

EASEMENT TO DRAIN WATER 1.0 WIDE & VARIABLE (E1)
EASEMENT TO DRAIN WATER 1.0 WIDE (E2)
POSITIVE COVENANT (P1)
RESTRICTION ON THE USE OF LAND (R1)
POSITIVE COVENANT (P2)
RESTRICTION ON THE USE OF LAND (E2)

Surveyor: ANDREW LIONEL WHITFIELD
Date of Survey:
Surveyor's Ref: 17436 DP

PLAN OF SUBDIVISION OF LOTS 3-10
DP 35569

LGA: HORNSBY
Locality: THORNLEIGH
Subdivision No:
Lengths are in metres. Reduction Ratio 1:300

Registered:

DRAFT PLAN
ISSUE A 9.05.25

1-17 BARRETT AVENUE, THORNLEIGH

ARCHITECTURAL

SHEET	SHEET NAME	REV	DATE
01 CONTEXT			
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DA-0003	SITE ANALYSIS	P5	30/07/2025
DA-0005	DEMOLITION PLAN	P5	30/07/2025
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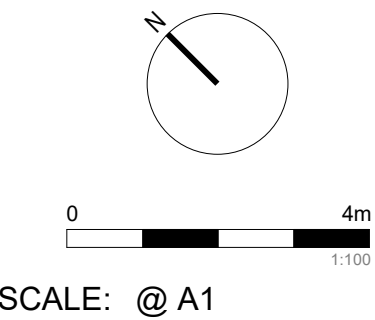
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P4	06/12/2024	DA SUBMISSION	AVH
P5	30/07/2025	DA SUBMISSION	JMH

LEGEND:



SCALE: @ A1

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

COVER SHEET

SHEET NUMBER:

DA-0000

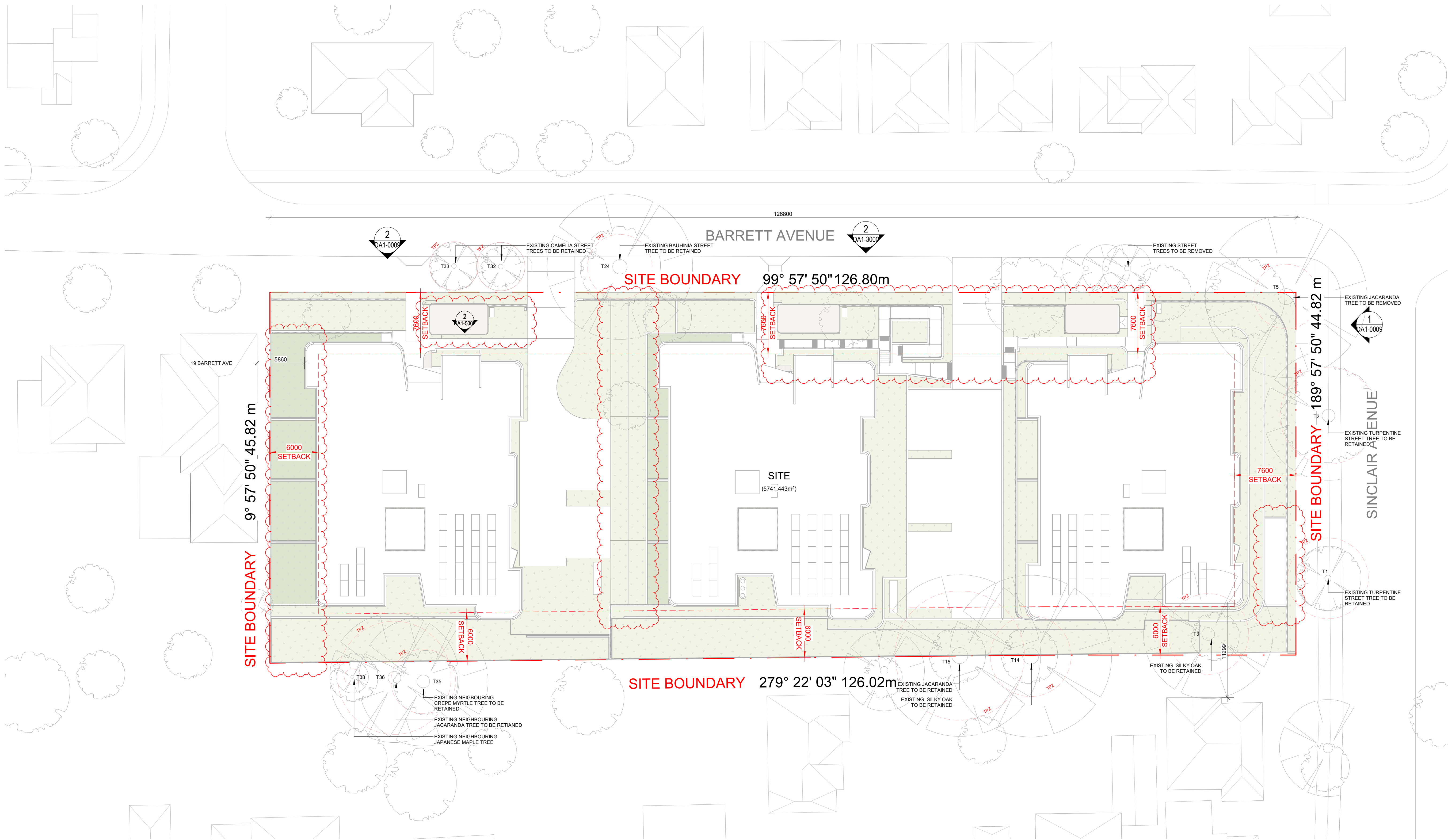
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REV:

P5

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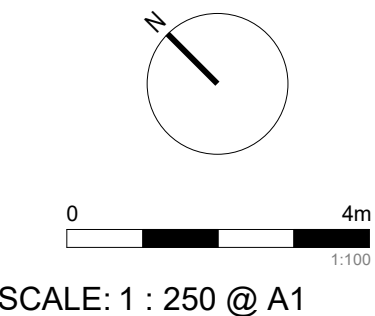
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P5	14/07/2025	FOR INFORMATION
P6	30/07/2025	DA SUBMISSION

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LEGEND:



PROJECT:
#2023103
1-17 BARRETT AVE
THORNLEIGH

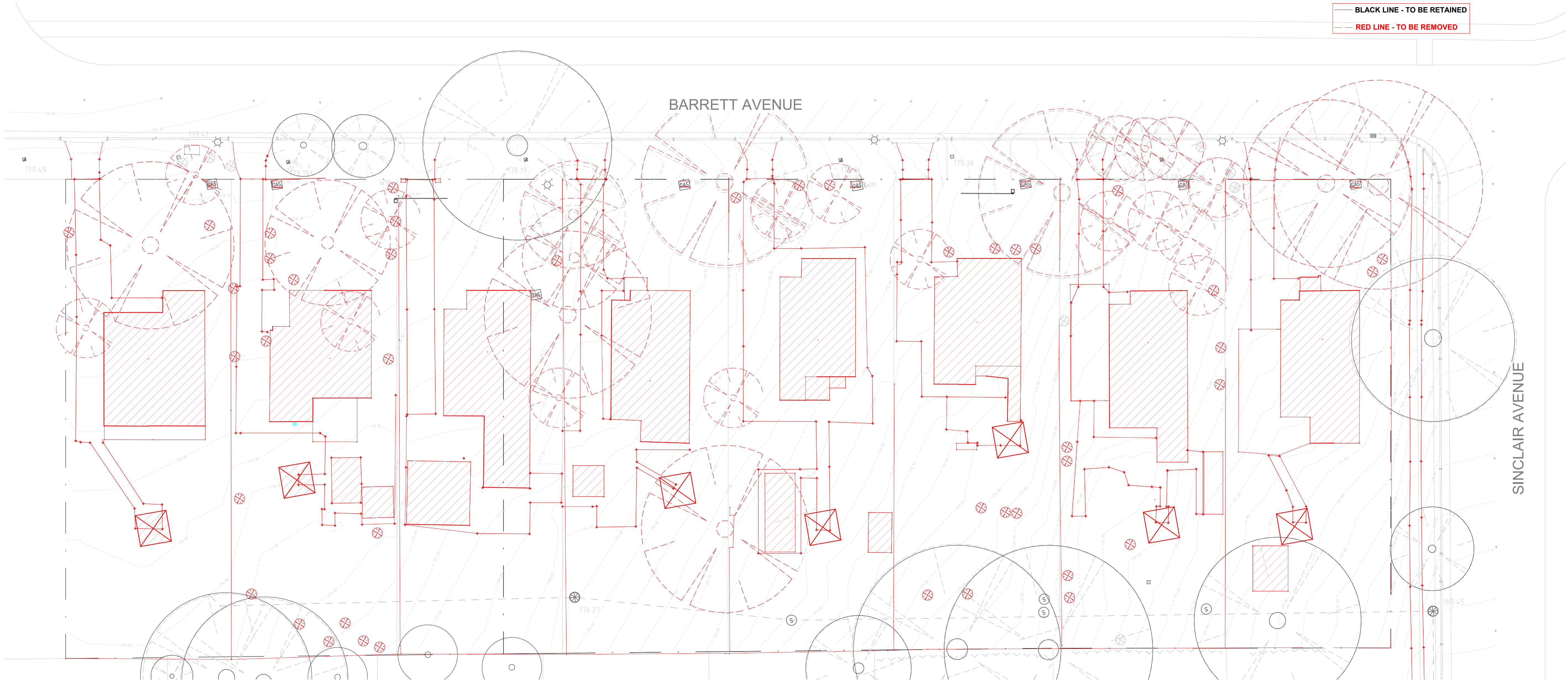
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SITE PLAN

SHEET NUMBER:
DA-0002
DATE: 30/07/2025

REV:
P6

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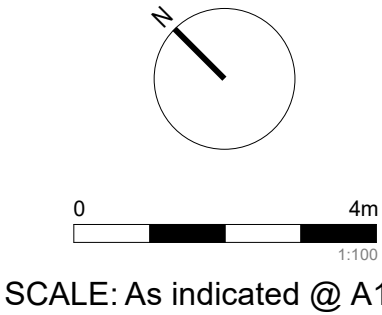
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P5	30/07/2025	DA SUBMISSION

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LEGEND:



PROJECT:
#2023103
1-17 BARRETT AVE
THORNLEIGH

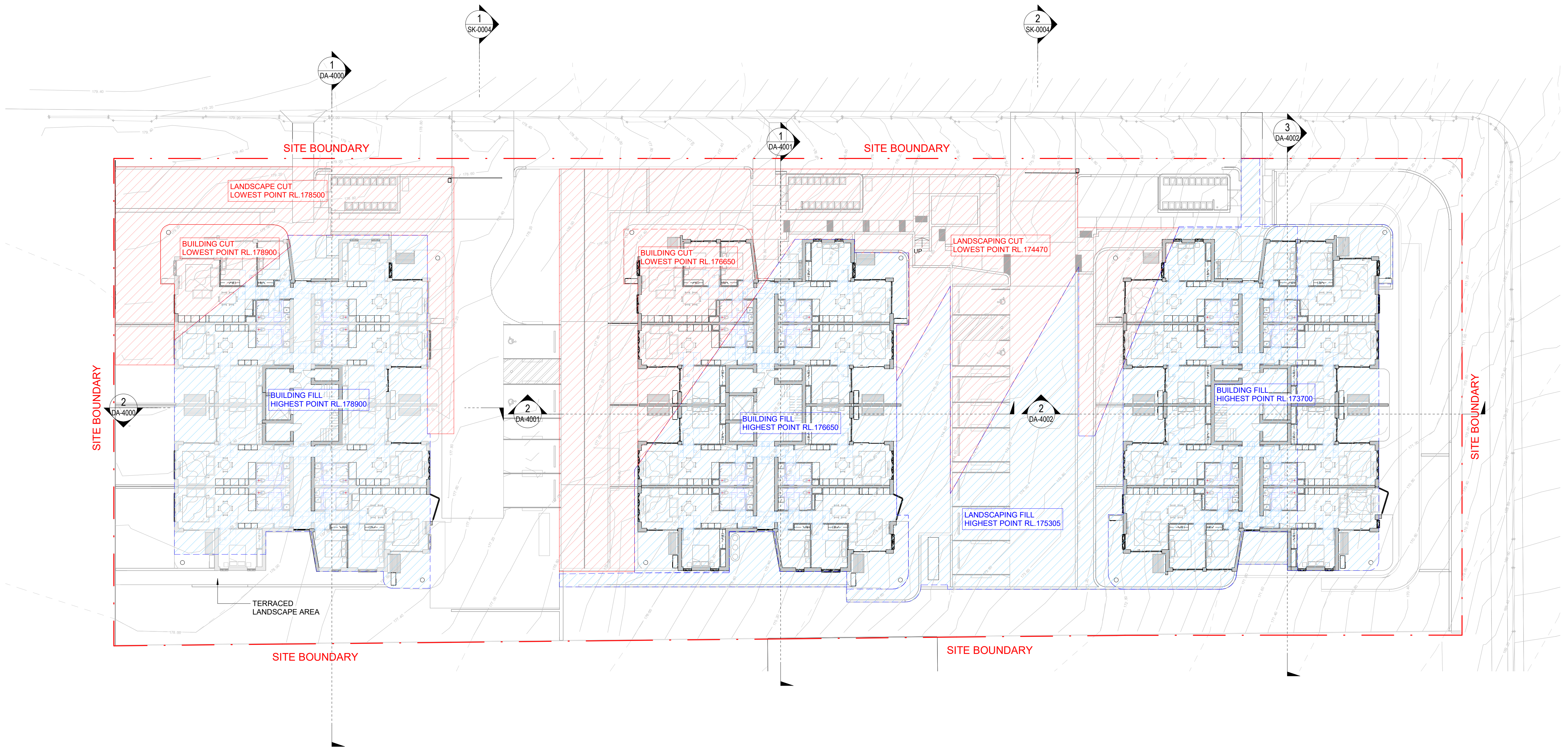
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DEMOLITION PLAN

SHEET NUMBER:
DA-0005
DATE: 30/07/2025

REV:
P5

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1 GENERAL ARRANGEMENT - CUT & FILL
1 : 200

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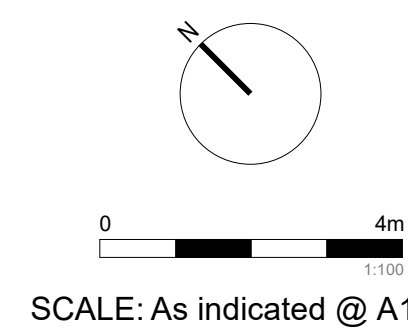
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P4	04/11/2024	FOR INFORMATION
P5	06/12/2024	DA SUBMISSION
P6	30/07/2025	DA SUBMISSION

LEGEND:

CUT
FILL



PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

CUT AND FILL PLAN

SHEET NUMBER:

DA-0006

DATE: 30/07/2025

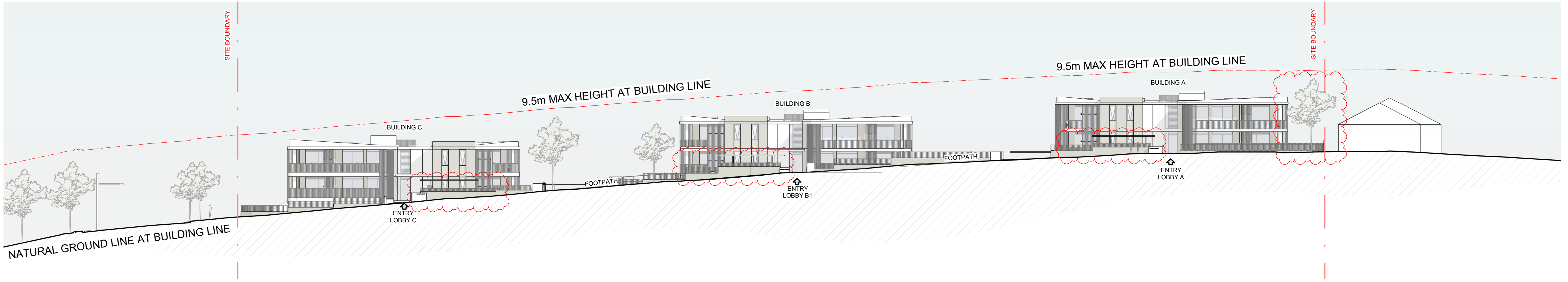
REV:

P6

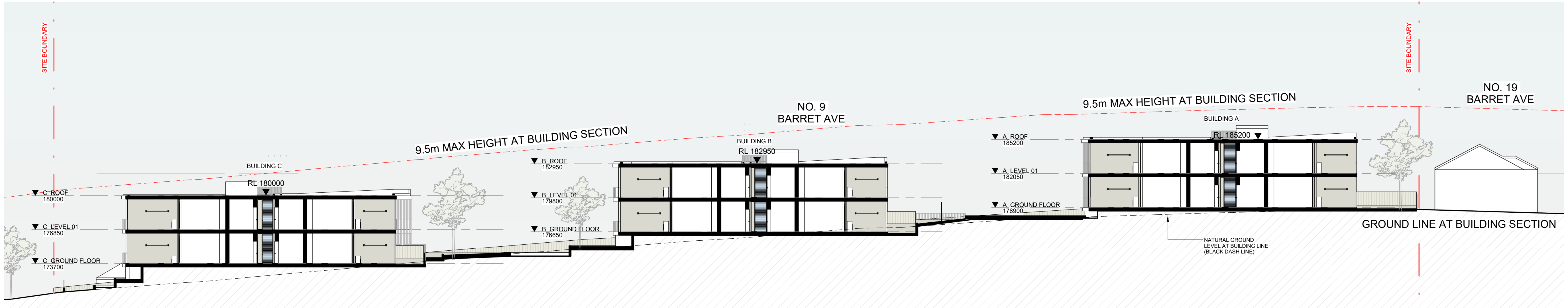
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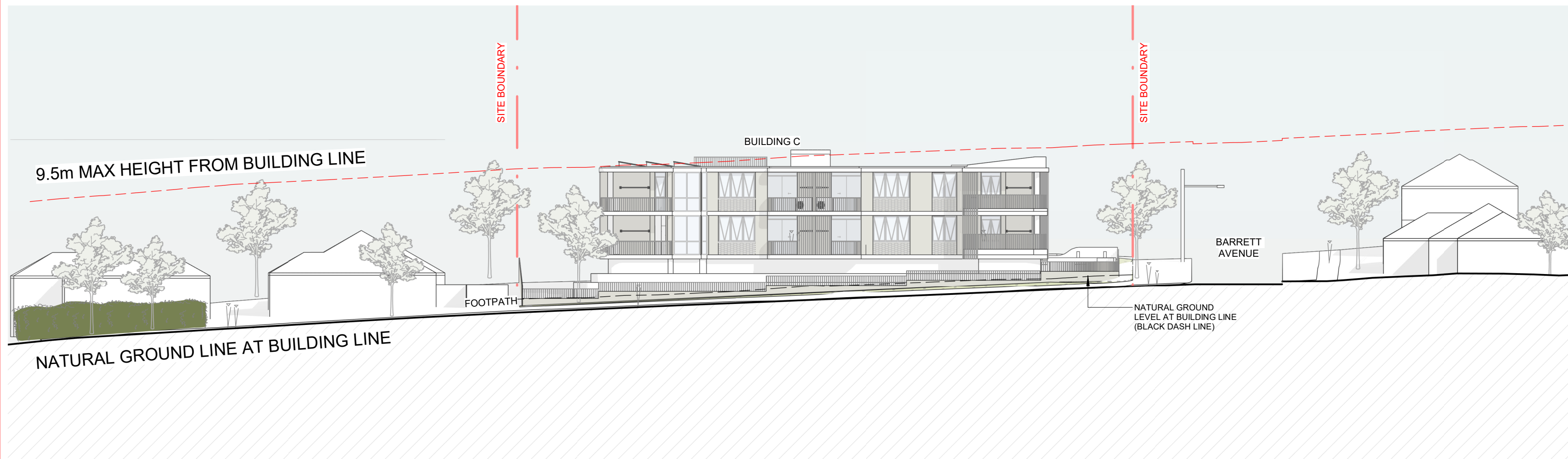
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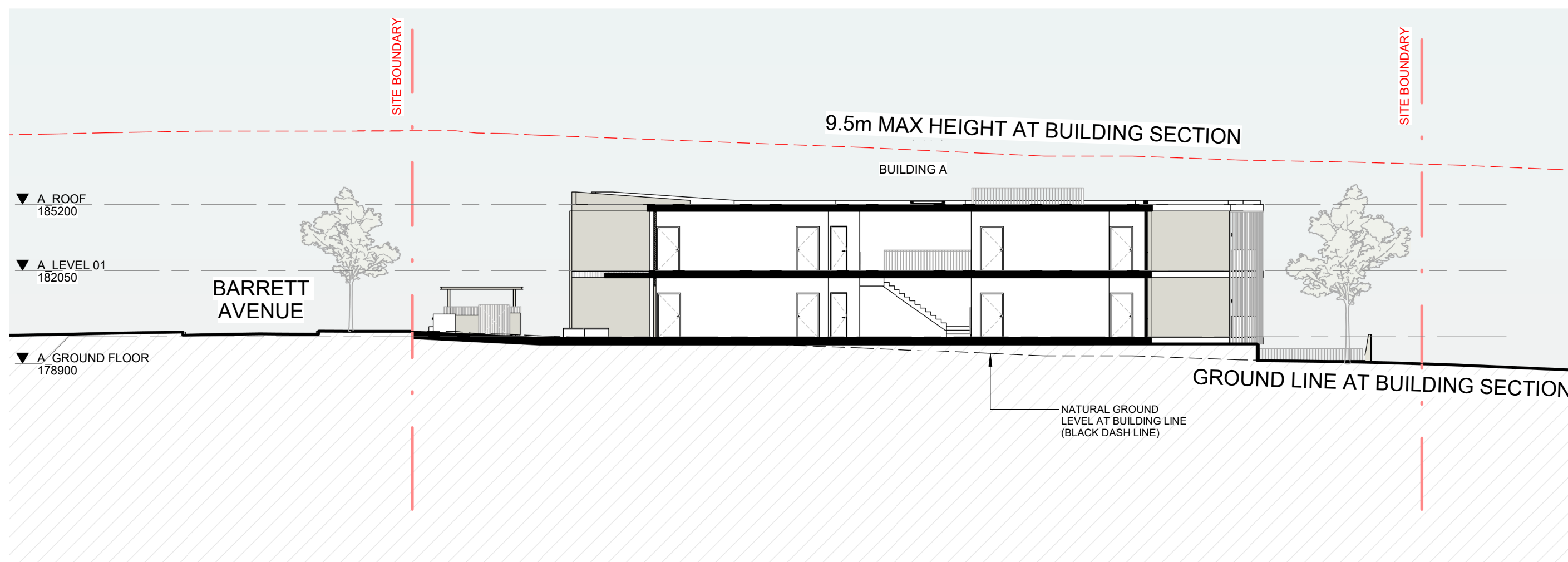
1 NORTH CONTEXT ELEVATION - BARRETT AVENUE
1 : 250



2 SITE SECTION 01
1 : 200



3 EASTERN CONTEXT ELEVATION - SINCLAIR AVENUE
1 : 250



4 SITE SECTION 02
1 : 200

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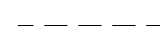
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LEGEND:

MAXIMUM HEIGHT ALLOWED

NATURAL GROUND LEVEL



PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

SITE ELEVATION &
SECTION

SHEET NUMBER:

DA-0010

DATE: 30/07/2025

REV:

P5

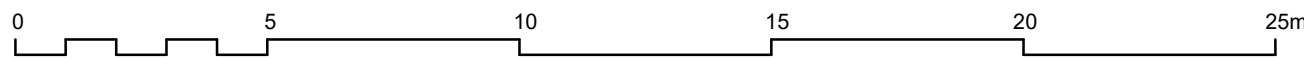
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SCALE: As indicated @ A1

SCALE: 1:150 (A1)1:300 (A3)



** ALL CEILING PENETRATIONS SUCH AS CEILING EXHAUST FANS, DOWN LIGHTS & CHIMNEYS TO BE SEALED

R1.0 INSULATION TO BE INCORPORATED ON SUSPENDED SLABS FOR THE GROUND FLOOR.

