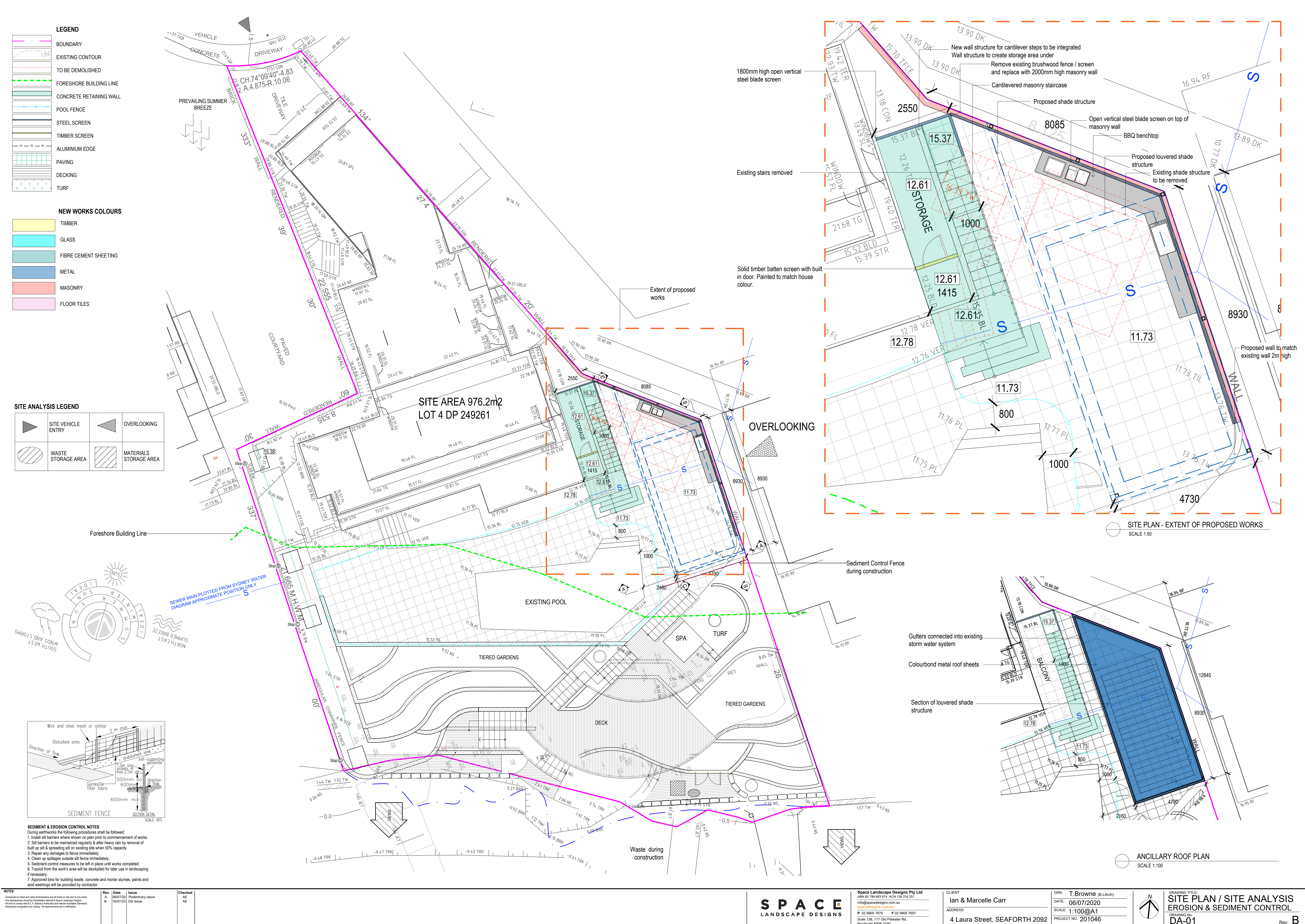


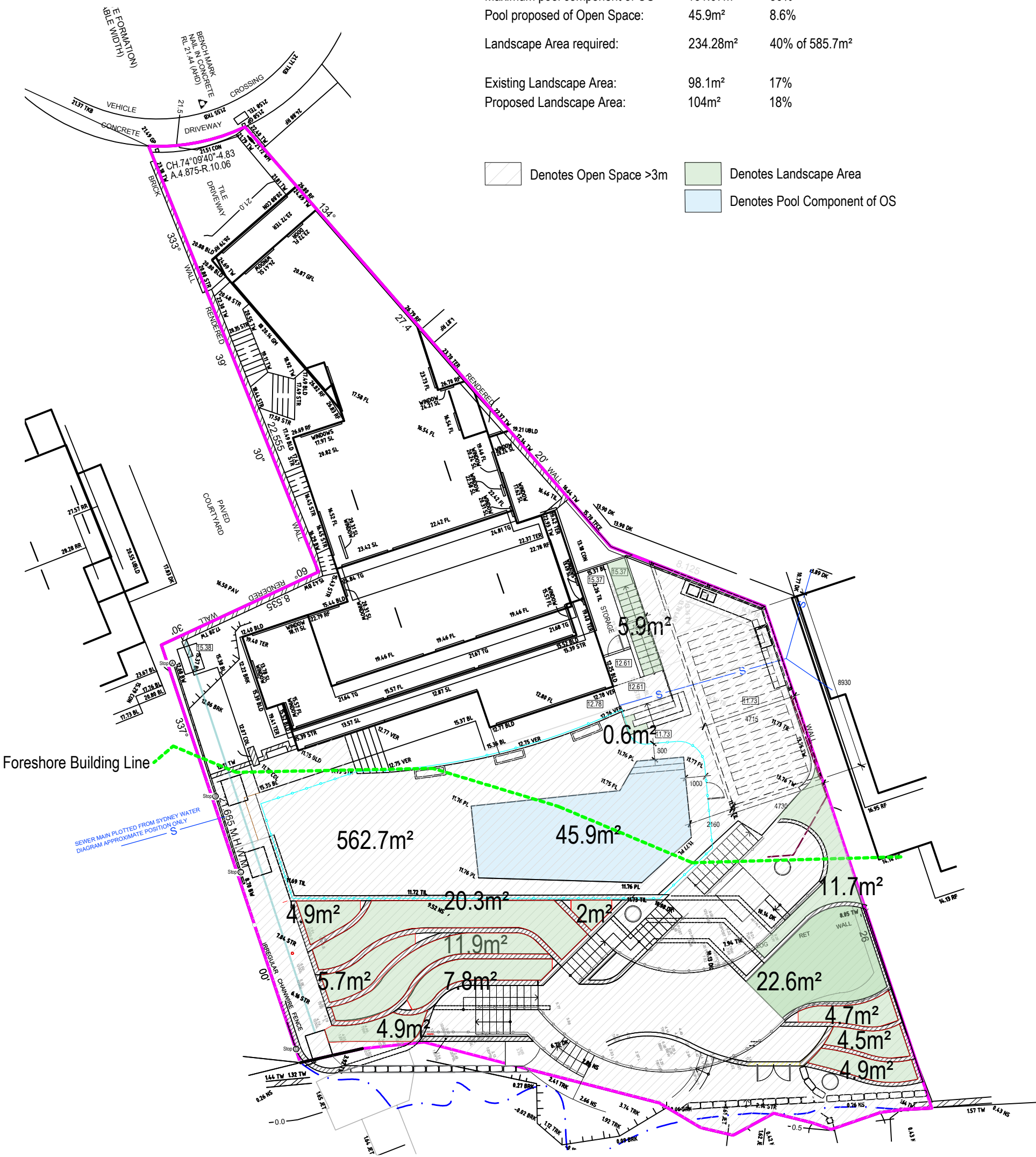


SITE CALCULATIONS

Residential Development Control Area OS4 requires 60% of site area to be Open Space with 40% of that open space to be Landscaped Area.

