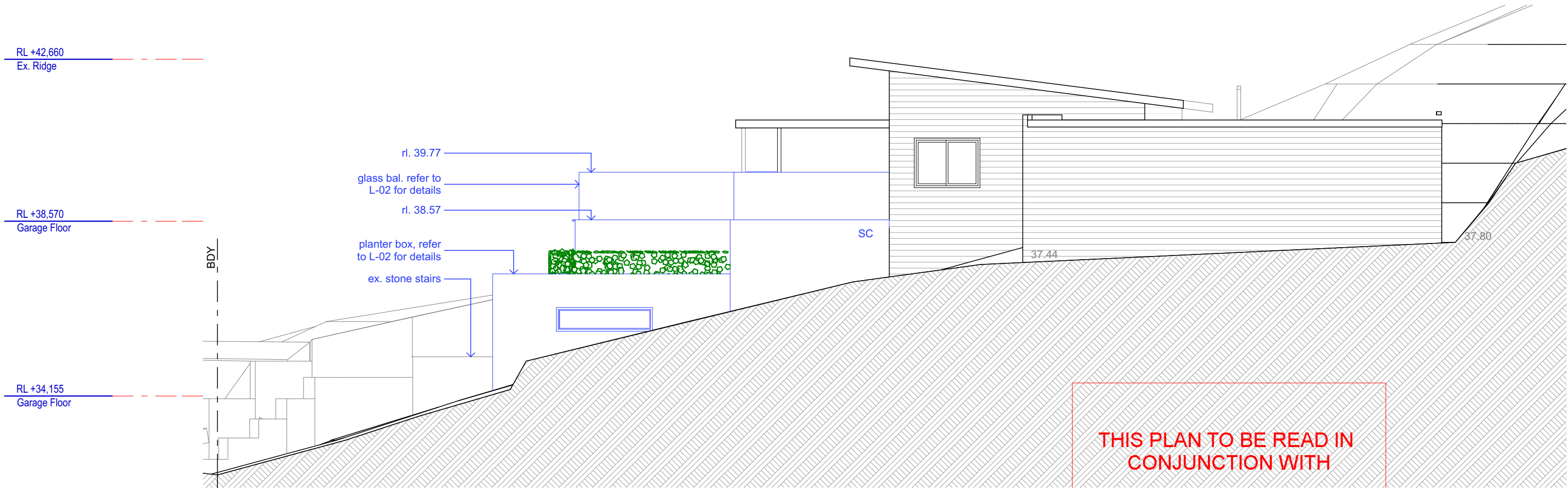
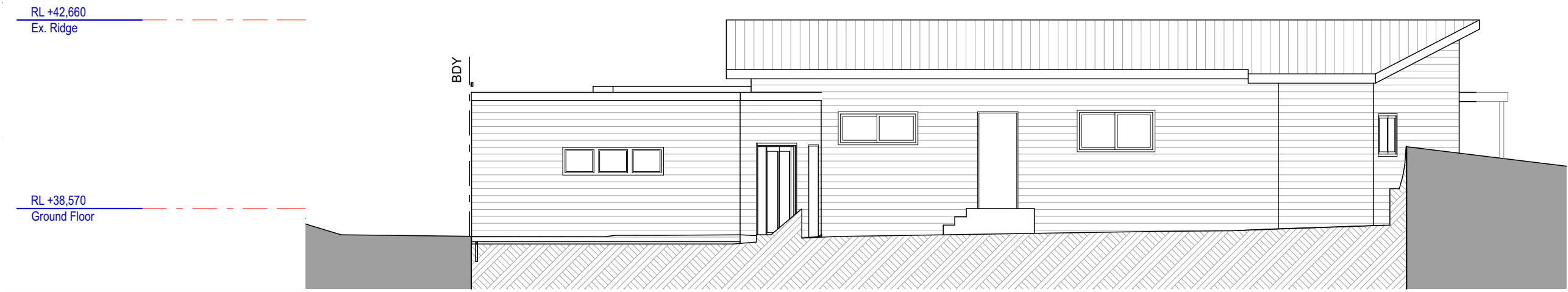


