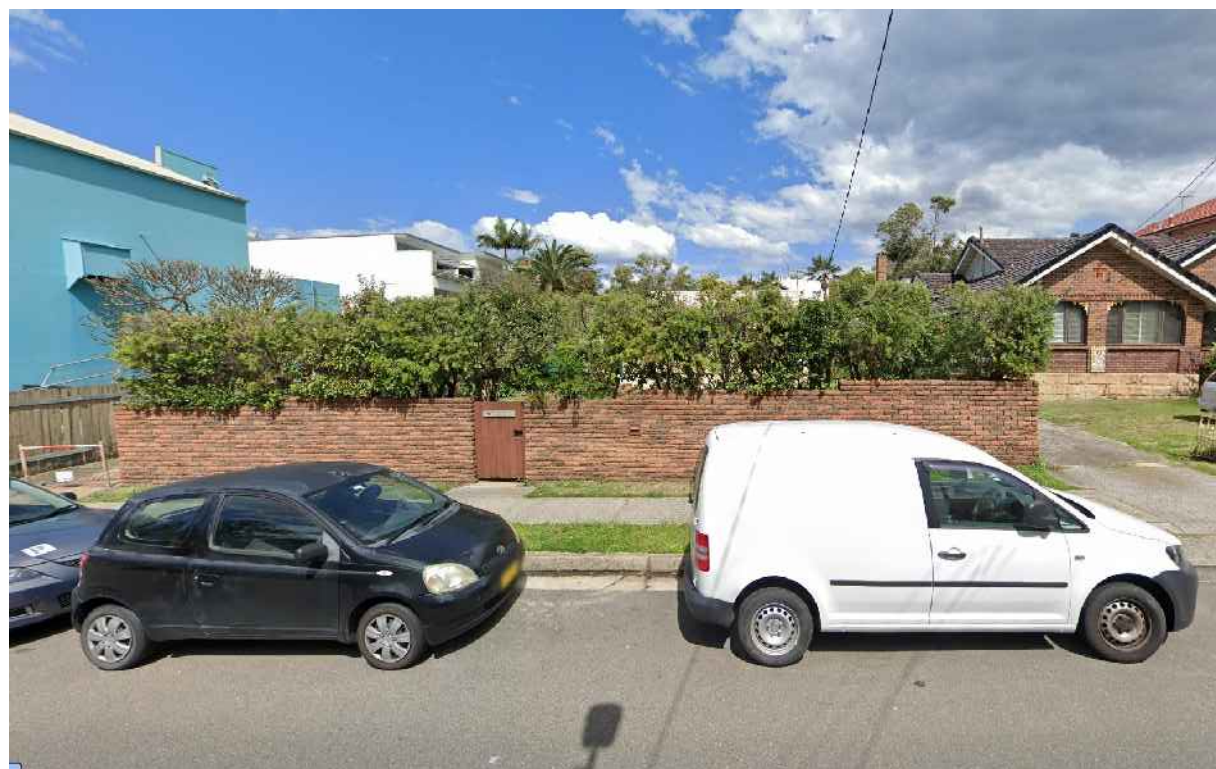


HARDSCAPE ITEMS

- Steel garden edging- refer detail
- Turf area - refer detail
- Stepping stones in groundcover- refer detail
- Stepping stones in groundcover- refer detail
- Retaining / raised planter wall - refer detail
- Trees proposed to be removed and replaced with new landscaping
- 1.8m Gate and fence - colour and style to be nom. by client
- Retractable clothesline- Style & color to be nom. by client

LOCATION PLAN

Scale: NTS



DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME.

WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE CALCULATIONS	
-REFER ARCHITECTURAL DRAWING	
"LANDSCAPING & DEEP SOIL CALCULATION"	
SITE AREA:	1199m ²
REQUIRED LANDSCAPE AREA:	359.7m ² (30%)
PROPOSED LANDSCAPE AREA:	365.0m ² (30.4%)
REQUIRED DEEP SOIL AREA:	180.0m ² (15%)
PROPOSED DEEP SOIL AREA:	230.0m ² (19%)

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	D
/2	LANDSCAPE PLAN	D
/3	LANDSCAPE PLAN-L2	D
/4	SECTIONS	D
/5	SECTIONS	D
/6	DETAIL + SPECIFICATION	D

