

# MULTI DWELLING DEVELOPMENT LANDSCAPE DEVELOPMENT APPLICATION DOCUMENTATION (DA)

26-61 NIKKO ROAD, WARNERVALE



LOCALITY PLAN

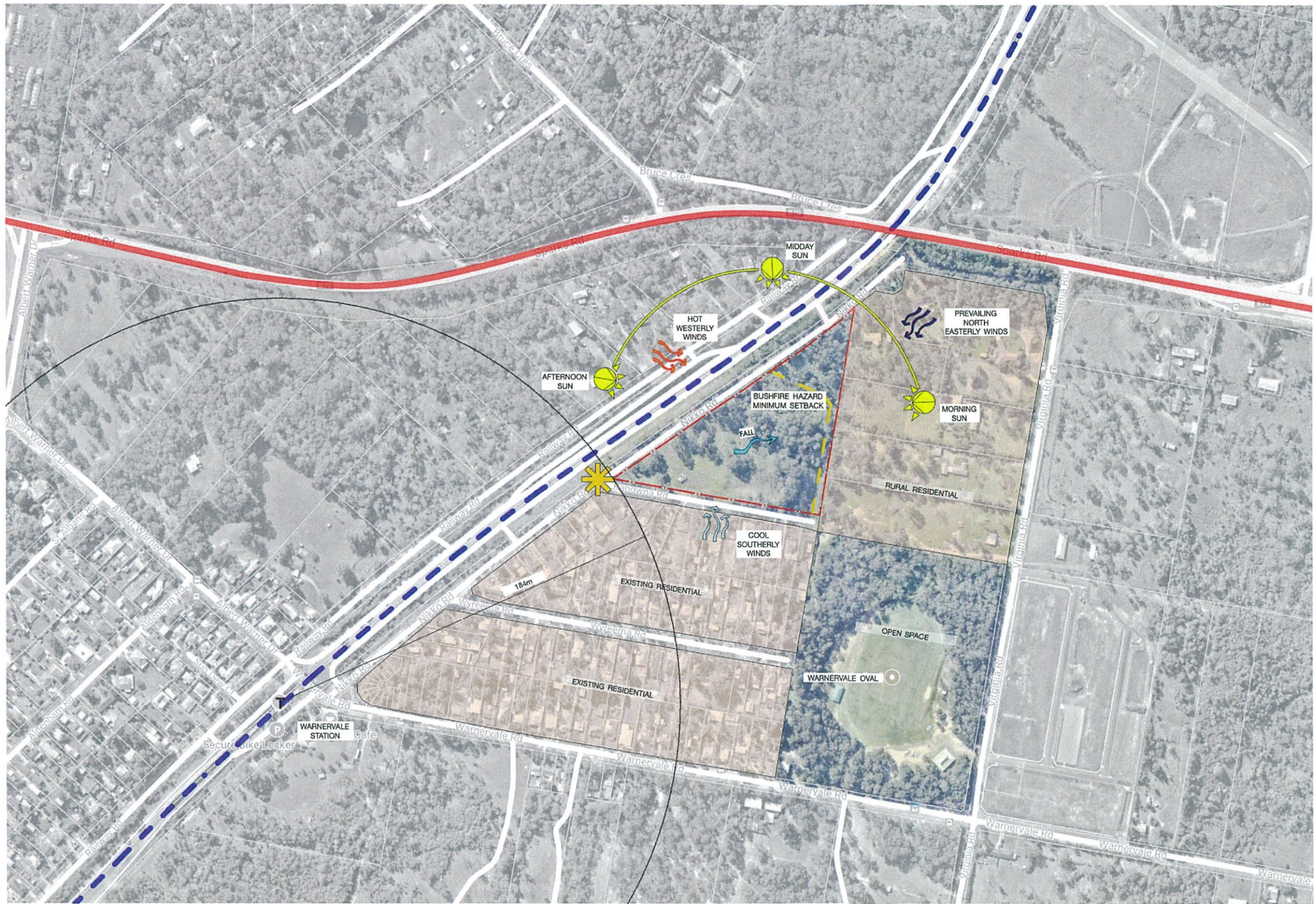
scale: NTS

SITE LOCATION

Sheet No.	Sheet Name	Revision	Date
LP01	COVER SHEET	B	20/5/19
LP02	SITE ANALYSIS	B	20/5/19
LP03	SITE PHOTOGRAPHY	B	20/5/19
LP04	LANDSCAPE MASTERPLAN	B	20/5/19
LP05	LANDSCAPE CONCEPT PLAN	B	20/5/19
LP06	LANDSCAPE CONCEPT PLAN	B	20/5/19
LP07	LANDSCAPE CONCEPT PLAN	B	20/5/19
LP08	LANDSCAPE CONCEPT PLAN	B	20/5/19
LP09	LANDSCAPE DETAIL PLAN	B	20/5/19
LP10	LANDSCAPE DETAIL PLAN	B	20/5/19
LP11	ELEVATIONS	B	20/5/19
LP12	ELEVATIONS / SECTIONS	B	20/5/19
LP13	PLANTING SCHEDULE	B	20/5/19
LP14	DETAILS	B	20/5/19
LP15	SPECIFICATION & DETAILS	B	20/5/19

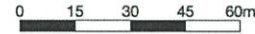
NOT FOR CONSTRUCTION





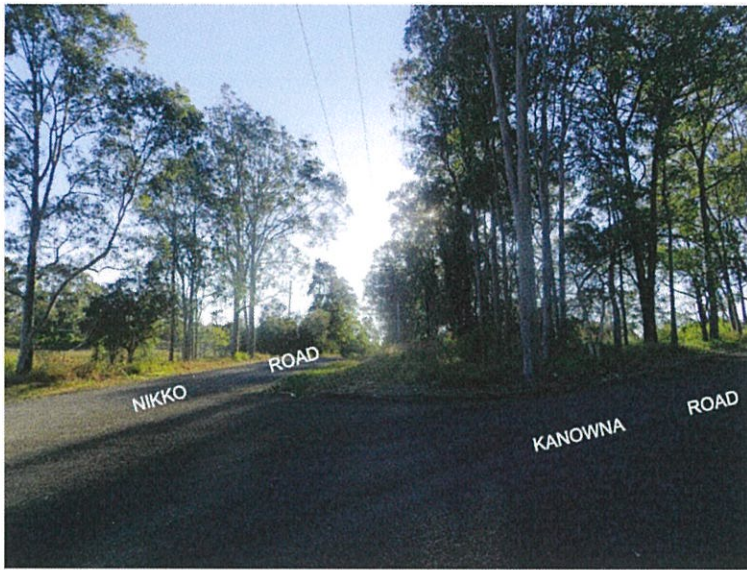
- LEGEND**
- Boundary of development
  - Entry / exit
  - Site cross fall
  - Current residential area
  - Major road
  - Local road / Lane
  - Railway Line
  - Train station
  - Bushfire Hazard Minimum Setback

