

LODGE ROAD CREMORNE

PRELIMINARY DOCUMENTS

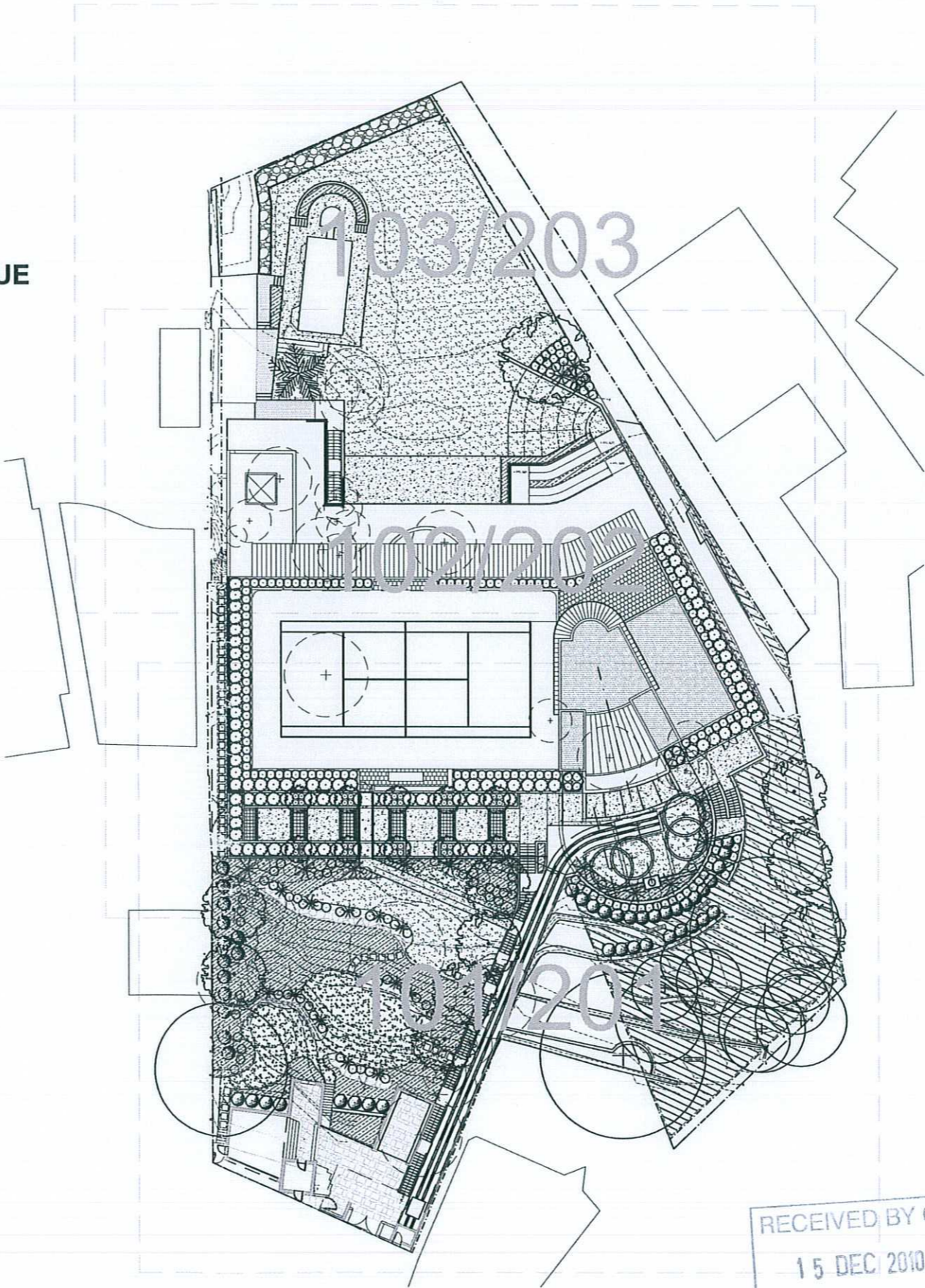
SEPTEMBER 2010

DRAWING
NUMBER

DRAWING

ISSUE

000	COVER SHEET	D
100	LANDSCAPE MATERPLAN	D
101	LANDSCAPE MASTERPLAN A	F
102	LANDSCAPE MASTERPLAN B	F
103	LANDSCAPE MASTERPLAN C	F
201	LANDSCAPE LEVELS PLAN A	E
202	LANDSCAPE LEVELS PLAN B	E
203	LANDSCAPE LEVELS PLAN C	E
501	CONSTRUCTION DETAILS	B



