Landscape site plan 1:100 @ A1
0 1 2 3 4 5 10
Remove overgrown clump of Strelitzia
Ex. Bangalow palms on adjoining property
Remove ex. Schefflera spp. tree & small palms (Refer to Arborist's report)
Ex. block wall on adjoining property
Cascading low height groundcover & ornamental grasses in raised balcony planter. To cascade over edge
Maintain existing fence & Pyrostegia venusta climbing plant on upper level boundary
Finish turf flush to paving. Fall away from paving towards garden at 1.5%
Low 'Flatmat' Star jasmine in raised planter to maintain views towards harbour and southwards
Sunken seating area
See detail sheet 2 for pool entry / undercroft area.
Level 2 R.L 75.60
Remove lower level fence & climbers install new planting at lower ground level in front of new stone face pool wall. Open metal boundary fence to allow vegetation to be seen through
Line of driveway to adjoining property
Informally hedged planting of soft wind & shade tolerant Xylosma senticosum
New low stone planter wall approx. 400–600mm high to step up to follow existing ground level
Refurbish ex. low stepped timber planter bed as required. Remove dying Syzygium shrubs as required & replace with new Acmena smithii. Underplant with cascading groundcover. See planting sheet 2
Balustrading to Architect's details
Climbing plants trained over fence on wire support
Stairs to Architect's details
'Air-gap' wall returns to ground level here
2 X Hibiscus Ex. trees on adjoining property.
Irregular stone wall with drainage cell behind to provide air-gap to bedroom 4 external wall. Sill window above.
Over hanging concrete pavers slab steps. Approx. 175mm risers. Stepping upto front courtyard pond and entry
Maintain ex. Murraya hedged planting above stone wall. Supplement with new tree planting
Ex. brick wall on boundary
Ex. Telecom pit
Ex. power pole
Retaining wall & screen over to Architect's east elevation
Remove ex. concrete driveway & reinstate nature strip turf & street trees
Stepped ponds with cascading edge
Floating concrete slabs to step down to side path
Low raised planter wall integrated with front fence
void area under entry walkway. See detail area on sheet 2.
Entry screen & gate to Architect's East elevation
Canopy over
Bench mark R.L 76.69
Steps up to entry landing
Transplant ex Agave planting from here. (See sheet 2 for new location)
Remove ex. Viburnum hedge
Transplant 3X ex. Livestonia palms. (See sheet 2 for new location)
Stone garden retaining wall to provide cut for garden levels adjacent to level 2 Bath, landing & bedroom 3.
Low wall & fence over to Architect's east & south elevation
Line of existing garde. Refurbish with new planting to supplement existing
Maintain & protect 2 X existing Corydyline on either side of new fence
Family
Office
Void
Entry
FFL78.20
Dining
F.F.L 78.70
Kitchen
Living
Spa
Proposed pool
Road
Tabalum
Cutler
Road
Maintain & protect ex. Livestona palm
Remove ex. Pittosporum undulatum street tree. Replace with new as per planting plan
Remove existing concrete driveway crossing & reinstate new nature strip turns & street trees.
Pedestrian entry gate in boundary fence
Ex. Hydrant and stop valves
Use demolition stone to provide informal stone terraces to follow existing topography.
New driveway crossing to council specification
Grade nature strip turf levels bank to driveway levels. refer to Engineer's future details
Remove existing Syzygium australe. tree. Refer to Arborists repeat.
Level 2 terrace planter below continuing under(See planting plan sheet 3)
Ex. low & screen over. refer to Architect's south elevation
Return fence & screen to maintain ex. palm
New driveway retaining wall to return along line of ex. timber retaining wall & return to ex. ground level at R.L 71.66
2 X New Tristaniopsis laurina street trees to replace existing proposed to be removed.
Xylosma Formal Hedge
Random square stone walling
Flatmat Star Jasmine
Existing Livestona Palm
Water Gum
Stone path edging
Informal stone steps
Xylosma Formal Hedge
Existing street planting to be retained
Dry Stone wall cladding
Dracaena Tree
Lilly Pilly Foliage (Acmena Smithii)
Water feature
Transplanted Livestona Palms

Drawing schedule

- Sheet 1: Site plan
- Sheet 2: Elevations & detail plan
- Sheet 3: Planting plan and details
- Sheet 4: Soil & landscape areas

Legend

Existing trees to be removed	Existing trees	Proposed evergreen trees	Proposed Deciduous tree
Palm	Tropical planting/ large leaves	Strappy leaved understorey plants	Tree Ferns
Low shrubs / ornamental grasses	Screen plants	Private open paving	Common open paving
Concrete stepping stones in garden bed	Flagstones in garden	Lawn areas	Timber decking / seating
Balustrading/ fence	Water	Walls	Stone clad walls
Concrete	Proposed levels	Survey layer under	

Amendments

E	1.4.22	S4.55
D	31.3.22	S4.55
C	17.9.21	-

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Project: New Dwelling, 1 Tabalum Road
Balgowlah Heights Lot 20, Section 58, DP 758044

Dwg: Landscape Site Plan

Date: 1.4.22 | Scale: 1:100 @A1

Job Ref: 19/2100

Builder must verify all dimensions of the site before work commences. Figured dimensions should be used in preference to those scaled off.

