


- NOTES:-
- 1) Bearings, Area & Distances are by Title and / or deeds only.
No boundary investigation has been carried out.
 - 2) Proposed boundaries are approximate only and should be confirmed by full peg out survey.
 - 3) Contours shown depict the topography.
 - 4) Services shown hereon have been determined from visual evidence only. Prior to any design, demolition, excavation or construction on site the relevant authority should be contacted to establish detailed location and depth.
 - 5) These notes form an integral part of this plan & should not be separated.
 - 6) On site Disposal to Harris Environmental Consulting Report dated 28 March 2023.
(for Lot 1,2 and 3 in the report now Lot 2 and Lot 3 denoted as Lot 2 with existing dwelling)
 - 7) The Symbols are not to scale and are indicative only
 - 8) Tree dimensions are approximate only. not shown.
 - 9) Australian Height Datum (AHD) was established from SIX MAPS

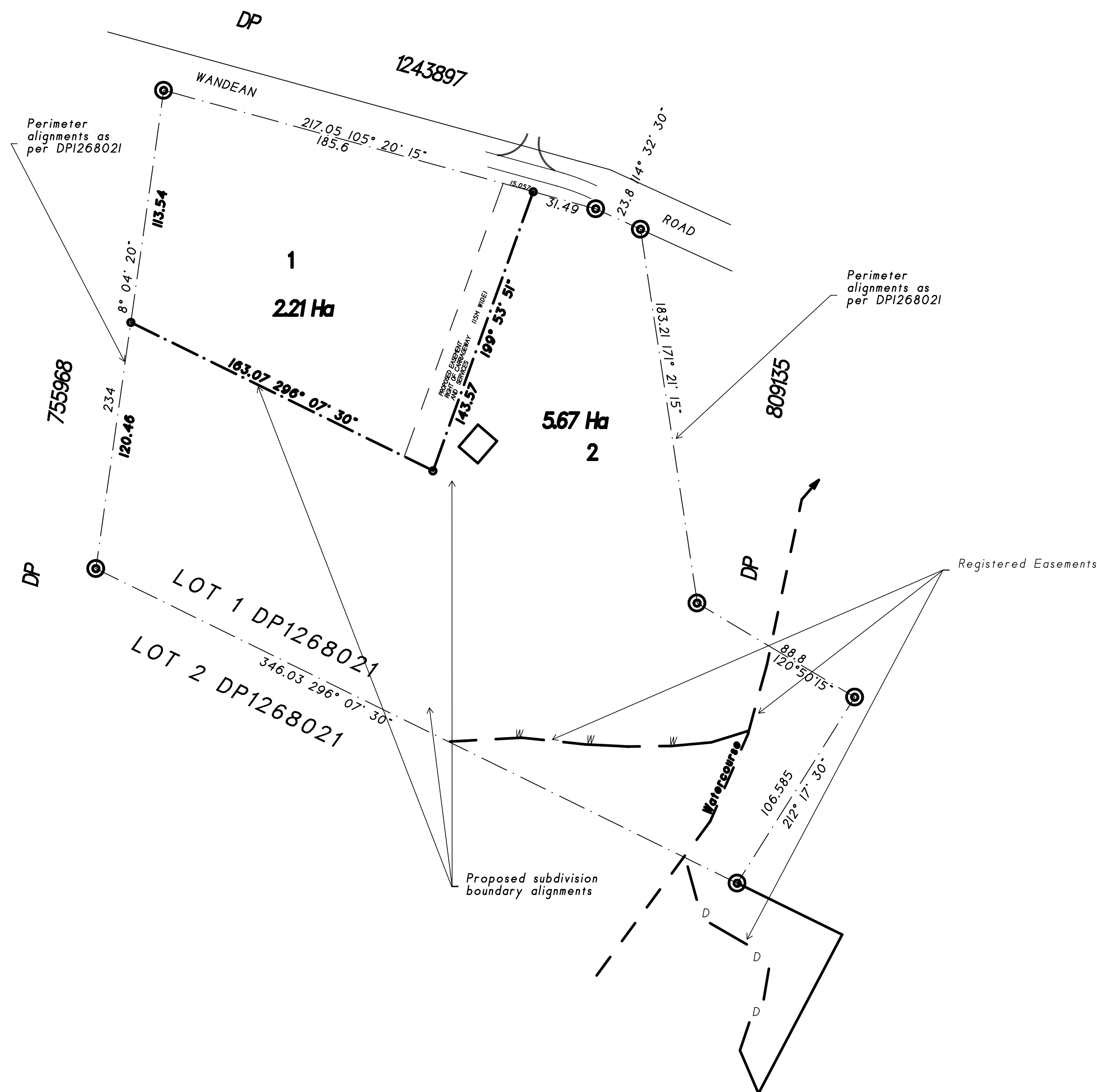
APPROVED
Land and Environment Court of NSW
LEC No: 2024/00150241
DEVELOPMENT CONSENT NO: SF10955 Dated: 22/10/2024

