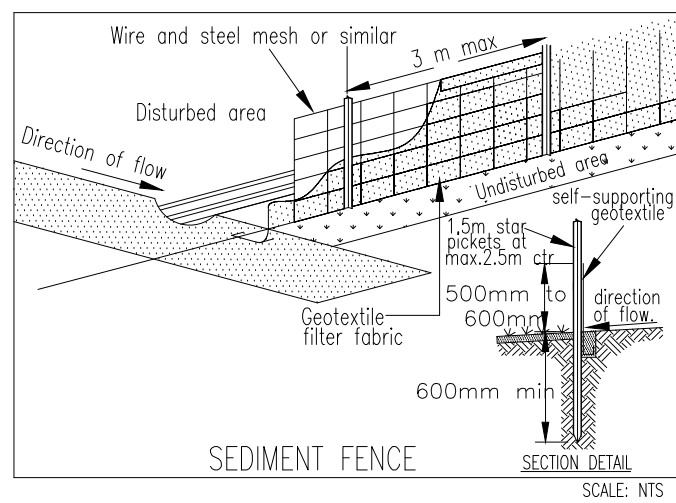
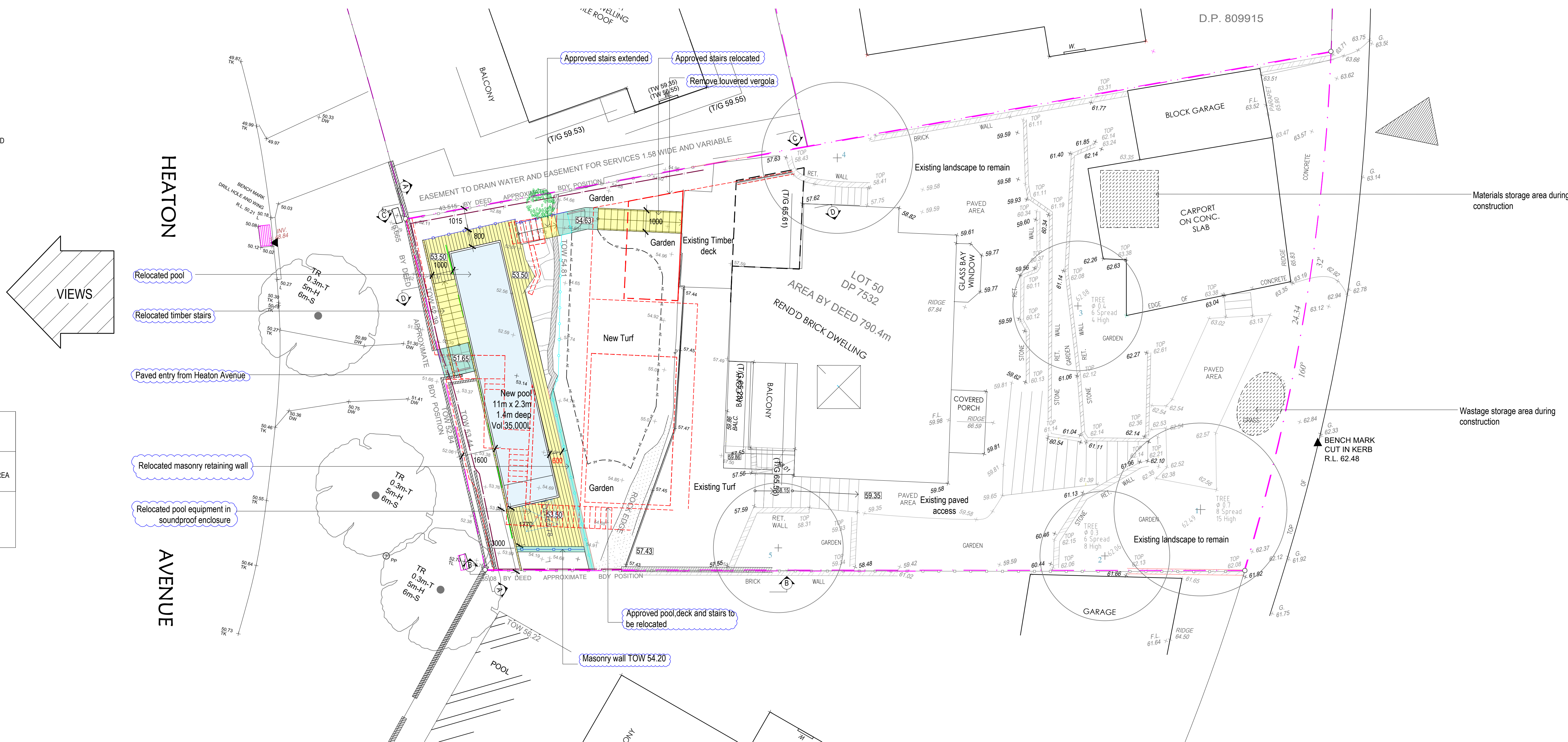
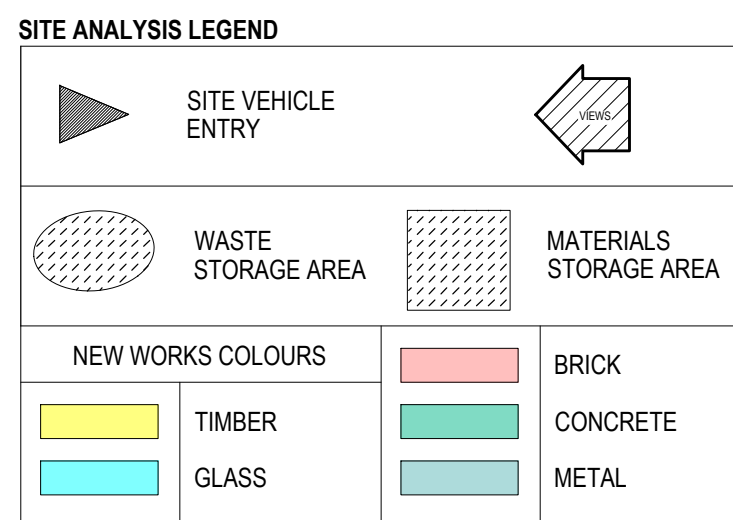
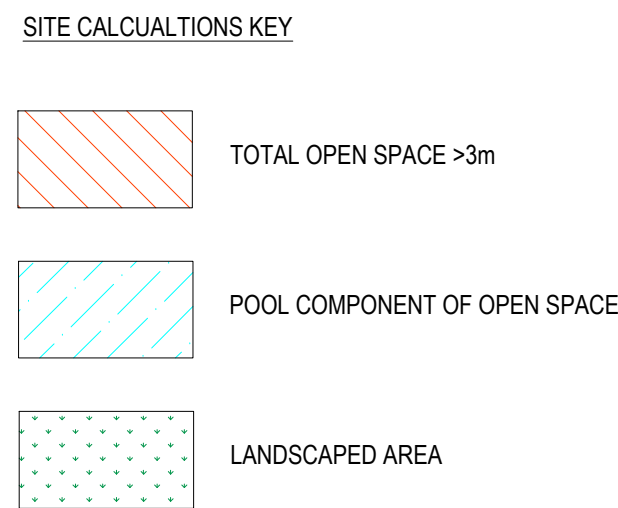




