SITE CALCULATIONS

TOTAL SITE AREA:1003 SQ.M

EXISTING GROUND FLOOR AREA: 109 SQ.M

PROPOSED GROUND FLOOR AREA: 283 SQ.M

PROPOSED GROUND FLOOR EXTERNAL DECK AREA: 46.5 SQ.M

PROPOSED POOL HOUSE FLOOR AREA: 33.5 SQ.M

PROPOSED FIRST FLOOR AREA: 77 SQ.M

TOTAL GFA: 393.5 SQ.M (INC. POOL HOUSE & GARAGE)

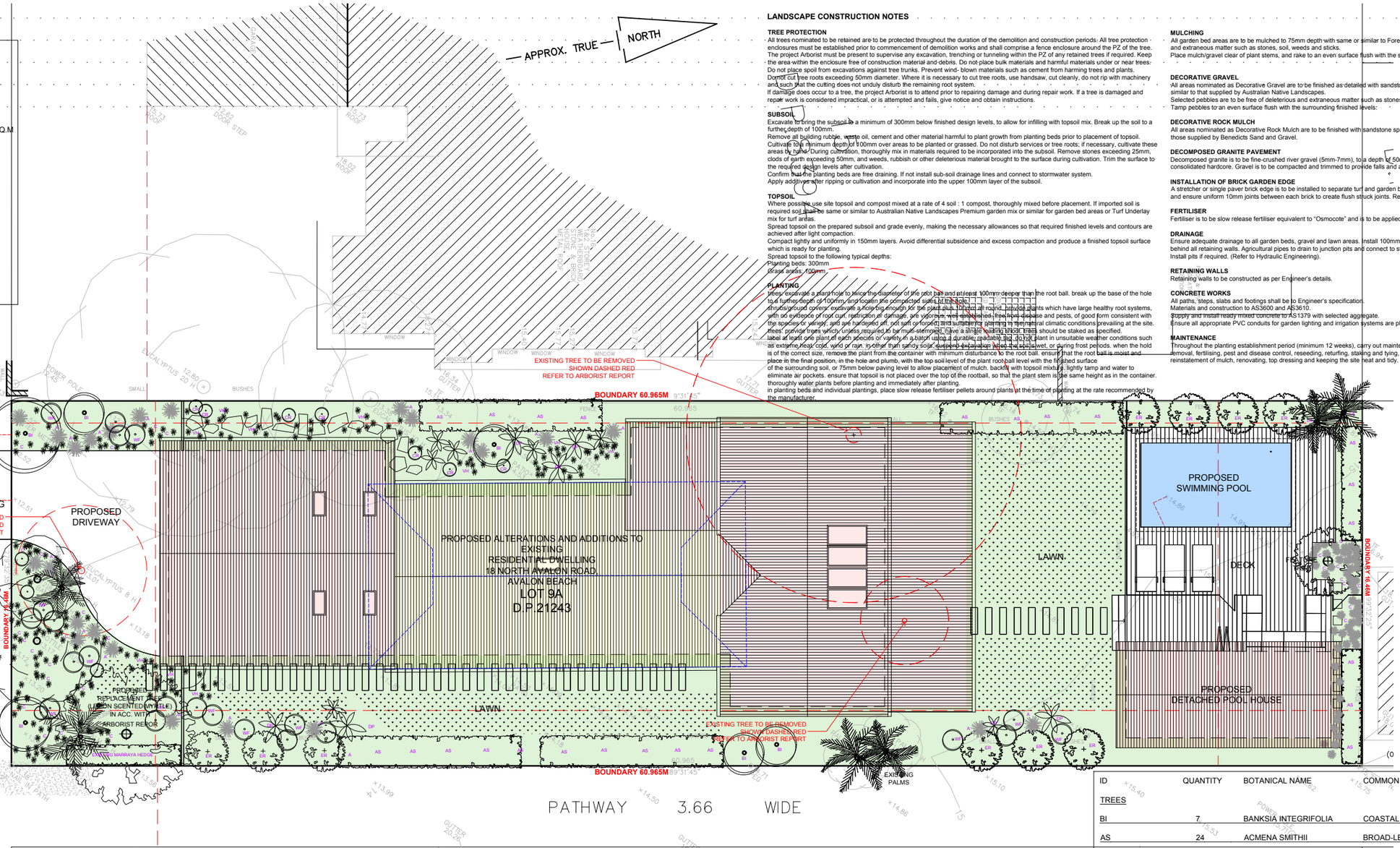
TOTAL ROOF AREA: 206 SQ.M

EXISTING SOFT LANDSCAPE AREA: 754 SQ.M (75%)

EXISTING HARDSTAND AREA: 249 SQ.M (25%)

PROPOSED SOFT LANDSCAPE AREA: 474 SQ.M (47%)

PROPOSED HARDSTAND AREA: 531 SQ.M (53%)



KEY:

- DENOTES CALCULATED SOFT LANDSCAPE AREA
- DENOTES GRASS LAWN AREA
- DENOTES CONCRETE DRIVEWAY SURFACE
- DENOTES EXISTING TREE TO BE REMOVED
- DENOTES PROPOSED FEATURE TREE
- DENOTES EXISTING TREE
- DENOTES PROPOSED CABBAGE TREE PALM
- DENOTES PROPOSED SHRUB OR TREE
- DENOTES PROPOSED SCREENING HEDGE
- DENOTES PRPOSED FEATURE PLANT
- DENOTES PROPOSED GRASSES AND GROUND COVERS
- DENOTES PROPOSED TIMBER DECK AREA
- DENOTES PROPOSED STEPPING STONES

LANDSCAPE CONCEPT PLAN 1:100 @ A1 OR 1:200 @A 3

LANDSCAPE CONSTRUCTION NOTES

TREE PROTECTION
All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the PZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunneling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind- blown materials such as cement from harming trees and plants.
Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use handsaw, cut cleanly, do not rip with machinery and such that the cutting does not unduly disturb the remaining root system.
If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.

