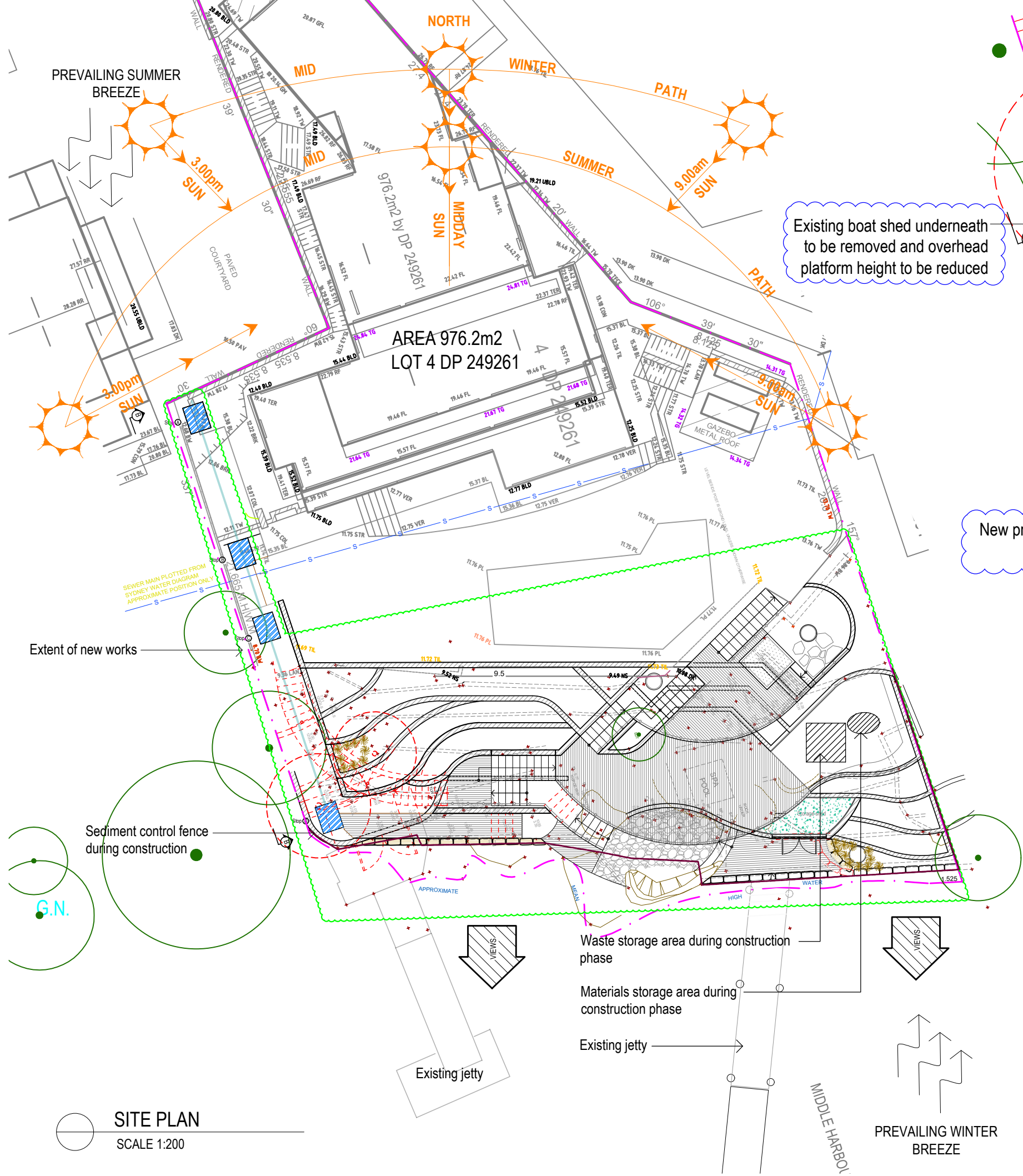


LOCALITY MAP
MANLY LEP 2013 - LOT SIZE MAP
4 Laura Street, Seaforth

Proposed line of new inclinator
continuing to house Stop (A) refer
inclinator plan for further details



New proposed Sandstone
block Sea-wall

Additional retaining walls to be added
to accommodate for new inclinator

Approved retaining
wall sections to be
removed indicated in
dashed red line.

