NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 14 January 2013

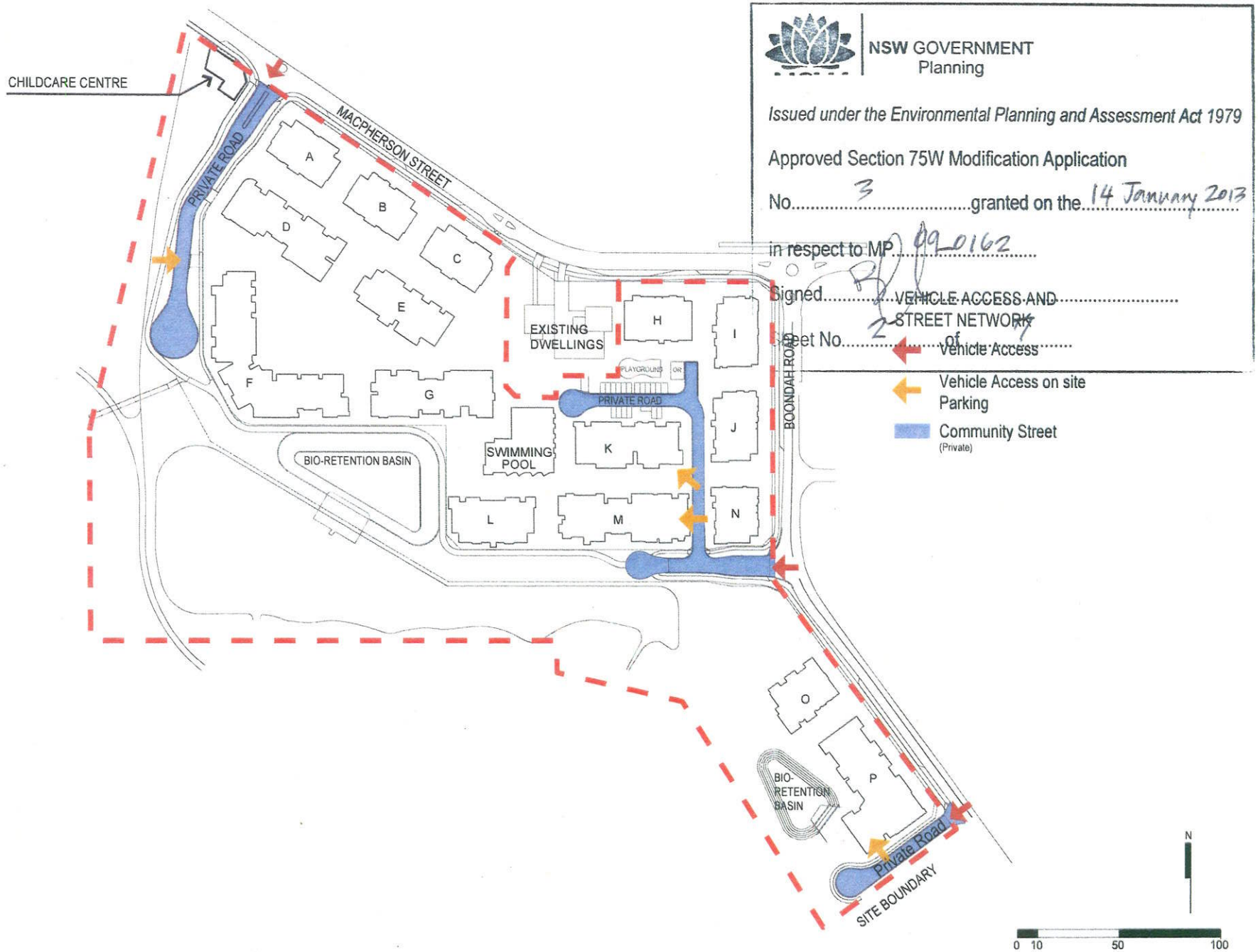
in respect to MP 09_0162

Signed.....