North Elevation
1:100



South Elevation
1:100

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East Elevation
1:100



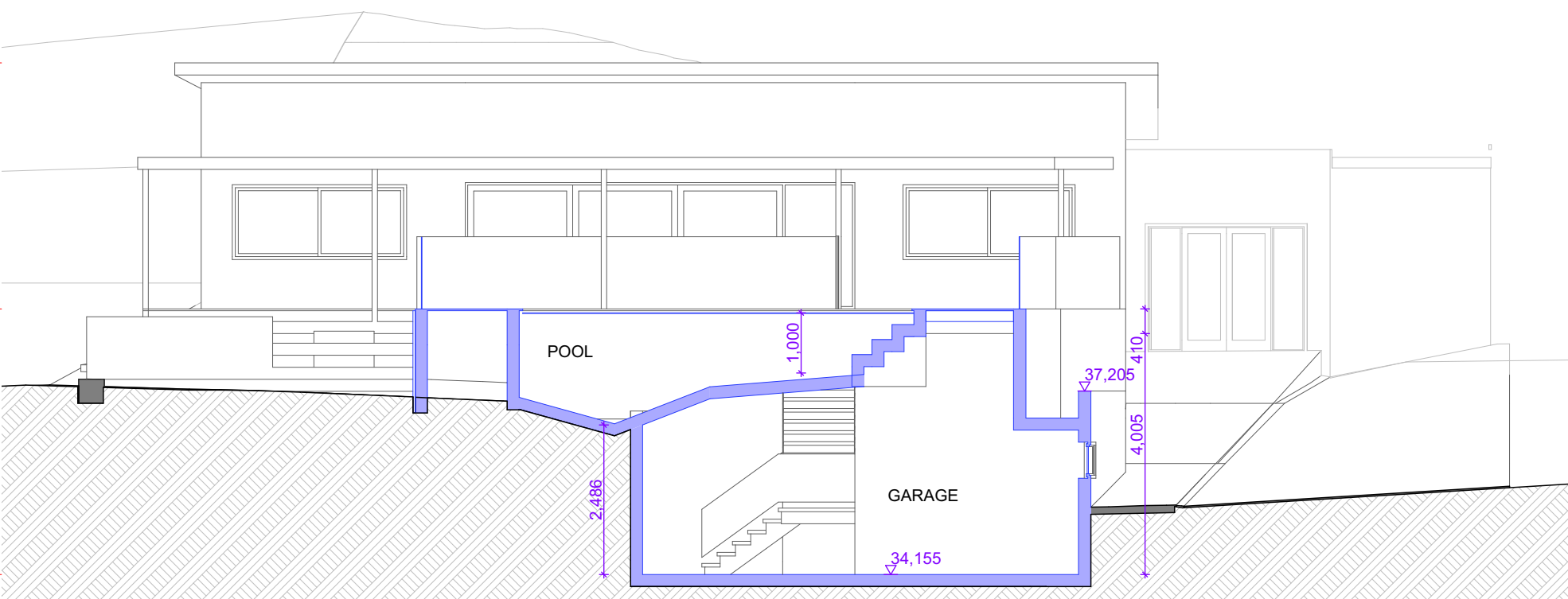
West Elevation
1:100

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RL +42,660
Ex. Ridge

RL +38,570
Ground Floor

RL +34,155
Garage Floor

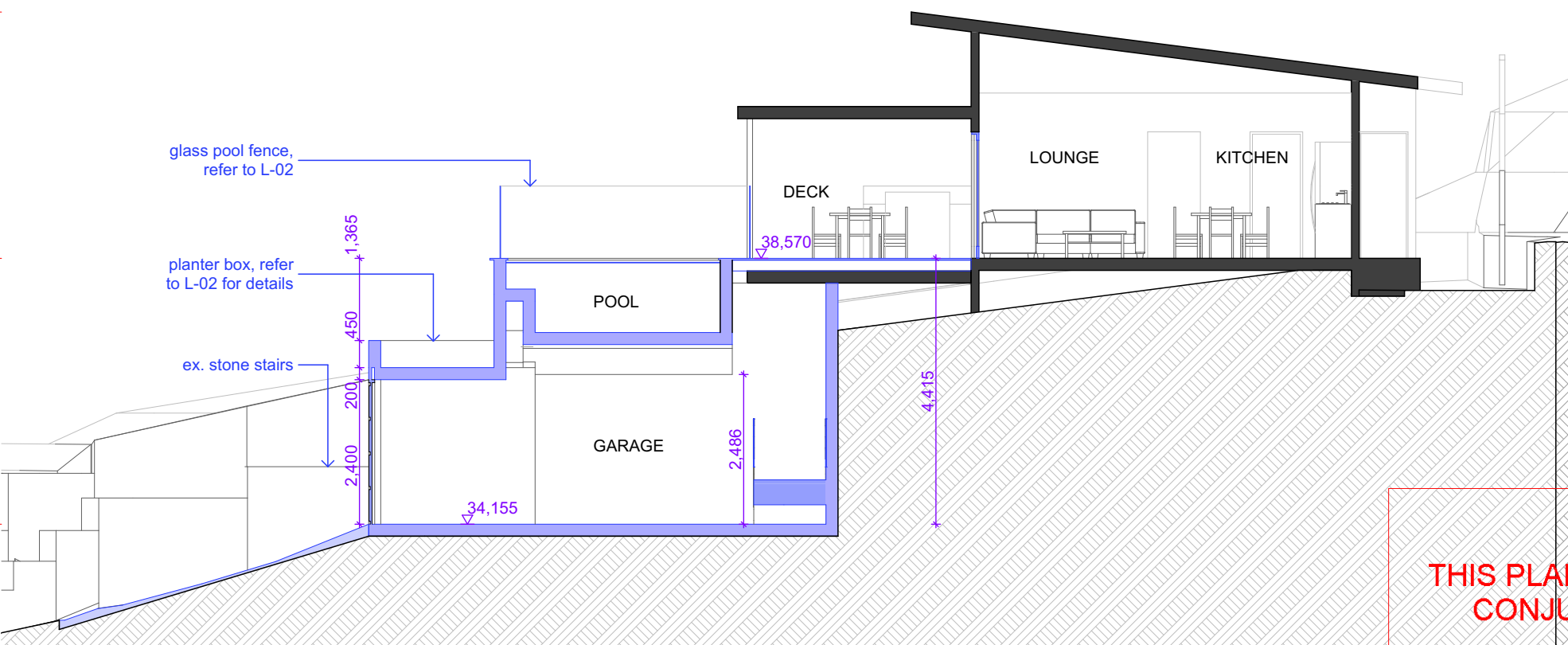


Section A-A
1:100

RL +42,660
Ex. Ridge