Site Area:	976.2m ²	
Total Open Space required:	585.7m ²	60%
Existing Open Space:	562.5m ²	51.7%
Proposed Open Space	562.5m ²	51.7%
Open Space proposed:	170.10m ²	57.6%
Maximum pool component of OS	161.07m ²	30%
Pool proposed of Open Space:	45.9m ²	8.6%
Landscape Area required:	234.28m ²	40% of 585.7m ²
Existing Landscape Area:	98.1m ²	17%
Proposed Landscape Area:	104m ²	18%

Denotes Open Space >3m
Denotes Landscape Area
Denotes Pool Component of OS



SITE CALCULATIONS - PROPOSED
SCALE 1:200

NOTES:
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- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	14/07/20	DA Issue

Checked
TB

SPACE
LANDSCAPE DESIGNS

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CLIENT
Ian & Marcelle Carr
ADDRESS
4 Laura St, SEAFORTH

DRN: A.Elboz
DATE: 14/07/2020
SCALE: 1:100@A2
PROJECT NO: 141046



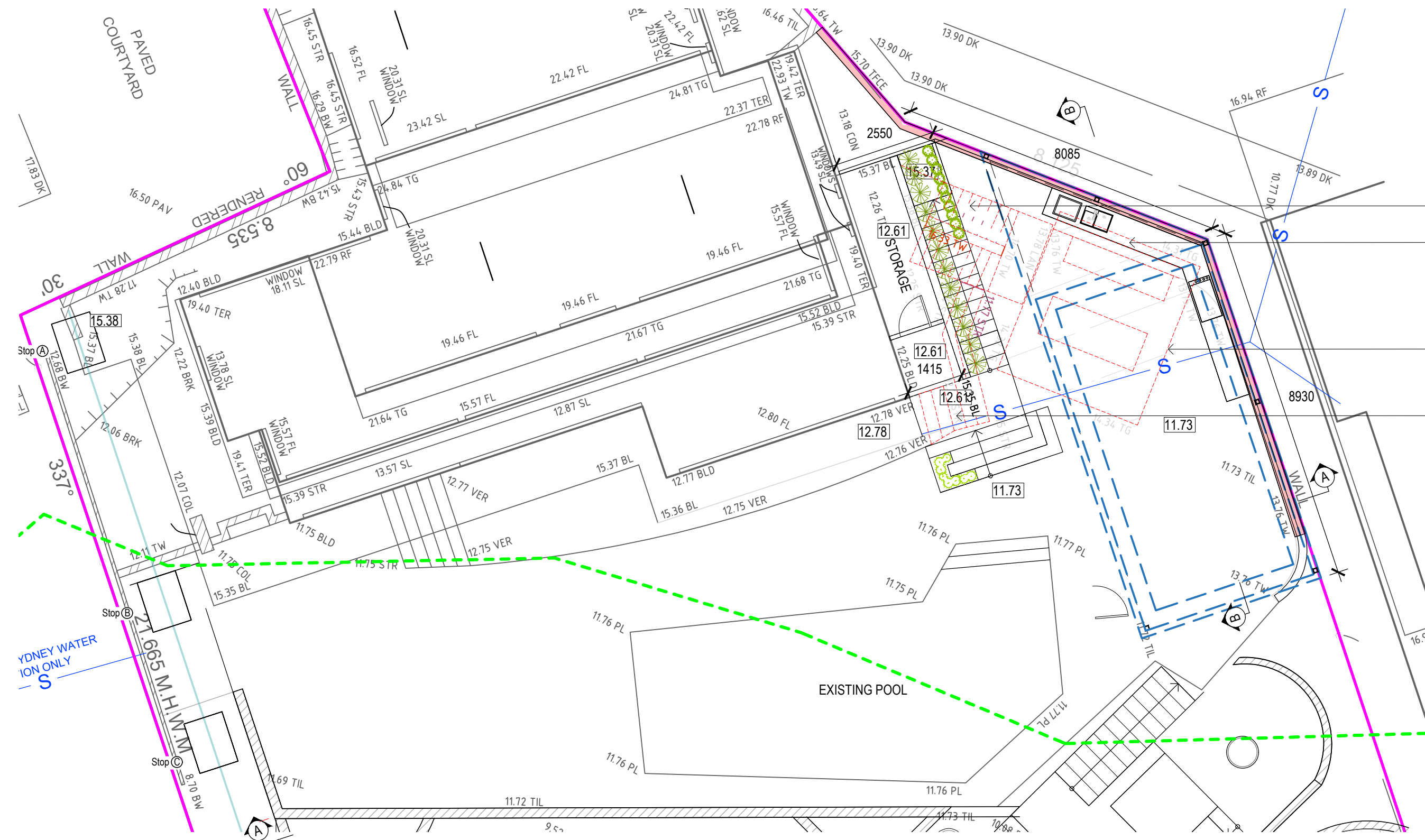
SITE CALCULATIONS
DA-02
Rev A

LEGEND

EXISTING STRUCTURES TO BE REMOVED

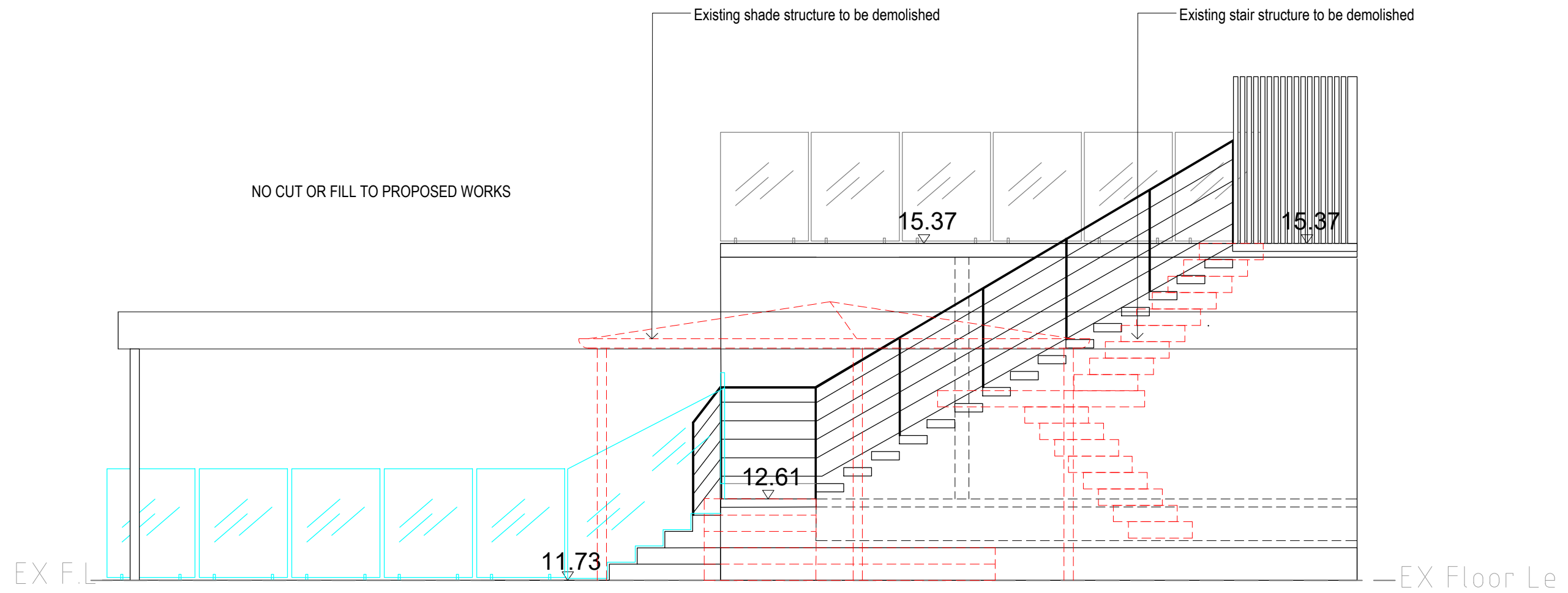
AREA OF CUT

AREA OF FILL

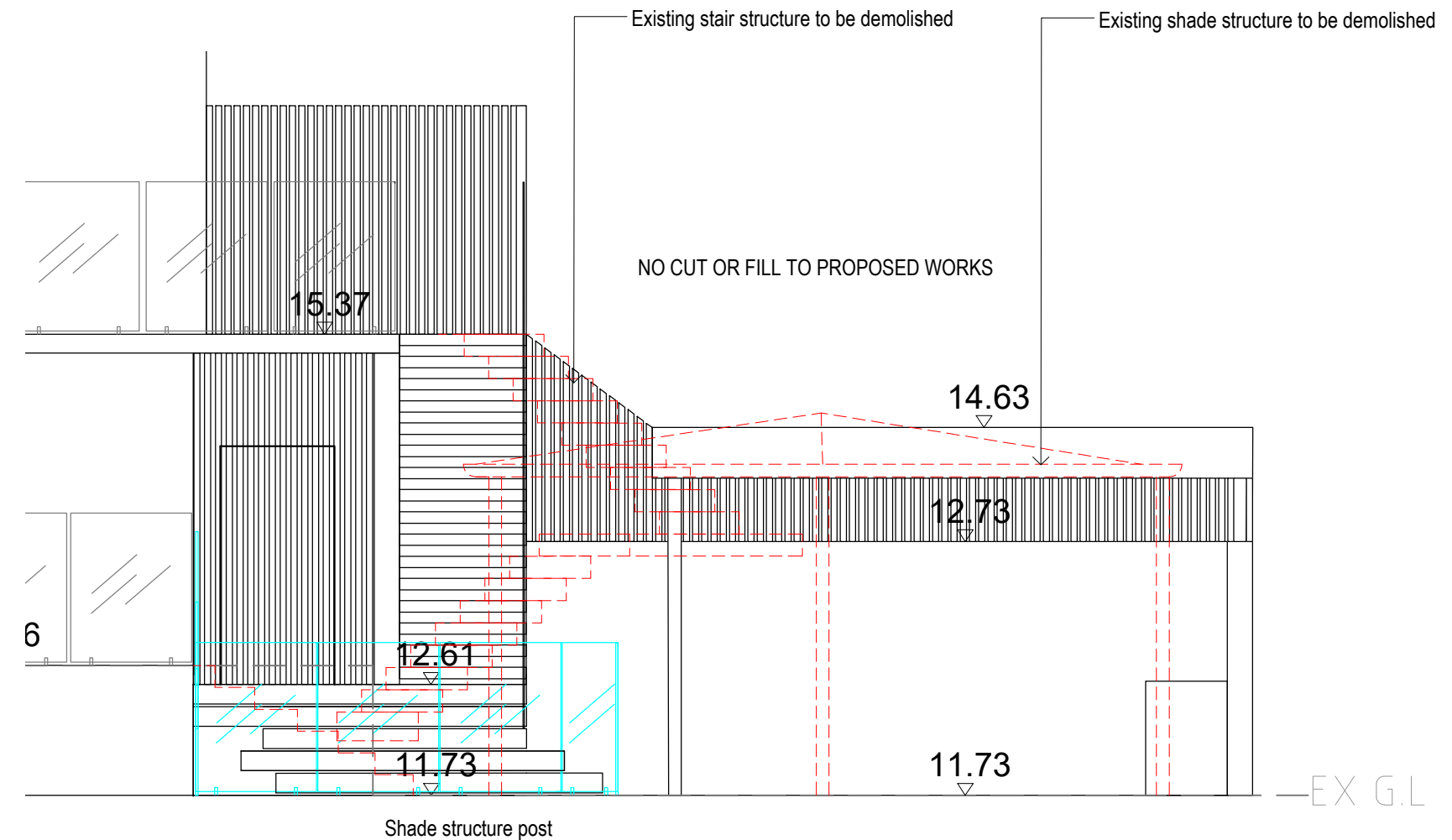


- Existing staircase to be demolished
 - Section of existing masonry wall to be demolished
 - Existing shade structure to be demolished
 - Section of existing stairs and small wall to be demolished
- NOTE:
NO CUT OR FILL TO PROPOSED WORKS

