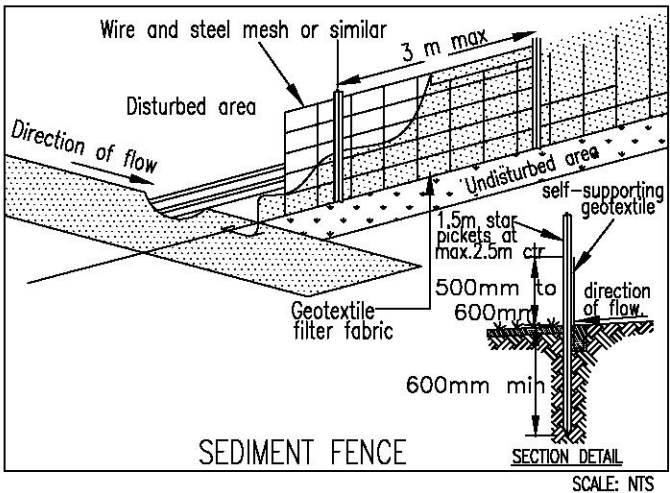


Site Analysis Legend

	Private open space		Prevailing wind
	Waste storage area during construction phase		Materials storage area during construction phase
	Site vehicle entry		Proposed 'hard' works shown blue



SEDIMENT & EROSION CONTROL NOTES

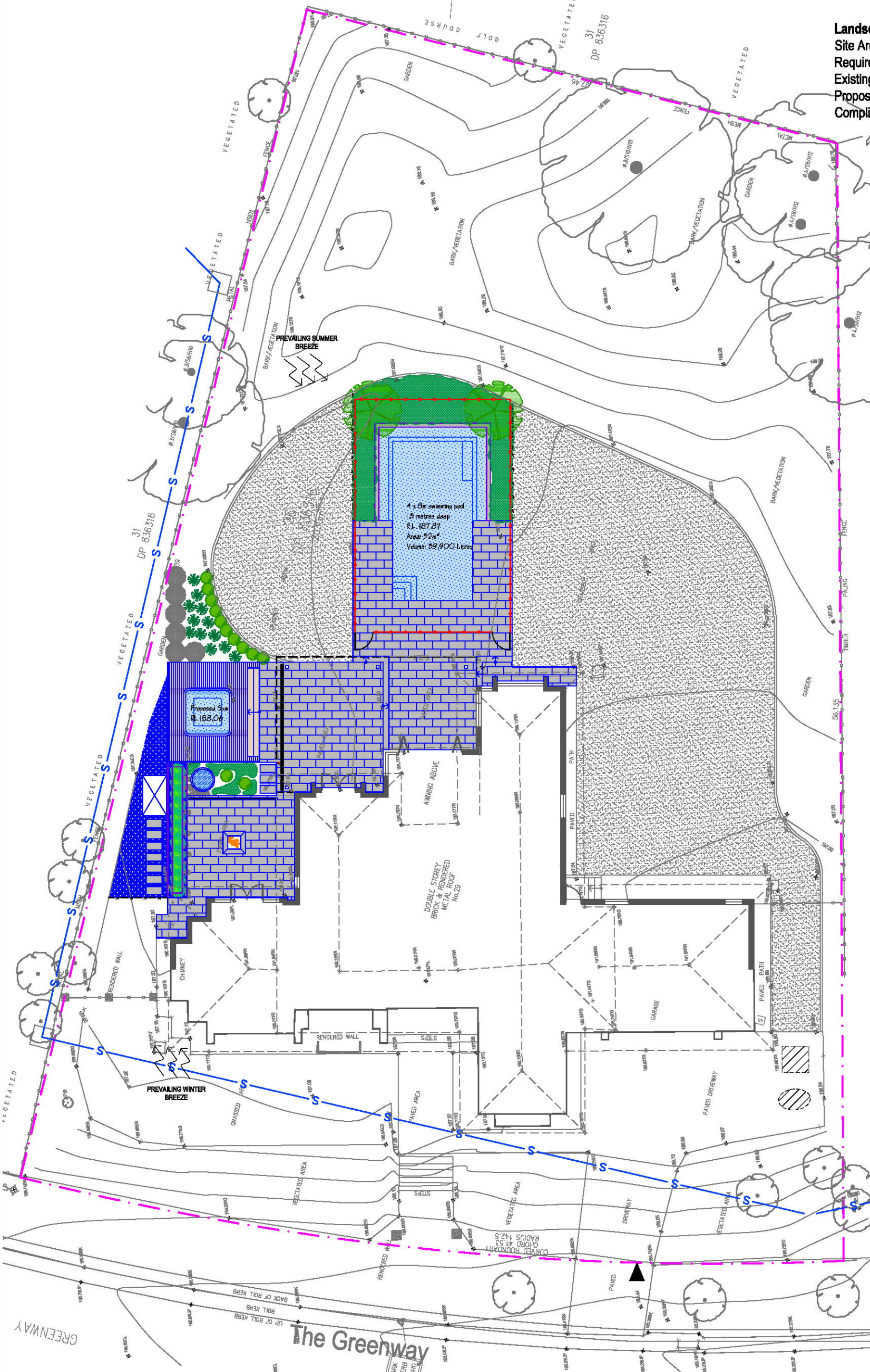
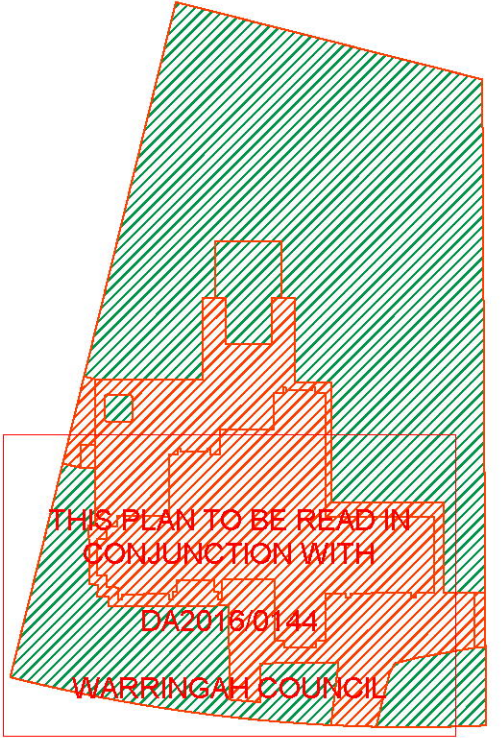
- During earthworks the following procedures shall be followed:
1. Install silt barriers where shown on plan prior to commencement of works.
 2. Silt barriers to be maintained regularly & after heavy rain by removal of built up silt & spreading silt on existing site when 50% capacity.
 3. Repair any 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.

