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Rev	Issue	Date
P1	Preliminary DA Issue	22.04.20
1	DA Issue	24.04.20
2	DA Issue	12.05.20
3	DA Issue	19.05.20
4	Revised DA Issue	17.11.20
5	Revised DA Issue	23.12.20
6	Revised DA Issue	09.03.21
7	Revised DA Issue	11.03.21

35 Victoria St, Berry NSW 2535  
abn 24 254 273 270



Melissa McGeorge  
m. 0404 887 620  
e. melissa@botaniquedesign.com.au



**Stanton Dahl Architects**



**BlueCHP**

Residential Apartments

20 & 22 Mindarie Street &  
30 Pinaroo Place,  
Lane Cove North, NSW

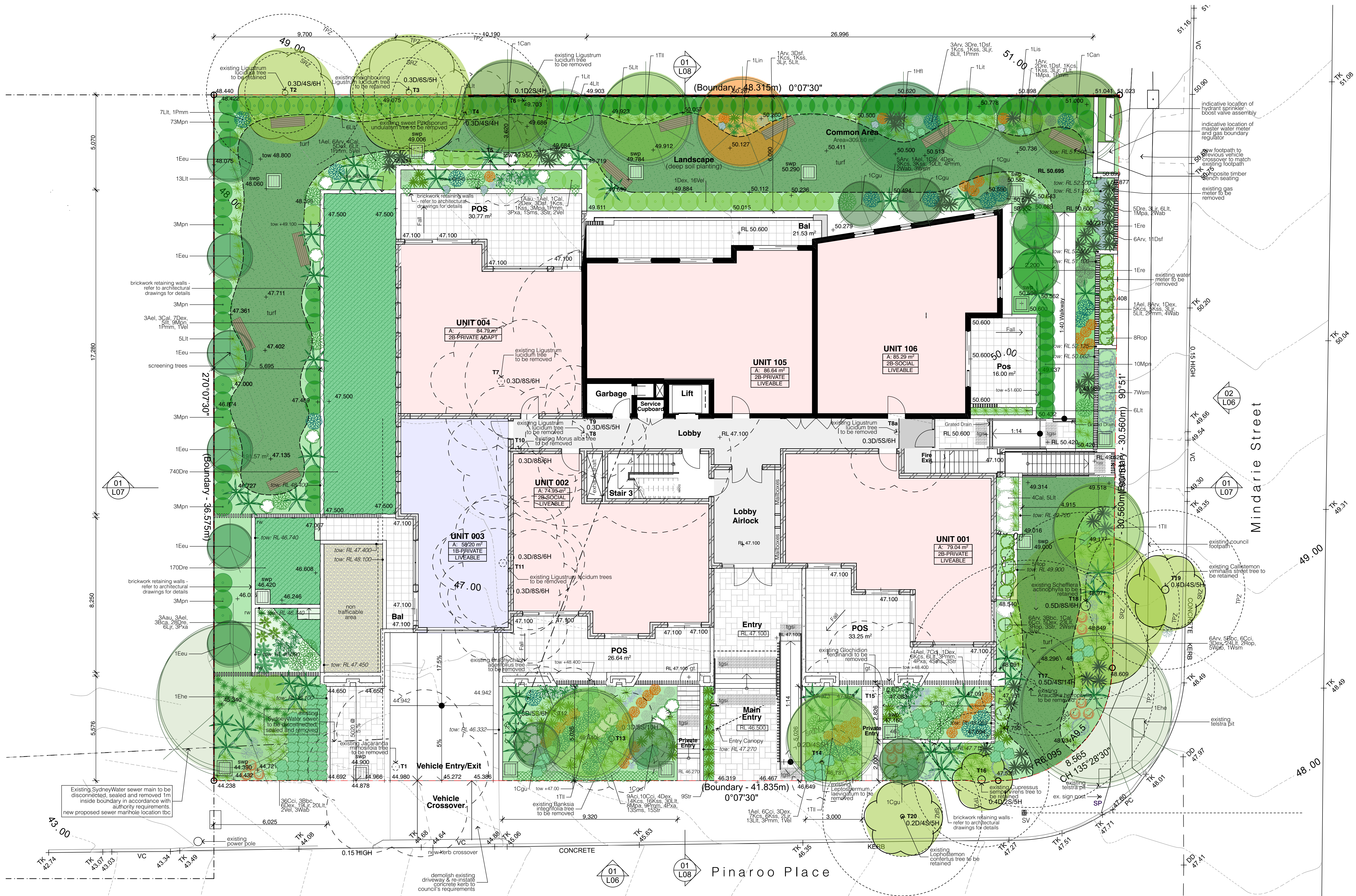
Drawn: MM  
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Plot date: 11/3/21

Scale: 1:100 as noted @ A1

Project No:  
**2088.16**

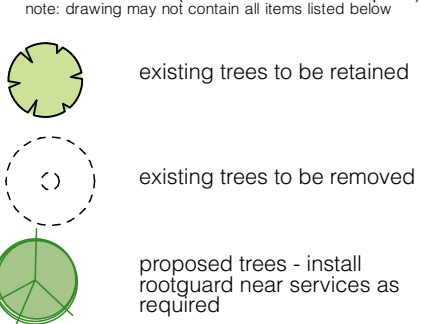
Drawing No: **L01** Revision#: **7**

**Landscape Plan - Ground Floor**



**01 Landscape Plan**  
1:100

Legend (external work / site plan)  
note: drawing may not contain all items listed below



planting areas  
ensure that the mass planting areas have been excavated to 300mm below finished levels, rip to a further depth of 150mm, supply and install 300mm soil mix, soil mix to comprise of one part approved compost to three parts top soil, topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable i.e. no clay), install 75mm of selected mulch, mulch to be non toxic shredded pine flakes (25 x 4 x 2mm)

turf  
excavate/grade areas to be turfed to 120mm below the required finished levels, do not excavate with 1500mm of any existing tree to be retained, ensure that all of the surface water runoff is to be directed towards the inlet pits, kerbs etc. ad away from buildings, ensure that no pooling or ponding will occur, rip subgrade to 150mm deep, install 100mm depth of imported topsoil, just prior to spreading turf, spread 'shirleys no. 17 lawn fertiliser' over the topsoil at the recommended rate, lay Sir Walter Buffalo turf rolls closely butted, fill any small gaps with topsoil, water thoroughly.

ex. RL 00.00 →  
RL 00.00 →  
+ 39.000  
---  
fencing - for all fencing materials and types refer to the architects plans.

ac acc  
adhc  
ap  
bal(1)  
b/c  
boe  
bol  
cc(1)  
cft(1)  
cl  
col

air conditioner condenser  
accessible  
ageing, disability & home care  
access panel  
balustrade (type)  
broom finished concrete  
brick on edge  
bollard  
coloured concrete (type)  
ceramic floor tile (type)  
clothes line  
column

dp  
drp  
ex.  
fb(1)  
fb(1)  
gb  
gl  
gld  
grd  
ht  
h/w  
hyd

downpipe  
doorpost  
existing  
facebrick work (type)  
fence (type)  
garbage bin  
gate  
grated drain  
handrail (type)  
hose tap  
hot water unit  
hydrant

kr  
lb  
nw  
ofc  
pmp  
pp  
pp  
rw(1)  
rw(2)  
rw(2)  
s/c  
swp  
t/c  
tgsi

kerb ramp  
letter box  
off form concrete  
permeable paving  
power pole  
retaining wall (type)  
rainwater outlet  
rainwater tank  
steel float concrete  
storm water pit  
trowel finished concrete  
tactile ground surface indicator

top of wall  
wood float concrete  
wheel stop

note  
maintenance: all landscape works are to be maintained for a period of six months from the date of completion, this includes all watering, weeding, spraying and mulching necessary to achieve vigorous growth, any defects which arise during this period are to be rectified immediately, any plants or areas of turf which fall during this period are to be replaced at no additional cost.