Sheet No. 1 of 7

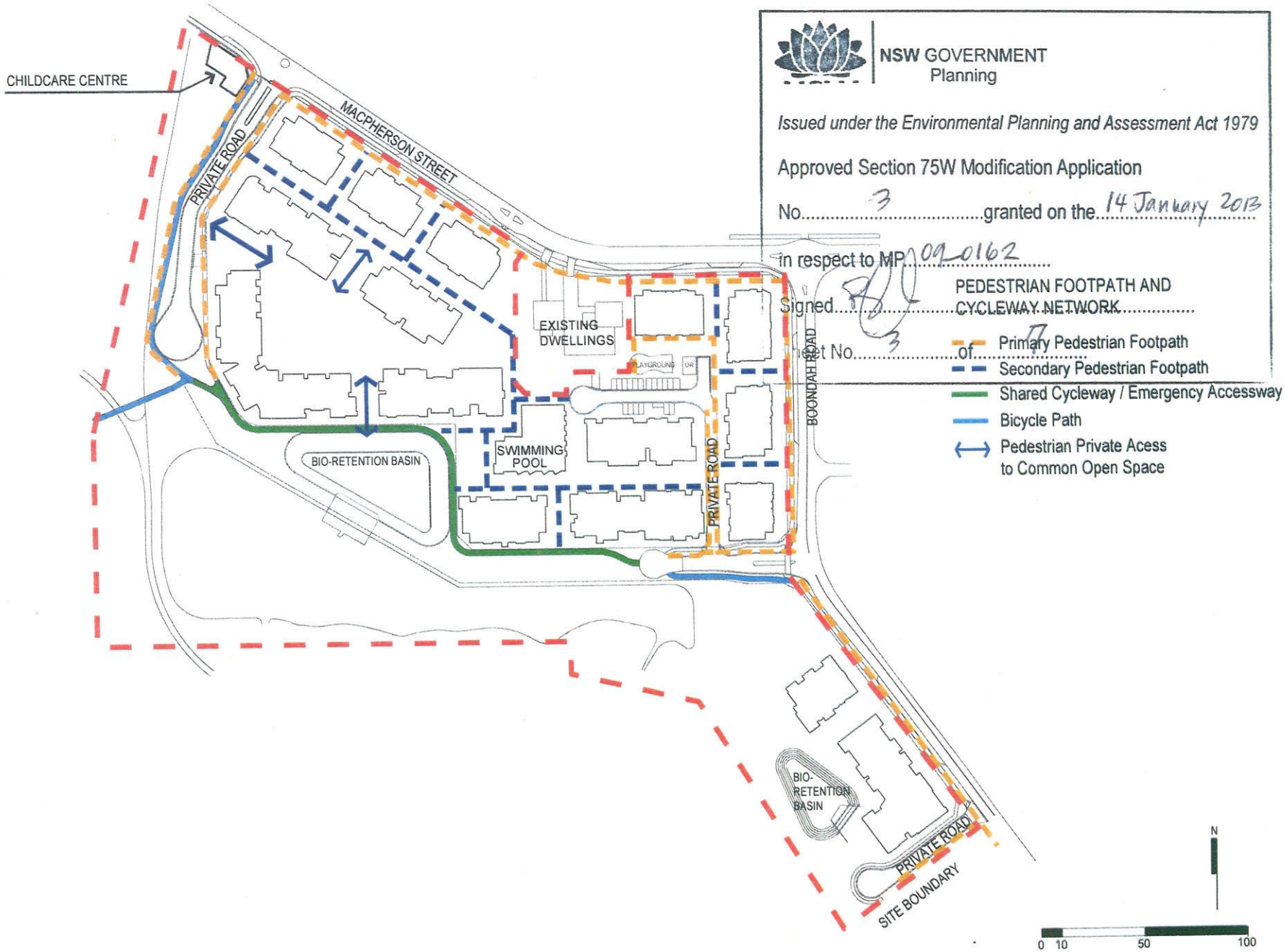
14-18 Boondah Road, Warriewood | Major Project MP 09-0162 Preferred Concept Plan - Open Space and Ecology Diagram