LEGEND & SCHEDULE

NOTES:
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 DAMAGE AND CLASHING WITH SURFACE ROOTS
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:** *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75L
Mature H x S: 6-8m x 4-5m
Qty Required: 2
- Botanical Name:** *Buckinghamia celsissima*
Common Name: Ivory Curl Flower (Native)
Pot size: 75L
Mature H x S: 8m x 3-4m
Qty Required: 5
- Botanical Name:** *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75L
Mature H x S: 8-10m x 3-4m
Qty Required: 8

SHRUBS AND HEDGES

- Botanical Name:** *Backhousia myrtifolia*
Common Name: Grey Myrtle (Native)
Pot size: 45L
Mature H x S: 4-6m x 2-4m
Qty Required: 2
- Botanical Name:** *Callistemon 'Great Balls of Fire'*
Common Name: GBOF Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1.8m x 1.5m
Qty Required: 14
- Botanical Name:** *Grevillea 'Superb'*
Common Name: Superb Grevillea (Native)
Pot size: 200mm
Mature H x S: 1.5m x 2m
Qty Required: 4
- Botanical Name:** *Westringia 'Blue Gem'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.3m
Qty Required: 14
- Botanical Name:** *Rhaphiolepis indica 'Snow Maiden'*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 0.75-1m x 0.5m
Qty Required: 33
- Botanical Name:** *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 30
- Botanical Name:** *Syzygium australe 'Pinnacle'*
Common Name: Pinnacle Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 6-8m x 1-1.5m
Qty Required: 21

ACCENT PLANTS

- Botanical Name:** *Agave 'Blue Glow'*
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 6
- Botanical Name:** *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 5
- Botanical Name:** *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.25m
Qty Required: 2

GROUNDCOVER MIX

- Botanical Name:** *Carex appressa*
Common Name: *Juncus amabilis*
Common Name: *Isolepis 'Livewire'*
Common Name: *Lomandra hystrix 'Katie'*
Common Name: *Ficinia nodosa*
Pot size: Tube stock
Mature H x S: 0.25m x 0.75m
Qty Required: 7/m2 (43.2m2 total)

GRASSES + GROUNDCOVERS

- Botanical Name:** *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (12.1m2 total)
- Botanical Name:** *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 7/m2 (32.4m2 total)
- Botanical Name:** *Dichondra repens*
Common Name: Kidney Weed (Native)
Pot size: 140
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (44.1m2 total)

SAMPLE IMAGES

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



LANDSCAPE 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 Council 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).

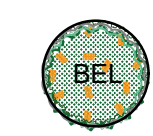
The Design location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed list located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment and 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.


Section 34 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.**

LEGEND & SCHEDULE

NOTES:
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 DAMAGE AND CLASHING WITH SURFACE ROOTS
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.

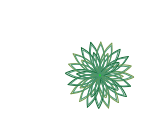
SHRUBS AND HEDGES

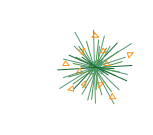
- 

Botanical Name: *Banksia ericifolia* 'Little Eric'
Common Name: Heath Banksia (Native)
Pot size: 200mm
Mature H x S: 1.4m x 1.4m
Qty Required: 8
- 

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 12

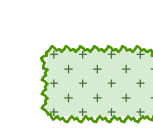
ACCENT PLANTS

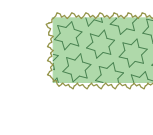
- 

Botanical Name: *Agave 'Blue Glow'*
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 11
- 