This plan has been prepared for the purpose and exclusive use of Mr. Adam Moore for the purpose to accompany an application to Shoalhaven City Council for approval to develop the land described in the plan and is not to be used for any other purpose or by any other person or cooperation without prior written approval. Locations of services are approximate only. All services must be located by the contractor prior to construction.

7/02/2024

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						<div>Giammarco Pty. Ltd. trading as ABN 66003864077</div> <div><div>CONSULTING ENGINEERS (02) 96428373 (0429) 655515 www.giammarcoengineers.com.au email: info@giammarcoengineers.com.au</div></div>		DESIGNED:	DATE:	COMPANY:	Mr Adam Moore 57 Wandean Road Wandandian PROPOSED SUBDIVISION OF LOT 1 DPI0268021 SITE ANALYSIS						
								DRAWN:	DATE:	COMPANY:							
								CHECKED:	DATE:	COMPANY:							
								APPROVED:	DATE:	COMPANY:	CONSULTANT REFERENCE No.		INDEX No.		DRAWING No. S60722	SHEET 3/5	REV No. C
								SIZE A1	SCALE	CO-ORDINATE SYSTEM: HEIGHT DATUM:	MGA Zone 56 AHD						
C	For S8.2 Review. 3 lot to 2 lot subdivision			7/2/24	P.G.	APPROVED											
B	For DA Submission			28/3/23	P.G.												
A	For DA Submission			14/7/22	P.G.	P.GIAMMARCO.B.Sc.(Eng.)F.I.E.Aust.,C.P.Eng. Registered											
0	For Client Discussion			10/3/22	P.G.												
No.	REVISION DETAILS			DWN	DATE												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18



APPROVED

Land and Environment Court of NSW

LEC No: 2024/00150241

DEVELOPMENT CONSENT NO: SF10955 **Dated: 22/10/2024**

PROPOSED SUBDIVISION OF LOT 1 DPI268021
PROPOSED LOTS 1 and 2

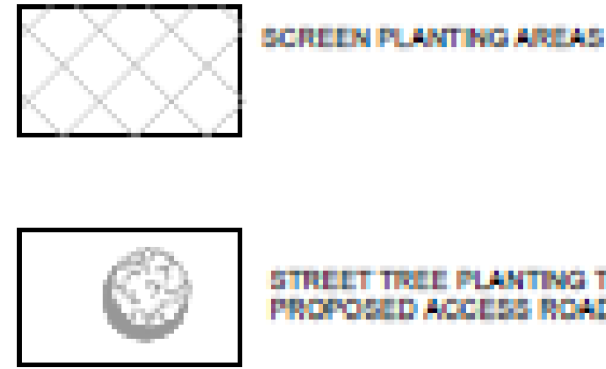
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LEGEND



ON SITE SEWAGE DISPOSAL MANAGEMENT
Sand Mound and gravel depression
or
Subsurface infiltration areas
HARRIS ENVIRONMENTAL CONSULTING