R4.5 INSULATION TO BE INCORPORATED WITHIN THE LEVEL 1 CEILING VOIDS

UNIT SCHEDULE

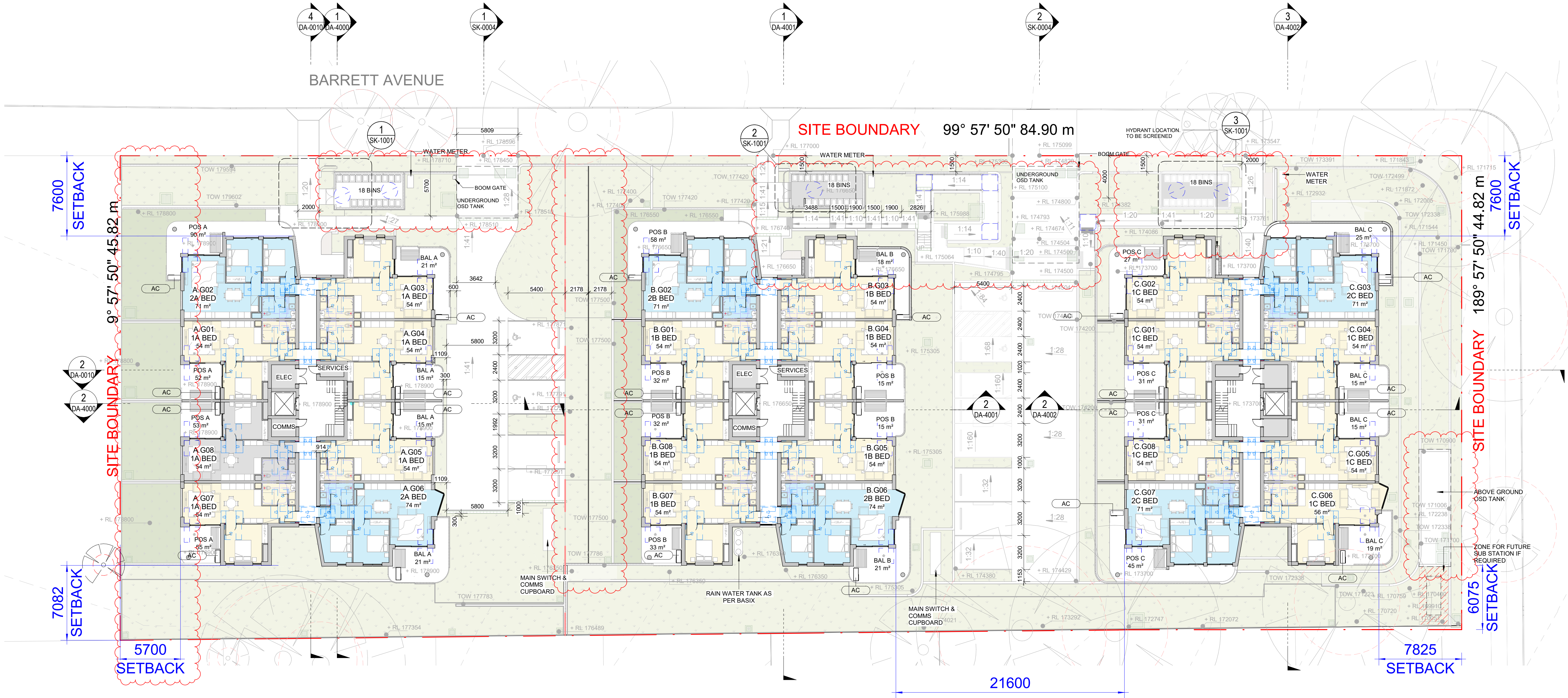
LEVEL	NO.	AREA (m²)	UNIT TYPE
A_GROUND FLOOR	A.G01	53.9 m²	1 BED
A_GROUND FLOOR	A.G02	71.1 m²	2 BED
A_GROUND FLOOR	A.G03	54.2 m²	1 BED
A_GROUND FLOOR	A.G04	54.0 m²	1 BED
A_GROUND FLOOR	A.G05	53.7 m²	1 BED
A_GROUND FLOOR	A.G06	73.6 m²	2 BED
A_GROUND FLOOR	A.G07	53.7 m²	1 BED
A_GROUND FLOOR	A.G08	53.7 m²	1 BED
A_LEVEL 01	A.101	53.7 m²	1 BED
A_LEVEL 01	A.102	70.8 m²	2 BED
A_LEVEL 01	A.103	54.2 m²	1 BED
A_LEVEL 01	A.104	53.7 m²	1 BED
A_LEVEL 01	A.105	53.7 m²	1 BED
A_LEVEL 01	A.106	73.6 m²	2 BED
A_LEVEL 01	A.107	53.7 m²	1 BED
A_LEVEL 01	A.108	53.7 m²	1 BED
TOTAL: 16			

UNIT SCHEDULE

LEVEL	NO.	AREA (m²)	UNIT TYPE
B_GROUND FLOOR	B.G01	53.7 m²	1 BED
B_GROUND FLOOR	B.G02	71.1 m²	2 BED
B_GROUND FLOOR	B.G03	54.2 m²	1 BED
B_GROUND FLOOR	B.G04	53.7 m²	1 BED
B_GROUND FLOOR	B.G05	53.7 m²	1 BED
B_GROUND FLOOR	B.G06	73.6 m²	2 BED
B_GROUND FLOOR	B.G07	53.7 m²	1 BED
B_GROUND FLOOR	B.G08	53.7 m²	1 BED
B_LEVEL 01	B.101	53.7 m²	1 BED
B_LEVEL 01	B.102	71.1 m²	2 BED
B_LEVEL 01	B.103	54.2 m²	1 BED
B_LEVEL 01	B.104	53.7 m²	1 BED
B_LEVEL 01	B.105	53.7 m²	1 BED
B_LEVEL 01	B.106	73.6 m²	2 BED
B_LEVEL 01	B.107	53.7 m²	1 BED
B_LEVEL 01	B.108	53.7 m²	1 BED
TOTAL: 16			

UNIT SCHEDULE

LEVEL	NO.	AREA (m²)	UNIT TYPE
C_GROUND FLOOR	C.G01	53.7 m²	1 BED
C_GROUND FLOOR	C.G02	54.2 m²	1 BED
C_GROUND FLOOR	C.G03	71.2 m²	2 BED
C_GROUND FLOOR	C.G04	53.7 m²	1 BED
C_GROUND FLOOR	C.G05	53.7 m²	1 BED
C_GROUND FLOOR	C.G06	56.0 m²	1 BED
C_GROUND FLOOR	C.G07	71.4 m²	2 BED
C_GROUND FLOOR	C.G08	53.7 m²	1 BED
C_LEVEL 01	C.101	53.7 m²	1 BED
C_LEVEL 01	C.102	54.2 m²	1 BED
C_LEVEL 01	C.103	71.2 m²	2 BED
C_LEVEL 01	C.104	53.7 m²	1 BED
C_LEVEL 01	C.105	53.7 m²	1 BED
C_LEVEL 01	C.106	56.0 m²	1 BED
C_LEVEL 01	C.107	71.4 m²	2 BED
C_LEVEL 01	C.108	53.7 m²	1 BED
TOTAL: 16			



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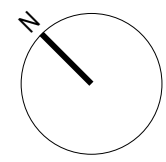
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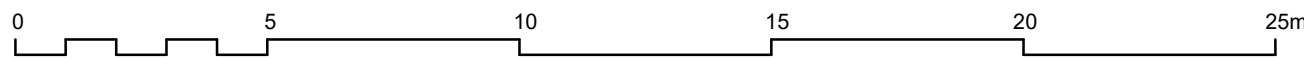
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SCALE: 1:150 (A1)1:300 (A3)



** ALL CEILING PENETRATIONS SUCH AS CEILING EXHAUST FANS, DOWN LIGHTS & CHIMNEYS TO BE SEALED

R1.0 INSULATION TO BE INCORPORATED ON SUSPENDED SLABS FOR THE GROUND FLOOR.

R4.5 INSULATION TO BE INCORPORATED WITHIN THE LEVEL 1 CEILING VOIDS

UNIT SCHEDULE

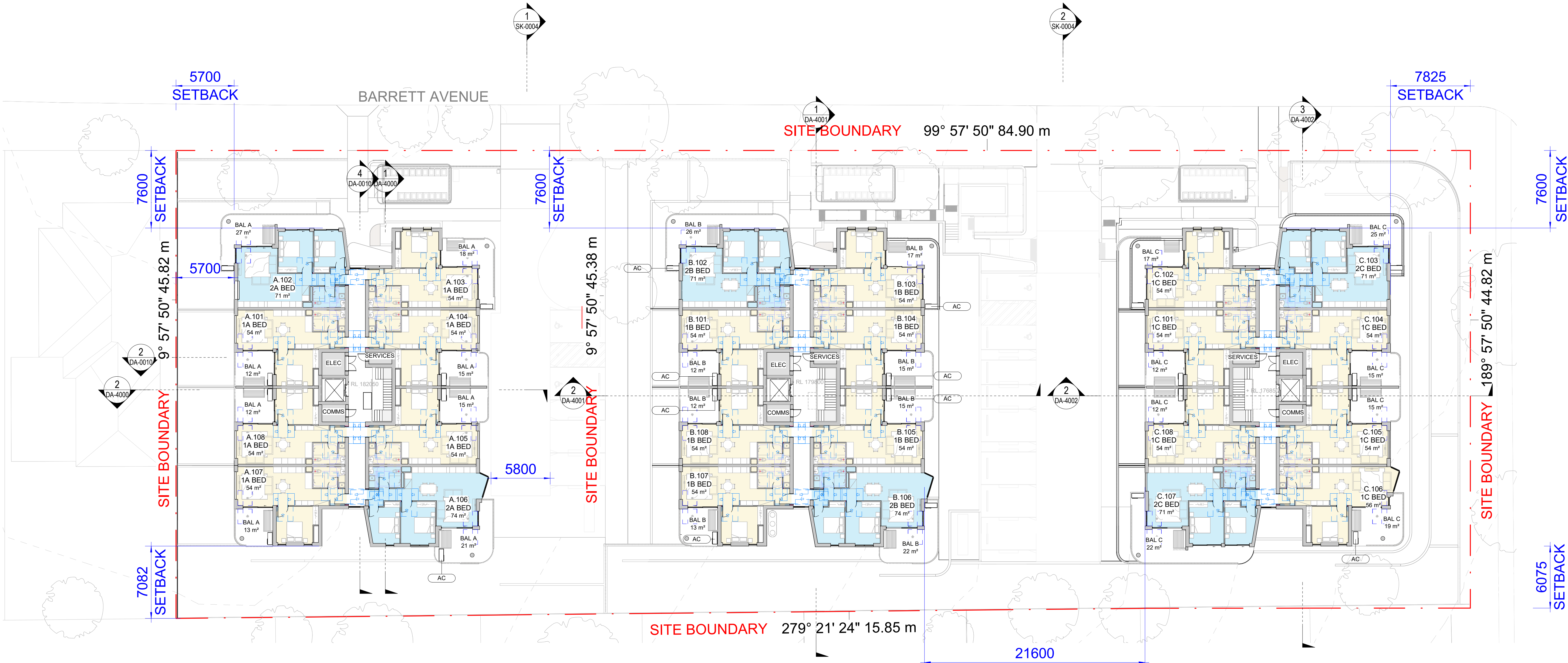
LEVEL	NO.	AREA (m²)	UNIT TYPE
A_GROUND FLOOR	A.G01	53.9 m²	1 BED
A_GROUND FLOOR	A.G02	71.1 m²	2 BED
A_GROUND FLOOR	A.G03	54.2 m²	1 BED
A_GROUND FLOOR	A.G04	54.0 m²	1 BED
A_GROUND FLOOR	A.G05	53.7 m²	1 BED
A_GROUND FLOOR	A.G06	73.6 m²	2 BED
A_GROUND FLOOR	A.G07	53.7 m²	1 BED
A_GROUND FLOOR	A.G08	53.7 m²	1 BED
A_LEVEL 01	A.101	53.7 m²	1 BED
A_LEVEL 01	A.102	70.8 m²	2 BED
A_LEVEL 01	A.103	54.2 m²	1 BED
A_LEVEL 01	A.104	53.7 m²	1 BED
A_LEVEL 01	A.105	53.7 m²	1 BED
A_LEVEL 01	A.106	73.6 m²	2 BED
A_LEVEL 01	A.107	53.7 m²	1 BED
A_LEVEL 01	A.108	53.7 m²	1 BED
TOTAL: 16			

UNIT SCHEDULE

LEVEL	NO.	AREA (m²)	UNIT TYPE
B_GROUND FLOOR	B.G01	53.7 m²	1 BED
B_GROUND FLOOR	B.G02	71.1 m²	2 BED
B_GROUND FLOOR	B.G03	54.2 m²	1 BED
B_GROUND FLOOR	B.G04	53.7 m²	1 BED
B_GROUND FLOOR	B.G05	53.7 m²	1 BED
B_GROUND FLOOR	B.G06	73.6 m²	2 BED
B_GROUND FLOOR	B.G07	53.7 m²	1 BED
B_GROUND FLOOR	B.G08	53.7 m²	1 BED
B_LEVEL 01	B.101	53.7 m²	1 BED
B_LEVEL 01	B.102	71.1 m²	2 BED
B_LEVEL 01	B.103	54.2 m²	1 BED
B_LEVEL 01	B.104	53.7 m²	1 BED
B_LEVEL 01	B.105	53.7 m²	1 BED
B_LEVEL 01	B.106	73.6 m²	2 BED
B_LEVEL 01	B.107	53.7 m²	1 BED
B_LEVEL 01	B.108	53.7 m²	1 BED
TOTAL: 16			

UNIT SCHEDULE

LEVEL	NO.	AREA (m²)	UNIT TYPE
C_GROUND FLOOR	C.G01	53.7 m²	1 BED
C_GROUND FLOOR	C.G02	54.2 m²	1 BED
C_GROUND FLOOR	C.G03	71.2 m²	2 BED
C_GROUND FLOOR	C.G04	53.7 m²	1 BED
C_GROUND FLOOR	C.G05	53.7 m²	1 BED
C_GROUND FLOOR	C.G06	56.0 m²	1 BED
C_GROUND FLOOR	C.G07	71.4 m²	2 BED
C_GROUND FLOOR	C.G08	53.7 m²	1 BED
C_LEVEL 01	C.101	53.7 m²	1 BED
C_LEVEL 01	C.102	54.2 m²	1 BED
C_LEVEL 01	C.103	71.2 m²	2 BED
C_LEVEL 01	C.104	53.7 m²	1 BED
C_LEVEL 01	C.105	53.7 m²	1 BED
C_LEVEL 01	C.106	56.0 m²	1 BED
C_LEVEL 01	C.107	71.4 m²	2 BED
C_LEVEL 01	C.108	53.7 m²	1 BED
TOTAL: 16			



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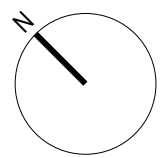
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REVISION:

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P2	03/09/2024	FOR INFORMATION
P3	23/10/2024	FOR INFORMATION
P4	04/11/2024	FOR INFORMATION
P5	20/11/2024	FOR INFORMATION
P6	06/12/2024	DA SUBMISSION
P7	14/07/2025	FOR INFORMATION
P8	30/07/2025	DA SUBMISSION

LEGEND:

APP
AVH
AVH
AVH
AVH
JAH



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SCALE: As indicated @ A1

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

GA-LEVEL 01 PLAN

SHEET NUMBER:

DA-2001

DATE: 30/07/2025

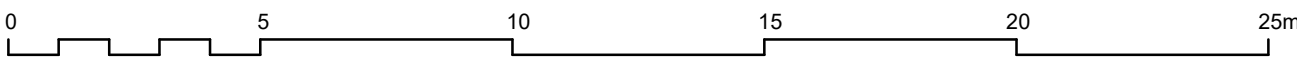
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P8

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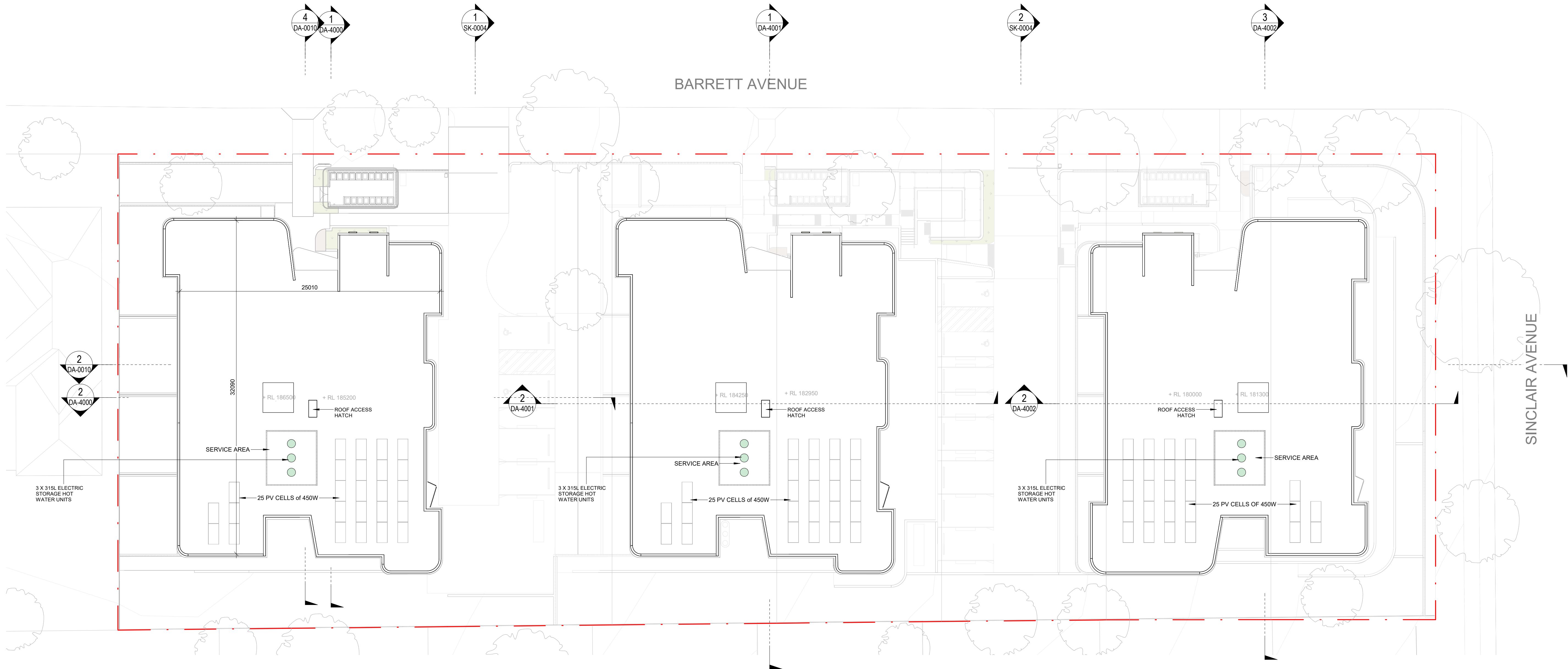
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** ALL CEILING PENETRATIONS SUCH AS CEILING EXHAUST FANS, DOWN LIGHTS & CHIMNEYS TO BE SEALED

R1.0 INSULATION TO BE INCORPORATED ON SUSPENDED SLABS FOR THE GROUND FLOOR.

