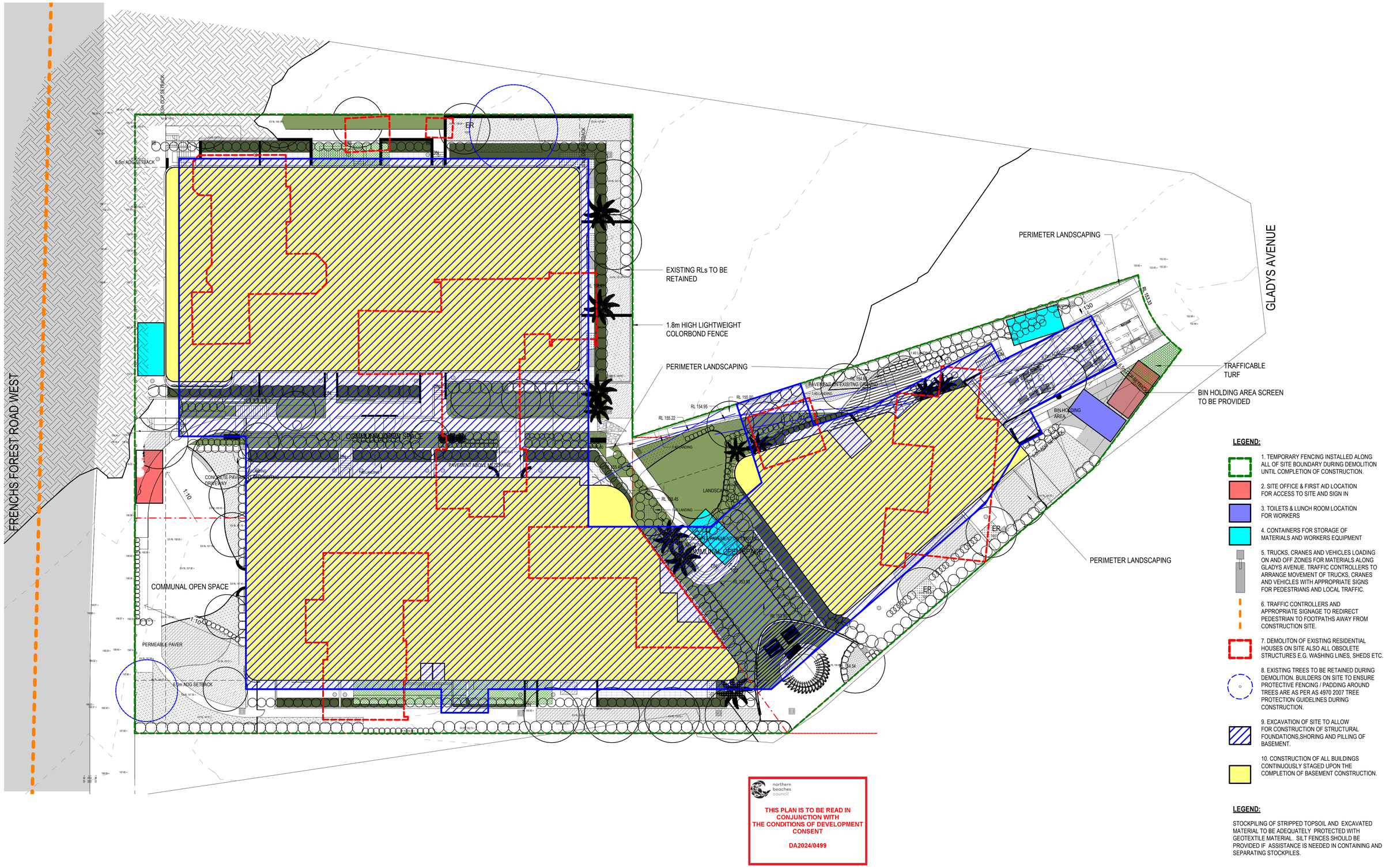

LEGEND:

1. TEMPORARY FENCING INSTALLED ALONG ALL OF SITE BOUNDARY DURING DEMOLITION UNTIL COMPLETION OF CONSTRUCTION.
2. SITE OFFICE & FIRST AID LOCATION FOR ACCESS TO SITE AND SIGN IN
3. TOILETS & LUNCH ROOM LOCATION FOR WORKERS
4. CONTAINERS FOR STORAGE OF MATERIALS AND WORKERS EQUIPMENT
5. TRUCKS, CRANES AND VEHICLES LOADING ON AND OFF ZONES FOR MATERIALS ALONG GLADYS AVENUE. TRAFFIC CONTROLLERS TO ARRANGE MOVEMENT OF TRUCKS, CRANES AND VEHICLES WITH APPROPRIATE SIGNS FOR PEDESTRIANS AND LOCAL TRAFFIC.
6. TRAFFIC CONTROLLERS AND APPROPRIATE SIGNAGE TO REDIRECT PEDESTRIAN TO FOOTPATHS AWAY FROM CONSTRUCTION SITE.
7. DEMOLITON OF EXISTING RESIDENTIAL HOUSES ON SITE ALSO ALL OBSOLETE STRUCTURES E.G. WASHING LINES, SHEDS ETC.
8. EXISTING TREES TO BE RETAINED DURING DEMOLITION. BUILDERS ON SITE TO ENSURE PROTECTIVE FENCING / PADDING AROUND TREES ARE AS PER AS 4970 2007 TREE PROTECTION GUIDELINES DURING CONSTRUCTION.
9. EXCAVATION OF SITE TO ALLOW FOR CONSTRUCTION OF STRUCTURAL FOUNDATIONS,SHORING AND PILLING OF BASEMENT.
10. CONSTRUCTION OF ALL BUILDINGS CONTINUOUSLY STAGED UPON THE COMPLETION OF BASEMENT CONSTRUCTION.

LEGEND:

STOCKPILING OF STRIPPED TOPSOIL AND EXCAVATED MATERIAL TO BE ADEQUATELY PROTECTED WITH GEOTEXTILE MATERIAL. SILT FENCES SHOULD BE PROVIDED IF ASSISTANCE IS NEEDED IN CONTAINING AND SEPARATING STOCKPILES.

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Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: CONSTRUCTION MANAGEMENT PLAN

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A007

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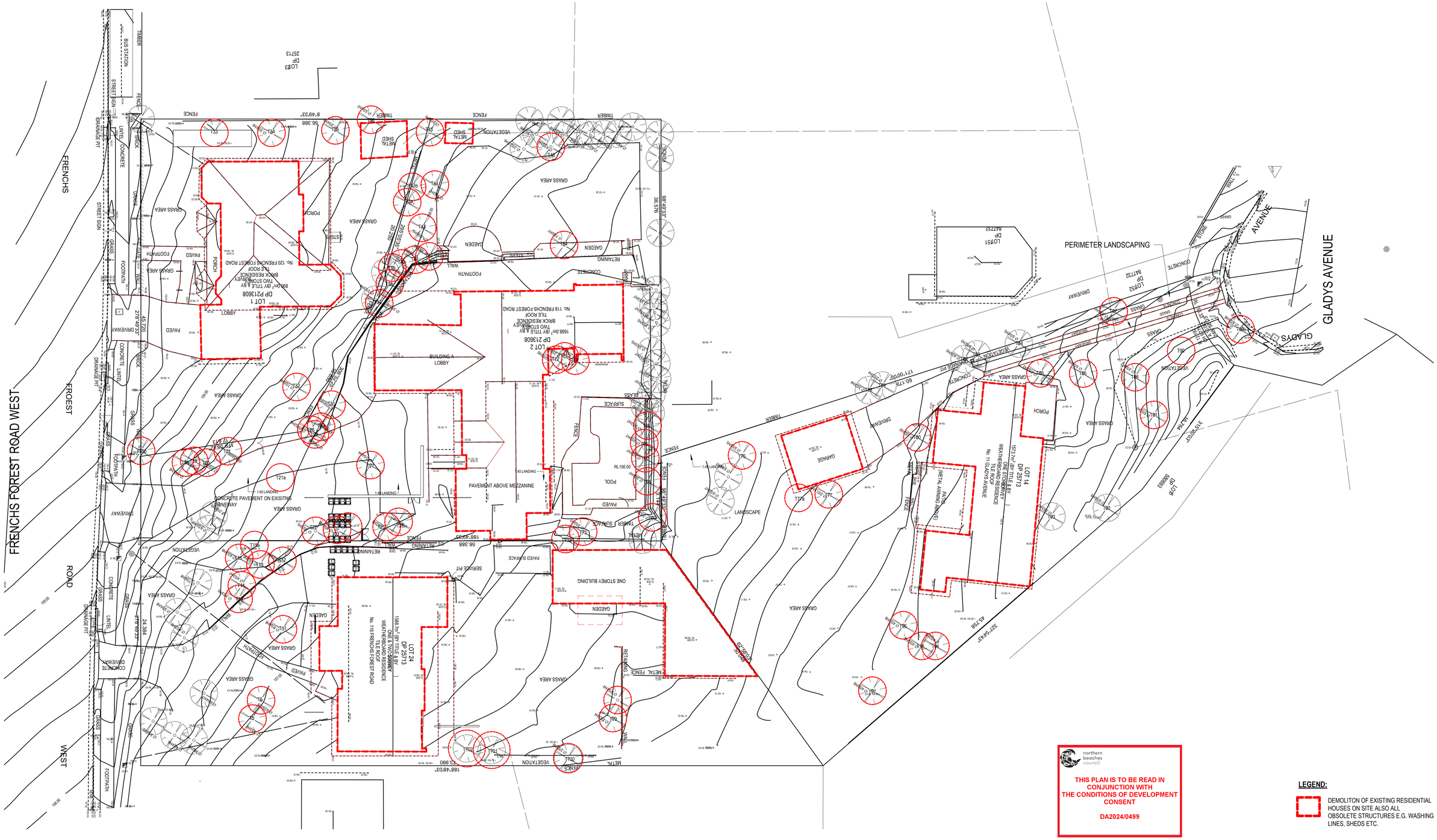
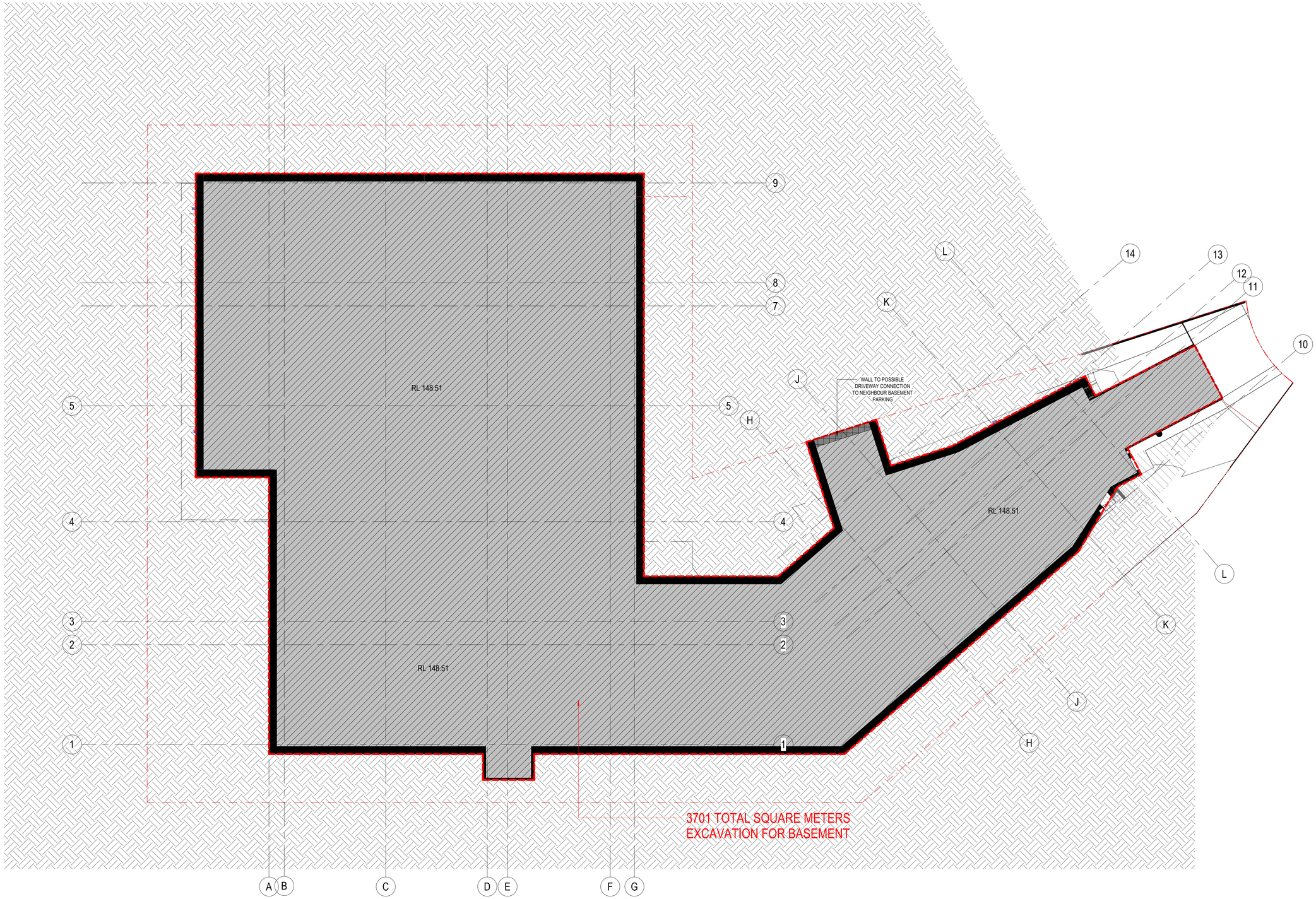

FRENCHS FOREST ROAD WEST
FROEST ROAD WEST
FRENCHS
GLADYS AVENUE
PERIMETER LANDSCAPING
No. 120 FRENCHS FOREST ROAD
No. 118 FRENCHS FOREST ROAD
No. 116 FRENCHS FOREST ROAD
No. 11 GLADYS AVENUE
LOT 1 DP 213608
LOT 2 DP 213608
LOT 24 DP 25713
LOT 14 DP 25713
LOT3 DP 25713
LOT51 DP 847732
LOT52 DP 847732
BUILDING A LOBBY
ONE STOREY BUILDING
POOL
PAVEMENT ABOVE MEZZANINE
CONCRETE PAVEMENT ON EXISITING DRIVEWAY
LANDSCAPE
GARAGE
BUS STATION
STREET SIGN
DRAINAGE PIT
FENCE
TIMBER
METAL
CONCRETE
BRICK
GRASS
FOOTPATH
DRIVEWAY
PAVED
GRASS AREA
PORCH
GARDEN
RETAINING WALL
METAL SHED
VEGETATION
SERVICE PIT
STEPS
RAMP
LOBBY
SURFACE
1:40 LANDING
1:7 LANDING
1:7 RAMP
1:7 LANDING
1:7 RAMP
1:7 LANDING
1:7 RAMP



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Rev	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: EXCAVATION PLAN

