14 LALCHERE STREET **NORTH CURL CURL NSW 2099**

LANDSCAPE WORKS PACKAGE

DEVELOPMENT APPLICATION ISSUE B



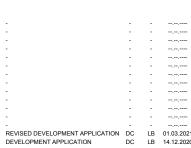
Drawing	Title	Scale
L_001	Cover Sheet	NTS
L_002	Site Plan, Landscape Areas + Notes	1:200
L_003	Landscape Plan	1:100
L_004	Section Elevations	1:100
L_005	Street Elevation	1:100
L_006	Soil + Water Management Plan	1:200

(01) SITE CONTEXT

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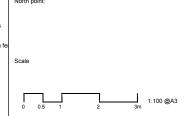












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COVER PLAN

FG 120 835

DEVELOPMENT APPLICATION Job Number:

001



LANDSCAPE NOTES

1.0 GENERAL NOTES

Drawing set has been completed to Development Application Level only. Not for Construction. All quantities and measurements are to be confirmed on site prior to ordering and installation of proposed works. All proposed structural works to be approved by project engineer/BCA consultant prior to construction. Formed Gardens Pty Ltd is not the certifying agent for any structural works.

1.0 NEW SWIMMING POOL

To be formed, steeled and poured in ground in accordance with structural engineer's drawings.

All pool fencing to comply with AS19.26.1 and NSW pool fencing legislation. It is the responsibility of the contractor to ensure, and gain certification, to be compliant with the above.

Pool equipment to be waterproofed and/ or stored above councils flood planning level & located in acoustic enclosure.

Pool chemicals to be stored above RL 3.66 ADD

2.0 POOL DECK

Decking boards 140mm x 19mm 'spotted gum' or equal to seasoned sustainable hardwood to appropriate exterior grades. All boards to be screwed fixed with stainless steel fixings, fit for purpose. Once cut, allow boards to leach on site prior to installation to prevent staining of surrounding hardstand finishes. Allow timbers to naturally silver before oil treatment is applied

Contractor to allow for subsurface drainage to ensure decking boards are well ventilated and structure is not in contact with water.

3.0 CONDUIT PROVISIONS

Builder to allow for conduits under all paving and slabs during early works for drainage, irrigation lines and low voltage wiring for garage + lighting.

4.0 WALLS

Existing masonry front fence - removed to comply with flood planning controls Front Fence - 1.2m H painted timber picket fence.

5.0 DRIVEWAY

Refer to previous DA 2020/1135 for driveway gradients + details. All work to council crossover to comply with councils specifications

6.0 STONE STEPPERS

Lay selected stone steppers over appropriate compacted roadbase. Selected stone to be pre-sealed prior to laying with approved penetrative sealer similar to Stainproof by Drytreat.

7.0 DRAINAGE

Refer to Stormwater Drainage concept plan by Natasi & Associates DA2020/1135.

Contractor to allow for sub-surface agline drains behind all new retaining walls and below lawn areas - connect to existing stormwater provisions as per DA 2020/1135.

8.0 GRAVEL AREAS

Lay 50mm layer of 10mm Nepean river gravel or sim. Install geotextile fabric to retain gravel over deep soil landscape areas

9.0 BOUNDARY FENCING

Where possible, make good existing boundary fencing. All new boundary fencing required to be 1.8m H paling. Confirm extents on site.

10.0 SOFTSCAPE ELEMENTS

10.1 SOIL AND GARDEN BED PREPARATION

All planterboxes are to contain lightweight and free draining planterbox mix with washed river sand drainage layer All plantings on grade are to be a mix of cultivated site soils and imported organic mix.

Contractor to allow for application of pelletised organic fertilser such as 'Organic life' and 'Blood and bone' or similar at time of planting works.

