

| Revision Schedule |                      |    |          |
|-------------------|----------------------|----|----------|
| Issue             | Description          | By | Date     |
| A                 | SUBMISSION PLANS     | JQ | 28/03/22 |
| B                 | COUNCIL & HYDR.REQU. | CV | 12/10/22 |
|                   |                      |    |          |
|                   |                      |    |          |
|                   |                      |    |          |
|                   |                      |    |          |

**General Notes:**

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6. This plan is indicative only and not for construction purposes.

| SITE CALCULATIONS                     |                   | m2            |
|---------------------------------------|-------------------|---------------|
| LOT AREA                              |                   | 670.3 sq m    |
| <b>SITE COVERAGE</b>                  |                   |               |
| GROUND LIVING AREA                    |                   | 178.9 sq m    |
| GARAGE AREA                           |                   | 33.3 sq m     |
| PORCH AREA                            |                   | 10.1 sq m     |
| OUTDOOR LEISURE                       |                   | 20.7 sq m     |
| <b>TOTAL</b>                          | <b>242.9 sq m</b> | <b>36.24%</b> |
| <b>HARDSCAPE AREAS</b>                |                   |               |
| DRIVEWAY AREA                         |                   | 40.2 sq m     |
| CROSSOVER                             |                   | 21.1 sq m     |
| ADDITIONAL CONCRETE                   |                   | 0 sq m        |
| DECKING                               |                   | 56.8 sq m     |
| <b>TOTAL (exc. crossover)</b>         | <b>97 sq m</b>    | <b>14.47%</b> |
| <b>FRONT LANDSCAPED AREA</b>          |                   |               |
| LAWN AREAS                            |                   | 15.3 sq m     |
| GARDEN AREAS                          |                   | 0 sq m        |
| PEBBLE/GRAVEL AREAS                   |                   | 0 sq m        |
| MULCH AREAS                           |                   | 0 sq m        |
| <b>REAR LANDSCAPED AREA</b>           |                   |               |
| LAWN AREAS                            |                   | 253.3 sq m    |
| GARDEN AREAS                          |                   | 0 sq m        |
| PEBBLE/GRAVEL AREAS                   |                   | 0 sq m        |
| MULCH AREAS                           |                   | 0 sq m        |
| <b>TOTAL LANDSCAPED AREA</b>          | <b>268.5 sq m</b> | <b>40.06%</b> |
| <b>MINIMUM LANDSCAPE REQUIREMENT:</b> | <b>234.6 sq m</b> | <b>35%</b>    |

Job No. **208565**

Drawing: **Landscape Plan**

Client: **Mr & Mrs Tsang**

**Address: Lot 14, 35 Kings Road  
Denistone East**

Lodgement/Council:  
**D.A/C.C - Ryde**

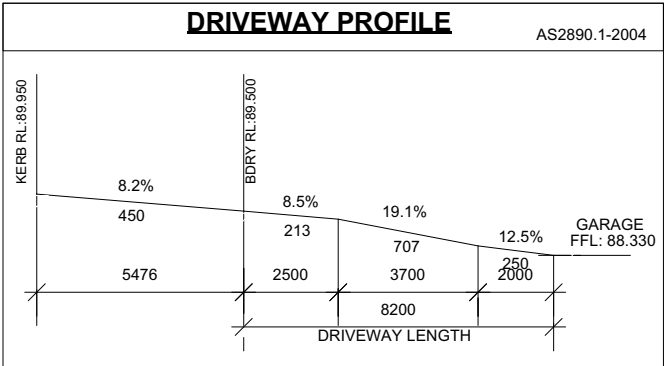
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| Date Drawn:<br>//22 | Drawn: | Sheet:<br>01 of 05 |
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Scale: 1:200

Client Signatures:

- 1.
- 2.

