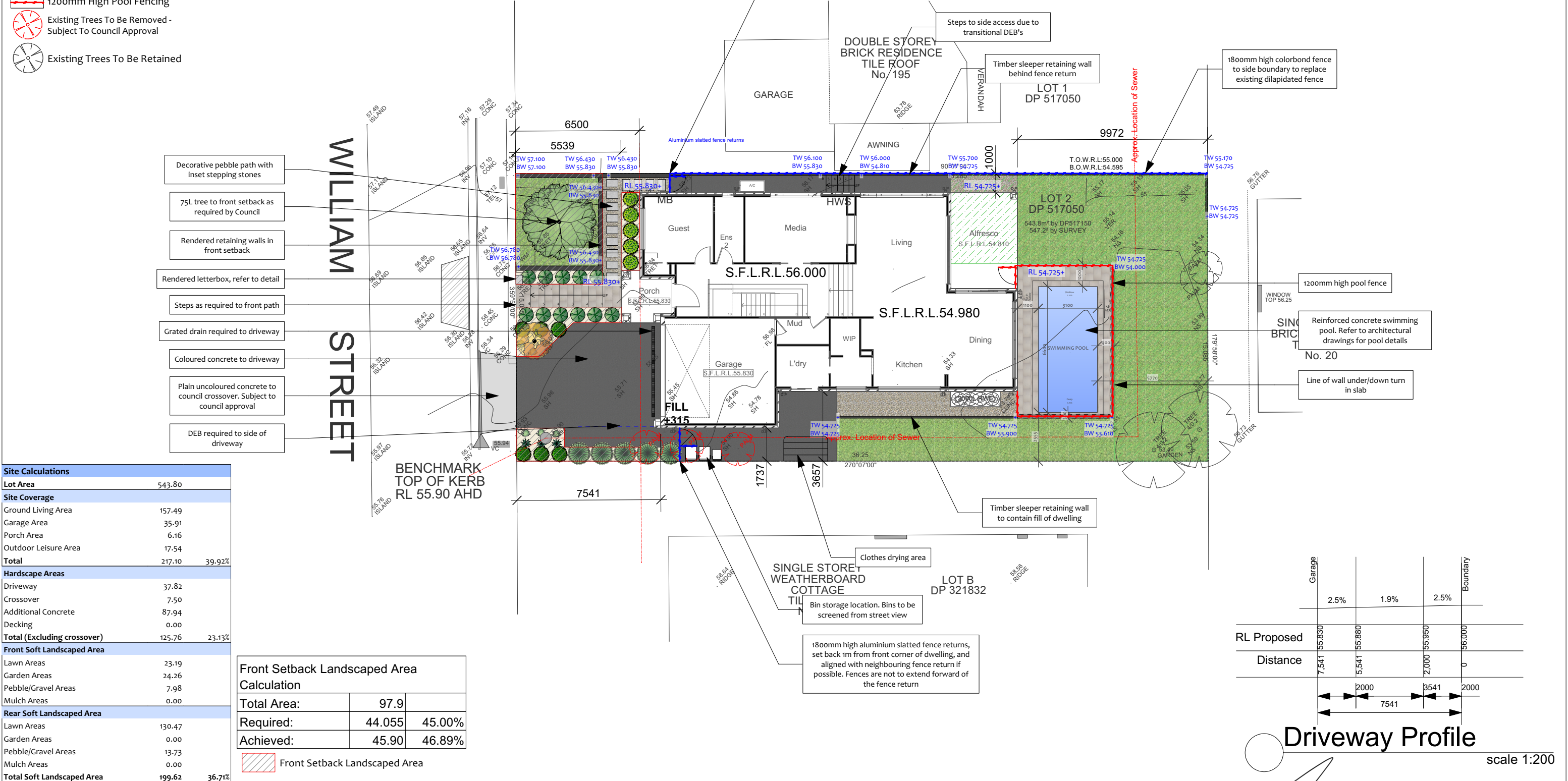


Legend

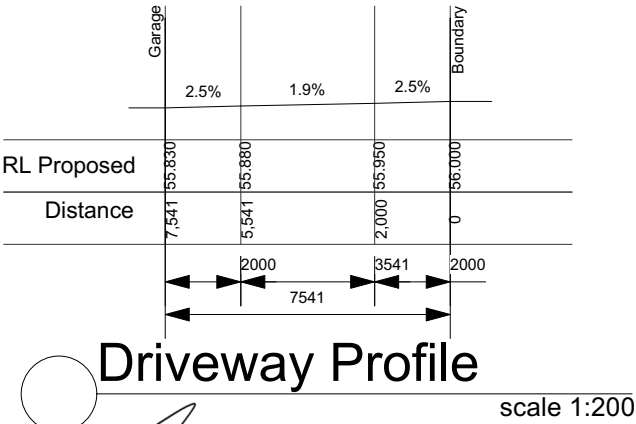
- Coloured Concrete
- Plain Concrete
- Tiles/Pavers
- Pebble/Gravel
- Grass
- Garden Beds
- Retaining Walls
- 1800mm High Fencing
- 1200mm High Pool Fencing
- Existing Trees To Be Removed - Subject To Council Approval
- Existing Trees To Be Retained