RECOMMENDED SCREEN SPECIES LIST

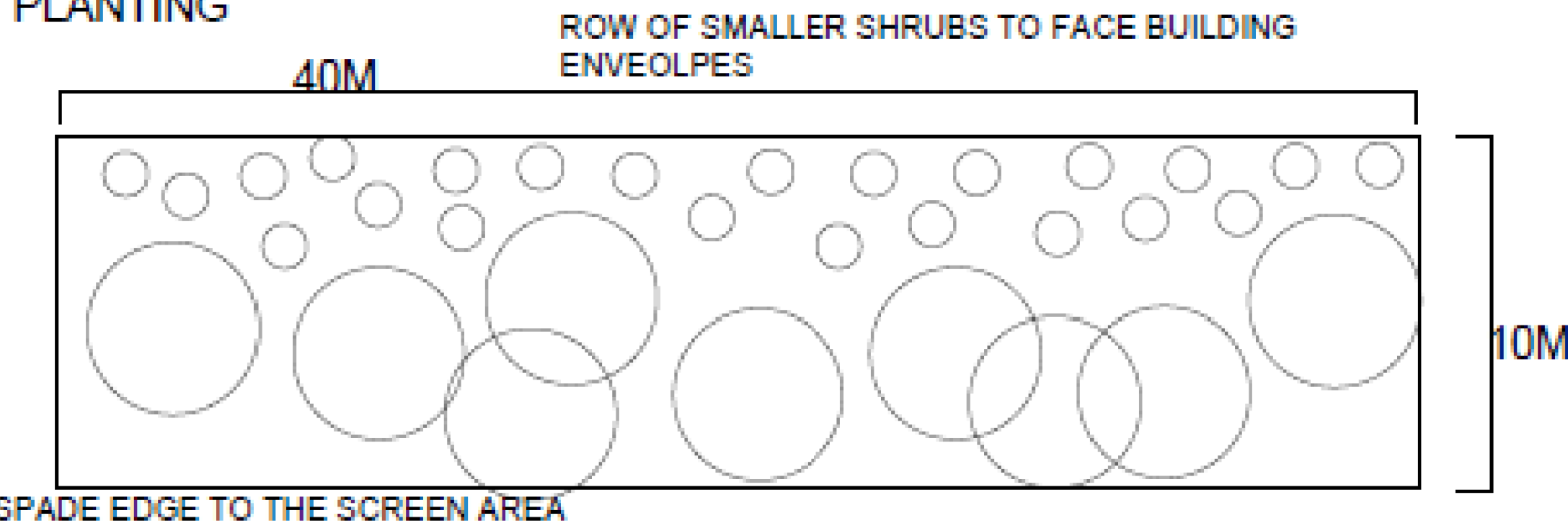
Name	Common Name	Size
TREES & LARGE SHRUBS		
Acmena smithii	Lilly Pilly	8x5m
Banksia serrata	Old Man Banksia	8x4m
Callistemon salignus	Pink Tips Bottlebrush	7x4m
Elaeocarpus reticulatus	Blueberry Ash	7x4m
Metaleuca ericifolia	Swamp Paperbark	8x4m
Syzygium australe	Brush Cherry	8x5m
Casuarina glauca and Allocasuarina littoralis should be planted at a rate of one per 15 metres within these screening blocks.		
MEDIUM TO SMALL SHRUBS		
Acacia longifolia	Golden Wattle	3x2m1.5x1.5m
Banksia spinulosa	Hairpin Banksia	1.5mx1.5m
Callistemon citrinus	Crimson Bottlebrush	4x2.5m
Leptospermum polygalifolium	Lemon Scented Tea Tree	3x2.5m
Dodonea triquetra	Hop Bush	3x2m
Lomandra longifolia	Mat Rush	1.5x1.5m