Landscape Open Space Calculations

Site Area:	2030m ²
Required Landscape Open Space:	609m ² (30%)
Existing Landscape Open Space:	1444.21m ² (71.14%)
Proposed Landscape Open Space:	1346.64m ² (66.37%)
Complies:	Yes

Landscape Open Space Calculations Legend

	Landscape Open Space
	Excluded From Landscape Open Space



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Client: **Laurie & Christine Sellers**

Site Address: **29 The Greenway
Duffys Forest**

Drawing Title:
**Site Plan / Site Analysis /
Sedimentation Control Plan**

Drawn by: **J. Harrison
AIDM # 1229**

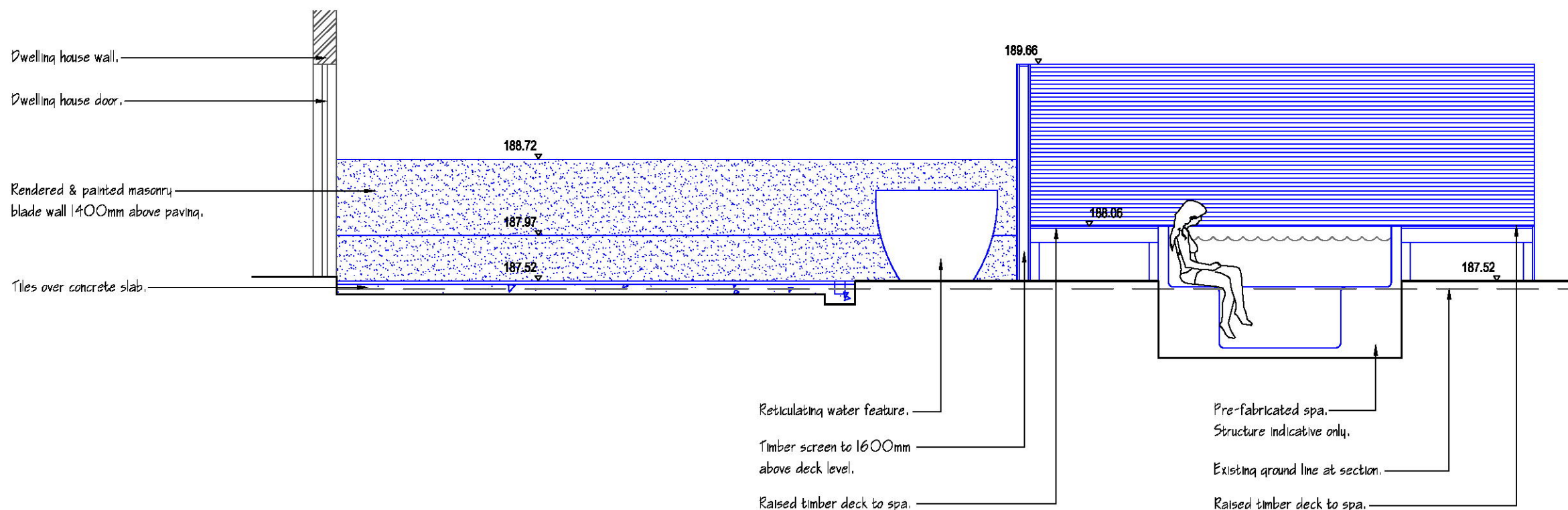
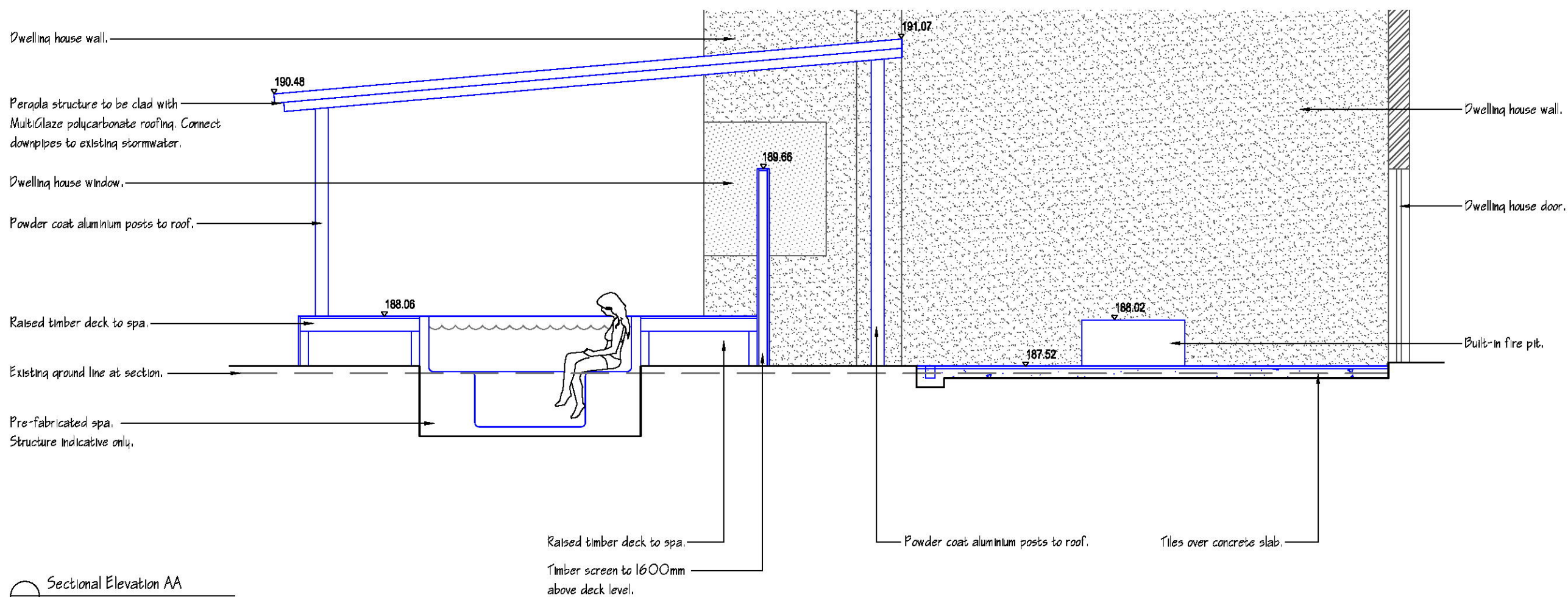
Project Number: **16137**

