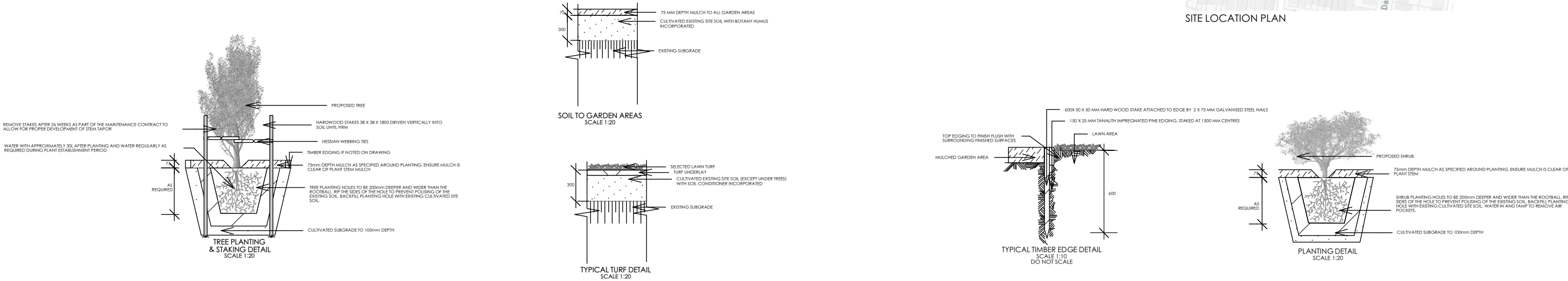


DEVELOPMENT APPLICATION
PROPOSED SWIMMING POOL
&
ASSOCIATED LANDSCAPE WORKS
32 BALGOWLAH ROAD, FAIRLIGHT

DRAWING LIST

SHEET NO.	SHEET TITLE	DATE
L/00	COVER SHEET	29/05/19
L/01	LANDSCAPE MASTER PLAN	29/05/19
L/02	SECTIONS SHEET	29/05/19
L/03	SITE ANALYSIS PLAN	29/05/19
L/04	SEDIMENT CONTROL PLAN	29/05/19
L/05	SITE CALCULATION PLAN	29/05/19
L/06	NOTIFICATION PLAN	29/05/19

LANDSCAPE DETAILS



OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones: (i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick for set in, to lines nominated on plan as brick edging. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix, shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and return councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works: Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering: Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements: Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces: Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties: Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas: Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mow and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Baricades shall be removed upon establishment of lawn area.

(g) Weeding: Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning: Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) Spraying: Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care: Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.



