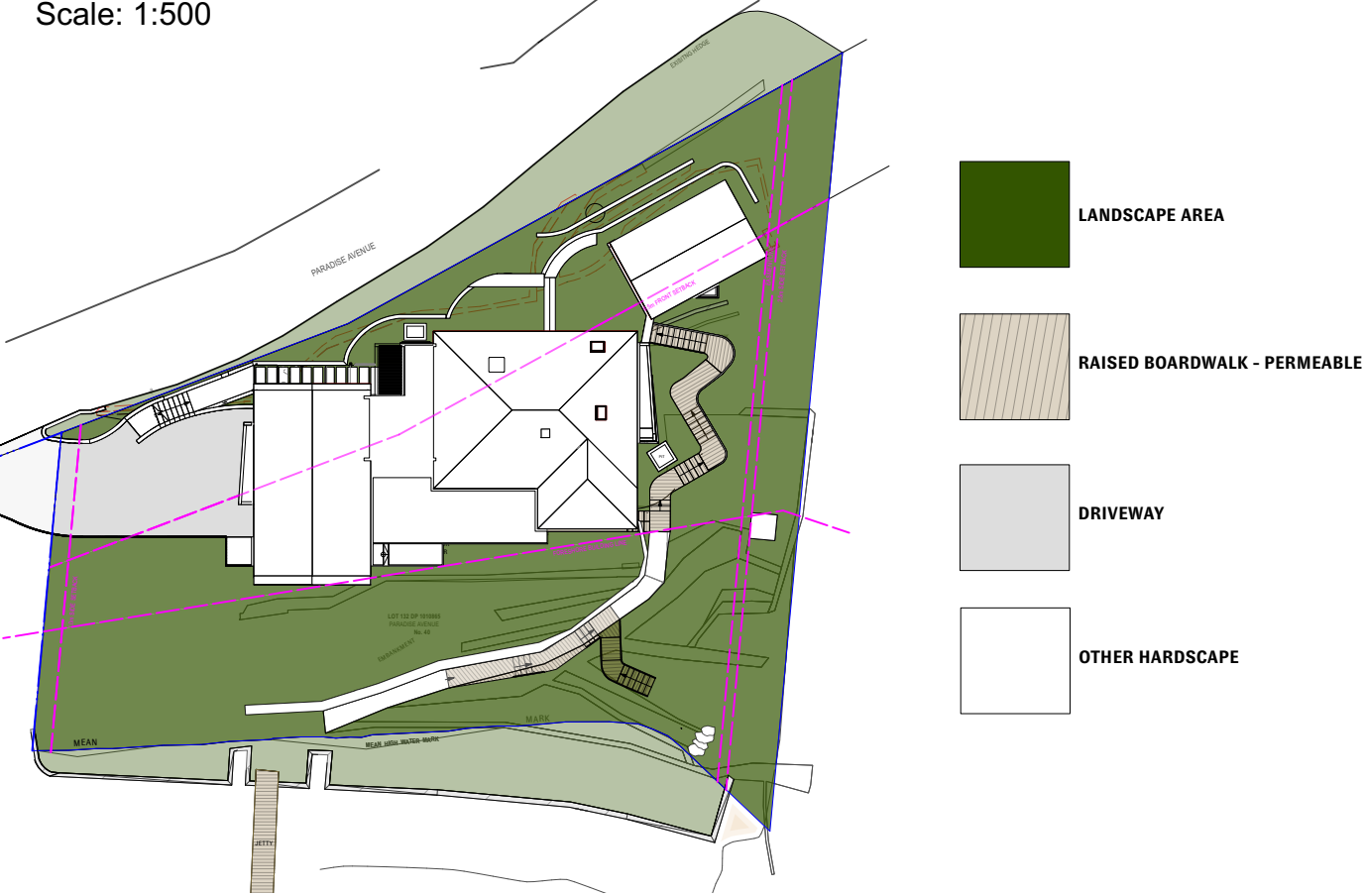


LANDSCAPE AREA PLAN - PROPOSED

Scale: 1:500



LANDSCAPE AREA CALCULATIONS

AREA	DCP CONTROL	EXISTING	PROPOSED
FRONT GARDEN SETBACK	180 m2 (60%)	94.6m2 (31%)	141m2 (46.9%)
REAR GARDEN	436.48 m2 (60%)	461.5 (63.4%)	499.2m2 (68.6%)
TOTAL	645.6 m2 (60%)	556.1m2 (51.6%)	640.2m2 (59.5%)