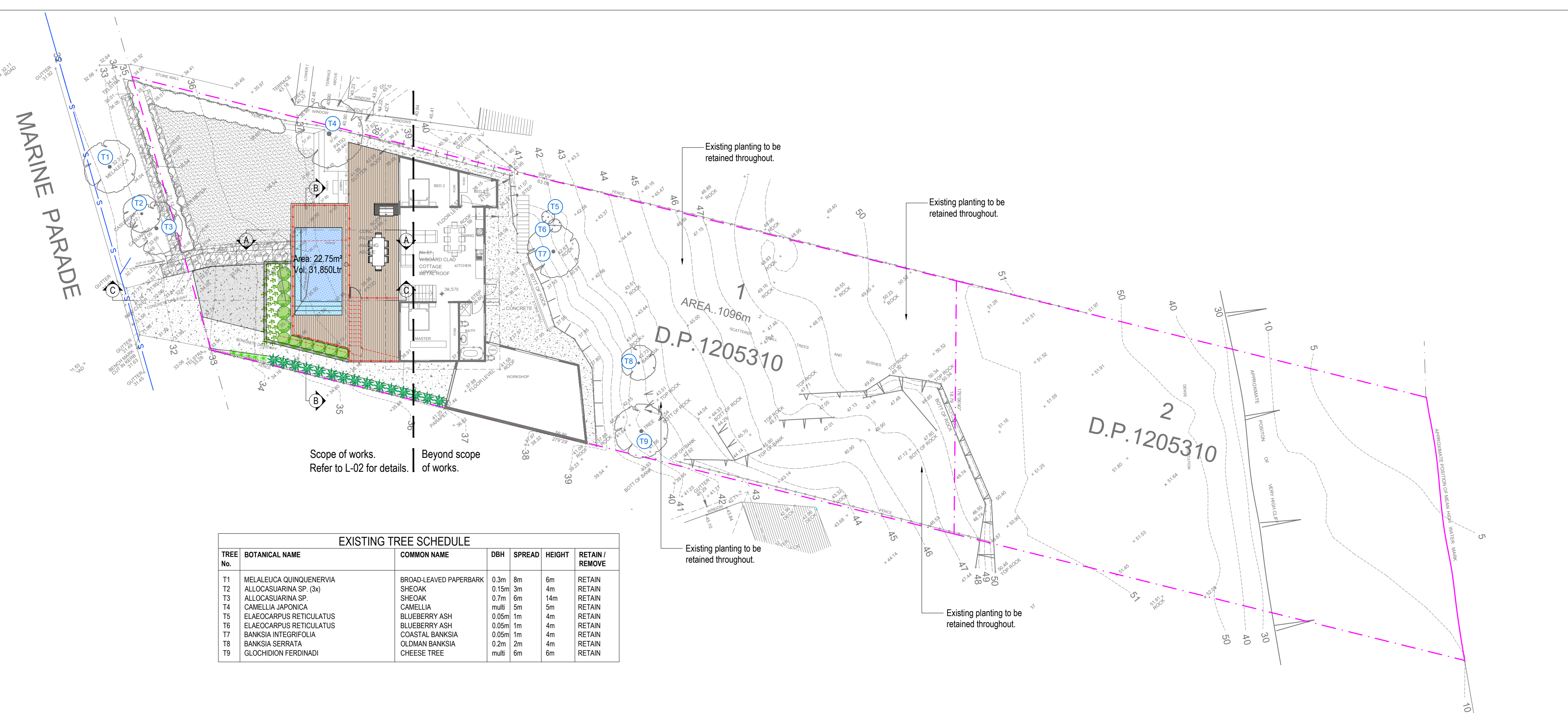
RL +38,570
Ground Floor

RL +34,155
Garage Floor



Section B-B
1:100

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EXISTING TREE SCHEDULE						
TREE No.	BOTANICAL NAME	COMMON NAME	DBH	SPREAD	HEIGHT	RETAIN / REMOVE
T1	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	0.3m	8m	6m	RETAIN
T2	ALLOCASUARINA SP. (3x)	SHEOAK	0.15m	3m	4m	RETAIN
T3	ALLOCASUARINA SP.	SHEOAK	0.7m	6m	14m	RETAIN
T4	CAMELLIA JAPONICA	CAMELLIA	multi	5m	5m	RETAIN
T5	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	0.05m	1m	4m	RETAIN
T6	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	0.05m	1m	4m	RETAIN
T7	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	0.05m	1m	4m	RETAIN
T8	BANKSIA SERRATA	OLDMAN BANKSIA	0.2m	2m	4m	RETAIN
T9	GLOCHIDION FERDINADI	CHEESE TREE	multi	6m	6m	RETAIN

