

# 2-10 FINLAYSON STREET, LANE COVE DEVELOPMENT APPLICATION

## 2024027: LANDSCAPE ARCHITECTURAL DRAWING LIST

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**NOTE:**

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.
- ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
- ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES



## LANDSCAPE REVISED DA DESIGN STATEMENT

Objectives:

- to increase the number of indigenous species planted in Lane Cove region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

## Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above and below.
- Take forward the landscape principles and urban design principles established by the Site specific DCP by Lane Cove Council to Establish a visually and environmentally sensitive landscape, complementary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.

## Ground Floor & Streetscapes

A light touch on Ground Floor entry and retention of existing street trees is included as part of the development offer to ensure seamless transitions throughout the ground plane.

### Access, Egress & Connectivity

The through site links act as the primary connectivity spines with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

### CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

## Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:21 grades have been implemented to ensure access for all is achieved.

### Soil Depths on Podiums & Permanent Planting

10% Deep soil has been provided in a consolidated planted pocket along Finlayson Street. All planters on structure are as per ADG guidelines for minimum soil depths. For deep soil calculations - refer to architectural design report

NOT FOR CONSTRUCTION

[illegible]



PLANT SCHEDULE DEVELOPMENT APPLICATION							
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING / QTY
	PROPOSED TREES						
BAC cit	Backhousia citriodora	Lemon Myrtle	Native	200L	3m		2
WAT flo	waterhousea floribunda	weeping lilly pilly	Native	400L	10m		2
EUC hae	Eucalyptus haemastoma	Scribbly Gum	Native	400L	15m		7
ANG flo	Angophora floribunda	rough-barked apple	Native	400L	15m		1
ELA ret	Elaeocarpus reticulatus	Blueberry Ash	Native	200L	5-10m		1
BAN int	Banksia integrifolia	Coastal Banksia	Native	200L	5-10m		3
COR fic	Corymbia ficifolia	Flowering Gum	Native	200L	5-10m		2
CYA coo	Cyathea cooperi	Australian Fern	Native	200L	5-10m		3
ACA lon	Acacia longifolia	Sydney Golden Wattle	Native	200L	10-15m		2
	MIX TYPE 1 - FULL SUN / PART SHADE						
	SHRUBS						
BAN spi	Banksia spinulosa	Hairpin Banksia	Native	300mm	1m	300mm	As Shown
DIE gra	Dietes grandiflora	Fairy iris	Native	300mm	1m	300mm	As Shown
XAN gla	xanthorrhoea glauca	Grass Tree	Native	45L	2-3m	1m	As Shown
	GRASSES						
POA lab	Poa labillardieri 'Eskdale'	Poa	Native	150mm	60cm x 50cm	100mm	3 per m2
LOM lon	Lomandra longifolia 'LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2
							3 per m2
	CLIMBERS + GROUNDCOVERS						
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
ROS off	Rosmarinus officinalis	Creeping Rosemary	Native	300mm	300mm	300mm	4 per m2
CAS gla	Casuarina glauca 'Cousin It'	Cousin It	Native	150mm	150mm	100mm	4 per m2
MYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2
	MIX TYPE 2 - PART SHADE / SHADE TOLERANT						
	SHRUBS						
CYA coo	Cyathea cooperi	Australian Tree Fern	Native	45L	4-6m	1.5m	As Shown
ALP cae	Alpinia caerulea	Native Ginger	Native	300mm	1-3m	500mm	As Shown
PHI xan	Philodendron xanadu	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	As Shown
ASP nid	Asplenium nidus	Bird's nest fern	Native	300mm	1-1.5m	300mm	As Shown
	GRASSES						
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	Lomandra longifolia 'LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
TRA jas	Trachelospermum jasminoides	Star jasmine	Exotic	150mm	0.2m x 5m	100mm	4 per m2
VIO hed	Viola hederacea	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
JUN con	Juniperus conferta 'All Gold'	All Gold Shore Juniper	Exotic	150mm	0.2m x 0.5m	100mm	4 per m2
ZOY ten	Zoysia tenuifolia	No - Mow Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2
CIS ant	Cissus antarctica	Kangaroo vine	Native	150mm	0.2m x 0.6m	100mm	4 per m2
	MIX TYPE 3 - CASCADING PLANTER						
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
SEN man	Senecio mandraliscae	Blue Chalk	Native	150mm	0.2m x 0.6m	100mm	3 per m2
THE aus	Themeda triandra	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	Dictichlis distochophylla	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SPI ser	Spinifex sericeus	Hariy Spinifex	Native	150mm	0.2m x 0.6m	100mm	3 per m2

NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

							CLIENT	ARCHITECT	LANDSCAPE	DO NOT SCALE	Drawn RL	Designer RI	Client	TRADERS IN PURPLE 2-10 FINLAYSON ST, LANE COVE PLANTING SCHEDULE & LEGENDS	
							<div>Traders In Purple</div>	<div>plusarchitecture</div>	<div>Land+Form</div>	<div>Conditions of Use. This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</div>	Drafting CR	Design CR	Project		
2	REVISED DA		RL	CR	CR	22.05.25					Approved (Project Director)	Date	Title		
1	DEVELOPMENT APPLICATION		RL	CR	CR	31.10.24					This Drawing must not be used for Construction unless signed as Approved		Original Size		
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing				Drawn	Job Manager	Project Director	Date	A1		Drawing No: LD-DA001		Rev: 2	

TREE MANAGEMENT PLAN

LEGEND

- SITE BOUNDARY
- BASEMENT EXTENTS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS

- EXISTING TREE - TREE PROTECTION ZONE
- EXISTING TREE - STRUCTURAL ROOT ZONE
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT
- PROPOSED TREES - REFER TO PLANTING PALETTE

General Notes:

FOR SITE LEVELS AND ARCHITECTURAL INFORMATION REFER TO CIVIL AND ARCHITECTS DRAWINGS RESPECTIVELY.

FOR COURTYARD AND OVERFLOW DRAINAGE REFER TO HYDRAULIC ENGINEERS DRAWINGS

ALL TREES TO BE RETAINED AND ARE SUBJECT TO TREE PROTECTION & MANAGEMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

EXTERNAL LIGHTING AND ELECTRICAL : REFER TO ENGINEERS DETAILS.

CONTRACTOR TO PROTECT ALL LANDSCAPE WORKS DURING CONSTRUCTION INCLUDING BUT NOT EXCLUSIVE TO EXISTING VERGE.

