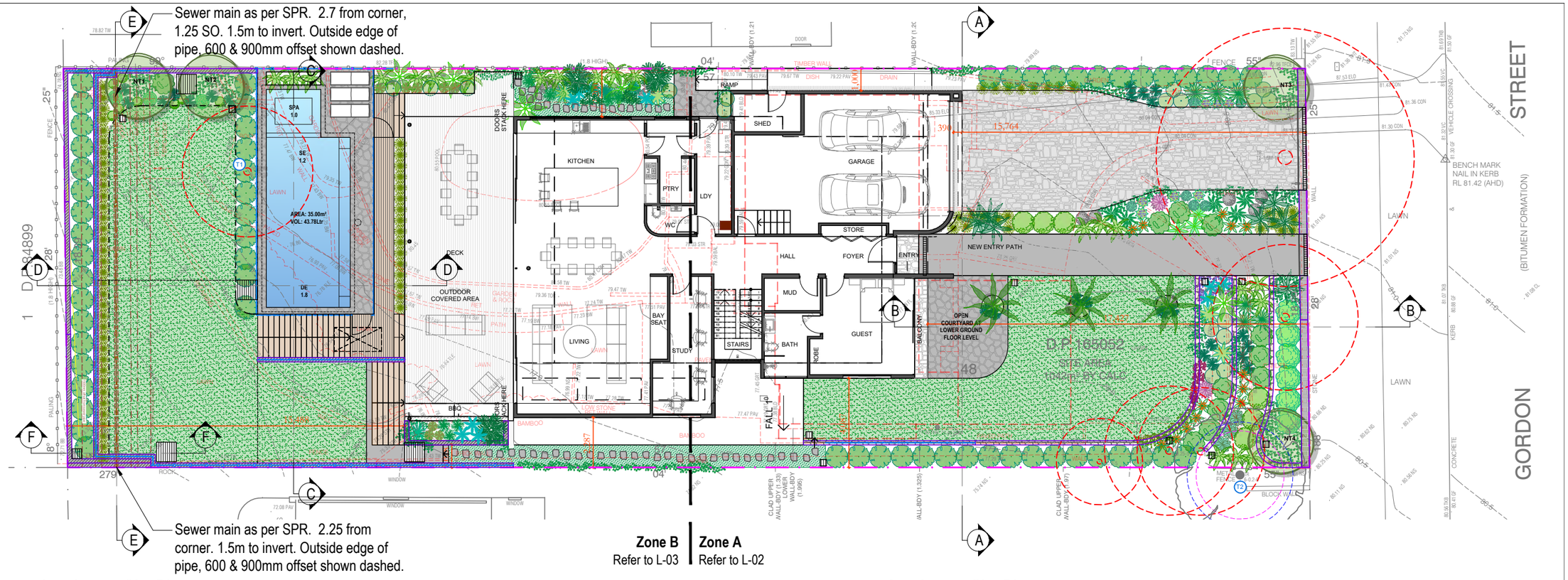
Legend

- Boundary
- Sewer
- Existing contours (80.5)
- Existing site elements to be demolished
- Proposed turf
- Proposed concrete
- Proposed tiles
- Proposed deck
- Galv. garden edge
- Stepping stones in ground covers / pebbles
- Masonry retaining wall
- Existing tree to be retained. TPZ & SRZ shown dashed
- Existing tree to be removed

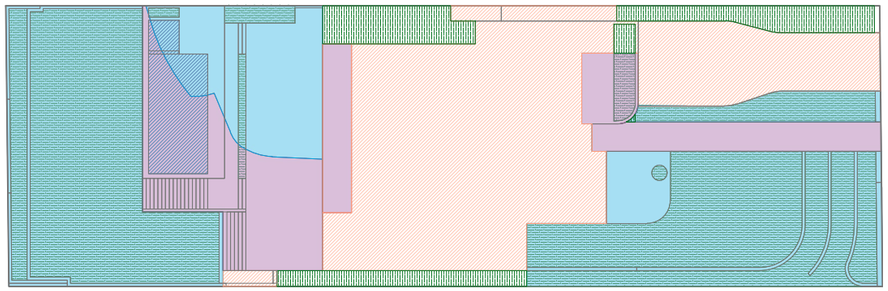


Landscape Site Plan
Scale 1:200

Landscape Site Plan

OPEN SPACE CALCULATIONS	Required		Proposed	
Site Area	1,042.00m²	100.00%		
Total Open Space - *(TOS)*	625.20m²	60.00%	646.56m²	62.05%
Pool - *max 30% of TOS*	193.97m²	30.00%	34.42m²	5.32%
Above ground - *(dwelling) - 25% of TOS*	161.64m²	25.00%	37.26m²	5.76%
Above ground - *(other) - 40% of TOS*	258.62m²	40.00%	133.51m²	20.65%
Landscape - *40% of TOS*	258.62m²	40.00%	361.23m²	55.87%

EXISTING TREE SCHEDULE										
Tree Number	Species	Height	Lowest Scaffold	Spread (m)				DBH	DAB	Remove / Retain
				N	S	E	W			
1	Callistemon viminalis	5m	4m	1	1	1	1	39cm	44cm	Remove
2	Olea europa subsp. *cuspidata*	4m	2m	2	1	1	2	20cm	30cm	Retain



- Open Space Area
- Pool component of Open Space
- Landscape Area
- Open Space Area *(Above Ground)*
- Excluded From Open Space
- Landscape Areas *(Excluded from open space)*