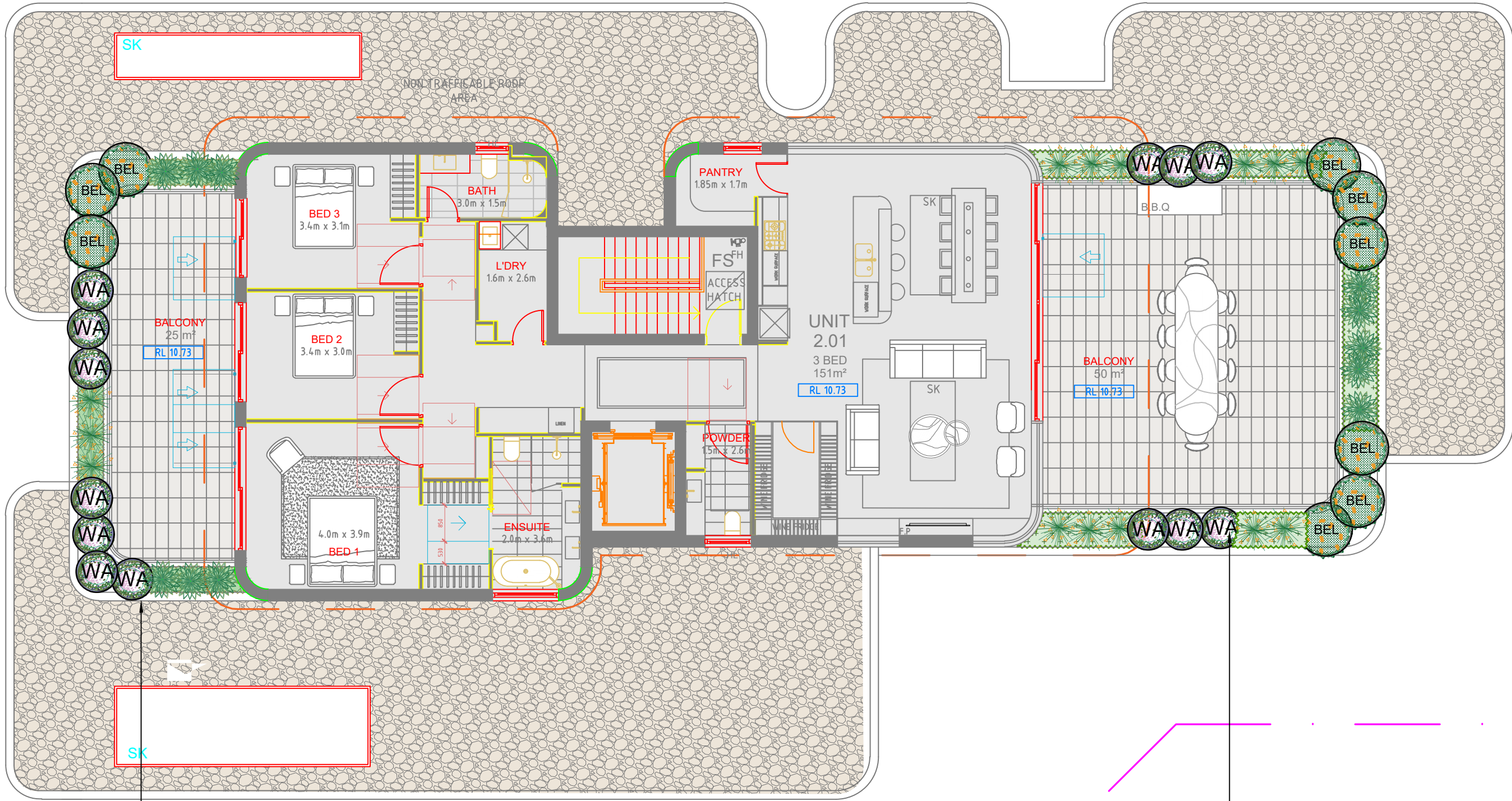
Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 16

GRASSES + GROUNDCOVERS

- 

Botanical Name: *Myoporum parvifolium* 'Yareena'
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (10m2 total)
- 

Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 (4m2 total)



Planting to Unit 2.01 balcony in raised planter over slab:
- 3 B. 'Little Eric'
- 6 W. 'Aussie Box'
- 6 A. 'Blue Glow'
- 5 S. juncea
- 4.0m2 C. 'Aussie Rambler'

Planting to Unit 2.01 balcony in raised planter over slab:
- 5 B. 'Little Eric'
- 6 W. 'Aussie Box'
- 5 A. 'Blue Glow'
- 11 S. juncea
- 10.0m2 M. 'Yareena'

SAMPLE IMAGES

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



Banksia ericifolia 'Little Eric'



Agave 'Blue Glow'



Carpobrotus 'Aussie Rambler'



Westringia 'Aussie Box'



Strelitzia juncea



Myoporum parvifolium 'Yareena'

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME. WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE PLAN NOTES