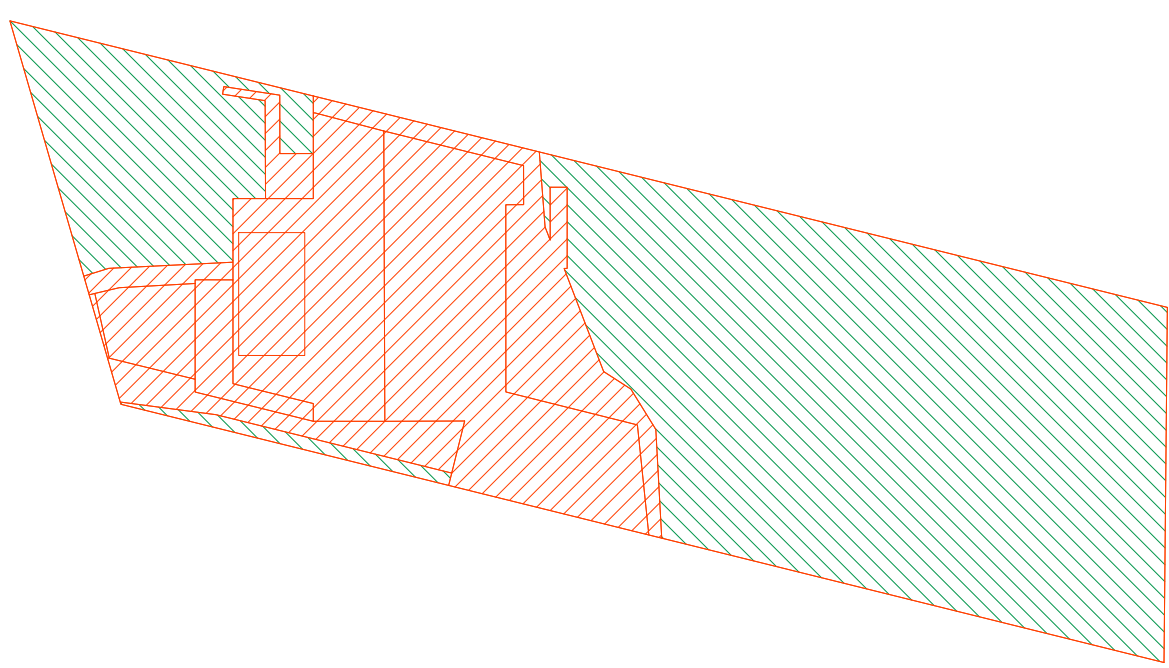
Legend

- Boundary
- Sewer
- Existing contours
- Existing concrete
- Existing turf
- Proposed concrete
- Proposed deck
- Existing tree to be retained

Landscape Area Calculations		
Site Area	1096.00m ²	
Required Landscape Area	657.60m ² (60%)	
Existing Landscape Area	764.65m ² (69.77%)	
Proposed Landscape Area	697.17m ² (63.61%)	
Impervious area allowance	65.76m ² (6%)	
Total Landscape Areas:	762.93m ² (69.61%)	