Refer to L02 for Plant Schedule



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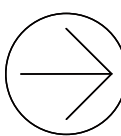
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Melissa McGeorge  
m. 0404 887 620  
e. melissa@botaniquedesign.com.au

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No. 676

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Residential Apartments

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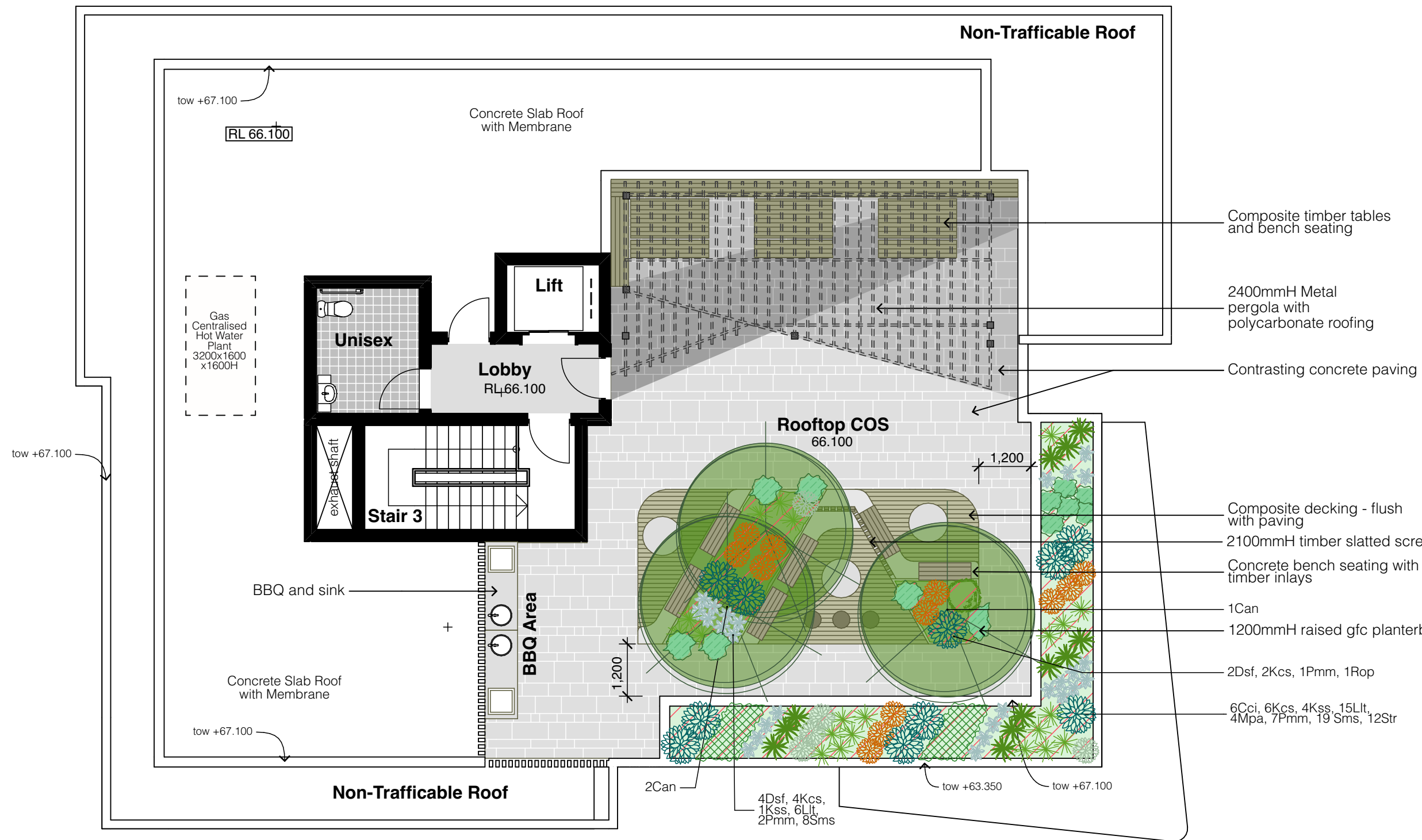
Drawn: MM  
Checked: AT  
Plot date: 11/3/21

