

This plan is to be read in conjunction with Engineering plans, Architectural plans and any other plans or written instructions issued relating to the development at the subject site. All dimensions are NOMINAL. All dimensions and levels are to be checked by contractor before commencing work. Figured dimensions take preference to scale. Any discrepancies are to be confirmed by the designer. All construction practices are to be in accordance with the current issue of the BCA and all other relevant Australian Standards and codes. All carpentry work to comply with AS 1684 Residential Timber Framed Construction. All prefabricated timber trusses and frames to be installed to the manufacturers details & specification. All concrete slabs, retaining walls, structural steel, foundations and footings to be designed and specified by the consulting structural engineer and built strictly in accordance with such details as approved. Structural construction setout to be approved by client prior to construction commencing.

Remove existing trees subject to Council approval, as indicated on plan. Stump grind and grub roots, remove from site. Stock pile existing excavated site topsoil for re-use in new garden bed areas, as required. Any existing sandstone boulders, rock and flagging pieces within the designated construction zone will be stockpiled for re-use in proposed planting areas to embankments for the construction of retaining walls and landscape features where required. Remove unwanted matter including stones exceeding 50mm, loose sticks, and branches, damaged roots and building rubbish. Remove existing grass/weeds from all proposed garden bed areas. Where required, spray areas with an approved herbicide. Cultivate by hand garden bed areas to a depth of 200mm. Re-use stockpiled existing site topsoil to garden areas as required, and cultivate thoroughly into existing site soil.

Control any flow of water by diverting clean water away from any disturbed areas of the site. Ensure any contaminated/sediment laden water treated/filtered prior to leaving the site. Minimise disturbance and rehabilitate and revegetate areas as soon as possible. Maintain erosion and sediment controls by cleaning and repairing as required. Stockpile topsoil for re-use where possible.

Prior to commencement of construction provide sediment fence, sediment trap and washout area to ensure the capture of water borne material generated from site.

Maintain the above during the course of construction, and clear the sediment trap after each storm.

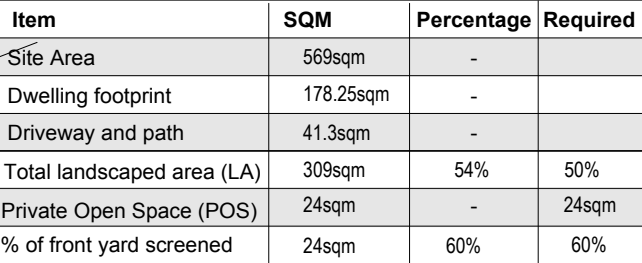
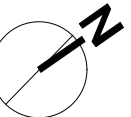
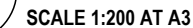
Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendents satisfaction. The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works. Sediment fencing shall be secured by post (metal star pickets are with plastic safety caps) at 2000mm intervals with geo-textile fabric embedded 200mm in soil. All topsoil stripped from the site and stockpiled does not interfere with drainage lines and storm-water inlets and will be suitably converged with an impervious membrane material and screened by sediment fencing.

All garden beds and planter boxes to have irrigation installed
Irrigation layout, pipe & fittings to be nominated by qualified tradespeople. Irrigation to be installed by qualified tradespeople. Irrigation system to be run as per installers recommendations.

Garden beds to have organic garden mix cultivated into site soil. Imported soil to be free of weeds and toxins. Excavate holes for plants twice the size of the plants root ball. Ensure to remove pots from plants prior to installation. Trees to be staked and tied as required (refer to tree detail if required). Water plants after planting Install selected mulch to a depth between 50-75mm. Keep mulch free from touching the stem of the plant. Plant material showing poor signs of health, poor root to shoot ratio and any signs of pest & diseases or weed infestation should be rejected.

Regular maintenance is to be carried out to include;
Watering-to maintain healthy growth, adjusted to suit seasons. Weeding to all garden and lawn areas. Pest and disease control. Trim hedge plantings to maintain desired heights. Tip pruning as required and fertilising as per species specification. Mowing and edging of all turfed areas

The diagram illustrates the construction of a sediment fence. It shows a cross-section of the ground with a 'Disturbed Area' on the left and an 'Undisturbed Area' on the right. A 'Sediment fence' is shown as a vertical barrier. The fence is constructed using 'Steel star pickets or similar' driven into the ground to a minimum depth of 600mm. These pickets are connected by 'Minimum Wire ties to attach geofabric filter fabric'. The filter fabric is a 'Geotextile Filter fabric' that is overlapped (as required) to form a continuous barrier. The fence is to be buried into the ground by a minimum of 200mm. The disturbed area is shown with a 'Disturbed Area' label and a '700mm Maximum' dimension. The undisturbed area is shown with a '2000mm MAXIMUM o/c' dimension. A note at the bottom right states 'Sediment fence to be buried into ground min 200mm.'.



TURF



RL 3.58

EXISTING RL

RL 3.58

PROPOSED RL

Symbol	Botanical Name	Common Name	Height mm	Pot Size
Trees and screens				
Ca	Cupaniopsis anacardioides **	Tuckeroo	7m	100L
Gt	Gleditsia triacanthos	Honey Locust	8m	45L
Shrubs/groundcovers				
Sa	Syzygium australe 'Select' **	Lillypilly Select form	2m	30L
Lt	Lomandra longifolia 'Lime Tuff' **	Lime Tuff	400	6"
Vh	Viola hederacea **	Native Violet	Groundcover	6"
Cc	Causurina 'Cousin It' **	Cousin It	Groundcover	6"
Wf	Westringia fruticosa **	Coastal rosemary	1000	8"
Fn	Ficinia nodosa **	Knobbly club rush	700	6"
Bs	Banksia serrata 'Pygmy Possum'***	Dwarf swamp banksia	300	6"
NOTE: Plant species are of recommendation only. Species may be substituted w/ approval from client or designer. Pot sizes may vary according to availability and price.				

**** Denotes native species**

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RESIDENCE
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LOT 262 DP 16719**

Scale 1:200 @A3
Date: 28 March 2019

Designed by Mike
Cass
Drawn by ES