Existing boat shed underneath
to be removed and overhead
platform height to be reduced

Modified timber deck
and stairs to ramp at
6% gradient

Approved stairs to be removed
and replaced with timber ramp

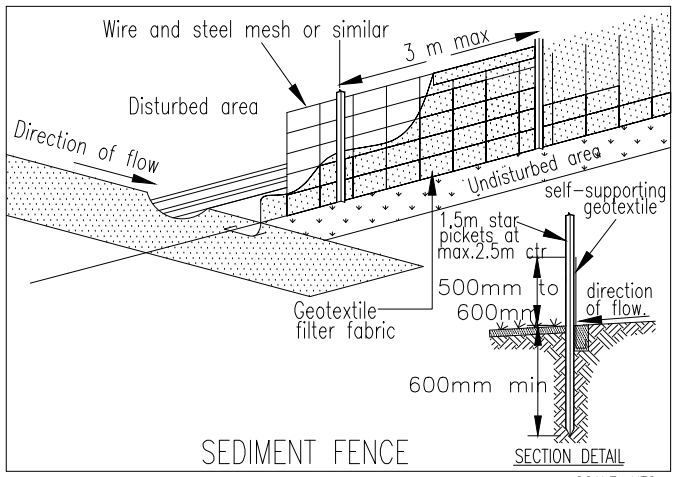
Approved stairs to be
removed

Section of retaining removed
and storage shed installed
underneath

Stone wall relocated and
additional timber decking
extended

NOTE: SEWER MAIN PLOTTED FROM
SYDNEY WATER DIAGRAM APPROXIMATE
POSITION ONLY

SITE PLAN REAR GARDEN
SCALE 1:100



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.

SITE ANALYSIS LEGEND			
	SITE VEHICLE ENTRY		EXISTING LANDSCAPE AREA
	WASTE STORAGE AREA		MATERIALS STORAGE AREA
NEW WORKS COLOURS		NEW WORKS COLOURS	
	TIMBER		BOUNDARY
	GLASS		S4.55 MODIFICATION
	MASONRY		PROPOSED LEVELS
	CONCRETE		SEWER
	METAL		STRUCTURE TO BE REMOVED
	PALM TO BE REMOVED		

NOTES:
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- 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 recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	14/07/14	Preliminary Issue
B	24/07/14	Preliminary Issue
C	01/08/14	DA Issue
D	09/10/14	Revised DA Issue
E	30/04/19	S4.55 Issue

Checked
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MP
MP
LP

SPACE
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CLIENT
Ian & Marcelle Carr
ADDRESS
4 Laura St, SEAFORTH

DRN: A.Elboz (AILD 625)
DATE: 14/07/2014
SCALE: 1:200@A2
PROJECT NO: 141046



SITE PLAN / SITE ANALYSIS
LOCALITY / SEDIMENT CONTROL
L-01
Rev E

SITE LEGEND

NEW WORKS COLOURS

TIMBER

GLASS

MASONRY

CONCRETE

METAL

BOUNDARY

S4.55 MODIFICATION

PROPOSED LEVELS

SEWER

STRUCTURE TO BE REMOVED

SECTION ELEVATION AA showing structures
SCALE 1:100

ELEVATION AA with planting
SCALE 1:100

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Rev.

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Issue

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14/07/14

Preliminary Issue

B

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SCALE:

1:100@A2

PROJECT NO:

141046

NORTH

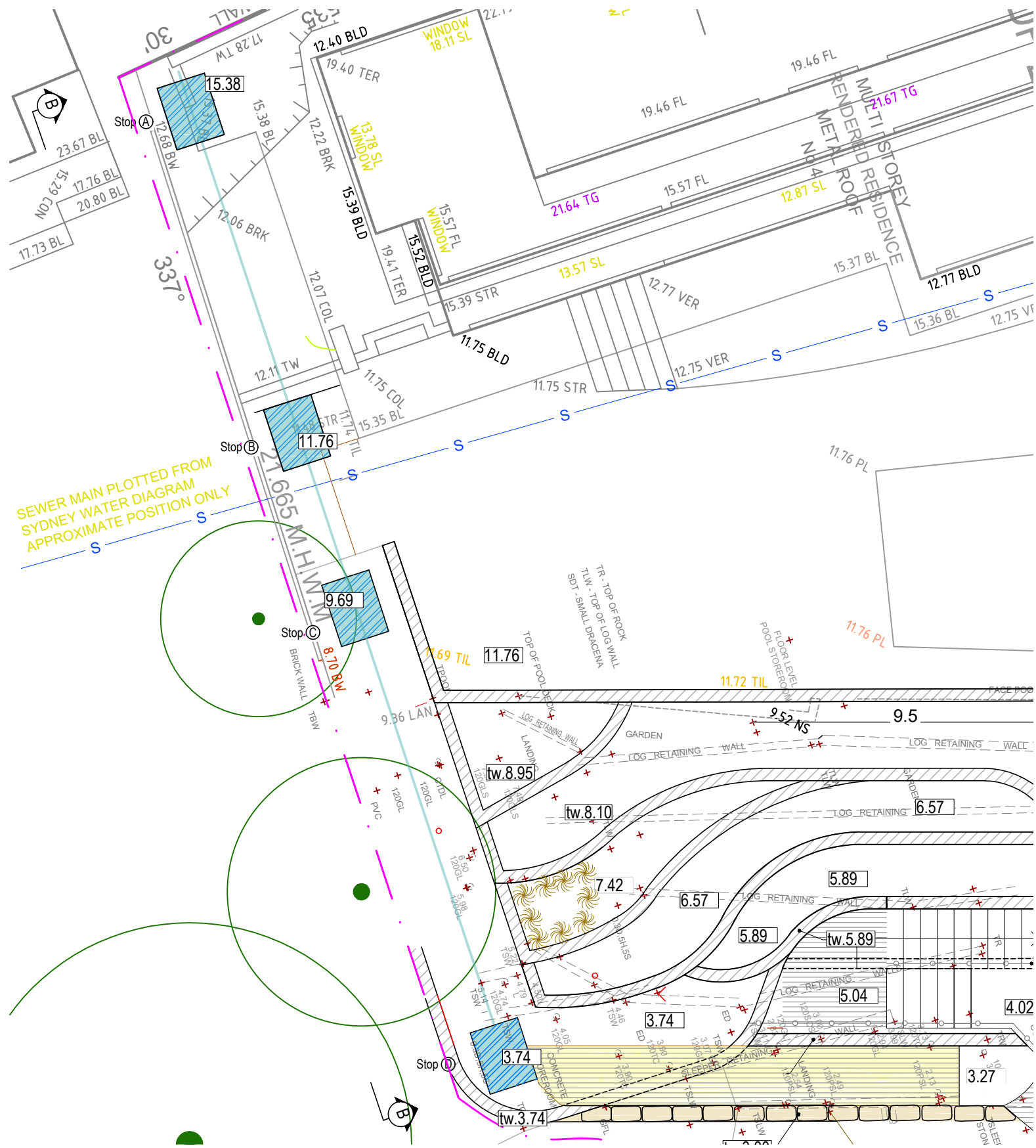
SECTION ELEVATIONS

L-02

Rev E

SITE LEGEND

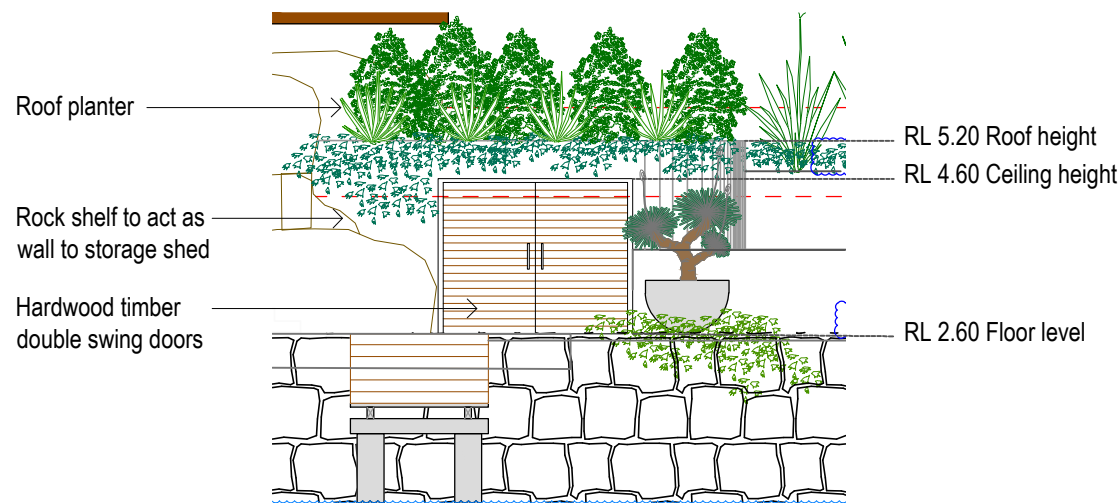
NEW WORKS COLOURS	
	TIMBER
	GLASS
	MASONRY
	CONCRETE
	METAL
	BOUNDARY
	S4.55 MODIFICATION
	PROPOSED LEVELS
	SEWER
	STRUCTURE TO BE REMOVED
	INCLINATOR STOP POINTS