North

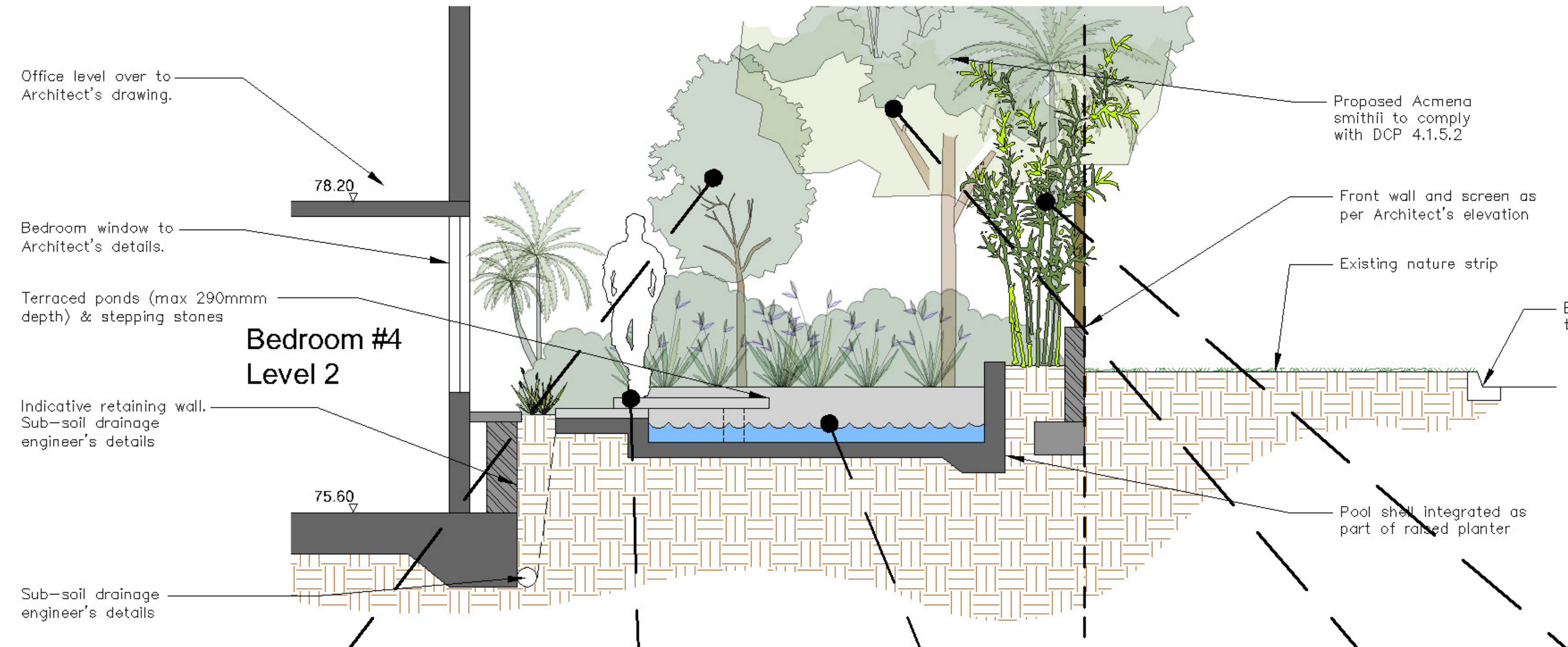
S4.55

ISSUE- E

South elevation 1:100 @ A1

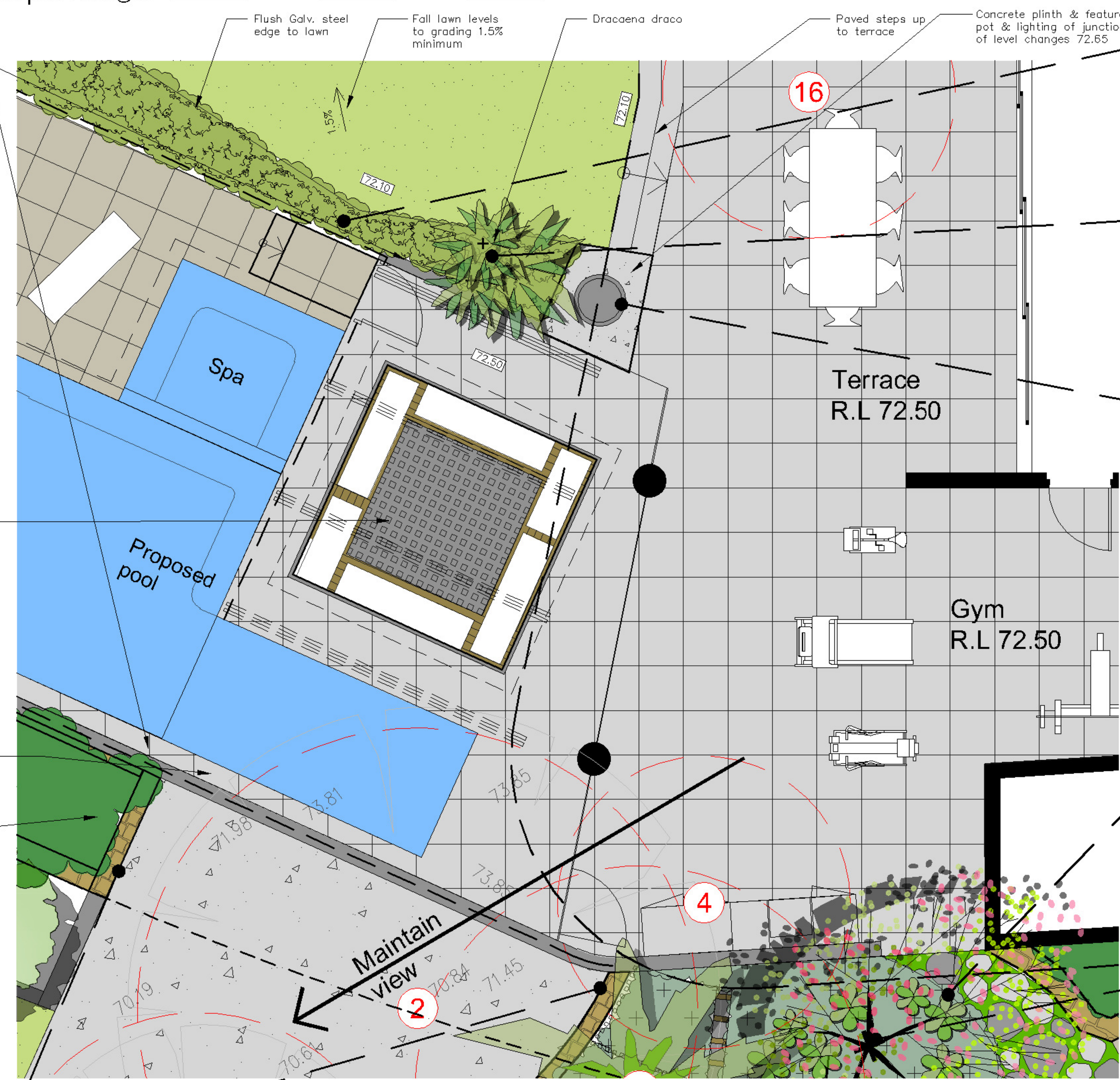
0 1 2 3 4 5 10
Proposed Glochidion ferdinandi tree planting in to comply with D.C.P clause 4.1.5.2. At far side of lower level rear garden
New driveway entry
Existing Livestona Palm
Proposed Tristaniopsis laurina street tree
Gate in fence for maintenance access to garden & lower level pool terrace
Proposed Tristaniopsis laurina street tree
Low planting to refurbish existing street street level garden in front of fence.
Proposed Acmena smithii to comply with DCP 4.1.5.2
Transplant ex. Livistona Palms #5-7 to here as per planting plan.
83.05
81.90
Level 3 78.70
Level 2 75.60
Level 1 72.50
Garage 69.10
Livistona Palm