November, 2012	Prepared for: **Meriton Apartments Pty Ltd**	Scale: **1:2500@A4**	Project Number: **090285**	Drawing Number: **A000**	Issue: **I**



14-18 Boondah Road, Warriewood | Major Project MP 09-0162 Preferred Concept Plan - Vehicle Access and Street Network

November, 2012 | Prepared for: **Meriton Apartments Pty Ltd** | Scale: **1:2500@A4** | Project Number: **090285** | Drawing Number: **A001** | Issue: **I**



14-18 Boondah Road, Warriewood | Major Project MP 09-0162 Preferred Concept Plan - Pedestrian Footpath and Access Cycleway

November, 2012 | Prepared for: **Meriton Apartments Pty Ltd** | Scale: **1:2500@A4** | Project Number: **090285** | Drawing Number: **A002** | Issue: **I**

14-18 Boondah Road, Warriewood | Major Project MP 09-0162 Preferred Concept Plan - Land Use Diagram

November, 2012	Prepared for: **Meriton Apartments Pty Ltd**	Scale: **1:2500@A4**	Project Number: **090285**	Drawing Number: **A003**	Issue: **I**

14-18 Boondah Road, Warriewood | Major Project MP 09-0162 Preferred Concept Plan - Building Heights Diagram

November, 2012 | Prepared for: **Meriton Apartments Pty Ltd** | Scale: **1:2500@A4** | Project Number: **090285** | Drawing Number: **A005** | Issue: **K**

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 14 January 2013

in respect to MP 09_0162

Signed.....

Sheet No. 6 of 7

AREAS	
AREA 1	29773m²
stage 1	6226m²
stage 2	3997m²
TOTAL	39996m²

DEEP SOIL PLANTING AREAS

(Site Area minus Podiums, Carparks, Roadways and any buildings, driveways and other structures NOT on podium)

Total Site Area - 81,160 sqm

Developable Area excluding Fern Creek corridor of 6,914 sq.m. - 74,246 sqm

Min Deep planting required - 37,240

Provided - 39,996 sqm (53.86%)

DEEP PLANTING
SCALE 1:600

ISSUE	DATE	REVISION	BY
D	30.03.11	S75W APPLICATION	TM
C	27.05.11	CONDITION 51 MODIFICATIONS	TM
B	13.09.12	AMENDMENTS FOR NEW ROAD,BIKE PATHS AND DETENTION BASINS	AJH
A	12.02.10	ISSUE FOR DA	AH
F	03.12.12	AREAS ADJUSTED TO SUIT STAGE 2 AASEMENTS	GE
E	20.07.11	CONDITION 62 MODIFICATIONS	TM

DO NOT SCALE
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH MERITON APARTMENTS PTY. LTD.
CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMMISSIONS TO MERITON APARTMENTS PTY. LTD. PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

NORTH

GENERAL NOTES:
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERITON APARTMENTS PTY. LTD. AND THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF MERITON APARTMENTS PTY. LTD. IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL MERITON APARTMENTS PTY. LTD. BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE MERITON APARTMENTS PTY. LTD. OFFICES.
THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL AND / OR ANY OTHER CONSULTANTS DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.

Meriton Apartments Pty. Ltd.
Builders & Developers
Level 11, 329 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: mbsydney@meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
NEW RESIDENTIAL DEVELOPMENT
14 - 16 BOONDAH ROAD
WARRIEWOOD, NSW 2102

DRAWING TITLE:
DEEP PLANTING

PROJECT No.: 687
DATE: FEB 2010
DRAWN BY: AJH
SCALE: 1:600
DRAWING No.: DA07
REV.: F
CAD FILE: S:\14-16-BOONDAH-RD\ARCH\DA-SUBMISSION-1102\13402 DEEP PLANTING.dwg

PEDESTRIAN/ CYCLE PATH

CHILDCARE CENTRE
- REFER TO SEPARATE APPLICATION

MACPHERSON STREET ENTRY STATEMENT
Stone wall signage and feature paving.
Feature tree and shrub planting include:
Livistona australis (400 Litre), Doryanthes excelsa

OVERLAND FLOWPATH
Grassed drainage swale with screening tree planting and banks of massed native grasses located on steep contouring.