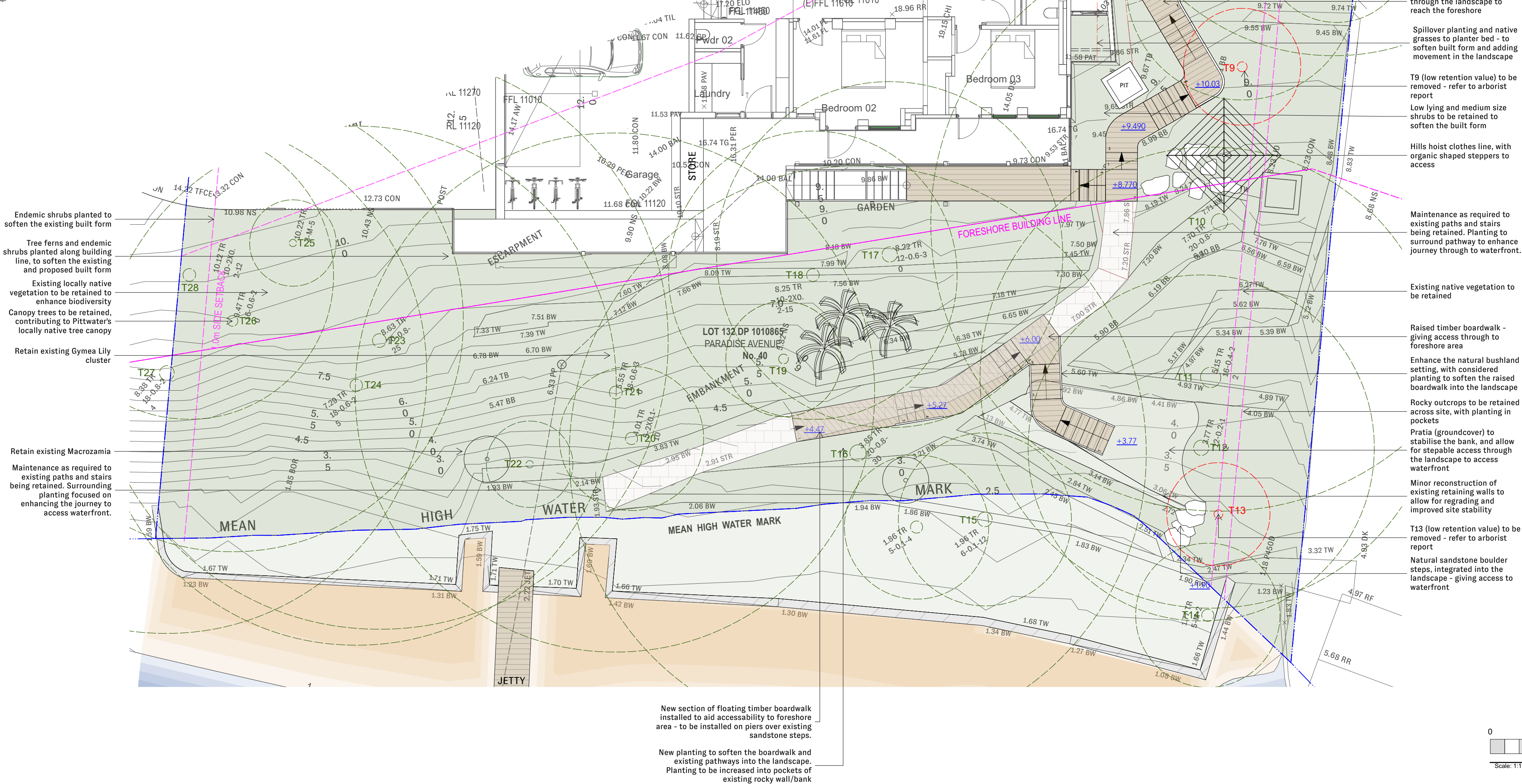
SITE PLAN

Scale: 1:200



LANDSCAPE PLAN - REAR GARDEN

Scale: 1:100



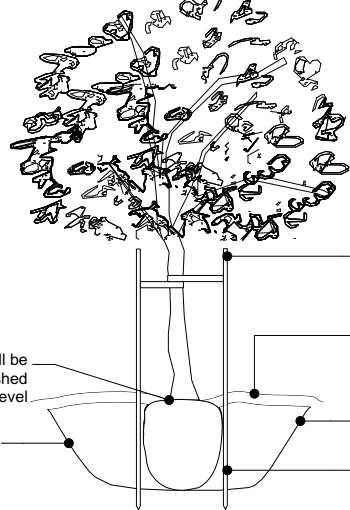
TREE PROTECTION DETAIL



- LEGEND:
- Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
  - Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
  - Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
  - Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

An image from AS4970-2009, with example tree protection.