**SITE ANALYSIS PLAN**  
scale: 1000@A1



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P1 EXISTING ENTRY CORNER



P2 EXISTING SITE BOUNDARY



P3 EXISTING RAILWAY LINE



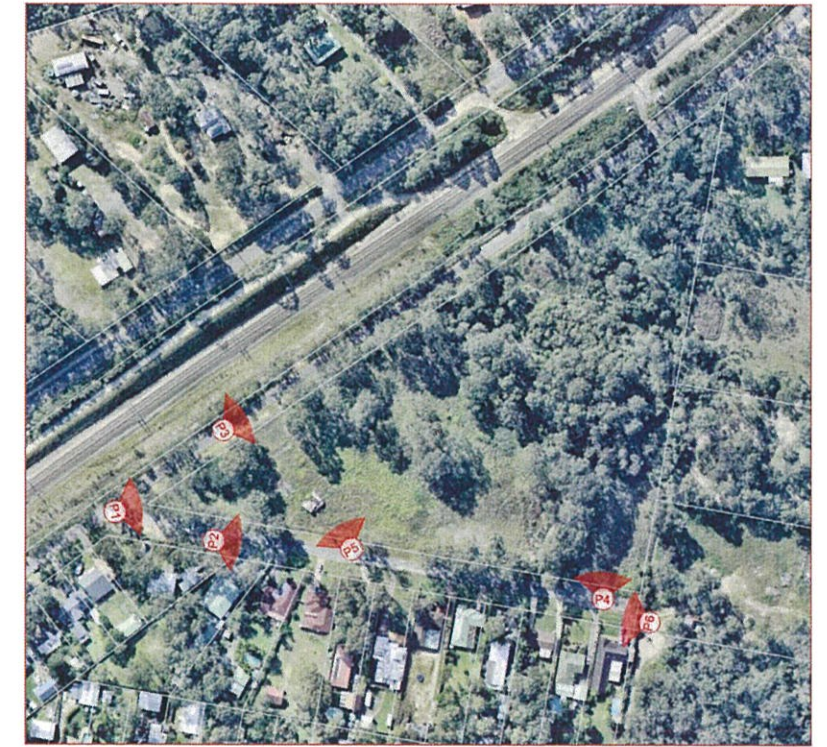
P4 EXISTING ENVIRONMENT OF DETENTION AREA



P5 EXISTING RESIDENTIAL AND SITE ENVIRONMENT



P6 EXISTING SITE BOUNDARY



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- LEGEND**
- Site boundary
  - Lot boundary
  - Existing level
  - 27.5
  - Rainwater tank
  - Clothes line
  - Asset Protection Zone
  - Brick paving
  - Stabilized Gravel footpath
  - Concrete footpath
  - Driveway - washed concrete with nepean river gravel
  - Road
  - Turf - make good any damage to existing turf, or replace completely
  - Detention Basin Turf
  - Proposed Detention Basin
  - Retaining Wall
  - FT1 - 1.8m Formed concrete fence (FT1-RW when associated with retaining wall)
  - FT2 - 1.5m Decorative slatted timber fence (FT2-RW when associated with retaining wall)
  - FT3 - 1.8m Lapped & capped timber fence (FT3-RW when associated with retaining wall)
- STREET TREES**
- Corymbia eximia Yellow Bloodwood
  - Elaeocarpus eumundi Eumundi Quandong
- DETENTION BASIN TREES**
- Ulmus chinensis Chinese Elm
  - Fraxinus excelsior 'Aurea' Golden Ash
- FEATURE TREES**
- DECIDUOUS TREES**
- Lagerstroemia indica Crepe Myrtle
  - Pyrus calleryana 'Chanticleer' Flowering Pear
  - Fraxinus angustifolia 'Raywood' Claret Ash
- SMALL SEMI-EVERGREEN & EVERGREEN TREES**
- Brachychiton populneus Kurrajong
  - Cupaniopsis anacardioides Tuckeroo
  - Magnolia 'Little Gem' Little Gem Magnolia
  - Fraxinus griffithii Evergreen Ash
- LARGE SHRUBS**
- Syzygium australe 'Resilience' Lilly Pilly cv.
  - Murraya paniculata Orange Jessamine
  - Acmena smithii Lilly Pilly
- SMALL SHRUBS**
- Westringia fruticosa Coastal Rosemary
  - Acmena smithii 'Minor' Dwarf Lilly Pilly
  - Raphiolepis indica 'Spring Time' Dwarf Indian Hawthorn
- MASS PLANTING**
- Lomandra longifolia 'Tanika' Matt Rush cv.
  - Myoporum parvifolium Creeping Boobialla
  - Trachelospermum jasminoides Star Jasmine
  - Liriope muscari Giant Liriope
  - Wetland Plants
  - Carex inversa Knob Sedge
  - Juncus usitatus Common Rush
  - Baumea articulata Jointed Twig-rush
  - Schoenoplectus validus River Club-rush

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CLIENT:

KINGSTON PROPERTY FUND NO.2  
 PTY LTD

ARCHITECT:

SHADDOCK ARCHITECTS

ENGINEER:

No. DATE: REVISION:

A 24/4/19 70% DRAFT  
 B 20/5/19 FOR DA SUBMISSION

BY:

NH  
 SR

PROJECT TITLE:

MULTI DWELLING DEVELOPMENT  
 DRAFT

26-61 NIKKO ROAD, WARNERVALE

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

LANDSCAPE MASTERPLAN

SCALE: 1:500

ORIGINAL DRAWING AT A1  
 Drawn By: SR  
 Checked By: MW  
 Approved By: DM

Project No.

1457

Drawing No. Rev

LP04 B







#### LEGEND

- Site boundary
- Lot boundary
- Existing level
- Rainwater tank
- Clothes line
- Asset Protection Zone
- Brick paving
- Stabilized Gravel footpath
- Concrete footpath
- Driveway
- washed concrete with nepean river gravel
- Road
- Turf
- make good any damage to existing turf, or replace completely

- Detention Basin Turf
- Proposed Detention Basin

- Retaining Wall
- FT1 - 1.8m Formed concrete fence (FT1-RW when associated with retaining wall)
- FT2 - 1.5m Decorative slatted timber fence (FT2-RW when associated with retaining wall)
- FT3 - 1.8m Lapped & capped timber fence (FT3-RW when associated with retaining wall)

#### STREET TREES

- Corymbia eximia  
Yellow Bloodwood
- Elaeocarpus eumundi  
Eumundi Quandong

#### DETENTION BASIN TREES

- Ulmus chinensis  
Chinese Elm
- Fraxinus excelsior 'Aurea'  
Golden Ash

#### FEATURE TREES

- DECIDUOUS TREES**
- Lagerstroemia indica  
Crape Myrtle
- Pyrus calleryana 'Chanticleer'  
Flowering Pear
- Fraxinus angustifolia 'Raywood'  
Claret Ash
- SMALL SEMI-EVERGREEN & EVERGREEN TREES**
- Brachychiton populneus  
Kurrajong
- Cupaniopsis anacardioides  
Tuckeroo
- Magnolia 'Little Gem'  
Little Gem Magnolia
- Fraxinus griffithii  
Evergreen Ash