LEVELS GENERAL : CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS, TURF AND PLANTER AREAS, INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

LANDSCAPE PLANS

LEGEND

- SITE BOUNDARY
- BASEMENT EXTENTS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS

- + TW 450 TOP OF WALL HEIGHT (mm)
- + TM 800 TOP OF MOUND HEIGHT (mm) (MAX 1:3 GRADE)
- + SD 800 TOTAL SOIL DEPTH INCLUSIVE OF STRUCTURAL SLAB SETDOWN (mm)
- SSL 200 STRUCTURAL SLAB SETDOWN (mm)

- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT

EXISTING KERB TO BE DEMOLISHED

PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE

PA PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE

RPA RAISED PLANTER AREA ON SLAB - SOIL DEPTH SOIL DEPTHS TO ADG STANDARDS

SW SEATING WALL: INSITU CONCRETE CLASS 2 WITH TIMBER SEATING BATTENS

P1 PAVING TYPE 1: BRICK PAVERS

P2 PAVING TYPE 2: DECOMPOSED GRANITE

P3 PAVING TYPE 3: STEPPERS IN GROUNDCOVERS

P4 PAVING TYPE 4: DRIVEWAY PAVERS TO COUNCIL STANDARDS

P5 PAVING TYPE 5: PORPHYRY PAVERS

DG DECORATIVE GRAVEL

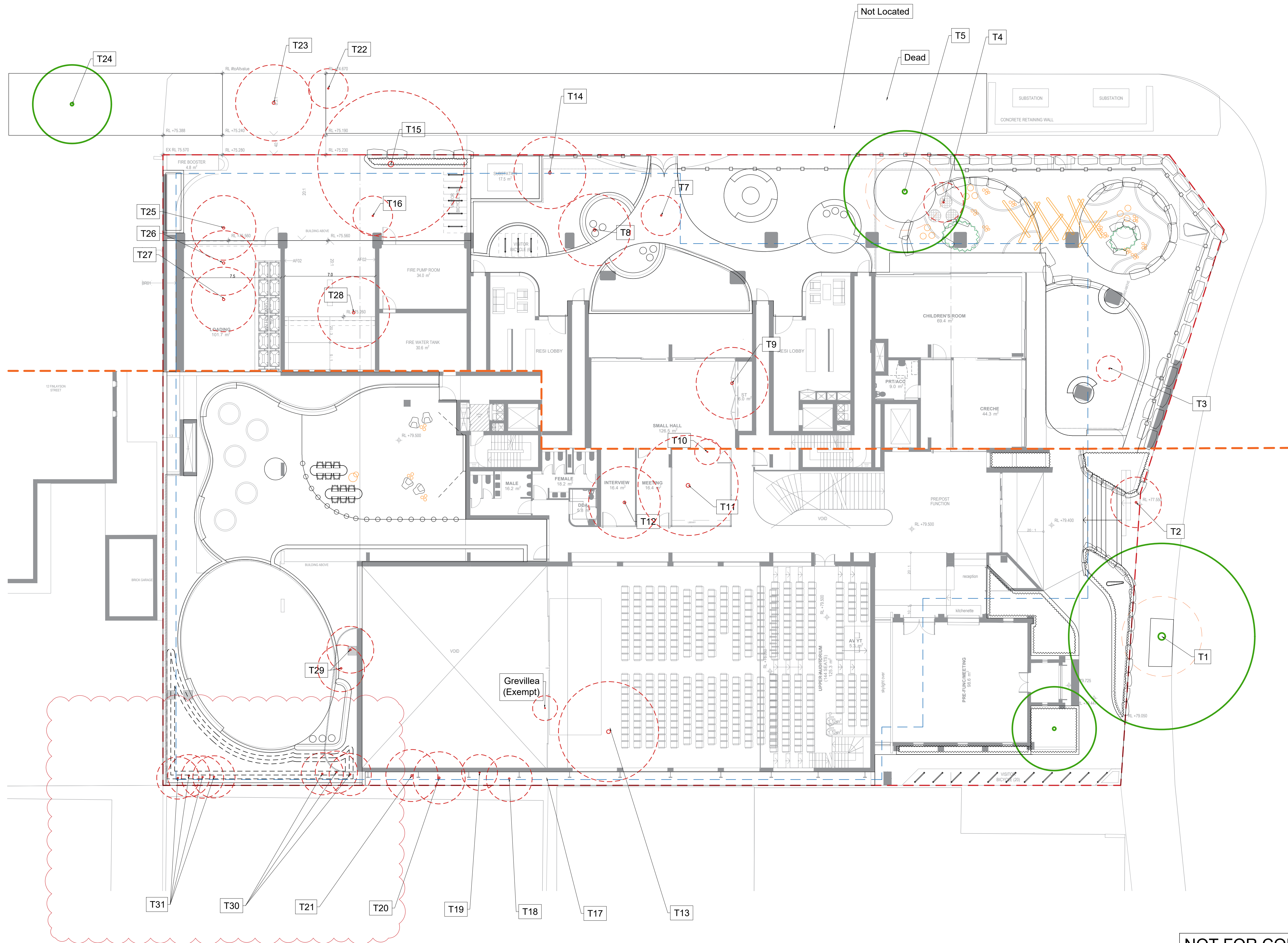
SANDSTONE BOULDERS

F1 FENCE TYPE 1: REFER TO ARCHITECTURAL DETAILS

G1 GATE TYPE 1: REFER TO ARCHITECTURAL DETAILS

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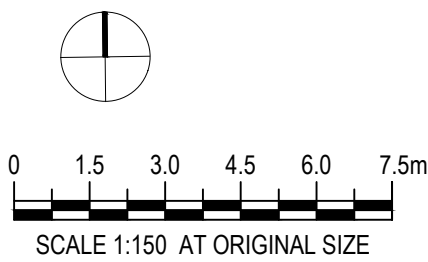




FOR MORE INFORMATION REFER TO ARBORIST REPORT.