10.2 MULCHING

All planting areas, unless otherwise specified, to be mulched with ANL (or equivalent) 'Forest blend' to 50mm deep with catchment dish to be left around base of plant

10.3 PLANTS

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics: Large healthy root systems, with no evidence of root curl, restriction or damage,

Vigorous, well established, free from disease and pests, of good form consistent with the species or variety, Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions,

Trees, unless required to be multi-stemmed, shall have a single leading shoot, and

Containers shall be free from weeds and of appropriate size in relation to their container.

10.4 TURF

Turf to be 'Sir Walter" Buffalo supplied by Active Turf -1800 757 658

Lay min. 100mm base layer of 80/20 turf underlay mix by ANL or equivalent for levelling prior to install of turf rolls. After installation of council layovers and footpaths, make good turf nature strips as necessary. Match turf species to adjacent areas as per Council spec. Confirm on Site.

1:200 @ A3

Automatic drip irrigation watering system to be selected and installed to extend to all landscaped areas included in works. The Landscape Contractor is to liaise with Council. as necessary, to ensure that the irrigation system conforms with all Water Board, Council & Australian standards and regulations. Contractor is to use connect to water tanks onsite wherever possible. Confirm on Site.

11.0 IRRIGATION

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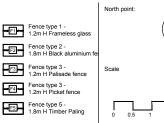
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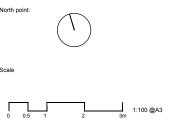
REVISED DEVELOPMENT APPLICATION DC IB 01.03.202 LB 14.12.202

Drawn Check Date

Climber species planting

+RL 21.50 Proposed levels Timber batten





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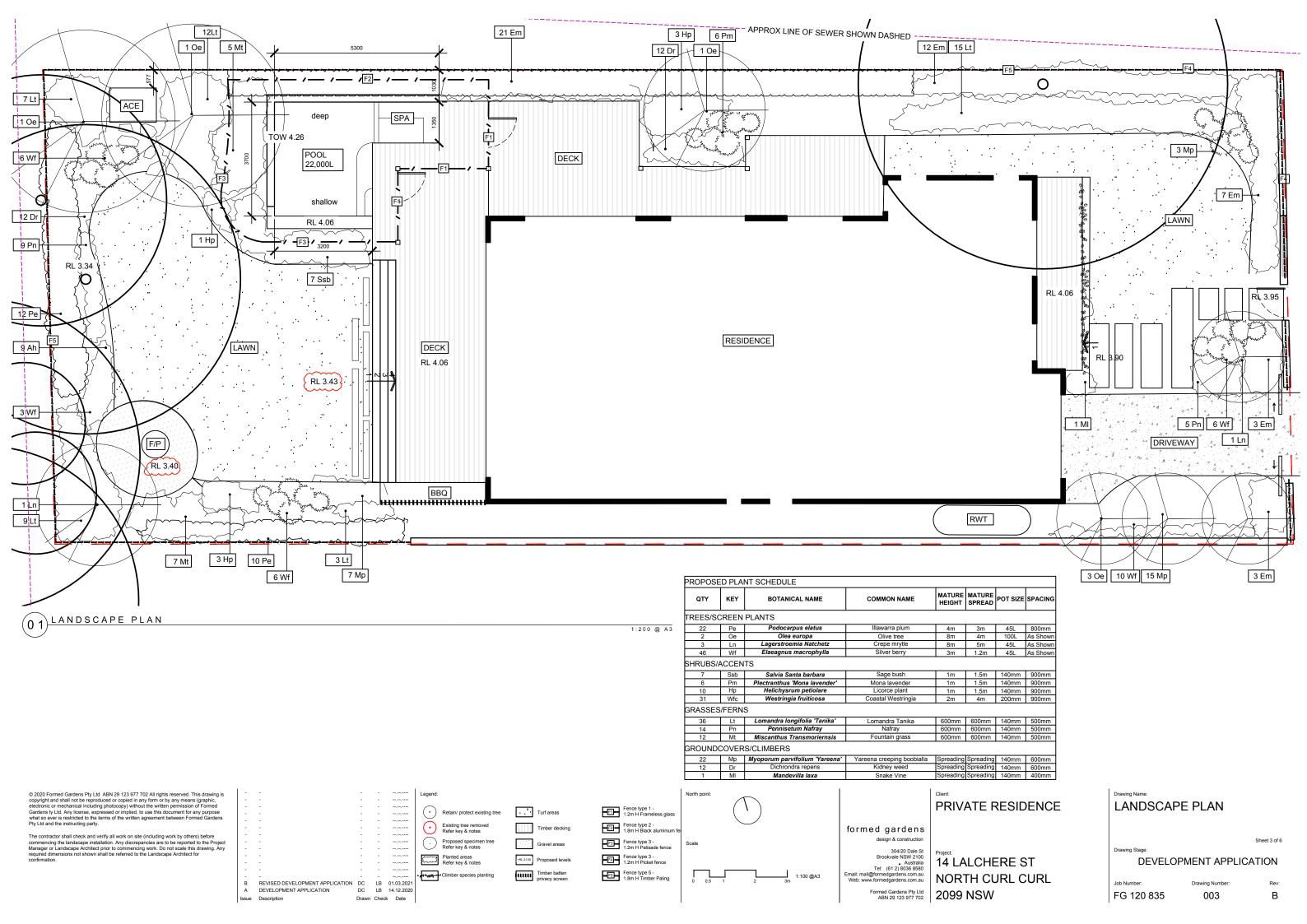
SITE PLAN + LANDSCAPE NOTES