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1:0.952 as noted @ AI

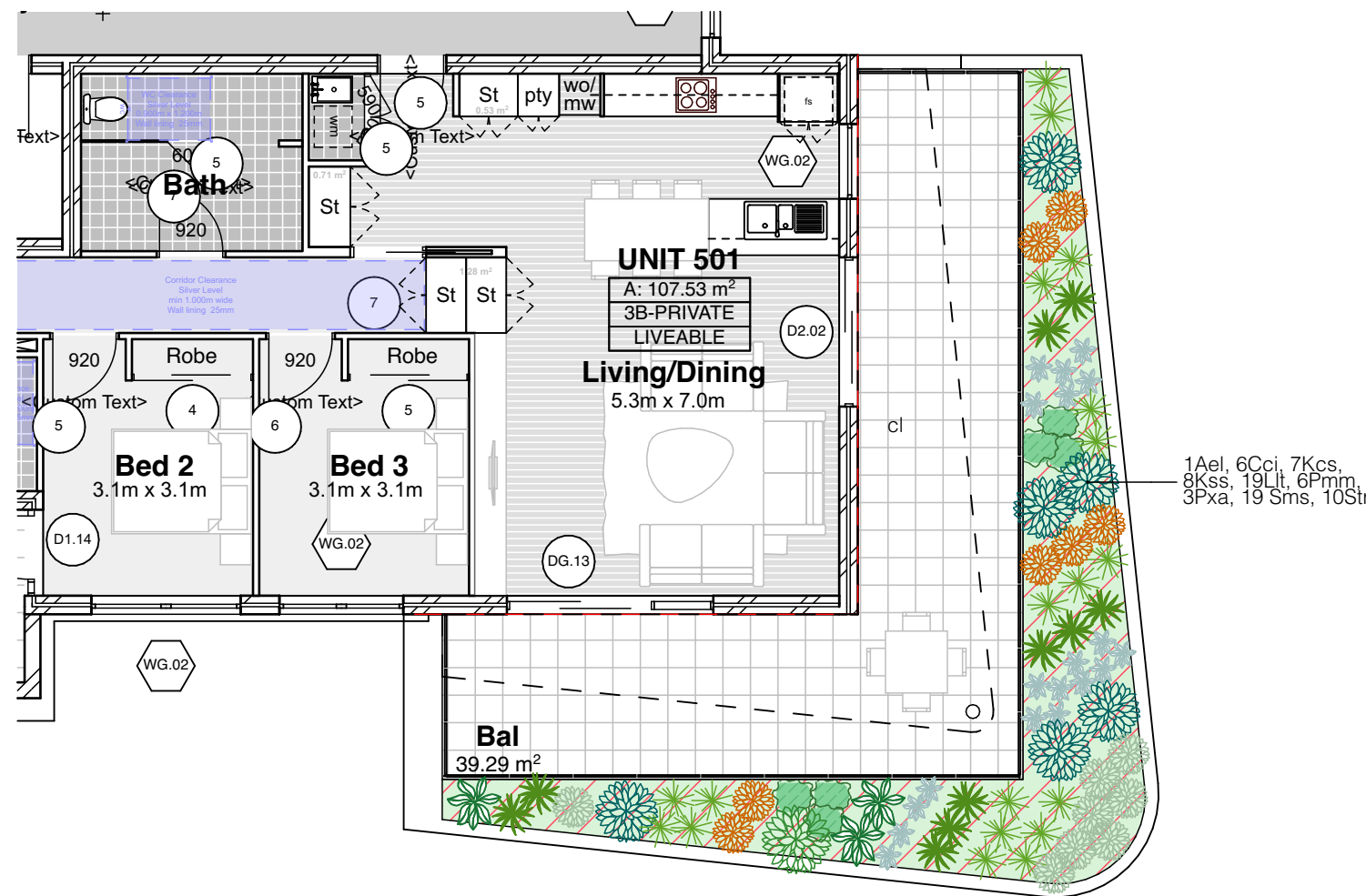
Project No:  
2088.16

Drawing No: L02  
Revision#: 7

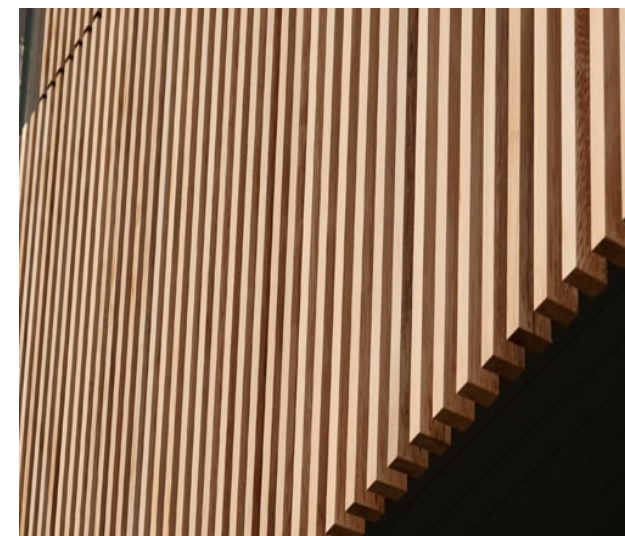
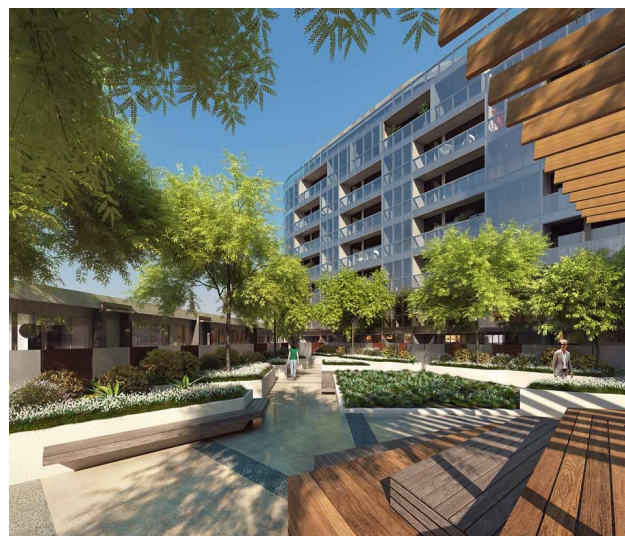
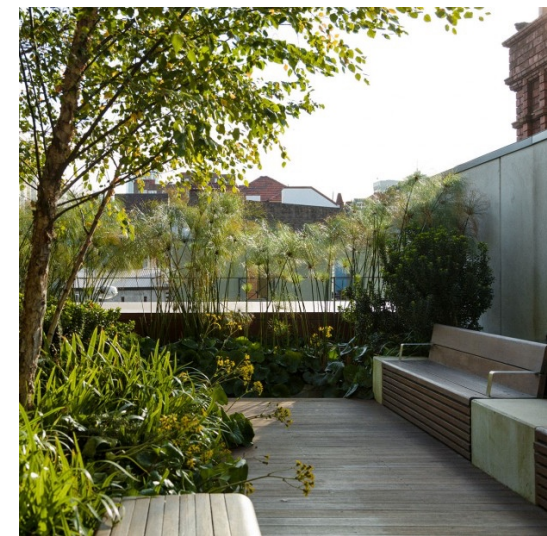
Landscape Plan -  
Upper Levels



02 Landscape Plan - Roof Plan  
1:100



01 Landscape Plan - Level 5  
1:100





Rev	Issue	Date
1	Revised DA Issue	09.03.21

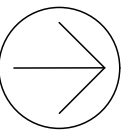
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botanique design

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e. melissa@botaniquedesign.com.au

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## BlueCHP

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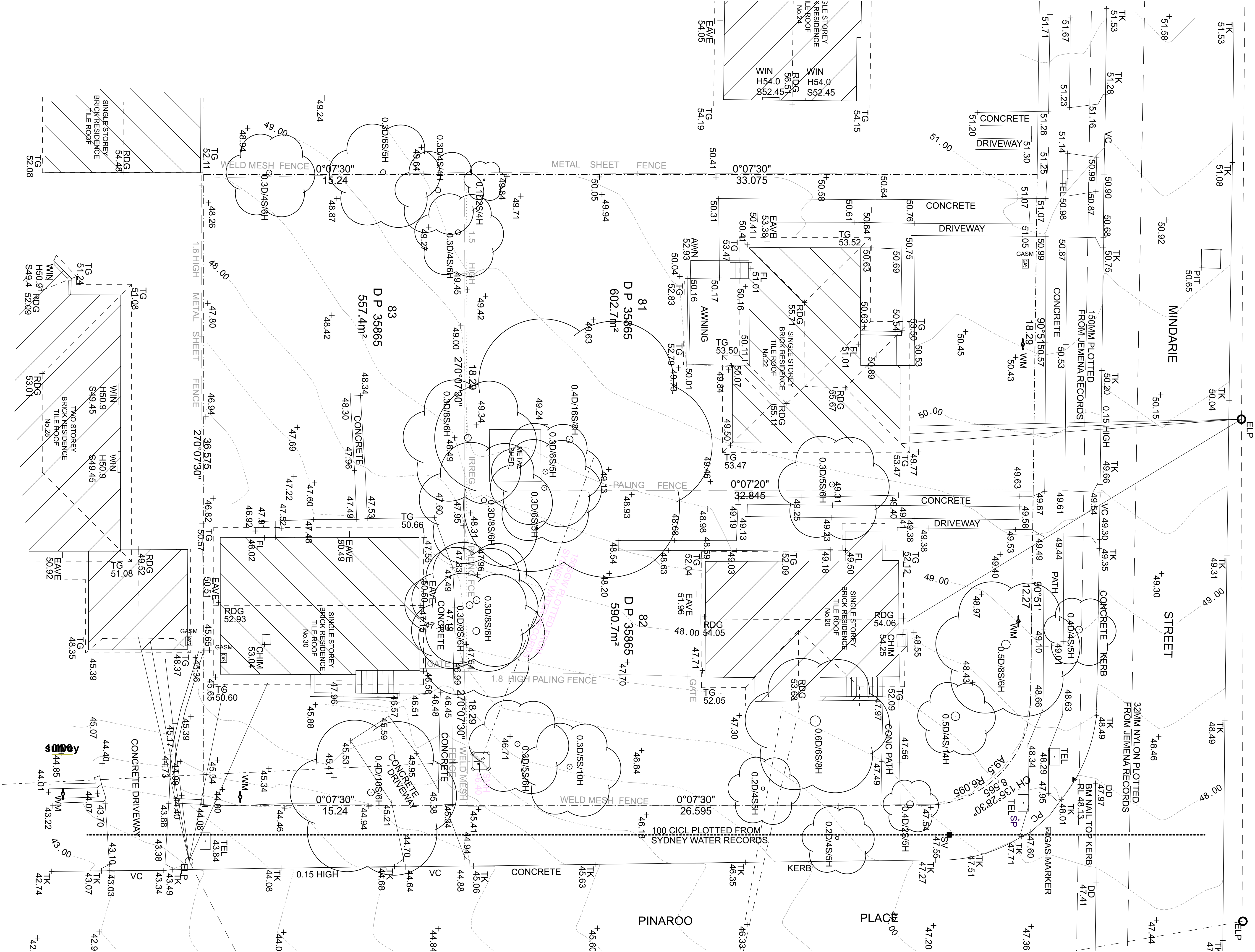
Drawn: MM  
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Scale: 1:100 as noted @ A1