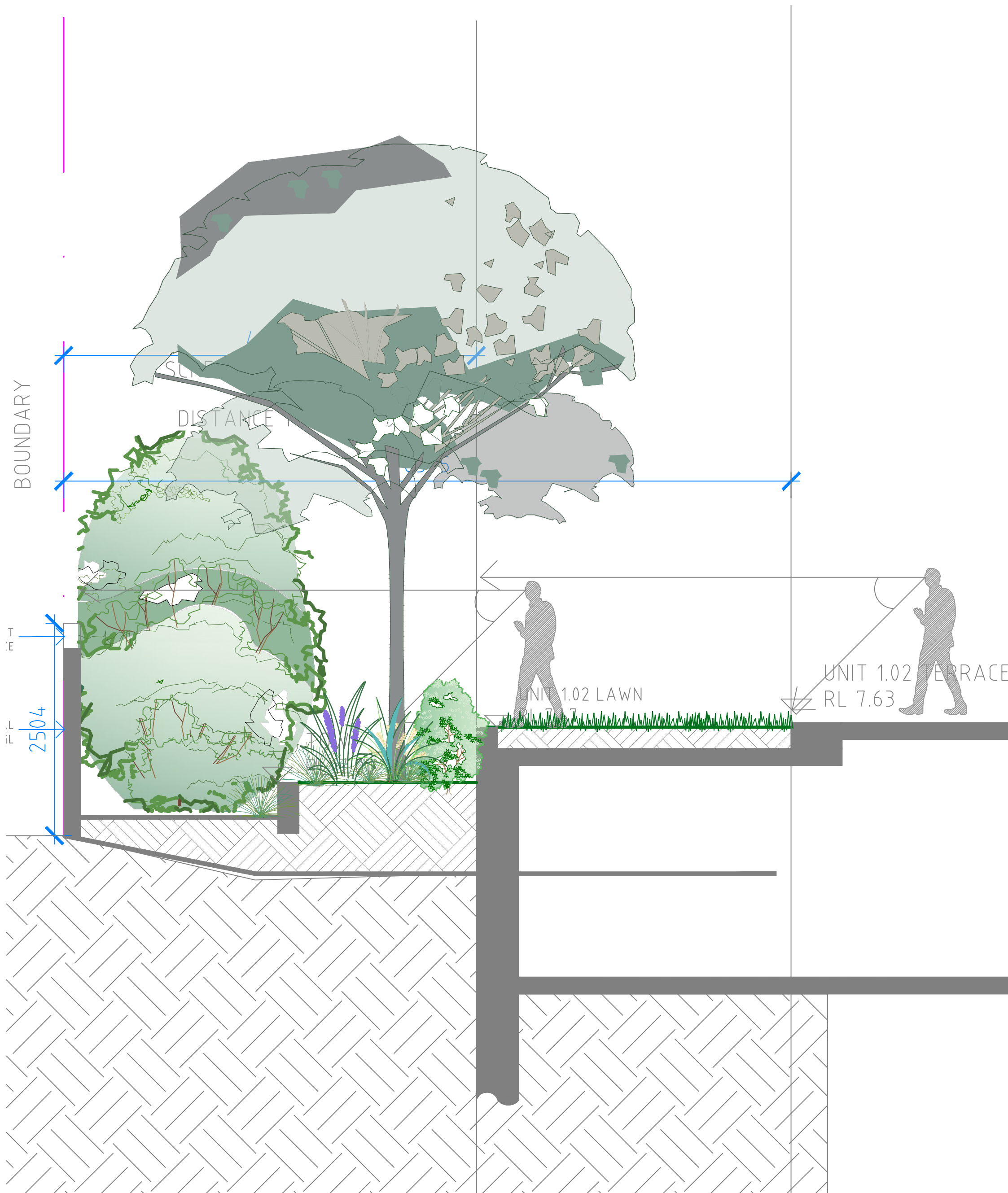
This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.
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 Development Application approval only, not for construction.

