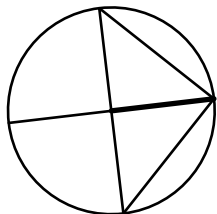
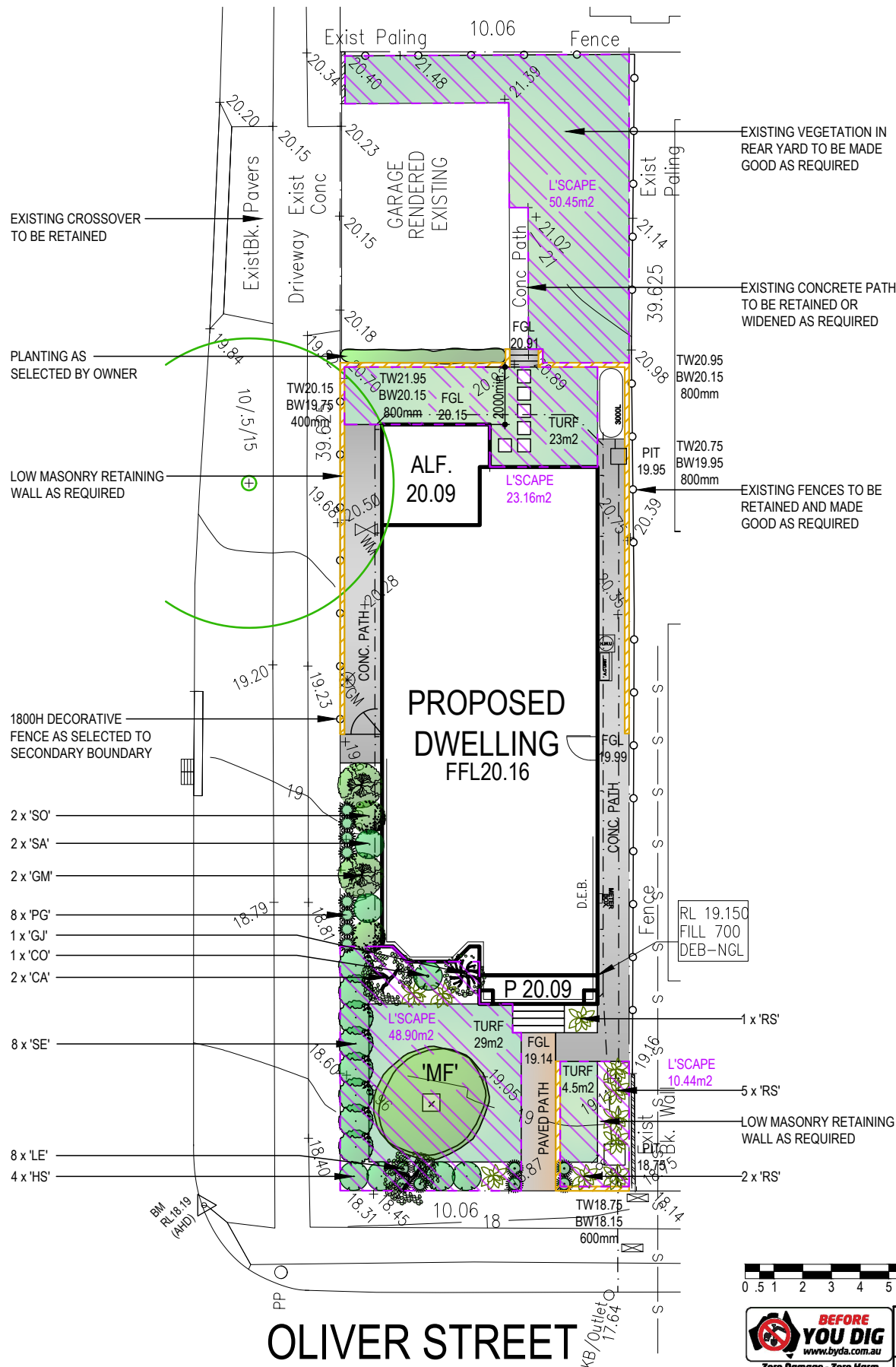


