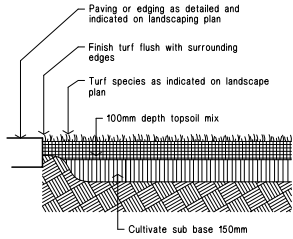
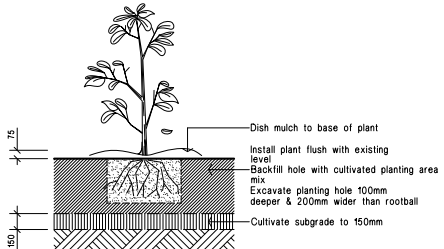


CALCULATIONS	
TOTAL SITE AREA	793.10m <sup>2</sup>
<b>SITE AREA LOT 1</b>	<b>412.88m<sup>2</sup></b>
<b>FLOOR AREA LOT 1</b>	
Dwelling 1 Ground Fl.	106.62m <sup>2</sup>
Dwelling 1 First Floor	115.53m <sup>2</sup>
TOTAL FLOOR AREA	222.15m <sup>2</sup>
FSR	0.54:1
<b>SITE AREA LOT 2</b>	<b>380.22m<sup>2</sup></b>
<b>FLOOR AREA LOT 2</b>	
Dwelling 2 Ground Fl.	110.79m <sup>2</sup>
Dwelling 2 First Floor	120.42m <sup>2</sup>
TOTAL FLOOR AREA	231.21m <sup>2</sup>
FSR	0.61:1
Cabana/Outbuilding	30.00m <sup>2</sup>

GENERAL NOTES
All landscape works are to meet industry best practice and the following relevant Australian Standards.
- AS 4419 Soils for Landscaping and Garden Use
- AS 4454 Composts, Soil Conditioners and Mulches
- AS 4373 Pruning of Amenity Trees



Ground preparation  
Grassed area: turf using imported topsoil  
Detail. Not To Scale.



Planting in garden beds  
Detail. Not To Scale.

PLANT SCHEDULE

Code	Name	Common name	Height	Size
	Photinia Robusta	Photinia	2.5 m	5 Litre
	Murraya Paniculata	Orange Jessamine	1.5 m	5 Litre
	Existing trees to be removed			
	Existing trees to be retained			

turf  
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc. and away from buildings. Ensure that no ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No. 17 lawn fertilizer" over the topsoil at the recommended rate. Lay selected turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.

planting areas  
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay). Install 75mm depth of selected mulch.

maintenance:  
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

planting areas  
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay). Install 75mm depth of selected mulch.

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2	Issued for review of determination	22-3-23	client	ROB SAAB	title	LANDSCAPE PLAN
1	Issued for DA submission	14-10-22				
no.	amendment	date				job number
<b>BORIS GRGUREVIC &amp; ASSOCIATES P/L</b> ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) <b>M 0418 863 975 E borisgrg@optusnet.com.au</b>			project	PROPOSED DUAL OCCUPANCY DEVELOPMENT, AND PROPOSED CABANA & POOL TO DWELLING 2		
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	27 KNOX STREET, BELMORE	date	Sept. 2022
					scale	1:250 @ A3
					dwg by	BG
					sheet no.	1 of 1