

LEGEND

BOUNDARY

SEWER

EASEMENT

EXISTING CONTOURS

TO BE REMOVED

PROPOSED CONCRETE

EXISTING PAVING

PROPOSED PAVING
(FILETTI) PORPHY NATURAL STONE

PROPOSED AUTOMATIC TIMBER TELESCOPIC GAT

PROPOSED STONE WALL 1000mm HIGH

TURF

PROPOSED LEVELS

TREE TO BE RETAINED

PALM TO BE REMOVED

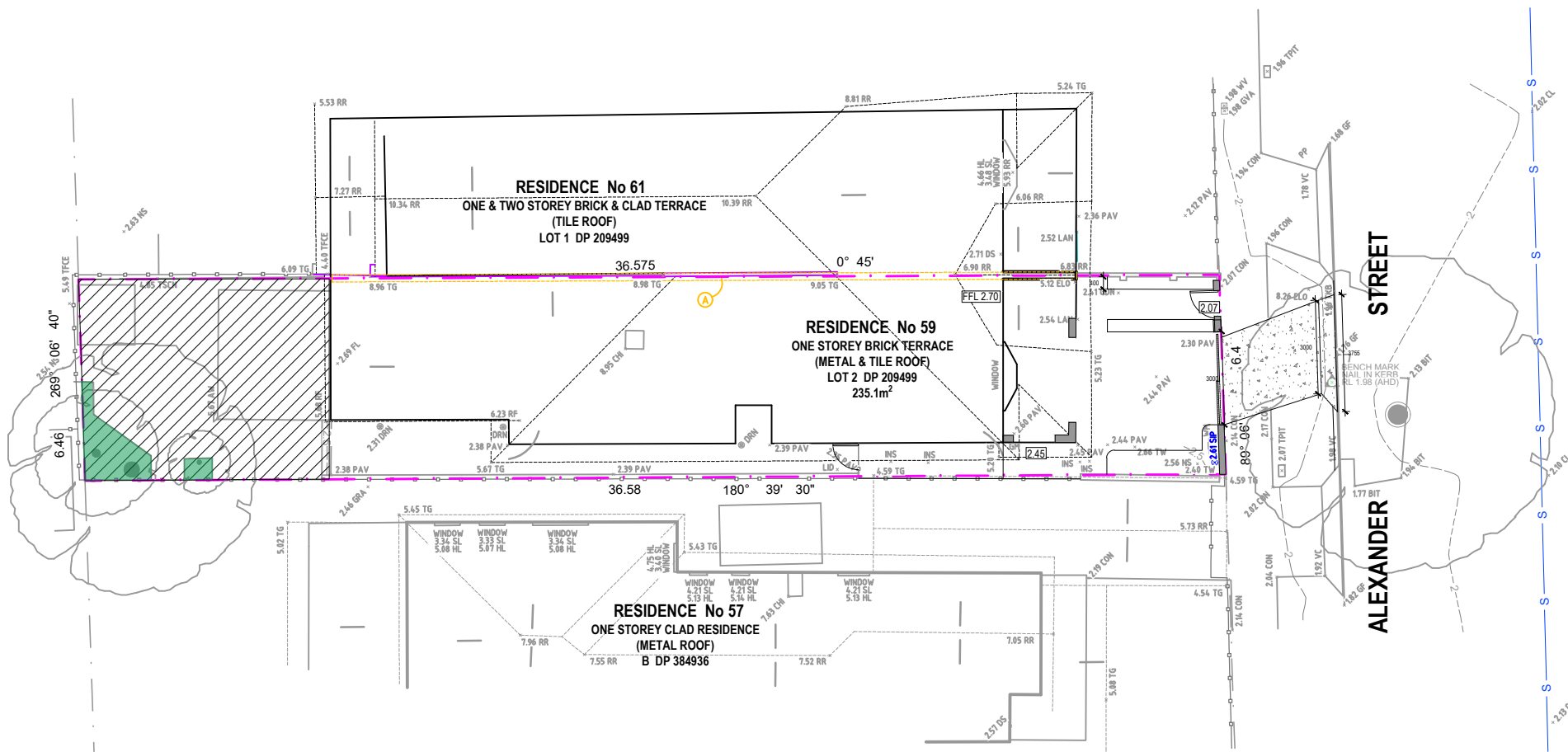
NEW WORKS COLOURS			
	TIMBER		BRICK
	GLASS		CONCRETE
			METAL

23 SEC 1 DP 4603

24 SEC 1 DP 4603

SITE PLAN / SITE ANALYSIS

SCALE 1:100



LANDSCAPE OPEN SPACE CALCULATIONS

SCALE 1:200

LANDSCAPE OPEN SPACE

Residential Development Control Area OS3 requires 55% of site area to be Open Space with 35% of that open space to be Landscaped Area.

