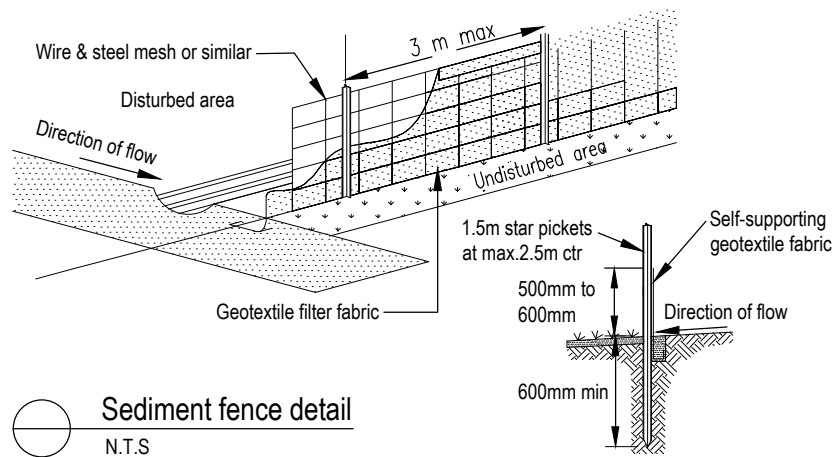




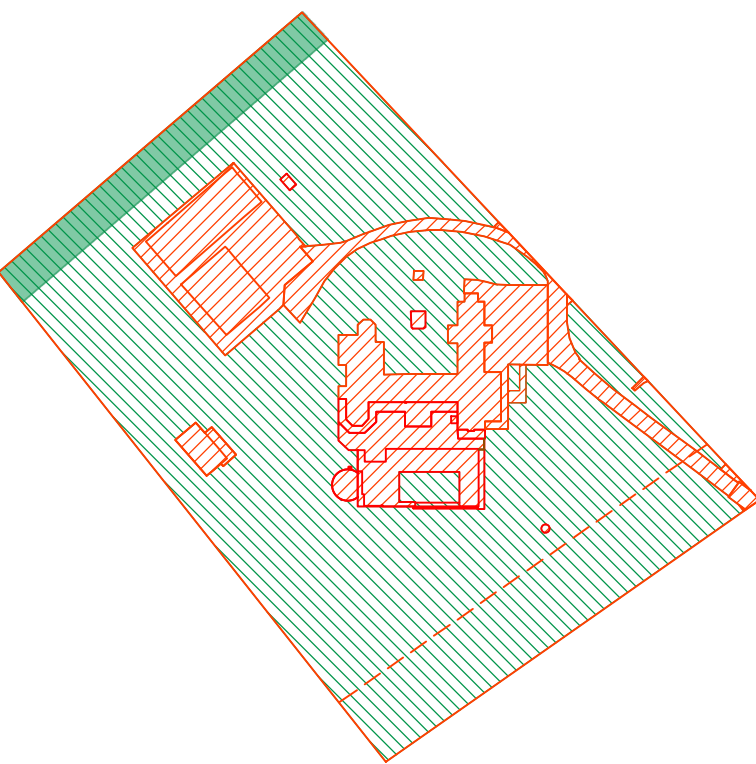
Sediment fence detail
N.T.S

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.

DA mapping Legend

- Wildlife Corridor
- Native Vegetation
- Waterways and Riparian Lands



Landscape Area Calculations

Scale 1:2000

Landscape Area Calculations Legend

- Landscaped Open Space
- Excluded From Landscaped Open Space
- Rear Setback Area
- Front setback line

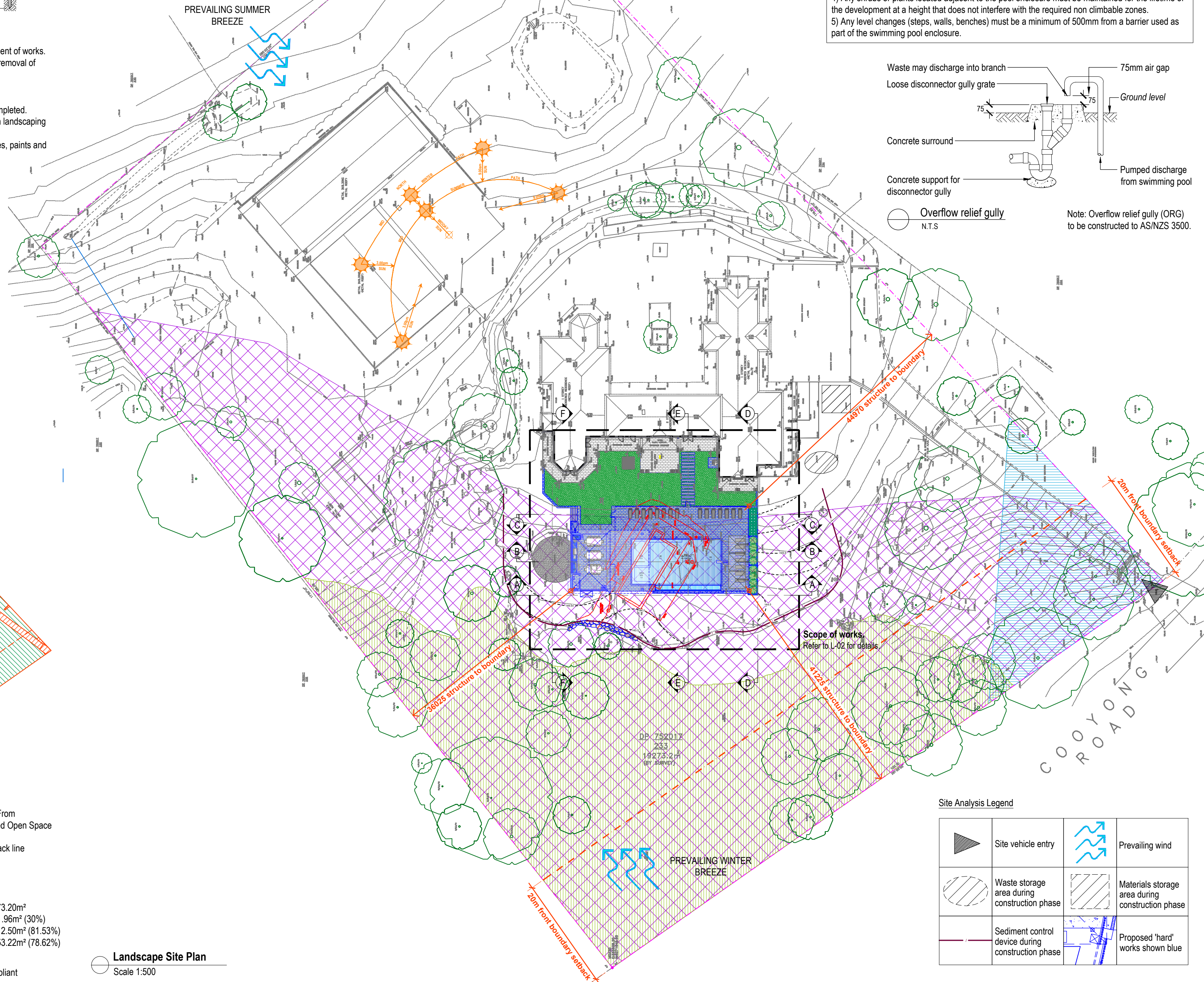
Landscaped Open Space Calculations

Site Area:	19,273.20m ²
Required Landscaped Open Space:	5,781.96m ² (30%)
Existing Landscaped Open Space:	15,712.50m ² (81.53%)
Proposed Landscaped Open Space:	15,153.22m ² (78.62%)

