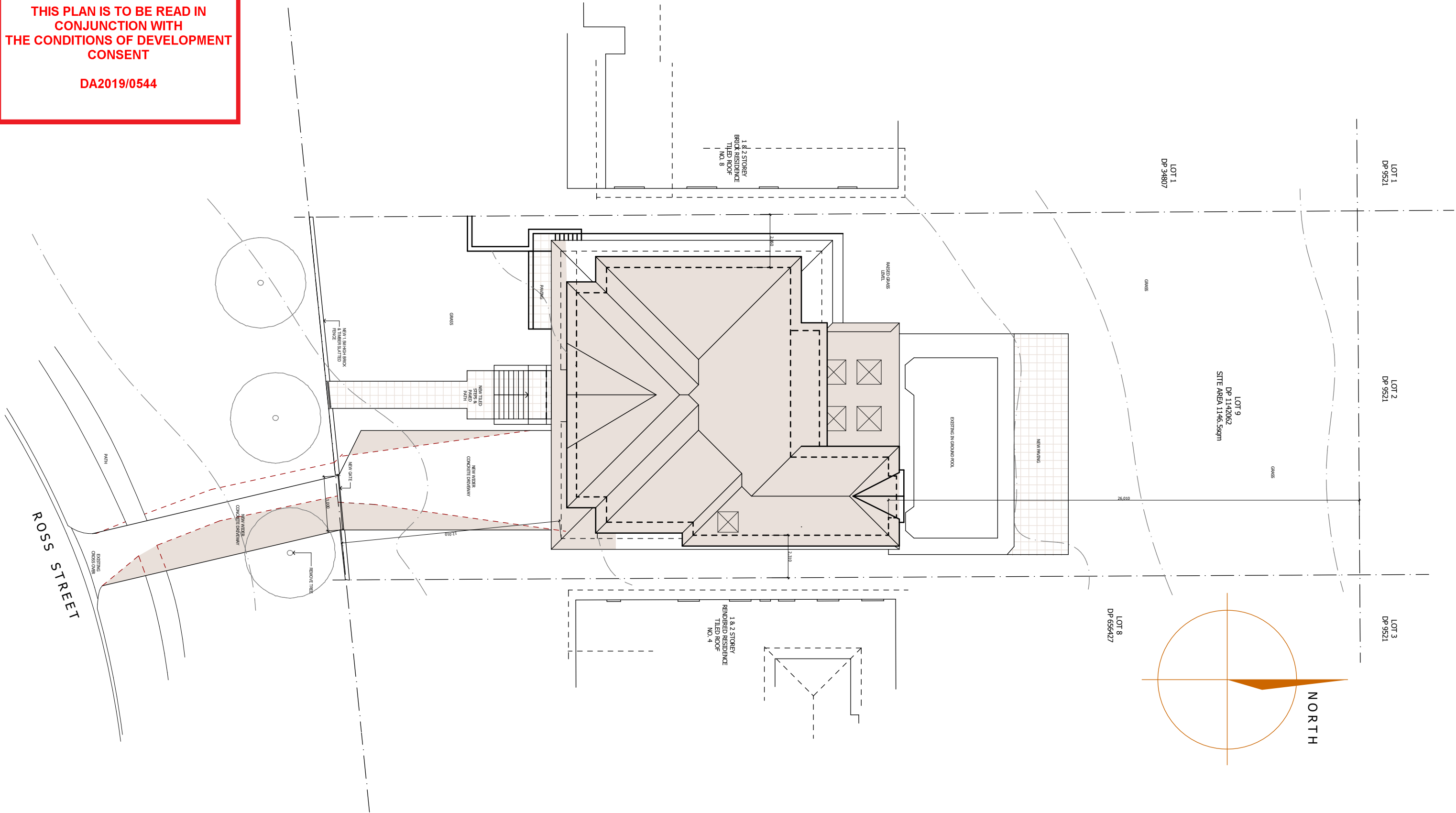




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SITE PLAN

1 : 200

b + w

**Project.**  
Proposed First floor Addition &  
Ground Floor Remodelling at  
6 Ross St, Seaforth

MARCUS BETTS  
0411363328

D	Reduce roof pitch	24/05/19	MB
C	For Council	08/05/19	MB
B	Plans amended	18/04/19	MB
A	For Review	15/04/19	MB
NO.	REVISION	DATE	BY

