COM.AU

 Issue Date
 Rev
 Description

 16/02/21
 A
 ISSUE FOR DA

PROJECT

BOARDINGHOUSE

BOARDINGHOUSE

No. 255 CONDAMINE STREET, MANLY VALE

NSW

(@ A1

PROJECT

DRAWING

BOARDINGHOUSE

O A2

PROJECT

O A2

O A2

O A2

O A2

O A2

O A2

O A3

O A3

O A4

O

PERSPECTIVE VIEW D PROJECT NO. 2040 DA-16 REVISION B





No. 259 COURTYARD

GARTNERTROVATO

A R C H I T E C T S

A 47/90 MONA VALE ROAD
PO 80X 1122
MONA VALE, NSW 21103
P +612 9979 4411
F +612 9979 4422
E GTA@6-T.COM.AU

Issue Date Rev Description

16/02/21 A ISSUE FOR DA

Drawn Checked

JR SG

BOARDINGHOUSE

BOARDINGHOUSE

BOARDINGHOUSE

No. 255 CONDAMINE STREET, MANLY VALE

NSW

LOT 8 DP.DP 604034

DRAWING

PER

SCALE

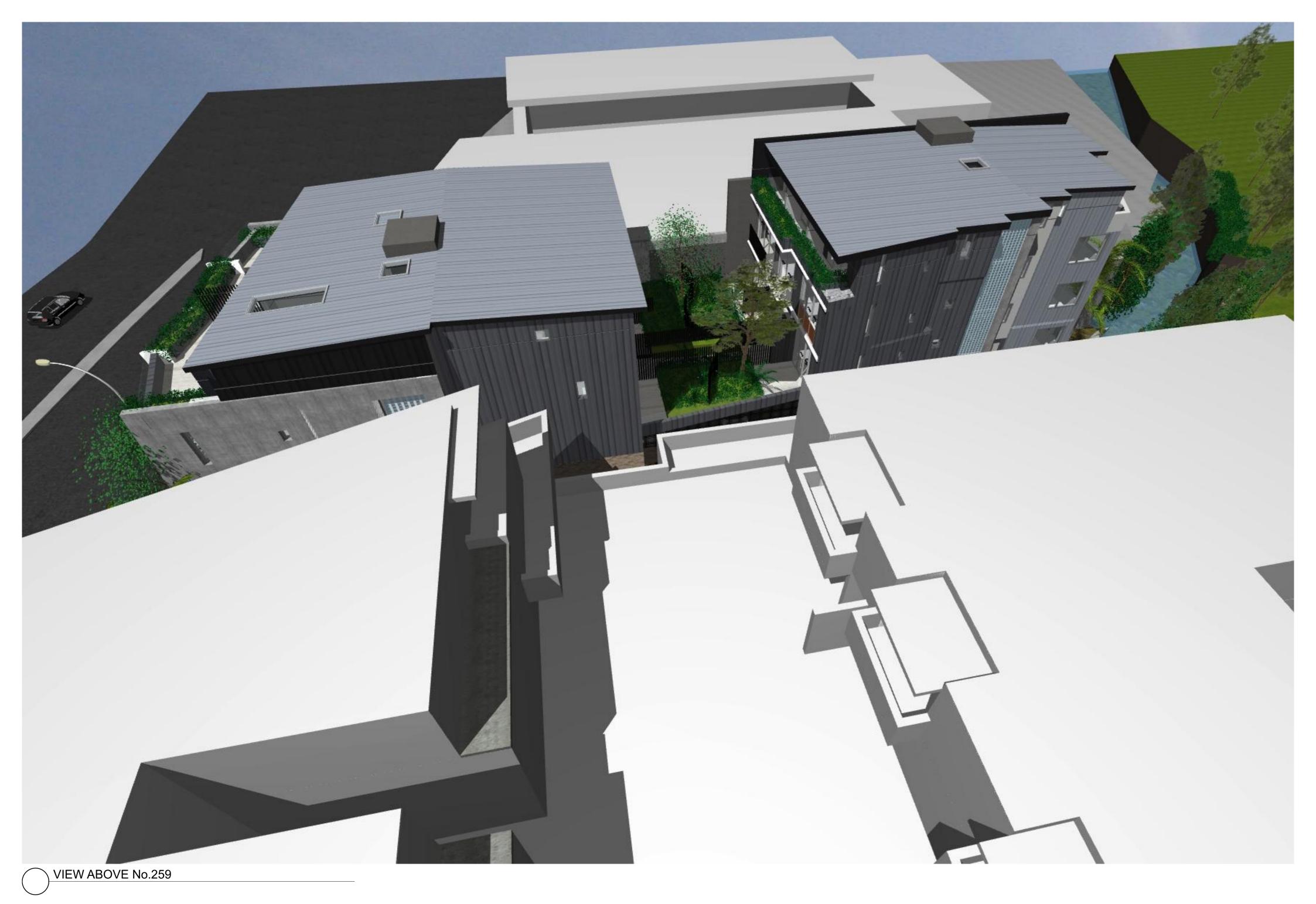
NSW

Q A1

DRAWING TITLE
PERSPECTIVE VIEW E

LE SCALE DRAWN BY PLOT DATE

@ A1 JR 3/12/21
PROJECT NO. DRAWING NO. REVISION
2040 DA-17 B





GARTNERTROVATO

A R C H I T E D T S

A 47/90 MONA VALE ROAD
PD 80X 1122
MONA VALE, NSW 2103
P + 61 2 9979 4411
F + 61 2 9979 4422
E GTA@G-T.CDM.AU

PROJECT

BOARDINGHOUSE

BOARDINGHOUSE

No. 255 CONDAMINE STREET, MANLY VALE

NSW

LOT 8 DP.DP 604034

PROJECT

DRAWING

SCALE

@ A1

PROJECT

DRAWING TITLE
PERSPECTIVE VIEW F

ALE SCALE DRAWN BY PLOT DATE

@ A1 JR 3/12/21
PROJECT NO. DRAWING NO. REVISION
2040 DA-18 B



No. 12 PITT STREET REAR GARDEN VIEW



REAR SITE VIEW





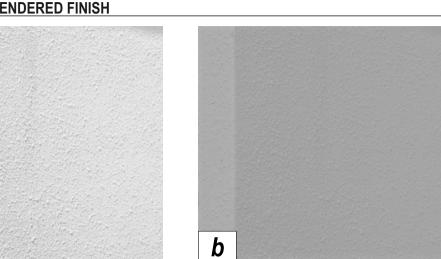
CONDAMINE STREET VIEW

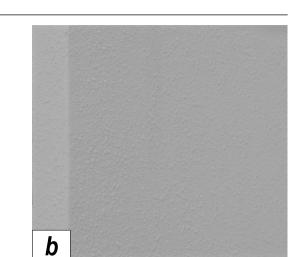


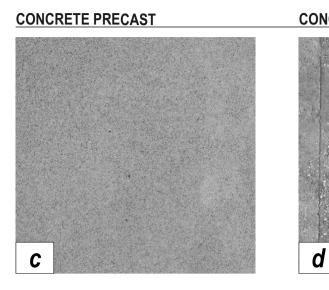
### EXTERIOR FINISHES LEGEND

- TEXTURED RENDER WITH PAINT FINISH EQUAL TO RESENE BARELY THERE
- B TEXTURED RENDER WITH PAINT FINISH EQUAL TO RESENE DOUBLE GRAVEL
- C CONCRETE WALL IN-SITU /PRECAST WALL NATURAL/GREY FINISH
- D PRECAST CONCRETE OFF-SHUTTER TIMBERBOARD FINISH
- RUSTIC BRICK 'RECYCLED LOOK'
- E EMBOSSED 'TIMBER LOOK' METAL CLADDING ON METAL FRAMING
- G GLASS BRICKS FIRE RATED H METAL MESH SCREEN - DARK GREY POWDERCOATED FINISH
- METAL DECK ROOFING COLOUR: COLORBOND WINDSPRAY
- $\cline{f U}$  LAMINATED GLASS COLOURBACK SPANDREL PANEL 'BLACK CORAL'

## TEXTURED RENDERED FINISH





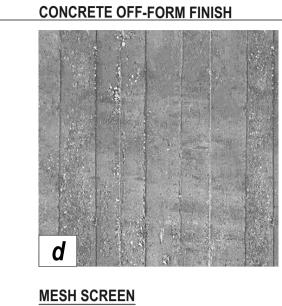


K LAMINATED GLASS COLOURBACK SPANDREL PANEL - 'OCHRE'

M LAMINATED GLASS COLOURBACK SPANDREL PANEL - 'SILVER'

O LAMINATED GLASS BALUSTRADE - TINTED DARK GREY

N EMBOSSED 'TIMBER LOOK' METAL CLADDING ON METAL FRAMING

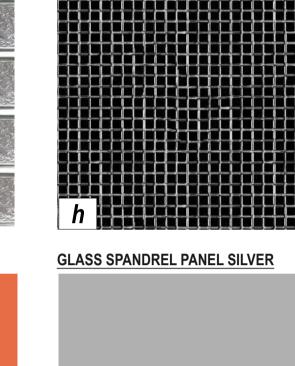


NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY









| **m** |





NORTH ELEVATION





|  |   | A | RT | N | ΕF | <b>?</b> T. | RC     | )V              | ΑΤ     |  |
|--|---|---|----|---|----|-------------|--------|-----------------|--------|--|
| CANADA STATE OF THE STATE OF TH | A | R | E  | н | 1  | T           | E.     | C               | T      | <b>S</b>                               |
|  |   |   |    |   |    |             | A<br>P | L1/13 10<br>mon | PARK S | TREET<br>ox 1122<br>sw 2103<br>79 4411 |

| Issue Date | Rev | Description  | Drawn | Checked |   |
|------------|-----|--------------|-------|---------|---|
| 15/02/21   | Α   | ISSUE FOR DA | JR    | SG      |   |
|            |     |              |       |         |   |
|            |     |              |       |         | / |
|            |     |              |       |         | V |
|            |     |              |       |         |   |