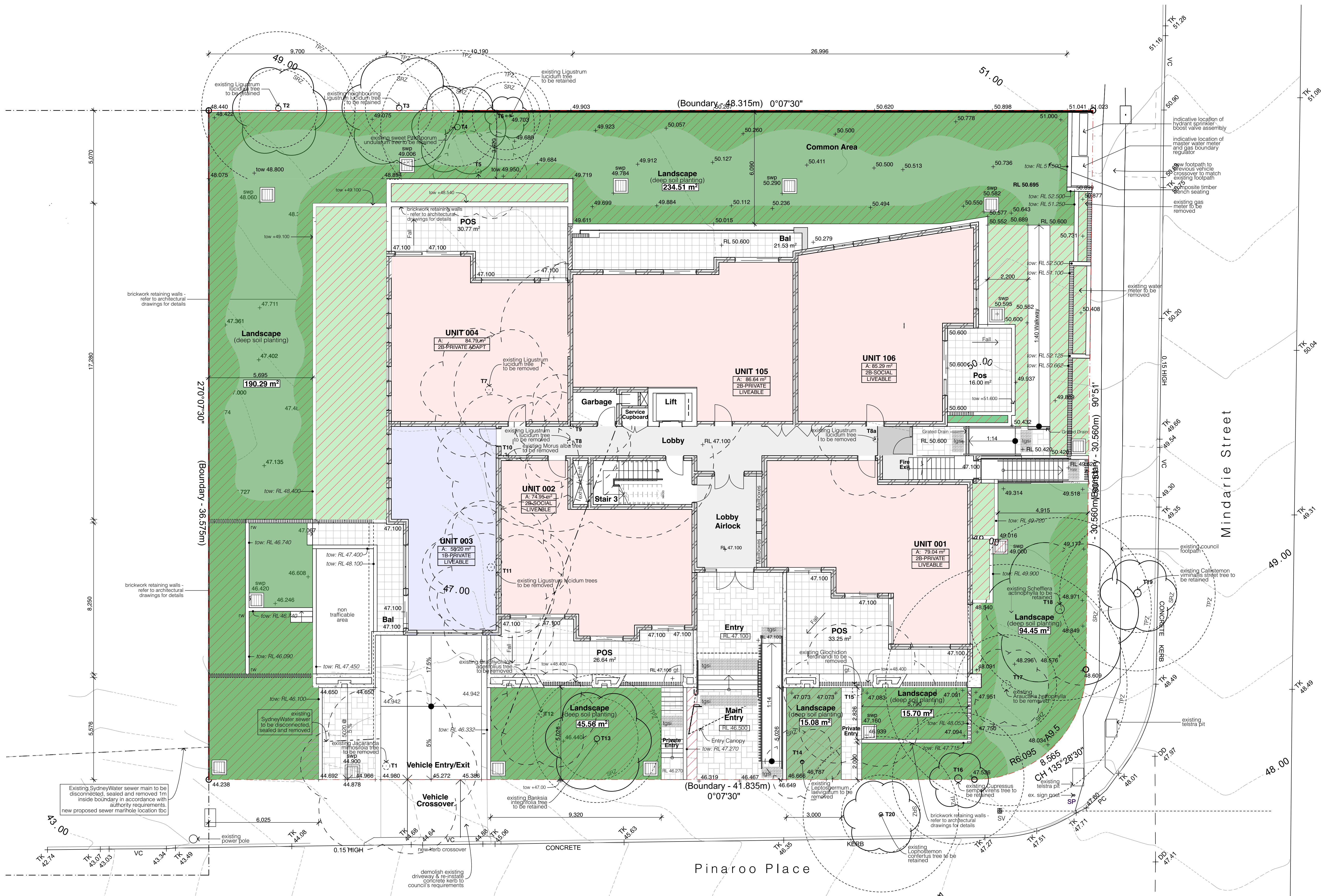
Project No:  
2088.16

Drawing No; L03  
Revision#; 1

## Existing Site Plan







01 Deep Soil Calculations and Irrigation Plan  
1:100

**Legend** (external work / site plan)  
note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed
- proposed trees - install rootguard near services as required
- automatic drip irrigation system to planter boxes & garden areas
- deep soil area

**Deep Soil Calculations:**  
Total site area: 1750.80m<sup>2</sup>  
Total landscaped area: 721.84m<sup>2</sup> (41.23%)  
Total deep soil area: 595.58m<sup>2</sup> (34.02%)

Stanton Dahl & Associates Pty Limited, ABN 32 602 261 396  
Nominated Architects - D/P Stanton 3642, S/M Evans 7686  
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Project No:  
2088.16

Drawing No: L04  
Revision#: 1

Deep Soil Calculations



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1	Revised DA Issue	09.03.21



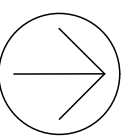

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No. 676

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e. melissa@botanique.design.com.au

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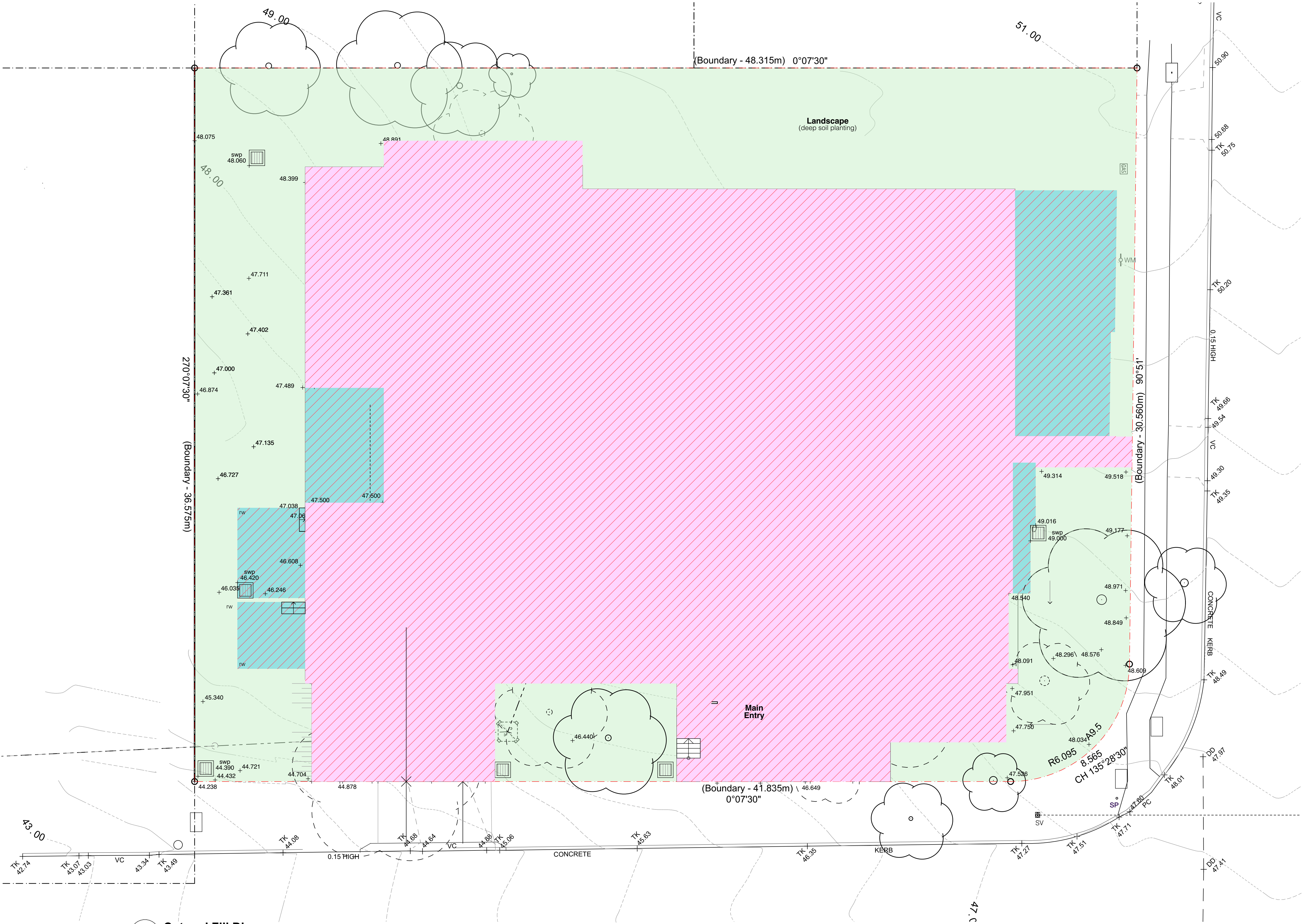
Drawn: MM  
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Plot date: 9/3/21

Scale: 1:100 as noted @ AI

Project No:  
**2088.16**

Drawing No; **L05**      Revision#; **1**

Cut and Fill Diagram



**01 Cut and Fill Diagram**  
1:100

Legend (external work - cut and fill)

-  Cut area
-  Filled Area



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Potential Development  
Building Envelope  
Lane Cove LEP 2009  
  
Zone: R4  
High Density Residential  
Max. Height: 17.5m  
  
24 Mindarie Street  
  
Existing Neighbouring  
Building in background

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botanique design  
  
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Drawing No; L06  
Revision#; 2