Site Area:	235.1m ²	
Open Space required:	129.3m ²	55%
Open Space proposed:	51.1m ²	22%

Landscape Area required:	45.2m ²	35% of 129.3m ²
Landscape Area proposed:	4.3m ²	3%

Denotes Open Space >3m Denotes Landscape Area >0.5m

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	22/07/21	Preliminary Issue
B	27/07/21	DA Issue
C	26/08/21	DA Issue

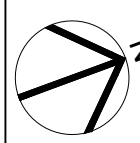
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SPACE
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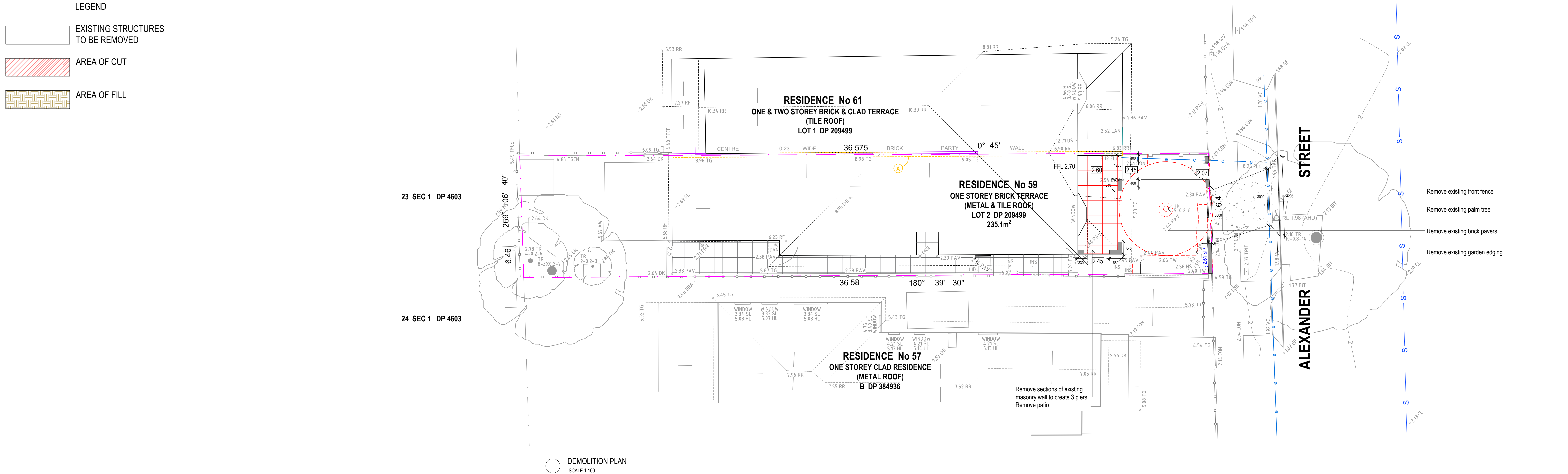
PROJECT:
Front fence & Car space
SITE ADDRESS:
59 Alexander Street, MANLY

CLIENT: Peter Short
DRN: C.Wallace (B.LArch)
SCALE: 1:100@A1
PROJECT NO: 21873

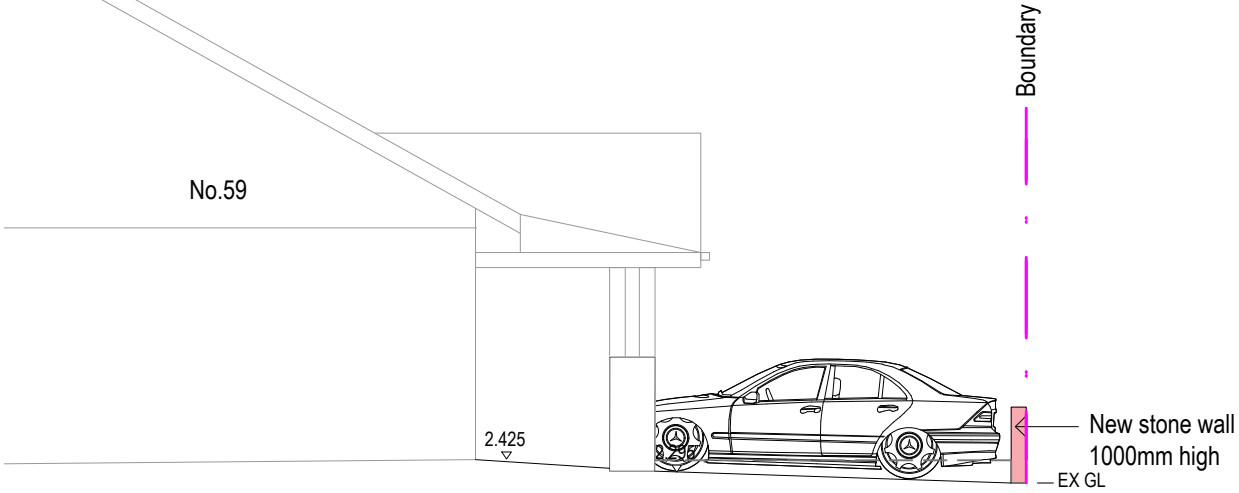


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SITE PLAN & SITE ANALYSIS
LANDSCAPE OPEN SPACE CALCULATIONS
DRAWING NO:
DA-01

