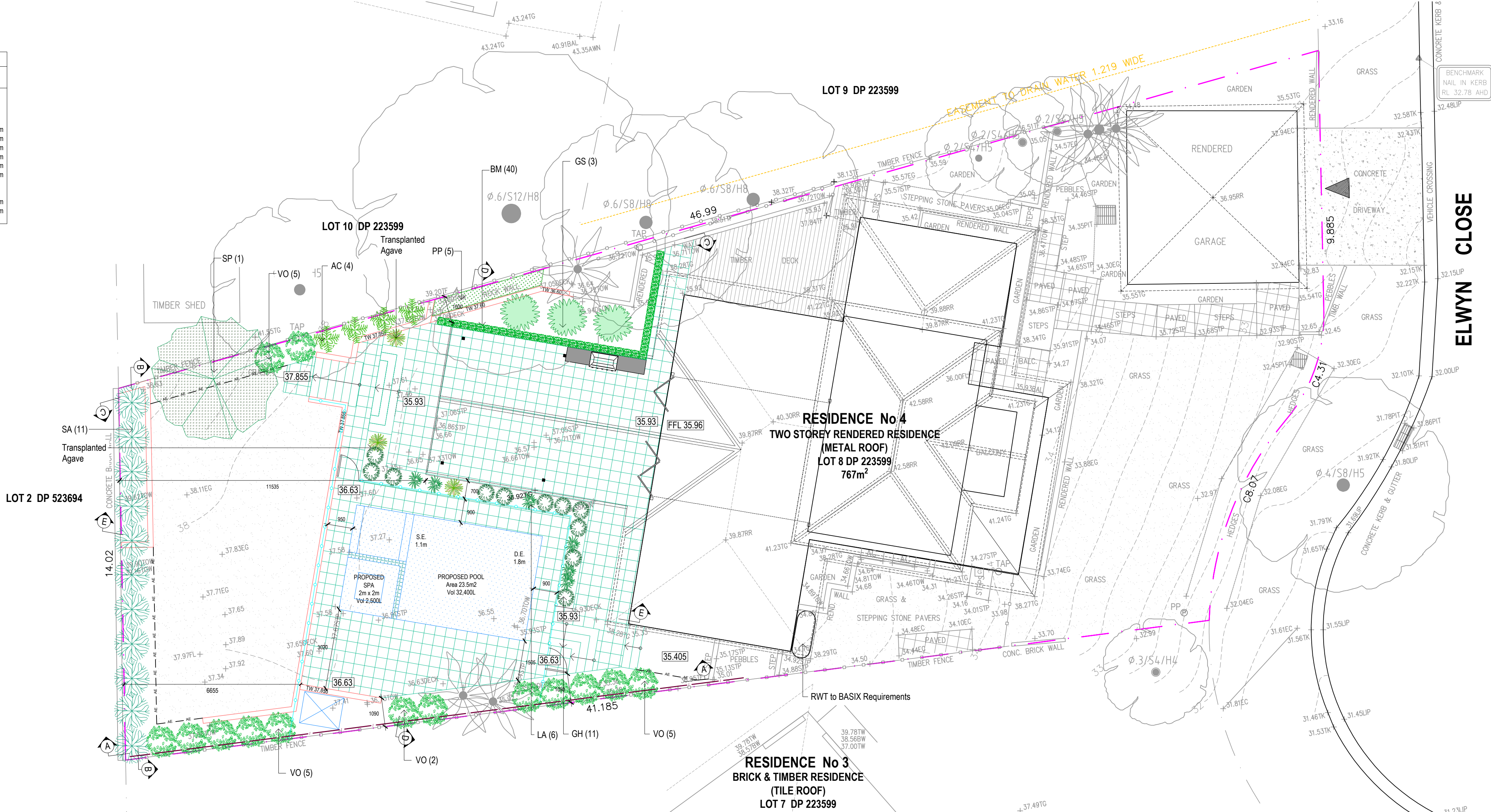


PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
SP	TREES SYZYGIVM PANICULATUM	MAGENTA LILLY PILLY	1	10m	25Ltr
AC	SHRUBS ALPINIA CAERULEA	NATIVE GINGER	4	2m	200mm
BM	BUXUS MICROPHYLLA 'FAULKNER'	DWARF JAPANESE BOX	40	0.6m	250mm
GH	GERANIUM HOMEANUM	NATIVE GERANIUM	3	0.4m	200mm
GS	GREVILLEA SERICEA	PINK SPIDER FLOWER	3	2m	200mm
SA	SYZYGIVM AUSTRALIS 'HINTERLAND GOLD'	HINTERLAND GOLD LILLY PILLY	11	4m	200mm
VO	YBURNUM ODORATISSIMUM 'DENSE FENCE'	DENSE FENCE	17	2.5m	250mm
LA	GRASSES / GROUND COVERS LOBELIA ALATA	LOBELIA	3	0.5m	140mm
PP	PANDOREA PANDORANA	WONGA WONGA VINE	5	0.2m	140mm

* trained as hedge
* local native species



BASIX REQUIREMENTS

RAINWATER TANK
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1728 LITRES ON THE SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES. THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAINWATER RUNOFF FROM AT LEAST 77 SQUARE METRES OF ROOF AREA. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A TAP LOCATED WITHIN 10 METRES OF THE EDGE OF THE POOL.