Legend

Project

PROPOSED POOL

Clients

MR CAVILL
& MS MCBRIDE

Notes

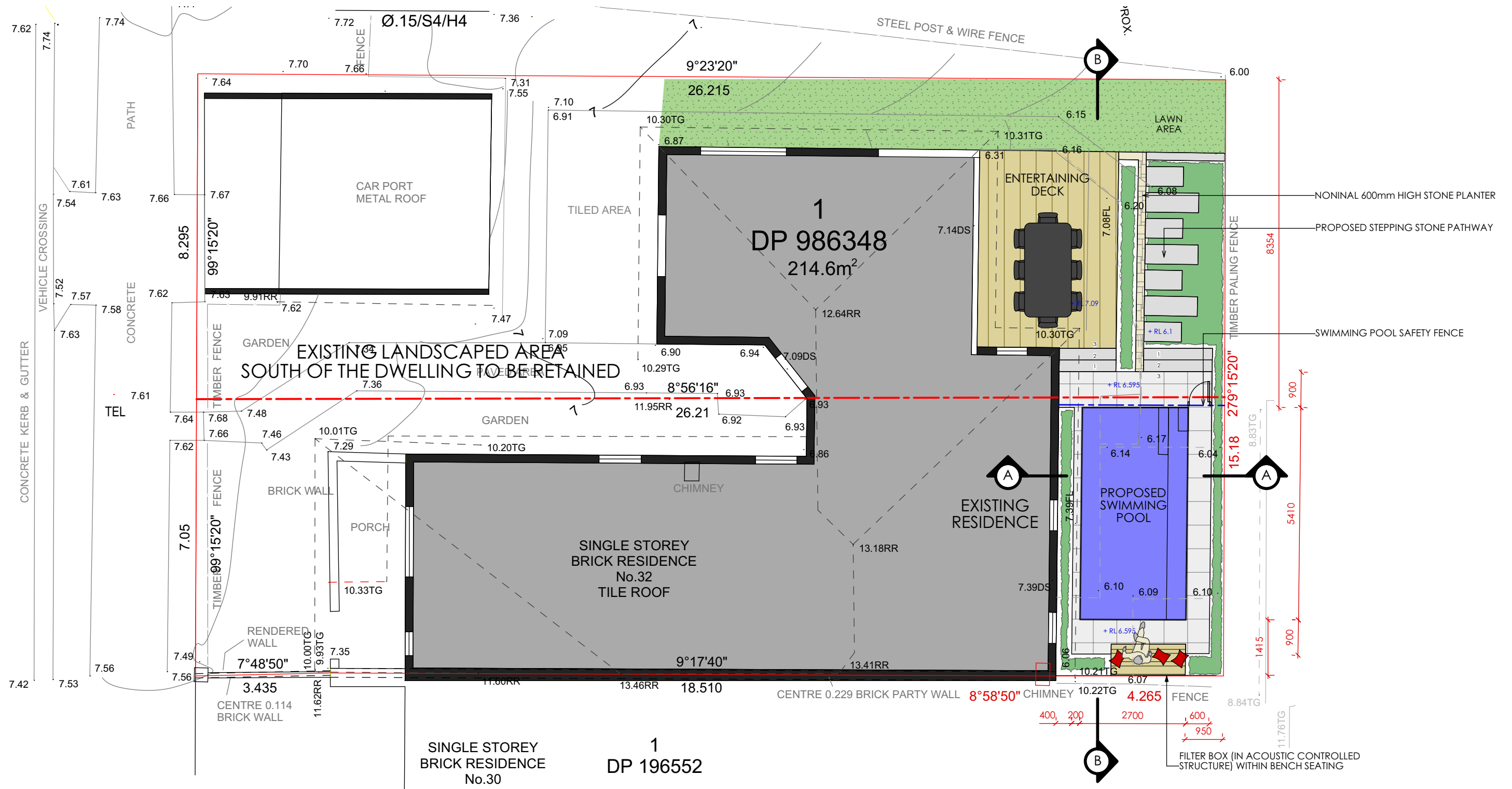
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
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4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
5. This plan has been prepared for D.A purposes only.
6. All Building Works shall be installed to Structural Engineers detail

Revision	Description	Date
A	DA	29/05/19

DRAWING COVER SHEET		
ADDRESS 32 BALGOWLAH ROAD, FAIRLIGHT		DWG #
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		L/00
DATE #	29/05/19	
SCALE @ A3	N/A	
DRAWN	SX	
CHKD	SW	
PROJECT #		



BALGOWLAH ROAD



Legend

+ RL 6.595	PROPOSED LEVEL		PROPOSED RETAINING WALL
	EXISTING LEVEL		POOL SAFETY FENCE
	STEPPING STONES		GARDEN AREA
	LAWN AREA		PROPOSED PAVED AREA

Project

PROPOSED POOL

CLIENTS

MR CAVILL
& MS MCBRIDE

Notes

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Revision	Description	Date
A	DA	29/05/19

