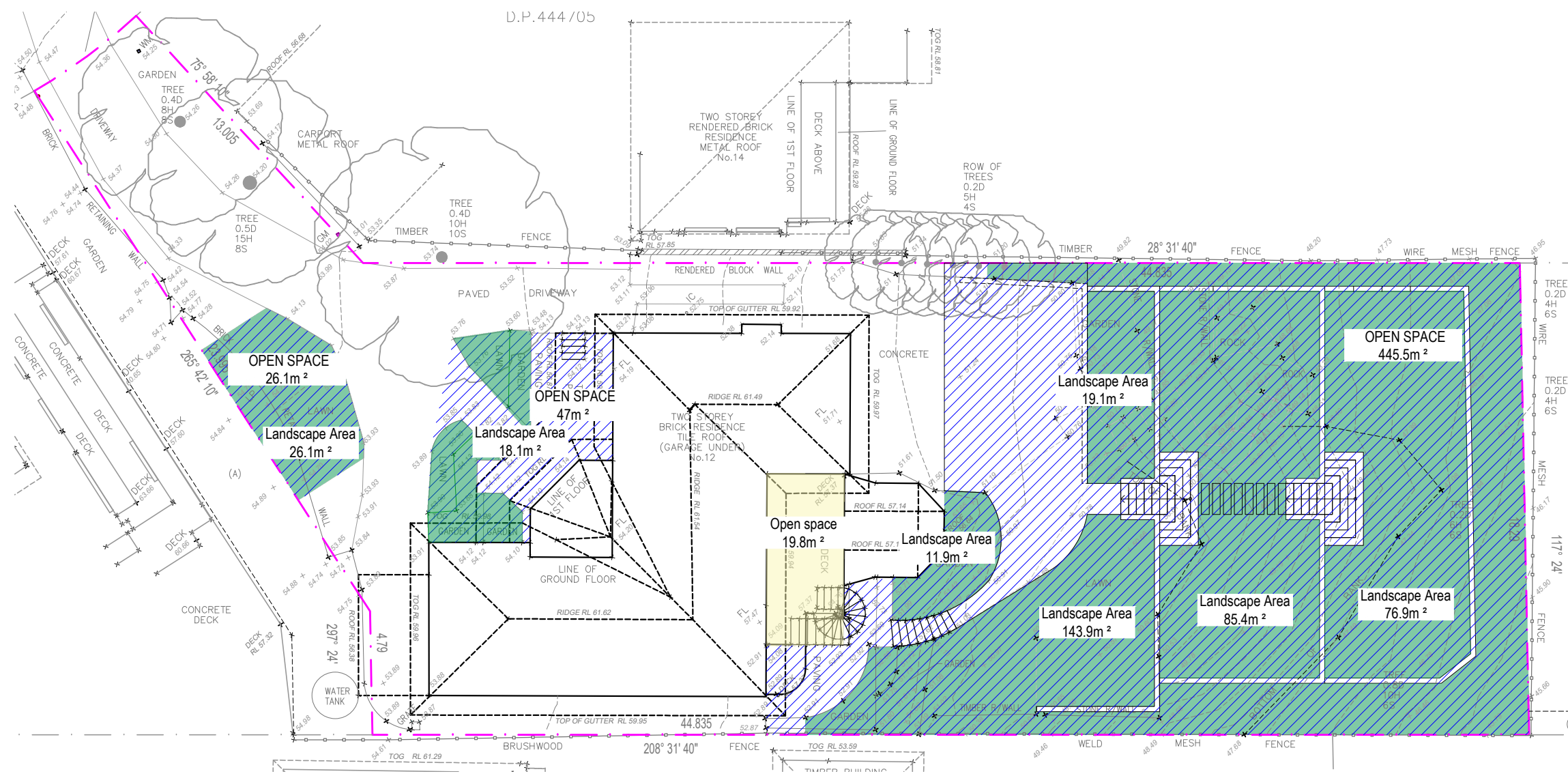
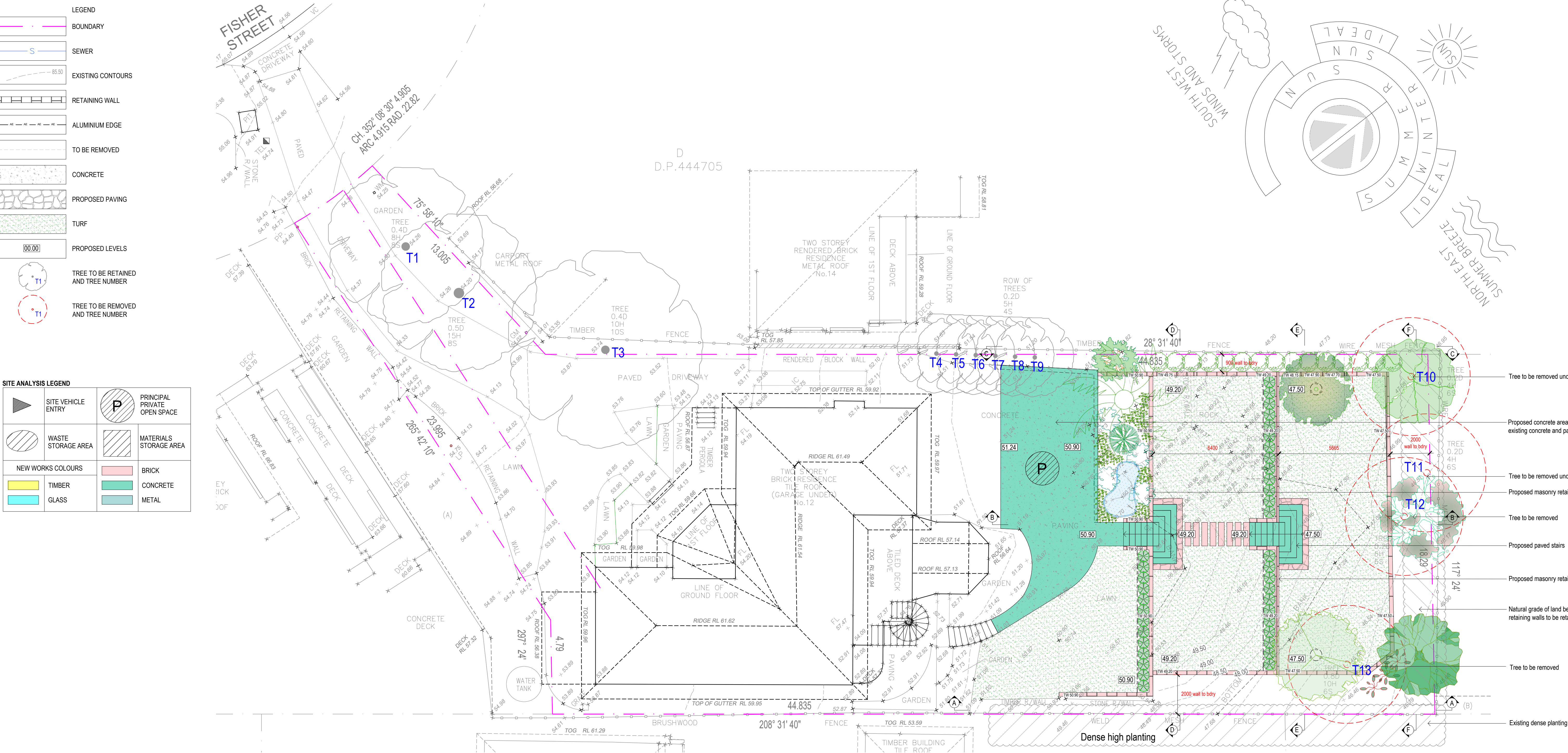
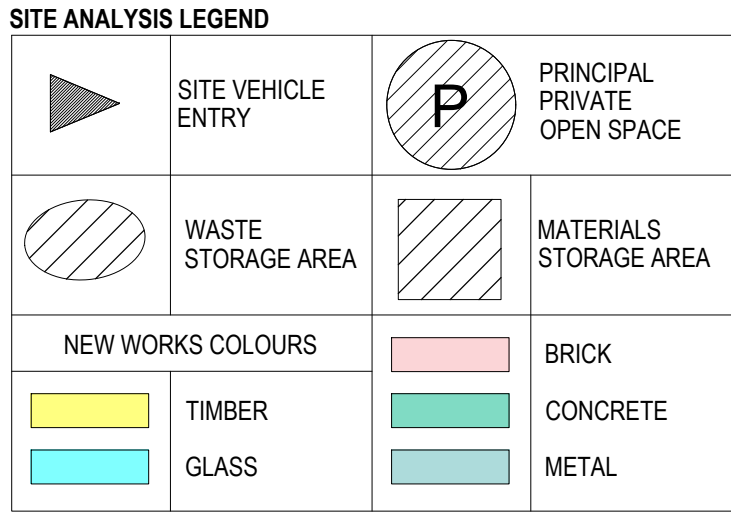
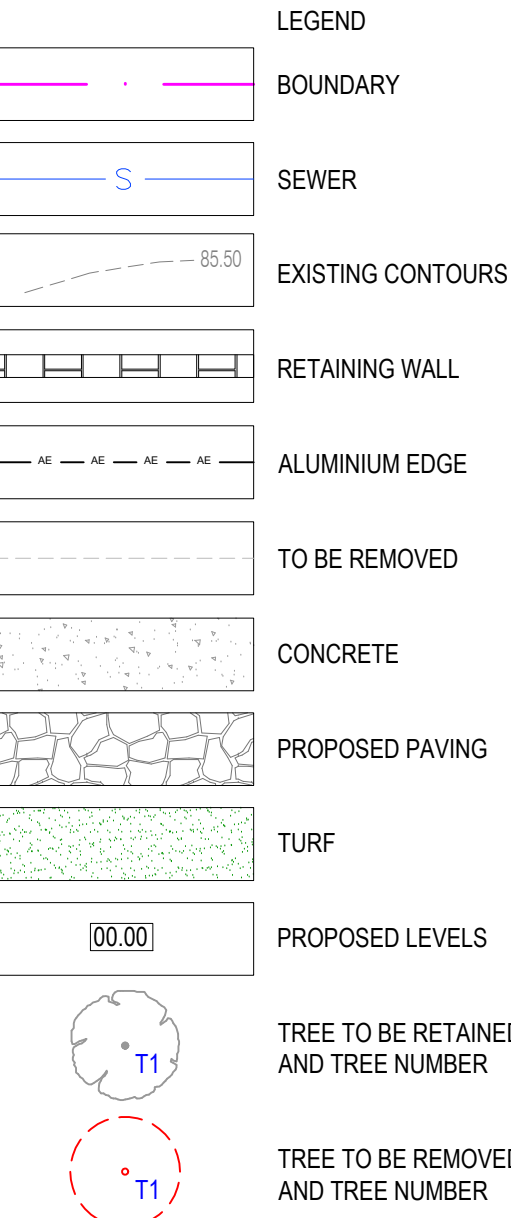