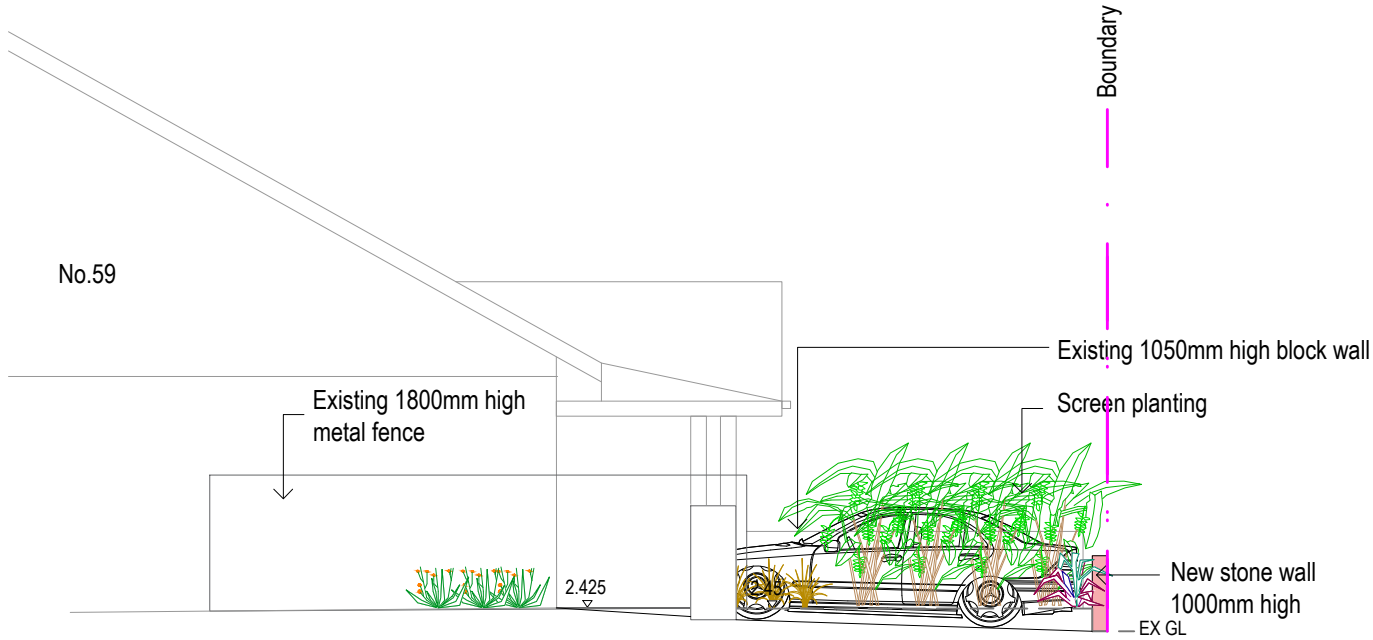
Rev: C



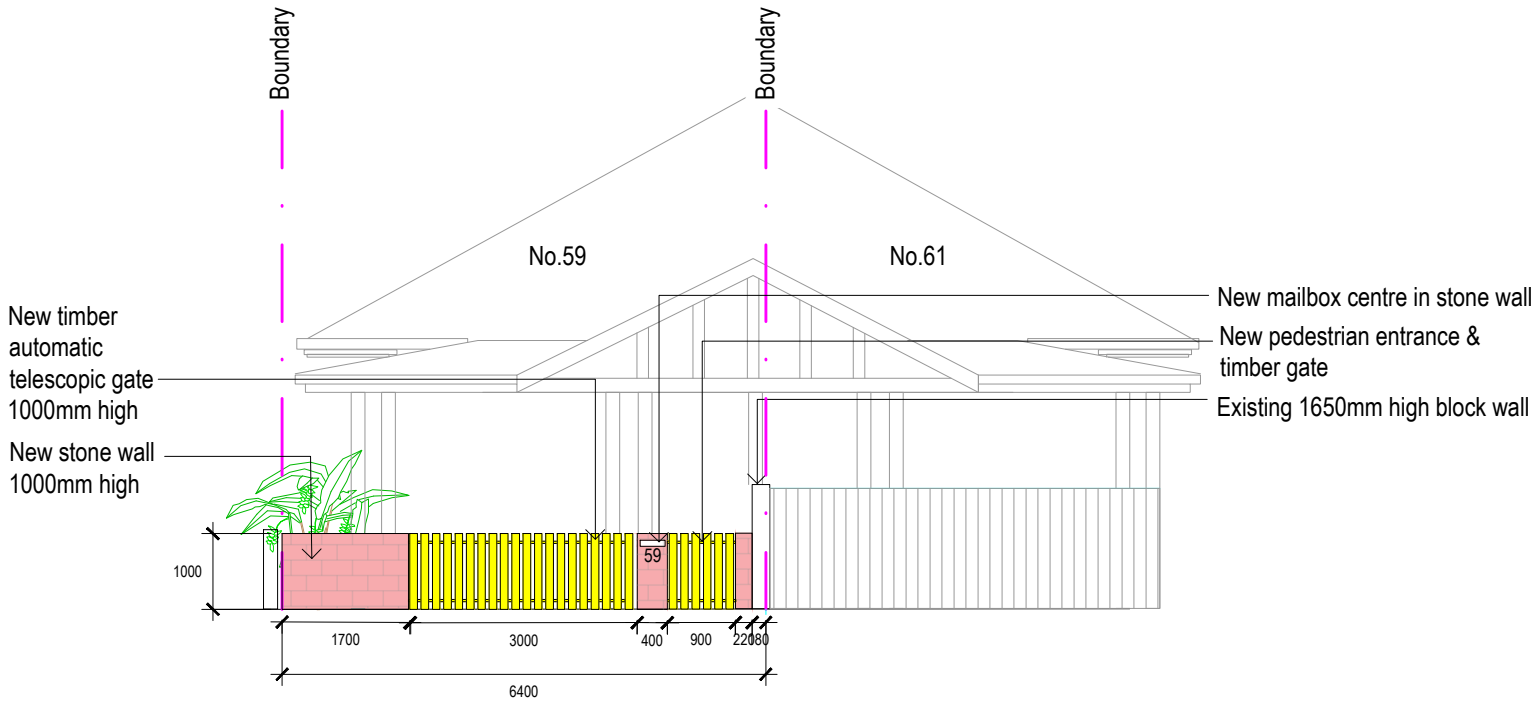
NEW WORKS COLOURS			BRICK
	TIMBER		CONCRETE
	GLASS		METAL



EASTERN ELEVATION - AA
SCALE 1:100



EAST BOUNDARY ELEVATION - AA (with planting)
SCALE 1:100



STREET ELEVATION - BB
SCALE 1:100

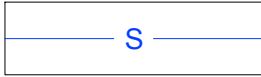


WESTERN ELEVATION - CC
SCALE 1:100

LEGEND



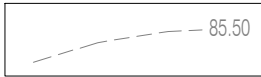
BOUNDARY



SEWER



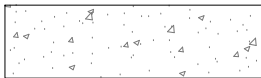
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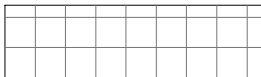
EXISTING CONTOURS



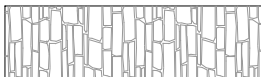
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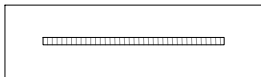
PROPOSED CONCRETE



EXISTING PAVING



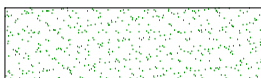
PROPOSED PAVING
(FILETTI 'PORPHY NATURAL STONE)



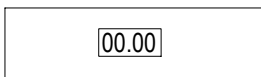
PROPOSED AUTOMATIC TIMBER TELESCOPIC GATE



