

day 21
month 09
year 22

DRAWING NUMBER	DRAWING NAME	SCALE	REVISION
A 00	COVERPAGE		A
A 00	SURVEY		A
A 01	SITE PLAN	1:200	A
A 02	SITE ANALYSIS PLAN	1:200	A
A 03	DEMOLITION PLAN	1:100	A
A 04	EXCAVATION PLAN	1:200	A
A 05	LEVEL 1	1:100	A
A 06	SECTION A	1:100	A
A 07	EAST (TABALUM RD STREETSCAPE) ELEVATION	1:100	A
A 08	SOUTH (CUTLER RD STREETSCAPE) ELEVATION	1:100	A
A 09	WEST ELEVATION	1:100	A
A 10	NORTH ELEVATION	1:100	A
A 11	AREA CALCULATIONS	1:250	A
A 12	EXTERNAL FINISHES SCHEDULE		A
A 13	POOL DETAILS	1:100	A
A 14	EROSION AND SEDIMENT CONTROL PLAN	1:200	A

1 Tabalum Rd, Balgowlah Heights



LOCATION PLAN (NTS)

FILE: C:\Users\micha\Dropbox_Legend Design Studio\Projects\21010 - 1 Tabalum Rd, Balgowlah Heights\MOO 0219 - House Mooney Pool DA.pln

Revision A	Date 21.09.22	Revision Note Pool DA, added to approved DA 2020/0077	CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. L.D.S. IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSIONS AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWNHEREON IS RETAINED BY L.D.S. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
General Notes:			

Project:
New Dwelling

Client:
Kevin Mooney

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing:
COVERPAGE

Project #: MOO 0219

Original Sheet Size: A3

Scale @ A3:

Chkd:

Issue Type: **DA02**

Issue Date: 21/09/2022

Sheet #: **A 00**

Drawn: ML

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NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 33346 RL 75.529 A.H.D.
- 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 6) SPOT LEVELS ARE ACCURATE.
- 7) BEARINGS SHOWN ARE ON TRUE NORTH.

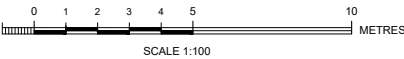
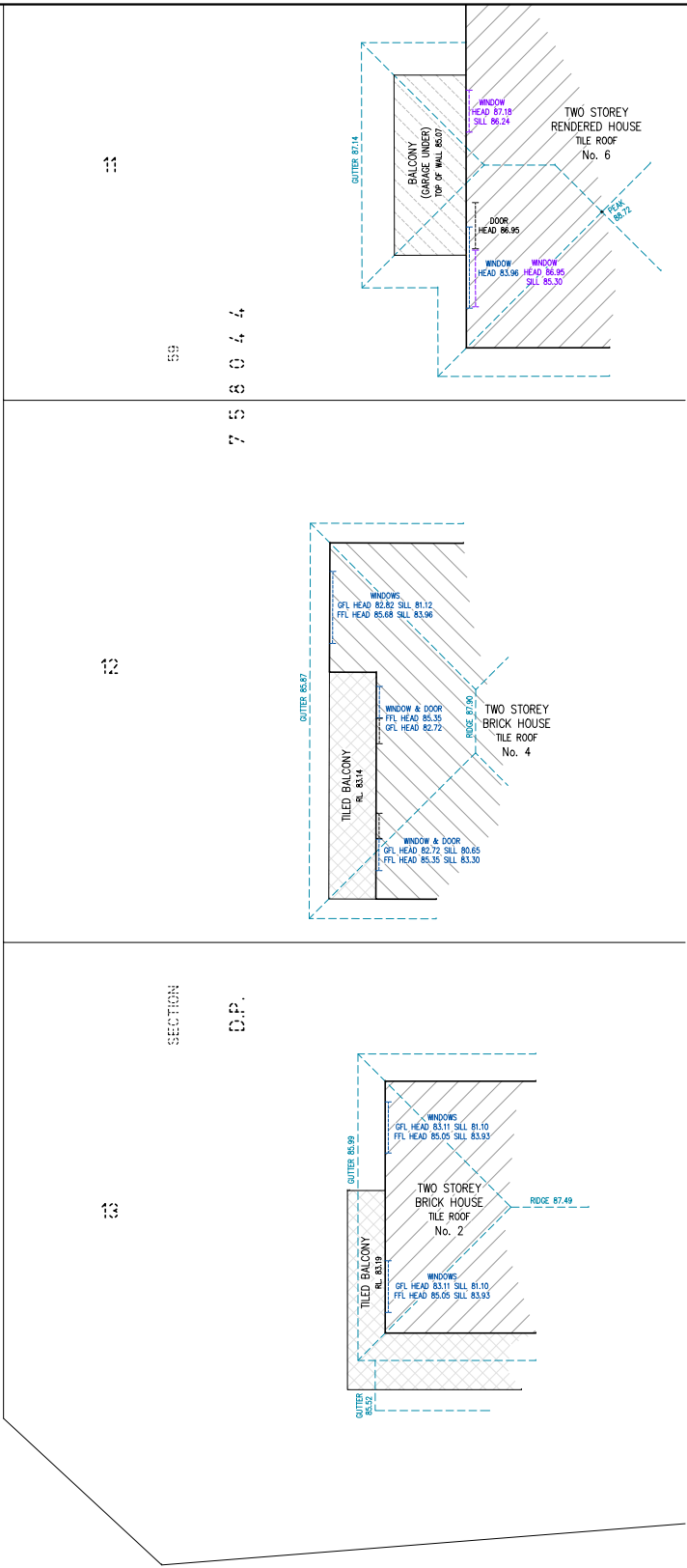
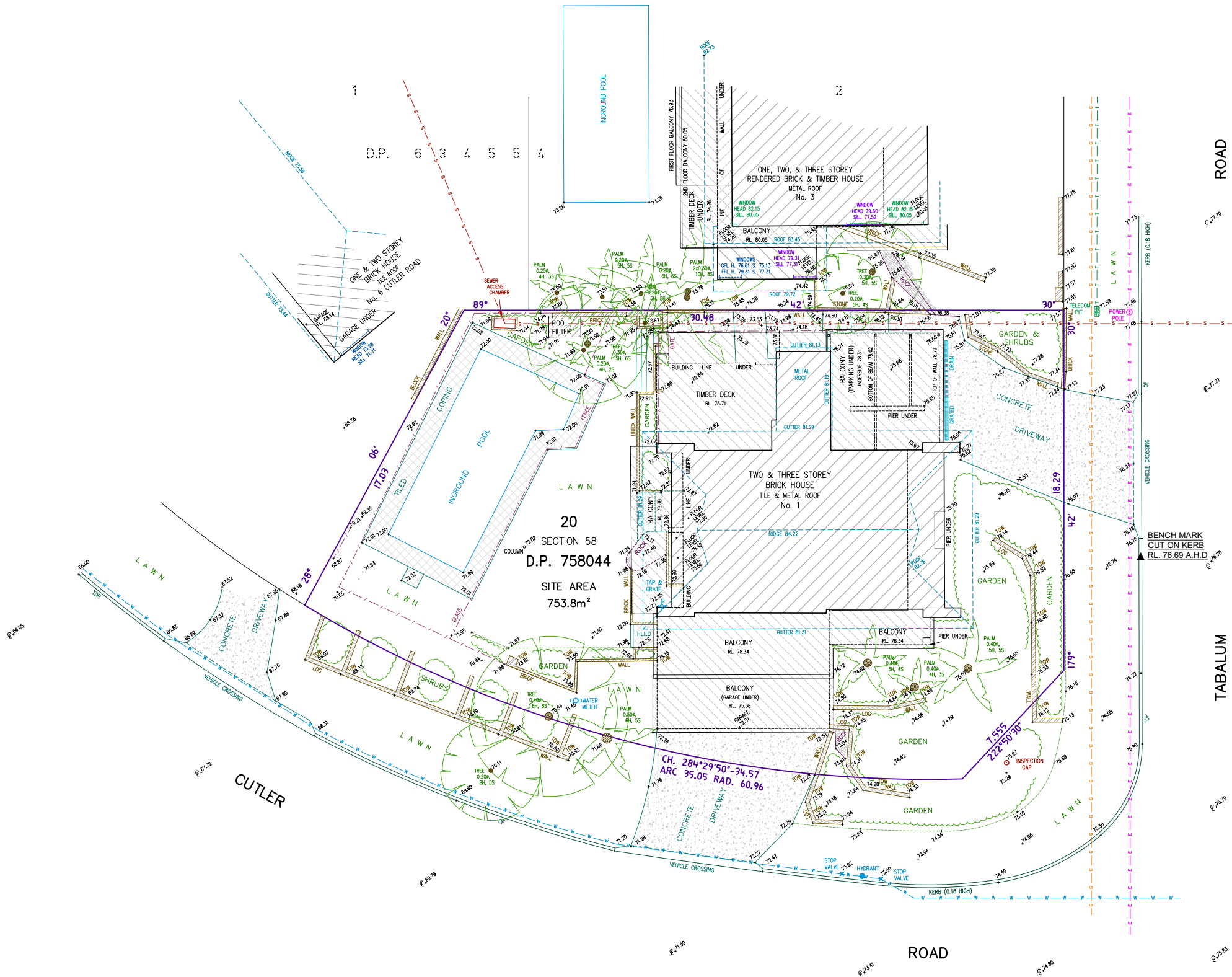


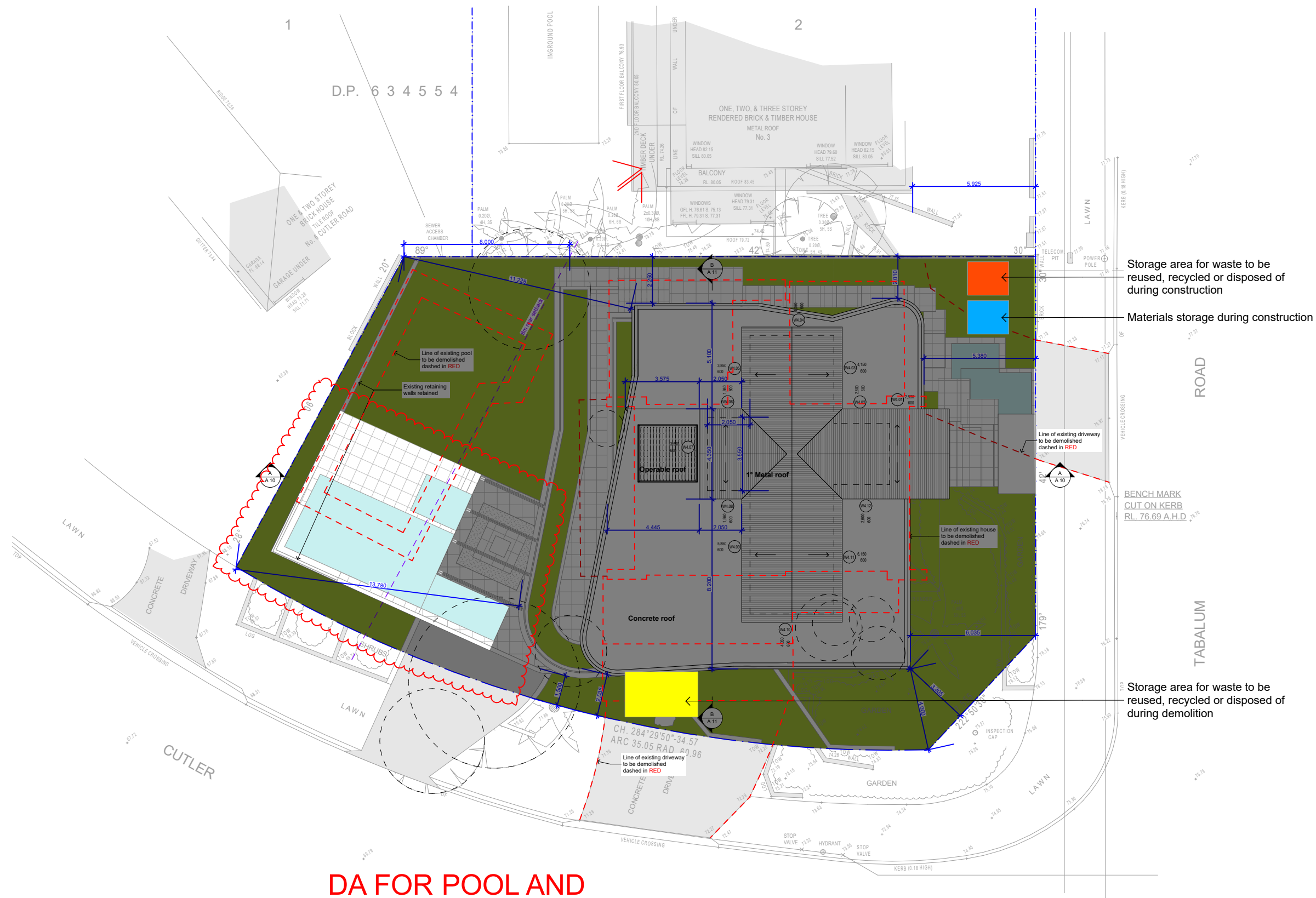
INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL. 1100





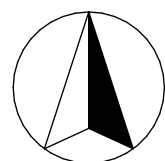
SITE PLAN
1:200

DA FOR POOL AND
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Trees to be removed or transplanted.
See accompanying arborist report

Refer to separate landscape plans
for detailed design/planting etc.

