

NSW, 2093

<u>SHEET NO.</u>	<u>DRAWING TITLE</u>	<u>SCALE</u>	<u>PAGE NO.</u>
L_100	COVERSHEET, SITE PLAN & AREA CALCULATIONS	1:200	1
L_200	SEDIMENT EROSION, WASTE MGMT & DEMOLITION	1:200	2
L_300	LANDSCAPE DETAIL PLAN	1:100	3
L_400	LANDSCAPE SECTIONS	1:100	4
L_500	LANDSCAPE DETAILS GENERAL	AS SHOWN	6
L_600	LANDSCAPE SPECIFICATION GENERAL	AS SHOWN	7

TOTAL PROPOSED PRIVATE OPEN SPACE = 19m²

 LANDSCAPE AREA

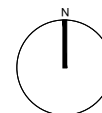
 PRIVATE OPEN SPACE (POS)



02 AREA CALCULATIONS/ SITE PLAN
100 SCALE: 1:200@A3

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Architect for confirmation.	A DEVELOPMENT APPLICATION	TC	TC	27.12.2024
Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape	Issue Description	Drawn	Check	Date



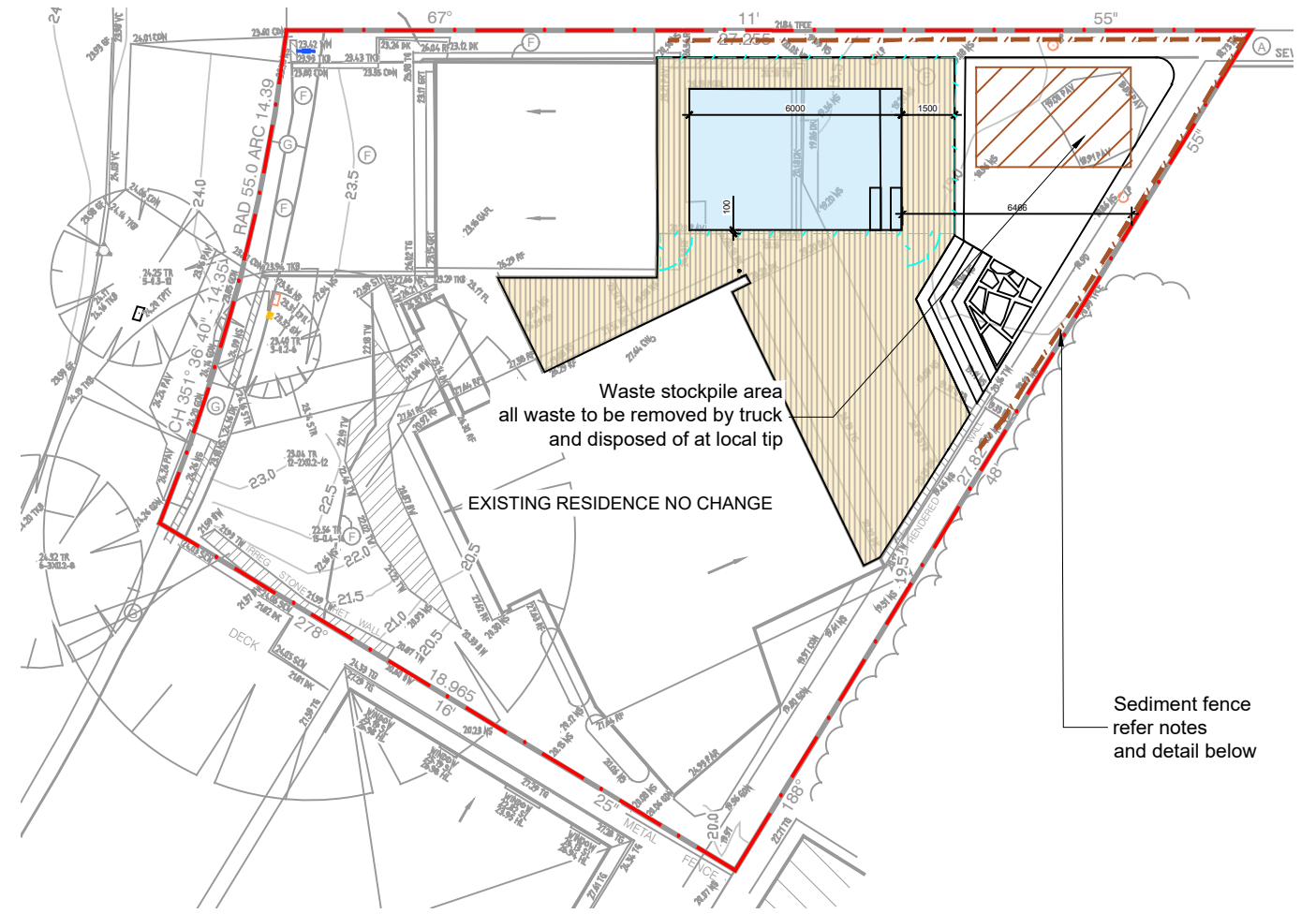
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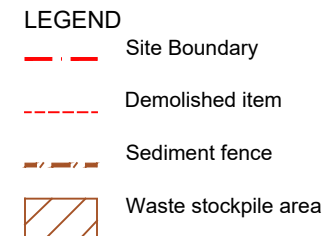
Alluvial Studio
ABN 34 483 172 699