SITE PLAN / SITE ANALYSIS

SCALE 1:100

Denotes Open Space >3m

Denotes Landscape Area >0.5m

LANDSCAPE OPEN SPACE

Residential Development Control Area OS4 requires 60% of site area to be Open Space with 40% of that open space to be Landscaped Area.

Site Area:	936.2m ²	
Open Space required:	561.3m ²	60%
Existing Open Space:	503.9m ²	54%
Proposed Open Space:	517.6m ²	56%
Open space above Ground	19.8m ²	
Total Open Space	538.4m ²	57%
Landscape Area required:	224.5m ²	40% of 561.3m ²
Landscape Area proposed:	381.4m ²	67.9%

LANDSCAPE OPEN SPACE CALCULATIONS

SCALE 1:200

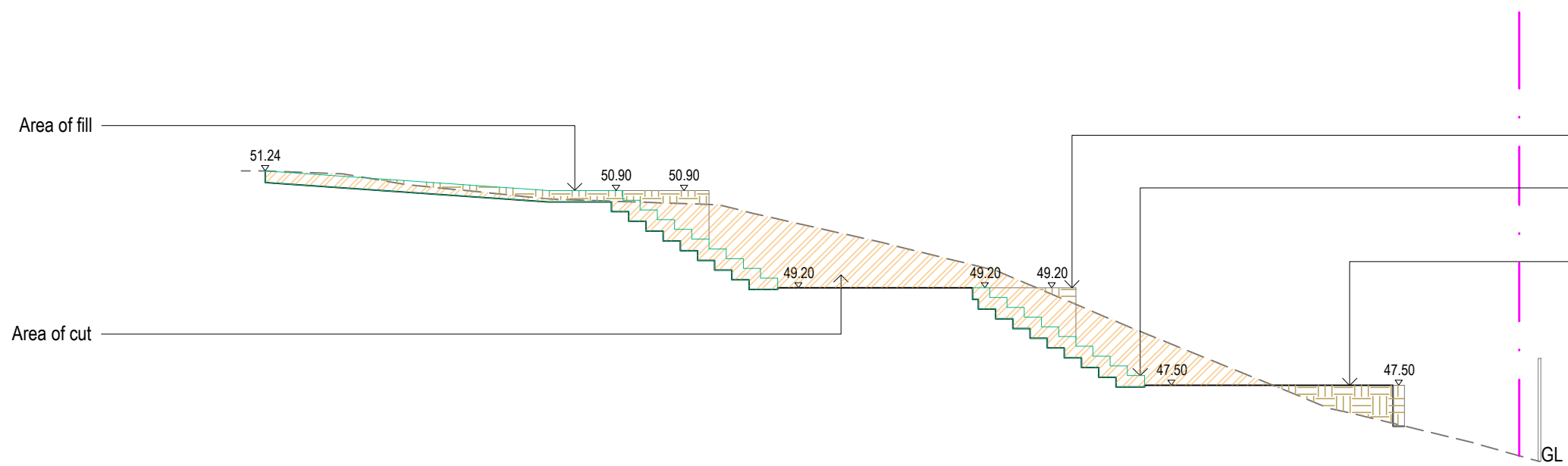
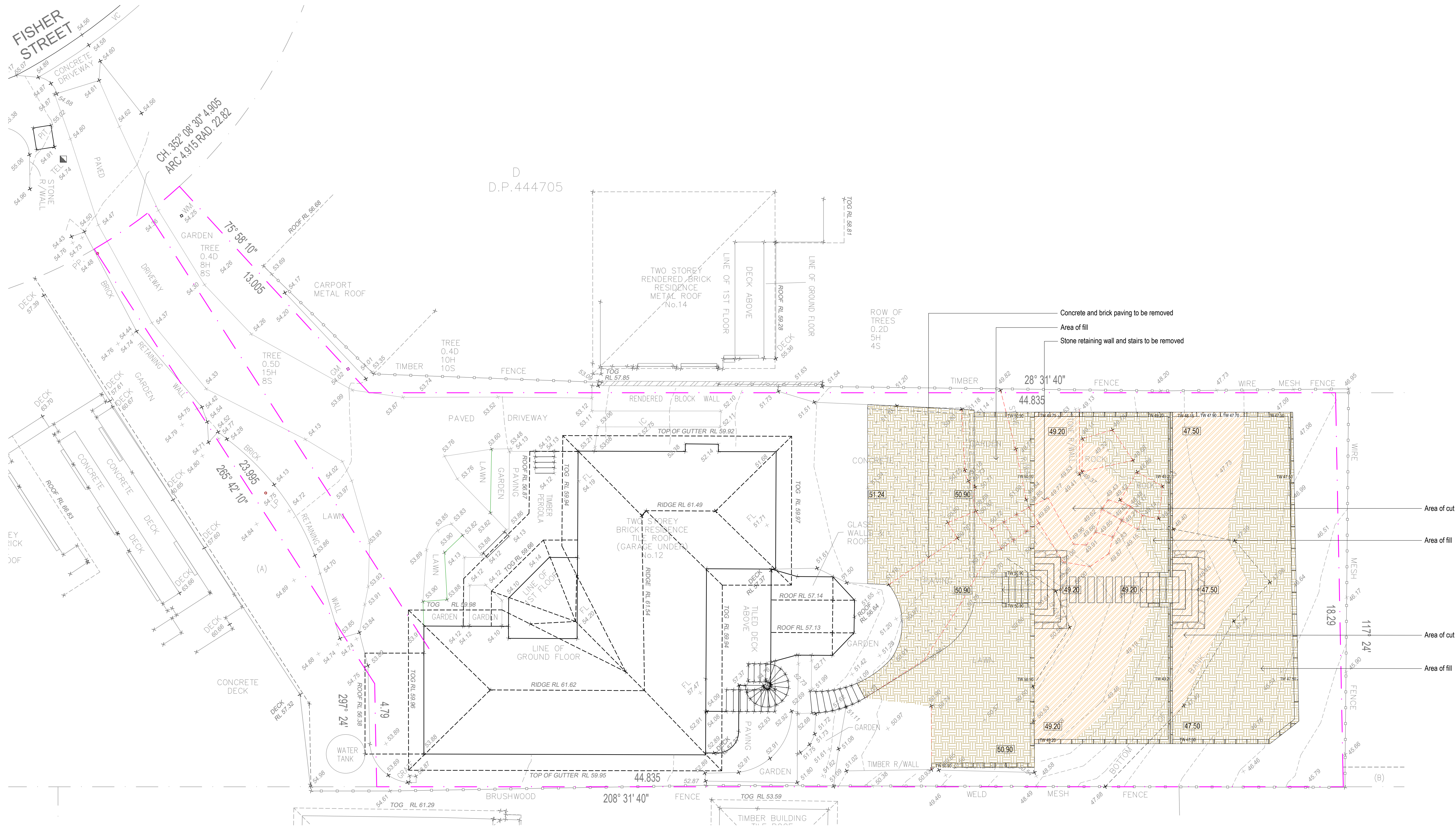
EXISTING TREE SCHEDULE			
TREE No.	SPECIES	HEIGHT (m)	SPREAD (Radius)
1	Jacaranda mimosifolia	8m	8m
2	Cypress sp.	15m	8m
3	Syzygium sp.	10m	10m
4	Acmena sp.	5m	4m
5	Acmena sp.	5m	4m
6	Acmena sp.	5m	4m
7	Acmena sp.	5m	4m
8	Acmena sp.	5m	4m
9	Acmena sp.	5m	4m
10	Camellia sp.	4m	6m
11	Banksia sp.	4m	6m
12	Camellia sp.	6m	6m
13	Cypress sp.	10m	6m

LEGEND

EXISTING STRUCTURES
TO BE REMOVED

AREA OF CUT

AREA OF FILL



SOUTH EAST SECTION ELEVATION - BB
SCALE 1:100

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions designated over walls. All measurements are in millimetres.