FILE: C:\Users\micha\Dropbox_Legend Design Studio\Projects\21010 - 1 Tabalum Rd, Balgowlah Heights\MOO 0219 - House Mooney Pool DA.pln



Revision	Date	Revision Note
A	21.09.22	Pool DA, added to approved DA 2020/0077
General Notes:		

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Project: **New Dwelling**

Client: **Kevin Mooney**

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **SITE PLAN**

Project #: **MOO 0219** Issue Type: **DA02**

Original Sheet Size: **A3** Issue Date: **21/09/2022**

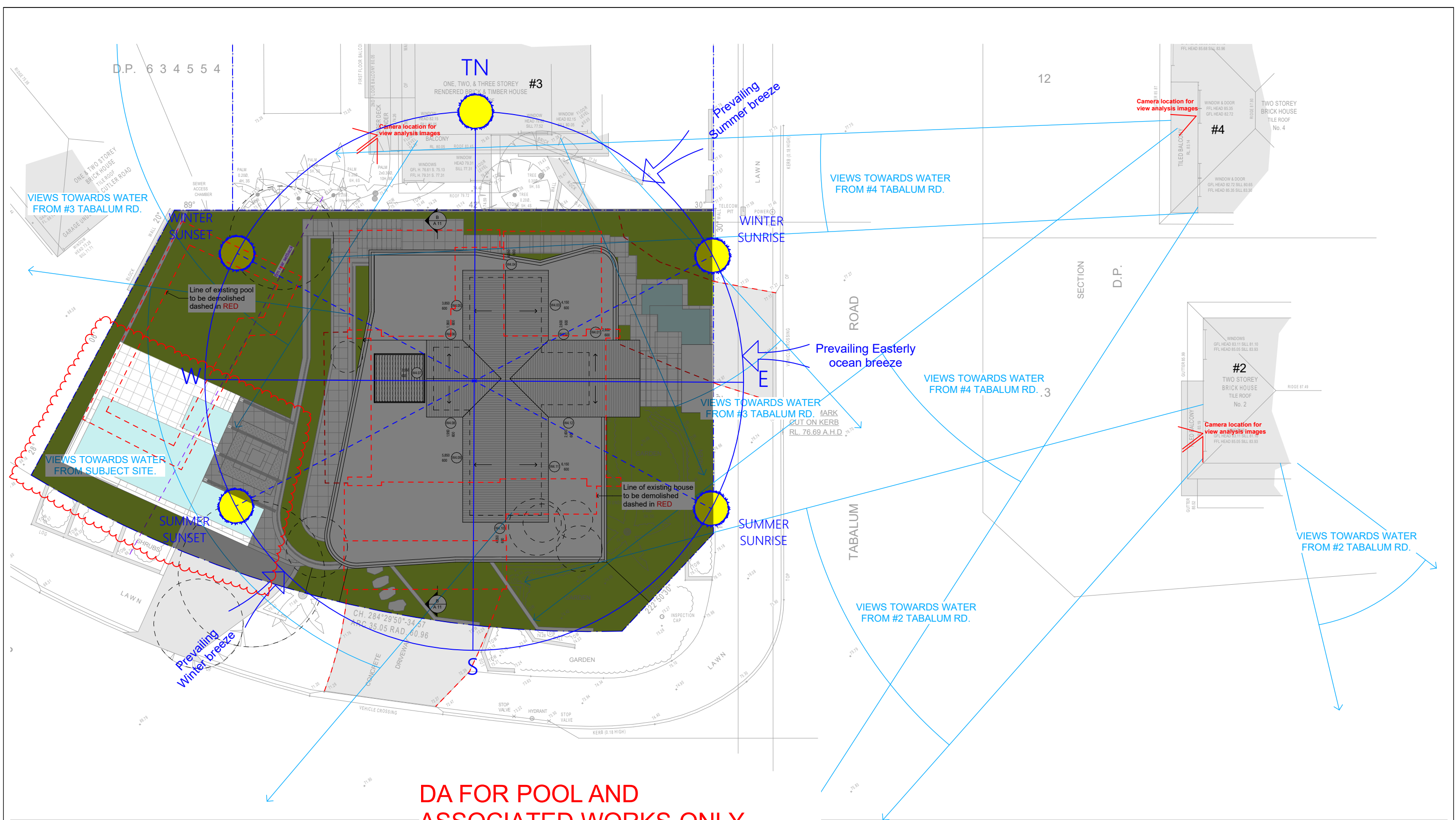
Scale @ A3: **1:200** Sheet #: **A 01**

Chkd: **ML** Drawn: **ML** Revision: **A**

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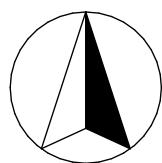
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SITE ANALYSIS PLAN
1:200

FILE: C:\Users\micha\Dropbox\Legend Design Studio\Projects\21010 - 1 Tabalum Rd, Balgowlah Heights\MOO 0219 - House Mooney Pool DA.pln



Revision	Date	Revision Note
A	21.09.22	Pool DA, added to approved DA 2020/0077

General Notes:

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Client: **Kevin Mooney**

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

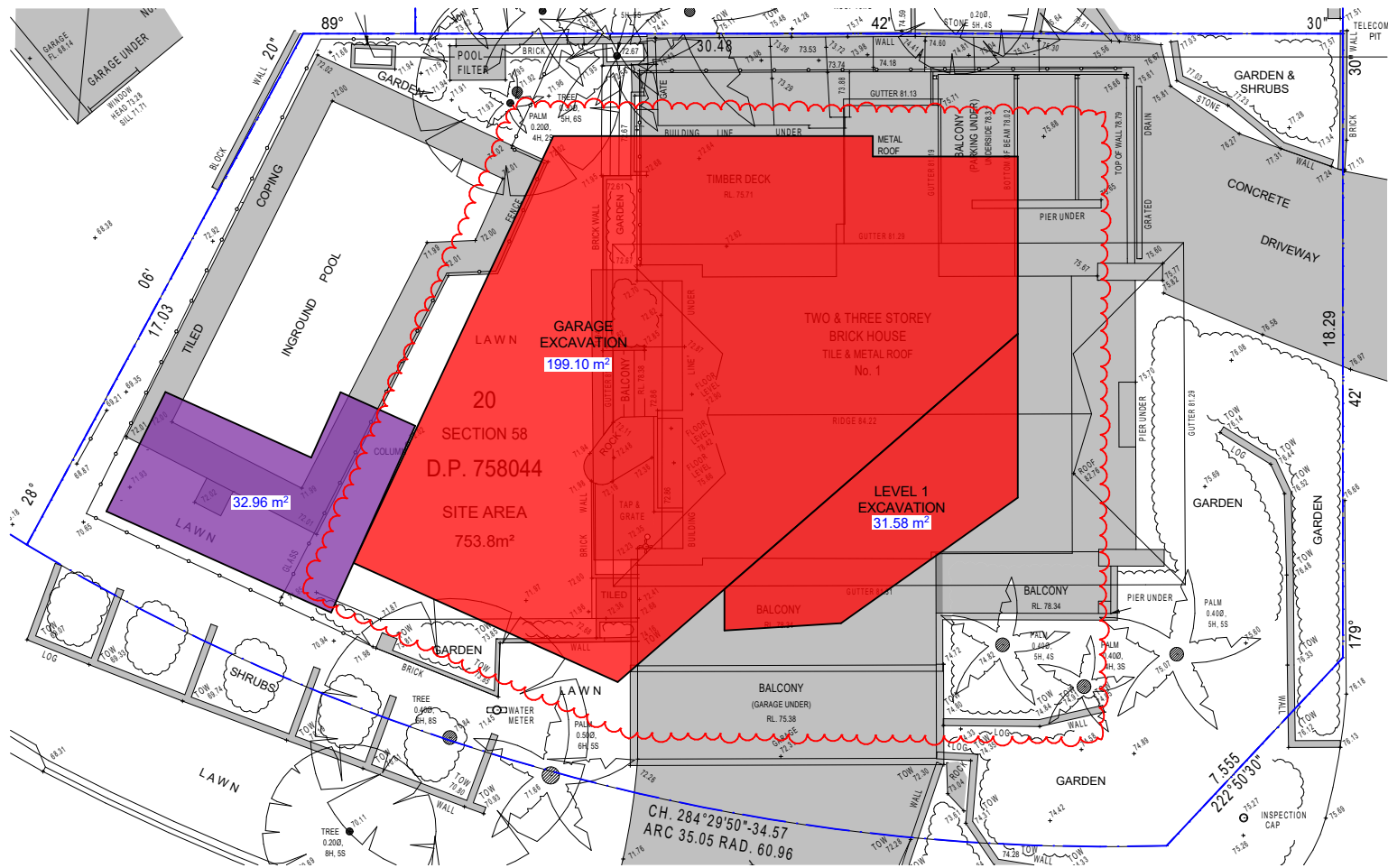
Drawing: **SITE ANALYSIS PLAN**

Project #:	MOO 0219	Issue Type:	DA02
Original Sheet Size:	A3	Issue Date:	21/09/2022
Scale @ A3:	1:200	Sheet #:	A 02
Chkd:	Drawn:	ML	Revision: A

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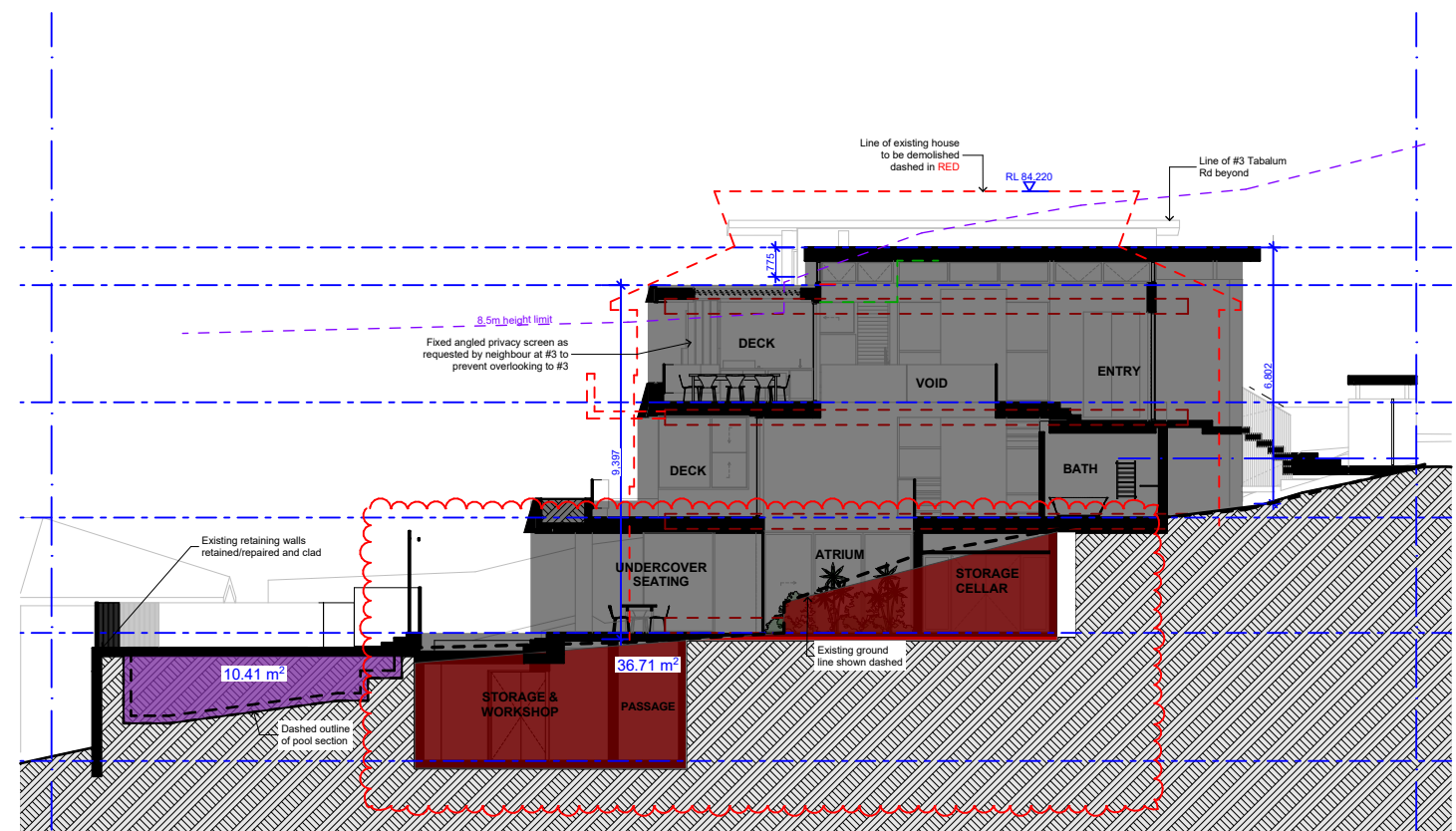
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EXCAVATION PLAN
1:200

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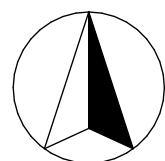


EXCAVATION SECTION
1:200

EXTENT OF EXCAVATION
APPROVED BY DA 2020/0077

PROPOSED NEW
EXCAVATION FOR POOL

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Revision
A
Date
21.09.22
Revision Note
Pool DA, added to approved DA 2020/0077

General Notes:

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Project:
New Dwelling

Client:
Kevin Mooney

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing:
EXCAVATION PLAN

Project #: **MOO 0219** Issue Type: **DA02**

Original Sheet Size: **A3** Issue Date: **21/09/2022**

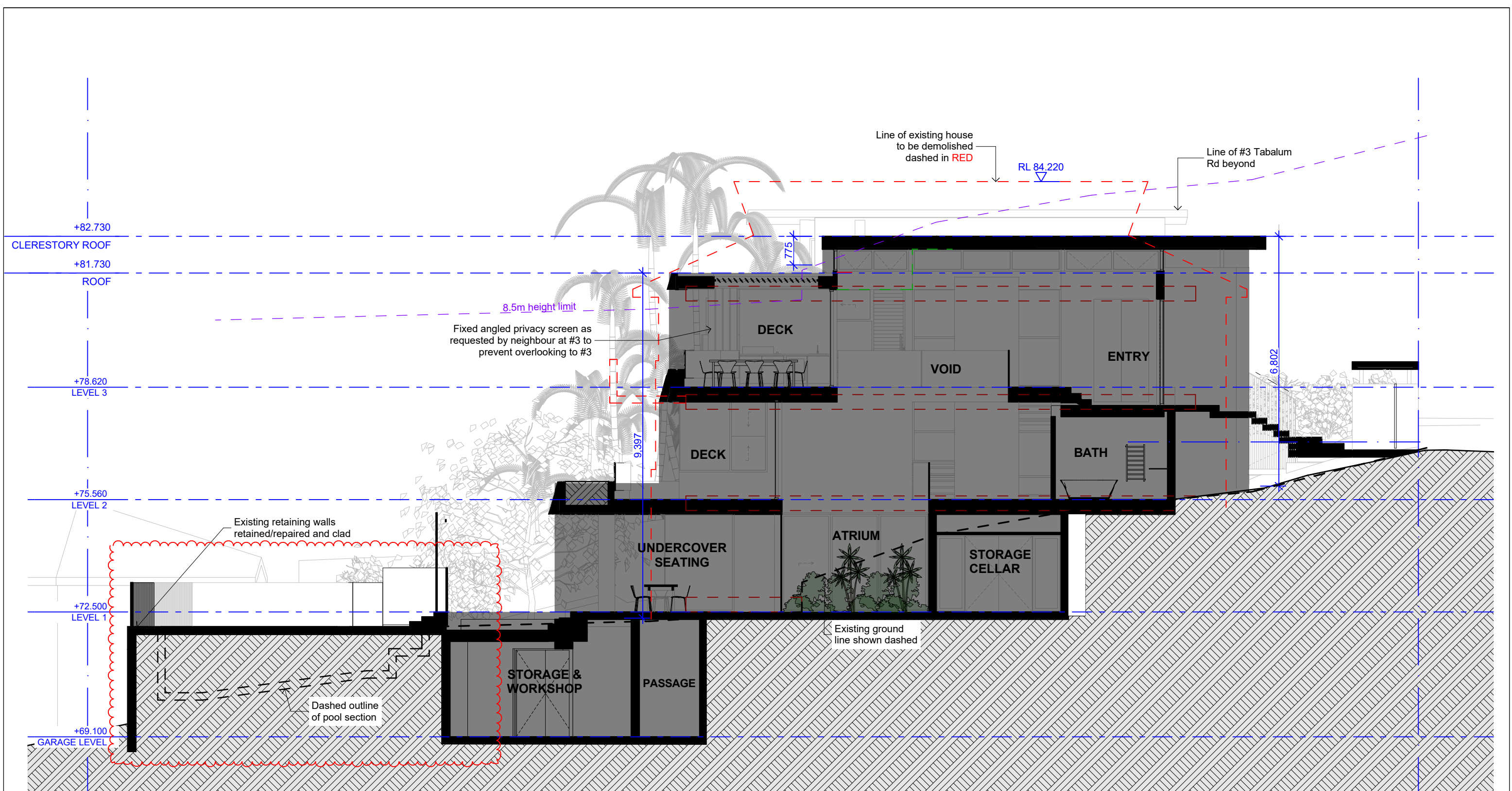
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Chkd: **ML** Drawn: **ML** Revision: **A**