#### LARGE SHRUBS

- Syzygium australe 'Resilience'  
Lilly Pilly cv.
- Murraya paniculata  
Orange Jessamine
- Acmena smithii  
Lilly Pilly

#### SMALL SHRUBS

- Westringia fruticosa  
Coastal Rosemary
- Acmena smithii 'Minor'  
Dwarf Lilly Pilly
- Raphiolepis indica 'Spring Time'  
Dwarf Indian Hawthorn

- Mass Planting
- Lomandra longifolia 'Tanika'  
Matt Rush cv.
- Myoporum parvifolium  
Creeping Boobialla
- Trachelospermum jasminoides  
Star Jasmine
- Liriope muscari  
Giant Liriope
- Wetland Plants
- Carex inversa  
Knob Sedge
- Juncus usitatus  
Common Rush
- Baumea articulata  
Jointed Twig-rush
- Schoenoplectus validus  
River Club-rush

0 5 10 15 20m

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- Acmena smithii Lilly Pilly

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  - Myoporum parvifolium Creeping Boobialla
  - Trachelospermum jasminoides Star Jasmine
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  - Wetland Plants
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    - Schoenoplectus validus River Club-rush

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#### STREET TREES

- Corymbia eximia*  
Yellow Bloodwood
- Elaeocarpus eumundi*  
Eumundi Quandong

#### DETENTION BASIN TREES

- Ulmus chinensis*  
Chinese Elm
- Fraxinus excelsior 'Aurea'*  
Golden Ash

#### FEATURE TREES

- DECIDUOUS TREES**
  - Lagerstroemia indica*  
Crape Myrtle
  - Pyrus calleryana 'Chanticleer'*  
Flowering Pear
  - Fraxinus angustifolia 'Raywood'*  
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Kurrajong
  - Cupaniopsis anacardioides*  
Tuckeroo
  - Magnolia 'Little Gem'*  
Little Gem Magnolia
  - Fraxinus griffithii*  
Evergreen Ash

#### LARGE SHRUBS

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Lilly Pilly cv.
- Murraya paniculata*  
Orange Jessamine
- Acmena smithii*  
Lilly Pilly

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Star Jasmine
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Giant Liriope
  - Wetland Plants**
    - Carex inversa*  
Knob Sedge
    - Juncus usitatus*  
Common Rush
    - Baumea articulata*  
Jointed Twig-rush
    - Schoenoplectus validus*  
River Club-rush

APPROX LINE OF 1%  
AEP FLOOD LEVEL



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#### CLIENT:

KINGSTON PROPERTY FUND NO.2  
PTY LTD

#### ARCHITECT:

SHADDOCK ARCHITECTS

#### ENGINEER:

No: DATE: REVISION:  
A 24/4/19 70% DRAFT  
B 20/5/19 FOR DA SUBMISSION

BY:  
NH  
SR

#### PROJECT TITLE:

MULTI DWELLING DEVELOPMENT

DRAFT

26-61 NIKKO ROAD, WARNERVALE

NOTE:  
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#### LANDSCAPE CONCEPT PLAN

SCALE: 1:250

ORIGINAL DRAWING AT: NH  
Drawn By: CX  
Checked By: CX  
Approved By: DM

Project No. 1457

Drawing No. Rev  
LP07 B



- LEGEND**
- Site boundary
  - Lot boundary
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  - 27.5
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  - Clothes line
  - Asset Protection Zone
  - Brick paving
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  - Pyrus calleryana 'Chanticleer'*  
Flowering Pear
  - Fraxinus angustifolia 'Raywood'*  
Claret Ash
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- Brachychiton populneus*  
Kurrajong
  - Cupaniopsis anacardioides*  
Tuckeroo
  - Magnolia 'Little Gem'*  
Little Gem Magnolia
  - Fraxinus griffithii*  
Evergreen Ash
- LARGE SHRUBS**
- Syzygium australe 'Resilience'*  
Lilly Pilly cv.
  - Murraya paniculata*  
Orange Jessamine
  - Acmena smithii*  
Lilly Pilly
- SMALL SHRUBS**
- Westringia fruticosa*  
Coastal Rosemary
  - Acmena smithii 'Minor'*  
Dwarf Lilly Pilly
  - Raphiolepis indica 'Spring Time'*  
Dwarf Indian Hawthorn
- MASS PLANTING**
- Lomandra longifolia 'Tanka'*  
Matt Rush cv.
  - Myoporum parvifolium*  
Creeping Boobialla
  - Trachelospermum jasminoides*  
Star Jasmine
  - Liriope muscari*  
Giant Liriope
- WETLAND PLANTS**
- Carex inversa*  
Knob Sedge
  - Juncus usitatus*  
Common Rush
  - Baumea articulata*  
Jointed Twig-rush
  - Schoenoplectus validus*  
River Club-rush



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KINGSTON PROPERTY FUND NO.2  
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**ARCHITECT:**  
SHADDOCK ARCHITECTS

**ENGINEER:**

**No:** A  
**DATE:** 24/4/19  
**REVISION:** 70% DRAFT  
B 20/5/19 FOR DA SUBMISSION

**BY:**  
NH  
SR

**PROJECT TITLE:**  
MULTI DWELLING DEVELOPMENT  
DRAFT  
26-61 NIKKO ROAD, WARNERVALE  
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**LANDSCAPE CONCEPT PLAN**

