

Landscape Area Calculations

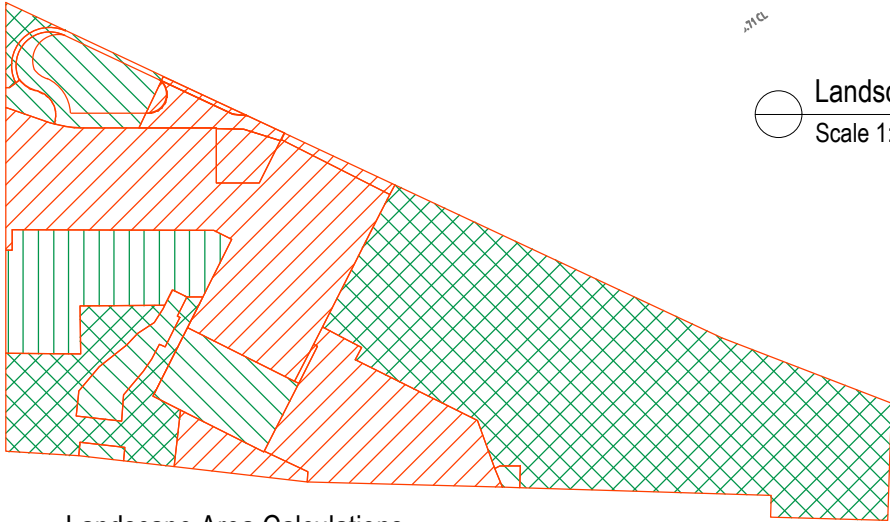
Total Open Space Area (OS3) requires 55% of site area to be Open Space with 35% of that Open Space to be Landscape Area.

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%

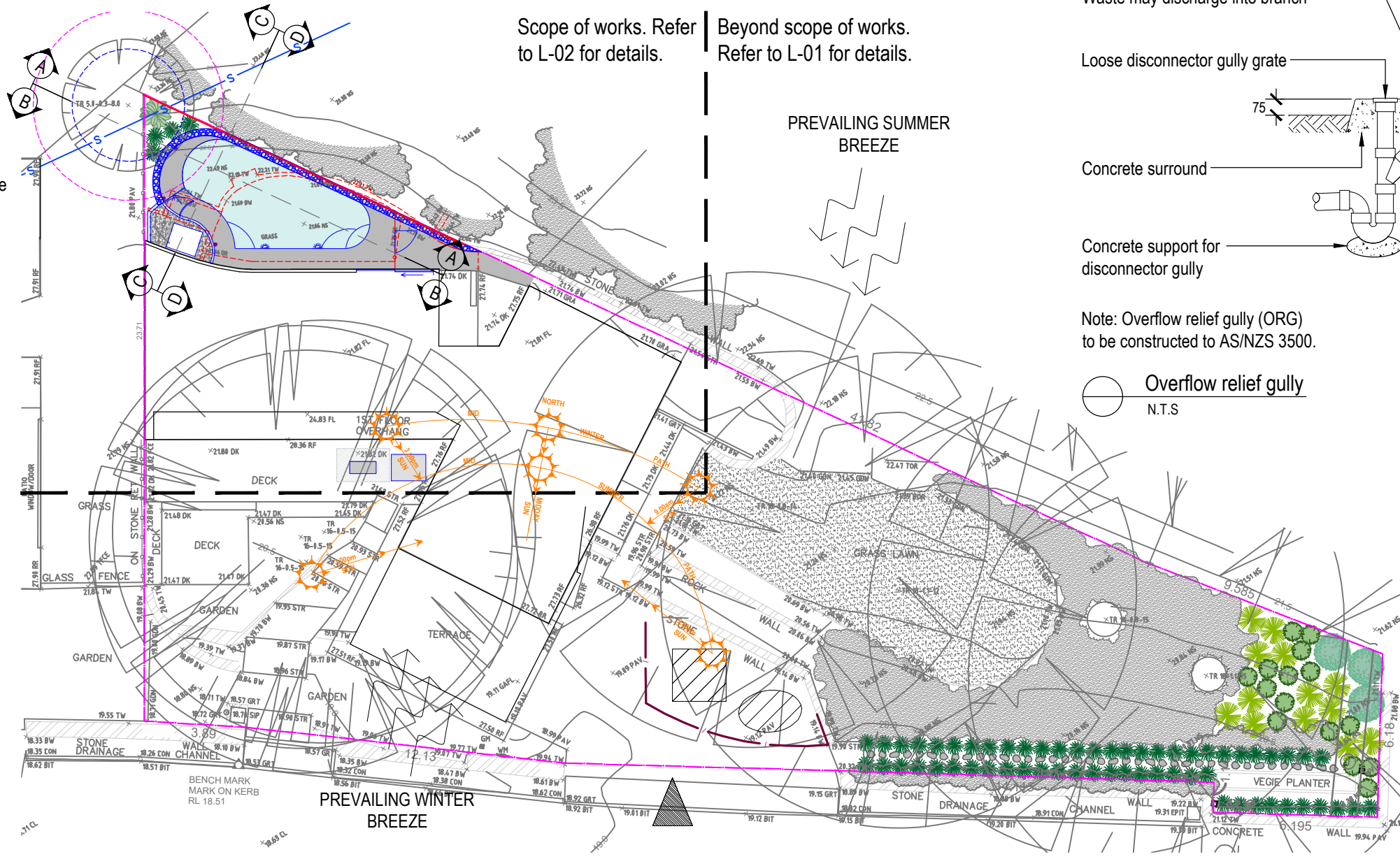
Landscape Area required:	131.32m ²	35% of 375.21m ²
Landscape Area existing:	332.67m ²	73.83%
Landscape Area proposed:	323.50m ²	71.79%