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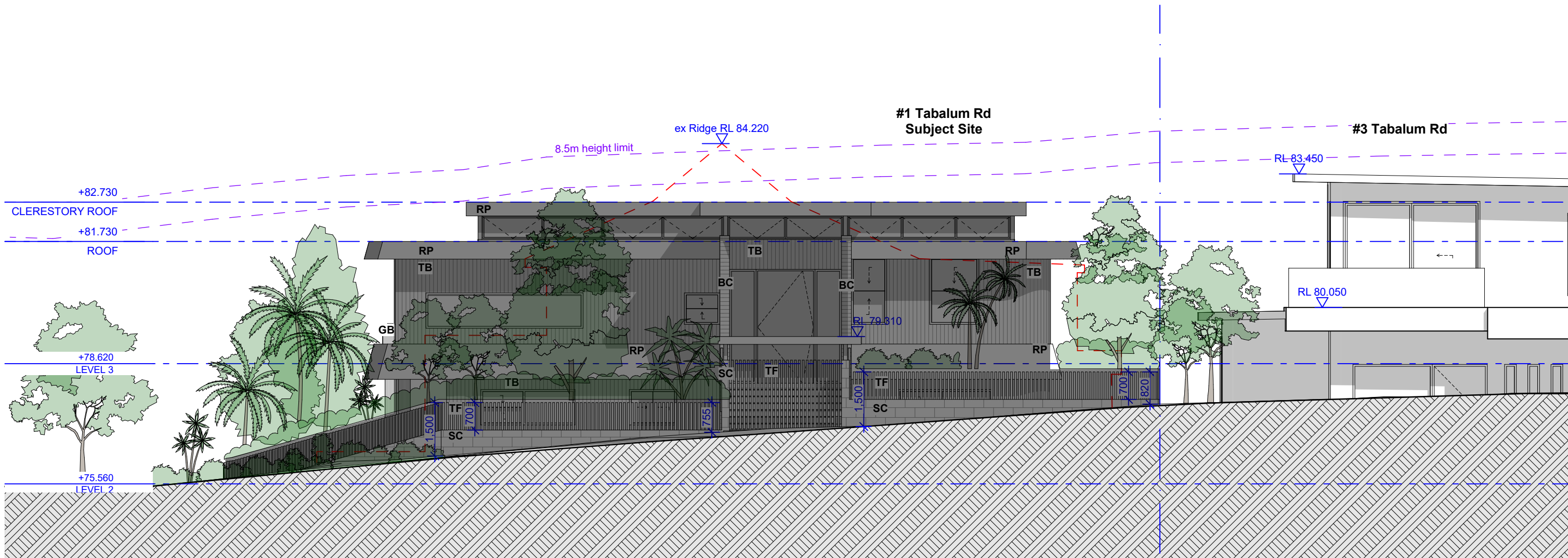


SECTION A
1:100

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	Revision A	Date 21.09.22	Revision Note Pool DA, added to approved DA 2020/0077	CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. L.D.S. IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSIONS AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN WHEREON IS RETAINED BY L.D.S. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.	Project: New Dwelling	Drawing: SECTION A			Legend Design Studio 20 Carefree Rd North Narrabeen NSW 2101 0431 835 531 michael@legends.com.au LEGEND DESIGN STUDIO
	General Notes:					Client: Kevin Mooney	Project #: MOO 0219	Issue Type: DA02	
					Original Sheet Size: A3	Issue Date: 21/09/2022	Revision: A		
					Scale @ A3: 1:100	Sheet #: A 06			
					Chkd: ML	Drawn: ML			
Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044									

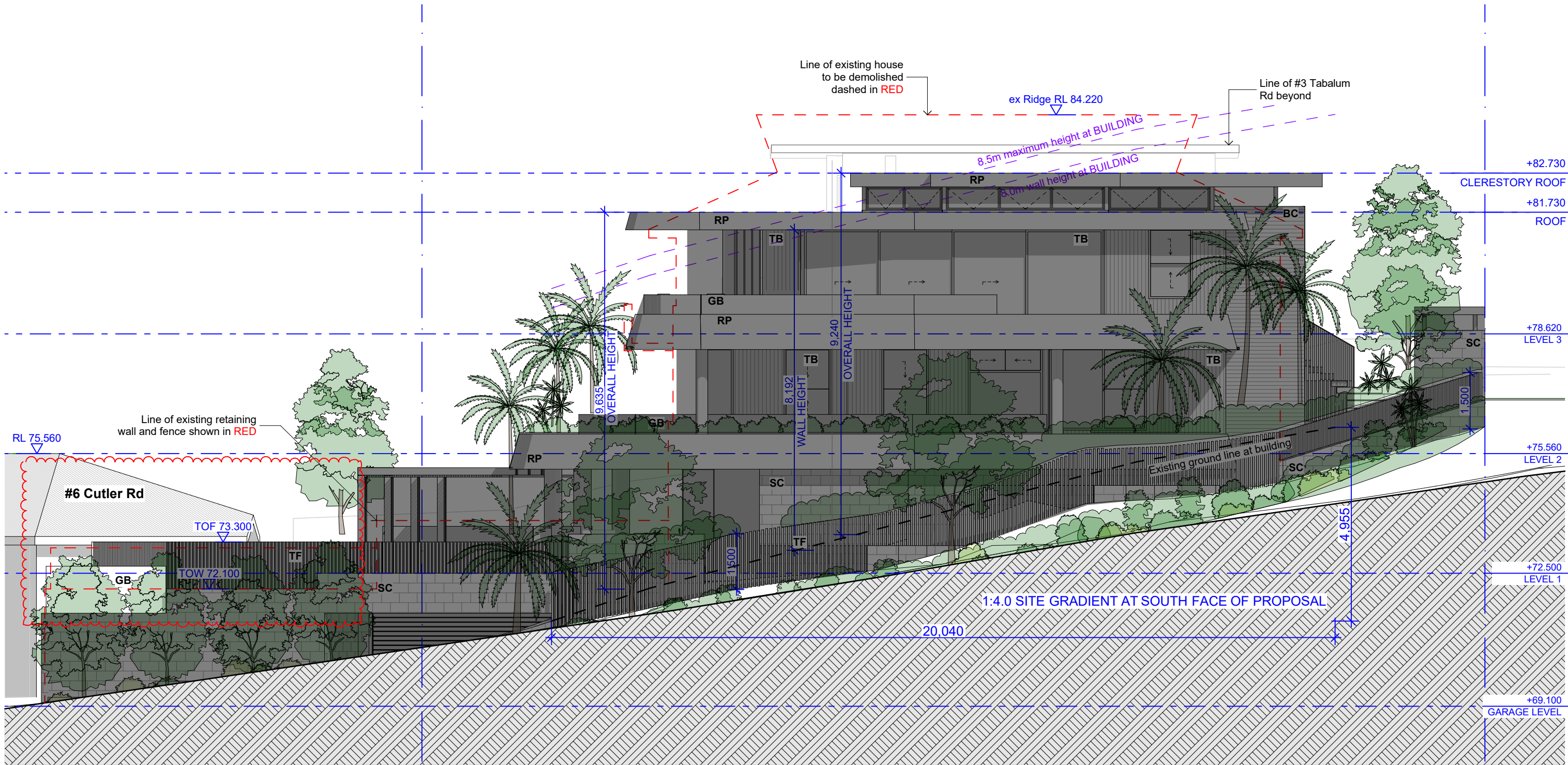


EAST (TABALUM RD STREETSCAPE) ELEVATION
1:100

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FILE: C:\Users\micha\Dropbox\Legend Design Studio\Projects\21010 - 1 Tabalum Rd, Balgowlah Heights\MOO 0219 - House Mooney Pool DA.pln

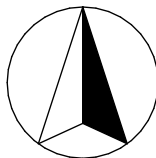
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	General Notes:					Project #:	MOO 0219	Issue Type:	DA02												
						Original Sheet Size:	A3	Issue Date:	21/09/2022												
						Scale @ A3:	1:100	Sheet #:	A 07	Revision:		A									
						Chkd:	Drawn:	ML													



SOUTH (CUTLER RD STREETSCAPE) ELEVATION
1:100

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Revision	Date	Revision Note
A	21.09.22	Pool DA, added to approved DA 2020/0077

General Notes:

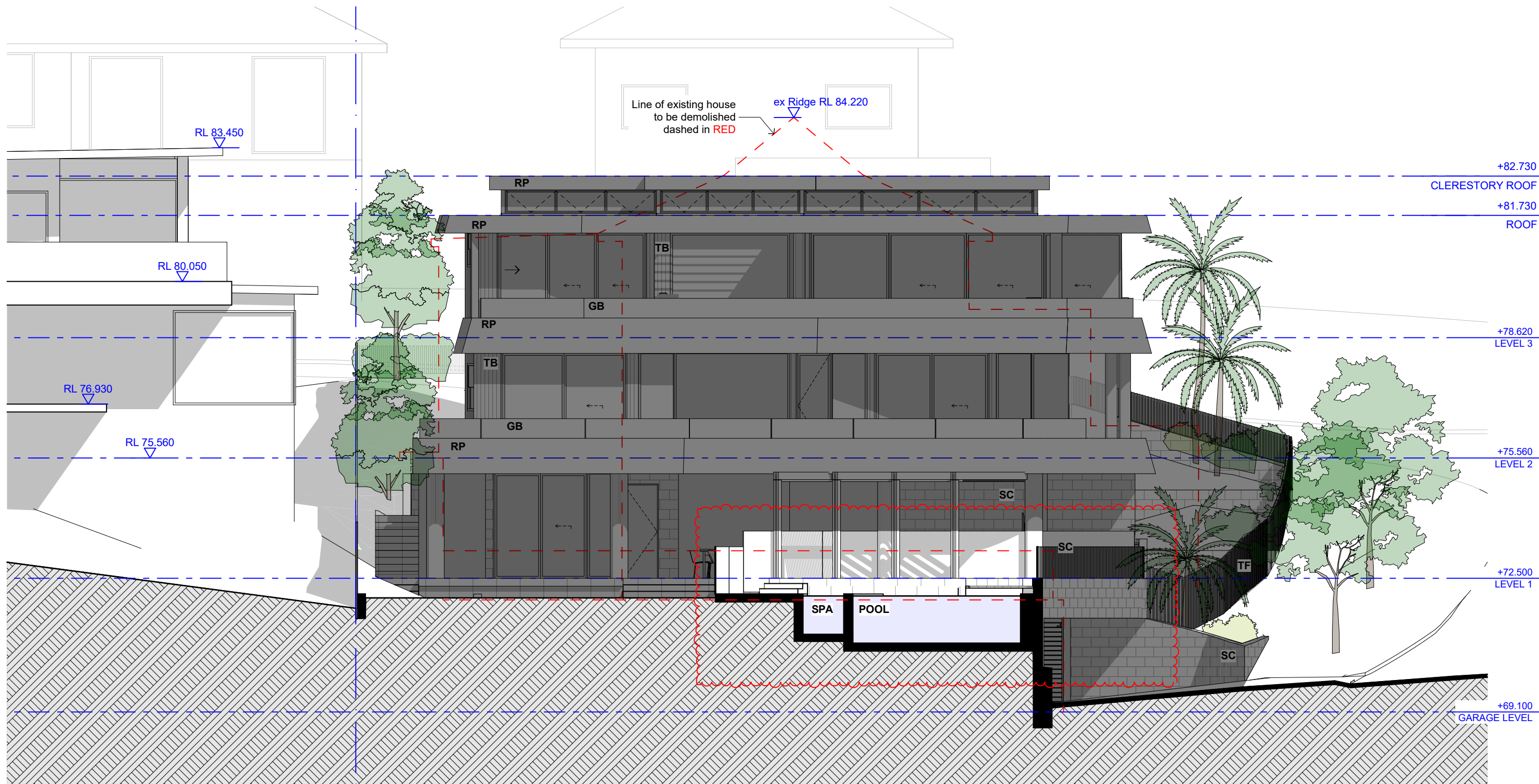
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Project: **New Dwelling**
Client: **Kevin Mooney**
Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **SOUTH (CUTLER RD STREETSCAPE) ELEVATION**
Project #: **MOO 0219** Issue Type: **DA02**
Original Sheet Size: **A3** Issue Date: **21/09/2022**
Scale @ A3: **1:100** Sheet #: **A 08**
Chkd: **ML** Drawn: **ML**

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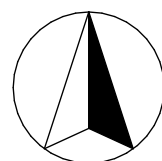
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WEST ELEVATION
1:100

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Revision	Date	Revision Note
A	21.09.22	Pool DA, added to approved DA 2020/0077

General Notes:

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Project: **New Dwelling**

Client: **Kevin Mooney**

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

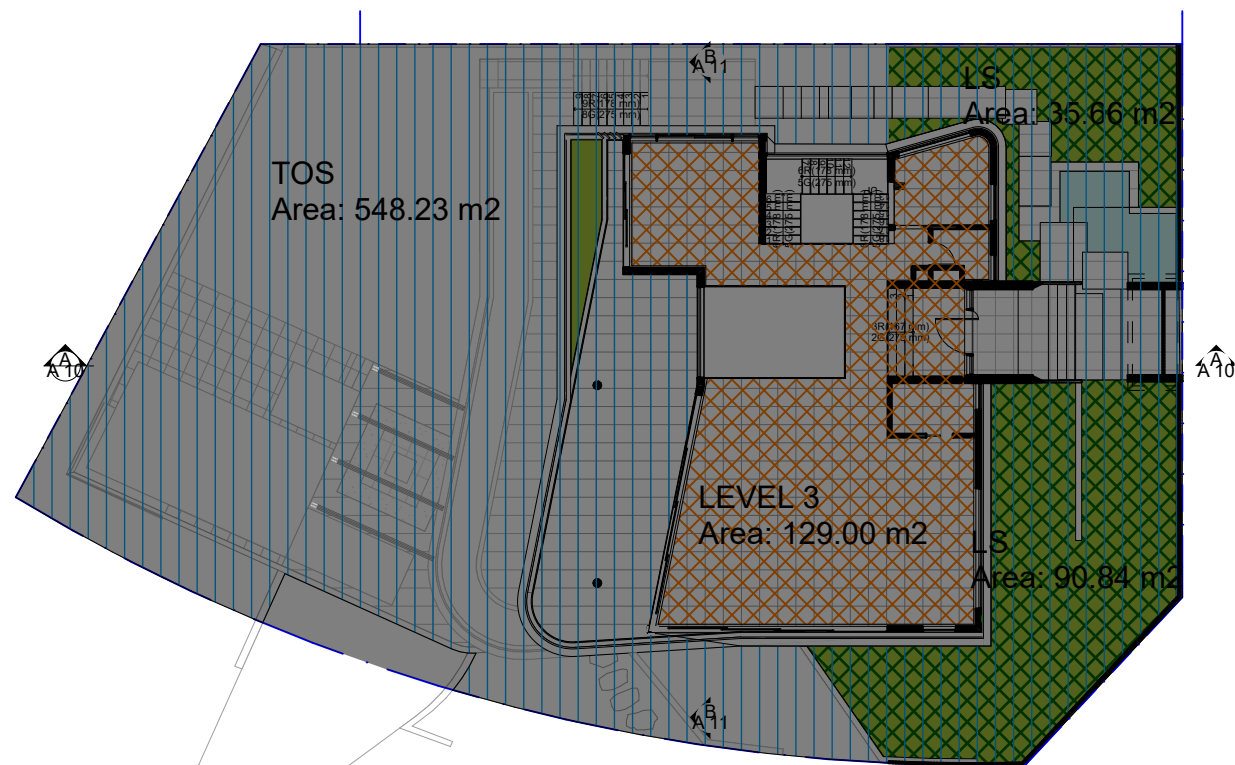
Drawing: **WEST ELEVATION**

Project #:	MOO 0219	Issue Type:	DA02
Original Sheet Size:	A3	Issue Date:	21/09/2022
Scale @ A3:	1:100	Sheet #:	A 09
Chkd:	Drawn:	ML	Revision: A

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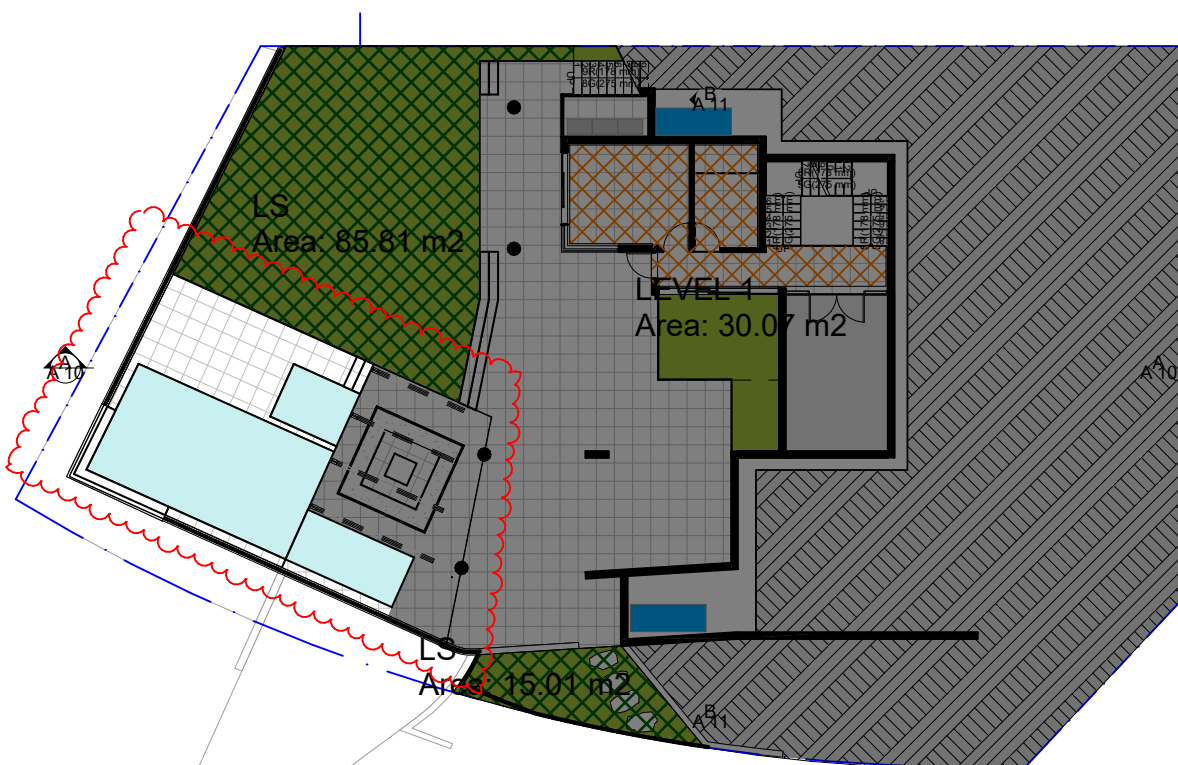
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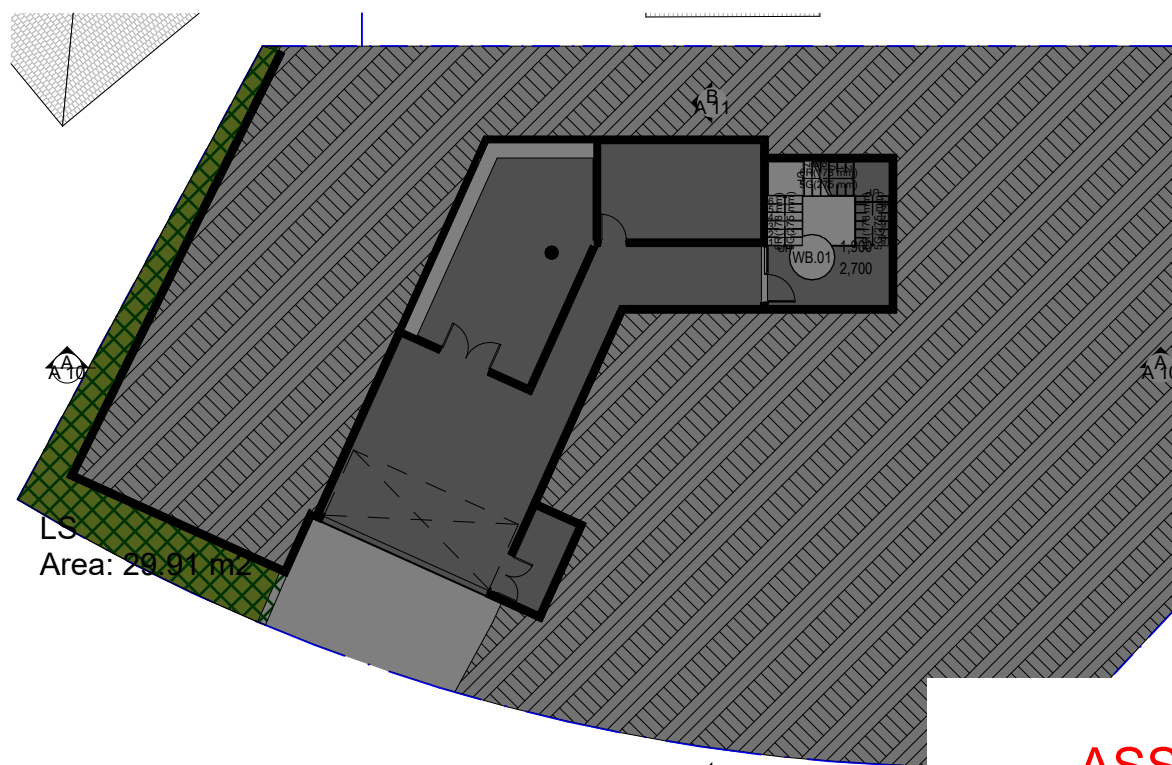
LEVEL 3 - AREAS
1:250



LEVEL 2 - AREAS
1:250




LEVEL 1 - AREAS
1:250




GARAGE - AREAS
1:250


SITE AREA = 753.8m²

GFA 	
LEVEL 1	30.07
LEVEL 2	144.35
LEVEL 3	129.00
	303.42 m²

FSR = 0.439:1

TOTAL OPEN SPACE 	
LEVEL 3	548.23
	548.23 m²

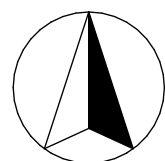
REQUIRED = 452.28m²

LANDSCAPE AREA 	
GARAGE LEVEL	29.91
LEVEL 1	100.82
LEVEL 2	76.23
LEVEL 3	126.50
	333.46 m²

**REQUIRED LANDSCAPE AREA
181m²**

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Revision	Date	Revision Note
A	21.09.22	Pool DA, added to approved DA 2020/0077

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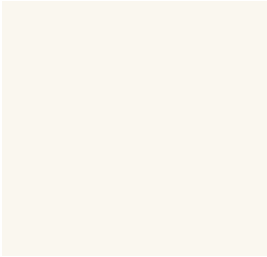



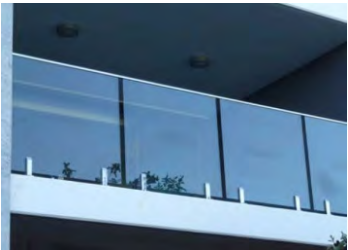


Project: **New Dwelling**
Client: **Kevin Mooney**
Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **AREA CALCULATIONS**

Project #: **MOO 0219** Issue Type: **DA02**
Original Sheet Size: **A3** Issue Date: **21/09/2022**
Scale @ A3: **1:250** Sheet #: **A 11**
Chkd: **ML** Drawn: **ML**

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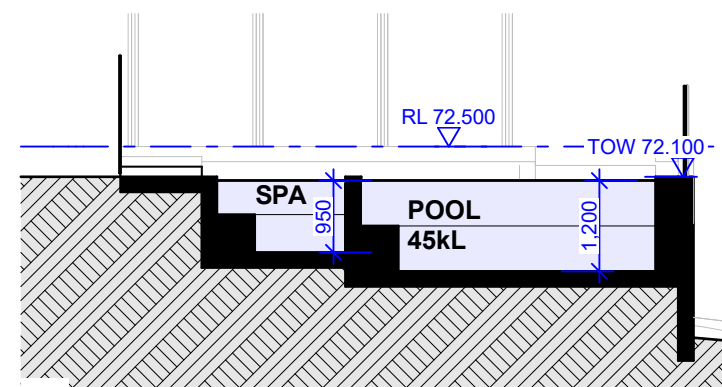
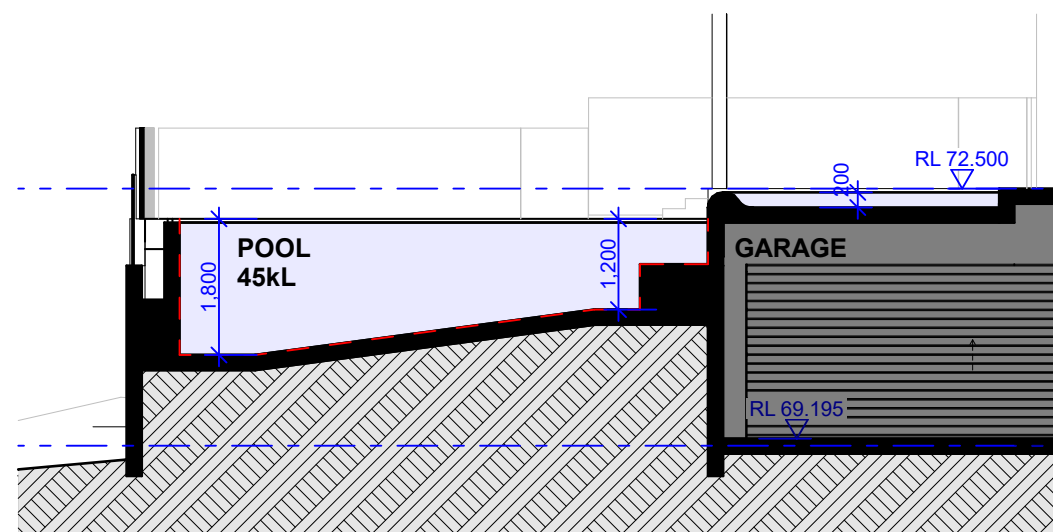
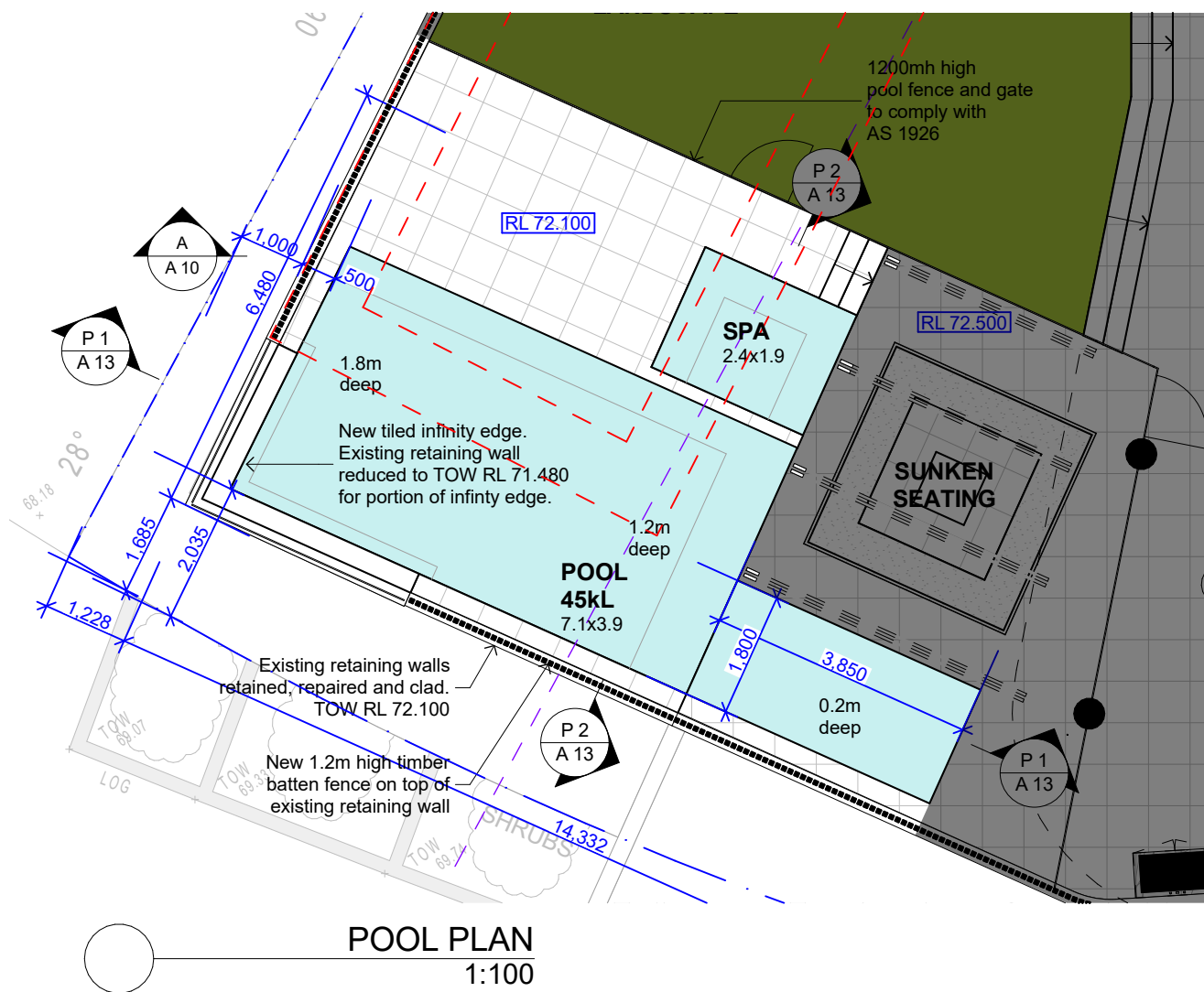
RP Render and paint Painted Dulux 'Natural White'		TB Timber Battens	
SC Sandstone cladding		BC Board-formed concrete	
GB Glass balustrade		TF Timber batten fence	
CS Cobblestone paving Stone TBC			