**SCALE:** 1:250

ORIGINAL DRAWING AT A1  
Drawn By: NH  
Checked By: CK  
Approved By: DM

**Project No.**  
1457  
**Drawing No. Rev**  
LP08 B





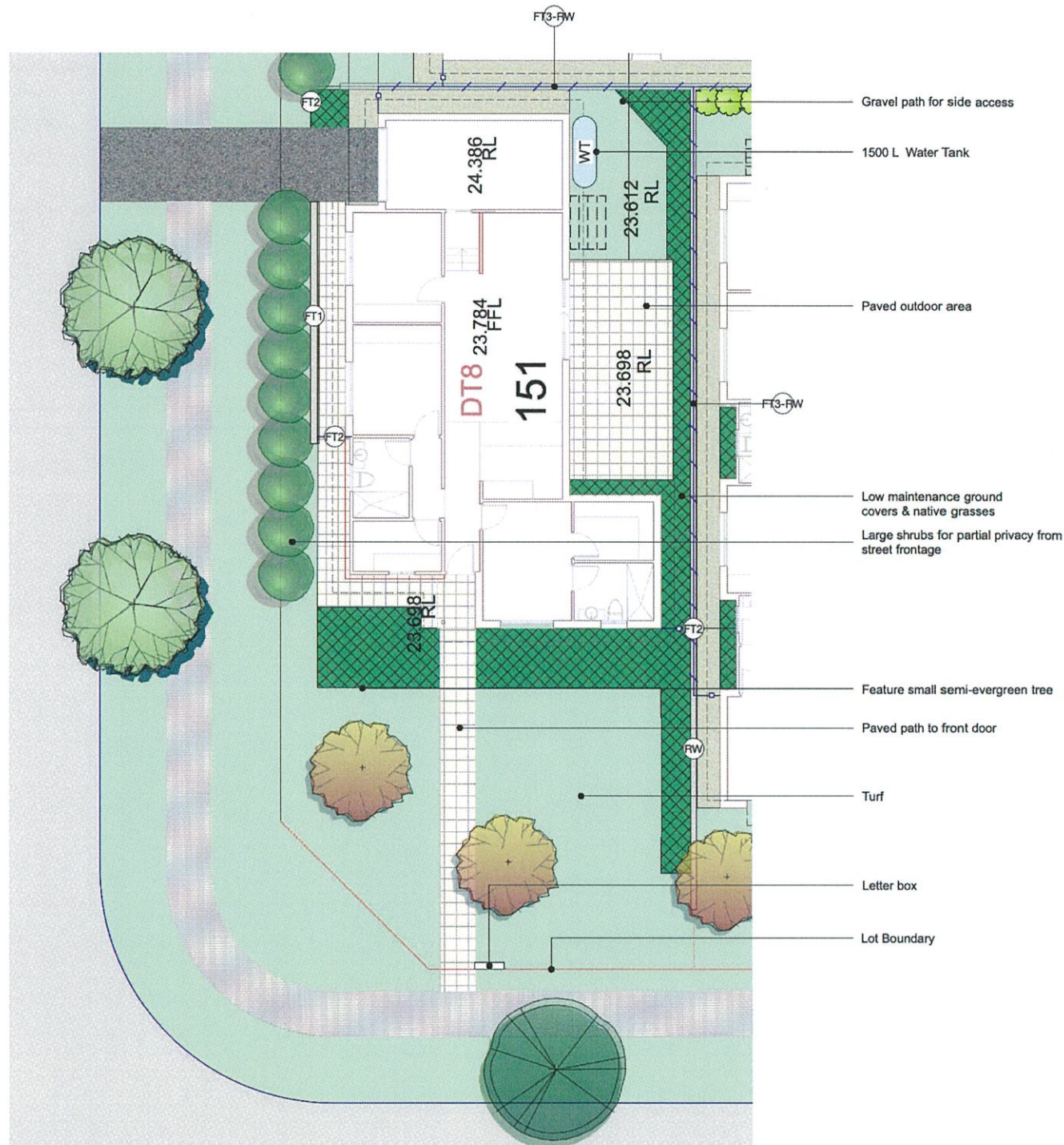
1 TYPICAL 4 BED SINGLE STOREY - DOUBLE GARAGE  
Scale 1:100



2 TYPICAL 4 BED DOUBLE STOREY - DOUBLE GARAGE  
Scale 1:100

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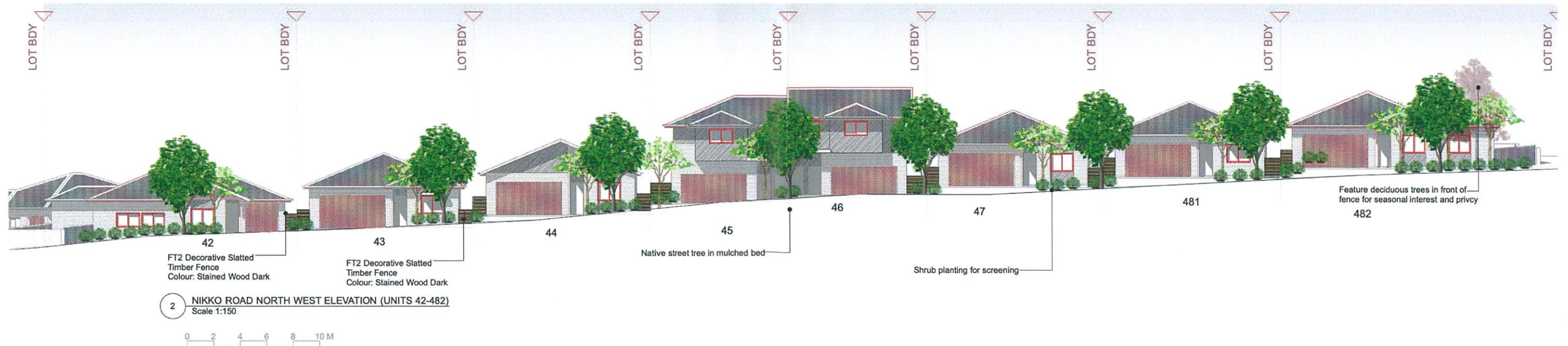
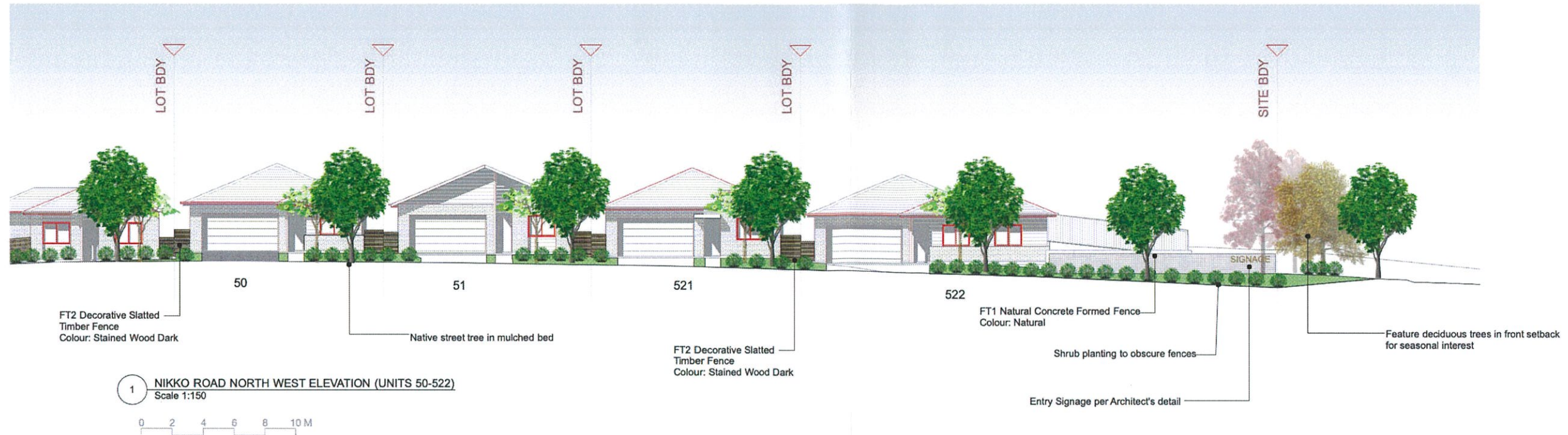
1 TYPICAL 3 BED SINGLE STOREY - SINGLE GARAGE  
Scale 1:100



