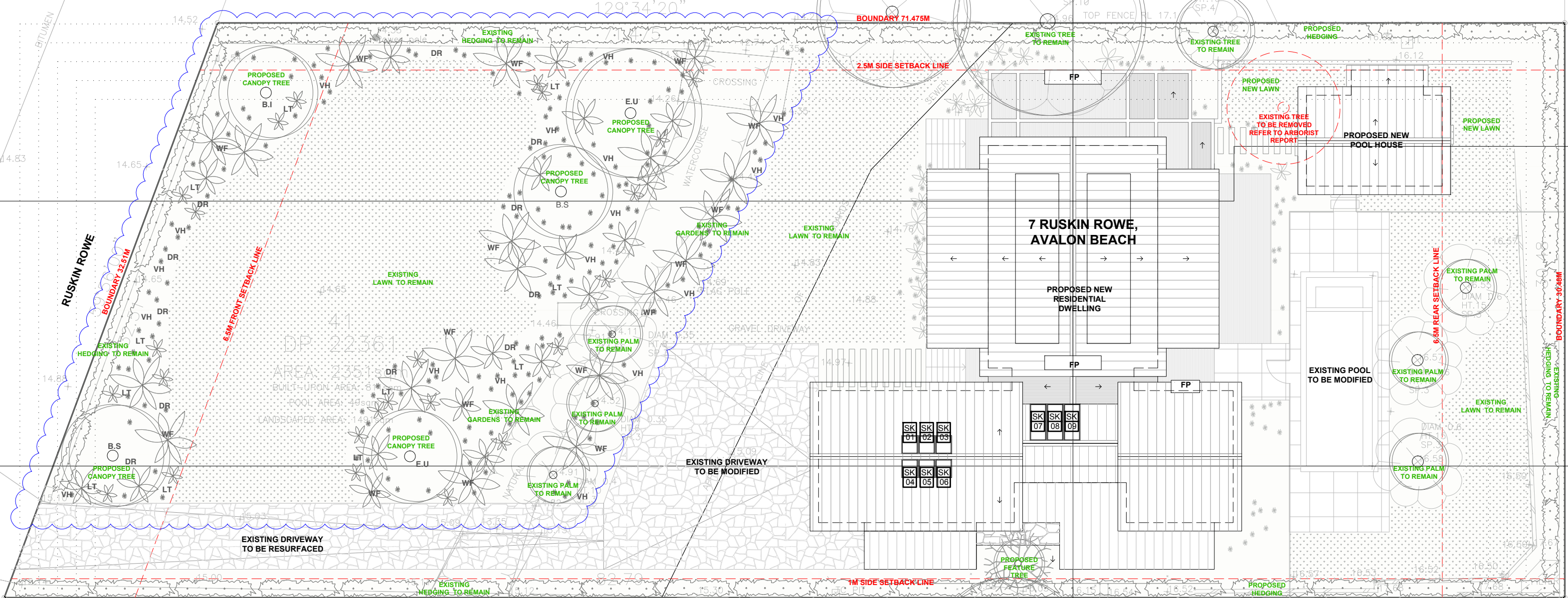




KEY:

- DENOTES CALCULATED SOFT LANDSCAPE AREA
- DENOTES GRASS LAWN AREA
- DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
- DENOTES EXISTING HEDGE
- DENOTES TREE
- DENOTES FEATURE PLANT
- DENOTES GRASSES AND GROUND COVER
- DENOTES DRIVEWAY/ TERRACE AREA

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE
TREES				
EU	2	Eucalyptus camaldulensis	Eucalyptus Tree	45LT
ER	-	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	45LT
B.I	1	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	75LT
B.S	2	BANKSIA SERRATA	OLD-MAN BANKSIA	75LT
SHRUBS				
WF	18	Westringia Fruticosa	Coastal Rosemary	300MM
CR	-	CORREA REFLEXA	Common Correa	300MM
GRASSES/ GROUNDCOVERS				
LT	25	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT RUSH	100MM
VH	40	VIOLA HEDERACEA	NATIVE VIOLET	100MM
LM	-	LIROPE'EVERGREEN GIANT'	GIANT MONDO GRASS	150MM
DR	25	DICHONDRA REPENS	KIDNEY WEED	100MM

