

NOTE: PROPOSED 1.2m H CHILDPROOF SAFETY FENCE WITH SC/SL GATE TO BE IN ACCORDANCE WITH A.S.1926.1-2012, THE SWIMMING POOLS ACT, 1992 AND THE NCC 2022 PART NSW H7D2

20 SEC 2 D.P.165048

NEW 1.8 m H BOUNDARY FENCING WITHIN POOL ZONE TO BE IN ACCORDANCE WITH A.S.1926.1-2012, THE SWIMMING POOLS ACT, 1992 AND THE NCC 2022 PART NSW H7D2

LANDSCAPE CALCULATION

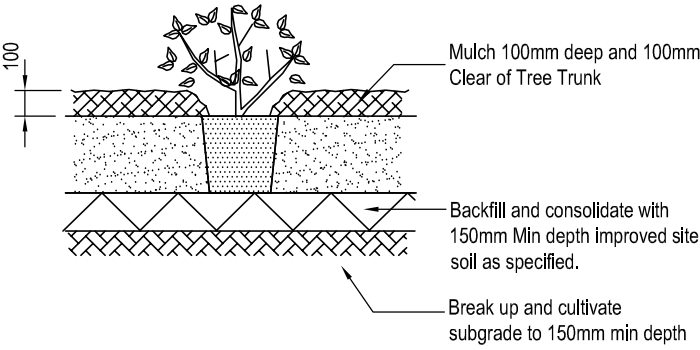
SITE AREA	= 363.4 sq m	
BUILT UPON		% OF SITE
HOUSE + CARPORT	= 172.7 m ²	
SHED	= 4.0 m ²	
TOTAL	= 176.7 m ²	
PROPOSED OPEN SPACE	= 186.7m ²	51%
EXISTING OPEN SPACE	= 186.7m ²	51%
REQUIRED OPEN SPACE	= 199.9m ²	55%
HARD SURFACE		
FRONT YARD	= 18.2m ²	
SIDE PATH	= 31.1m ²	
PROPOSED DECK	= 23.2 m ²	
PROPOSED POOL	= 42.5m ²	
PROPOSED HARD SURFACE	= 115.0m ²	
PROPOSED LANDSCAPED AREA	= 71.7m ² / 38% OF OPEN SPACE	
EXISTING LANDSCAPED AREA	=110.0m ² / 59% OF OPEN SPACE	
REQUIRED LANDSCAPED AREA	= 65.3m ² / 35% OF OPEN SPACE	
POOL IS 23% OF TOTAL OPEN SPACE		

LANDSCAPE NOTES:

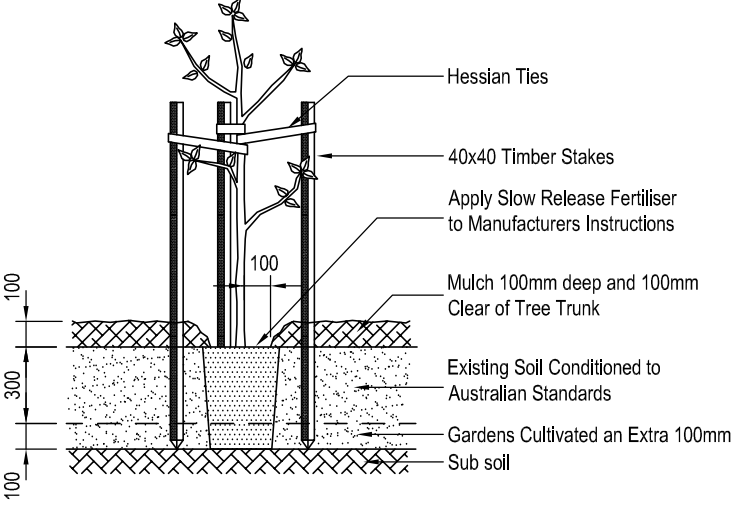
- Check boundaries, levels, dimensions and locate services on site prior to starting work.
- Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
- Protect any trees to be retained to council requirements.
- Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm.
- Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.
- Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
- Gardens are to be mulched to a 75mm depth using Native Leaf Litter Mulch or wood chip that meets Australian Standards. Keep mulch clear of all plant stems.
- Level turf areas and spread lawn food as per manufacturers instructions. Lay turf, water well and roll with turf roller. Keep moist at all times.
- Fill gaps and depressions with sand and allow 4 weeks before cutting.
- Paving to be laid on compacted surface of 50mm sand bedding on 100mm compacted fine crushed rock. Ensure ground below is also compacted. Check paving and setout prior to laying.
- Retaining walls and concrete driveways / paths to engineers details.

LANDSCAPE PLAN

DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL

RIGHT ANGLE
DESIGN & DRAFTING PTY LTD

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MEMBER: SWIMMING POOL & SPA ASSOCIATION
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

PROPOSED FRONT FENCE, BALCONY, DECK,
SWIMMING POOL & LANDSCAPING
CLIFFORD & PENELOPE LEESON
LOT 2 DP581210
No. 52 SEAVIEW STREET BALGOWLAH 2093

DWG NAME
LANDSCAPE PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
FEB 2023	1:200	RADD23003	P6