Scale: **1:200 @ A3**

Sheet Number: **L-01 of 6**

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A	25/01/16	Preliminary Issue	SS
B	02/02/16	Preliminary Issue	SS
C	09/02/16	DA Issue	SS

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Harrison's Landscaping.
- 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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Client: **Laurie & Christine Sellers**

Site Address: **29 The Greenway
Duffys Forest**

Drawing Title:
Sectional Elevations

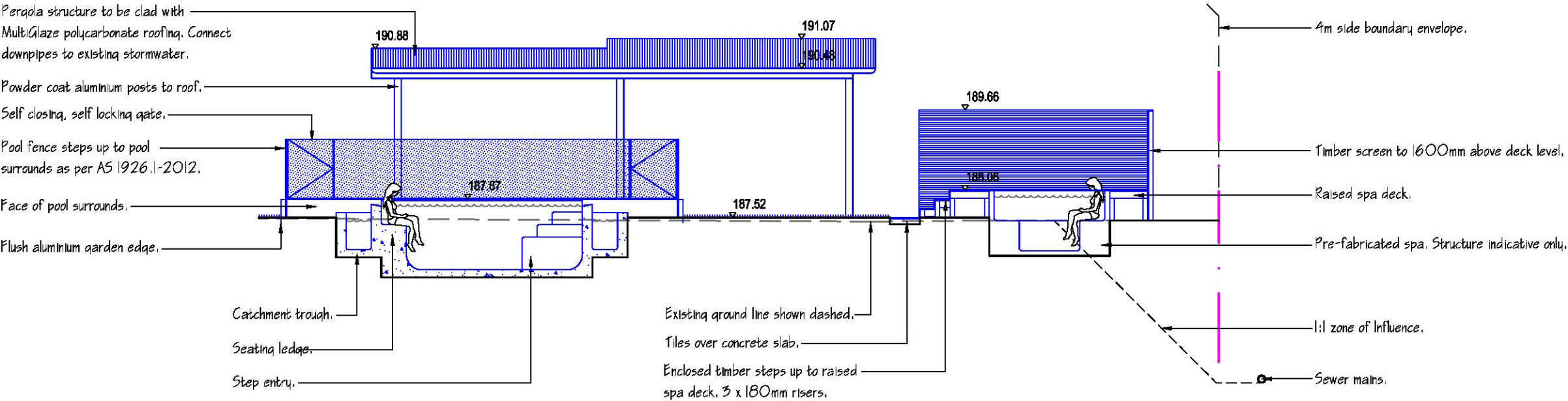
Drawn by: J. Harrison AIDM # 1229	Project Number: 16137	Scale: 1:50 @ A3
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Sheet Number: L-03 of 6	
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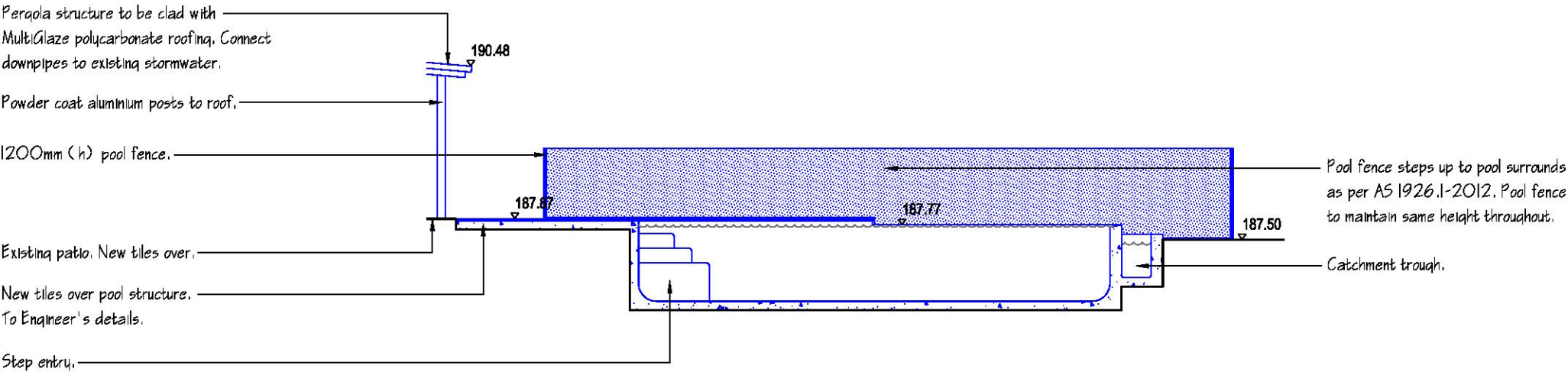
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Sectional Elevation CC
Scale 1:100



