LANDSCAPING REQUIREMENTS:
(MINIMUM 60% OF SITE AREA) = 0.60:1 or 539.64m²

LANDSCAPING AREA:

EXISTING: 0.58:1 or 528.77m² **EXISTING NON-COMPLIANCE**
PROPOSED: 0.53 or 478.35m² + (E4 Environmental Living + 6%
Allowance of the total site area 54m²) = 0.59:1 or 532.35m²
NON-COMPLIANCE (IMPROVED)

IMPERVIOUS AREA:
EXISTING: 0.41:1 or 373.47m²
PROPOSED: 0.46:1 or 420.9m²

SITE SETBACKS:

MAIN DWELLING:

SE (Front) : PROPOSED PIMRARY GF SETBACK (15,875mm)
PROPOSED PRIMARY 1st FLOOR SETBACK (15,875mm) | **COMPLIES**

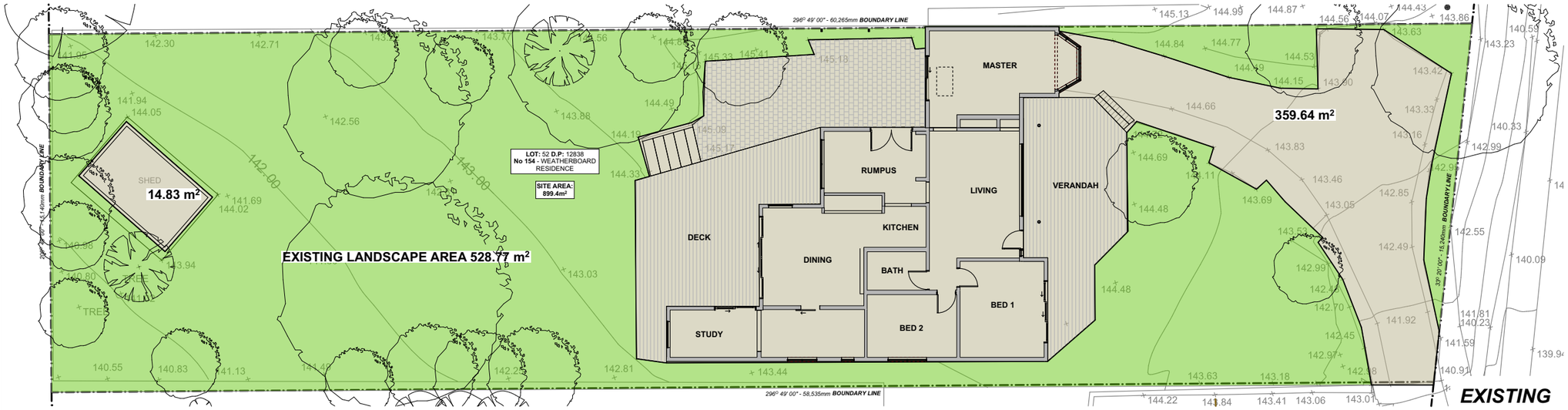
SW (Side):
PROPOSED GROUND FLOOR 'REAR' SIDE SETBACK (1,150mm)
PROPOSED 1st FLOOR SIDE SETBACK (4,820mm)
| **COMPLIES**

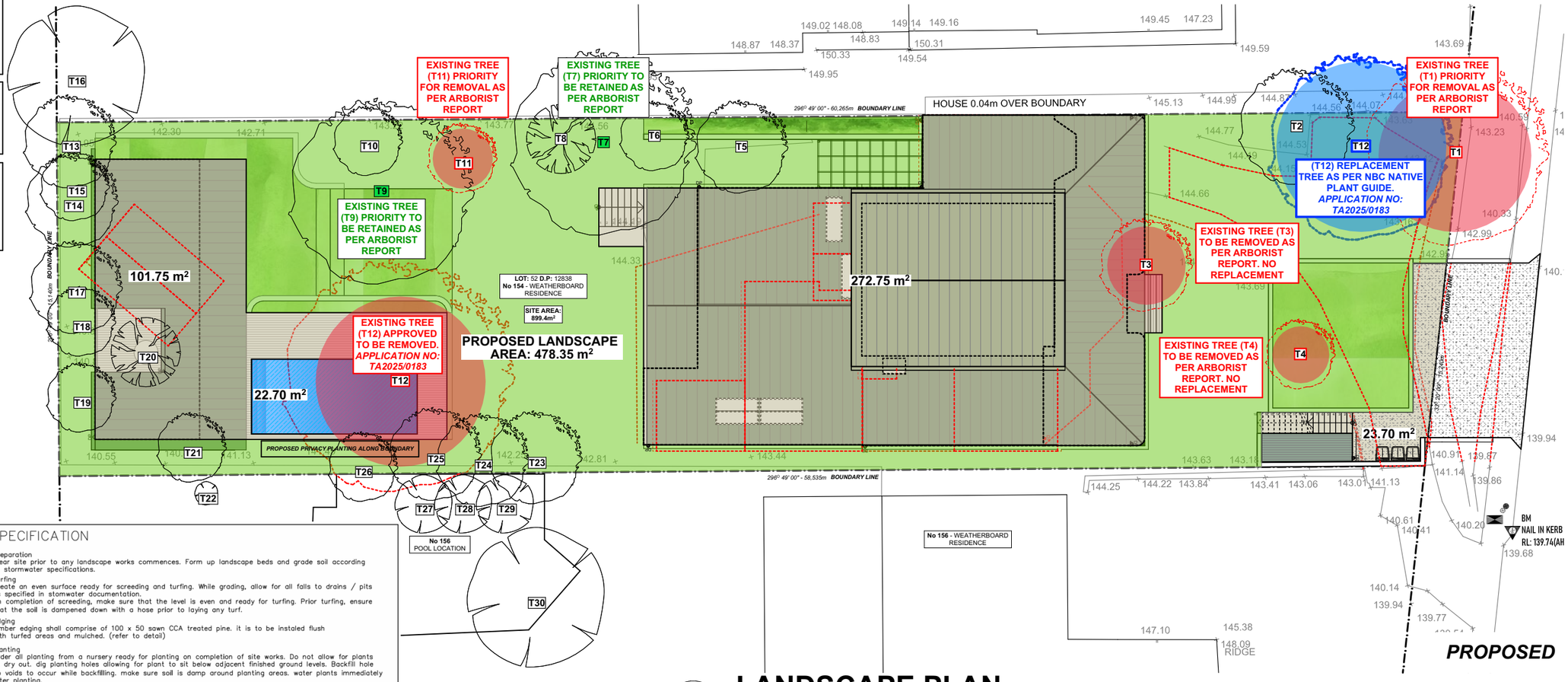
NW (Rear) :
PROPOSED GROUND FLOOR 'REAR' SETBACK (25,042mm)
PROPOSED 1st FLOOR 'REAR' SETBACK (34,396mm) | **COMPLIES**