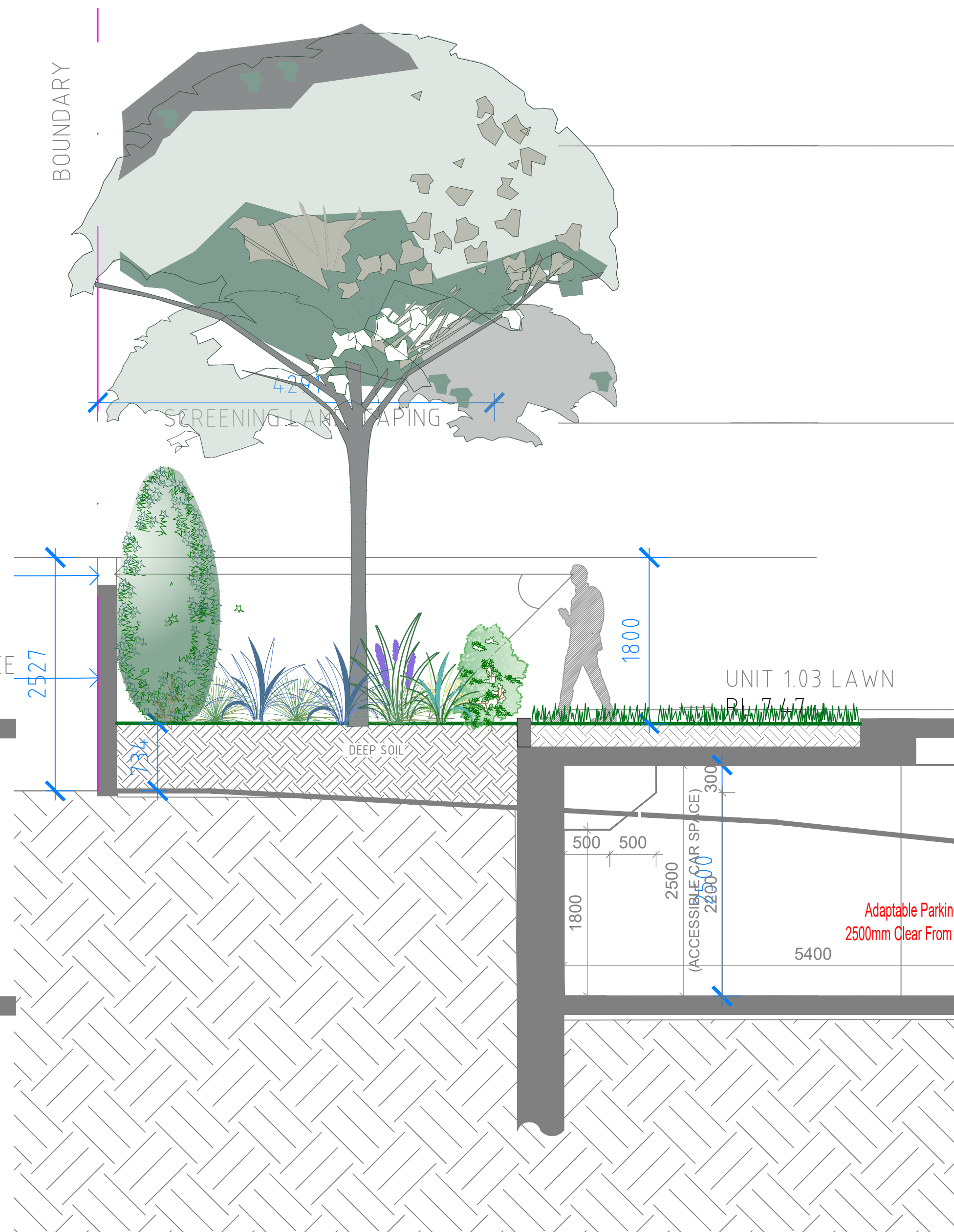
This plan has been prepared with reference to Northern Beaches Council Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters 'Plant Selector' web site one-drip rated 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.