2 TYPICAL 4 BED SINGLE STOREY - SINGLE GARAGE  
Scale 1:100

NOT FOR CONSTRUCTION





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DRAFT  
26-61 NIKKO ROAD, WARNERVILLE  
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#### ELEVATIONS

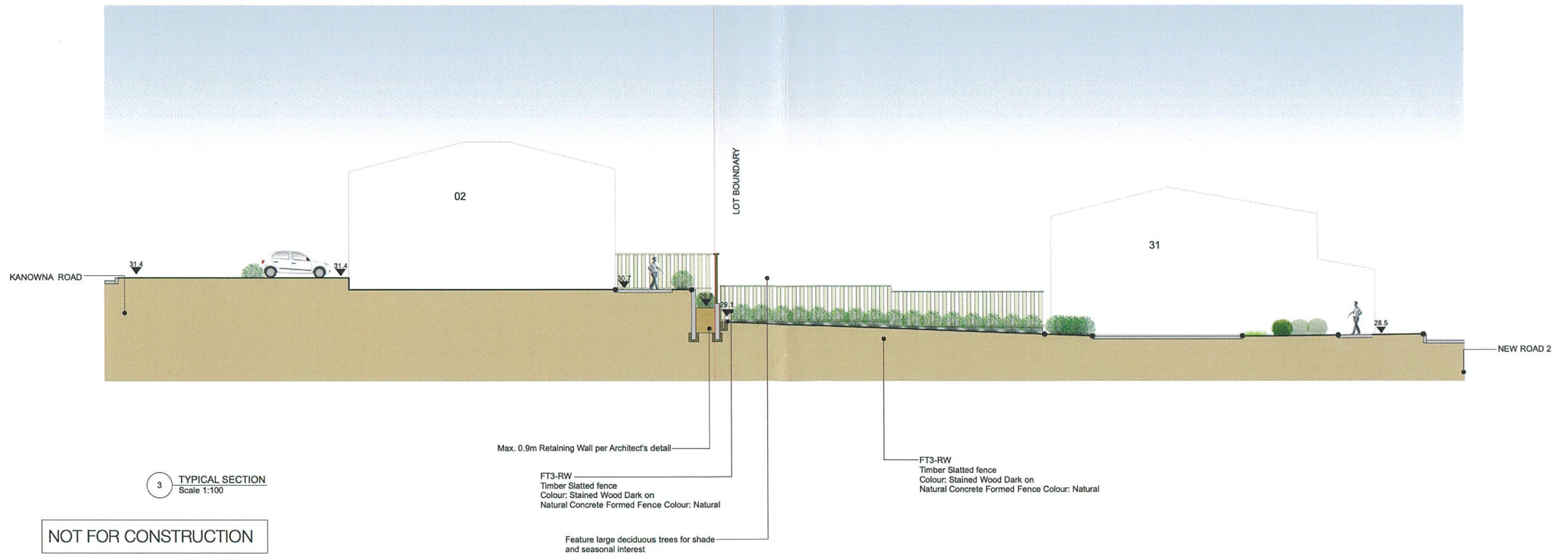
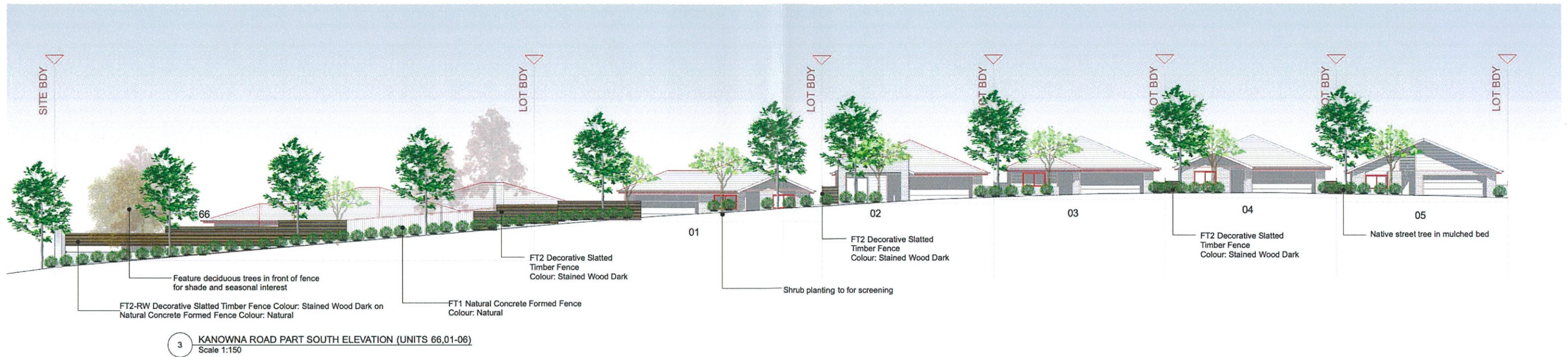
SCALE: 1:150

ORIGINAL DRAWING AT A1  
Drawn By: NH  
Checked By: CK  
Approved By: DM

Project No.  
1457  
Drawing No. Rev  
LP11 B

North









*Corymbia eximia*  
(Yellow Bloodwood)



*Elaeocarpus eumundi*  
(Eumundi Quandong)  
Fire Retardant Species



*Lagerstroemia indica* 'Sioux'  
(Crape Myrtle)  
Fire Retardant Species



*Pyrus calleryana* 'Chanticleer'  
(Flowering Pear)  
Fire Retardant Species



*Fraxinus angustifolia* 'Raywood'  
(Claret Ash)  
Fire Retardant Species



*Brachychiton populneus*  
(Kurrajong)



*Cupaniopsis anacardioides*  
(Tuckeroo)  
Fire Retardant Species



*Fraxinus griffithii*  
(Evergreen Ash)  
Fire Retardant Species



*Magnolia grandiflora* 'Little Gem'  
(Little Gem Magnolia)  
Fire Retardant Species



*Murraya paniculata*  
(Orange Jasmine)



*Acmena smithii* 'Firescreen'  
(Pavlid Free Lilly Pilly)



*Raphiolepis indica* 'Apple Blossom'  
(Indian Hawthorn)



*Westringia fruticosa* 'Jervis Bay'  
(Coastal Rosemary)



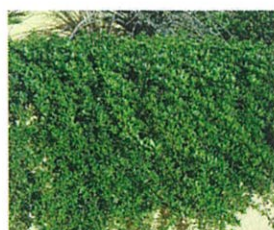
*Syzygium australe* 'Resilience'  
(Lilly Pilly cv.)



