





Landscape Area Calculations

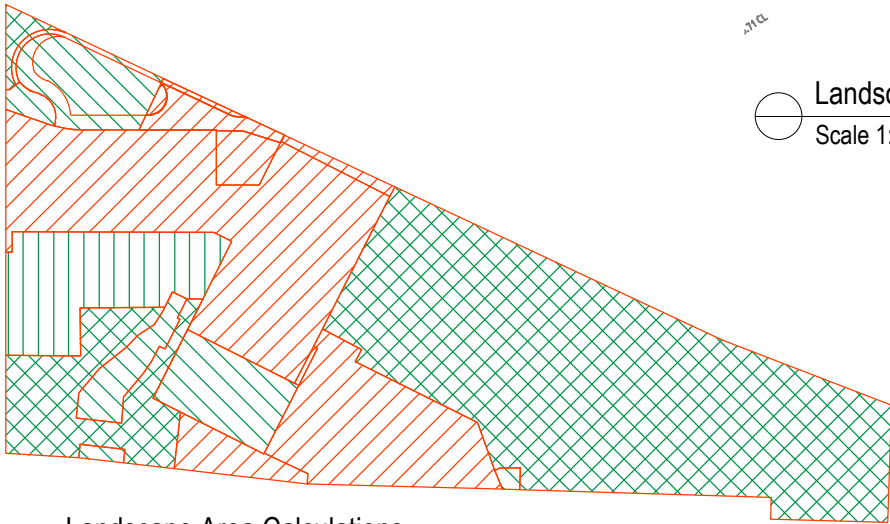
Total Open Space Area (OS3) requires 55% of site area to be Open Space with 35% of that Open Space to be Landscape Area.

Site Area:	682.20m ²	
Open Space required:	375.21m ²	55%
Open Space existing:	450.60m ²	66.05%
Open Space proposed:	450.60m ²	66.05%
Above ground open space max.:	112.65m ²	25% of 450.60m ²
Above ground open space:	53.04m ²	11.77%
Pool component of open space max.:	135.18m ²	30%
Pool component of open space:	17.94m ²	0.04%

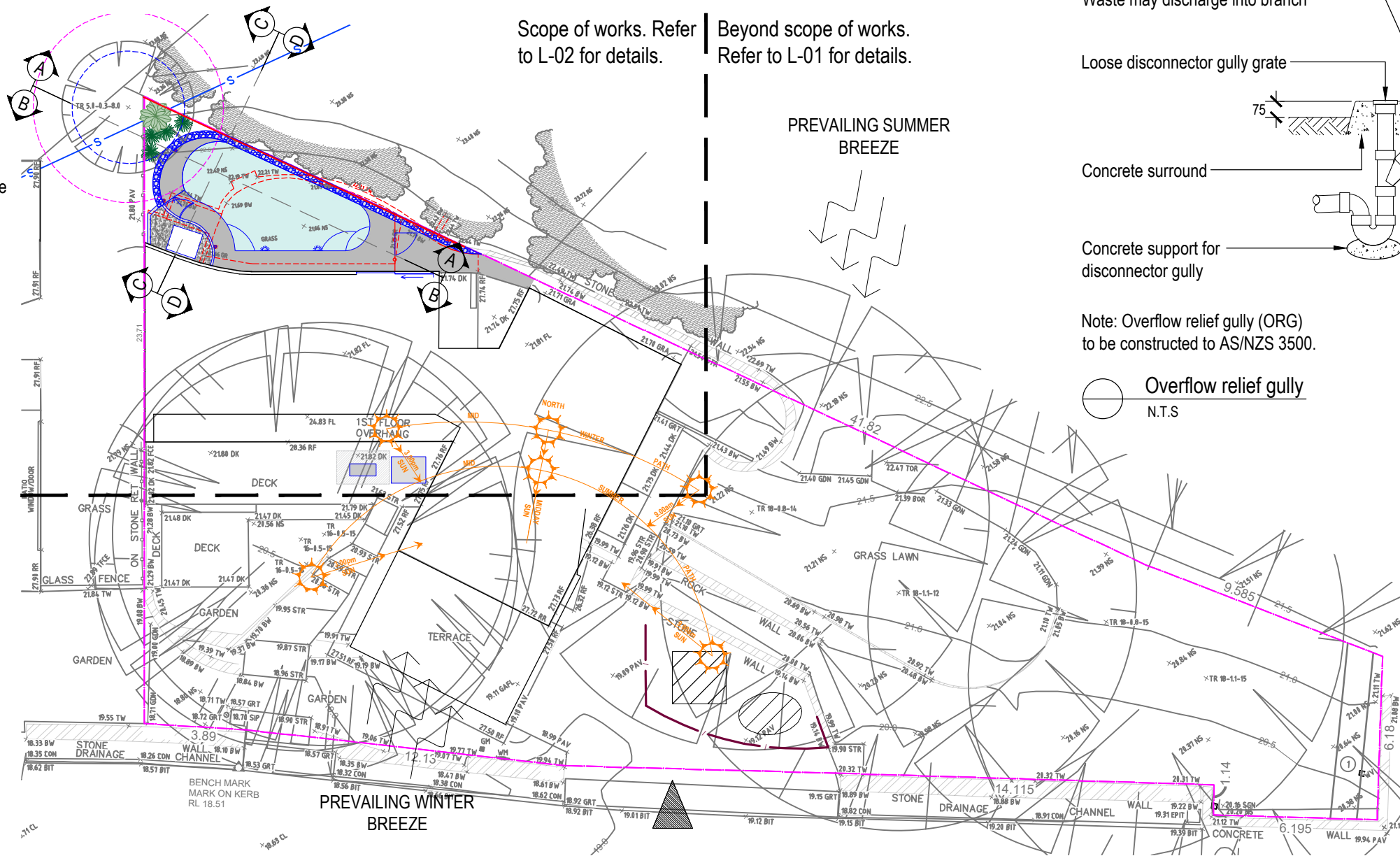
Landscape Area required:	131.32m ²	35% of 375.21m ²
Landscape Area existing:	332.67m ²	73.83%
Landscape Area proposed:	323.50m ²	71.79%