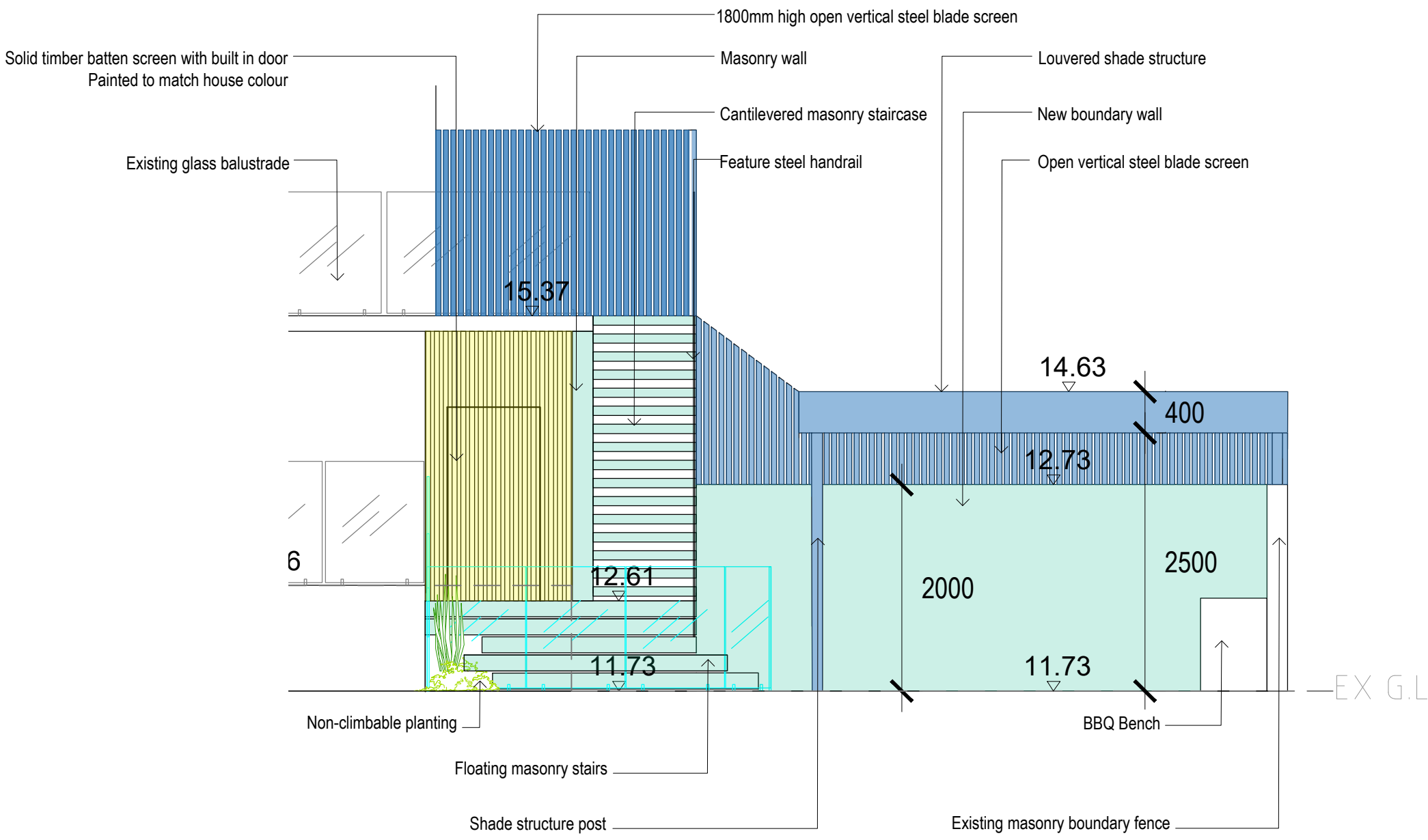
DEMOLITION PLAN
SCALE 1:100



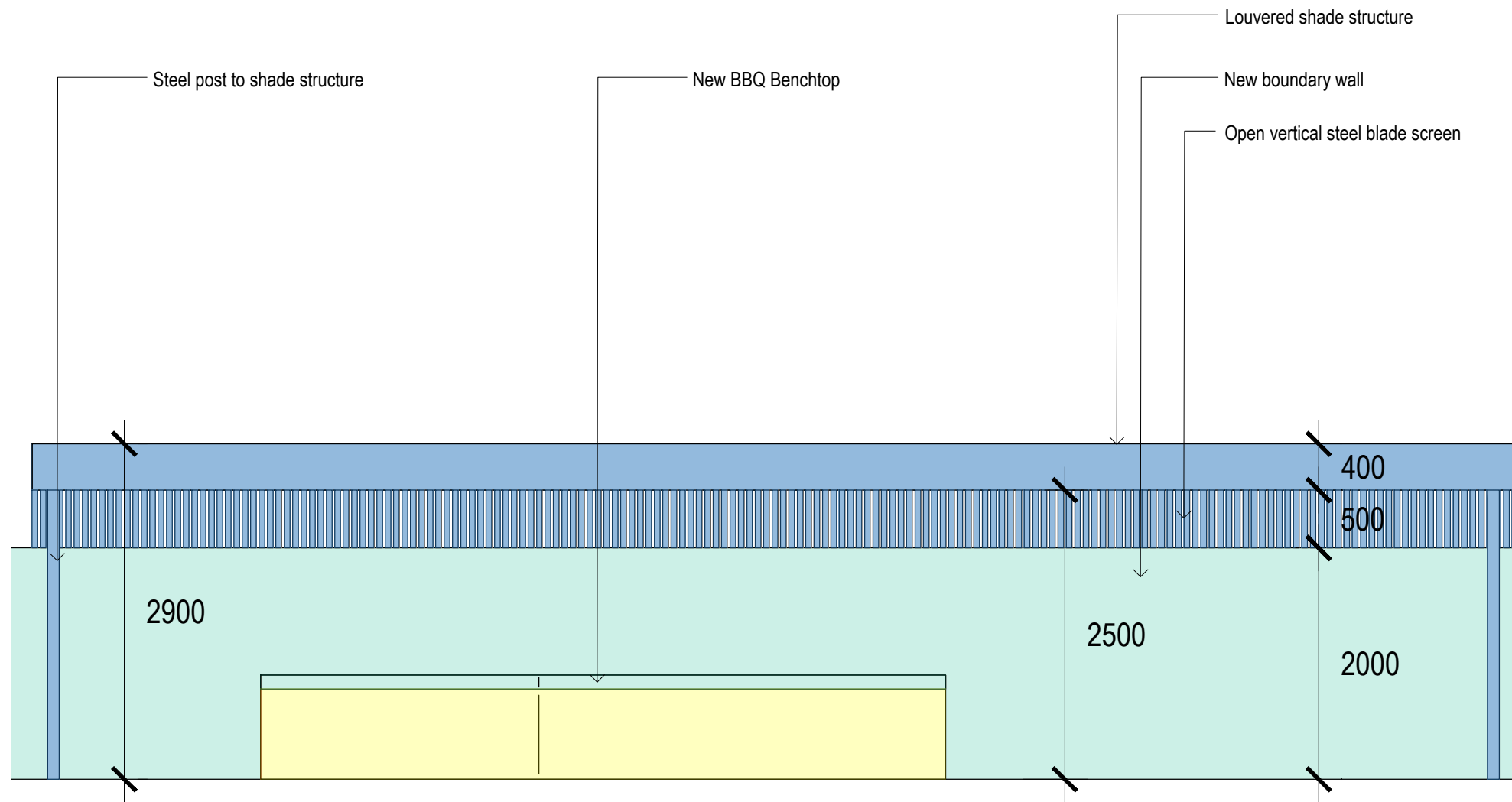
ELEVATION BB - SHOWING DEMOLITION
SCALE 1:100



ELEVATION AA - SHOWING DEMOLITION
SCALE 1:100



ELEVATION AA
SCALE 1:100

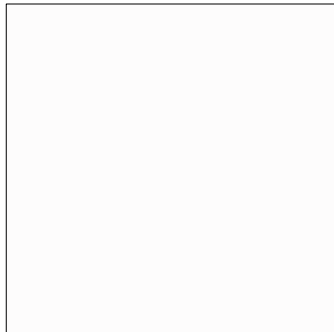


ELEVATION CC
SCALE 1:100

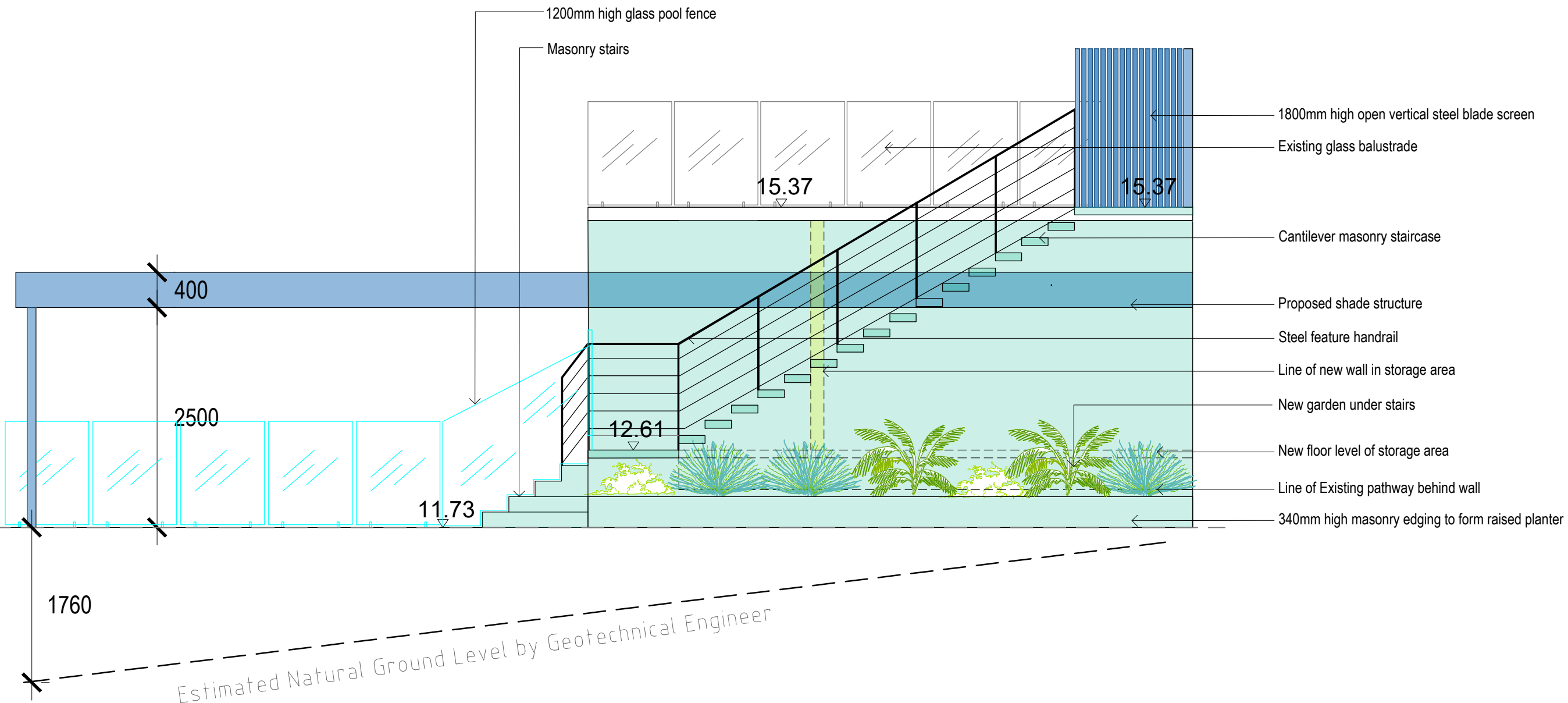