TREE PLANTING / STAKING DETAIL



- NOTE:
- Planting hole must be minimum 3 times rootball size wide and as deep as rootball depth. Never plant deeper than rootball depth.
  - Lightly roughen sides of rootball to loosen matted roots.
  - Lightly compact backfill around rootball to secure. Never over compact.
  - \*Apply 'Osmocote' or equivalent to manufacturers specifications.
  - \*Apply after tree is established.

NOTES:

- Do not scale from drawings
- Verify all measurements on site
- Notify Nelson Thomas of any inconsistencies
- Copyright Nelson Thomas. All rights reserved

- Drawing remains the property of Nelson Thomas
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- All work to be performed by suitably qualified tradperson

- For application purposes only - NOT FOR CONSTRUCTION UNLESS SPECIFIED
- Nelson Thomas must be present for on-site for the positioning of ALL PLANTS.
- Contact designer if discrepancies occur between landscape & consultants documents



CLIENT

MICHAEL PRICE &  
KYRA BENNETT

PROJECT ADDRESS

40 PARADISE AVE,  
AVALON BEACH

DRAWING TITLE

DA LANDSCAPE PLAN

DATE DRAWN

2/12/2024

DRAWN BY

CW

SCALE

1:100

SHEET NO.

DA001

DP NO.