Project:
21a CONDOVER STREET
NORTH BALGOWLAH
NSW 2093

Drawing Name:	COVERSHEET, SITE PLAN & AREA CALCULATIONS Sheet 1 of 6
DEVELOPMENT APPLICATION	
Scale: 1:200 @ A3	
Job Number: A 24 005	Drawing Number: L 100 Rev: A



02 SEDIMENT EROSION CONTROL & WASTE MANAGEMENT
200 SCALE: 1:200@A3

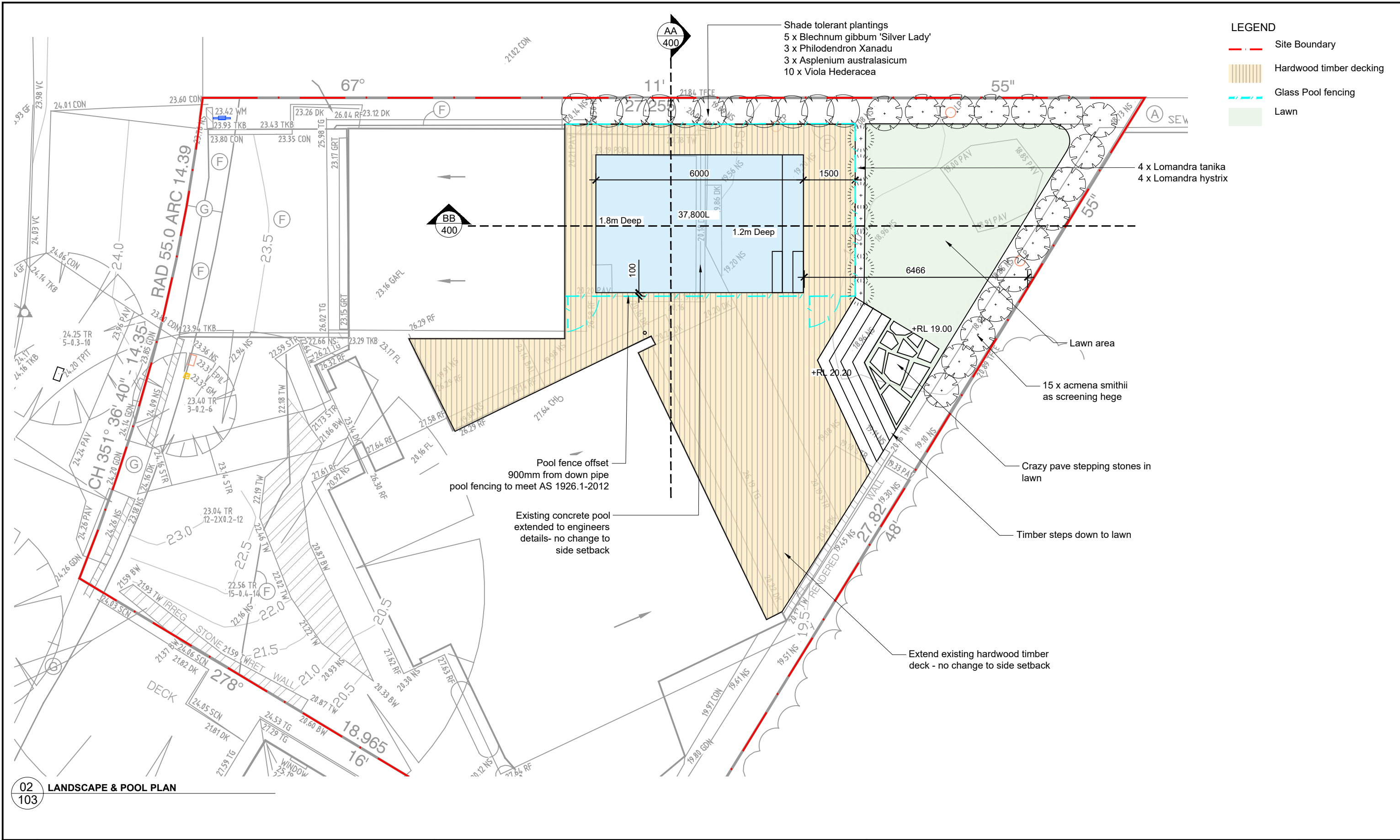
[illegible]