*Trachelospermum jasminoides*  
(Star Jasmine)



*Lomandra longifolia* 'Tanika'  
(Mat-Rush)



*Myoporum parvifolium*  
(Creeping Boobialla)



*Liriope muscari* 'Evergreen Giant'  
(Evergreen Giant)

## DETENTION



*Ulmus chinensis*  
(Chinese Elm)  
Fire Retardant Species



*Fraxinus excelsior* 'aurea'  
(Golden Ash)  
Fire Retardant Species



*Carex inversa*  
(Knob Sedge)



*Juncus usitatus*  
(Common Rush)



*Baumea articulata*  
(Jointed Twig-rush)



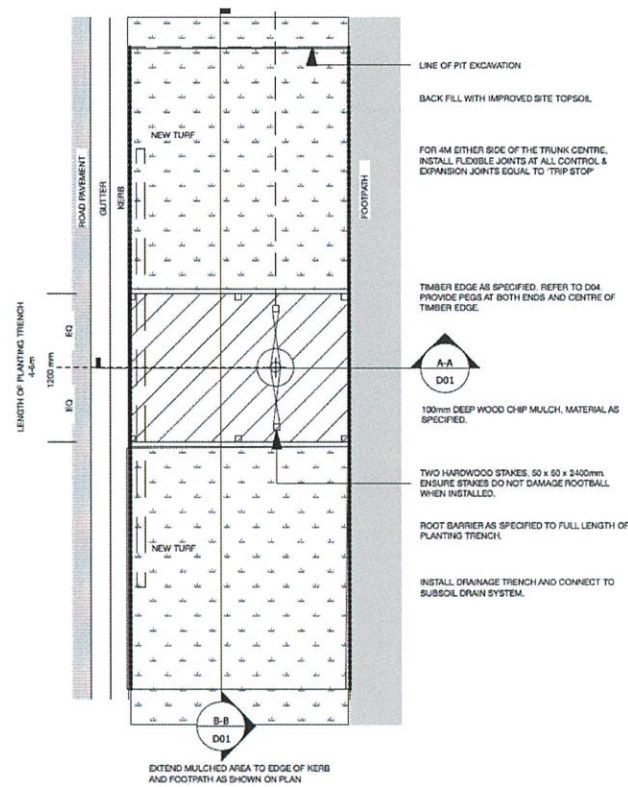
*Schoenoplectus validus*  
(River Club-rush)

## - PLANT SCHEDULE -

Code:	Botanical Name:	Common Name:	Pot Size:	Spacing:
<b>Trees:</b>				
COR exi	<i>Corymbia eximia</i>	Yellow Bloodwood	75L	As Shown
ELA eum	<i>Elaeocarpus eumundi</i>	Eumundi Quandong	75L	As Shown
PYR cal	<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	75L	As Shown
LAG ind	<i>Lagerstroemia indica</i> 'Sioux'	Crape Myrtle	75L	As Shown
FRA ang	<i>Fraxinus angustifolia</i> 'Raywood'	Claret Ash	75L	As Shown
BRA pop	<i>Brachychiton populneus</i>	Kurrajong	75L	As Shown
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	75L	As Shown
FRA gri	<i>Fraxinus griffithii</i>	Evergreen Ash	75L	As Shown
MAG lit	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	75L	As Shown
ULM chi	<i>Ulmus chinensis</i>	Chinese Elm	75L	As Shown
FRA exc	<i>Fraxinus excelsior</i> 'Aurea'	Golden Ash	75L	As Shown
<b>Shrubs:</b>				
ACM smi	<i>Acmena smithii</i>	Lilly Pilly	200mm	As Shown
ACM min	<i>Acmena smithii</i> 'Minor'	Dwarf Lilly Pilly Cv.	200mm	As Shown
MUR pan	<i>Murraya paniculata</i>	Orange Blossom	200mm	As Shown
WES jer	<i>Westringia fruticosa</i> 'Jervis Gem'	Coastal Rosemary cv.	200mm	As Shown
RAP ind	<i>Raphiolepis indica</i> 'Apple Blossom'	Indian Hawthorn	200mm	As Shown
SYZ res	<i>Syzygium australe</i> 'Resilience'	Lilly Pilly Cv.	200mm	As Shown
WES jer	<i>Westringia fruticosa</i> 'Jervis Gem'	Coastal Rosemary cv.	200mm	As Shown
RAP ind	<i>Raphiolepis indica</i> 'Apple Blossom'	Indian Hawthorn	200mm	As Shown
SYZ res	<i>Syzygium australe</i> 'Resilience'	Lilly Pilly Cv.	200mm	As Shown
<b>Groundcovers &amp; Low Lying Plants:</b>				
LOM tan	<i>Lomandra longifolia</i> 'Tanika'	Matt Rush Cv.	140mm	4/m2
MYO por	<i>Myoporum parvifolium</i>	Creeping Boobialla	140mm	1/m2
TRA jat	<i>Trachelospermum jasminoides</i> 'Tricolour'	Chinese star jasmine Cv.	140mm	2/m2
LIR mus	<i>Liriope muscari</i> 'Evergreen Giant'	Evergreen Giant	140mm	2/m2
ANG cos	<i>Angophora costata</i>	Smoothed Barked Apple	75L	As Shown
EUC rob	<i>Eucalyptus robusta</i>	Swamp Mahogany	75L	As Shown
<b>Open Space Trees:</b>				
ALL lit	<i>Allocasuarina littoralis</i>	Black Sheoak	200mm	As Shown
CAL sal	<i>Callistemon salignus</i>	Pink-tip Bottlebrush	200mm	As Shown
MEL nod	<i>Melaleuca nodosa</i>	Prickly Leaved Paperbark	200mm	As Shown
<b>Open Space Shrubs:</b>				
BAU art	<i>Baumea articulata</i>	Jointed Twig-rush	140mm	4/m2
CAR inv	<i>Carex inversa</i>	Knob Sedge	140mm	4/m2
Jun usi	<i>Juncus usitatus</i>	Common Rush	140mm	4/m2
SCH val	<i>Schoenoplectus validus</i>	River Club-rush	140mm	4/m2