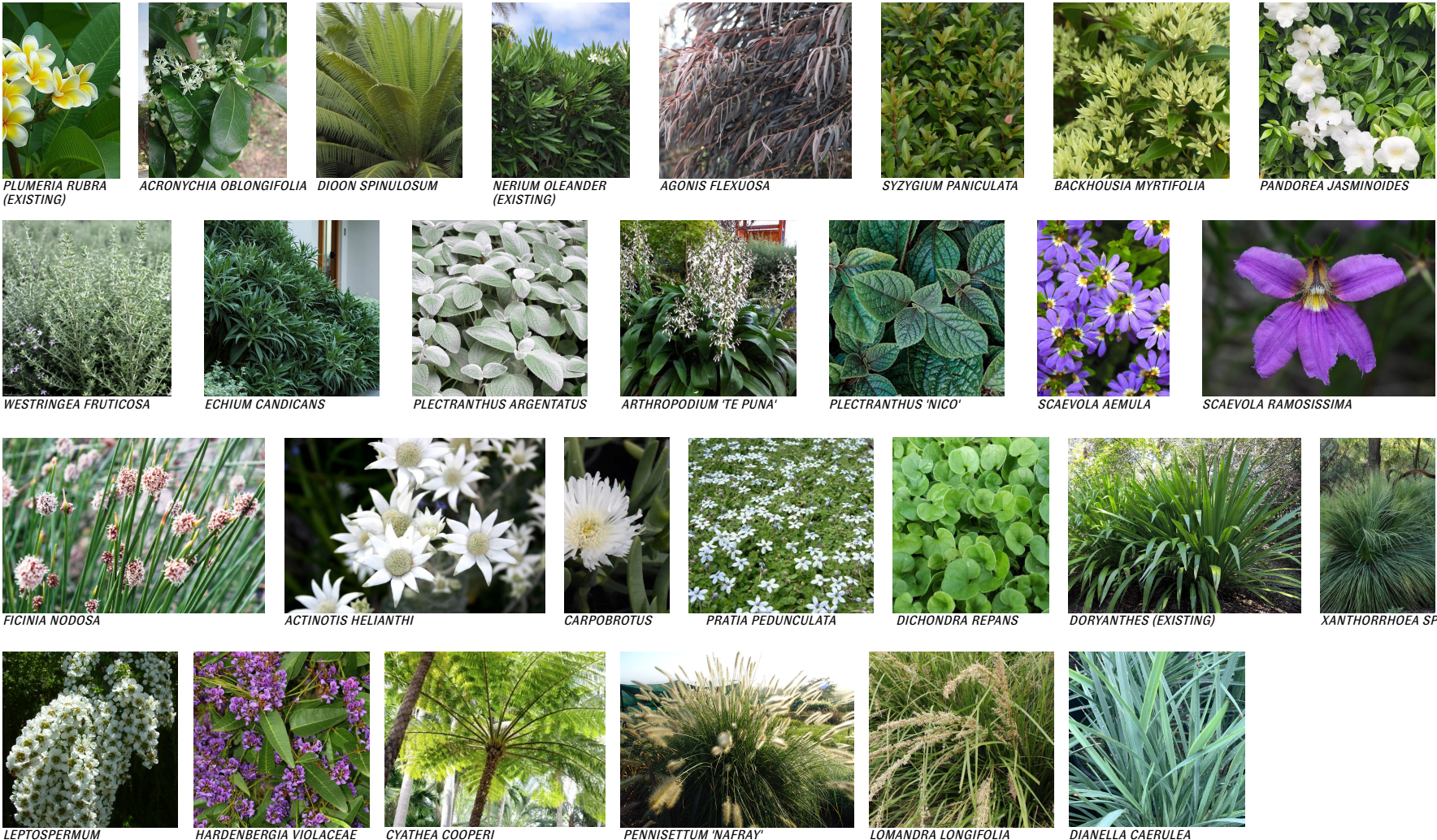
DP 101 0865

REV #

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PLANT IMAGES



LANDSCAPE PLAN - FRONT GARDEN

Scale: 1:100

SPECIFICATIONS

SPECIFICATIONS

**GENERAL NOTES**  
All landscape drawings are to be read in conjunction with the architect and additional consultants' drawings, specifications, and reports.  
All public utility services are to be located on site by the contractor prior to the commencement of works. The location, presence and extent of services shown are not guaranteed complete or correct.  
Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The contractor bears all responsibility for the works. Disruption or damage to utilities shall be repaired immediately and no expense to the owner.  
All work to be carried out in accordance with the local council's approval standards and codes. The client is responsible for obtaining Council approval prior to commencement. The contractor is to ensure that all the works are carried out in accordance with the Nelson Thomas to review plant material at source prior to purchase and delivery. Exact locations of new plant materials to be set out and approved by Nelson Thomas before installation.

**PRELIMINARIES**  
The following general information should be considered prior to the commencement of landscape works: landscape plans should be read in conjunction with architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.  
All services should be accurately located and clearly marked prior to the commencement of any landscape installation.  
Installation of all conduits required for irrigation, electrical and other services shall be completed before any landscape works and hardstand pours.  
All outdoor lighting specified must be installed by a licensed electrician.  
Irregularities associated with this plan should be brought to the immediate attention of Nelson Thomas.  
Where an Australian Standard applies for any landscape materials or installation techniques, those standards shall be applied.

**SITE PREPARATION**  
Pollution and sediment control  
The contractor shall take proper precautions to prevent the erosion of soils from the site. Erosion and sediment control barriers shall be set up as required by council and maintained throughout the construction period.

**TREE PROTECTION**  
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape works. Root systems of existing plants must not be disturbed. Any nearby site works should be carried out carefully using hand tools. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan.  
Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refuelling, site office and sheds shall not occur within three (3) metres of any existing or new trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials within the drip line of existing or new trees.

**SOIL PREPARATION**  
All proposed planting areas to be deep ripped to 300mm. Clay soils to be combined with 50-100mm of A.N.L. Organic clay breaker. 75mm depth of A.N.L. Organic garden mix to be imported and combined with 25mm depth of A.N.L. Greenlife compost or approved equivalent. Care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.

**TOPSOIL AND SOIL TESTING**  
Where possible, site topsoil should be used for garden beds and lawns. Strip the top 100mm layer of vegetation and stockpile on the site. Soil for use in garden bed and lawn areas may then be obtained from the stockpile soil provided the soil is clean and free from unwanted matter such as gravel, clay lumps, grass, weeds, building waste and any materials toxic to plants.  
The soil must have a PH between 5.5 and 7.  
Use 100% imported mix as above when site soils run out.

**EXCAVATION**  
All excavations are to be carried out in a safe manner. No excavations are to be carried out within the "zone of influence" of any adjacent/surrounding structures. Any excavation works are to include measures to ensure the temporary and long-term stability of any existing structure within its vicinity. During construction, the structure and surrounds shall be always kept stable utilizing temporary shoring, bracing etc.

**INSTALLATION**  
**CONCRETE SUB BASE AND FOOTINGS**  
All workmanship and materials shall be in accordance with AS3600. Concrete quality shall be verified by tests and all construction joints shall be located to the approval of the engineer. All concrete is to be cured by keeping the surfaces continuously wet for a period of 3 days followed by the prevention of loss of moisture for a further 7 days. All formworks shall be installed and stripped in accordance with AS3610. All formwork is to be free of debris prior to pouring of concrete.  
All concrete is to engineer's specifications and inspection.