Rev.	Date	Issue
A	15/02/21	Preliminary Issue
B	16/02/21	DA Issue
C	16/05/21	Revised DA Issue
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AE
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SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
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CLIENT:
Adam & Beatrice Lister
ADDRESS:
12 Fisher Street,
BALGOWLAH HEIGHTS NSW 2093

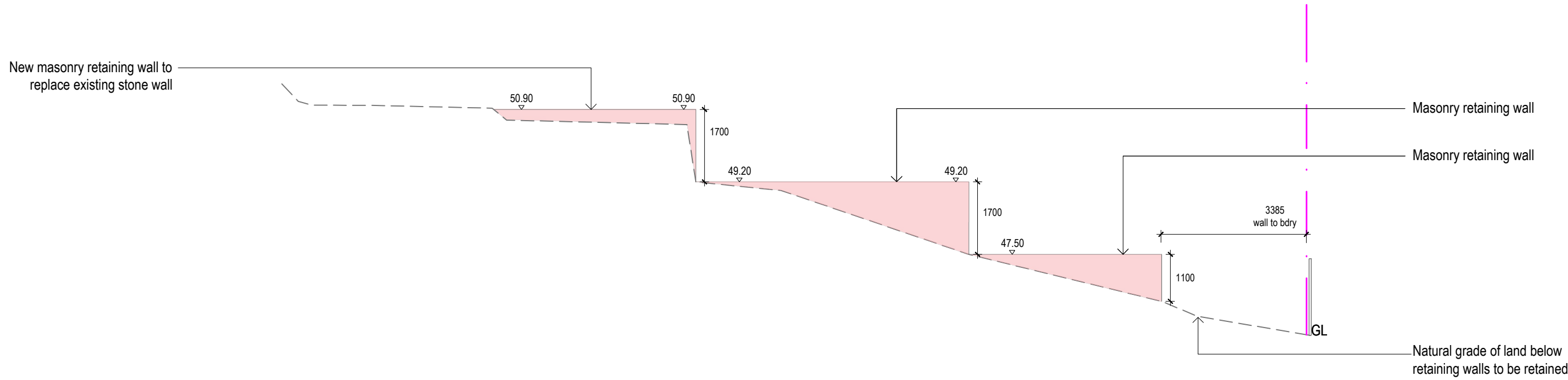
DRN: T.Browne (B.L.Arch)
DATE: 16/06/2021
SCALE: 1:100@A1
PROJECT NO: 201828



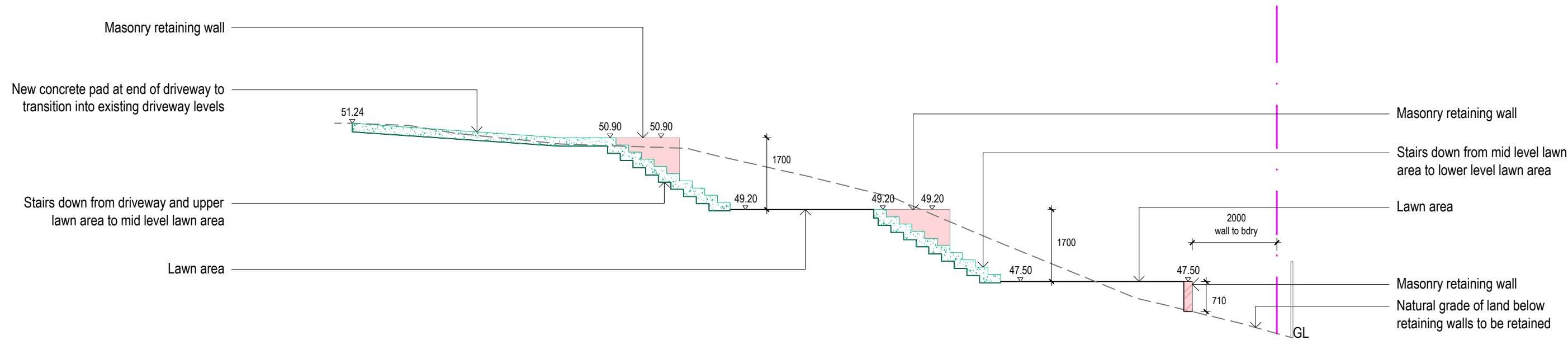
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DEMOLITION PLAN
EXCAVATION & FILL PLAN
DRAWING NO:
DA-02

Rev: E

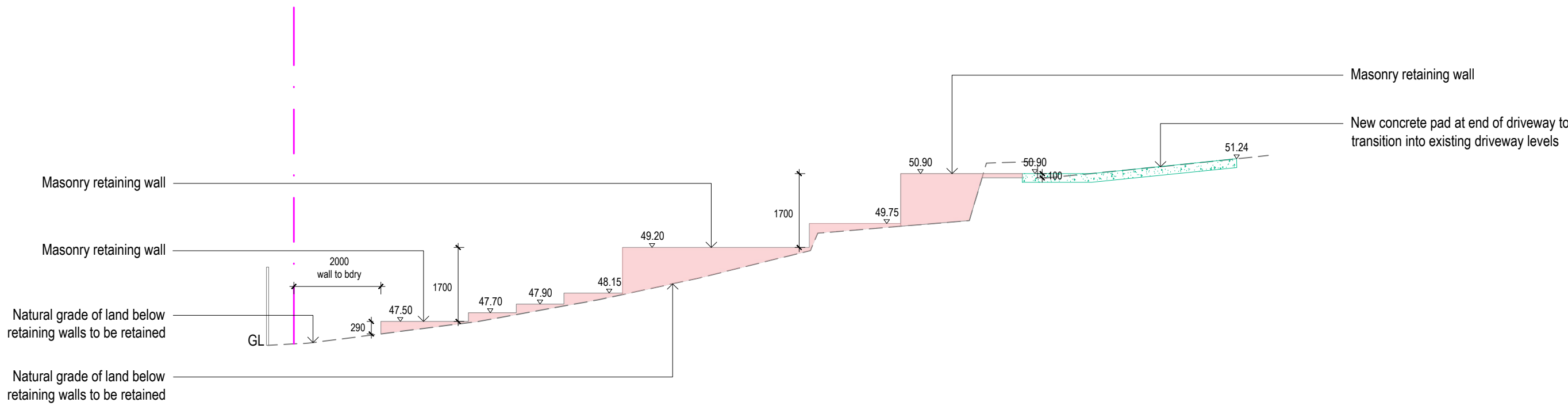
NEW WORKS COLOURS			BRICK
	TIMBER		CONCRETE
	GLASS		METAL