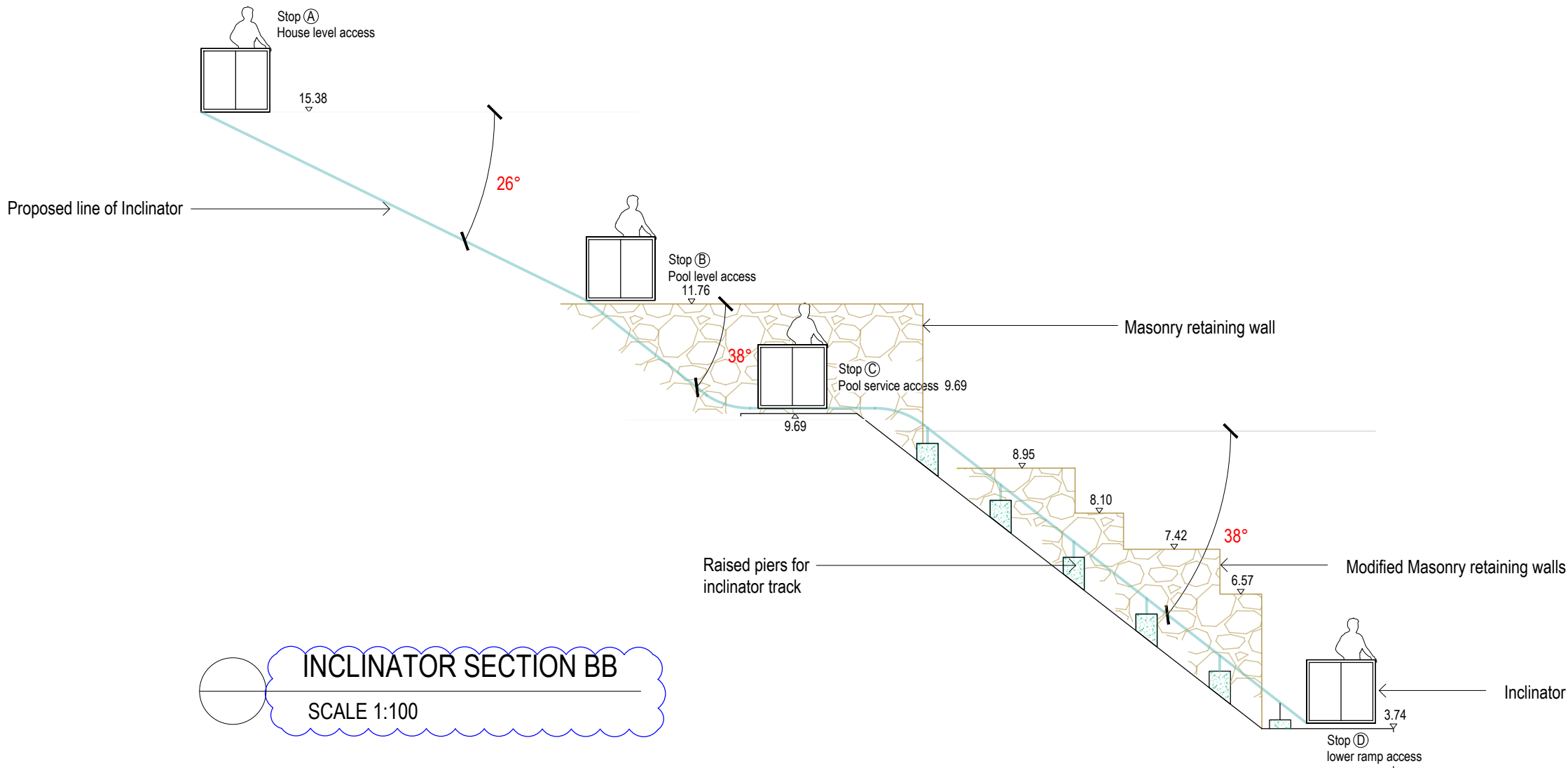
INCLINATOR STOPPING STATIONS
SCALE 1:100