**CLIENTS:** Christine & Louis Carroll

**TITLE:** DA Plans **PAGE No.** 2 / 12

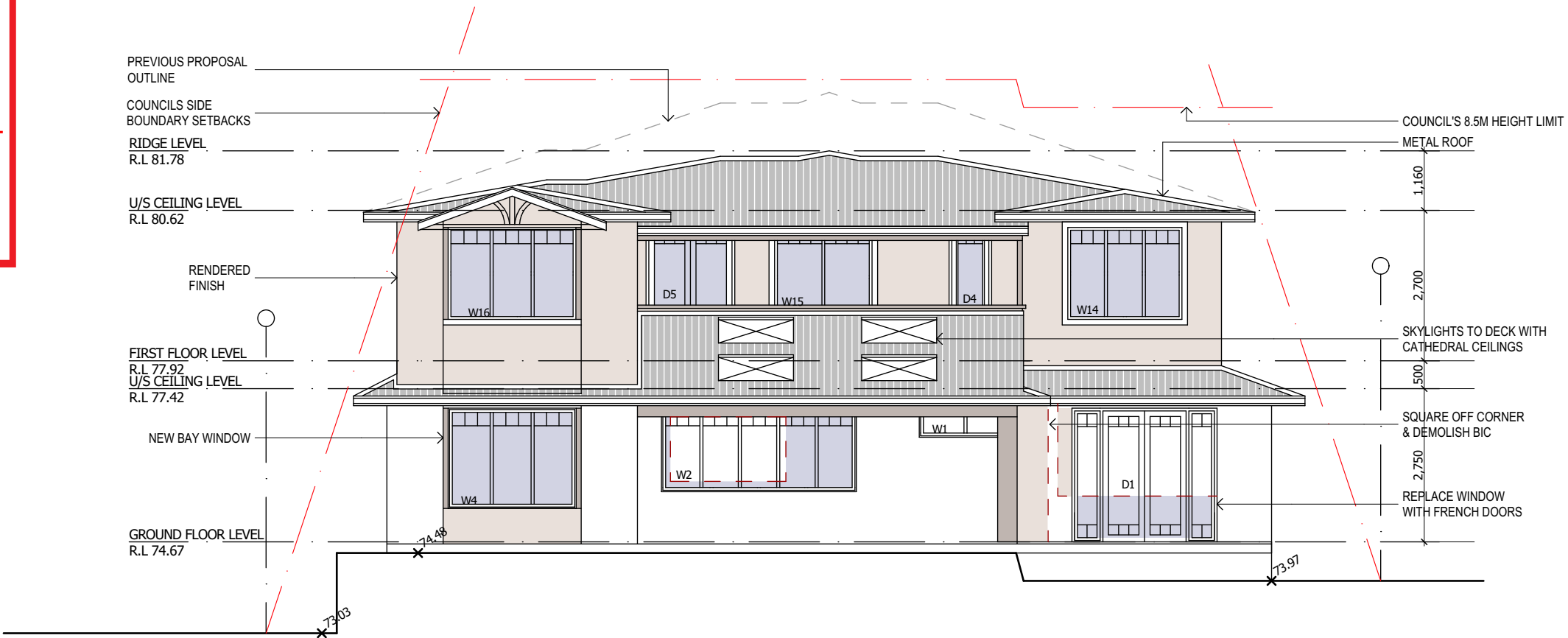
**DRAWING NO.** 1902 DA 1 **ISSUE** D

**SCALE:** 1 : 100 **DATE:** 15-04-19 **DWN BY:** MB

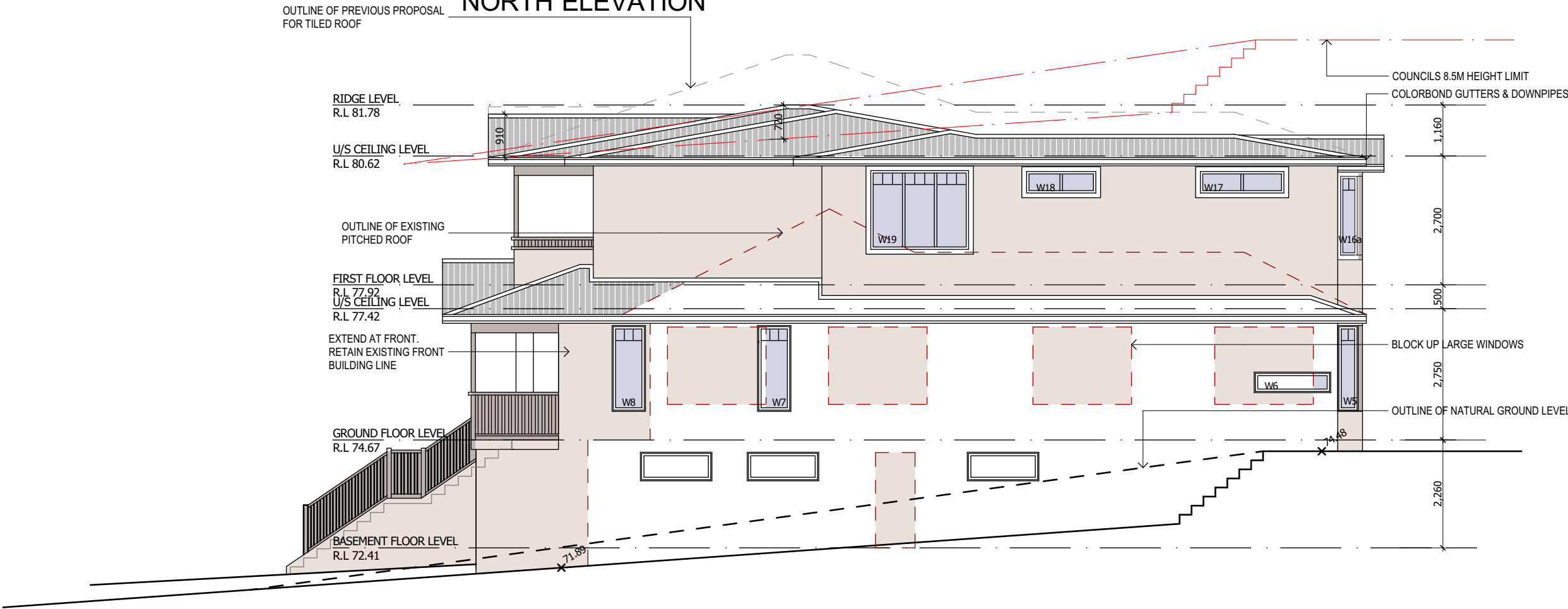


