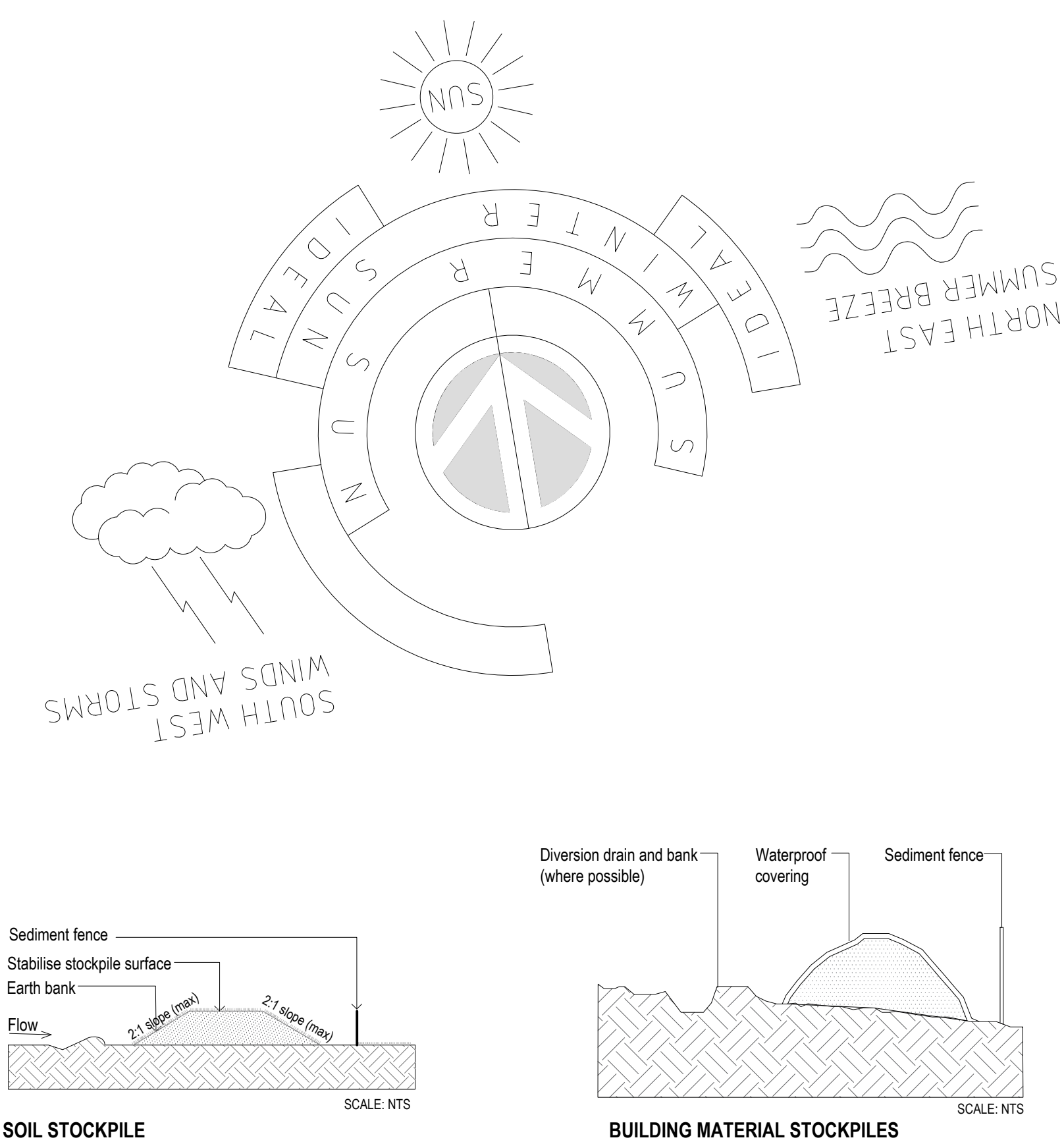
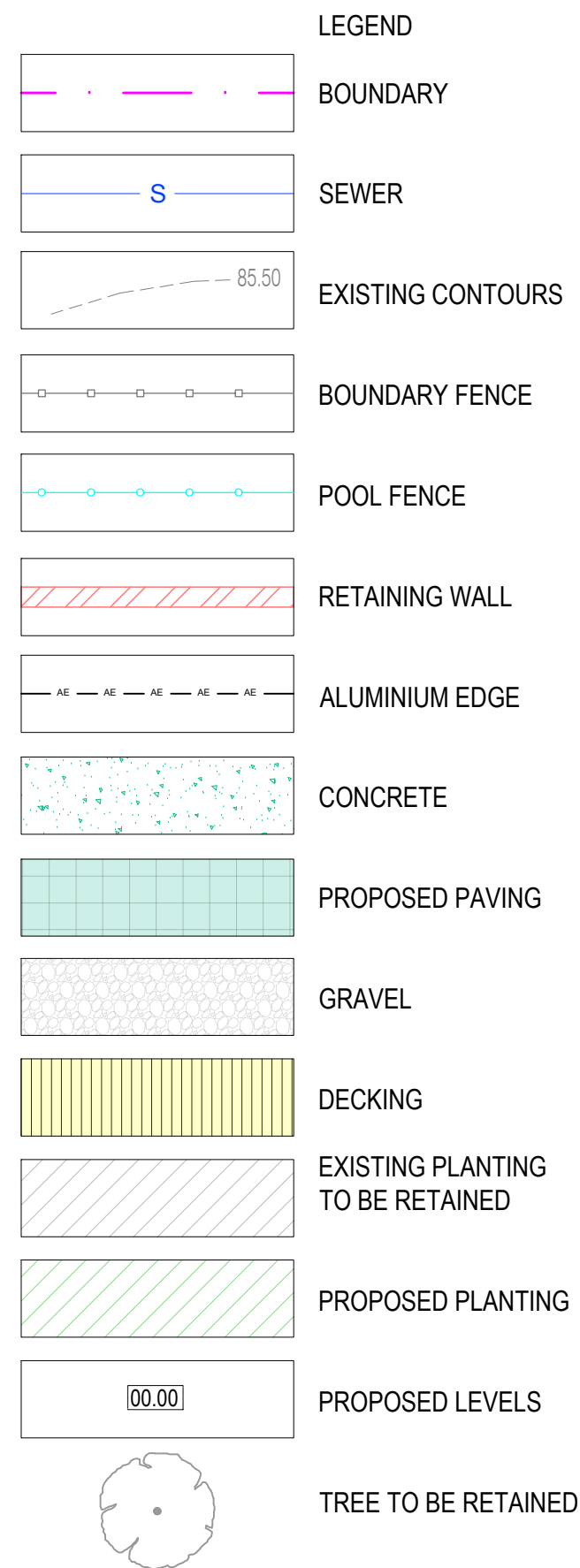
