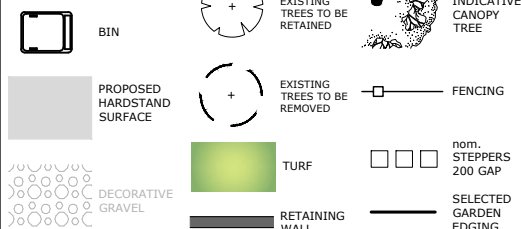


LANDSCAPE PLAN NOTES:

- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND HYDRAULICS PLANS WHICH WILL PREVAIL IN THE EVENT OF ANY DISCREPANCIES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH COUNCIL'S DEVELOPMENT CONTROL PLAN.
- COUNCIL CROSS OVER AND LAYBACK TO MEET COUNCIL SPECIFICATIONS.
- RAINWATER TANK TO MEET BASIX REQUIREMENTS.
- REFER ENGINEER'S DETAILS FOR RETAINING WALLS OVER 600mm.
- TURF FAIRED TO NATURAL GROUND LEVELS.
- TURF ON COUNCIL VERGE MADE GOOD AFTER CONSTRUCTION.
- EXISTING TREES TO BE RETAINED WILL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH AS4970-2009 PROTECTION OF TREES ON CONSTRUCTION SITES.
- EXISTING TREES REQUIRING PRUNING WILL BE UNDERTAKEN IN ACCORDANCE WITH AS4373-2007 PRUNING OF AMENITY TREES AND MAY REQUIRE COUNCIL APPROVAL.

LEGEND



SPECIFICATION NOTES:

- The contractor shall be responsible for all sub-grade excavation and preparation to allow for topsoil and mulch depth requirements.
- All trees and shrubs are to be planted in accordance with Planting Schedule.
- Before Landscape work is commenced, Contractor is to establish the position of all service lines. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, mulch, garden beds, etc.)
- "No levels taken" therefore any walls, steps etc., to be constructed must have levels taken on site by contractor to ascertain height and/or slope. All contours shown in A.H.D.
- On-structure garden bed soils to be conditioned with a 50mm cover of pasteurised Cow Manure.
- All imported soil to be of premium garden mix standard containing 40% Soil, 20% coarse sand, 10% graded ash, 10% coco peat, 20% composted saw dusts. Profile depths not to exceed 200mm.
- Turf type to be as specified in Planting Schedule. Turf to be laid on a 75mm minimum base of 80% sand 20% soil mix. All sub grade clays to be judiciously cultivated 150mm deep.
- All beds to be covered with a minimum of 50mm of Horticultural grade composted pine bark mulch.
- Surface drains to be 250mm wide and connected to storm water unless otherwise noted.
- Removal of existing prescribed vegetation may be subject to Council approval.

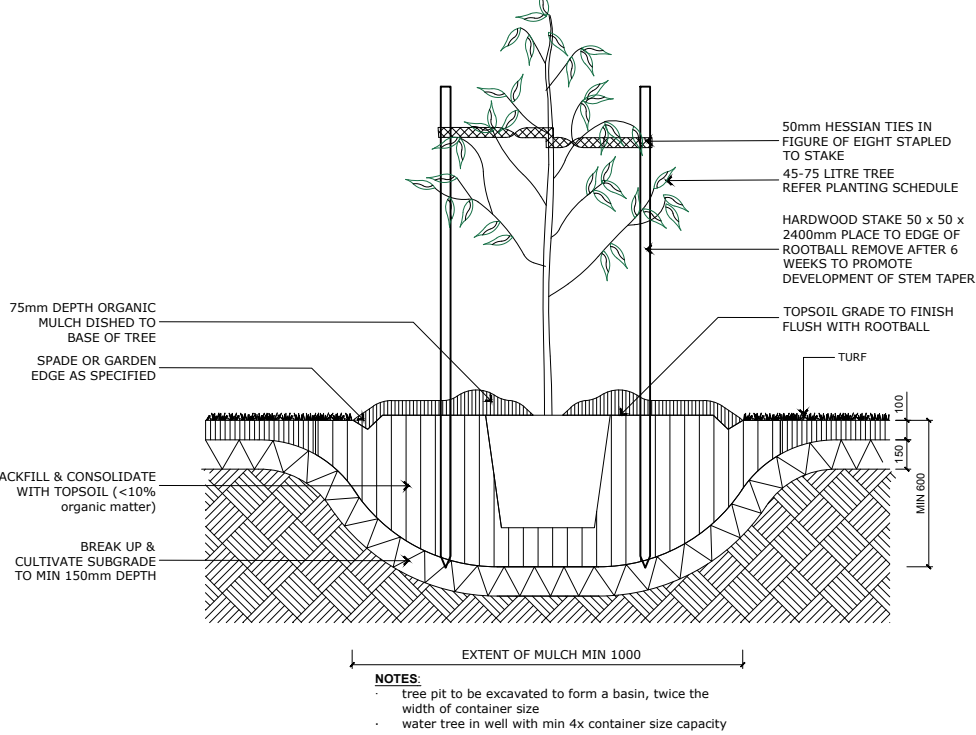
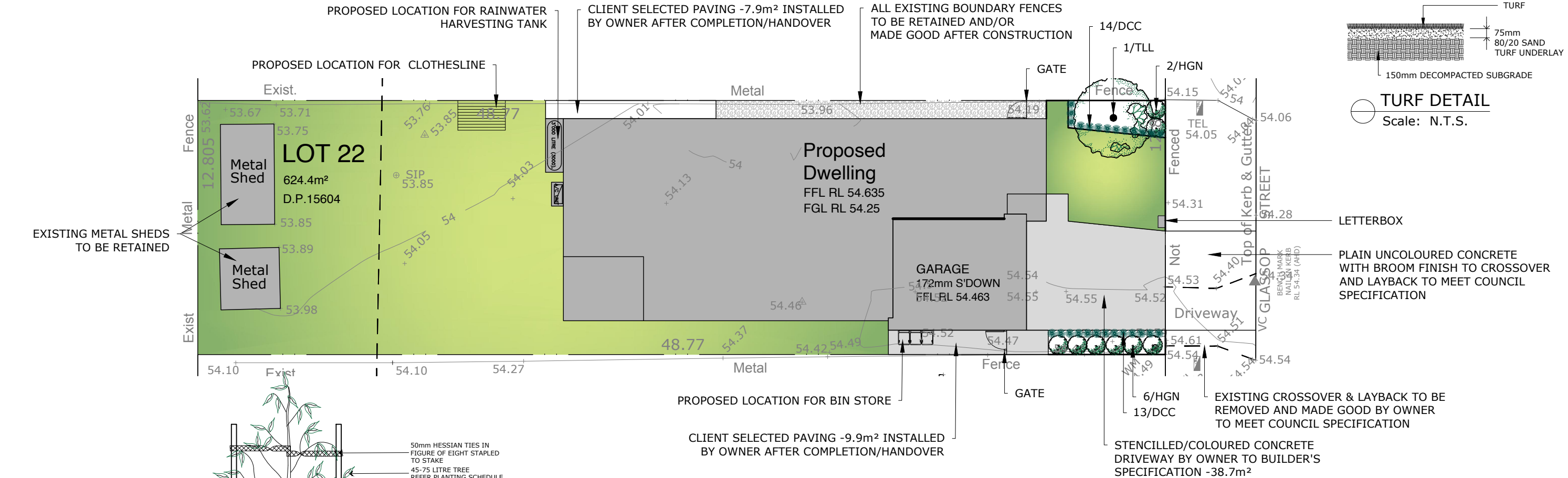
COMPLIANCE