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A009

Issued for: FOR DA

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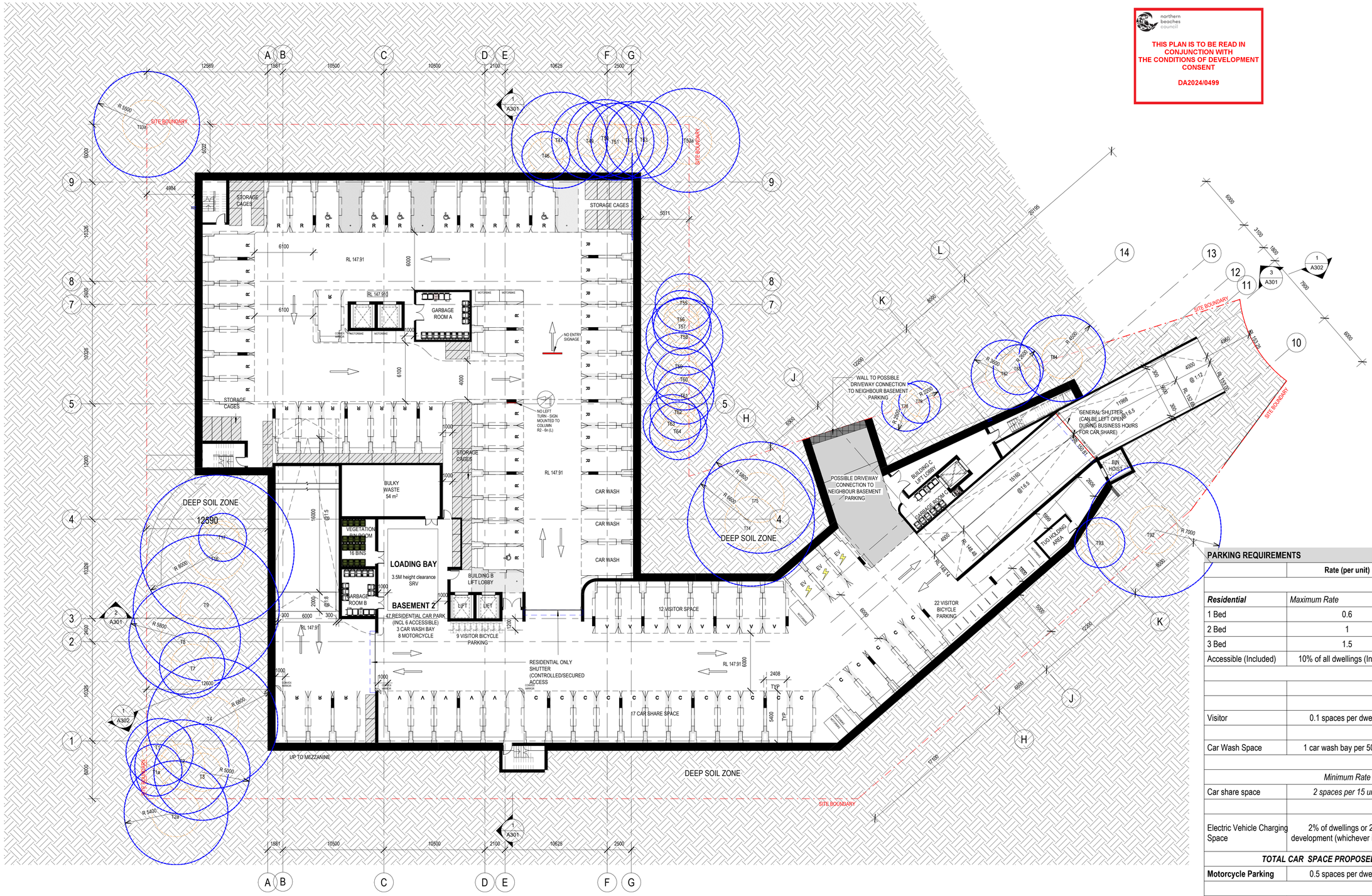

1 GA - BASEMENT 2
SCALE 1 : 200 MM

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CAR PARK LEGEND

- ELECTRIC VEHICLE
- V VISITOR
- C CAR SHARE
- R RESIDENTS
- ACCESSIBLE
- STORAGE CAGES

LEGEND

- PERMIABLE PAVERS
- C.O.S

EXISTING TREE TO BE RETAINED

LEGEND

DESCRIPTION:

- SRZ
- TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

PARKING REQUIREMENTS

	Rate (per unit)	Units	Required	Proposed
Residential	*Maximum Rate*			
1 Bed	0.6	9	5.4	6
2 Bed	1	77	77	77
3 Bed	1.5	38	57	57
Accessible (Included)	10% of all dwellings (Included)	124	12.4	(13 Included)
		Total	139.4	**140**
Visitor	0.1 spaces per dwelling	124	12.4	**13**
Car Wash Space	1 car wash bay per 50 units	124	2.4	**3**
	Minimum Rate			
Car share space	*2 spaces per 15 units*	124	16.5	**17**
Electric Vehicle Charging Space	2% of dwellings or 2 per development (whichever is greater)	124	2.5	**3**
TOTAL CAR SPACE PROPOSED FOR DEVELOPMENT				**176**
Motorcycle Parking	0.5 spaces per dwelling	124	62	**62**
Bicycle Parking				
Residential Bicycle	2 spaces per dwelling	124	248	**248**
Visitor Bicycle	0.25 spaces per dwelling	124	31	**31**

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BASEMENT 2

North | Scale: As indicated@A1 | Date: 2025 | Job No.: 23_6514 | Drawing No.: A101

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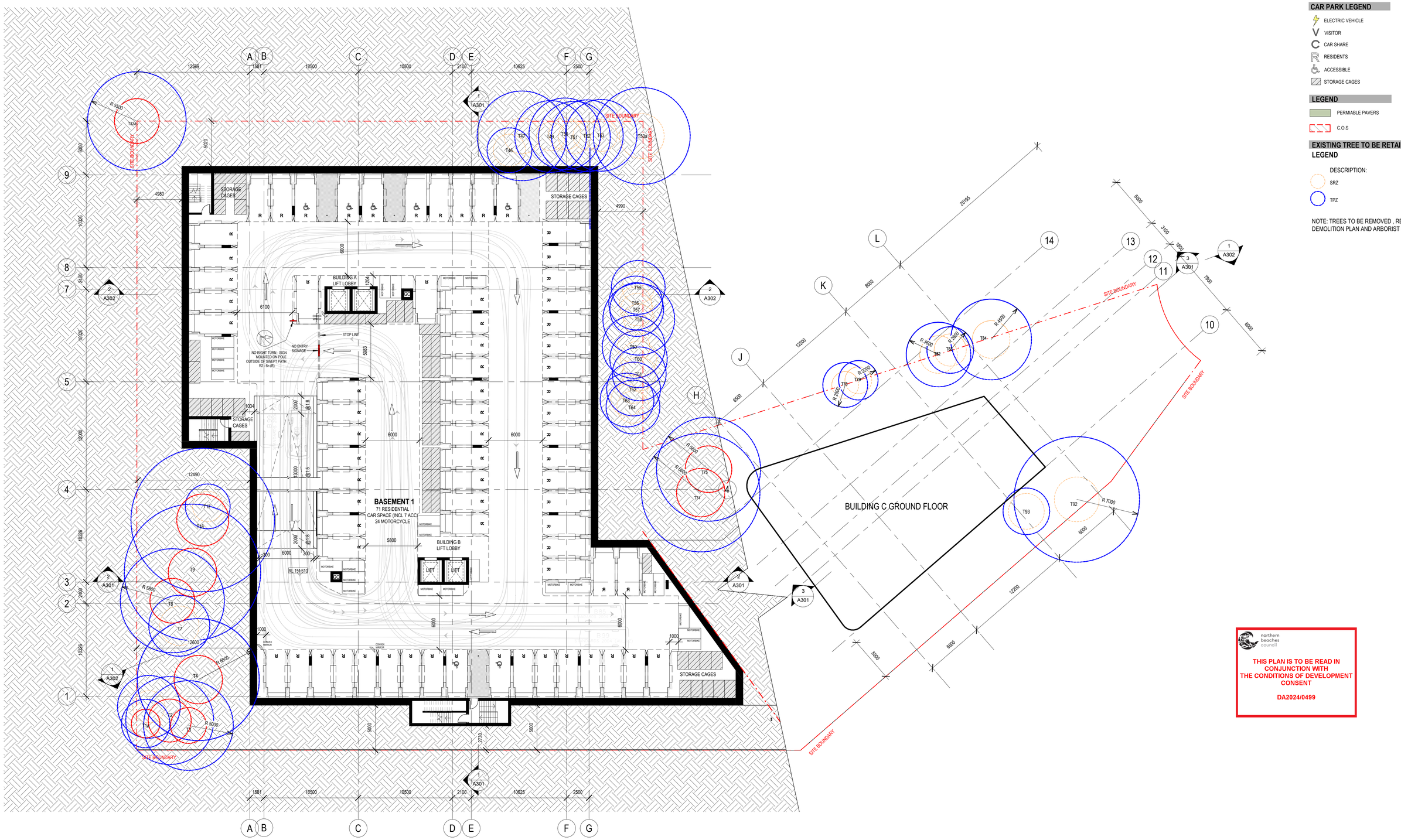

CAR PARK LEGEND

- ELECTRIC VEHICLE
- V VISITOR
- C CAR SHARE
- R RESIDENTS
- ACCESSIBLE
- STORAGE CAGES

LEGEND

- PERMIABLE PAVERS
- C.O.S

EXISTING TREE TO BE RETAINED LEGEND

DESCRIPTION:

- SRZ
- TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

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A	11.11.2024	DA REVISION
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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BASEMENT 1

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A102

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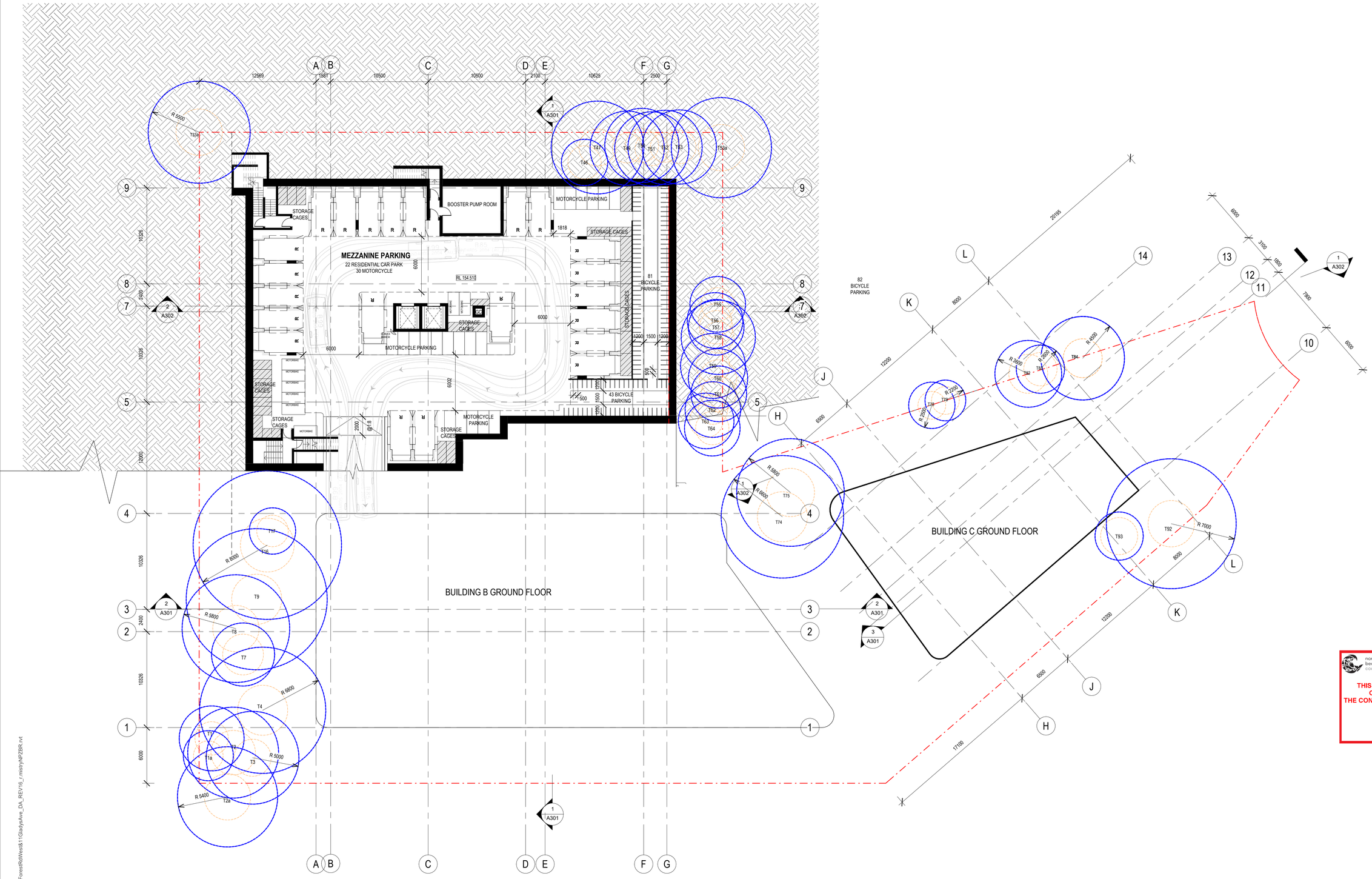

CAR PARK LEGEND

- ELECTRIC VEHICLE
- V VISITOR
- C CAR SHARE
- R RESIDENTS
- ACCESSIBLE

LEGEND

- PERMIABLE PAVERS
- C.O.S

EXISTING TREE TO BE RETAINED
LEGEND

DESCRIPTION:

- SRZ
- TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: MEZZANINE LEVEL

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A103

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LEGEND

PERMIABLE PAVERS

C.O.S

EXISTING TREE TO BE RETAINED

LEGEND

DESCRIPTION:

SRZ

TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

PEDESTRIAN ACCESS

LEGEND

S STORAGE

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A	11.11.2024	DA REVISION
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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: GROUND FLOOR

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A104

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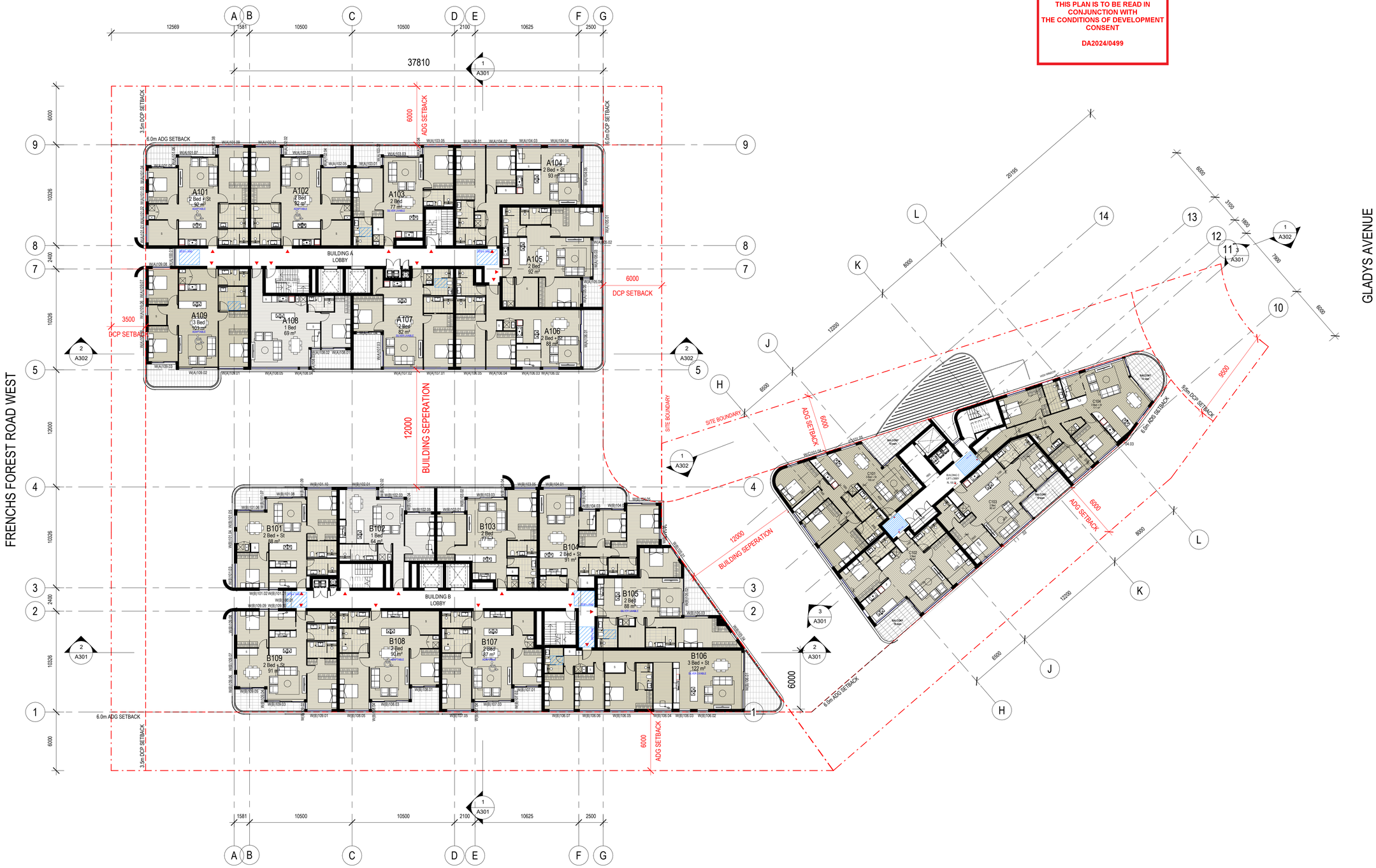