ALL PAVEMENTS SHALL COMPLY WITH AS/NZ 4586:1999
STANDARDS CLASS W (LOW) FOR SLIP RESISTANCE ON
PUBLIC AND PRIVATE PROPERTY

TREES AND SHRUBS TO NOT COMPROMISE "ASPECTS SUCH
AS SIGHT DISTANCES TO BOTH PEDESTRIANS AND OTHER
VEHICLES...DURING THE LIFE OF THE PLANTINGS"- AS
2890.1-2004

REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD / DWARF
WALL DETAILS - MULCH OSD WITH NON FLOATABLE
DECORATIVE GRAVEL.
ALL FINISHED GROUND LEVELS AS PER HYDRAULICS
ENGINEERS DETAILS.

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF D.A. LANDSCAPE PLANS. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE BUSINESS OWNER. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM D.A. LANDSCAPE PLANS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.
UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.









NOT FOR CONSTRUCTION PURPOSES

PLANT SCHEDULE					
TREES	SYMBOL	QUANTITY	POT SIZE	HEIGHT	
MICHELIA 'FIGO' (PORT WINE MAGNOLIA)	MF	1	45L	4-6	
NAME					
CITRUS AUSTRALASICA (FINGER LIME)*	CA	2	200MM	3	
CORREA SPECIES (NATIVE FUCHSIA)*	CO	1	200MM	1	
GREVILLEA JOHNSONII (GREVILLEA)*	GJ	1	200MM	3	
GREVILLEA 'MOONLIGHT' (GREVILLEA)*	GM	2	200MM	3	
HIBBERTIA SCANDENS (HIBBERTIA)*	HS	4	150MM	0.5	
LOBELIA ERINUS (LOBELIA)	LE	8	150MM	0.3	
PLECTRANTHUS GRAVEOLENS (BUSH BASIL)	PG	8	150MM	0.5	
ROSA 'AS SELECTED' (ROSE AS SELECTED)	RS	8	200MM	1.5	
SYZYGIUM AUSTRALE (LILLY PILLY)*	SA	2	200MM	3	
SYZYGIUM 'ELITE' (LILLY PILLY)*	SE	8	200MM	HEDGE	
SYZYGIUM OLEOSUM (LILLY PILLY)*	SO	2	200MM	2	

* = NATIVE SPECIES

LANDSCAPE CALCULATIONS
TOTAL SITE AREA = 398.50m ²
LANDSCAPE AREA REQUIRED = 159.40m ² (40%)
LANDSCAPE AREA ACHIEVED = 132.95m ²

LEGEND

-  TW20.11 = PROPOSED TOP OF WALL
-  BW20.00 = PROPOSED BOTTOM OF WALL
-  DRAINAGE SYSTEM
-  EXISTING/PROPOSED BY OTHERS
-  L'SCAPE
42.55m²
-  HATCH DENOTING LANDSCAPE AREA

<p>DISCLAIMERS</p> <ul style="list-style-type: none">- SITE SURVEY PROVIDED BY OTHERS. ALL DISCLAIMERS CARRIED BY PROVIDED SURVEY ARE CARRIED OVER TO THIS DOCUMENT.- ALL LEVELS AND LOCATIONS OF SERVICES MUST BE LOCATED AND PROTECTED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. "DIAL BEFORE YOU DIG" SHOULD BE CONTACTED FOR RELEVANT INFORMATION.- EXISTING TREE SPREAD APPROXIMATE ONLY.- CALCULATED AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION OR TENDERING. <p>STANDARD PERCENTAGES SHOULD BE ALLOWED FOR CUTTING AND WASTAGE.</p> <ul style="list-style-type: none">- NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS, DAMAGE, HARM, OR INJURY, WHETHER SPECIAL, CONSEQUENTIAL, DIRECT, OR INDIRECT, SUFFERED BY YOU OR ANY OTHER PERSON AS A RESULT OF THE USE OF THIS DRAWING. <p>-D.A. LANDSCAPE PLANS TAKES NO RESPONSIBILITY FOR ANY VARIATIONS IN DESIGN, CONSTRUCTION METHODS, MATERIALS OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL.</p>	
<p>TITLE:</p> <p>LANDSCAPE CONCEPT</p> <p>FOR: DA TO NORTHERN BEACHES COUNCIL</p>	
<p>ADDRESS:</p> <p>58 OLIVER STREET</p> <p>FRESHWATER</p>	
<p>CLIENT:</p> <p>MR & MRS JOHNSTON</p>	