Landscape Elevations



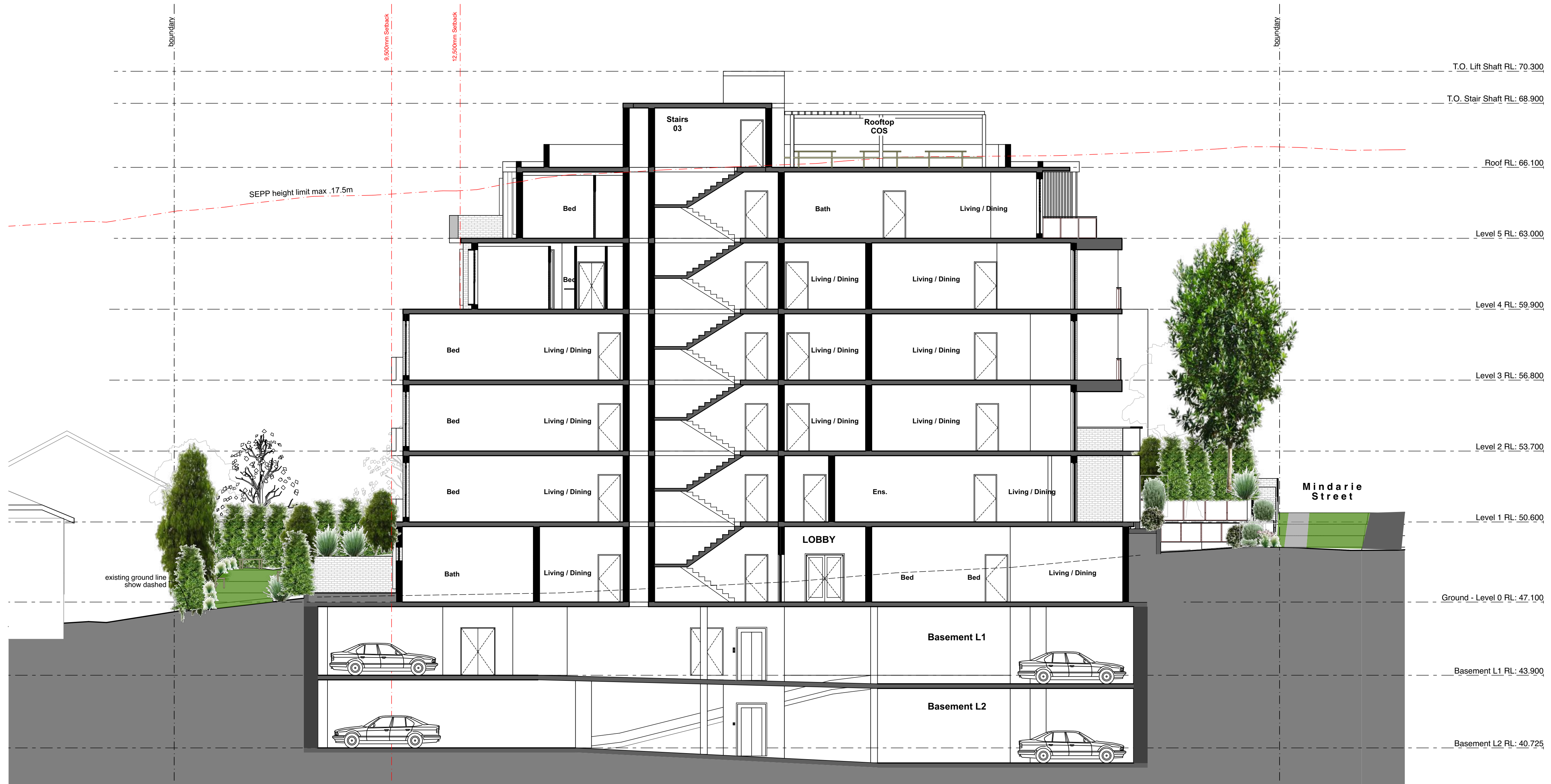


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m. 0404 887 620  
e. melissa@botaniquedesign.com.au



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Drawing No: L07  
Revision#: 1

Landscape Section



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Tel +61 2 8876 5300  
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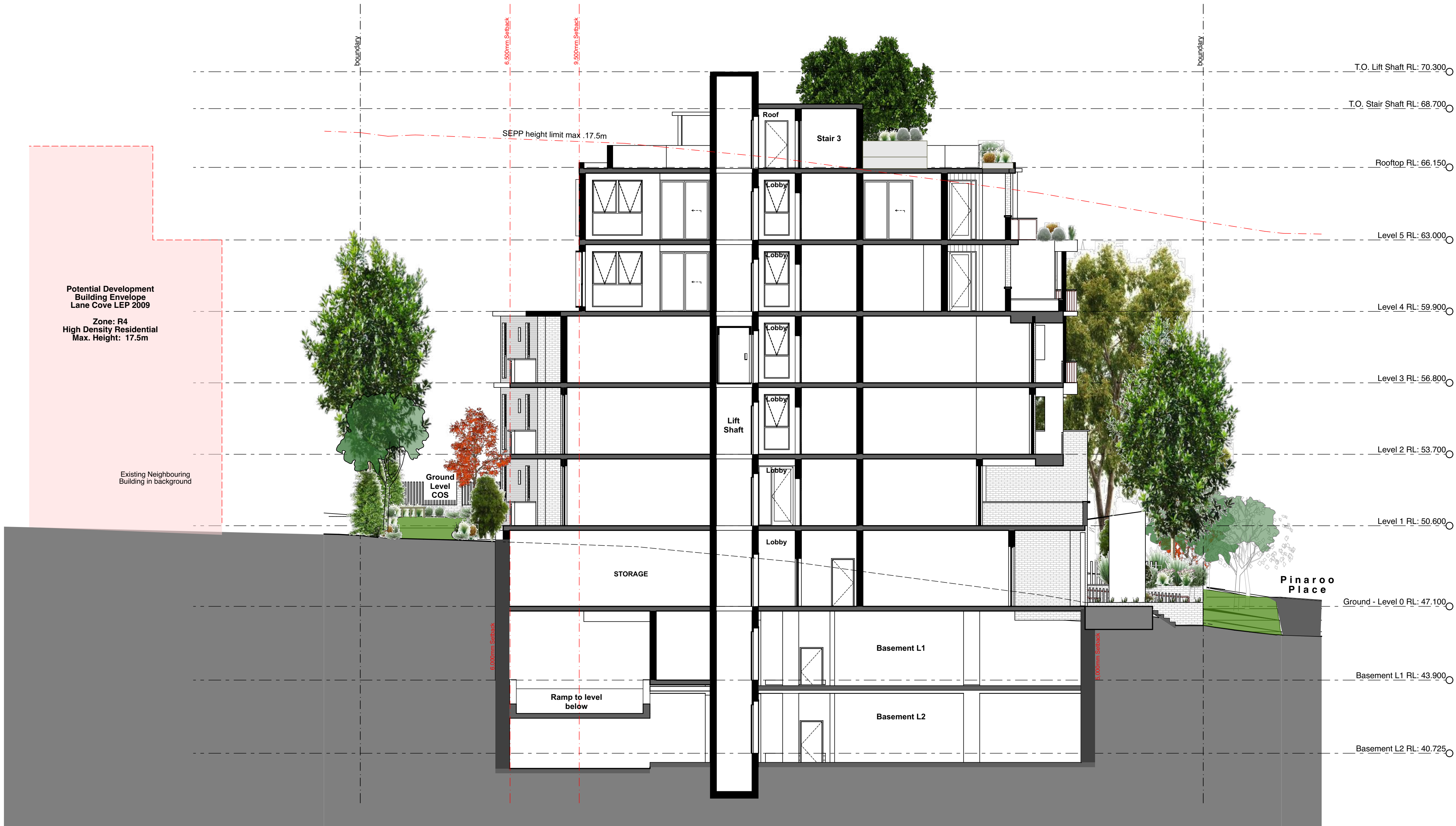
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Checked; AT  
Plot date; 9/3/21

Scale; 1:100 as noted @ AI

Project No;  
**2088.16**

Drawing No; **L08**      Revision#; **1**

**Landscape Section**



**01 Section - East - West**  
1:100



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Scale; 1:10, 1:20 as noted @ AI

Project No;  
2088.16

Drawing No; L09  
Revision#; 6

Landscape Details and  
Specification

#### LANDSCAPE NOTES:

- Check boundaries, levels, dimensions and locate services on site prior to starting work.
- Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
- Protect any trees to be retained to council requirements. Grade site to achieve proposed final grades.
- Cultivate sub grade to a depth of 300mm.
- Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.
- Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'.
- Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
- Gardens are to be mulched to a 75mm depth using mulch that meets Australian Standards.
- Keep mulch clear of all plant stems.
- Refer to Architectural drawings for fence types, retaining walls, paving and decking details.

#### SPECIFICATION NOTES

#### SERVICES

Before landscape work is commenced, The Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

#### PLANTING MIXTURE

Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay) and mix shall be a homogenous blend of existing garden bed soil and additive of spent mushroom compost. Additive to be to a depth of 100mm, cultivated with existing garden bed soil to 250mm depth. Install 75mm of selected mulch.

#### RAISED PLANTER BEDS MIXTURE

Shall be a homogenous blend of soil and additives in the following proportions:

Imported Black Soil	30%
DW Sand	30%
Composted Hardwood Sawdust	20%
Graded Ash	10%
Composted Pine Bark	10%

#### MULCH

APPLICATION: Place mulch to the required depth, (refer to drawings), clear of plant stems and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

#### MULCH TYPE:

General - ANL 'Forest Blend'  
Non Floating - ANL Hawkesbury Sandstone Pebbles 20-40mm

#### PLANT MATERIAL

All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

#### PLANTING AREAS

Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay). Install 75mm of selected mulch. Install rootguard to trees located adjacent to services as required

#### TURF

Excavate/ grade areas to be turfed to 120mm below the required finished levels. Do not excavate with 1500mm of any existing tree to be retained. Ensure that all of the surface water runoff is to be directed towards the inlet pits, kerbs etc. ad away from buildings. Ensure that no pooling or ponding will occur. Rip subgrade to 150mm deep. Install 100mm depth of 5 parts imported topsoil mixed with 1 part compost. Just prior to spreading turf, spread 'shirleys no. 17 lawn fertiliser' over the topsoil at the recommended rate. Lay Sir Walter Buffalo turf rolls closely butted. Fill any small gaps with topsoil. water thoroughly.