ACCESS ROAD PLANT SCHEDULE

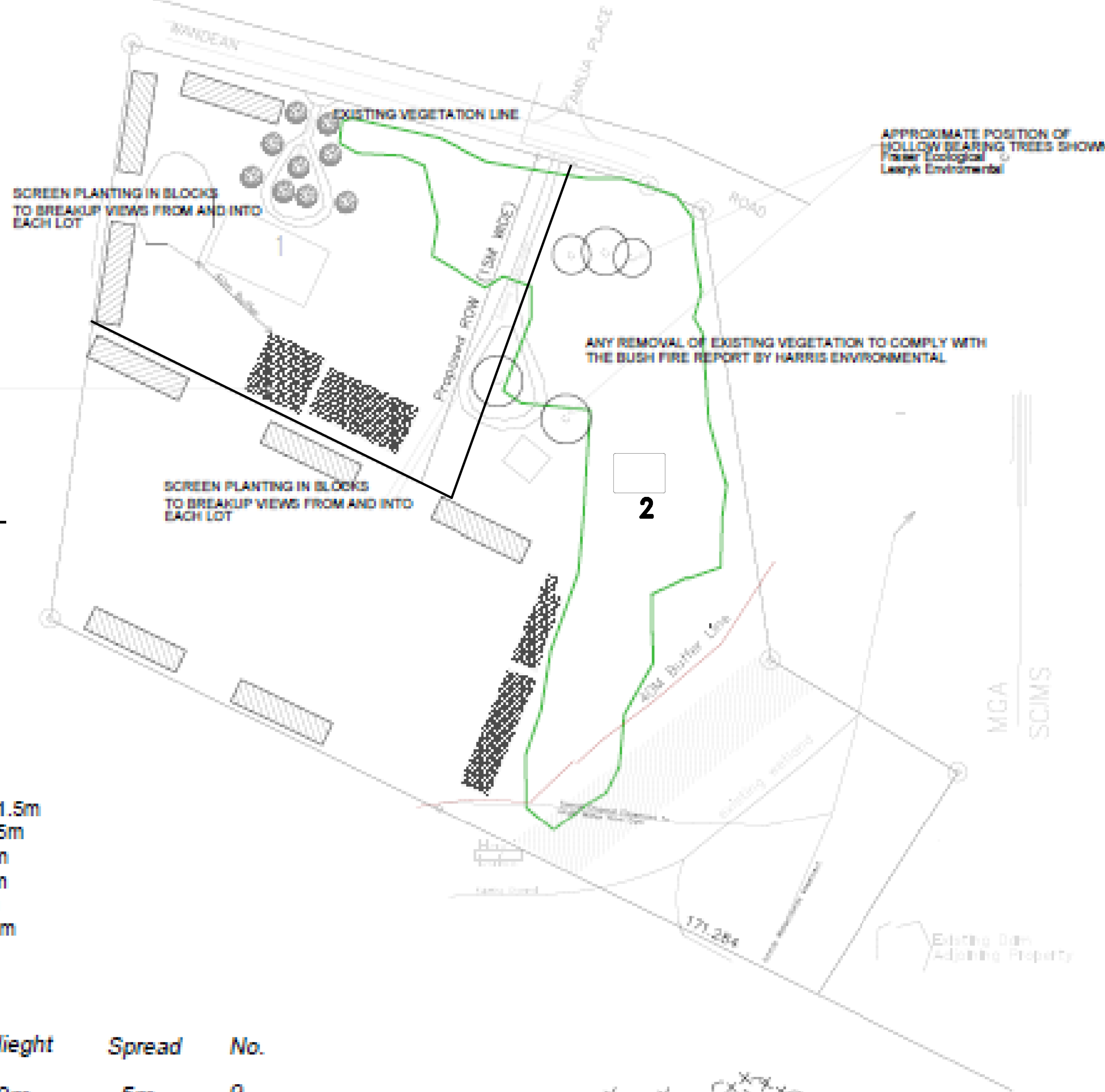
Symbol	Botanical Name	Common Name	Size	Hieght	Spread	No.
AS	Acmena smithii	Lilly Pilly	45 Litre	9m	5m	9

THESE SPECIES ARE ENDEMIC AND ARE AVAILABLE FROM NURSERIES OR CULTIVARS OF THEM. ALL ARE FIRE RESISTENT AND COMPLY WITH BUSH FIRE REGULATIONS

INDICATIVE LAYOUT FOR SCREEN PLANTING



ROW OF TREES AND LARGE SHRUBS TO BOUNDARY WITH MINIMUM 2.5M CANOPY SPACING. SPECIES TO BE LIMITED TO 7 TREES AND 23-25 SHRUBS MULCH WITH BRUSH CHIPPINGS AND LEAF LITTER WITH SUFFICIENT DISTANCE FROM THE BUILDING ENVELOPES AS PER BUSHFIRE REPORT BY HARRIS ENVIRONMENTAL CONSULTING REPORT MARCH 2023



MAINTENANCE NOTES

Landscape contractor must carry out maintenance for a minimum period of 26 weeks from the date of practical completion of works to ensure the full establishment of plant material. Maintenance is to include but not be limited to watering, weeding, rubbish removal, staking and tying, fertilising, pest and disease control, replacement of dead plant material and turf, renovation, pruning, cultivation and reinstatement of mulch.