NOTES:

CONTRACTOR/OWNER MUST ENSURE THAT THEY ARE IN POSSESSION OF A CONSTRUCTION CERTIFICATE AND ALL OTHER REQUIRED APPROVALS FROM THE LOCAL GOVERNMENT AUTHORITY PRIOR TO COMMENCEMENT OF LANDSCAPE STRUCTURAL WORKS. CONTRACTOR/OWNER MUST SATISFY HIMSELF AS TO STRUCTURAL INTEGRITY OF ALL STRUCTURAL LANDSCAPE ELEMENTS.

SITE AREA CALCULATIONS

	sqm	%
TOTAL SITE AREA		
(as per site survey)	624.4	100
SOFT LANDSCAPE AREA	298.9	46.8
FRONT SETBACK		
TOTAL AREA	83.53	100
SOFT LANDSCAPE AREA	44.79	53.6
(min 45% required by Bankstown DCP 2015)		

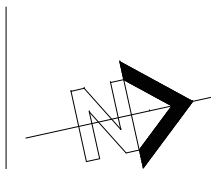


TREE PLANTING DETAIL - 45-75L

Scale: N.T.S.

Planting Schedule

Symbol	Botanic Name	Common Name	Number	Pot Size	Mature Height	Spacing
Trees						
TL	Tristaniopsis laurina	Water Gum	1	45lt	9m	6m
Shrubs						
HGN	Hymenosporum flavum 'Gold Nugget'	Native Frangipani	8	200mm	1m	1m
Ground Covers						
DCC	Dianella caerulea 'Cassa Blue'	Dianella	27	150mm	0.45m	0.45m
Turf	Sir Walter Buffalo'	Soft Leaf Buffalo	-	-	-	-



A	Initial design for Approval	28.02.22
Issue	Description	Date

General Notes:

Drawings shall not be used for construction purposes until issued by Landscape Designer for construction. Prior to use for building construction the Builder must ensure that they are in possession of a Construction Certificate and all other required statutory approvals.

Contractors must verify all dimensions on site before commencing fabrication or preparation of workshop drawings, and verify all errors and omissions with the Architect. Use figured dimensions only. Do not scale from drawings.

DesignerScapes
defined

Landscape Design & Arboricultural Consultants
t: 0409 668 230
e: d_scapes@me.com

Members of the Australian Institute of Landscape Designers and Managers (No. 847)

Scale @ A3:

1:200

Project:

PROPOSED DWELLING

Project Address:

LOT 22, 34 GLASSOP STREET,
YAGOONA, NSW

Dwg:

LANDSCAPE PLAN

Drawing No:
LP14571_22

Drawn:
MAF

Date:
27.02.22

Client:

MR C & MRS A LAWS

Issue:

A

Sheet:

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