**HARD CONSTRUCTION**  
All civil, structural, and hydraulic work associated with this project shall be to consulting engineers' details. All external stairs to be constructed in accordance with clause 42.13 of the building code of Australia. Materials specified. Retaining walls all retaining walls over 600mm to be constructed to engineer's specifications.

**PAVING**  
General Paving & steps  
Refer to Finishes and Level Sheets for Paver location.  
All paving to be laid to manufacturers recommendations. All paving adjacent to house to have a minimum fall of 1:100 directed away from residence. Sealing of all paving should be a consideration with the supplier.  
**DRAINAGE**  
To intercept rainwater at the bottom of a fall, install a grated surface drain at the edge of the paving. If draining a large area or you are likely to get a lot of silt in the runoff captured by the drain, install a sump or clean-out section between the drain and the stormwater pipe to collect soil and sand. Clean it out periodically.  
**ADVANCED TREES AND STAKING**  
Newly planted advanced trees are to be secured with 3.0m x 22mm x 22mm hardwood stakes with hessian ties to prevent excessive movement. Planting holes for plants are to be large enough to take the root ball with additional space for back fill with soil prepared as specified. Refer to GENERAL - DETAILS S114

**PLANTING AND ESTABLISHMENT**  
All plant material shall be planted as soon after delivery as possible.  
Planting holes for trees and shrubs shall be excavated as detailed and specified.  
Plant containers shall be removed and discarded.  
The outer roots shall be gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix incorporating the approved fertilizer for each plant type.  
Ensure that plants are set plumb vertically and root crown is level with finished soil level. Hand water immediately.  
Substitution of plant species/varieties must be signed off by client or landscape designer.

**PLANTING**  
If the work to be done includes the provision and installation of grass and/or plants then the Client acknowledges that the grass and/or plants must be maintained by the Owner from the date that the landscape contractor last being on site to carry out work.  
The Owner agrees that Nelson Thomas will not be liable for any defect or damage to grass and/or plants unless written notification of any such defect or damage is given to within 7 days of landscape contractor last being on site to carry out work.  
For the avoidance of doubt, the Client acknowledges that grass and plants are highly perishable and deteriorate rapidly in the absence of proper maintenance and that 7 days is sufficient time for the Client to identify any defect or damage and to notify Nelson Thomas of such defect or damage.

**TURF**  
Turf to be laid on 50mm topsoil over 200mm deep rotary hoed prepared area. Turf areas to be evenly graded. Adequate drainage to be provided under lawn area. Keep irrigated.

**MULCHING**  
Only 100% clean organic mulch to be used.  
Mulch should be applied no thicker than 75mm. Fine mulch should be applied more thinly at around 40mm.  
All planting areas, unless otherwise specified to me mulched with catchment dish to be left around base of plants.

**FERTILISER**  
On completion of work all planting areas are to be fertilised which is to be sufficiently watered in.

**GARDEN EDDING**  
All planter beds adjacent to lawn areas

**WEED CONTROL**  
Identify weed species and eradicate as per best horticultural practice. Ongoing maintenance plan to be discussed with client.

**DRAINAGE AND IRRIGATION NOTES**  
Refer to engineer's utility and drainage plans for utility location and drainage information. Requirements for landscape drainage to be confirmed on site unless otherwise shown on the landscape plans.  
All planter boxes to have drip or spray irrigation.  
All lawn areas to have pop up rotors. All garden beds to have fixed solid risers with sprays locations of irrigation lines, valves, spray heads etc are shown indicatively only and exact location will be nominated by the irrigation provider.  
Plants require hand watering until established, in addition to irrigation.  
Irrigation to be supplied by others.

**EXTRAS**  
80mm dia conduit required under all paving and paths for cable access.

**GARDEN LIGHTS**  
See lighting plan. All works shall be completed by an authorised electrician.

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7. All work to be performed by suitably qualified tradperson

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9. Nelson Thomas must be present for on-site for the positioning of ALL PLANTS.  
10. Contact designer if discrepancies occur between landscape & consultants documents