**Wisdom**  
POOLS &  
LANDSCAPES



LANDSCAPE SPECIFICATION

1. SITE PREPARATION

Area to be free of weeds and debris before the commencement of any landscape works. Weeds are to be sprayed with Glyphosate solution, leave adequate time for the weeds to die off prior to removal. Final levels and grades are to be determined at site inspection by the landscape contractor. The landscape plan is to be used as an indication only.

2. LAWN AREAS

Excavate all areas to be turfed to 75mm 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 the inlet pits, kerbs etc. and away from buildings. Ensure that no pooling or ponding will occur. Install 75mm depth of imported topsoil. Just prior to laying turf, spread 'Sir Launcher' fertiliser at the recommended rate. Lay turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly. Turf to be used shall be a Buffalo sp.

3. GARDEN AREAS

Ensure that planting areas have been excavated to 250mm below finished levels. Supply and install 250mm of premium garden mix free of weeds, seeds and any foreign material. Topsoil Shall be either imported topsoil or stockpiled site topsoil (if suitable ie, no clay). Install 75mm depth of Pine Bark Mulch.

4. SHRUB PLANTING

All plants shall be supplied in good condition exhibiting good form and vigour, free from all pests and diseases. The hole is to be dug to a radius twice the width of the rootball of the plant, ensuring that the top of the pot is the same height as the adjacent ground level. The roots should be gently teased to promote healthy root growth and discourage girdling (pot bound circular root growth). Leave mulch free from around the base of the plants. Water well after planting.

5. TREE PLANTING

Trees shall be supplied in good condition exhibiting good form and vigour, free from all pests and diseases. The hole is to be dug to a radius twice the width of the rootball of the tree. Tree pit and plant container are to be thoroughly watered prior to planting. The roots should be gently teased to promote healthy root growth and discourage girdling (Pot bound circular root growth). The tree is to be planted so that the base of the tree is level with the top of the ground. Backfill with a mixture of imported soil and natural soil, or imported soil only. Mulch should be kept clear of the base to prevent collar rot. Water well after planting.

6. CONCRETE PATHS

Concrete pathways are to be installed to a minimum depth of 100mm and include reinforcement. Concrete areas are to conform to relevant Australian standards.


7. GARDEN EDGING

Garden edging is to be installed to all garden beds where no divide exists between garden and lawn areas. Use Havenbrick 50 by Adbri Masonry, or similar. The pavers are to be laid on a minimum of 40mm of mortar, with no mortar joint between the pavers. Refer to the brick edging typical detail.

8. FENCING

1800mm high timber lapped and capped or colourbond fences, unless otherwise specified by council or estate requirements. Retain existing fences where possible. Final fence type and colour to be confirmed with neighbour as required, prior to installation.

INDICATIVE PLANT SCHEDULE

| Symbol  | Type        | Botanic Name   | Common Name   | Qty | Pot Size |
|---|-------------|--|---|-----|----------|
|  | Large Trees | Banksia serrata<br>Cupaniopsis anacardioides<br>Syzygium paniculatum<br>Waterhousea floribunda | Saw Banksia<br>Tuckeroo<br>Magenta Lilly Pilly<br>Weeping Lilly Pilly | 2   | 45Ltr    |

\*\* THIS PLANT SCHEDULE IS CONCEPTUAL ONLY \*\*

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| GARAGE AREA                    | 33.3 sq m  |        |
| PORCH AREA                     | 10.1 sq m  |        |
| OUTDOOR LEISURE                | 20.7 sq m  |        |
| TOTAL                          | 242.9 sq m | 36.24% |
| HARDSCAPE AREAS                |            |        |
| DRIVEWAY AREA                  | 40.2 sq m  |        |
| CROSSOVER                      | 21.1 sq m  |        |
| ADDITIONAL CONCRETE            | 0 sq m     |        |
| DECKING                        | 56.8 sq m  |        |
| TOTAL (exc. crossover)         | 97 sq m    | 14.47% |
| FRONT LANDSCAPED AREA          |            |        |
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Job No.