Landscape Area Calculations Legend

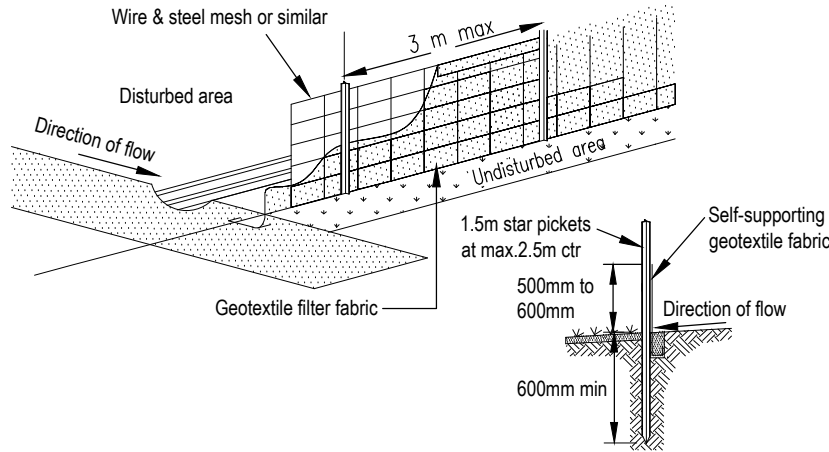
	Excluded from Open Space Area
	Open Space Area
	Above ground Open Space Area
	Landscape Area