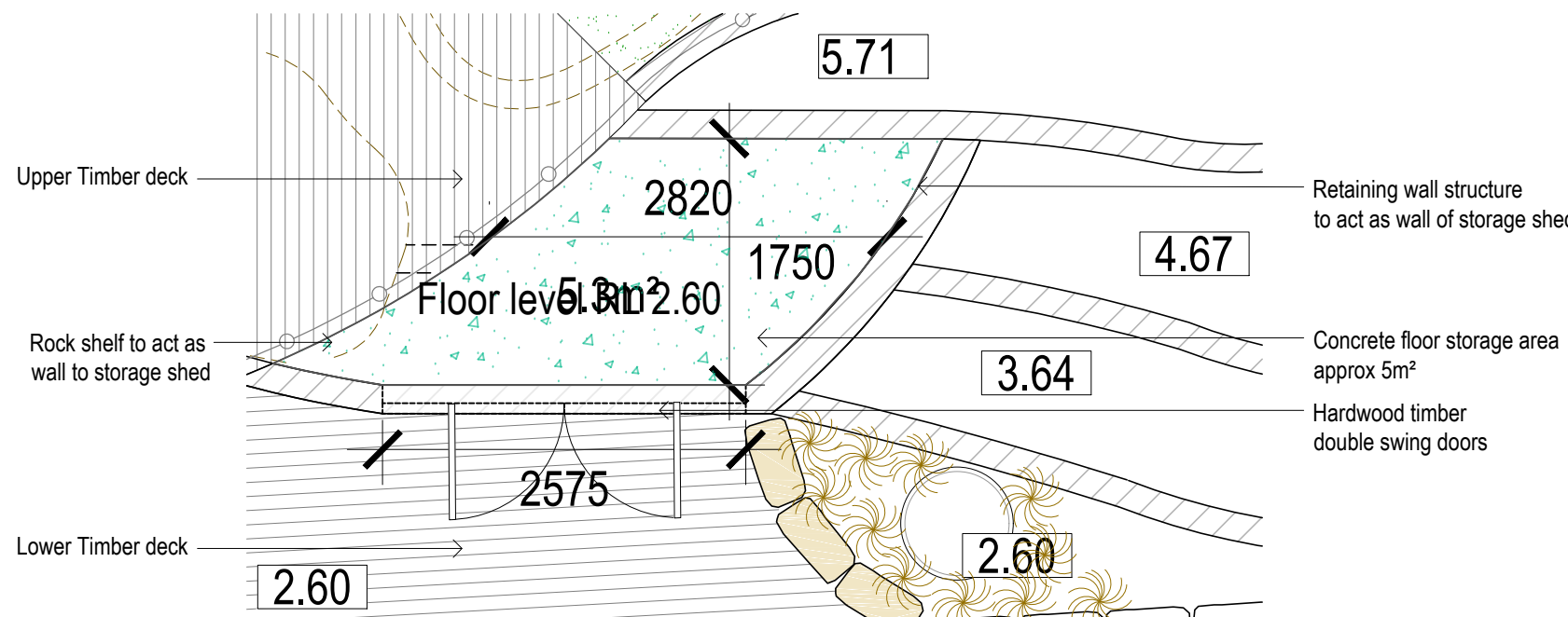
2 Person Inclinator
CONCEPT IMAGE



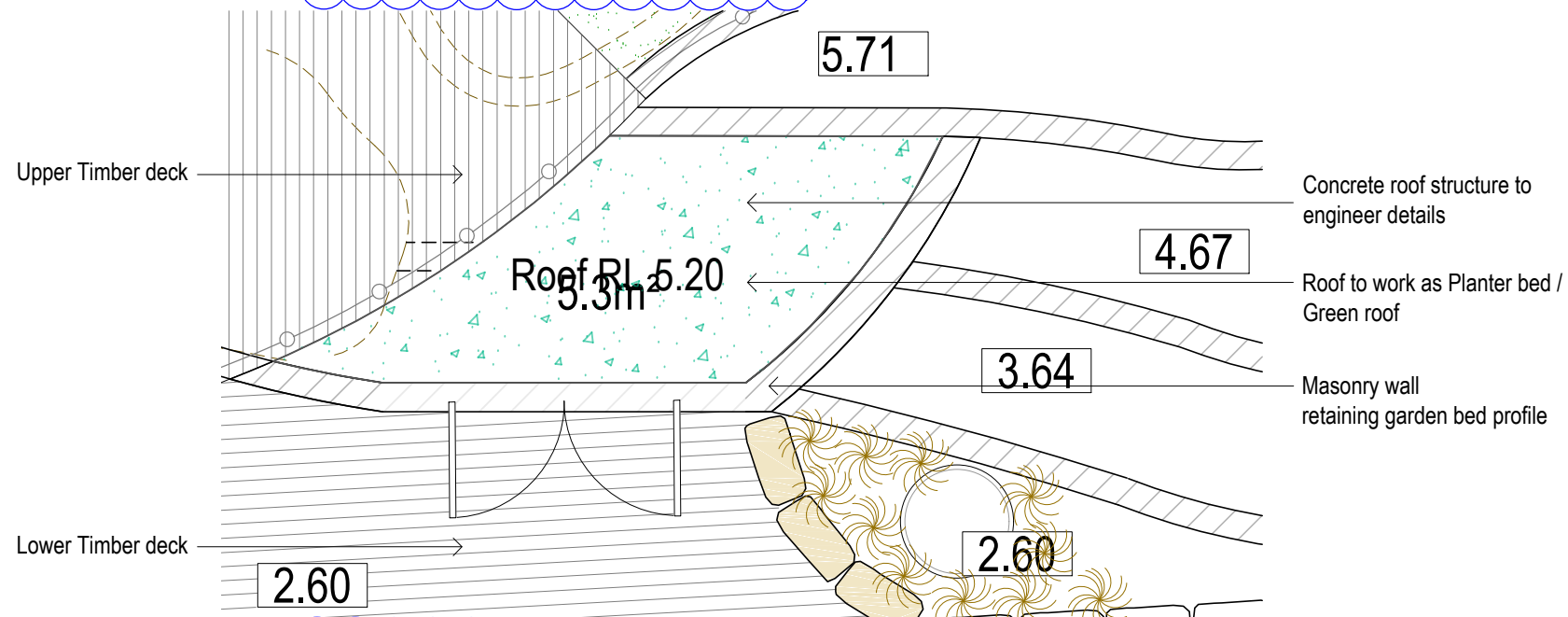
BOATSHED ELEVATION PLAN
SCALE 1:100



INCLINATOR SECTION BB
SCALE 1:100



BOATSHED FLOOR PLAN
SCALE 1:50



BOATSHED ROOF PLAN
SCALE 1:50

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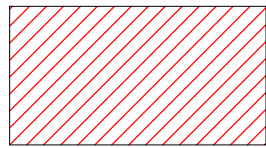


INCLINATOR & STORAGE
SHED PLAN
L-03

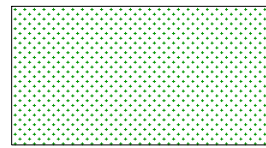
Rev B

SITE CALCULATIONS

Site Area	976.2m ²	
Minimum Open Space >3m	585.7m ²	(60%)
Proposed Open Space	603m ²	(62%)
Minimum Landscape Area	234.2m ²	(40% of open space)
Proposed Landscape Area	21m ²	(4%)