SUBSOIL
Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm.
Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil.
Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.
Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system.
Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil.

TOPSOIL
Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas.
Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction.
Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.
Spread topsoil to the following typical depths:
Planting beds: 300mm
Grass areas: 100mm

PLANTING
trees: excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. break up the base of the hole to a further depth of 100mm and loosen the compacted sides of the hole.
shrubs/ground covers: excavate a hole big enough for the plant plus 100mm all round. provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage. are vigorous, well established, free from disease and pests, of good form consistent with the species or variety, and are hardened off. not soft or forced. and suitable for planting in the natural climatic conditions prevailing at the site.
trees: provide trees which, unless required to be multi-stemmed, have a single leading shoot. trees should be staked as specified.
label at least one plant of each species or variety in a batch using a durable, readable tag. do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. in other than sandy soils, suspend backfill when the soils is wet, or during frost periods. when the hold is of the correct size, remove the plant from the container with minimum disturbance to the root ball. ensure that the root ball is moist and place in the final position. in the hole and plumb. with the top soil level of the plant root-ball level with the finished surface of the surrounding soil, or 75mm below paving level to allow placement of mulch. backfill with topsoil mixture. lightly tamp and water to eliminate air pockets. ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container. thoroughly water plants before planting and immediately after planting.
in planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

MULCHING
All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.
Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

DECORATIVE GRAVEL
All areas nominated as Decorative Gravel are to be finished as detailed with sandstone pebbles 10mm-20mm average diameter, same or similar to that supplied by Australian Native Landscapes.
Selected pebbles are to be free of deleterious and extraneous matter such as stones, cement, soil, weeds and sticks.
Tamp pebbles to an even surface flush with the surrounding finished levels.

DECORATIVE ROCK MULCH
All areas nominated as Decorative Rock Mulch are to be finished with sandstone spalls, average diameter 80mm-120mm, same or similar to those supplied by Benedicts Sand and Gravel.

DECOMPOSED GRANITE PAVEMENT
Decomposed granite is to be fine-crushed river gravel (5mm-7mm), to a depth of 50mm, placed on a 50mm bed of coarse gravel on 100mm consolidated hardcore. Gravel is to be compacted and trimmed to provide falls and a free draining surface.

INSTALLATION OF BRICK GARDEN EDGE
A stretcher or single paver brick edge is to be installed to separate turf and garden beds. Secure pavers on rough mortar footing 100mm thick and ensure uniform 10mm joints between each brick to create flush struck joints. Refer to edging and turfing detail.

FERTILISER
Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates.

DRAINAGE
Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering).

RETAINING WALLS
Retaining walls to be constructed as per Engineer's details.

CONCRETE WORKS
All paths, steps, slabs and footings shall be to Engineer's specification.
Materials and construction to AS3600 and AS3610.
Supply and install ready mixed concrete to AS 1379 with selected aggregate.
Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation.

MAINTENANCE
Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE
TREES				
BI	7	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	75LT
AS	24	ACMENA SMITHII	BROAD-LEAF LILLYPILLY	45LT
LA	2	LIVASTONA AUSTRALIS	CABBAGE TREE PALM	75LT
EP	1	EUGALYPTUS PUNCTATA	GREY GUM	75LT
ER	10	ELAEOCARPUS RETICULATUS	BLUE BERRY ASH	45LT
SHRUBS				
WF	16	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	300MM
CR	6	CORREA REFLEXA	COMMON CORREA	300MM
DP	11	DORYANTHES PALMERI	GYMEA LILLY	300MM
GRASSES/ GROUNDCOVERS				
LT	35	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT RUSH	100MM
VH	45	VIOLA HEDERACEA	NATIVE VIOLET	100MM
A	10	ALOPECURUS	FOXTAIL GRASS	150MM
DR	-	DICHONDRA REPENS	KIDNEY WEED	100MM
C	50	CARPOBROTUS	PIGFACE	100MM

NORTH

LEGEND:

7.03 DENOTES EXISTING SPOT LEVEL

RL 7.10 DENOTES PROPOSED LEVEL

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. CONCEPT DESIGN ONLY.
NOTE: DO NOT SCALE OFF THIS DRAWING
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE NCC.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

KEY:

- DENOTES PROPOSED WALL TO BE CONSTRUCTED
- DENOTES EXISTING WALL TO REMAIN
- DENOTES EXISTING WALL TO BE REMOVED
- DENOTES AREA OF PROPOSED ADDITION
- DENOTES AREA OF PROPOSED ALTERATION TO EXISTING DWELLING
- DENOTES AREA OF PROPOSED SOFT LANDSCAPE AREA:

PROJECT:
PROPOSED ALT'S & ADD'S
TO EXISTING DWELLING INC.
SWIMMING POOL, DETACHED POOL HOUSE
& ASSOCIATED LANDSCAPING

CLIENT:
PADOVAN

LOCATION:
18 NORTH AVALON RD,
AVALON BEACH, NSW.

PROJECT STAGE:
DA

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

SCALE:
1:100 @ A3

DATE OF ISSUE:
09.04.2024

DRAWING NO.
DA-700

REVISION:
-

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