PLANT SCHEDULE

Trees	Qty	Common Name	Botanical Name	Pot Size	Mature Width	Mature Height	Notes
Ao	2	White Aspen	Acronychia oblongifolia	200Ltr	2000mm	8000mm	PITWATER WARD - ENDEMIC
BcMy	11	Grey Myrtle, Lancewood	Backhousia myrtifolia	400mm	4000mm	3000mm	PITWATER WARD - ENDEMIC
Pr	1	Frangipani	Plumeria rubra	200Ltr	4000mm	4000mm	RELOCATE EXISTING
<b>Shrubs</b>							
Ahi	20	Flannel Flower	Actinotus helianthi	140mm	800mm	500mm	AUSTRALIAN NATIVE
AtAD	10	Willow Peppermint	Agonis flexuosa 'After Dark'	400mm	3000mm	2000mm	AUSTRALIAN NATIVE
AcTP	29	Dwarf New Zealand Rock Lily	Arthropodium cirratum 'Te Puna'	200mm	400mm	500mm	
Ec	3	Pride of Meidera	Echium candicans	300mm	2000mm	1500mm	
Lla	11	Coastal Tea Tree	Leptospermum laevigatum	400mm	500mm	1000mm	PITWATER WARD - ENDEMIC
Pa	22	Plectranthus Nico	Plectranthus ambiguus 'Nico'	140mm	400mm	450mm	
Par	11	Plectranthus argentatus	Plectranthus argentatus	200mm	800mm	1000mm	AUSTRALIAN NATIVE
Spm	24	Magenta lilly pilli	Syzygium paniculatum	400mm	5000mm	9000mm	PITWATER WARD - ENDEMIC
Wef	42	Coastal Rosemary	Westringia fruticosa	200mm	1800mm	1000mm	PITWATER WARD - ENDEMIC
Xa	2	Grass Tree	Xanthorrhoea	ground	3000mm	1000mm	PITWATER WARD - ENDEMIC
<b>Ground Covers</b>							
Wpf	31	White Pigface	Carpobrotus rossii 'White Hot'	140mm	300mm	1000mm	AUSTRALIAN NATIVE
Drs	27	Kidney Weed	Dichondra repens	140mm	200mm	900mm	AUSTRALIAN NATIVE
Pp	35	Trailing pratia	Pratia pedunculata	140mm	200mm	900mm	AUSTRALIAN NATIVE
Sa	15	Blue Fanflower	Scaevola aemula	140mm	400mm	700mm	AUSTRALIAN NATIVE
Sr	32	Purple Fanflower	Scaevola ramosissima	140mm	400mm	700mm	PITWATER WARD - ENDEMIC
<b>Grasses</b>							
Dca	47	Blue flax lily	Dianella caerulea	140mm	0.45 - 0.6m	0.3 - 0.6m	PITWATER WARD - ENDEMIC
Fna	45	knobby club-rush	Ficinia nodosa	140mm	900mm	900mm	PITWATER WARD - ENDEMIC
LI	72	Spiny-headed Mat-Rush	Lomandra longifolia	200mm	0.75 - 0.9m	0.9 - 1.2m	PITWATER WARD - ENDEMIC
Pny	29	Nafray	Pennisetum nafray	200mm	600mm	600mm	AUSTRALIAN NATIVE
<b>Climbers</b>							
HaVi	23	Purple Twinning-pea, False Sarsaparilla	Hardenbergia violacea	200mm	0.75 - 0.9m	1.2 - 2.0m	AUSTRALIAN NATIVE
Pjs	6	Bower Vine	Pandorea jasminoides	200mm	4000mm	2000mm	AUSTRALIAN NATIVE
<b>Ferns</b>							
Cco	12	Scaly Tree Fern	Cyathea cooperii	ground	8000mm	3000mm	AUSTRALIAN NATIVE
Cco-1	7	Giant Mexican Cycad	Dioon spinulosum	400mm	2000mm	1500mm	
<b>Total</b>		<b>569</b>					

LOCALLY ENDEMIC SPECIES  
DCP CONTROL - 50% (282 PLANTS)  
PROPOSED 51% - (288 PLANTS)

ALL NEW CANOPY TREES ENDEMIC

THIS LANDSCAPE PROPOSAL COMPLIES WITH LANDSCAPE CONTROLS AS PER PITWATER DCP



LANDSCAPE PLAN - REAR GARDEN

Scale: 1:100

CLIENT  
MICHAEL PRICE &  
KYRA BENNETT

PROJECT ADDRESS  
40 PARADISE AVE,  
AVALON BEACH

DRAWING TITLE  
DA PLANTING PLAN

DATE DRAWN  
2/12/2024

DRAWN BY  
CW

SCALE  
1:100  
SHEET NO.  
DA002

DP NO.  
DP 101 0865  
REV #  
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4. Copyright Nelson Thomas. All rights reserved