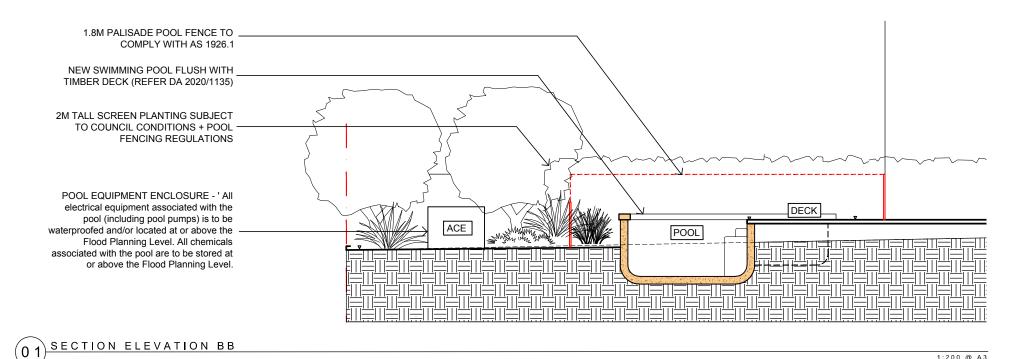
DEVELOPMENT APPLICATION

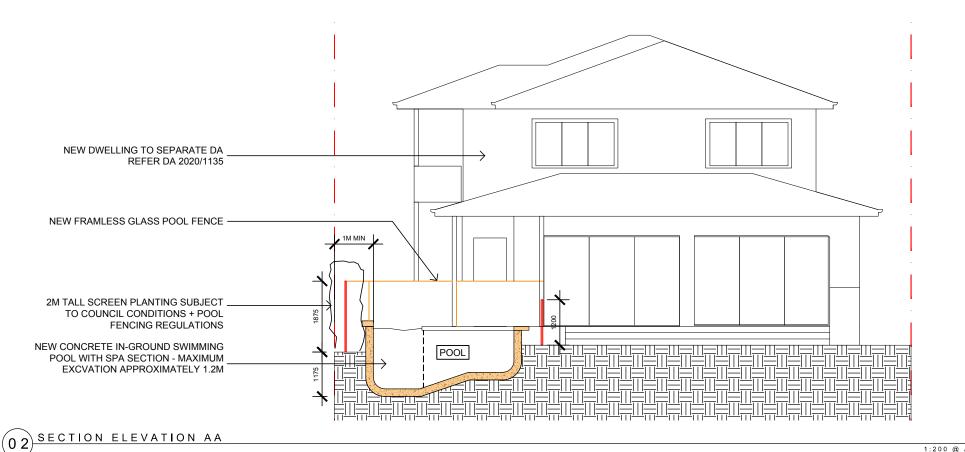
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Sheet 2 of 6