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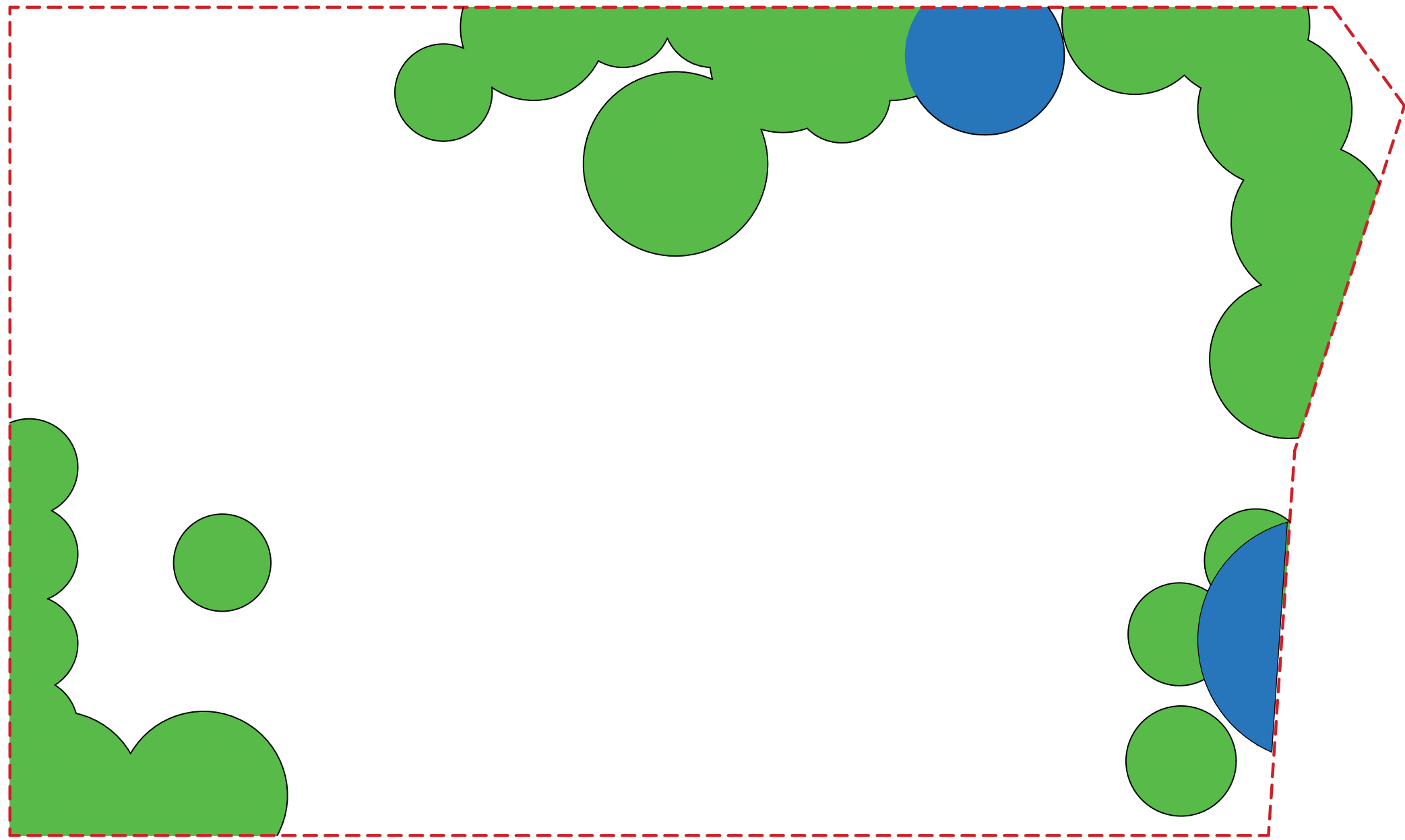
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Drafting	CR	Design	CR
Approved		Check	
(Project Director)			
Date			
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Client **TRADERS IN PURPLE**  
Project **2-10 FINLAYSON ST, LANE COVE**  
Title **TREE MANAGEMENT PLAN**

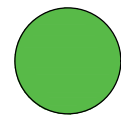
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Rev: 2

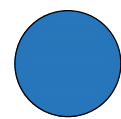




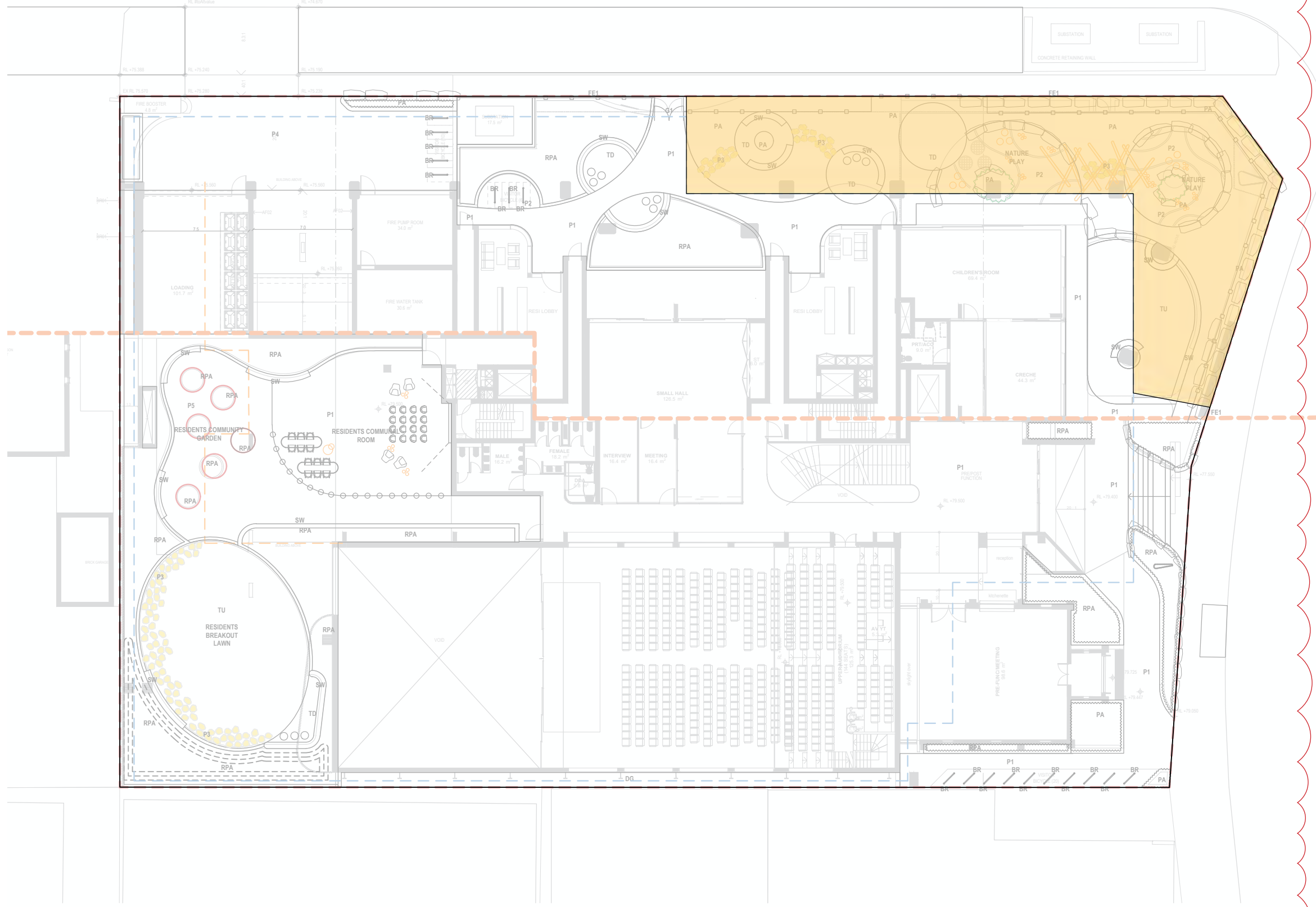
TREE CANOPY COVERAGE = 22.1%  
SITE AREA = 3763M2