DRAWING
LANDSCAPE MASTER PLAN

ADDRESS
32 BALGOWLAH ROAD, FAIRLIGHT

A Total Concept Landscape Architects
& Swimming Pool Designers

65 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fax: (02) 9957 5922

atc
a total concept
landscape architects & swimming pool designers

DATE # 29/05/19

SCALE @ A3 1:100

DRAWN SX

CHKD SW

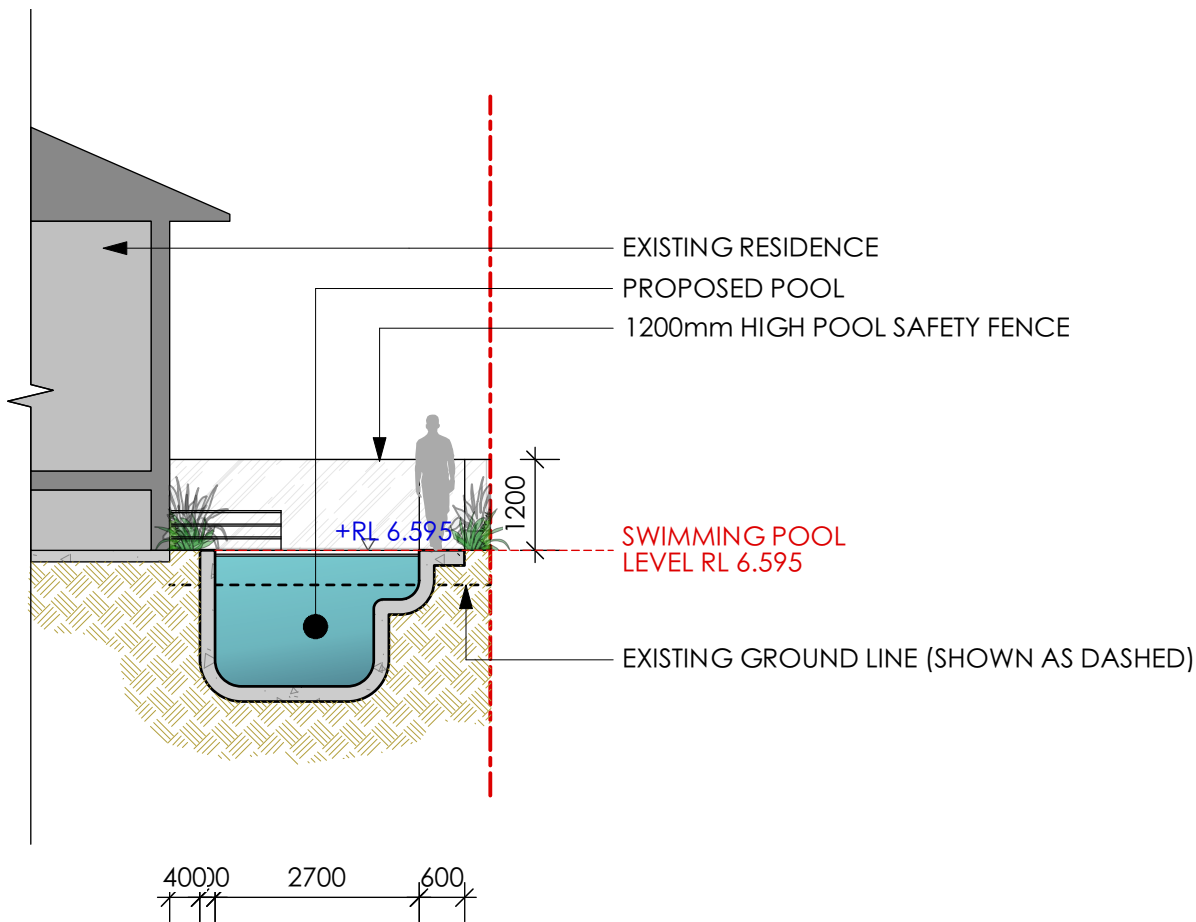
PROJECT #

DWG #

L/01



SECTION A-A
DIAGRAMMATIC ONLY

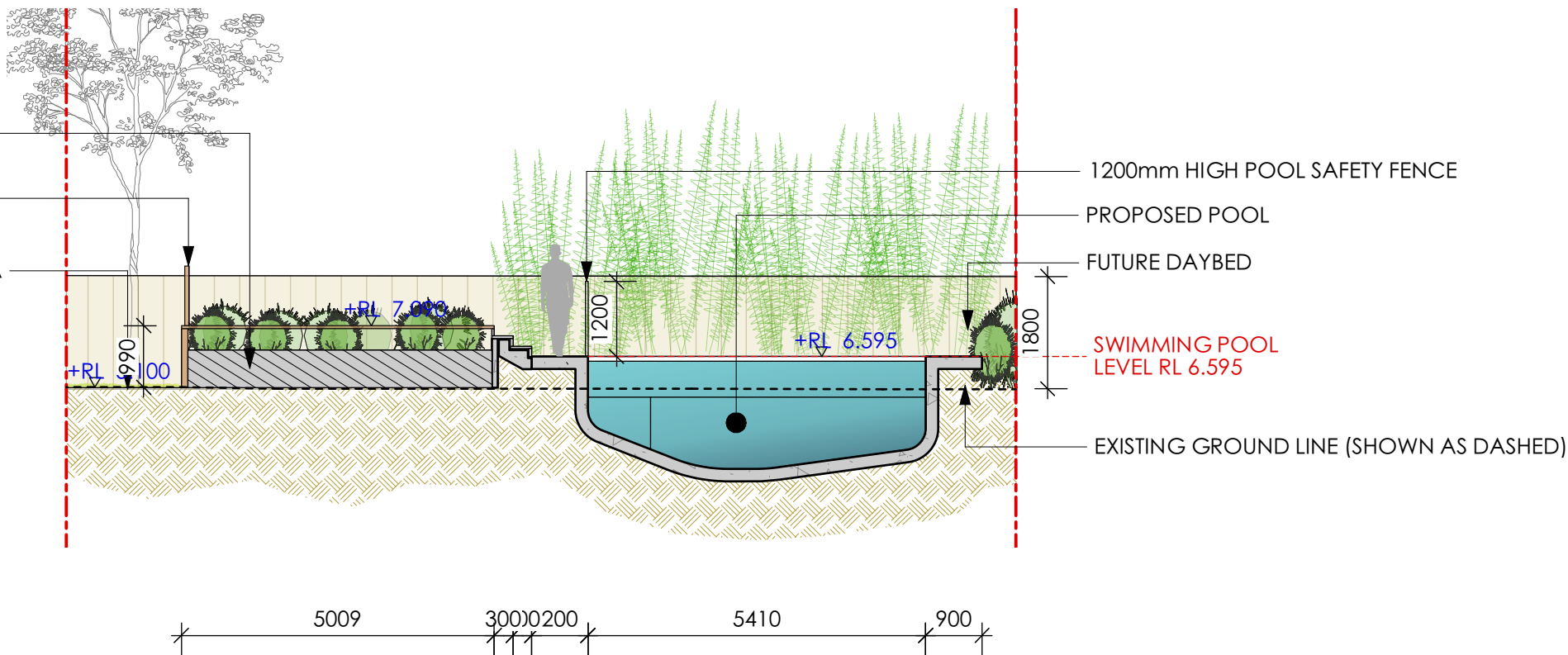


NONINAL 600mm HIGH STONE PLANTER

PROPOSED TIMBER HANDRAIL

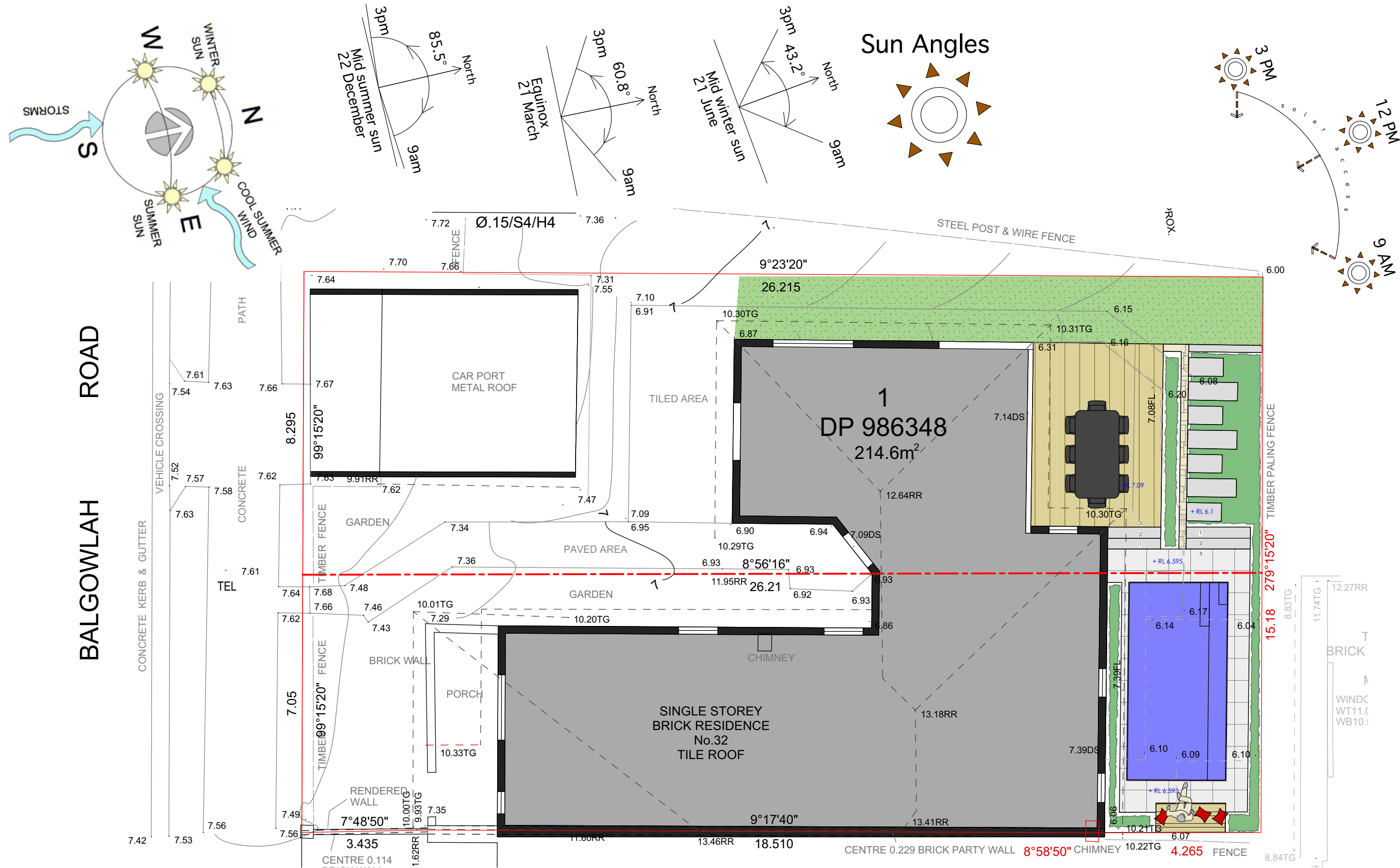
PROPOSED LAWN AREA

SECTION B-B
DIAGRAMMATIC ONLY



Legend

<div>Project</div> <div>PROPOSED POOL</div>		<div>Notes</div> <div>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.