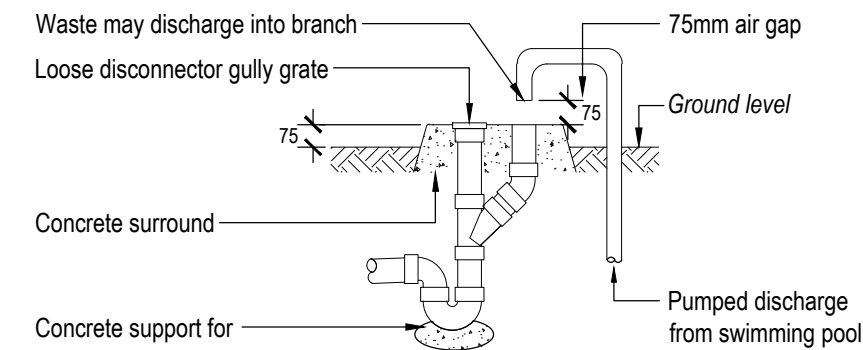
Rear Setback Area - (10m from rear boundary):
No above or below ground structures within this area. Compliant

Landscape Site Plan

Scale 1:500



- Note:
- 1/ Pool pavement pattern and setout shown is indicative only. No allowance has been made for coping overhang, mortar gaps and joints.
 - 2/ Pool fence shown is the approximate position of proposed 1200mm(h) minimum childproof safety barrier with sc/sl gate in accordance with AS1926.1-2012 as adopted by the Swimming Pools Regulation 2008. The proposed pool enclosure has been designed to comply with the Australian standard, the swimming pools act and swimming pools regulation. Serenescapes Landscape Designs accepts no responsibility if changes during construction & installation cause any non-compliance.
 - 3/ The boundary fence inside the pool zone must be a minimum height of 1800mm with a non climbable zone of 900mm on the inside of the fencing in accordance with the Australian Standard prescribed by the Swimming Pools Regulation 2008.
 - 4) Any shrubs or plants located adjacent to the pool enclosure must be maintained for the lifetime of the development at a height that does not interfere with the required non climbable zones.
 - 5) Any level changes (steps, walls, benches) must be a minimum of 500mm from a barrier used as part of the swimming pool enclosure.



Overflow relief gully
N.T.S

Note: Overflow relief gully (ORG) to be constructed to AS/NZS 3500.

Legend

- Boundary
- Sewer
- Existing contours
- Proposed contours
- Existing concrete
- Existing bitumen
- Existing turf
- Existing site elements to be demolished
- Proposed artificial turf
- Proposed concrete
- Proposed tiles
- Stepping stones in artificial turf
- Masonry retaining wall
- Sandstone edge / retaining wall
- Existing tree to be retained.

Site Analysis Legend

Site vehicle entry	Prevailing wind
Waste storage area during construction phase	Materials storage area during construction phase
Sediment control device during construction phase	Proposed 'hard' works shown blue



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Client: **Bill & Juliet Miller**