PROPOSED TREE CANOPY COVERAGE



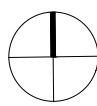
RETAINED EXISTING TREE CANOPY COVERAGE



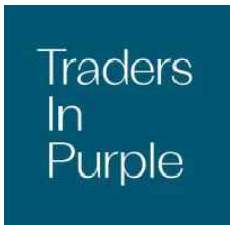
DEEP SOIL = 10.4%  
SITE AREA = 3287M2

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Drafting Check CR

Approved (Project Director) Date

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Designer RI

Design Check CR

Client

Project

Title

Original Size

**TRADERS IN PURPLE**  
**2-10 FINLAYSON ST, LANE COVE**  
**TREE CANOPY COVERAGE & DEEP SOIL**

**A1** Drawing No: **LD-DA003**

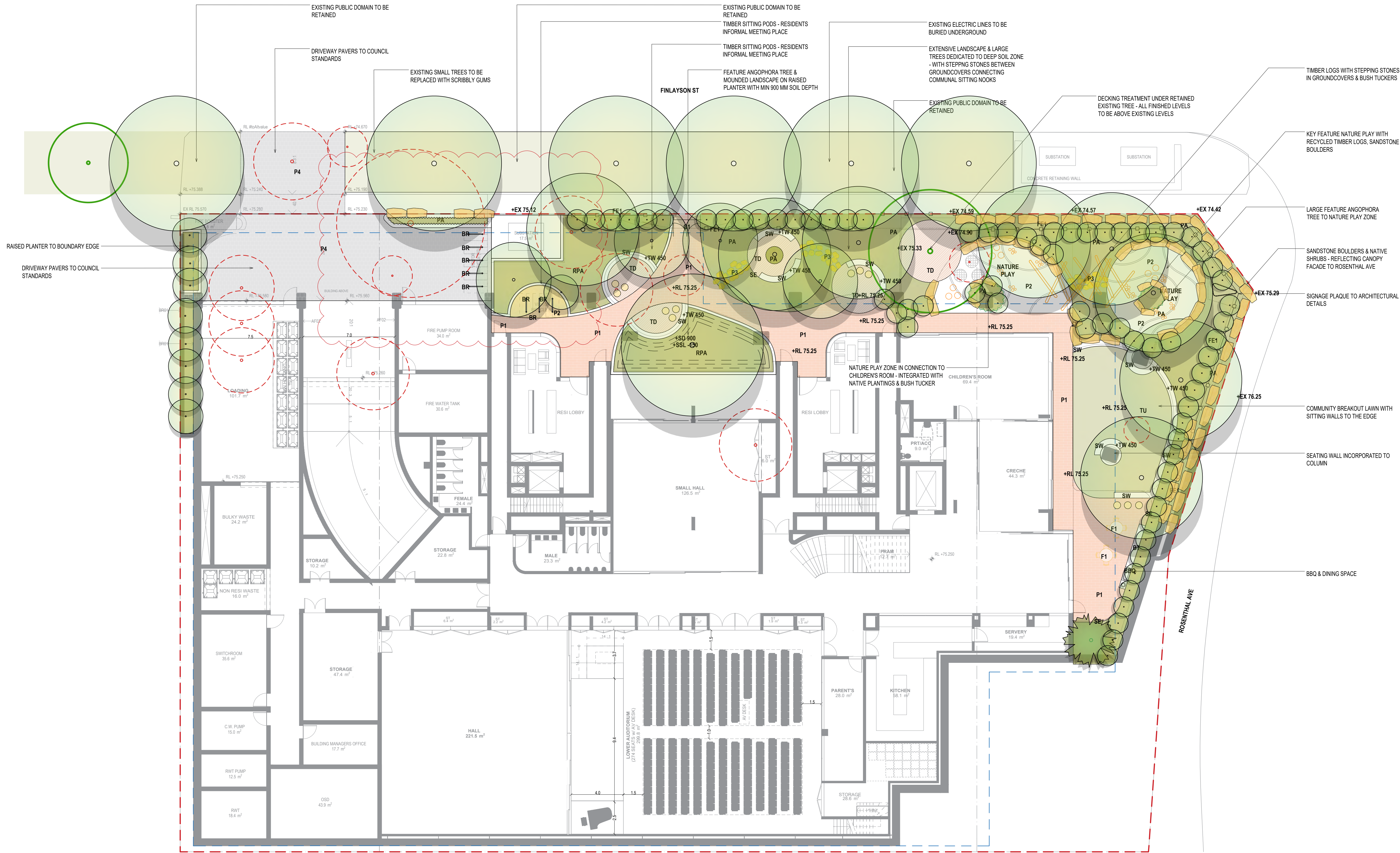
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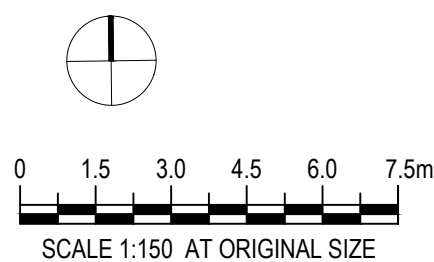
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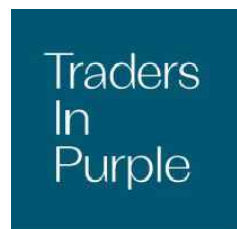


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Drafting CR

Approved (Project Director)