R4.5 INSULATION TO BE INCORPORATED WITHIN THE LEVEL 1 CEILING VOIDS



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DEVELOPMENT APPLICATION**

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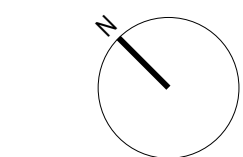
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REVISION:

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P6	20/11/2024	FOR INFORMATION	AVH
P7	06/12/2024	DA SUBMISSION	AVH
P8	14/07/2025	FOR INFORMATION	JAH
P9	30/07/2025	DA SUBMISSION	JAH

LEGEND:



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SCALE: As indicated @ A1

PROJECT:

**#2023103
1-17 BARRETT AVE
THORNLEIGH**

DRAWING TITLE:

GA-ROOF PLAN

SHEET NUMBER:

DA-2002

DATE: 30/07/2025

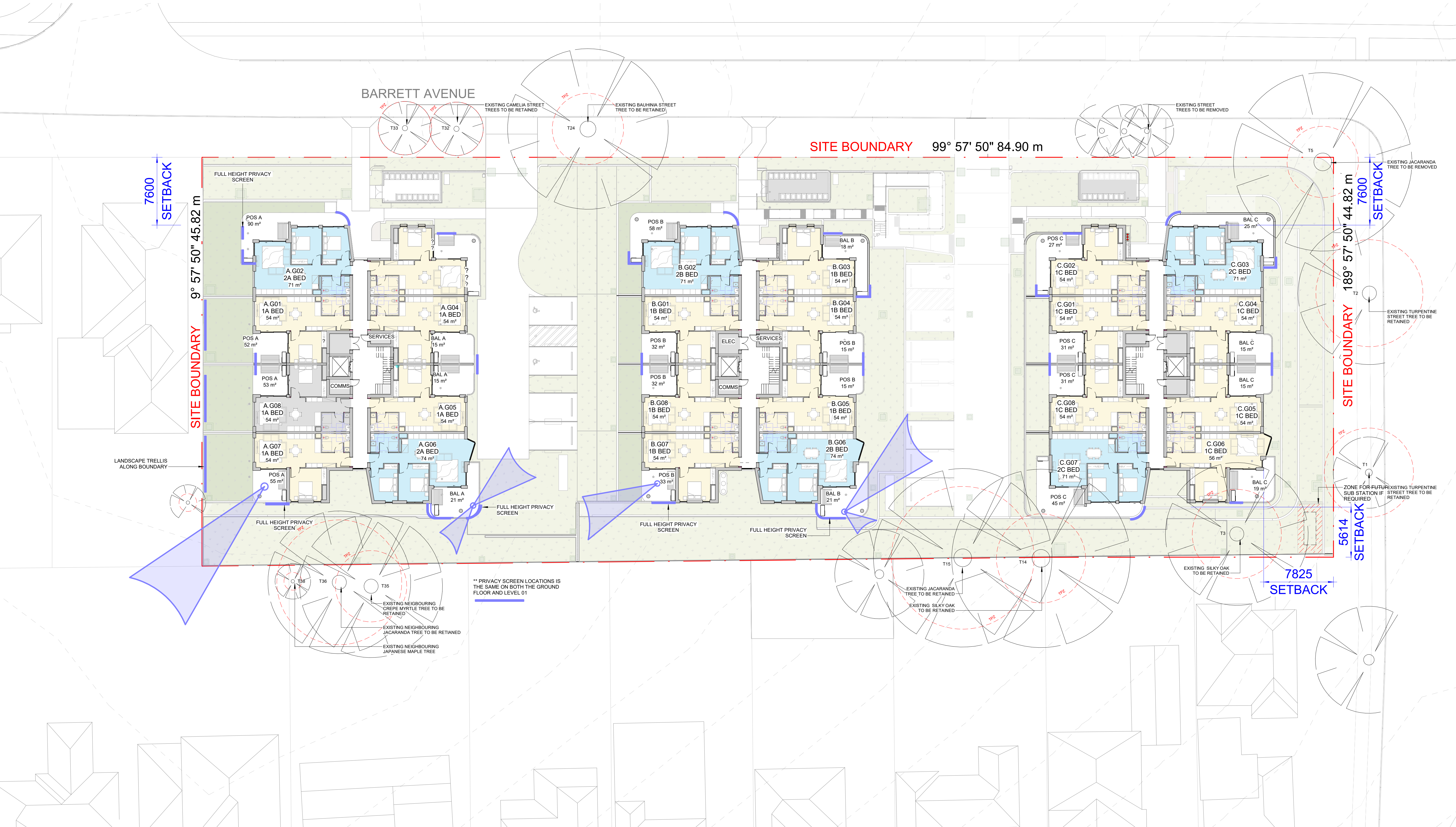
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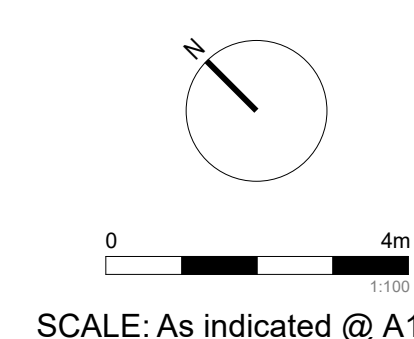
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P6	20/11/2024	FOR INFORMATION		AVH
P7	06/12/2024	DA SUBMISSION		AVH
P8	30/07/2025	DA SUBMISSION		JAH

LEGEND:



PROJECT:
**#2023103
1-17 BARRETT AVE
THORNLEIGH**

DRAWING TITLE:
SITE LINES PLAN

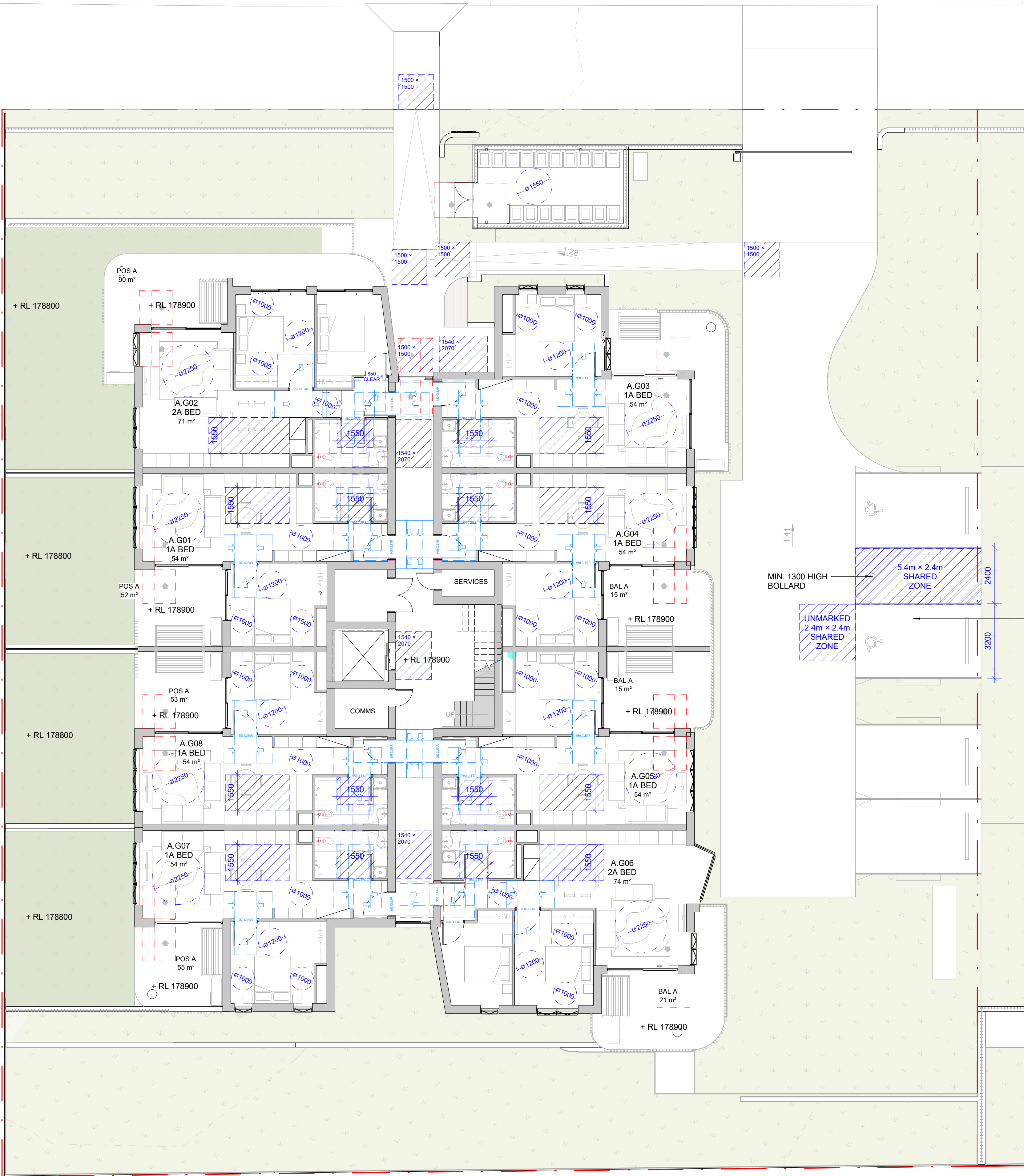
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P2	30/07/2025	DA SUBMISSION

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LEGEND:

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

ACCESS - SITE A -
GROUND FLOOR PLAN

SHEET NUMBER:

DA-2100

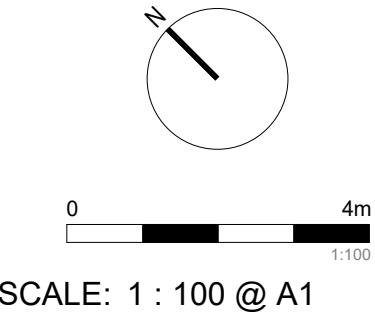
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P2

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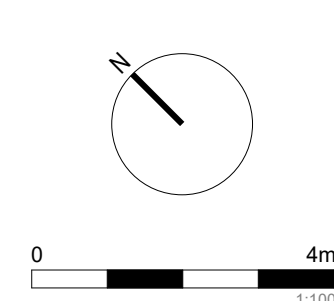


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PROJECT:
#2023103
1-17 BARRETT AVE
THORNLEIGH
CLIENT: LINKWENTWORTH

DRAWING TITLE:
ACCESS - SITE B -
GROUND FLOOR PLAN
SHEET NUMBER:
DA-2101
DATE: 30/07/2025

REV:
P2
ARCHITECT:
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P2	30/07/2025	DA SUBMISSION	JAH

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PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

ACCESS - SITE A -
LEVEL 01 PLAN

SHEET NUMBER:

DA-2103

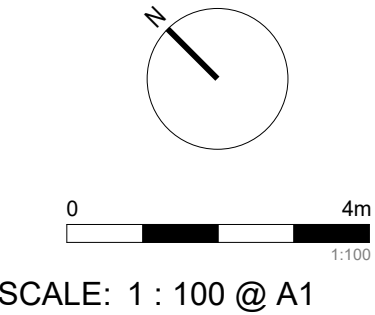
DATE: 30/07/2025

REV:

P2

ARCHITECT:

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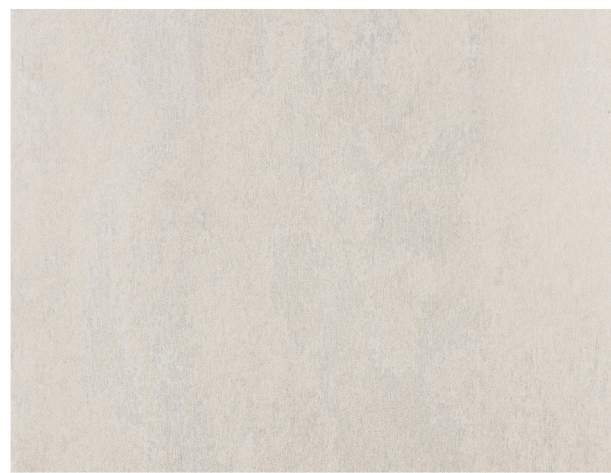
2 NORTH CONTEXT ELEVATION - BARRETT AVENUE

1 : 200



1 EASTERN CONTEXT ELEVATION - SINCLAIR AVENUE

1 : 200



CF1 - FIBRE CEMENT
BARESTONE
CEMINTEL

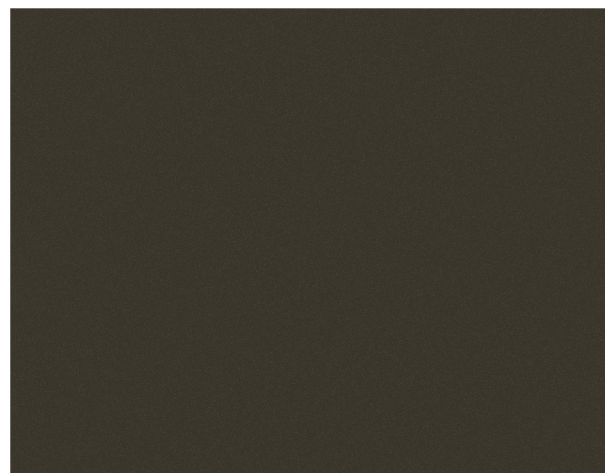


CF2 - C2 CONCRETE FINISH



BR1 - BRICK FINISH
BOTANICALS JUNIPER
PGH BRICKS OR SIMILAR

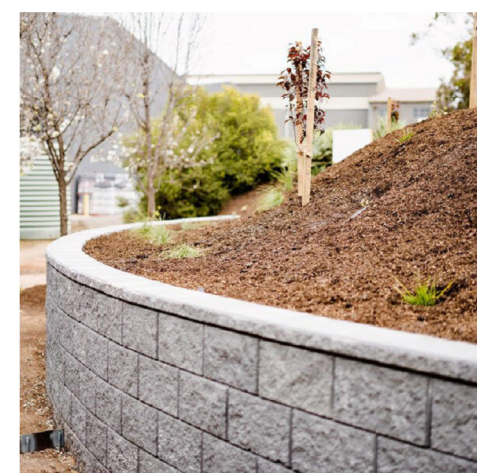
BR2 - STAGGERED BRICK
DETAILING



PT1 - POWDERCOAT
BRONZE (WINDOW FRAMES,
BALUSTRADES & SCREENS)



PT2 - PAINT FINISH - GREY



ST1 - RETAINING CONCRETE
BLOCKS OR SIMILAR

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes

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29/07/2025 6:03:12 PM

REVISION:

REV	DATE	DESCRIPTION
P1	09/07/2024	FOR INFORMATION
P2	03/09/2024	FOR INFORMATION
P3	04/11/2024	FOR INFORMATION
P4	06/12/2024	DA SUBMISSION
P5	10/12/2024	FOR INFORMATION
P6	30/07/2025	DA SUBMISSION

APP
AVH
AVH
AVH
AVH
JAH

LEGEND:

MAXIMUM HEIGHT ALLOWED

NATURAL GROUND LEVEL



PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

STREETSCAPE
ELEVATIONS

SHEET NUMBER:

DA-3000

DATE: 30/07/2025

REV:

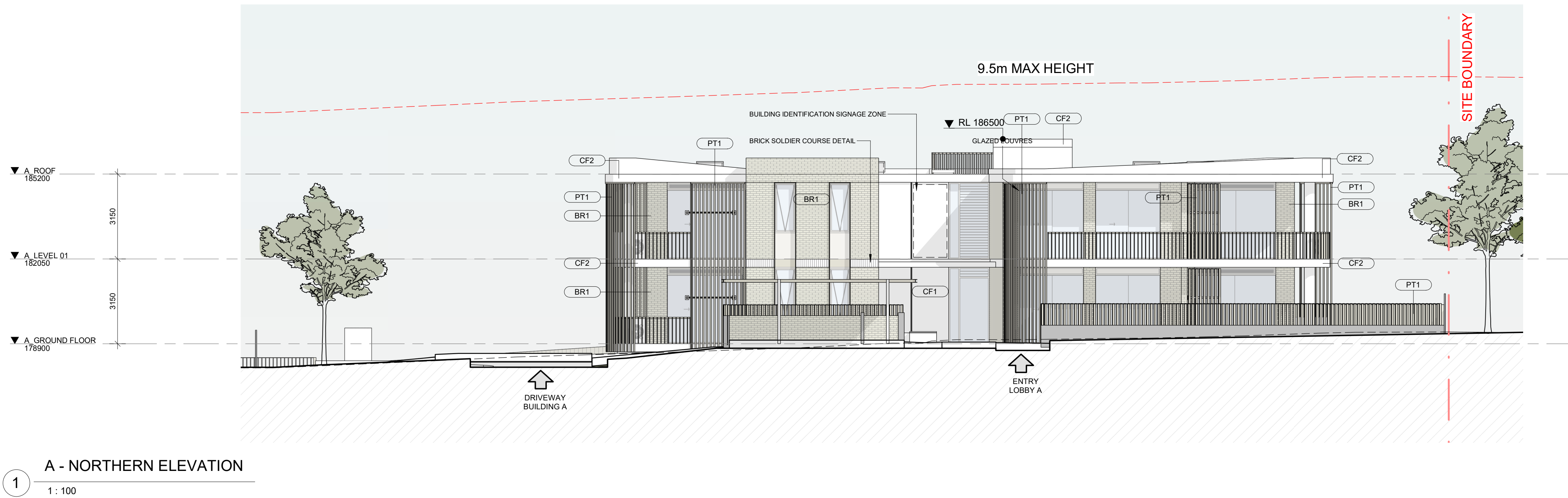
P6

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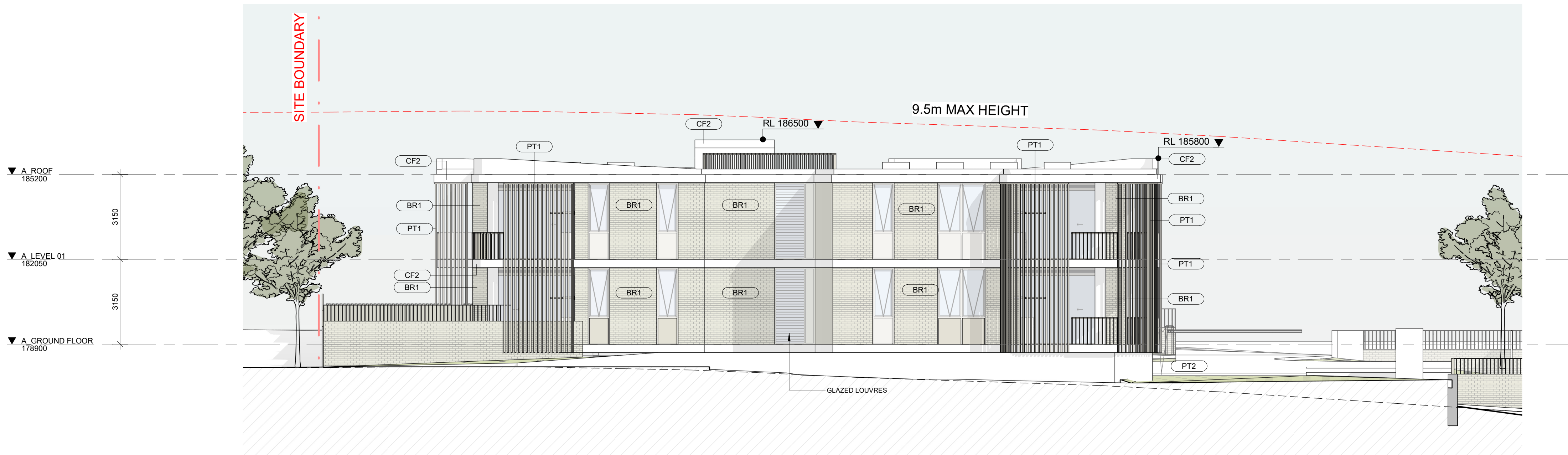


SCALE: As indicated @ A1



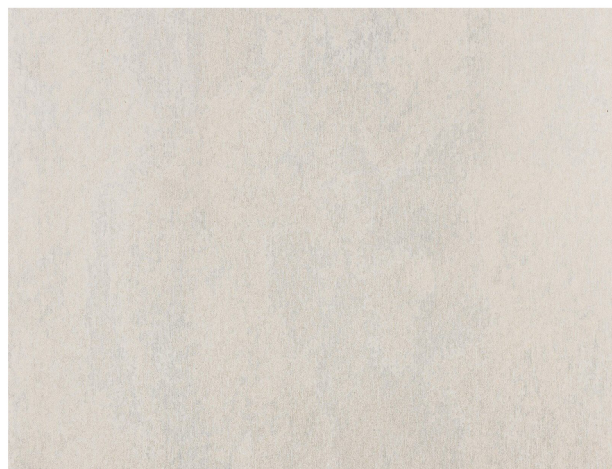
A - NORTHERN ELEVATION

1 : 100



A - SOUTHERN ELEVATION

1 : 100



CF1 - FIBRE CEMENT
BARESTONE
CEMINTEL

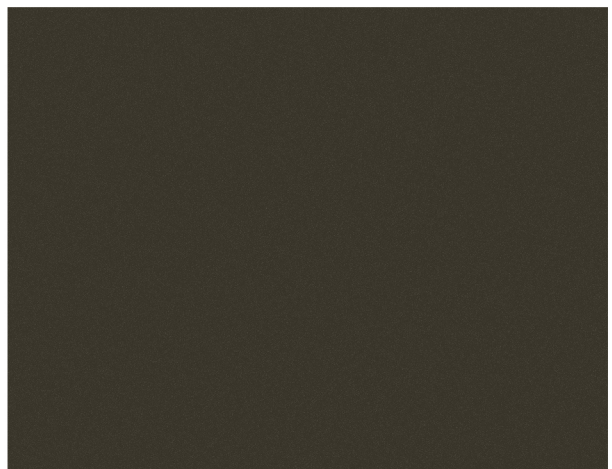


CF2 - C2 CONCRETE FINISH



BR1 - BRICK FINISH
BOTANICALS JUNIPER
PGH BRICKS OR SIMILAR

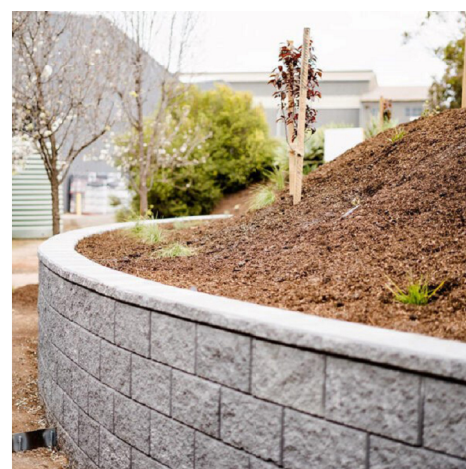
BR2 - STAGGERED BRICK
DETAILING



PT1 - POWDERCOAT
BRONZE (WINDOW FRAMES,
BALUSTRADES & SCREENS)



PT2 - PAINT FINISH - GREY



ST1 - RETAINING CONCRETE
BLOCKS OR SIMILAR

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes

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REVISION:

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P3	04/11/2024	FOR INFORMATION	AVH
P4	06/12/2024	DA SUBMISSION	AVH
P5	10/12/2024	FOR INFORMATION	AVH
P6	30/07/2025	DA SUBMISSION	JAH

LEGEND:

MAXIMUM HEIGHT ALLOWED	---
NATURAL GROUND LEVEL	---

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

BUILDING ELEVATIONS
A

SHEET NUMBER:

DA-3002

DATE: 30/07/2025

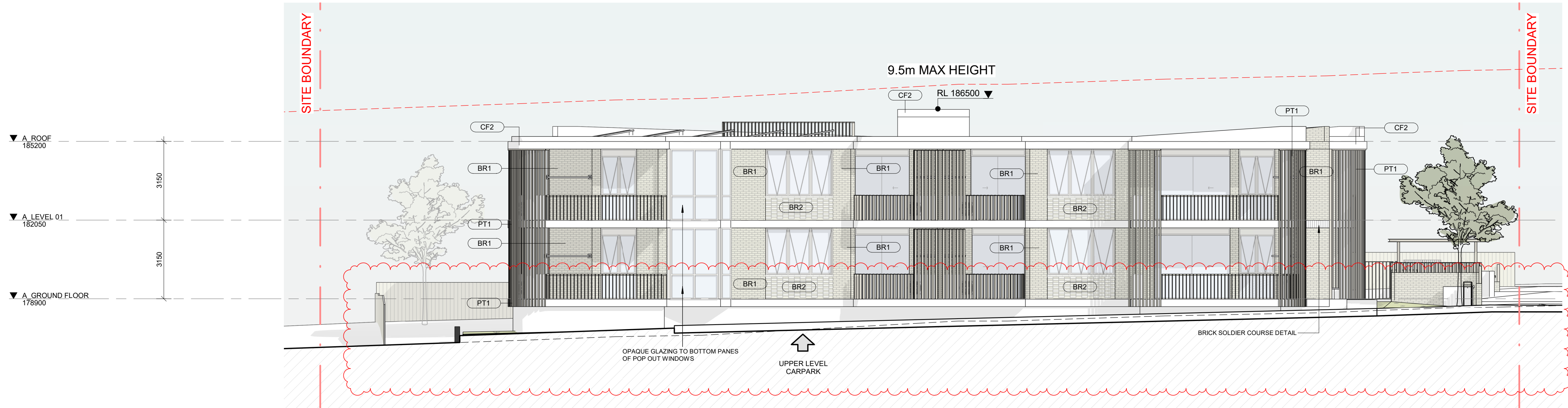
REV:

P6

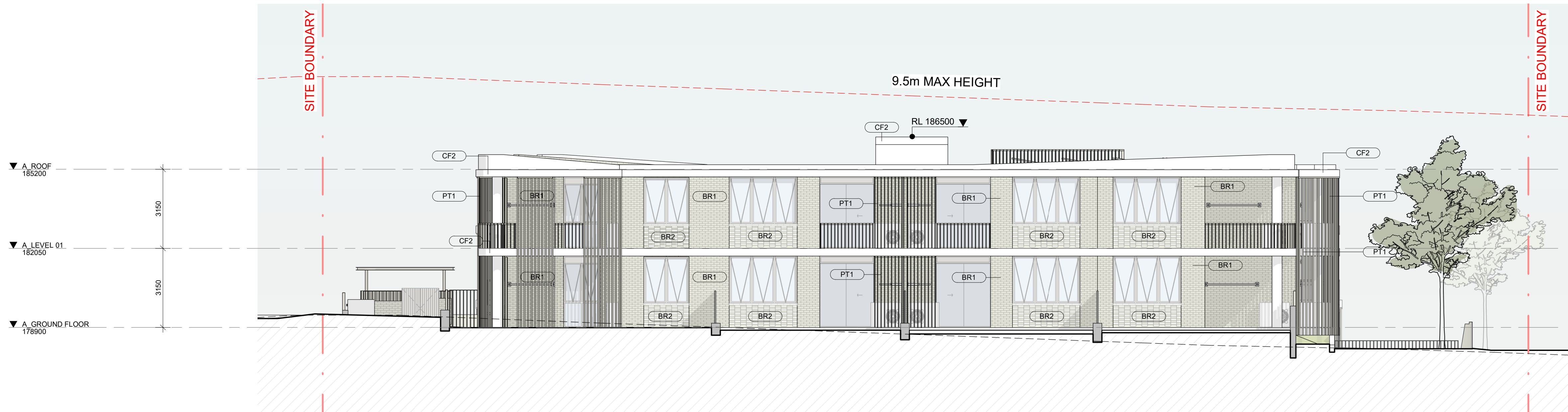
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0 4m
1:100
SCALE: 1 : 100 @ A1



1
A - EASTERN ELEVATION
1 : 100



2
A - WESTERN ELEVATION
1 : 100



CF1 - FIBRE CEMENT
BARESTONE
CEMINTEL

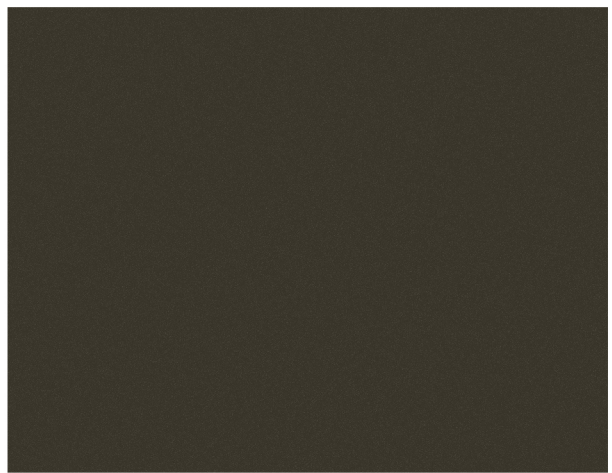


CF2 - C2 CONCRETE FINISH



BR1 - BRICK FINISH
BOTANICALS JUNIPER
PGH BRICKS OR SIMILAR

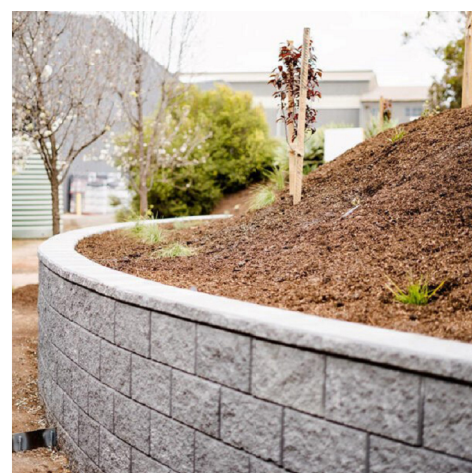
BR2 - STAGGERED BRICK
DETAILING



PT1 - POWDERCOAT
BRONZE (WINDOW FRAMES,
BALUSTRADES & SCREENS)



PT2 - PAINT FINISH - GREY



ST1 - RETAINING CONCRETE
BLOCKS OR SIMILAR

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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P3	04/11/2024	FOR INFORMATION
P4	06/12/2024	DA SUBMISSION
P5	10/12/2024	FOR INFORMATION
P6	30/07/2025	DA SUBMISSION

APP
AVH
AVH
AVH
JAH

LEGEND:

MAXIMUM HEIGHT ALLOWED	---
NATURAL GROUND LEVEL	---

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

BUILDING ELEVATIONS
A

SHEET NUMBER:

DA-3003

DATE: 30/07/2025

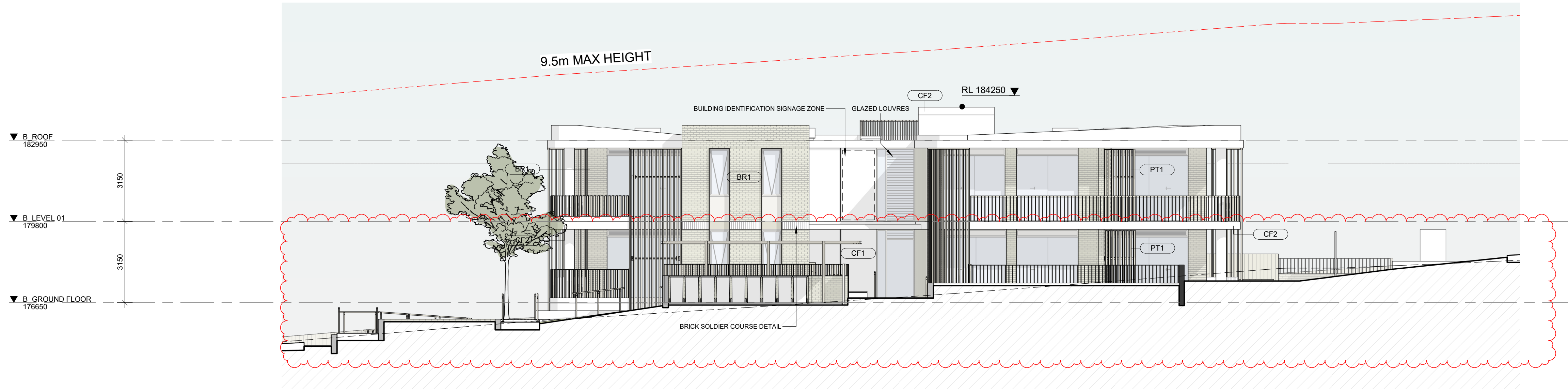
REV:

P6

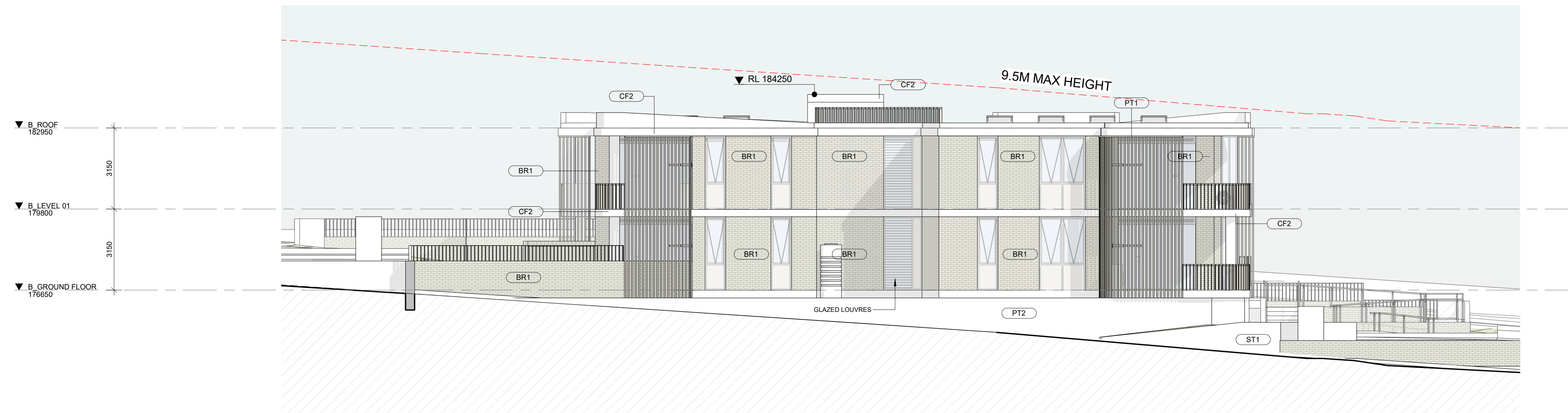
ARCHITECT:

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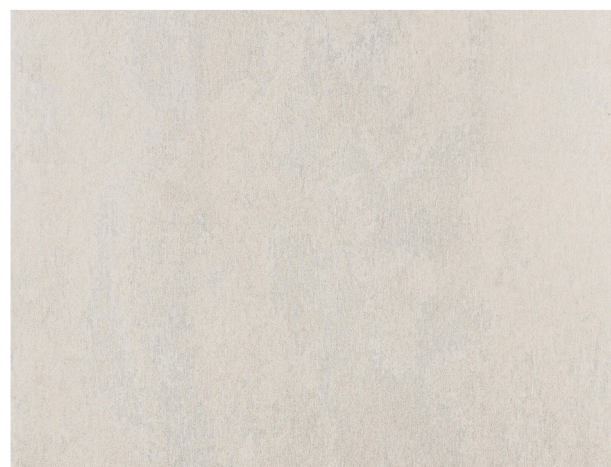
0 4m
1:100
SCALE: 1 : 100 @ A1



2 B - NORTHERN ELEVATION
1 : 100



1 B - SOUTHERN ELEVATION
1 : 100



CF1 - FIBRE CEMENT
BARESTONE
CEMINTEL

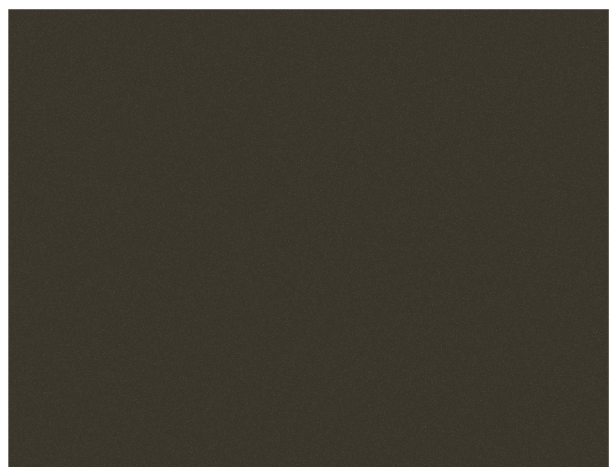


CF2 - C2 CONCRETE FINISH



BR1 - BRICK FINISH
BOTANICALS JUNIPER
PGH BRICKS OR SIMILAR

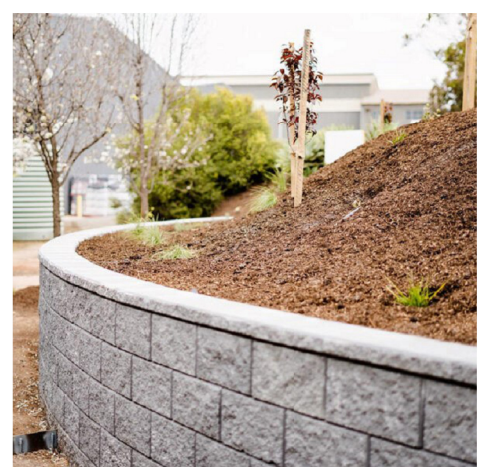
BR2 - STAGGERED BRICK
DETAILING



PT1 - POWDERCOAT
BRONZE (WINDOW FRAMES,
BALUSTRADES & SCREENS)



PT2 - PAINT FINISH - GREY



ST1 - RETAINING CONCRETE
BLOCKS OR SIMILAR

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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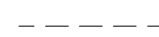
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REV	DATE	DESCRIPTION
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P2	03/09/2024	FOR INFORMATION
P3	04/11/2024	FOR INFORMATION
P4	06/12/2024	DA SUBMISSION
P5	10/12/2024	FOR INFORMATION
P6	30/07/2025	DA SUBMISSION

LEGEND:

MAXIMUM HEIGHT ALLOWED

NATURAL GROUND LEVEL



PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

BUILDING ELEVATIONS
B

SHEET NUMBER:

DA-3004

DATE: 30/07/2025

REV:

P6

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0 4m
1:100

SCALE: 1 : 100 @ A1



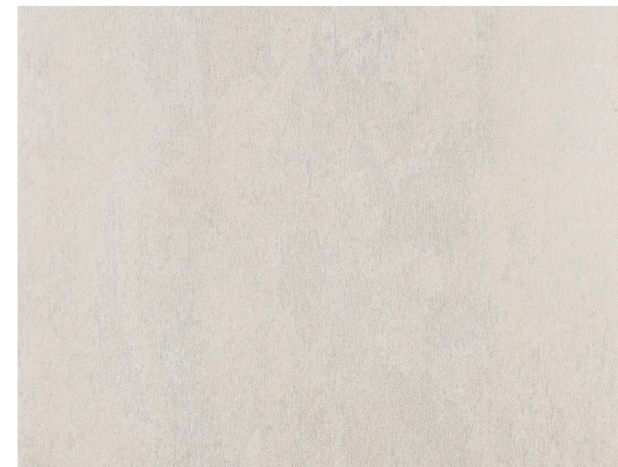
B - EASTERN ELEVATION

1
1 : 100



B - WESTERN ELEVATION

2
1 : 100



CF1 - FIBRE CEMENT
BARESTONE
CEMINTEL

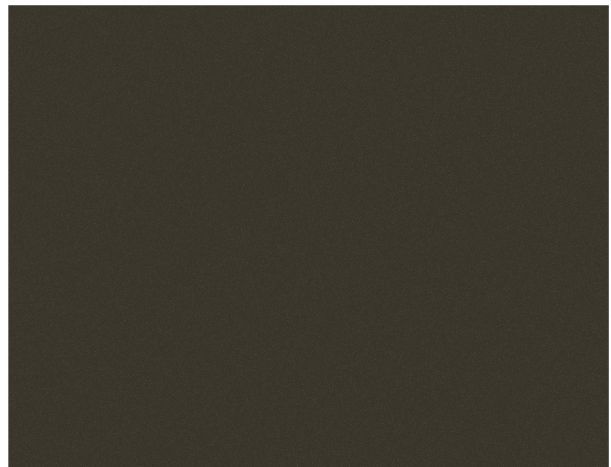


CF2 - C2 CONCRETE FINISH



BR1 - BRICK FINISH
BOTANICALS JUNIPER
PGH BRICKS OR SIMILAR

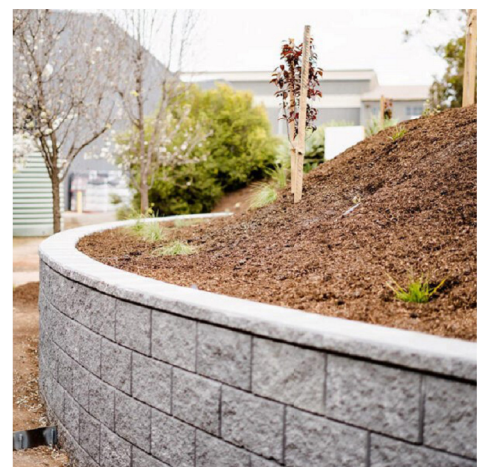
BR2 - STAGGERED BRICK
DETAILING



PT1 - POWDERCOAT
BRONZE (WINDOW FRAMES,
BALUSTRADES & SCREENS)



PT2 - PAINT FINISH - GREY



ST1 - RETAINING CONCRETE
BLOCKS OR SIMILAR

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes

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P3	04/11/2024	FOR INFORMATION
P4	06/12/2024	DA SUBMISSION
P5	10/12/2024	FOR INFORMATION
P6	30/07/2025	DA SUBMISSION

LEGEND:

MAXIMUM HEIGHT ALLOWED

NATURAL GROUND LEVEL



PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

BUILDING ELEVATIONS
B

SHEET NUMBER:

DA-3005

DATE: 30/07/2025

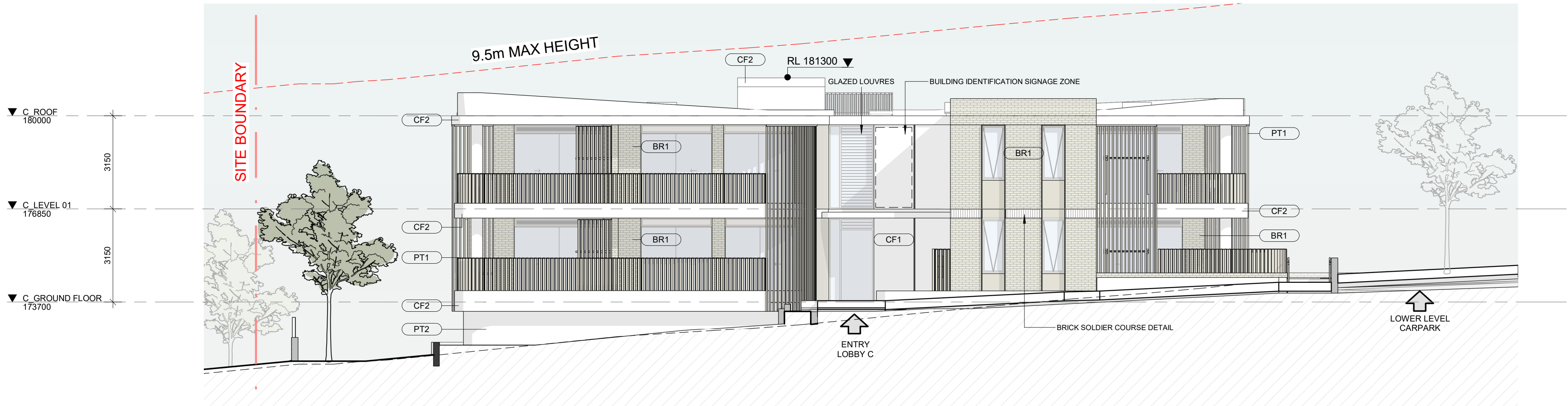
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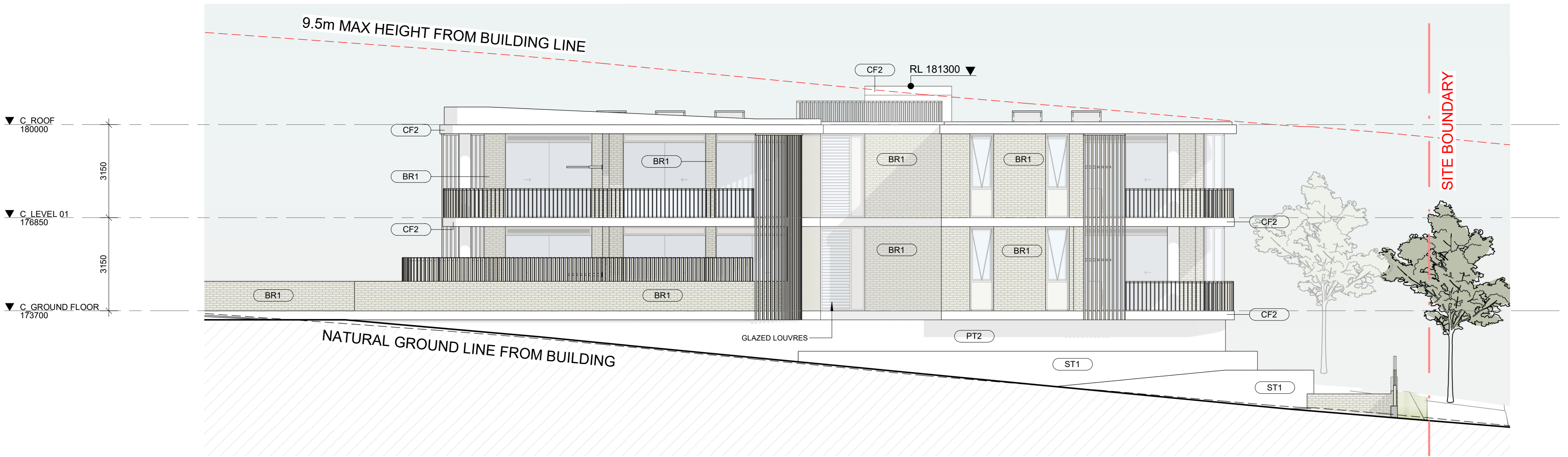
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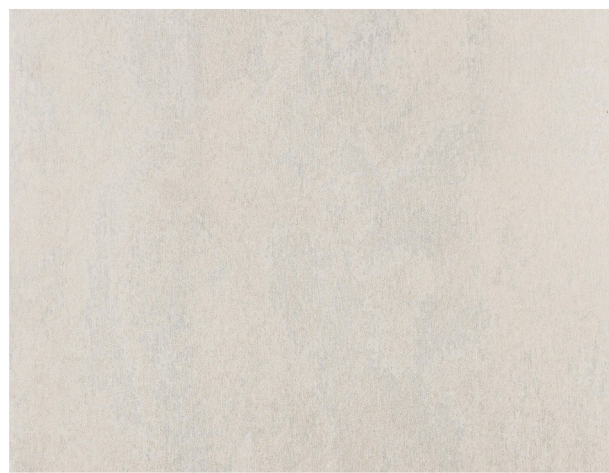
0 4m
1:100
SCALE: 1 : 100 @ A1



1
C - NORTHERN ELEVATION
1 : 100



2
C - SOUTHERN ELEVATION
1 : 100



CF1 - FIBRE CEMENT
BARESTONE
CEMINTEL

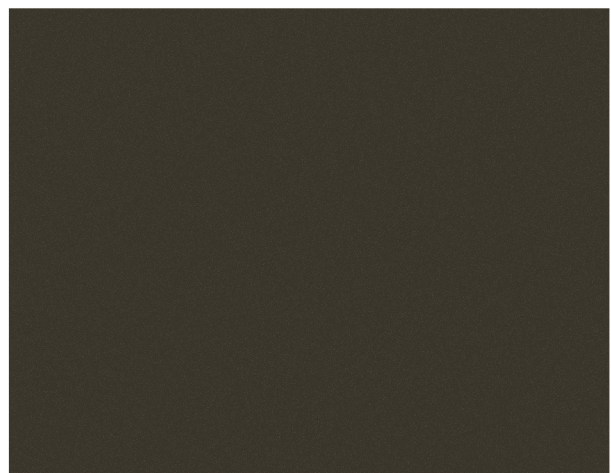


CF2 - C2 CONCRETE FINISH



BR1 - BRICK FINISH
BOTANICALS JUNIPER
PGH BRICKS OR SIMILAR

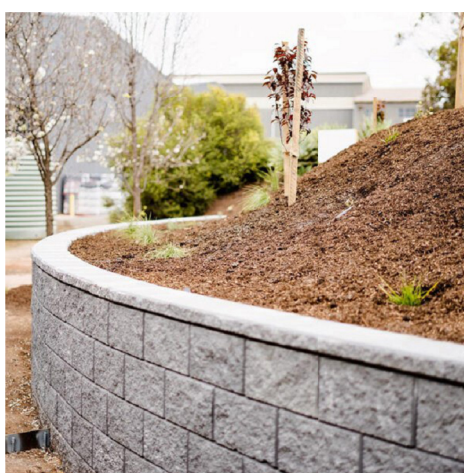
BR2 - STAGGERED BRICK
DETAILING



PT1 - POWDERCOAT
BRONZE (WINDOW FRAMES,
BALUSTRADES & SCREENS)