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: LEVEL 1-3

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A105

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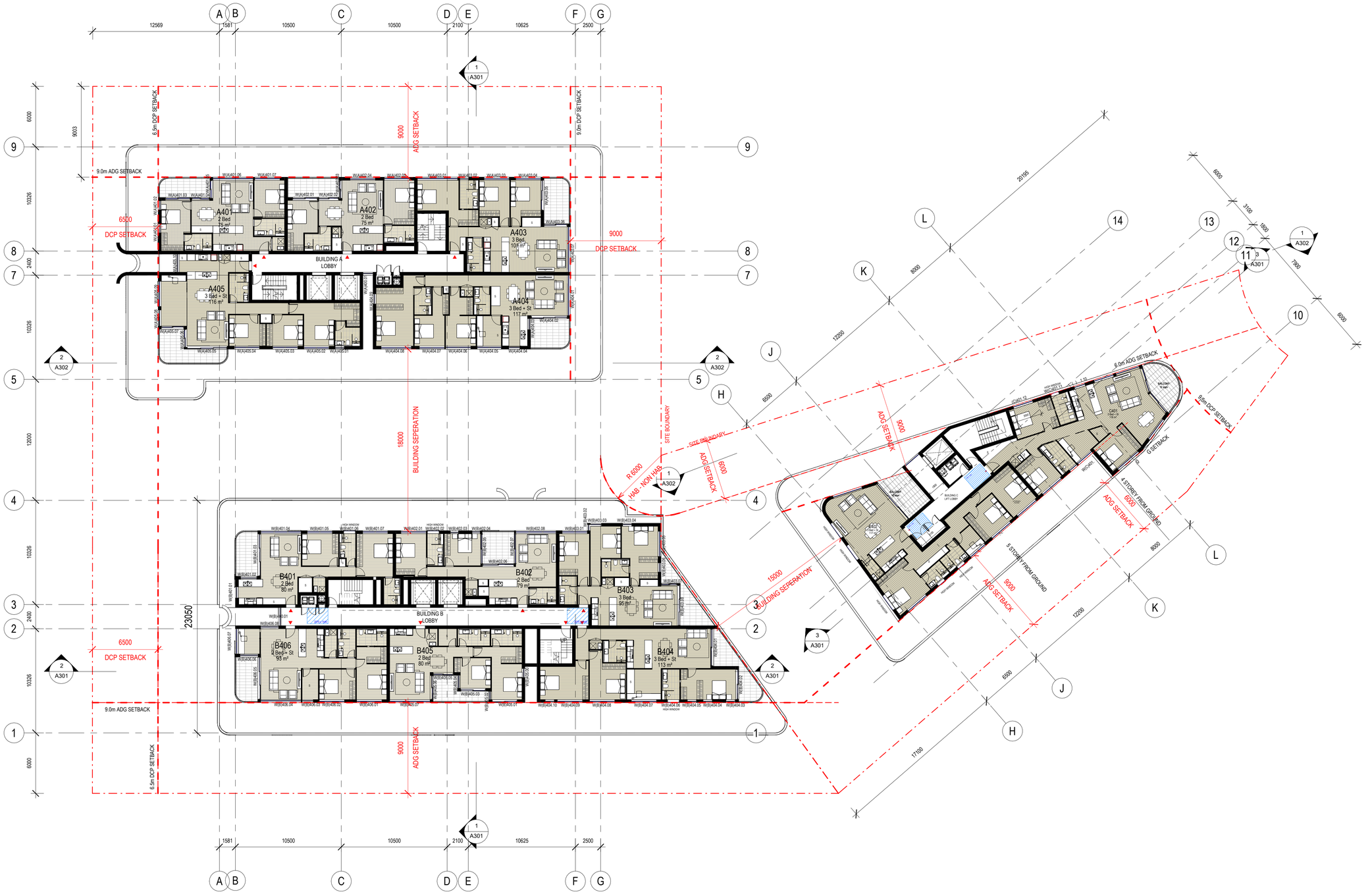

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: LEVEL 4

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A106

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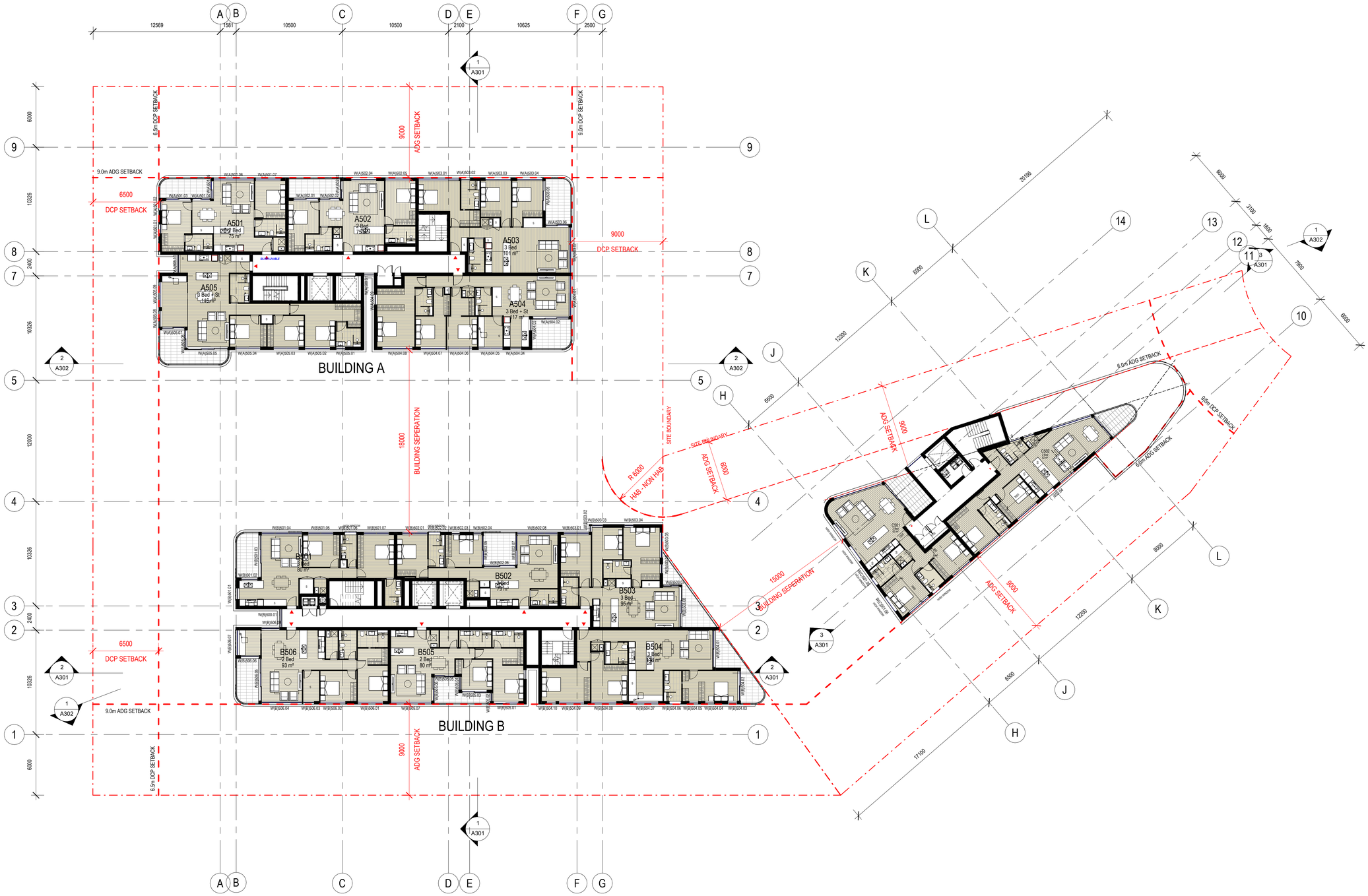

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: LEVEL 5

North	Scale	Date	Job No.	Drawing No.
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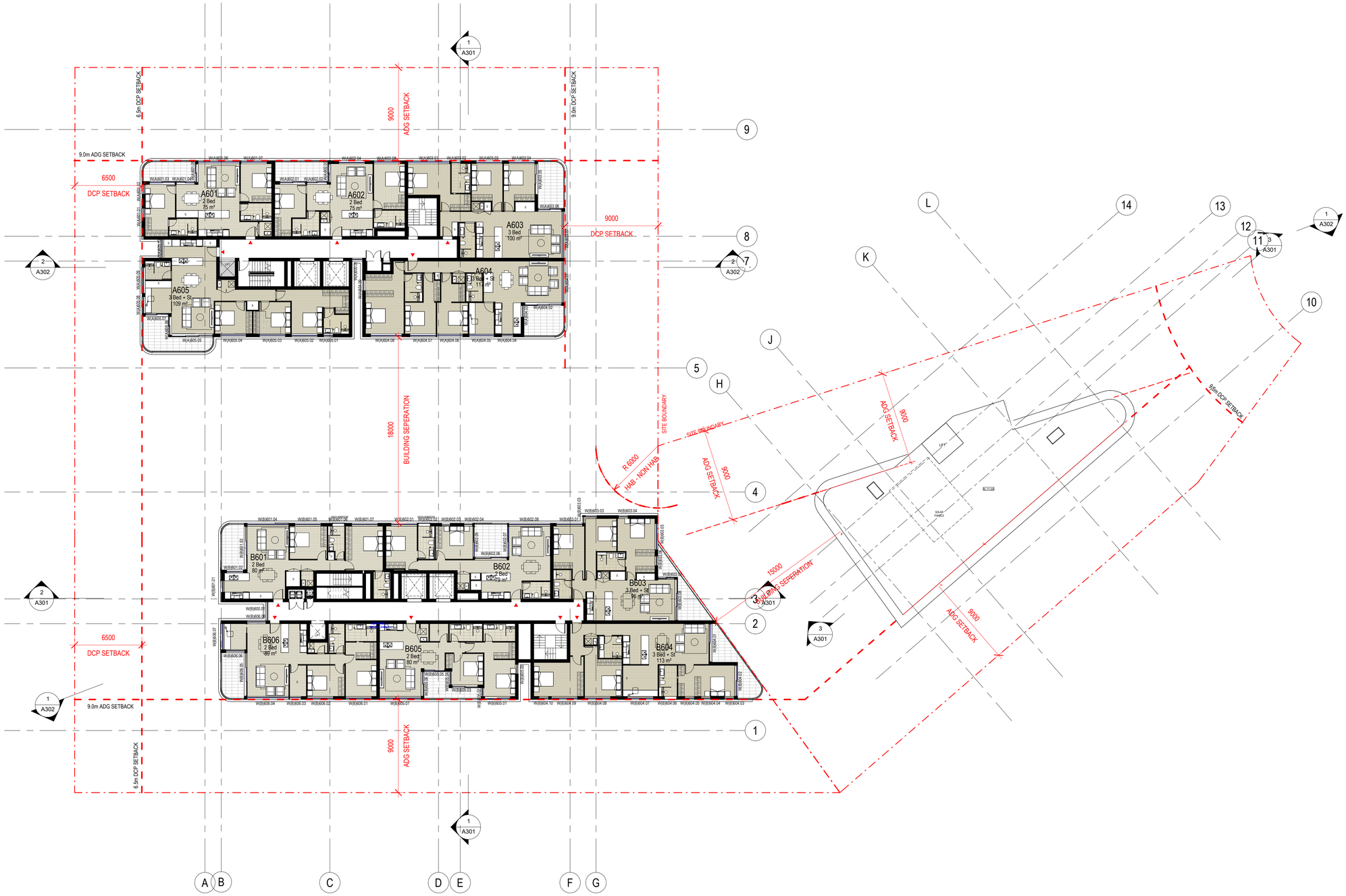

LEGEND

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: LEVEL 6

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A108

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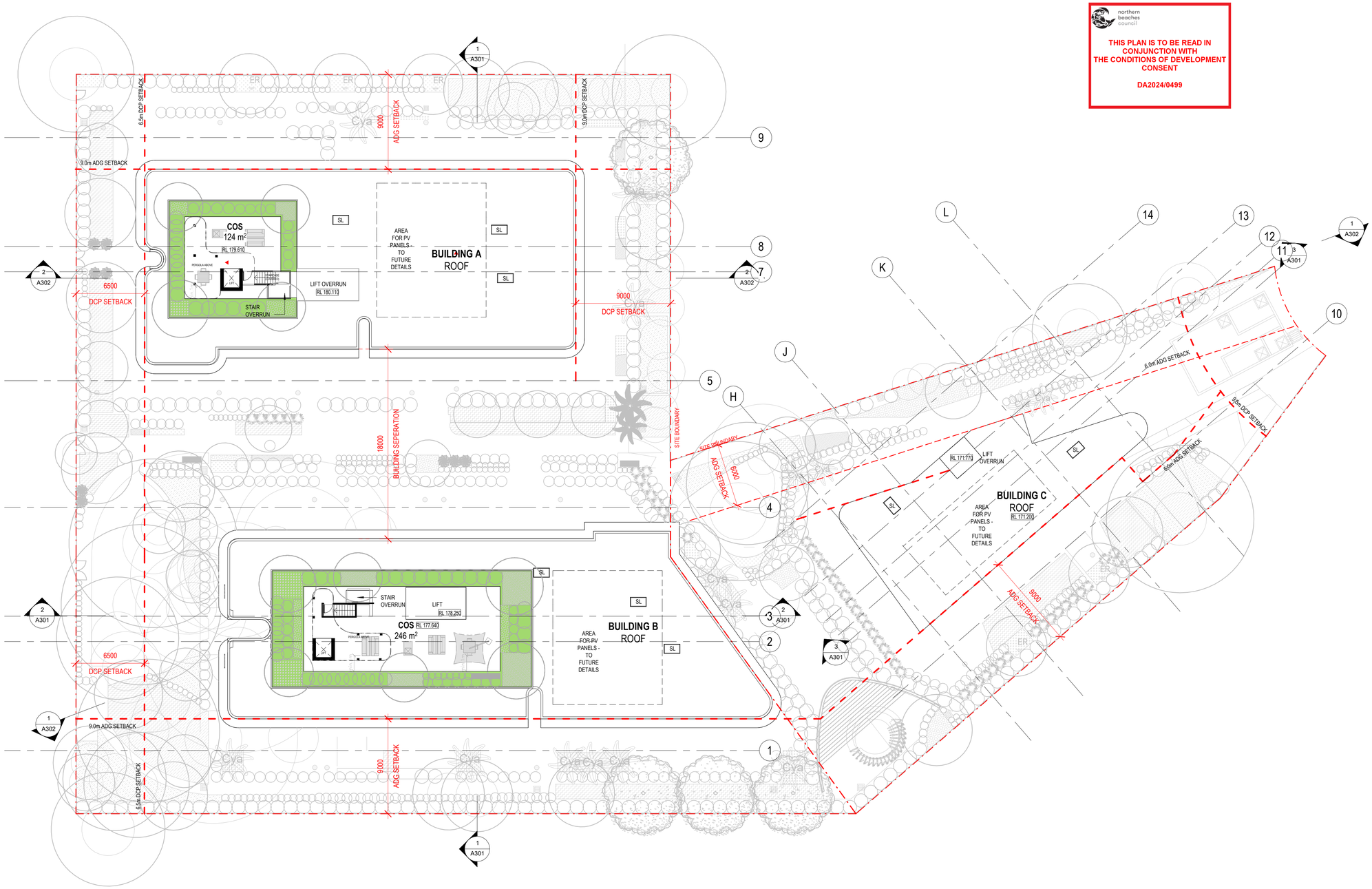

