

LEGEND

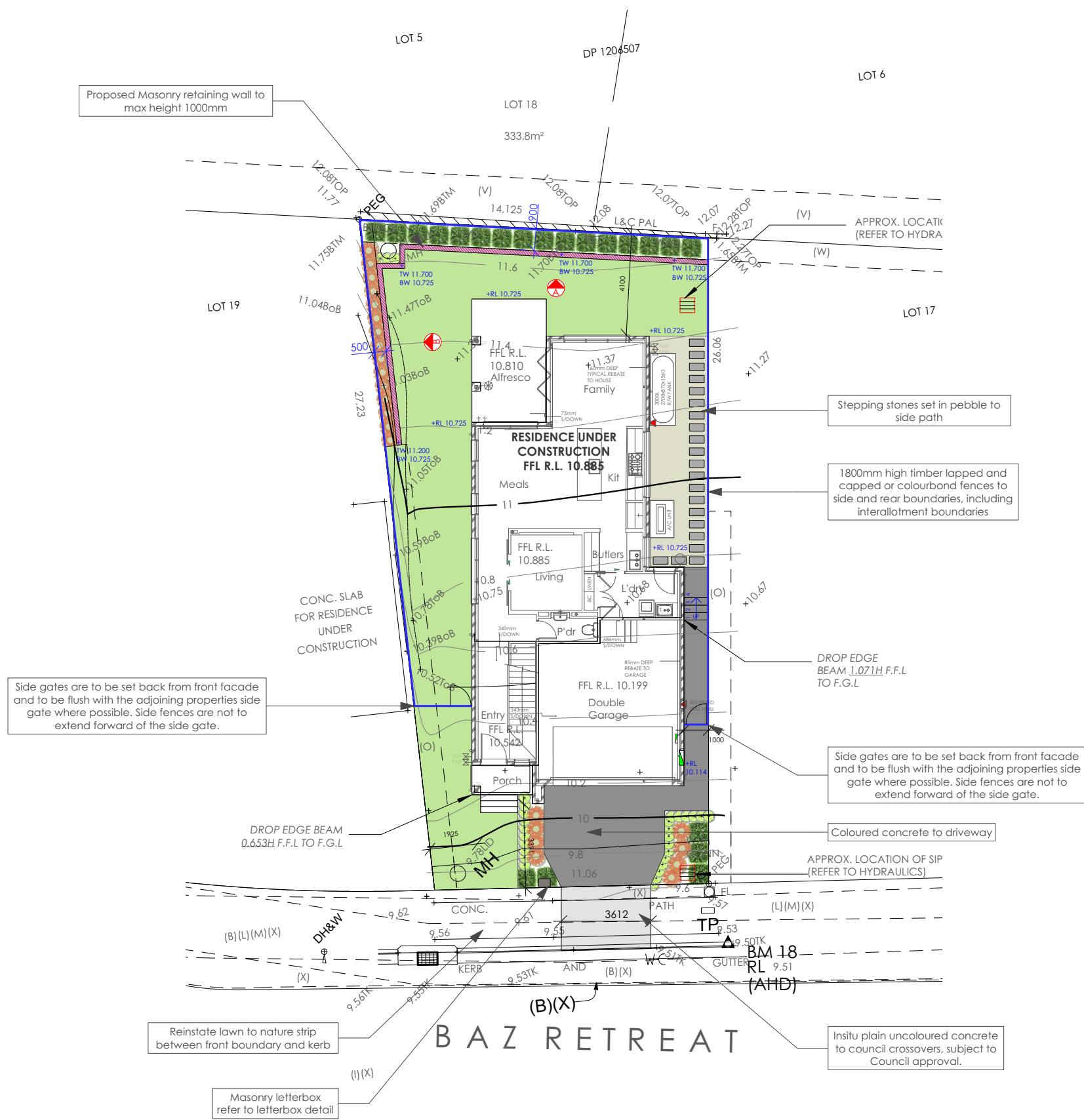
	Concrete Areas
	Lawn
	Pebble Mulch
	Garden Areas
	1800mm High Boundary Fence
	Retaining Walls (+TW = Top of Wall, BW = Bottom of Wall)