RETAINING WALL NOTES

- RETAINING WALL SECTIONS/LOCATIONS SHOWN ARE INDICATIVE ONLY, AND SITE CONDITIONS, AND ENGINEERS SPECIFICATIONS, SHALL TAKE PRECEDENCE.
- RETAINING WALL TOP AND BOTTOM OF WALL HEIGHTS ARE "BEST GUESS" INDICATIVE ONLY, BASED ON INFORMATION PROVIDED, AND THE SITE CONTRACTOR SHALL ADAPT CONSTRUCTED WALLS TO SITE CONDITIONS ACCORDINGLY.
- RETAINING WALL MATERIAL SELECTION AND CONSTRUCTION ARE THE OWNERS/CONTRACTORS RESPONSIBILITY.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED TO THE MANUFACTURERS/ENGINEERS SPECIFICATION, AND BE CONSISTENT WITH AS.4678-2002.
- ALL RETAINING WALLS SHALL BE PROVIDED WITH SUFFICIENT DRAINAGE TO MANUFACTURERS/ENGINEERS AND COUNCIL SPECIFICATION. DRAINAGE SHALL NOT CONNECT TO ANY PIPES LEADING TO A RAINWATER TANK.
- ALL RETAINING WALL CONSTRUCTION SHALL TAKE INTO ACCOUNT SITE CONDITIONS AND ADAPT ACCORDINGLY.
- IF RETAINING WALLS ARE TO BE CONSTRUCTED WITHIN THE ZONE OF INFLUENCE OF ANY SERVICES FOUND ON SITE, OR ON THE SURVEY PROVIDED, THE SERVICES OF A QUALIFIED AND REGISTERED ENGINEER AND/OR ADVICE FROM SERVICE PROVIDER SHALL BE SOUGHT.
- ALL RETAINING WALLS AND ASSOCIATED WORKS SHALL BE CONSTRUCTED WHOLLY WITHIN THE BOUNDS OF THE SUBJECT PROPERTY, CONSISTENT WITH THE INDICATIVE SECTIONS PROVIDED.
- ALL FILL PLACEMENT IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798-2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT".
- HANDRAILS SHALL BE CONSTRUCTED TO ALL RETAINING WALLS AS REQUIRED BY NCC-3.9.2.
- RETAINING WALL DRAINAGE POINTS, AND ALL OTHER WORKS, SHALL BE INSPECTED AT REGULAR (ONCE YEARLY MINIMUM) INTERVALS AND ALL ISSUES AND BLOCKAGES RECTIFIED IMMEDIATELY, FOR THE LIFE OF THE WALL.