1 | GA - ROOF (A)
SCALE 1 : 200

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ROOF LEVEL

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A109

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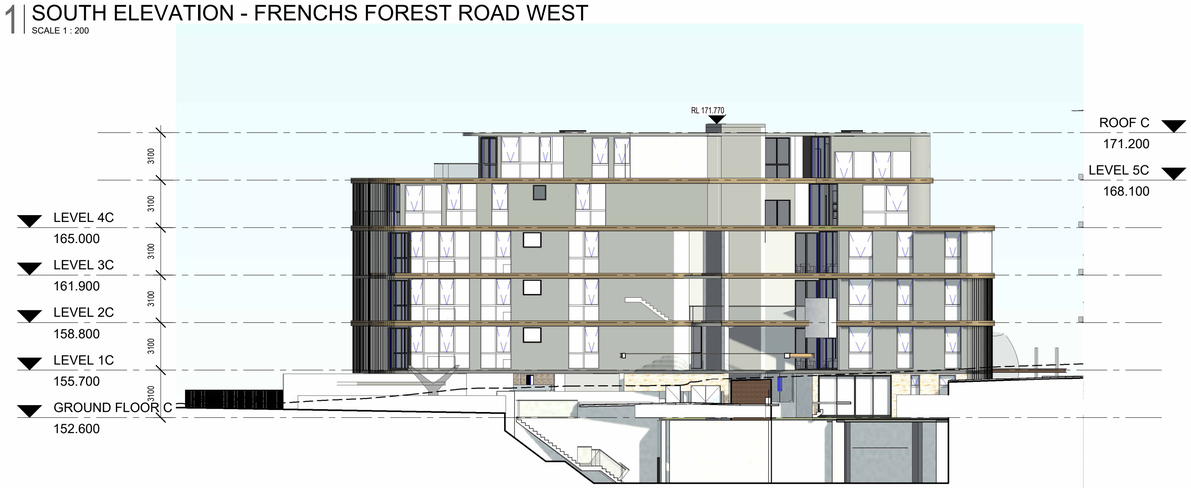
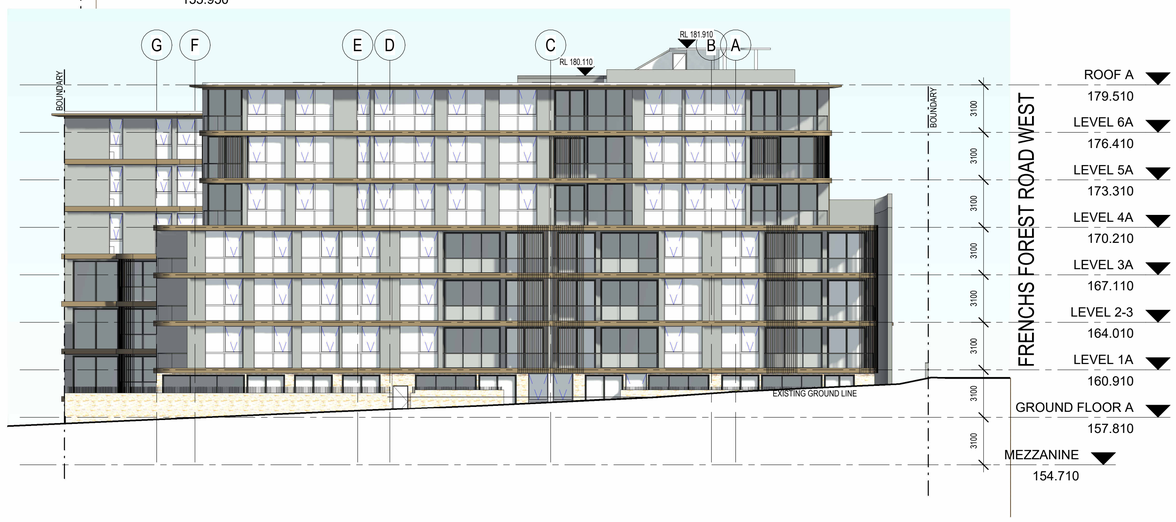
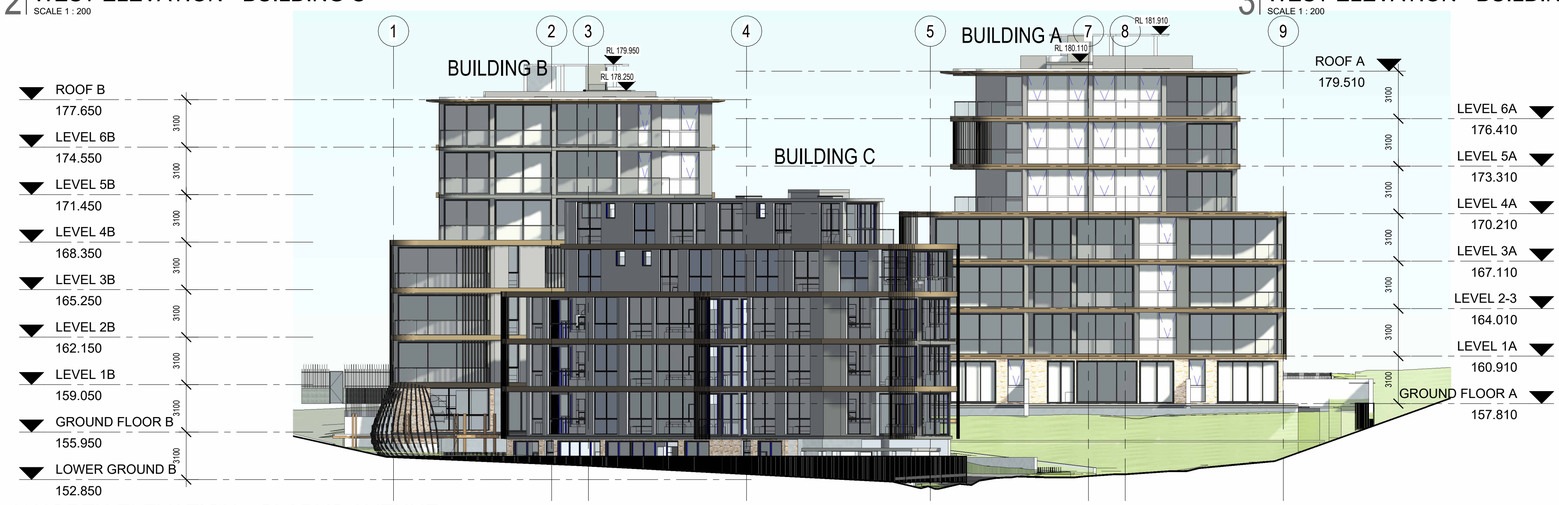
1 | SOUTH ELEVATION - FRENCHS FOREST ROAD WEST
SCALE 1 : 200





2 | WEST ELEVATION - BUILDING C
SCALE 1 : 200



3 | WEST ELEVATION - BUILDING A
SCALE 1 : 200

4 | NORTH ELEVATION - GLADYS AVENUE
SCALE 1 : 200

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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
ELEVATIONS - SHEET 1

North

Scale
1 : 200@A1

Date
2025

Job No.
23_6514

Drawing No.
A201

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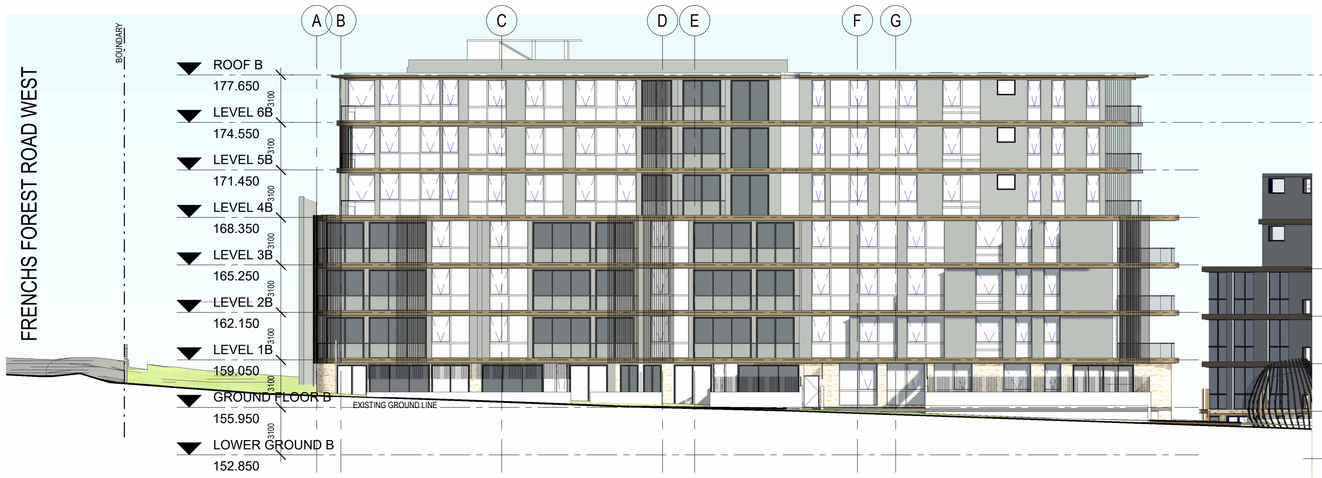
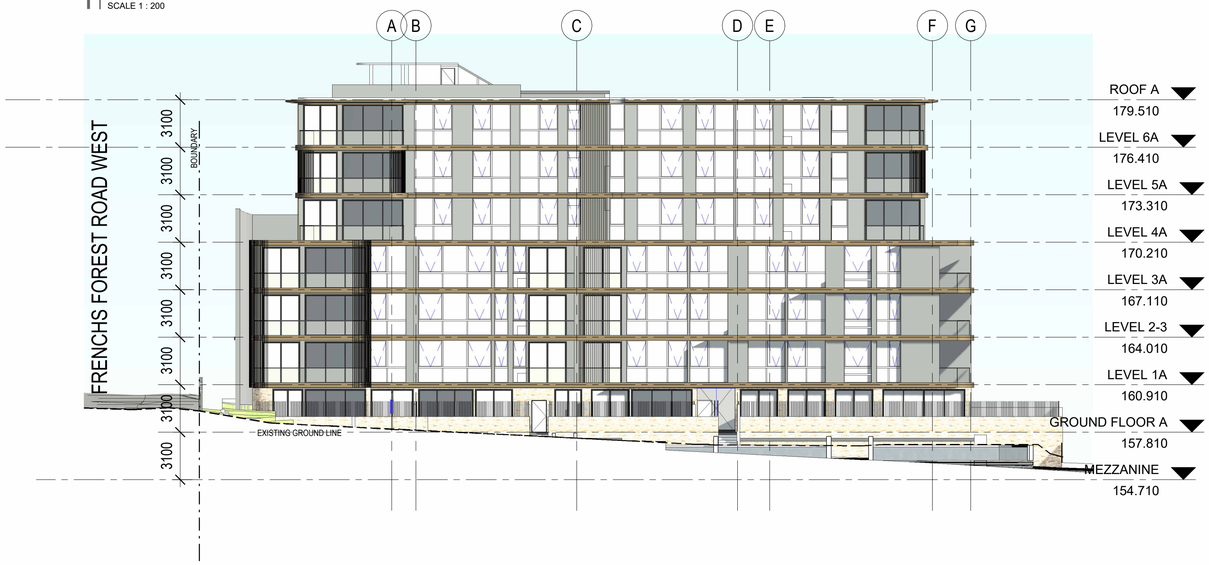


1 | EAST ELEVATION - BUILDING B
SCALE 1 : 200

2 | EAST ELEVATION -BUILDING C
SCALE 1 : 200



3 | EAST ELEVATION - BUILDING A
SCALE 1 : 200

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Rev

Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ELEVATIONS - SHEET 2

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A202

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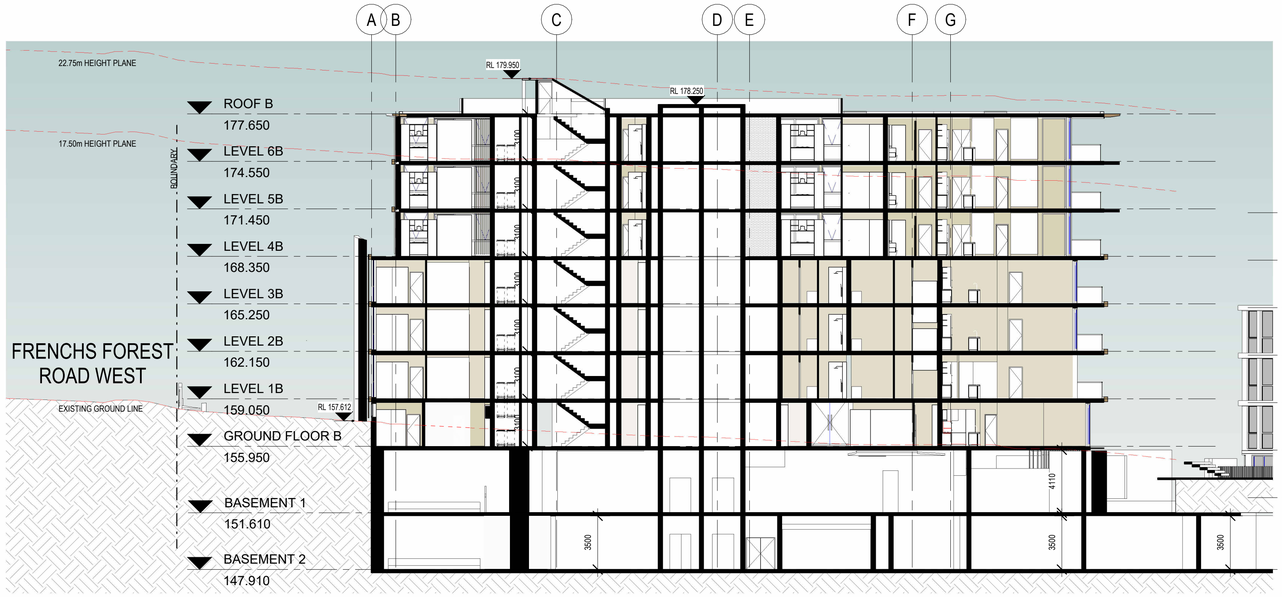
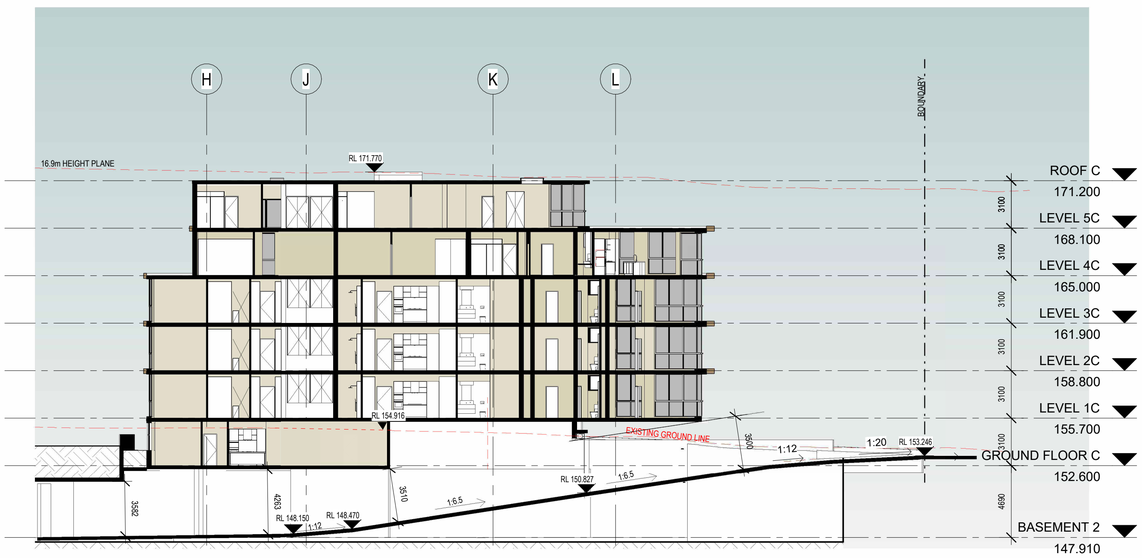
1 | SECTION - BUILDING A & B
SCALE 1 : 200