OUTDOOR SWIMMING POOL
THE SWIMMING POOL MUST BE OUTDOORS. THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 32.4 KILOLITRES. THE SWIMMING POOL MUST HAVE A POOL COVER. THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL. THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT: GAS.

OUTDOOR SPA
THE SPA MUST NOT HAVE A CAPACITY GREATER THAN 2.5 KILOLITRES. THE SPA MUST HAVE A SPA COVER. THE APPLICANT MUST INSTALL A SPA PUMP TIMER. THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE OUTDOOR SPA THAT IS PART OF THIS DEVELOPMENT: GAS.

FIXTURES AND SYSTEMS
LIGHTING - THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS.

CONSTRUCTION
INSULATION REQUIREMENTS - THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED (FLOOR(S), WALLS AND CEILINGS/ROOFS) IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW, EXCEPT THAT A) ADDITIONAL INSULATION IS NOT REQUIRED WHERE THE AREA OF NEW CONSTRUCTION IS LESS THAN 2M². B) INSULATION SPECIFIED IS NOT REQUIRED FOR PARTS OF ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS.

CONSTRUCTION - RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED
ADDITIONAL INSULATION REQUIRED - CEILING: R2.50 (UP), ROOF: NONE
OTHER SPECIFICATIONS - LIGHT (SOLAR ABSORBANCE <0.475)

GLAZING REQUIREMENTS

WINDOWS & GLAZED DOORS
THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

EACH WINDOW OR GLAZED DOOR WITH STANDARD ALUMINIUM OR TIMBER FRAMES AND SINGLE CLEAR OR TONED GLASS MAY EITHER MATCH THE DESCRIPTION, OR HAVE A U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN THAT LISTED IN THE TABLE BELOW. TOTAL SYSTEM U-VALUES AND SHGC'S MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFRC) CONDITIONS.

FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500mm ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400mm ABOVE THE SILL.

PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35.

PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50mm.

PERGOLAS WITH ADJUSTABLE SHADING MAY HAVE ADJUSTABLE BLADES OR REMOVABLE SHADE CLOTH (NOT LESS THAN 80% SHADING RATIO). ADJUSTABLE BLADES MUST OVERLAP IN PLAN VIEW.

OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT & DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOORS, AS SPECIFIED IN THE 'OVERSHADOWING' COLUMN IN THE TABLE BELOW.

WINDOW AND GLAZED DOORS GLAZING REQUIREMENTS					
Window /door no.	Orientation	Area of glass inc. frame (m²)	Overshadowing Height/Distance (m)	Shading device	Frame and glass type
W1	W	2.84	3.94	8.4	eave/verandah/pergola balcony >=900mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	W	9.45	3.94	8.4	eave/verandah/pergola balcony >=900mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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 reinstated 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:

Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained. The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm. 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. Turf Area: 'Turf Underlay', Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p. 02 9450 1444 or approved alternative.

Planting in Planter Boxes: Solmix A - 'Planter Box Mix', Solmix B - 'Washed River Sand' 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.

STAKING

Install 2 x 2400mm x 50mm x 50mm 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.

ALUMINIUM GARDEN EDGING

Supply and install Link Edge 75mm as per Landscape Plan. Compact and level the base in the required area as indicated on Landscape Plan. Half hammer spikes into pre-punched holes (approx 4 spikes every 3m length) starting from the first hole in the end of the Link Edge. Use spike washers supplied by manufacturer. Half hammer subsequent spikes in pivotal areas along the length. (Especially at points where a curve is required). Connect lengths together by using fish-plate connectors supplied by manufacturer. Check position of Link Edge is correct before hammering spikes firmly into ground.

IRRIGATION SYSTEM

New in-ground drip-line 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.

TIMBER DECK, STAIRS & BENCH SEATS

Supply and install timber deck, stairs and bench seats to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joints in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions. Supply and install 2 coats of oil. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

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.