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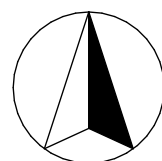
NOTE:
All colour selections
shall be sampled and
swatch tested on
subject surface prior
to final application.
Colours represented
on this schedule do
NOT necessarily
reflect true colours.

FILE: C:\Users\micha\Dropbox_Legend Design Studio\Projects\21010 - 1 Tabalum Rd, Balgowlah Heights\MOO 0219 - House Mooney Pool DA.pln

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	General Notes:				Client: Kevin Mooney	Project #:	MOO 0219	Issue Type:	DA02			
					Original Sheet Size:	A3	Issue Date:	21/09/2022				
					Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Scale @ A3:	Sheet #:	A 12	Revision: A			
					Chkd:	Drawn:	ML					



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Project: **New Dwelling**

Client: **Kevin Mooney**

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **POOL DETAILS**

Project #: **MOO 0219** Issue Type: **DA02**

Original Sheet Size: **A3** Issue Date: **21/09/2022**

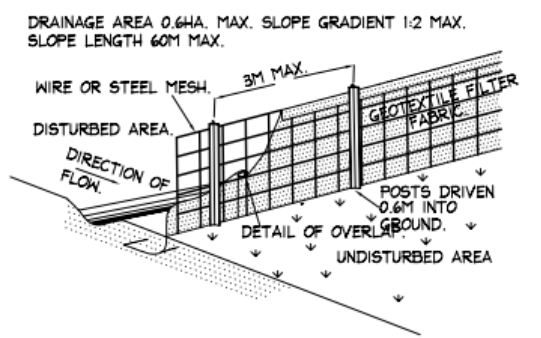
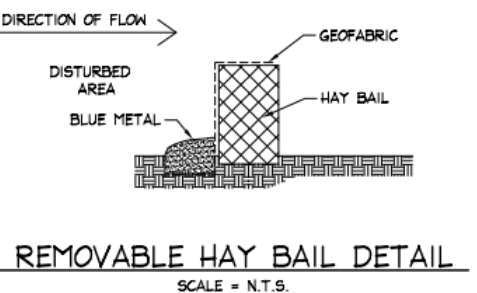
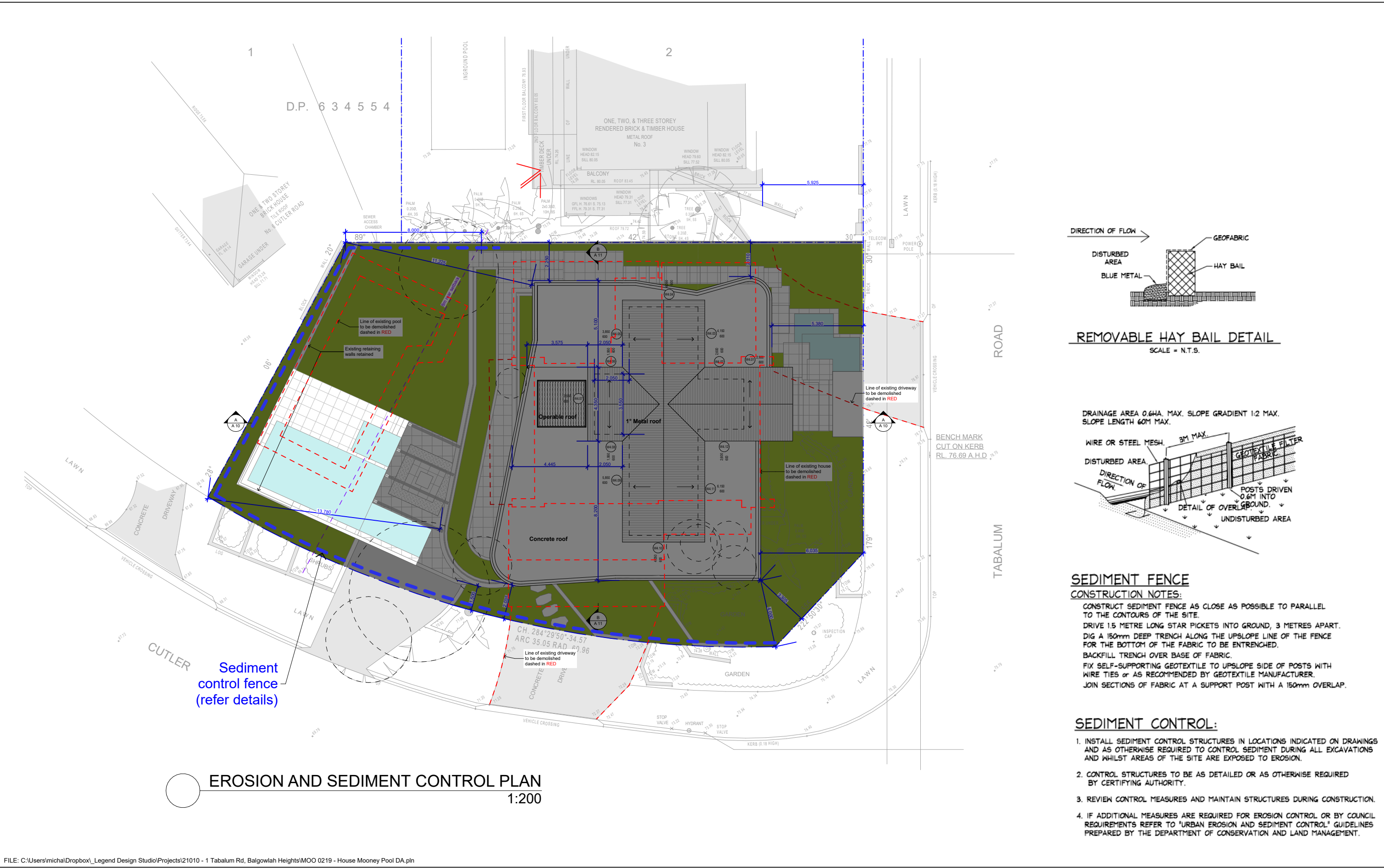
Scale @ A3: **1:100** Sheet #: **A 13** Revision: **A**

Chkd: Drawn: **ML**

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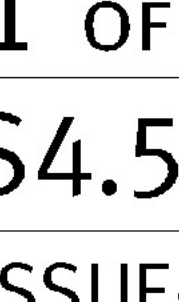
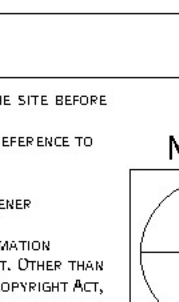
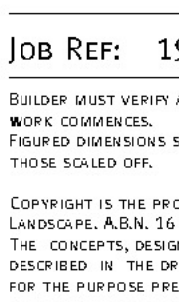
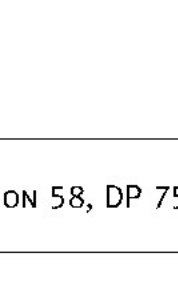
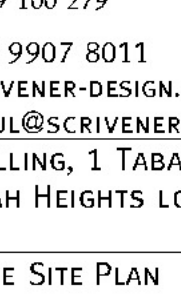
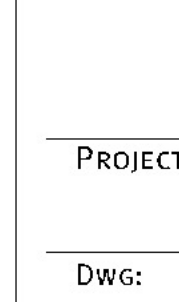
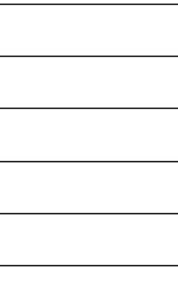
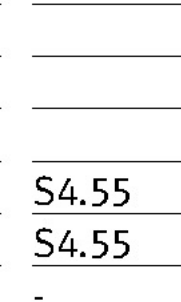
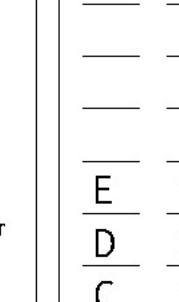
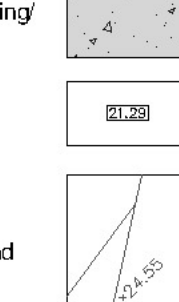
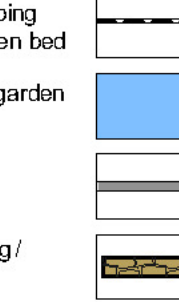
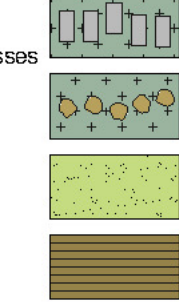
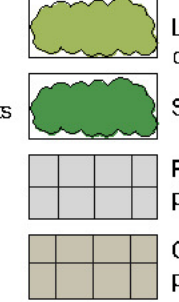
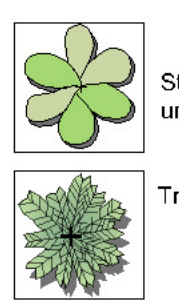
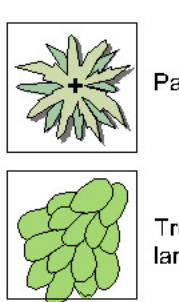
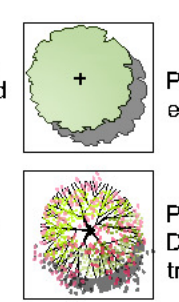
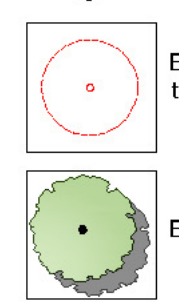
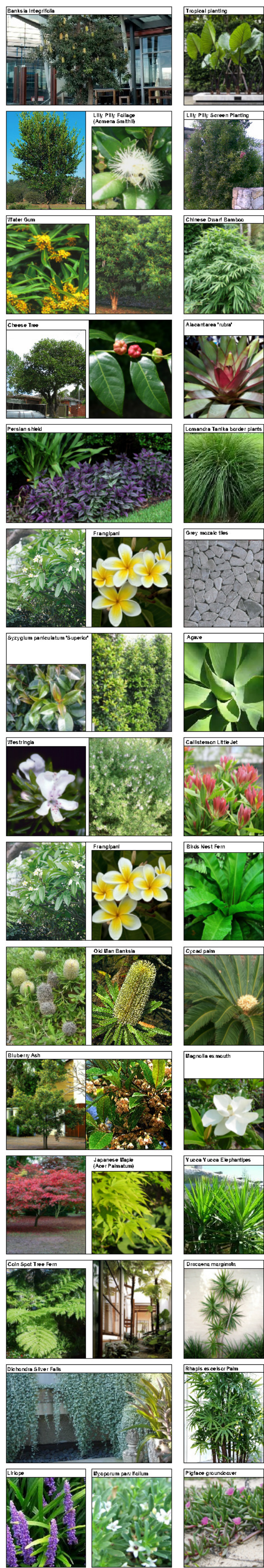
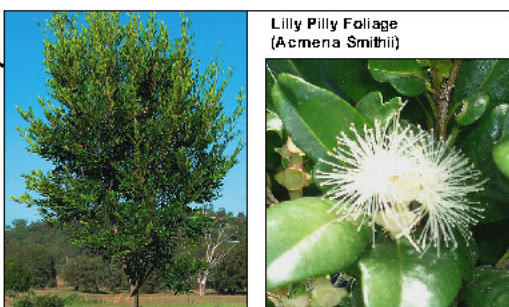
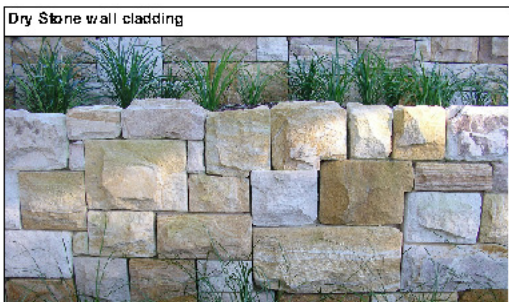
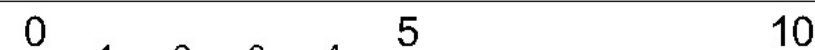