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NORTH ELEVATION



EAST ELEVATION

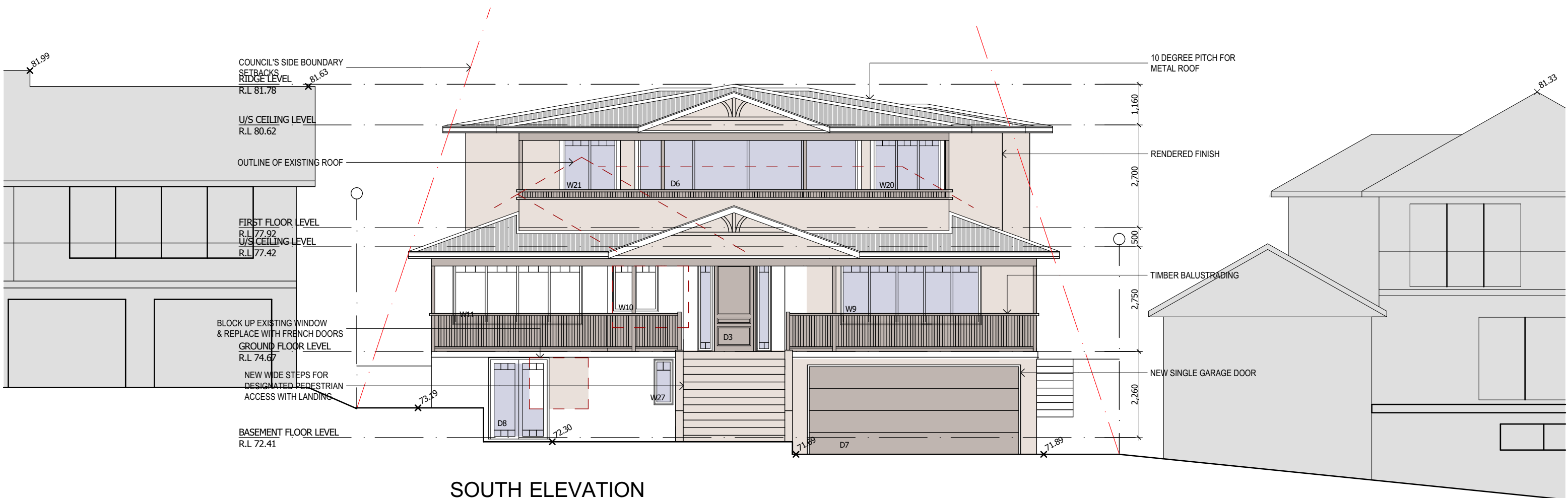
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NO.	REVISION	DATE	BY

**Project.**  
Proposed First floor Addition &  
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6 Ross St, Seaforth

