SITE CALCULATIONS

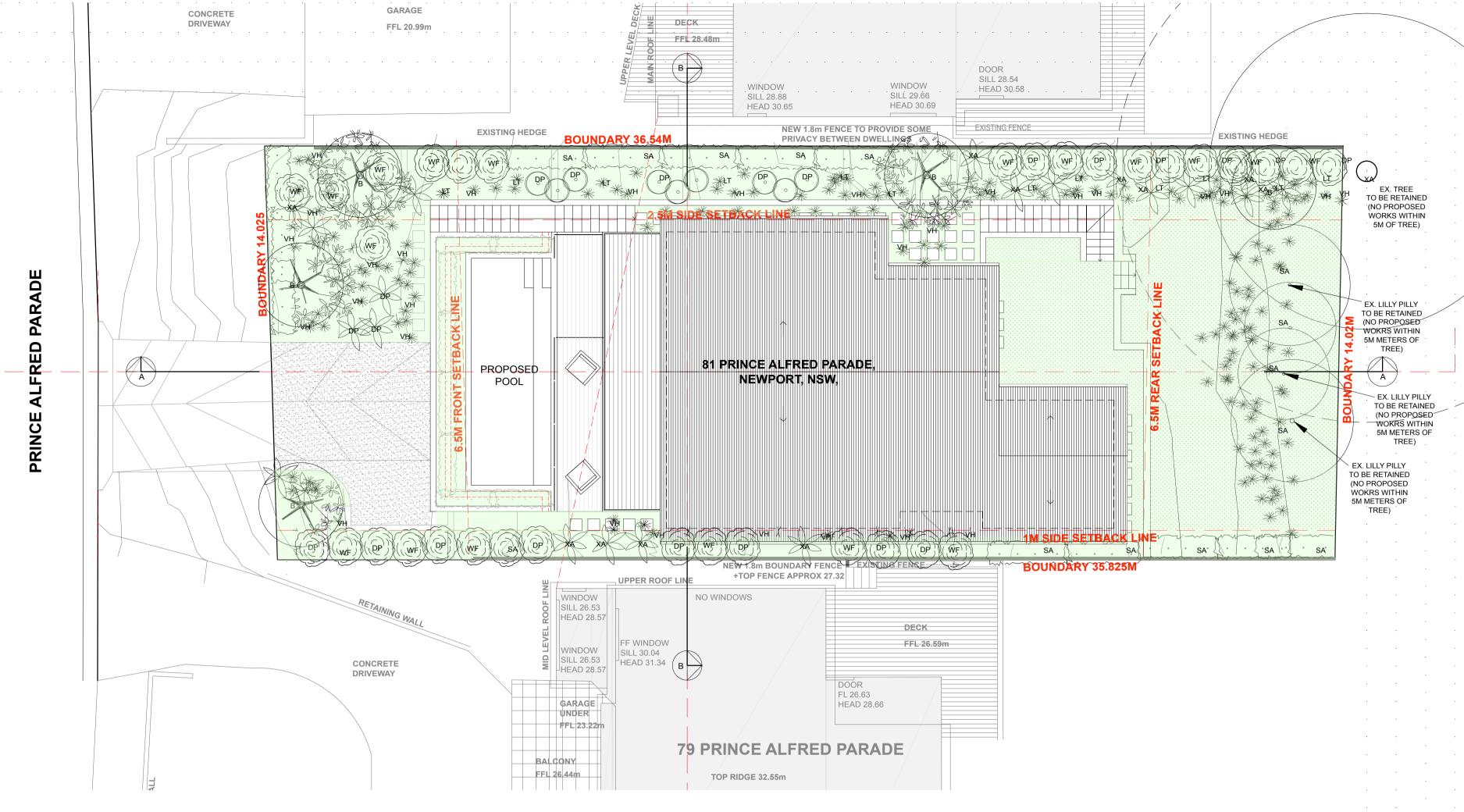
TOTAL SITE AREA 507.2m² 255.2m² PROPOSED TOTAL GROSS FLOOR AREA INC. GARAGE 90.7m² PROPOSED GARAGE GROSS FLOOR AREA (INCL. GAR) 51m² PROPOSED GARAGE AREA PROPOSED FIRST FLOOR GROSS FLOOR AREA 84.7m² PROPOSED FIRST FLOOR EXTERNAL TERRACE AREA 62.9m² 103.9m² PROPOSED SECOND FLOOR GROSS FLOOR AREA PROPOSED SECOND FLOOR EXTERNAL DECK AREA 20.5m² PROPOSED ROOF AREA 138.5m² 21.3m² PROPOSED DRIVEWAY AREA 22,839L PROPOSED POOL VOLUME (NO BASIX REQ) PROPOSED HARD SURFACE AREA 230.4 PROPOSED TOTAL SOFT LANDSCAPE AREA 276.8m² (54.6%)

KEY:

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		DENOTES CALCULATED SOFT LANDSCAPE AREA		DENOTES PROPOSED SCREENING HEDGE
		DENOTES GRASS LAWN AREA		DENOTES PROPOSED SHRUBS
		DENOTES OUTLINE OF EXISTING BUILDING	*	DENOTES PROPOSED FEATURE PLANT
		DENOTES TREE	***	DENOTES PROPOSED GRASSES & GROUND COVER
				DENOTES TERRACE AREA
		DENOTES EXISTING TREE TO BE REMOVED		DENOTES CONCRETE DRIVEWAY AREA
	1446			