Open Space Calculations
Scale 1:400

Note:
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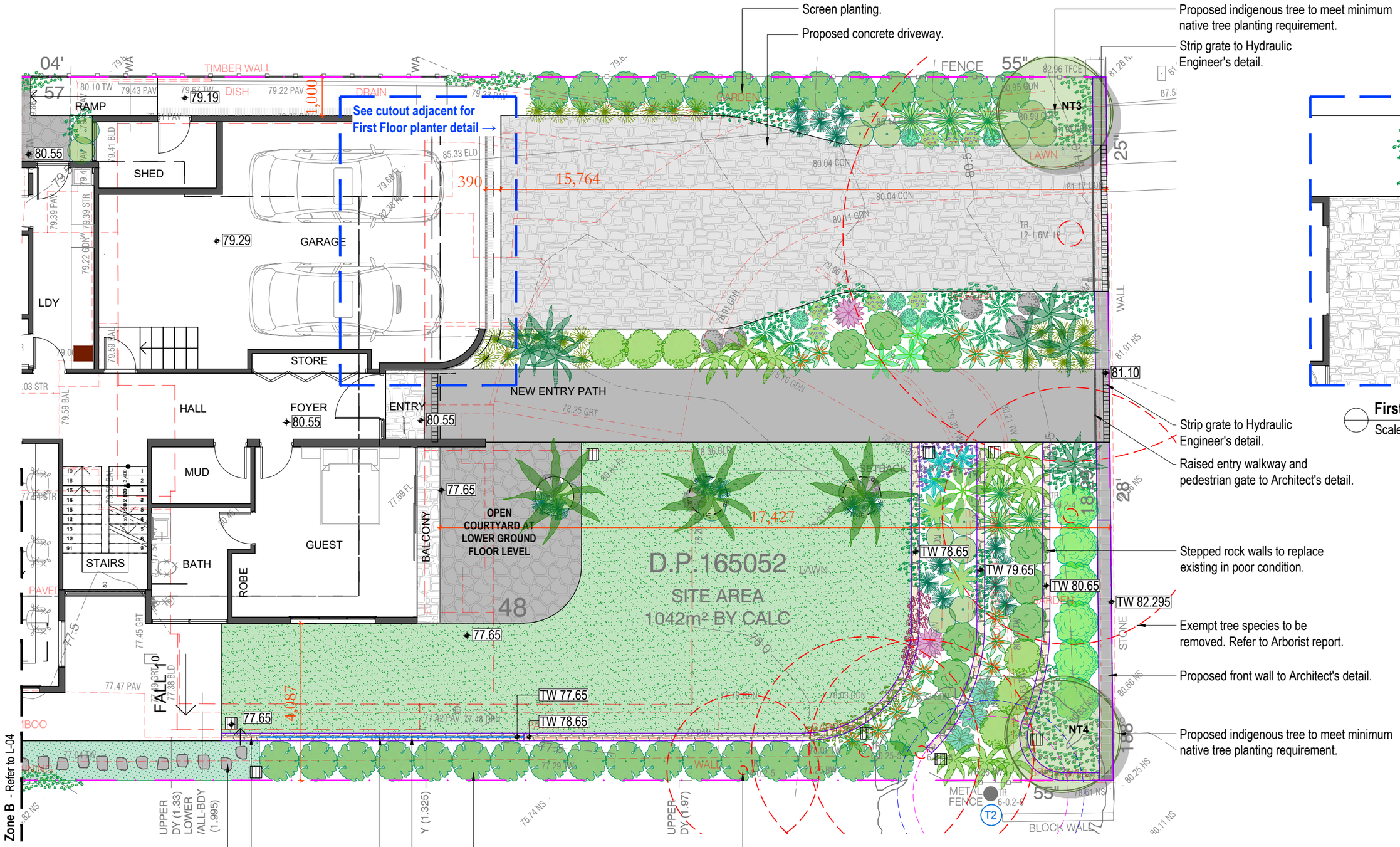
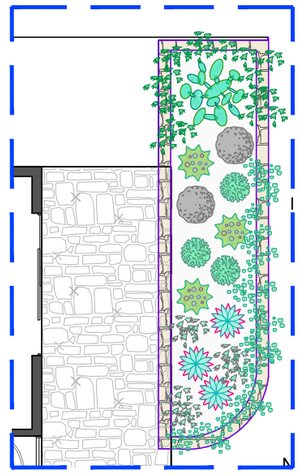
Client:	Private Residence	Drawing Title:	Landscape Site Plan		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: As shown @A3	Sheet Number: L-01 of 12

Rev:	Date:	Issue:	Checked:
A	25/02/2025	Preliminary Issue	BF
B	26/03/2025	Preliminary Issue	BF
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF





First Floor planter
Scale 1:100

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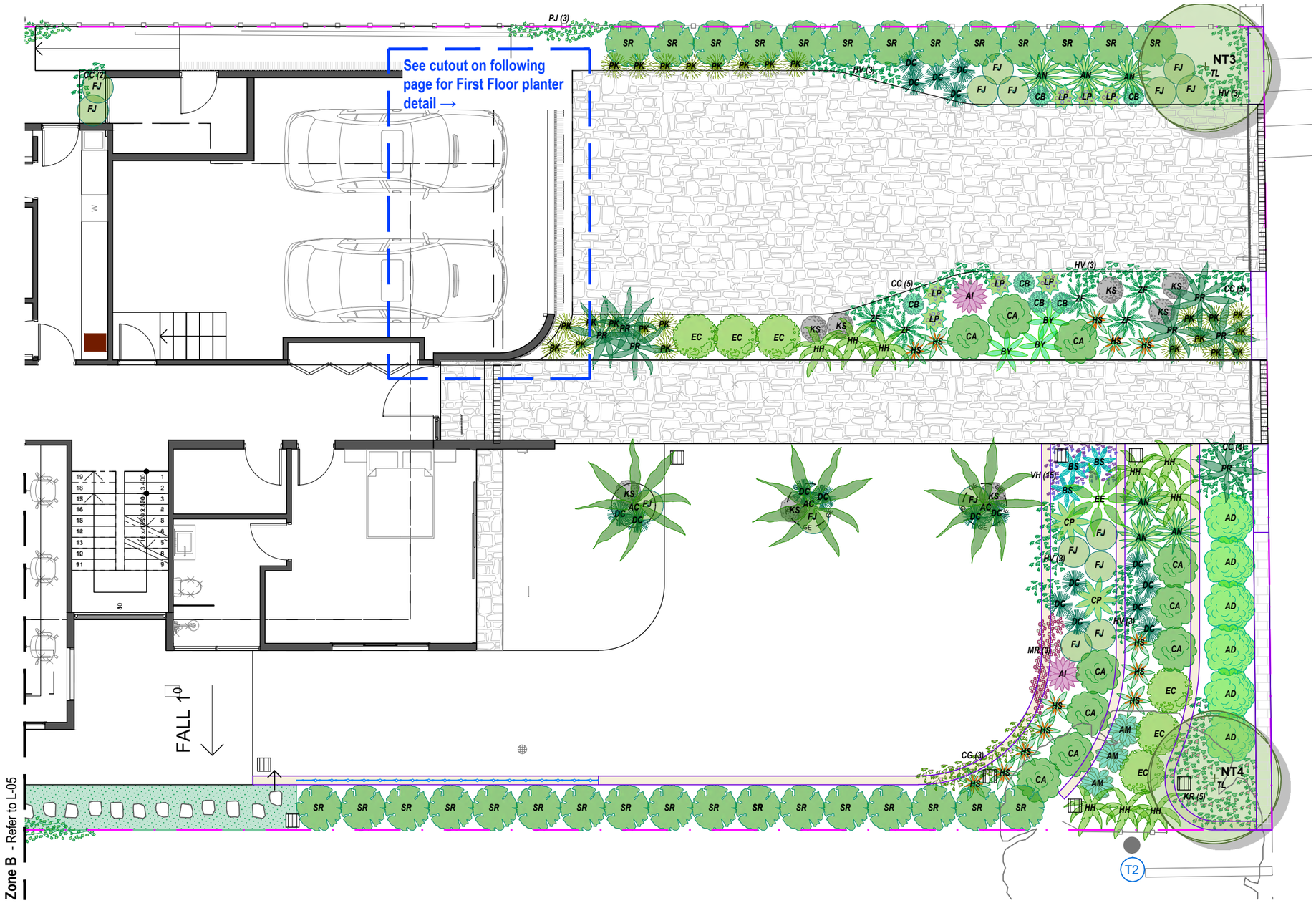
Client:	Private Residence
Site Address:	69B Gordon Street, CLONTARF
Drawing Title:	Zone A - Detail Plan
Drawn by:	Ben Danks TLA Member
Project Number:	251290
Scale:	1:100 @ A3
Sheet Number:	L-02 of 12

Rev:	Date:	Issue:	Checked:
A	25/02/2025	Preliminary Issue	BF
B	26/03/2025	Preliminary Issue	BF
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF



ZONE A PROPOSED PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
	TREES				
AC*	ARCHONTOPHOENIX CUNNINGHAMIANA	BANGALOW PALM	3	8m	45Ltr
PR	PHOENIX ROEBELENII	PYGMY DATE PALM	7	3m	45ltr
TL#	TRISTANIOPSIS LAURINA 'LUSCIOUS'	LUSCIOUS WATER GUM	2	8m	45ltr

* *Denotes species selected from Trees Near Me NSW Sydney Coastal Sandstone Foreshores Forest and their cultivars.*

\# *Denotes species selected from Manly DCP - Schedule 4 - Part B - Native Tree Selection*

	SHRUBS				
AD	ADENANTHOS 'SILVER STREAK'	WOOLLY BUSH	6	2m	140mm
AI	ALCANTAREA IMPERIALIS 'SILVER PLUM'	SILVER PLUM BROMELIAD	2	1.5m	300mm
AM	ARTHROPODIUM 'MATAPOURI BAY'	RENGA RENGA LILY	3	0.9m	200mm
AN	ALPINIA NUTANS	NATIVE CARDAMON	6	1.2m	200mm
BS*	BLECHNUM GIBBUM 'SILVER LADY'	SILVER LADY FERN	3	1m	200mm
BY	BESCHORNERIA YUCCOIDES	MEXICAN LILY	3	1m	200mm
CA*	CORREA ALBA	WHITE CORREA	10	1.5m	200mm
CP*	CRINUM PEDUNCULATUM	RIVER LILY	2	1m	200mm
EC	ECHIUM CANDICANS	PRIDE OF MADEIRA	6	2m	200mm
EE	ALOCASIA MACRORRHIZOS	GIANT TARO	1	2-2.5m	200mm
HH	HELICONIA 'HOT RIO NIGHTS'	HOT RIO NIGHTS	9	3m	200mm
HS	HELICONIA PSITTACORUM 'SASSY'	SASSY HELICONIA	13	1m	200mm
SR*	SYZYGIUM AUSTRALE 'RESILIENCE'	RESILIENCE	32	3m	300mm
ZF	ZAMIA FURFURACEA	CARDBOARD PLANT	5	1m	200mm

	GRASSES / GROUND COVERS				
CB	CRASSULA 'BLUE BIRD'	BLUE BIRD JADE PLANT	6	0.7m	200mm
CC*	CASUARINA GLAUCA 'COUSIN IT'	COUSIN IT	16	0.5m	140mm
CG*	CARPOBROTUS 'AUSSIE RAMBLER'	PIG FACE	3	0.2m	140mm
DC*	DIANELLA CAERULEA	BLUE FLAX LILY	18	0.6m	140mm
FJ	FARFUGIUM JAPONICUM	TRACTOR SEAT PLANT	16	0.6m	200mm
HV*	HARDENBERGIA VIOLACEA	PURPLE CORAL PEA	15	0.2m	140mm
KR	KENNEDIA RUBICUNDA	RUNNING POSTMAN	5	-	140mm
KS	KALANCHOE 'SILVER SPOONS'	SILVER SPOONS	8	0.6m	140mm
LP	LIMONIUM PEREZII	STATICE	7	0.5m	140mm
MR	MANDEVILLA 'ALOHA RED'	DEEP RED MANDEVILLA	3	0.6	200mm
NG	NEOMARICA GRACILIS	WALKING IRIS	22	0.6m	140mm
PJ*	PANDOREA JASMINOIDES	BOWER VINE	3	-	200mm
PK*	POA LABILLARDIERI 'ESKDALE'	ESKDALE	24	0.7m	140mm
VH*	VIOLA HEDERACEA	NATIVE VIOLET	15	0.1m	tubes

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Client: Private Residence

Site Address: 69B Gordon Street, CLONTARF

Drawing Title: Zone A - Planting Plan

Drawn by: Ben Danks TLA Member

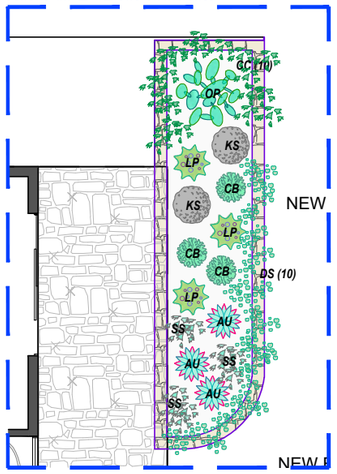
Project Number: 251290

Scale: 1:100 @ A3

Sheet Number: L-03 of 12

Rev:	Date:	Issue:	Checked:
A	25/02/2025	Preliminary Issue	BF
B	26/03/2025	Preliminary Issue	BF
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF

Refer to L-02 for location



First Floor planter

Scale 1:100

PROPOSED PLANT SCHEDULE - FIRST FLOOR PLANTER

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
	SHRUBS				
OP	OPUNTIA FICUS-INDICA 'BURBANK SPINELESS'	MICKEY MOUSE CACTUS	1	2m	200mm
	GRASSES / GROUND COVERS				
AU	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	3	0.6m	200mm
CB	CRASSULA 'BLUE BIRD'	BLUE BIRD JADE PLANT	3	0.7m	200mm
CG*	CARPOBROTUS 'AUSSIE RAMBLER'	PIG FACE	7	0.2m	140mm
DS'	DICHONDRA ARGENTEA 'SILVER FALLS'	SILVER FALLS	10	0.3m	140mm
KS	KALANCHOE 'SILVER SPOONS'	SILVER SPOONS	2	0.6m	140mm
LP	LIMONIUM PEREZII	STATICE	3	0.5m	140mm
SS	SENECIO SERPENS	BLUE CHALK STALKS	3	0.2m	140mm

Opuntia 'Burbank Spineless'

Agave 'Blue Glow'

Crassula 'Bluebird.

Carpobrotus 'Aussie Rambler'

Dichondra 'Silver Falls'

Kalanchoe 'Silver Spoons'