Site Calculations		
Lot Area	543.80	
Site Coverage		
Ground Living Area	157.49	
Garage Area	35.91	
Porch Area	6.16	
Outdoor Leisure Area	17.54	
Total	217.10	39.92%
Hardscape Areas		
Driveway	37.82	
Crossover	7.50	
Additional Concrete	87.94	
Decking	0.00	
Total (Excluding crossover)	125.76	23.13%
Front Soft Landscaped Area		
Lawn Areas	23.19	
Garden Areas	24.26	
Pebble/Gravel Areas	7.98	
Mulch Areas	0.00	
Rear Soft Landscaped Area		
Lawn Areas	130.47	
Garden Areas	0.00	
Pebble/Gravel Areas	13.73	
Mulch Areas	0.00	
Total Soft Landscaped Area	199.62	36.71%

Front Setback Landscaped Area Calculation		
Total Area:	97.9	
Required:	44.055	45.00%
Achieved:	45.90	46.89%

Front Setback Landscaped Area



M.M.

TRUE Nth -12°45' APPROX.

DP 517050

Notes:

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Issue	Description	Date
A	Submission Plan	06/12/22
A1	Plants Revised	08/12/22
A2	Plants Revised	09/12/22

Client:

Joseph Anthony Latorre & Marilyn Nguyen

Address:

Lot 2, 193 William Street, Bankstown

Drawing:

Landscape Plan

Job #:

9101-22

Scale 1:200

(Unless otherwise specified)

Client Signatures:

Drawn by:

JQ

Sheet:

01 of 05

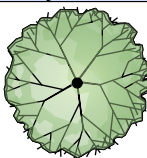
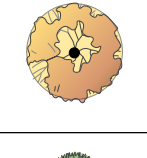
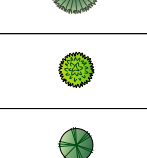
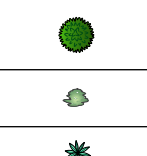




LGA:

Canterbury/ Bankstown

Lodgement:

D.A/C.C

Plant Schedule

Symbol	Botanical Name	Common Name	Qty	Size
	Magnolia grandiflora 'Little Gem'	Magnolia Little Gem	1	75L
	Acer palmatum 'Senkaki'	Coral Bark Maple	1	45L
	Laurus nobilis	Bay Tree	5	300mm
	Nandina domestica 'Lemon Lime'	Nandina Lemon Lime	5	200mm
	Raphiolepis indica 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	11	200mm
	Nandina domestica 'Gulf Stream'	Nandina Gulf Stream	6	200mm
	Alternanthera 'Fire Bug'	Alternanthera Fire Bug	6	150mm
	Dianella caerulea 'Cassa Blue'	Dianella Cassa Blue	3	150mm



Magnolia grandiflora 'Little Gem'



Acer palmatum 'Senkaki'



Laurus nobilis



Nandina domestica 'Lemon Lime'



Raphiolepis indica 'Oriental Pearl'




Nandina domestica 'Gulf Stream'




Alternanthera 'Fire Bug'



Dianella caerulea 'Cassa Blue'

<div><div>M.M.</div><div><div>TRUE Nth</div><div>12 45 APPROX.</div></div><div><div></div><div>DP 517050</div></div></div>	<div>Notes:</div> <div>1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified.</div> <div>2. Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable.</div> <div>3. This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works.</div> <div>4. Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work.</div> <div>5. All products and materials are to be installed/constructed & maintained according to manufacturer's specifications.</div> <div>6. All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified.</div> <div>7. Always refer to engineer's plans for all civil, structural and hydraulic engineering details.</div>	<div>Issue</div> <div>Description</div> <div>Date</div>	<div>Client:</div> <div>Joseph Anthony Latorre & Marilyn Nguyen</div>			<div>Client Signatures:</div>			
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		A1	Plants Revised	08/12/22					
		A2	Plants Revised	09/12/22					
					<div>Drawing:</div> <div>Plant Schedule</div>	<div>Job #:</div> <div>9101-22</div>	<div>Scale 1:200</div> <div>(Unless otherwise specified)</div>	<div>Sheet:</div> <div>02 of 05</div>	<div>Lodgement:</div> <div>D.A/C.C</div>



Step Outside

LANDSCAPE DESIGN

LANDSCAPE SPECIFICATIONS

Site Preparation

Any weeds are to be hand removed where possible, with remnant weeds sprayed with a glyphosate spray at manufacturer's rate of application. Final levels and grades are to be confirmed on site, landscape plan is to be used as a guide only. Where there is a conflict in levels between landscape plan and architectural or engineering plans, the architectural or engineering plans latter take precedence.