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Issue	Revision Description	Drawn	Check	Date
E	Planting, Palm & Tree relocation/additions	AS	RS	09.12.2010
D	re-design to drainage channel & surroundings	AP	RS	15.11.2010
C	DESIGN APPLICATION	AP	RS	20.09.2010
B	for approval	AP	RS	13.09.2010
A	for approval	AP	RS	06.09.2010

LEGEND

- Property Boundary
- Tree to be Retained
- Tree to be Removed
- Proposed Tree
- Proposed Shrub planting
- Proposed Accent planting
- Proposed Shrub and groundcover planting
- Proposed Native Planting Zone
- Turf
- Retaining wall
- Proposed levels
- Proposed Top of wall height
- Proposed General benched level

Client
LEDA

Project
**16-20 LODGE ROAD
CREMORNE**

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DEVELOPMENT APPLICATION

Drawing Name:
Coversheet

Scale: 1:250 @ A1
Job Number: SS10-2191
Drawing Number: 000
Issue: E

NORTH SYDNEY COUNCIL
RECEIVED DMS
16 DEC 2010
SCANNED DMS

RECEIVED BY CS
15 DEC 2010
N.S.C.

Generally.

The landscape components are consistent with the requirements of North Sydney Council's Local Environmental Plan 2001 (LEP), and with North Sydney Development Control Plan 2002 (DCP).

The combination of a number of properties to create a single large site, has provided the potential to greatly enhance the landscape setting. Site Image have approached this project as a wonderful opportunity to create a well conceived, simplified landscape.

The landscape design has been undertaken in a style and manner that is to compliment the proposed architectural works, while providing the desired level of amenity associated with mixed use development. This has been achieved through seeking to respect the sites waterfront locality and steep slope, and proximity to neighbouring properties, and ensure that the development becomes integrated within its surrounds with trees, shrubs and groundcovers establishing a strong planting theme.