</div> <div>2. Do not scale from drawings.</div> <div>3. If in doubt contact Landscape Architect.</div> <div>4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.</div> <div>5. This plan has been prepared for Concept purposes only.</div> <div>6. All Building Works shall be installed to Structural Engineers detail</div>		<div>Revision</div> <div>A</div> <div>DA</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>		<div>Description</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>		<div>Date</div> <div>18/03/19</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>		<div>DRAWING</div> <div>SECTIONS SHEET</div> <div>ADDRESS</div> <div>32 BALGOWLAH ROAD, FAIRLIGHT</div> <div>A Total Concept Landscape Architects & Swimming Pool Designers</div> <div>65 West Street, North Sydney NSW 2060</div> <div>Tel: (02) 9957 5122 Fax: (02) 9957 5922</div> <div><div>atc</div><div>a total concept</div><div>landscape architects & swimming pool designers</div></div> <div>DATE # 31/05/19</div> <div>SCALE @ A3 1:100</div> <div>DRAWN SX</div> <div>CHKD SW</div> <div>PROJECT #</div> <div>DWG # L/02</div>					
<div>Client</div> <div>MR CAVILL & MS MCBRIDE</div>															



Legend

+ RL 6.595	PROPOSED LEVEL		PROPOSED RETAINING WALL
	EXISTING LEVEL		POOL SAFETY FENCE
	STEPPING STONES		GARDEN AREA
	LAWN AREA		PROPOSED PAVED AREA

Project

PROPOSED POOL

CLIENTS

MR CAVILL
& MS MCBRIDE

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Revision	Description	Date
A	DA	29/05/19