A circle with a vertical line segment extending from the center to the top edge. The letter 'N' is placed above the line segment.

Drawing Name:	
SEDIMENT & EROSION & DEMOLITION PLAN	
Sheet 2 of 6	

DEVELOPMENT APPLICATION	
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Scale: 1:200 @ A3		
Job Number:	Drawing Number:	Rev:
A 24 005	L 200	A



02
103

LANDSCAPE & POOL PLAN

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Issue	Description	Drawn	Check	Date
A	DEVELOPMENT APPLICATION	TC	TC	27.12.2024

Key Plan:

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Alluvial Studio
ABN 34 483 172 699

Client:
EMREN AND EBONY KARA

Project:
**21a CONDOVER STREET
NORTH BALGOWLAH
NSW 2093**

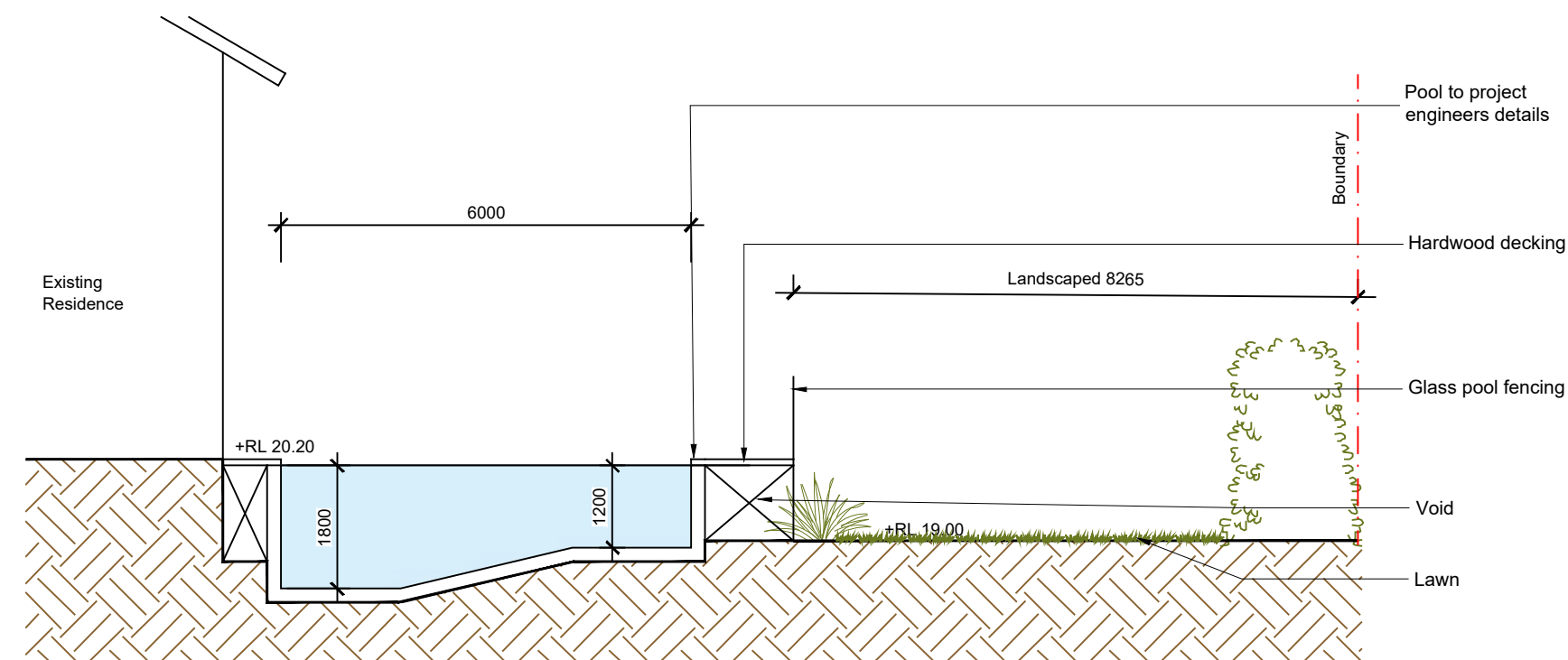
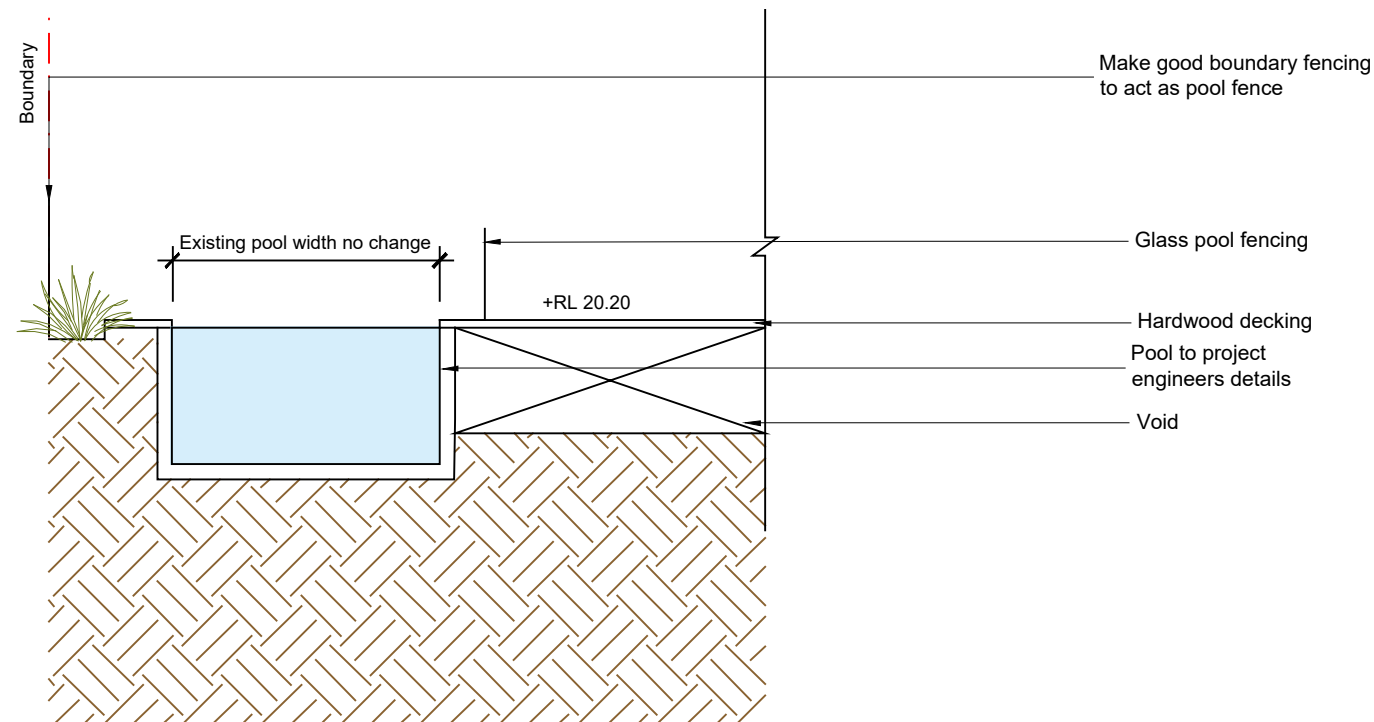
Drawing Name:
**LANDSCAPE & POOL
PLAN**