Section BB 1:50 @ A1

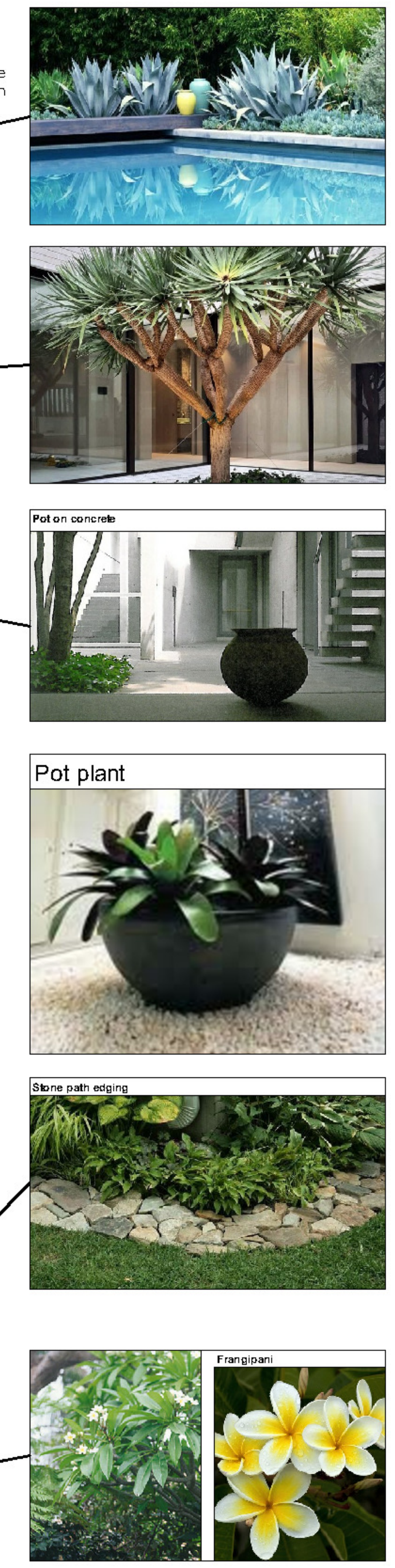


0 1 2 3 4 5
Office level over to Architect's drawing.
78.20
Bedroom window to Architect's details.
Terraced ponds (max 290mmm depth) & stepping stones
Bedroom #4 Level 2
Indicative retaining wall. Sub-soil drainage engineer's details
75.60
Sub-soil drainage engineer's details
Proposed Acmena smithii to comply with DCP 4.1.5.2
Front wall and screen as per Architect's elevation
Existing nature strip
Existing kerb to road
Pool shell integrated as part of raised planter

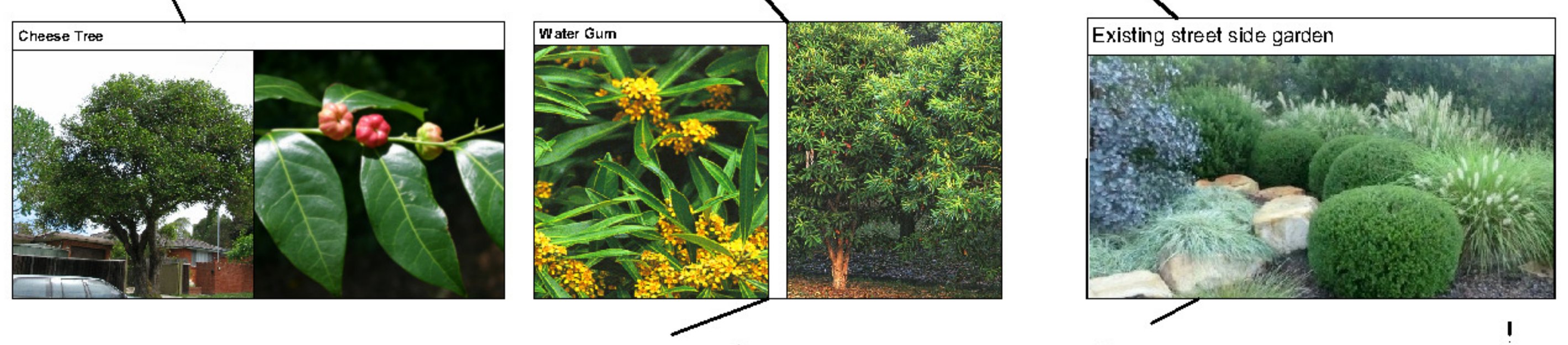
Pool detail plan 1:50 @ A1

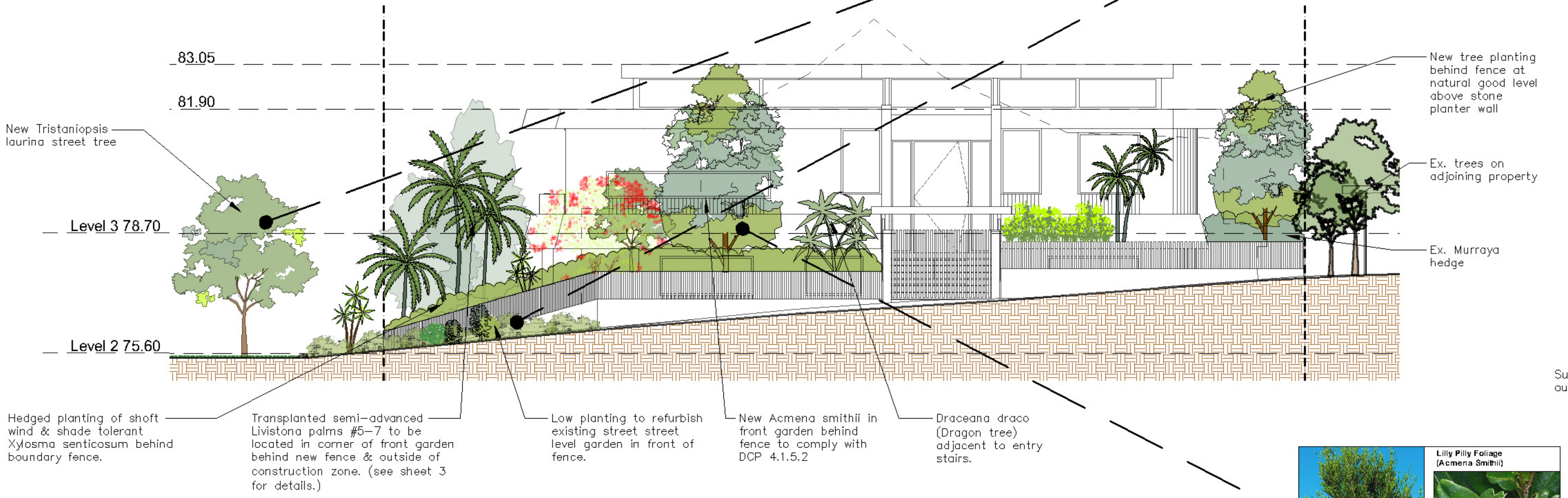


0 1 2 3 4 5
Flush Galv. steel edge to lawn
Fall lawn levels to grading 1.5% minimum
Dracaena draco
Paved steps up to terrace
Concrete plinth & feature pot & lighting at junction of level changes 72.65
Low wall to approx. 300mm high with glass fence face mounted to 1200mm height. Wall to form perimeter of above ground OSD basin in lawn area. (Refer to Hydraulic Engineer's details)
Sunken lounge outdoor seating area
Stone facing to walls below
Lower level planter
Spa
Proposed pool
Terrace R.L 72.50
Gym R.L 72.50
Maintain view
16
4
2