PROPOSED STONE WALL 1000mm HIGH



TURF



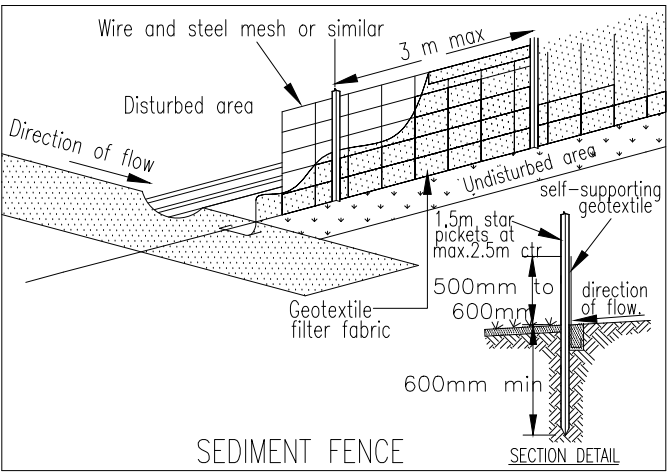
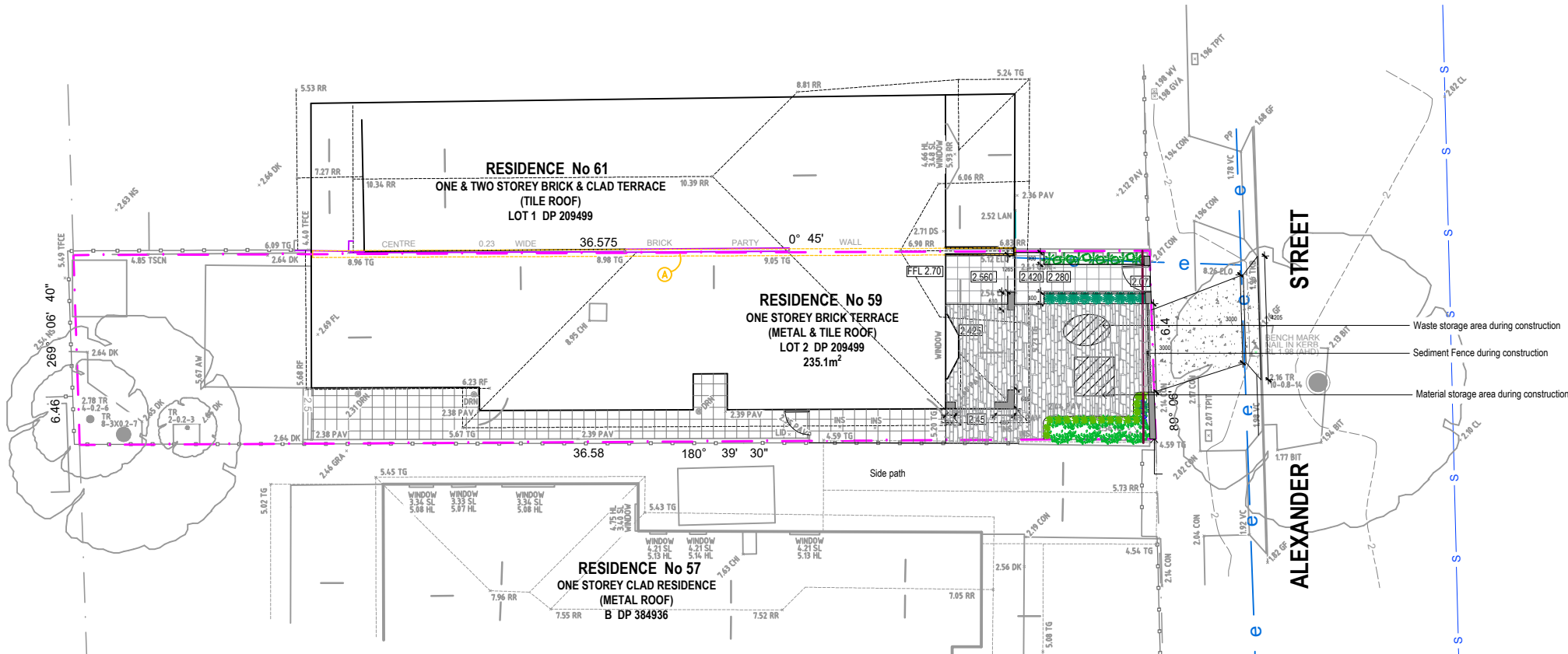
PROPOSED LEVELS



TREE TO BE RETAINED



PALM TO BE REMOVED



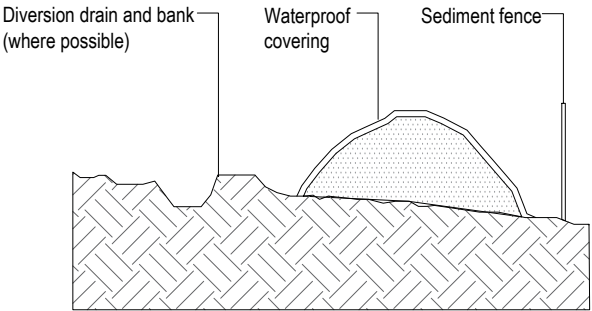
SEDIMENT FENCE

SCALE: NTS

SEDIMENT & EROSION CONTROL NOTES

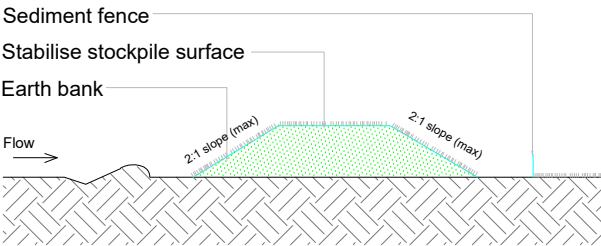
During earthworks the following procedures shall be followed:

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.



BUILDING MATERIAL STOCKPILES

SCALE: NTS



SOIL STOCKPILE

SCALE: NTS

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.