Gto Gazania tomentosa Silver gazania
Tja Trachelospermum jasminoides Star jasmine

Royal mantle Gazania

| J   | BOARDINGHOUSE                         |   |
|-----|---------------------------------------|---|
|     | BOARDINGHOUSE                         |   |
|     | No. 255 CONDAMINE ST                  | R |
| 1 ) | MANLY VALE NSW<br>LOTS 8 DP DP 604034 | 4 |

2040



|       |                                   | Spotted gum (medium   |                     |
|-------|-----------------------------------|-----------------------|---------------------|
| Cma   | Corymbia maculata ST1 "Lowanna"   | height cultivar)      | 10m (h) x 7m (w)    |
| Сс    | Corymbia citriodora               | Lemon scented gum     | 10m (h) x 7m (w)    |
| Eeu   | Elaeocarppus eumundi              | Bush quandong         | 8m (h) x 4m (w)     |
| Ere   | Elaeocarppus reticulatus          | Blueberry Ash         | 8m (h) x 4m (w)     |
| Gfe   | Glochidion ferdinandi             | Cheese tree           | 8m (h) x 5m (w)     |
| Hfo   | Howea Forsteriana                 | Kentia Palm           | 8m (h) x 4m (w)     |
| Sol   | Syzigium oleosum                  | Blue cherry           | 7m (h) x 4m (w)     |
| Lar   | Livistona Australis               | Cabbage Tree          | 7m (h) x 3m (w)     |
|       |                                   |                       |                     |
| Scree | n shrubs                          |                       |                     |
| Slu   | Syzigium luemanii                 | Small leaf lillypilly | 7m(h) X 3m(w)       |
| Sau   | Syzigium australe "Elegance" PBR  | Compact Lillypilly    | 2m (h) X 1.5m(w)    |
| Vod   | Viburnum odoratissimum            | Sweet Viburnum        | 3m (h) X 2m(w)      |
| Gwh   | Grevillea whiteana                | Moonlight             | 4m (h) X 2m (w)     |
|       |                                   |                       |                     |
| Small | shrubs                            |                       |                     |
| Aze   | Alpinia zerumbet                  | Shell ginger          | 1.5m (h) x 1.5m (w) |
| Ani   | Asplenium nidus                   | Birds nest fern       | 1m (h) x 1.5m (w)   |
| Вса   | Blechnum cartilagineum            | Gristle fern          | 1.5m (h) x 1.5m (w) |
| Bgi   | Blechnum gibbum                   | "Silver Lady" fern    | 1m (h) X 1m (w)     |
| Cal   | Correa alba                       | White correa          | 1m (h) X 1m (w)     |
| Cmi   | Clivea miniata                    | Kafir lily            | 0.5m (w) x 0.5m (h) |
| Cst   | Cordyline stricta                 | Slender palm lily     | 3m (h) x 1.5m (w)   |
| Dex   | Doryanthes excelsa                | Gymea lily            | 2m (h) x 2m (w)     |
| Dlo   | Dianella longifolia               | Flax lily             | 1m (h) X 1m (w)     |
| Lmu   | Liriope muscari "Evergreen Giant" | Giant turf lily       | 0.5m (w) x 0.5m (h) |
| Мсо   | Macrozamia communis               | Burrawang palm        | 1.5m (h) x 1.5m (w) |
| Pxa   | Philodendron "Xanadu"             | Dwarf philodendron    | 1m (h) X 1m (w)     |
| Sre   | Strelitzia reginae                | Bird of paradise      | 1m (h) X 1m (w)     |
| Tma   | Thsanolaena maxima                | Tiger grass           | 2.5m (h) x 1m (w)   |
| Wfa   | Westringia fruticosa              | Coast rosemary        | 1.5m (h) x 1.5m (w) |
| Rex   | Raphis Excelsia                   | Lady Palm             | 2m (h) x 2m (w)     |
| C     | Grevillea Mantle                  | Royal mantle          | 0.5m (h) x 2m (w)   |
| Gma   |                                   |                       |                     |

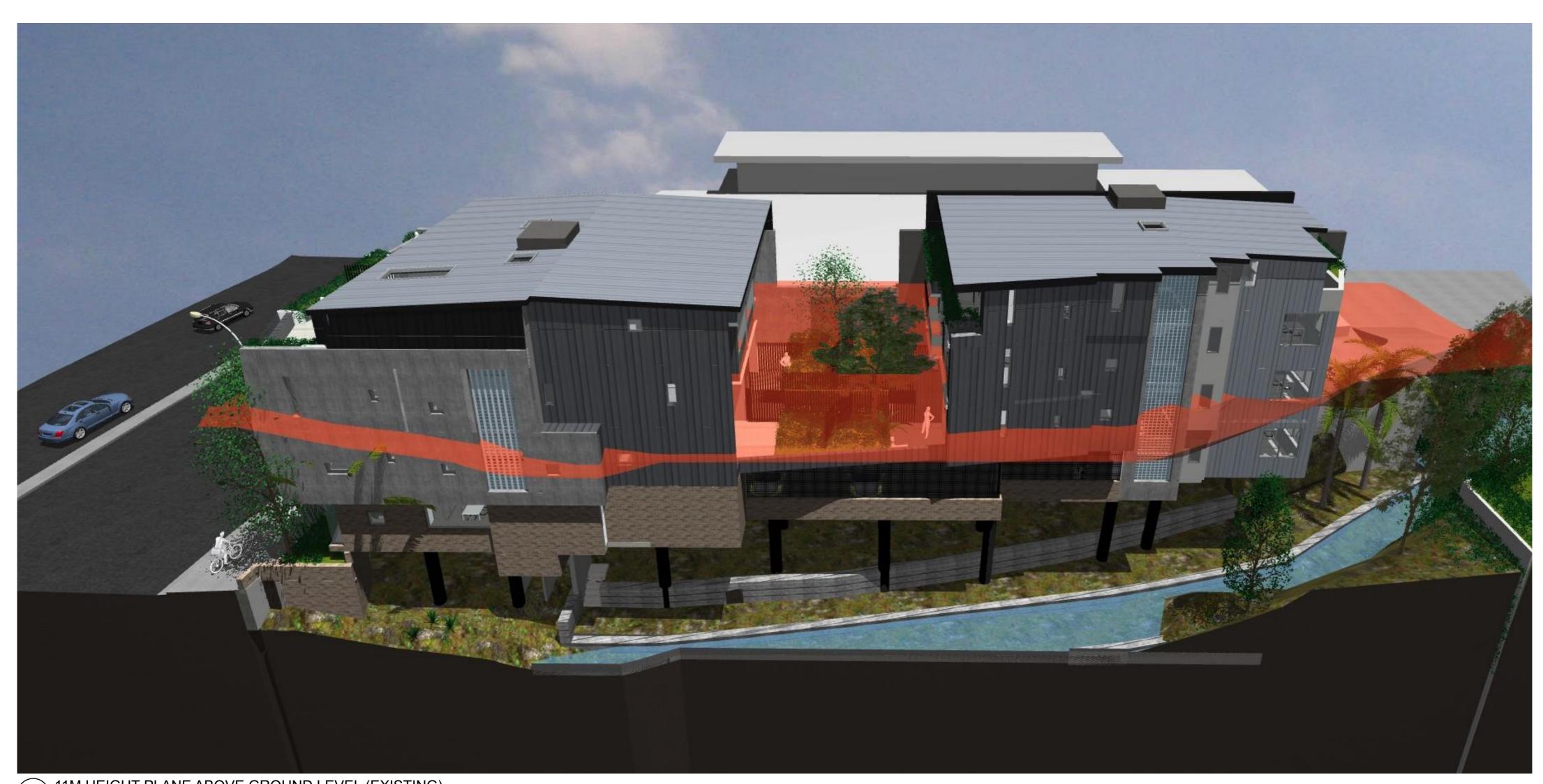
| Car                         | Crassula arborescens   | Blue money plant       | 1m (h) X 1m (w)    |
|-----------------------------|--|------------------------|--------------------|
| Cgl                         | Carpobrotus glaucescens  | Pig face               | 0.2m (h) x 1m (w)  |
| Dar                         | Dichondra argentea   | Silver falls dichondra | 0.1m (h) x 1.8m (w |
| Eel                         | Echeveria elegans  | Hen and chickens       | 0.1m (h) x 0.4m (w |
| Sse                         | Senecio serpens  | Blue chalk sticks      | 0.2m (h) x 1m (w)  |
|                             |  |                        |                    |
| Turf                        |  |                        |                    |
| · uii                       |  |                        |                    |
| Turf                        | Stenotaphrum secundatum  | Sir Walter Buffalo     |                    |
| _                           | Stenotaphrum secundatum  | Sir Walter Buffalo     |                    |
| Turf                        | Stenotaphrum secundatum  | Sir Walter Buffalo     |                    |
| Turf                        | '  | Sir Walter Buffalo     |                    |
| Turf<br><b>Mulch</b>        | and edging   | Sir Walter Buffalo     |                    |
| Turf<br><b>Mulch</b><br>WRG | and edging Washed river gravel mulch   | Sir Walter Buffalo     |                    |
| Turf<br>Mulch<br>WRG<br>CPM | and edging Washed river gravel mulch Cypress pine mulch                                | Sir Walter Buffalo     |                    |
| Turf<br>Mulch<br>WRG<br>CPM | n and edging  Washed river gravel mulch  Cypress pine mulch  Curved steel angle edging | Sir Walter Buffalo     |                    |
| Mulch<br>WRG<br>CPM<br>CSA  | n and edging  Washed river gravel mulch  Cypress pine mulch  Curved steel angle edging |                        |                    |

