

- MECHANICAL VENTILATION INSTALLED  
DUCTED FAN INSTALLED  
LIFT OFF HINGES TO BE INSTALLED ON BATH DOORS  
PARTIAL OPENABLE WINDOWS FOR NATURAL VENTILATION REQUIREMENTS  
DRIVEWAYS SHALL COMPLY WITH COUNCIL'S ACCESS DRIVEWAY SPECIFICATIONS AS 2890.1-2004  
GROUND SURFACE LEVEL OF THE REQUIRED POS WILL NOT BE STEEPER THAN A 1:50 GRADIENT

SUM OF THE IMPERVIOUS AREAS TO COMPLY WITH CONDITION 18 OF CONSENT  
FINISHED SURFACE LEVELS OF ALL INTERNAL WORKS AND AT THE STREET BOUNDARY, INCLUDING DRIVEWAYS, LANDSCAPING AND DRAINAGE STRUCTURES, MUST BE AS SHOWN ON RELEVANT CONSTRUCTION CERTIFICATE PLANS AS PER CONDITION 12 OF CONSENT

THE LAYOUT OF THE APPROVED CAR PARKING AREAS ASSOCIATED WITH THE SUBJECT DEVELOPMENT (INCLUDING, DRIVEWAYS, GRADES, TURN PATHS, SIGHT DISTANCE REQUIREMENTS IN RELATION TO LANDSCAPING AND/OR FENCING, AND PARKING BAY DIMENSIONS) SHOULD BE IN ACCORDANCE WITH THE AS 2890 PARKING SERIES AS PER CONDITION 17 OF CONSENT

ALL RETAINING WALLS ARE TO COMPLY WITH CONDITION 15 OF CONSENT

POOL FENCE & GATE TO COMPLY WITH AS1926.1-2012

RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX

MANHOLE GROUND CLEARANCE

SEWER LINE AS PER SERVICE PROTECTION REPORT

MANHOLE CLEARANCE AT 2.4M HEIGHT

MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX

1.8M HIGH COLORBOND FENCE TO COMPLY WITH CONDITION 5 OF CONSENT

LAMPHOLE GROUND CLEARANCE

DRIVEWAYS TO COMPLY WITH AS2890.1-2004

2500mm x 2000mm CLEAR ZONE TRIANGLE FOR SIGHT DISTANCE

1 X TREE WITH MATURE HEIGHT OF 15m+ TO COMPLY WITH THE GUIDE

BM, NAIL IN TOP OF KERB RL: 23.86 (AHD)

THE LAYOUT OF THE APPROVED DRIVEWAY AND CAR PARK AREAS TO BE IN ACCORDANCE TO AS2890 AS PER CONDITION 20 OF CONSENT

MAINTENANCE/PLANT ESTABLISHMENT

- Landscape contractors to provide 12 months for maintenance/plant establishment period. Carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing weeding, rubbish removal, fertilising, pest and disease control, returfing, stalling and tying, replanting, pruning, hedge clipping, top dressing, and keeping the site neat and tidy.

NOTE

- All finished levels are to be verified by contractor on site
- All landscape works be in strict accordance with council's landscape code and guidelines
- This plan is to be used in conjunction with all other submitted architectural, hydraulics and engineering drawings where applicable

ECO DESIGN LANDSCAPE SOLUTIONS											
MONTHLY MAINTENANCE SCHEDULE											
PLANT CARE											
Monitoring											
Pruning as required											
Dead head/top pruning											
Slow release fertiliser											
Rapid soluble fertiliser as required											
Cut back perennials and grasses											
Watering as required											
GARDEN BED											
Edging											
Remove weeds and herbicide spraying as required											
Top up mulch as required											
Dead foliage removal											
Pest Management											
Monitoring and herbicide spraying as required											
TURFED AREA											
Fertiliser											
Make good turf as required											
WINTER CLEAN UP											
Remove dead foliage and pruning as required											

LEGEND:

- MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX  
RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX  
CONCRETE AREA  
LANDSCAPE AREA  
PRIVATE OPEN SPACE  
WASTE BINS

(A) - SITE OF PROPOSED EASEMENT FOR DRAINAGE 1.829 WIDE (APPROX)



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## ECO DESIGN LANDSCAPE SOLUTIONS

### LANDSCAPE PLAN

ADDRESS: 60 VALLEY ROAD  
SUBURB: PADSTOW HEIGHTS

CLIENT: CAMPBELL HILL GROUP

AMENDED: MN DATE: 01/12/2023

JOB REF: 60VALL SCALE: 1:200 A3

DRAWN: MN SHEET: 1/1