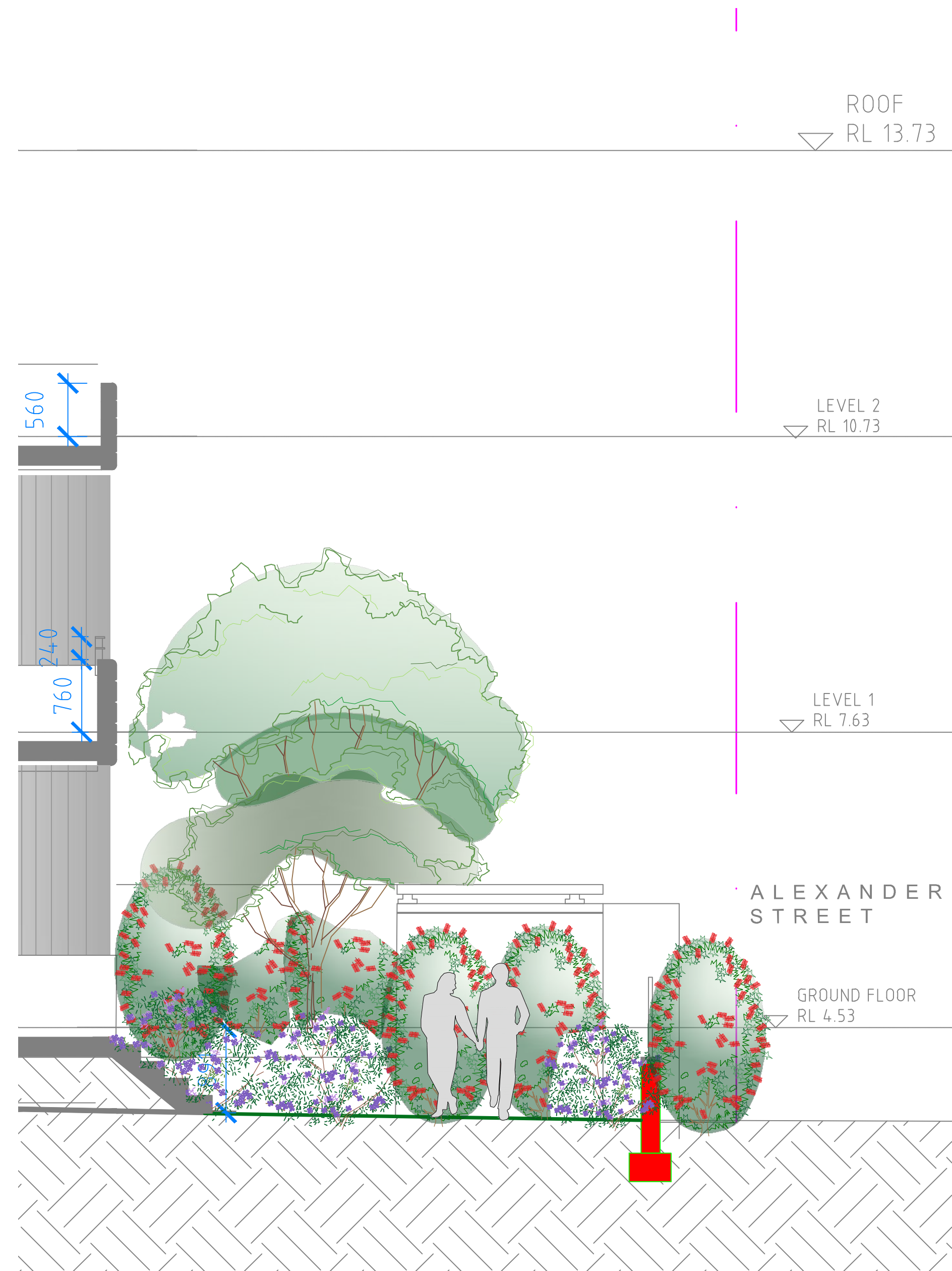
DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.



SECTION A-A
SCALE: 1:40



SECTION B-B
SCALE: 1:40



SECTION C-C
SCALE: 1:40

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF plans may vary slightly in scale to that indicated on plan. Report any discrepancies to the Landscape Architect before proceeding with the work.
Copyright Suburbanwest Enterprises Pty Ltd trading as CONCEPT
All rights reserved. All rights in and to this drawing are reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.
If the status of this drawing is not signed off for construction it may be subject to change, alteration or amendment at the discretion of our office.



www.dialbeforeyoudig.com.au
DIAL 1100
BEFORE YOU DIG

ARCHITECT:

PBD ARCHITECTS

LANDSCAPE ARCHITECT:



Suite 101, 508 Miller Street,
CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8509 4982
Mob: 0413 861 351
www.concept.net.au
enquiries@concept.net.au

COUNCIL:

NORTHERN BEACHES

CLIENT
HCAP GROUP

REV	DATE	NOTATION/AMENDMENT
A	23.08.21	Preliminary DA prepared for review
B	03.09.21	Co-ordinated with amended architectural plan & stormwater plan
C	07.09.21	Co-ordinated with amended stormwater plan & architect's comments
D	12.04.22	Drafted S34 plan prepared for review