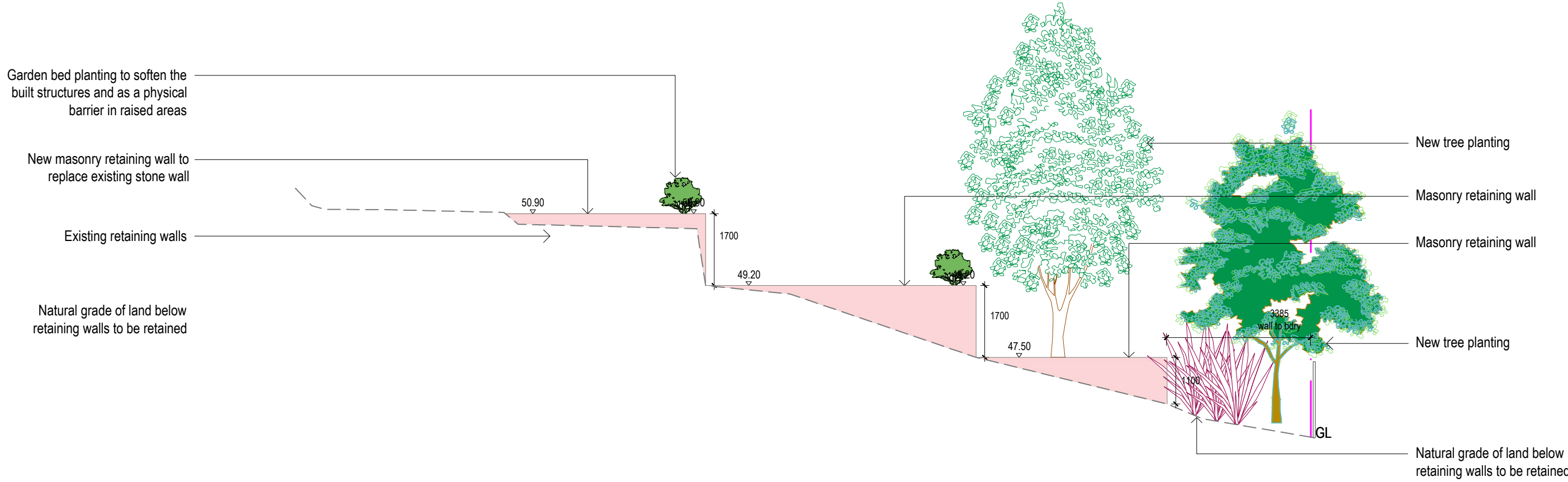
SOUTH EAST ELEVATION - AA
SCALE 1:100



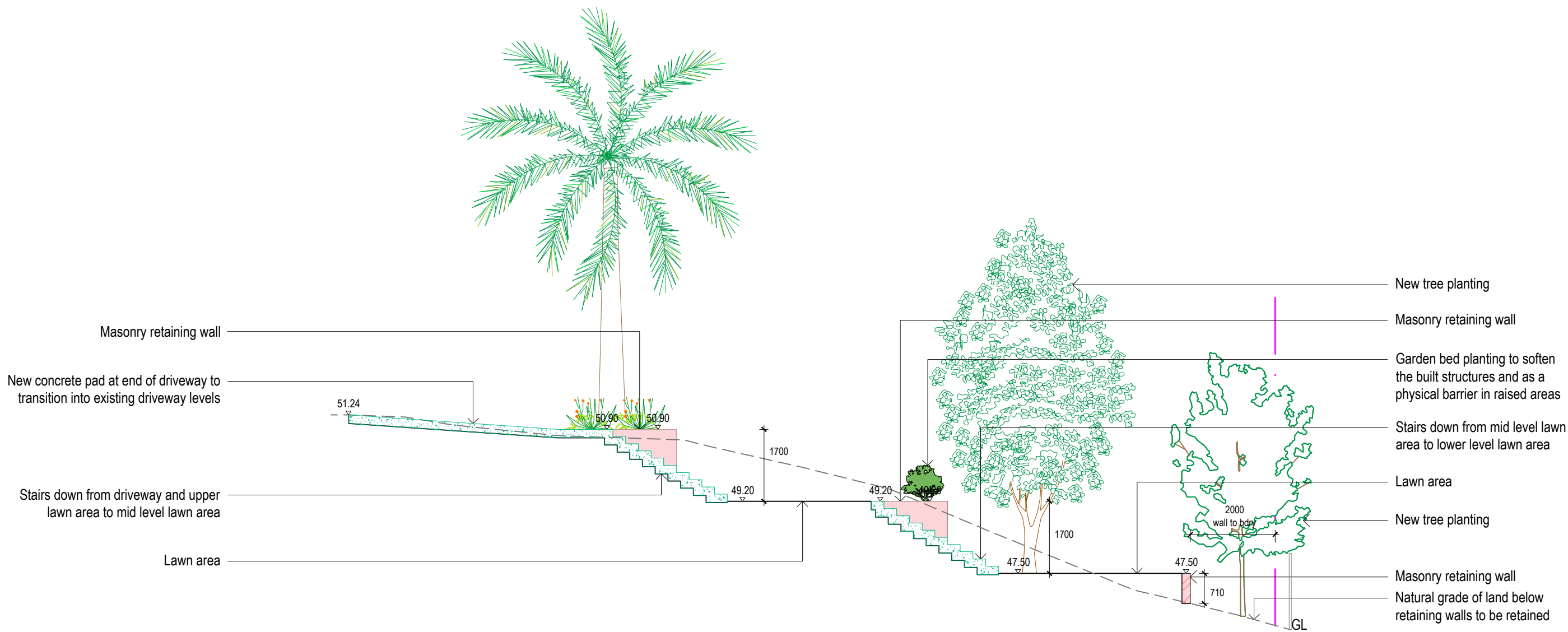
SOUTH EAST SECTION - BB
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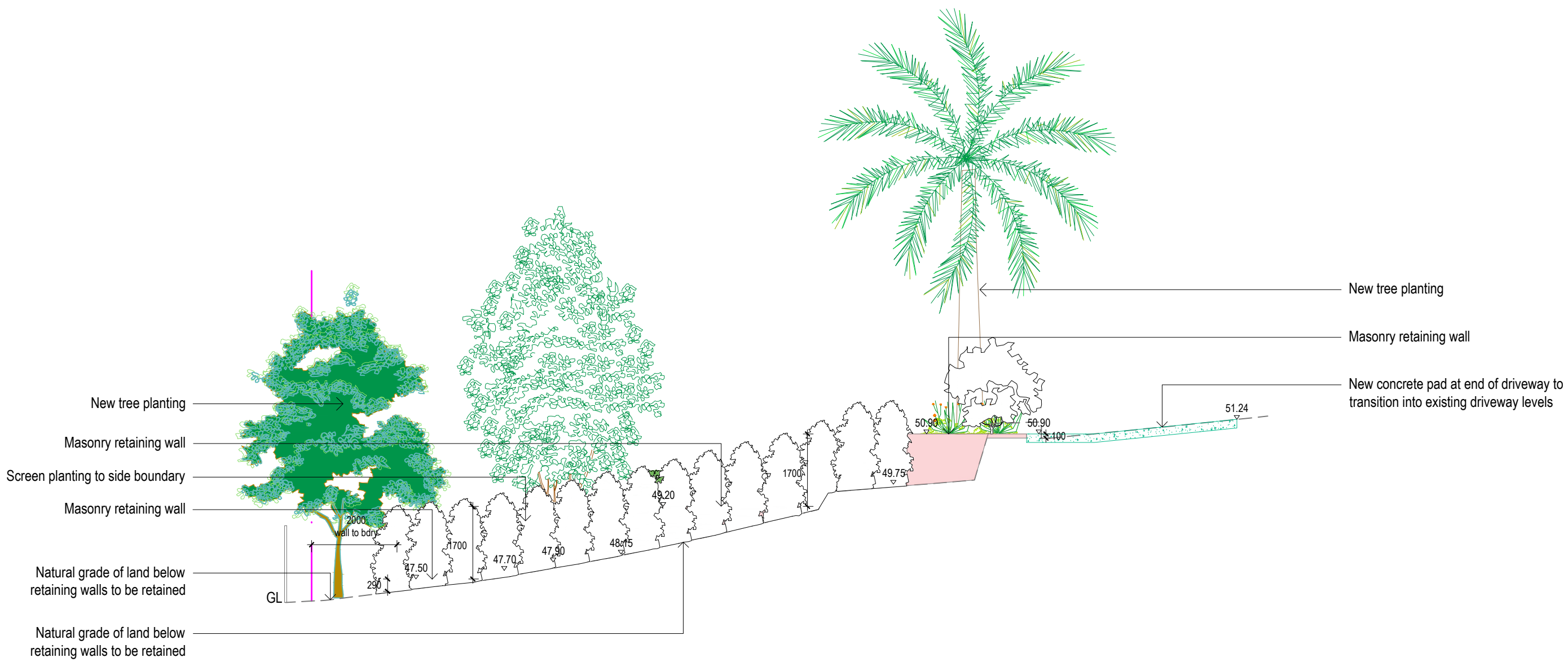
NORTH WEST ELEVATION - CC
SCALE 1:100