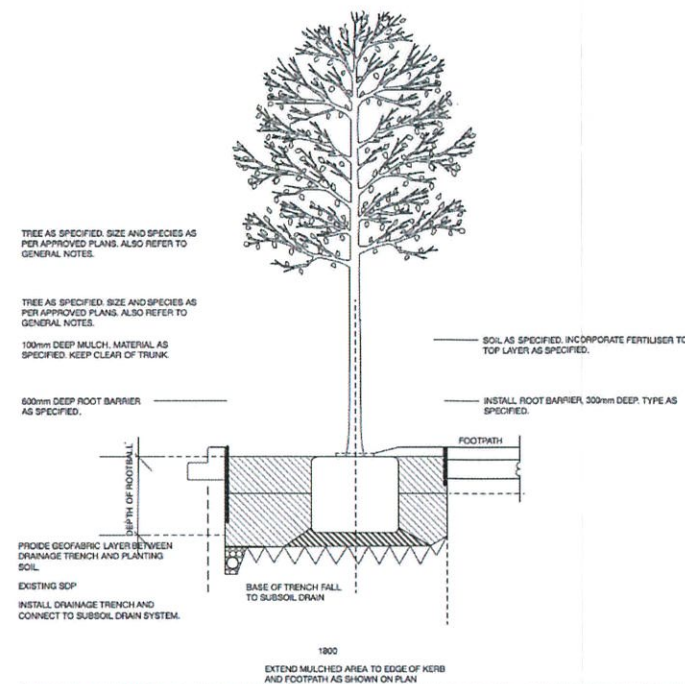
NOT FOR CONSTRUCTION



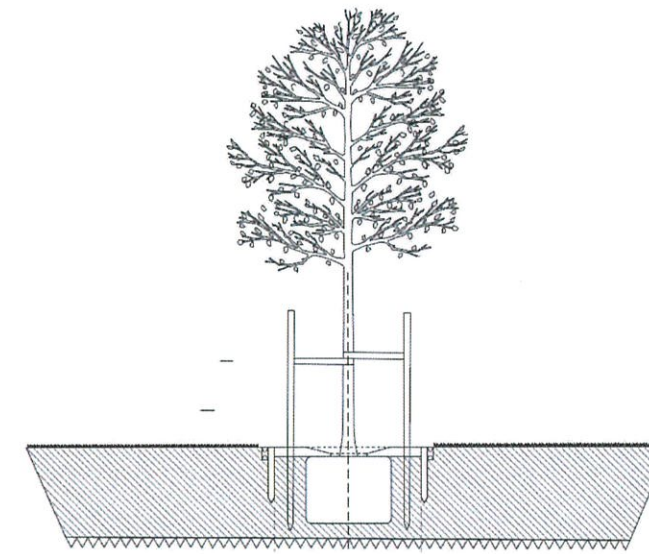


D01 PLAN VIEW

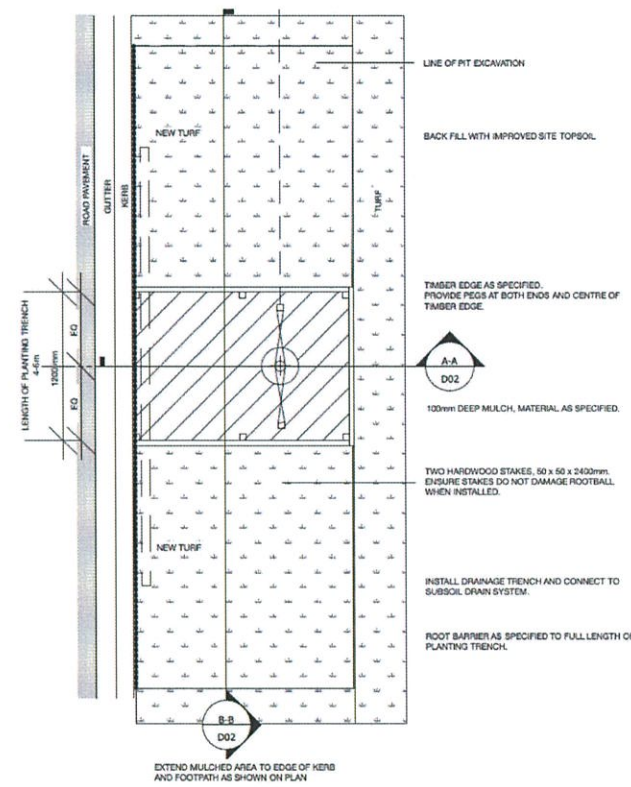
1 TYPICAL STREET TREE PLANTING DETAIL - ADJOINING FOOTPATH  
Scale 1:30 @ A1



D01 A-A SECTION (CROSS SECTION)

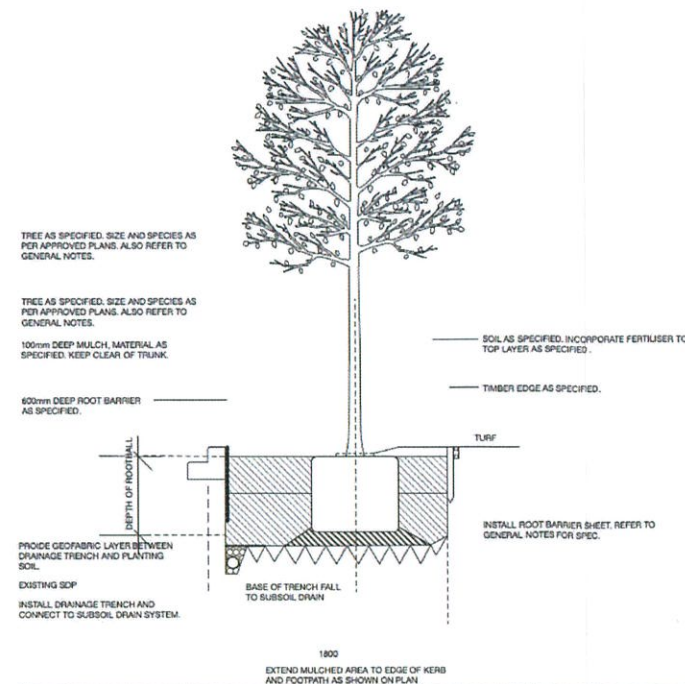


D01 B-B SECTION (LONGITUDINAL SECTION)