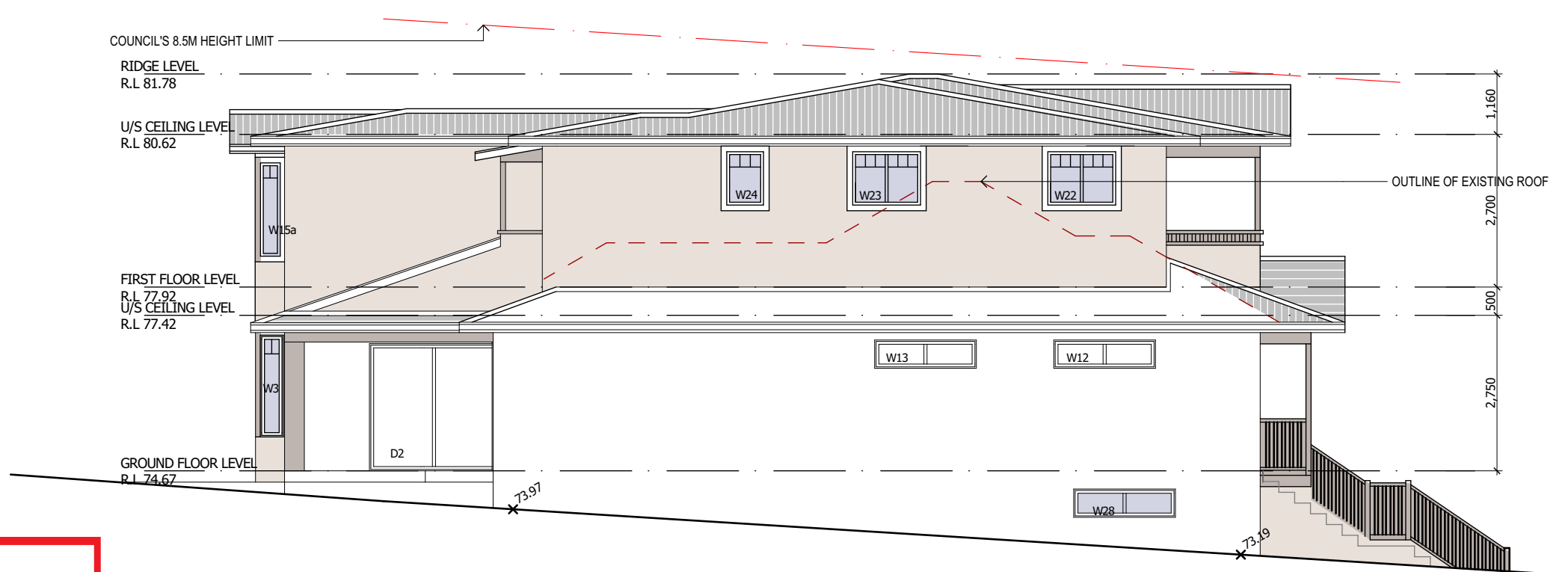
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**TITLE:** DA Plans **PAGE No.** 7 / 12  
**DRAWING NO.** 1902 DA 1 **ISSUE** D  
**SCALE:** 1 : 100 **DATE:** 15-04-19 **DWN BY:** MB