East elevation 1:100 @ A1

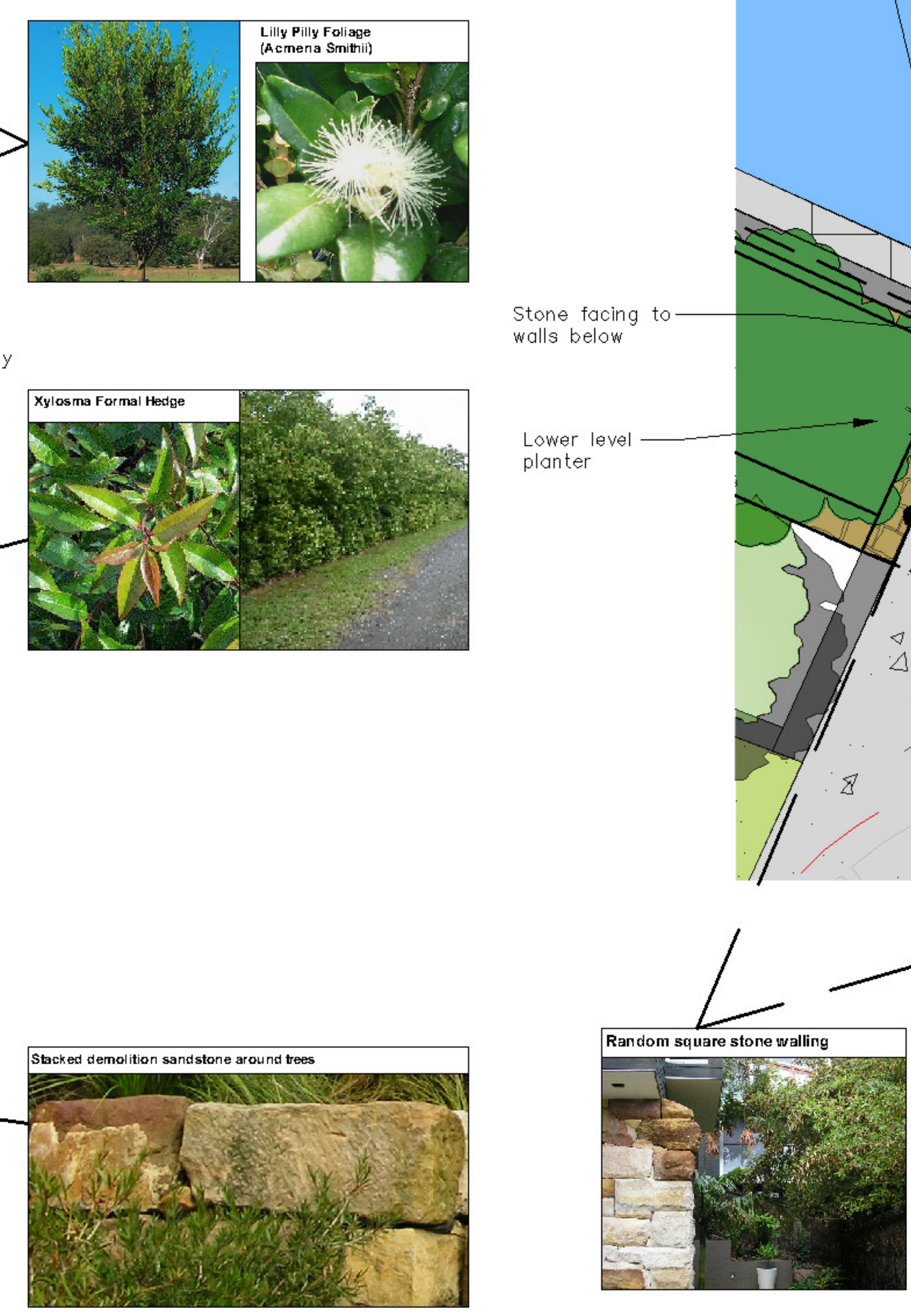




0 1 2 3 4 5 10
83.05
81.90
Level 3 78.70
Level 2 75.60
New Tristaniopsis laurina street tree
New tree planting behind fence at natural good level above stone planter wall
Ex. trees on adjoining property
Ex. Murraya hedge
Hedged planting of shoft wind & shade tolerant Xylosma senticosum behind boundary fence.
Transplanted semi-advanced Livistona palms #5-7 to be located in corner of front garden behind new fence & outside of construction zone. (see sheet 3 for details.)
Low planting to refurbish existing street street level garden in front of fence.
New Acmena smithii in front garden behind fence to comply with DCP 4.1.5.2
Draceana draco (Dragon tree) adjacent to entry stairs.

Section AA 1:50 @ A1

0 1 2 3 4 5
Coin Tree Fern
Entry stairs & path behind
Shade tolerant ferns in shaded zone behind
Prefabricated water feature bowl and trough in garden
Water feature
Lilly pilly tree
Entry Canopy behind
Ex. turfed nature strip
Front fence to Architect's elevation
78.20
75.60
75.40
76.50



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Dwg: Elevations and Detail Plan

Date: 1.4.22
Scale: 1:100 @A1
Job Ref: 19/2100

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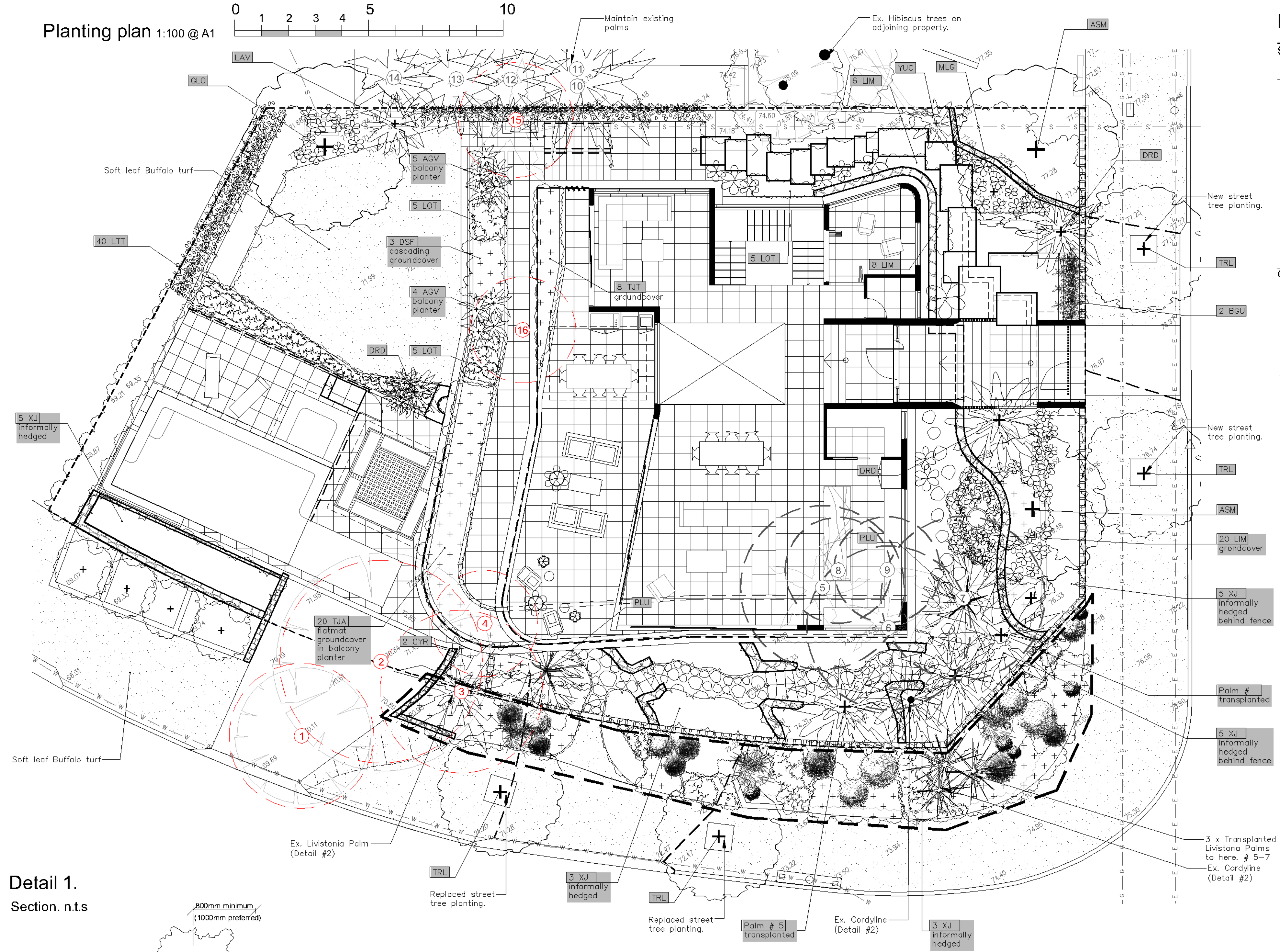
North