Landscape Area Calculations Legend

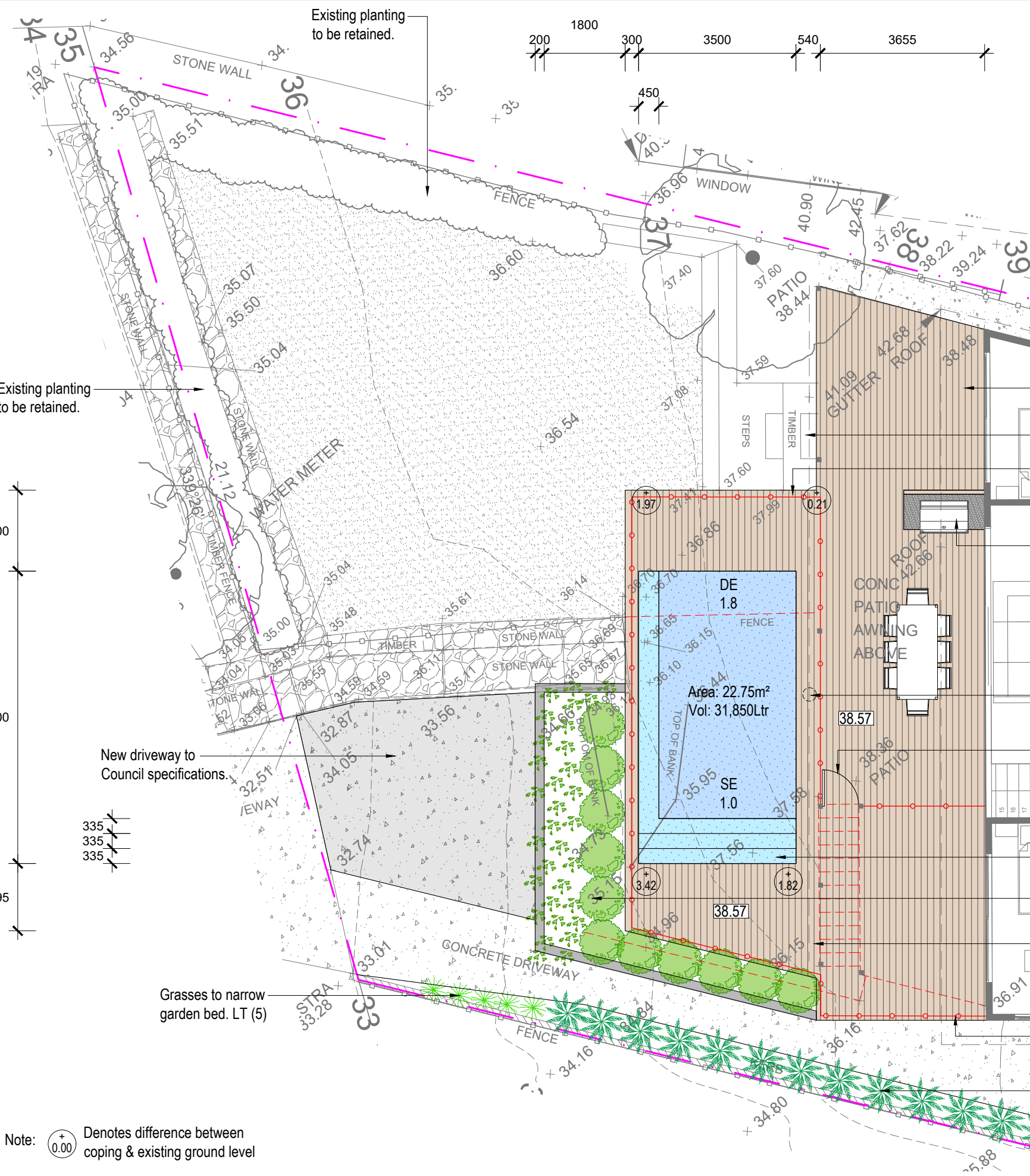
- Landscape Area
- Excluded From Landscape Area



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ZONE A PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
DL WW	SHRUBS DYPsis LUTESCENS	GOLDEN CANE PALM	14	6m	200mm
	WESTRINGIA FRUTICOSA 'WYNYABEE GEM'	WYNYABEE GEM	11	1.5m	200mm
BR LT	GRASSES / GROUND COVERS BANKSIA INTEGRIFOLIA 'ROLLER COASTER'	ROLLER COASTER	12	0.5m	200mm
	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	5	0.6m	140mm



- New deck at house FFL.
- Existing stairs down to lawn level.
- 1200mm (h) frameless glass pool fence over deck returns along pool shell.
- Built in BBQ with hardwood timber screen to conceal 'workings'.
- Skimmer box under decked lid.
- Self closing, self locking gate. 1200mm (h) pool fence returns to dwelling house wall. All window within enclosure to be fixed pane.
- Pool entry steps & bench.
- Planter box below pool level. RL 37.205. Planting to cascade over wall. WW (11) & BR (12)
- Pool equipment located in soundproof enclosure in garage.
- 1200mm (h) glass balustrade.
- Remove section of existing driveway & plant existing Golden Cane Palms. DL (14)
- Beyond scope of works. Refer to L-01 for details.