SEDIMENT & EROSION CONTROL NOTES

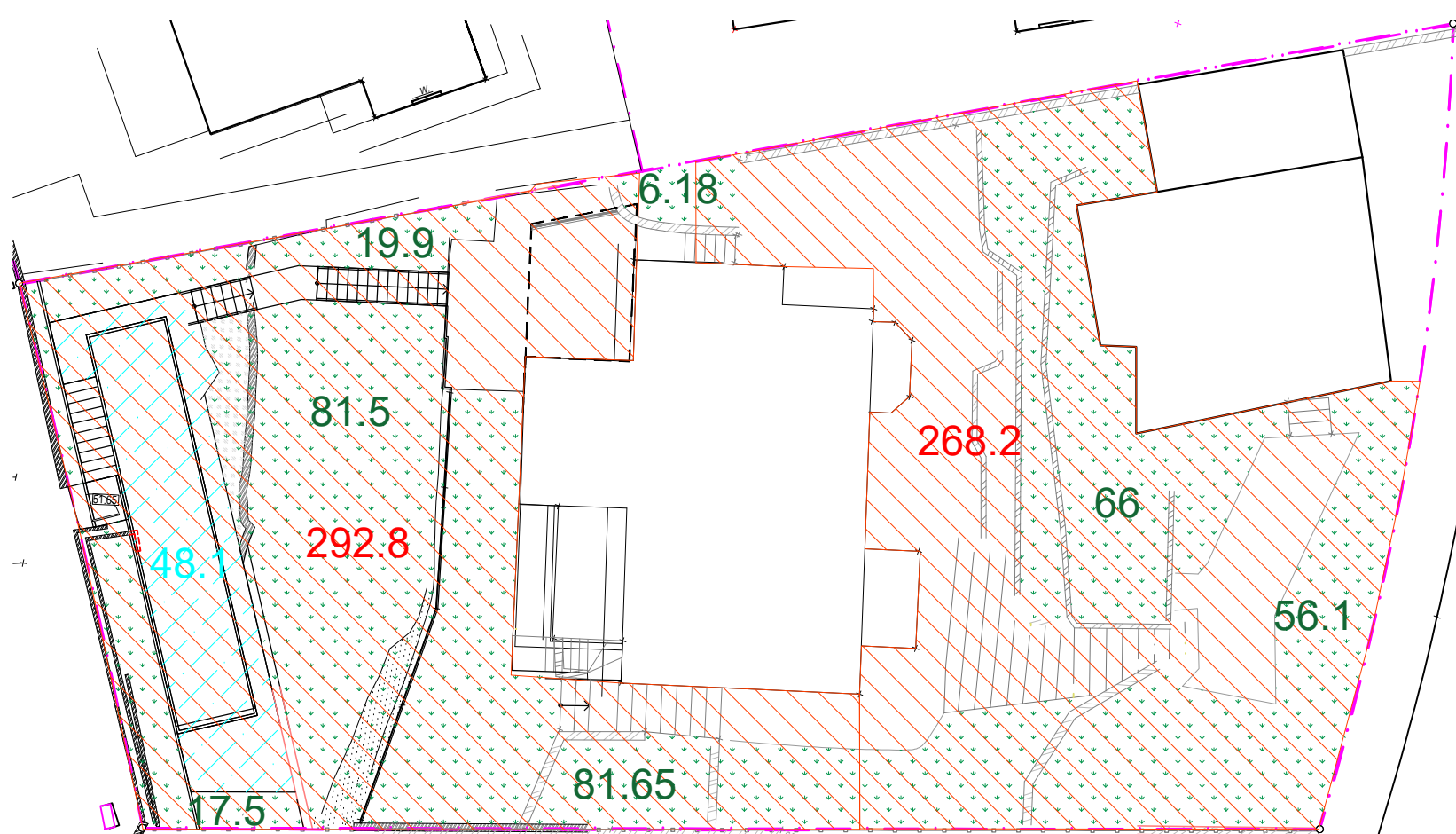
During earthworks the following procedures shall be followed:

1. Install silt barriers where shown on plan prior to commencement of works.
2. Silt barriers to be maintained regularly & after heavy rain by removal of built up silt & spreading silt on existing site when 50% capacity.
3. Repair any damages to fence immediately.
4. Clean up spillages outside silt fence immediately.
5. Sediment control measures to be left in place until works completed.
6. Topsoil from the work's area will be stockpiled for later use in landscaping if necessary.
7. Approved bins for building waste, concrete and mortar slurries, paints and acid washings will be provided by contractor.

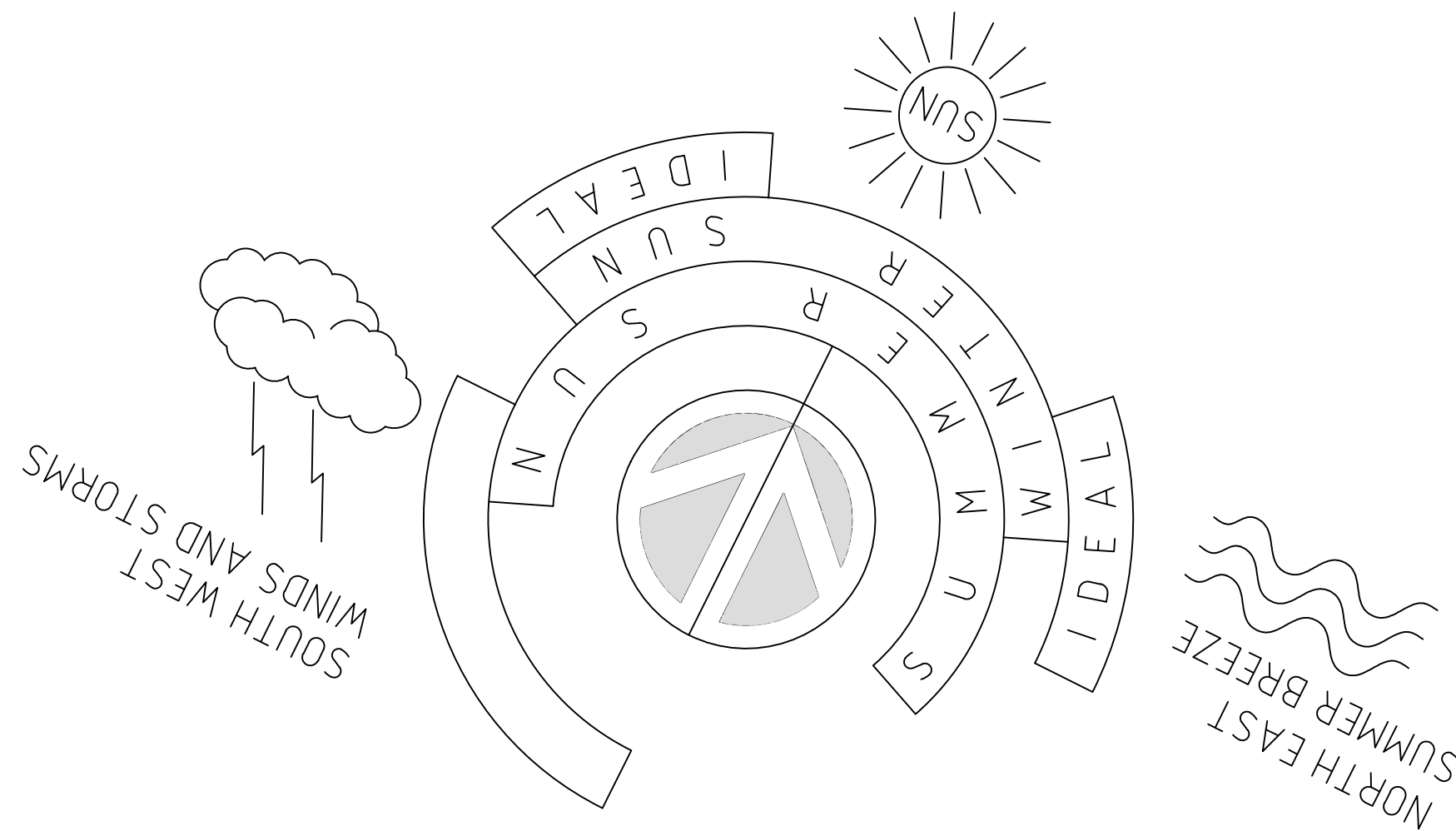


Residential Development Control Area OS3 requires 55% of site area to be open space with 35% of that open space to be Landscaped area.