DENOTES PROPOSED FEATURE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE
TREES				
LC	_	Lophostemon confertus	Brush Box	75Lt
ER	_	Elaeocarpus reticulatus	Blueberry Ash	45Lt
В	5	Banksia Integrifolia	Coastal Banksia	75Lt
HEDGING				
SA	6	Sysygium australe		
		'Resilience'	Lilly Pilly	300mm
VO	_	Viburnum odoratissmum		
		'Emerald Lustre'	Viburnum	300mm
SHRUBS				
GR	-	Grevillea 'Robyn Gordon'	Grevillea	300mm
XA	10	Philodendron xanadu	Xanadu	300mm
DP	17	Doryanthes palmeri	Gymea Lilly	300mm
SN	_	Strelitzia Nicolai	Giant Strelitzia	
AZ	_	Alpinia Zerumbet	Variegated Shell Ginge	er
WF	17	Westringia Fruticosa	Coastal Rosemary	
FERNS				
AA	_	Asplenium australascum	Birds Nest Fern	200mm
CC	-	Cyathea cooperi	Scaly Tree Fern	25Lt
BSL	_	Blechnum		
		'Silver Lady'	Silver Lady Fern	300mm
GRASSES/			,	
GROUNDCOV	ERS			
LT	18	Lomandra longifolia	Spiny-headed mat Rus	h
VH	35	Viola hederacea	Native Violet	100mm
LM	_	Lirope		
		'Evergreen Giant'	Giant Mondo Grass	150mm
		j		



LANDSCAPE CONSTRUCTION NOTES

TREE PROTECTION

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 tunneling 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.

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. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil.

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.

Spread topsoil to the following typical depths: Planting beds: 300mm

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.

Spread topsoil to the following typical depths:

Planting beds: 300mm Grass areas: 100mm

KEY:

Grass areas: 100mm

PLANTING TREES: EXCAVATE A PLANT HOLE TO TWICE THE DIAMETER OF THE ROOT BALL AND AT LEAST 100MM DEEPER THAN THE ROOT BALL. BREAK UP THE BASE OF THE HOLE TO A

FURTHER DEPTH OF 100MM, AND LOOSEN THE COMPACTED SIDES OF THE HOLE. SHRUBS/GROUND COVERS: EXCAVATE A HOLE BIG ENOUGH FOR THE PLANT PLUS 100MM ALL ROUND. PROVIDE PLANTS WHICH HAVE LARGE HEALTHY ROOT SYSTEMS, WITH NO EVIDENCE OF ROOT CURL, RESTRICTION OR DAMAGE, ARE VIGOROUS, WELL ESTABLISHED, FREE FROM DISEASE AND PESTS, OF GOOD FORM CONSISTENT WITH THE SPECIES OR VARIETY; AND ARE HARDENED OFF, NOT SOFT OR FORCED, AND SUITABLE FOR PLANTING IN THE NATURAL CLIMATIC CONDITIONS PREVAILING AT THE SITE.

TREES: PROVIDE TREES WHICH, UNLESS REQUIRED TO BE MULTI-STEMMED, HAVE A SINGLE LEADING SHOOT. TREES SHOULD BE STAKED AS SPECIFIED. LABEL AT LEAST ONE PLANT OF EACH SPECIES OR VARIETY IN A BATCH USING A DURABLE, READABLE TAG. DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. IN OTHER THAN SANDY SOILS, SUSPEND EXCAVATION WHEN THE SOIL IS WET, OR DURING FROST PERIODS. WHEN THE HOLD IS OF THE CORRECT SIZE, REMOVE THE PLANT FROM THE CONTAINER WITH MINIMUM DISTURBANCE TO THE ROOT BALL. ENSURE THAT THE ROOT BALL IS MOIST AND PLACE IN THE FINAL POSITION, IN THE HOLE AND PLUMB, WITH THE TOP SOIL LEVEL OF THE PLANT ROOT BALL LEVEL WITH THE FINISHED SURFACE

OF THE SURROUNDING SOIL, OR 75MM BELOW PAVING LEVEL TO ALLOW PLACEMENT OF MULCH. BACKFILL WITH TOPSOIL MIXTURE. LIGHTLY TAMP AND WATER TO 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 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 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

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 turfing 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. CONCRETE WORKS

damaged or stolen plants.

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.

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,

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

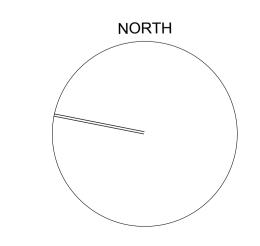
Lighting and irrigation to be designed and installed by specialist. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.

Do not scale from drawings Detailing of all structural components of design shall be by Consulting Structural Engineer.

Existing levels refer survey by others.

All landscape components of this design require Council Approval prior to construction.

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



IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION

DO NOT SCALE OFF THIS DRAWING

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A. NOTE:

ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS NOTE: ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC & ALL RELEVANT SUPPORTING DOCUMENTS

DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING DENOTES PROPOSED WALLS DENOTES EXISTING WALLS TO REMAIN DENOTES OUTLINE OF EXISTING BUILDING DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED

DENOTES AREA OF PROPOSED ADDITION

PROJECT: PROPOSED SWIMMING POOL ABOVE APPROVED GARAGE

CLIENT: MATTHEW & KELLY SCHOTT

LOCATION: 81 PRINCE ALFRED PARADE, NEWPORT, NSW.

PROJECT STAGE: DA

DRAWING TITLE:

LANDSCAPE CONCEPT PLAN

SCALE: 1:100 @ A1

DATE OF ISSUE: 26.02.2020

DRAWING NO.

DA-500

REVISION:

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