SOUTH EAST ELEVATION - AA - WITH PLANTING
SCALE 1:100

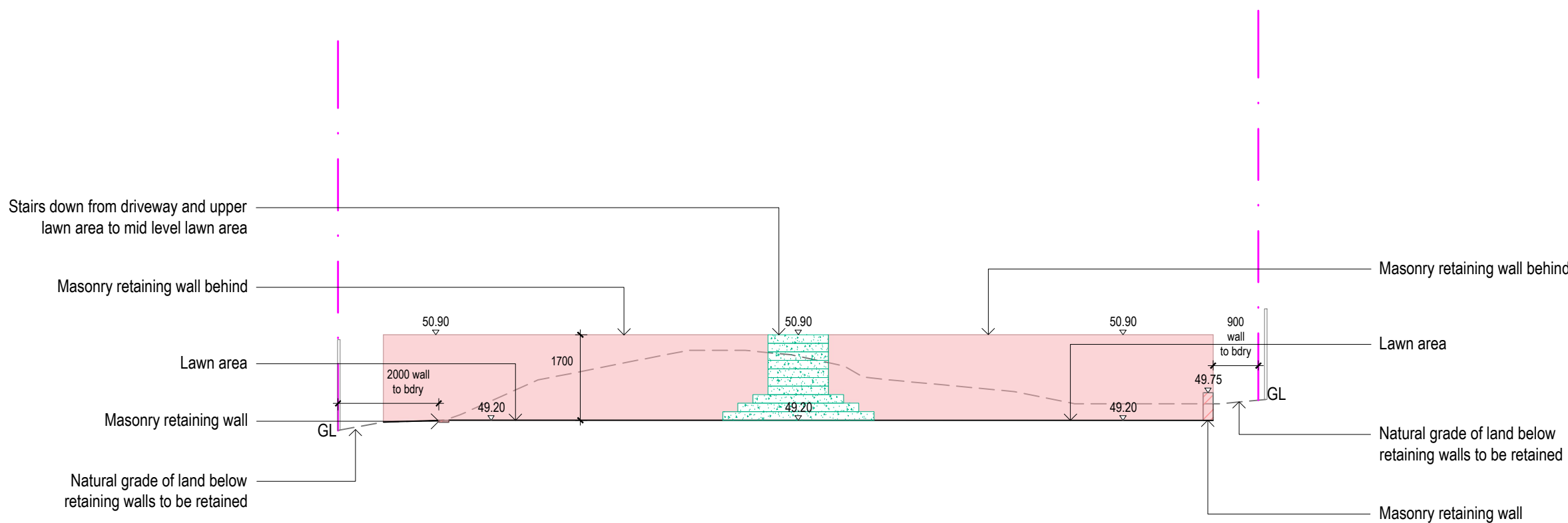


SOUTH EAST SECTION - BB - WITH PLANTING
SCALE 1:100

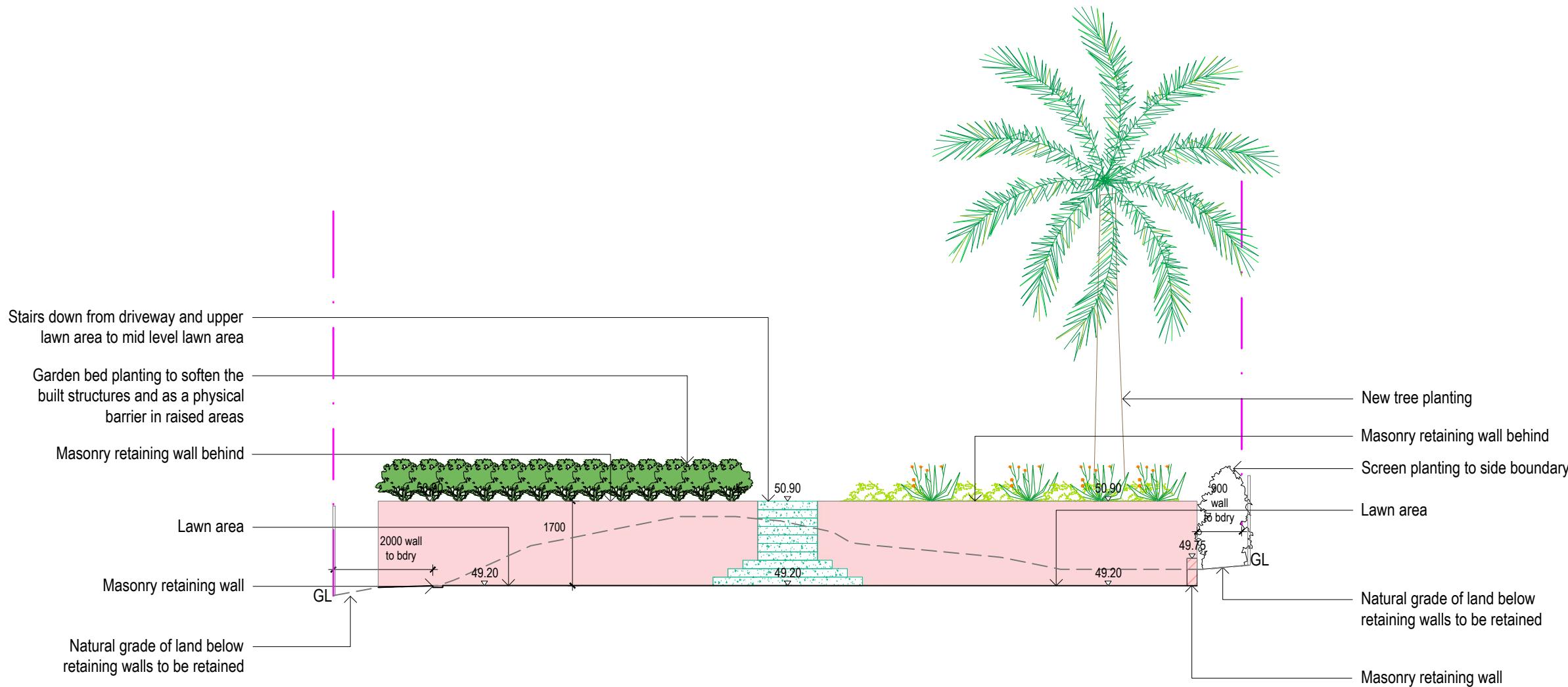


NORTH WEST ELEVATION - CC - WITH PLANTING
SCALE 1:100

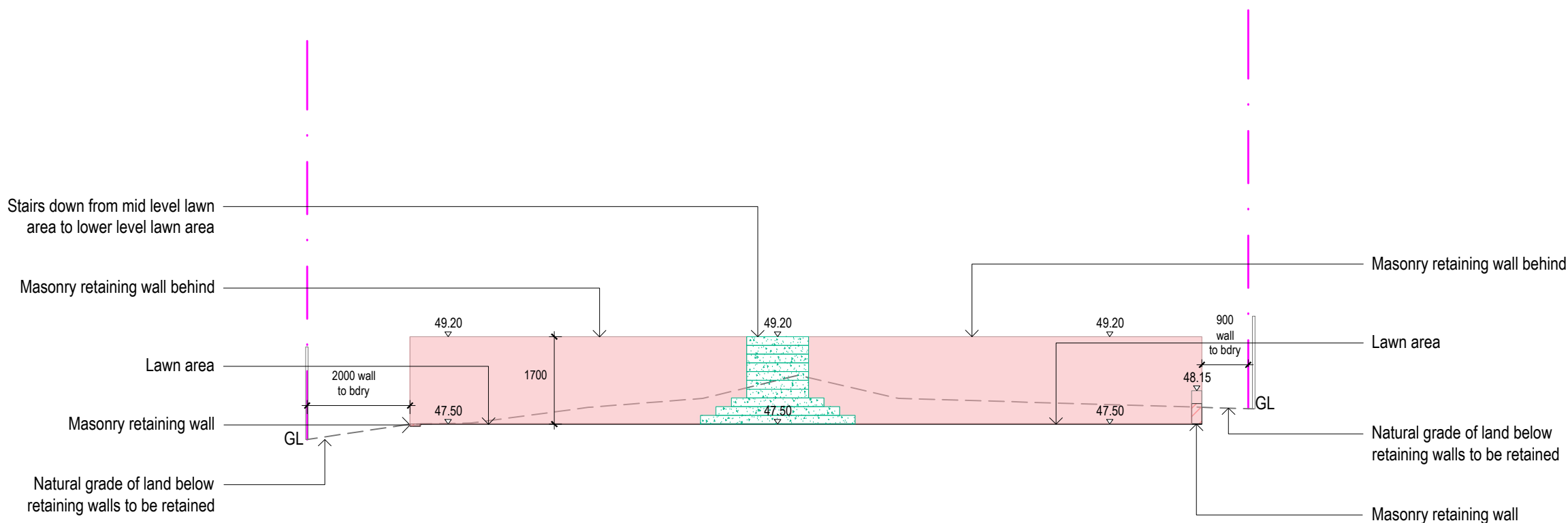
NEW WORKS COLOURS			BRICK
	TIMBER		CONCRETE
	GLASS		METAL