DRAWING
SITE ANALYSIS PLAN

ADDRESS
32 BALGOWLAH ROAD, FAIRLIGHT

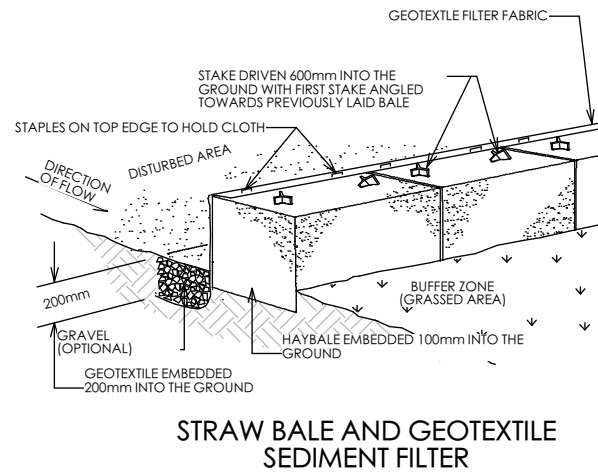
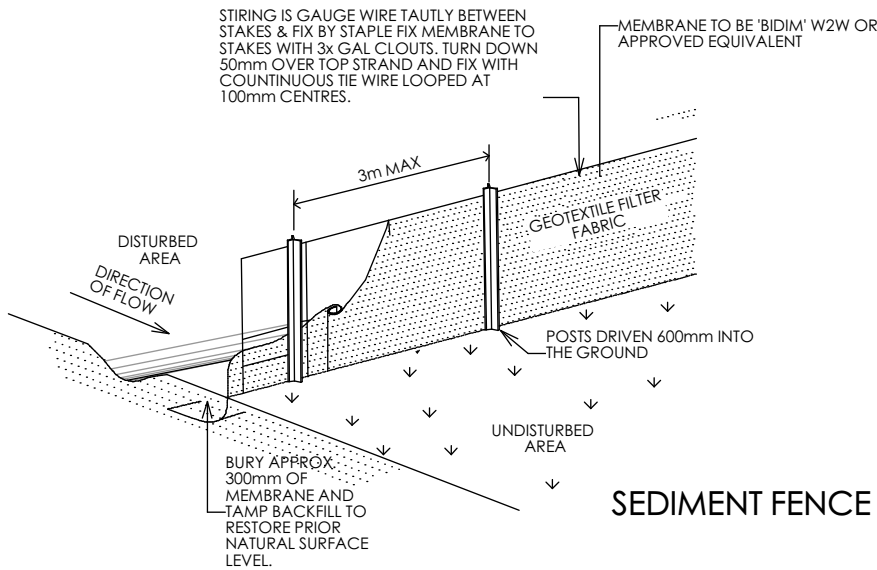
A Total Concept Landscape Architects
& Swimming Pool Designers
85 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fax: (02) 9957 5922