Site Address: **72 Cooyong Road, Terrey Hills**

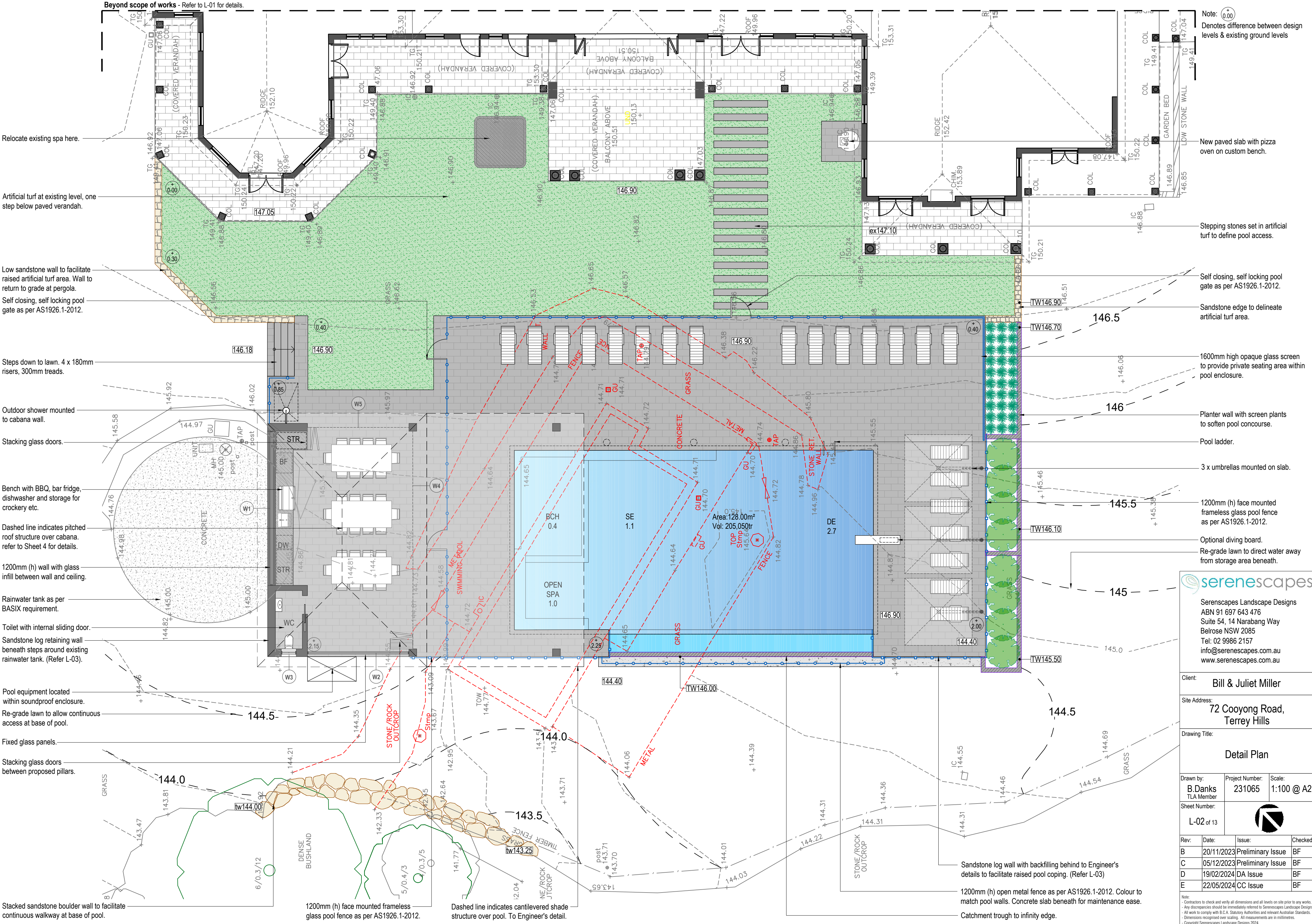
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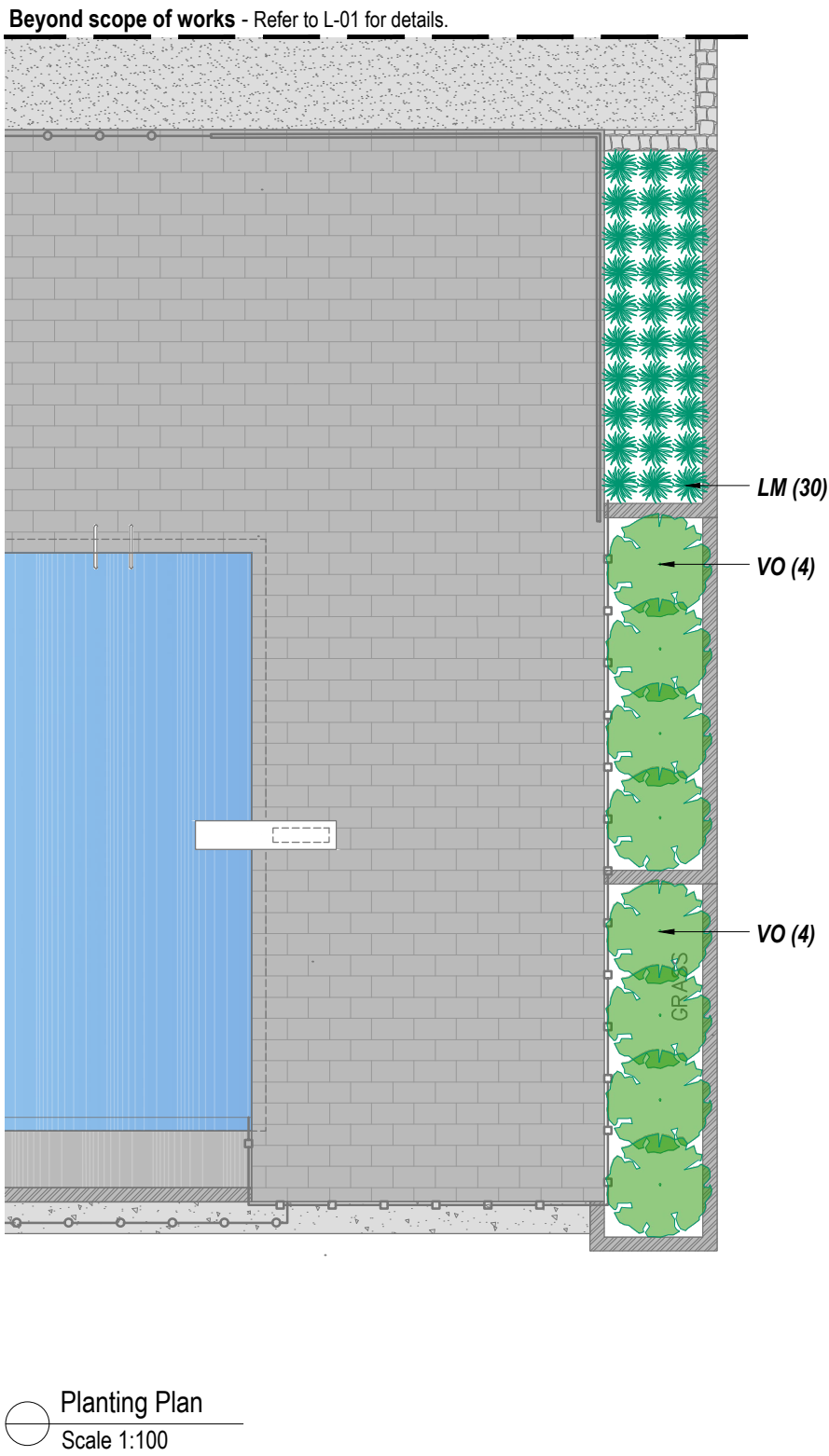
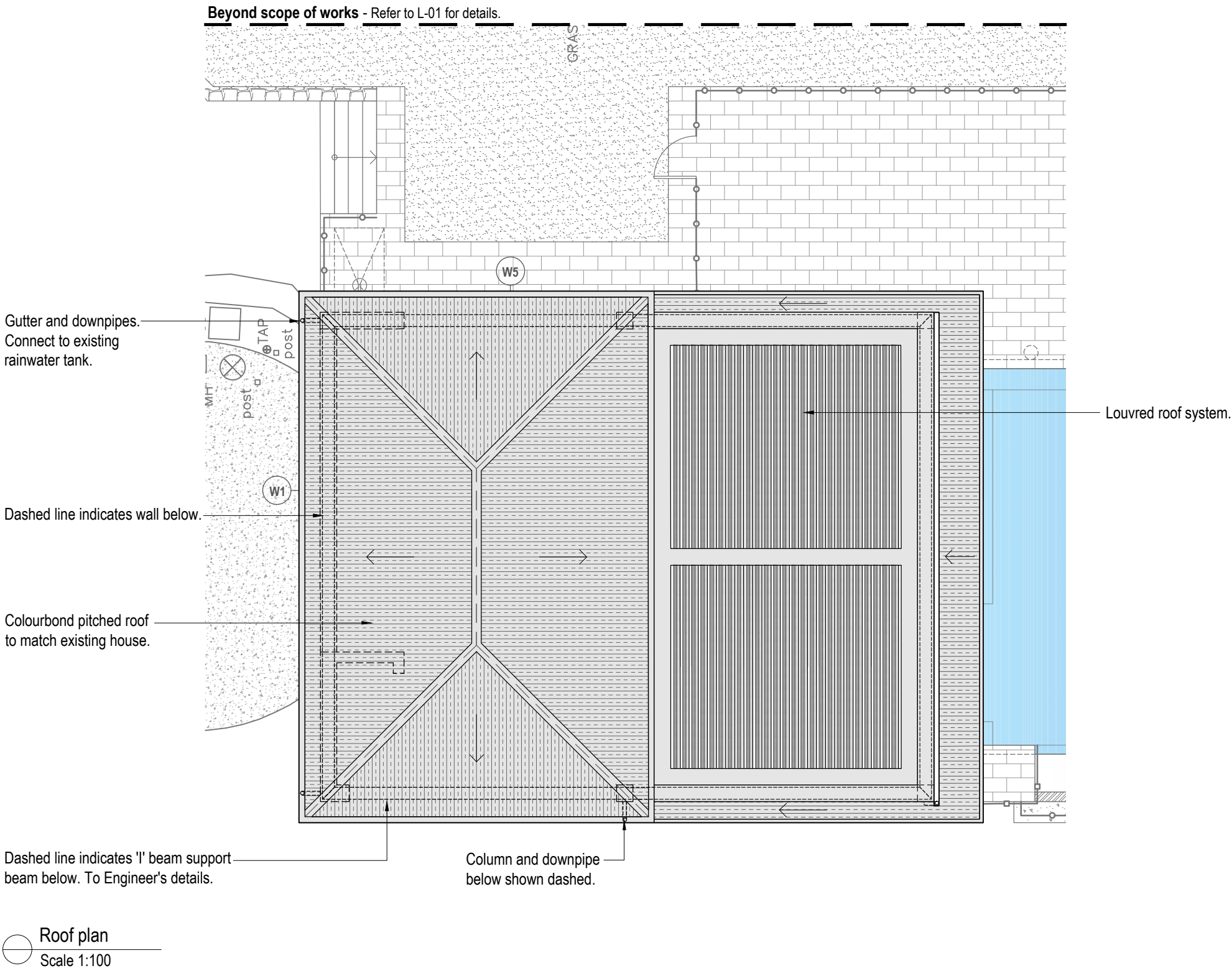
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Sheet Number: **L-01 of 13**