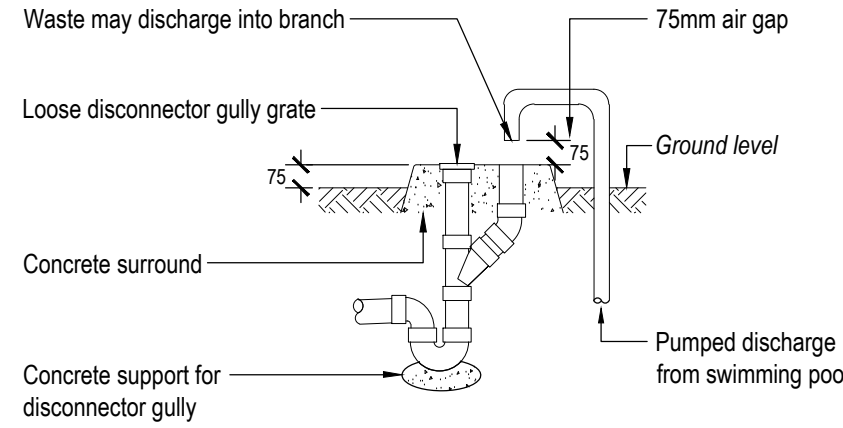
Landscape Area Calculations
Scale 1:400



Landscape Site Plan
Scale 1:200










Sediment fence detail
N.T.S



Note: Overflow relief gully (ORG) to be constructed to AS/NZS 3500.

Overflow relief gully
N.T.S

Site Analysis Legend

	Site vehicle entry
	Prevailing wind
	Materials storage area during construction phase
	Waste storage area during construction phase
	Sediment control device during construction phase
	Existing tree to be retained. TPZ & SRZ shown dashed
	Proposed 'hard' works shown blue

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.

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Harrison's Landscaping.
- 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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Client:

Sar Residence

Site Address: 20 Spring Cove Avenue,
Manly

Drawing Title:

Site Plan / Site Analysis /
Sedimentation Control Plan

Drawn by:
Sam Snaith
AILDM # 1229

Project Number:
21968

Scale:
As shown @ A3

Sheet Number:
L-01 of 5

Rev:

A

Date:

11/11/2022

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JH

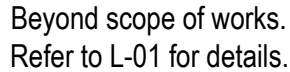


* Denotes species suitable for habitat planting for long-nosed bandicoot as described in Manly DCP Section 3.3.1(a): Landscape Character paragraph 5.4.2.

† Denotes species selected from Northern Beaches Council Native Planting Guide - Manly Ward.

‡ Denotes species selected from Coastal Escarpment Littoral Rainforest plant Community as found within the Native Vegetation of the Sydney Metropolitan Area - Vegetation Community Profiles publication.