208565

Drawing:

Plant List/Specification

Client:

Mr & Mrs Tsang

Address: Lot 14, 35 Kings Road  
Denistone East

Lodgement/Council:

D.A/C.C - Ryde

Date Drawn:

//22

Drawn:

Sheet:

02 of 05

Scale:

1:200



Client Signatures:

1.

2.

Wisdom

POOLS &

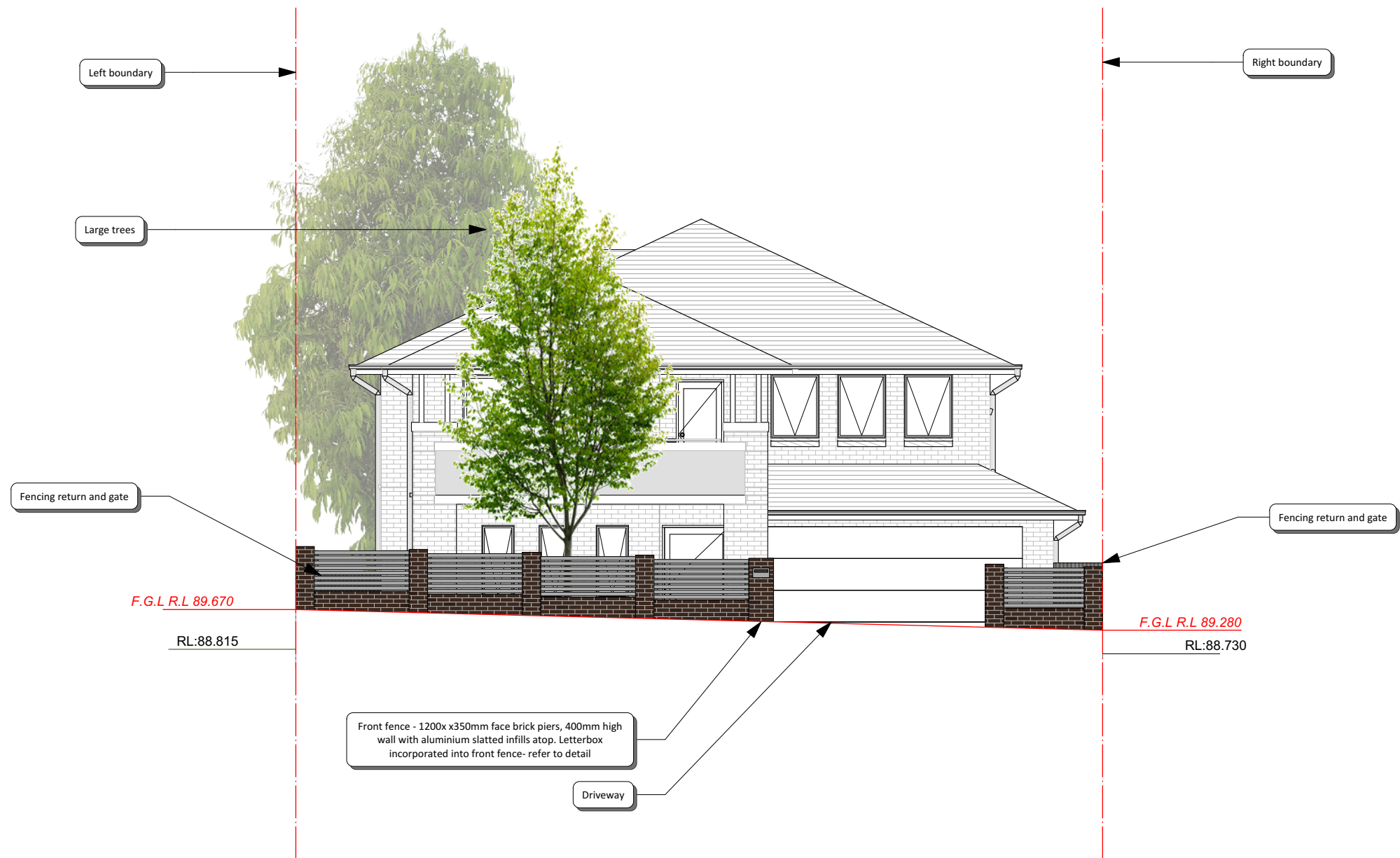
LANDSCAPES

LARGE TREES

|                 |                           |                      |                        |
|-----------------|---------------------------|----------------------|------------------------|