SITE CALCULATIONS		m2
LOT AREA		333.8 sq m
SITE COVERAGE		
GROUND LIVING AREA	92.5 sq m	
GARAGE AREA	37.4 sq m	
PORCH AREA	2.9 sq m	
ALFRESCO	14.9 sq m	
TOTAL	147.7 sq m	44.26%
HARDSCAPE AREAS		
DRIVEWAY AREA	29.4 sq m	
CROSSOVER	9.3 sq m	
CONCRETE PATHS	0 sq m	
DECKING	0 sq m	
TOTAL (exc. crossover)	29.4 sq m	8.81%
FRONT LANDSCAPED AREA		
LAWN AREAS	20.1 sq m	
GARDEN AREAS	15.5 sq m	
PEBBLE/GRAVEL AREAS	0 sq m	
MULCH AREAS	0 sq m	
REAR LANDSCAPED AREA		
LAWN AREAS	81.2 sq m	
GARDEN AREAS	52.4 sq m	
PEBBLE/GRAVEL AREAS	21 sq m	
MULCH AREAS	0 sq m	
TOTAL LANDSCAPED AREA	190.3 sq m	57.01%
MINIMUM LANDSCAPE REQUIREMENT:	116.8 sq m	35%

northern beaches council

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

DA2022/0120



(B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1206507)
 (I) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (VIDE 6390790) (APPROXIMATE POSITION)
 (L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE DP1206507)
 (M) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 2.5 WIDE (VIDE DP1206507)
 (O) EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE PURPOSES 0.9 WIDE
 (V) EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP1206507)
 (W) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE (VIDE DP1206507)
 (X) RIGHT OF CARRIAGEWAY VARIABLE WIDTH No.8

General Notes:
 1. All civil, structural and hydraulic work associated with this project shall be to consulting engineer's details.
 2. Exact location of site boundaries are to be confirmed on site prior to commencement of work
 3. This plan is conceptual only and not for construction purposes.
 4. Any existing trees are to be protected in accordance with Councils Tree Preservation Order



JOB NUMBER
C29914556

DRAWING
Site Plan/
Retaining Wall Plan

SHEET
01 of 02

CLIENT NAME
Mrs Sahakian

CLIENT SIGNATURE

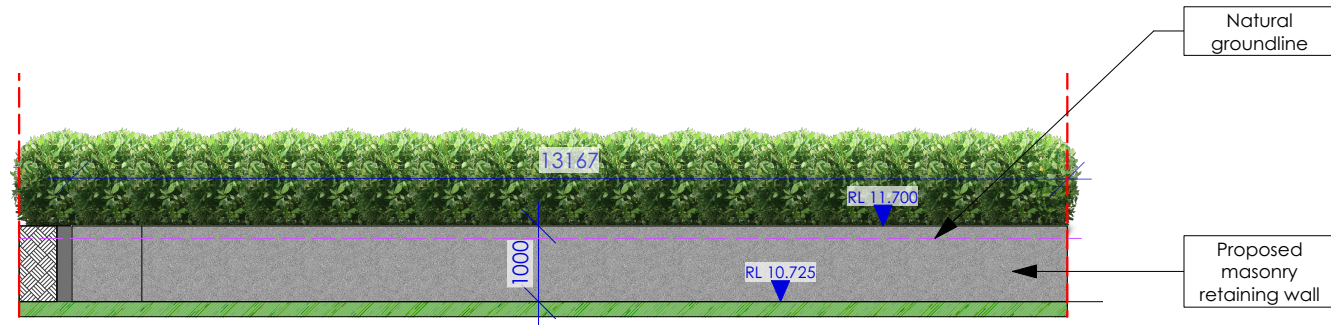
SITE ADDRESS
Lot 18, No. 22 Baz Retreat
WARRIEWOOD 2102