Denotes Open Space

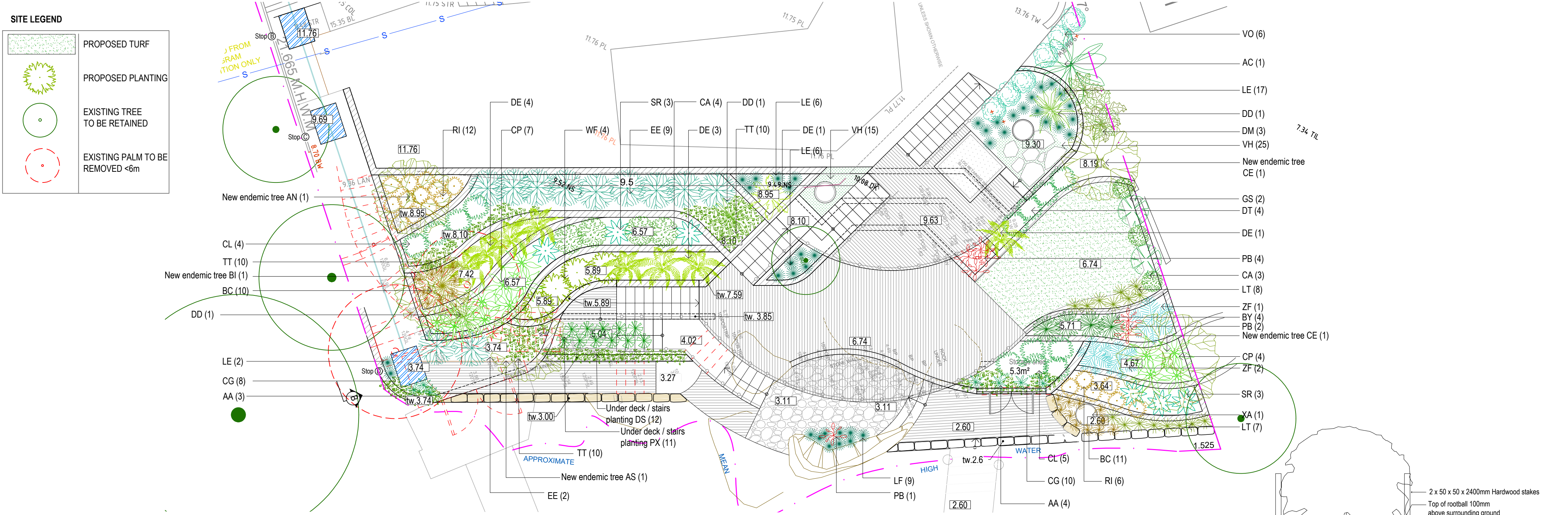


Denotes Landscape Area

SITE LEGEND

NEW WORKS COLOURS	
	TIMBER
	GLASS
	MASONRY
	CONCRETE
	METAL
	BOUNDARY
	S4.55 MODIFICATION
	PROPOSED LEVELS
	SEWER
	STRUCTURE TO BE REMOVED
	INCLINATOR STOP POINTS





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.

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 0.5% 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.

TIMBER DECK, STAIRS & BENCH SEATS
Supply and install timber deck, stairs and bench seats to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joints in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions.
Supply and install 2 coats of oil. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

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 Softed Leafed Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. 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. Fill gaps with ??? as specified.

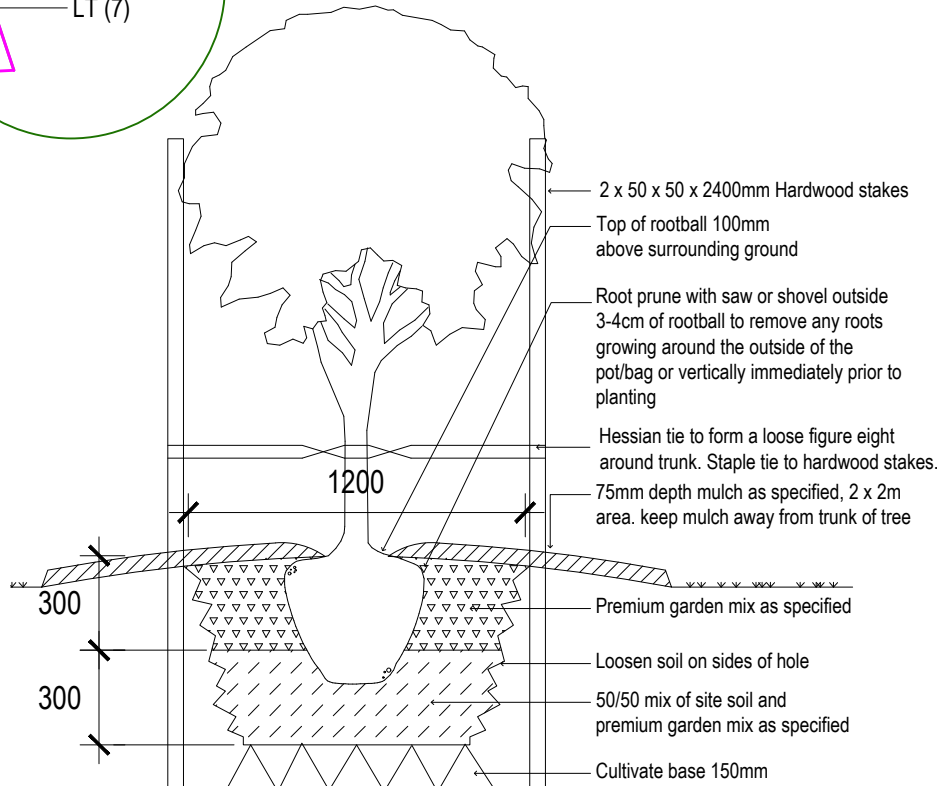
RETAINING WALLS & PLANTER BOXES
All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance 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.

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.