MARCUS BETTS  
0411363328


b + w



SOUTH ELEVATION

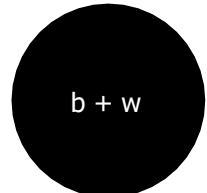


WEST ELEVATION

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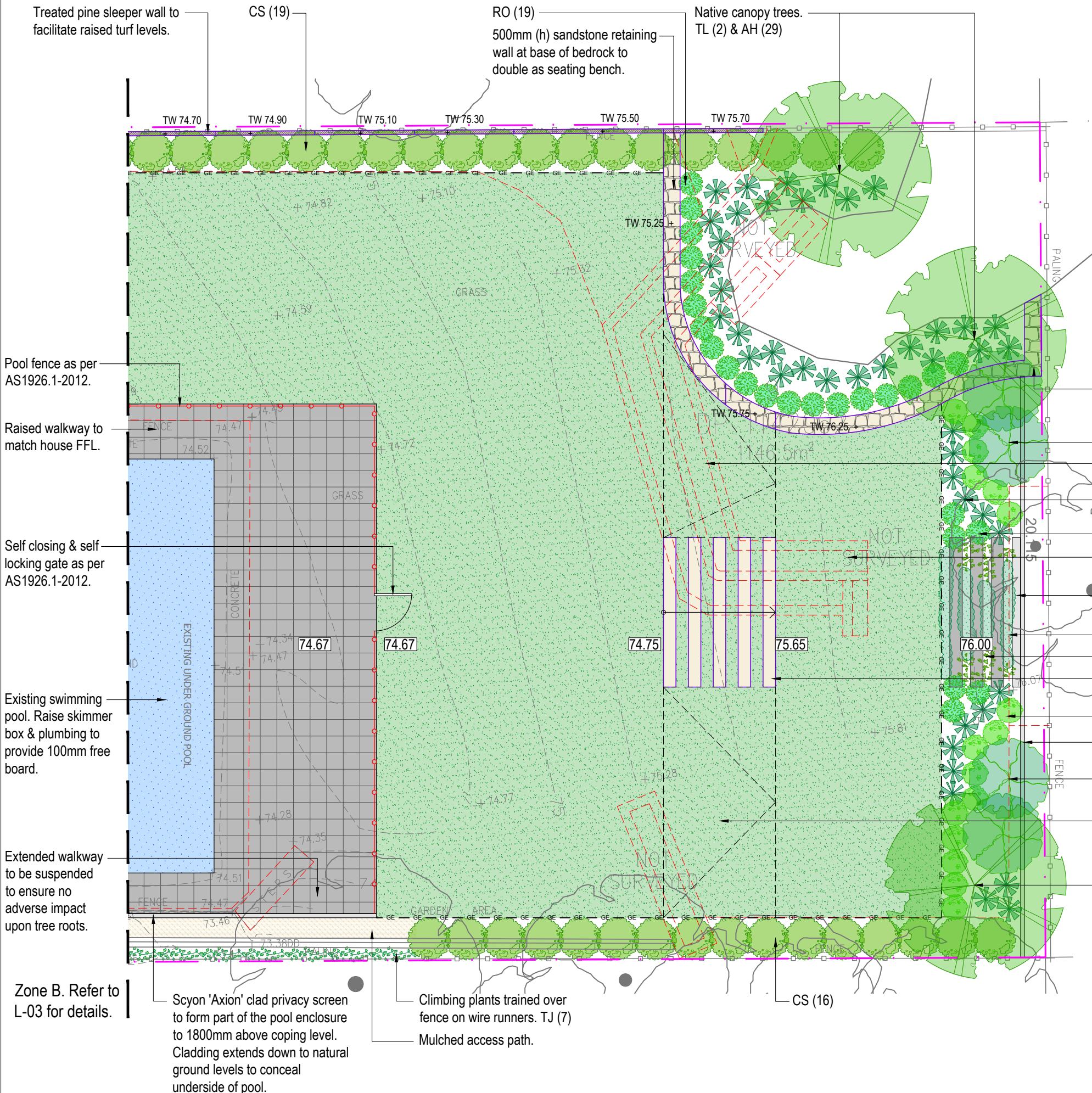
**DA2019/0544**



<b>Project.</b> Proposed First floor Addition & Ground Floor Remodelling at 6 Ross St, Seaforth		<b>CLIENTS:</b> Christine & Louis Carroll	
		<b>TITLE:</b> DA Plans	<b>PAGE No.</b> 8 / 12
		<b>DRAWING NO.</b> 1902 DA 1	<b>ISSUE</b> D
		<b>SCALE:</b> 1 : 100	<b>DATE:</b> 15-04-19 <b>DWN BY:</b> MB

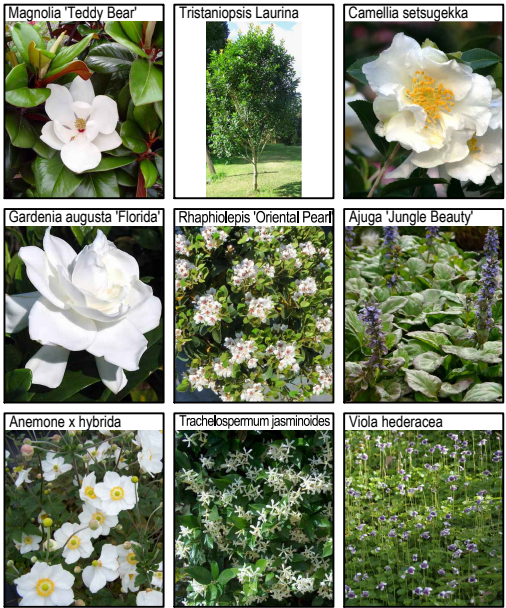
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NO.	REVISION	DATE	BY





ZONE C PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
MT TL*	<b>TREES</b>				
	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA	4	4m	200mm
	TRISTANIOPSIS LAURINA	WATER GUM	3	10m	25Ltr
CS GF RO	<b>SHRUBS</b>				
	CAMELLIA SASANQUA 'SETSUGEKKA'	SETSUGEKKA CAMELLIA	35	3m	200mm
	GARDENIA AUGUSTA 'FLORIDA'	GARDENIA	16	1m	200mm
AR AH TJ VH	RHAPHIOLEPIS INDICA 'ORIENTAL PEARL'	ORIENTAL PEARL	25	0.8m	200mm
	<b>GRASSES / GROUND COVERS</b>				
	AJUGA REPTANS 'JUNGLE BEAUTY'	CARPET BUGLE	10	0.2m	140mm
	ANEMONE X HYBRIDA	JAPANESE ANEMONE	44	0.5m	140mm
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	7	-	200mm
	VIOLA HEDERACEAE	NATIVE VIOLET	25	0.1m	tubes

\* Denotes species selected from Schedule 4 - Part B - Native Tree Selection.



