



- KEY:**
- DENOTES CALCULATED SOFT LANDSCAPE AREA
  - DENOTES GRASS LAWN AREA
  - DENOTES TIMBER DECKING AREA
  - DENOTES DRIVEWAY AREA
  - DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

#### SITE CALCULATIONS

TOTAL SITE AREA	928.5m <sup>2</sup>		
<b>EXISTING</b>		<b>PROPOSED</b>	
GROUND FLOOR	95.5m <sup>2</sup>	GROUND FLOOR	96.6m <sup>2</sup>
LOWER GROUND FLOOR EX. SUBFLOOR	70.1m <sup>2</sup>	LOWER GROUND FLOOR EX. SUBFLOOR	84m <sup>2</sup>
GROUND FLOOR DECK	56.7m <sup>2</sup>	GROUND FLOOR DECK	56.7m <sup>2</sup>
LOWER GROUND FLOOR DECK	0m <sup>2</sup>	LOWER GROUND FLOOR DECK	8m <sup>2</sup>
SOFT LANDSCAPE	683.6m <sup>2</sup> (73.6%)	SOFT LANDSCAPE	662m <sup>2</sup> (71.2%)
HARD SURFACE	244.9 (26.4%)	HARD SURFACE	266.5 (28.8%)

#### LANDSCAPE CONSTRUCTION NOTES

##### TREE PROTECTION

All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the PZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunnelling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use handsaw, cut cleanly, do not rip with machinery and such that the cutting does not unduly disturb the remaining root system. If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.

##### SUBSOIL

Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm. Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system.

##### TOPSOIL

Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil. Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.

##### PLANTING

Planting beds: 300mm  
Grass areas: 100mm  
TOPSOIL  
Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.

##### RETAINING WALLS

Spread topsoil to the following typical depths:  
Planting beds: 300mm  
Grass areas: 100mm  
RETAINING WALLS  
Retaining walls to be constructed as per Engineer's details.

##### CONCRETE WORKS

All paths, steps, slabs and footings shall be to Engineer's specification. Materials and construction to AS3600 and AS3610. Supply and install ready mixed concrete to AS1379 with selected aggregate. Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation.

##### MAINTENANCE

Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

ELIMINATE AIR POCKETS. ENSURE THAT TOPSOIL IS NOT PLACED OVER THE TOP OF THE ROOTBALL, SO THAT THE PLANT STEM IS THE SAME HEIGHT AS IN THE CONTAINER.

THOROUGHLY WATER PLANTS BEFORE PLANTING AND IMMEDIATELY AFTER PLANTING. IN PLANTING BEDS AND INDIVIDUAL PLANTINGS, PLACE SLOW RELEASE FERTILISER PELLETS AROUND PLANTS AT THE TIME OF PLANTING AT THE RATE RECOMMENDED BY THE MANUFACTURER.

MULCHING  
All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.

Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Tamp pebbles to an even surface flush with the surrounding finished levels.

DECORATIVE GRAVEL  
All areas nominated as Decorative Gravel are to be finished as detailed with sandstone pebbles 10mm-20mm average diameter, same or similar to that supplied by Australian Native Landscapes.

Selected pebbles are to be free of deleterious and extraneous matter such as stones, cement, soil, weeds and sticks. Tamp pebbles to an even surface flush with the surrounding finished levels.

DECORATIVE ROCK MULCH  
All areas nominated as Decorative Rock Mulch are to be finished with sandstone spalls, average diameter 80mm-120mm, same or similar to those supplied by Benedicts Sand and Gravel.

DECOMPOSED GRANITE PAVEMENT  
Decomposed granite is to be fine-crushed river gravel (5mm-7mm), to a depth of 50mm, placed on a 50mm bed of coarse gravel on 100mm consolidated hardcore. Gravel is to be compacted and trimmed to provide falls and a free draining surface.

INSTALLATION OF BRICK GARDEN EDGE  
A stretcher or single paver brick edge is to be installed to separate turf and garden beds. Secure pavers on rough mortar footing 100mm thick and ensure uniform 10mm joints between each brick to create flush struck joints. Refer to edging and turling detail.

FERTILISER  
Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates.

DRAINAGE  
Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering).

RETAINING WALLS  
Retaining walls to be constructed as per Engineer's details.

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GENERAL NOTES  
I advise that this plan has been designed to comply with council requirements.

1. Lighting and irrigation to be designed and installed by specialist.  
2. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.  
3. Do not scale from drawings.  
4. Detailing of all structural components of design shall be by Consulting Structural Engineer.  
5. Existing levels refer survey by others.  
6. All landscape components of this design require Council Approval prior to construction.

#### LANDSCAPE CONCEPT PLAN 1:100 @ A1 OR 1:200 @ A3

	<p><b>LEGEND:</b></p> <p> DENOTES EXISTING SPOT LEVEL</p> <p> DENOTES PROPOSED LEVEL</p> <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA/APPROVAL ONLY. NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p>	<p><b>KEY:</b></p> <p> DENOTES AREA OF PROPOSED ADDITION</p> <p> DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING</p> <p> DENOTES PROPOSED WALLS</p> <p> DENOTES EXISTING WALLS TO REMAIN</p> <p> DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED</p>	<p><b>PROJECT:</b> ALTERATIONS &amp; ADDITIONS TO EXISTING DWELLING</p> <p><b>CLIENT:</b> ALEXANDER ROZENBROEK</p> <p><b>LOCATION:</b> 25 THE OUTLOOK, BILGOLA PLATEAU, NSW, 2107.</p>	<p><b>PROJECT STAGE:</b> DA</p> <p><b>DRAWING TITLE:</b> LANDSCAPE CONCEPT PLAN</p> <p><b>SCALE:</b> 1:100 @ A3</p>	<p><b>DATE OF ISSUE:</b> 25.06.2020</p> <p><b>DRAWING NO.</b> DA-500</p> <p><b>REVISION:</b> -</p>	<p><b>rama</b></p> <p>daniel reymond architect nsw reg. #9758</p> <p>thomas martin architect nsw reg. #10383</p> <p>1 / 6 WARRATAH ST. MONA VALE, NSW, 2103</p> <p>www.ramaarchitects.com</p> <p>e. info@ramaarchitects.com</p> <p>ABN 612 713 425</p> <p>COPYRIGHT OF RAMA ARCHITECTS PTY LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
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