#### FERTILISER

MASS PLANTING AREAS: Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants. Apply as per manufacturer's instructions.

ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

#### STAKING AND TYING

Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

- |    |                           |                  |
|----|---------------------------|------------------|
| a. | 5-15 litre size plant     | 1x(1200x25x25mm) |
| b. | 35-75 litre size plant    | 2x(1500x38x38mm) |
| c. | 100-greater than 200litre | 3x(1800x50x50mm) |

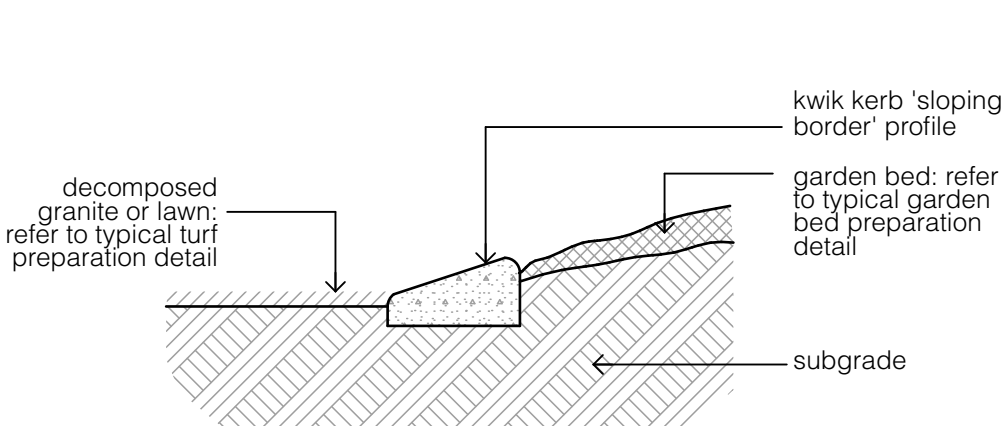
Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

#### CORTEN GARDEN EDGING

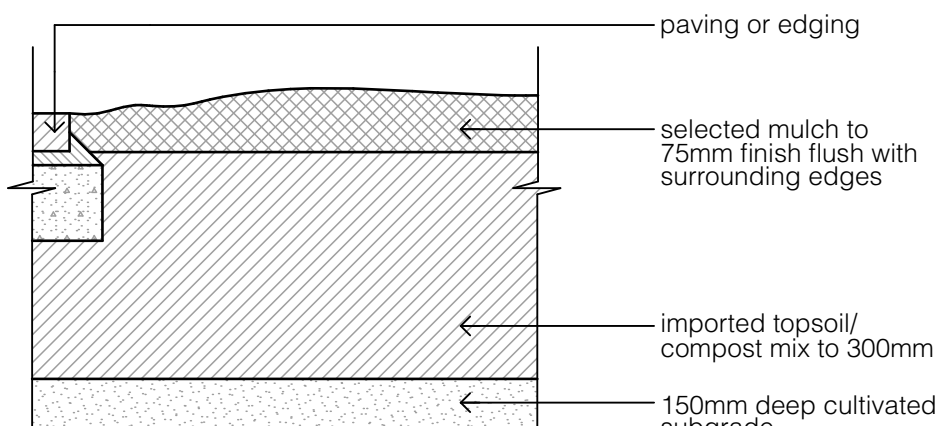
Steel edging  
Formboss Corten Steel Edging.  
Profile: 150mm  
Edge buried: Minimum 1/3 of profile height. Finish flush with garden mulch  
Stake spacing: Three per length at 810mm spacing.  
Stake length: Minimum twice the edging profile height.  
Straight lines: Ideally 2mm+ for decent straight lines. Higher gauge = better straight lines. Drainage: Back the edging (over 150mm high) with screenings before backfilling with soil. Screws: Must be under soil level. One screw for each side of the connection, one per stake.

#### IRRIGATION

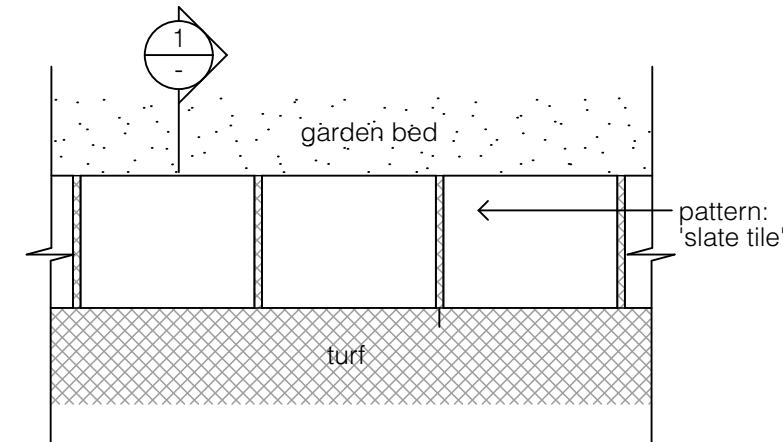
An automated irrigation system shall be installed. The system shall be commercial grade, sub-surface, automatic, self timed with back flow prevention device fitted and installed to all garden and turf areas in the common areas.