|  | G | Al | RT | N | ΕF | <b>2</b> T I | ₹⊏ | JVΑ                  |
|--|---|----|----|---|----|--------------|----|----------------------|
| DANGE OF THE PARTY | A | R  | G  | н | 1  | <b>T</b>     | E  | C                    |
|  |   |    |    |   |    |              | Α  | PITTW.<br>L1/13 10 P |
|  |   |    |    |   |    |              | Р  | mona v               |

| ls | sue Date | Rev | Description  | Drawn | Checked |  |
|----|----------|-----|--------------|-------|---------|--|
|    | 15/02/21 | Α   | ISSUE FOR DA | JR    | SG      |  |
|    |          |     |              |       |         |  |
|    |          |     |              |       |         |  |
|    |          |     |              |       |         |  |
|    |          |     |              |       |         |  |

|     | PROJECT             |
|-----|---------------------|
| N   | BOARDINGHOUSI       |
|     | BOARDINGHOUSE       |
|     | No. 255 CONDAMINE S |
|     | MANLY VALE NSW      |
| 1 / | LOTS 8 DP DP 6040   |

|               |             | PLOT DATE:3 |
|---------------|-------------|-------------|
| DRAWING TITLE |             |             |
| LANDSCAPE     | E PLAN :    | - FIRST +   |
| SECOND FL     | OOR         |             |
| SCALE         | DRAWN BY    | D           |
| 1:100 @ A1    | JR          | 3/12/       |
| PROJECT NO.   | DRAWING NO. | REVIS       |
|               |             |             |



11M HEIGHT PLANE ABOVE GROUND LEVEL (EXISTING)



11M HEIGHT PLANE ABOVE FLOOD PLANNING LEVEL (FPL)



**GARTNERTROVATO** A 47/90 MONA VALE ROAD FO BOX 11/22 MONA VALE, NSW 21/03 F +61/2 99/79 44/11 F +61/2 99/79 44/22 E GTA@G-T.COM.AU

 Issue Date
 Rev
 Description

 16/02/21
 A
 ISSUE FOR DA

Drawn Checked
JR SG BOARDINGHOUSE BOARDINGHOUSE PERS

No. 255 CONDAMINE STREET, MANLY VALE

NSW

LOT 8 DP.DP 604034

PROJECTN

OCCUPANT

OCCUPANT

DESCRIPTION

PROJECTN

OCCUPANT

OCCUPANT

DESCRIPTION

OCCUPANT

OCCUPANT

DESCRIPTION

OCCUPANT

OCCU

PLOT DATE

3/12/21

REVISION B



CONDAMINE STREET VIEW

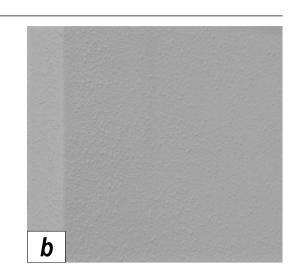


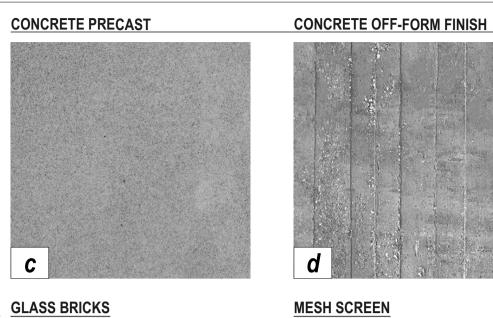
### EXTERIOR FINISHES LEGEND

- TEXTURED RENDER WITH PAINT FINISH EQUAL TO RESENE BARELY THERE
- B TEXTURED RENDER WITH PAINT FINISH EQUAL TO RESENE DOUBLE GRAVEL
- C CONCRETE WALL IN-SITU /PRECAST WALL NATURAL/GREY FINISH
- D PRECAST CONCRETE OFF-SHUTTER TIMBERBOARD FINISH
- RUSTIC BRICK 'RECYCLED LOOK'
- E EMBOSSED 'TIMBER LOOK' METAL CLADDING ON METAL FRAMING
- G GLASS BRICKS FIRE RATED H METAL MESH SCREEN - DARK GREY POWDERCOATED FINISH
- METAL DECK ROOFING COLOUR: COLORBOND WINDSPRAY
- $\cline{f U}$  LAMINATED GLASS COLOURBACK SPANDREL PANEL 'BLACK CORAL'

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY





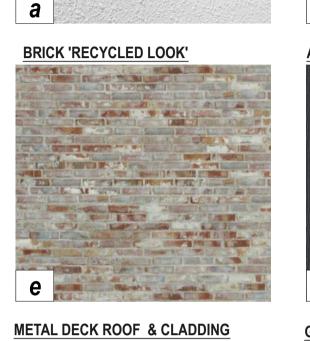


K LAMINATED GLASS COLOURBACK SPANDREL PANEL - 'OCHRE'

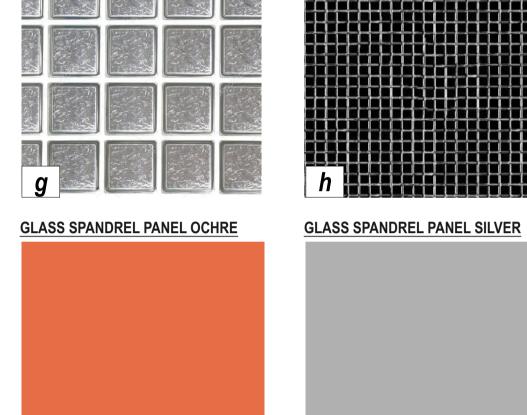
M LAMINATED GLASS COLOURBACK SPANDREL PANEL - 'SILVER'

O LAMINATED GLASS BALUSTRADE - TINTED DARK GREY

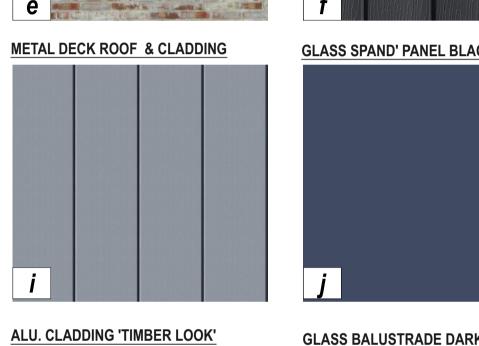
N EMBOSSED 'TIMBER LOOK' METAL CLADDING ON METAL FRAMING