25m 'BUFFER STRIP'
Strip to be rehabilitated to contain open space areas, gardens and a pedestrian/ cycle path.The 'Buffer Strip' is to provide a transition from the public riparian zone and residential precinct

25m

50m

PEDESTRIAN BOARDWALK LINK
An elevated crossing will be provided to enable pedestrian connectivity to adjoining Warriewood wetland

50m PUBLIC RIPARIAN ZONE
A 50m creekline reservation to be planned and implemented as a multi-use open space corridor.Restore creek banks, water quality, water flow and ecology. Control and manage creekbank erosion with rock armouring. Preserve and restore habitat areas. Permit only low impact, passive recreational access. Provide widenings to creek to slow water movement. Regrade and stabilise creek banks to 1:3 max grade (vegetated) and 1:6 max grade at water access points. Extensive weed eradication is to be undertaken prior to any revegetation programmes commencing.

BIO-RETENTION POND
Ponds to filter stormwater runoff through densely planted surface vegetation and then percolate runoff through a prescribed filter media.

MACPHERSON STREET STREETSCAPE
Indigenous tree species will be planted to create filtered views in and out of the site through the development of a tree canopy on the street frontage Kerb widenings are to include a managed understorey of low-growing shrubs and grasses

MACPHERSON STREET

A

B

C

D

E

F

G

STAGE 1

H

I

J

K

L

M

N

O

P

POOL

BOONDAH ROAD

LEGEND

EXISTING TREES TO BE RETAINED
Refer to tree survey plans:
123899/ TREES1 REV 1
123899/ TREES2 REV 1
123899/ TREES3 REV 1
prepared by JWW Surveyors Pty Ltd
for details of tree species.

DECIDUOUS COURTYARD TREES
Lagerstromia indica (Crepe Myrtle)
Pyrus calleryana 'Chanticleer'
Magnolia x soulangeana

BOONDAH ROAD
Angophora costata (Sydney Red Gum)

MACPHERSON STREET TREES
Eucalyptus robusta (Swamp Mahogany)

ROAD TYPE A
Waterhousia floribunda (Brush Cherry)

ROAD TYPE B
Tristaneopsis laurina (Water Gum)

SWAMP OAK FOREST
Casuarina glauca (Swamp Oak)
Eucalyptus robusta
Melaleuca linariifolia
Banksia integrifolia
Acmena smithii

RAINFOREST PLANTING
Livistonia australis (Cabbage Palm)
Asplenium australasicum
Stenocarpus sinuatus

MASSED NATIVE SHRUBS
Planted in groups of 5 and 10
Species include:
Acacia, Banksia, Callistemon,
Elaeocarpus, Grevillea, Leptospermum,
Melaleuca and Westringia

MASSED NATIVE GRASSES
Planted in groups of 5 and 10
Species include:
Dianella, Lomandra, Pennisetum,
Poa and Themeda

Turf

Bio-Retention Basin

Mass Planting
- shrubs and grasses
- refer to ind. plant schedule

Courtyard Paving to arch. doc.
- Private
- Unit pavers

Entry Paving
- Public
- Unit pavers

Paving Type 1
- Public
- Broom finished concrete

Paving Type 2
- Public
- Unit pavers

Softfall Mulch

Gravel / Crushed Sandstone

Pedestrian / Bike Path

Planter wall / Retaining Wall

CHILDREN'S PLAYGROUND
Secure outdoor children's playground and exercise station on a softfall surface material, surrounded by turf and trees.