Site Area	797.36m ²
Open space required	438.55m ²
Open space proposed	561.00m ²
Maximum Pool Component	131.56m ²
Pool component of Open Space	48.10m ²
Landscaped area required	153.49m ²
Landscaped area proposed	328.83m ²



OPEN SPACE CALCULATIONS PLAN
SCALE 1:200



Rev.	Date	Issue
A	24/03/20	Preliminary Issue
B	03/04/20	S4.55 Issue

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Clontarf

DRN:	L.Poulton
DATE:	18/03/2020
SCALE:	1:100@A1
PROJECT NO:	201707

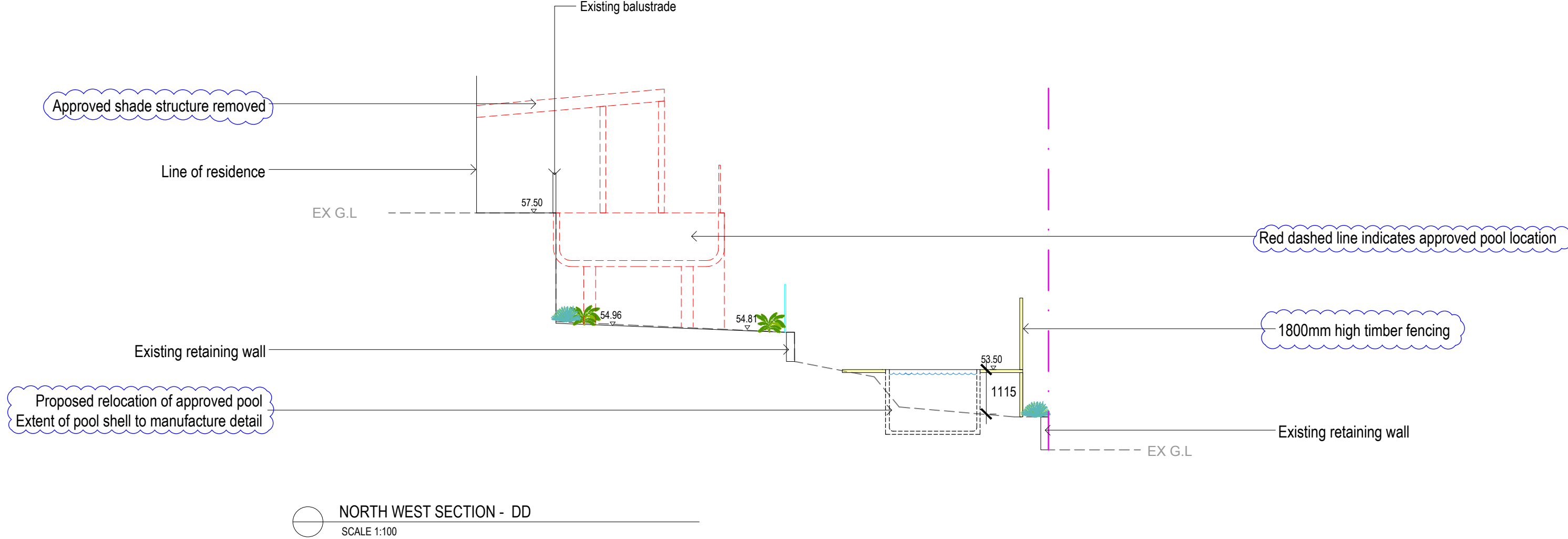
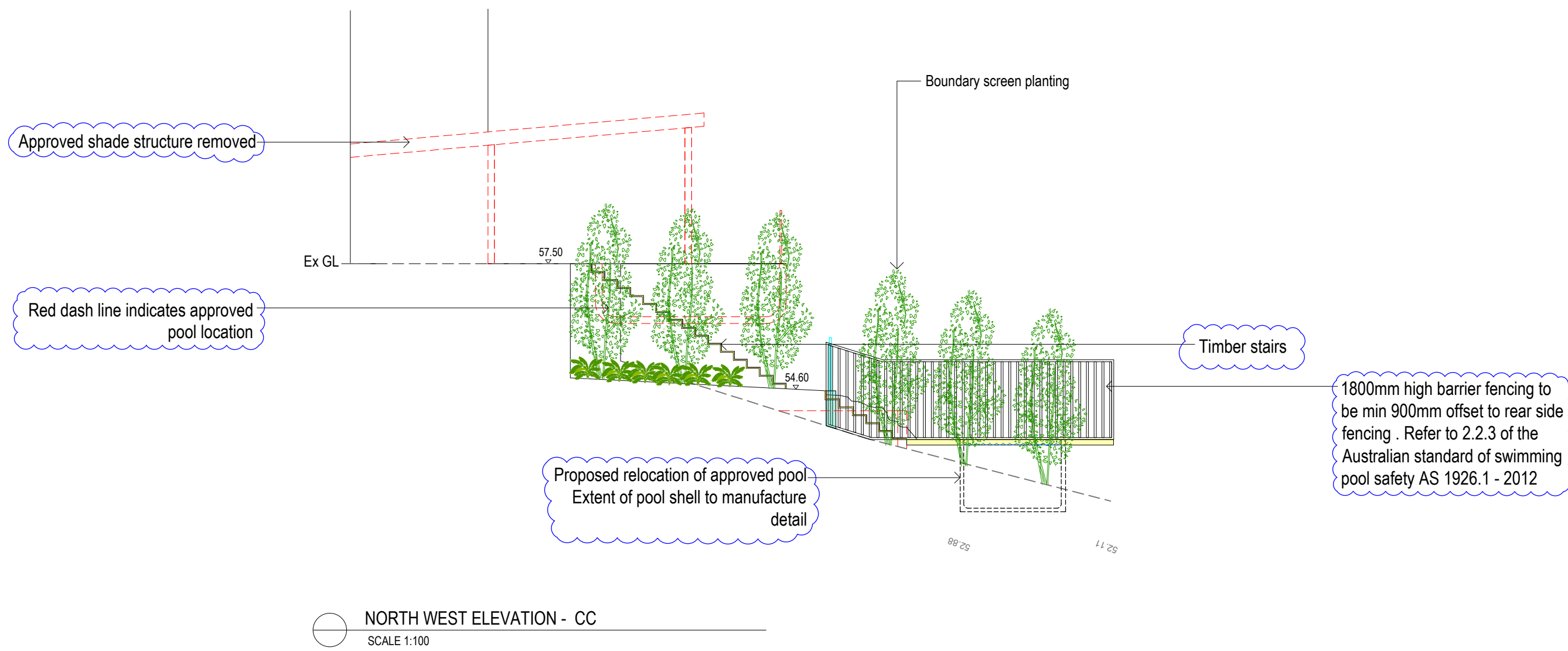
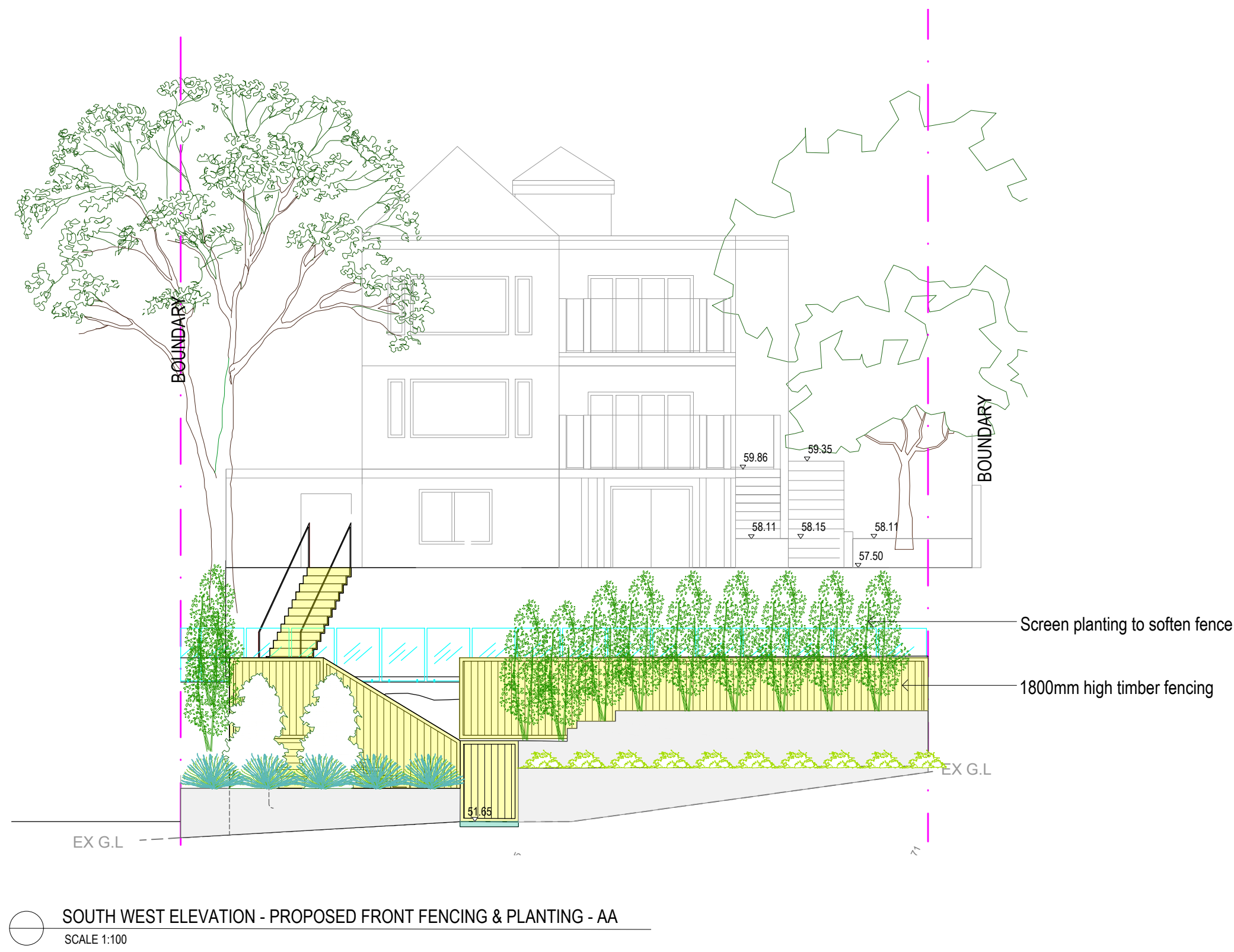
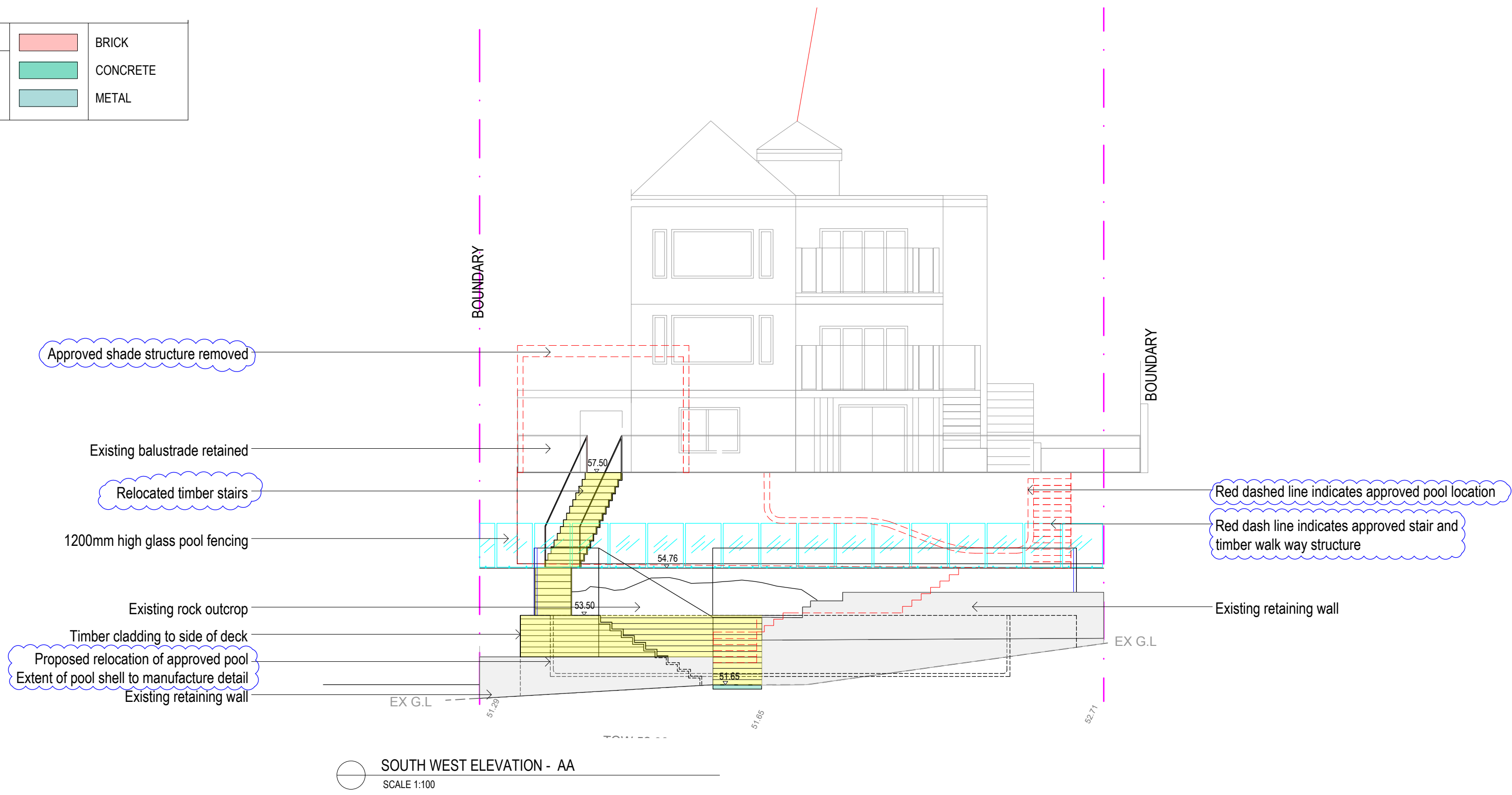