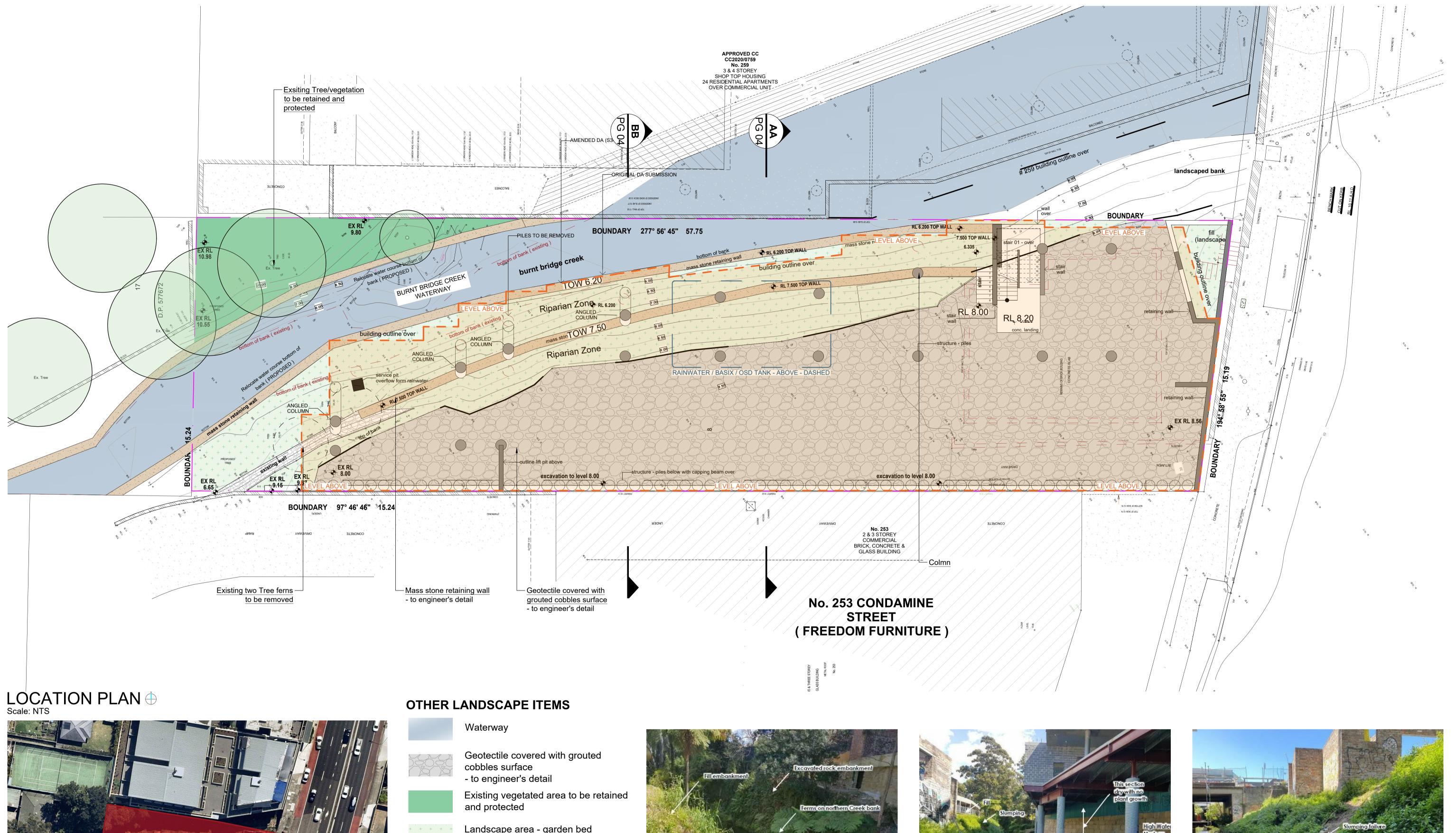
| **m** |





NORTH ELEVATION







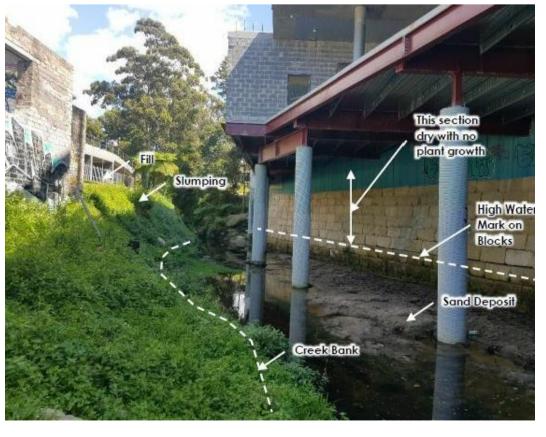
Landscape area - garden bed preparation and landscape plan

Mass stone retaining wall - to engineer's detail

Trees proposed to be removed and replaced with new landscaping

Existing trees proposed to be retained and protected





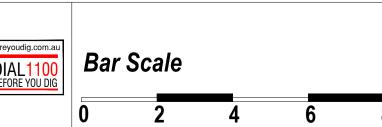


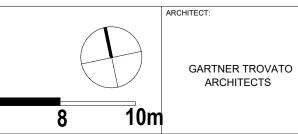
| GENERAL NOTE:   |  |
|---|--|
| Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.  © Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630) This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the convinction over | If s<br>wh<br>you<br>for<br>The<br>Sul<br>agr<br>wit |
|   |  |

If so, Conzept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.

These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such navneotes are not made following the portification period







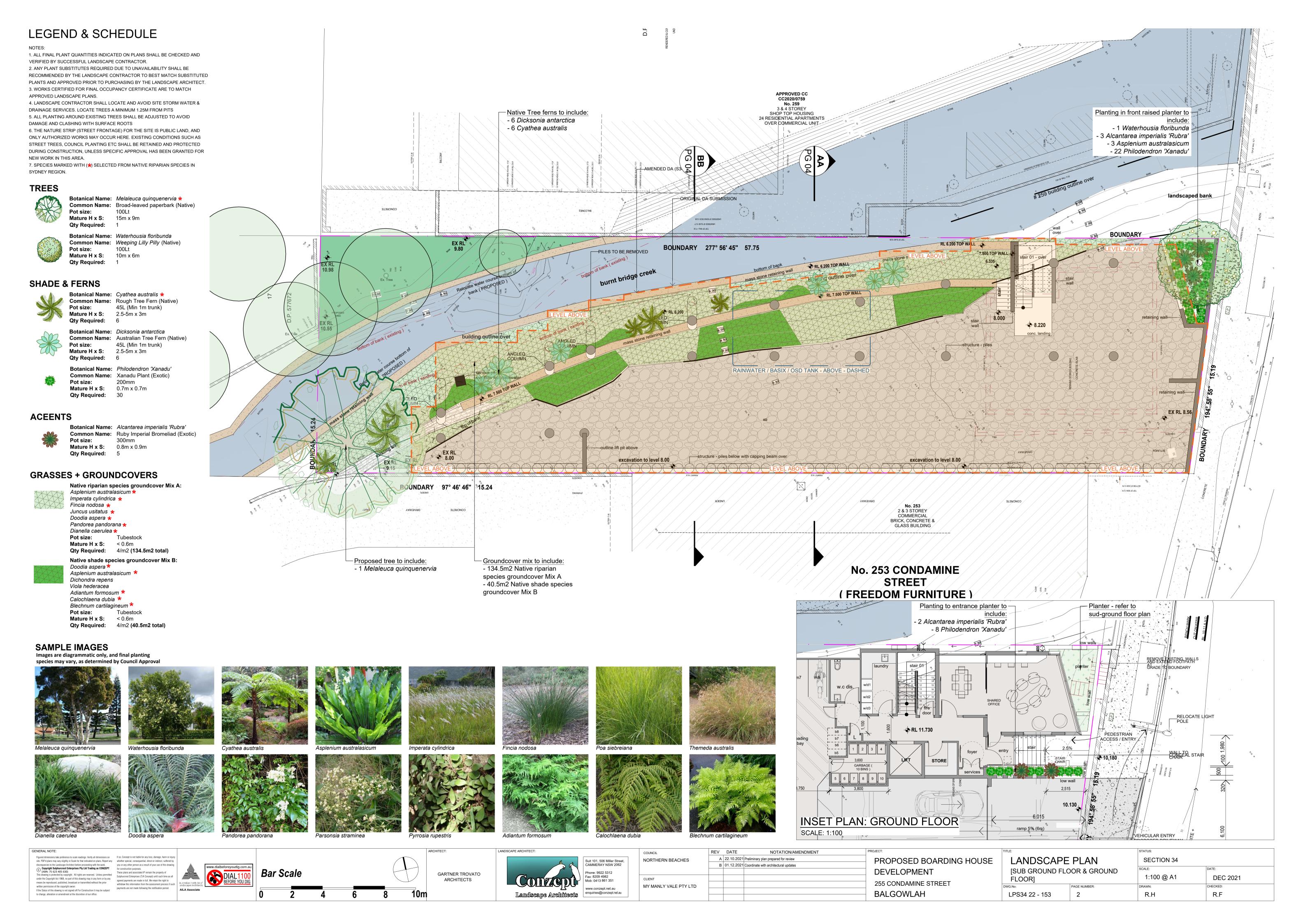
| LANDSCAPE ARCHITECT:          |
|-------------------------------|
| Conzept  Landscape Architecte |
|                               |

|   | Suit 101, 506 Miller Street,<br>CAMMERAY NSW 2062       |  |
|---|---|--|
|   | Phone: 9922 5312<br>Fax: 8209 4982<br>Mob: 0413 861 351 |  |
| s | www.conzept.net.au<br>enquiries@conzept.net.au          |  |

| COUNCIL               | REV | DATE       | NOTATION/AMENDMENT                    | PRO |
|-----------------------|-----|------------|---------------------------------------|-----|
| NORTHERN BEACHES      | Α   | 22.10.2021 | Preliminary plan prepared for review  |     |
|                       | В   | 01.12.2021 | Coordinate with architectural updates |     |
|                       |     |            |                                       |     |
| CLIENT                |     |            |                                       |     |
| MY MANLY VALE PTY LTD |     |            |                                       |     |
|                       |     |            |                                       | 1   |
|                       |     |            |                                       | 1   |

| 1.1.002011              |
|-------------------------|
| PROPOSED BOARDING HOUSE |
| DEVELOPMENT             |
| 255 CONDAMINE STREET    |
| BALGOWLAH               |

| HARDSCAPE                 | / SITE PLAN  | SECTION 34    |                 |  |
|---------------------------|--------------|---------------|-----------------|--|
|                           |              | 1:100 @ A1    | DEC 2021        |  |
| DWG.No:<br>LPS34 22 - 153 | PAGE NUMBER: | DRAWN:<br>R.H | CHECKED:<br>R.F |  |



## **LEGEND & SCHEDULE**

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.

2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT. 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH

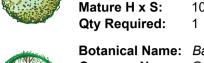
APPROVED LANDSCAPE PLANS 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID

6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

### **TREES**



**Botanical Name:** Waterhousia floribunda Common Name: Weeping Lilly Pilly (Native) Pot size: Mature H x S: 10m x 6m



DAMAGE AND CLASHING WITH SURFACE ROOTS

Botanical Name: Backhousia myrtifolia Common Name: Grey Myrtle (Native) Pot size: **Mature H x S:** 4-6m x 2-4m **Qty Required:** 

### SHRUBS AND HEDGES



Botanical Name: Callistemon 'Better John' Common Name: Better John Bottlebrush (Native) Pot size: 200mm

Mature H x S:  $1m \times 0.9m$ Qty Required:

Botanical Name: Banksia 'Birthday Candles' Common Name: Banksia Birthday Candles (Native) Pot size: 200mm

**Mature H x S:** 0.6m x 0.9m Qty Required:

### **ACCENT PLANTS**



**Botanical Name:** Cycas revoluta Common Name: Sago Palm (Native) Pot size: Mature H x S: 3m x 3m Qty Required:

Botanical Name: Zamia furfuracea Common Name: Cardboard Palm (Exotic) Pot size:

**Mature H x S:** 1m x 1.25m Qty Required: Botanical Name: Phormium tenax 'Purpureum' Common Name: New Zealand Flax (Exotic) 300mm Pot size: **Mature H x S:** 0.9m x 0.9m