PT2 - PAINT FINISH - GREY



ST1 - RETAINING CONCRETE
BLOCKS OR SIMILAR

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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P4	06/12/2024	DA SUBMISSION
P5	10/12/2024	FOR INFORMATION
P6	30/07/2025	DA SUBMISSION

APP
AVH
AVH
AVH
AVH
JAH

LEGEND:

MAXIMUM HEIGHT ALLOWED	---
NATURAL GROUND LEVEL	---

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

0 4m
1:100
SCALE: 1 : 100 @ A1

DRAWING TITLE:

BUILDING ELEVATIONS
C

SHEET NUMBER:

DA-3006

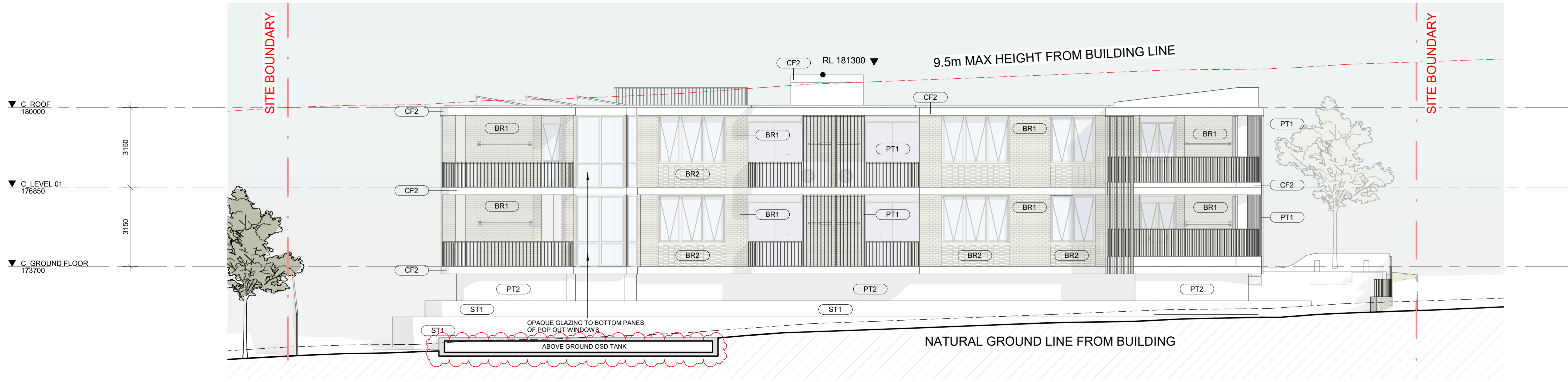
DATE: 30/07/2025

REV:

P6

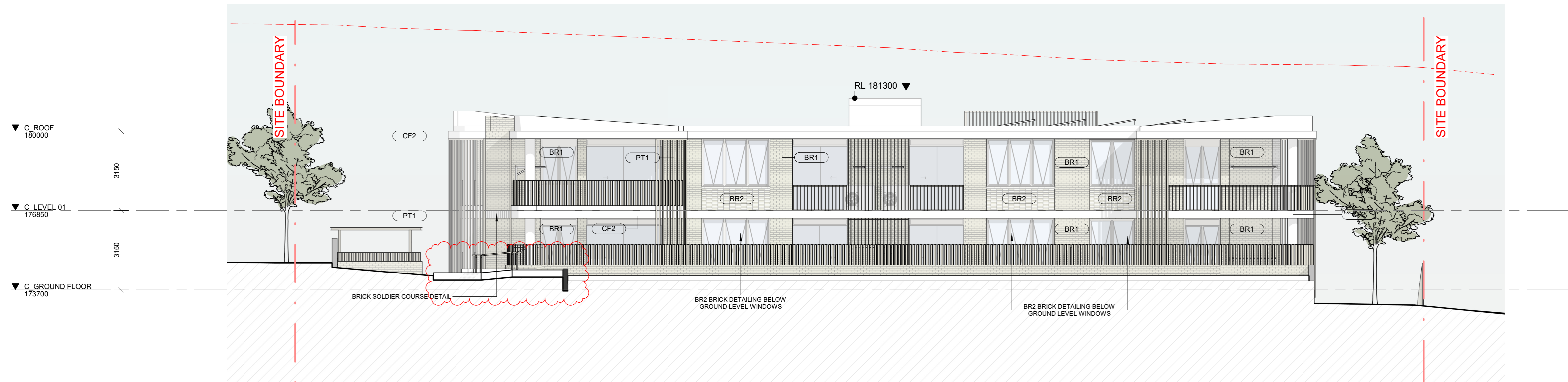
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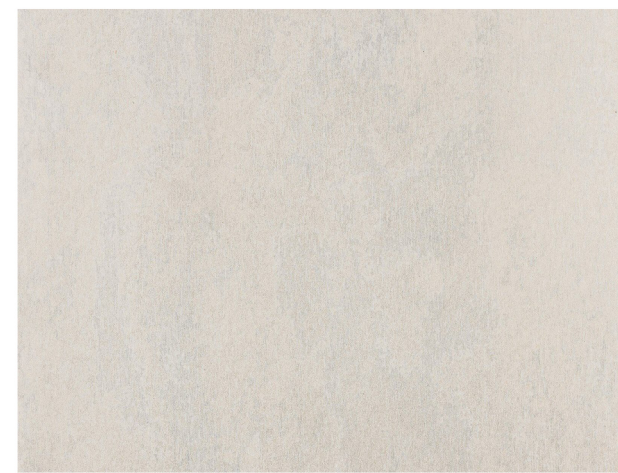


THE NATURAL GROUND LINE HAS BEEN MEASURED FROM THE BUILDING ELEVATION LINE. WHEN EXTRUDING THE HEIGHT PLANE TOWARDS THE WEST, THIS EXTENDS ABOVE THE LIFT OVER RUN. REFER TO THE 3D HEIGHT PLANE DIAGRAM FOR CONTEXT.

1 C - EASTERN ELEVATION
1:100



2 C - WESTERN ELEVATION
1:100



CF1 - FIBRE CEMENT
BARESTONE
CEMINTEL

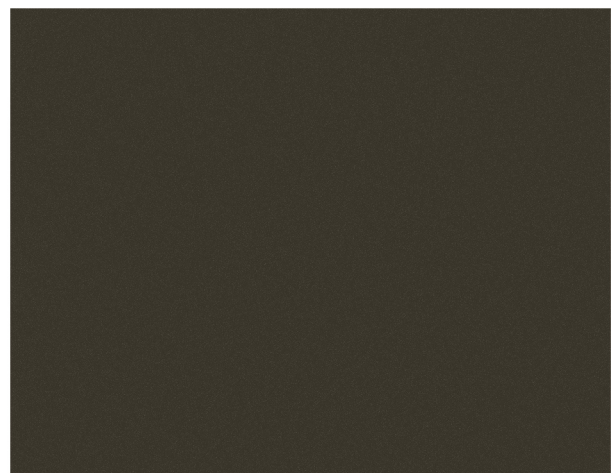


CF2 - C2 CONCRETE FINISH



BR1 - BRICK FINISH
BOTANICALS JUNIPER
PGH BRICKS OR SIMILAR

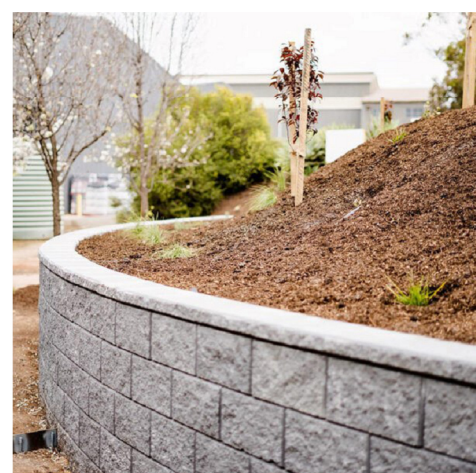
BR2 - STAGGERED BRICK
DETAILING



PT1 - POWDERCOAT
BRONZE (WINDOW FRAMES,
BALUSTRADES & SCREENS)



PT2 - PAINT FINISH - GREY



ST1 - RETAINING CONCRETE
BLOCKS OR SIMILAR

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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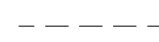
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REV	DATE	DESCRIPTION
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P2	03/09/2024	FOR INFORMATION
P3	04/11/2024	FOR INFORMATION
P4	06/12/2024	DA SUBMISSION
P5	16/12/2024	FOR INFORMATION
P6	30/07/2025	DA SUBMISSION

LEGEND:

MAXIMUM HEIGHT ALLOWED

NATURAL GROUND LEVEL



PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

BUILDING ELEVATIONS
C

SHEET NUMBER:

DA-3007

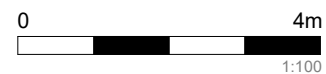
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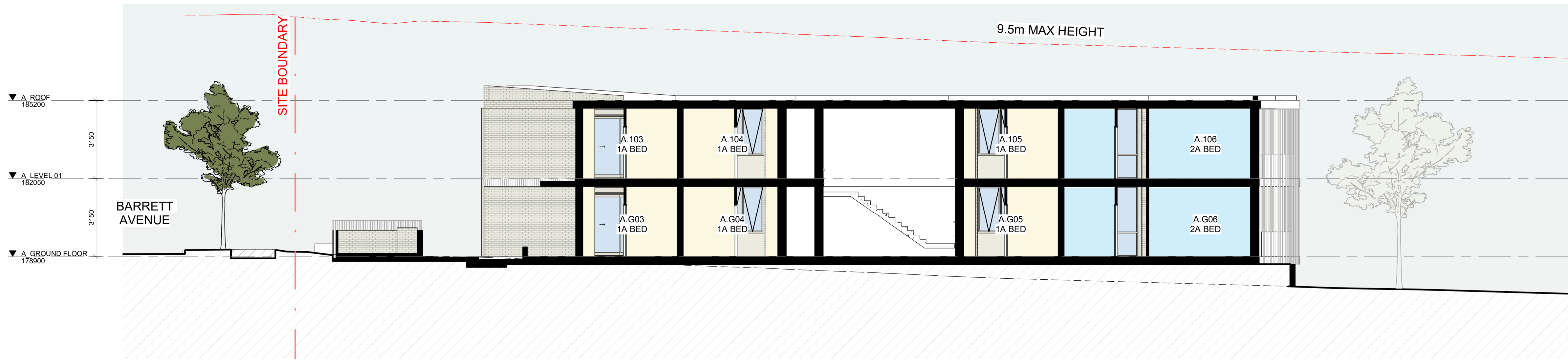
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ARCHITECT:

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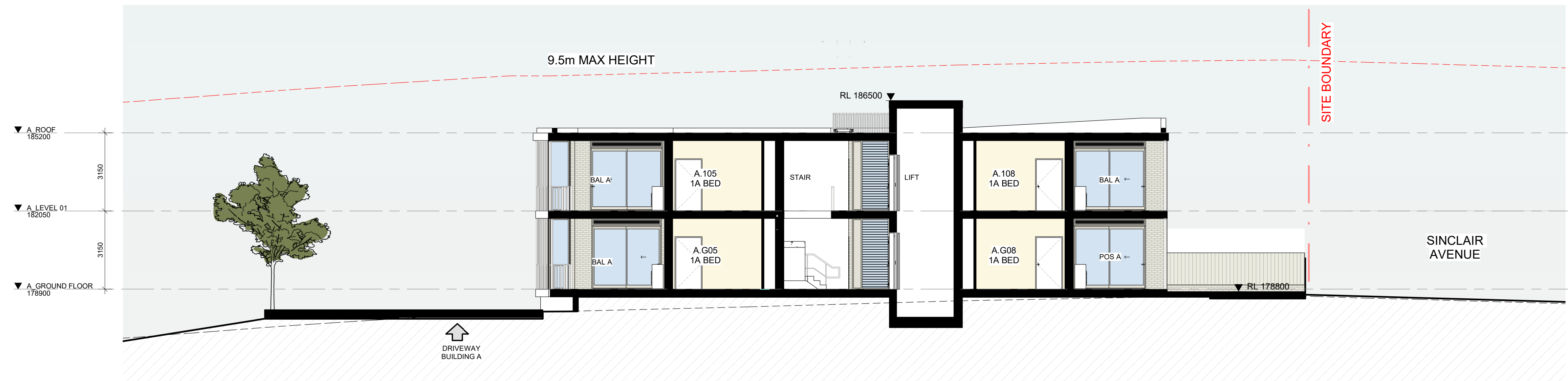


SCALE: 1:100 @ A1



BUILDING A-SECTION 01

1
1 : 100



BUILDING A-SECTION 02

2
1 : 100

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DEVELOPMENT APPLICATION

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P4	04/11/2024	FOR INFORMATION	AVH
P5	06/12/2024	DA SUBMISSION	AVH
P6	30/07/2025	DA SUBMISSION	JAH

LEGEND:

NATURAL GROUND LEVEL - - - - -

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SCALE: 1 : 100 @ A1

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

BUILDING SECTIONS

SHEET NUMBER:

DA-4000

DATE: 30/07/2025

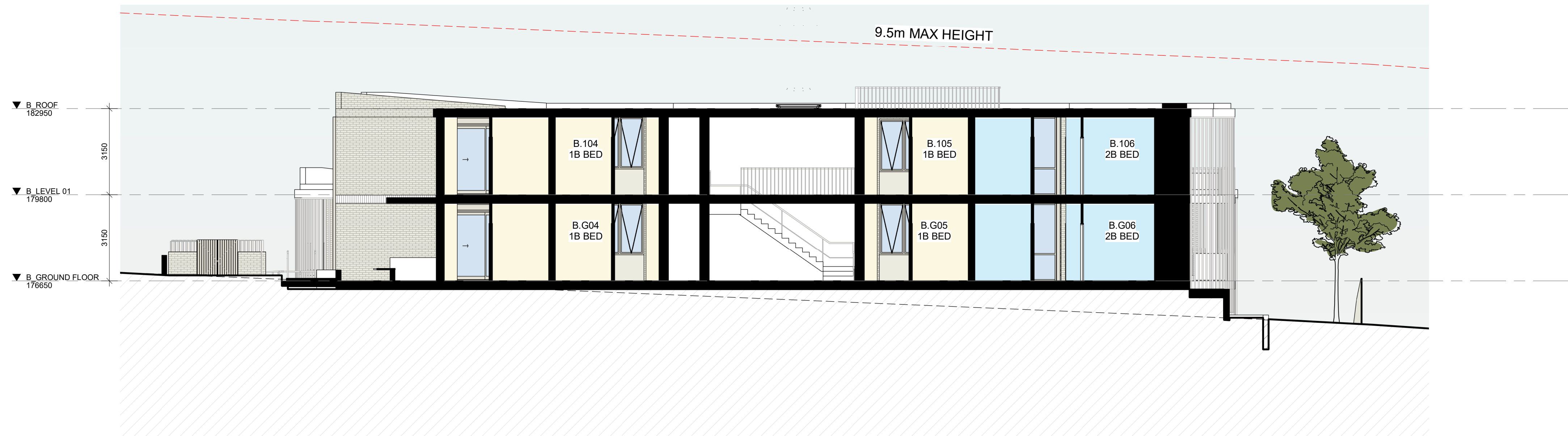
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P6

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1
BUILDING B - SECTION 1
1 : 100



2
BUILDING B - SECTION 02
1 : 100

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P6	30/07/2025	DA SUBMISSION

APP
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AVH
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JAH

LEGEND:

NATURAL GROUND LEVEL - - - - -

0 4m
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SCALE: 1 : 100 @ A1

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

BUILDING SECTIONS

SHEET NUMBER:

DA-4001

DATE: 30/07/2025

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3 BUILDING C - SECTION 1
1 : 100



2 BUILDING C - SECTION 02
1 : 100

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P5	06/12/2024	DA SUBMISSION
P6	30/07/2025	DA SUBMISSION

LEGEND:

NATURAL GROUND LEVEL - - - - -

APP
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AVH
AVH
JAH

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

BUILDING SECTIONS

SHEET NUMBER:

DA-4002

DATE: 30/07/2025

REV:

P6

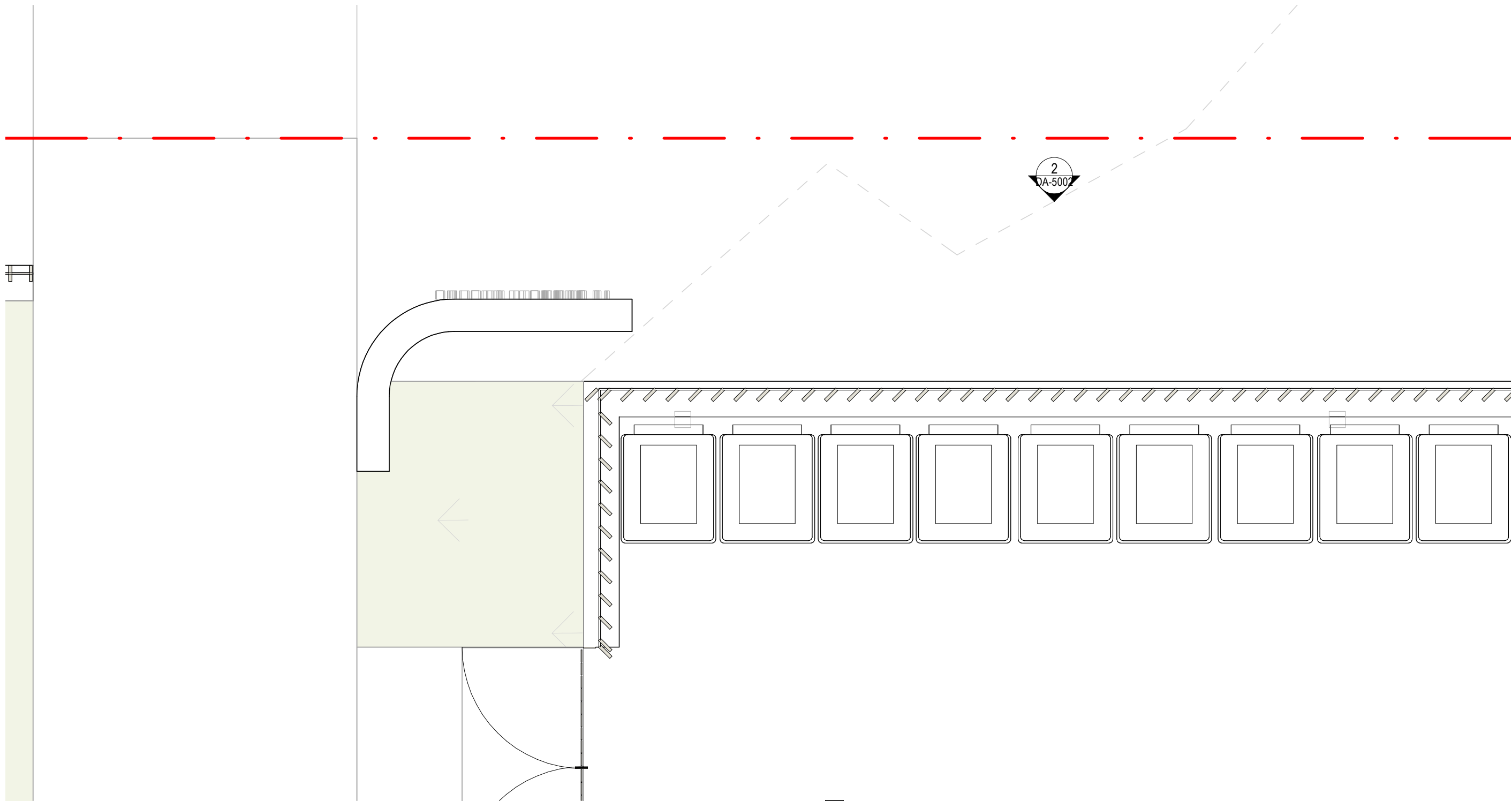
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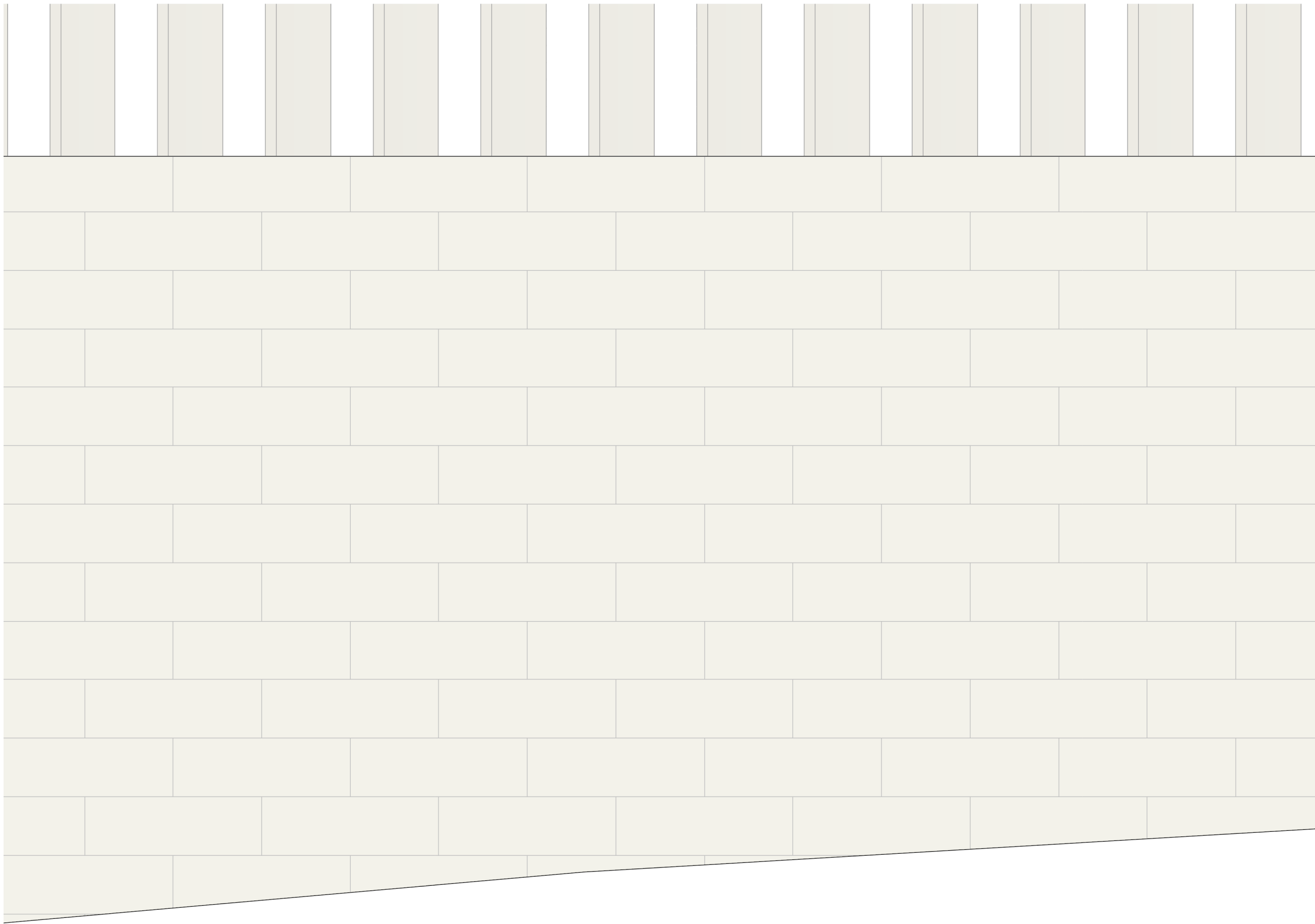
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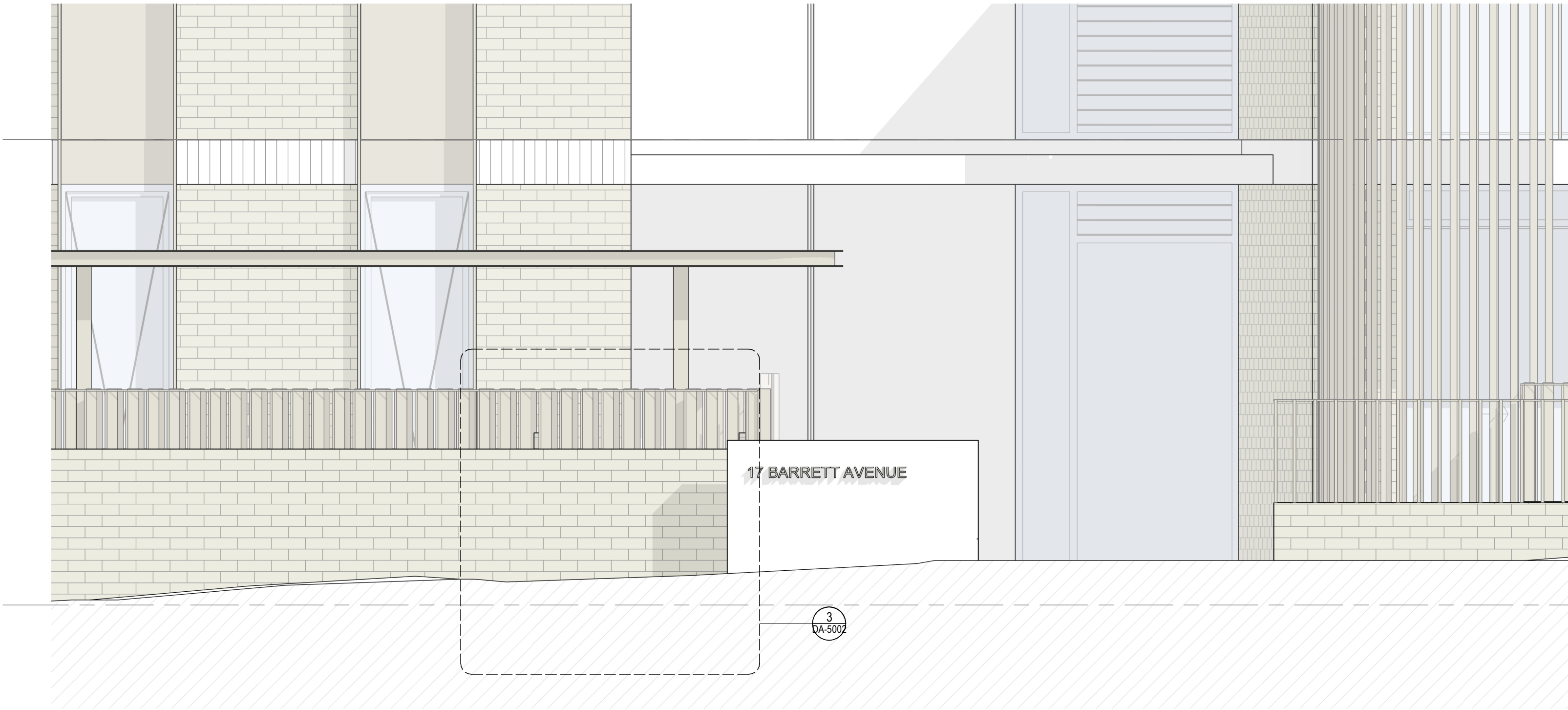
LANDSCAPE PATH & FENCE DETAILS