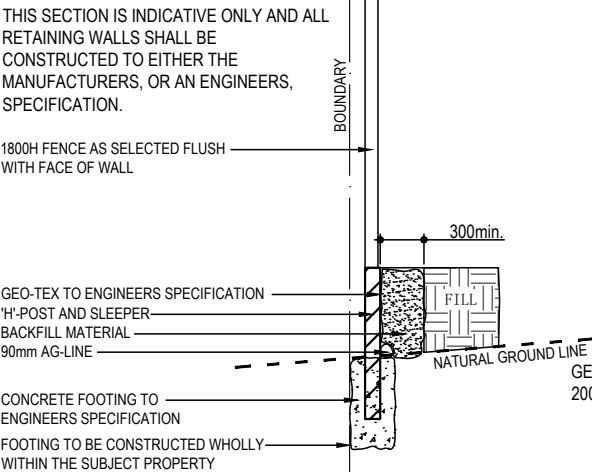
PLANTING/MAINTENANCE NOTES

- GLAZED OR POLISHED PLANTING HOLES, PARTICULARLY IN CLAY SOILS SHOULD BE AVOIDED. PLANTS TO BE MOUNDED WITHIN THESE SOIL TYPES.
- CONTRACTOR SHALL CHECK AND AMEND pH AS REQUIRED BY SITE CONDITIONS.
- SOIL MIX SHALL MEET AS.4419-2018, AND SOIL CONDITIONERS, MULCHES, AND COMPOSTS SHALL MEET AS.4454-2012.
- TREE STOCK SHALL MEET AS.2303-2018.
- PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE.
- PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING, ONCE WEEKLY FOR A PERIOD OF NO LESS THAN 12 MONTHS, AND A MINIMUM ONCE MONTHLY THEREAFTER. THE VOLUME OF WATER SHALL BE THE SAME AS THE POT SIZE AT PLANTING TIME.
- PLANTING SHOULD BE AVOIDED AT THE HEIGHT OF SUMMER (DECEMBER - JANUARY)
- WATER CRYSTALS MAY BE USED TO REDUCE THE AMOUNT OF WATER STRESS SUFFERED BY THE PLANT.
- IF A FERTILISER IS TO BE APPLIED, A SLOW RELEASE 8 - 9 MONTH PLANT FOOD PREFERRED. LOW PHOSPHOROUS FERTILISER SHALL BE USED FOR ALL NATIVE SPECIES.
- THE OWNER, OR THEIR REPRESENTATIVE, IS TO MAINTAIN THE HEALTH OF THE LANDSCAPED AREAS FOR THE LIFE OF THE DEVELOPMENT.
- ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED. PERMISSION SHOULD BE SOUGHT BEFORE ALTERING THE PLANT SPECIES LIST (ON MOST OCCASIONS NURSERIES CAN SUBSTITUTE).
- STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS AND NOT POT BOUND.
- REPLACEMENT PLANTS SHOULD BE MADE AVAILABLE FOR ANY LOSSES OF PLANT STOCK THAT MAY OCCUR FOR A MINIMUM 12 MONTH PERIOD.
- WEEDS SHOULD BE TREATED/REMOVED ON A FORTNIGHTLY BASIS, IN ACCORDANCE WITH BIODIVERSITY CONSERVATION ACT 2016 AND ANY LOCAL COUNCIL POLICY.
- PEST OR DISEASE SAMPLES SHOULD BE TAKEN TO THE LOCAL NURSERY FOR IDENTIFICATION AND APPROPRIATE REMEDY.

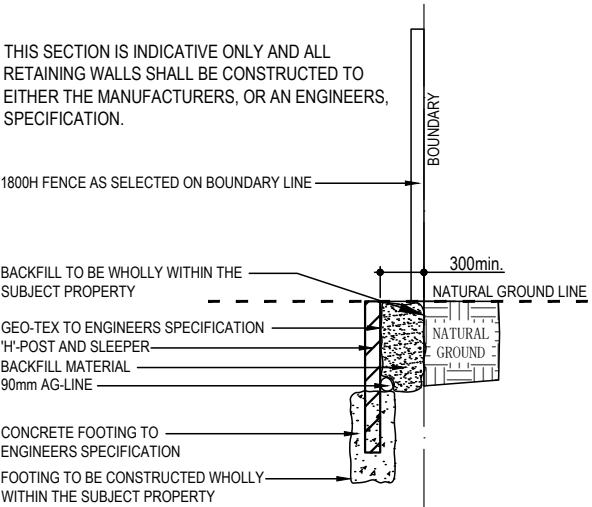
ALL FENCING SURROUNDING ANY POOL / OSD BASIN ARE TO BE CONSTRUCTED, INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE SWIMMING POOLS ACT 1992, AS.1926.2-2007 AND AS.1926.1-2012. IF THE ACTS AND STANDARDS HAVE CHANGED PRIOR TO CONSTRUCTION THEN THE CURRENT ACTS AND STANDARDS SHALL TAKE PRECEDENCE.