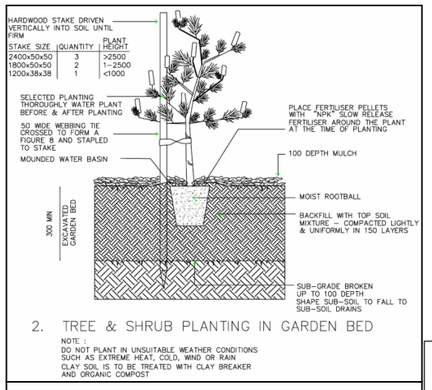
NE (Side) : EXISTING GROUND 'FRONT' BED 3 SETBACK
(BUILT 0.04m OVER BOUNDARY) | **(NO CHANGE) EXISTING**
PROPOSED GROUND 'REAR' SETBACK (3,000mm)
PROPOSED 1st FLOOR SETBACK (3,836mm) | **COMPLIES**

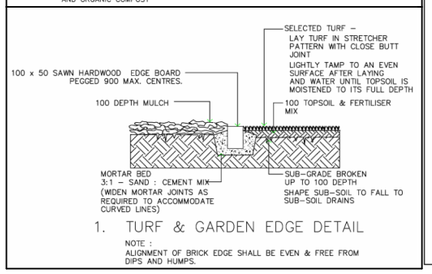
LANDSCAPING AREA | IMPERVIOUS AREA | POOL AREA |

TREE LEGEND
EXISTING | REMOVED | NEW |









SPECIFICATION

Preparation
Clear site prior to any landscape works commences. Form up landscape beds and grade soil according to stormwater specifications.

Turfing
Create an even surface ready for screeding and turfing. While grading, allow for all falls to drains / pits as specified in stormwater documentation.
On completion of screeding, make sure that the level is even and ready for turfing. Prior turfing, ensure that the soil is dampened down with a hose prior to laying any turf.

Edging
Timber edging shall comprise of 100 x 50 sawn CCA treated pine. it is to be instaled flush with turfed areas and mulched. (refer to detail)

Planting
Order all planting from a nursery ready for planting on completion of site works. Do not allow for plants to dry out. dig planting holes allowing for plant to sit below adjacent finished ground levels. Backfill hole no voids to occur while backfilling. make sure soil is damp around planting areas. water plants immediately after planting.

Mulching
Mulch all planting areas within 24 hours of planting. keep plant stems free of any mulch.

Maintenance and establishment
Maintain all planted areas for approximately 6 months after planting.
Regularly water planting areas. Turf areas shall be watered twice a week until turf has grown 50mm above the initial planted turf. Turf is to be regularly mowed and watered after.
Replace any dead plants during the maintenance period. Ensure all planting areas have beed weeded.

6 - LANDSCAPE PLAN
1:200

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

Plot Date: Wednesday, 14 May 2025

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ISSUE FOR DA

REV	DATE	AMENDMENT
A	14.04.25	ISSUE FOR DA - AH/JK

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CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.

DRAWING: LANDSCAPE PLAN

LOT:52 **DP:**12838
154 PLATEAU RD
BILGOLA PLATEAU, NSW 2107

CLIENT: JENNY & JANNIS KEARNEY BOTT
LGA: NORTHERN BEACHES COUNCIL
DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING
JOB No:1962024 | **SHEET SIZE:** A3 | **SHEET No:**6 of 30