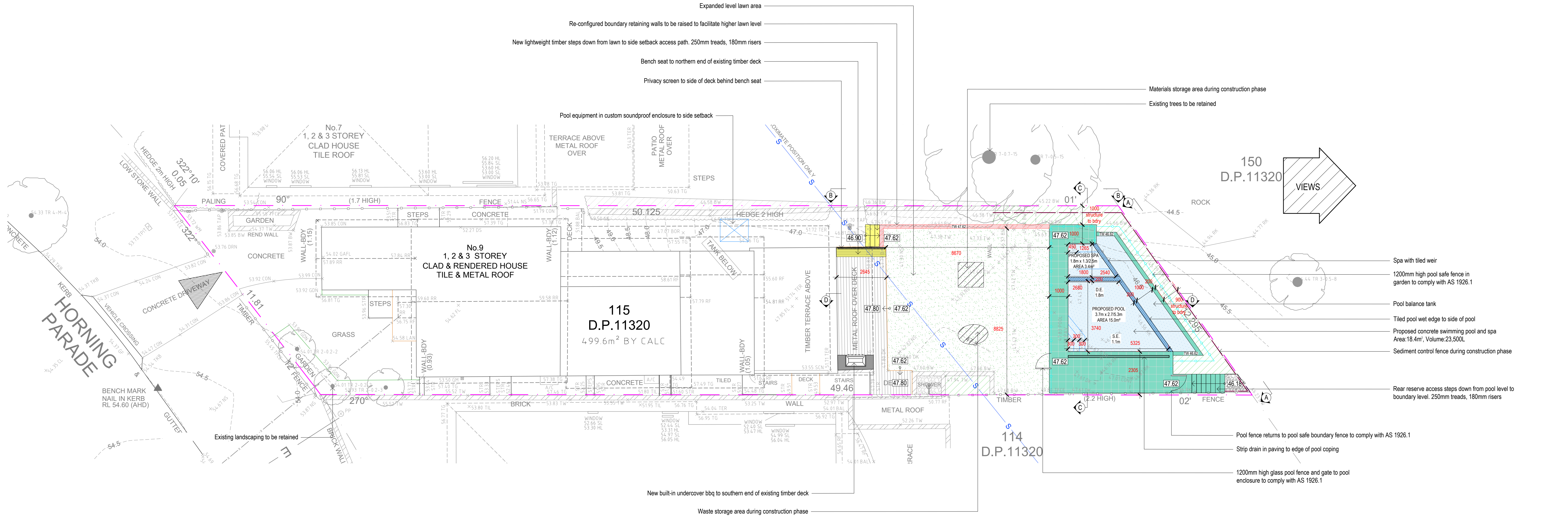
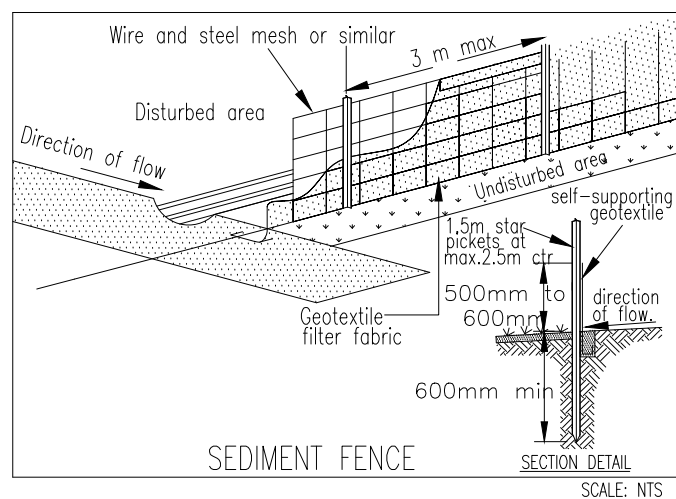