1 FENCE PLAN
1 : 25



3 FENCE DETAIL
1 : 5



2 NORTHERN ELEVATION - FENCE DETAIL
1 : 25

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LEGEND:

PROJECT:

#2023103
1-17 BARRETT AVE
THORNLEIGH

DRAWING TITLE:

LANDSCAPE
PATH/FENCE
DETAILING
SHEET NUMBER:
DA-5002
DATE: 30/07/2025

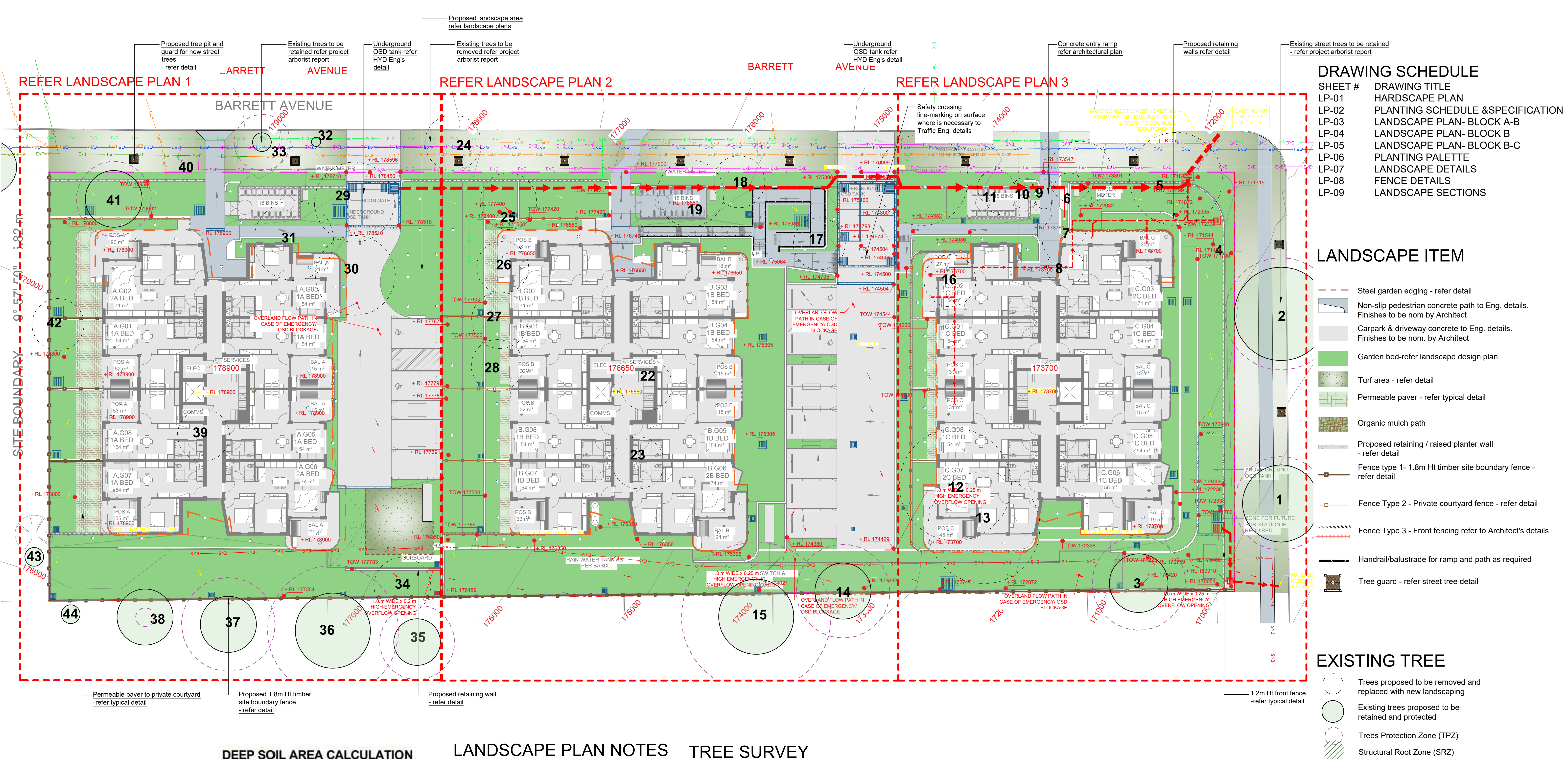
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0 4m
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SCALE: As indicated @ A1

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LOCATION PLAN

Scale: NTS



DEEP SOIL AREA CALCULATION

SITE	AREA
SITE A	609.34 m ²
SITE B	784.77 m ²
TOTAL	1394.11 m ²
OVERALL SITE AREA :	5,731.58m ²
REQUIRED DEEP SOIL %:	15% OF TOTAL SITE AREA
MIN. DEEP SOIL AREA:	859.74m ²
OVERALL PROPOSED DEEP SOIL:	1394.73m ²
OVERALL PROPOSED DEEP SOIL %:	24.33% OF TOTAL SITE AREA
SITE A AREA :	1,910.75m ²
REQUIRED DEEP SOIL %:	15% OF TOTAL SITE AREA
SITE A MIN. DEEP SOIL AREA:	955.37m ²
SITE A PROPOSED DEEP SOIL:	609.34m ²
SITE A PROPOSED DEEP SOIL %:	31.89%
SITE B AREA :	3,820.83m ²
REQUIRED DEEP SOIL %:	15% OF TOTAL SITE AREA
SITE B MIN. DEEP SOIL AREA:	573.12m ²
SITE B PROPOSED DEEP SOIL:	785.39m ²
SITE B PROPOSED DEEP SOIL %:	20.55%

REFER TO ARCHITECT'S DWG DA5001 - LANDSCAPE & DEEP SOIL CALCULATION

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 **Hornsby Shire Council** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists.

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. Reinstatate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, raked 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.

TREE SURVEY

Existing Trees based on Arborists Report by TLC TREE SOLUTIONS prepared on 11 TH JANUARY 2024

No.#	Species	Canopy Rad. (m) x Ht	Condition	Action
1	Syncarpia Glomulifera (Turpentine)	4x12	Fair	To retain
2	Syncarpia Glomulifera (Turpentine)	5x14	Fair	To retain
3	Grevillea robusta (Silky Oak)	4x14	Fair	To retain
4	Magnolia x soulangia (Magnolia)	2x5	Good	To remove
6	Lagerstroemia indica (Crepe Myrtle)	3Ax6	Poor	To remove
7	Lagerstroemia indica (Crepe Myrtle)	4Ax9	Fair	To remove
8	Ceratopetalum gummiferum (NSW Xmas Bush)	2Ax5	Fair	To remove
9	Acer palmatum (Japanese Maple)	2x4	Good	To remove
10	Cotoneaster sp (Cotoneaster)	3Ax6	Fair	To remove
11	Cinnamomum camphora (Camphor Laurel)	4x8	Good	To remove
12	Callistemon sp (Bottlebrush)	6Ax7	Poor	To remove
13	Jacaranda mimosifolia (Jacaranda)	6Ax7	Poor	To remove
14	Grevillea robusta (Silky Oak)	6x20	Good	To retain
15	Jacaranda mimosifolia (Jacaranda)	8Ax10	Good	To retain
16	Archontophoenix cunninghamiana (Kentia Palm)	1x16	Good	To remove
17	Hesperocyparis macrocarpa (Golden Cypress)	2x6	Good	To remove
18	Callistemon sp (Bottlebrush)	2x4	Good	To remove
19	Cupressus sp (Cypress Pine)	2x10	Poor	To remove
20	Lagerstroemia indica (Crepe Myrtle)	5Ax10	Poor	To remove
21	Phoenix canariensis (Canary Island Date Palm)	4Ax6	Fair	To remove
22	Callistemon sp (Bottlebrush)	3Ax3	Poor	To remove

No.#	Species	Canopy Rad. (m) x Ht	Condition	Action
23	Jacaranda mimosifolia (Jacaranda)	7x10	Fair	To remove
24	Bauhinia variegata (Bauhinia)	6x4	Poor	To remove
25	Hesperocyparis macrocarpa (Golden Cypress)	2x7	Fair	To remove
26	Hesperocyparis macrocarpa (Golden Cypress)	2x7	Fair	To remove
27	Ulmus parvifolia (Chinese Elm)	5x8	Good	To remove
28	Ulmus parvifolia (Chinese Elm)	2x3	Fair	To remove
29	Pittosporum undulatum (Sweet Pittosporum)	3x6	Poor	To remove
30	Ulmus parvifolia (Chinese Elm)	3x6	Good	To remove
31	Hesperocyparis macrocarpa (Golden Cypress)	3x8	Poor	To remove
32	Camelia sp (Camelia)	1x3	Good	To retain
33	Camelia sp (Camelia)	2x3	Good	To retain
34	Osmanthus fragrans (Sweet Osmanthus)	3x6	Good	To remove
35	Lagerstroemia indica (Crepe Myrtle)	5x8	Good	Neighbour/ To retain
36	Jacaranda mimosifolia (Jacaranda)	8x8	Good	Neighbour/ To retain
37	Hesperocyparis macrocarpa (Golden Cypress)	6Ax8	Good	Neighbour/ To retain
38	Acer palmatum (Japanese Maple)	6x8	Fair	Neighbour/ To retain
39	Murraya paniculata (Orange Jessamine)	2x3	Good	To remove
40	Hedera helix (Ivy)	4x4	Good	To remove
41	Magnolia grandiflora (Bull Bay Magnolia)	5x8	Fair	To retain
42	Photinia x fraseri (Photinia)	3x4	Removal with owner's consent.	
43	Olea (Olive)	2x8	Fair	To retain
44	Camelia Sp (Camelia)	2x6	Good	To retain

GENERAL NOTE:

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COUNCIL:

HORNSBY
CLIENT
AMBER GREENHALGH

REV

A 21.03.2024 Preliminary DA prepared for review
G 31.03.2025 For submission
H 21.07.2025 Amended architectural plan
I 29.07.2025 For submission

DATE

21.03.2024
31.03.2025
21.07.2025
29.07.2025

NOTATION/AMENDMENT

Preliminary DA prepared for review
For submission
Amended architectural plan
For submission

PROJECT:

PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT
1-17 BARRETT AVENUE, THORNLEIGH

Bar Scale

0 2 4 6 8 10m

HARDSCAPE PLAN

DWG No:

LPDA 24 - 182

SHEET:

LP-01

ISSUE:

I

DRAWN:

K.Z.E.W

CHECKED:

R.F

STATUS:

DEVELOPMENT APPLICATION

SCALE:

1:200@ A1

DATE:

JULY 2025

*DECIDUOUS ^EVERGREEN

FEATURE TREES (in 75Lt)

KEY	Botanical Name	Common Name	Qty
BS	[^] <i>Banksia serrata</i> (5-6mx3m)	Old Man Banksia (Native)	2
CG	[^] <i>Ceratopetalum gummiferum</i> (6-7mx4m)	NSW Christmas Bush	4
CSB	[^] <i>Corymbia Summer Beauty</i> (5-6m x 4m)	Dwarf Flowering Gum(Native)	18
LN	[*] <i>Lagerstroemia 'Natchez'</i> (6x4m)	Crepe Myrtle (Exotic)	3

LARGE TREES (in 75Lt)

KEY	Botanical Name	Common Name	Qty
AC	[^] <i>Angophora costata</i> (15x13m)	Sydney Red Gum	2
AS	[^] <i>Acmena Smithii</i> (10x8m)	Turpentine (Native)	2
BC	[^] <i>Backhousia citriodora</i>	Lemon scented Myrtle (Native)	2
ER	[^] <i>Elaeocarpus reticulatus</i> (6-8 x 3-5m)	Blueberry Ash (Native)	6
ML	[^] <i>Melaleuca linariifolia</i> (8x6m)	Snow in Summer (Native)	3
TLL	[^] <i>Tristaniopsis laurina 'Luscious'</i> (8-12x6m)	Watergum(Native)	10
WF	[^] <i>Waterhousia floribunda</i> (10x6m)	Weeping Lilly Pilly (Native)	5

SCREEN PLANTING (in 200mm)

KEY	Botanical Name	Common Name	Qty
ASM	[^] <i>Acmena smithii 'Minor'</i> (4m x 2m)	Lilly Pilly	66
SR	[^] <i>Syzygium 'Resilience'</i> (2.5x2.0m)	Lilly Pilly	35
SC	[^] <i>Syzygium 'Cascade'</i> (2.5x1.5m)	Lilly Pilly	96
CGBF	[^] <i>Callistemon 'Great Balls of Fire'</i>	GBoF Bottle Brush (Native)	45

SHRUBS (in 200mm)

KEY	Botanical Name	Common Name	Qty
CBJ	[^] <i>Callistemon 'Better John'</i> (1x0.9m)	Better John Bottlebrush (Native)	107
LGS	[^] <i>Leucodandron 'Gold strike'</i> (1-1.5m x 1.5m)	Leucodandron (Exotic)	55
LC	[^] <i>Loropetalum chinense 'Plum gorgeous'</i> (1.5m x 2m)Loropetalum (Exotic)		9
MT	[^] <i>Melaleuca thymifolia</i> (1.2m x 1-2m)	Thyme honey-myrtle (Native)	43
RI	[^] <i>Rhaphiolepis indica' Oriental Pearl'</i> (1x1m)	Indian Hawthorn (Exotic)	116
WFA	[^] <i>Westringia 'Aussie Box'</i> (0.8x1.0m)	Coastal Rosemary (Native)	184

ACCENT PLANTING (in 200mm)

KEY	Botanical Name	Common Name	Qty
AZ	[^] <i>Alpinia zerumbet 'Variegata'</i> (1.8x1m)	Variegated Shell Ginger (Exotic)	90
DE	[^] <i>Doryanthes excelsa</i> (1x1m)	Gynea Lily	29
RE	[^] <i>Rhaphis excelsa</i> (1-3m x 1m)	Rhaphis Palm (Exotic)	42
PTP	[^] <i>Phormium tenax 'Purpureum'</i> (0.9mx0.9m)	New Zealand Flax (Exotic)	32
PX	[^] <i>Philodendron 'Xanadu'</i> (0.8mx0.7m)	Philodendron'Xanadu' (Exotic)	123
SN	<i>Strelitzia nicolai</i> (3-6m x 3m)	Giant Bird of Paradise (Exotic)	

CARPET GROUNDCOVER (in 140mm)

KEY	Botanical Name	Common Name	Qty
BM	[^] <i>Brachycome multifida</i> (0.4x0.6m)	Swan River Daisy (Native)	440@5/m2 (88m2 total)
CAR	[^] <i>Carpobrotus 'Aussie Rambler'</i> (0.2m)	Aussie Rambler Pigface (Native)	435@5/m2 (87m2 total)
CRM	[^] <i>Grevillea 'Royal Mantle'</i> (0.3mx s)	Royal Mantle Grevillea (Native)	500@5/m2 (100m2 total)
DR	[^] <i>Dichondra repens</i> (0.15mxs)	Kidney Weed (Native)	574@7/m2 (82m2 total)
MPY	[^] <i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	330@5/m2 (66m2 total)
PP	[^] <i>Pratia pedunculata</i>	White Star Creeper	410@5/m2 (83m2 total)

FOLIAGE & GRASS (in 140mm)

KEY	Botanical Name	Common Name	Qty
LL	<i>Lomandra longifolia</i> 'Tanika'	Mat Rush	365 @ 5/m2 (73m2 total)
DT	<i>Dianella tasmanica 'Tasred'</i>	Tasred Blue Flax	1100@5/m2 (220m2 total)
LM	<i>Libertia paniculata</i> *	Grass Flag	500@5/m2 (100m2 total)

NATIVE FERNS MIXES (in 140mm)

Area:140m² (Refer to LP-07 for Matrix Detail)

KEY	Botanical Name	Common Name	Ratio / Qty
ADI	<i>Adiantum spp</i> (0.3m x 0.5m)	Maidenhair Fern	3 per m ² /420
BC	<i>Blechnum cartilagineum</i>	Gristle Ferns	1 per m ² /140
DA	<i>Doodia aspera</i>	Prickly Rasp Fern	1 per m ² /140
CD	<i>Christella dentata</i>	Binung	1 per m ² /140

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
 - All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
 - Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
 - All outdoor lighting specified by architect or client to be installed by qualified electrician
 - Anomalies that occur in these plans should be brought to our immediate attention.
 - Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with **(AS)4970-Protection of trees on development sites** as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil

PALM & LARGE FERN (45Lt MIN 1m TRUNK)

KEY	Botanical Name	Common Name	Qty
Hf	<i>Howea forsteriana</i>	Kentia Palm	7
CA	[^] <i>Cyathea australis</i>	Rough Tree Fern	15

conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with **AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE'** Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be

50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch for general planter bed shall be an approved equal to "Eucy Mulch or approved equivalent naturally sources organic mulch" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) Turf

Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

No combustible mulch should be used onsite. Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Metal edging

Where is required, the Contractor shall install metal edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. **However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.**

g) Earth retaining structure

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of **not** timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacturer's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect. Your attention is directed to any obligations or responsibilities under the Diving Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including statutory requirements for backflow prevention, AS/NZS 3500:1, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified irrigation specialist, to industry standards and to maximise the efficient usage of water in accordance with council's requirement on minimum average water usage rate.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Refer to separate **Irrigation Performance Specification.**

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either :

- 12 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.