Scale: 1:100 @ A3

Job Number: A 23 035

Drawing Number: L 300

Rev: A

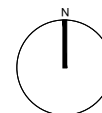


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[illegible]

Key Plan:



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Client:

Client: **EMREN AND EBONY KARA**

Drawing Name:

SECTIONS

Sheet 4 of 6

Project:

21a CONDOVER STREET
NORTH BALGOWLAH
NSW 2093

DEVELOPMENT APPLICATION

Scale: 1:100 @ A3



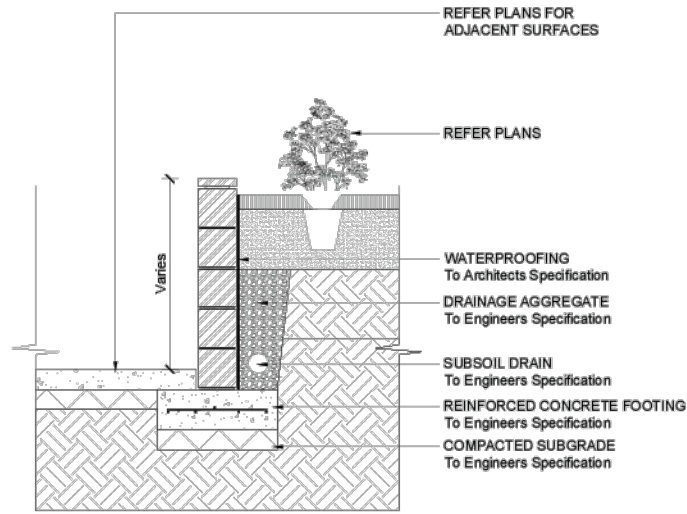
Job Number:

A 24 004

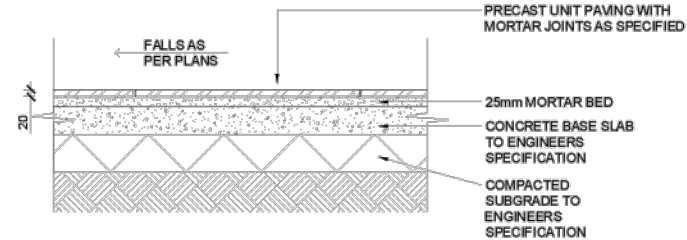
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Drawing Number:

L 400

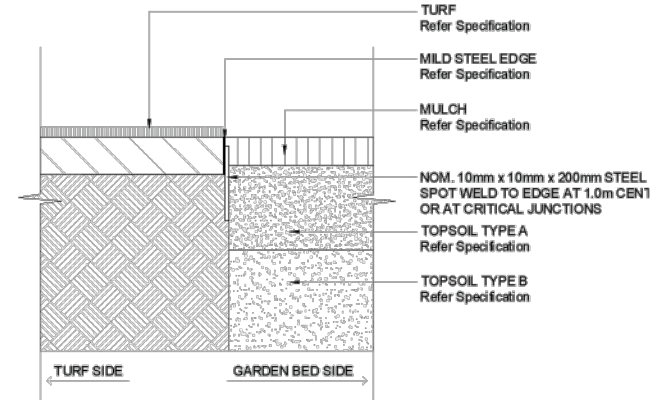
3m
Rev:



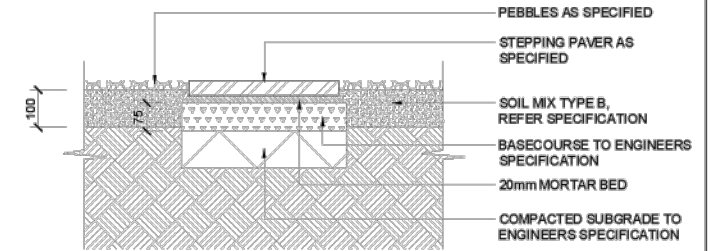
05 BLOCKWORK RETAINING WALL
502 SCALE 1:20