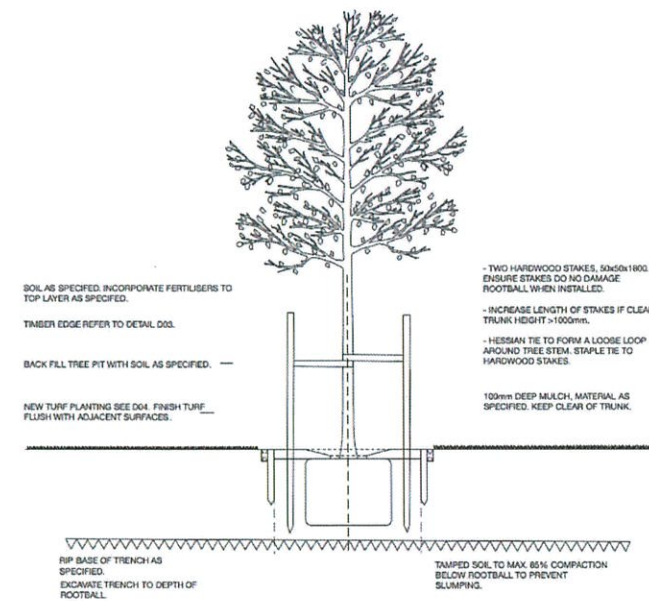


D02 PLAN VIEW

2 TYPICAL STREET TREE PLANTING DETAIL - NO FOOTPATH  
Scale 1:30 @ A1



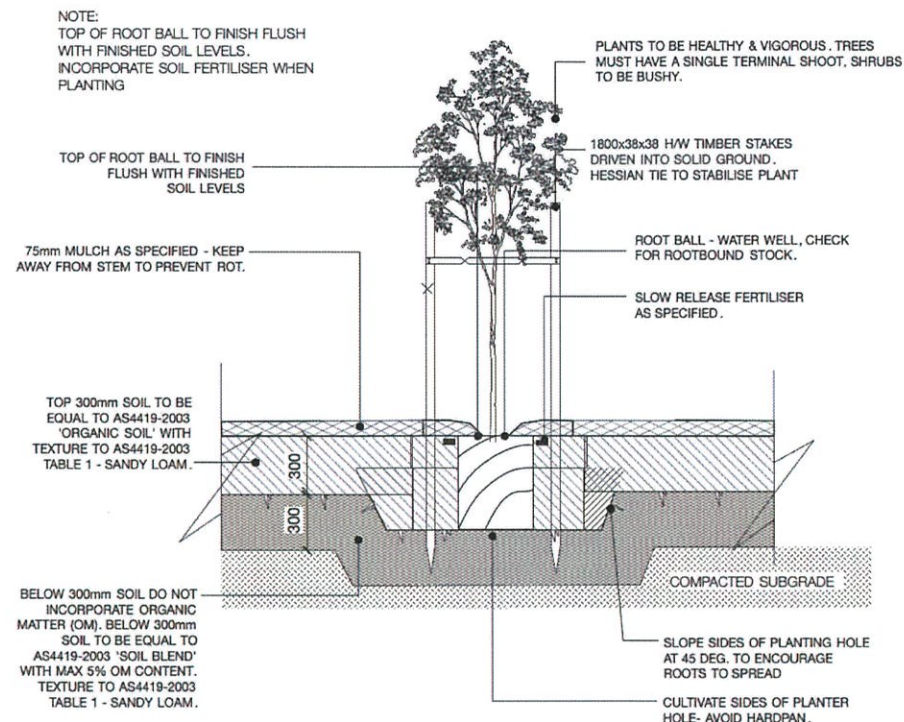
D02 A-A SECTION (CROSS SECTION)



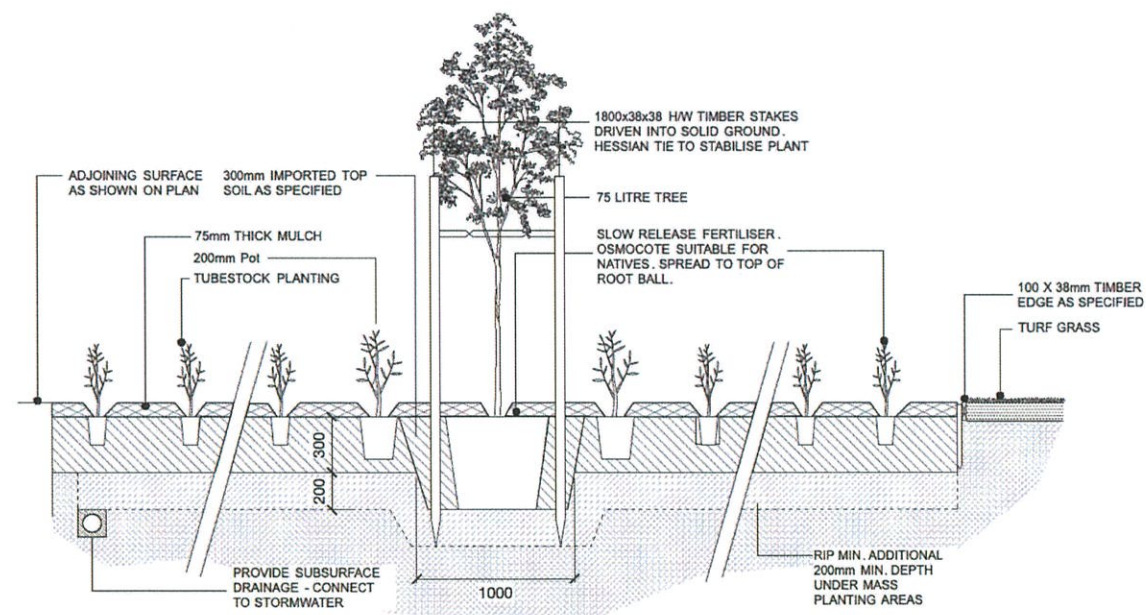
D02 B-B SECTION (LONGITUDINAL SECTION)

NOT FOR CONSTRUCTION





1 TYPICAL TREE PLANTING DETAIL  
Scale 1:20 @ A1



2 TYPICAL MASS PLANTING DETAIL  
Scale 1:20 @ A1

## PLANT ESTABLISHMENT & MAINTENANCE PERIOD:

The planting establishment period shall be 52 weeks during which time the landscape contractor shall undertake the following.

### MAINTENANCE LOGBOOK:

Contractor to keep a maintenance record of works carried out on a monthly basis. Log should include but not limited to:

- Activities carried out during each attendance;
- Irregularities encountered and actions taken;

NB: Maintenance payments will be evaluated on submission of monthly logbooks.

### PLANTING:

Commence recurrent planting maintenance works at the completion of planting. Ensure the stock arriving on site is protected and maintained for healthy growth.

Replacements: Continue to replace failed plants or plants damaged during site works. Report any vandalism or theft immediately.

### RECURRENT WORK:

Throughout the planting establishment period carry out maintenance work including: watering, weeding, rubbish removal, fertilising, pest and disease control, replanting and, reinstatement of mulch, and keeping the site neat and tidy. Any additional work required should be undertaken and documented in the maintenance log book.

### MULCHED SURFACES:

Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.

### WATERING:

#### LAWN AND PLANTED AREAS:

Generally: Maintain a vigorous healthy appearance.

Application rates: Soak to a depth of 150 mm for lawn and 300 mm for planting. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings. Confirm soaked depth and record in the log book.

Timing: Water at times of day to minimise water evaporation loss. Do not water during the hottest period of Summer days.

Public areas without installed watering systems: Water only in excessive dry periods. Make available all necessary equipment to carry out hand and sprinkler watering as required.

Water restrictions: Coordinate the water supply and confirm the watering regime against federal and state government legislation and restrictions at the time.

### HAND WATERING:

General: Manually water all lawn and planting areas in the absence of an irrigation system or until the proposed irrigation system is fully operational.

### TEMPORARY IRRIGATION SYSTEM:

The contractor shall design, supply, lay and maintain the system for the supply of water to the whole of the landscape works.

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