| Banksia serrata | Cupaniopsis anacardioides | Syzygium paniculatum | Waterhousea floribunda |
| Saw Banksia     | Tuckeroo                  | Magenta Lilly Pilly  | Weeping Lilly Pilly    |







FRONT ELEVATION AA (DIAGRAMMATIC ONLY)  
SCALE 1:100

Revision Schedule

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Job No. 208565

Drawing: Elevation

Client: Mr & Mrs Tsang

Address: Lot 14, 35 Kings Road  
Denistone East

Lodgement/Council:  
D.A/C.C - Ryde

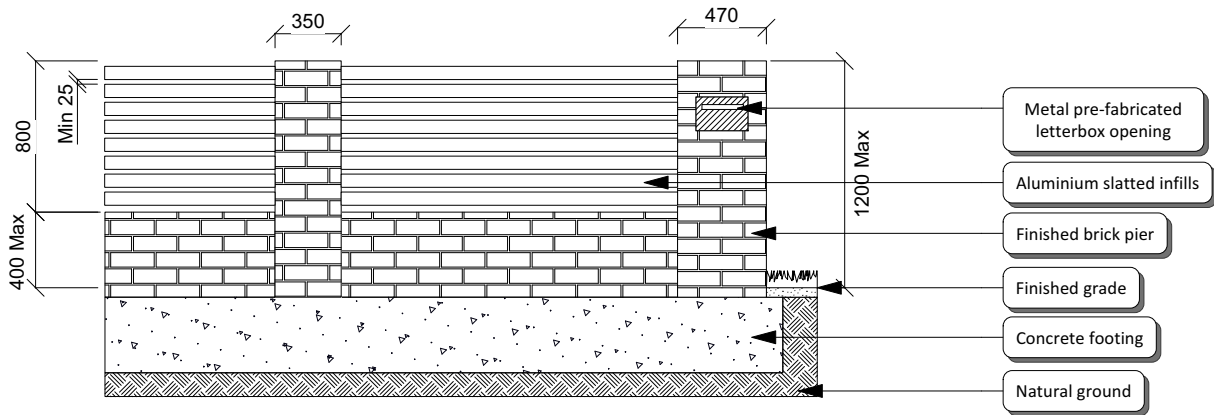
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Client Signatures:

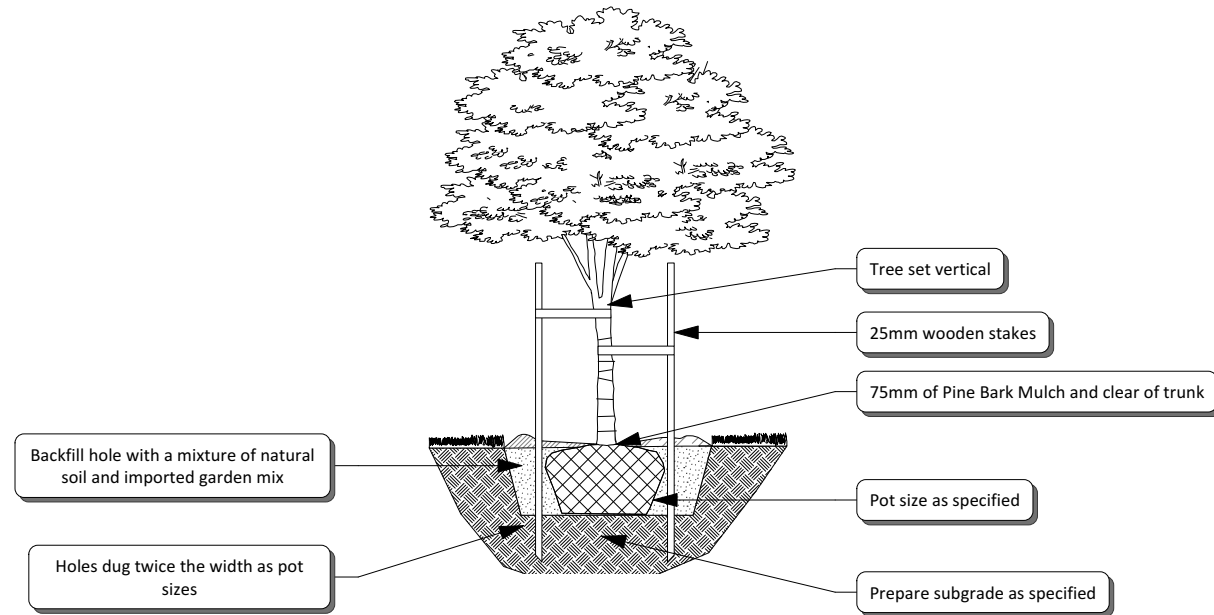
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- NOTES:
1. COLOURS CHOSEN ARE TO COMPLIMENT THE DWELLING
  2. ENSURE THAT NO PART OF THE FOOTING IS EXPOSED
  3. ENSURE NO CEMENT IS LEFT ON THE LETTERBOX OPENING AND BRICKWORK

#### EXEMPT DEVELOPMENT FRONT FENCE & LETTERBOX DETAIL

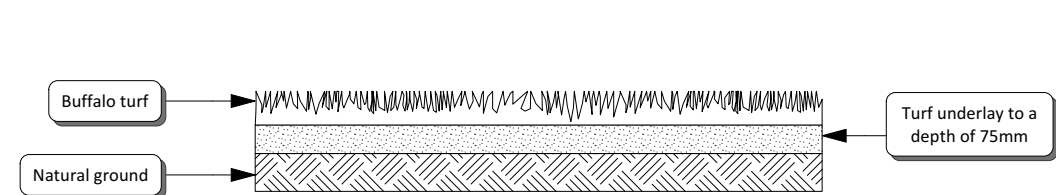
SCALE 1:40



- NOTES:
1. PLANTS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS & DISEASES
  2. MULCH SHOULD BE SPREAD TO THE DEPTH SPECIFIED
  3. WATER ADEQUATELY AFTER INSTALLATION

#### TREE PLANTING DETAIL

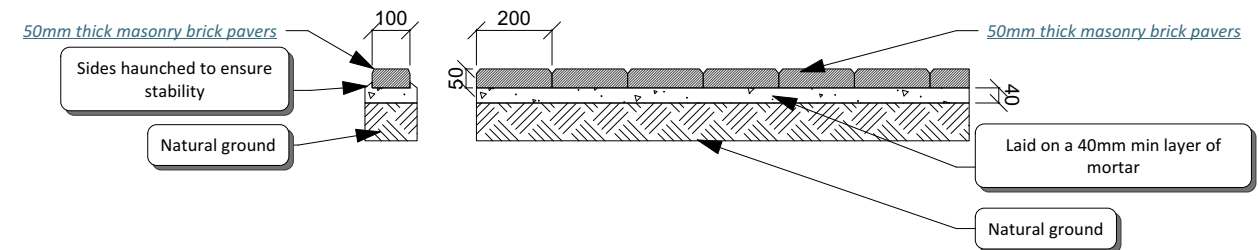
SCALE 1:50



- NOTES:
1. TURF ROLLS ARE TO BE FREE OF PESTS & DISEASES WITH ADEQUATE ROOTS PRESENT
  2. ENSURE AN EVEN GRADE OF TURF UNDERLAY
  3. WATER ADEQUATELY AFTER INSTALLATION