SITE PLAN / SITE ANALYSIS

DA01

Rev B

NEW WORKS COLOURS			BRICK
	TIMBER		CONCRETE
	GLASS		METAL



NOTES:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	24/03/20	Preliminary Issue
B	03/04/20	54.55 Issue

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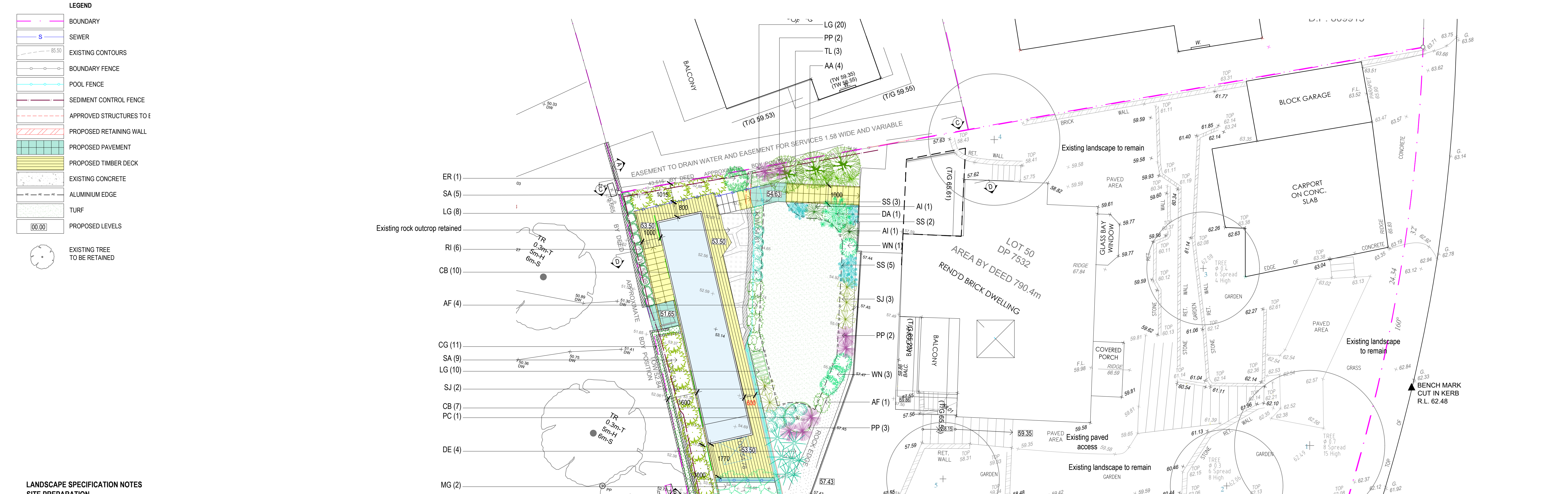
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ELEVATION PLAN
DA02

Rev B



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 - Protect all trees affected by demolition & construction. Take necessary precautions to protect the Structural Root Zone(SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites. Tree protection measures shall remain intact until the completion of all construction works. Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council - 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

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' 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 prepunched 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. Connect lengths together by using fish-plate connectors supplied by manufacturer. Check position of Link Edge is correct before hammering spikes firmly into ground.

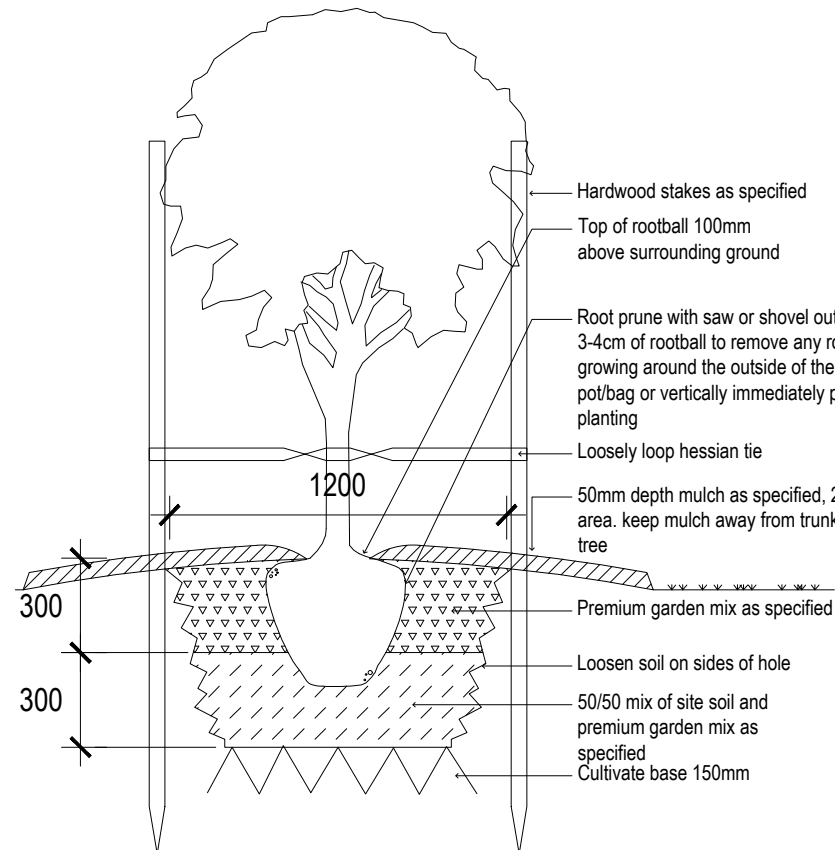
TIMBER DECK, STAIRS - Supply and install timber deck and stairs to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joints in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

MULCHING - Quality system: AS 4454. All planting area impacted by building works to receive 50-75mm of garden Mulch, Droughtmaster, 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.