S4.55

ISSUE- E

Planting plan 1:100 @ A1



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No.
Trees						
ASM	Acmena smithii	Lilly Pilly (Native tree in dep soil. Prune lower branches)	75Lt	3x50x50x1800	8-10.0M	2
GLO	Glochidion ferdinandii	Cheese Tree (Indigenous medium tree)	75Lt	3x50x50x1800	8-10.0M	1
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	2
TRL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	4
Shrubs / small feature trees						
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	1
XJ	Xylosma senticosum (japonicum)	Glossy Xylosma (Screening plant)	300mm	nil	3-4.0M	21
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	9
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	2
CYR	Cycas revolutum	Sago Palm (striking native lowpalm like)	300mm	nil	1-1.2M	2
DRD	Draceana draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	3
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	1
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	1
Ground covers/Climbers						
DSF	Dichondra 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	3
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hyvrid groundcover)	200mm	nil	0.2M	20
TJT	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	8
Ornamental grasses/strappy leaved plants						
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	34
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	15
LTT	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	40

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

General construction notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas to be Soft leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compost worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter boxes & waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric Refer Engineer's details for structural details for planter box construction. All internal planter slab levels to fall to drainage outlets as detailed by Stormwater Engineer. Ensure cavity between planter box and building wherever planter joins habitable rooms of building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers to have the following:

- Impervious waterproof membrane along base and up to top of soil level of containers to Engineer's details
- ϶Atlantis' drainage cell (or engineer's approved equivalent at base to be connected to drainage system of development as per stormwater Engineer's details.
- A.N.L. planter box soil mix or equivalent. To comply with AS 4419 and AS 3743
- Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes throughout construction and installation period.
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed during construction of planters and to be coordinated with all Engineer's details

5. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

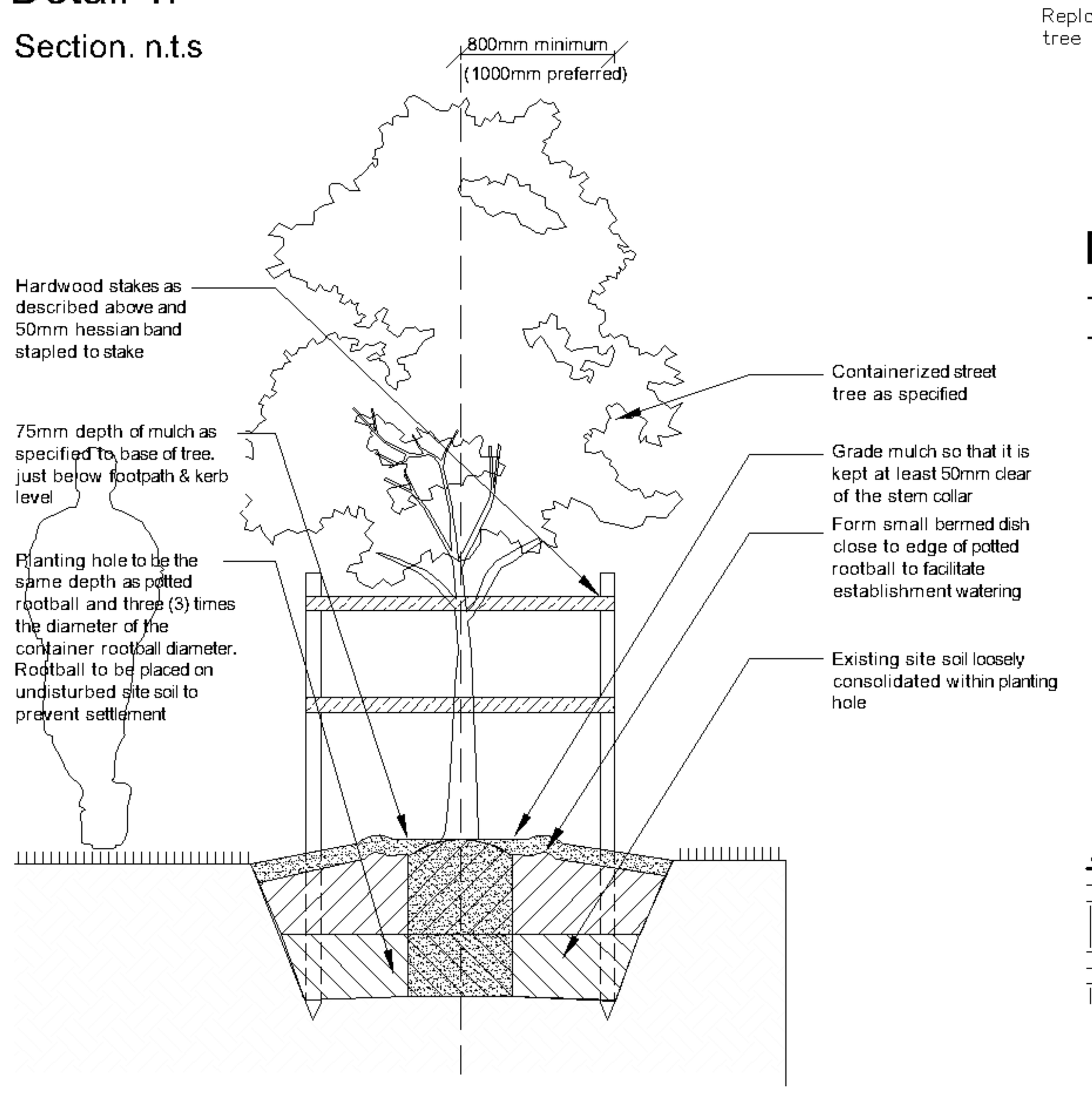
7. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support.

8. Lawn edging
All ground level garden beds adjacent to site boundary or paved areas to have edging as nominated on the plans.