atc
a total concept
landscape architects & swimming pool designers

DATE # 29/05/19
SCALE @ A3 1:100
DRAWN JC
CHKD SW
PROJECT #

DWG #
L/03



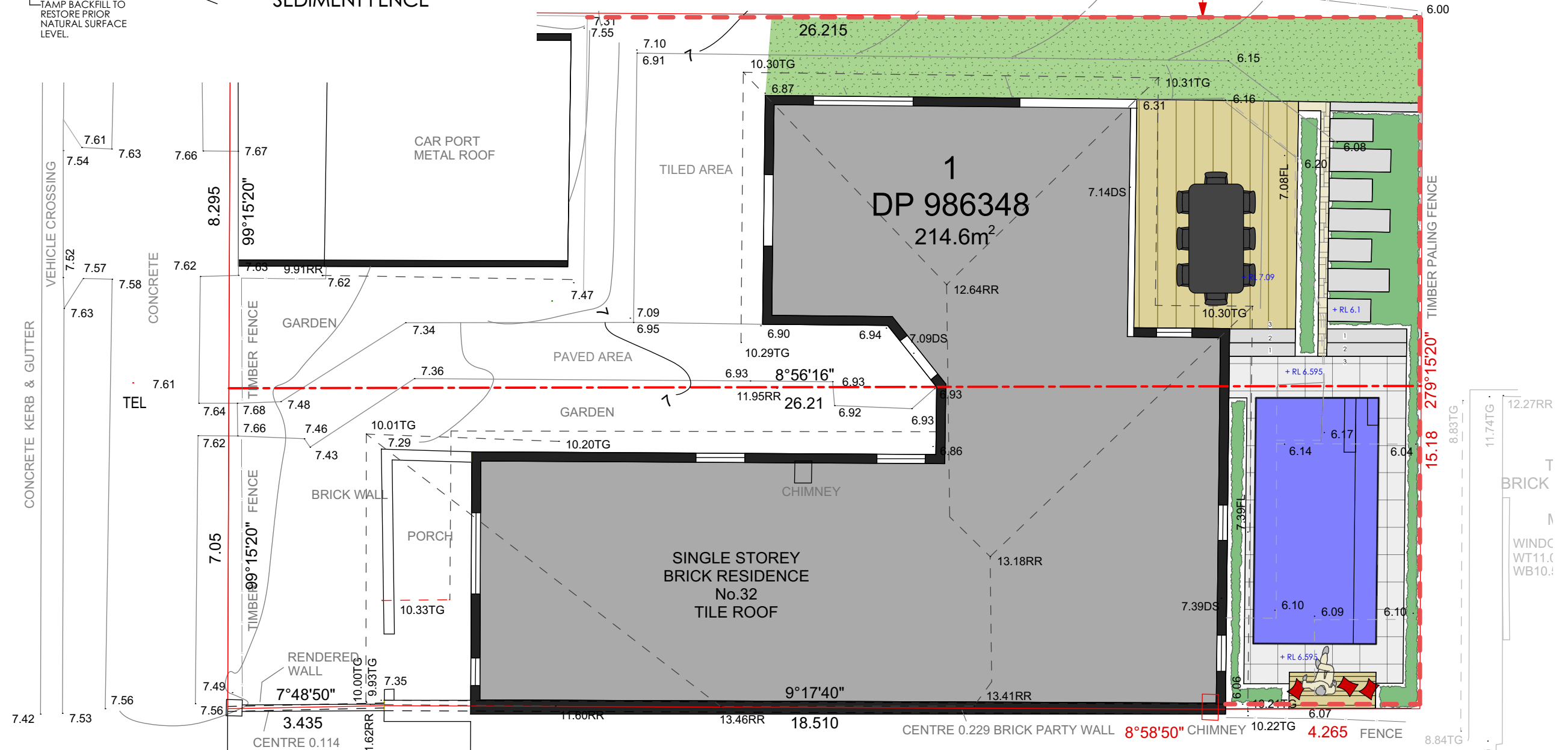


GENERAL NOTES:

1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH:
 - A. LOCAL AUTHORITY REQUIREMENTS
 - B. EPA REQUIREMENTS
 - C. NSW DEPARTMENT OF HOUSING MANUAL
2. MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
3. WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SILT FENCES ARE ERECTED AROUND PITS.
4. CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENTATION CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
5. CLEAN BEHIND FENCE EACH MAJOR STORM OR OTHERWISE AS DIRECTED AND REMOVE ALL SILT FROM THE SITE.
2. SILT FENCE IS TO BE INSTALLED & APPROVED BY COUNCIL'S SUPERVISING ENGINEERS BEFORE OVERBURDEN IS REMOVED. THIS FENCE MAY REQUIRE REPLACEMENT AT TIMES IF LOCATED WITHIN OR NEARBY CONSTRUCTION ZONES.
6. 'BIDIM' W2W IS SUPPLIED BY GEOFABRICS AUST. P/L

SEDIMENT CONTROL BARRIER

ROAD
BALGOWLAH



Legend

+ RL 6.595	PROPOSED LEVEL		PROPOSED RETAINING WALL
	EXISTING LEVEL		POOL SAFETY FENCE
	STEPPING STONES		GARDEN AREA
	LAWN AREA		PROPOSED PAVED AREA

Project

PROPOSED POOL

CLIENTS

MR CAVILL
& MS MCBRIDE

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Revision	Description	Date
A	DA	29/05/19

DRAWING

SEDIMENT CONTROL PLAN

ADDRESS
32 BALGOWLAH ROAD, FAIRLIGHT

A Total Concept Landscape Architects
& Swimming Pool Designers
85 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fax: (02) 9957 5922