SCALE
1:200 @ A3

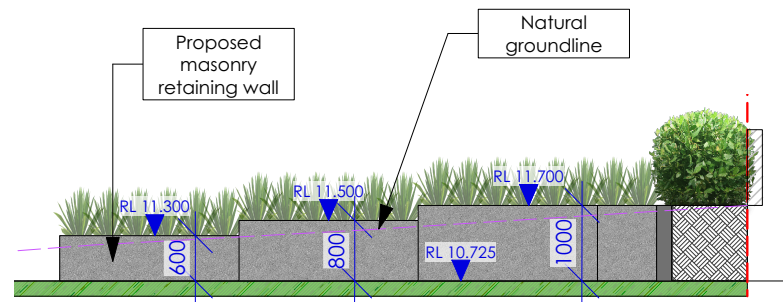
REVISIONS		
issue	description	date
A	SUBMISSION PLAN	13.01.21
B	WALL DETAILS UPDATED	28.01.21

INDICATIVE PLANT SCHEDULE

Symbol	Type	Botanic Name	Common Name	Mature Height	Soil Depth	Qty	Pot Size
	Groundcovers	<i>Hardenbergia violacea</i> 'Purple Spray' <i>Scaevola aemula</i> 'Aussie Crawl'	Hardenbergia Purple Spray Aussie Crawl Fanflower	300mm	300-450mm	39	150mm
	Hedges	<i>Acmena smithii</i> 'Cherry Surprise' <i>Metrosideros collina</i> 'Spring Fire' <i>Syzygium</i> 'Little Denise'	Cherry Surprise Lilly Pilly Metrosideros Spring Fire Little Denise Dwarf Lilly Pilly	1000mm	500-600mm	21	200mm
	Medium Grasses	<i>Dianella caerulea</i> 'Cassa Blue' <i>Ficinia nodosa</i> <i>Lomandra longifolia</i> 'Tanika'	Dianella Cassa Blue Knobby Club Rush Lomandra Tanika	600mm	300-450mm	23	200mm



A RETAINING WALL ELEVATION A
SCALE 1:100



B RETAINING WALL ELEVATION B
SCALE 1:100



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2022/0120

LANDSCAPE SPECIFICATION

1. SITE PREPARATION

Area to be free of weeds and debris before the commencement of any landscape works. Weeds are to be sprayed with Glyphosate solution, leave adequate time for the weeds to die off prior to removal. Final levels and grades are to be determined at site inspection by the landscape contractor. The landscape plan is to be used as an indication only.

2. LAWN AREAS

Excavate all areas to be turfed to 100mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc. and away from buildings. Ensure that no pooling or ponding will occur. Install 100mm depth of approved underlay. Just prior to laying turf, spread 'Sir Launcher' fertiliser at the recommended rate. Lay turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly. Turf to be used shall be 'Sir Walter Buffalo'.

3. GARDEN AREAS

Ensure that planting areas have been excavated to 250mm below finished levels. Supply and install 250mm of premium garden mix free of weeds, seeds and any foreign material. Topsoil Shall be either imported topsoil or stockpiled site topsoil (if suitable ie, no clay). Install 75mm depth of organic Eucalyptus Mulch.

4. SHRUB PLANTING

All plants shall be supplied in good condition exhibiting good form and vigour, free from all pests and diseases. The hole is to be dug to a radius twice the width of the rootball of the plant, ensuring that the top of the pot is the same height as the adjacent ground level. The roots should be gently teased to promote healthy root growth and discourage girdling (pot bound circular root growth). Leave mulch free from around the base of the plants. Water well after planting.

5. TREE PLANTING

Trees shall be supplied in good condition exhibiting good form and vigour, free from all pests and diseases. The hole is to be dug to a radius twice the width of the rootball of the tree. Tree pit and plant container are to be thoroughly watered prior to planting. The roots should be gently teased to promote healthy root growth and discourage girdling (Pot bound circular root growth). The tree is to be planted so that the base of the tree is level with the top of the ground. Backfill with a mixture of imported soil and natural soil, or imported soil only. Mulch should be kept clear of the base to prevent collar rot. Water well after planting.