Limonium perezii

Senecio serpens

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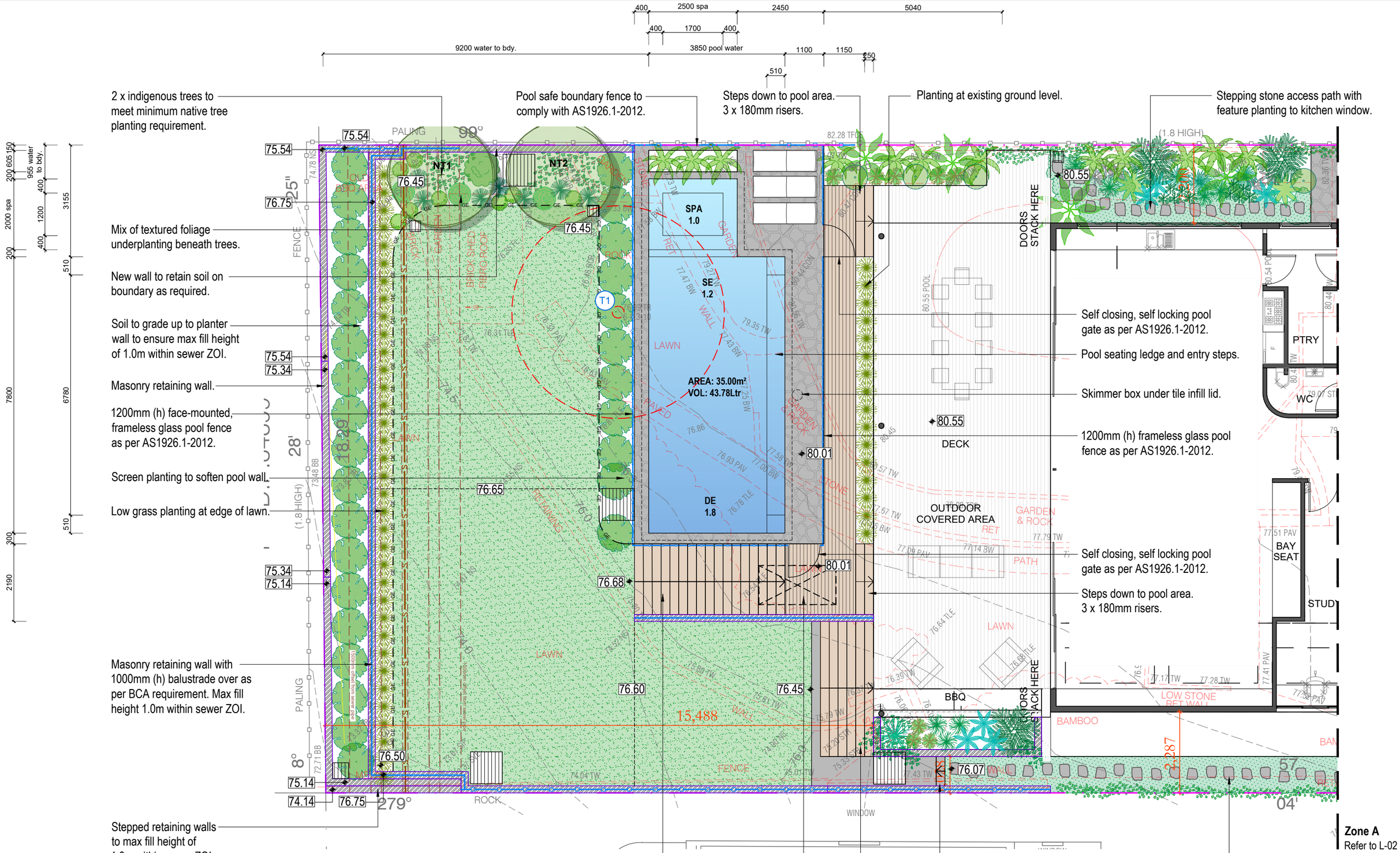
Client:	Private Residence	Drawing Title:	Zone A - Planting Plan (First Floor)		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:100 @ A3	Sheet Number: L-03a of 12

Rev:	Date:	Issue:	Checked:
A	25/02/2025	Preliminary Issue	BF
B	26/03/2025	Preliminary Issue	BF
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF



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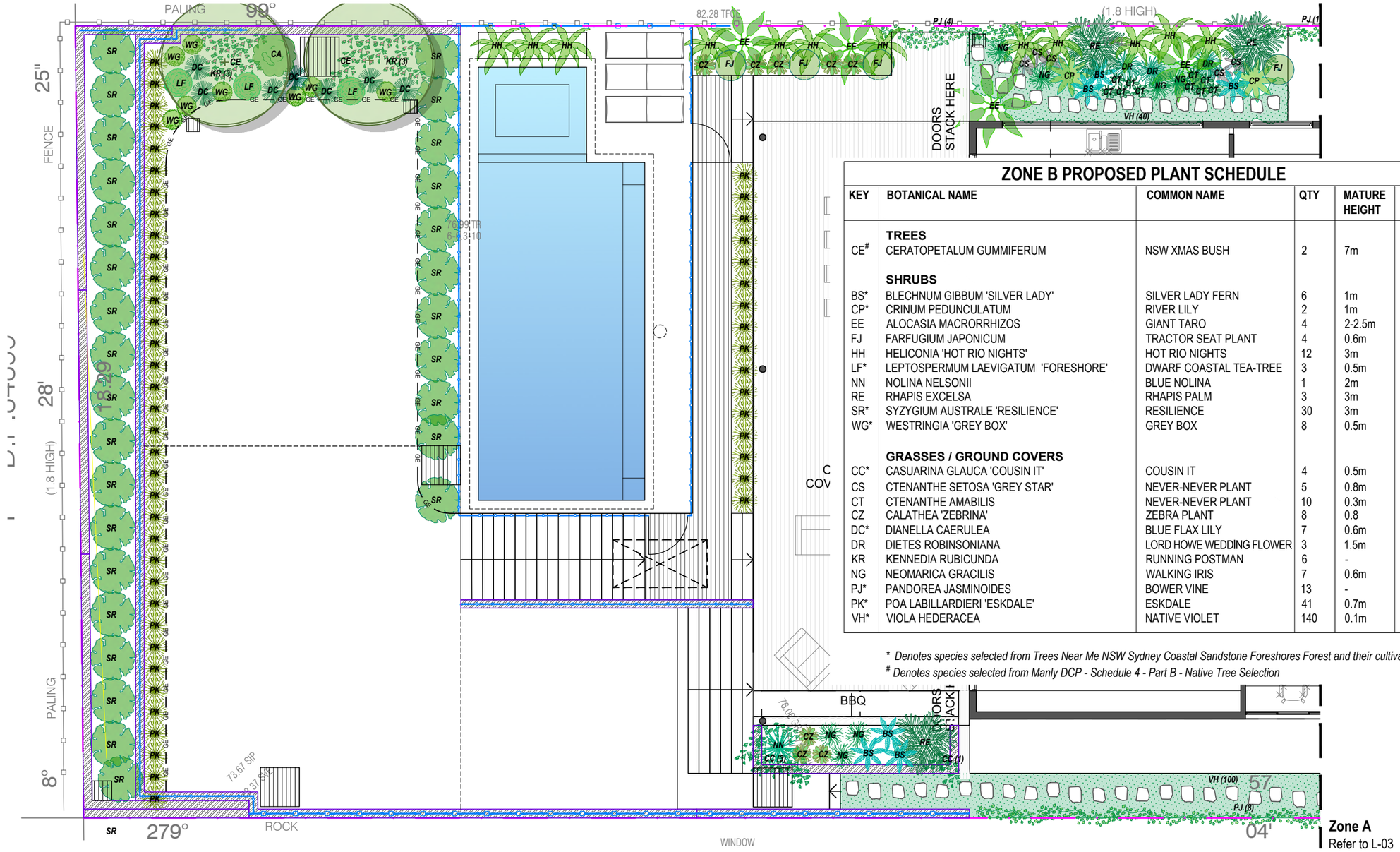
Client:	Private Residence	Drawing Title:	Zone B - Detail Plan		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:100 @ A3	Sheet Number: L-04 of 12

Rev:	Date:	Issue:	Checked:
A	25/02/2025	Preliminary Issue	BF
B	26/03/2025	Preliminary Issue	BF
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF



ZONE B PROPOSED PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
	TREES				
CE#	CERATOPETALUM GUMMIFERUM	NSW XMAS BUSH	2	7m	45Ltr
	SHRUBS				
BS*	BLECHNUM GIBBUM 'SILVER LADY'	SILVER LADY FERN	6	1m	200mm
CP*	CRINUM PEDUNCULATUM	RIVER LILY	2	1m	200mm
EE	ALOCASIA MACRORRHIZOS	GIANT TARO	4	2-2.5m	200mm
FJ	FARFUGIUM JAPONICUM	TRACTOR SEAT PLANT	4	0.6m	200mm
HH	HELICONIA 'HOT RIO NIGHTS'	HOT RIO NIGHTS	12	3m	200mm
LF*	LEPTOSPERMUM LAEVIGATUM 'FORESHORE'	DWARF COASTAL TEA-TREE	3	0.5m	200mm
NN	NOLINA NELSONII	BLUE NOLINA	1	2m	300mm
RE	RHAPIS EXCELSA	RHAPIS PALM	3	3m	200mm
SR*	SYZYGIUM AUSTRALE 'RESILIENCE'	RESILIENCE	30	3m	300mm
WG*	WESTRINGIA 'GREY BOX'	GREY BOX	8	0.5m	200mm
	GRASSES / GROUND COVERS				
CC*	CASUARINA GLAUCA 'COUSIN IT'	COUSIN IT	4	0.5m	140mm
CS	CTENANTHE SETOSA 'GREY STAR'	NEVER-NEVER PLANT	5	0.8m	200mm
CT	CTENANTHE AMABILIS	NEVER-NEVER PLANT	10	0.3m	200mm
CZ	CALATHEA 'ZEBRINA'	ZEBRA PLANT	8	0.8	140mm
DC*	DIANELLA CAERULEA	BLUE FLAX LILY	7	0.6m	140mm
DR	DIETES ROBINSONIANA	LORD HOWE WEDDING FLOWER	3	1.5m	140mm
KR	KENNEDIA RUBICUNDA	RUNNING POSTMAN	6	-	140mm
NG	NEOMARICA GRACILIS	WALKING IRIS	7	0.6m	140mm
PJ*	PANDOREA JASMINOIDES	BOWER VINE	13	-	200mm
PK*	POA LABILLARDIERI 'ESKDALE'	ESKDALE	41	0.7m	140mm
VH*	VIOLA HEDERACEA	NATIVE VIOLET	140	0.1m	tubes

** Denotes species selected from Trees Near Me NSW Sydney Coastal Sandstone Foreshores Forest and their cultivars.*
 # Denotes species selected from Manly DCP - Schedule 4 - Part B - Native Tree Selection

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Client:	Private Residence	Drawing Title:	Zone B - Planting Plan		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:100 @ A3	Sheet Number: L-05 of 12

Rev:	Date:	Issue:	Checked:
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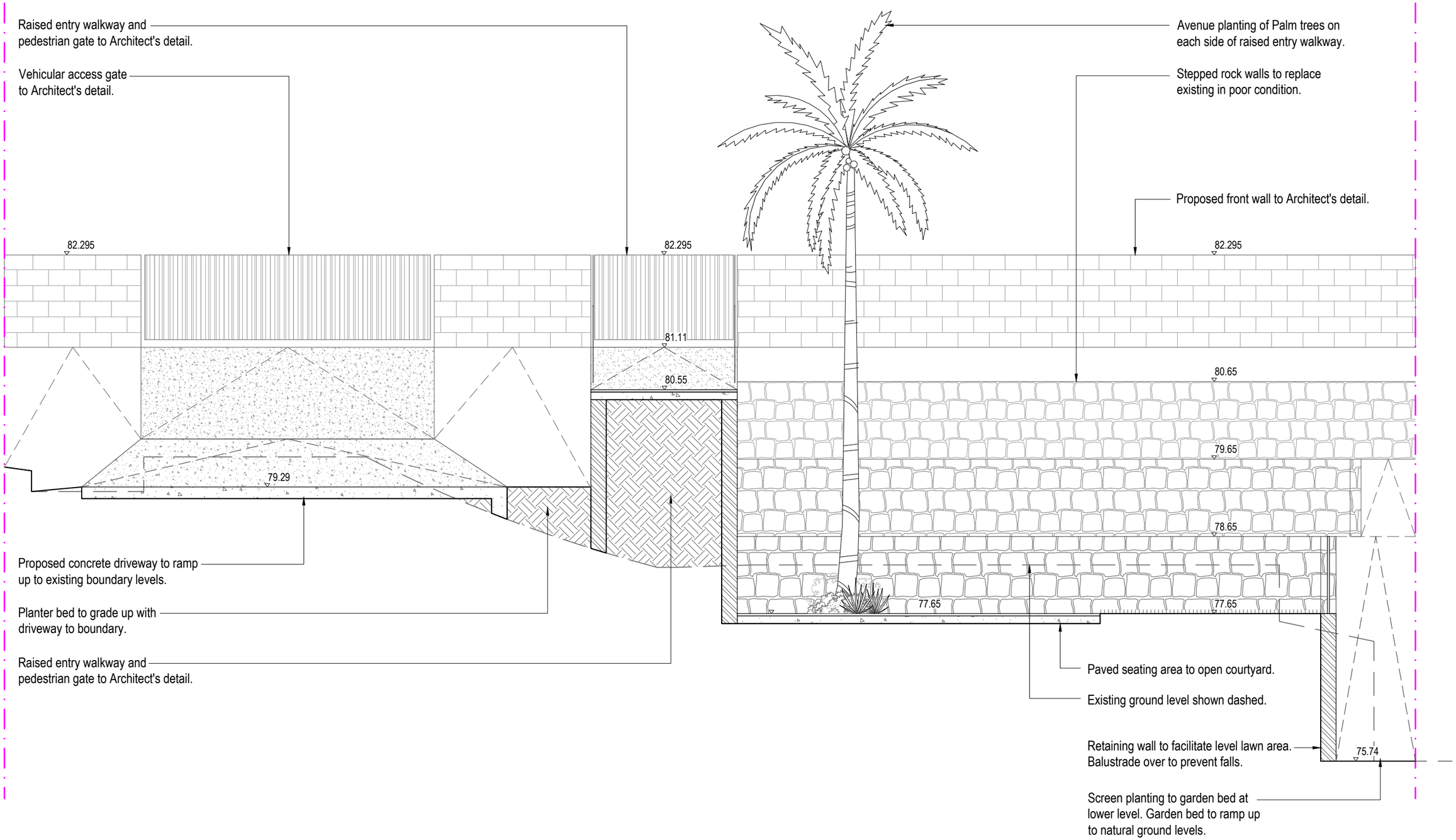
B	26/03/2025	Preliminary Issue	BF
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF



Sectional Elevation AA
Scale 1:50

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Client:	Private Residence	Drawing Title:	Sectional Elevations		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:50 @ A3	Sheet Number: L-06 of 12

