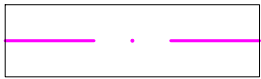
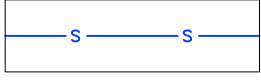



Legend




Boundary




Sewer




Existing contours



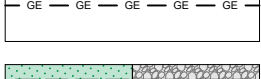
Existing concrete




Existing turf




Proposed tiles




Galv. garden edge




Stepping stones in ground covers / pebbles



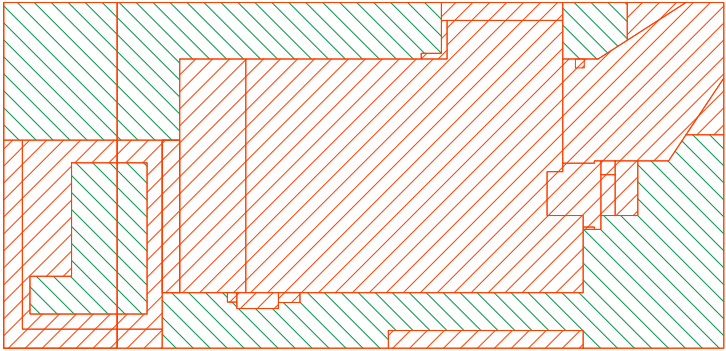
Timber retaining wall



Existing tree to be retained. TPZ & SRZ shown dashed



Existing tree to be removed



Landscape Open Space Calculations
Scale 1:400

Landscape Open Space Calculations

Site Area:	695.60m ²
Required Landscape Open Space:	278.24m ² (40%)
Existing Landscape Open Space:	342.97m ² (49.30%)
Proposed Landscape Open Space under house DA:	341.32m ² (49.07%)


Proposed Landscape Open Space:	275.86m ² (39.66%)
--------------------------------	-------------------------------

Rear Setback Built-upon Calculations

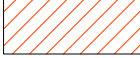
Rear Setback Area:	109.73m ²
Maximum Rear Setback Built-upon Area:	54.87m ² (50%)
Existing Rear Setback Built-upon Area:	37.60m ² (34.27%)

Proposed Rear Setback Built-upon Area:	42.33m ² (38.58%)
--	------------------------------