SITE ANALYSIS LEGEND			
	SITE VEHICLE ENTRY		WASTE STORAGE AREA
	MATERIALS STORAGE AREA		NEW WORKS COLOURS
	TIMBER		BRICK
	GLASS		CONCRETE
	METAL		



SEDIMENT & EROSION CONTROL NOTES

During earthworks the following procedures shall be followed:

1. Install silt barriers where shown on plan prior to commencement of works.
2. Silt barriers to be maintained regularly & after heavy rain by removal of built up silt & spreading silt on existing site when 50% capacity.
3. Repair any damages to fence immediately.
4. Clean up spillages outside silt fence immediately.
5. Sediment control measures to be left in place until works completed.
6. Topsoil from the work's area will be stockpiled for later use in landscaping if necessary.
7. Approved bins for building waste, concrete and mortar slurries, paints and acid washings will be provided by contractor.

Installation and Maintenance of Sediment and Erosion Controls

Prior to any works commencing on site, including demolition, sediment and erosion controls must be installed in accordance with Landcom's 'Managing Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of heavy rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute meshing or matting.

Tree Protection

Unless identified by the development consent, existing trees shall be protected in accordance with AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4, with no ground intrusion into the tree protection zone and no trunk, branch nor canopy disturbance.

Should any problems arise with regard to the existing trees on public land during the construction period, immediately contact Council's Tree Services section.

Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the works.

Hazardous Materials Management Plan

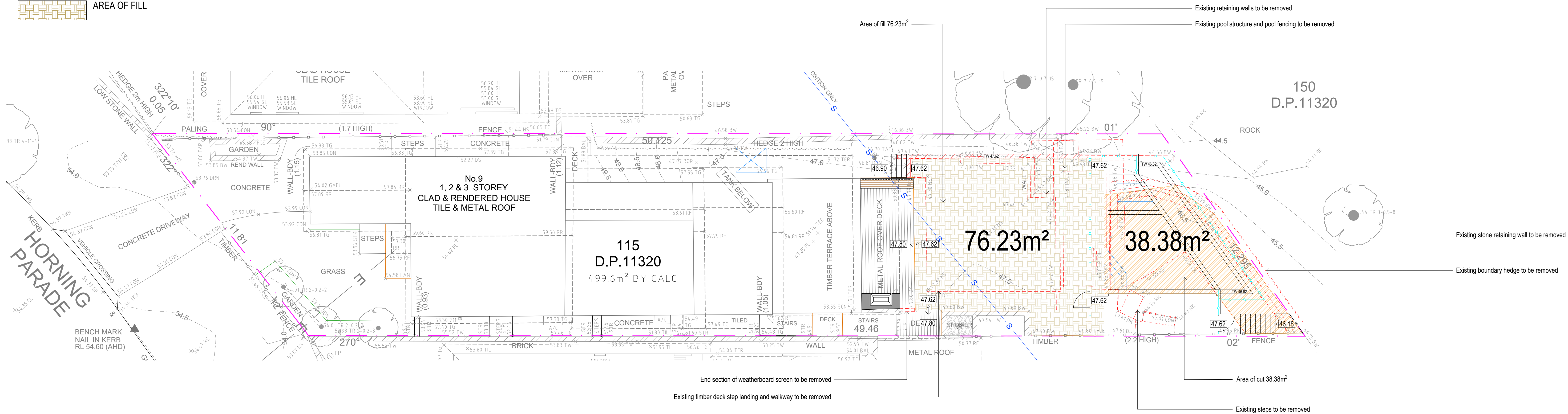
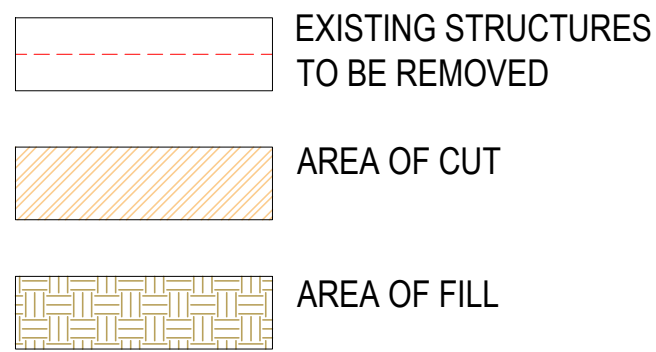
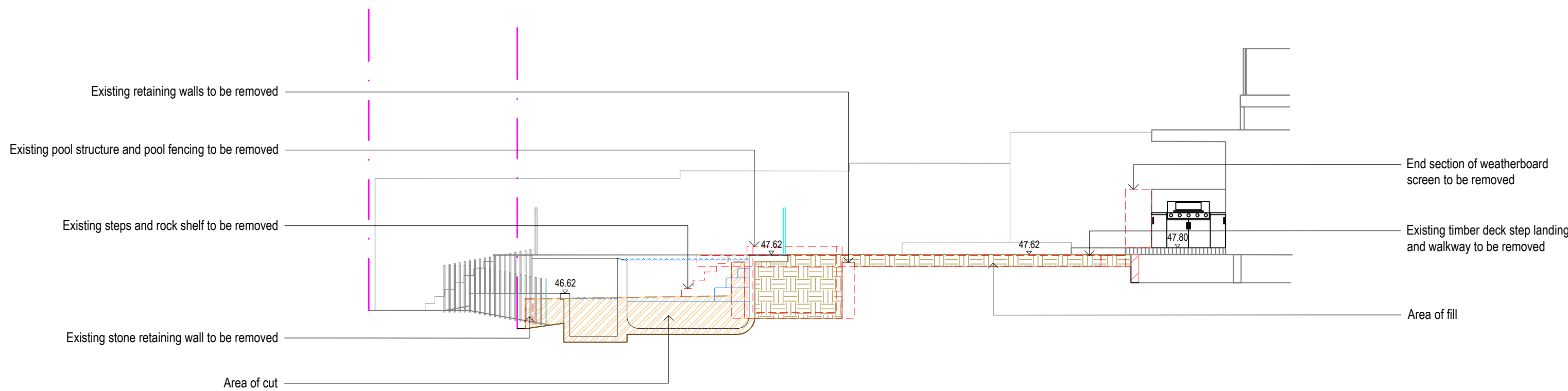
- Should any hazardous materials be identified by the contractor, contact SafeWork NSW to find a licensed removalist and assessor.
- Notify SafeWork NSW five calendar days before undertaking any licenced asbestos removal work.
- The site must be fenced prior to demolition and must comply with SafeWork NSW requirements.
- Demolition to be carried out in accordance with AS 2601-2001, *The Demolition of Structures*.