6. CONCRETE PATHS

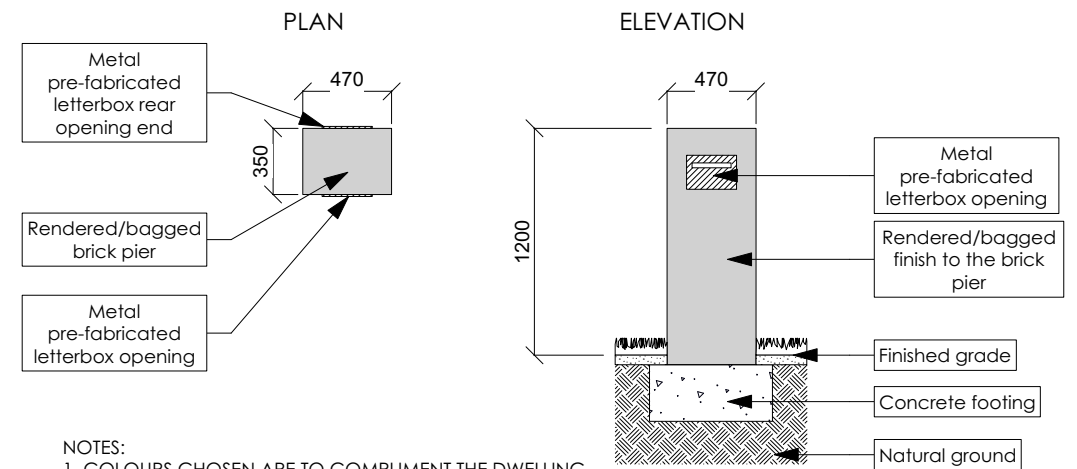
Concrete pathways are to be installed to a minimum depth of 100mm and include reinforcement. Concrete areas are to conform to relevant Australian standards.

7. GARDEN EDGING

Garden edging is to be installed to all garden beds where no divide exists between garden and lawn areas. Use Havenbrick 50 by Adbri Masonry, or similar. The pavers are to be laid on a minimum of 40mm of mortar, with no mortar joint between the pavers. Refer to the brick edging typical detail.

8. FENCING

1800mm high timber lapped and capped or colourbond fences, unless otherwise specified by council or estate requirements. Retain existing fences where possible. Final fence type and colour to be confirmed with neighbour as required, prior to installation.




NOTES:
 1. COLOURS CHOSEN ARE TO COMPLIMENT THE DWELLING
 2. ENSURE THAT NO PART OF THE FOOTING IS EXPOSED
 3. ENSURE NO PAINT/RENDER IS LEFT ON THE LETTERBOX OPENING

LETTERBOX DETAIL
SCALE 1:40

Landscape Maintenance Plan

Season	Watering	Weeding	Mulching	Fertilize	Hedging	Lawn Mowing
Spring	Twice a week unless temp is over 30 degree	Weekly	Once	Once	Fortnightly	Weekly
Summer	3 times a week	fortnightly	Not required	Once	Fortnightly	Weekly
Autumn	Weekly	Monthly	Once	Once	Monthly	Fortnightly
Winter	No need to water	Monthly as needed	Not required	Not required	Not required	monthly

	JOB NUMBER C29914556	CLIENT NAME Mrs Sahakian	SITE ADDRESS Lot 18, No. 22 Baz Retreat WARRIWOOD 2102	REVISIONS									
	DRAWING Plant Schedule + Details	SHEET 02 of 02	CLIENT SIGNATURE	SCALE 1:200 @ A3	<table border="1"> <thead> <tr> <th>issue</th> <th>description</th> <th>date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>SUBMISSION PLAN</td> <td>13.01.21</td> </tr> <tr> <td>B</td> <td>WALL DETAILS UPDATED</td> <td>28.01.21</td> </tr> </tbody> </table>	issue	description	date	A	SUBMISSION PLAN	13.01.21	B	WALL DETAILS UPDATED
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