200mm

Qty Required: Botanical Name: Russelia equisetiformis Common Name: Firecracker (Exotic) **Mature H x S:** 1m x 1.2m Qty Required: 12

Botanical Name: Philodendron 'Xanadu' Common Name: Xanadu Plant (Exotic) Pot size: 200mm  $0.7m \times 0.7m$ Mature H x S: **Qty Required:** 29

## **GRASSES + GROUNDCOVERS**

Qty Required: 7/m2 (1.8m2 total)

Botanical Name: Carpobrotus 'Aussie Rambler' Common Name: Aussie Rambler Pigface (Native) Pot size: 140mm Mature H x S: 0.25m x spreading

**Botanical Name:** Dichondra argentea 'Silver Falls' Common Name: Silver Falls Dichondra (Exotic) Pot size:

Mature H x S: 0.15m x spreading Qty Required: 9/m2 (2.7m2 total) **Botanical Name:** Trachelospermum Jasminoides **Common Name:** Star Jasmine (Exotic) Pot size:

140mm

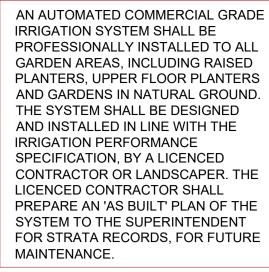
Qty Required: 5/m2 (6.0m2 total) Botanical Name: Sanseveria trifasciata **Common Name:** Snake Plant (Exotic) Pot size: **Mature H x S:** 0.8m x 0.5m Qty Required: 5/m2 (7.6m2 total)

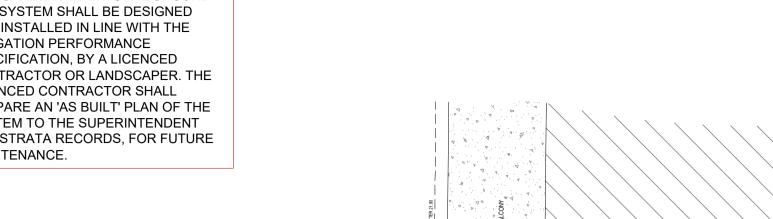
**Mature H x S:** 0.3m x 0.6m

Botanical Name: Spathiphyllum Peace Lily Common Name: Peace Lily (Native) Pot size: **Mature H x S:** 0.4m x 0.5m Qty Required: 7/m2 (8.2m2 total) Botanical Name: Loropetalum chinense 'Purple Pixie'

Common Name: Purple Pixie (Exotic) Pot size:

**Mature H x S:** 0.5m x 0.8m Qty Required: 5/m2 (12.4m2 total)







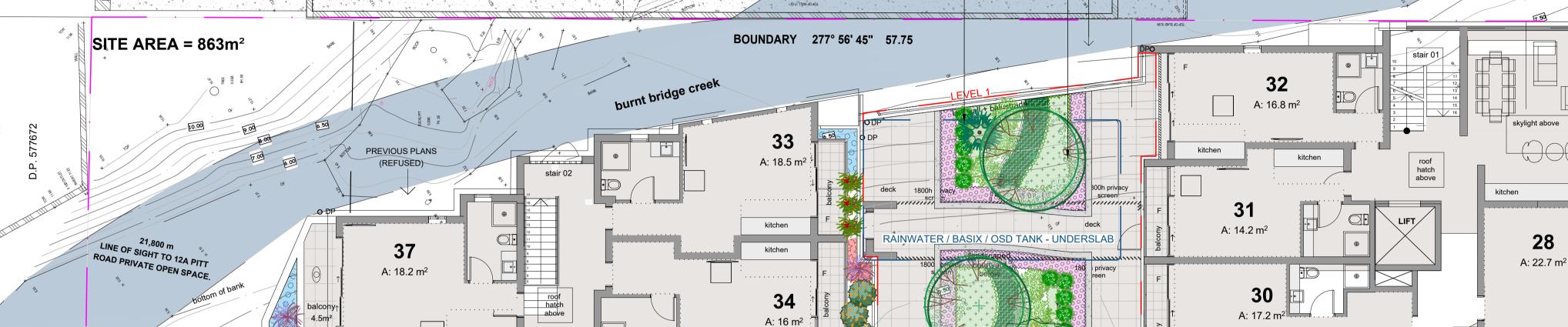


- 2 Backhousia myrtifolia - 17 Philodendron 'Xanadu - 7.6m2 Sanseveria trifasciata

APPROVED CC 3 & 4 STOREY SHOP TOP HOUSING RESIDENTIAL APARTMENTS **OVER COMMERCIAL UNIT** 

-ORIGINAL DA SUBMISSION

Shade tolerant planting in raised planter on level 3 to include: - 5 Philodendron 'Xanadu'



35

BOUNDARY 97° 46' 46" \$15.24

Mass planting in raised planter on level 3 to include - 3 Banksia 'Birthday Candles' - 3 Russelia equisetiformis - 1 Phormium tenax 'Purpureum' - 1.3m2 Dichondra argentea 'Silver Falls'

Mass planting in raised planter on level 3 -- 3 Callistemon 'Better John' - 3 Banksia 'Birthday Candles' - 3 Russelia equisetiformis - 2 Phormium tenax 'Purpureum'

- 1.2m2 Carpobrotus 'Aussie Rambler'

- 0.8m2 Dichondra argentea 'Silver Falls'

GLASS BUILDING Soil to be mounded to 1000mm around Waterhousia floribunda to provide enough soil for tree growth

No. 253 CONDAMINE STREET (FREEDOM FURNITURE

/2 & 3/STOREY

BRICK, CONCRETE &

Shade tolerant planting in raised planter on level 3 to include: - 7 Philodendron 'Xanadu'

> Mass planting in raised planter on level 3 to include: - 6 Russelia equisetiformis - 2 Phormium tenax 'Purpureum' - 0.6m2 Carpobrotus 'Aussie Rambler'

- 0.6m2 Dichondra argentea 'Silver Falls'

22.5m<sup>2</sup>

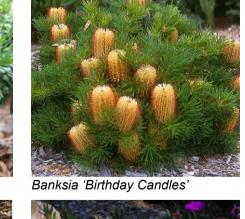
1800h privacy

## SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval







ARCHITECTS













**29** 

A: 21 m<sup>2</sup>



### LÁNDSCÁPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

### This plan has been prepared for Section 34 approval only, not for construction.

This plan has been prepared with reference to NORTHERN BEACHES Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (acceptable for BASIX planting).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

NORTHERN BEACHES approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.

Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630) means be reproduced, published, broadcast or transmitted without the prior

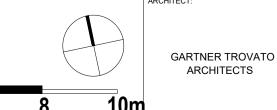
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawin (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any any company of the copyright Act 1968, no part of this drawing may in any form or by any any company of the copyright Act 1968, no part of this drawing may in any form or by any any company of the copyright Act 1968, no part of this drawing may in any form or by any company of the copyright Act 1968, no part of this drawing may in any form or by any copyright. All rights are reserved. Unless permitted and the copyright Act 1968, no part of this drawing may in any form or by any copyright. All rights are reserved. Unless permitted and the copyright Act 1968, no part of this drawing may in any form or by any copyright. All rights are reserved. Unless permitted and the copyright Act 1968, no part of this drawing may in any form or by any copyright. All rights are reserved. Unless permitted and the copyright Act 1968, no part of this drawing may in any form or by any copyright. All rights are reserved. Unless permitted and the copyright Act 1968, no part of this drawing may in any form or by any copyright. All rights are reserved. Unless permitted and the copyright Act 1968, no part of this drawing may be a copyright. All rights are reserved. The copyright Act 1968, no part of this drawing may be a copyright. All rights are reserved. The copyright Act 1968, no part of this drawing may be a copyright. All rights are reserved. The copyright Act 1968, no part of this drawing may be a copyright and the copyright Act 1968, no part of this drawing may be a copyright. All rights are reserved. The copyright act 1968, no part of the c withdraw this information from the assessment product payments are not made following the notification period. to change, alteration or amendment at the discretion of our office