BOONDAH ROAD STREETSCAPE
Existing Angophoras to be retained where possible.
Additional Angophoras (400 Litre) will be planted to create filtered views in and out
of the site through the development of a tree canopy on the road frontage.

BOONDAH ROAD ENTRY STATEMENT
Stone wall signage and feature paving.
Feature tree and shrub planting include:
Livistona australis (400 Litre), Doryanthes excelsa

EXISTING SWAMP SCLEROPHYLL FOREST
All native vegetation that is outside footpath, road and building reserve is to be retained as part of the 'wetland buffer strip' and will form a vegetated link between the wetlands to the south and Boondah Road.

FERN CREEK
Rock armouring of waterline particularly outer bends
of creek to reduce possible erosion.
Extensive weed eradication is to be undertaken prior to any revegetation programmes commencing.
Native aquatic species to be used to revegetate creekline margins. Species to include:
Alisma plantago
Baumea articulata
Baumea juncea
Baumea ribignosa
Bolboschoenus fluviatilis
Bolboschoenus cadwellii
Eleocharis sphacelata
Philydrum languinosum
Phragmities australia
Schenoplectus validus
Triglochin procera

EDGE OF
EXISTING WETLANDS

20m CORE RIPARIAN ZONE
Extensive weed eradication is to be undertaken prior to any revegetation programmes commencing. Riparian and native vegetation is to be conserved and restored with supplementary plantings of selected trees, shrubs and groundcovers to provide linkages and stepping stones for wildlife movement.

100 Year FLOOD STORAGE AREA (grey fill) Refer to engineer's drawings for details Managed grassland area with native tree planting.

ASSET PROTECTION ZONE (APZ)
25m wide buffer managed to reduce the bush fire hazard to an acceptable level.The APZ is made up of a 15m wide Inner Protection Area (IPA) and a 10m wide Buffer Zone consisting of carefully selected and located vegetation so as not to create a fire path.

PEDESTRIAN/ CYCLE PATH
A shared bicycle/pedestrian path has been located
to form the primary buffer between the Asset Protection Zone (APZ) and the core riparian zone. The path is to link with similar paths on adjoining land. The proposal allows for 3 (three) lookouts to be located at suitable points for viewing into the wetlands.
Elevated timber boardwalks are to provide access over
sensitive Riparian planting and flood storage area.
Seating, signage, solar lights and litter bins to be provided.

A0

© 2010 Site Image Pty Ltd A.B.N. 19 076 561 057 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopy) without the written permission of Site Image Pty Ltd. Any license, expressed or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Site Image Pty Ltd and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
J	Updated Stage 2 Masterplan	FT	MF	27.11.2012
H	Updated Stage 2 Masterplan	FT	MF	23.11.2012
G	Additional Planting Added	BB	DC	16.10.2012
F	Updated Cnrl & Arch. Plans.	RB	DC	04.10.2012
E	S1 Modifications	IM	DC	19.08.2012
D	S1 Modifications.	DM	DC	27.05.2011
C	Stage 1 Building Footprints updated	DM	DC	01.04.2011
B	FOR APPROVAL	DM	DC	11.02.2011
A	FOR APPROVAL	DM	DC	13.08.2010
A	PRELIMINARY	DM	DC	29.03.2010

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 14 January 2013

in respect to MP 09_0162

Signed

Sheet No. 7 of 7

Client:
Meriton Apartments Pty Ltd

Project:
14-18 Boondah Road
Warriewood

SITE IMAGE
15 Gibbonne Street
East Melbourne VIC 3002
Australia
Tel: (61 3) 9662 1547
Fax: (61 3) 9662 2447
Web: www.siteimage.com.au
Site Image Pty Ltd
ABN 76 076 561 057
Landscape Architects

FOR APPROVAL

Drawing Name:
Landscape Masterplan
Stage 2 DA

Scale: 1:500 @ A0
Date: 07.02.2010
Drawn: DM
Approved: DC
Job Number: SM10041
Drawing Number: LA101
Issue: J