Sectional Elevation DD
Scale 1:100

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Client:
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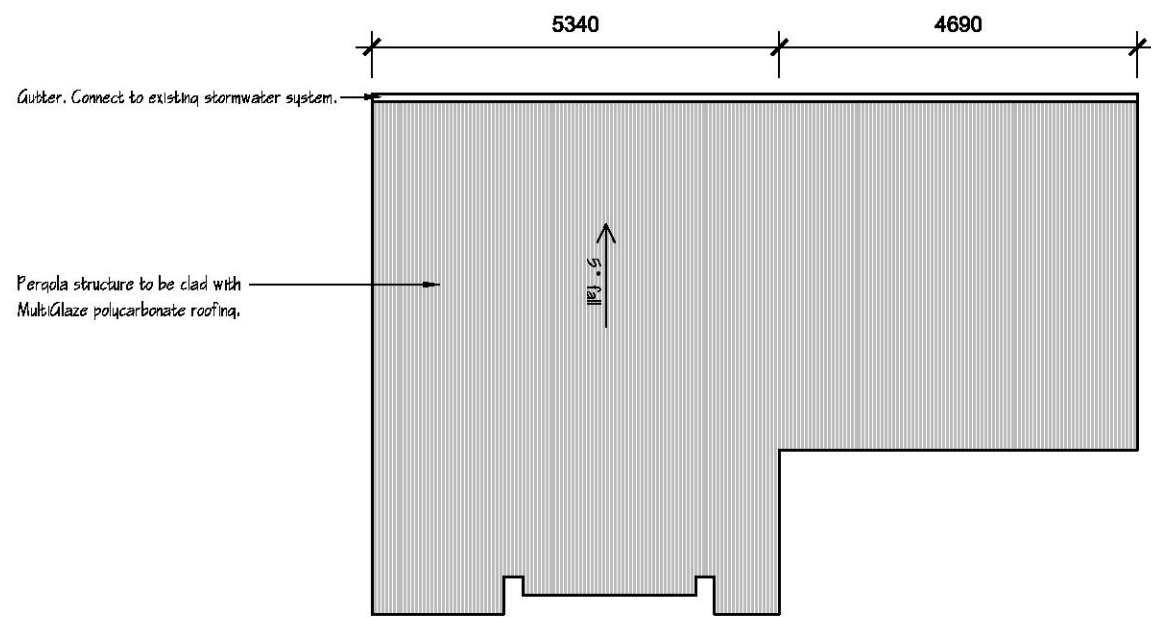
Site Address: **29 The Greenway
Duffys Forest**