Rev:	Date:	Issue:	Checked:
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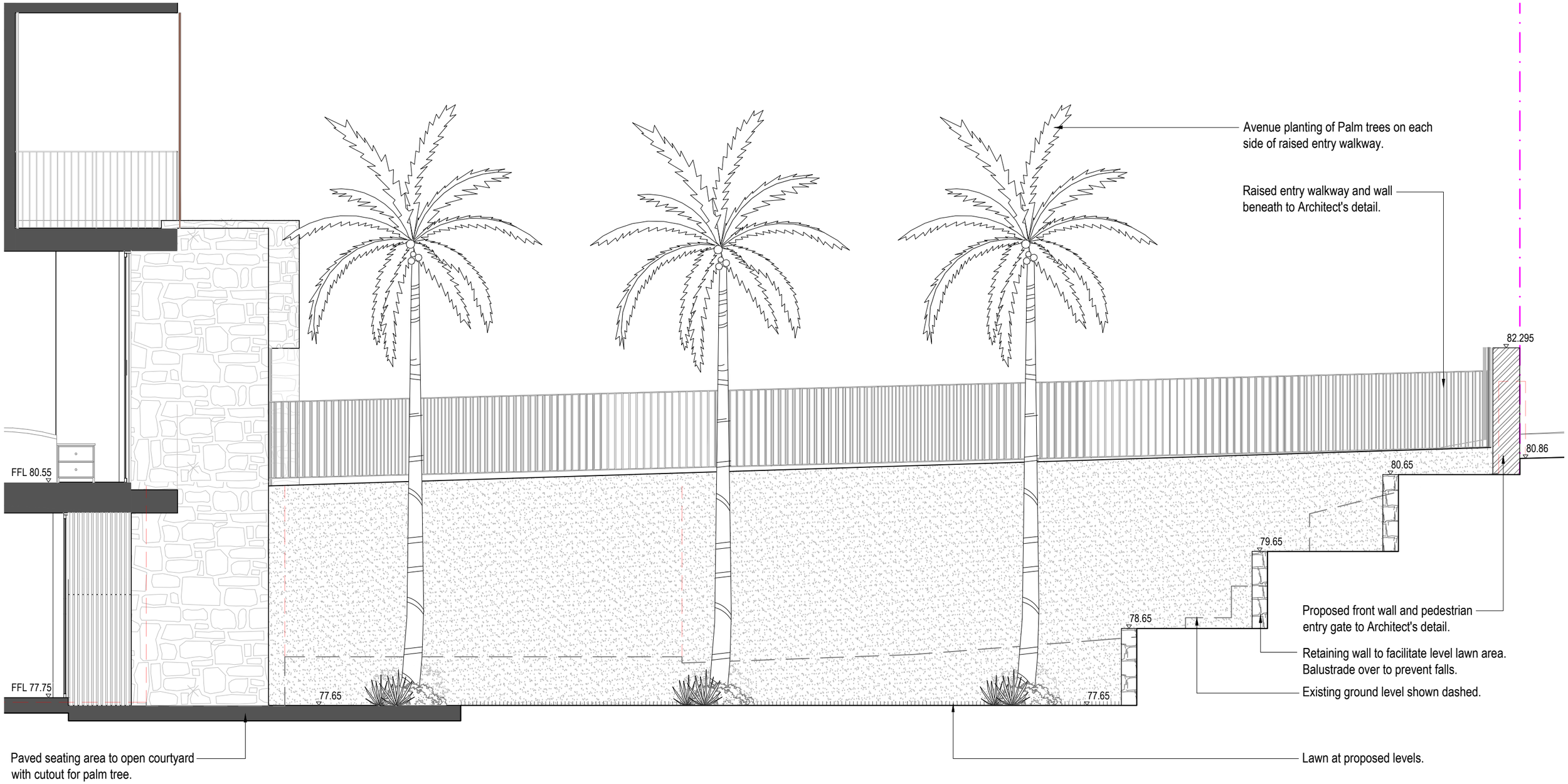
B	26/03/2025	Preliminary Issue	BF
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF



Sectional Elevation BB
Scale 1:50

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Client:	Private Residence	Drawing Title:	Sectional Elevations		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:50 @ A3	Sheet Number: L-07 of 12

Rev:	Date:	Issue:	Checked:
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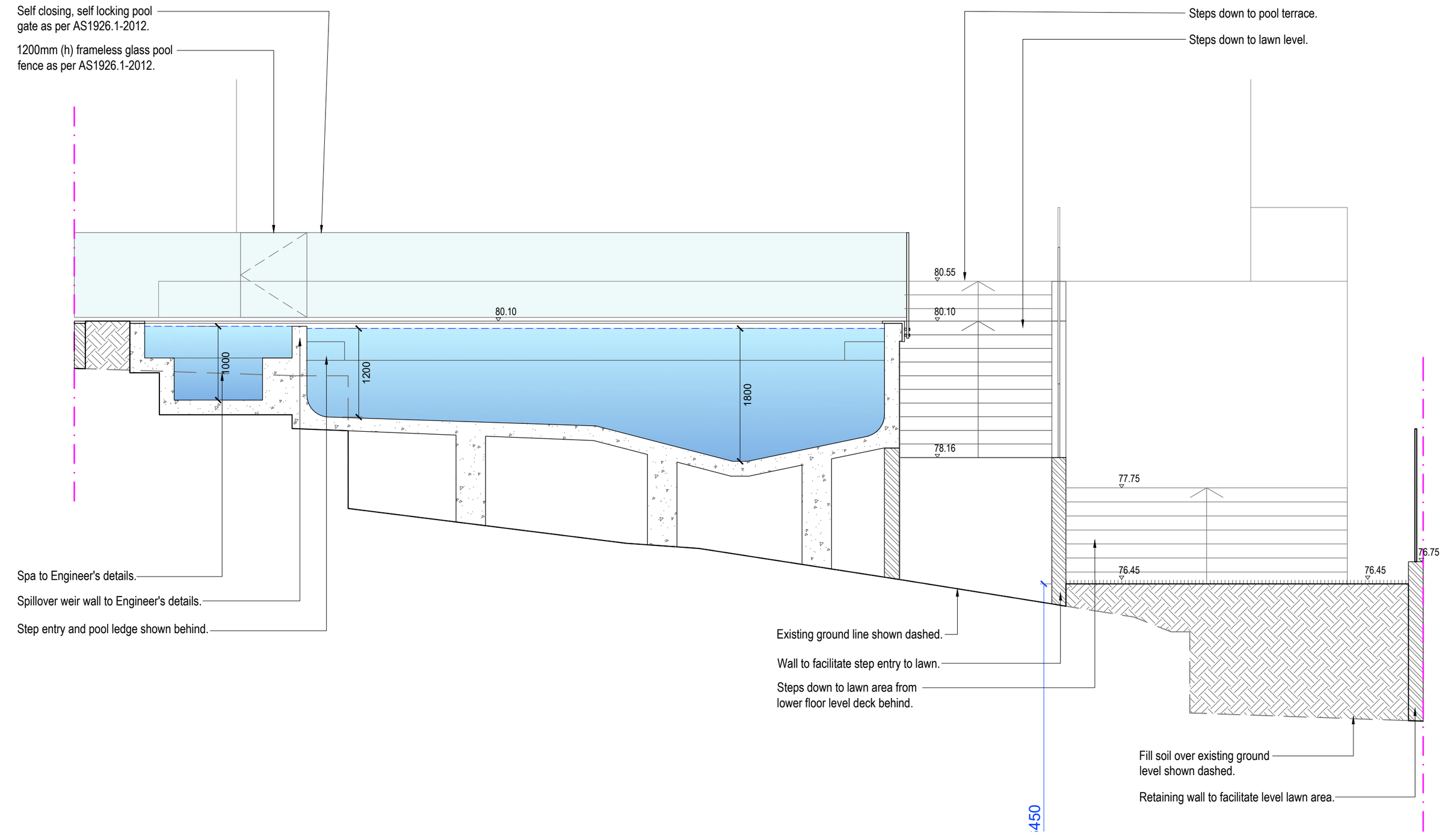
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF



Sectional Elevation CC

Scale 1:50

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Client:	Private Residence	Drawing Title:	Sectional Eevations		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:50 @ A3	Sheet Number: L-08 of 12

Rev:	Date:	Issue:	Checked:
A	25/02/2025	Preliminary Issue	BF
B	26/03/2025	Preliminary Issue	BF
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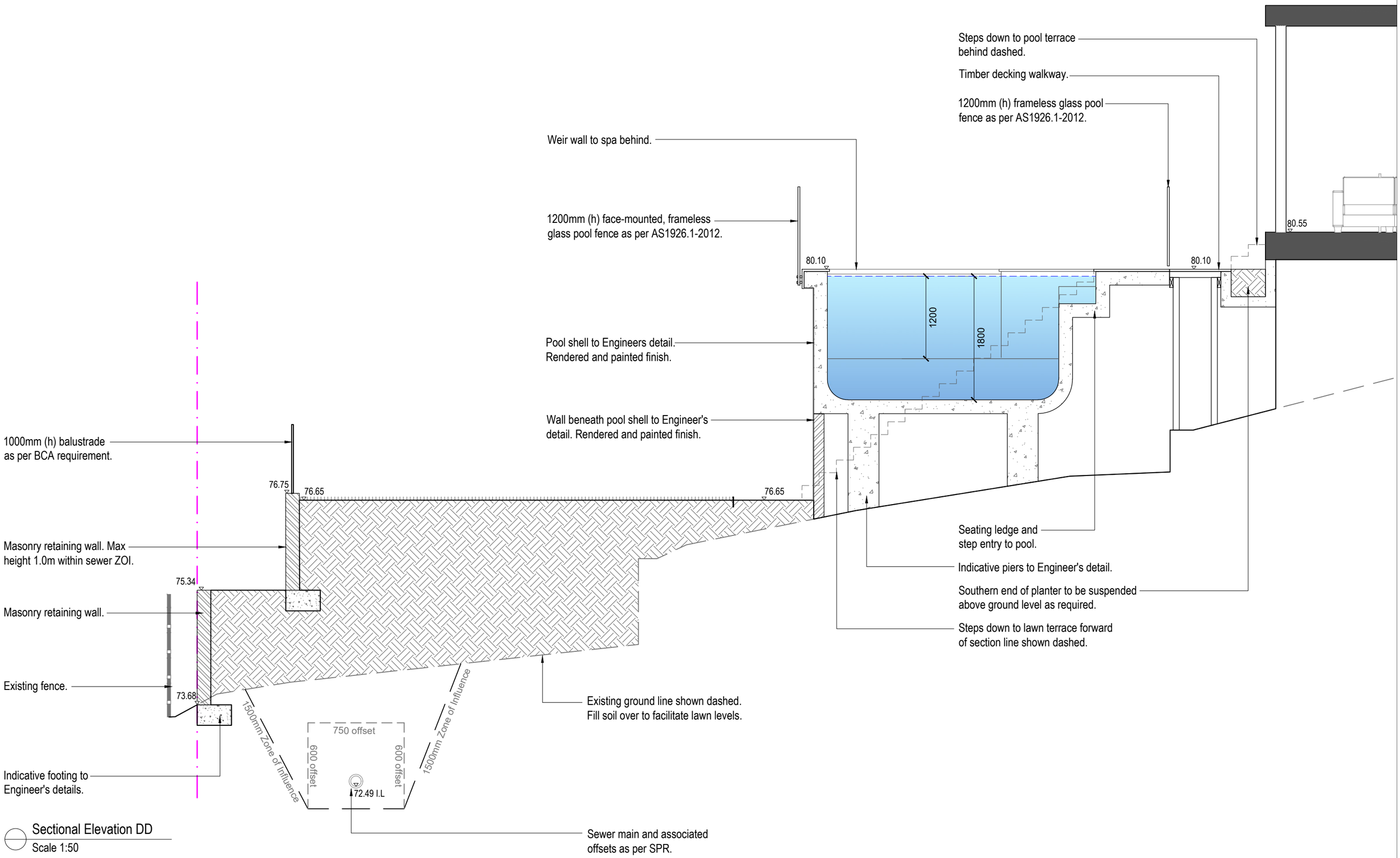

Sectional Elevation DD
Scale 1:50

Note:
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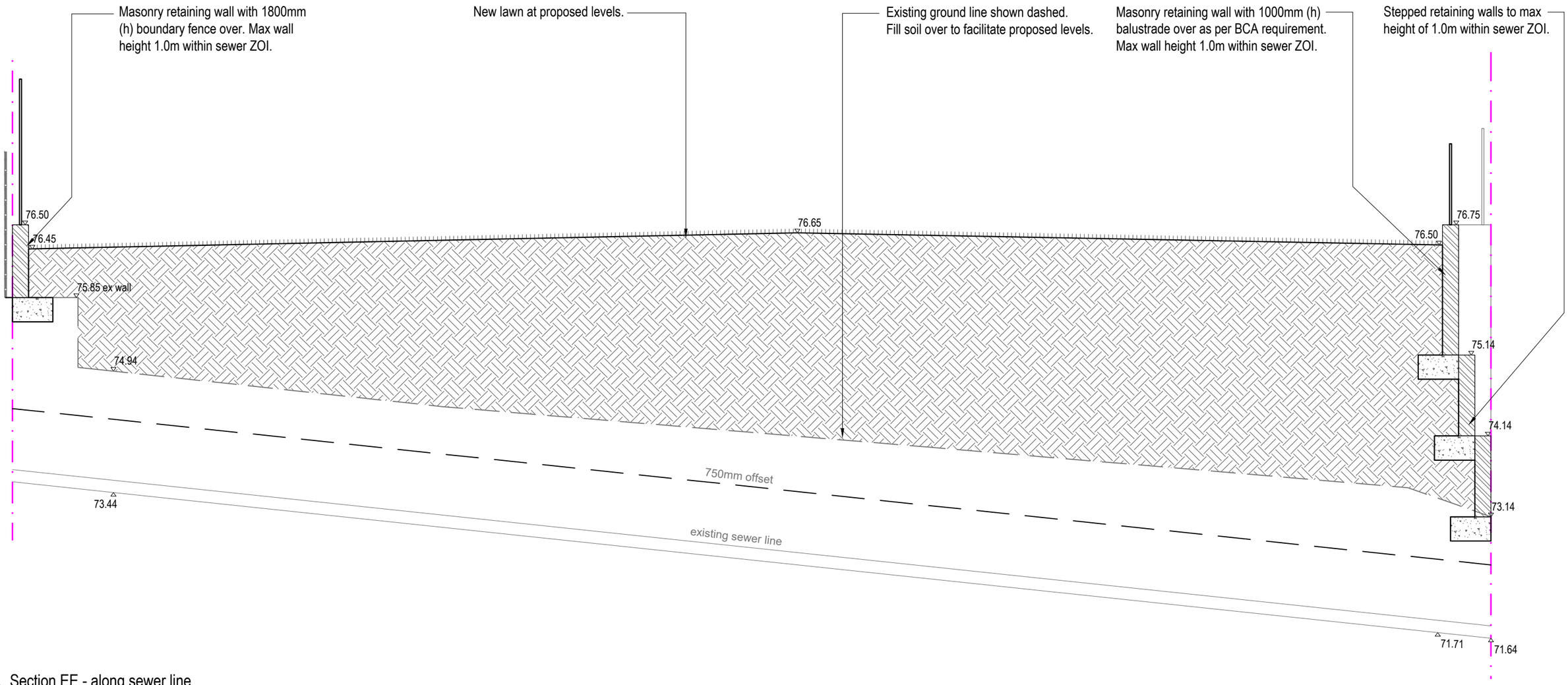
Client:	Private Residence	Drawing Title:	Sectional Eevations		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:50 @ A3	Sheet Number: L-09 of 12

Rev:	Date:	Issue:	Checked:
A	25/02/2025	Preliminary Issue	BF
B	26/03/2025	Preliminary Issue	BF
C	16/04/2025	Preliminary Issue	BF
D	14/05/2025	DA Issue	BF



Section EE - along sewer line
Scale 1:50

Note: Footings indicative only.
To Engineer's details.