#### TURF DETAIL

SCALE 1:20



- NOTES:
1. COLOURS CHOSEN ARE TO COMPLIMENT THE DWELLING
  2. ENSURE THAT THE GROUND IS BELOW IS ADEQUATELY COMPACTED BEFORE LAYING THE MORTAR LAYER
  3. ANY LAWN AREAS SHOULD BE BUTTED UP CLOSELY TO THE BRICK EDGING

#### BRICK EDGING DETAIL

SCALE 1:20

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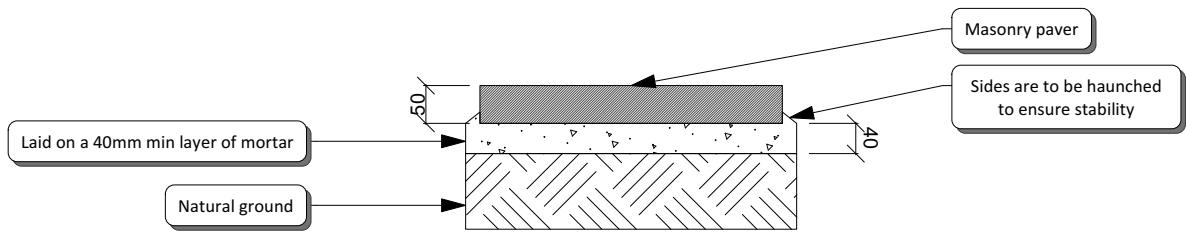
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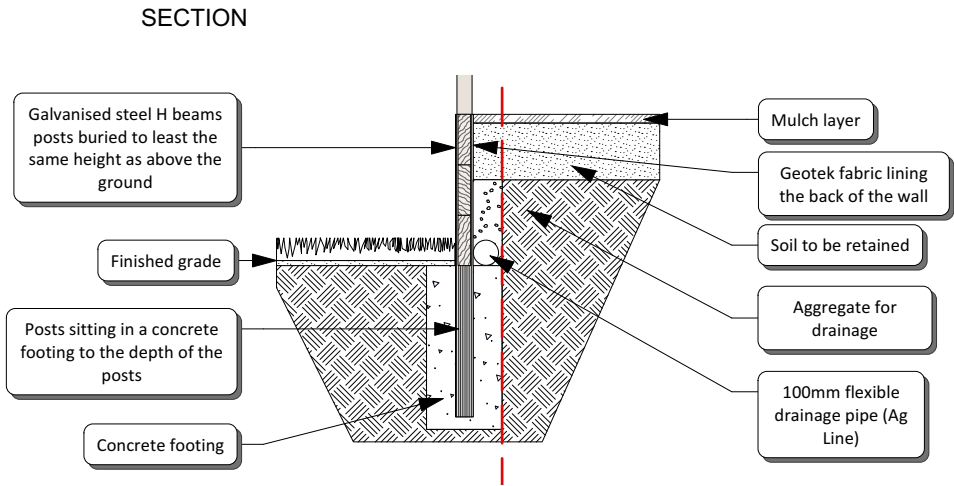
Client Signatures:

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**Wisdom**  
POOLS &  
LANDSCAPES



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- NOTES:
1. THE DRAINAGE PIPE IS TO HAVE A CONTINUOUS DOWN SLOPE TO ENSURE ADEQUATE DRAINAGE
  2. ENSURE THAT NO PART OF THE FOOTING IS EXPOSED
  3. THE GROUND BELOW THE RETAINING WALL SHOULD HAVE A SLIGHT SLOPE AWAY FROM THE WALL SO THAT WATER DRAINS AWAY
  4. ALL DRAINAGE AND AG LINES ASSOCIATED WITH RETAINING WALLS ARE TO BE CONTAINED FULLY WITHIN THE SUBJECT PROPERTY

STEPPING STONE DETAIL  
SCALE 1:10

SLEEPER & GALVANISED POST RETAINING WALL DETAIL  
SCALE 1:30

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