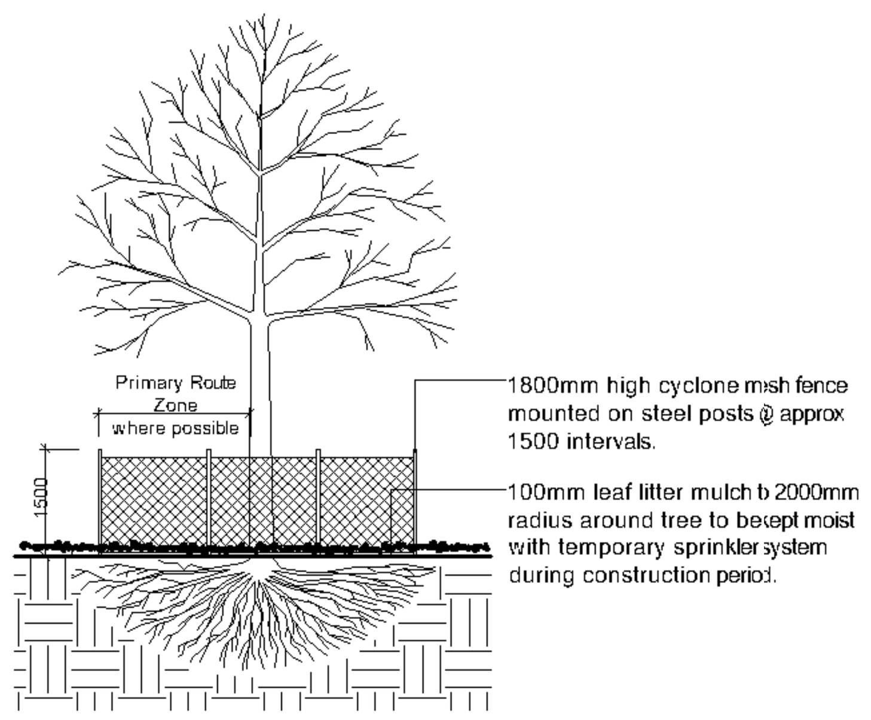
9. Turfing
Turfed nature strip areas to be Soft leaf Buffalo or Soft Leaf Buffalo 'shademaster' (as nominated on plans) to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation.

10. Structural
All structural details whatsoever to Engineer's details. All drainage and waterproofing details to Engineers details.

Detail 1.
Section. n.t.s

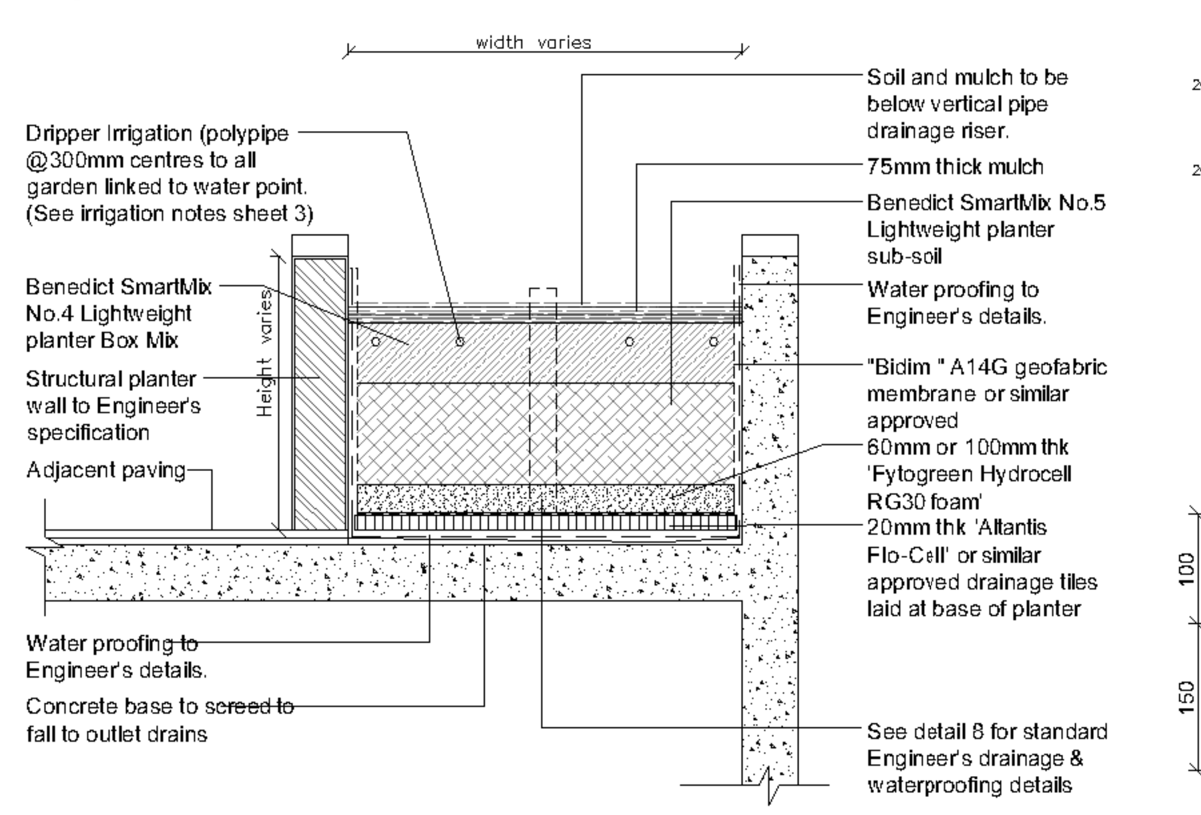


Detail 2.
Tree protection measure Type 2 n.t.s.

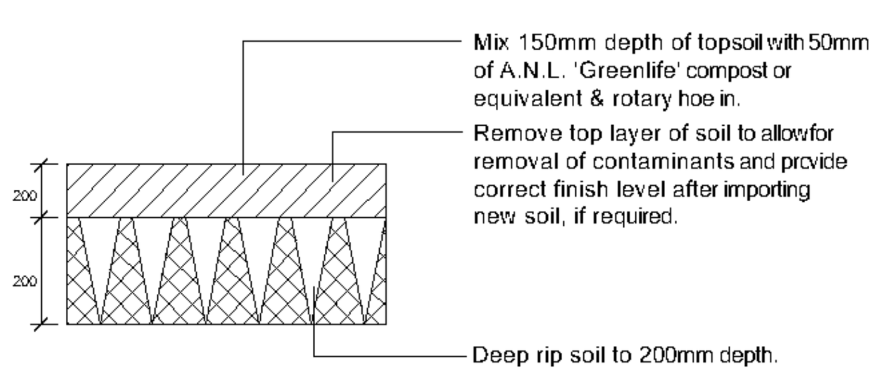


Detail 3.
On structure planter typical soil installation detail n.t.s

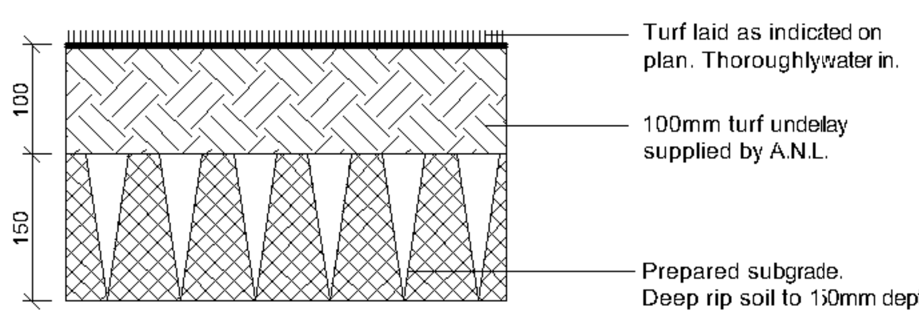
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