Landscape Open Space Calculations Legend

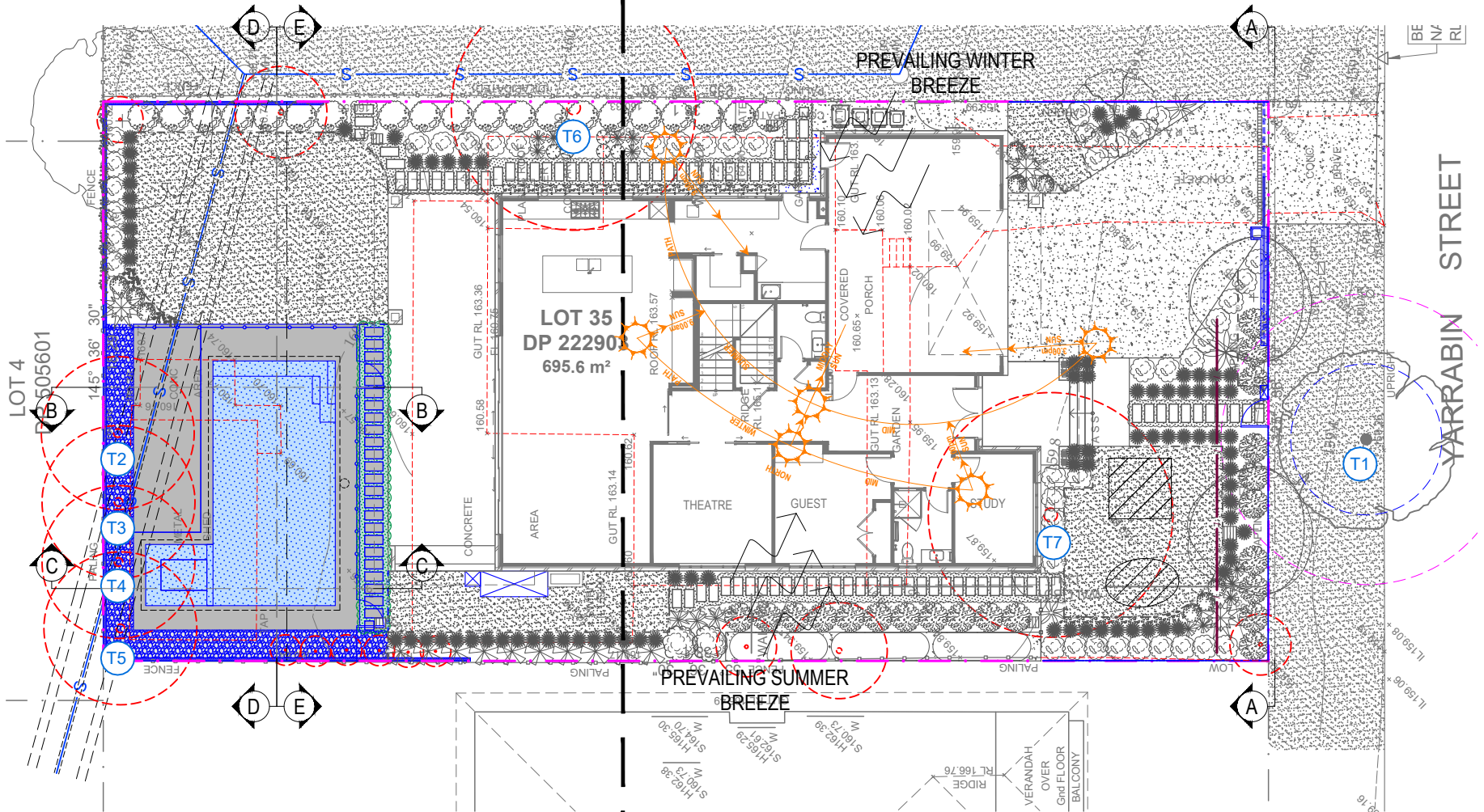


Landscape Open Space



Excluded From Landscape Open Space

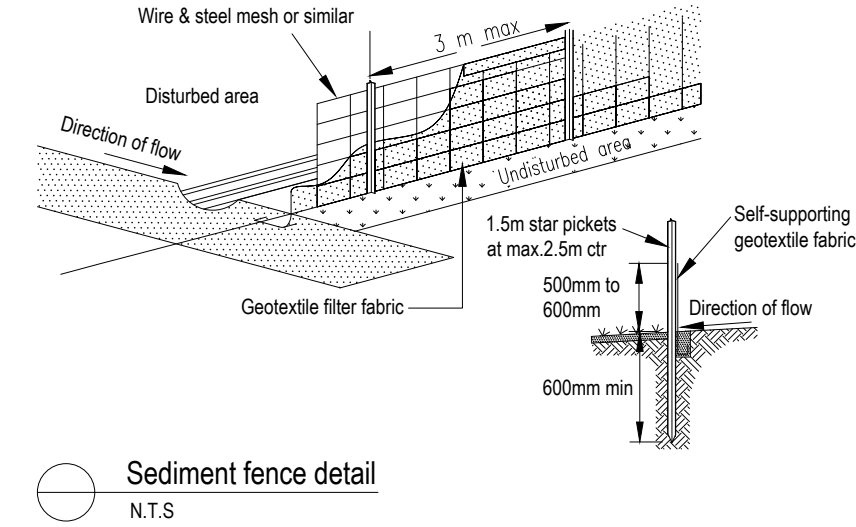
EXISTING TREE SCHEDULE						
TREE No.	BOTANICAL NAME	COMMON NAME	DBH	SPREAD	HEIGHT	RETAIN / REMOVE
T1	LEPHOSTEMON CONFERTUS	BRUSH BOX	0.38m	5m	5.5m	RETAIN
T2	MELALEUCA QUINQUINERVIA	BROAD-LEAVED PAPERBACK	0.31m	4m	5.5m	REMOVE
T3	MELALEUCA QUINQUINERVIA	BROAD-LEAVED PAPERBACK	0.30m	4m	5.5m	REMOVE
T4	MELALEUCA QUINQUINERVIA	BROAD-LEAVED PAPERBACK	0.30m	4m	5.5m	REMOVE
T5	MELALEUCA QUINQUINERVIA	BROAD-LEAVED PAPERBACK	0.30m	4m	5m	REMOVE
T6	MACADAMIA INTEGRIFOLIA	MACADAMIA TREE	0.5m	8m	6m	REMOVE
T7	LIQUIDAMBAR STYRACIFLUA	LIQUIBAMBAR	0.51m	6m	9m	REMOVE