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Designer RI

Design CR

Check

CR

Client

Project

Title

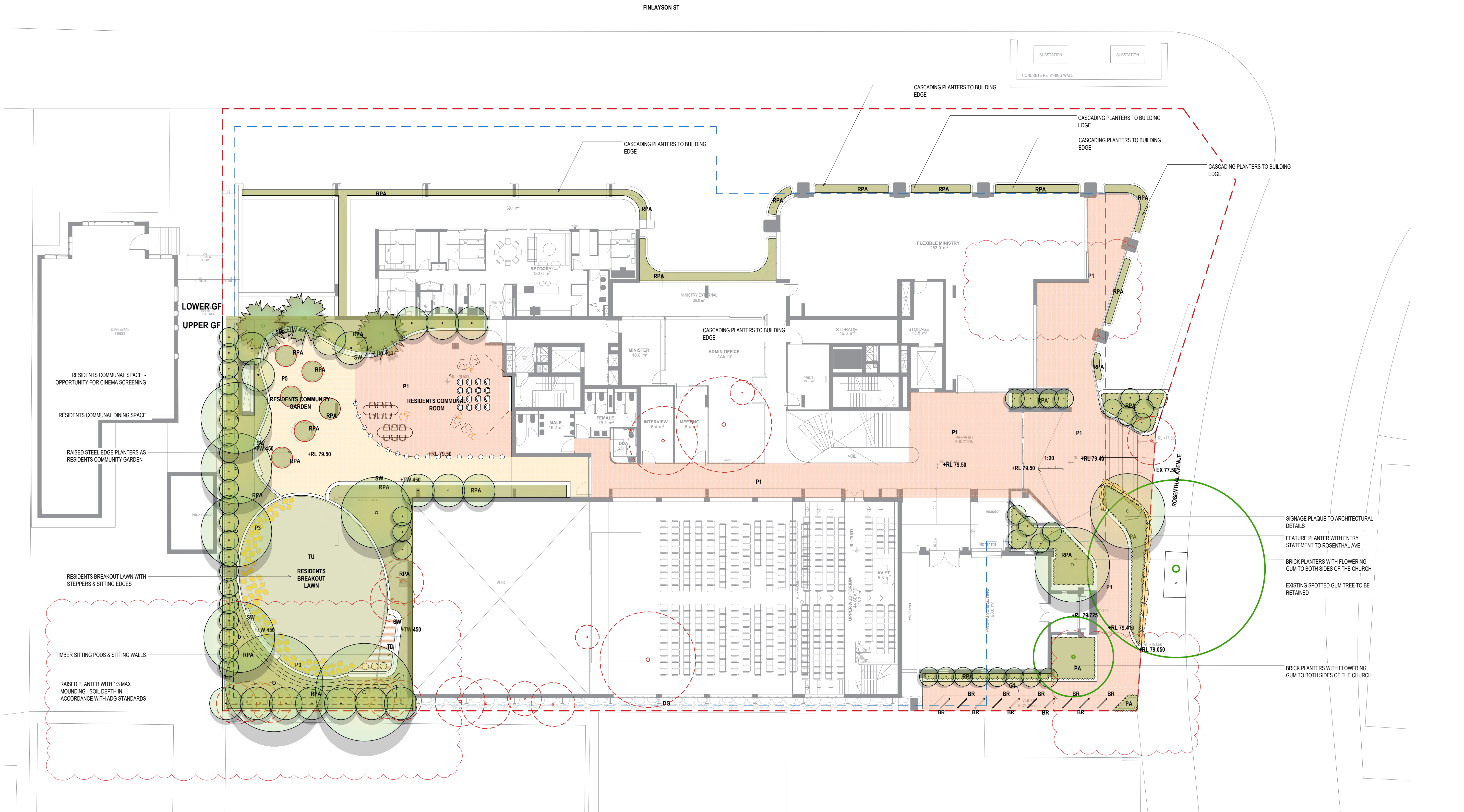
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**TRADERS IN PURPLE**  
**2-10 FINLAYSON ST, LANE COVE**  
**LOWER GROUND FLOOR LANDSCAPE PLAN**

**A1** Drawing No: **LD-DA101**

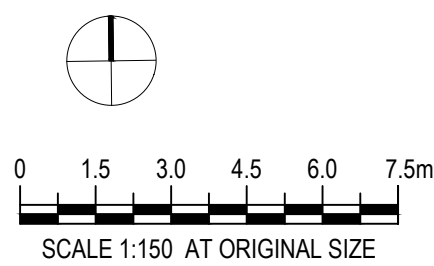
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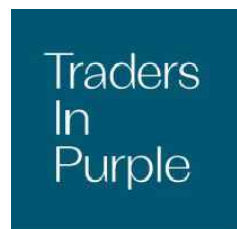


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Drafting Check	CR	Design Check	CR
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Date			
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Client **TRADERS IN PURPLE**  
Project **2-10 FINLAYSON ST, LANE COVE**  
Title **UPPER GROUND FLOOR LANDSCAPE PLAN**

Original Size **A1** Drawing No: **LD-DA102**

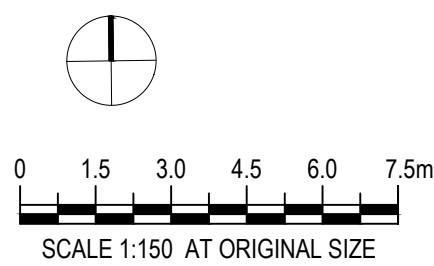
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Client **TRADERS IN PURPLE**  
Project **2-10 FINLAYSON ST, LANE COVE**  
Title **L1 LANDSCAPE PLAN**

Original Size **A1** Drawing No: **LD-DA110**

Rev: 2



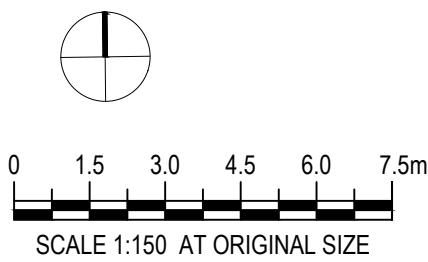


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Plotted by: Runshi Liu

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Client **TRADERS IN PURPLE**  
Project **2-10 FINLAYSON ST, LANE COVE**  
Title **L6 LANDSCAPE PLAN**