- SEDIMENT FENCE**
CONSTRUCTION NOTES:
- CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
 - DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
 - DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 - BACKFILL TRENCH OVER BASE OF FABRIC.
 - FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES or AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 - JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
- SEDIMENT CONTROL:**
- INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
 - CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED BY CERTIFYING AUTHORITY.
 - REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
 - IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO 'URBAN EROSION AND SEDIMENT CONTROL' GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

FILE: C:\Users\micha\Dropbox\Legend Design Studio\Projects\21010 - 1 Tabalum Rd, Balgowlah Heights\MOO 0219 - House Mooney Pool DA.pln

	Revision A	Date 21.09.22	Revision Note Pool DA, added to approved DA 2020/0077	CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. L.D.S. IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSIONS AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY L.D.S. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.	Project: New Dwelling	Drawing: EROSION AND SEDIMENT CONTROL PLAN				Legend Design Studio 20 Carefree Rd North Narrabeen NSW 2101	
	General Notes:					Client: Kevin Mooney	Project #: MOO 0219	Issue Type: DA02			
			Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044		Original Sheet Size: A3	Issue Date: 21/09/2022					
					Scale @ A3: 1:200	Sheet #: A 14	Revision: A				
					Chkd: ML	Drawn: ML			0431 835 531 michael@legendds.com.au		

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E	1.4.22
D	31.3.22
C	17.9.21



PO Box 4050. ACT 2602
ABN: 16 949 100 279

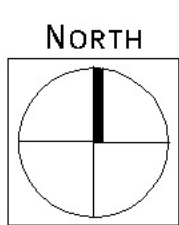
PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM

DWG: LANDSCAPE SITE PLAN

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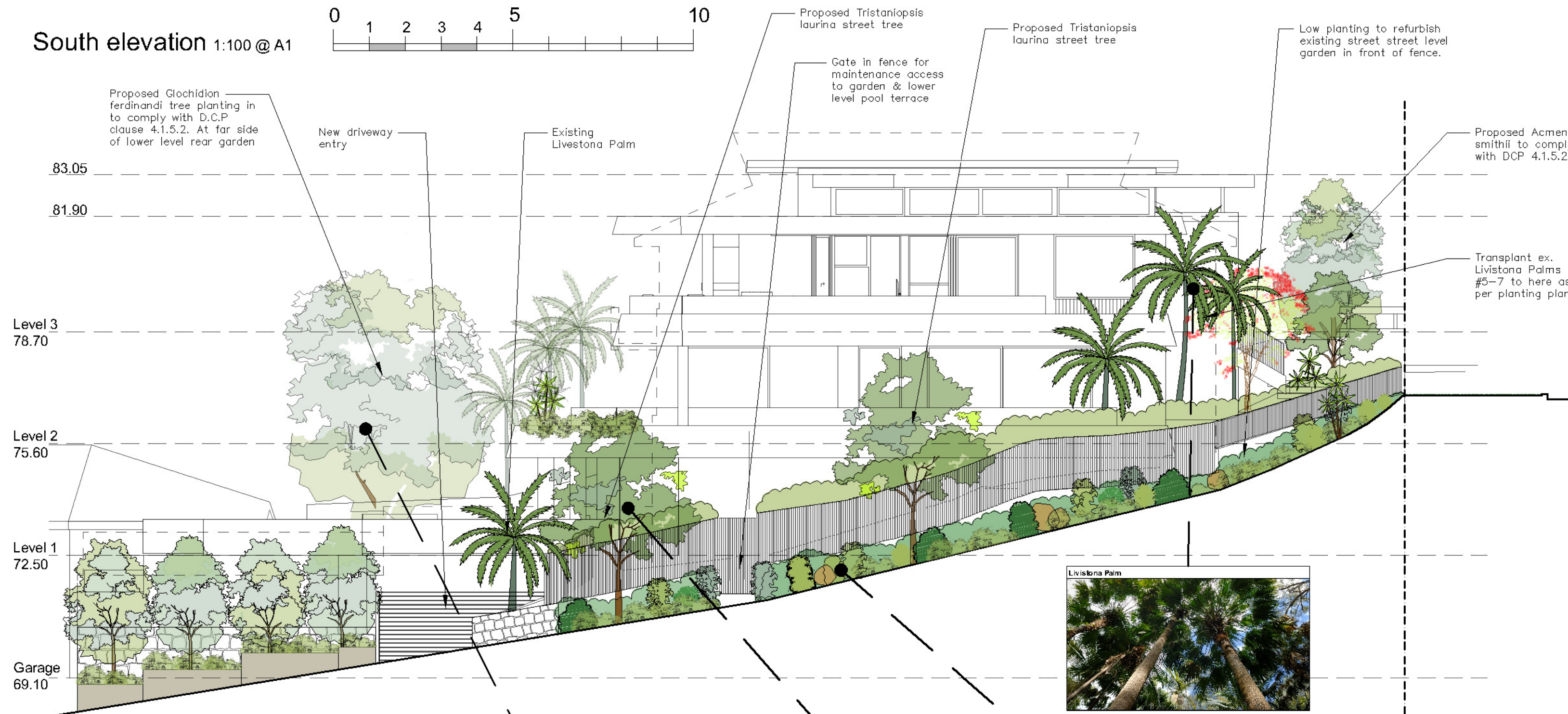
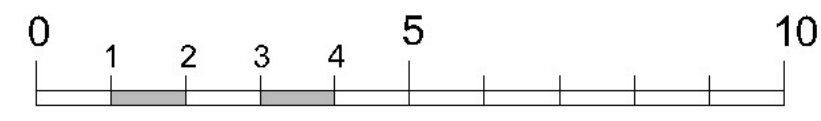
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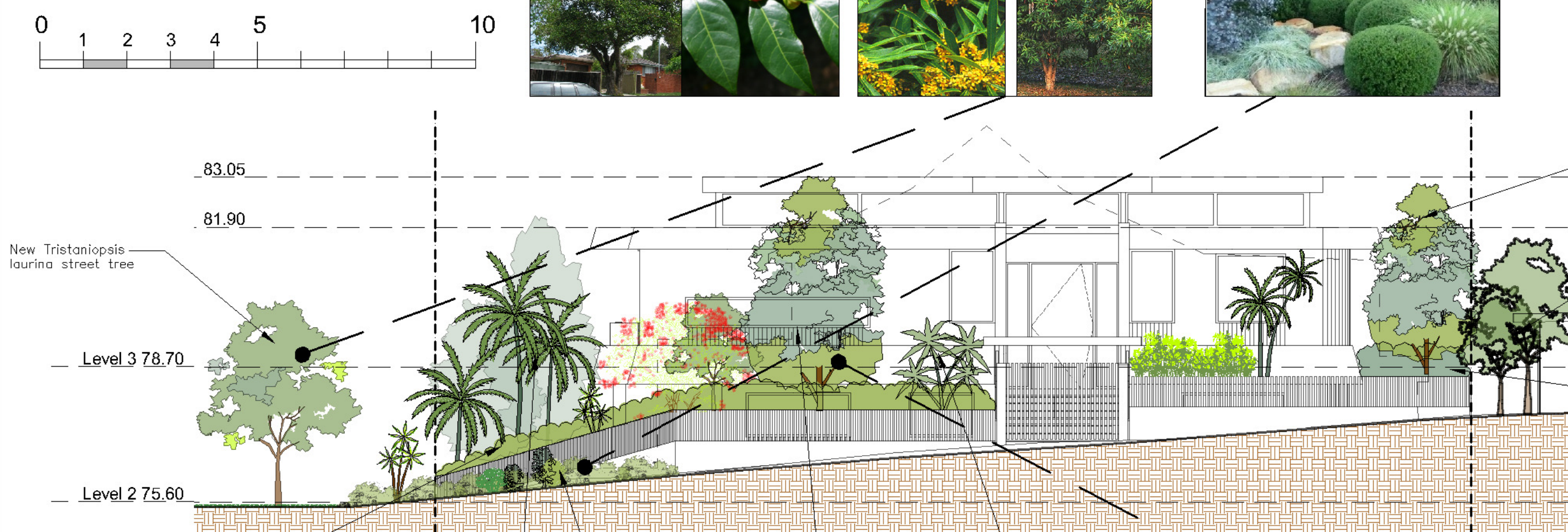
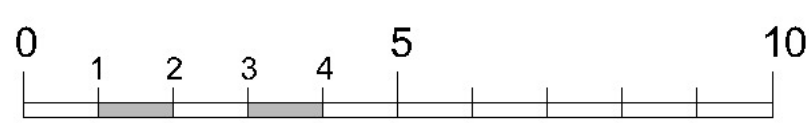