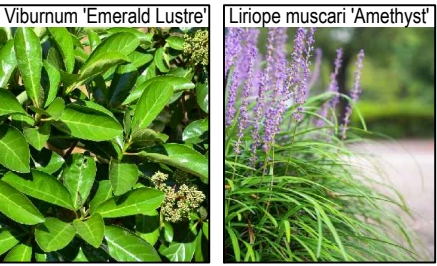
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C	05/12/2023	Preliminary Issue	BF
D	19/02/2024	DA Issue	BF
E	22/05/2024	CC Issue	BF

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PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
VO	SHRUBS VIBURNUM 'EMERALD LUSTRE'	EMERALD LUSTRE	8	4m	300mm
LG	GRASSES / GROUND COVERS LIRIOPE MUSCARI 'AMETHYST'	AMETHYST	30	0.5m	140mm



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Client:

Bill & Juliet Miller

Site Address:

72 Cooyong Road,
Terrey Hills

Drawing Title:

Roof plan | Planting Plan |
Landscape Specification &
Details

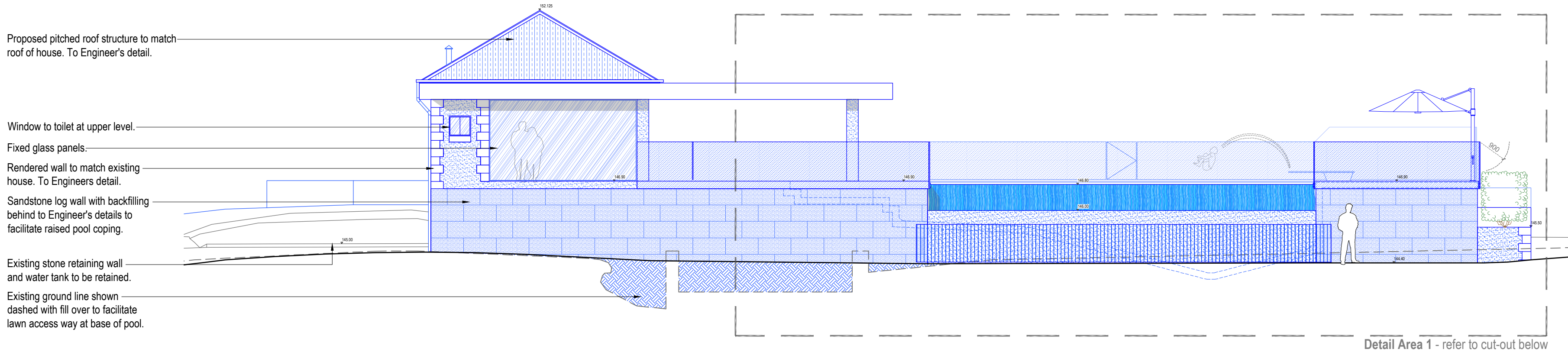
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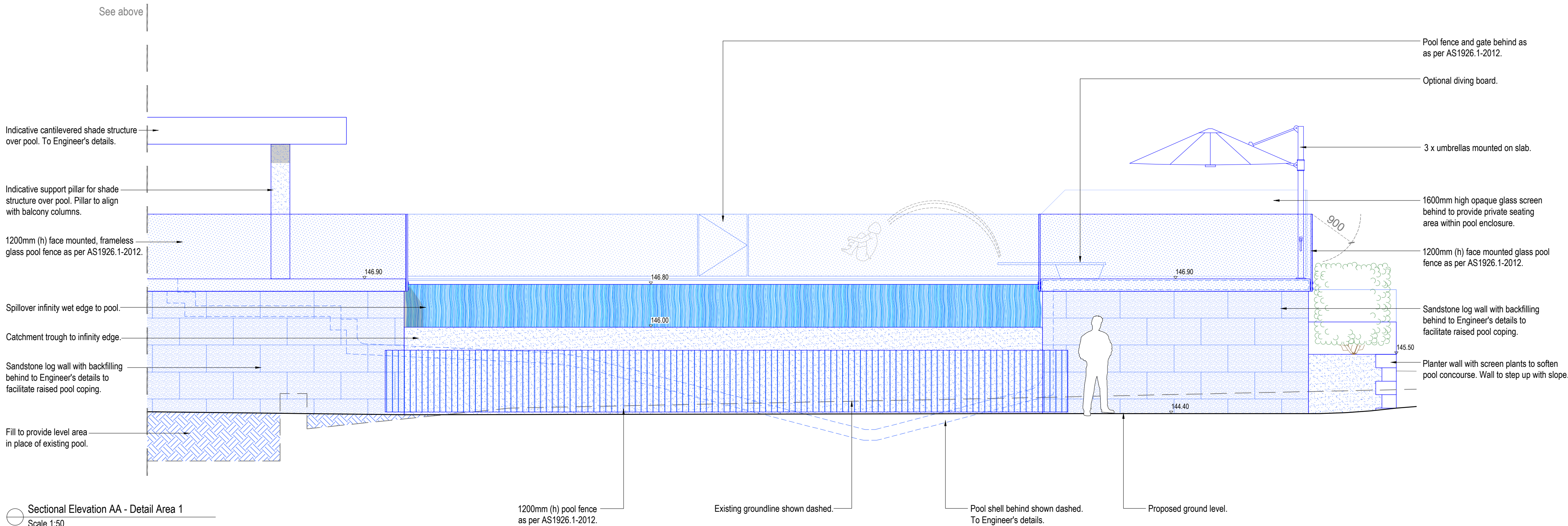
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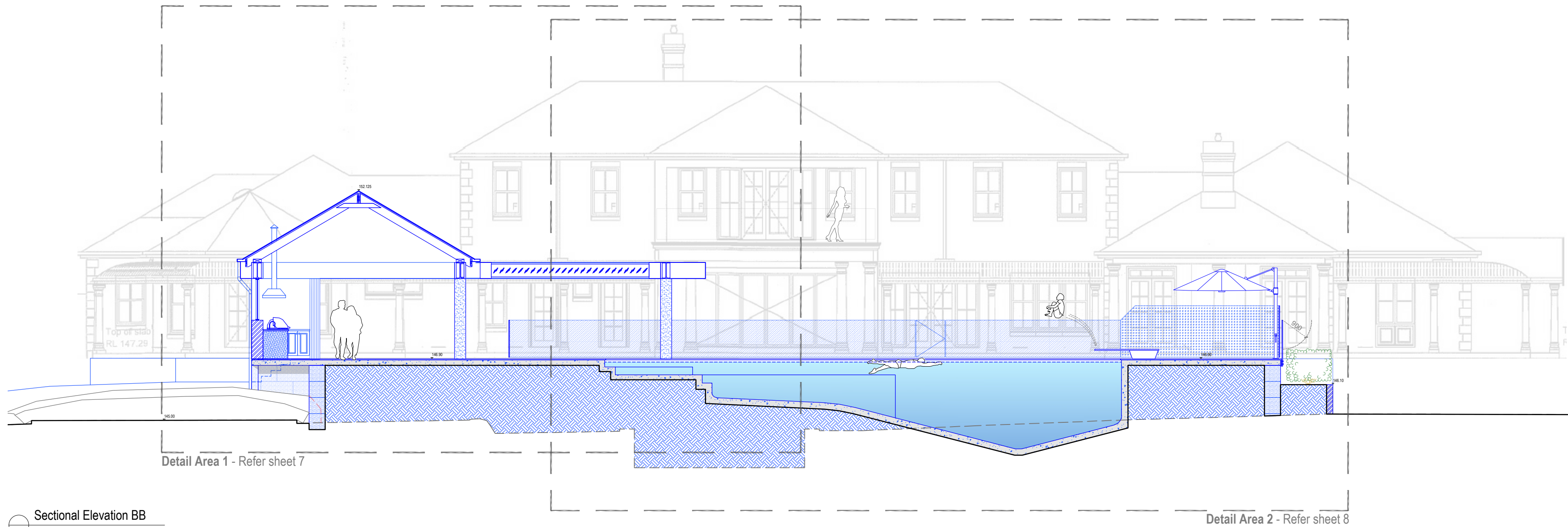
Sectional Elevation AA
Scale 1:100