SCHEDULE OF COLOURS AND MATERIALS



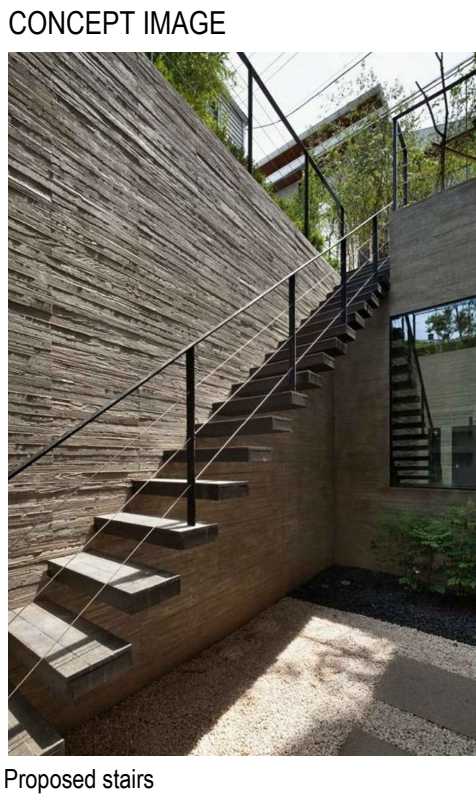
Colorbond roof - colour Wallaby



New fibre cement wall paneling to match existing
Wall colour: Dulux Mt Aspiring



ELEVATION BB
SCALE 1:100



Proposed stairs

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Rev.	Date	Issue	Checked
A	14/07/20	Preliminary design	AE
B	16/07/20	DA Issue	AE