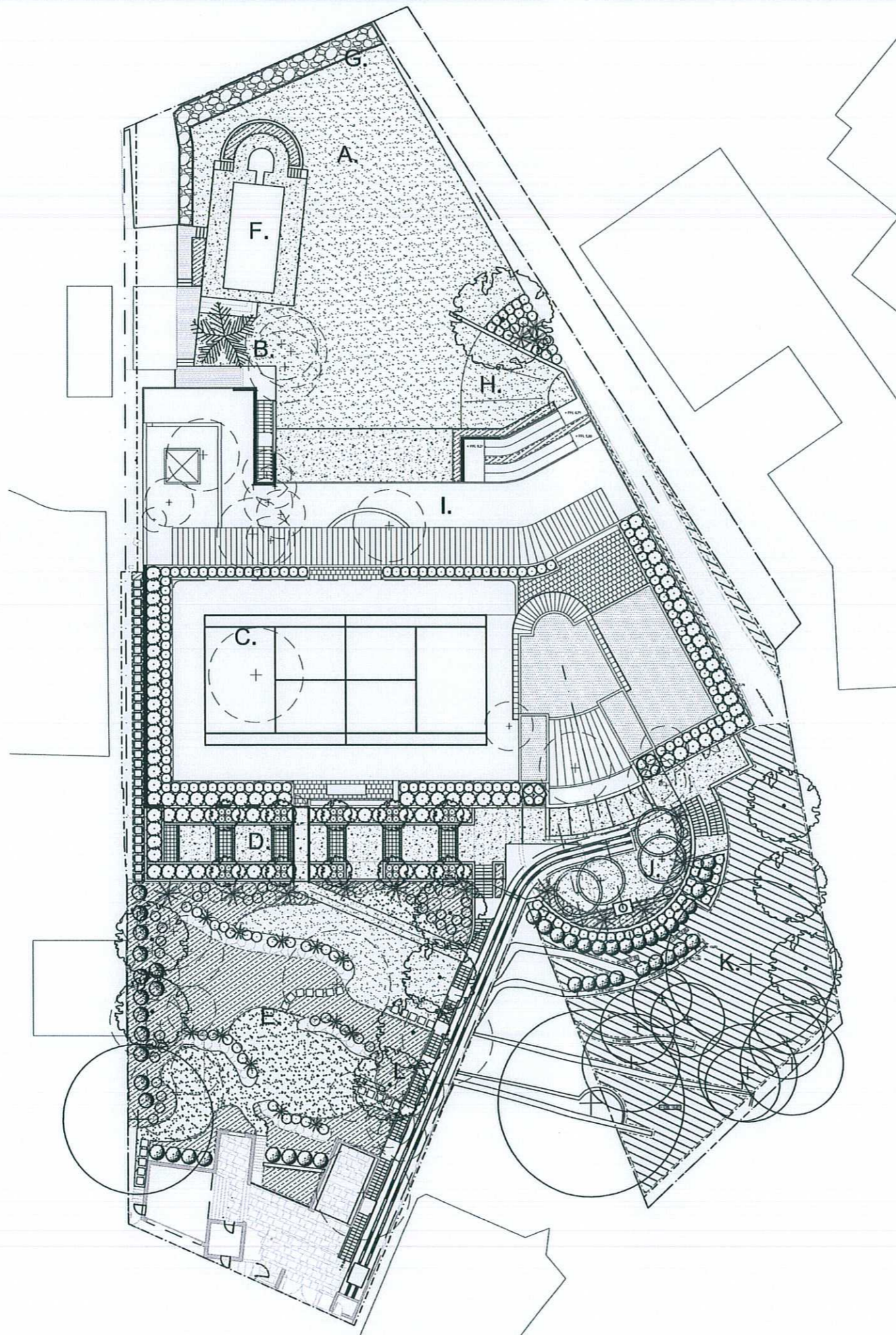
A. The existing character and form of the existing waterfront open space is to be substantially retained. The removal of two pools and some structures from the area is seen as a change that will provide significant improvement through simplifying the currently congested visual qualities, and allowing broad open lawn area. The broad open visual quality is considered to provide a very elegant and picturesque waterfront space, that will provide visual amenity to not only the residents of the subject property but also to neighbours. Some areas of massed planting will provide visual screening to landscape walls and boundaries, but the general intention is to keep the area as broad open lawn surrounding the single retained pool.

B. A barbeque tabletop is proposed behind the improved boatshed building. Boundary fencing will be simple with highly refined detailing and finishing, consistent with the quality of finishes of the architecture. Relocation of an existing Washingtonia Palm to this area will provide an extension to the Native Planting to the back of the Property, in addition providing visual interest and shade in this location.

C. An artificial lawn tennis court is proposed to the rooftop, with surrounding planters to provide a landscape perimeter treatment that will create an attractive border treatment. Some seating alcoves are provided courtside for amenity for tennis players. The artificial grass surface will provide a pleasant visual outlook for any overlooking views, with minimal glare, and also reducing heat radiation from the surface (which might otherwise be roof tiles)

D. A sunken courtyard space is provided in order to provide light access, natural ventilation, and space around the rear of the building. This terrace area links into the adjacent basement parking area, and also towards the front door of the house. Feature planters along this courtyard, and paving patterns and focal um planters will ensure this is an attractive and inviting space.

E. The landscape earthworks will almost entirely reinstate the existing landscape levels, infilling the gaps in the landform where excavated benches for removed houses occur. Slope retention matting and use of informal rep-rap stone boulders in the slope will assist the creation of level changes, embankments and level garden areas, generally consistent with the existing landscape. A series of accessible terrace areas will provide amenity as an informal garden area, providing accessible spaces for casual enjoyment of walks and seating in the various garden areas.



F. The existing swimming pool is to be retained and refurbished with new tiles and finishes, and minor adjustment of adjacent paving / decking to link the pool surround paving back towards the paved terrace in front of the house. Secure fencing will be maintained to meet Australian Standards.