Work Plan

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition.

- No demolition material shall be placed on Council's footpath, road or grass verges without Council Approval.
- Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.
- Demolition works are restricted to 8am to 5pm Monday to Friday only
- Where demolition works have been completed and new construction works have not commenced within 4 weeks of completion of the demolition works that area affected by the demolition works shall be maintained in a safe and clean state until such time new construction works commence.

LEGEND

SECTION CC
SCALE 1:100SECTION DD
SCALE 1:100

NOTES:

Contractors to check and verify all dimensions and all levels on site prior to any works.
Any discrepancies should be immediately referred to Space Landscape Designs.
All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
Dimensions designed over existing. All measurements are in millimetres.

Rev.	Date	Issue
A	16/11/22	Preliminary Issue
B	30/11/22	Final Issue

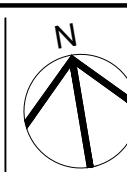
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SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacelandscape.com.au
spacelandscape.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT:
Landscape & Swimming Pool
SITE ADDRESS:
9 Horning Parade,
MANLY VALE NSW 2093

CLIENT: Jeni Daven
DRN: T.Browne (B.L.Arch)
SCALE: 1:100@A1
PROJECT NO: 222010

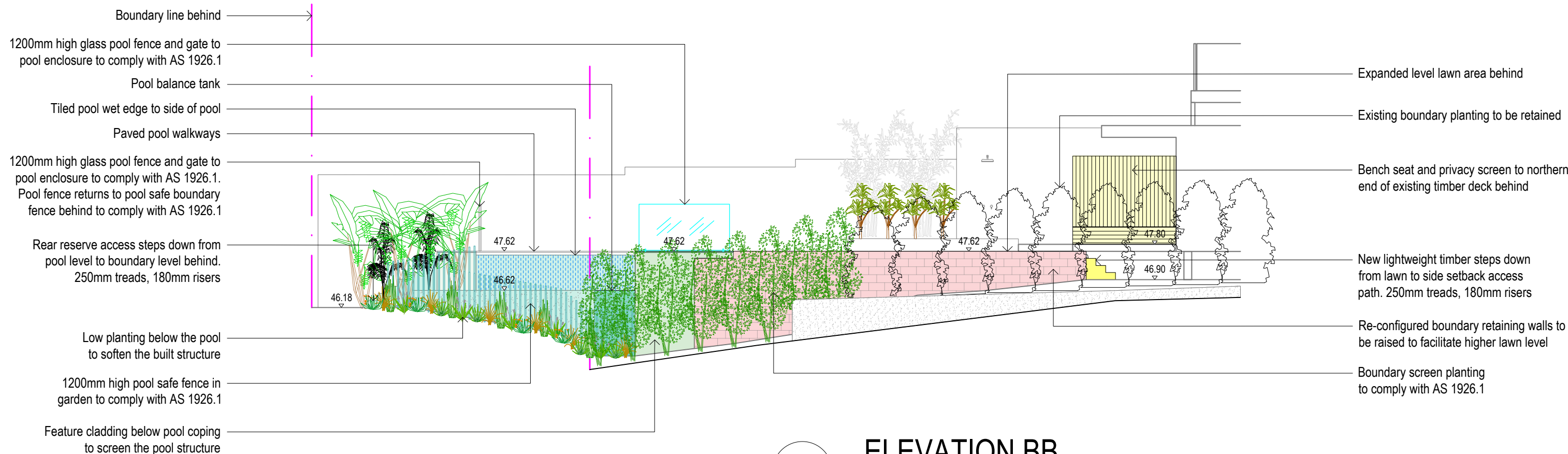


DRAWING TITLE:
DEMOLITION PLAN
EXCAVATION & FILL PLAN
DRAWING NO:
DA-02

Rev: B



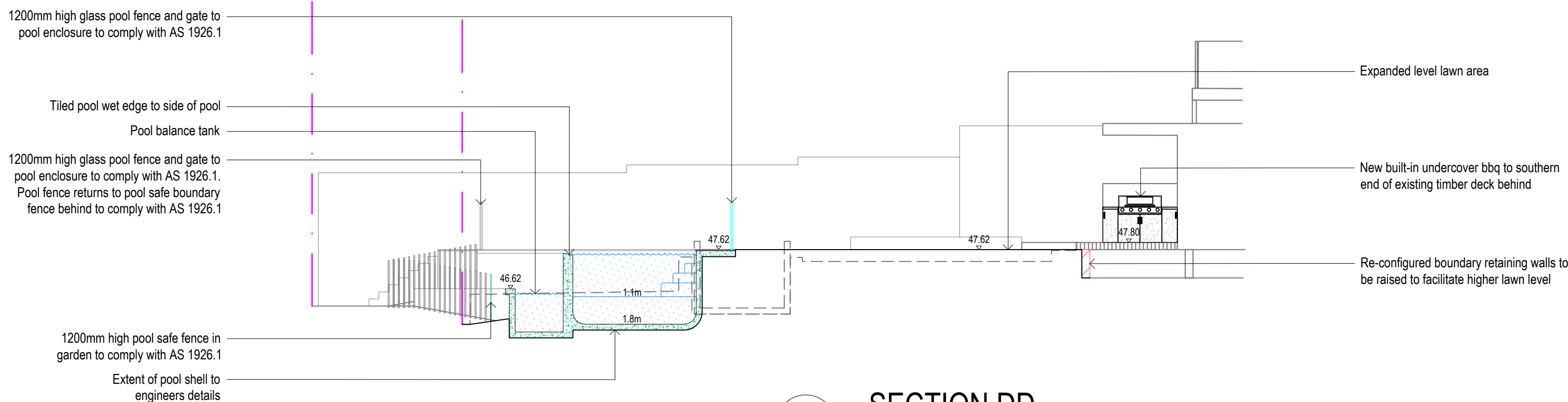
ELEVATION AA
SCALE 1:100



ELEVATION BB
SCALE 1:100

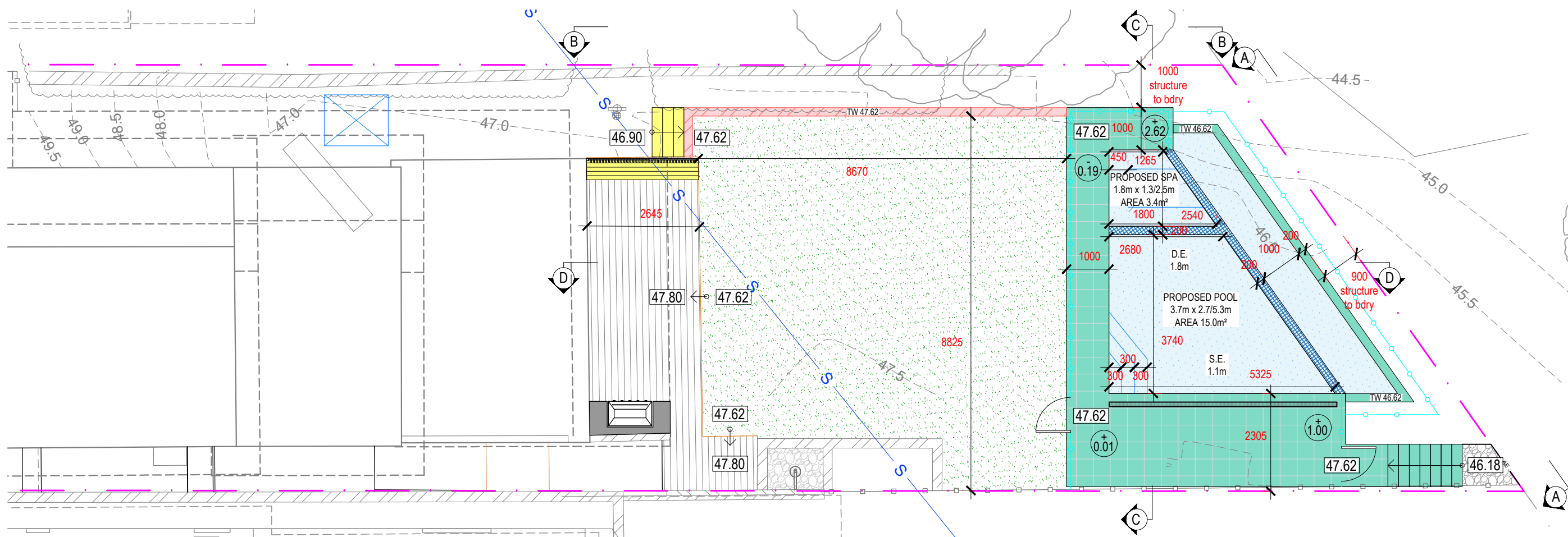


SECTION CC
SCALE 1:100



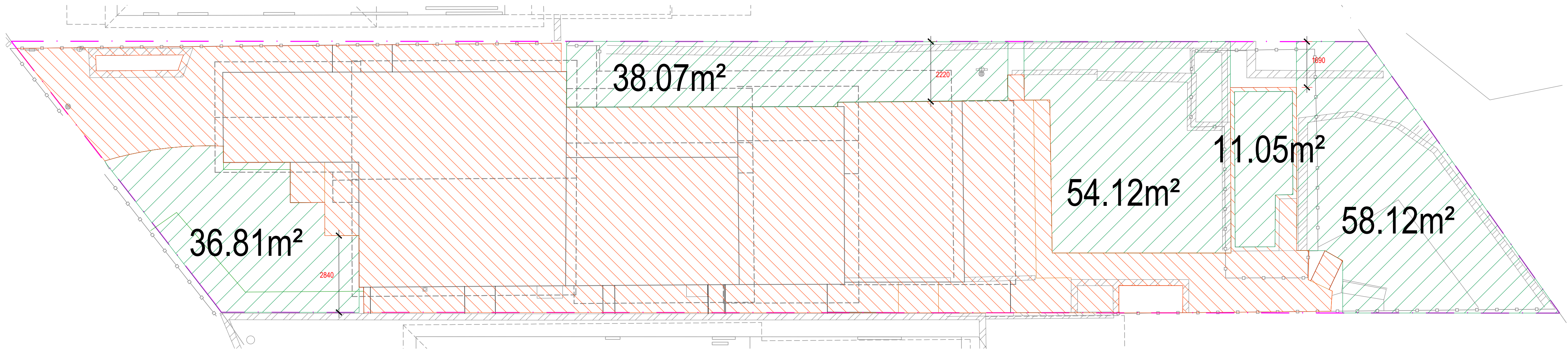
SECTION DD
SCALE 1:100

NEW WORKS COLOURS	
	BRICK
	CONCRETE
	METAL
	TIMBER
	GLASS
	FIBRE CEMENT SHEETS