TURFING

New turf: Sir Walter Softleaf Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

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

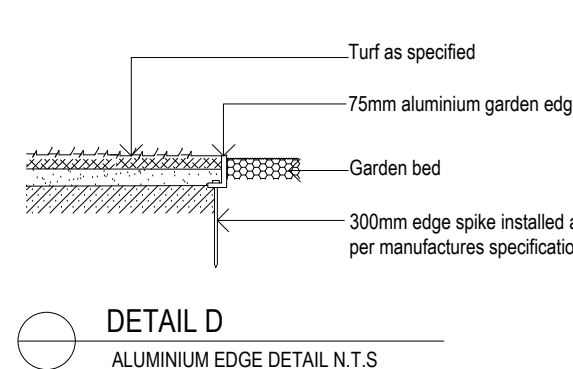
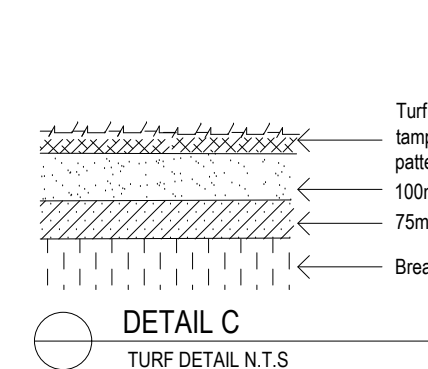
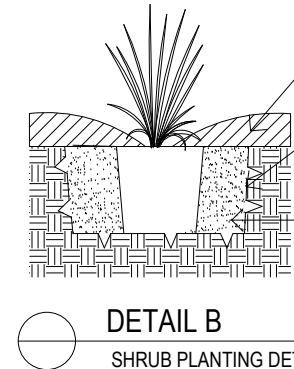
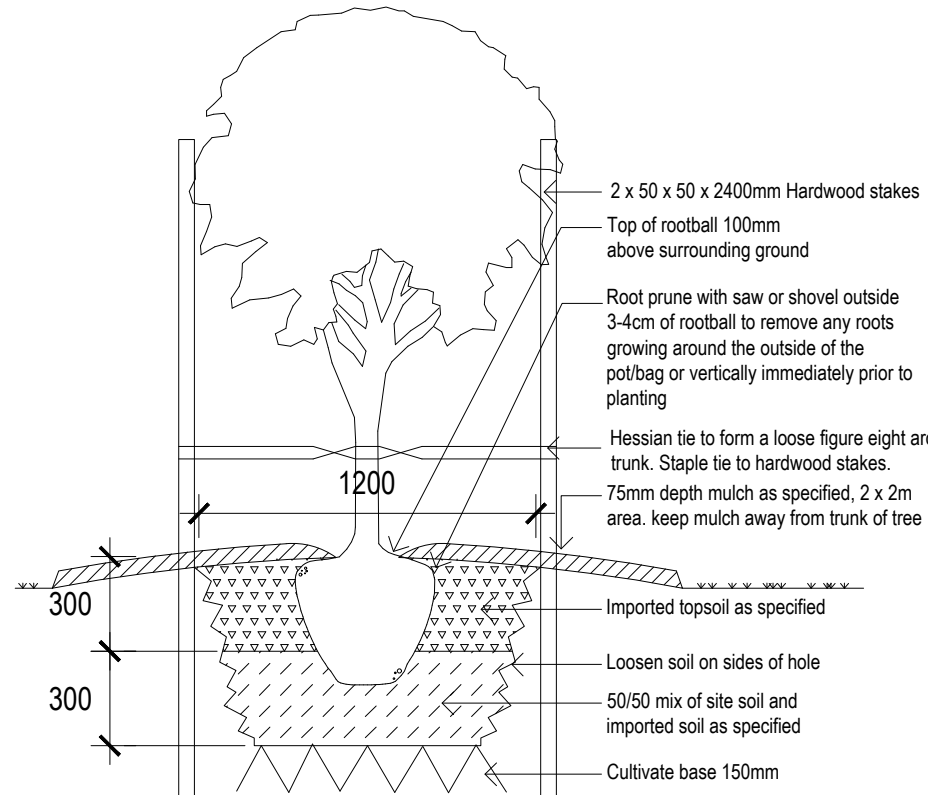
Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish 20mm above adjacent surface. Fill gaps with ??? as specified.

RETAINING WALLS & PLANTER BOXES

All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped agg. 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.

STAIRS AND BALUSTRADES

The stairs, balustrades and handrail are to comply with Part 3.9.1 and Part 3.9.2 of the BCA.



NOTES:				Checked	
- Contractors to check and verify all dimensions and all levels on site prior to any works. - Any dimensions should be immediately referred to Space Landscape Designs. - All work to comply with B.C.A. (Building Code of Australia) and relevant Australian Standards. - Dimensions designed over 1000mm. All measurements are in millimetres.				AE AE	
Rev.	Date	Issue			
A	17/02/22	Preliminary Issue			
B	23/02/22	Final Issue			

SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
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info@spacelandscape.com.au
spacelandscape.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT:
New Pool, Spa & landscaping
SITE ADDRESS:
4 Elwyn Close, MONA VALE

CLIENT: McGuinness
DRN: C.Wallace (B.Larch)
SCALE: 1:100@A1
PROJECT NO: 211573



DRAWING TITLE:
LANDSCAPE PLAN
DRAWING NO:
DA-04

Rev: B