BOUNDARY 82.79M

SITE CALCULATIONS

TOTAL SITE AREA 2351m²

EXISTING

GROUND FLOOR GROSS FLOOR AREA -
FIRST FLOOR GROSS FLOOR AREA -
TOTAL GROSS FLOOR AREA -
TOTAL POOL HOUSE GROSS FLOOR AREA -
TOTAL ROOF AREA 467.3m²
POOL AREA 73m³
TOTAL EXTERNAL DECK AREA -
DRIVEWAY AREA 97m²

HARD SURFACE AREA 844.7m² (36%)
SOFT LANDSCAPE AREA 1506.3m²(64%)

PROPOSED

GROUND FLOOR GROSS FLOOR AREA INCL. GARAGE 277.7m²
FIRST FLOOR GROSS FLOOR AREA 130.9m²
TOTAL GROSS FLOOR AREA INCL. GARAGE 408.77m²
TOTAL POOL HOUSE GROSS FLOOR AREA 32m²
TOTAL ROOF AREA 434.5m²
POOL AREA 52m³
TOTAL EXTERNAL DECK AREA 179m²
DRIVEWAY AREA 236.6m²

HARD SURFACE AREA 812 m² (34.5%)
SOFT LANDSCAPE AREA 1538m²(65.5%)

LANDSCAPE CONSTRUCTION NOTES

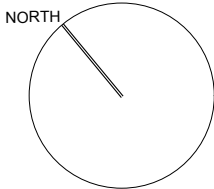
TREE PROTECTION

All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the FC of the tree. The project Arborist must be present to supervise any excavation, trenching or tunnelling within the FC of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use hand saws. Cut cleanly, do not cut with machinery and such that the cutting does not unduly disturb the remaining root system. If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions. SUBSOIL: Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm. Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots, if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil. TOPSOIL: Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting. Spread topsoil to the following typical depths: Planting beds: 300mm Grass areas: 100mm TOPSOIL: Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting. Spread topsoil to the following typical depths: Planting beds: 300mm Grass areas: 100mm

TREES: EXCAVATE A PLANT HOLE TO TWICE THE DIAMETER OF THE ROOT BALL AND AT LEAST 100MM DEEPER THAN THE ROOT BALL. BREAK UP THE BASE OF THE HOLE TO A FURTHER DEPTH OF 100MM, AND LOOSEN THE COMPACTED BASE OF THE HOLE. SHRUBS/GROUND COVERS: EXCAVATE A HOLE BIG ENOUGH FOR THE PLANT PLUS 100MM ALL ROUND. PROVIDE PLANTS WHICH HAVE LARGE HEALTHY ROOT SYSTEMS, WITH NO EVIDENCE OF ROOT CURL, RESTRICTION OR DAMAGE, ARE VIGOROUS, WELL ESTABLISHED, FREE FROM DISEASE AND PESTS, OF GOOD FORM CONSISTENT WITH THE SPECIES OR VARIETY, AND ARE HARDENED OFF, NOT SOFT OR FORCED, AND SUITABLE FOR PLANTING IN THE NATURAL CLIMATIC CONDITIONS PREVAILING AT THE SITE. TREES: PROVIDE TREES WHICH, UNLESS REQUIRED TO BE MULTI-STEMMED, HAVE A SINGLE LEADING SHOOT. TREES SHOULD BE STAKED AS SPECIFIED. LABEL AT LEAST ONE PLANT OF EACH SPECIES OR VARIETY IN A BATCH USING A DURABLE, READABLE TAG. DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. IN OTHER THAN SANDY SOILS, SUSPEND EXCAVATION WHEN THE SOIL IS WET, OR DURING FROST PERIODS. WHEN THE HOLD IS OF THE CORRECT SIZE, REMOVE THE PLANT FROM THE CONTAINER WITH MINIMUM 5.0 DISTURBANCE TO THE ROOT BALL. ENSURE THAT THE ROOT BALL IS MOST AND PLACE IN THE FINAL POSITION IN THE HOLD AND FLUSH WITH THE TOP SOIL LEVEL OF THE PLANT ROOT BALL LEVEL WITH THE FINISHED SURFACE.