G. A narrow, simple, irregular stone paving band is proposed along the edge of the sea-wall, in order to provide a durable finish to this key water viewing location. The levels and open treatment of the foreshore area is consistent with the Hydraulic Engineer's guidance in terms of achieving required flood and peak tide circumstances. The concrete culvert along the side of the house is to be retained.

H. This embankment naturally dissuades active use towards the eastern boundary, which was a key part of the site planning so that the neighbouring property may feel comfort that an active space is not being provided in a location that may overlook their garden. It is noted that this house has very little outlook towards the subject house - but nevertheless courtesy is allowed for by providing this informal 'buffer' towards the east. Planting is proposed to also emphasize this 'buffer' to the neighboring property.

I. A broad balcony terrace is provided to the front of the house towards the north, with the deep overhang of the eave to create shade and assist privacy for users. The building is set well into the landscape to assist reducing the visual scale and integrate the house into the landform, with a grassy embankment sloping up to meet the balcony.

J. Native shrub, groundcover and native accent planting such as tree ferns will create a highly attractive outlook up the hill from the residence. Directly opposite the arrival location of the Inclinator, at the bottom of the steep slope, the landscape is to be terraced and formalised so as to create a feature outlook into the hillside. Landscape walls are located to complement existing rock terraces, so as to create a semi-circular flat area opposite the entry. A water feature is indicated, as well as a flat lawn area, and formal hedge and ornamental planting.

K. The steep land along the upper eastern boundary has limited potential for a design that can provide landscape amenity. For this reason the proposal is to create massed shrub and tree fern planting that will compliment the retained trees in this area. The neighbour above this area is therefore given consideration in terms of new tree planting not being proposed that could grow to partly block some of the views from that property.

L. New tree planting along the boundaries (as shown) has been located so as to create scale and shade, and a degree of privacy and screening along these important boundaries to neighbours. The locations of the trees have been selected with the intent of not blocking views towards the water, and with tree selections of small to medium height trees to ensure views from above the terraced landscape are reasonably not impeded.

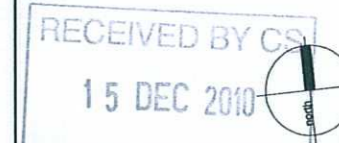
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Issue	Revision Description	Drawn	Check	Date
D	Planting, Palm & Tree relocation address	AS	RS	26.12.2010
C	revision to drainage channel & surroundings	AP	RS	15.11.2010
B	DESIGN APPLICATION	AP	RS	20.09.2010
A	for approval	AP	RS	13.09.2010

LEGEND

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	Proposed Native Planting Zone
	Turf
	Retaining wall
	Proposed levels
	Proposed Top of wall height
	Proposed General benched level



