
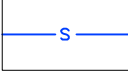

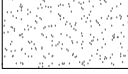
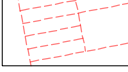
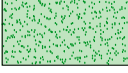


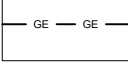
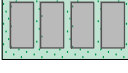
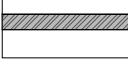




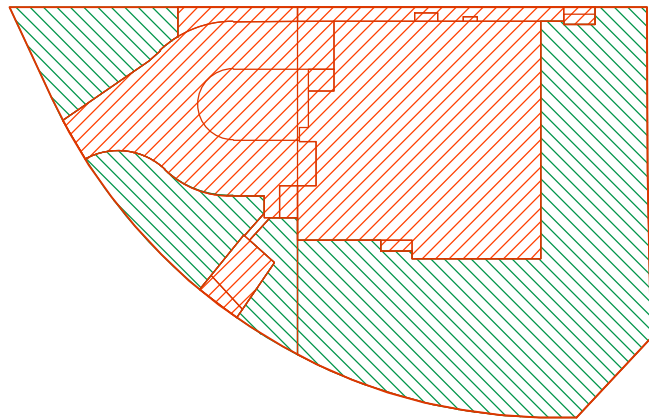
Legend

-  Boundary
-  Sewer
-  Existing contours
-  Existing turf
-  Existing site elements to be demolished
-  Proposed turf
-  Proposed concrete
-  Proposed tiles
-  Galv. garden edge
-  Stepping stones in ground covers
-  Masonry retaining wall
-  Stacked stone retaining wall
-  Existing tree

Zone A -
(Refer to L-02).


Zone B -
(Refer to L-03).

Landscape Site Plan
Scale 1:200



Landscape Area Calculations
Scale 1:500

Landscape Open Space Calculations			
Total Site Area	866.50m²		
Rear setback Area	592.59m²		
Requirement	Required	Compliant	
Required Landscape Open Space	40.00% (346.60m²)	-	
Existing Landscape Open Space	61.00% (528.60m²)	Yes	
Proposed Landscape Open Space	40.32% (349.36m²)	Yes	
Required Rear Setback Landscape Open Space	50.00% (296.30m²)	-	
Proposed Rear Setback Landscape Open Space	55.63% (329.68m²)	Yes	

-  Landscape Open Space
-  Excluded from Landscape Open Space

Note:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
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Client:
Blake + Nada Gaffney

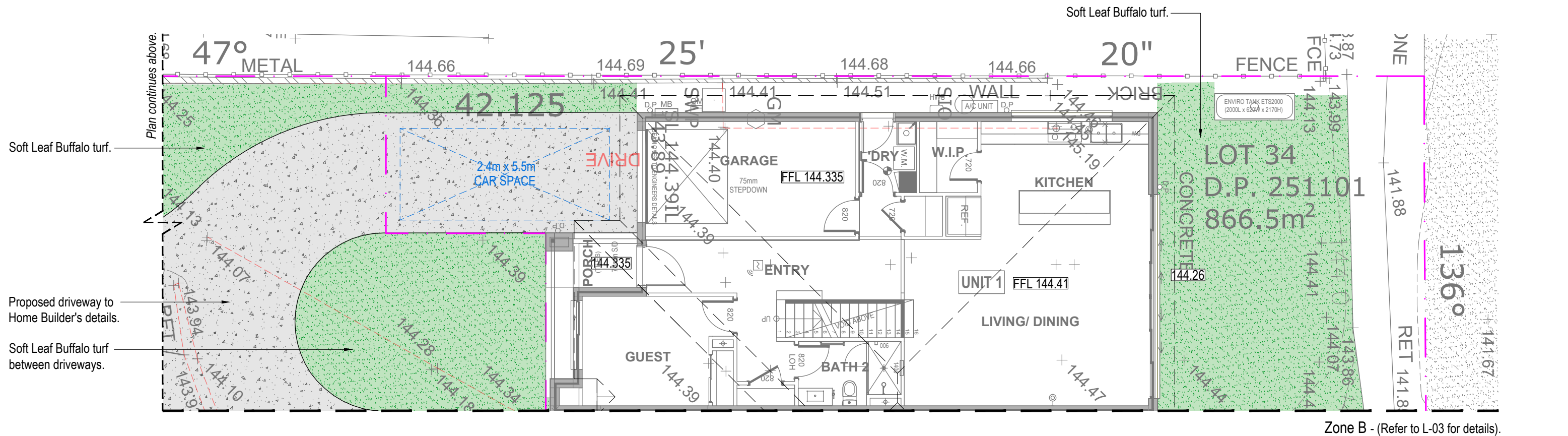
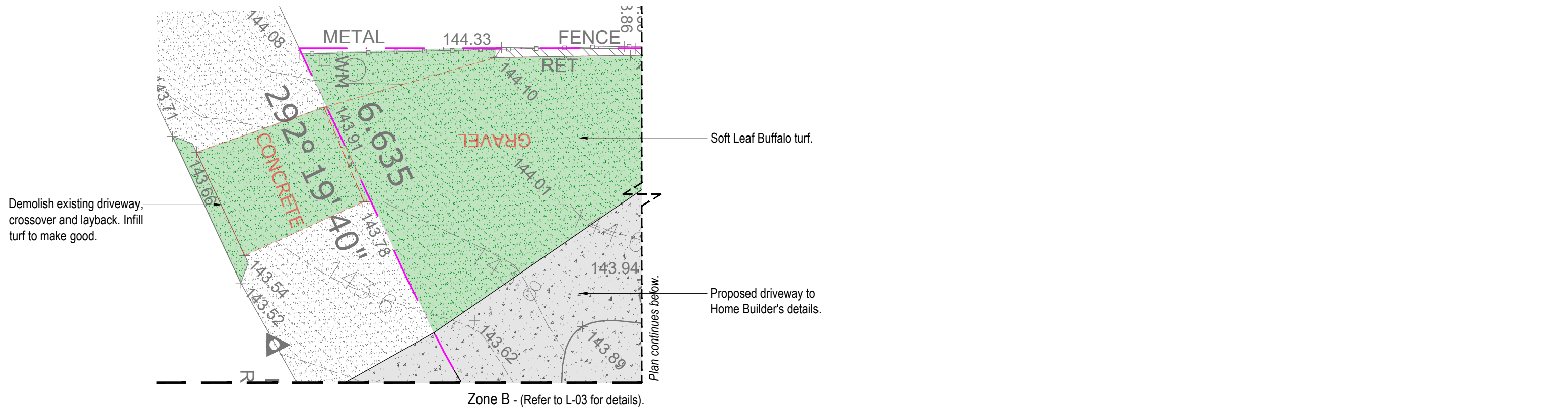
Site Address:
20 Grimes Place
Davidson