DURATION AND ATTENDANCE

Landscape contractor is to attend the site weekly for the duration of the stated maintenance or plant establishment period and maintain the site to the satisfaction of Council.

WATERING

Water trees and shrubs to ensure their establishment and continued healthy. Water every day in the first 3 weeks and then twice weekly for the next 10 weeks or as required to achieve a healthy growth.

RUBBISH

Remove rubbish from site at each weekly maintenance visit to ensure neat presentation of site at all times.

PLANT MATERIAL

Replace all dead, damaged or missing plant material at contractor's cost. Replacement plants are to be identical to those originally installed unless otherwise approved by Landscape Architect. Replacements shall be made within 2 weeks of the plant failing or being removed.

STAKING

Replace or adjust stakes and ties as required or directed by Landscape Architect. Remove stakes and ties at end of maintenance period or as directed by Landscape Architect.

PRUNING

Remove dead, diseased or damaged plant material to improve the health, vigour and foliage density of the plant material. Remove and dispose of prunings away from site according to relevant authorities regulations.

MULCH

Reinstate mulch to maintain 75mm depth. Ensure mulch does not contact plant stems.

PEST AND DISEASES

Report detection of pests and diseases to Landscape Architect as soon as they are noticed. Spray according to manufacturer's recommendations to control infestations of pests and diseases.

WEED CONTROL METHODS

The three main methods to be employed are:

HAND REMOVAL

The complete removal of all parts of the plant, including roots with all material stockpiled on site.

SPRAY

Where the above methods are inappropriate, spraying of the entire plant with a selective herbicide using the following procedures:

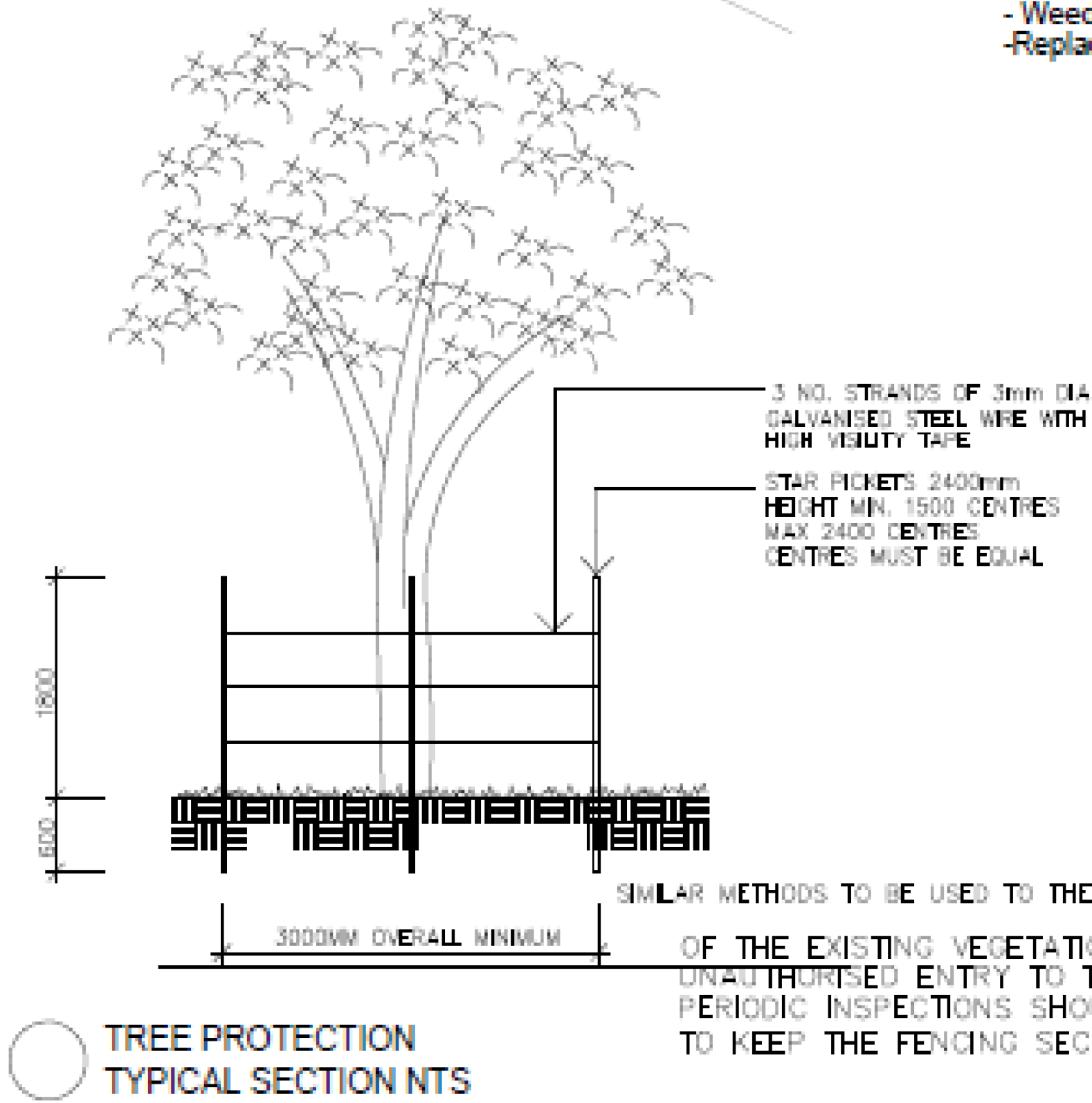
- Best results will be achieved when applied during active growing season
- Strong caution should be used by applicators to ensure non-target species are not affected by spray drift
- Caution should also be employed by applicators working in close proximity to watercourses
- All staff involved in the application of chemicals need to be educated on the correct handling procedures and emergency procedures
- An approved bio degradable, non-residual herbicide is to be used