OF THE SURROUNDING SOIL, OR 75MM BELOW PAVING LEVEL TO ALLOW PLACEMENT OF MULCH. BACKFILL WITH TOPSOIL MIXTURE. LIGHTLY TAMP AND WATER TO ELIMINATE AIR POCKETS. ENSURE THAT TOPSOIL IS NOT PLACED OVER THE TOP OF THE ROOTBALL, SO THAT THE PLANT STEM IS THE SAME HEIGHT AS IN THE CONTAINER. THOROUGHLY WATER PLANTS BEFORE PLANTING AND IMMEDIATELY AFTER PLANTING. IN PLANTING BEDS AND INDIVIDUAL PLANTINGS, PLACE SLOW RELEASE FERTILISER PELLETS AROUND PLANTS AT THE TIME OF PLANTING AT THE RATE RECOMMENDED BY THE MANUFACTURER. DECORATIVE GRAVEL: All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks. Place mulch/gravel clear of plant stems, and also to an even surface flush with the surrounding finished levels. Selected pebbles are to be free of deleterious and extraneous matter such as stones, cement, soil, weeds and sticks. Tamping pebbles is to an even surface flush with the surrounding finished levels. DECORATIVE ROCK MULCH: All areas nominated as Decorative Rock Mulch are to be finished with sandstone spalls, average diameter 80mm-120mm, same or similar to those supplied by Benedicks Sand and Gravel. DECORATED GRANITE PAVEMENT: Decomposed granite is to be free-crushed river gravel (5mm-7mm), to a depth of 50mm, placed on a 50mm bed of coarse gravel on 100mm consolidated hardcore. Gravel is to be compacted and trimmed to provide falls and a free draining surface. INSTALLATION OF BRICK GARDEN EDGE: A stretcher or single power brick edge is to be installed to separate turf and garden beds. Secure pavers on rough mortar bedding 100mm thick and ensure uniform 10mm joints between each brick to create flush struck joints. Refer to edging and turfing detail. FERTILISER: Fertiliser is to be slow release fertiliser equivalent to 'Osmocote' and is to be applied at manufacturer's specified rates. Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering). RETAINING WALLS: All paths, steps, slides and footings shall be to Engineer's details. CONCRETE WORKS: Materials and construction to AS3600 and AS3610. Supply and install ready mixed concrete to AS1379 with selected aggregates. Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation. Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeded, returfing, staking and tying, replanting, weeding, pruning, hedges clipping, weeding, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants. GENERAL NOTES: 1. I advise that this plan has been designed to comply with council requirements. 2. Lighting and irrigation to be designed and installed by specialist. 3. All dimensions and levels shall be verified by Contractor on site prior to commencement of work. 4. Do not scale from drawings. 5. Detailing of all structural components of design shall be by Consulting Structural Engineer. 6. Existing levels refer survey by others. 7. All landscape components of this design require Council Approval prior to construction.

LANDSCAPE PLAN 1:100 @ A1 OR 1:200 @ A3



LEGEND:

- DENOTES EXISTING SPOT LEVEL
- DENOTES PROPOSED LEVEL

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY.
NOTE: DO NOT SCALE OFF THIS DRAWING
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

KEY:

- DENOTES PROPOSED WALLS
- DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
- DENOTES AREA OF PROPOSED LANDSCAPING

PROJECT:
PROPOSED NEW RESIDENTIAL DWELLING
INCLUDING POOL HOUSE, SWIMMING POOL
& ASSOCIATED LANDSCAPING

CLIENT:
ANDREW & VERITY EARL

LOCATION:
7 RUSKIN ROWE,
AVALON BEACH, NSW.

PROJECT STAGE:
AMENDED
DEVELOPMENT APPLICATION

DRAWING TITLE:
LANDSCAPE PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
13.07.2023

DRAWING NO.
DA-500

REVISION:
A

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