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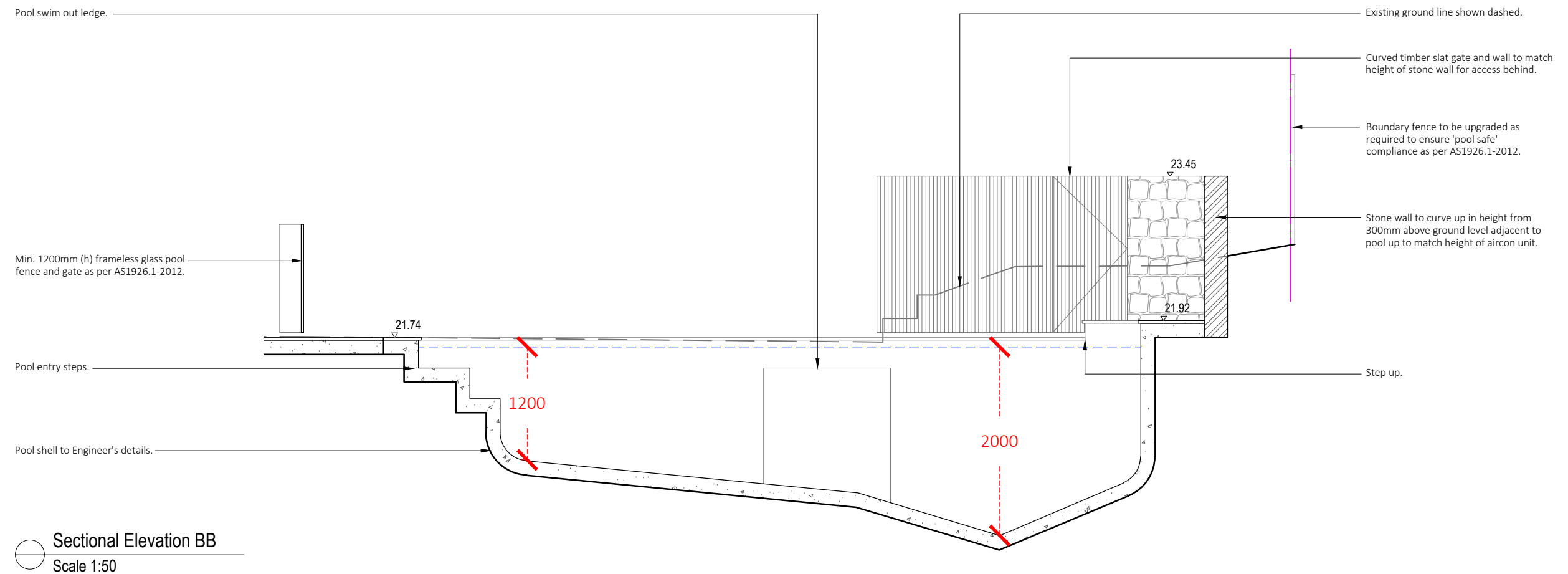
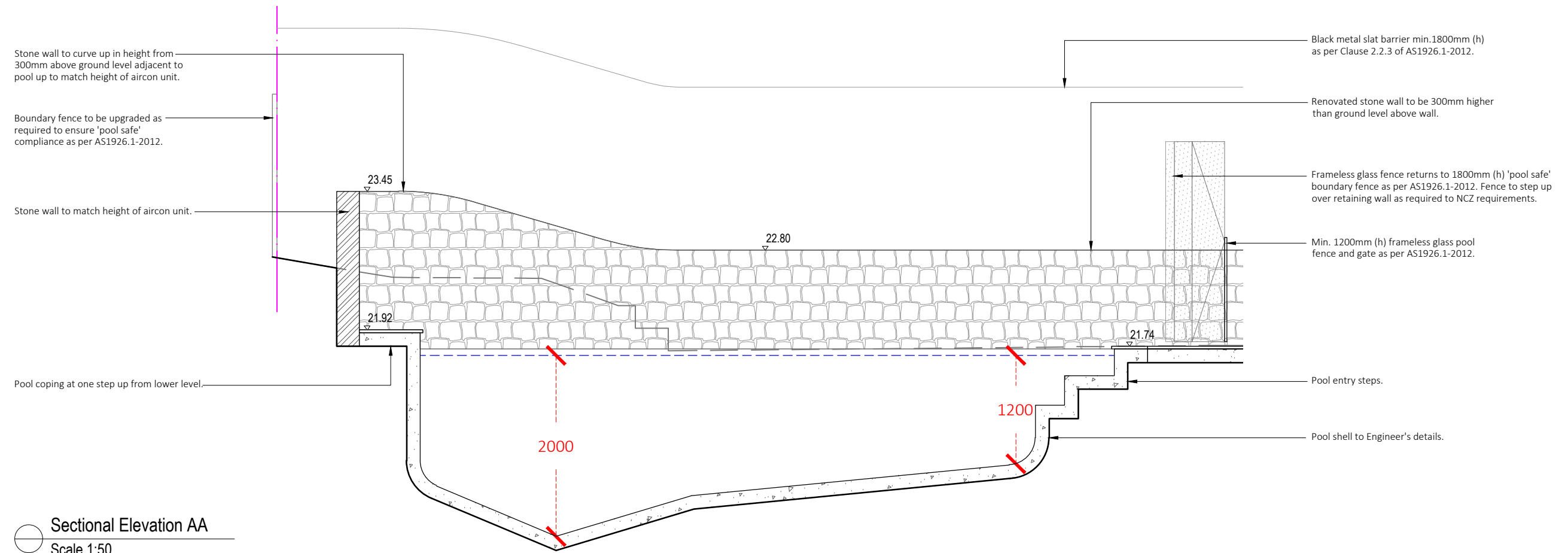


Note: $\textcircled{+0.00}$ Denotes difference between design levels & existing ground levels

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Client:

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Site Address: 20 Spring Cove Avenue,
Manly

Drawing Title:

Sectional Elevations

Drawn by:
Sam Snaith
AILDM # 1229

Project Number:
21968

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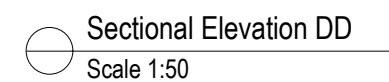
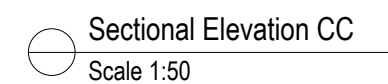
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LANDSCAPE SPECIFICATION NOTES

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.