Sandstone retaining wall to double as seating bench.

- MT (2)
- Demolish existing brick retaining walls.
- AH (12)
- RO (6)
- Excavate fill soil to return area adjacent to bedrock to existing levels.
- Mirror & door feature element.
- VH (25)
- AR (10)
- Sandstone slab steps set in turf.
- GF (16)
- 1800mm (h) Scyon 'Axion' clad fence.
- MT (2)
- Turf grades down beside steps.
- Native canopy tree. TL (2) & AH (3)



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- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.  
- Dimensions recognised over scaling. All measurements are in millimetres.  
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Tel: 02 9986 2157  
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www.serenescapes.com.au

Client:  
**Christine & Louis Carroll**

Site Address:  
**6 Ross Street  
Seaforth**

Drawing Title:  
**Zone C Landscape Plan**

Drawn by:  
**Ben Farrar**  
AILDM # 1179

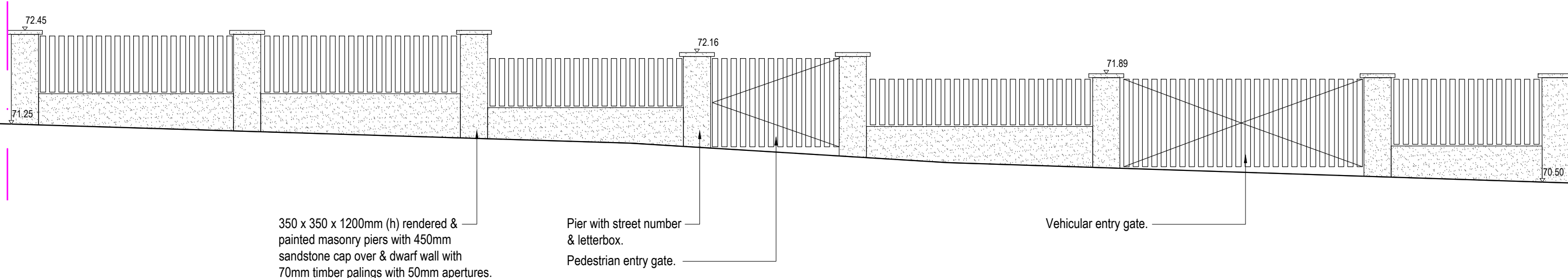
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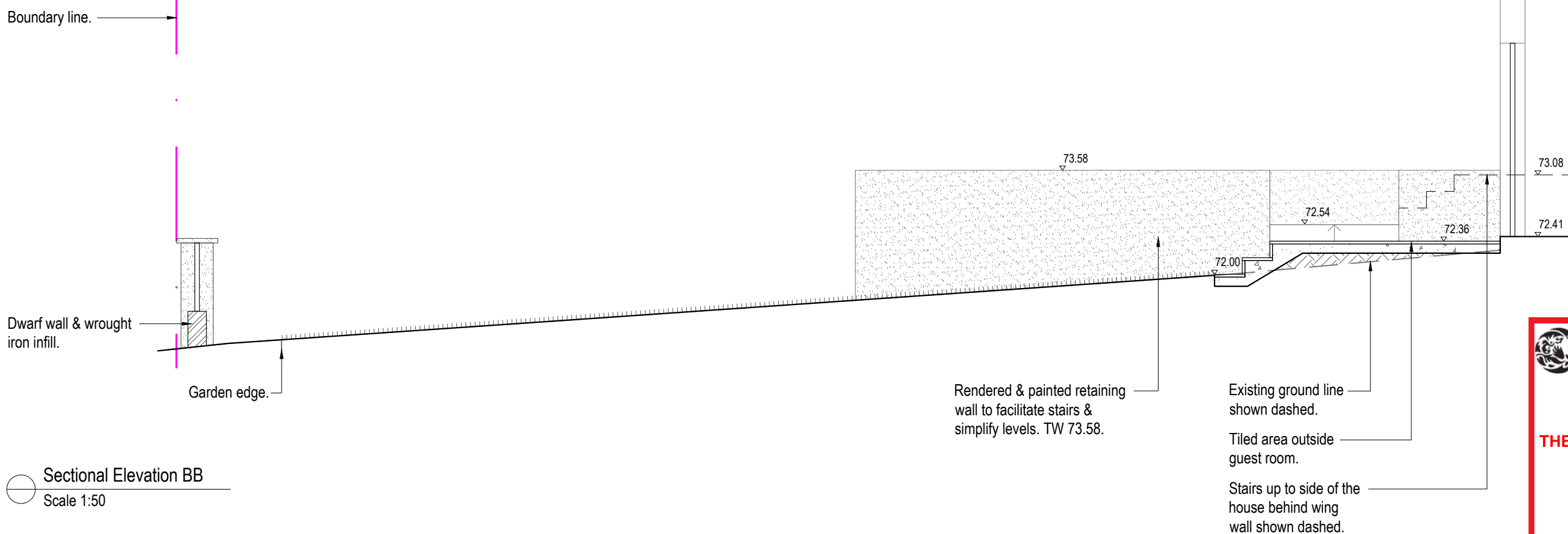
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**L-04 of 7**