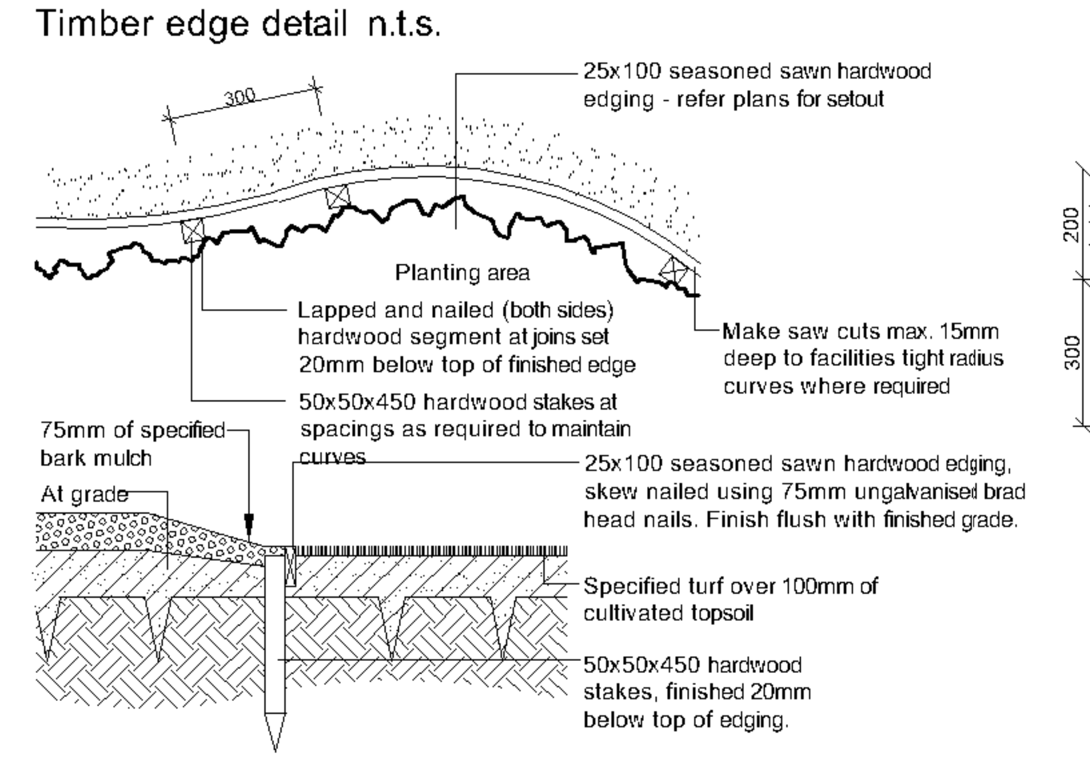
Detail 4.
Soil preparation detail n.t.s.



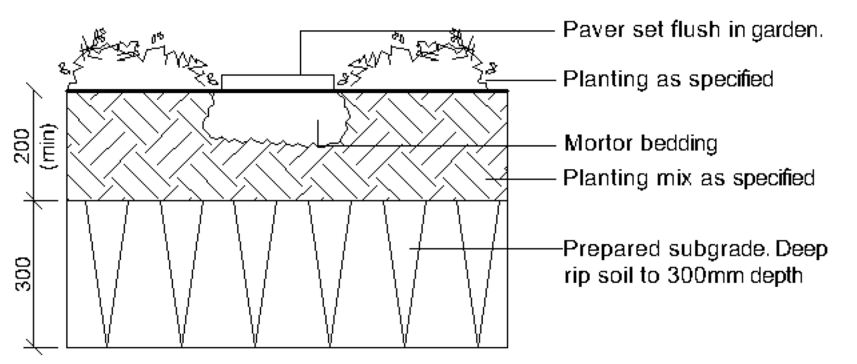
Detail 5.
Turf over soil n.t.s



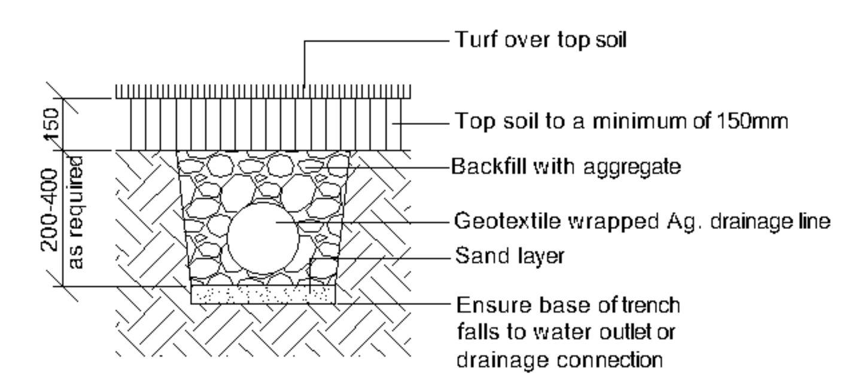
Detail 6.
Timber edge detail n.t.s.



Detail 7.
Stepping stones in garden n.t.s



Detail 8.
Ag. drainage line n.t.s.



Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas except lawn areas. To include all raised planter boxes over slab structures. Water supply tap hosecocks to each isolated planterbox for separate irrigation lines with battery timers. (To be coordinated with Hydraulic engineer's details). Dripline supply system only to be incorporated. Contractor is to provide an irtion design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwar tanks (where applicable).

Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's ps with town water top up system.

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: Provide automatic 2 week timer withourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 2.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall bebject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may devep in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

All construction & landscape works to be done in conjunction with Arborist's report prepared by 'Hugh the Arborist'.

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Dwg: Planting Plan and Details

Date: 1.4.22 | Scale: 1:100 @A1
Job Ref: 19/2100

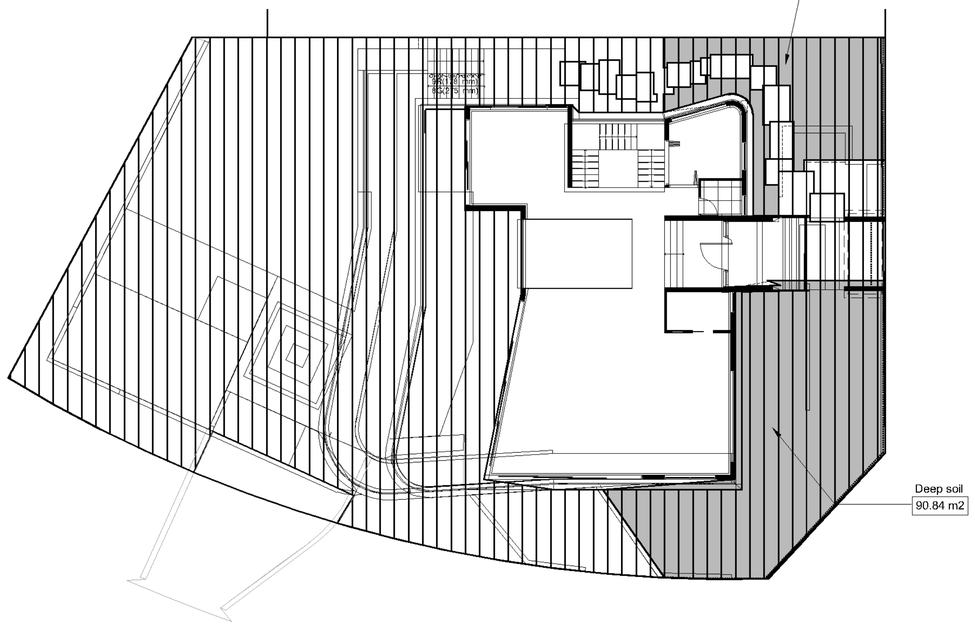
Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