PROTECTION OF EXISTING TREES:

All tree protection is to be undertaken in accordance with the guidelines provided in AS4970-2009

Protection of trees on development sites.

Prior to construction, the builder shall erect tree protection fencing for each protected tree. Tree protection fencing setbacks are to be determined by multiplying the diameter at breast height by twelve (12).

Fencing is to consist of Chain wire mesh panels at least 1.8m in height, anchored with concrete feet.

Signage stating “Tree Protection Zone – No Access” is to be displayed on the fencing.

According to AS 4970-2009, activities excluded from the TPZ include but are not limited to;

- machine excavation including trenching
- excavation for silt fencing
- cultivation
- storage
- preparation of chemicals, including preparation of cement products
- parking of vehicles and plant and/or refuelling
- dumping of waste and/or wash down and cleaning of equipment
- soil level changes and/or placement of fill
- lighting of fires
- temporary or permanent installation of utilities and signs
- physical damage to the tree.

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

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

PLANTING

Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Crowns must contain no epicormic shoots or dieback.

Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%

All plants supplied should be consistent with the guidelines provided in AS2303-2015 Tree stock for landscape use.

STAKING

Install 2 x 1800mm 40x40 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.

IRRIGATION SYSTEM

New dripline 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

Quality system: AS 4454

All planting area impacted by building works to receive 50-75mm of garden Mulch, Hort-Bark, 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

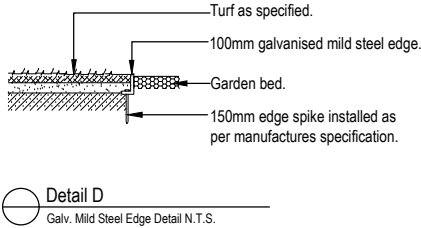
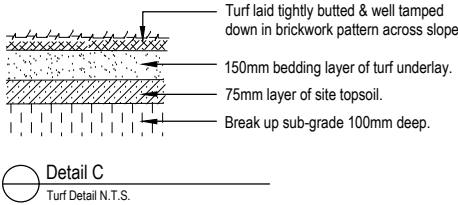
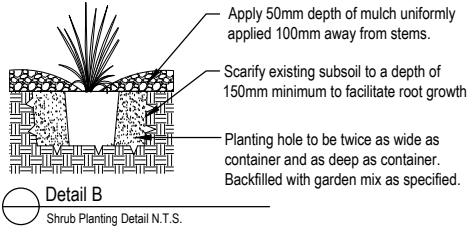
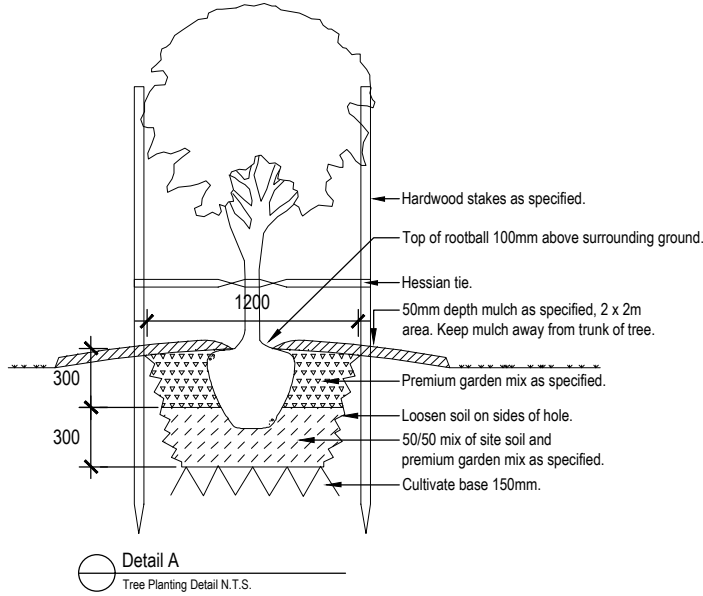
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

STEPPING STONES

Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish flush with adjoining levels. Fill gaps with groundcover plants 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.



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Client:
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Site Address: **20 Spring Cove Avenue,
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Drawing Title:
Landscape Specification & Details
Drawn by: **Sam Snaith**
AILDM # 1229
Project Number: **21968**
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