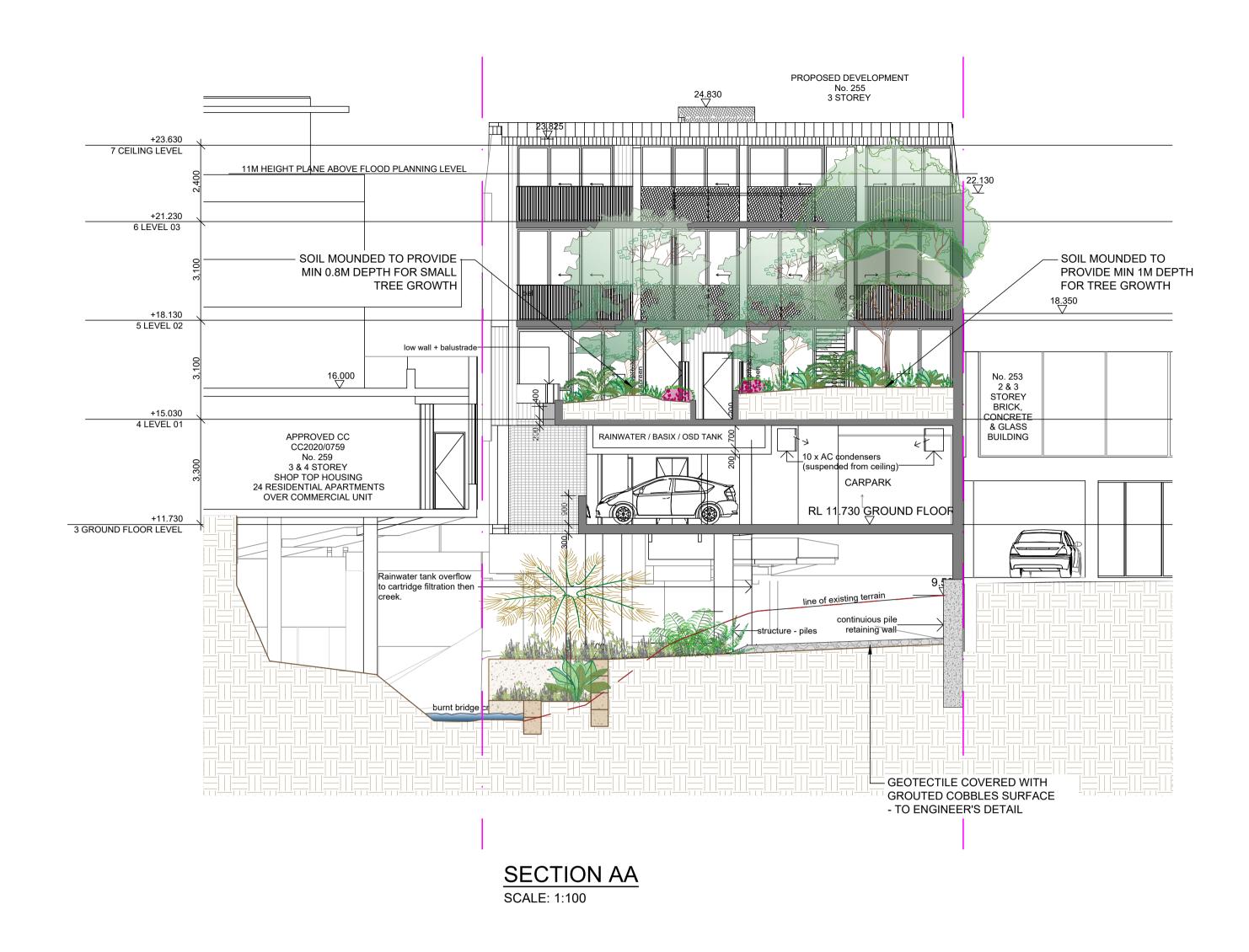
| _ |   |  |
|---|---|--|
|   | Suit 101, 506 Miller Street,<br>CAMMERAY NSW 2062       |  |
|   | Phone: 9922 5312<br>Fax: 8209 4982<br>Mob: 0413 861 351 |  |
| 3 | www.conzept.net.au<br>enquiries@conzept.net.au          |  |

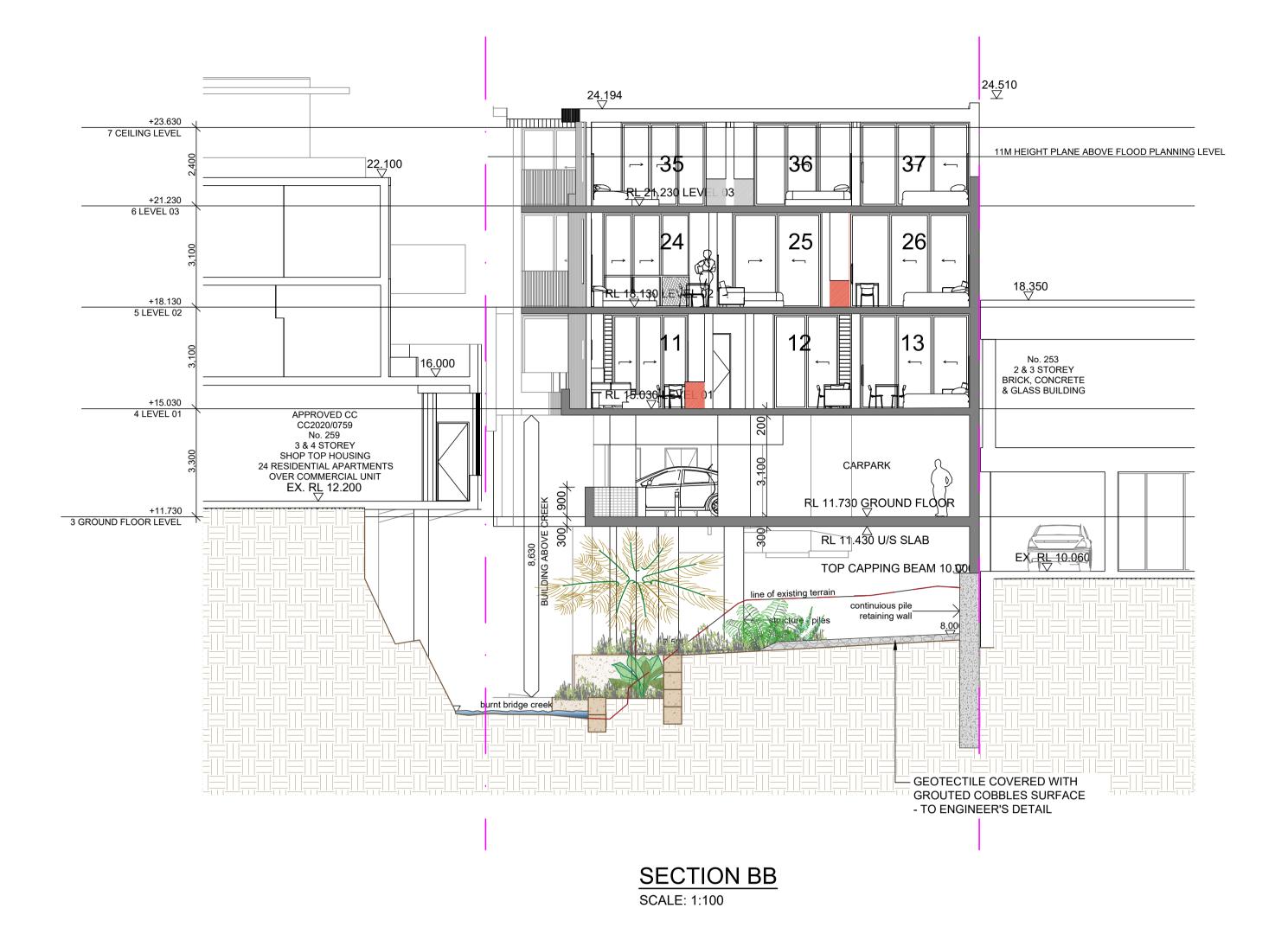
COUNCIL NORTHERN MY MANLY VA

|              | REV | DATE       | NOTATION/AMENDMENT                    | PROJI |
|--------------|-----|------------|---------------------------------------|-------|
| I BEACHES    | Α   | 22.10.2021 | Preliminary plan prepared for review  |       |
|              | В   | 01.12.2021 | Coordinate with architectural updates | '     |
|              |     |            |                                       |       |
|              |     |            |                                       |       |
| VALE PTY LTD |     |            |                                       | 2     |
|              |     |            |                                       | Г     |

PROPOSED BOARDING HOUSE DEVELOPMENT 255 CONDAMINE STREET **BALGOWLAH** 

LANDSCAPE PLAN **SECTION 34** [LEVE 1 & 3] 1:100 @ A1 DEC 2021 LPS34 22 - 153 R.F R.H 3

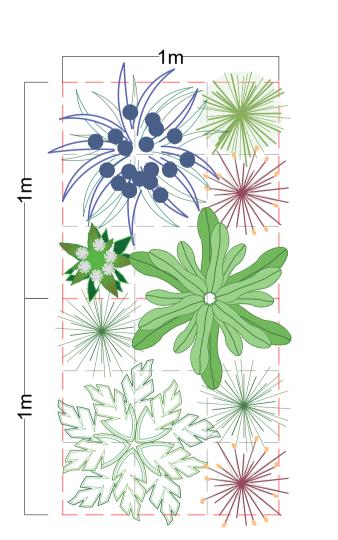




## NATIVE RIPARIAN SPECIES GROUNDCOVER MIX A

| KEY    | Botanical Name          | Common Name       |  |  |
|--------|-------------------------|-------------------|--|--|
|        | Asplenium australasicum | Birds Nest Fern   |  |  |
| **     | Imperata cylindrica     | Cogon Grass       |  |  |
|        | Fincia nodosa           | Knobby Club Rush  |  |  |
|        | Juncus usitatus         | Common Rush       |  |  |
|        | Doodia aspera           | Prickly Rasp Fern |  |  |
| TOP .  | Pandorea pandorana      | Wonga Wonga Vine  |  |  |
| To all | Dianella caerulea       | Blue Flax Lily    |  |  |

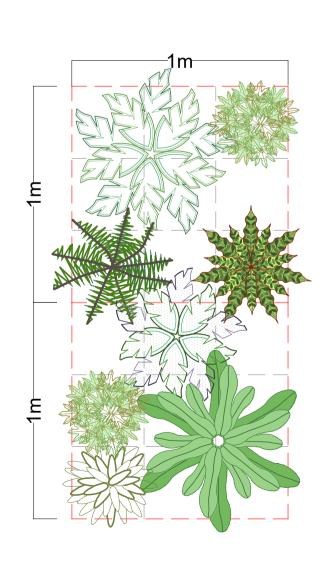
Note: ALL SPECIES IN TUBE STOCK SIZE



## NATIVE SHADE GROUNDCOVER MIX B

| KEY | <b>Botanical Name</b>   | Common Name       |  |  |  |
|-----|-------------------------|-------------------|--|--|--|
|     | Doodia aspera           | Prickly Rasp Fern |  |  |  |
|     | Asplenium australasicum | Birds Nest Fern   |  |  |  |
|     | Dichondra repens        | Kidney Weed       |  |  |  |
|     | Viola hederacea         | Sweet Violet      |  |  |  |
| *   | Adiantum formosum       | Black Stem        |  |  |  |
| *   | Calochlaena dubia       | Soft Bracken      |  |  |  |
|     | Blechnum cartilagineum  | Gristle Fern      |  |  |  |

Note: ALL SPECIES IN TUBE STOCK SIZE



Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

© Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ADMINISTRY 56 23 405 630)

This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner. written permission of the copyright owner.