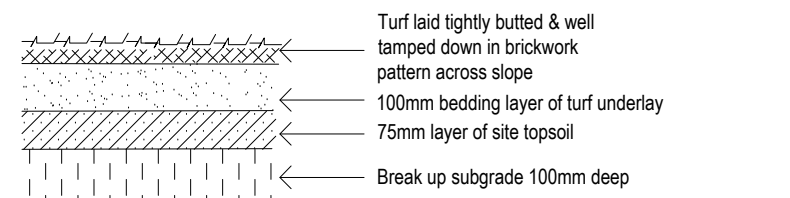
TURFING - New turf- Sir Walter Softed Leafed Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf 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.

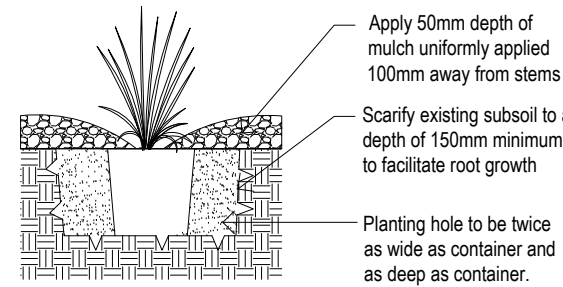
RETAINING WALLS & PLANTER BOXES - All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance 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.



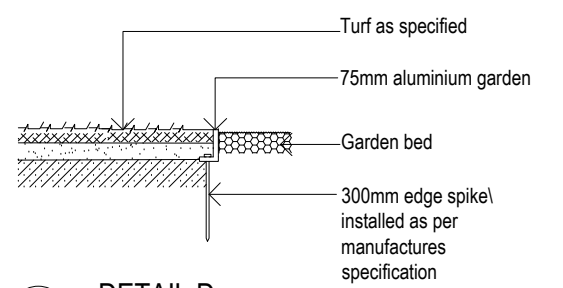
DETAIL A
TREE PIT NTS



DETAIL C
TURF LAYING N.T.S



DETAIL B
SHRUB PLANTING DETAIL N.T.S



DETAIL D
ALUMINIUM EDGE DETAIL N.T.S

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
TREES					
DA	DICKSONIA ANTARCTICA	SOFT TREE FERN	1	4m	75Ltr
ER	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	1	8m	45Ltr
PC	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	1	8m	45Ltr
MG	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA	2	3m	45Ltr
TL	TRISTANOPSIS LAURINA 'LUSCIOUS'	LUSCIOUS WATER GUM	3	8m	75Ltr
SHRUBS					
AA	ASPLENIUM AUSTRALASICUM	BIRDS NEST FERN	4	1m	200mm
DE	DORYANTHES EXCELSA	GYMEA LILY	4	1.5m	200mm
PP	PHORMIUM TENAX 'PURPUREUM'	PURPLE NEW ZEALAND FLAX	7	1.5m	200mm
RI	RAPHIOLEPIS INDICA 'SNOW MAIDEN'	SNOW MAIDEN	6	0.75m	250mm
SA	SYZYGIUM AUSTRALE 'SELECT FORM'	SELECT FORM LILLY PILLY	14	4m	250mm
WN	WESTRINGIA FRUTICOSA 'NARINGA'	NARINGA	4	2m	250mm
GRASSES / GROUND COVERS					
AI	ALCANTAREA IMPERIALIS 'RUBRA'	GIANT BROMELIAD	2	1.5m	200mm
AF	ACACIA COGNATA 'FETTUCCINI'	ACACIA 'FETTUCCINI'	5	0.7m	200mm
CB	CRASSULA 'BLUEBIRD'	BLUEBIRD	17	0.5m	200mm
CG	CARPOROTUS GLAUCESCENS	PIG FACE	11	0.2m	200mm
LG	LIRIOPE MUSCARI 'EVERGREEN GIANT'	GIANT LIRIOPE	38	0.5m	140mm
SJ	STRELITZIA JUNCEA	RUSH STRELITZIA	5	1.5m	250mm
SS	SENECIO SERPENS	BLUE CHALK STALKS	10	0.2m	140mm

* ENDEMIC PLANTS FROM MANLY LOCALITY

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A	17/03/20	Preliminary Issue
B	03/04/20	54.95 Issue

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LANDSCAPE PLAN

DA03

Rev B