Landscape Area Calculations Legend

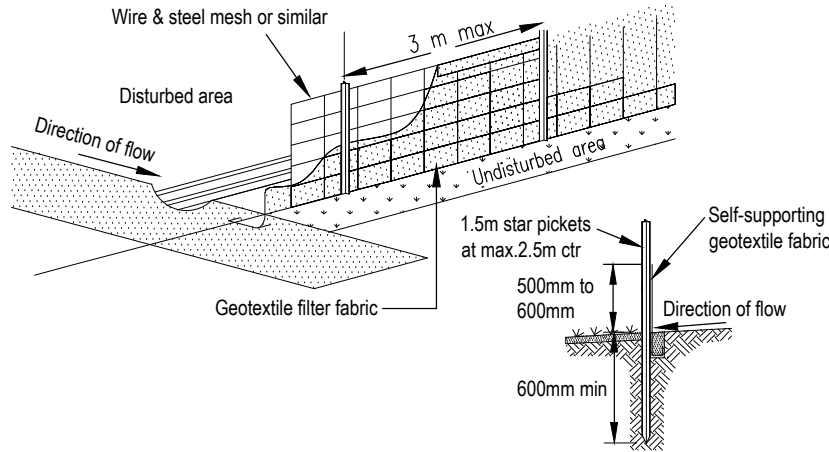
	Excluded from Open Space Area
	Open Space Area
	Above ground Open Space Area
	Landscape Area



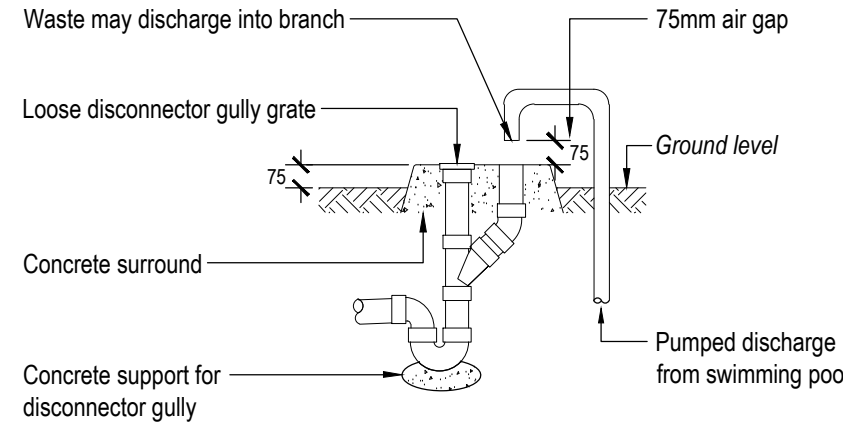
Landscape Area Calculations
Scale 1:400



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.
- Copyright Harrison's Landscaping 2022.



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Client:

Sar Residence

Site Address: 20 Spring Cove Avenue,
Manly

Drawing Title:

Notification Plan

Drawn by:
Sam Snaith
AILD # 1229

Project Number:
21968

Scale:
NTS @ A4

Sheet Number:
L-01 of 2

Rev:

Date:

Issue:

Checked:

A

11/11/2022

DA Issue

JH

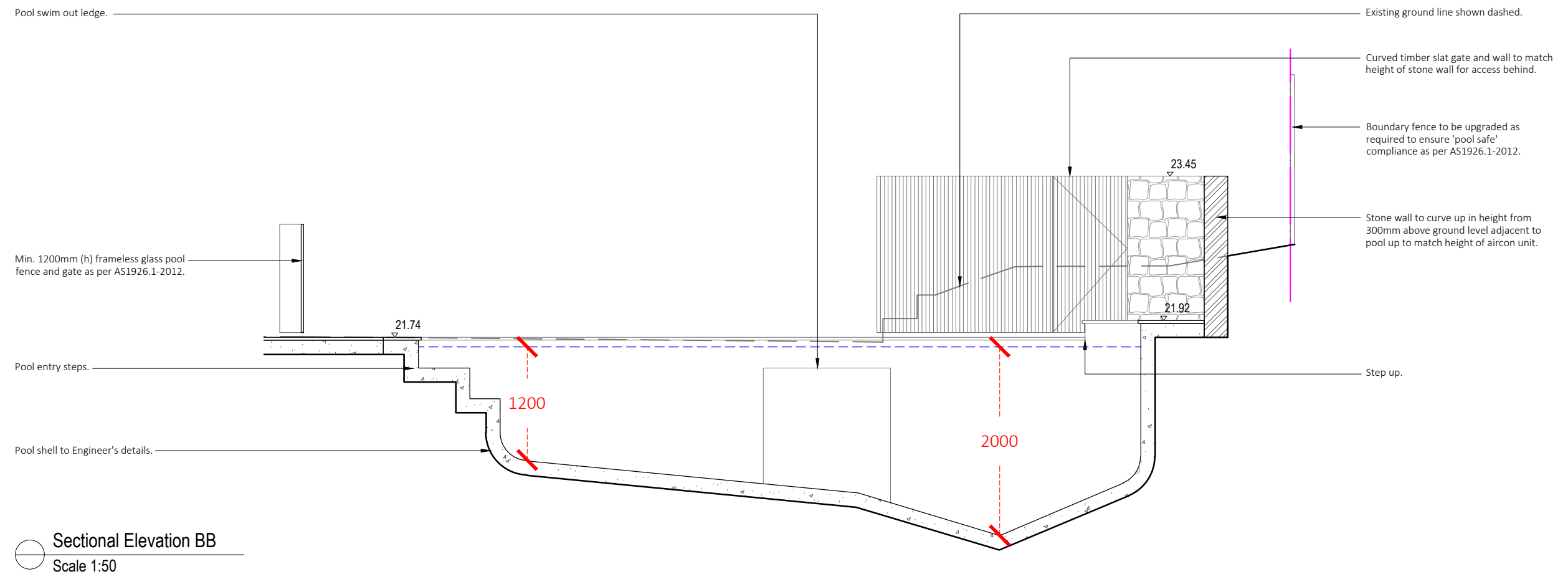
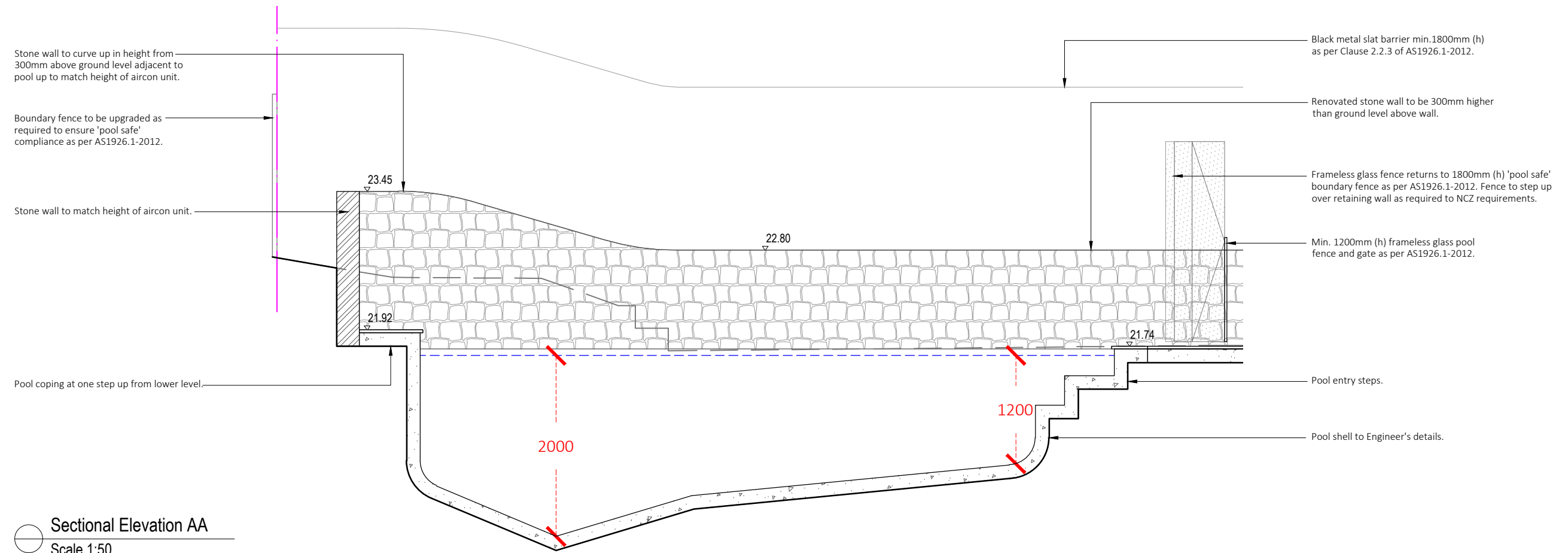
B

25/05/2023

Amended DA Issue

JH





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Client:

Sar Residence

Site Address: 20 Spring Cove Avenue,
Manly

Drawing Title:

Notification Sectional Elevations

Drawn by:
Sam Snaith
AILDM # 1229

Project Number:
21968

Scale:
NTS @ A4

Sheet Number:
L-02 of 2

Rev:

Date:

Issue:

Checked:

A

11/11/2022

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