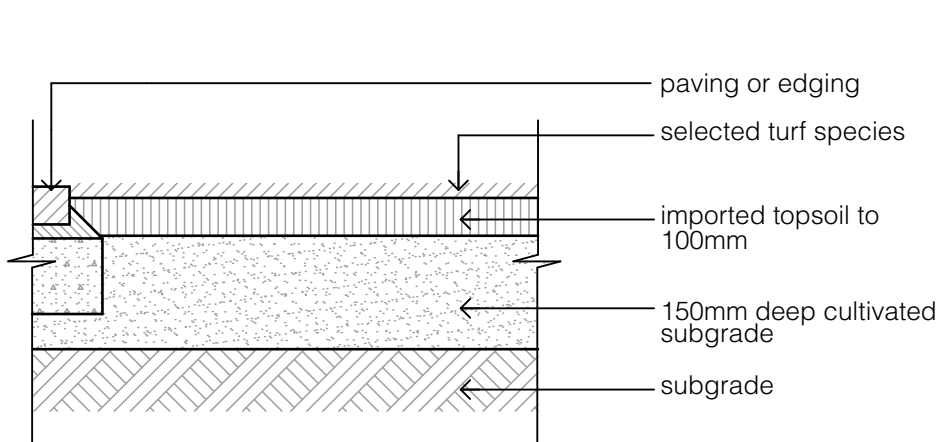
1 Kwik Kerb Garden Edge Section  
1:10



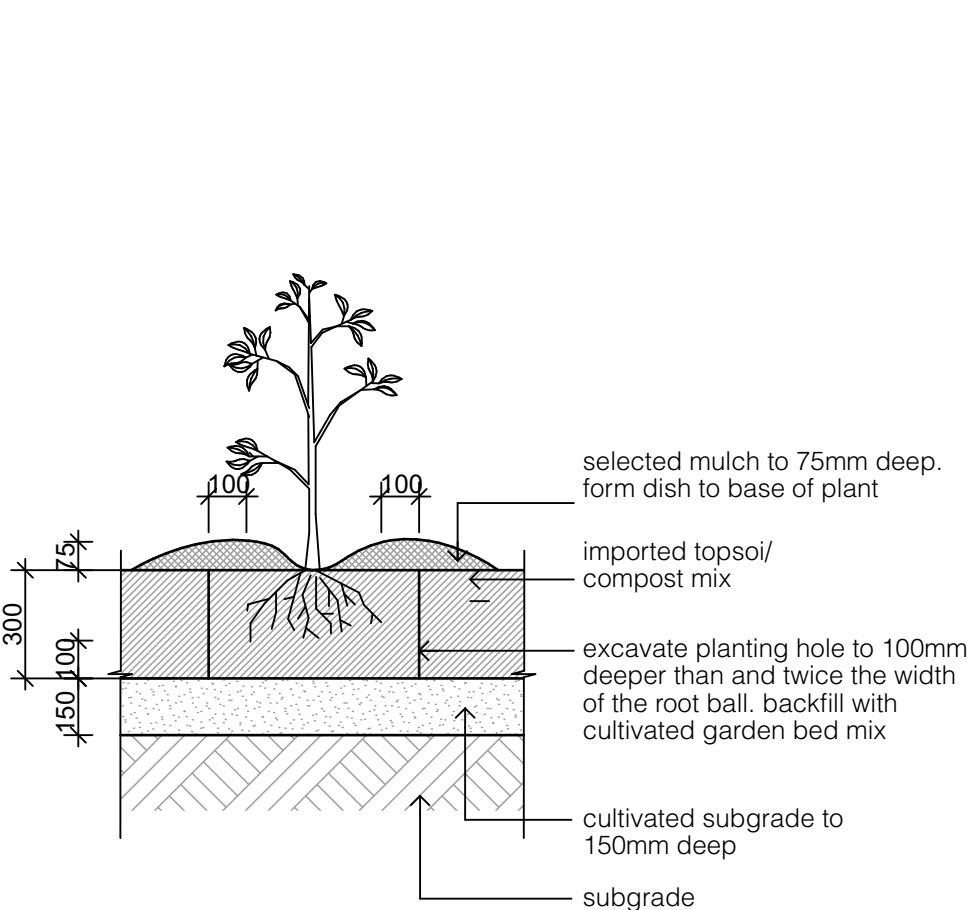
2 Garden Bed Preparation Detail  
1:10



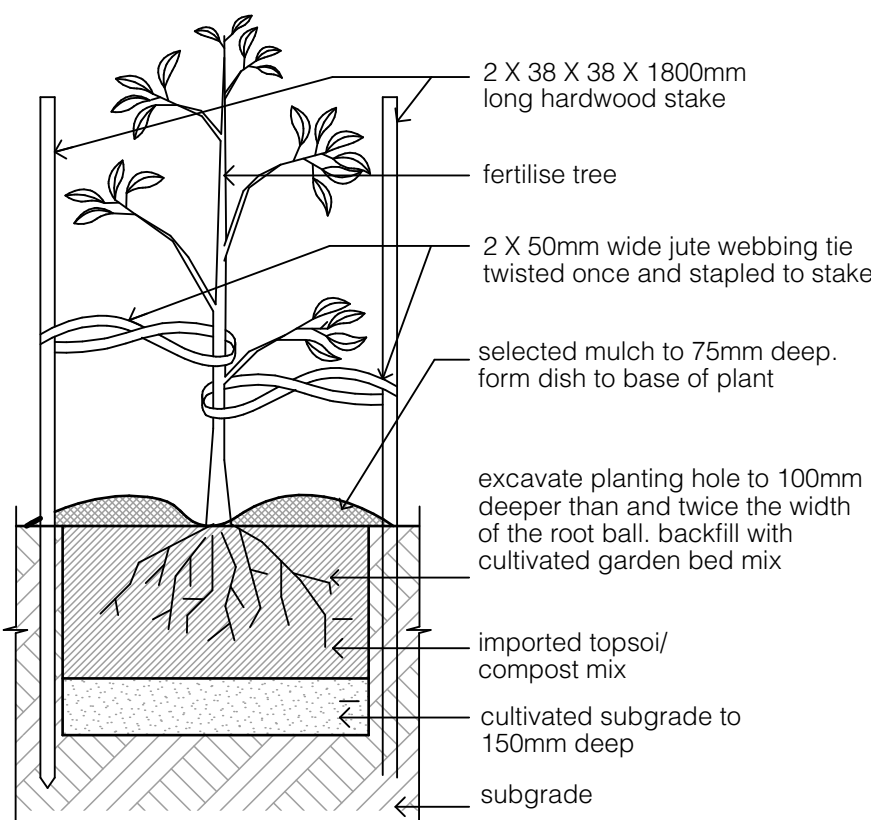
3 Kwik Kerb Garden Edge Plan  
1:10



4 Turf Preparation Detail  
1:10



5 Garden Bed Planting  
1:20



6 Tree Planting Detail  
1:20

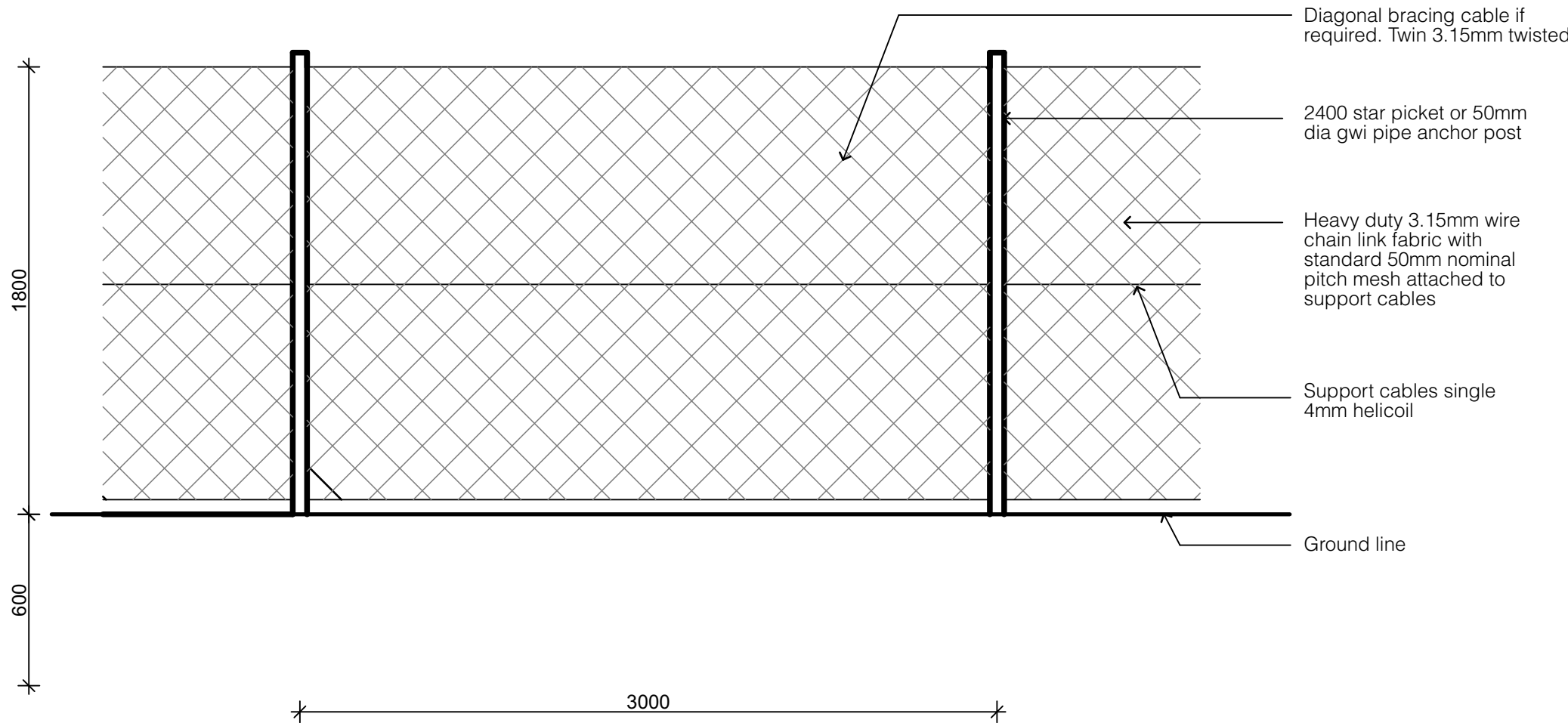


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1 elevation  
not to scale

**Installation**  
A continuous tree protection fence shall be erected around the perimeter of the tree protection zone (tpz). Refer to 04/L02 plan calculating the tpz and should be situated as determined by the project arborist in accordance with AS4970 Protection of trees on development sites, Section 4, 4.3. The TPZ must be secured to restrict access. AS4687 Temporary fencing and hoardings specifies applicable fencing requirements.

The tree protection fence shall be a minimum of 1800mm high chain link fabric on 2400mm star picket or 50mm dia gwi pipe anchor posts. They are to be driven 600mm into the ground ensuring fencing can not be moved, install diagonal cable bracing if required for stability.

Attach shade cloth or similar geotextile fabric to cover the fence panels and screen the tpz from contamination.

The tree protection fence shall be installed prior to any demolition, clearing, grading or construction work. The tree protection fence is to remain in place in functioning condition until all construction is complete.

#### Prohibitions

No persons, vehicles, material, equipment or disposal of solid, liquid or chemical waste including concrete cleanup waste, painters waste or similar is permitted within the tpz.

No excavation or soil removal permitted within the tpz.

There is to be no storage of materials, rubbish, soil, equipment, structures or goods of any type to be kept or placed within 5 metres from the trunk or within the dripline of any tree for the duration of the development. This will ensure protection of the tree/s to be retained on or adjacent to site.