Client:
LEDA

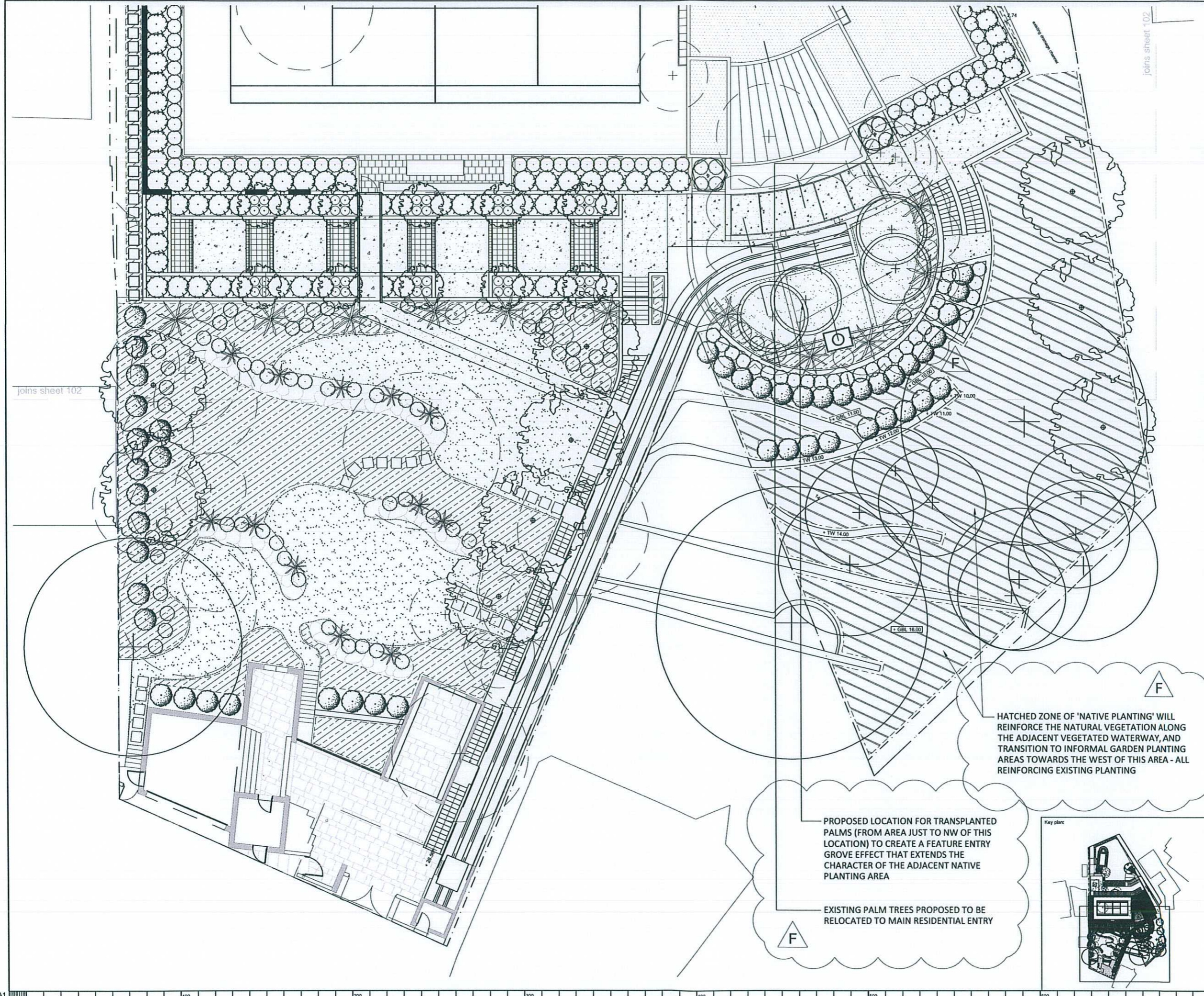
Project:
16-20 LODGE ROAD
CREMORNE

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DEVELOPMENT APPLICATION

Drawing Name:
LANDSCAPE MASTERPLAN

Scale: 1:200 @ A1
Job Number: SS10-2191
Drawing Number: 100
Issue: D



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Issue	Revision Description	Drawn	Check	Date
F	Note amendments and additions	AS	RS	09.12.2010
E	revision to drainage channel & surroundings	AP	RS	15.11.2010
D	DESIGN APPLICATION	AP	RS	20.09.2010
C	for approval	AP	RS	13.09.2010
B	for approval	AP	RS	07.09.2010
A	for comments and review	AP	RS	17.08.2010