If the Status of this drawing is not signed off For Construction it may be subject

payments are not made following the notification period. to change, alteration or amendment at the discretion of our office.







| COUNCIL               | REV | DATE       | NOTATION/AMENDMENT                    |
|-----------------------|-----|------------|---------------------------------------|
| NORTHERN BEACHES      | Α   | 22.10.2021 | Preliminary plan prepared for review  |
|                       | В   | 01.12.2021 | Coordinate with architectural updates |
|                       |     |            |                                       |
| CLIENT                |     |            |                                       |
| MY MANLY VALE PTY LTD |     |            |                                       |
|                       |     |            |                                       |
| ľ                     |     |            |                                       |

| CT:                     | TITLE:         |              |
|-------------------------|----------------|--------------|
| PROPOSED BOARDING HOUSE | SECTIONS       |              |
| DEVELOPMENT             |                |              |
| 55 CONDAMINE STREET     | DWG.No:        | PAGE NUMBER: |
| BALGOWLAH               | LPS34 22 - 153 | 4            |

| TITLE:         |              | STATUS:       |          |  |
|----------------|--------------|---------------|----------|--|
| SECTIONS       |              | SECTION 34    |          |  |
|                |              | SCALE:        | DATE:    |  |
|                |              | AS SHOWN @ A1 | DEC 2021 |  |
| DWG.No:        | PAGE NUMBER: | DRAWN:        | CHECKED: |  |
| LPS34 22 - 153 | 4            | R.H           | R.F      |  |

### LANDSCAPE WORK SPECIFICATION

### 1.01 GENERA

The following general conditions should be considered prior to the commencement of landscape works: The landscape plans should be read in conjunction with the architectural plans, project arborist's assessmen

- hydraulic plans, service plans and survey prepared for the proposed development. All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the
- instruction of the landscape architect. Installation of conduit for required irrigation, electrical and other services shall be completed prior to the
- commencement of hardscape works and hardstand pours
- All outdoor lighting specified by architect or client to be installed by qualified electrician Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard

### 1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

### 1.03 PROTECTION OF EXISTING TREES

the root zone of existing trees to be retained.

Existing trees identified to be retained shall be done in accordance with (AS)4970-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to

oversee such works and manage tree health Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk, The fencing shall be maintained for the full construction period.

### 1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

### Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter. - Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

### SOIL WORKS 2.01 MATERIALS

### Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

### New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

### Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish

and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out 2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY

## Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

## All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall

be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

### b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of

### marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

Mass Planting Beds - 300mm below existing levels with specified imported soil mix. Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

## d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

### e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets

## provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

 Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm. Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for

## PLANTING

3.01 MATERIALS

trunk position in pot, good stem structure

### All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment: The following plant quality assessment criteria should be followed:

Plant true to type. Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper. has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even

Below - Ground Assessment: Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation

and description of these assessment criteria, refer to Ross Clark's book. All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards

### b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

## Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants,

Figured dimensions take preference to scale readings. Verify all dimensions on If so, Conzept is not liable for any loss, damage. harm or iniu site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing

Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT for construction purposes (ABN: 75 623 405 630)

means be reproduced, published, broadcast or transmitted without the prior

to change, alteration or amendment at the discretion of our office

(ABN: 75 623 405 630)
his drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any agreed payments are made in full. We relain the right to appropriate the property of th If the Status of this drawing is not signed off For Construction it may be subject payments are not made following the notification period. AILA Associate



Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles, 4-7mm

# screenings or similar.

Turf for project site shall be soft leaf Buffalo or Zovsia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

## a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

### c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar.

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be

or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

rolled immediately following installation f) XXXXXXX Where is required, the Contractor shall install xxxxxxx as detailed on the drawings, to all mass planting beds adjoining turf

### However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of not timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

### HARDSCAPE WORKS 4.01 GENERAI

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect. Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands

### IRRIGATION WORKS

### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, NORTHERN BEACHES Council By-Laws and Ordinances.

Division on (02) 8836 5332

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon

### Design Requirements:

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas. - It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off. - The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available - All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in

position at 500mm centres with galv wire pins. - Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

### Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions. - The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.

- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area.

## power provision and water supply.

Testing & Defects: Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time. - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately

the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not

- A full 12 month warranty shall be included to cover labour and all parts.

### On request, a detailed irrigation performance specification report can be issued. CONSOLIDATION AND MAINTENANCE

### 6.01 GENERAL

Further Documentation:

The consolidation and maintenance period shall be either

6 months beginning from the approved completion of the specified construction work (Practical Completion) as agreed to in the landscape contractors contractual obligations. or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required: Watering all planting and lawn areas / irrigation maintenance.

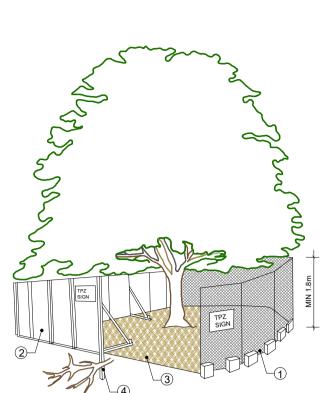
 Clearing litter and other debris from landscaped areas. • Removing weeds, pruning and general plant maintenance. Replacement of damaged, stolen or unhealthy plants.

 Make good areas of soil subsidence or erosion. Topping up of mulched areas. Spray / treatment for Insect and disease control.

• Fertilizing with approved fertilizers at correct rates. Mowing lawns & trimming edges each 14 days in summer or 18 days in winter

 Adjusting ties to Stakes Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH **CONCRETE FEET** 

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS **BUILDING MATERIALS OR SOIL** ENTERING THE TPZ

3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS 5. PRUNING & MAINTENANCE TO TREE

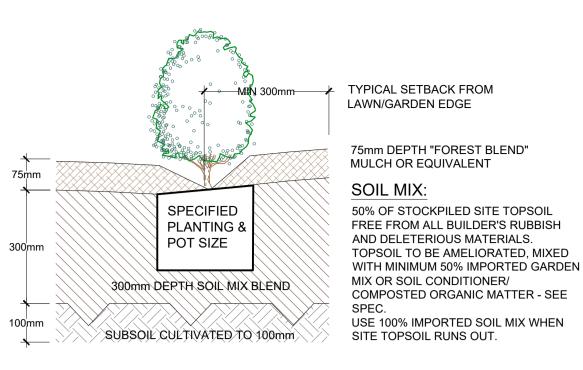
REFER TO AS 4373-2007 PRUNING OF

**AMENITY TREES** 

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST, NO STOCKPILING WITHIN FENCE PERIMETERS.

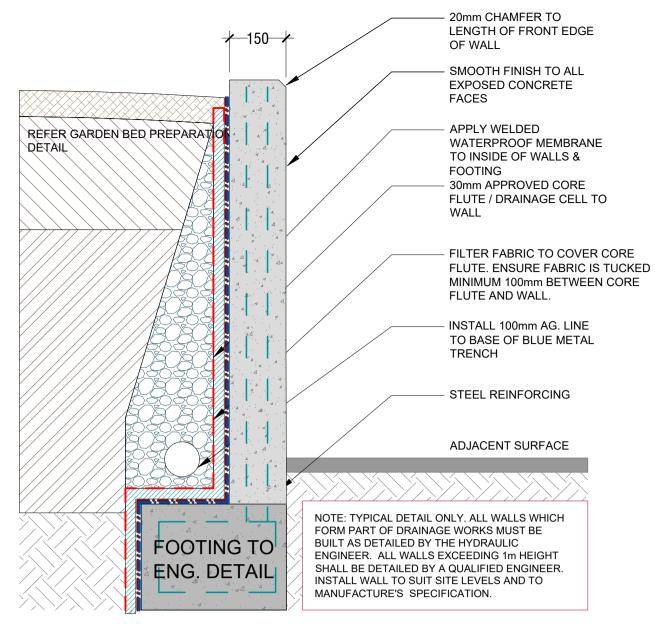
## TREE PROTECTION ZONE

N.T.S

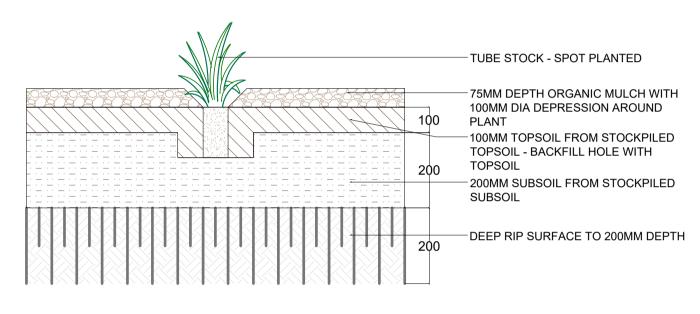


### TYPICAL GARDEN PREPARATION DETAIL

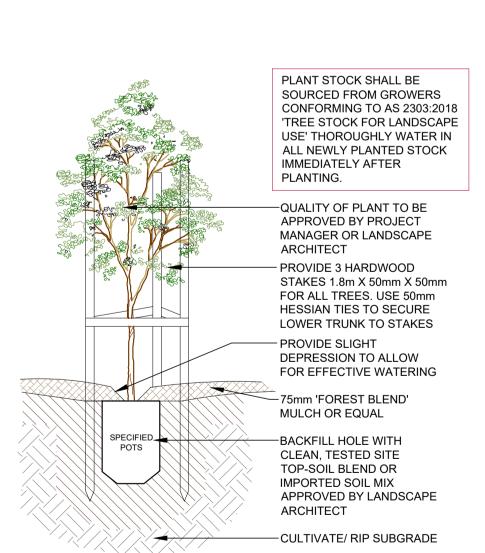
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