A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

Refer to **Landscape Maintenance strategy**

<div>GENERAL NOTE: Figured dimensions take precedence to scale readings. Verify all dimensions on site. PDF files may now display in color for better reference to color. Report any discrepancies to the Landscape Architect before proceeding with the work. Copyright Reserved Enterprises Pty Ltd Trading as CONCEPT © 2020, P.O. Box 405 405 This drawing is the property of Copyrighted Enterprises. All rights are reserved. Unauthorised reproduction or use of this drawing in any form or by any means is prohibited. Additional liability is transferred without prior written permission of the copyright owner. If the Date of this drawing is not signed off for Construction it may be subject to change, alteration or amendment at the discretion of our office.</div>		<div> ALA Associate</div> <div></div>	<div>ARCHITECT: PLACE STUDIO</div>	<div>LANDSCAPE ARCHITECT: <div>Suit 101, 508 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5512 Mob: 0413 861 351 www.concept.net.au enquiries@concept.net.au</div></div>	<div>COUNCIL: HORNSBY</div> <div>REV. DATE <table><tr><td>A</td><td>21.03.2024</td><td>Preliminary DA prepared for review</td></tr><tr><td>G</td><td>31.03.2025</td><td>For submission</td></tr><tr><td>H</td><td>21.07.2025</td><td>Amended architectural plan</td></tr><tr><td>I</td><td>29.07.2025</td><td>For submission</td></tr></table></div> <div>CLIENT: AMBER GREENHALGH</div>	A	21.03.2024	Preliminary DA prepared for review	G	31.03.2025	For submission	H	21.07.2025	Amended architectural plan	I	29.07.2025	For submission	<div>PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT 1-17 BARRETT AVENUE, THORNLEIGH</div>	<div>TITLE: PLANT SCHEDULE & SPECIFICATION</div> <div>STATUS: DEVELOPMENT APPLICATION</div> <div>SCALE: AS SHOWN @ A1</div> <div>DATE: JULY 2025</div> <div>DRAWN: K.Z/E.W</div> <div>CHECKED: R.F</div>
A	21.03.2024	Preliminary DA prepared for review																	
G	31.03.2025	For submission																	
H	21.07.2025	Amended architectural plan																	
I	29.07.2025	For submission																	
PROJECT NO: LPDA 24 - 182		SHEET: LP-02		ISSUE: I		DRAWN: K.Z/E.W		CHECKED: R.F											

*DECIDUOUS			^EVERGREEN		
REFER TO LP-02 FOR TOTAL PLANT QUANTITIES					
FEATURE TREES (in 75Lt)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
BS	^Banksia serrata (5-6mx3m)	Old Man Banksia (Native)			
CG	^Ceratopetalum gummiferum (6-7mx4m)	NSW Christmas Bush			
CSB	^Corymbia Summer Beauty(5-6m x 4m)	Dwarf Flowering Gum(Native)			
LN	*Lagerstroemia 'Natchez' (6x4m)	Crepe Myrtle (Exotic)			
LARGE TREES (in 75Lt)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
AC	^Angophora costata (15x13m)	Sydney Red Gum			
AS	^Acmena Smithii (10x8m)	Turpentine (Native)			
BC	^Backhousia citriodora	Lemon scented Myrtle (Native)			
ER	^Elaeocarpus reticulatus (6-8 x 3-5m)	Blueberry Ash (Native)			
ML	^Melaleuca linariifolia(8x6m)	Snow in Summer (Native)			
TLL	^Tristaniopsis laurina 'Luscious'(8-12x6m)	Watergum(Native)			
WF	^Waterhousia floribunda(10x6m)	Weeping Lilly Pilly (Native)			
SCREEN PLANTING (in 200mm)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
ASM	^Acmena smithii 'Minor' (4m x 2m)	Lilly Pilly			
SC	^Syzygium 'Cascade'(2.5x1.5m)	Lilly Pilly (Native)			
SR	^Syzygium 'Resilience'(3.0x2.0m)	Resilience Lilly Pilly (Native)			
CGBF	^Callistemon 'Great Balls of Fire'	GBoF Bottle Brush (Native)			
SHRUBS (in 200mm)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
CBJ	^Callistemon 'Better John'(1x0.9m)	Better John Bottlebrush (Native)			
LGS	^Leucodandron 'Gold strike' (1-1.5m x 1.5m)	Leucodandron (Exotic)			
LC	^Loropetalum chinense 'Plum gorgeous' (1.5m x 2m)	Loropetalum (Exotic)			
MT	^Melaleuca thymifolia(1.2m x 1-2m)	Thyme honey-myrtle (Native)			
RI	^Rhaphiolepis indica 'Oriental Pearl' (1x1m)	Indian Hawthorn (Exotic)			
WFA	^Westringia 'Aussie Box'(0.8x1.0m)	Coastal Rosemary (Native)			
ACCENT PLANTING (in 200mm)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
AZ	^Alpinia zerumbet 'Variegata' (1.8x1m)	Variegated Shell Ginger (Exotic)			
CA	^Cyathea australis (3x2m)	Rough Tree Fern			
DE	^Doryanthes excelsa (1x1m)	Gynea Lily			
RE	^Rhaphis excelsa (1-3m x 1m)	Rhaphis Palm (Exotic)			
PTP	^Phormium tenax 'Purpureum'(0.9mx0.9m)	New Zealand Flax (Exotic)			
PX	^Philodendron 'Xanadu' (0.8mx0.7m)	Philodendron 'Xanadu' (Exotic)			
SN	Strelitzia nicolai (3-6m x 3m)	Giant Bird of Paradise (Exotic)			
CARPET GROUNDCOVER (in 140mm)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
BM	^Brachycome multifida(0.4x0.6m)	Swan River Daisy (Native)			
CAR	^Carpobrotus 'Aussie Rambler'(0.2m x s)	Aussie Rambler Pigface (Native)			
CRM	^Grevillea 'Royal Mantle'(0.3m x s)	Royal Mantle Grevillea (Native)			
VH	^Viola hederacea(0.15m x s)	Native Violet (Native)			
MPY	^Myoporum parvifolium 'Yareena'	Creeping Boobialla			
PP	^Pratia pedunculata	White Star Creeper			
FOLIAGE & GRASS (in 140mm)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
LL	Lomandra longifolia 'Tanika'	Mat Rush			
DT	Dianella tasmanica 'Tasred'	Tasred Blue Flax			
LM	Libertia paniculata*	Grass Flag			
NATIVE FERNS MIXES (in 140mm)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
ADI	Adiantum spp (0.3m x 0.5m)	Maidenhair Fern			
BC	Blechnum cartilagineum	Gristle Ferns			
DA	Doodia aspera	Prickly Rasp Fern			
PALM (45Lt MIN 1m TRUNK)					
KEY	Botanical Name	Common Name	KEY	Botanical Name	Common Name
Arc	Howea forsteriana	Kentia Palm			

LEGEND & SCHEDULE

- NOTES:
- ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 - 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.
 - WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 - LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.
 - ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
 - 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.
 - ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

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.

Planting to BG01:
- 1 CSB
- 5 CGBF
- 7 MT
- 16m² CRM
- 11m² VH

Planting to BG08:
- 1 CSB
- 6 CBJ
- 6 MT
- 16m² DT
- 11m² VH

Planting to BG07:
- 1 CSB
- 7 MT
- 6 CGBF
- 16m² BM
- 11m² VH

Planting to COS:
- 2 CYA
- 13 AZ
- 6 PX



Angophora costata



Waterhousia floribunda



Melaleuca linariifolia



Lagerstroemia 'Natchez'



Howea forsteriana



Backhousia citriodora



Corymbia Summer Beauty



Callistemon 'Great Balls of Fire'



Acmena smithii



Callistemon 'BetterJohn'



Banksia ericifolia



Syzygium 'Resilience'



Westringia 'Aussie Box'



Cyathea australis



Leucodandron 'Gold strike



Doryanthes excelsa



Loropetalum chinense 'Plum gorgeous'



Backhousia myrtifolia



Melaleuca thymifolia



Alpinia zerumbet 'Variegata'



Carpobrotus 'Aussie Rambler'



Dichondra argentea 'Silver Falls'



Grevillea 'Royal Mantle'



Dichondra repens



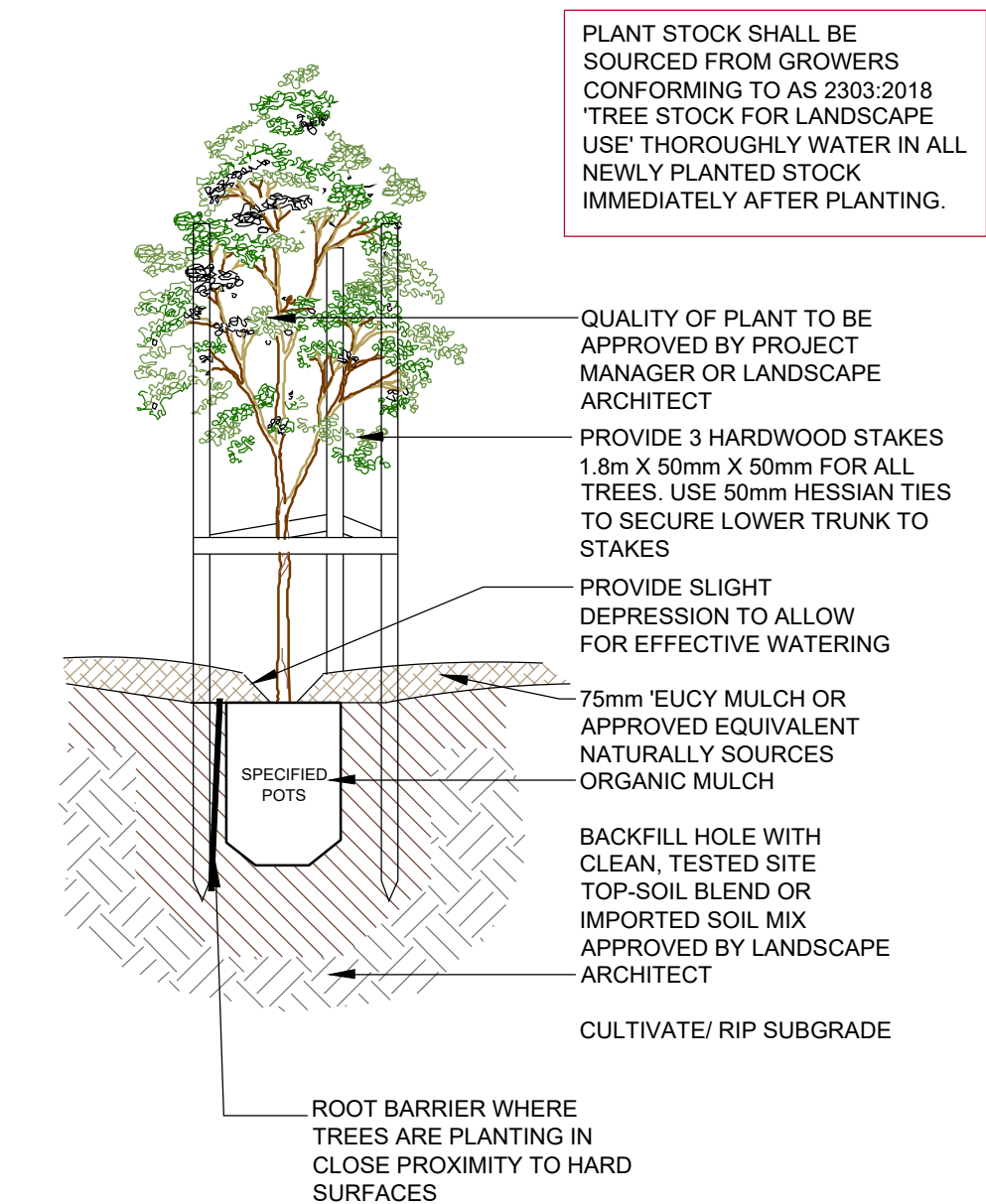
Trachelospermum 'Tricolour'



Lomandra longifolia 'Tanika'

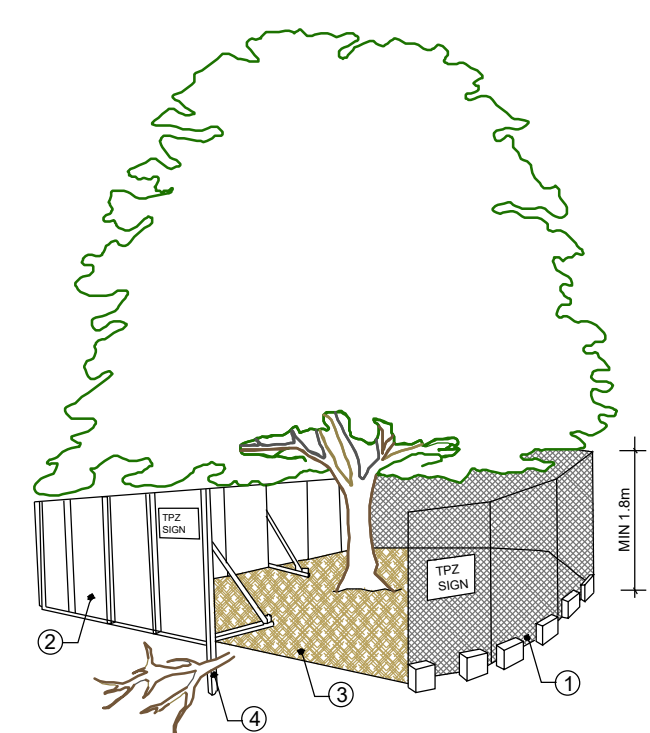


Myoporum parvifolium 'Yareena'



TREE PLANTING DETAIL

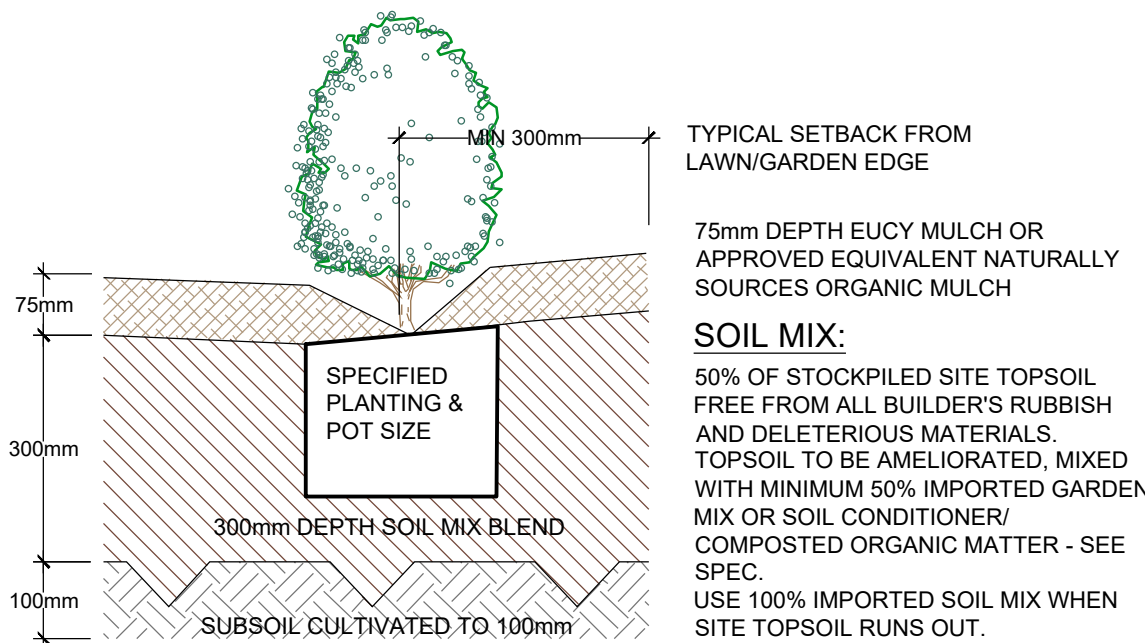
SCALE: 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

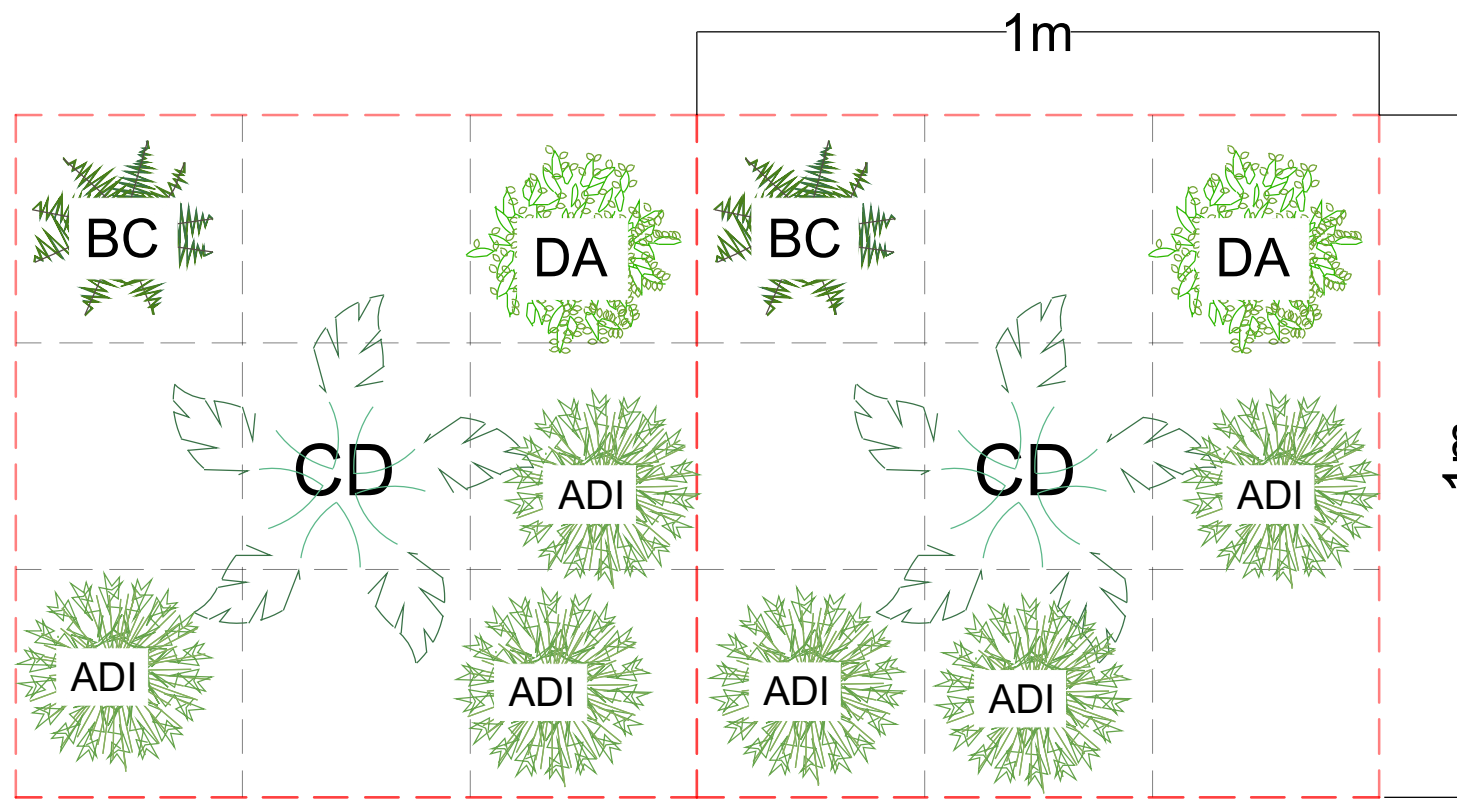
TREE PROTECTION ZONE

N.T.S



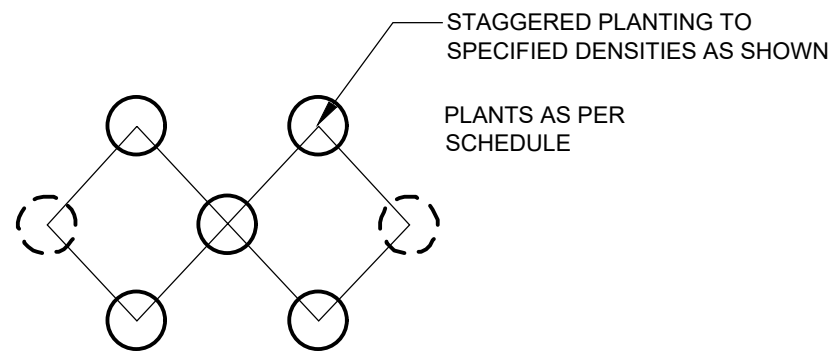
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



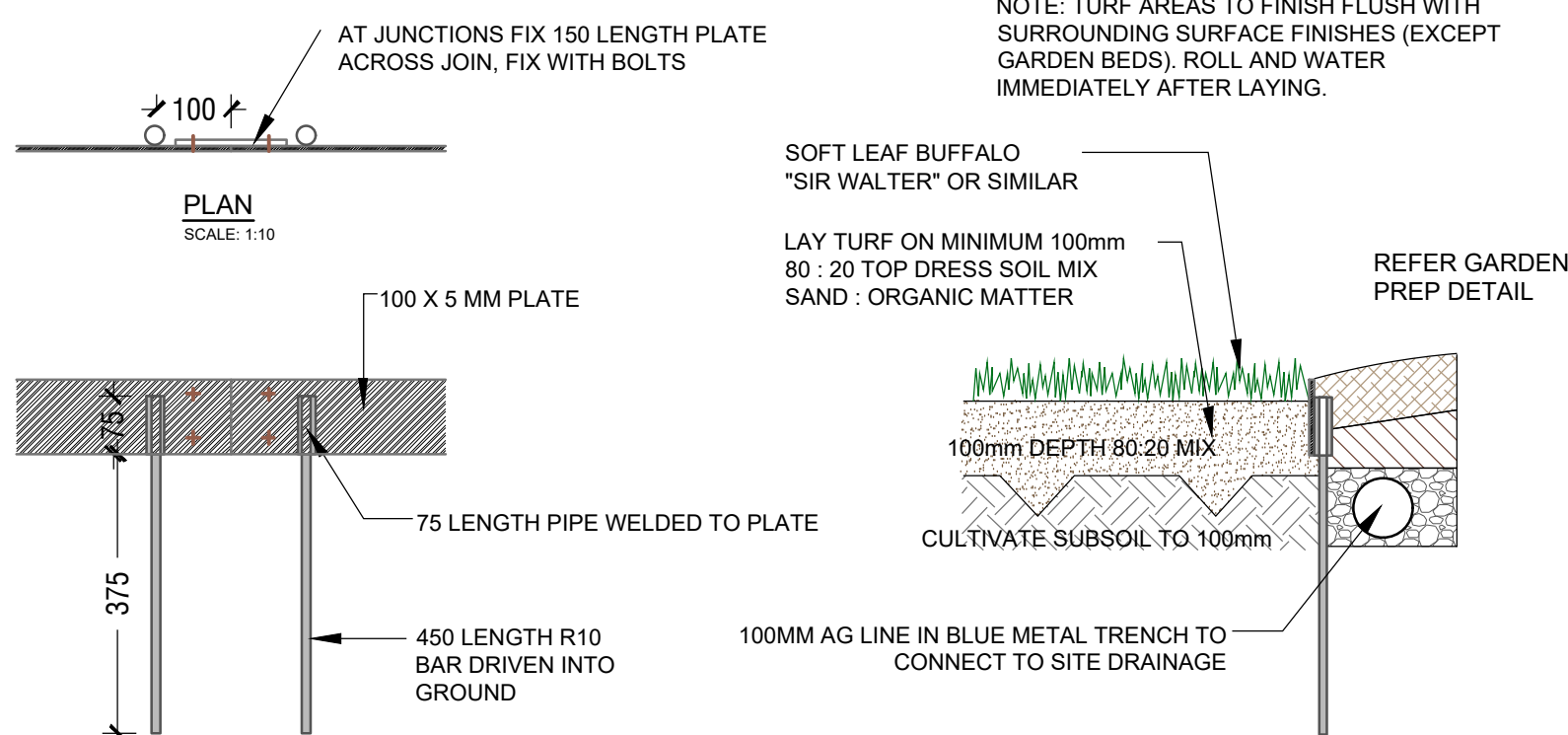
NATIVE FERNS MIXES DETAILS (in 140mm)