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- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	22/07/21	Preliminary Issue
B	28/07/21	DA Issue
C	28/08/21	DA Issue
D	29/09/21	DA Issue

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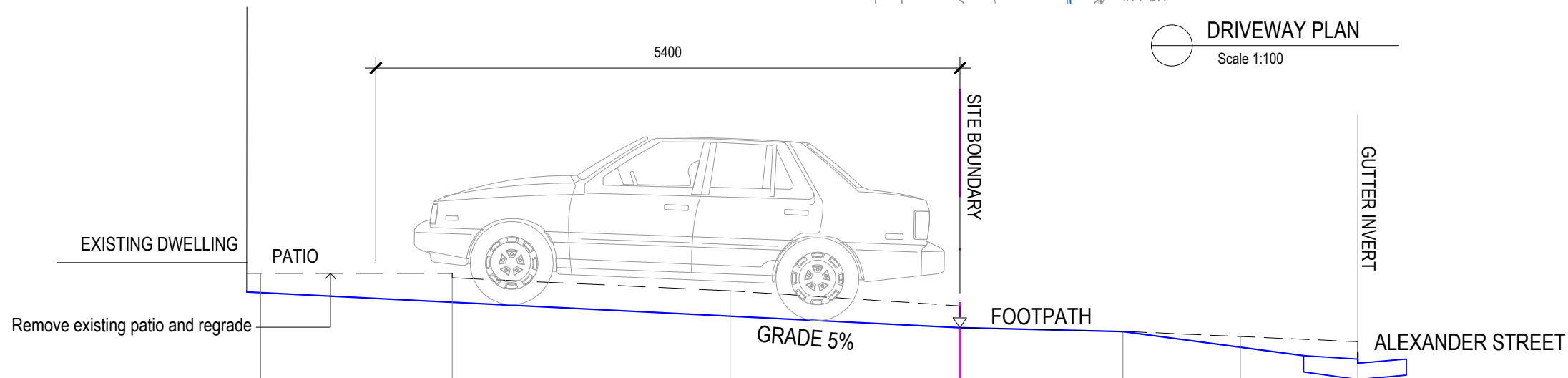
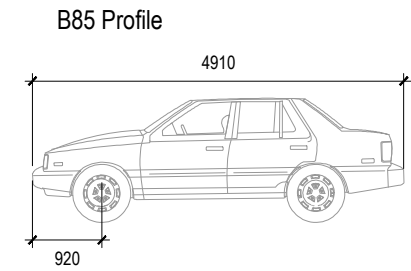
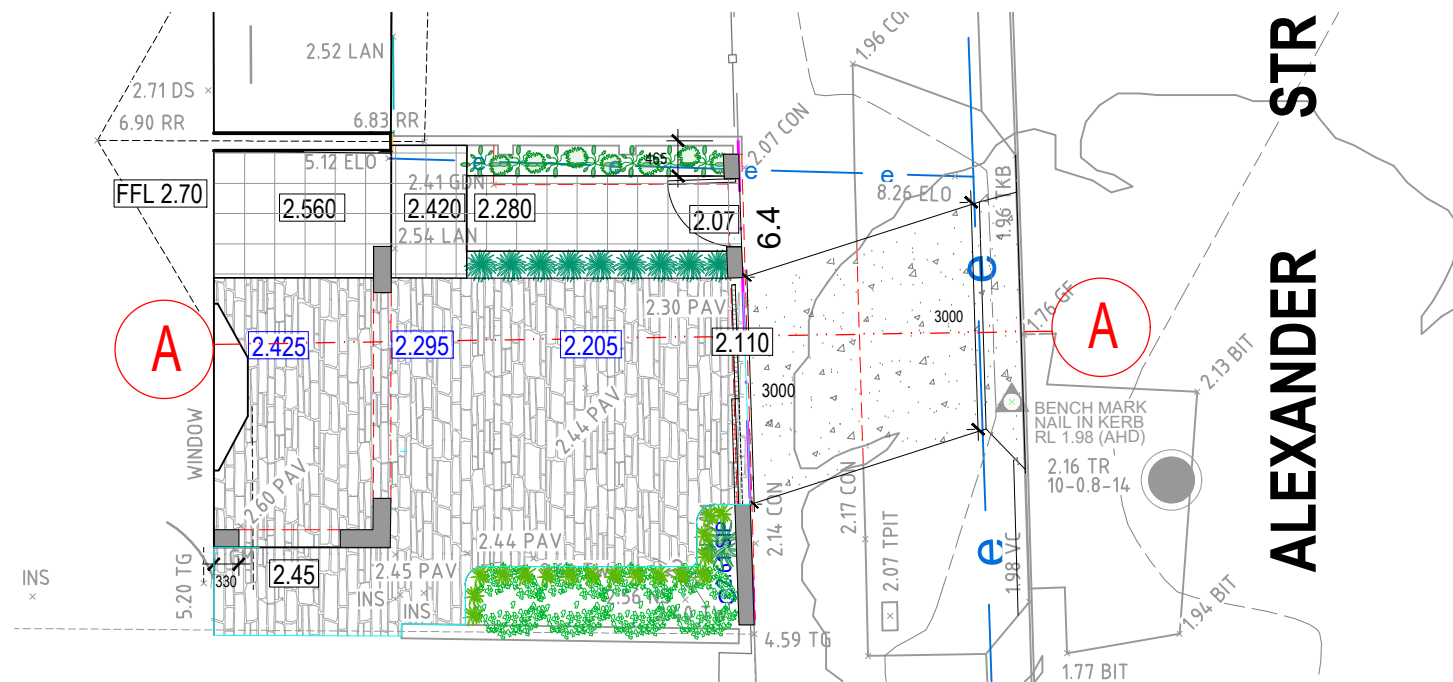
PROJECT:
Front Fence and Car space
SITE ADDRESS:
59 Alexander Street, MANLY