2 | SECTION - BUILDING B
SCALE 1 : 200



3 | SECTION - BUILDING C
SCALE 1 : 200

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B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SECTIONS - SHEET 1

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A301

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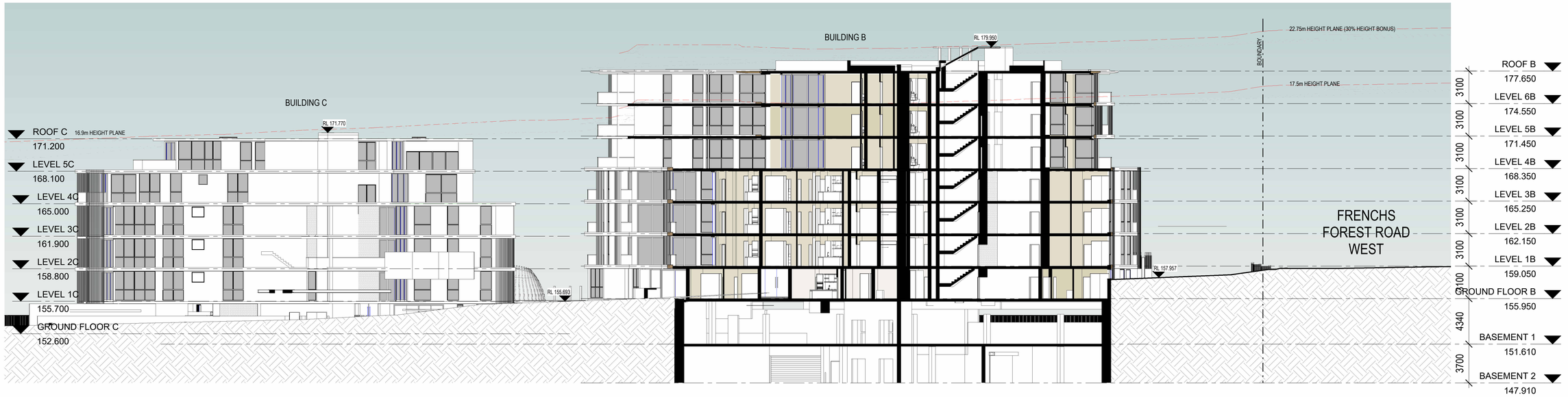

1 | Section 2
SCALE 1 : 200

2 | SECTION - BUILDING A
SCALE 1 : 200

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A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
SECTIONS - SHEET 2

North

Scale
1 : 200@A1

Date
2025

Job No.
23_6514

Drawing No.
A302

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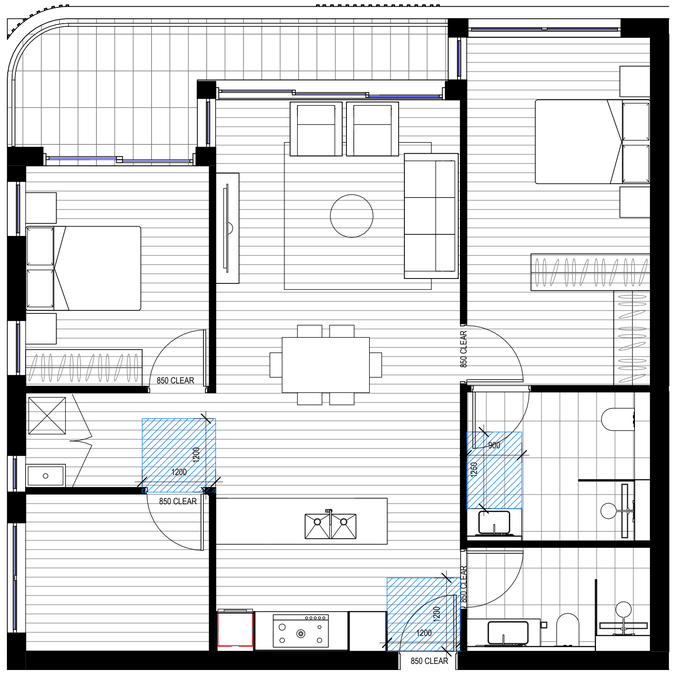

3 | UNIT A101, A201, A301, A102, A202, A302, B107, B207, B307, B108, B208, B308 PRE-ADAPTABLE/SILVER LIVABLE
SCALE 1 : 50

4 | UNIT A101, A201, A301, A102, A202, A302, B107, B207, B307, B108, B208, B308 POST-ADAPTABLE
SCALE 1 : 50

NOTES:

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 850mm, except where otherwise described.
- Lift off hinges to be provided to all doors.

4.3.4 Door handles and hardware Door lever and handles and hardware to AS 1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900mm nor more than 1100mm above the plane of the finished floor and shall be in accordance with AS 1428.1.

All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

4.3.7 Internal Corridors

Internal corridors shall have a minimum width of 1000mm.
After adaptation, circulation spaces at doorways shall comply with AS 1428.1

4.4 Bathroom

- All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.
- provide slip resistant floor surface
- Shower Recess - no hob. Minimum size 1160 x 1100 to comply with AS 1428.1
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall - strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS 1428.1
- Waterproofing in accordance with AS 3740

4.5 Kitchen Area

Replace existing kitchen with new kitchen in accordance with Clause 4.5
- minimum width 2.7m (1550mm clear between benches)
- benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable
- Refrigerator adjacent to work surface
- Kitchen sink bowl max. 150mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300mm of front of sink
- Cooktops to include either front or side controls with raised cross bars
- Cooktops to include isolating switch
- Work surface min. 800mm length adjacent to cooktop at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.
- Provide slip-resistant floor surface
- Waterproofing in accordance with AS 3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

- provide Double GPO
- provide slip-resistant floor surface
- waterproofing in accordance with AS 3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux.

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Rev	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ADAPTABLE LAYOUT - TYPE 1

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A531

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DA2024/0499

1 | UNIT A109 PRE-ADAPTABLE/SILVER LIVABLE
SCALE 1 : 50

2 | UNIT A109 POST-ADAPTABLE
SCALE 1 : 50

NOTES:

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 850mm, except where otherwise described.
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4.8 Laundry Area

- provide Double GPO
- provide slip-resistant floor surface
- waterproofing in accordance with AS 3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux.

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Rev	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ADAPTABLE LAYOUT - TYPE 2

North | Scale: As indicated@A1 | Date: 2025 | Job No.: 23_6514 | Drawing No.: A532

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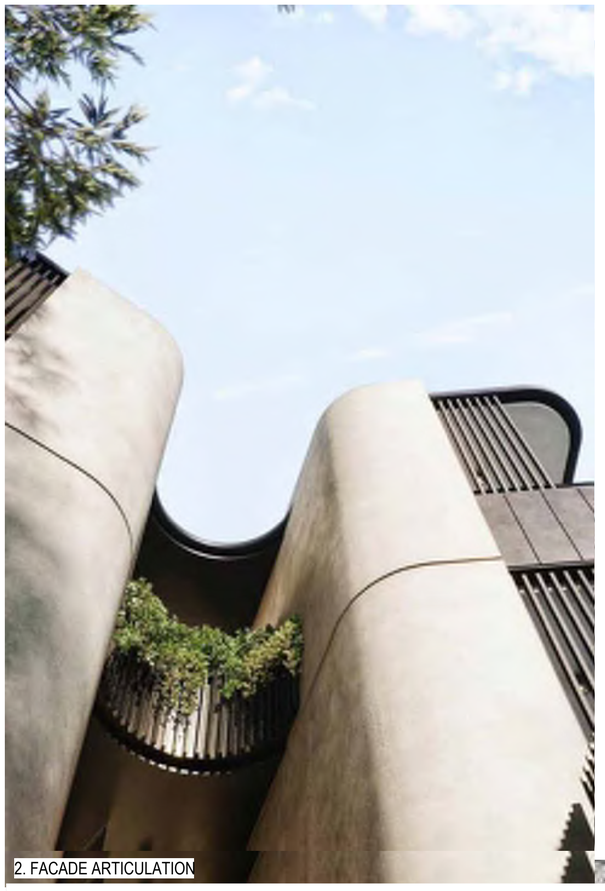
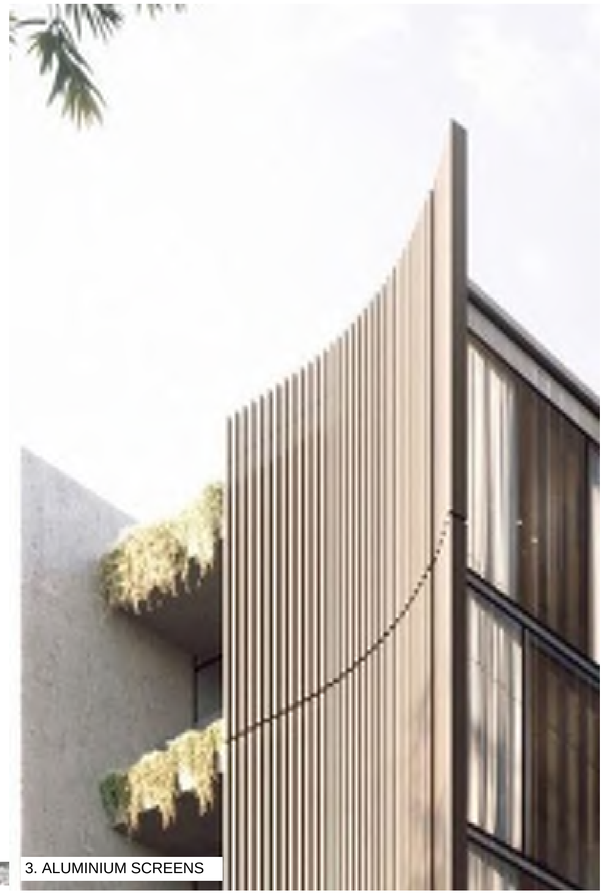
1. GLAZING AND BALUSTRADE



2. FACADE ARTICULATION



3. ALUMINIUM SCREENS

4. CLADDING - JASPER

5. LIGHT TEXTURED RENDER FINISH

6. TEXTURED RENDER FINISH

7. STONE LOOK FINISH

8. SOLID AND METAL FENCES

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Rev	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: MOOD BOARD & MATERIALS

North	Scale	Date	Job No.	Drawing No.
	1 : 1@A1	2025	23_6514	A601

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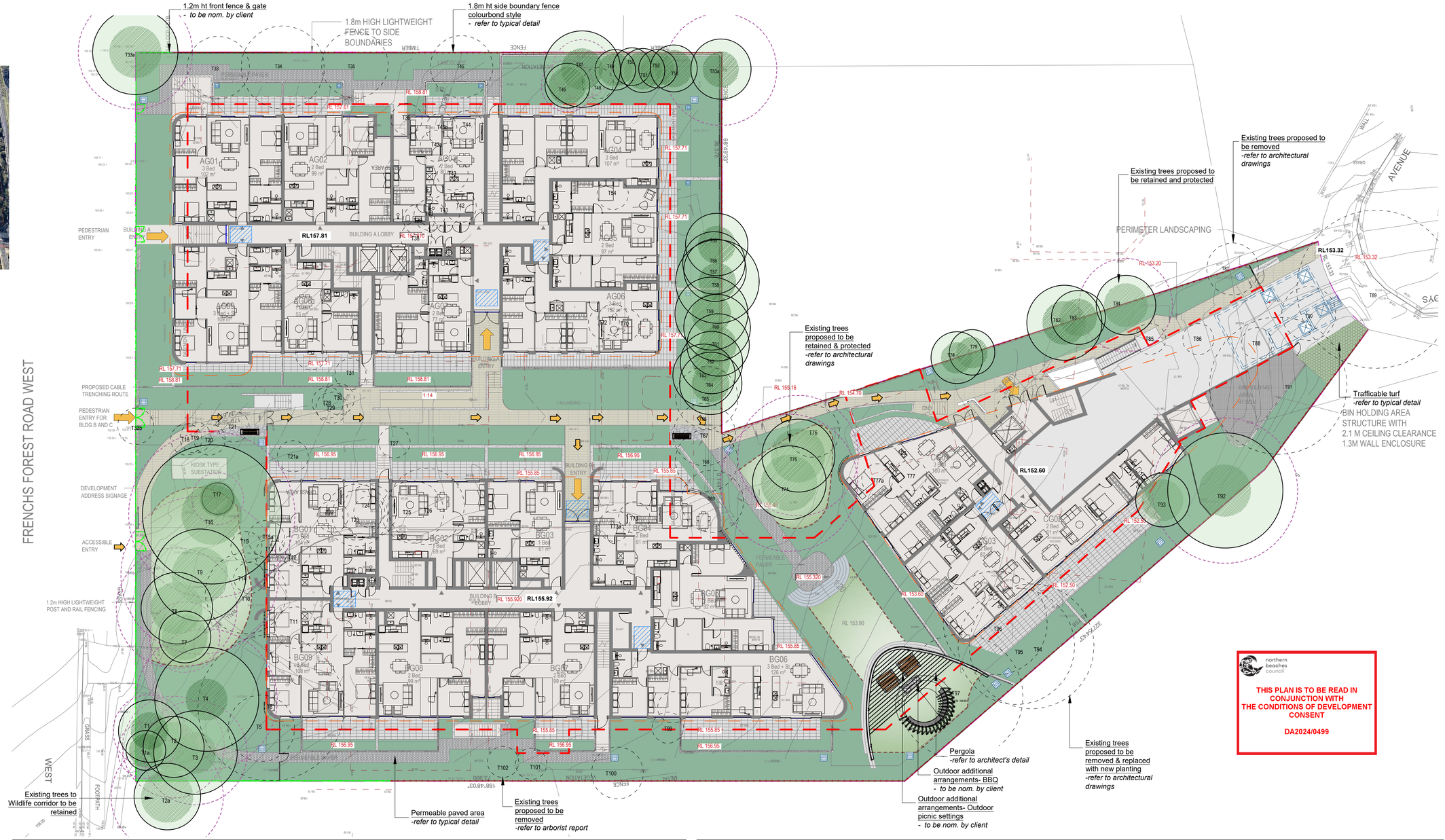
LOCATION PLAN
Scale: NTS

EXISTING VEGETATION

- Trees proposed to be removed and replaced with new landscaping
- Trees proposed to be retained and protected
- Trees protection zone refer to arborist report
- Structural root zone

MATERIAL FINISHES

- Site boundary line
- Level above outline
- Level below outline
- Steel garden edging- refer to typical detail
- 1.8m ht Side boundary fence colourbond style - refer to typical detail
- 1.2m ht Front fence & gate - colour and style to be nom. by client
- Garden bed-refer landscape design plan
- Natural turf area - refer to typical detail
- Trafficable turf area - refer to typical detail
- Paved pathway- to architect's details
- Permeable paved path for maintenance - refer to typical detail
- Retaining wall/ raised garden planter - refer to typical detail
- Outdoor additional arrangements- BBQ to be nom. by future strata
- Outdoor additional arrangements- Picnic table to be nom. by future strata
- Outdoor additional arrangements- Bench seat to be nom. by future strata
- Pergola structure - to architect's details
- SW pits- refer to civil eng's detail