KEY	Botanical Name	Common Name	Ratio (/m2)
ADI	<i>Adiantum spp (0.3m x 0.5m)</i>	<i>Maidenhair Fern</i>	3/m2
BC	<i>Blechnum cartilagineum</i>	<i>Gristle Ferns</i>	1/m2
DA	<i>Doodia aspera</i>	<i>Prickly Rasp Fern</i>	1/m2
CD	<i>Christella dentata</i>	<i>Binung</i>	1/m2



MASS PLANTING SETOUT

N.T.S



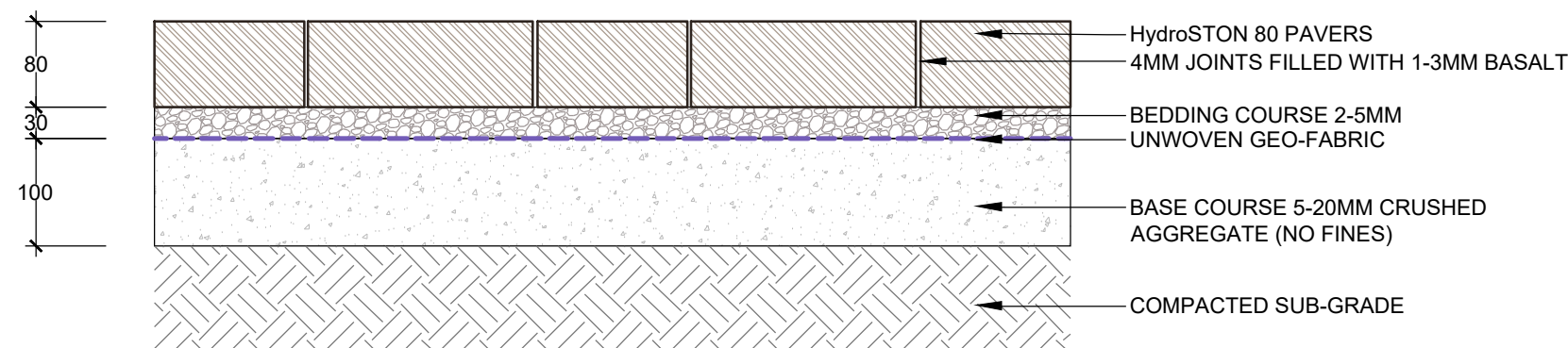
DETAIL

SCALE: 1:10

SECTION

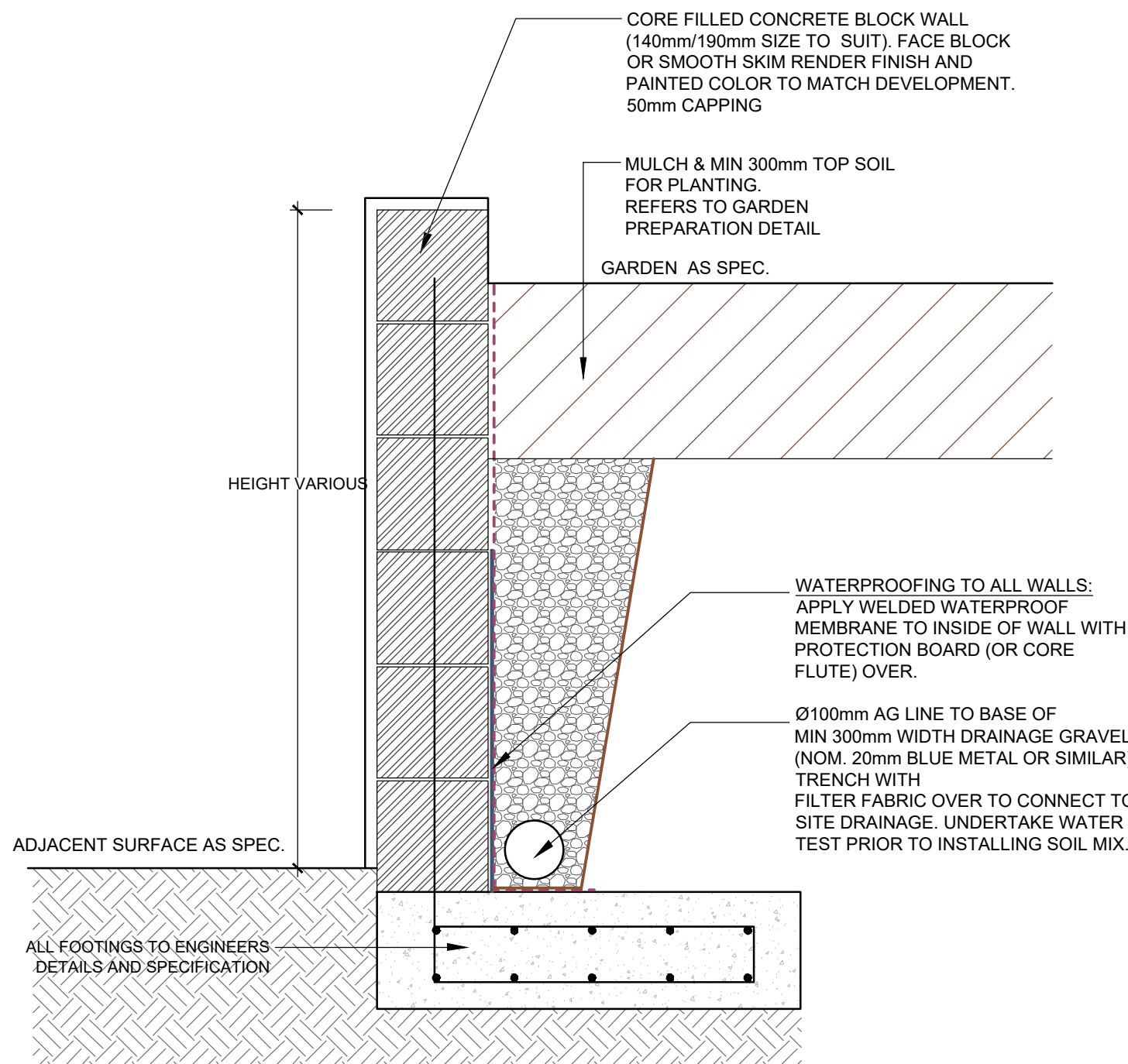
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SELECTED PERMEABLE PAVING SHALL HAVE CAPACITY FOR VEHICLE WEIGHT AND MOVEMENT. THIS IS A TYPICAL DETAIL ONLY - INSTALL TO MANUFACTURERS DETAIL AND SPEC.



PERMEABLE PAVING DETAIL

SCALE 1:15



TYPICAL MASONRY BLOCK RETAINING WALL

APPROX 1:10

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. TPO's please note any changes to scale to that indicated on plans. Please note any discrepancies to the Landscape Architect before proceeding with the works.

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COUNCIL:

HORNSBY

CLIENT
AMBER GREENHALGH

REV

DATE

NOTATION/AMENDMENT

A	21.03.2024	Preliminary DA prepared for review
G	31.03.2025	For submission
H	21.07.2025	Amended architectural plan
I	29.07.2025	For submission

PROJECT:

PROPOSED RESIDENTIAL FLAT
BUILDING DEVELOPMENT

1-17 BARRETT AVENUE,
THORNLEIGH

TITLE:

LANDSCAPE DETAILS

PROJECT NO:
LPDA 24 - 182

SHEET:
LP-07

ISSUE:
I

DRAWN:
K.Z/E.W

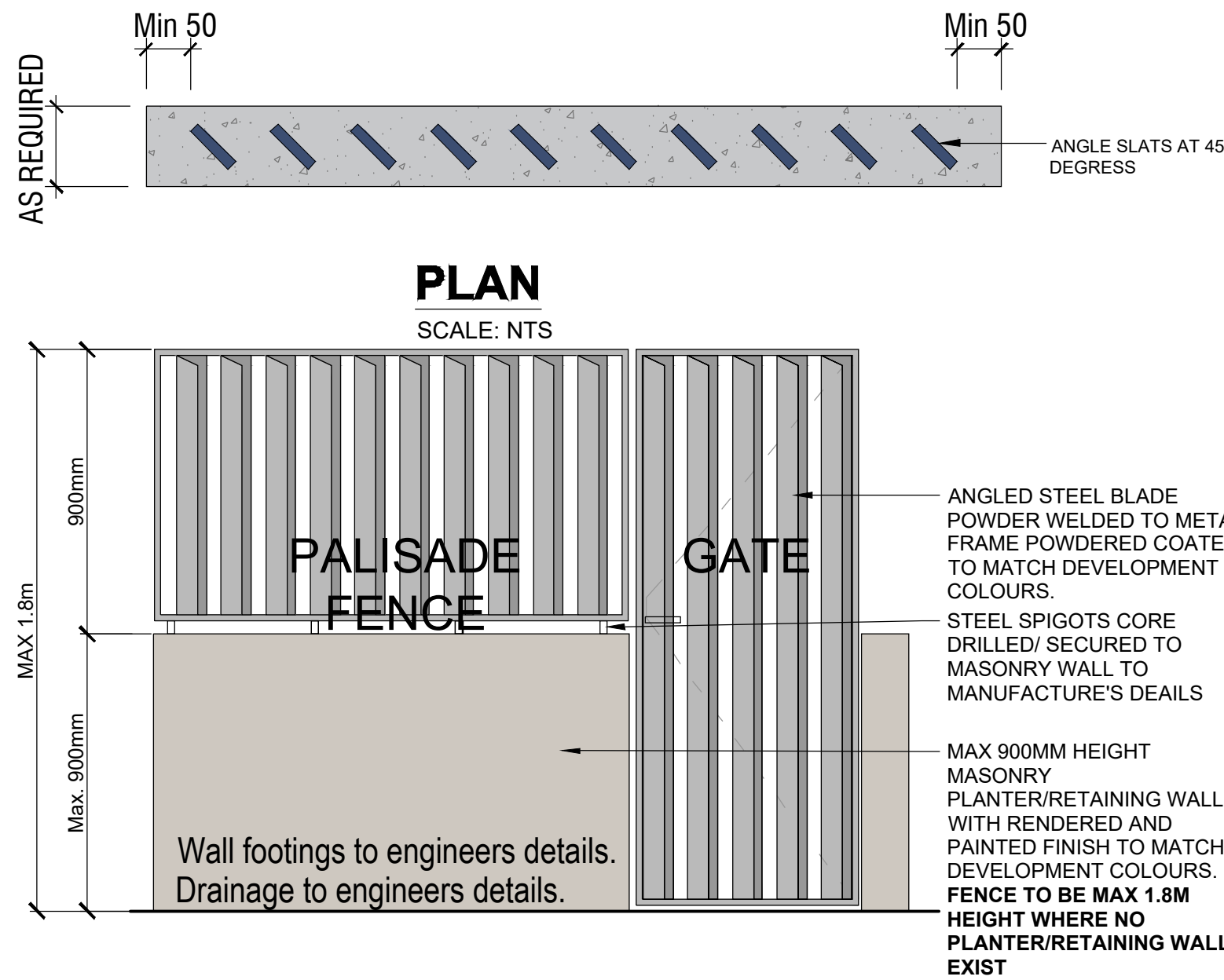
CHECKED:
R.F

STATUS:

DEVELOPMENT APPLICATION

SCALE:
AS SHOWN @ A1

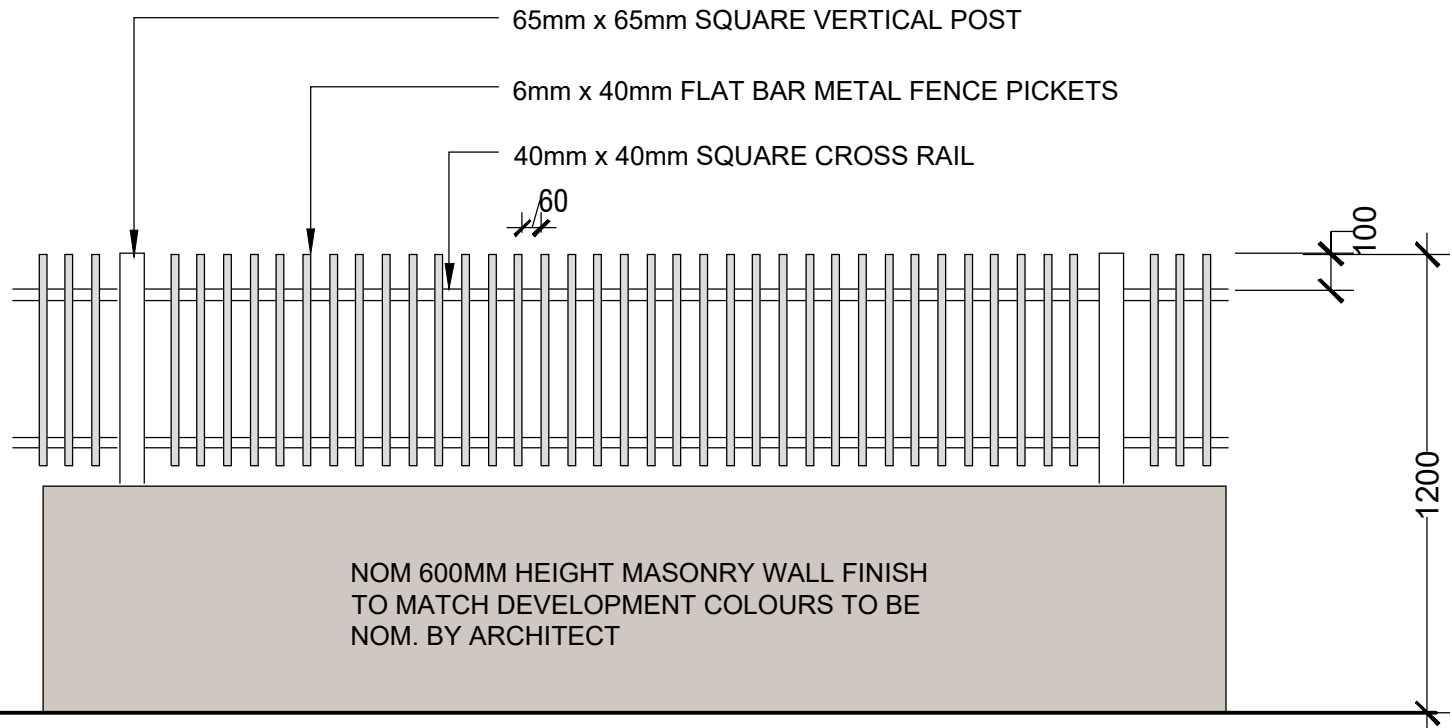
DATE:
JULY 2025



TYPICAL COURTYARD FENCE DETAIL
SCALE 1:20





OPEN PALISADE FENCE

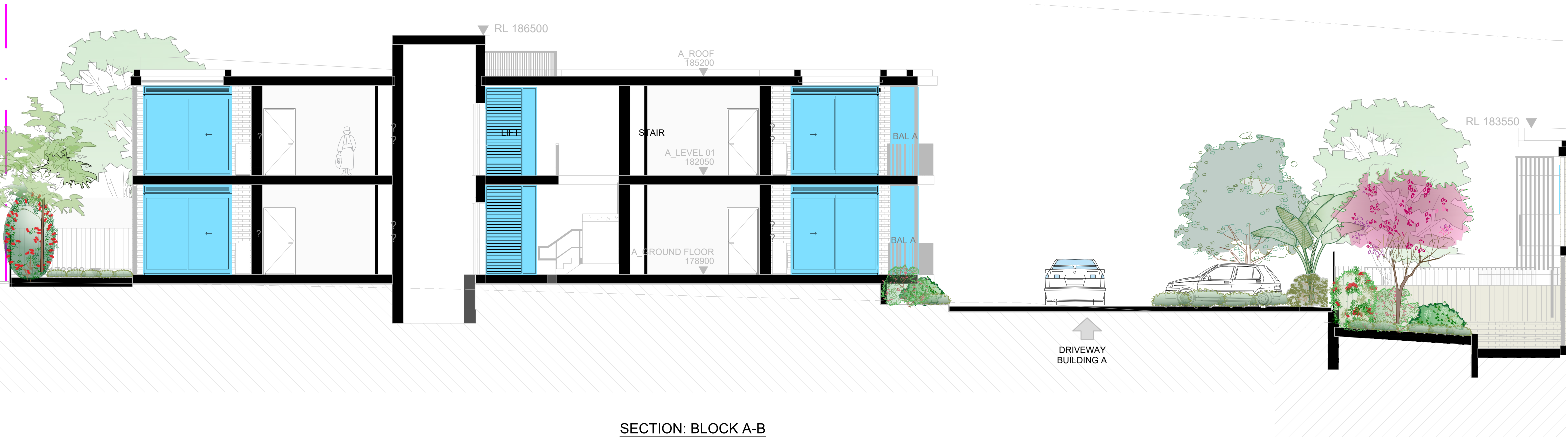


TYPICAL METAL PALISADE FRONT FENCE DETAIL
SCALE 1:20

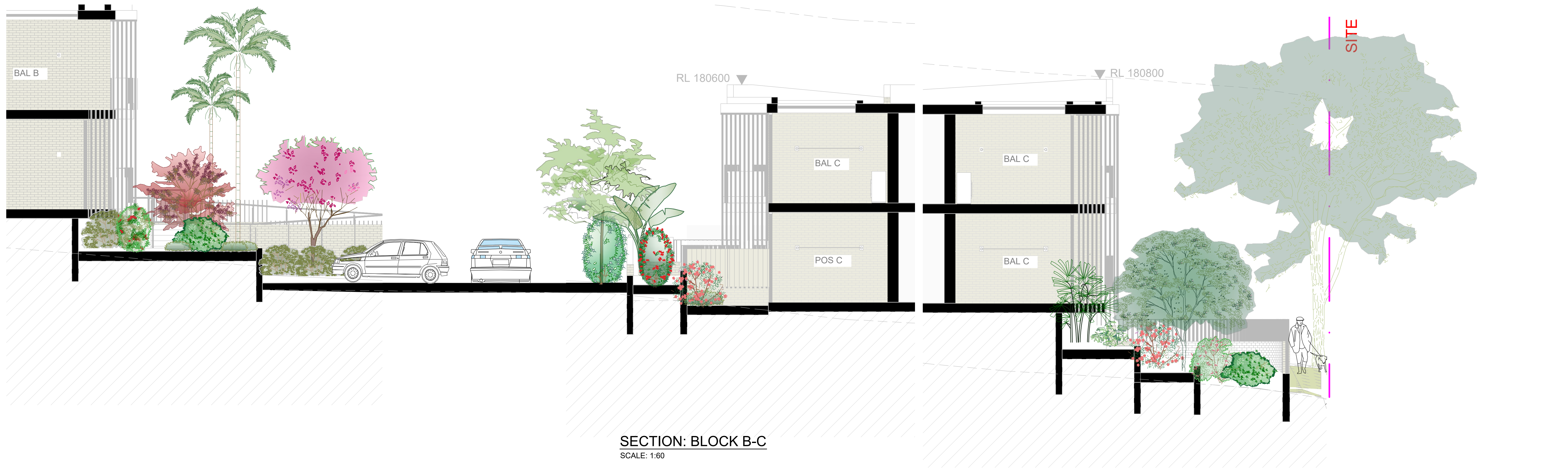
FURNITURE DETAIL REMOVED

G

<div>GENERAL NOTE:</div> <div><p>Figured dimensions take precedence to scale readings. Verify all dimensions on site. 10% (10%) may vary slightly in scale to that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.</p><p>© Copyright Subsistent Engineering Pty Ltd Trading as CONCEPT (AKA: 75 623 405 630)</p><p>This drawing is prepared by the architect. All rights are reserved. Copies permitted under the Copyright Act 1968, no part of this drawing may be reproduced or by any means to be reproduced, additional, broadcast or transmitted without the prior written permission of the copyright owner.</p><p>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 any office.</p></div> <div><div><div><p>www.dialbeforeyoudig.com.au</p><p>DIAL 1100</p><p>BEFORE YOU DIG</p><p>AILA Associate</p></div></div></div>	<div>ARCHITECT:</div> <div><div><p>PLACE STUDIO</p></div></div>	<div>LANDSCAPE ARCHITECT:</div> <div><div><p>Suit 101, 508 Miller Street, CAMMERAY NSW 2062</p><p>Phone: 9522 5312 Mob: 0413 861 351</p><p>www.concept.net.au enquiries@concept.net.au</p></div></div>	<div>COUNCIL:</div> <div><div><p>HORNSBY</p></div></div> <div><div><p>CLIENT</p><p>AMBER GREENHALGH</p></div></div>	<div>REV DATE NOTATION/AMENDMENT</div> <div><table><tr><td>A</td><td>21.03.2024</td><td>Preliminary DA prepared for review</td></tr><tr><td>G</td><td>31.03.2025</td><td>For submission</td></tr><tr><td>H</td><td>21.07.2025</td><td>Amended architectural plan</td></tr><tr><td>I</td><td>29.07.2025</td><td>For submission</td></tr></table></div>	A	21.03.2024	Preliminary DA prepared for review	G	31.03.2025	For submission	H	21.07.2025	Amended architectural plan	I	29.07.2025	For submission	<div>PROJECT:</div> <div><div><p>PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT</p><p>1-17 BARRETT AVENUE, THORNLEIGH</p></div></div>	<div>TITLE:</div> <div><div><p>FENCE DETAILS</p></div></div>	<div>STATUS:</div> <div><div><p>DEVELOPMENT APPLICATION</p></div></div> <div><div><div><div>SCALE:</div><div><p>AS SHOWN</p></div></div><div><div>DATE:</div><div><p>JULY 2025</p></div></div></div><div><div><div><div>PROJECT NO:</div><div><p>LPDA 24 - 182</p></div></div><div><div>SHEET:</div><div><p>LP-08</p></div></div><div><div>ISSUE:</div><div><p>I</p></div></div><div><div>DRAWN:</div><div><p>K.Z/E.W</p></div></div><div><div>CHECKED:</div><div><p>R.F</p></div></div></div></div></div>
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SECTION: BLOCK A-B
SCALE: 1:60



SECTION: BLOCK B-C
SCALE: 1:60

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF or paper may vary slightly in scale to that indicated on plan. There may be discrepancies to the Landscape Architect before proceeding with the works.
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REV	DATE	NOTATION/AMENDMENT
A	21.03.2024	Preliminary DA prepared for review
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PROJECT:
PROPOSED RESIDENTIAL FLAT
BUILDING DEVELOPMENT
1-17 BARRETT AVENUE,
THORNLEIGH

TITLE:
SECTIONS
DWG No:
LPDA 24 - 182

SHEET:
LP-09

ISSUE:
I

STATUS: DEVELOPMENT APPLICATION	
SCALE: AS SHOWN @ A1	DATE: JULY 2025
DRAWN: K.Z/E.W	CHECKED: R.F