PROJECT:

PROPOSED SENIOR LIVING
DEVELOPMENT
4 ALEXANDER STREET
COLLARROY

TITLE:

SECTIONS

DWG No:
LPS34 22 - 69

SHEET:
4

ISSUE:
D

STATUS:

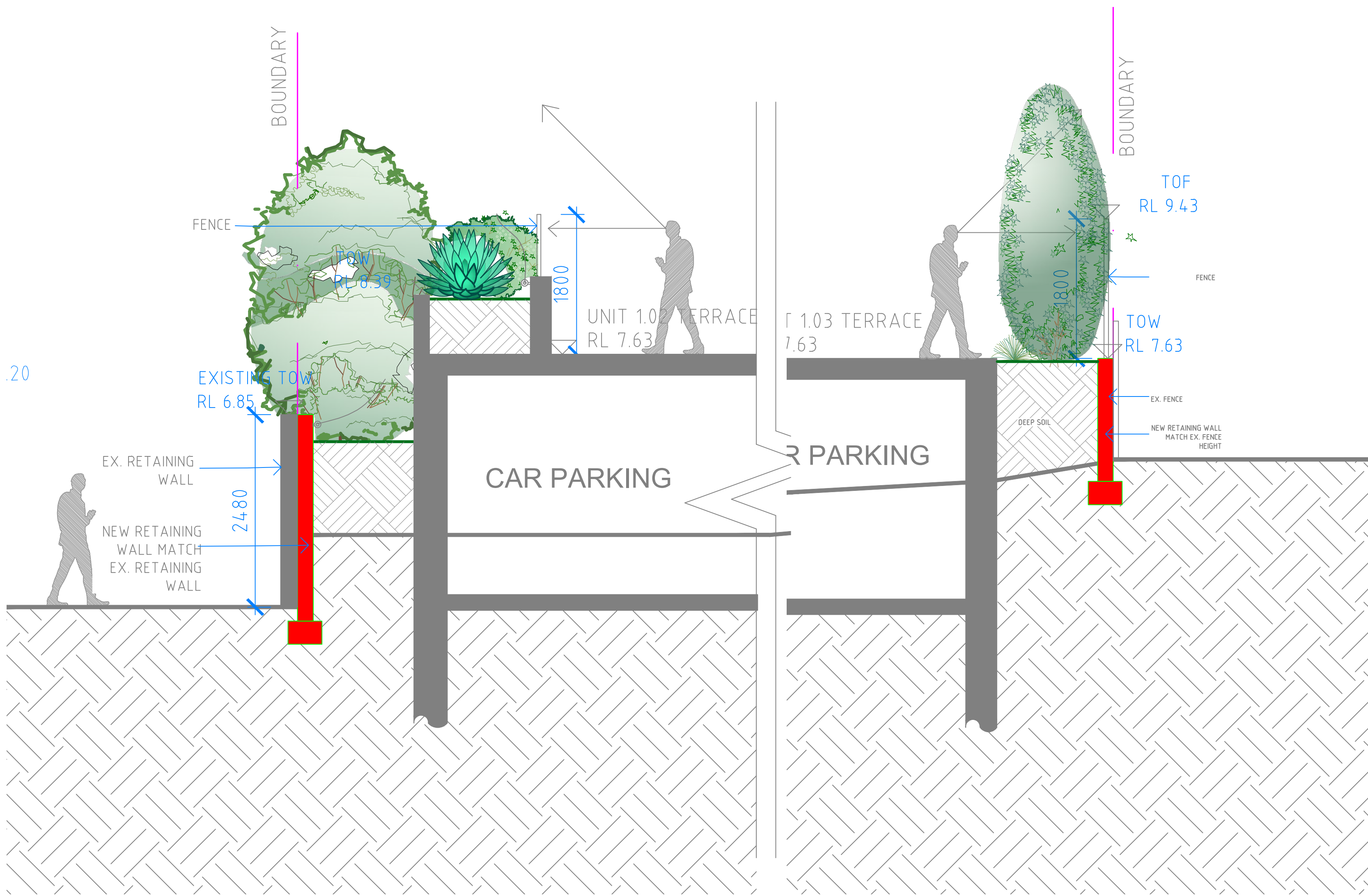