Landscape Site Plan
Scale 1:200

Scope of works. Refer to L-02 for details.


Beyond scope of works.



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.

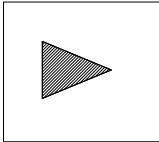

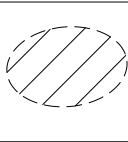
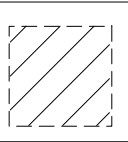

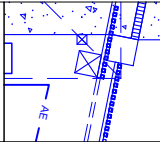




northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

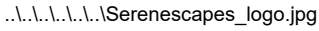

DA2021/2157

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		Existing tree to be retained		Tree to be removed
--	--------------------	---	-----------------	---	--	---	--	---	---	---	----------------------------------	---	------------------------------	---	--------------------

Note: Landscape works to previous application.

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2021.

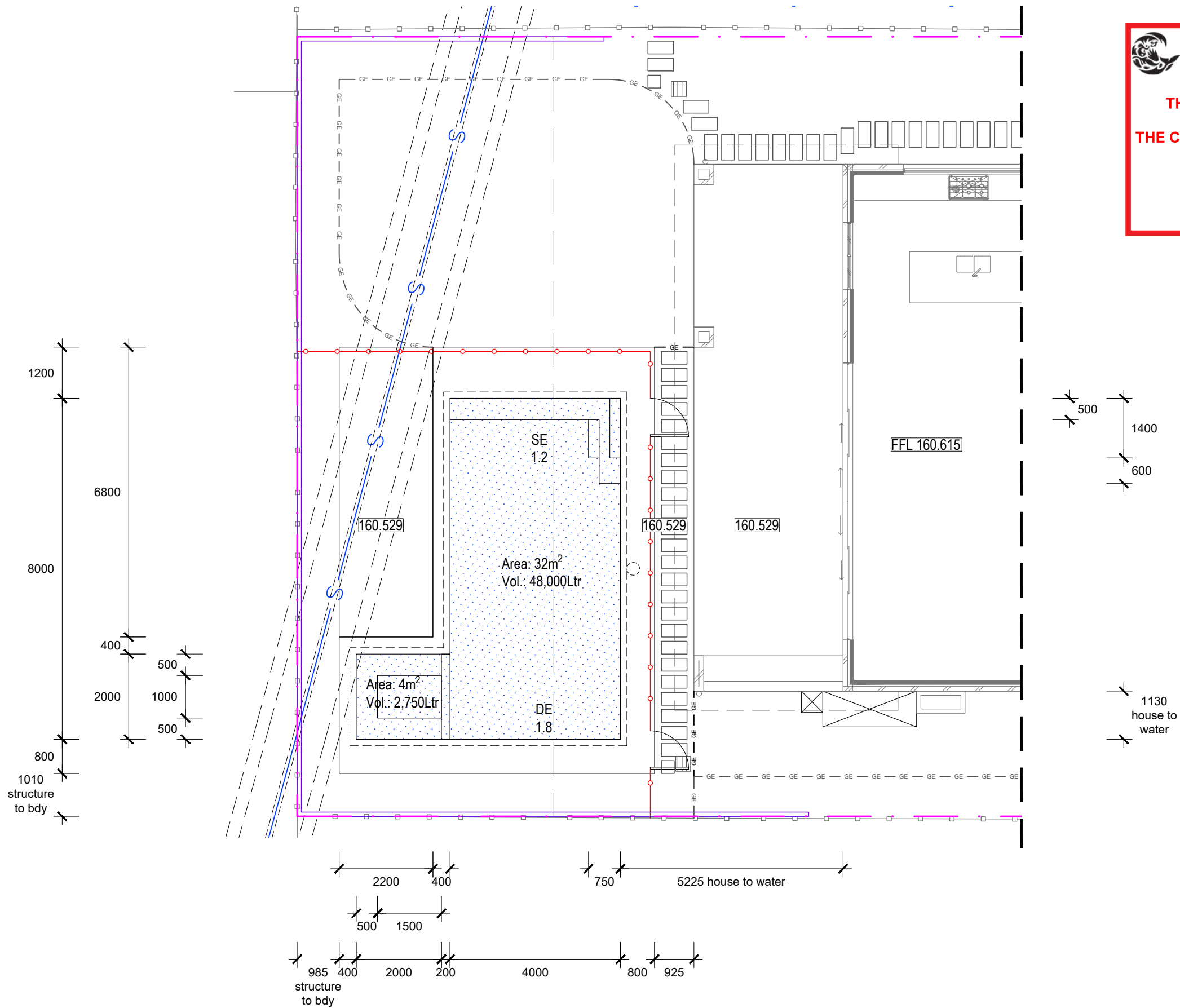
 <p>Serenescapes Landscape Designs ABN 71 611 726 222</p>		Suite 54, 14 Narabang Way Belrose NSW 2085 Tel: 02 9986 2157 info@serenescapes.com.au www.serenescapes.com.au	Client: Anthony Quigley	Drawing Title: Landscape Site Plan				Rev: A B	Date: 22/07/2021 28/07/2021	Issue: Preliminary Issue DA Issue	Checked: EC EC	
			Site Address: 8 Yarrabin Street Belrose	Drawn by: Ben Farrar TLA Member	Project Number: 21799-Pool	Scale: As shown @ A3	Sheet Number: L-01 of 8					



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/2157



Note: Landscape works
to previous application.

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2021.

..\\..\\..\\..\\Serenescapes_logo.jpg

Serenescapes Landscape Designs
ABN 71 611 726 222

Suite 54, 14 Narabang Way
Belrose NSW 2085
Tel: 02 9986 2157
info@serenescapes.com.au
www.serenescapes.com.au