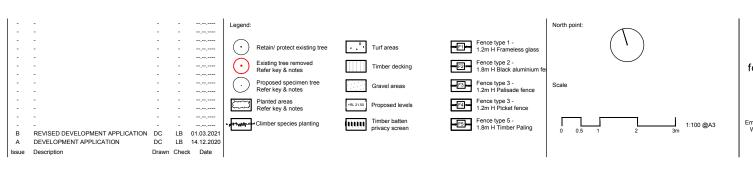






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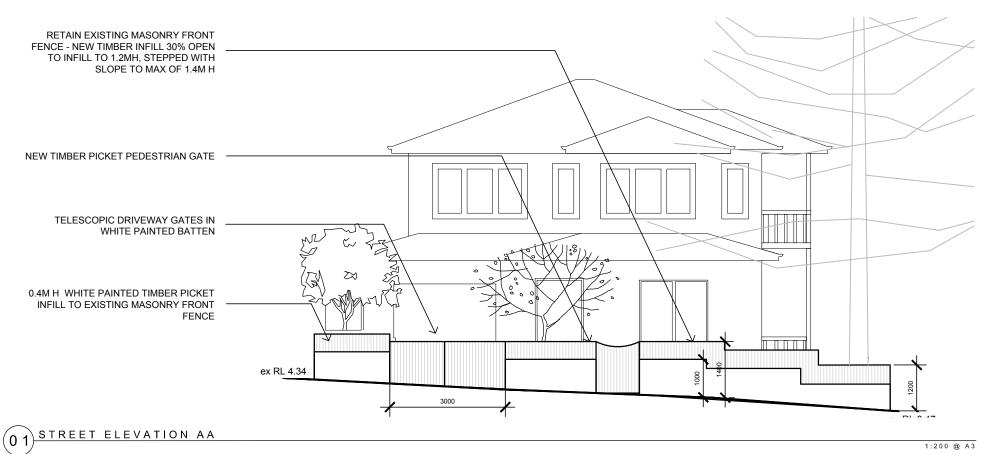
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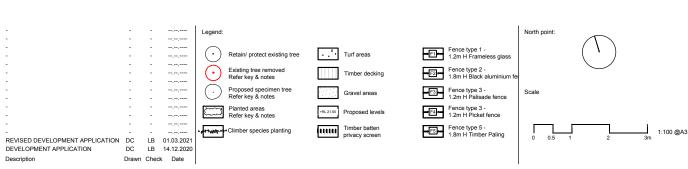
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SECTION ELEVATIONS Sheet 4 of 6 DEVELOPMENT APPLICATION FG 120 835 В 004



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formed gardens
design & construction
304/20 Dale St

304/20 Dale St
Brookvale NSW 2100
. Australia
Tel: (61 2) 8036 8580
Emaii: mail@formedgardens.com.au
Web: www.formedgardens.com.au
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Project: 14 LALCHERE ST NORTH CURL CURL STREET ELEVATION