Drawing Title:
Landscape Site Plan

Drawn by: Ben Danks (TLA # 16559)
Project Number: 251288
Scale: As shown @ A3
Sheet Number: L-01 of 4

Rev:	Date:	Issue:	Checked:
B	29/04/2025	Preliminary Issue	BF
C	30/05/2025	Preliminary Issue	BF
D	20/06/2025	Preliminary Issue	BF
E	25/07/2025	DA Issue	BF





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Client:
Blake + Nada Gaffney

Site Address:
**20 Grimes Place
Davidson**

Drawing Title:
Zone A - Detail Plan

Drawn by:
Ben Danks
(TLA # 16559)

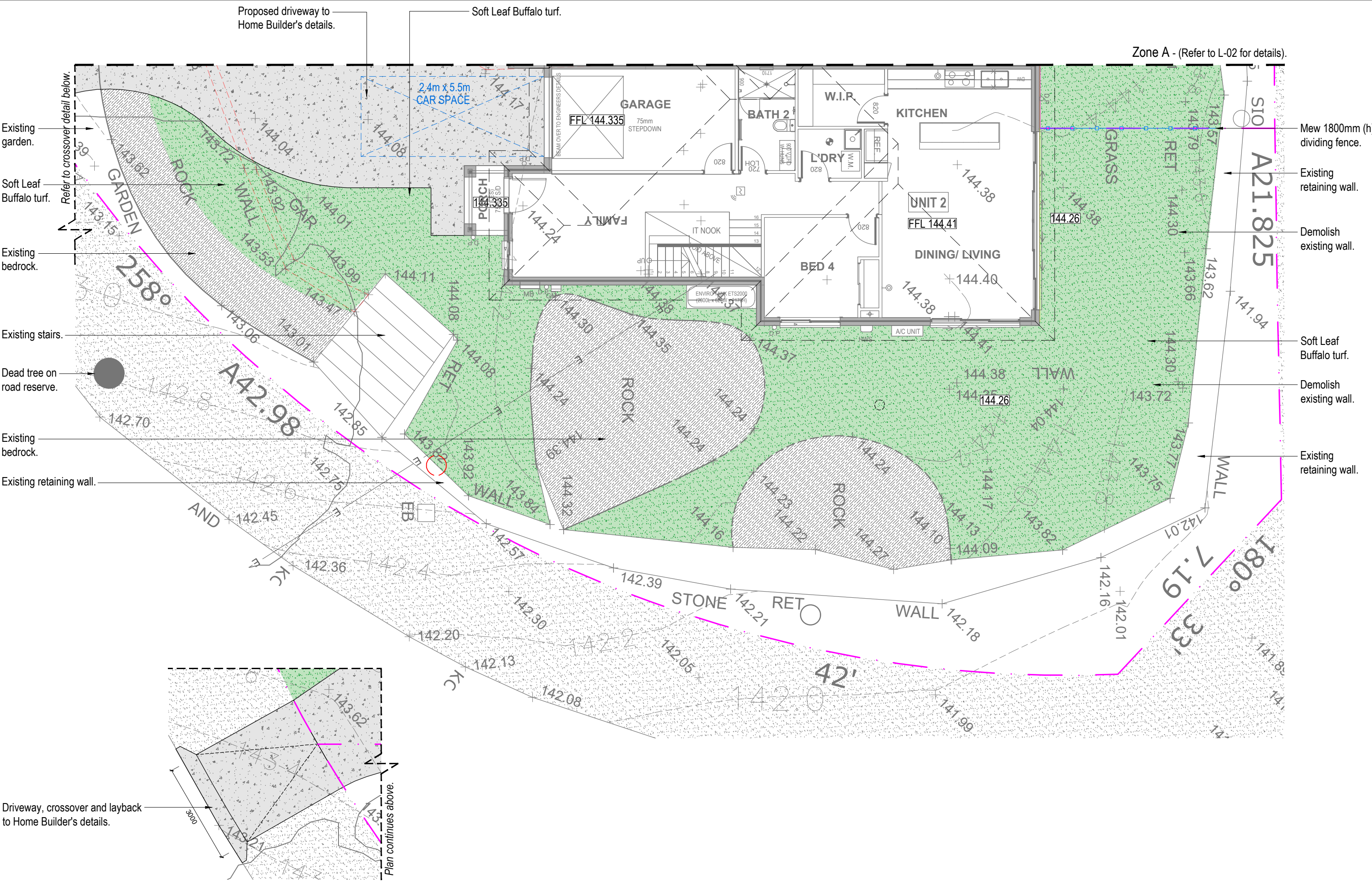
Project Number:
251288

Scale:
1:100 @ A3

Sheet Number:
L-02 of 4

Rev:	Date:	Issue:	Checked:
B	29/04/2025	Preliminary Issue	BF
C	30/05/2025	Preliminary Issue	BF
D	20/06/2025	Preliminary Issue	BF
E	25/07/2025	DA Issue	BF





Note:

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Client: Blake + Nada Gaffney		Drawing Title: Zone B - Detail Plan				Rev:	Date:	Issue:	Checked:
Site Address: 20 Grimes Place Davidson		Drawn by:	Project Number:	Scale:	Sheet Number:	B	29/04/2025	Preliminary Issue	BF
		Ben Danks <small>(TLA # 16559)</small>	251288	1:100 @ A3	L-03 of 4	C	30/05/2025	Preliminary Issue	BF
						D	20/06/2025	Preliminary Issue	BF
						E	25/07/2025	DA Issue	BF



LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION

Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

PROTECTION OF EXISTING TREES:

All tree protection is to be undertaken in accordance with the guidelines provided in AS4970-2009

Protection of trees on development sites.

Prior to construction, the builder shall erect tree protection fencing for each protected tree. Tree protection fencing setbacks are to be determined by multiplying the diameter at breast height by twelve (12).

Fencing is to consist of Chain wire mesh panels at least 1.8m in height, anchored with concrete feet.

Signage stating “Tree Protection Zone – No Access” is to be displayed on the fencing.

According to AS 4970-2009, activities excluded from the TPZ include but are not limited to;

- machine excavation including trenching