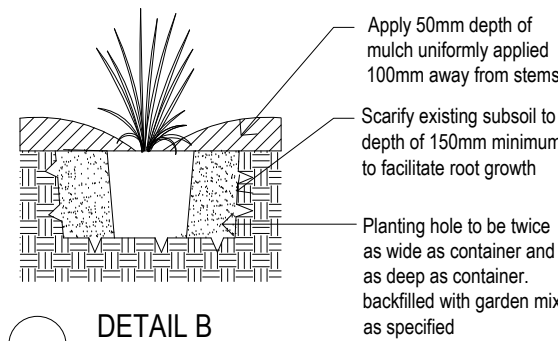
PROPOSED PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
TREES					
AC	ARCHONTOPHOENIX CUNNINGHAMIANA	BANGALOW PALM	1	8m	45Ltr
*AN	ANGOPHORA COSTATA	SMOOTH BARKED APPLE	1	15m	25Ltr
*AS	ACMENA SMITHII	LILLY PILLY	1	10m	45Ltr
*BI	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	1	10m	45Ltr
*CE	CERATOPETALUM GUMMIFERUM	NSW XMAS BUSH	2	7m	45Ltr
DD	DRACAENA DRACO	DRAGON TREE	3	3m	75Ltr
SHRUBS					
BY	BESCHORNERIA YUCCOIDES	MEXICAN LILY	4	1m	200mm
CA	CORREA ALBA	WHITE CORREA	7	1.5m	25Ltr
CL	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	9	0.8m	200mm
DT	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOP-BUSH	4	3m	25Ltr
DE	DORYANTHES EXCELSA	GYMEA LILY	9	1.5m	200mm
DM	DRACAENA MARGINATA	DRACAENA TREE	3	3m	45Ltr
EE	ELAEOCARPUS EUMUNDII	QUANDONG	11	4m	45Ltr
GS	GREVILLEA SPECIOSA	RED SPIDER FLOWER	2	1.5m	25Ltr
RI	RHAPHIOLEPIS INDICA 'ORIENTAL PEARL'	ORIENTAL PEARL	18	1m	25Ltr
SR	STRELITZIA REGINAE	BIRD OF PARADISE	6	1.5m	25Ltr
VO	VIBURNUM ODORATISSIMUM 'DENSE FENCE'	DENSE FENCE	6	3m	25Ltr
WF	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	4	1.5m	25Ltr
ZF	ZAMIA FURFURACEA	CARDBOARD PLANT	3	1.0m	200mm
XA	XANTHORRHOEA AUSTRALIS	GRASS TREE	1	3m	45Ltr
GRASSES / GROUND COVERS					
AA	AGAVE ATTENUATA	AGAVE	7	0.5m	200mm
BC	BANKSIA SPINULOSA 'BIRTHDAY CANDLES	BIRTHDAY CANDLES	21	0.3m	200mm
CG	CARPOBROTUS GLAUDESCENS	PIG FACE	18	0.1m	140mm
CP	CRINUM PEDUNCULATUM	SWAMP LILY	11	2m	200mm
DS	DICHONDRA ARGENTEA	SILVER FALLS	12	0.3m	140mm
LE	LIRIOPE MUSCARI 'JUST RIGHT'	JUST RIGHT LIRIOPE	31	0.5m	140mm
LF	LOMANDRA FILIFORMIS 'SAVANNA BLUE'	SAVANNA BLUE	9	0.5m	200mm
LT	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	15	0.6m	140mm
PB	PHORMIUM 'BRONZE BABY'	FLAX 'BRONZE BABY'	7	0.5m	200mm
PX	PHILODENDRON 'XANADU'	XANADU	11	0.9m	200mm
TT	TRACHELOSPERMUM 'TRICOLOUR'	TRICOLOUR JASMINE	30	0.2m	200mm
VH	VIOLA HEDERACEA	NATIVE VIOLET	40	0.1m	140mm

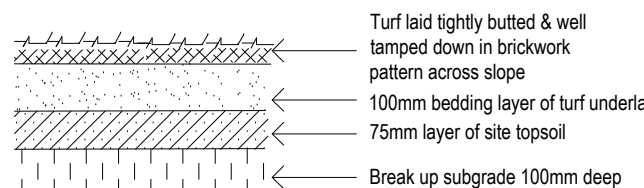
* Denotes endemic trees from Manly Locality



DETAIL A
TREE PIT NTS



DETAIL B
SHRUB PLANTING DETAIL N.T.S



DETAIL C
TURF DETAIL N.T.S

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PLANTING PLAN

L-05

Rev E