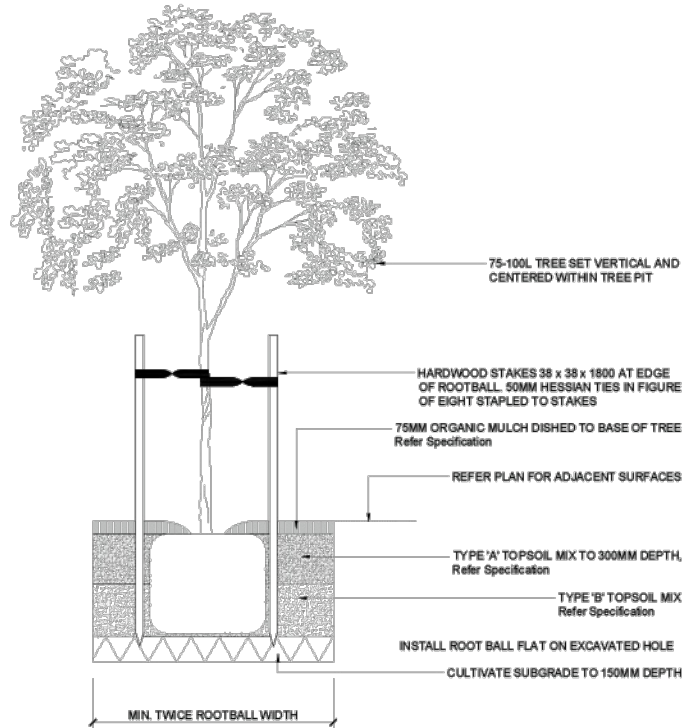
02 PAVING TYPE P1 ON GRADE
501 SCALE 1:10



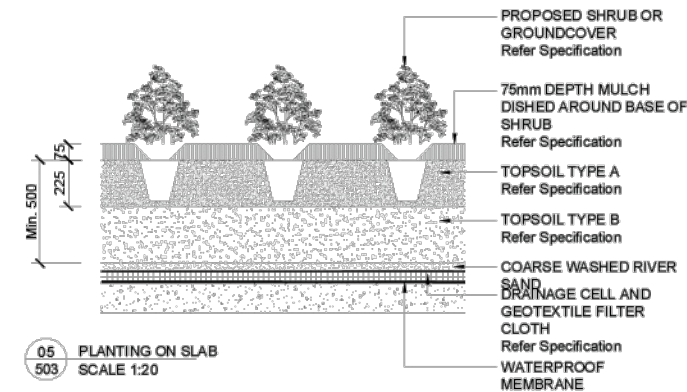
02 TYPICAL MILD STEEL EDGE
502 SCALE 1:10



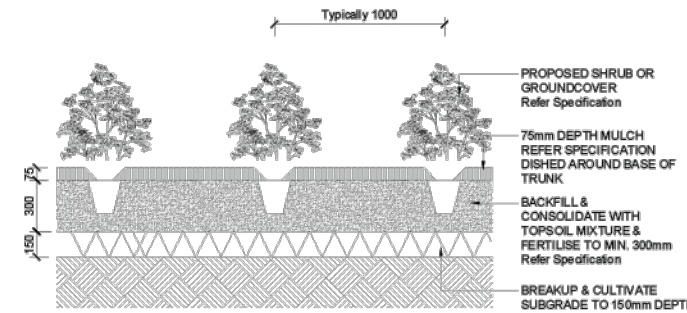
03 STEPPING PAVER IN ON GRADE
501 SCALE 1:10



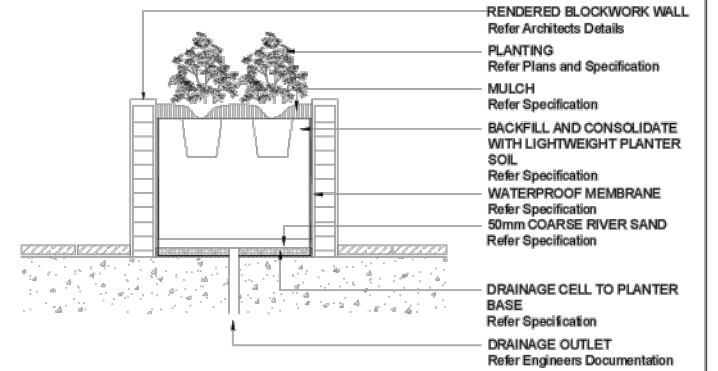
07 TREE PLANTING 75-100L
503 SCALE 1:20



05 PLANTING ON SLAB
503 SCALE 1:20



04 LARGE SHRUB IN PLANTING BED
503 SCALE 1:20

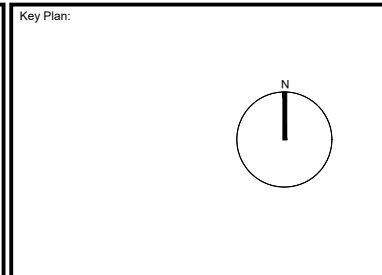


05 RAISED PLANTER ON SLAB
503 SCALE 1:20

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Issue	Description	Drawn	Check	Date
A	DEVELOPMENT APPLICATION	TC	TC	27.12.2024