- excavation for silt fencing
- cultivation
- storage
- preparation of chemicals, including preparation of cement products
- parking of vehicles and plant and/or refuelling
- dumping of waste and/or wash down and cleaning of equipment
- soil level changes and/or placement of fill
- lighting of fires
- temporary or permanent installation of utilities and signs
- physical damage to the tree.

REMOVAL OF EXISTING TREES

All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of Amenity Trees.

ELIMINATE WEEDS

Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE

Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding. Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to sw system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

IRRIGATION SYSTEM

New dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.

The entire irrigation system shall be fully automated and provide drip irrigation to all tree, shrub and ground cover zones. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and sizing of irrigation components. Irrigation system to be connected to water tank to supplement water from mains.

MULCHING

Quality system: AS 4454

All planting area impacted by building works to receive 50-75mm of garden Mulch, Hort-Bark, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

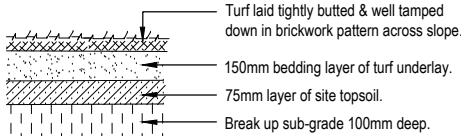
TURFING

New turf- Sir Walter Soft Leafed Buffalo.

Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the sub-grade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING

Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.



Detail A
Turf Detail N.T.S.

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Blake + Nada Gaffney		Landscape Specification & Details				B	29/04/2025	Preliminary Issue	BF	
Site Address:		Drawn by:	Project Number:	Scale:	Sheet Number:	C	30/05/2025	Preliminary Issue	BF	
20 Grimes Place Davidson		Ben Danks (TLA # 16559)	251288	NTSC @ A3	L-04 of 4	D	20/06/2025	Preliminary Issue	BF	
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