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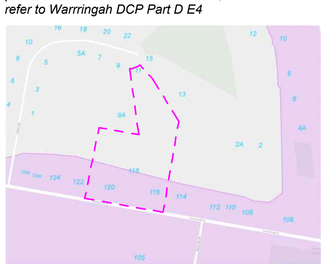
WILD LIFE CORRIDOR

Objectives to preserve and enhance the area's amenity, and to improve air quality, prevent soil erosion, and to provide natural habitat for local wildlife, etc.
refer to Warrringah DCP Part D E4



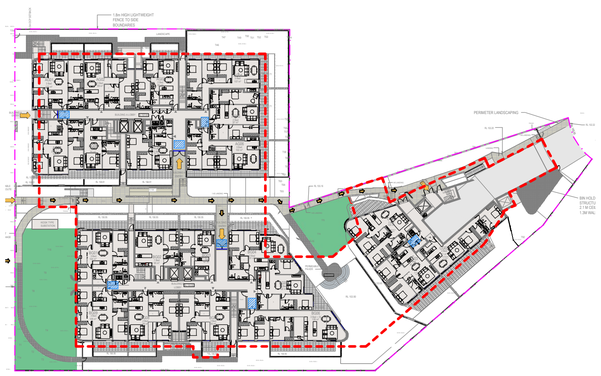
DEEP SOIL CALCULATION

- Calculations by architect, *refer to architectural drawing for calculations*

SITE AREA: **5740m²**

REQUIRED DEEP SOIL AREA: **401m²** (7%)
(min.6m width required)
PROPOSED DEEP SOIL AREA: **464.8m²** (8.1%)

DEEP SOIL AREA INCLUDED IN CALCULATION:



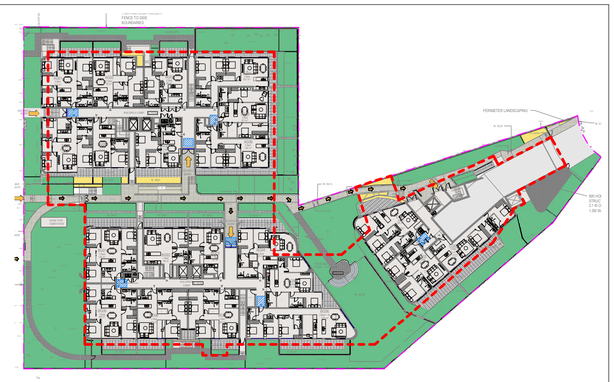
LANDSCAPE CALCULATIONS

SITE AREA: **5740m²**
REQUIRED LANDSCAPE AREA: **2583m²**(45%)
MIN 2 METRES DIMENSIONS, AND CAN INCLUDE AREAS ON SLAB WITH MIN.1M SOIL DEPTH
PROPOSED LANDSCAPE AREA: **2035.3m²** (35.5%)
MIN.2 METER DIMENSIONS
& AREAS ON SLAB WITH MIN. 1M SOIL DEPTH
PROPOSED OTHER LANDSCAPE AREA: **60m²(GF) + 152m²(Roof)**
\WITH LESS THAN 2 METRES DIMENSIONS & AREAS WITH LESS THAN 1M SOIL DEPTH
PROPOSED TOTAL LANDSCAPE AREA: **2247.3m²** (39.2%)
INCLUDING AREAS LESS THAN 2 METRES DIMENSIONS & AREAS WITH LESS THAN 1M SOIL DEPTH

LANDSCAPE AREAS WITH MIN.2M DIMENSION INCLUDED IN CALCULATION:

OTHER LANDSCAPE AREAS INCLUDED IN CALCULATION

>600mm SOIL DEPTH



GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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ARCHITECT:
BMHP GROUP PTY LTD

LANDSCAPE ARCHITECT:
conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

COUNCIL
NORTHERN BEACHES

CLIENT
KEVIN HUANG

REV	DATE	NOTATION/AMENDMENT
A	04.09.23	Preliminary plan prepared for review
...	...	...
L	19.02.25	Coordinated with architectural updates
M	23.04.25	Coordinated with architectural updates

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
116-120 FRENCHS FOREST RD WEST & 11 GLADYS AVE, FRENCHS FOREST

TITLE:
HARDSCAPE PLAN

DWG No: LPDA 24 - 44
PAGE NUMBER: 2

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:200 @ A1
DATE: APRIL 2025
DRAWN: L.Z/K.Z
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. 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.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. 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.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

CANOPY TREES

AS
Botanical Name: *Acmena smithii*
Common Name: Lillypilly(Native)
Pot size: 100Lt
Mature H x S: 13-20m x 8-15m
Qty Required: 2

CG
Botanical Name: *Corymbia gummifera*
Common Name: Red Bloodwood (Native)
Pot size: 100Lt
Mature H x S: 20m+ x 14-20m
Qty Required: 4

WF
Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 100Lt
Mature H x S: 10m x 6m
Qty Required: 5

BI
Botanical Name: *Banksia integrifolia*
Common Name: Coast Banksia (Native)
Pot size: 100Lt
Mature H x S: 10m x 5m
Qty Required: 2

AC
Botanical Name: *Angophora costata*
Common Name: Sydney Red Gum (Native)
Pot size: 100Lt
Mature H x S: 15-20m x 7-13m
Qty Required: 5

FEATURE & GARDEN SCALE TREES

ER
Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 100Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 14

LI
Botanical Name: *Lagerstroemia indica*
Common Name: Crepe myrtle (Exotic)
Pot size: 100Lt
Mature H x S: 8m x 5m
Qty Required: 4

BC
Botanical Name: *Buckinghamia celsissima*
Common Name: Ivory Curl Flower (Native)
Pot size: 100Lt
Mature H x S: 7m x 3m
Qty Required: 11

SHRUBS & SCREEN PLANTING

VO
Botanical Name: *Viburnum odoratissimum*
Common Name: Sweet Viburnum (Exotic)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 143

AZV
Botanical Name: *Alpinia zerumbet 'Variegata'*
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 200mm
Mature H x S: 1.8m x 0.8m
Qty Required: 15

MP
Botanical Name: *Murraya paniculata*
Common Name: Orange Jessamine (Exotic)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 150

LB
Botanical Name: Leucophyta brownii
Common Name: Cushion Bush (Native)
Pot size: 200mm
Mature H x S: 1.2m x 1.2m
Qty Required: 6

GC
Botanical Name: *Grevillea 'Crimson Villea'*
Common Name: Crimson Villea Grevillea (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 10

NDF
Botanical Name: *Nandina domestica 'Flirt'*
Common Name: Heavenly Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 0.3-0.6m x 0.5m
Qty Required: 88

CBJ
Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 11

RAF
Botanical Name: *Rhagodia 'Aussie Flat Bush'*
Common Name: Salt Bush (Native)
Pot size: 200mm
Mature H x S: 0.5m x 0.9m
Qty Required: 8

GHG
Botanical Name: *Grevillea 'Honey Gem'*
Common Name: Honey Gem Grevillea (Native)
Pot size: 300mm
Mature H x S: 3-5m x 2-3m
Qty Required: 4

BSB
Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 12

MFF
Botanical Name: *Metrosideros* 'Fiji Fire'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 2m x 1.8m
Qty Required: 16

DE
Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 5

CYA
Botanical Name: *Cyathea australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45Lt
Mature H x S: 2.5-5m x 3m
Qty Required: 13

RE
Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 68

GROUNDCOVERS & GRASSES

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.7m x 0.7m
Qty Required: 81

LLT
Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 46

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (**3m2 total)**

DR
Botanical Name: *Dichondra repens*
Common Name: Kidney Weed (Native)
Pot size: 140
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (**18m2 total)**

BM
Botanical Name: *Brachyscome multifida*
Common Name: *Cut-leaf daisy* (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.5m
Qty Required: 5/m2 (**10m2 total)**

MPY
Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**34m2 total)**

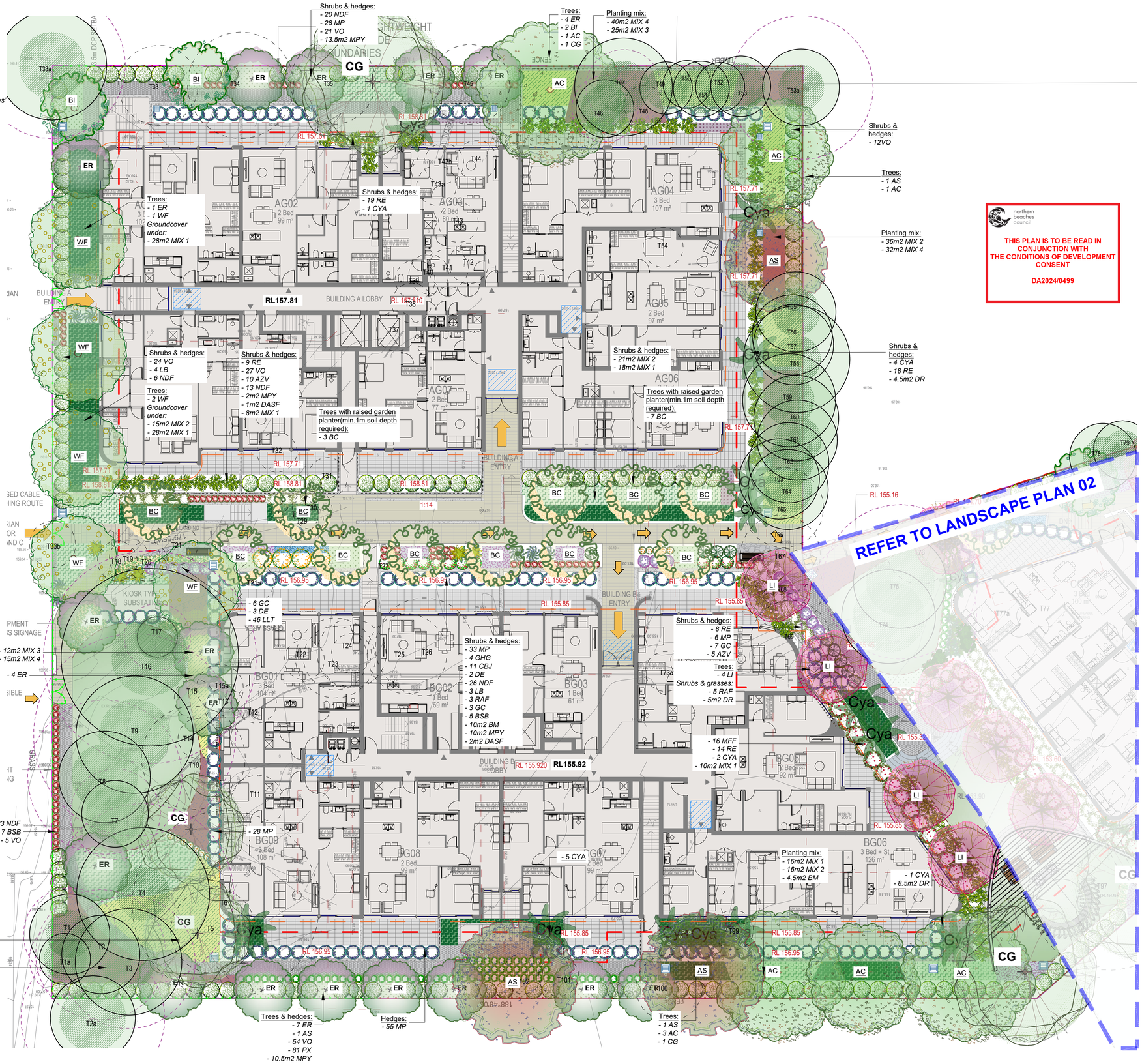
PLANTING MIX

MIX 1
PLANTING MIX 1:
Pot size: Tube stock
Mature H x S: < .5m
Qty Required: Refer to matrix(**108m2 total)**

MIX 2
Planting Mix 2:
Pot size: Tube stock
Mature H x S: < .6m
Qty Required: Refer to matrix(**122m2 total)**

MIX 3
Planting Mix 3:
Pot size: Tube stock
Mature H x S: < .5m
Qty Required: Refer to matrix(**72m2 total)**

MIX 4
Planting Mix 4:
Pot size: Tube stock
Mature H x S: < .8m
Qty Required: Refer to matrix(**132m2 total)**



GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
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Bar Scale
0 3 6 9 12 15m

ARCHITECT:
BMHP GROUP PTY LTD

LANDSCAPE ARCHITECT:
conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Mob: 0413 851 351
www.conzept.net.au
enquiries@conzept.net.au

COUNCIL
NORTHERN BEACHES

CLIENT
KEVIN HUANG

REV	DATE	NOTATION/AMENDMENT
A	04.09.23	Preliminary plan prepared for review
...	...	...
L	19.02.25	Coordinated with architectural updates
M	23.04.25	Coordinated with architectural updates

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
116-120 FRENCHS FOREST RD WEST & 11 GLADYS AVE, FRENCHS FOREST

TITLE:
LANDSCAPE PLAN 1

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150 @ A1
DATE: APRIL 2025
DWG.No: LPDA 24 - 44
PAGE NUMBER: 3
DRAWN: L.Z/K.Z
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. 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.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. 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.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

CANOPY TREES

- trees selected from replacement planting list of the arborist report marked as *

CG
Botanical Name: *Corymbia gummifera* *
Common Name: Red Bloodwood (Native)
Pot size: 100Lt
Mature H x S: 20m+ x 14-20m
Qty Required: 2

AS
Botanical Name: *Acmena smithii*
Common Name: Lillypilly(Native)
Pot size: 100Lt
Mature H x S: 13-20m x 8-15m
Qty Required: 2

BI
Botanical Name: *Banksia integrifolia*
Common Name: Coast Banksia (Native)
Pot size: 100Lt
Mature H x S: 10m x 5m
Qty Required: 4

FEATURE & GARDEN SCALE TREES

ER
Botanical Name: *Elaeocarpus reticulatus* *
Common Name: Blueberry Ash (Native)
Pot size: 100Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 7

LI
Botanical Name: *Lagerstroemia indica*
Common Name: Crepe myrtle (Exotic)
Pot size: 100Lt
Mature H x S: 8m x 5m
Qty Required: 5

BC
Botanical Name: *Buckinghamia celsissima*
Common Name: Ivory Curl Flower (Native)
Pot size: 100Lt
Mature H x S: 7m x 3m
Qty Required: 1

SHRUBS & SCREEN PLANTING

VO
Botanical Name: *Viburnum odoratissimum*
Common Name: Sweet Viburnum (Exotic)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 31

AZV
Botanical Name: *Alpinia zerumbet 'Variegata'*
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 200mm
Mature H x S: 1.8m x 0.8m
Qty Required: 34

GC
Botanical Name: *Grevillea 'Crimson Villea'*
Common Name: Crimson Villea Grevillea (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 9

NDF
Botanical Name: *Nandina domestica 'Flirt'*
Common Name: Heavenly Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 0.3-0.6m x 0.5m
Qty Required: 14

CBJ
Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 13

BSB
Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 5

MFF
Botanical Name: *Metrosideros* 'Fiji Fire'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 2m x 1.8m
Qty Required: 18

MP
Botanical Name: *Murraya paniculata*
Common Name: Orange Jessamine (Exotic)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 14

MD
Botanical Name: *Monstera deliciosa*
Common Name: *Ceriman (Exotic)*
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 5

DA
Botanical Name: *Doodia aspera*
Common Name: Prickly Rasp Fern (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.5m
Qty Required: 29

RE
Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 8

DE
Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 2

CYA
Botanical Name: *Cyathea australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45Lt
Mature H x S: 2.5-5m x 3m
Qty Required: 3

GROUNDCOVERS & GRASSES

LLT
Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 68

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.7m x 0.7m
Qty Required: 36

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 **(6m2 total)**

DR
Botanical Name: *Dichondra repens*
Common Name: Kidney Weed (Native)
Pot size: 140
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 **(7m2 total)**

BM
Botanical Name: *Brachyscome multifida*
Common Name: *Cut-leaf daisy* (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.5m
Qty Required: 5/m2 **(34m2 total)**

MPY
Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 **(6.5m2 total)**

PLANTING MIX

MIX 1
PLANTING MIX 1:
Pot size: Tube stock
Mature H x S: < .5m
Qty Required: Refer to matrix**(16m2 total)**

MIX 2
Planting Mix 2:
Pot size: Tube stock
Mature H x S: < .6m
Qty Required: Refer to matrix**(15m2 total)**

MIX 3
Planting Mix 3:
Pot size: Tube stock
Mature H x S: < .5m
Qty Required: Refer to matrix**(20m2 total)**

MIX 4
Planting Mix 4:
Pot size: Tube stock
Mature H x S: < .8m
Qty Required: Refer to matrix**(30m2 total)**

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.