-A "NON-CLIMBABLE ZONE", AS PER THE RELEVANT DOCUMENTS, SHALL BE MAINTAINED IN PERPETUITY TO THE FENCED AREA.

-THE FENCE SHALL BE MAINTAINED, TO THE RELEVANT STANDARDS, IN PERPETUITY.



INDICATIVE FILL RETAINING
WALL SECTION
(NTS)



INDICATIVE CUT RETAINING
WALL SECTION
(NTS)

TYPICAL PLANT SELECTION CRITERIA - AS2303-2015 'TREE STOCK FOR LANDSCAPE USE' FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY- 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

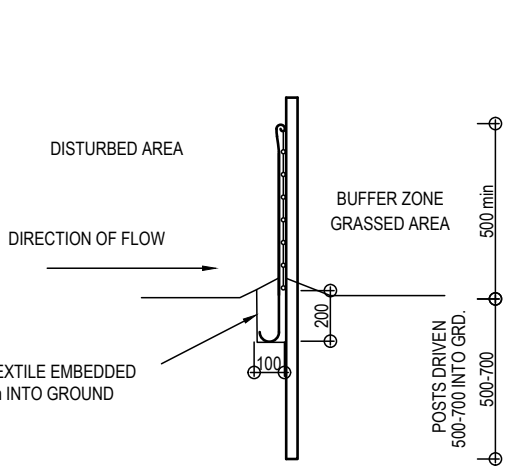
PRUNING:-
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
*ENSURE CUTS ARE AT BRANCH COLLAR ARE CLEAN WITH NO TEARS.

ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION <15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

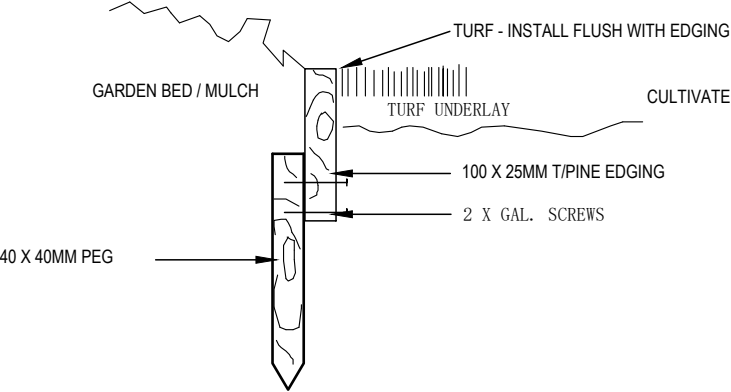
ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.

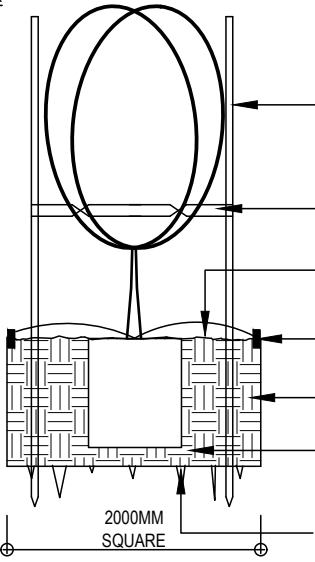


SEDIMENT BARRIER
(NTS)

(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)



TIMBER EDGING
(NTS)



45-75LTR TYPICAL PLANTING
(NTS)

TYPICAL PLANTING CRITERIA

*SEEK ADVICE BEFORE SUBSTITUTING SPECIES
*REPLACEMENTS TO BE MADE WITHIN 12 MONTHS

3 x 40MM HARDWOOD STAKES AS REQUIRED. DON'T PIERCE ROOT BALL

(NOTE:- ONLY REQUIRED IN WINDY ENVIRONMENTS, VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL. STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT

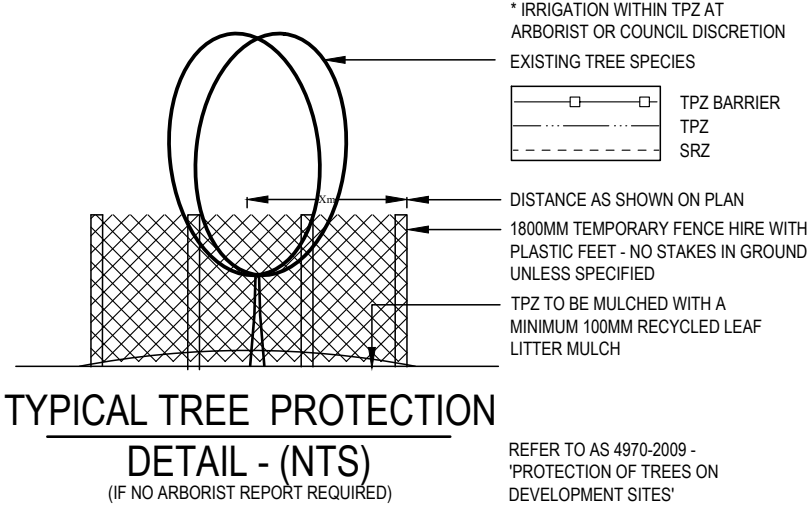
75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL

SELECTED EDGING - REFER TO DETAIL

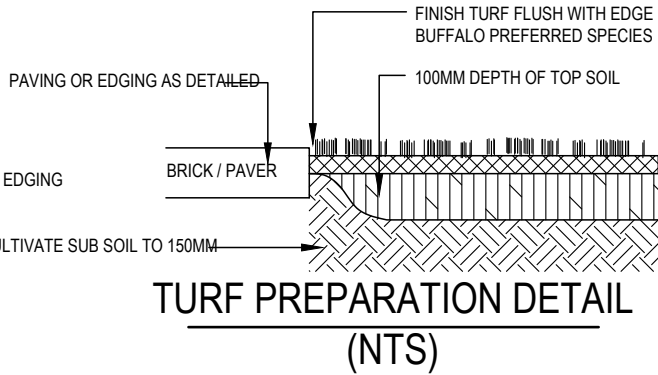
EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.



TYPICAL TREE PROTECTION
DETAIL - (NTS)
(IF NO ARBORIST REPORT REQUIRED)



TURF PREPARATION DETAIL
(NTS)

LANDSCAPE MAINTENANCE SCHEDULE						
MAINTENANCE TASK MINIMUM 12 MONTHS	WEEKLY	BI-WEEKLY	MONTHLY	QUARTERLY	YEARLY	AS REQUIRED
TREES/SHRUBS						
GARDEN BEDS						
WATER						
HEDGE						
PRUNE						
FERTILIZER (SLOW RELEASE)						
WEED (SPRAY/HAND WEED)						
MULCH (MIN. 75mm)						
TURF						
WATER						
MOW						
FERTILIZER						
WEED (SPRAY/HAND WEED)						