CLIENT: Peter Short
DRN: C.Wallace (B.LArch)
SCALE: 1:200@A3
PROJECT NO: 211873



DRAWING TITLE:
**EROSION & SEDIMENT
CONTROL PLAN**
DRAWING No:
DA-05

Rev: **D**



--- Existing level
--- Proposed Driveway level

CUT / FILL	PROPOSED RL	EXIST RL
0.175	2.425	2.600
0.265	2.295	2.560
-0.235	2.205	2.440
0.000	2.110	2.110
0.000	2.075	2.075
0.100	1.930	2.030
0.000	1.760	1.760

DRIVEWAY LONGITUDINAL SECTION AA
Scale 1:50

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

Rev.	Date	Issue
A	25/08/21	DA Issue
B	29/09/21	DA Issue

Checked
AE
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PROJECT:
Front Fence and Car space
SITE ADDRESS:
59 Alexander Street, MANLY

CLIENT: Peter Short
DRN: C.Wallace (B.LArch)
SCALE: 1:200@A3
PROJECT NO: 211873



DRAWING TITLE:
LONGITUDINAL SECTION
DRAWING No:
DA-06

Rev: B

LEGEND

BOUNDARY

SEWER

EASEMENT

EXISTING CONTOURS

TO BE REMOVED

PROPOSED CONCRETE

EXISTING PAVING

PROPOSED PAVING
(FILETTI PORPHYR NATURAL STONE)