Drawing Title:
Sectional Elevations

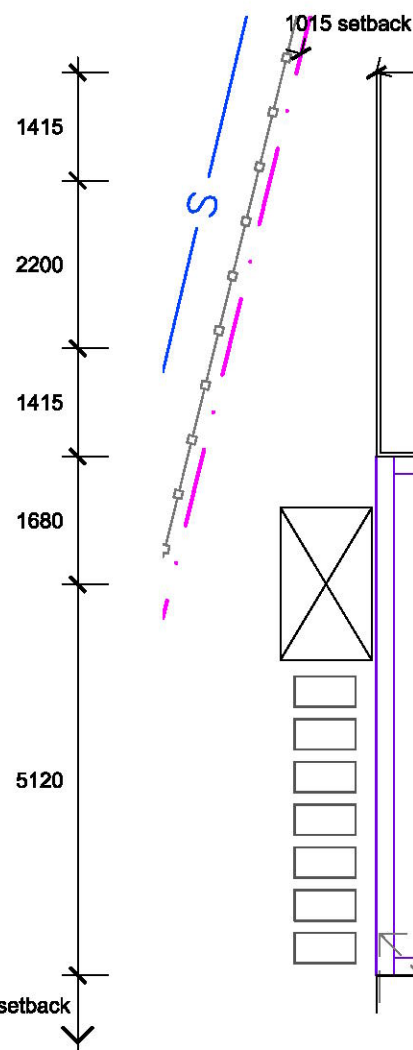
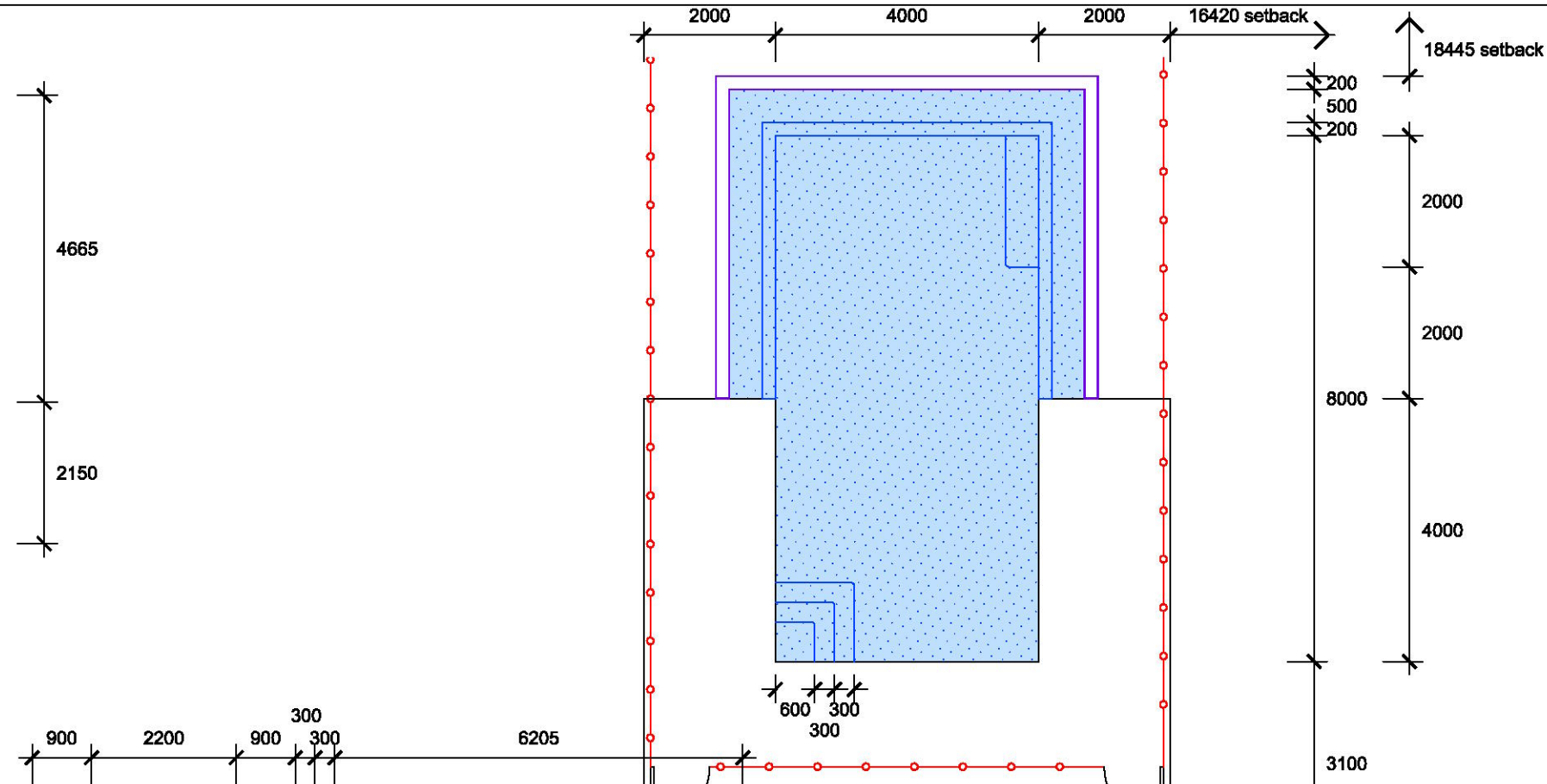
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AIDM # 1229
Project Number: **16137**
Scale: **1:100 @ A3**
Sheet Number: **L-04 of 6**