	PAVING



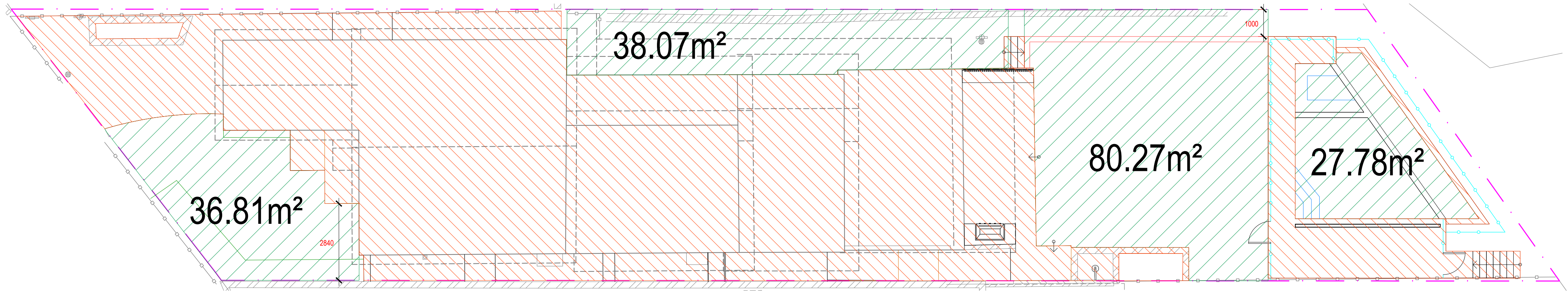
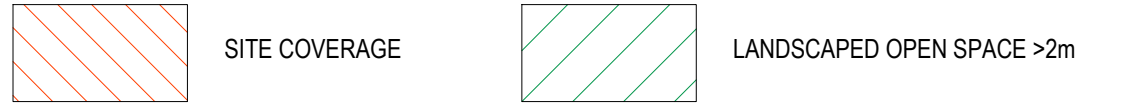
SETOUT PLAN
SCALE 1:100

Note: $\oplus$ Denotes difference between coping & existing ground level



EXISTING LANDSCAPE OPEN SPACE CALCULATIONS PLAN
SCALE 1:100

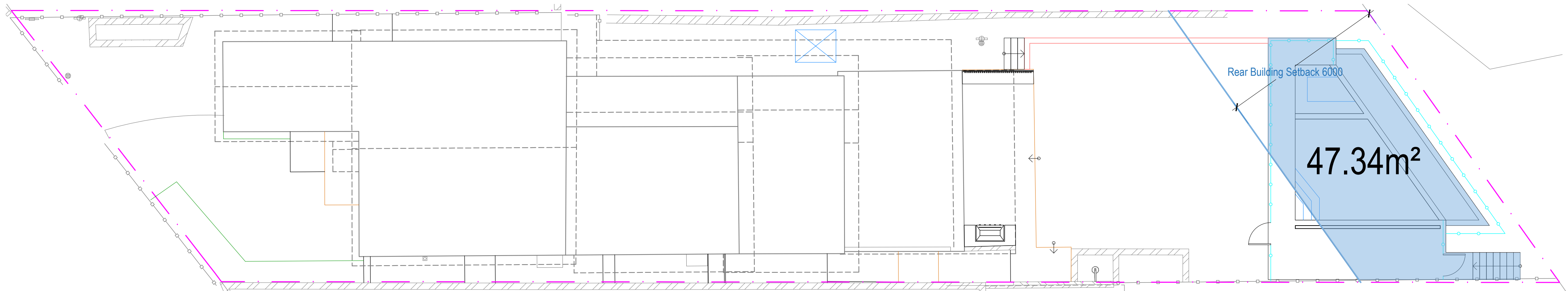
SITE CALCUALTIONS KEY



PROPOSED LANDSCAPE OPEN SPACE CALCULATIONS PLAN
SCALE 1:100

LANDSCAPE OPEN SPACE CALCULATIONS

Site Area	499.6m ²
Required Landscape Open Space	199.84m ² (40%)
Existing Landscape Open Space	198.17m ² (39.6%)
Proposed Landscape Open Space	182.93m ² (36.6%)



REAR BUILDING SETBACK CALCULATIONS PLAN
SCALE 1:100

REAR BUILDING SETBACK CALCULATIONS

Rear Building Setback Area 6m	73.80m ²
Maximum Rear Building Setback Area	36.90m ² (50%)
Proposed Rear Building Setback Area	47.34m ² (64.1%)

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions designed over existing. All measurements are in millimetres.