AMENDMENTS:			DRAWN:
DATE:	AMENDMENT		
2025.02.24	D-ADD LANDSCAPE AREAS		CJ

PROJECT:	
PROPOSED DWELLING	
DATE:	REF #:
2025.02.04	D1630
DRAWN:	SHEET #:
CJ	2 of 2
SCALE: 1:200 @ A3	

NOTES

- PRIOR TO COMMENCEMENT OF WORKS CLIENT SHALL VERIFY THAT CONTRACTORS ARE LICENSED AND INSURED TO CARRY OUT ALL WORKS.
- CLIENT/CONTRACTOR TO CHECK CERTIFICATION AND STAMPED LANDSCAPE PLAN PRIOR TO WORKS COMMENCING.
- CONTRACTOR TO LOCATE AND PROTECT ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS. ALL SERVICE LIDS, PITS, AND VENTS ARE TO BE LEFT EXPOSED AND UNCOVERED BY LANDSCAPE WORKS. ON-SITE ADJUSTMENT OF SERVICES TO ACCOMMODATE LANDSCAPE WORKS SHALL BE WITH THE APPROVAL OF, AND AT THE DIRECTION OF, THE RELEVANT REGULATORY BODY. ANY DAMAGE TO SERVICES CAUSED BY WORKS SHALL BE MADE GOOD BY CONTRACTOR, AT CONTRACTORS EXPENSE, AND TO PROJECT MANAGER, OR REGULATORY BODIES' SATISFACTION.
- ALL LEVELS, AND LOCATION OF WORKS, ON THIS PLAN ARE "BEST GUESS" INDICATIVE ONLY, BASED ON THE INFORMATION PROVIDED, AND SITE CONTRACTOR SHALL ADAPT WORKS TO SITE CONDITIONS ACCORDINGLY.
- ALL LANDSCAPE WORKS SHALL COMPLY WITH ALL COUNCIL DA & CC SPECIFICATION, AND AUS-SPEC-1-NSW C273 "LANDSCAPING" SPECIFICATION.
- ALL IRRIGATION SHALL COMPLY WITH ALL RELEVANT WATER AUTHORITY REGULATIONS, AS WELL AS AS.2698 SPECIFICATION.
- ALL MATERIALS SHALL BE FIXED TO MANUFACTURERS SPECIFICATION.
- ALL GARDEN BEDS NOT DIRECTLY IN CONTACT WITH THE EXISTING SITE SOIL SHALL BE PROVIDED WITH SUFFICIENT DRAINAGE.
- EDGING TO BE PROVIDED TO ALL MEETINGS OF DIFFERENT MATERIALS UNLESS OTHERWISE STATED. TRIP HAZARDS ARE TO BE IDENTIFIED AND RECTIFIED AS PART OF THE CONSTRUCTION PROCESS.
- WEEDMAT SUGGESTED UNDERNEATH GRAVEL PATHWAYS.
- GARDEN BEDS IN OSD BASINS TO BE NON-FLOATABLE DECORATIVE GRAVEL.
- BUFFALO TURF, OR NON-WEED SPECIES TURF/LAWN, SUGGESTED.
- CONTRACTOR TO MAKE GOOD NATURE STRIP TURF TO COUNCIL SPECIFICATION.
- REFER TO HYDRAULICS PLAN FOR OSD BASIN, & DRAINAGE DESIGN, FINAL LEVELS. ALL SITE WORKS AND DRAINAGE ARE TO BE SUBJECT TO ENGINEERS DETAILS AND CERTIFICATION. IN THE ABSENCE OF ENGINEERS SPECIFICATION ALL SITE AREAS ARE TO BE PROVIDED WITH SUFFICIENT PITS AND DRAINAGE, AND ALL AREAS TO BE GRADED TOWARDS SUCH PITS.
- DIMENSIONS SHOULD ALWAYS TAKE PRECEDENCE OVER SCALING.
- ARCHITECTURAL SET-OUT NOT TO BE TAKEN FROM LANDSCAPE PLANS
- ALL WORKS SHALL BE CONSTRUCTED TO AUSTRALIAN STANDARD, CODE, COUNCIL CONDITION, OR BCA/NCC GUIDELINES. IN THE EVENT OF ANY DISCREPANCY BETWEEN THIS LANDSCAPE PLAN AND ANY RELEVANT STANDARD, CONDITION, GUIDELINE, OR CODE, THE STANDARD, CONDITION, GUIDELINE, OR CODE SHALL TAKE PRECEDENCE.
- ALL PLANS, DESIGNS, AND IDEAS REMAIN THE PROPERTY OF D.A. LANDSCAPE PLANS AND SHOULD NOT BE COPIED, REPRODUCED OR CONSTRUCTED WITHOUT THE WRITTEN PERMISSION FROM THE OWNER.

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TITLE:

LANDSCAPE DETAILS

ADDRESS:
58 OLIVER STREET
FRESHWATER

CLIENT:
MR & MRS JOHNSTON