MAINTENANCE ACTIVITIES

Maintenance site visits will be carried out on a weekly basis for a 12 month period following completion of planting works

Activities to include:

- Weed control
- Replace failed plant material



IF THE EXISTING HOLLOW BEARING TREES ARE TO REMAIN, THERE WILL BE NO NEED FOR NESTING BOXES TO BE PLACED WITHIN THE VEGETATION AREA. TREES TO BE REMOVED SHALL BE REPLACED WITH BLACK SHE OAK (ALLOCASUARINA LITTORALIS)

REVEGETATION IF NOT NATURALLY, SHOULD BE UNDERTAKEN TO COMPLY WITH THE BUSHFIRE REPORT BY HARRIS ENVIRONMENTAL CONSULTING MARCH 2023 AND THE ENVIRONMENTAL REPORT AND LETTER FROM FRASER ECOLOGICAL CONSULTING MARCH 2023

APPROVED
Land and Environment Court of NSW
LEC No: 2024/00150241
DEVELOPMENT CONSENT NO: SF10955 Dated: 22/10/2024

DWG ISSUE	REVISION NOTES	DATE ISSUED	NOTES	PPLA	4 BINDON CLOSE BOMADERRY 2541 FAX: 0244221310 MOB: 0410040507
B	COUNCIL SUBMISSION Added notes to comply with bushfire and waste water Reports	30-03-2023	COPYRIGHT: The Drawings and design remain the property of Peter Phillips Landscape Architecture. Any copying of the design or parts thereof may only be done with consent from PPLA. All dimensions are to be checked onsite prior to the commencement of any work. Peter Phillips is a registered Landscape Architect and is a member of the Australian Institute of Landscape Architects.	Peter Phillips Landscape Architecture	PROJECT: PROPOSED SUBDIVISION LOT 1 DP10268021 57 WANDAN ROAD WANDANDIAN FOR: ADAM MOORE
C	COUNCIL RESUBMISSION Amendments to the plan regarding Council comments	18-012-2024			TITLE: LANDSCAPE PLAN
					SCALE: 1:500 @ A1 DWG. LO1 Rev: C
					DATE: JAN 2024 DRAWN: Peter Phillips