PROPOSED AUTOMATIC TIMBER TELESOP

PROPOSED STONE WALL 1000mm HIGH

TURF

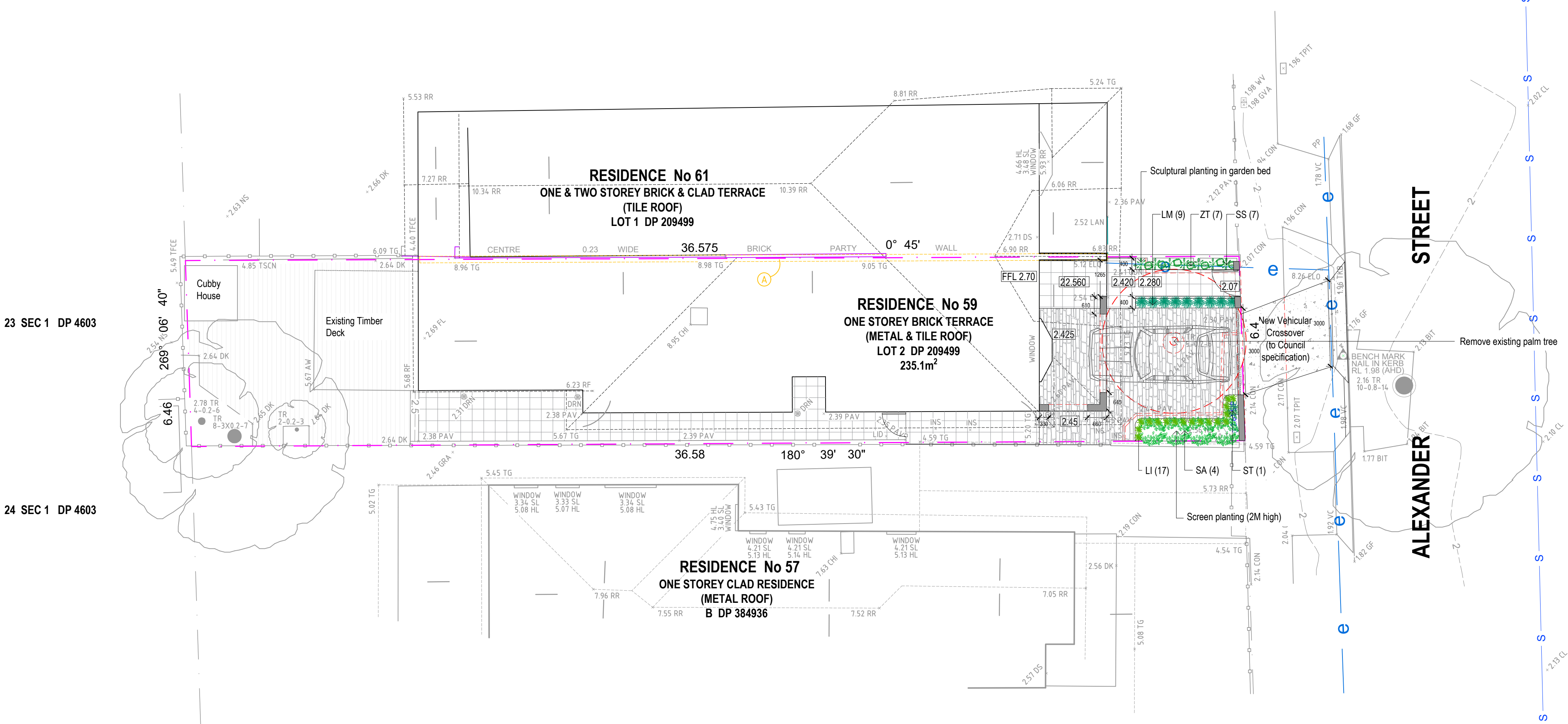
PROPOSED LEVELS

TREE TO BE RETAINED

PALM TO BE REMOVED

23 SEC 1 DP 4603

24 SEC 1 DP 4603



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 reinstalled 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 to adjoining existing and retained works.

PROTECTION OF EXISTING TREES:
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 0.5% fall to SW system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

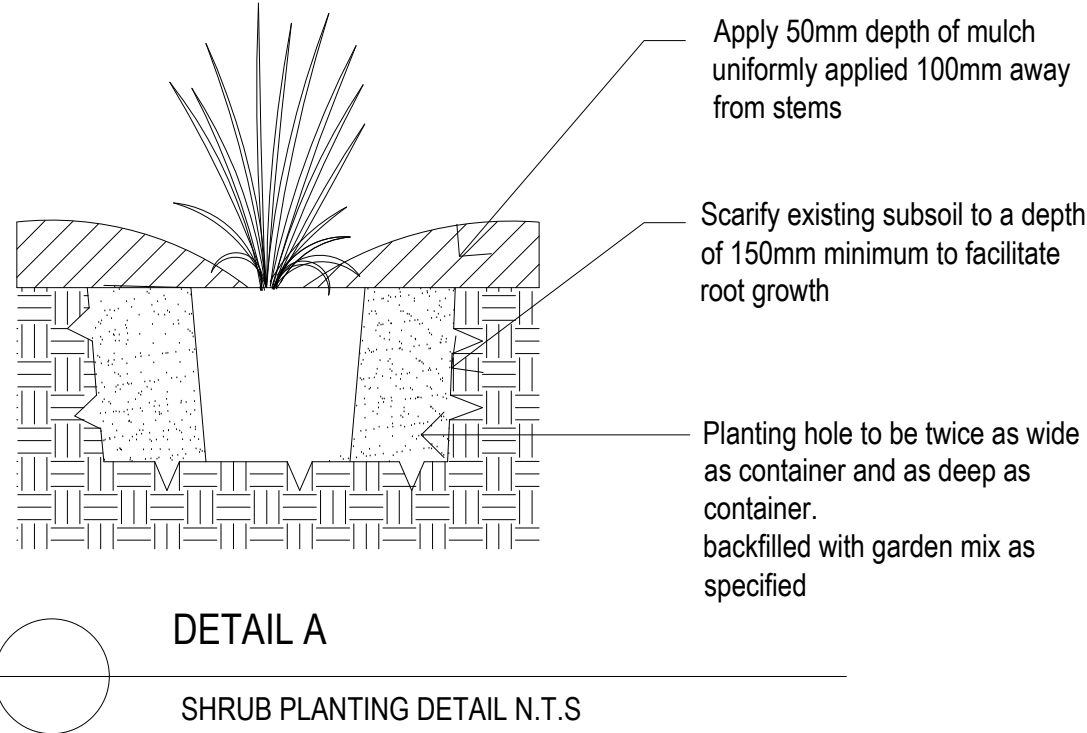
REUSE EXISTING TOPSOIL
Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL
All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. 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.

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.

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.



PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
SS	SHRUBS SANSEVIERIA STUCKYII SANSEVIERIA TRIFASCIATA 'LAURENTI' SYZYGium AUSTRALE 'AUSSIE BOOMER'	ELEPHANTS TUSK PLANT	7	2m	300mm
ST		LAURENTI MOTHER IN LAWS TONGUE	1	0.8m	200mm
SA		AUSSIE BOOMER LILLY PILLY	4	2.5m	45Ltr
LI	GRASSES / GROUND COVERS LIRIOPE MUSCARI 'ISABELLA' LIRIOPE MUSCARI 'ROYAL PURPLE' ZOYSIA TENUIFOLIA	ISABELLA LILLY TURF	17	0.3m	140mm
LM		ROYAL PURPLE LILLY TURF	9	0.5m	140mm
ZT		NO MOW GRASS	7	0.1m	140mm