Sectional Elevation AA - Detail Area 1
Scale 1:50

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		Site Address: 72 Cooyong Road Terrey Hills	Drawn by: Ben Danks TLA Member	Project Number: 231065	Scale: 1:100 @ A2	Sheet Number: L-05 of 13	B 20/11/2023 Preliminary Issue BF	C 05/12/2023 Preliminary Issue BF	D 19/02/2024 DA Issue BF



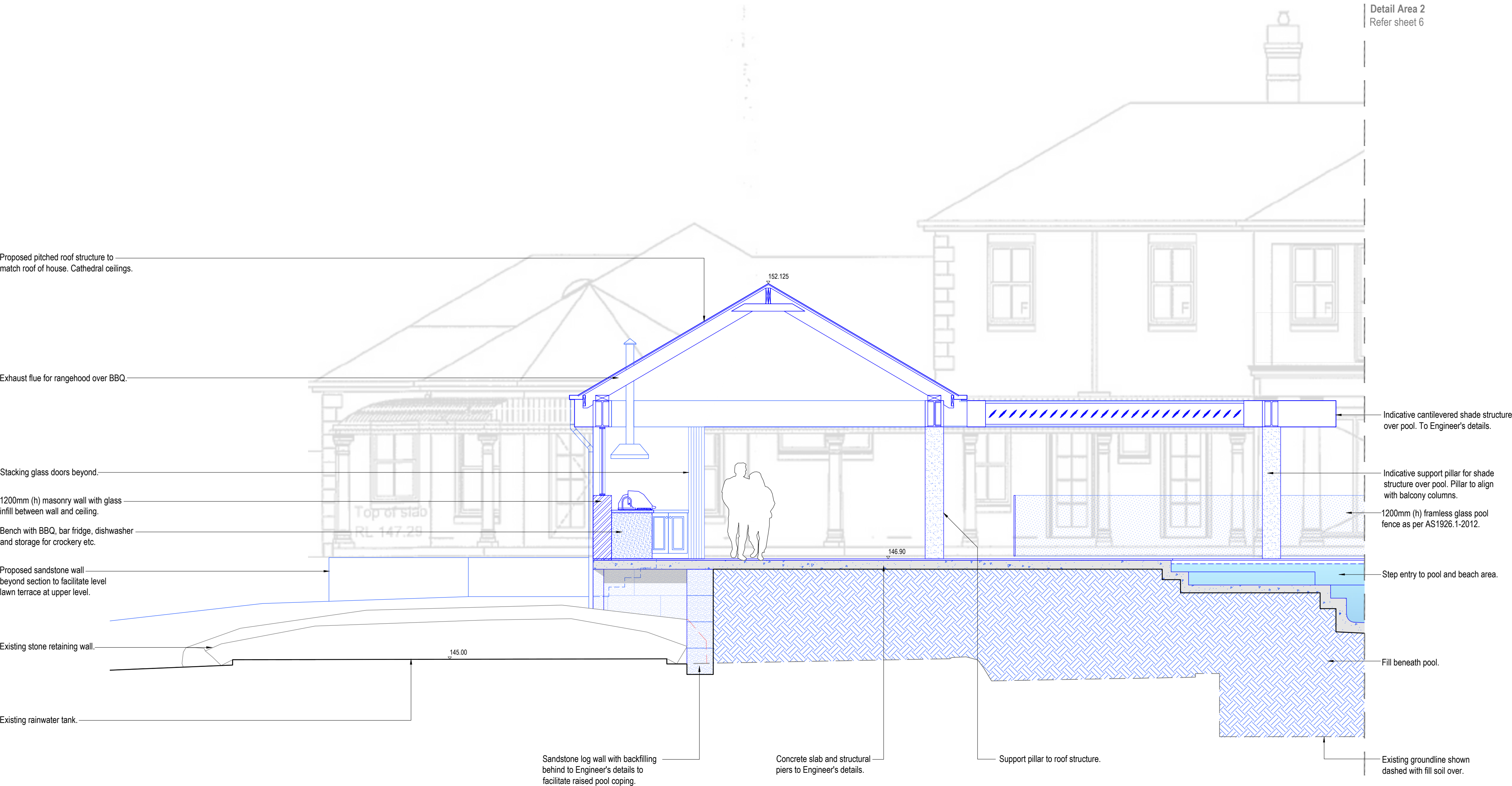
Sectional Elevation BB
Scale 1:100

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Bill & Juliet Miller		Sectional elevation				B	20/11/2023	Preliminary Issue	BF				
Site Address:		Drawn by:		Project Number:		Scale:		Sheet Number:		C	05/12/2023	Preliminary Issue	BF
										D	19/02/2024	DA Issue	BF
										E	22/05/2024	Amended DA Issue	BF
72 Cooyong Road Terrey Hills		Ben Danks TLA Member		231065		1:100 @ A2		L-06 of 13					