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 ***NORTHERN BEACHES COUNCIL'S*** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants ***(acceptable for BASIX planting)***.

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. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake 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.***

REFER TO LANDSCAPE PLAN 01
Trees:
- 1 LI
- 1 BC
Shrubs & grasses:
- 4 MD
- 1 CYA
- 7 NDF
- 13 PX
- 11 DA
- 6m2 DASF
- 2.5m2 MPY
- 6m2 MIX 1
- 10m2 MIX 4
- 1m2 MPY
- 14 MP
Trees:
- 1 LI
- 4 BI
Groundcover under:
- 22m2 BM
- 10m2 MIX 1
Hedges:
- 16 VO
Shrubs & grasses:
- 9 CBJ
- 7 GC
- 54 LLT
- 3m2 MPY
Shrubs & grasses:
- 2 CYA
- 1 MD
- 7 DA
- 8 PX
Trees:
- 3 LI
- 7m2 BM
Shrubs & grasses:
- 15 MFF
- 4 CBJ
- 7 NDF
- 8 RE
- 18 AZV
Trees:
- 1 AC
Groundcover under:
- 3m2 DR
Trees:
- 1 CG
Shrubs & hedges:
- 15 VO
- 16 AZV
- 11 DA
15 PX
Trees:
- 4 ER
- 1 AC
Groundcover under:
- 4m2 DR
Trees:
- 1 CG
Understorey planting:
- 7 LLT
- 5 BSB
- 5m2 BM
Outdoor additional arrangements- Picnic settings
- to be nom. by client
Outdoor additional arrangements- BBQ
- to be nom. by client
Pergola
- refer to architect's details
Shrubs & grasses:
- 2 GC
- 2 DE
- 7 LLT
Planting mix:
- 15m2 MIX 2
- 20m2 MIX 3
- 20m2 MIX 4
Hedges:
- 3 MFF
Trees:
- 3 ER
BIN HOLDING AREA STRUCTURE WITH 2.1 M CEILING CLEARANCE 1.3M WALL ENCLOSURE
GLADYS AVENUE
AVENUE
RL152.60
RL153.32
RL 153.32
RL-153.20
RL 155.16
RL 154.70
RL 153.60
RL 152.50
RL 152.50
RL 155.85
RL 155.320
RL 156.95
RL 157.71
RL 157.71
RL 157.1
RL 155.85
RL 155.85
RL 155.85
RL 154.41
CG
Cya
LI
BI
ER
AC
BC
T75
T76
T77
T77a
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LEGEND & SCHEDULE

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7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

BS
Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 45Lt
Mature H x S: 5m x 3m
Qty Required: 4

APA
Botanical Name: *Acer palmatum 'Ariadne'*
Common Name: Japanese maple (Exotic)
Pot size: 45Lt
Mature H x S: 3m x 4m
Qty Required: 6

SHRUBS & SCREEN PLANTING

SC
Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 26

MT
Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 5

WAB
Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 17

RI
Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 9

RF
Botanical Name: *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 25

BSB
Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 8

GROUNDCOVERS & GRASSES

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (**22m2 total)**

CAR
Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 (**12m2 total)**

TT
Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5/m2 (**13m2 total)**

OTHER LANDSCAPE ITEMS

Retaining / raised planter wall - refer to typical detail

Safety balustrade

Outdoor additional arrangements- Picnic settings to be nom. by client

Outdoor additional arrangements- BBQ to be nom. by client

Outdoor additional arrangements- Small fixed table to be nom. by client

Communal Open Space Rooftop Terraces GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

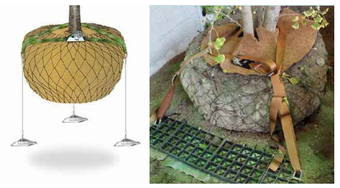
A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

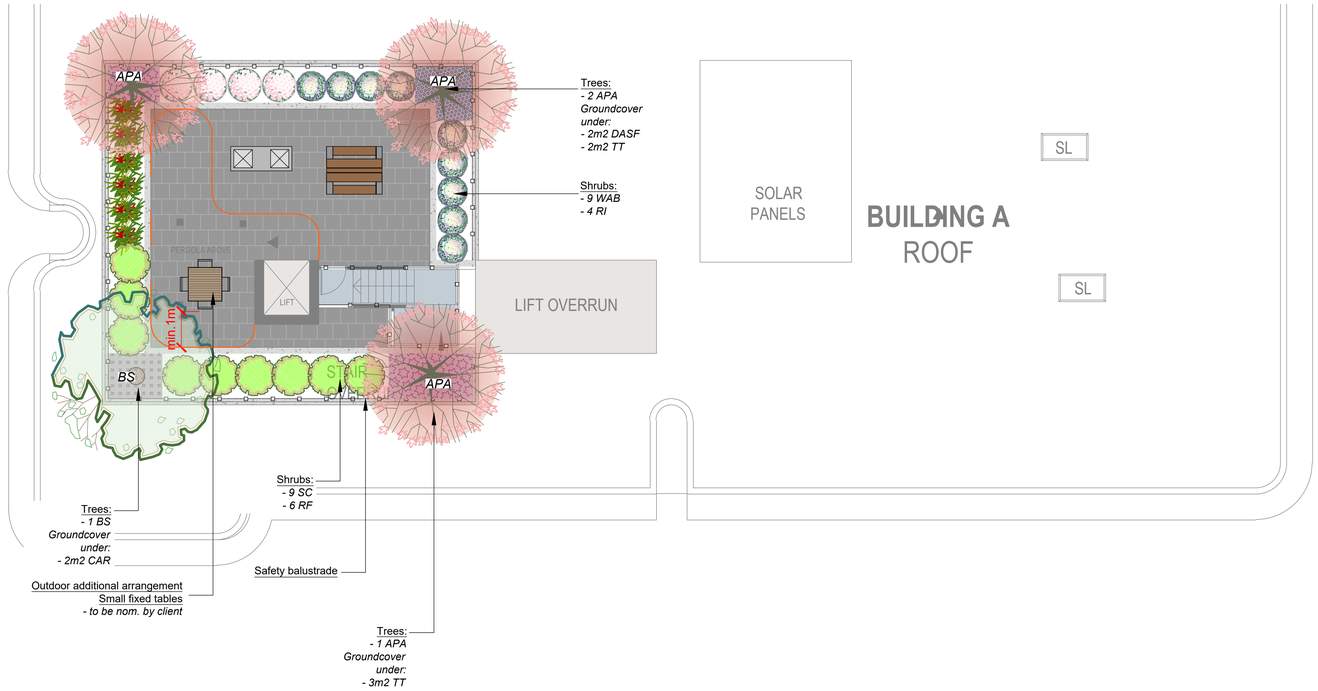
Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

- **All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- **All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential



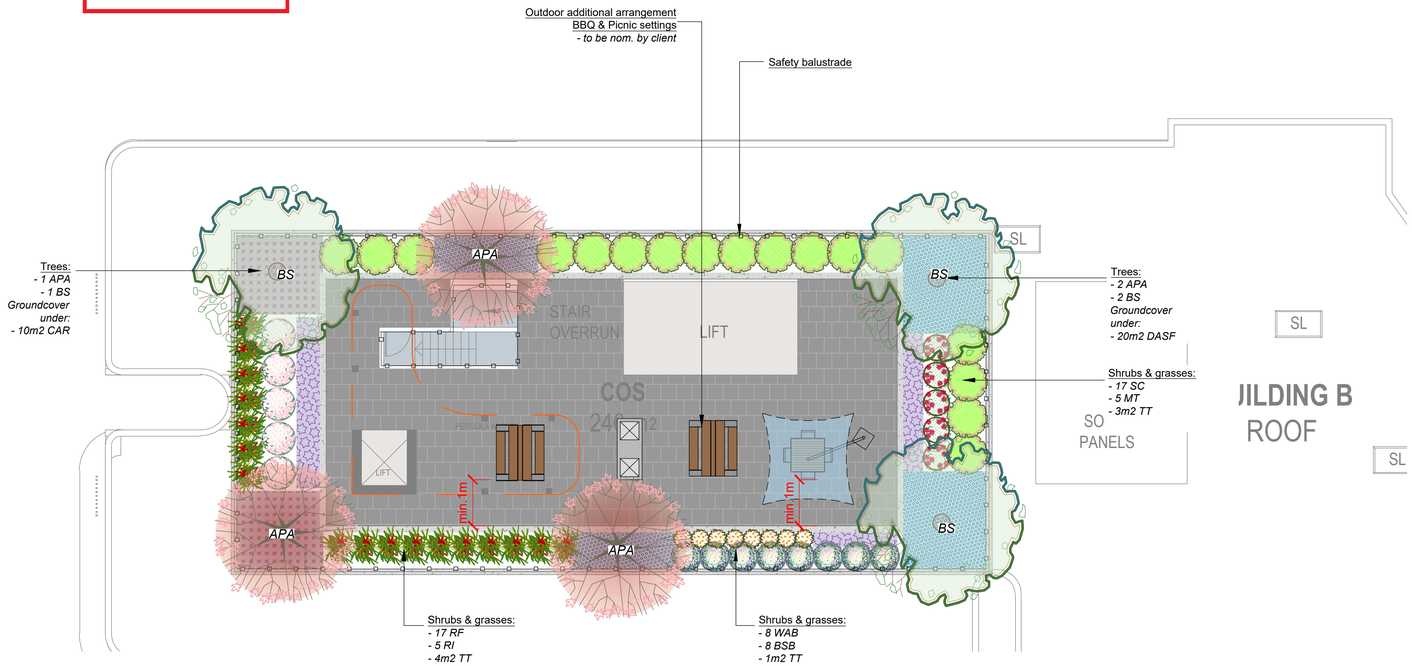
FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS OR ZINCO ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/0499



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1:100

ARCHITECT:
BMHP GROUP PTY LTD

LANDSCAPE ARCHITECT:
conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

COUNCIL
NORTHERN BEACHES

CLIENT
KEVIN HUANG

REV	DATE	NOTATION/AMENDMENT
A	04.09.23	Preliminary plan prepared for review
...	...	...
L	19.02.25	Coordinated with architectural updates
M	23.04.25	Coordinated with architectural updates

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
116-120 FRENCHS FOREST RD WEST & 11 GLADYS AVE, FRENCHS FOREST

TITLE:
LANDSCAPE PLAN 3 - ROOF

DWG No: LPDA 24 - 44
PAGE NUMBER: 5

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1
DATE: APRIL 2025
DRAWN: L.Z/K.Z
CHECKED: R.F

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 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 shall be Eucy Mulch or approved equivalent naturally sources organic mulch. 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
Mulch shall be Eucy Mulch or approved equivalent naturally sources organic mulch. 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, scoria or river pebbles. 4-7mm screenings or similar.

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) Steel edging
Where is required, the Contractor shall install steel 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 manufacture'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 Dividing 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

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, 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 and licensed irrigation specialist, to industry standards and to maximise the efficient usage of water.

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

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

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

Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either :
- 6 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.

northern beaches council

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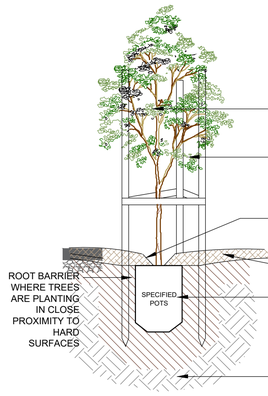
DA2024/0499

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS AND DETAILING FROM THE APPROVED PROJECT ARBORISTS TREE REPORT

HARDWOOD TREE STAKES SHALL BE INSTALLED FOR A 12 MONTH ESTABLISHMENT PERIOD ONLY, AND THEN REMOVED TOWARDS THE END OF THE LANDSCAPE MAINTENANCE PERIOD. THE INTENT OF THE TREE STAKES IS TO PROTECT THE NEW TREES DURING THE ESTABLISHMENT PERIOD, WHILE INCREASED CONTRACTOR AND NEW TENANT ACTIVITY IS OCCURRING ON THE SIT

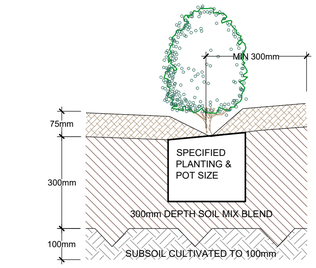
PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.



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)



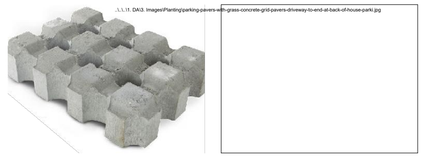
SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC.
USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

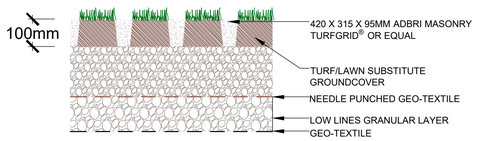
TYPICAL GARDEN PREPARATION DETAIL

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)



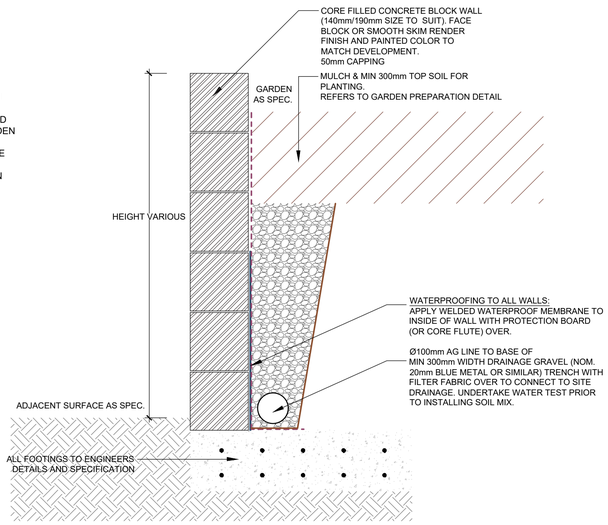
ADBRI MASONRY TURFGRID®



TYPICAL TURFGRID DETAIL

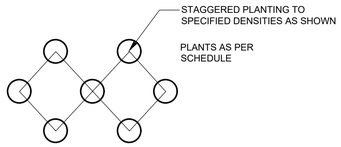
SCALE 1:25

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER.
ALL WALLS REFERS TO DETAILS BY PROJECT CIVIL ENGINEER . INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



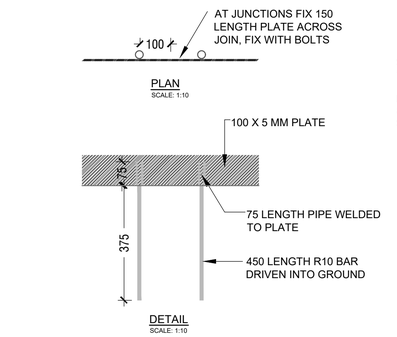
TYPICAL MASONRY BLOCK RETAINING WALL

APPROX 1:10



MASS PLANTING SETOUT

N.T.S



STEEL EDGE DETAIL

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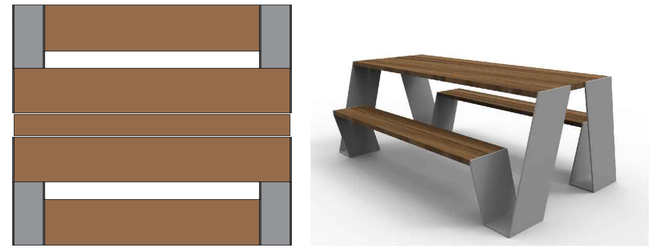