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DRN: T.Browne (B.LArch)
DATE: 14/07/2020
SCALE: 1:100@A2
PROJECT NO: 141046



LEGEND	
	BOUNDARY
	EXISTING CONTOUR
	TO BE DEMOLISHED
	FORESHORE BUILDING LINE
	CONCRETE RETAINING WALL
	POOL FENCE
	STEEL SCREEN
	TIMBER SCREEN
	ALUMINIUM EDGE
	PAVING
	DECKING
	TURF

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
AV	ASPLENIUM 'VICTORIA'	VICTORIA BIRDS NEST FERN	9	0.9m	200mm
LR	LIRIOPE MUSCARI 'PINK PEARL'	PINK PEARL	6	0.3m	200mm
PX	PHILODENDRON SELLOUM 'XANADU'	PHILODENDRON	12	1m	200mm
ZT	ZOYSIA TENUIFOLIA	NO MOW GRASS	8	0.1m	140mm

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 Structural Root Zone(SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites. Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:

- 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

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Turf Areas: 'Turf Underlay', Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

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

TREE STOCK

Tree stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use.

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

MULCHING

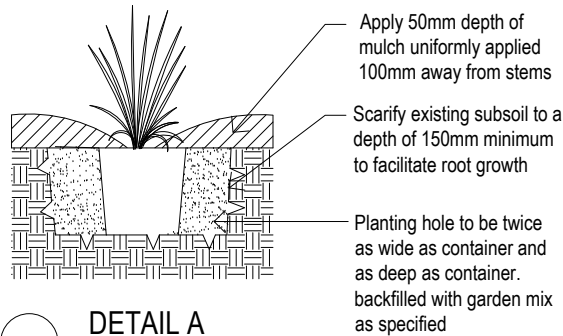
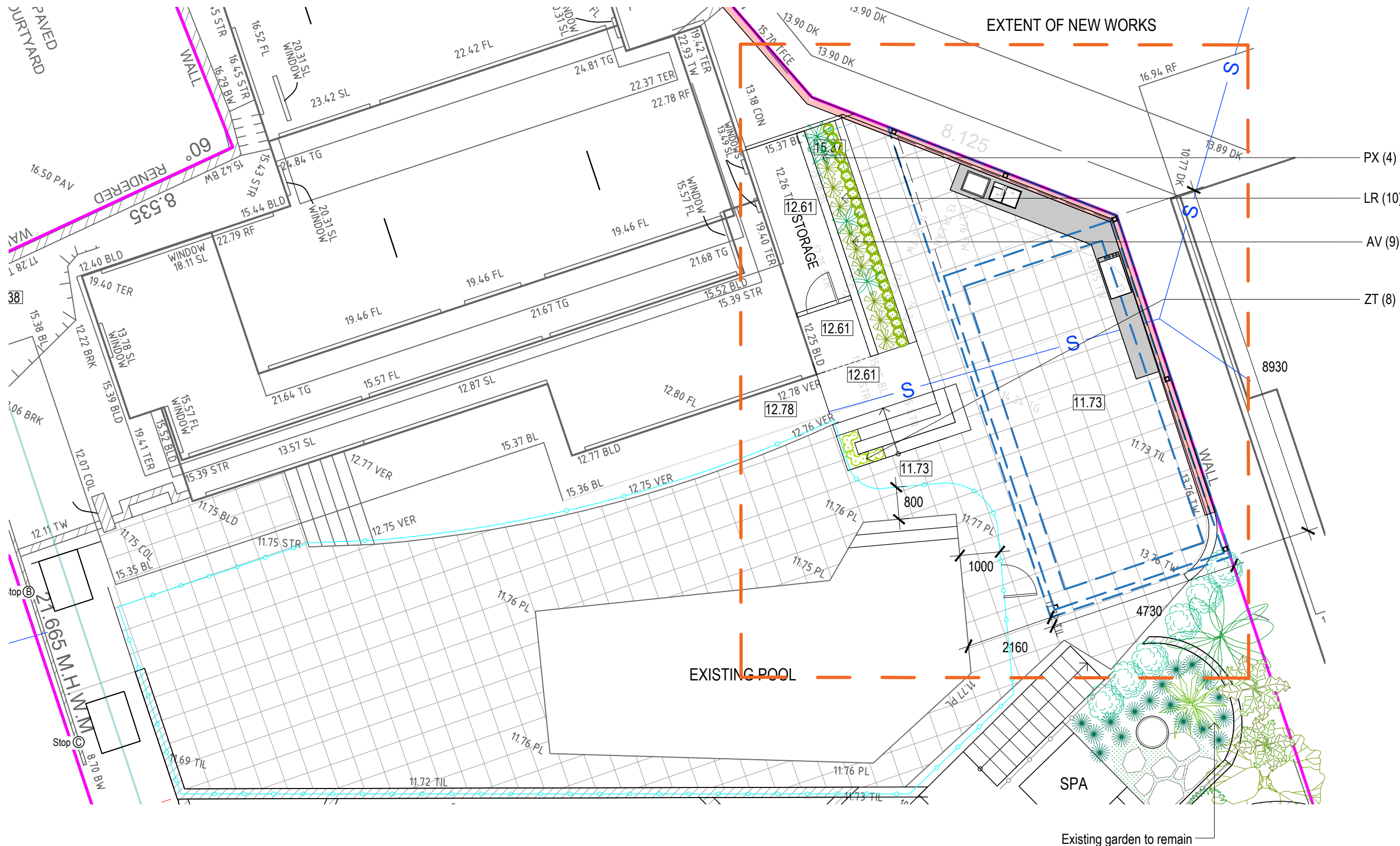
All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planting area impacted by building works to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING

New turf- Sir Walter Softed 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 subgrade 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.



DETAIL A
SHRUB PLANTING DETAIL N.T.S

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Rev.	Date	Issue
A	14/07/20	DA Issue

Checked
AE

SPACE
LANDSCAPE DESIGNS

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Brookvale NSW 2100

CLIENT

Ian & Marcelle Carr

ADDRESS

4 Laura St, SEAFORTH

DRN:

L.Poulton

DATE:

14/07/2020

SCALE:

1:100@A2

PROJECT NO:

141046



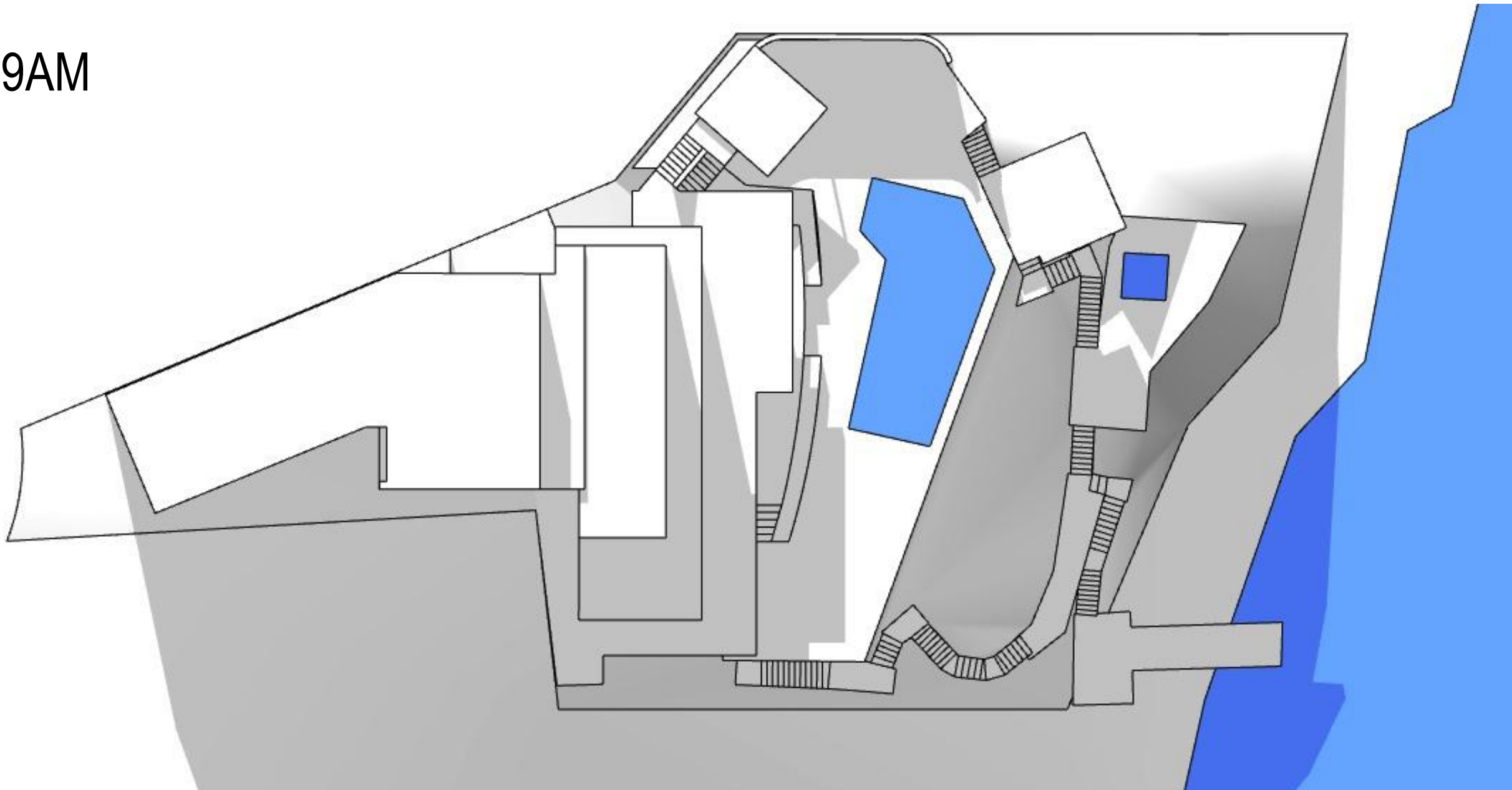
LANDSCAPE PLAN

DA-05

Rev A

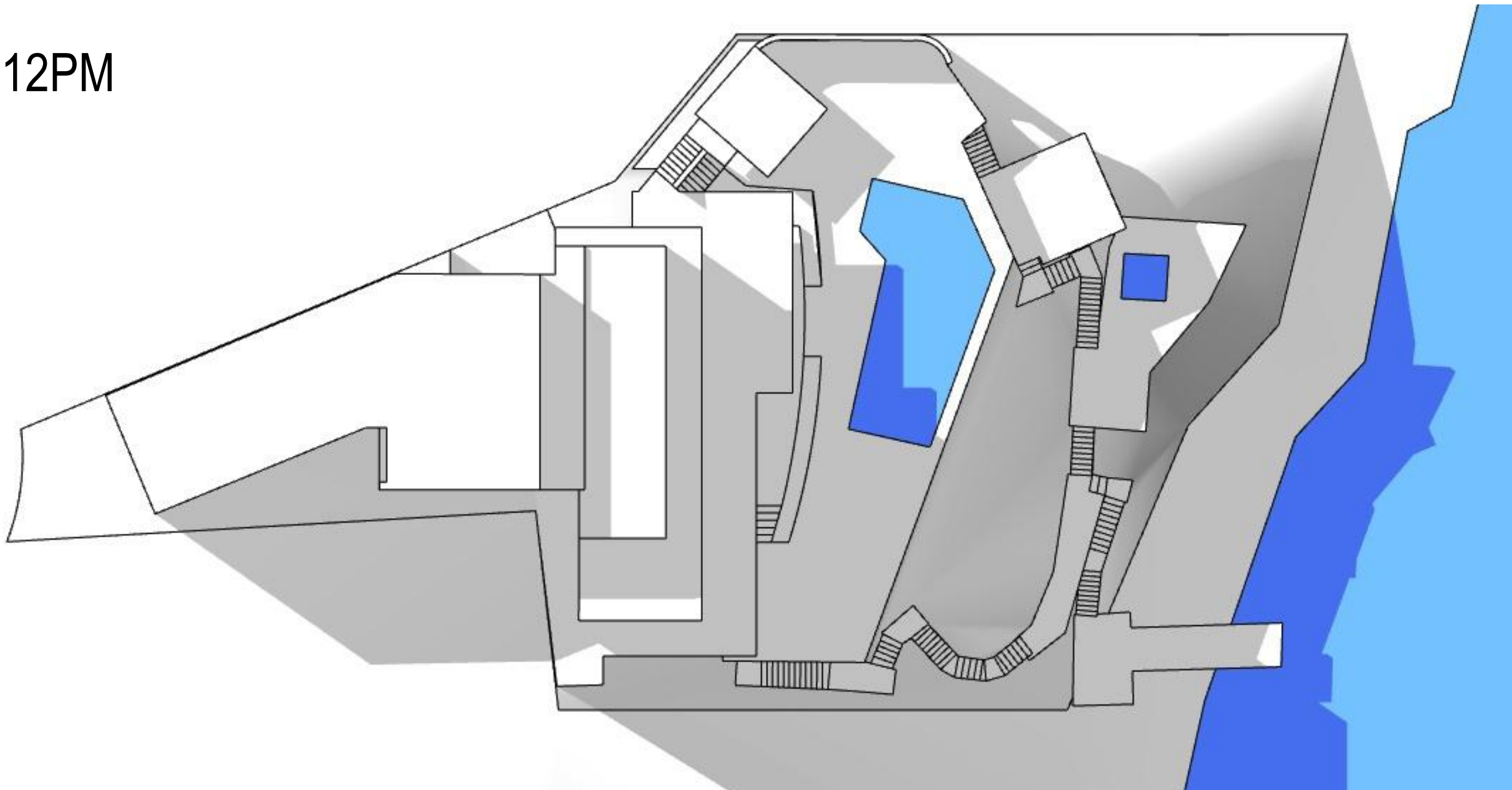
EXISTING

9AM



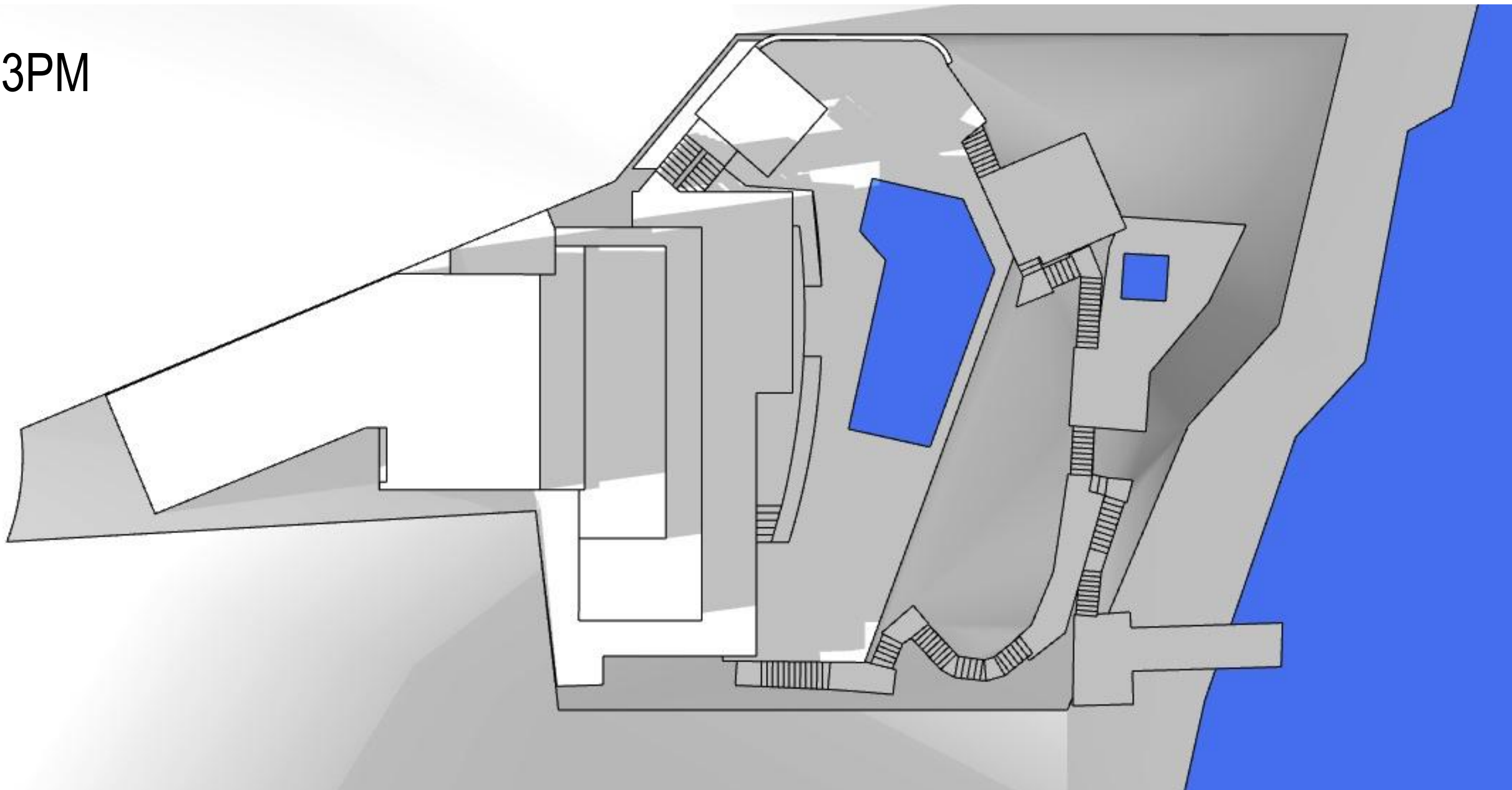
9am - Existing

12PM



12pm - Existing

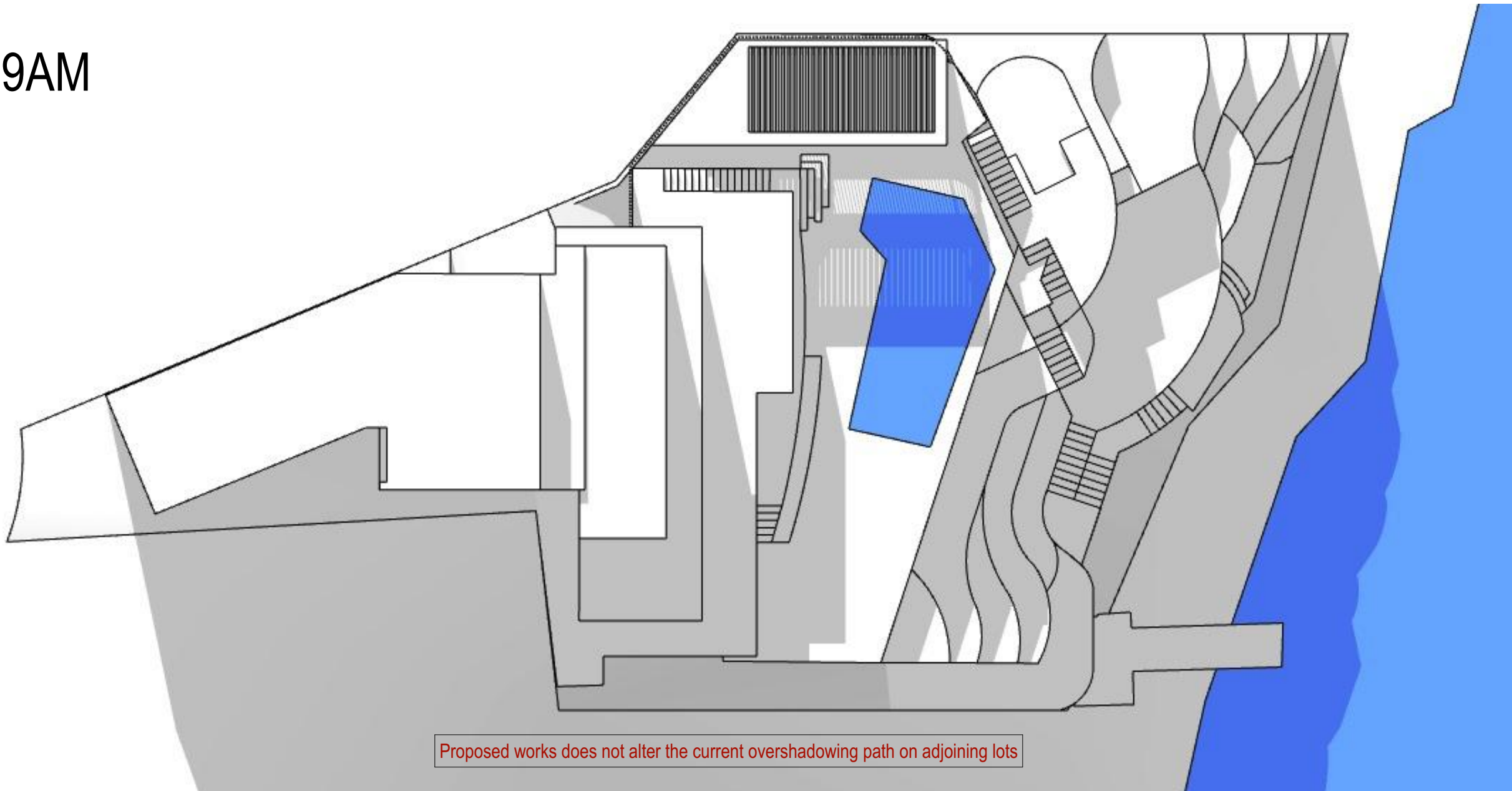
3PM



3pm - Existing

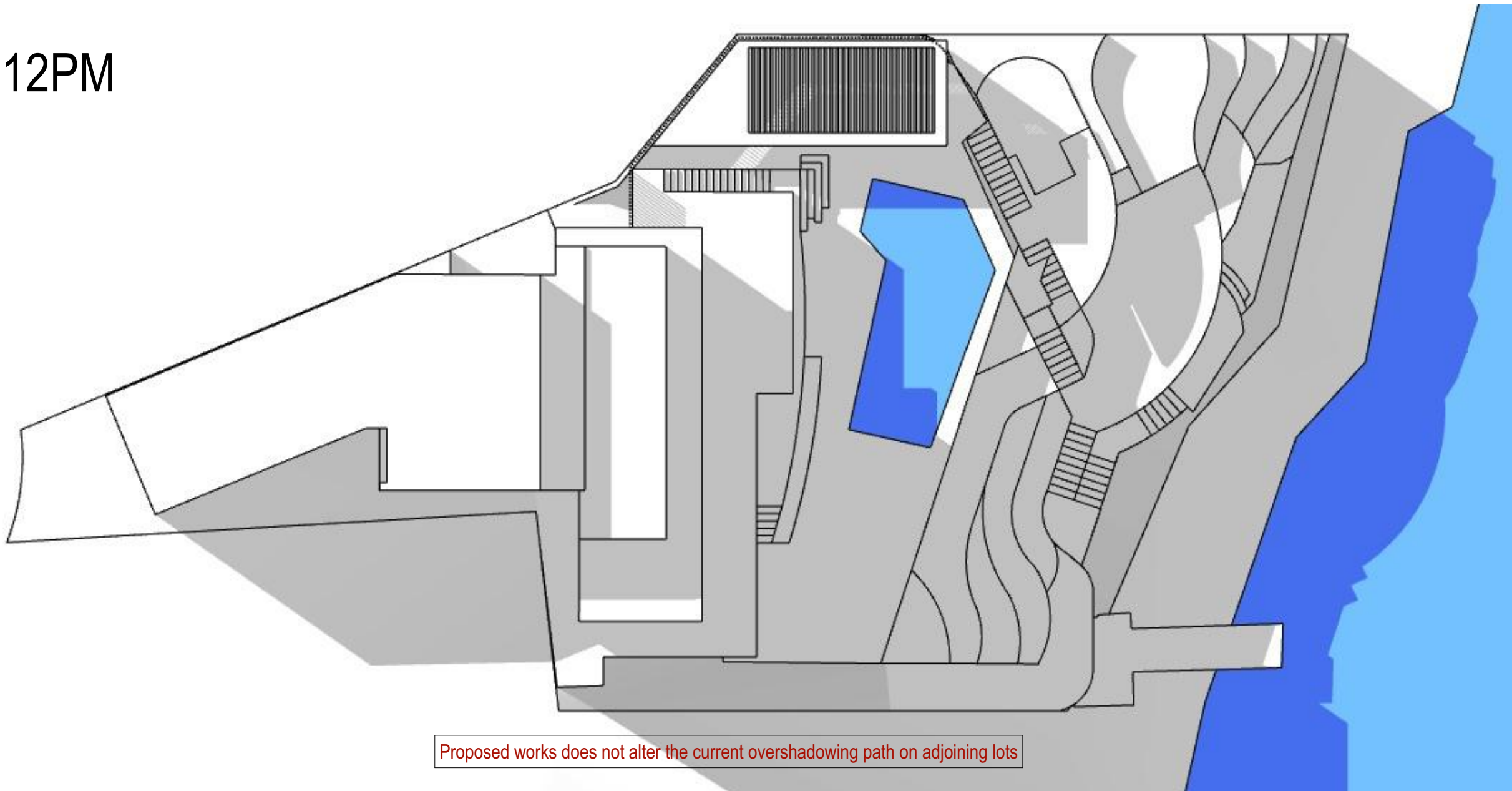
PROPOSED

9AM



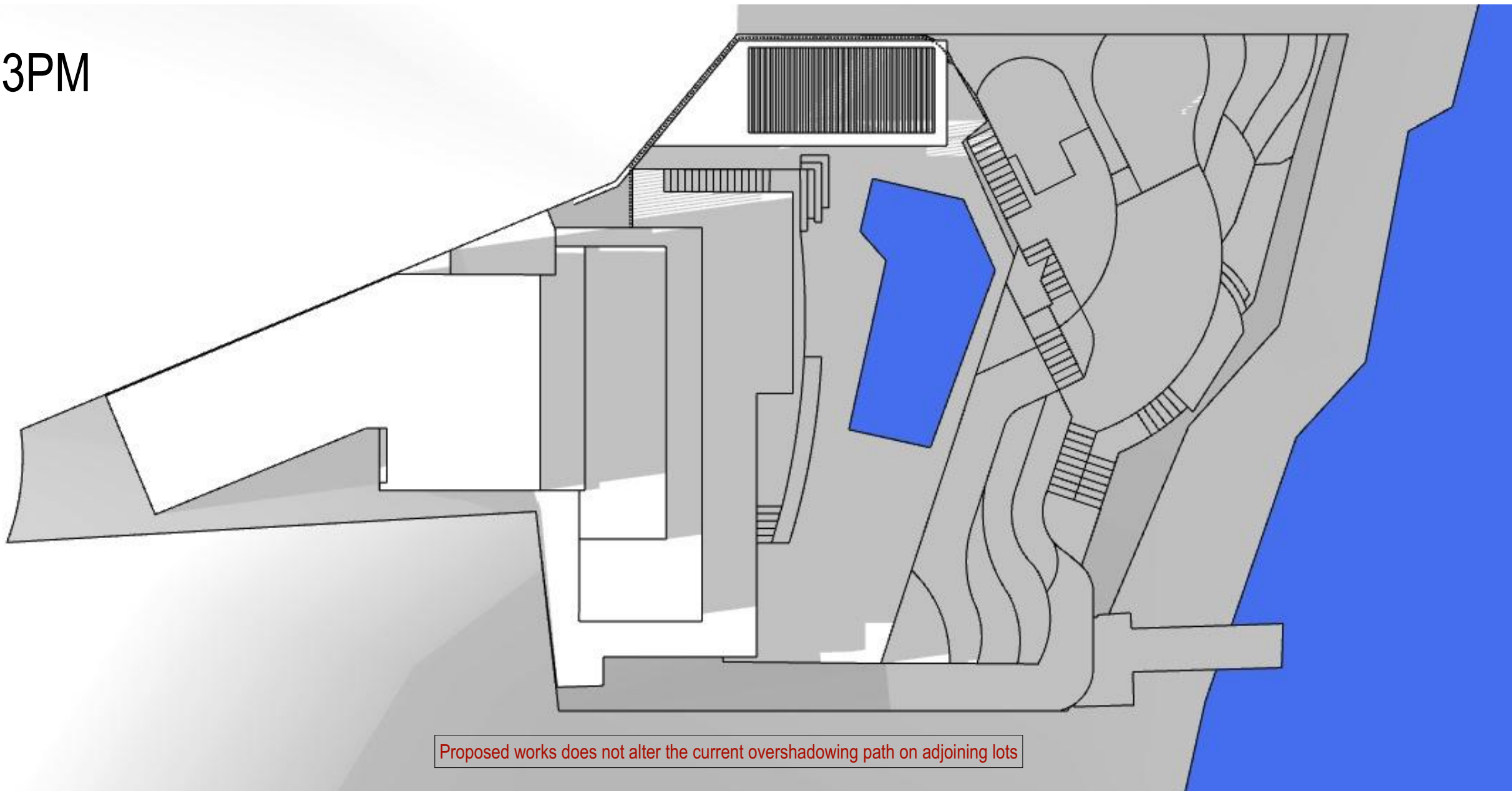
9am - Proposed

12PM



12pm - Proposed

3PM



3pm - Proposed

CERTIFICATION OF SHADOW DIAGRAMS

DECLARATION: I hereby certify that the shadow diagrams submitted with the proposal at:

4 Laura Street, Seaforth NSW

for the erection of:

External Upgrades