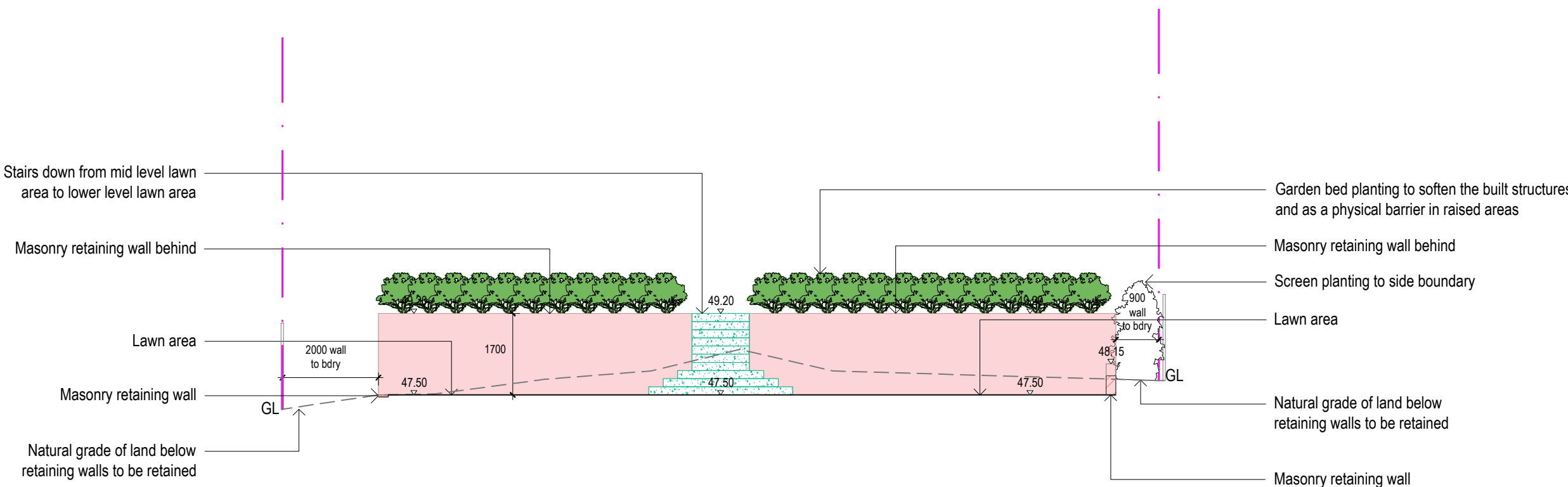
NORTH EAST SECTION ELEVATION - DD
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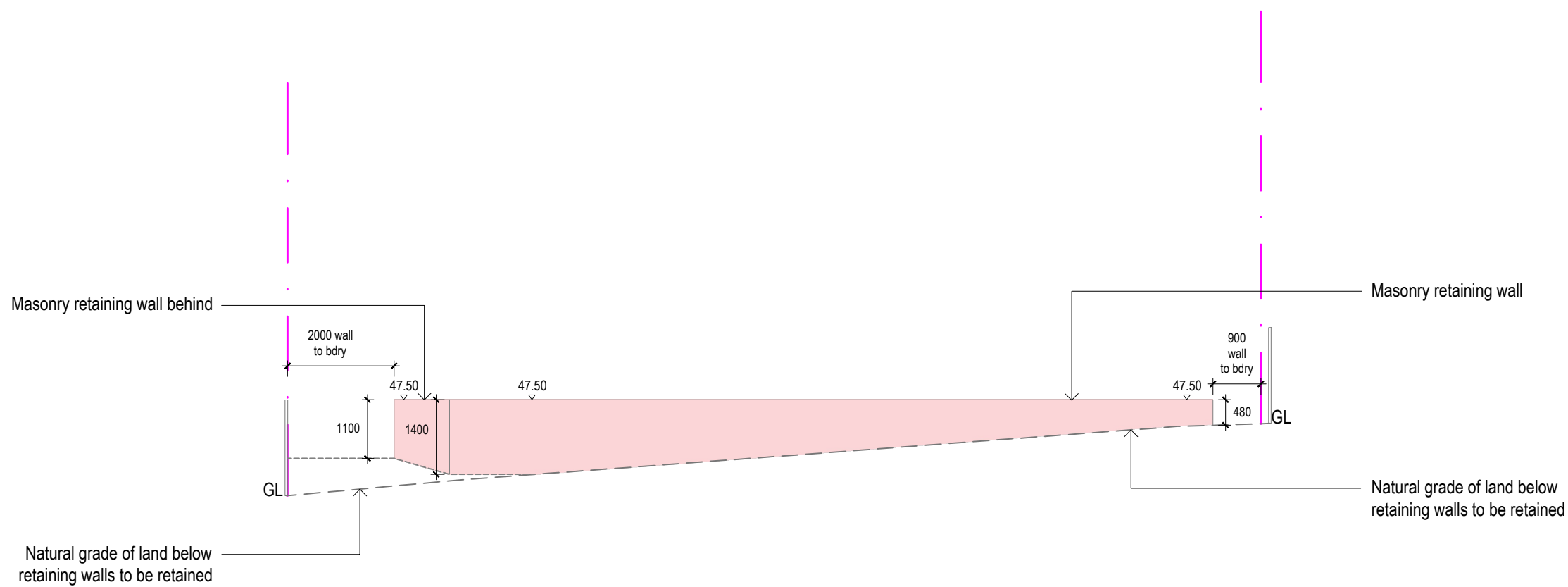
NORTH EAST SECTION ELEVATION - DD - WITH PLANTING
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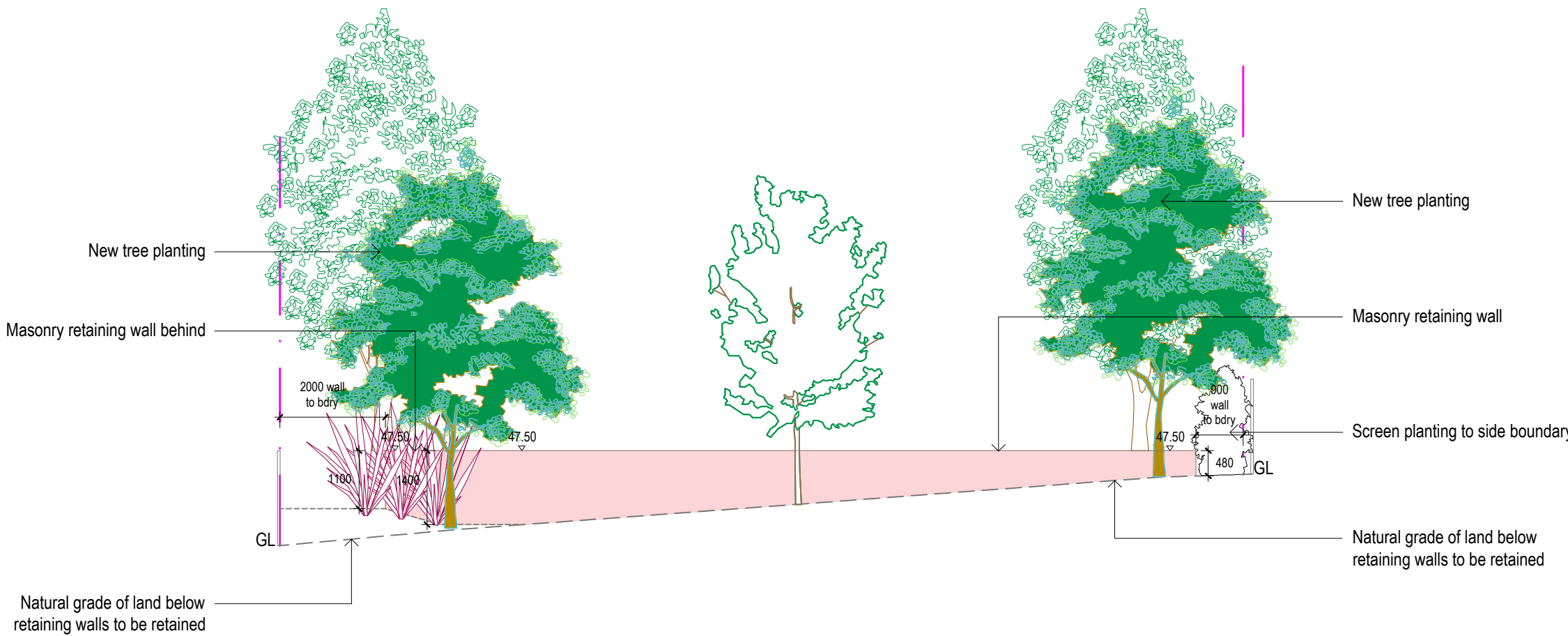
NORTH EAST SECTION ELEVATION - EE
SCALE 1:100



NORTH EAST SECTION ELEVATION - EE - WITH PLANTING
SCALE 1:100



NORTH EAST SECTION ELEVATION - FF
SCALE 1:100



NORTH EAST SECTION ELEVATION - FF - WITH PLANTING
SCALE 1:100

NOTES:
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- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. (Building Australia) and relevant Australian Standards.
- Dimensions designed over party. All measurements are in millimetres.

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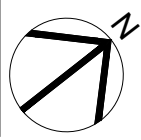
Checked
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Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7667
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

CLIENT:
Adam & Beatrice Lister
ADDRESS:
12 Fisher Street,
BALGOWLAH HEIGHTS NSW 2093

DRN: T.Browne (B.L.Arch)
DATE: 16/06/2021
SCALE: 1:100@A1
PROJECT NO: 201828



DRAWING TITLE:
SECTION ELEVATIONS
DRAWING NO:
DA-04

Rev: E

- LEGEND
- BOUNDARY
 - SEWER
 - EXISTING CONTOURS
 - RETAINING WALL
 - ALUMINIUM EDGE
 - TO BE REMOVED
 - CONCRETE
 - PROPOSED PAVING
 - TURF
 - PROPOSED LEVELS

- TREE TO BE RETAINED AND TREE NUMBER
- TREE TO BE REMOVED AND TREE NUMBER

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.

WORKMANSHIP AND MATERIAL QUALITY

Materials and workmanship are to conform to the current applicable Australian Standard Specifications and Codes Any work or materials, which, in the opinion of the Site Manager do not meet appropriate industry standards should be rejected. Rejected work shall be removed and reinstated to an acceptable standard at no additional cost to the Client. Where works are adjacent to existing works, make proper junctions between new and existing works and make good any damage caused by adjoining existing and retained works.

PROTECTION OF EXISTING TREES:
Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained. The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm. Protect all trees affected by demolition & construction. Take necessary precautions to protect the Structural Root Zone (SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites. Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:
- entry of machinery or storage of building materials, parking of any kind of vehicle
- erection or placement of site facilities, removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections)
- attaching any signs or any other objects to the tree, placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist
Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

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 0.2% 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

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Turf Areas: 'Turf Underlay', Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by ANL p. 02 9450 1444 or approved alternative.

TREE STOCK

Tree stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use.

Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide Specifying Trees: a Guide to Assessment of Tree Quality.