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ISSUE- E

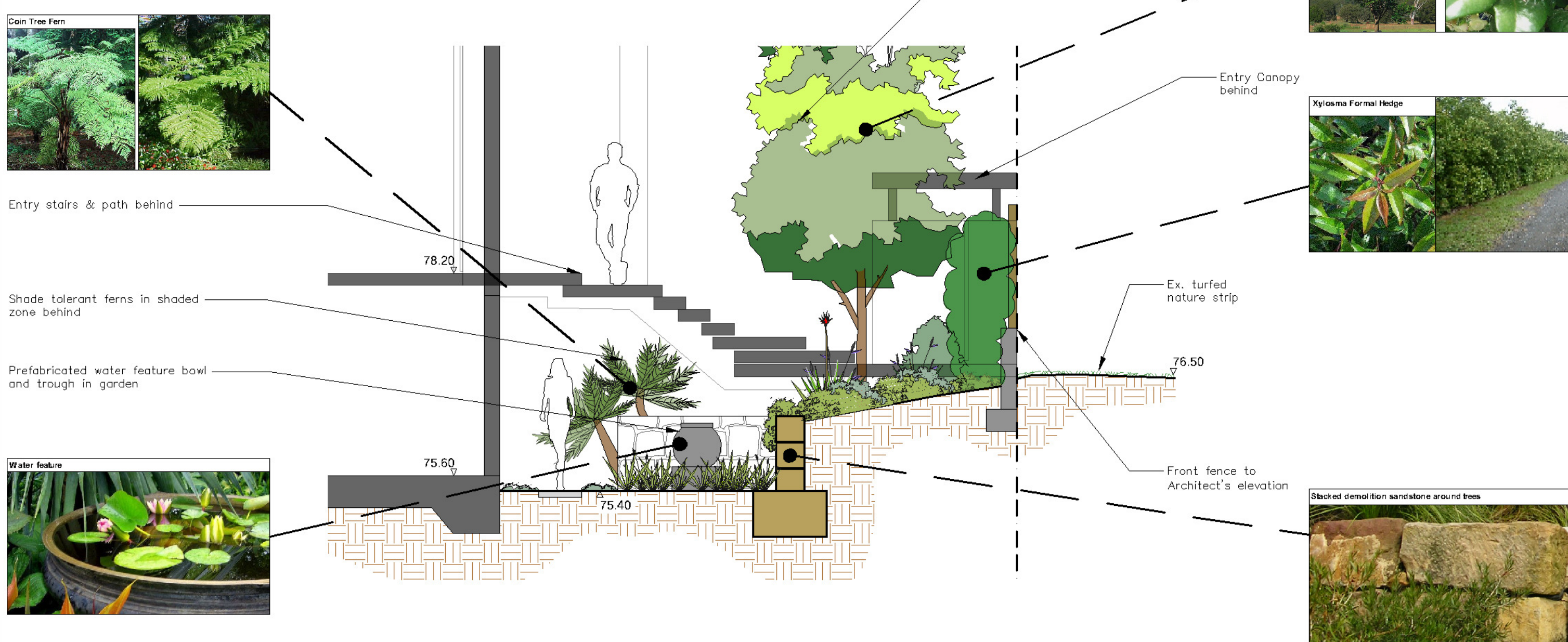
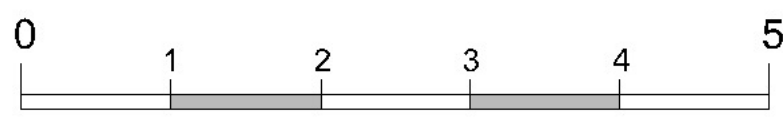
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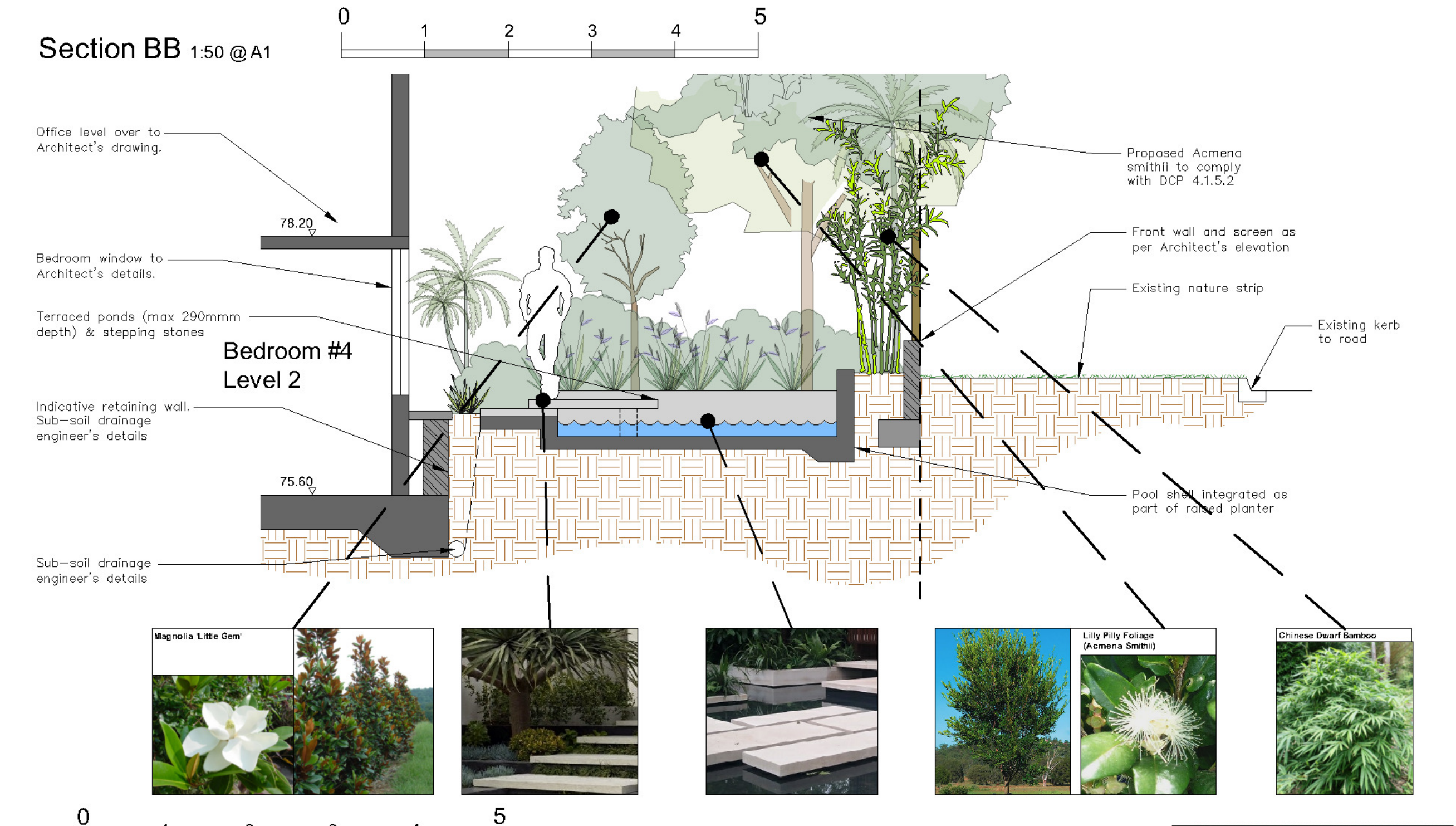
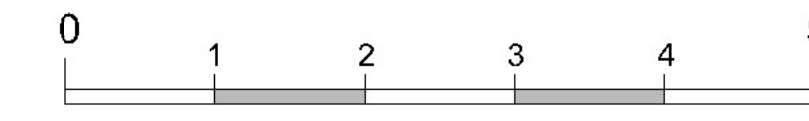
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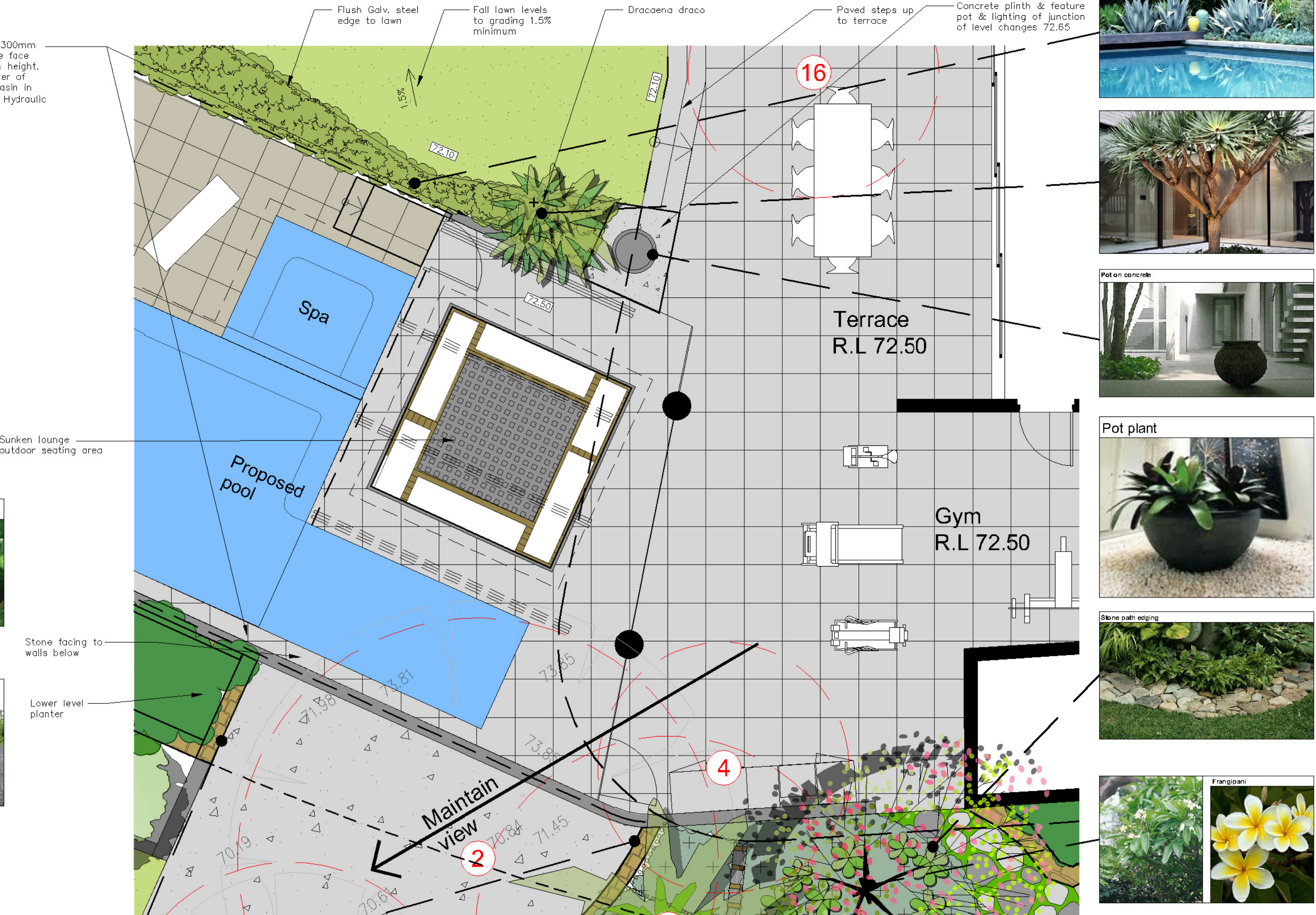
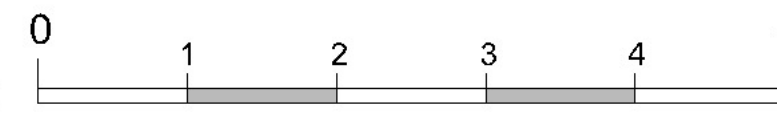
Section AA 1:50 @ A1



Section BB 1:50 @ A1



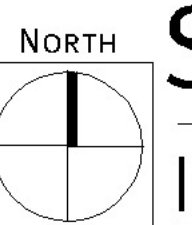
Pool detail plan 1:50 @ A1



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 PROJECT: NEW DWELLING, 1 TABALUM ROAD
 BALGOWLAH HEIGHTS LOT 20, SECTION 58, DP 758044
 DWG: ELEVATIONS AND DETAIL PLAN

DATE: 1.4.22 SCALE: 1:100 @ A1
 JOB REF: 19/2100

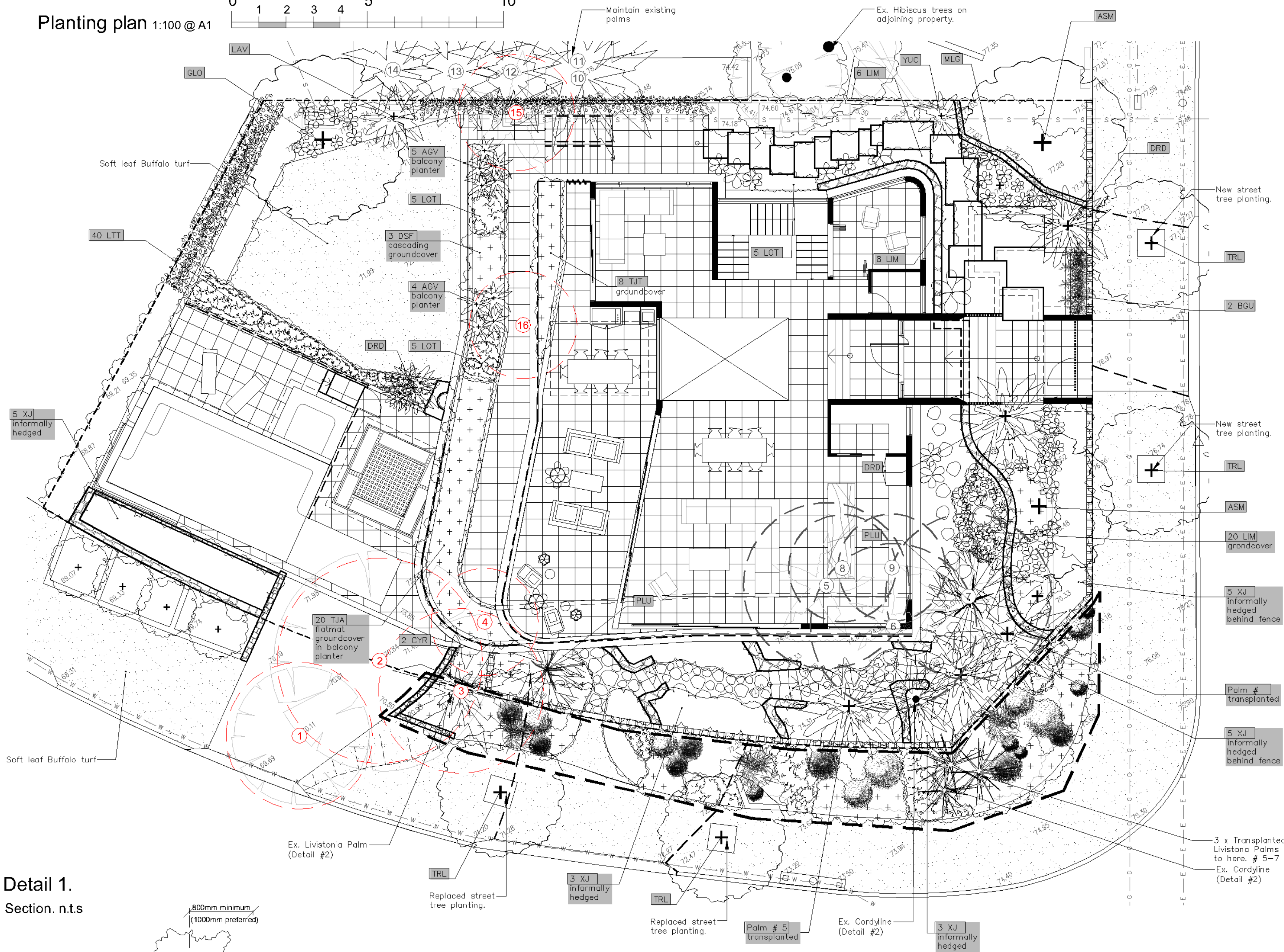
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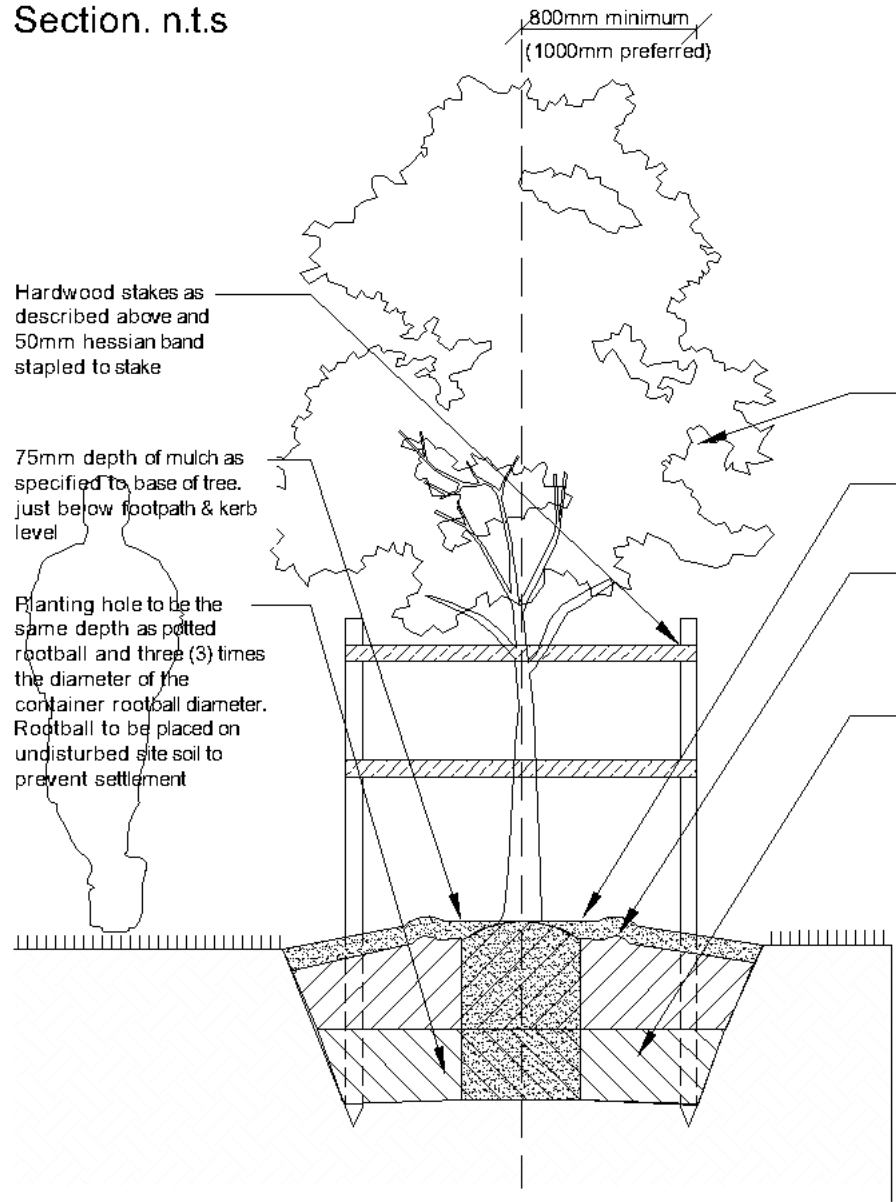
2 of 4
 S4.55
 ISSUE- E