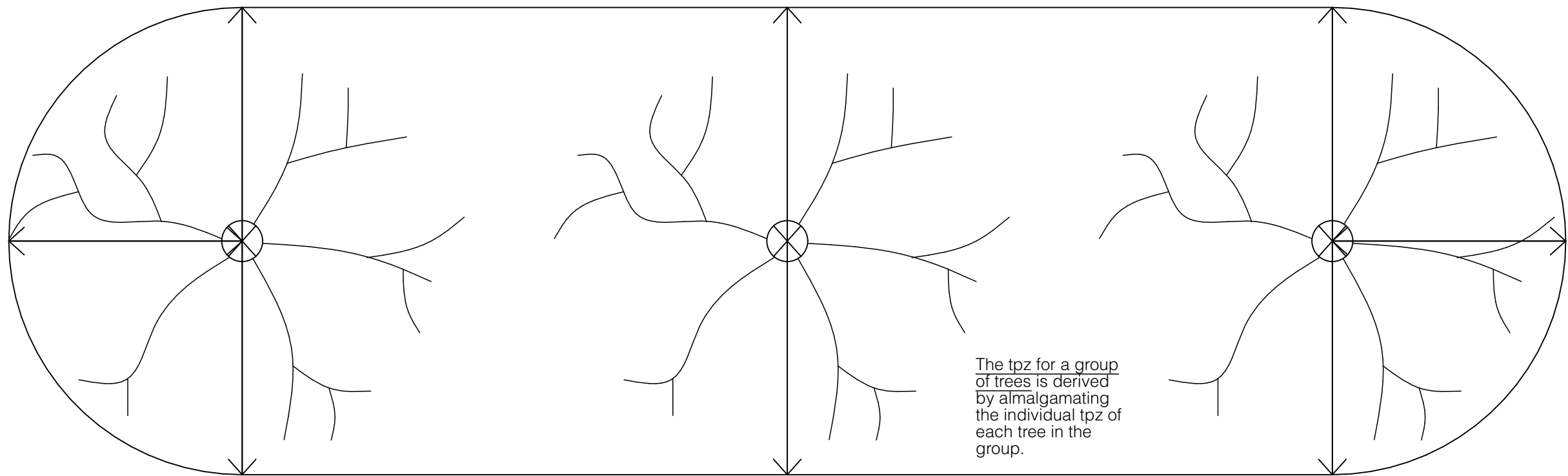
#### Signage

A 600mm x 450mm prohibition sign complying with in accordance with AS4970 2009 Protection of trees on development sites stating "no entry-tree protection zone" and including the site foreman's contact details is to be attached to the fence, visible from all areas of the site. The sign is to remain in place until all construction has been completed.



Tree protection fence installed around a tree at the perimeter of the tree protection zone (tpz). Anchor posts are to be located to avoid damage to tree roots greater than 25mm in diameter. A lockable gate can be installed in the fence if required for maintenance purposes.

3 elevation  
not to scale

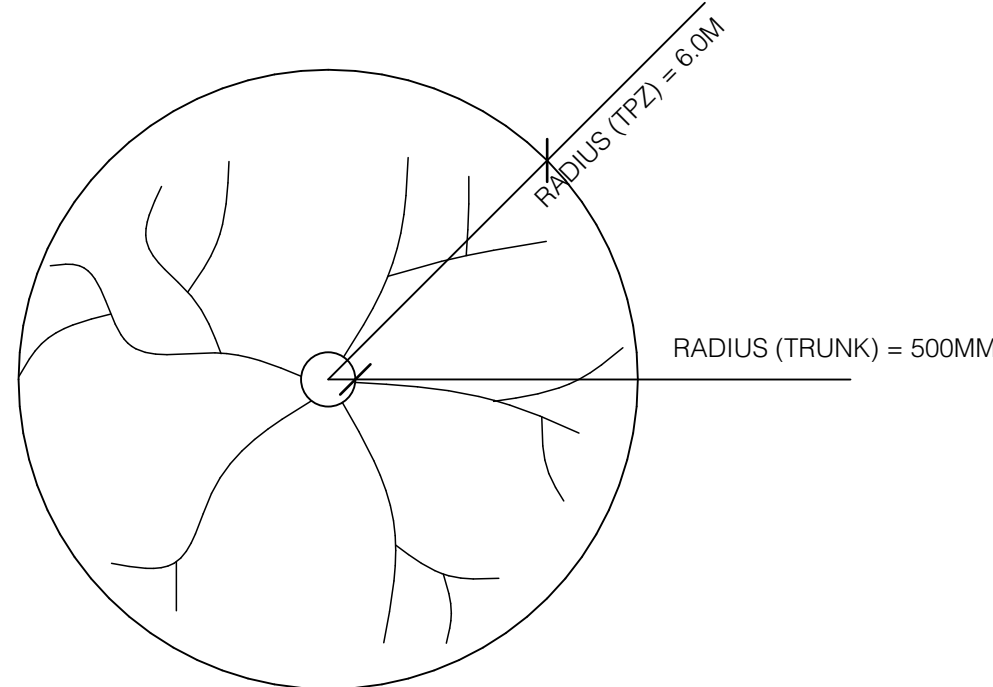


4 plan - calculating the tpz - grouped trees  
not to scale

For single trunk trees,  
The tpz is an area equivalent to a circle with a radius 12 x the trunk diameter (t) measured 1.5 metres above the ground.

ie. Single trunk tree with a 500mm trunk diameter (t) at 1.5 metres above the ground:  
 $12 \times t (12 \times 500\text{mm}) = 6.0\text{m}$  radius tpz

For multi-trunk trees  
With more than 1 trunk arising below 1.5 metres above the ground level, the tpz is an area equivalent to a circle with a radius 10 x the trunk diameter (t) measured at the base of the trunk.



5 plan - calculating the tpz - individual trees  
not to scale

#### Tree protection zone (tpz)

The tree protection zone is the minimum area around a tree that must be left undisturbed to protect the root system and maintain the health and stability of the tree.

The tpz is calculated using the methodology detailed in drawing 04/L03 and 05/L03, based on the british standard bs 5837:2005 trees in relation to construction recommendations. Note that distances are measured from the outside edge of the trunk of the tree.

In some circumstances the tpz may vary from the area calculated to take into consideration individual site factors - such as existing structures, the presence of rock outcrops or similar. Variations to the tpz must be assessed and certified by an arborist.

To help protect the tree a fence or similar barrier is generally erected around the perimeter of the tpz - refer to drawing 01/L03.

#### Prohibitions

No trenching, excavation, soil level changes, storage of materials, disposal of waste, mechanical equipment or other construction activities are allowed in the tpz. Minor works that do not adversely impact on the tree may be carried out in the tpz under the direct supervision of an arborist.

#### Note: specific trees requirements

Trees 18, 19 & 28 are to be retained in situ within the site and are to be protected as detailed in 14.2 - 14.23 of Part B of the arborist report prepared by Redgum Horticultural. Tree protection fences, or works, to be located in accordance with Site Plan B - Trees to be Retained and Tree Protection Zones (Appendix F) of the arborist report.

Development Impacts: AS4970 (2009) section 3 requires a TPZ setback

Tree 18 Glochidion ferdinandi - Cheese Tree requires a TPZ setback of 8.4 metres (m) from centre of trunk (COT), the setback for the proposed development adjacent to this specimen is estimated at 2.8m to the stormwater pit, 4.8m to the driveway and 5.0m to the porch from COT, which is an encroachment by the proposed development. Refer to Arborist report section 14.2 for clarification and recommendations.

Tree 19 Glochidion ferdinandi - Cheese Tree requires a TPZ setback of 8.4m from COT, the setback for the proposed pathway adjacent to this specimen is estimated at 2.8m from COT, which is an encroachment by the proposed development. Refer to Arborist report section 14.3 for clarification and recommendations.

Tree 28 Melia azedarach - White Cedar requires a TPZ setback of 3.5m from COT, the setback for the proposed development adjacent to this specimen is estimated at 3.5m from COT, which is not an encroachment by the proposed development. The specimen is sufficiently setback from the development to not be affected. Refer to Arborist report section 14.4 for clarification and recommendations.



Melissa McGeorge  
m. 0404 887 620  
e. melissa@botaniquedesign.com.au



Stanton  
Dahl  
Architects



BlueCHP

Residential Apartments

20 & 22 Mindarie Street &  
30 Pinaroo Place,  
Lane Cove North, NSW

Drawn; MM  
Checked; AT  
Plot date; 9/3/21

Scale; as noted @ A1

Project No;

2088.16

Drawing No;  
L10

Revision#;  
1

Tree Protection