North

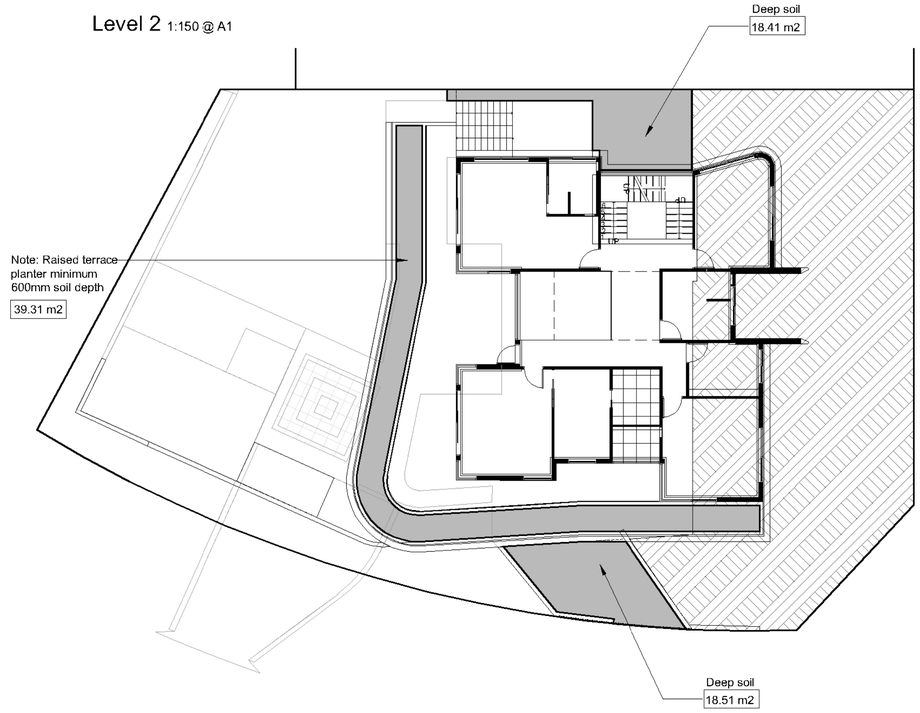
S4.55
ISSUE- E

Level 3 1:150 @ A1

0 1 2 3 4 5 10



Level 2 1:150 @ A1



Site area = 753.8 m2

Total open space = 548.23m2

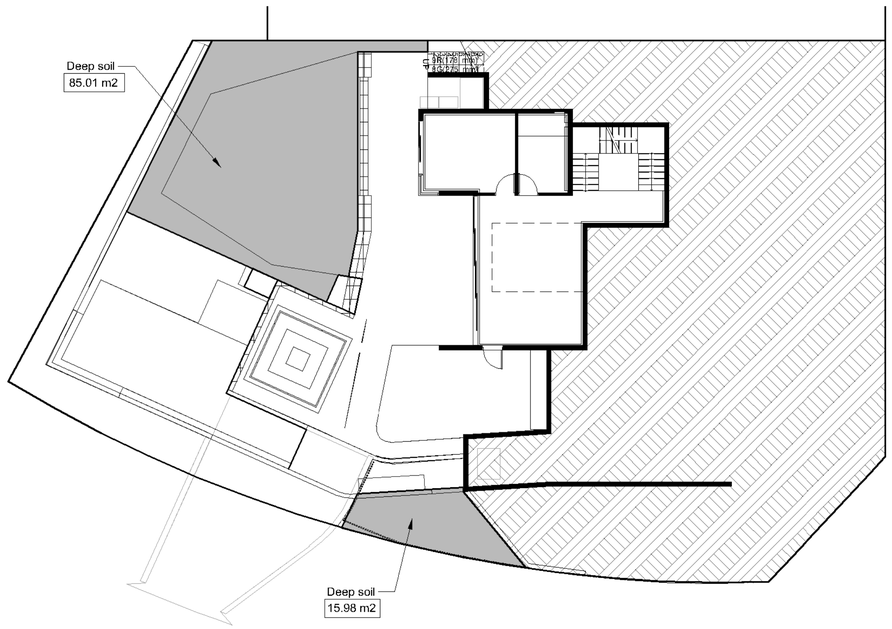
Required = 452.28 m2

Landscape area

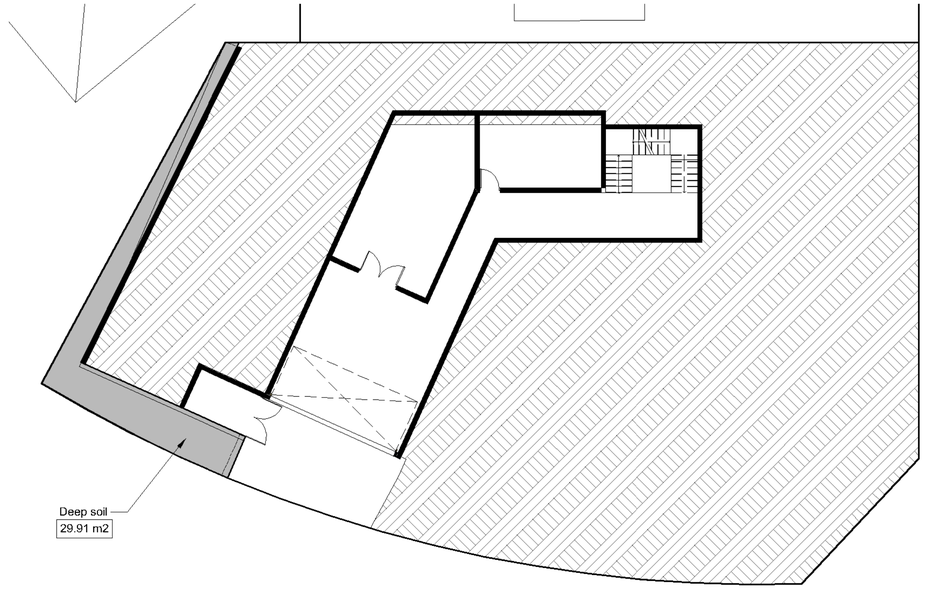
Garage level	29.91
level 1	100.99
level 2	76.23
level 3	126.50
	333.63 m2

Required landscape area = 181.0 m2

Level 1 1:150 @ A1



Garage level 1:150 @ A1



Amendments

E	1.4.22	S4.55
D	31.3.22	S4.55
C	17.9.21	-

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Project: New Dwelling, 1 Tabalum Road
Balgowlah Heights lot 20, Section 58, DP 758044

Dwg: Soil and landscape areas

Date: 1.4.22 Scale: 1:150 @A1

Job Ref: 19/2100

North