Sectional Elevation BB - Detail Area 1 - Cabana
Scale 1:50

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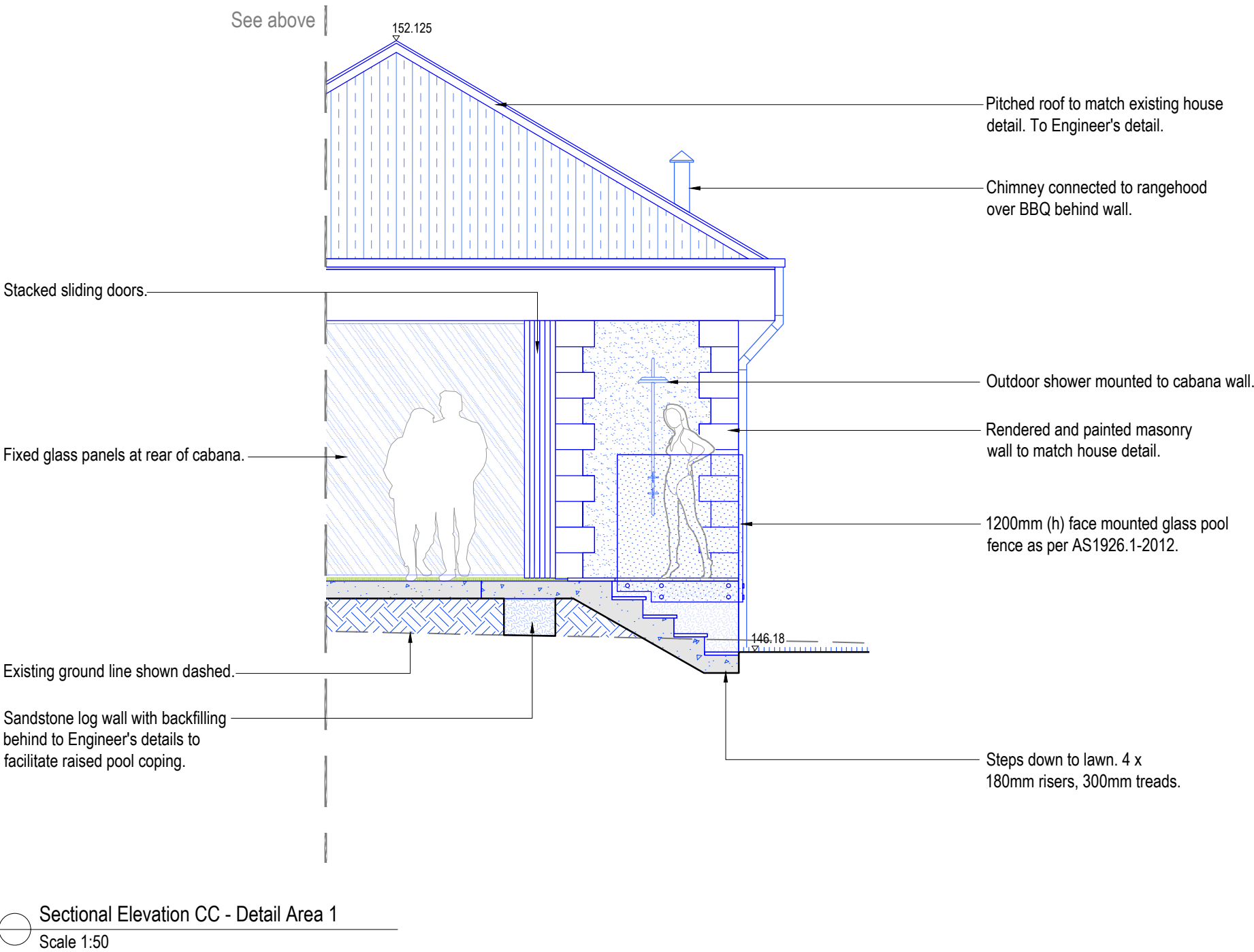
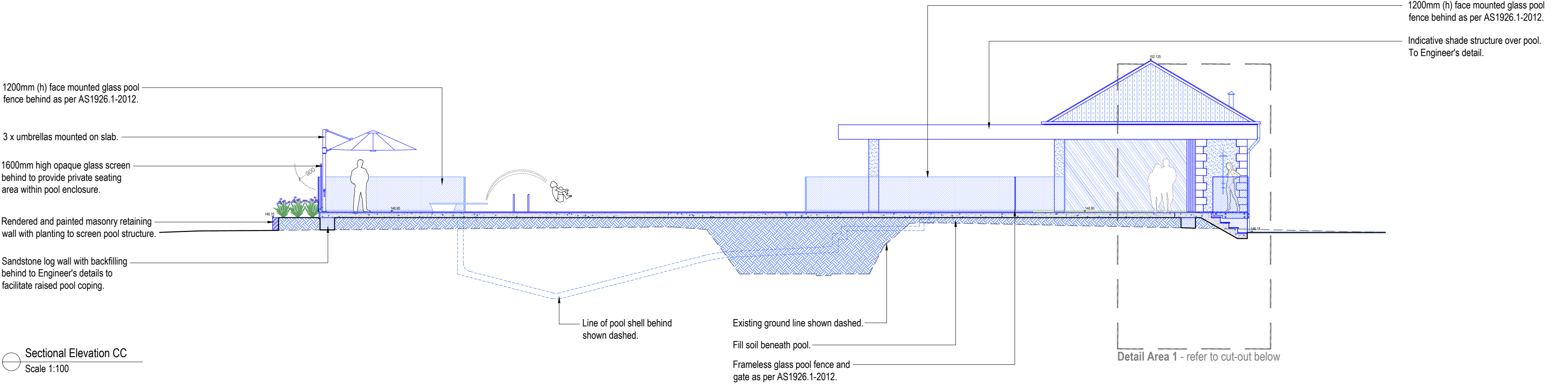
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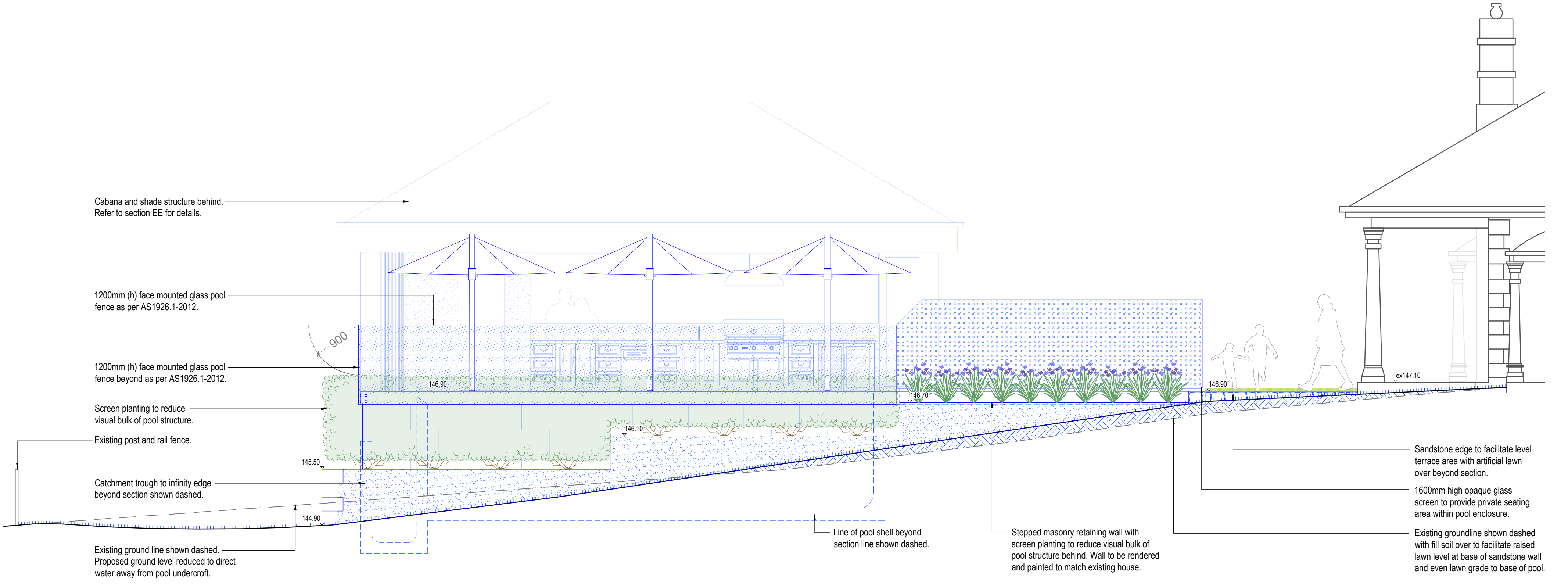
Sectional Elevation BB - Detail Area 2 - Pool
Scale 1:50