Original Size **A1**  
Drawing No: **LD-DA120**

Rev: 2

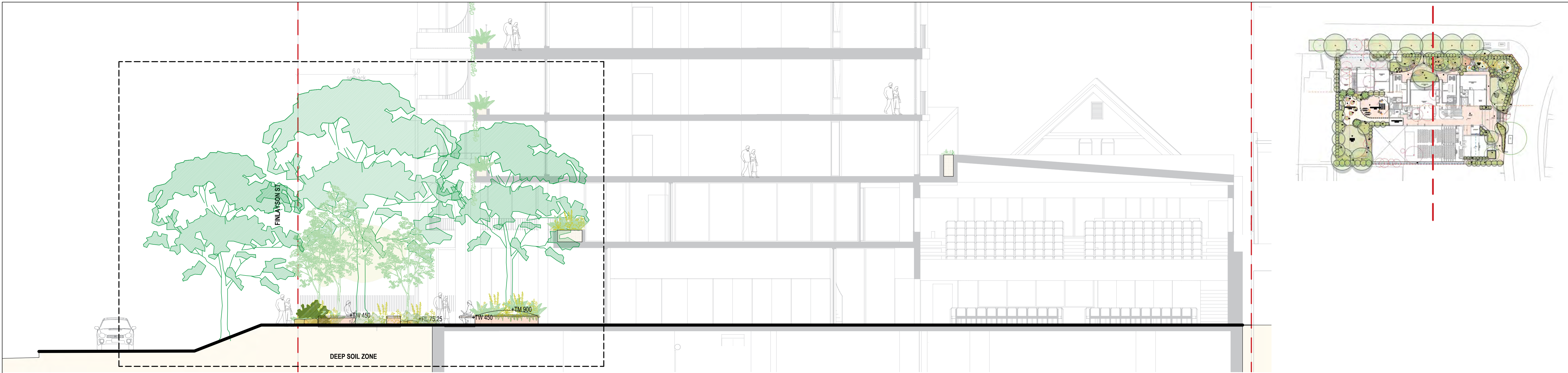




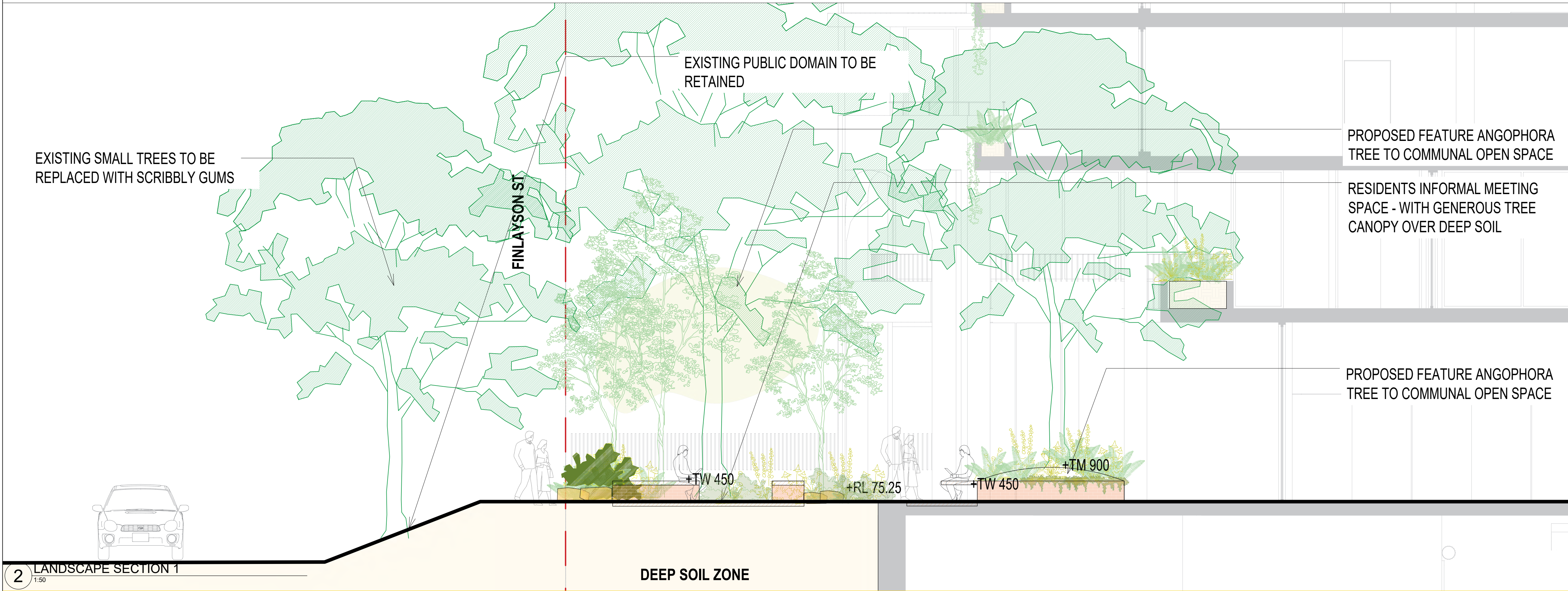








1 LANDSCAPE SECTION 1  
1:100

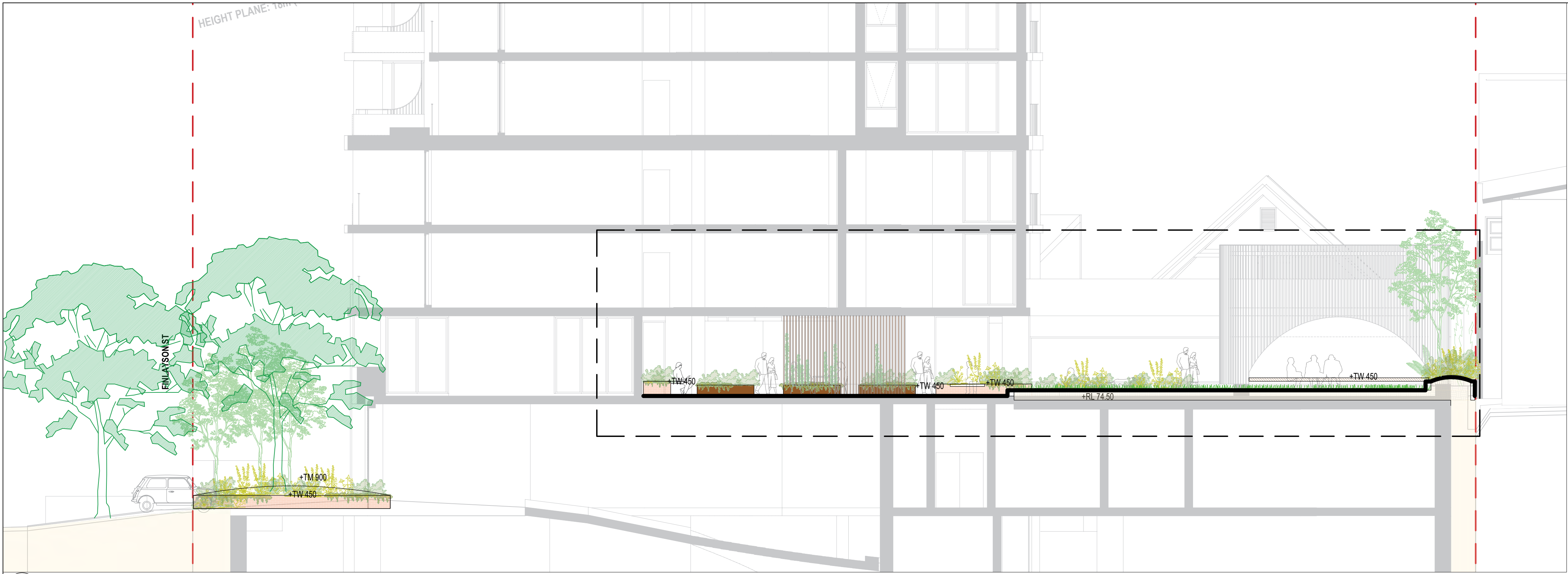


2 LANDSCAPE SECTION 1  
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