Client:
Anthony Quigley

Site Address:
**8 Yarrabin Street
Belrose**

Drawing Title:
Setout Plan

Drawn by:
Ben Farrar
TLA Member

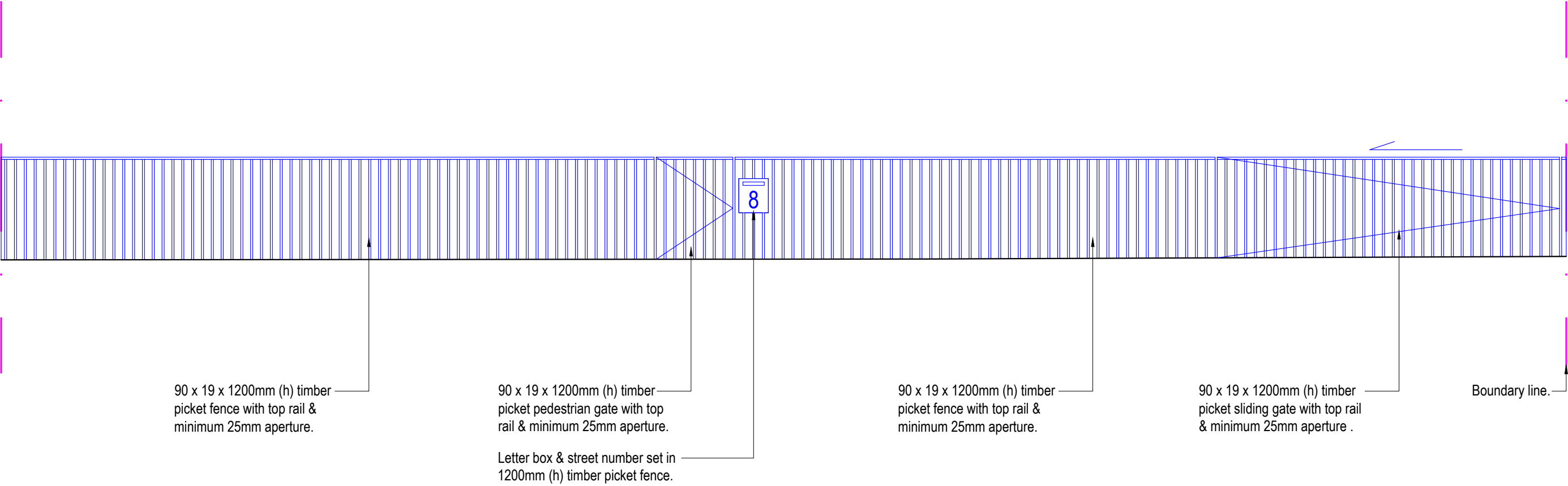
Project Number:
21799-Pool

Scale:
1:100 @ A3

Sheet Number:
L-04 of 8

Rev:	Date:	Issue:	Checked:
A	22/07/2021	Preliminary Issue	EC
B	28/07/2021	DA Issue	EC