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Alluvial Studio
ABN 34 483 172 699

Client:
EMREN AND EBONY KARA
Project:
**21a CONDOVER STEET
NORTH BALGOWLAH
NSW 2093**

Drawing Name:
DETAILS GENERAL
Sheet 5 of 6
DEVELOPMENT APPLICATION
Scale: 1:100 @ A3
Job Number: A 24 004
Drawing Number: L 500
Rev: A

1.0 General
Alluvial has not been engaged for construction drawings.
All landscape works are to be carried out by a qualified Landscape tradespersons with the appropriate skill set and accreditation.
Any changes to the required works are to be approved by the Project Landscape Architect.

2.0 SOILS

All plantings on grade are to be a mix of cultivated site soils and imported native mix

3.0 DRAINAGE TO PLANTERBOXES

Supply and install drainage provisions behind all planter walls. The Landscape Contractor shall check the waterproofing is installed as per manufacturers recommendations. and notify of any breaks or inadequacies prior to installation.

Supply and install polypropylene cellular drainage cell complete with continuous geotextile filter fabric liner to back of all planterbox walls and floors, in accordance with manufacturer's instructions and details. Drainage cell and filter fabric shall extend across up planter walls to the underside of the mulch layer. Geotextile filter fabric is to be installed over all drainage cell material. Allow to tape the fabric over the top of the planter walls to ensure soil mix does not escape into drainage outlets/holes.

4.0 MULCHING

All planting areas, unless otherwise specified, to be mulched with a coarse and open mulch to 75mm depth with catchments dish to be left around base of all plants. Mulch to be composted bark and wood waste, free from any diseased or noxious plant material equivalent to 'Forest Fines' from Australian Native Landscapes.

5.0 PLANTS

Supply all plants in accordance with the landscape 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
- Trees, unless required to be multi-stemmed. shall have a single leading shoot

6.0 CONCRETE PATHS/WALLING

All new concrete paths are to have 1% fall to adjacent garden beds. All new paths to comply with non-slip requirements as per AS 4586 Walling/paths to have expansion joints installed at appropriate intervals to prevent cracking as per AS 3600 concrete structures

Reinforcing and strength of concrete to comply with AS 3600
Final path/walling structures is to be checked and approved by
an engineer

7.0 STEEL
All steel should be of appropriate strength and comply with AS 4100

8.0 STEEL EDGING

Install steel strip edging at interface between all turf and planted areas

Material: 100 x 4mm Galvanised flat bar.

Fixings: 300 x 10mm0 Galvanised deformed bar welded to the flat @ max. 1.0m centres and 300mm from ends.

9.0 IRRIGATION

Automatic drip irrigation watering system to be selected and installed to extend to all landscaped areas. The Landscape Contractor

is to liaise with council as necessary, to ensure that the irrigation conforms with all Sydney Water , Council and Australian Standards and Regulations. Contractor is to use collected rainwater wherever possible.

A schematic design of the proposed irrigation system is to be prepared by the contractor, showing solenoids, pipe diameters, and all drip and sprinkler attachment types (including spray/head angle), for review by the superintendent prior to installation Provide an automatic controller that provides for two week scheduling and hourly multi-cycle operation.

Programming shall be undertaken by the contractor who shall advise on the operation of the system. It shall be the contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system.

Provision of secure housing for the automatic irrigation controller to be located alongside the corresponding plan services equipment store on site and in association with the landscape contractor and location confirmed by the Hydraulic consultant.

Wiring to connect remote solenoid locations is to be provided, the controller shall be located in a dry place, protected from the weather, and all cable connections shall be made with waterproof connectors. Water supply points to be supplied by builder. Implement a review of all irrigation.

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