Planting plan 1:100 @ A1

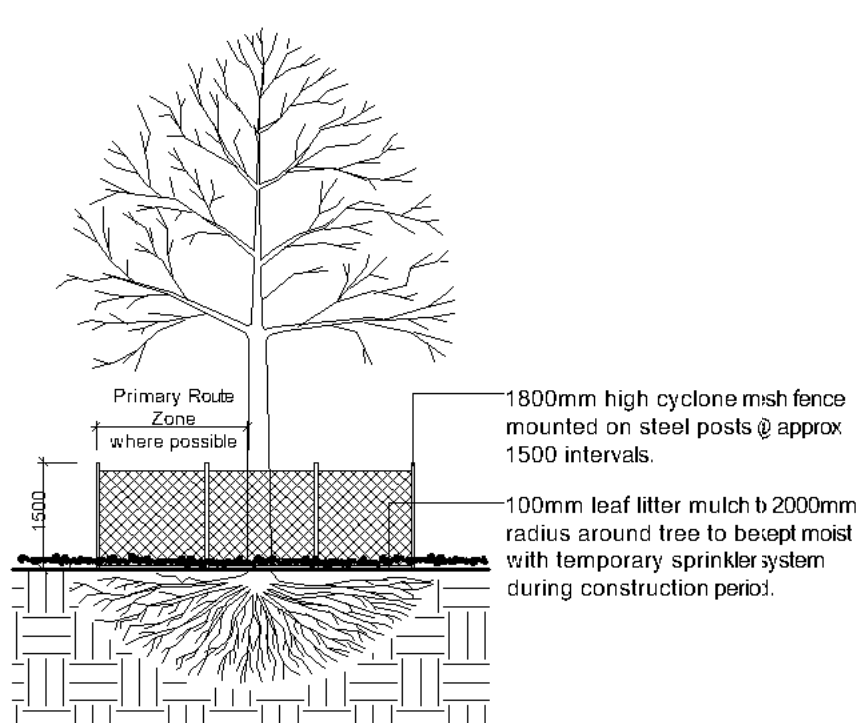
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Detail 1.
Section. n.t.s

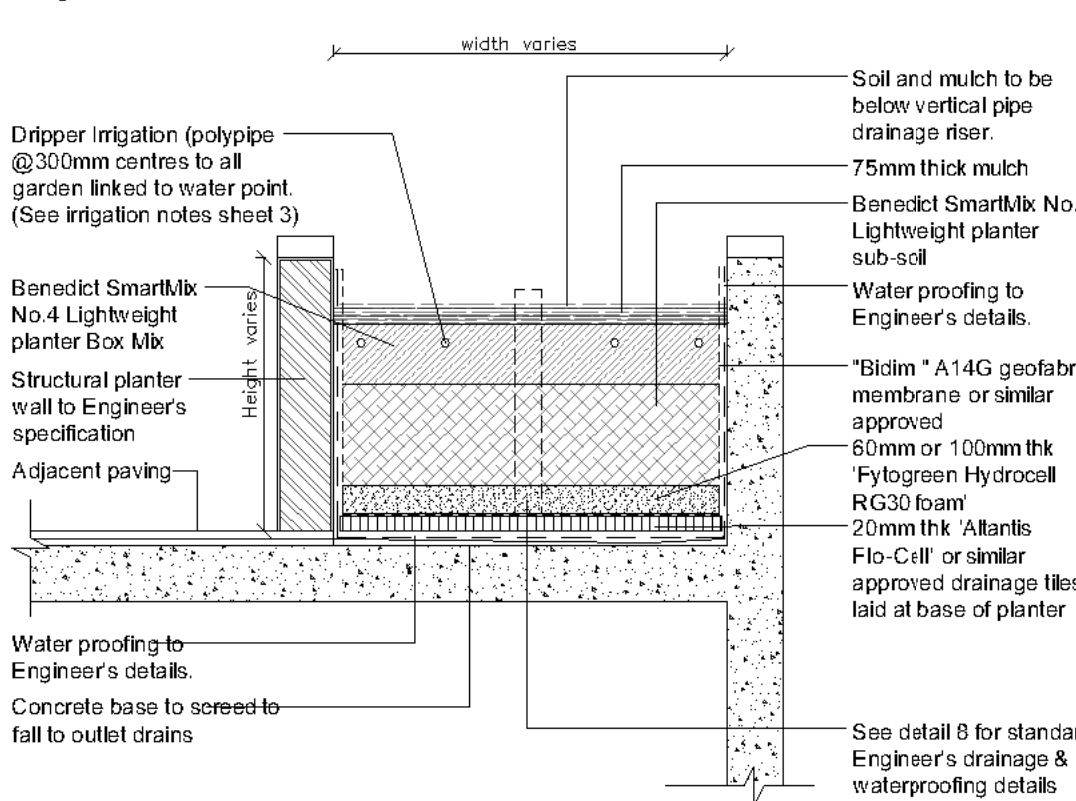


Detail 2.
Tree protection measure
Type 2 n.t.s.

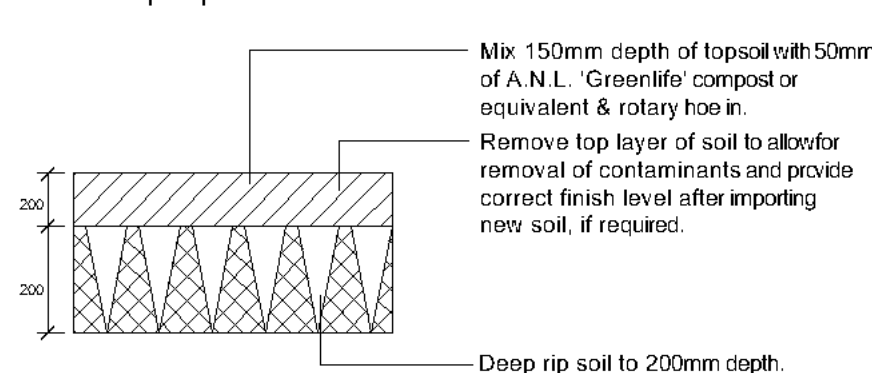


Detail 3.
On structure planter typical soil installation detail n.t.s

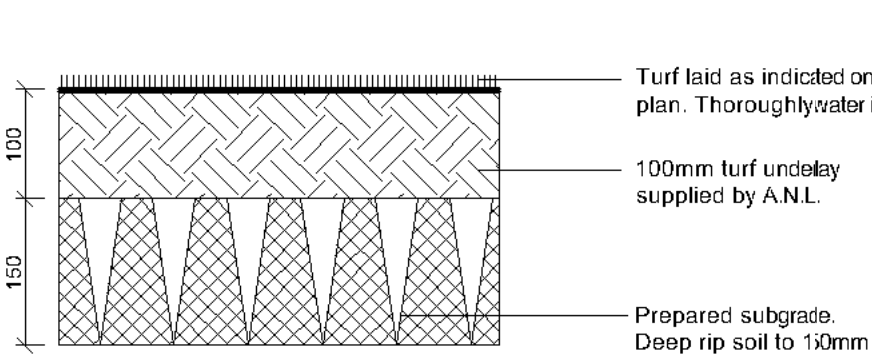
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



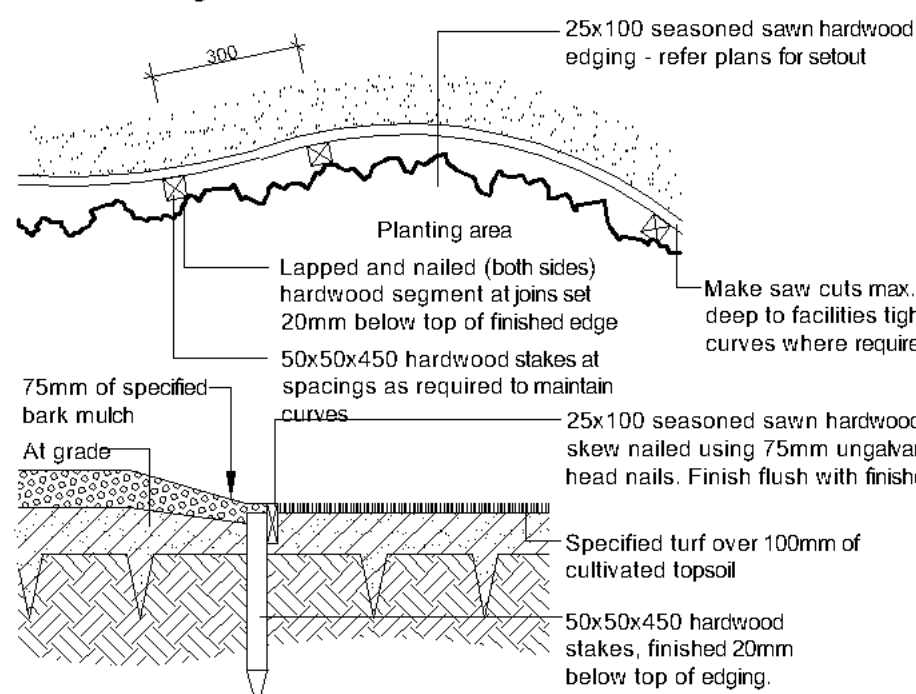
Detail 4.
Soil preparation detail n.t.s.



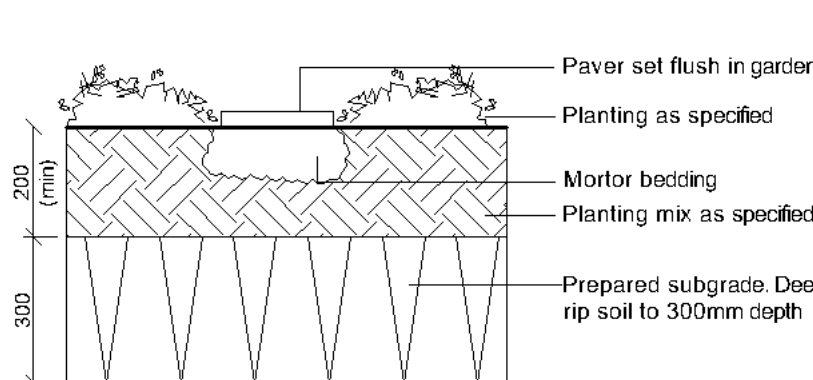
Detail 5.
Turf over soil n.t.s



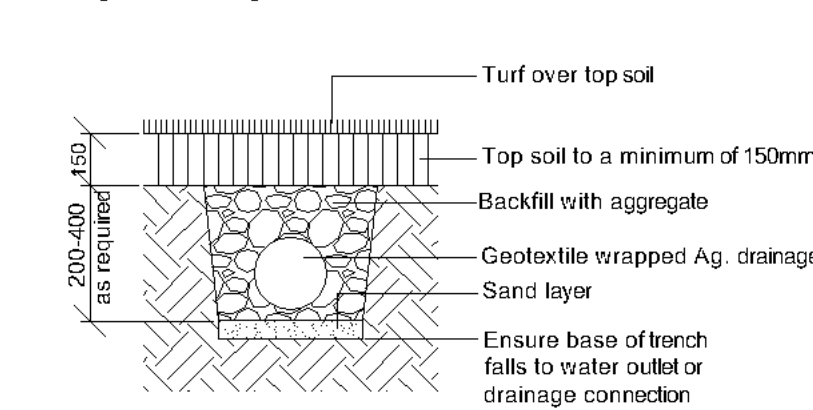
Detail 6.
Timber edge detail n.t.s.



Detail 7.
Stepping stones in garden n.t.s



Detail 8.
Ag. drainage line n.t.s.



Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas except lawn areas. To include all raised planter boxes over slab structures. Water supply tap hosecocks to each installed planterbox for separate irrigation lines with battery timers. (To be coordinated with Hydraulic Engineer's details). Drip line supply system only to be incorporated. Contractor is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic Engineer's plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's plans with town water top up system.

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: Provide automatic 2 week timer with four multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 2.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term vitality.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No.
Trees						
ASM	Acmena smithii	Lilly Pilly (shade tree in deep soil. Prune lower branches)	75L	3x50x50x1800	8-10 DM	2
GLO	Gleichenia fernandii	Cheese Tree (Indigenous medium tree)	75L	3x50x50x1800	8-10 DM	1
PLU	Plumaria acutifolia	Frangipani (small flowering deciduous tree)	45L	2x50x50x1800	3-4 DM	2
TRL	Tristania litoralis 'luscious'	Water Gum cultivar (Indigenous small-medium tree)	75L	3x50x50x1800	5-7 DM	4
Shrubs / small feature trees						
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3 DM	1
XJ	Xylosma sanctosum (japonicum)	Glossy Xylosma (Screening plant)	300mm	nil	3-4 DM	21
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking silvery leaved succulent)	200mm	nil	0.5M	9
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	2
CYR	Cycas revoluta	Sago Palm (striking native low palm like)	300mm	nil	1-1.2M	2
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	3
LAV	Livistonia australis	Cabbage Palm (all indigenous palm)	semi adv	wire guys	8-12 DM	1
YUC	Yucca elephantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	1
Ground covers/Climbers						
DSF	Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	3
TJA	Trachelospermum asiaticum	Flatrat Star Jasmine (ET01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	20
TRL	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	8
Ornamental grasses/strappy leaved plants						
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	34
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	15
LTT	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	40

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project.

General construction notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, should be fencing or arming where necessary. Trees shall not be removed or topped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas to be Soft Leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditions and compact worked into the top 200mm profile. To comply with AS 4454:1999.

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter boxes & waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for planter box construction. All internal planter slab levels to fall to drainage outlets as detailed by Stormwater Engineer. Ensure cavity between planter box and building wherever planter joins habitable rooms of building. Keep cavity clear of debris by providing capping row bolted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architect's drawing. All planting containers to have the following:
• Impermeous waterproof membrane along base and up to top of soil level of containers to Engineer's details
• Atlantis drainage cell (or engineer's approved equivalent at base to be connected to drainage system of development as per stormwater Engineer's details.
• A.N.L. planter box soil mix or equivalent. To comply with AS 4419 and AS 4743.
• Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes throughout construction and installation period.
• All planter boxes are to have automatic dripline irrigation system. Connecting pipes to be installed during construction of planters and to be coordinated with all Engineer's details

5. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertiliser
All planting areas to be fertilised with 9 month NPK slow release fertiliser.

7. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support.

8. Lawn edging
All ground level garden beds adjacent to site boundary or paved areas to have edging as nominated on the plans.

9. Turfing
Turfed nature strip areas to be Soft Leaf Buffalo or Soft Leaf Buffalo 'shademaster' (as nominated on plans) to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation.

10. Structural
All structural details whatsoever to Engineer's details. All drainage and waterproofing details to Engineers details.

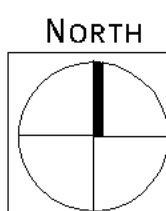
All construction & landscape works to be read in conjunction with Arborist's report prepared by 'Hugh the Arborist'.



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PROJECT: NEW DWELLING, 1 TABALUM ROAD
BALGOWLAH HEIGHTS LOT 20, SECTION 58, DP 758044
DWG: PLANTING PLAN AND DETAILS

DATE: 1.4.22 SCALE: 1:100 @A1
JOB REF: 19/2100

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