STAKING

Install 2 x 2400mm x 50mm x 50mm 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 parallel 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 in-ground drip-line 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.

MULCHING

All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planting area impacted by building works to receive 50-75mm of garden Mulch. Droughtmaster. 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 Softleaf Leafed Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from plantings. Ensure that no pooling or ponding will occur. Further rip the subgrade 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 established.

STEPPING STONES

Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish 20mm above adjacent surface.

RETAINING WALLS & PLANTER BOXES

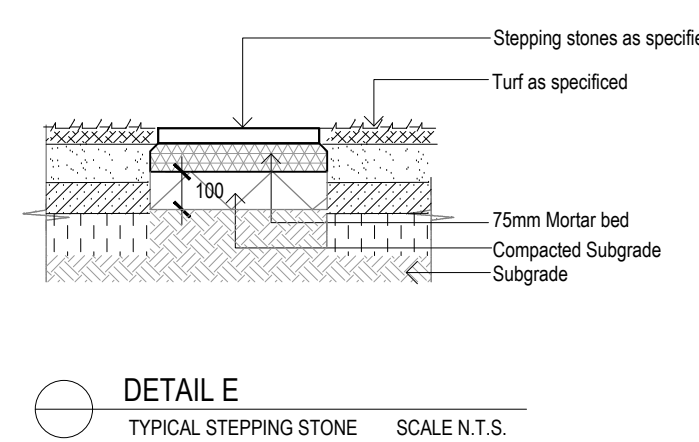
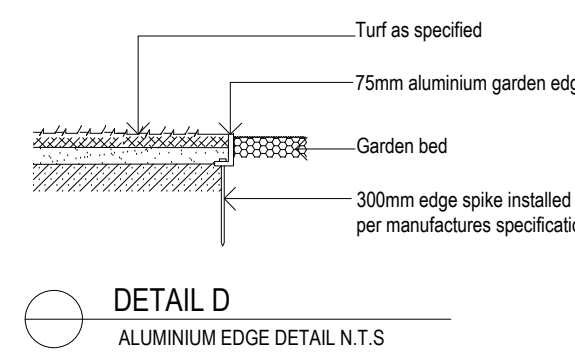
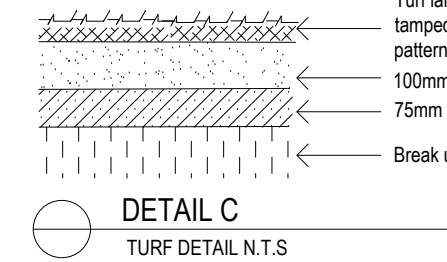
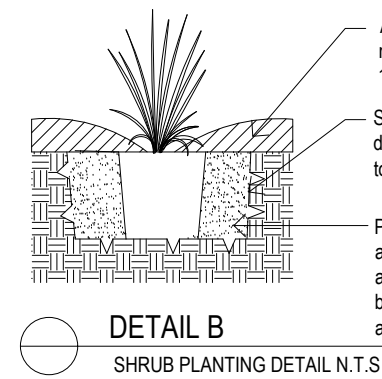
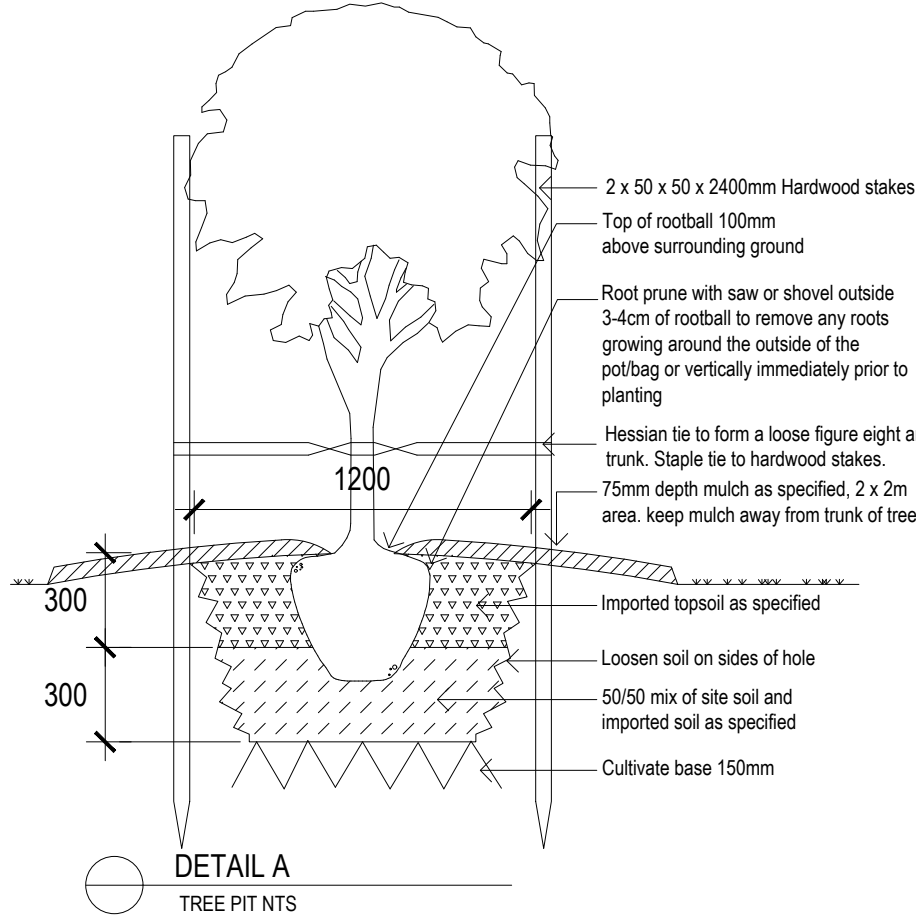
All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations.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

STAIRS AND BALUSTRADES

The stairs, balustrades and handrail are to comply with Part 3.9.1 and Part 3.9.2 of the BCA.

STONE WALL CLADDING

Ensure blockwork/brickwork walls has an even and true surface, with a variance of no more than 2mm every 4m. If the wall is not true a render should be applied as per manufacturers recommendations. The addition of a shelf, pin or tie back system may be necessary. If unsure, contact engineer. The surface must be free from oil, grease, waxes, paints or any other loose materials. The application of a waterproof membrane is recommended for areas prone to efflorescence. The top course is to be sealed or capped to prevent moisture entering between the stone and the substrate.



PROPOSED PLANT SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	QTY	POT SIZE
TREES				
CA	CLETHRA ARBOREA	LILY OF THE VALLEY	1	7m
ER	ELAEODENDRUM RETICULATUS	BLUEBERRY ASH	1	9m
GM	GREVILLEA MOONLIGHT	MOONLIGHT GREVILLEA	1	5m
MD	MICHELIA DOLTSIPA	HIMALAYAN EVERGREEN	1	9m
TL	TRISTANOPSIS LAURINA 'LUSCIOUS'	LUSCIOUS WATER GUM	1	8m
WB	WODYETIA BIFURCATA	FOXTAIL PALM	1	10m
SHRUBS				
AG	ABELIA X GRANDIFLORA	GLOSSY ABELIA	15	2m
AR	ALPINA CAERULEA 'RED BACK'	NATIVE GINGER RED BACK	3	2m
CG	CERATOPETALUM GUMMIFERUM 'JOHANN'S CHRISTMAS'	NSW XMAS BUSH	1	2m
GB	GREVILLEA 'BONNIE PRINCE CHARLIE'	BONNIE PRINCE CHARLIE	1	1m
RI	RHAPHIOLEPS INDICA 'SNOW MAIDEN'	SNOW MAIDEN	37	0.8m
GRASSES / GROUND COVERS				
CT	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	5	0.2m
GL	GREVILLEA LEIOPHYLLA 'FAIRY FLOSS'	FAIRY FLOSS GREVILLEA	4	0.5m

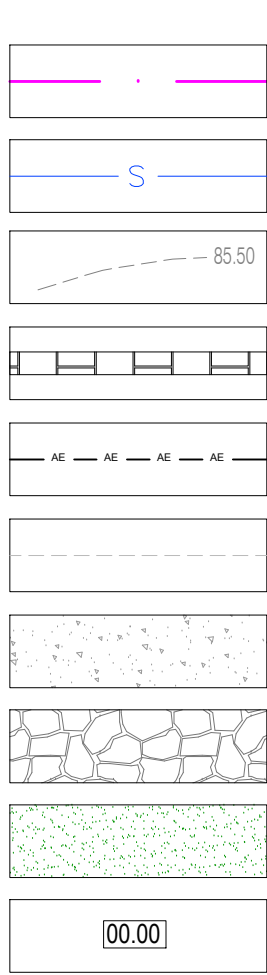
- New tree planting to garden bed area. WB (1)
- CG (1)
- Retaining wall under edge of raised new concrete area
- GB (1)
- CT (5)
- GL (4)
- Masonry retaining walls to facilitate terraced lawn areas
- Grand stairs down from driveway and upper level lawn area to mid level lawn area. 10 x 170mm risers. 300mm treads
- Masonry retaining walls to facilitate terraced lawn areas
- Screen planting to side boundary. AG (15)
- Existing tree to be removed less than 5m high
- New tree planting to garden bed area. ER (1)
- New tree planting. MD (1)
- Garden bed planting to soften the built structures and as a physical barrier in raised areas. RI (13)
- Existing tree to be removed less than 5m high
- New tree planting to garden bed area. GM (1)
- Existing tree to be removed
- Grand stairs down from mid level lawn area to lower level lawn area. 10 x 170mm risers. 300mm treads
- Masonry retaining walls to facilitate terraced lawn areas
- Masonry retaining walls to facilitate terraced lawn areas
- New tree planting. TL (1)
- New tree planting to garden bed area. CA (1)
- Existing tree to be removed
- AR (3)
- Existing screen planting
- Garden bed planting to soften the built structures and as a physical barrier in raised areas. RI (11)
- Stone pavers in lawn
- Garden bed planting to soften the built structures and as a physical barrier in raised areas. RI (13)