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Roof Plan
Scale 1:100



Set-out Plan
Scale 1:100

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Client:
Laurie & Christine Sellers
Site Address: **29 The Greenway
Duffys Forest**

Drawing Title:
Set-out & Roof Plan
Drawn by: **J. Harrison**
AIDM # 1229
Project Number: **16137**
Scale: **1:100 @ A3**
Sheet Number: **L-05 of 6**

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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.

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

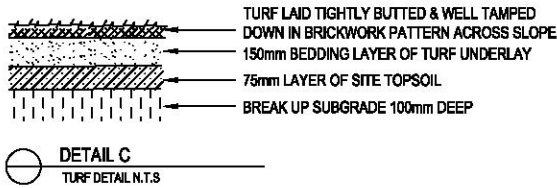
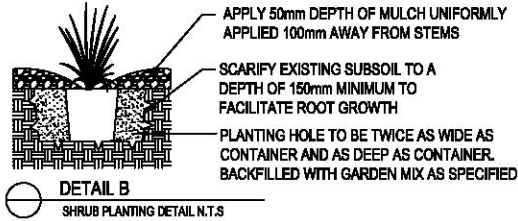
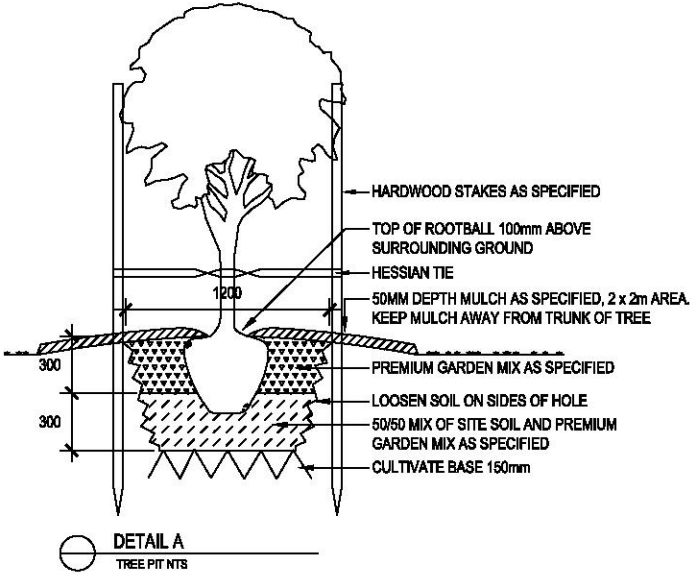
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

STEPPING STONES

Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish flush with adjoining levels. Fill gaps with ground covers as specified.

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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Client: **Laurie & Christine Sellers**

Site Address: **29 The Greenway
Duffys Forest**

Drawing Title:
**Landscape Details &
Specifications**

Drawn by: J. Harrison AIDM # 1229	Project Number: 16137	Scale: 1:100 @ A3
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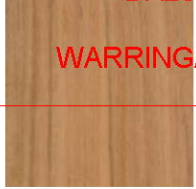
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Schedule of colours and materials

29 The Greenway Duffys Forest

Material	Colour	Instance of use	Swatch
Colorbond and powder-coating	Woodland	Attached roof posts, gutter & downpipes.	
MultiGlaze polycarbonate roofing	Grey translucent	Attached roof.	
Tiles	Bluestone	Surface treatment to entertaining areas and swimming pool surrounds.	
Timber	Spotted Gum	Deck & screening.	
Paint	Match existing	Walls	Match existing

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