Sectional Elevation AA
Scale 1:50



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/2157

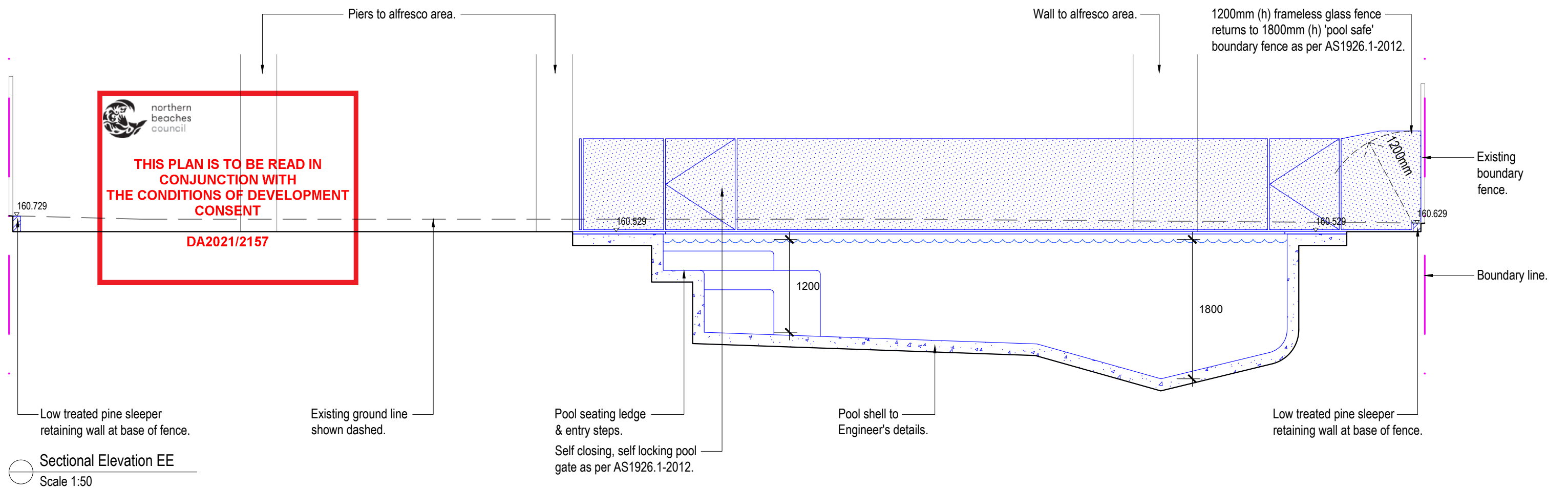
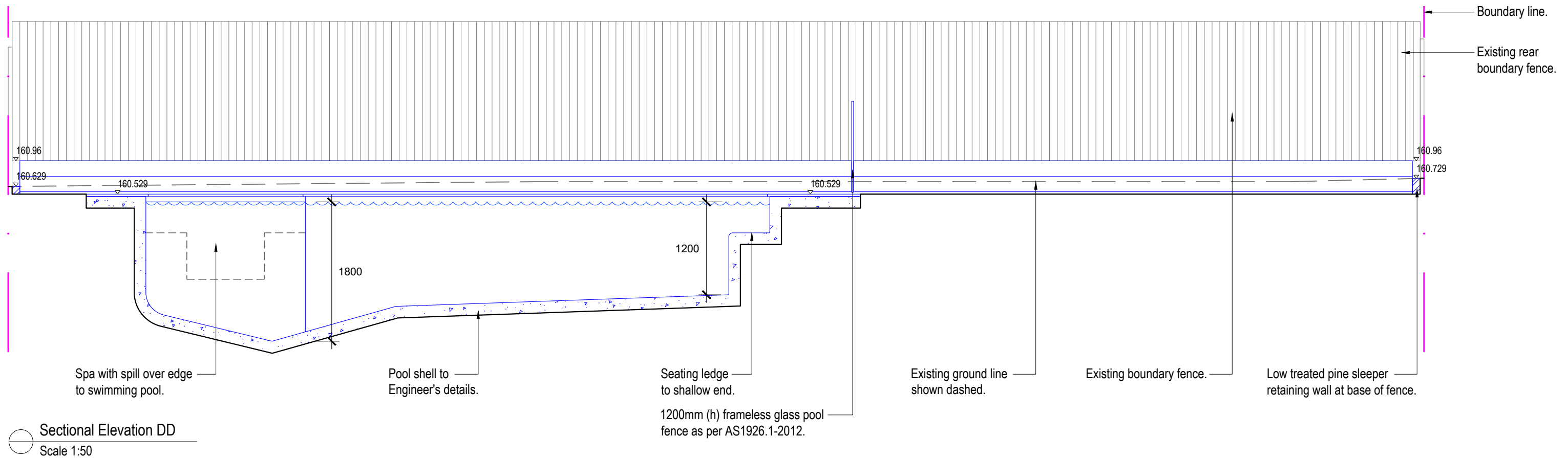
Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2021.

..\\..\\..\\..\\Serenescapes_logo.jpg

Serenescapes Landscape Designs
ABN 71 611 726 222

Suite 54, 14 Narabang Way
Belrose NSW 2085
Tel: 02 9986 2157
info@serenescapes.com.au
www.serenescapes.com.au

Client: Anthony Quigley		Drawing Title: Sectional Elevation				Rev:	Date:	Issue:	Checked:	
Site Address: 8 Yarrabin Street Belrose		Drawn by: Ben Farrar TLA Member	Project Number: 21799-Pool	Scale: 1:50 @ A3	Sheet Number: L-05 of 8	A	22/07/2021	Preliminary Issue	EC	
						B	28/07/2021	DA Issue	EC	



Note:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2021.