CLIENT:	Adam & Beatrice Lister	DRN:	T. Browne (B.L. Arch)
ADDRESS:	12 Fisher Street, BALGOWLAH HEIGHTS NSW 2093	DATE:	16/06/2021
		SCALE:	1:100 @ A1
		PROJECT NO:	201828

DRAWING TITLE: LANDSCAPE PLAN
DRAWING NO: DA-05
Rev: E

NOTES:	Rev	Date	Issue	Checked
1. Confirm to check and verify all dimensions and all levels on site prior to any works.	A	15/02/21	Preliminary Issue	AE
2. Any dimensions should be immediately altered to Space Landscape Designs.	B	16/02/21	DA Issue	AE
3. All work to comply with B.C.A. Safety Australia and relevant Australian Standards.	C	16/05/21	Revised DA Issue	AE
4. Dimensions designed and verified. All measurements in millimetres.	D	16/06/21	Revised DA Issue	AE

Space Landscape Designs Pty Ltd	ANR 00 799 663 674 ACN 139 316 251
info@spacelandscape.com.au	spacelandscape.com.au
P 02 9905 7870 F 02 9905 7657	Suite 138, 117 Old Pittwater Rd, Brookvale NSW 2100



LEGEND

BOUNDARY

SEWER

EXISTING CONTOURS

RETAINING WALL

ALUMINIUM EDGE

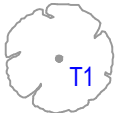
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CONCRETE

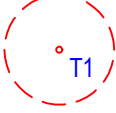
PROPOSED PAVING

TURF

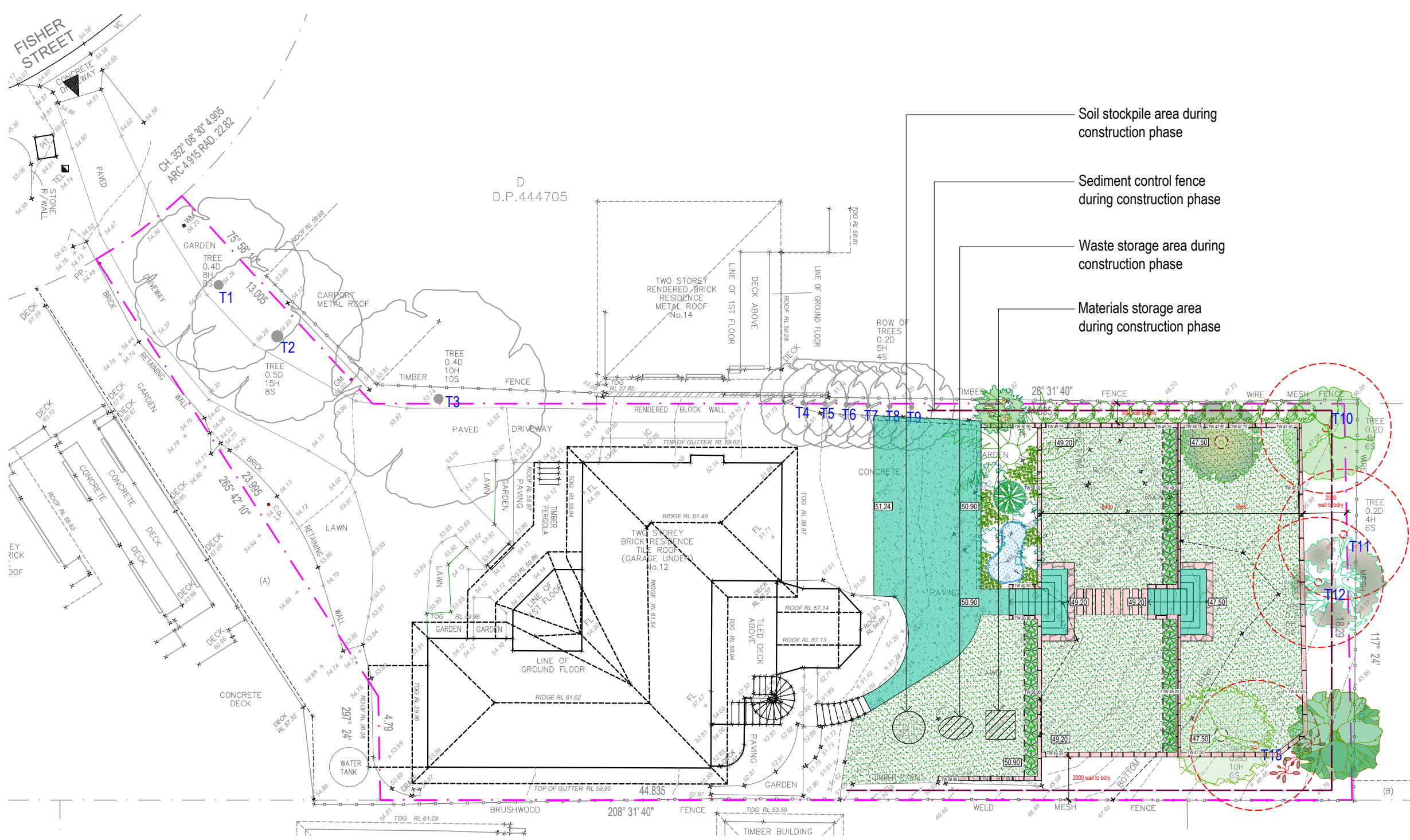
PROPOSED LEVELS



TREE TO BE RETAINED
AND TREE NUMBER

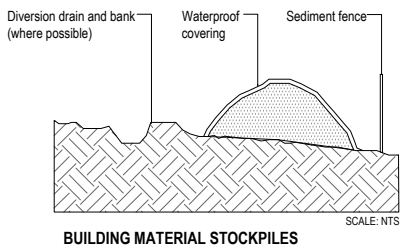


TREE TO BE REMOVED
AND TREE NUMBER

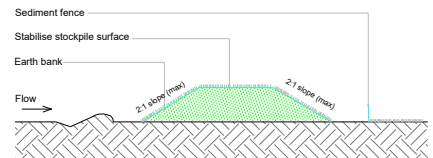


SITE LEGEND

	SITE VEHICLE ENTRY		EROSION CONTROL FENCE
	WASTE STORAGE AREA		MATERIALS STORAGE AREA



BUILDING MATERIAL STOCKPILES

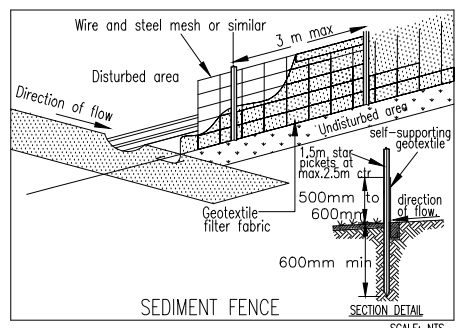


SOIL STOCKPILE

Installation and Maintenance of Sediment and Erosion Controls
Prior to any works commencing on site, including demolition, sediment and erosion controls must be installed in accordance with Landcom's 'Managing Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of heavy rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute meshing or matting.

Tree Protection
Unless identified by the development consent, existing trees shall be protected in accordance with AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4, with no ground intrusion into the tree protection zone and no trunk, branch nor canopy disturbance.
Should any problems arise with regard to the existing trees on public land during the construction period, immediately contact Council's Tree Services section.

Maintenance of Road Reserve
The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the works.



SEDIMENT & EROSION CONTROL NOTES
During earthworks the following procedures shall be followed:
1. Install silt barriers where shown on plan prior to commencement of works.
2. Silt barriers to be maintained regularly & after heavy rain by removal of built up silt & spreading silt on existing site when 50% capacity.
3. Repair any damages to fence immediately.
4. Clean up spillages outside silt fence immediately.
5. Sediment control measures to be left in place until works completed.
6. Topsoil from the work's area will be stockpiled for later use in landscaping if necessary.
7. Approved bins for building waste, concrete and mortar slurries, paints and acid washings will be provided by contractor.

NOTES:
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- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

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ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

CLIENT:
Adam & Beatrice Lister
ADDRESS:
12 Fisher Street,
BALGOWLAH HEIGHTS NSW 2093

DRN:	T.Browne (B.L.Arch)
DATE:	16/06/2021
SCALE:	1:200@A3
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