Rev.	Date	Issue
A	14/11/22	Preliminary Issue
B	30/11/22	DA Issue

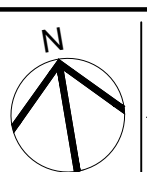
Checked
AE
AE

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ABN 60 799 663 674 ACN 139 316 251
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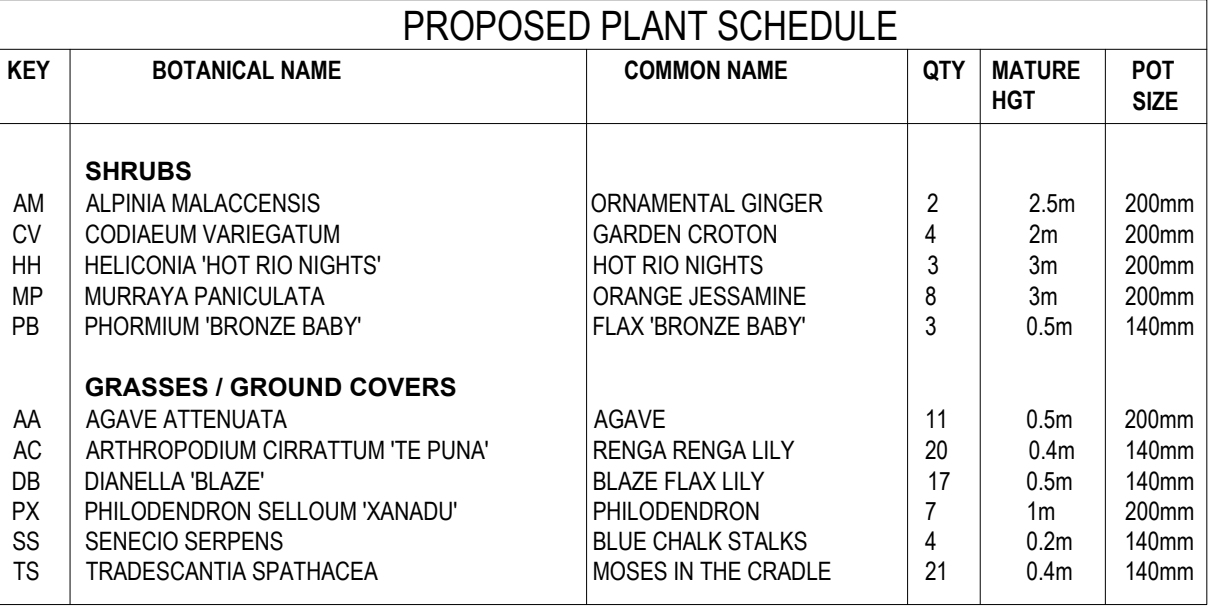
PROJECT:
Landscape & Swimming Pool
SITE ADDRESS:
9 Homing Parade,
MANLY VALE NSW 2093

CLIENT: Jeni Daven
DRN: T.Browne (B.L.Arch)
SCALE: 1:100@A1
PROJECT NO: 222010



DRAWING TITLE:
SITE CALCULATIONS
DRAWING NO:
DA-04

Rev: B



PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
	SHRUBS				
AM	ALPINA MALACCENSIS	ORNAMENTAL GINGER	2	2.5m	200mm
CV	CODIAEUM VARIEGATUM	GARDEN CROTON	4	2m	200mm
HH	HELICONIA 'HOT ROY NIGHTS'	HOT ROY NIGHTS	3	3m	200mm
MP	MURRAYA PANICULATA	ORANGE JESSAMINE	8	3m	200mm
PB	PHORMIUM 'BRONZE BABY'	FLAX 'BRONZE BABY'	3	0.5m	140mm
	GRASSES / GROUND COVERS				
AA	AGAVE ATTENUATA	AGAVE	11	0.5m	200mm
AC	ARTHROPODIUM CIRRHATUM 'TE PUNA'	RENGA RENG A LILY	20	0.4m	140mm
PB	DIANELLA 'BLAZE'	BLAZE FLAX LILY	17	0.5m	140mm
DX	PHILODENDRON SELLOUIM 'XANADU'	PHILODENDRON	7	1m	200mm
TS	SENECIO SERPENS	BLUE CHALK STALKS	4	0.2m	140mm
SS	TRADESCANTIA SPATHACEA	MOSES IN THE CRADLE	21	0.4m	140mm

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.

Materials and workmanship are to conform to the current applicable Australian Standard Specifications and Codes. Where works are adjacent to existing works, make proper junctions between new and existing works and make good any damage caused to adjoining existing and retained works.

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.

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

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.

Existing site topsoil should be salvaged & appropriately stockpiled where possible

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Turf Areas: Turf Underlay¹, Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative. Spread the topsoil on the prepared subsoil and grade evenly, making allowances, if appropriate, for the following:

- Required finished levels and contours after light compaction.

- Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels, smooth and free from stones or lumps of soil. Graded to drain freely, without ponding, to catchment points. Grade evenly into adjoining ground surfaces ready for planting.

Remove weeds, rubbish, mulch and other debris. Do not disturb tree roots or services and if necessary cultivate these areas by hand. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowance to permit the required finished levels and contours after a light compaction. Spread topsoil to the typical depth of 300mm. Feather edges into adjoining undisturbed ground.

Tree stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use.

Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

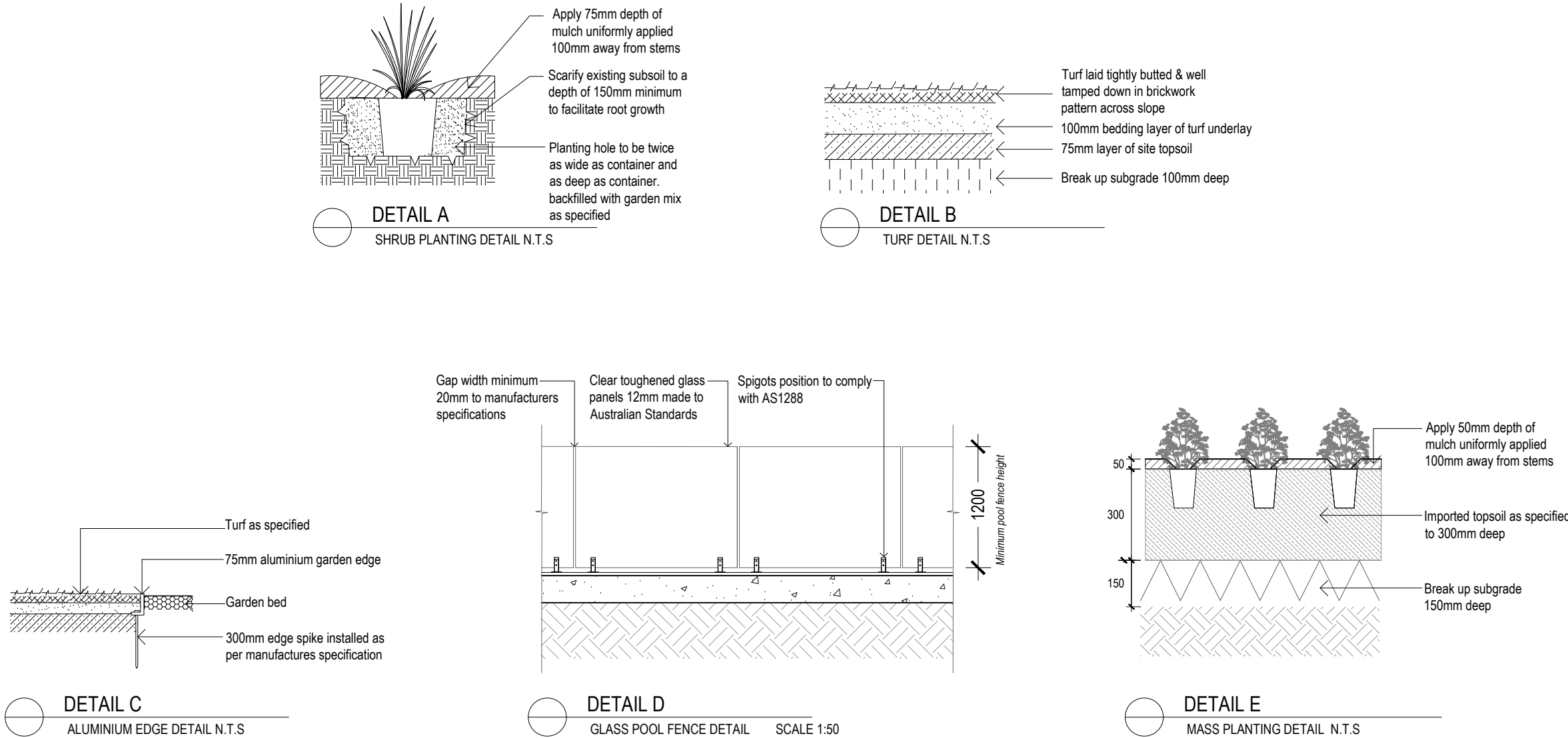
Supply and install Link Edge 75mm as per Landscape Plan with safety top and flush to ground. Compact and level the base in the required area as indicated on Landscape Plan. Half hammer spikes into prepunched holes (approx 4 spikes every 3m length) starting from the first hole in the end of the Link Edge. Use spike washers supplied by manufacturer. Half hammer subsequent spikes in pivotal areas along the length. (Especially at points where a curve is required). Connect lengths together by using fish-plate connectors supplied by manufacturer. Check position of Link Edge is correct before hammering spikes firmly into ground.

All landscaping must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planting areas to receive 50-75mm of garden Mulch, Droughtmaster, 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.

New turf- Sapphire Softed 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 subgrade 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.

Water in immediately after plant installation & allow for soil settlement. Watering program: Minimum 3 complete waterings, soaking to a depth of 150 mm at fortnightly intervals for the first 6 weeks of plant establishment irrespective of natural rainfall. Manually water all lawn and planting areas in absence of an irrigation system or until the proposed irrigation system is fully operational. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.

All retaining walls to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations.

Rev. **B**