\\.\.\.\.\.\Serenescapes_logo.jpg

Serenescapes Landscape Designs
ABN 71 611 726 222

Suite 54, 14 Narabang Way
Belrose NSW 2085
Tel: 02 9986 2157
info@serenescapes.com.au
www.serenescapes.com.au

Client:

Anthony Quigley

Site Address:

8 Yarrabin Street
Belrose

Drawing Title:

Sectional Elevations

Drawn by:
Ben Farrar
TLA Member

Project Number:
21799-Pool

Scale:
1:50 @ A3

Sheet Number:
L-07 of 8

Rev:

Date:

Issue:

Checked:

A

22/07/2021

Preliminary Issue

EC

B

28/07/2021

DA Issue

EC

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:

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.

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

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

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.

ALUMINIUM GARDEN EDGING

Supply and install Link Edge 75mm as per Landscape Plan. Compact and level the base in the required area as indicated on Landscape Plan. Half hammer spikes into pre-punched holes (approx. 4 spikes every 3m length) starting from the first hole in the end of the Link Edge. Use spike washers supplied by manufacturer.Half hammer subsequent spikes in pivotal areas along the length. (Especially at points where a curve is required). Connect lengths together by using fish-plate connectors supplied by manufacturer.

Check position of Link Edge is correct before hammering spikes firmly into ground.

IRRIGATION SYSTEM

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-built 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

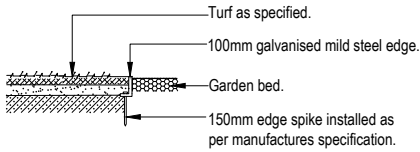
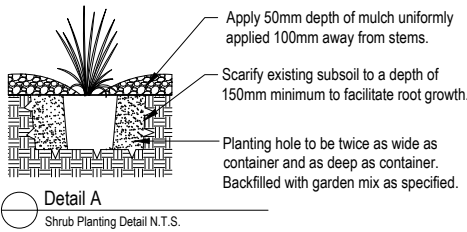
All planting area impacted by building works to receive 50-75mm of garden Mulch, Hort-Bark, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

WATERING

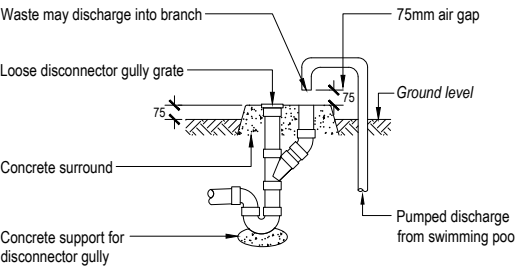
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

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.



Detail B
Galv. Mild Steel Edge Detail N.T.S.



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

Detail C
Overflow relief gully N.T.S.

BASIX REQUIREMENTS

RAINWATER TANK

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1695 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 270 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 48 KILOLITRES. THE SWIMMING POOL MUST HAVE A POOL COVER. THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL. THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT: GAS

OUTDOOR SPA

THE SPA MUST NOT HAVE A CAPACITY GREATER THAN 2.75 KILOLITRES. THE SPA MUST HAVE A SPA COVER. THE APPLICANT MUST INSTALL A SPA PUMP TIMER. THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SPA THAT IS PART OF THIS DEVELOPMENT: GAS

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2021.

..\\..\\..\\..\\Serenescapes_logo.jpg

Serenescapes Landscape Designs
ABN 71 611 726 222

Suite 54, 14 Narabang Way
Belrose NSW 2085
Tel: 02 9986 2157
info@serenescapes.com.au
www.serenescapes.com.au

Client:

Anthony Quigley

Site Address:

8 Yarrabin Street
Belrose

Drawing Title:

Landscape Specification, Details &
BASIX Requirements

Drawn by:

Ben Farrar
TLA Member

Project Number:

21799-Pool

Scale:

NTS @ A3

Sheet Number:

L-08 of 8

Rev:

A

Date:

22/07/2021

Issue:

Preliminary Issue

B

28/07/2021

DA Issue

EC

EC