Rev:	Date:	Issue:	Checked:
A	03/05/19	Preliminary Issue	TB
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Sectional Elevation AA  
Scale 1:50





Sectional Elevation BB  
Scale 1:50

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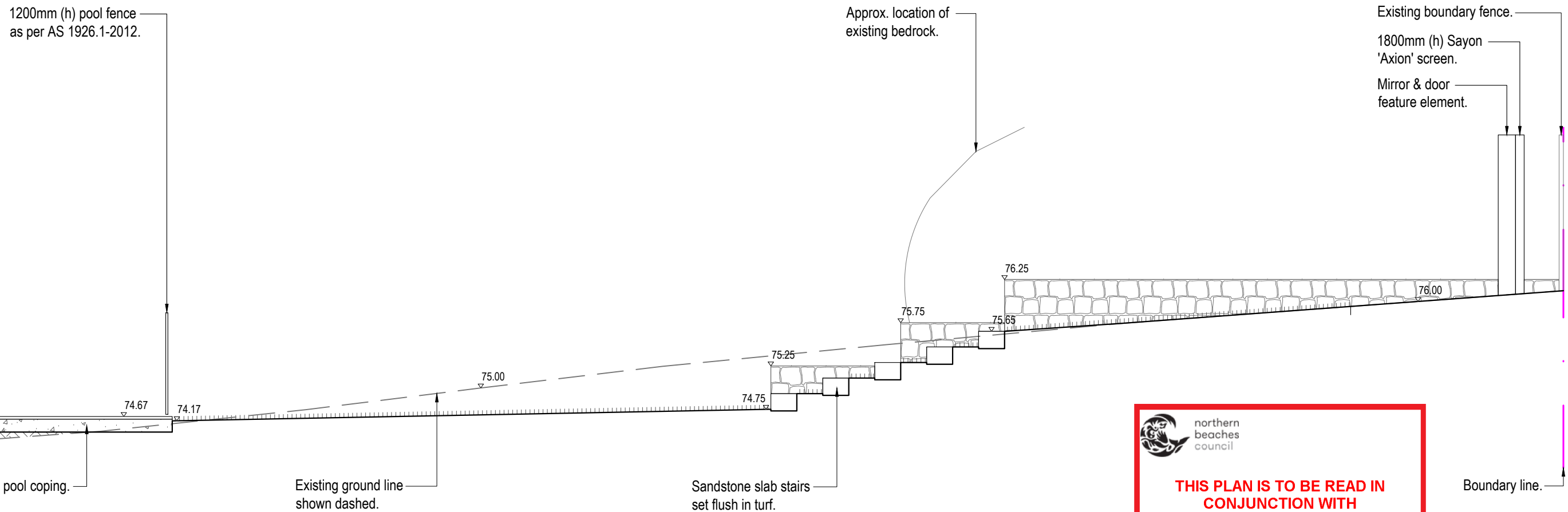
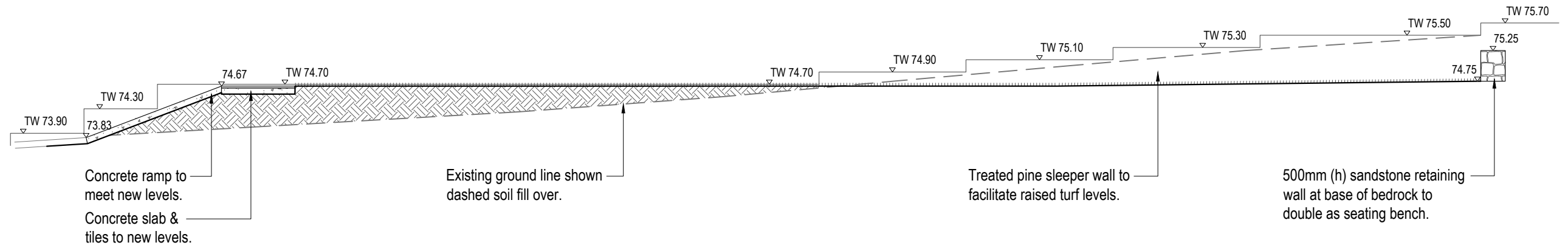
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		Site Address: <b>6 Ross Street Seaforth</b>		Drawn by: <b>Ben Farrar</b> AILDM # 1179	Project Number: <b>19529</b>	Scale: <b>1:50 @ A3</b>	Sheet Number: <b>L-05 of 7</b>	A	03/05/19	Preliminary Issue	TB	
								B	08/05/19	DA Issue	TB	







