

BOARDS SEWER
EXISTING BUILDING AND CONCRETE
SLAB CONSTRUCTED OVER SEWER
FENCE. FENCE MUST BE NOTED
ON SEWER LOCATIONS. FENCE
PRIOR TO CONSTRUCTION AS SEWER
IS LOCATED UNDER GROUNDING
POSSIBLE ACCESS TO SEWER

SEWER SPUR LINE LOCATED
1.4m TIE FROM CORNER OF REAR
FENCE. FENCE MUST BE NOTED
ON SEWER LOCATIONS. FENCE
PRIOR TO CONSTRUCTION AS SEWER
IS LOCATED UNDER GROUNDING
POSSIBLE ACCESS TO SEWER

EXISTING TREE

NEW 1.8m HIGH
TIMBER PALING FENCE
ON BOUNDARY

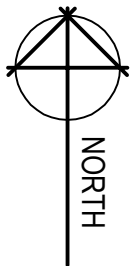
NEW KOPERS LOG RETAINING
WALL

1.8 m H BOUNDARY FENCING WITHIN POOL ZONE
TO BE IN ACCORDANCE WITH A.S. 1926.1-2012 AND
THE SWIMMING POOLS ACT, 1982 (BY OTHERS)

SECTION
24
DP758044
BRICK
RESIDENCE
No.2

NEW 1.8m HIGH
TIMBER PALING FENCE
ON BOUNDARY

EXISTING STRUCTURES TO
BE DEMOLISHED TO OTHER DA



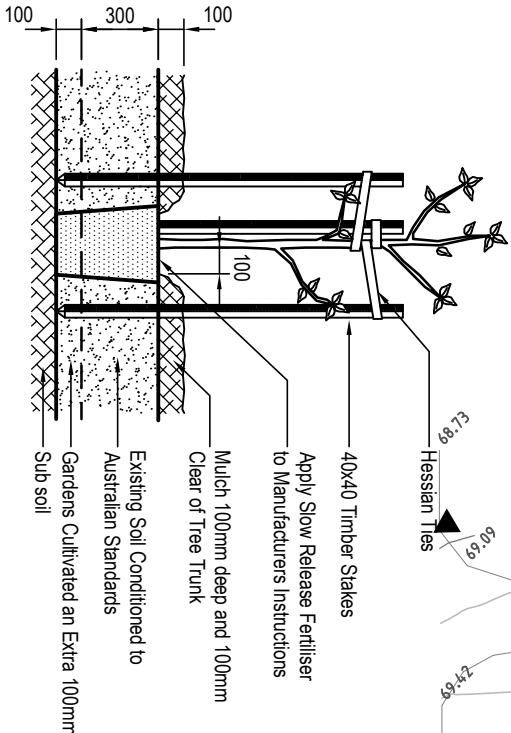
LOT
12
SECTION
24
DP758044
BRICK
RESIDENCE
No.2



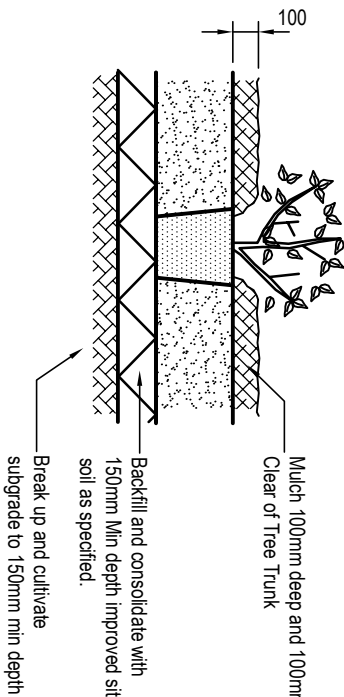
LANDSCAPE PLAN

DENOTES LANDSCAPED AREAS
INCLUDED IN LANDSCAPED CALCULATIONS

TYPICAL PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



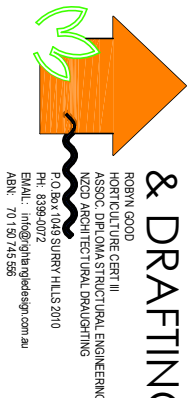
LANDSCAPE CALCULATION

SITE AREA = 663 sqm
OPEN SPACE AREA = OS3
BUILT UP ON
HOUSE = 204.9 m²
DRIVEWAY = 45.0m²
TOTAL = 249.9m²
PROPOSED OPEN SPACE = 413.1m²
OR 62% OF THE SITE
REQUIRED OPEN SPACE = 364.65m²
OR 55% OF THE SITE
HARD SURFACE
PORCH = 5.3m²
ALFRESCO = 21.6m²
POOL = 22.5m²
PATHS AND PAVING = 38.8m²
PROPOSED PATHS & PAV. = 32.0m²
PROPOSED HARD SURFACE = 120.2m²
OR 29% OF THE OPEN SPACE
PROPOSED LANDSCAPED = 292.9m²
OR 71% OF THE OPEN SPACE
REQUIRED LANDSCAPED = 144.6m²
OR 35% OF THE OPEN SPACE

LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work.
Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
Protect any trees to be retained to council requirements.
Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm.
Stockpile soil if suitable for reuse or provide landscape soil th meets Australian Standards to replace site top soil.
Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
Gardens are to be mulched to a 75mm depth using Native Le Litter Mulch or wood chip that meets Australian Standards.
Keep much clear of all plant stems.
Level turf areas and spread lawn food as per manufacturers instructions. Lay turf, water well and roll with turf roller. Keep moist at all times.
Fill gaps and depressions with sand and allow 4 weeks before cutting.
Paving to be laid on compacted surface of 50mm sand beddir on 100mm compacted fine crushed rock. Ensure ground belo is also compacted. Check paving and setout prior to laying.
Retaining walls and concrete driveways / paths to engineers details.

RIGHT ANGLE DESIGN & DRAFTING PTY LTD



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HORTICULTURE CERT II
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PROPOSED FENCES AND RETAINING WALLS

JAGS SARAI
LOT 13 SEC 24 DP758044
No. 4 DOBROYD ROAD
BALGOWLAH HEIGHTS 2093

DWG NAME
LANDSCAPE PLAN

DATE SCALE AT A3 JOB NUMBER DWG NUMBER
OCT 19 1:200 RADD18078F F4