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15 DEC 2010
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Client:
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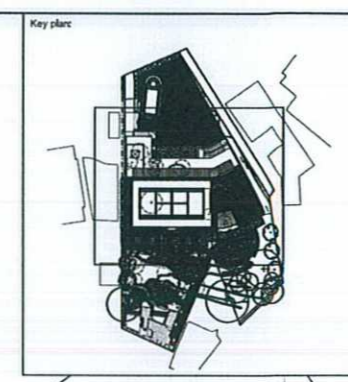
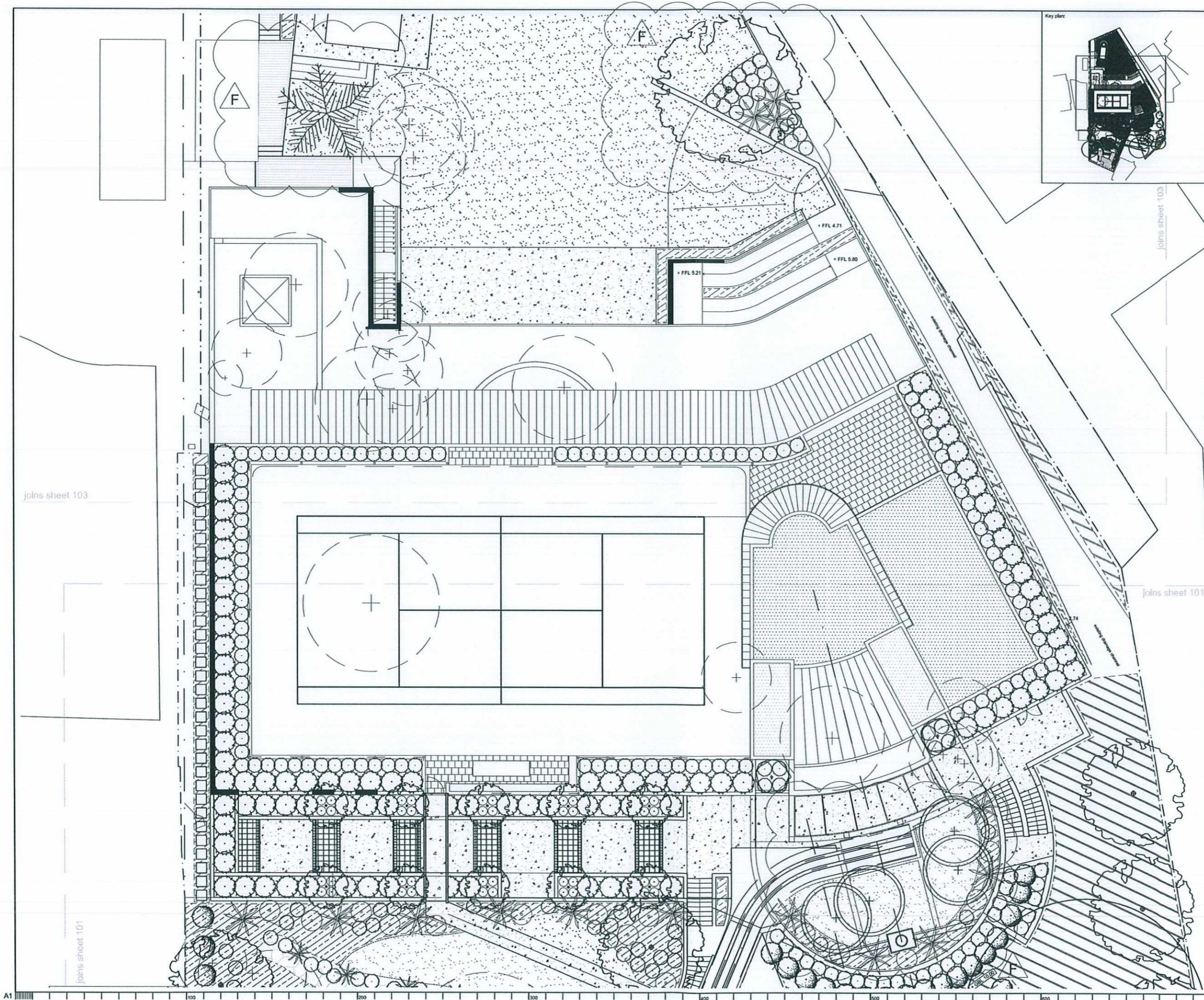
Project:
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DEVELOPMENT APPLICATION

Drawing Name:
LANDSCAPE MASTERPLAN A

Scale: 1:100 @ A1
Job Number: SS10-2191
Drawing Number: 101
Page: F

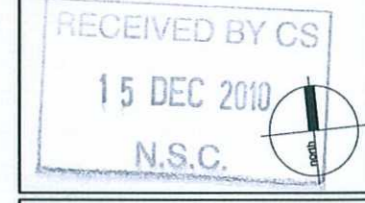


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C	for approval	AP	RS	13.09.2010
B	for approval	AP	RS	27.08.2010
A	for comments and review	AP	RS	17.08.2010

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DEVELOPMENT APPLICATION

Drawing Name:
LANDSCAPE MASTERPLAN B

Scale: 1:100 @ A1
Job Number: SS10-2191
Drawing Number: 102
Issue: F