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SCALE @ A3 1:100

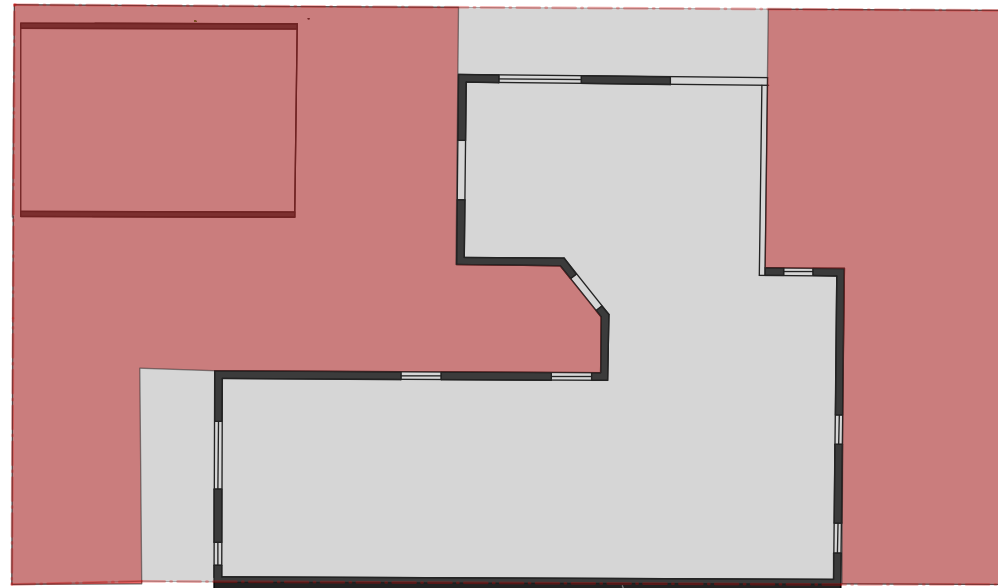
DRAWN JC

CHKD SW

PROJECT #

DWG # L/04






 OPEN SPACE AREA

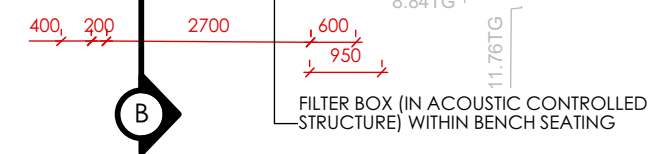



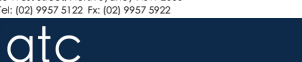
 PROPOSED LANDSCAPE AREA

This proposed site development meets the specific numerical requirements and objectives for 4.1.5 Open Space and Landscaping as set out in Manly Council's Development Control Plan for the Residential Zone 2013 – Amendment 11 guidelines.

Residential Area	Area OS3
SITE AREA	399.20m2
MINIMUM REQUIRED TOTAL OPEN SPACE (55% OF SITE AREA)	219.56m2
PROPOSED OPEN SPACE	221.56m2
MINIMUM REQUIRED LANDSCAPED AREA (35% OF OPEN SPACE)	76.84m2
PROPOSED LANDSCAPED AREA	100.47m2

	<div>Project</div> <div>PROPOSED POOL</div>	<div>Notes</div> <div>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.</div> <div>2. Do not scale from drawings.</div> <div>3. If in doubt contact Landscape Architect.</div> <div>4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.</div> <div>5. This plan has been prepared for D.A purposes only.</div> <div>6. All Building Works shall be installed to Structural Engineers detail</div>	<div>Revision</div> <div>A</div>	<div>Description</div> <div>DA</div>	<div>Date</div> <div>29/05/19</div>	<div>DRAWING</div> <div>SITE CALCULATION PLAN</div>				
	<div>CLIENTS</div> <div>MR CAVILL & MS MCBRIDE</div>					<div>ADDRESS</div> <div>32 BALGOWLAH ROAD, FAIRLIGHT</div>			<div>DWG #</div> <div>L/05</div>	
						<div>A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922</div>			<div>DATE #</div> <div>29/05/19</div>	<div>SCALE @ A3</div> <div>1:100</div>
									<div>DRAWN</div> <div>JC</div>	<div>CHKD</div> <div>SW</div>
									<div>PROJECT #</div>	
						<div><div>atc</div><div>a total concept landscape architects & swimming pool designers</div></div> <div></div>				



ADDRESS	32 BALGOWLAH ROAD, FAIRLIGHT	DWG #	
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fax: (02) 9957 5922	DATE # 29/01/18 SCALE # A4 N/A DRAWN JC CHKD SW	L/06	
	PROJECT #		