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		Site Address: 6 Ross Street Seaforth		Drawn by:	Project Number:	Scale:	Sheet Number:	A	03/05/19	Preliminary Issue	TB	
				Ben Farrar AILDM # 1179	19529	As shown	L-06 of 7	B	08/05/19	DA Issue	TB	



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.

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 Critical Root Zone(CRZ) which is the area normally within 3m radius from each tree trunk.

Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works within the CRZ:

- 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

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

PLANTING

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 be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

STAKING

Install 2 x 1800mm 40x40 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 dripline 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.

MULCHING

Quality system: AS 4454

All planting area impacted by building works to receive 50-75mm of garden Mulch, Hort-Bark, 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 Soft Leafed 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 sub-grade 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

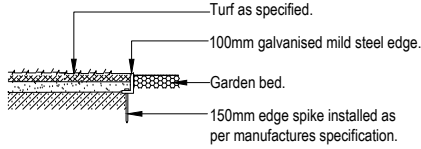
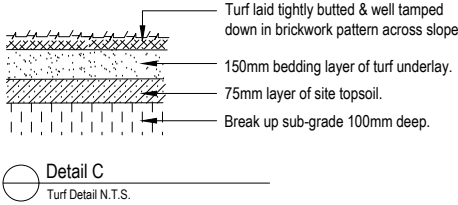
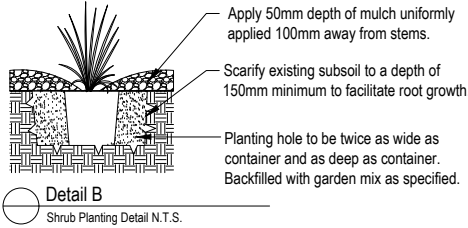
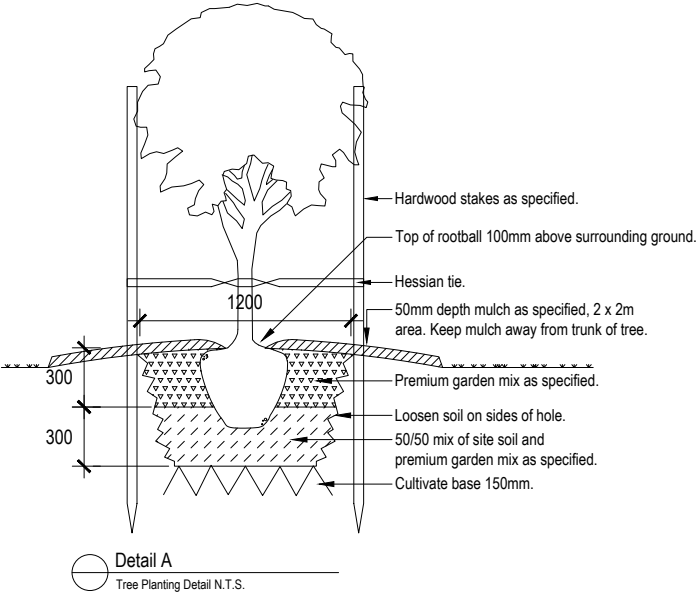
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

TIMBER RETAINING WALL

Timber retaining wall constructed in H4 Treated Pine Sleepers. Timber post to be set in concrete.Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill behind wall. Connect to stormwater in accordance with Sydney Water regulations.

RETAINING WALLS & PLANTER BOXES

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



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Landscape Specification & Details

Drawn by:

Ben Farrar  
AILD # 1179

Project Number:

19529

Scale:

1:50 @ A3

Sheet Number:

L-07 of 7

Rev:

A

Date:

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Issue:

Preliminary Issue

Checked:

TB

B

08/05/19

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