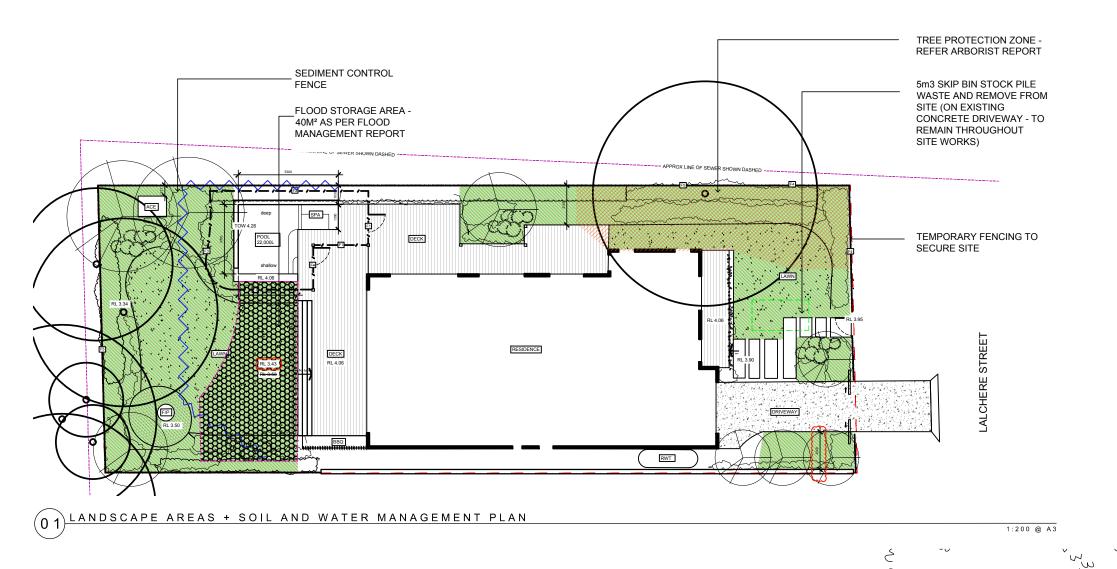
Sheet 5 of 6

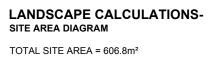
DEVELOPMENT APPLICATION

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REQUIRED MINIMUM LANDSCAPED AREA: $(606.8m^2 \times 40\%) = 242.7m^2$

PROPOSED SOFT LANDSCAPE AREA = <u>243m²</u>

TREE TO BE RETAINED & PROTECTED.

TEMPORARY PROTECTIVE FENCING AS SPECIFIED. EXTENT OF FENCING

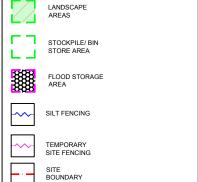
TO GO AROUND DRIPLINE

MULCH TO DEPTH OF 100MM &

MOISTURE LEVELS AT BASE OF

TREE. REFER ARBORIST REPORT.

MAINTAIN ADEQUATE SOIL



Construct sediment along contours of site. Drive 1.5m posts 0.6m into the ground. Provide uphill returns at either end. Connect geotextile to the posts in a secure

manner. Construct a trench along the upslope side of the fence for the bottom of the fabric to be buried.

Backfill the trench over the base of the fabric and compact on both sides.

6. Maintain the fence regularly to ensure efficiency.

TYPICAL 2.4M FENCE PANEL LENGTHS, CLAMPED TOGETHER TO FORM CONTINUOUS BARRIER WELDED MESH INFIL-WELDED TO RHS FRAME 2000MM RHS FRAME PLASTIC, CONCRETE FILLED SHOES TO STABILISE

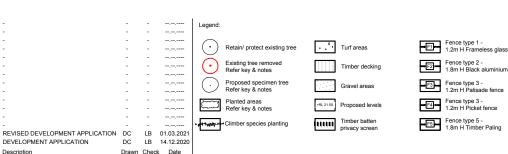
> TREE PROTECTION ZONE (0.4)

DRIP LINE OF TREE

(02) SEDIMENT FENCE DETAIL

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(0 3) TEMPORARY SITE FENCING DETAIL

1:100 @A3

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LANDSCAPE AREAS SOIL AND WATER MANAGEMENT PLAN DEVELOPMENT APPLICATION

Job Number FG 120 835 006

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