SECTION 34

SCALE:
AS SHOWN

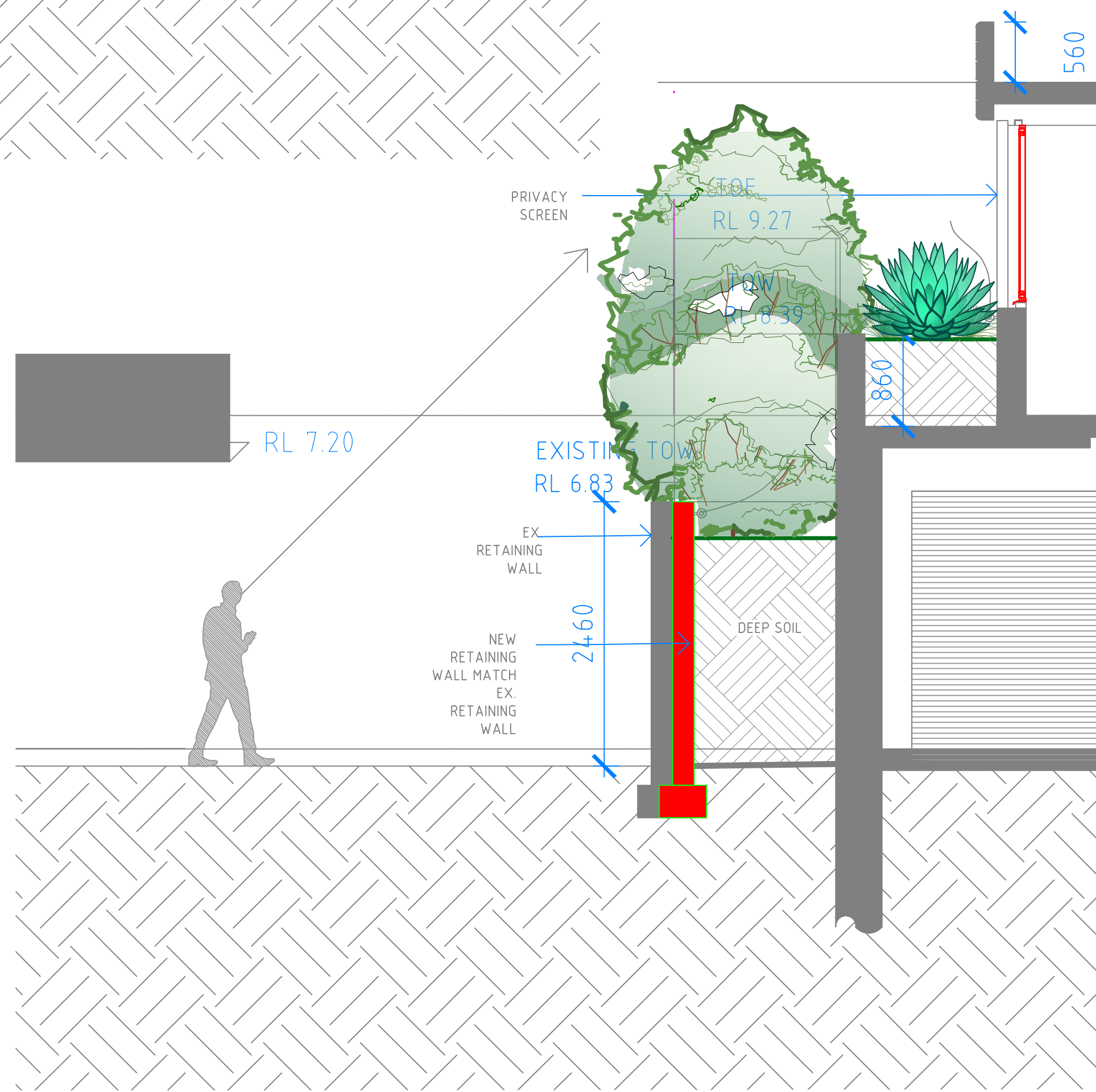
DATE:
APRIL 2022

DRAWN:
K.Z.

CHECKED:
R.F.



SECTION A-A
SCALE: 1:40



SECTION B-B
SCALE: 1:40