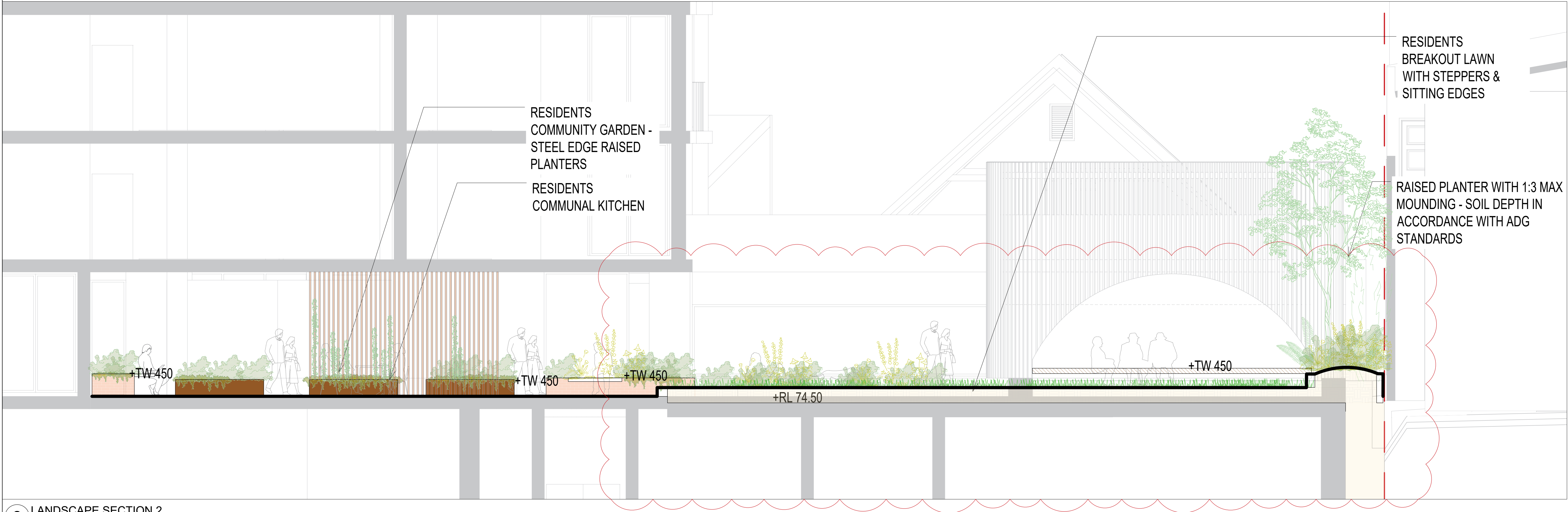
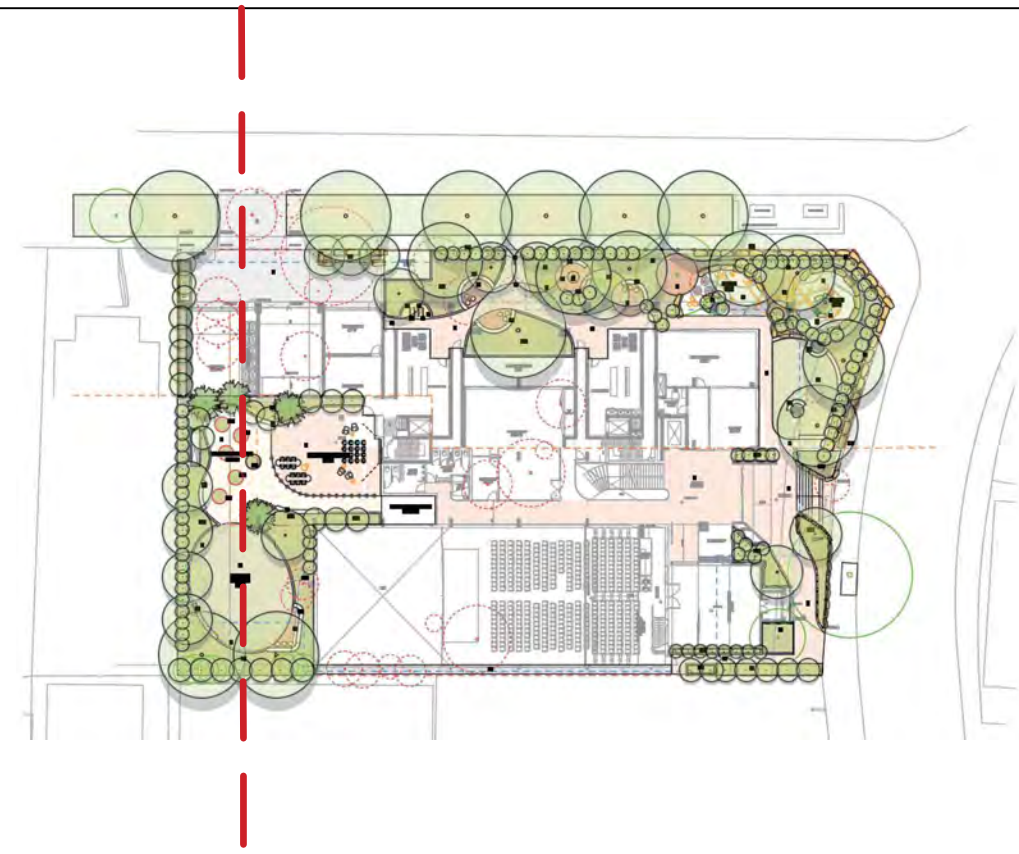
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												This Drawing must not be used for Construction unless signed as Approved				Original Size	A1	Drawing No: LD-DA400
																		Rev: 2