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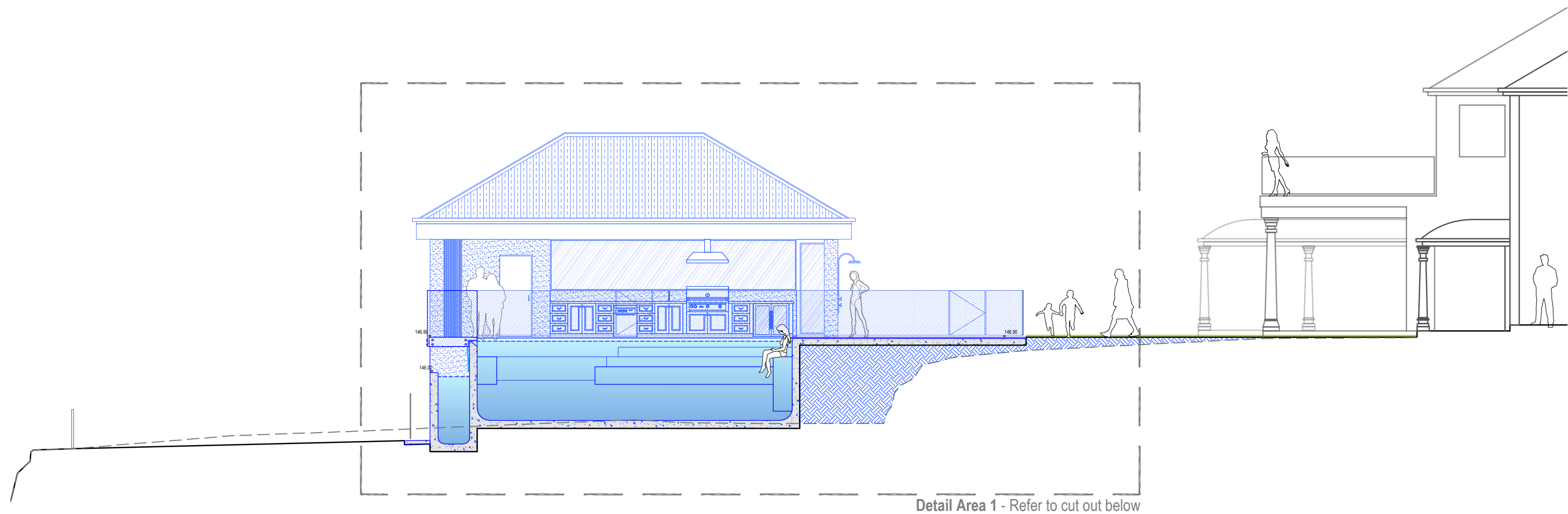
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Sectional Elevation DD
Scale 1:50

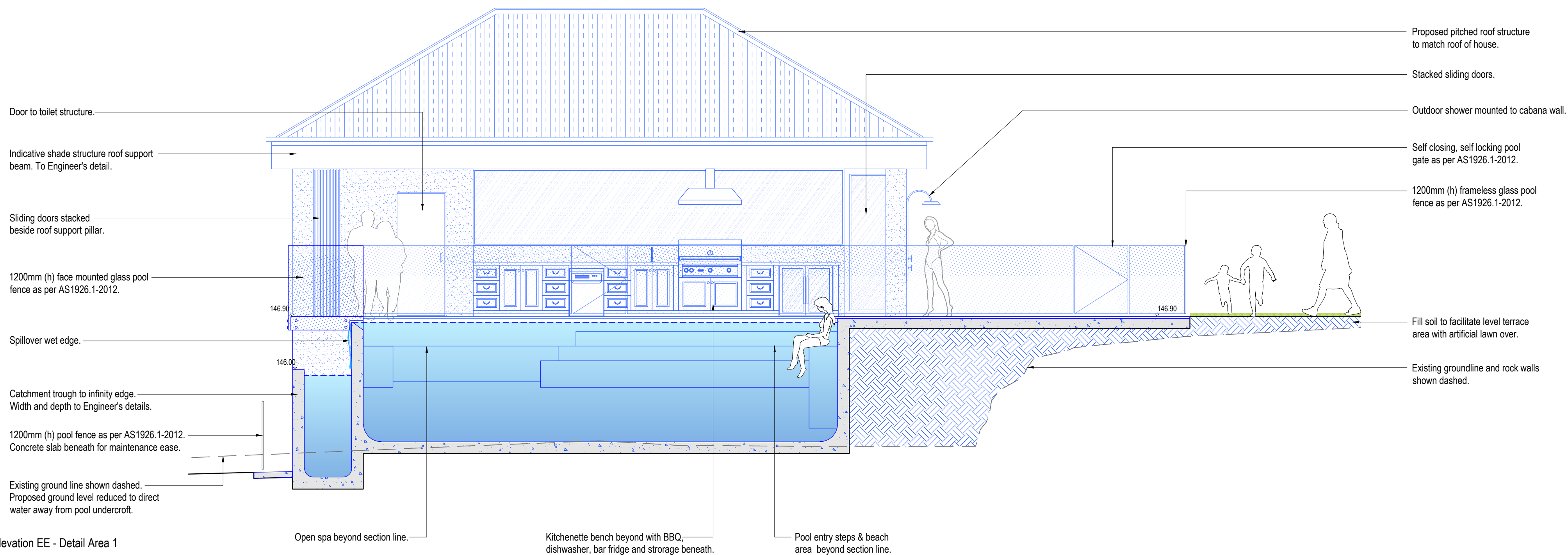
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Sectional Elevation EE
Scale 1:100