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Note: Denotes difference between coping & existing ground level

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- Dimensions recognised over scaling. All measurements are in millimetres.
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ABN 91 697 643 476

Suite 54, 14 Narabang Way
Belrose NSW 2085
Tel: 02 9986 2157
info@serenescapes.com.au
www.serenescapes.com.au

Client:
Private Residence

Site Address:
**67 Marine Parade
Avalon Beach**

Drawing Title:
Detail Plan

Drawn by:
Ben Farrar
AIDM # 1179

Project Number:
18439

Scale:
1:100 @ A3

Sheet Number:
L-02 of 5

Rev:
A

Date:
18/06/18

Issue:
Preliminary Issue

Checked:
TB

Rev:
B

Date:
21/06/18

Issue:
Preliminary Issue

Checked:
TB

Rev:
C

Date:
24/07/18

Issue:
DA Issue

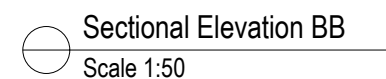
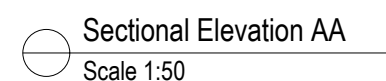
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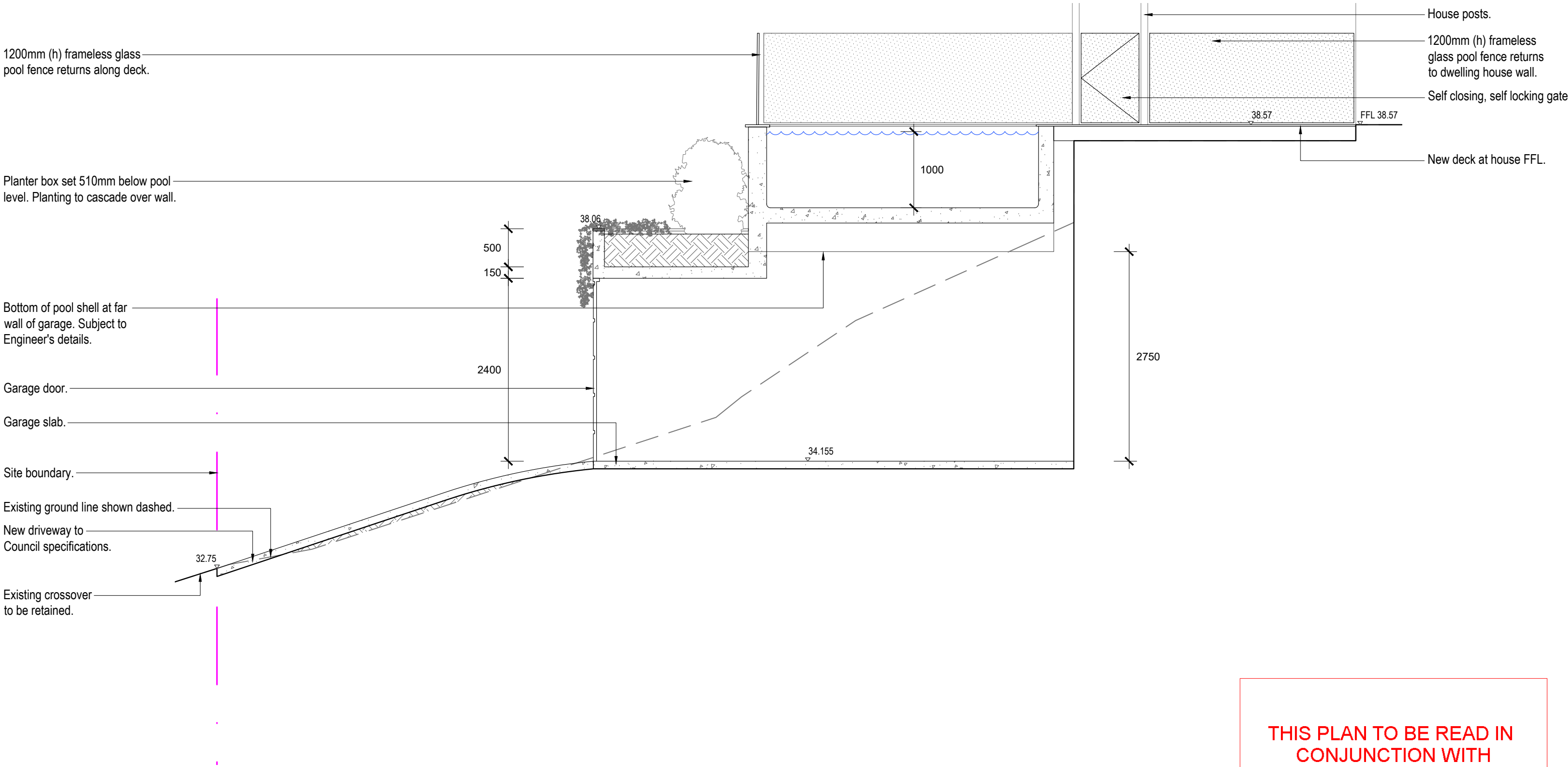
Rev:
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Date:
15/02/19