1 LANDSCAPE SECTION 2  
1:100



2 LANDSCAPE SECTION 2  
1:50

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Date

Designer RI

Design Check CR

Client

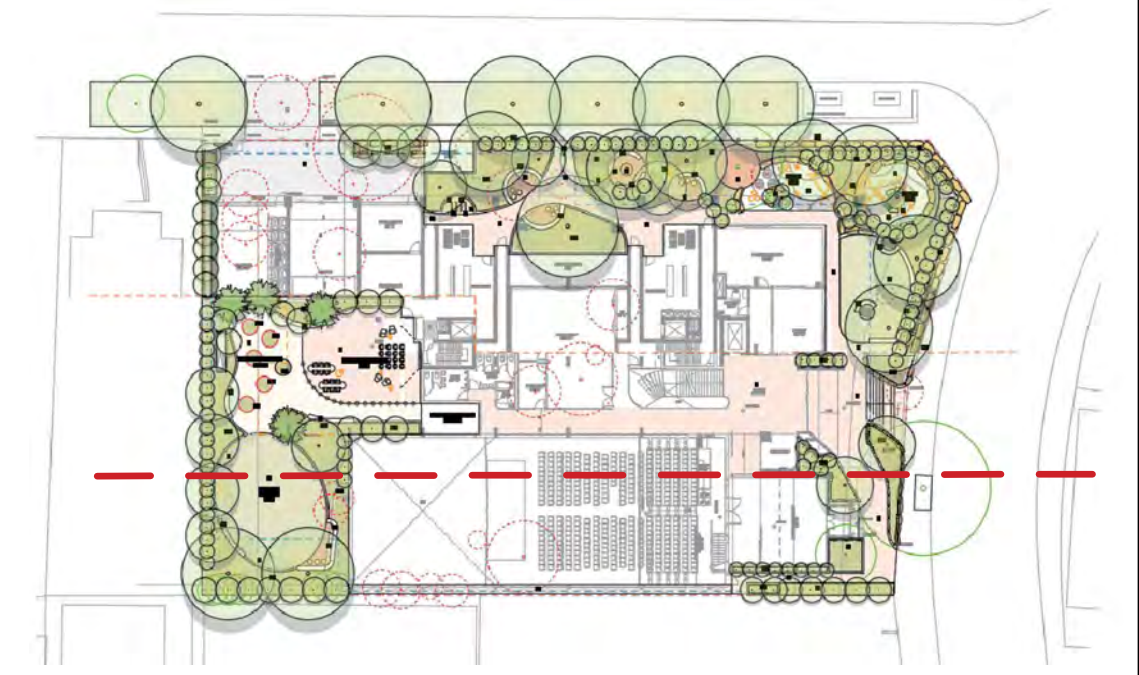
TRADERS IN PURPLE  
2-10 FINLAYSON ST, LANE COVE  
LANDSCAPE SECTION 2

Original Size

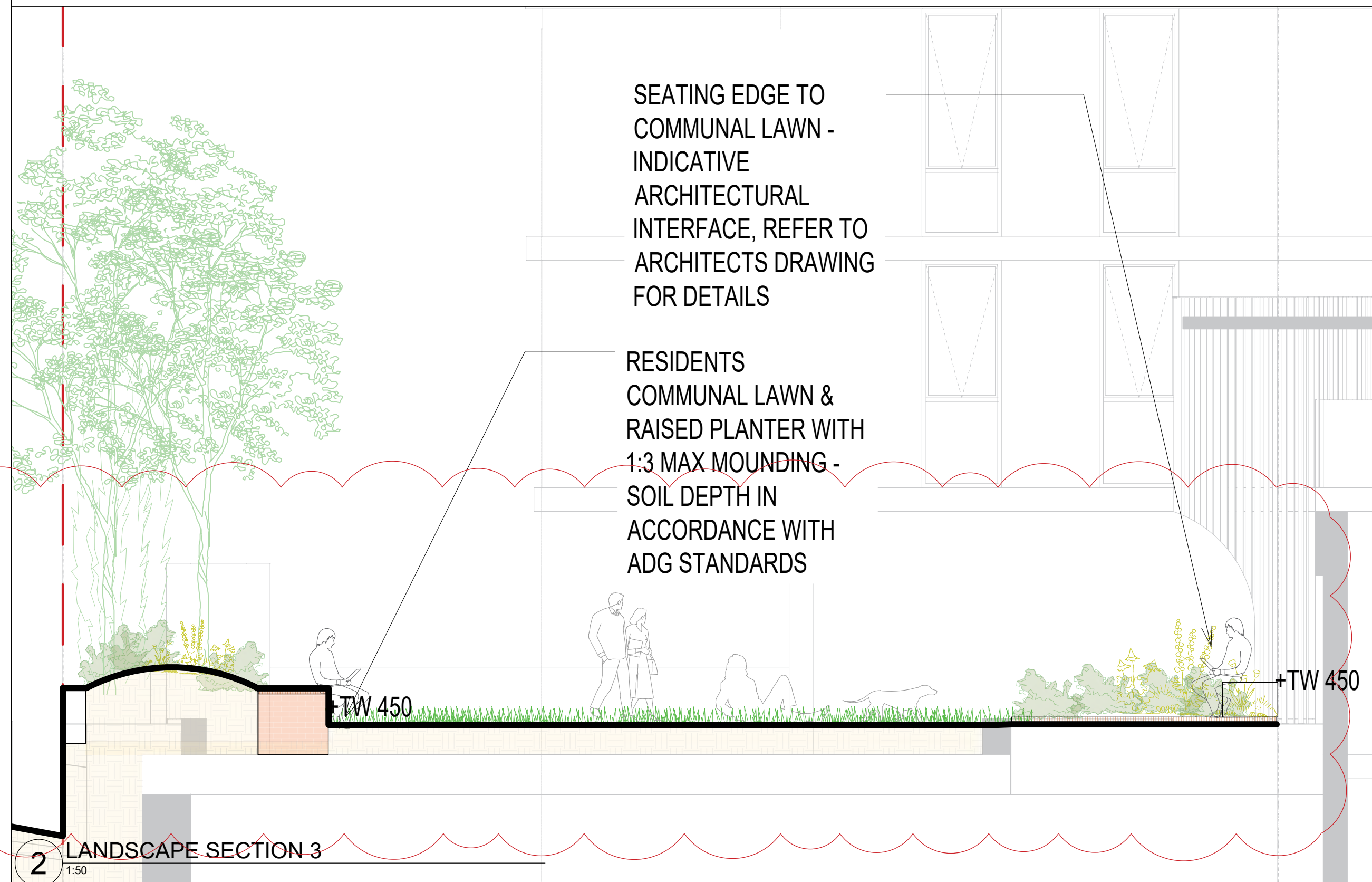
A1 Drawing No: LD-DA401

Rev: 2





1 LANDSCAPE SECTION 3  
1:125



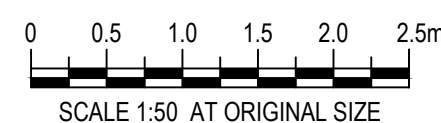
2 LANDSCAPE SECTION 3  
1:50



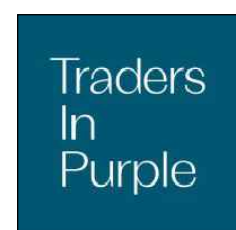
3 LANDSCAPE SECTION 3  
1:50

NOT FOR CONSTRUCTION

No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	REVISED DA		RL	CR	CR	22.05.25
1	DEVELOPMENT APPLICATION		RL	CR	CR	12.11.24



CLIENT



ARCHITECT



LANDSCAPE



DO NOT SCALE

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Drawn	RL	Designer	RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date	This Drawing must not be used for Construction unless signed as Approved	

Client **TRADERS IN PURPLE**  
Project **2-10 FINLAYSON ST, LANE COVE**  
Title **LANDSCAPE SECTION 3**

Original Size **A1** Drawing No: **LD-DA402**

Rev: 2



Plot Date: 22 May 2025 - 11:12 AM      Plotted by: Runshi Liu      Cad File No: Z:\2024\2024027 2-10 Finlayson Street, Lane Cove\Drawings\CAD\2024027-LD-DA100[2].dwg