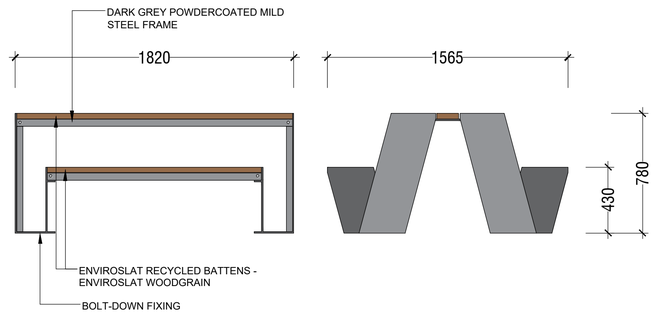

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SCALE 1:20

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DIAL 1100 BEFORE YOU DIG

ARCHITECT:
BMHP GROUP PTY LTD

LANDSCAPE ARCHITECT:
conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
116-120 FRENCHS FOREST RD WEST & 11 GLADYS AVE, FRENCHS FOREST

TITLE:
DETAILS & SPECIFICATIONS

STATUS:
DEVELOPMENT APPLICATION

SCALE:

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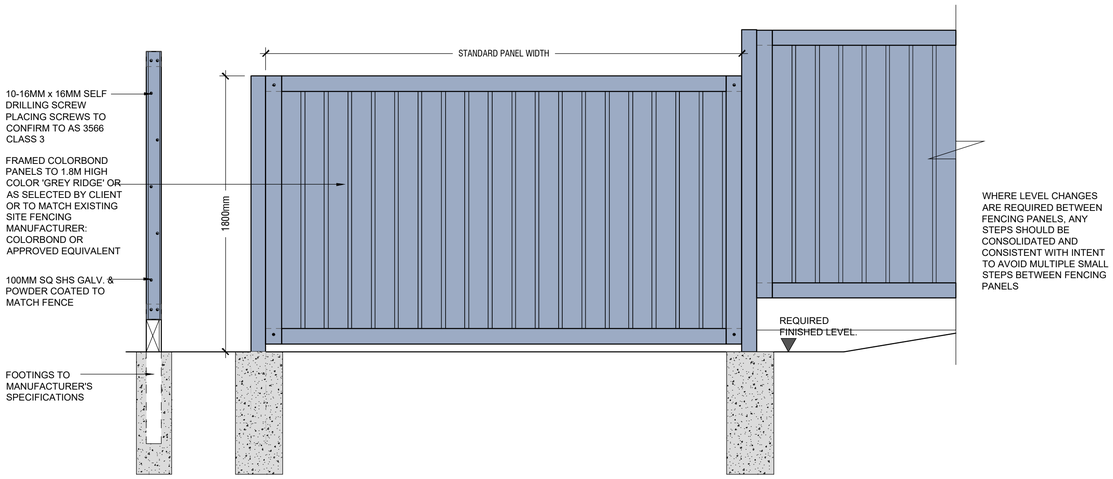
LPDA 24 - 44

PAGE NUMBER:
6

DRAWN:
L.Z/K.Z

CHECKED:
R.F



TYPICAL 1.8m BOUNDARY COLORBOND FENCING ON BRICK RETAINING

SCALE: 1:20

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DA2024/0499

OVERFLOW
(TO SUPPLIER'S SPECIFICATION)

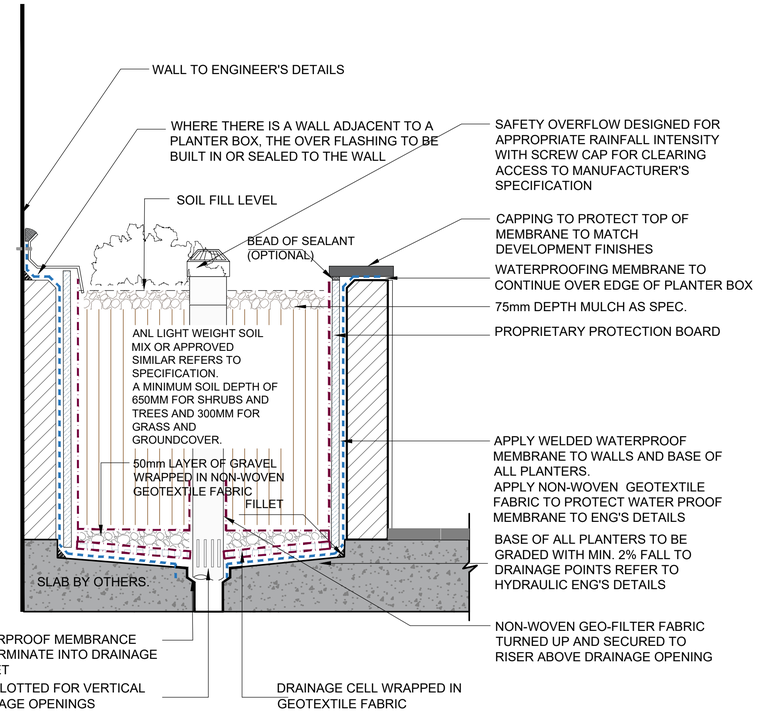
NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL BALUSTRADE IS PROPOSED.
THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

NOMINATED SURFACE FINISHES & WATER PROOFING
(REFER TO SEPARATE DETAILS).
FINISHED LEVEL TO ARCHITECT'S DETAILS

NOTE.(DRAINAGE & WATER PROOFING).
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER



TYPICAL PLANTER WALL ON SLAB DETAIL

SCALE: NTS

PLANTER DETAIL TO CONFORM AS 4654.2-2012

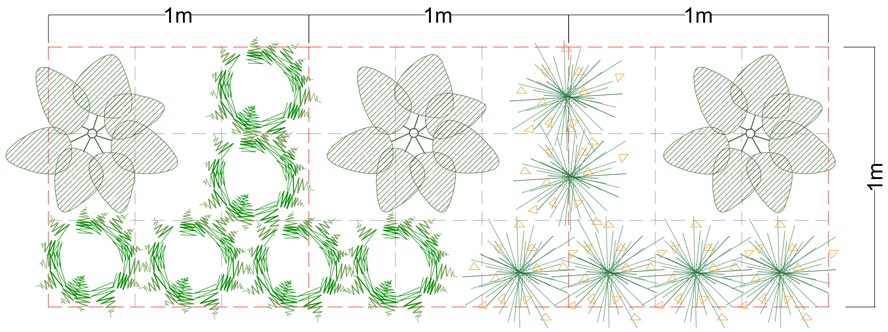
PLANTING MIX 1:
Doodia aspera
Philodendron 'Little Phil'
Viola hederacea

MIX 1

Pot size: Tube stock
Mature H x S: < .5m
Qty Required: Refer to matrix(**124m2 total**)

PLANTING MIX 1

KEY	Botanical Name	Qty
	Doodia aspera	**3/3m2**
	Philodendron 'Little Phil'	**6/3m2**
	Viola hederacea	**6/3m2**



PLANTING MIX 1 MATRIX

SCALE NTS

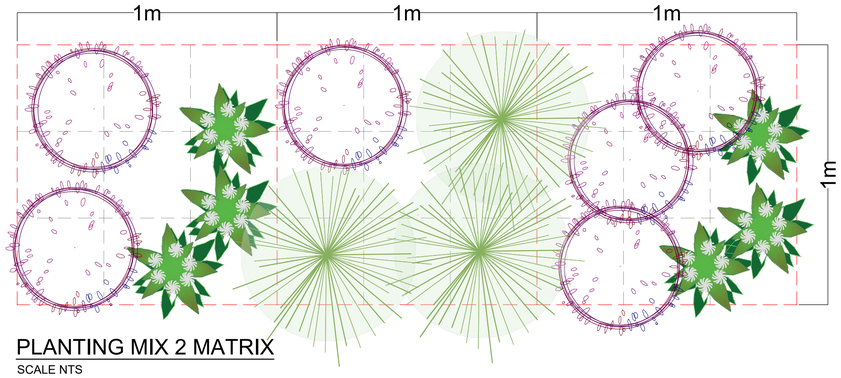
Planting Mix 2:
Dichondra repens
Dianella 'Emerald Arch'
Viola hederacea

MIX 2

Pot size: Tube stock
Mature H x S: < .6m
Qty Required: Refer to matrix(**133m2 total**)

PLANTING MIX 2

KEY	Botanical Name	Qty
	Dichondra repens	**6/3m2**
	Dianella 'Emerald Arch'	**3/3m2**
	Viola hederacea	**6/3m2**



PLANTING MIX 2 MATRIX

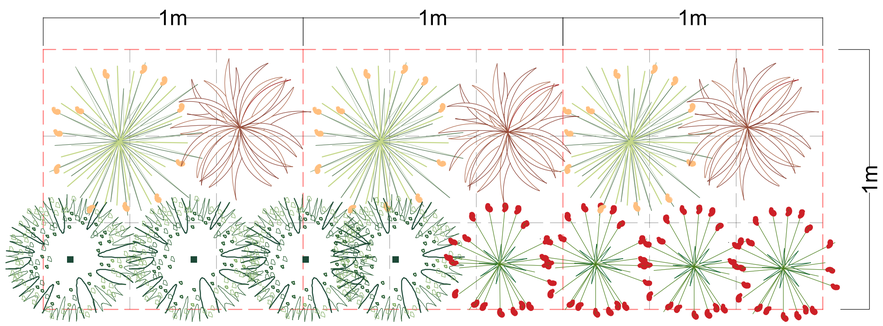
SCALE NTS

Planting Mix 3:
Viola hederacea
Dianella tasmanica 'Blaze'
Lomandra fluvialitilis 'Shara'
Brachyscome iberidifolia

Pot size: Tube stock
Mature H x S: < .5m
Qty Required: Refer to matrix(**92m2 total**)

PLANTING MIX 3

KEY	Botanical Name	Qty
	Viola hederacea	**4/3m2**
	Dianella tasmanica 'Blaze'	**2/3m2**
	Lomandra longifollia 'Tanika'	**2/3m2**
	Brachyscome iberidifolia	**4/3m2**



PLANTING MIX 3 MATRIX

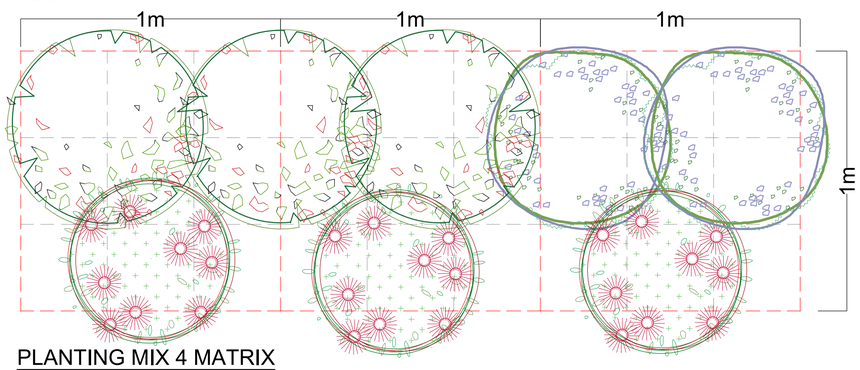
SCALE NTS

Planting Mix 4:
Callistemon 'Little John'
Westringia 'Aussie Box'
Westringia 'Mundi'

Pot size: 140mm
Mature H x S: < .8m
Qty Required: Refer to matrix(**162m2 total**)

PLANTING MIX 4

KEY	Botanical Name	Qty
	Callistemon 'Little John'	**3/3m2**
	Westringia 'Aussie Box'	**2/3m2**
	Westringia 'Mundi '	**3/3m2**



PLANTING MIX 4 MATRIX

SCALE NTS

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Australian Institute of Landscape Architects
AILA Associate
www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

ARCHITECT:
BMHP GROUP PTY LTD

LANDSCAPE ARCHITECT:
conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

COUNCIL
NORTHERN BEACHES

CLIENT
KEVIN HUANG

REV	DATE	NOTATION/AMENDMENT
A	04.09.23	Preliminary plan prepared for review
...	...	...
L	19.02.25	Coordinated with architectural updates
M	23.04.25	Coordinated with architectural updates

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
116-120 FRENCHS FOREST RD WEST & 11 GLADYS AVE, FRENCHS FOREST

TITLE:
DETAILS 2

DWG No: LPDA 24 - 44
PAGE NUMBER: 7

STATUS: DEVELOPMENT APPLICATION
SCALE:
DATE: APRIL 2025
DRAWN: L.Z/K.Z
CHECKED: R.F

HydroSTON 50 Block (50 x 200 x 100mm), HydroSTON 50 Flag (50 x 300 x 300mm) and extra large format HydroSTON 50 Flag XL (50 x 400 x 400mm pavers) are intended for pedestrian only purposes and are not designed to carry vehicles.

Colours

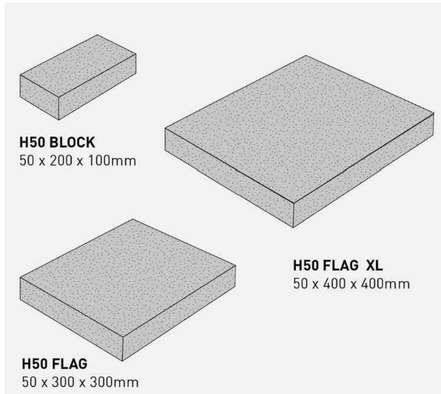
Standard colours are Light Grey and Charcoal. Other colours can be manufactured to order during scheduled production runs.

HydroCon endeavours to maintain good stocks of standard colours to meet normal customer requirements.

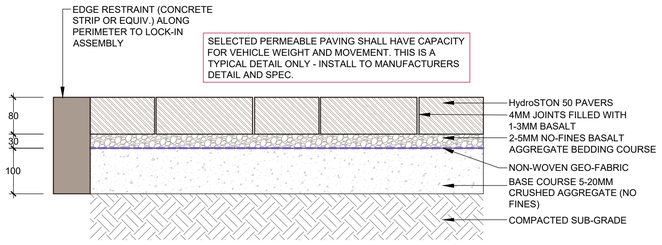
Non-standard colours can be manufactured to order during scheduled production runs of standard colours.

Early lead time advice is required for the manufacture of non-standard colours and customers need to be consulted on colour selection.

Colours shown are a guide only and may vary. Colour samples are available on request.



Refer to manufacturer's spec by *HydroCon*



PERMEABLE PAVING DETAIL
SCALE 1:15

SPECIFICATIONS

Configuration includes:

- 1x Glasgow Table
- 4x Orbit Stools

Sizes:

- **Table**: 1000(L) x 970(W) x 760(H)mm
- **Stool**: ø350 x 420(H)mm

* **Please Note**: Assembly Required

TYPICAL COMMERCIAL PICNIC TABLES

- IMAGES & SPECIFICATIONS BY ASTRA STREET FURNITURE

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/0499

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval

Corymbia gummifera

Acmena smithii

Waterhousia floribunda

Banksia integrifolia

Elaeocarpus reticulatus

Lagerstroemia indica

Buckinghamia celsissima

Viburnum odoratissimum

Metrosideros 'Fiji Fire'

Alpinia zerumbet 'Variegata'

Banksia'Birthday Candles'

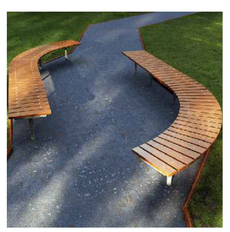
Rhagodia 'Aussie Flat Bush'

Leucophyta brownii

Lomandra longifollia 'Tanika'

Cyathea australis

Monstera deliciosa


Timber bench seat

Outdoor furniture

Steel garden edge

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