Issue:
Amended DA Issue

Checked:
TB





Sectional Elevation CC
Scale 1:50

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Client:		Drawing Title:				Rev:	Date:	Issue:	Checked:
Private Residence		Sectional Elevations				A	18/06/18	Preliminary Issue	TB
Site Address:		Drawn by:	Project Number:	Scale:	Sheet Number:	B	21/06/18	Preliminary Issue	TB
67 Marine Parade		Ben Farrar	18439	1:50 @ A3	L-04 of 5	C	24/07/18	DA Issue	TB
Avalon Beach		AIDM # 1179				D	15/02/19	Amended DA Issue	TB



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:

Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained.

The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm.

Protect all trees affected by demolition & construction. Take necessary precautions to protect the Critical Root Zone(CRZ) which is the area normally within 3m radius from each tree trunk.

Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works within the CRZ:

- entry of machinery or storage of building materials
- parking of any kind of vehicle
- erection or placement of site facilities
- removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections).
- attaching any signs or any other objects to the tree
- placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist

Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

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.

Planting in Planter Boxes: Soil mix A - 'Planter Box Mix', Soil mix B - Washed River Sand as supplied by, ANL p: 02 9450 1444 or approved alternative.

PLANTING

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 be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

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.

TIMBER DECK, STAIRS & BENCH SEATS

Supply and install timber deck, stairs and bench seats to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joins in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions.

Supply and install 2 coats of oil. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

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.

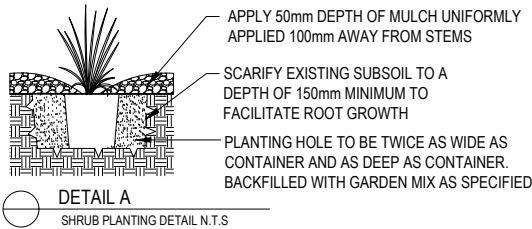
Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the sub-grade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork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

RETAINING WALLS & PLANTER BOXES

All retaining walls & planter boxes 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. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.



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Private Residence		Landscape Specification & Details				A	18/06/18	Preliminary Issue	TB	
Site Address:	67 Marine Parade Avalon Beach	Drawn by:	Project Number:	Scale:	Sheet Number:	B	21/06/18	Preliminary Issue	TB	
		Ben Farrar AIDM # 1179	18439	1:50 @ A3	L-05 of 5	C	24/07/18	DA Issue	TB	
						D	15/02/19	Amended DA Issue	TB	