Detail Area 1 - Refer to cut out below



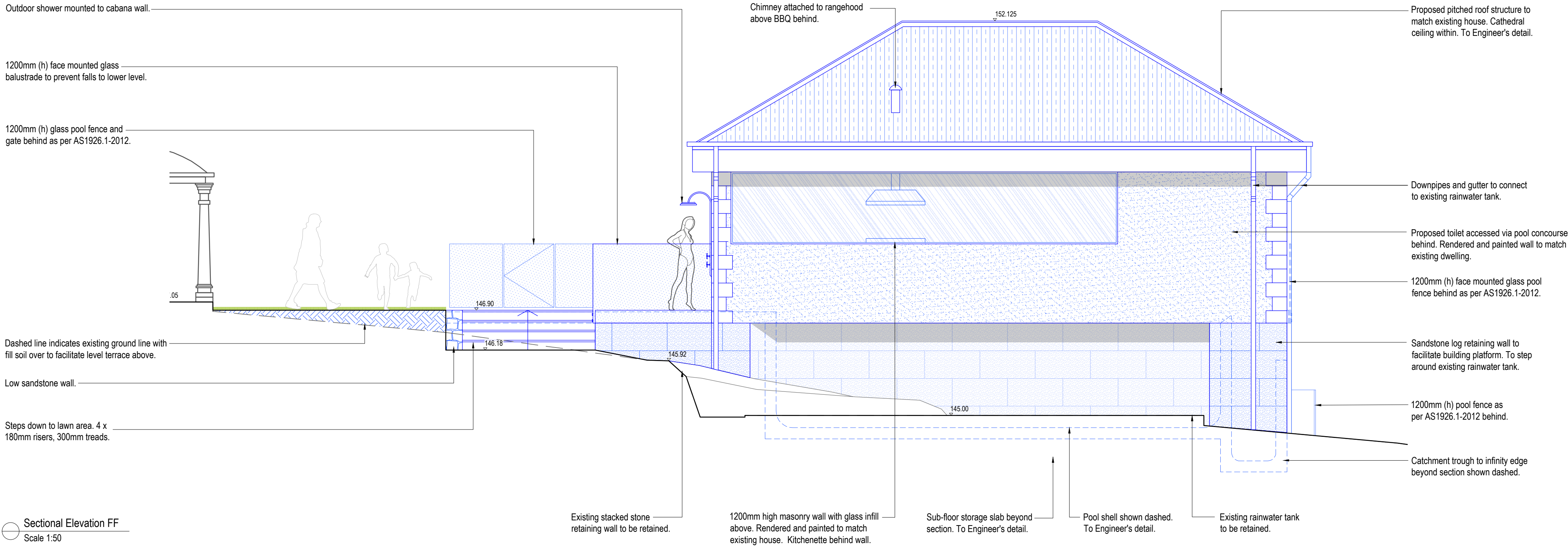
Sectional Elevation EE - Detail Area 1
Scale 1:50

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		TLA Member				E	22/05/2024	Amended DA Issue	BF



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BASE REQUIREMENTS

RAINWATER TANK

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 13,846.88 LITRES ON THE SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES. THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAINWATER RUNOFF FROM AT LEAST 1,135 SQUARE METRES OF ROOF AREA. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10 METRES OF THE EDGE OF THE POOL.

OUTDOOR SWIMMING POOL

THE SWIMMING POOL MUST BE OUTDOORS. THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 205.05 KILOLITRES. THE SWIMMING POOL MUST HAVE A POOL COVER. THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL.

FIXTURES AND SYSTEMS

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: GAS STORAGE.

LIGHTING -

THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS.

FIXTURES -

THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE OF NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING. THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

INSULATION REQUIREMENTS -
THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED (FLOOR(S), WALLS AND CEILINGS/ROOFS) IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW, EXCEPT THAT A) ADDITIONAL INSULATION IS NOT REQUIRED WHERE THE AREA OF NEW CONSTRUCTION IS LESS THAN 2M²; B) INSULATION SPECIFIED IS NOT REQUIRED FOR PARTS OF ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS.

CONSTRUCTION - SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: CONCRETE (R0.6).
ADDITIONAL INSULATION REQUIRED - R0.70 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION)

CONSTRUCTION - RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED
ADDITIONAL INSULATION REQUIRED - CEILING: R3.00 (UP), ROOF: FOIL/SARKING
OTHER SPECIFICATIONS - MEDIUM (SOLAR ABSORPTANCE 0.475 - 0.70)

GLAZING REQUIREMENTS
WINDOWS & GLAZED DOORS

THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

EACH WINDOW OR GLAZED DOOR WITH STANDARD ALUMINIUM OR TIMBER FRAMES AND SINGLE CLEAR OR TONED GLASS MAY EITHER MATCH THE DESCRIPTION, OR, HAVE A U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN THAT LISTED IN THE TABLE BELOW. TOTAL SYSTEM U-VALUES AND SHGC'S MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFRC) CONDITIONS.

OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT & DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOORS, AS SPECIFIED IN THE 'OVERSHADOWING COLUMN IN THE ADJACENT TABLE.

WINDOW AND GLAZED DOORS GLAZING REQUIREMENTS						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	9	6	11	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	W	11.3	12	9	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	W	0.4	12	9	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	S	24.25	0	0	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	E	11	6	14	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

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.

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. Crowns must contain no epicormic shoots or dieback.

Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%

All plants supplied should be consistent with the guidelines provided in AS2303:2015 Tree stock for landscape use.

STAKING

Install 2 x 1800mm 40x40 hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

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-build 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.

WATERING

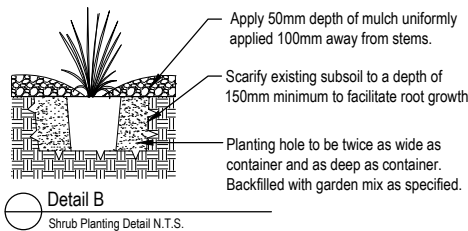
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

STEPPING STONES

Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish flush with adjoining levels. Fill gaps with artificial turf as specified.

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.



Rev:	Date:	Issue:	Checked
B	20/11/2023	Preliminary Issue	BF
C	05/12/2023	Preliminary Issue	BF
D	19/02/2024	DA Issue	BF
E	22/05/2024	Amended DA Issue	BF