### TYPICAL IN SITU RETAINING WALL DETAIL **SCALE 1:10**



## TUBE STOCK PLANTING DETAIL

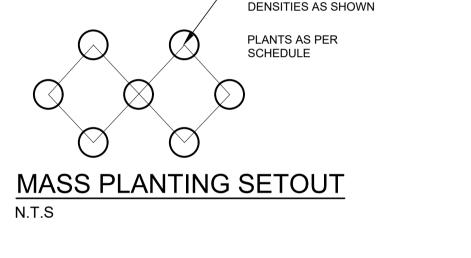


## TREE PLANTING DETAIL

SCALE: 1:10

**SCALE 1:10** 

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



-STAGGERED PLANTING TO SPECIFIED

**OVERFLOW** (TO SUPPLIER'S SPECIFICATION)

NOTE (BCA COMPLIANCE). WHERE NO EXTERNAL BALUSTRADE IS PROPOSED. THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS &

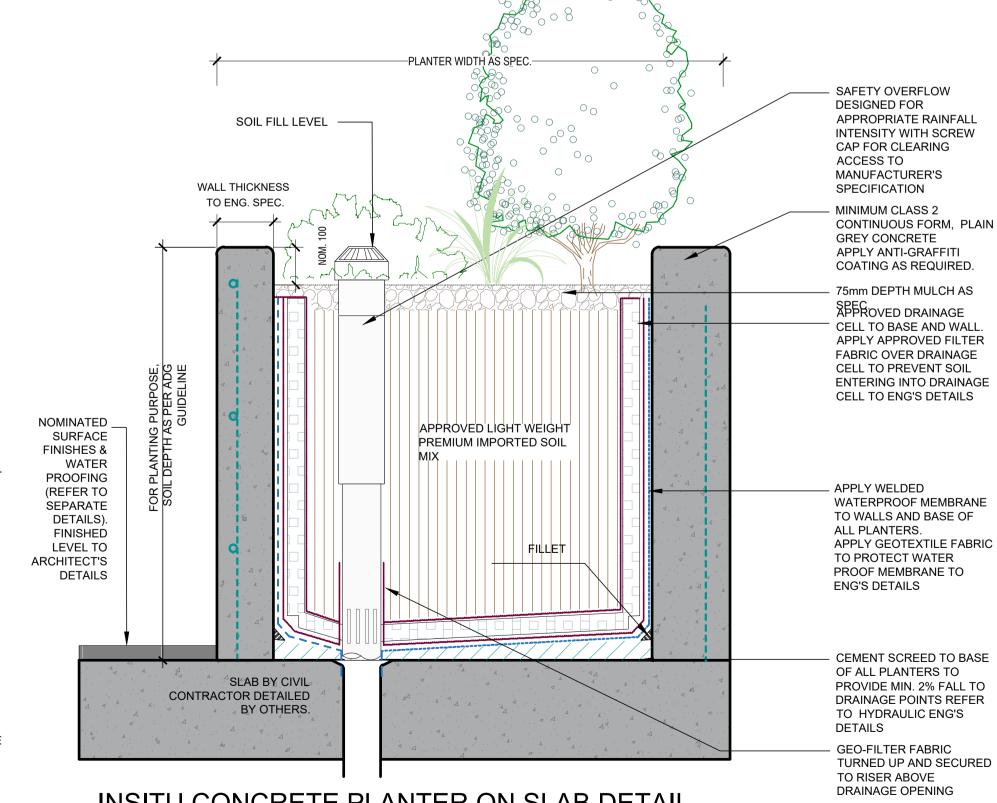
BCA COMPLIANCE.

**NOTE.(DRAINAGE & WATER** PROOFING). DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

UNDER THE CONSTRUCTION PRACTITIONER BILL. STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER

NOTATION/AMENDMENT



INSITU CONCRETE PLANTER ON SLAB DETAIL

SPECIFICATIONS & **SECTION 34 DETAILS** 

**GARTNER TROVATO** ARCHITECTS

AMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 enquiries@conzept.net.au

Suit 101, 506 Miller Street

MY MANLY VALE PTY LTD

A 22.10.2021 Preliminary plan prepared for review NORTHERN BEACHES B 01.12.2021 Coordinate with architectural updates

REV DATE

PROPOSED BOARDING HOUSE DEVELOPMENT 255 CONDAMINE STREET BALGOWLAH

SCALE: 1:10

AS SHOWN @ A1 DEC 2021 R.F R.H LPS34 22 - 153



1:1250 @ A3

Notes: Areas coloured white represent negligible change. Areas coloured blue represent water level reduction. Areas coloured yellow/red represent water level increase.

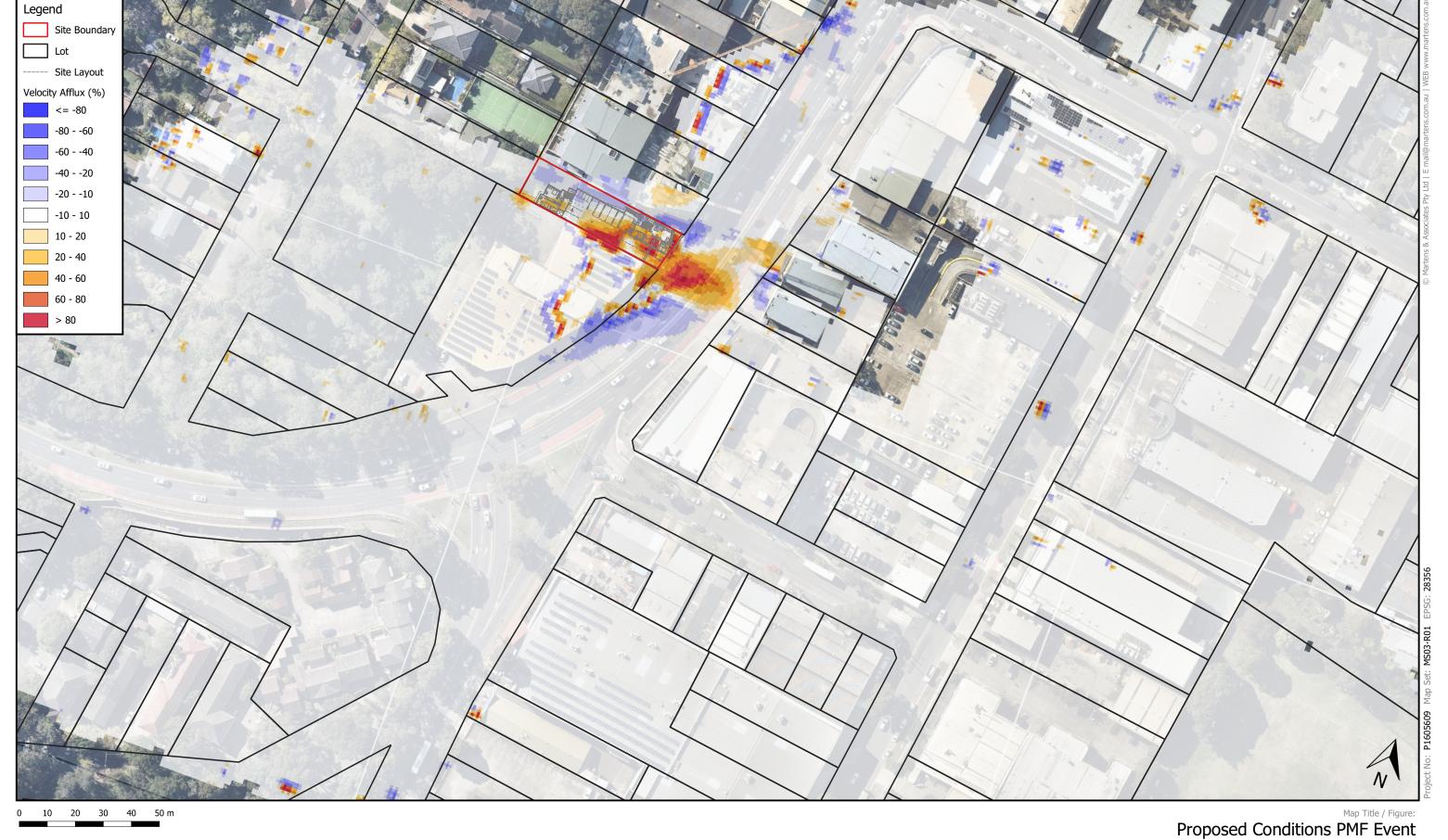
martens
Environment | Water | Geotechnics | Civil | Projects

## Proposed Conditions PMF Event Water Level Afflux (m)

Map 04 255 Condamine Street, Manly Vale, NSW Proposed Boarding House Development Response to Council Comments | Sub-Project MY Manly Vale Pty Ltd

Site Project

Client 21/04/2021 Date



1:1250 @ A3

Notes: Areas coloured white represent negligible change. Areas coloured blue represent velocity reduction. Areas coloured yellow/red represent velocity increase.

martens
Environment | Water | Geotechnics | Civil | Projects

# Velocity Impact (%)

Site

Project

Client

Date

Map 05 255 Condamine Street, Manly Vale, NSW Proposed Boarding House Development Response to Council Comments | Sub-Project MY Manly Vale Pty Ltd 21/04/2021