Note:
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- *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 scalling. All measurements are in millimetres.*
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Client:	Private Residence	Drawing Title:	Section - (SEWER)		
Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:50 @ A3	Sheet Number: L-10 of 12

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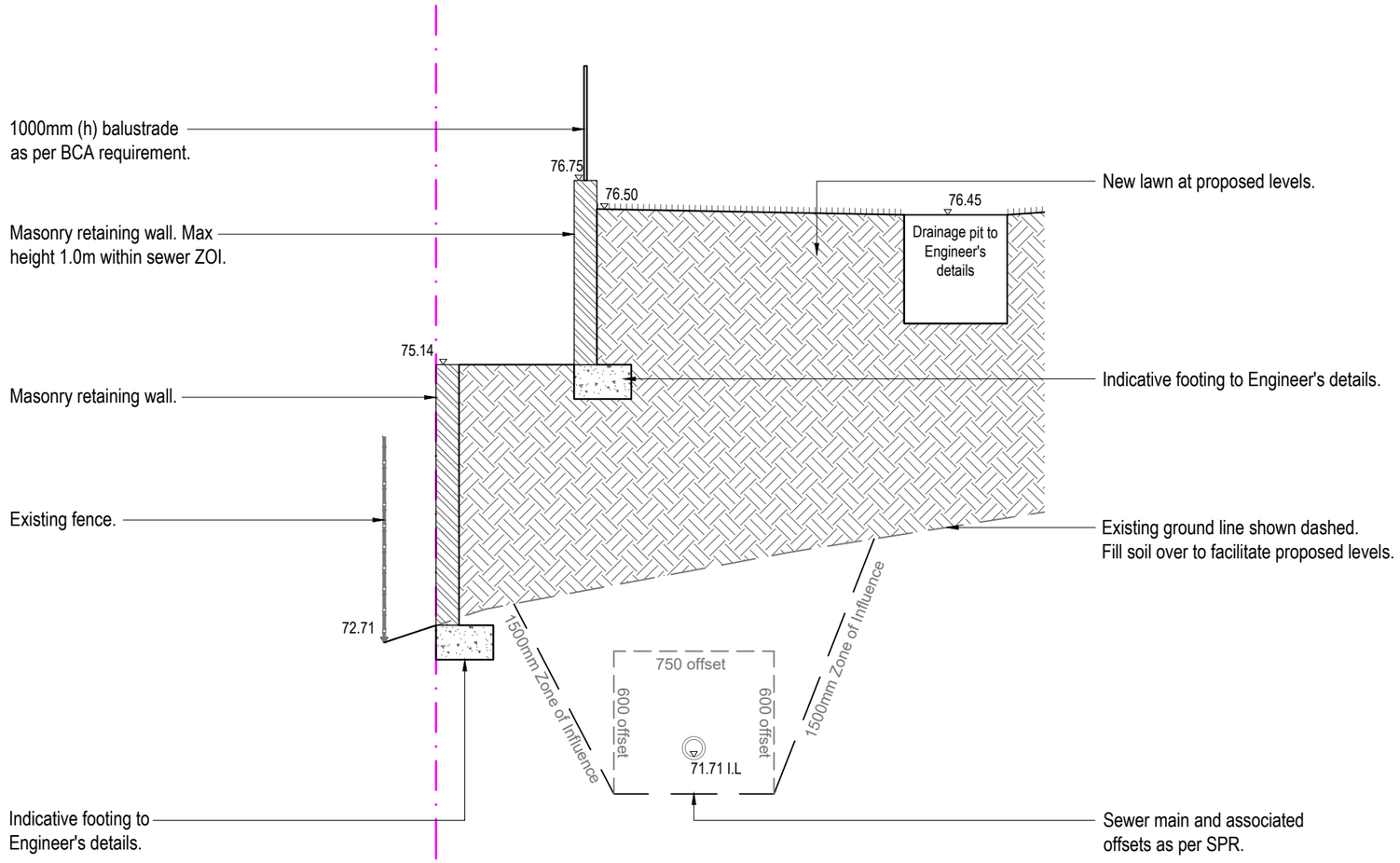

Section FF - through sewer line

Scale 1:50

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Site Address:	69B Gordon Street, CLONTARF	Drawn by: Ben Danks TLA Member	Project Number: 251290	Scale: 1:50 @ A3	Sheet Number: L-11 of 12

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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 in Planter Boxes: Soil mix A - 'Planter Box Mix', Soil mix B - Washed River Sand 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.

STAKING

Install 2 x 1800mm 40x40 hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

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.

TIMBER DECK, STAIRS & BENCH SEATS

Supply and install timber deck, stairs and bench seats to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joins in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions.

Supply and install 2 coats of oil. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

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.

TURFING

New turf- Sir Walter Soft 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 sub-grade 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

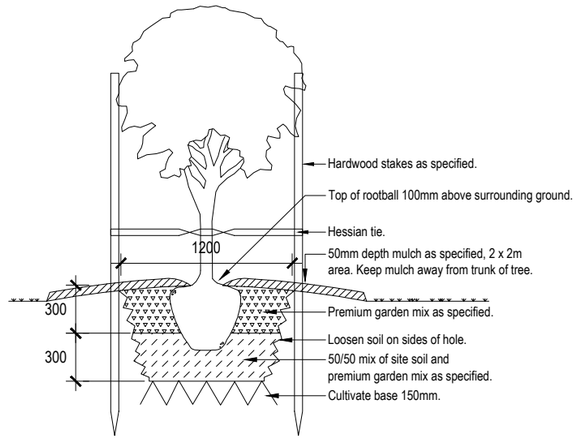
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have

STEPPING STONES

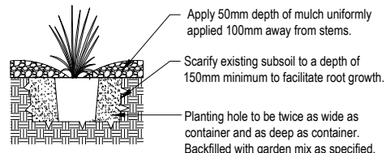
Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish flush with adjoining levels. Fill gaps with groundcover planting as specified.

RETAINING WALLS & PLANTER BOXES

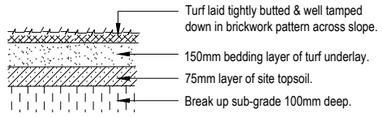
All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.



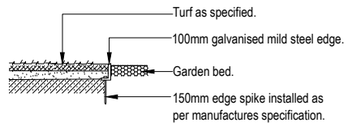
Detail A
Tree Planting Detail N.T.S.



Detail B
Shrub Planting Detail N.T.S.



Detail C
Turf Detail N.T.S.



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

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