- In accordance with the survey (prepared by a registered surveyor) which is required with the proposal;
- Drawn to true north as indicated in the survey provided by the client;
- To indicate shadow cast by the proposal at 9am, noon, 3pm of June 21st;
- ☐ If applicable elevations of adjoining premises showing existing shadows.

CERTIFIER: ■ Mr ☐ Mrs ☐ Ms ☐ Other
Company Name: Shadow Diagrams
Full Family Name: Yoon
Full Given Names: Hyo
Qualification: B.Arch (UNSW), B.Design (Interior)
Computer Technician: JL

SIGNATURE:

DATE: 23/07/20120

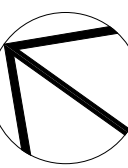
DISCLAIMER:

- Survey topography, building heights and fence heights used to produce these shadow diagrams have been provided by others
- ☐ Survey provided by others was received in JPEG format
- Survey provided by others was received in DWG format
- Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy
- Existing landscaping and vegetation has not been modelled

Revision

A	Final Issue	22/7/20
Rev	Description	Date

General Notes



Client

SPACE

Project Name

External upgrades

Drawing Title:

Shadow Diagram Sheet 1

Scale: 1:200 Date: 22/7/2020

Status: DA Technician: JL

Project No.: Drawing No.:

1037

1



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E: projects@shadowdiagrams.net.au
P: (02) 9030 0370