Garden Areas

All new garden areas should be excavated to minimum 200mm below finished levels. Install high quality garden mix and cultivate into existing soil to a depth of 100mm below excavated level. Choose garden mix suitable for planting to be installed; i.e native garden mix for native plant species. Mulch garden areas to a depth of 75mm using a course wood chip.

Garden edging

All garden areas are to be suitably edged between any gravel or lawn areas. Paved edging should be installed on a 40mm bed of mortar and haunched, with no mortar between pavers. Aluminium or steel edging is to be installed according to manufacturer's guidelines, and haunched as required.

Planting

All plants should be inspected prior to installation to be confirmed disease and pest free, and in good health. Hole for planting to be dug minimum twice the diameter of the root ball, and cultivated half the depth. Remove from pot and gently tease roots, being careful not to cause damage to roots or stems. Install plant so that the crown is level with the surrounding ground level. Back fill and compress soil by hand to ensure no movement during plant establishment. Install mulch to a depth of 75mm, keeping mulch clear of plant trunk. Water in well after installation.

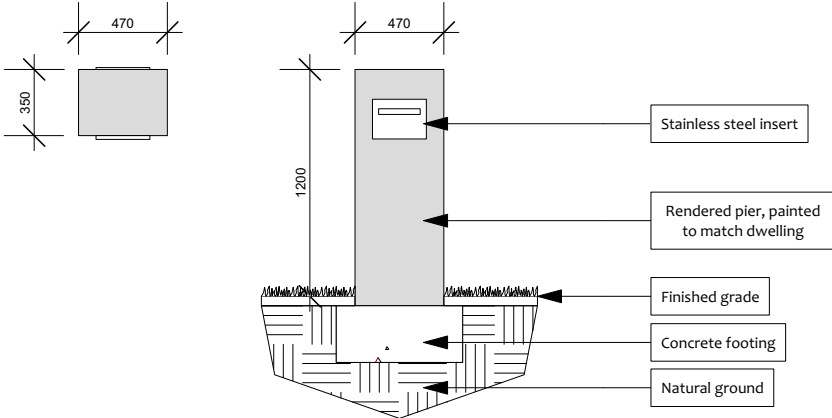
If staking is required for tree species, install 2x 50mm stakes at opposite sides of the tree, with hessian tie loosely wrapped around the trunk and stapled to the stakes. Take care to avoid installing stakes into root ball.

Lawn Areas

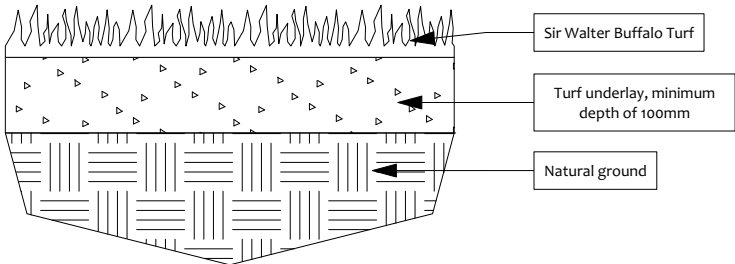
Excavate all lawn areas to 100mm below proposed finished ground levels where practically possible. Ensure area to be turfed is weed free, using a glyphosate spray as necessary. Install a high quality top soil to a depth of 100mm, taking care not to create any low points where water may pool. Grade lawns towards any surface pits or grated drains as required. Install turf rolls in a stretcher-bond pattern, with turf roll edges closely abutting. Fill in any gaps between rolls with top soil, and water in well. Continue lawn maintenance following turf supplier's recommended maintenance guidelines.

Gravel Paths

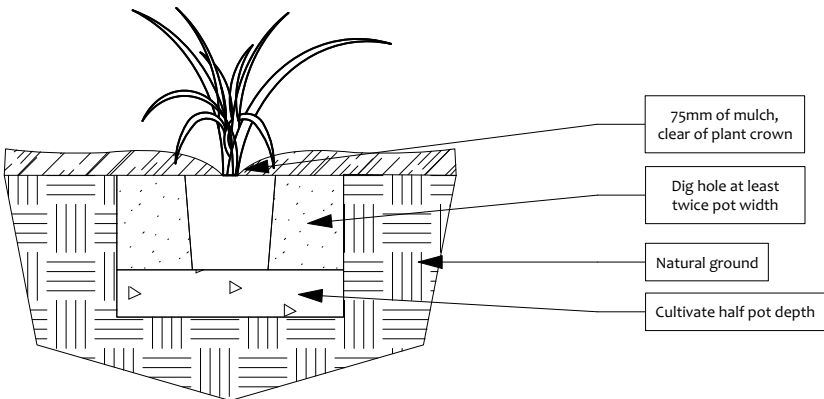
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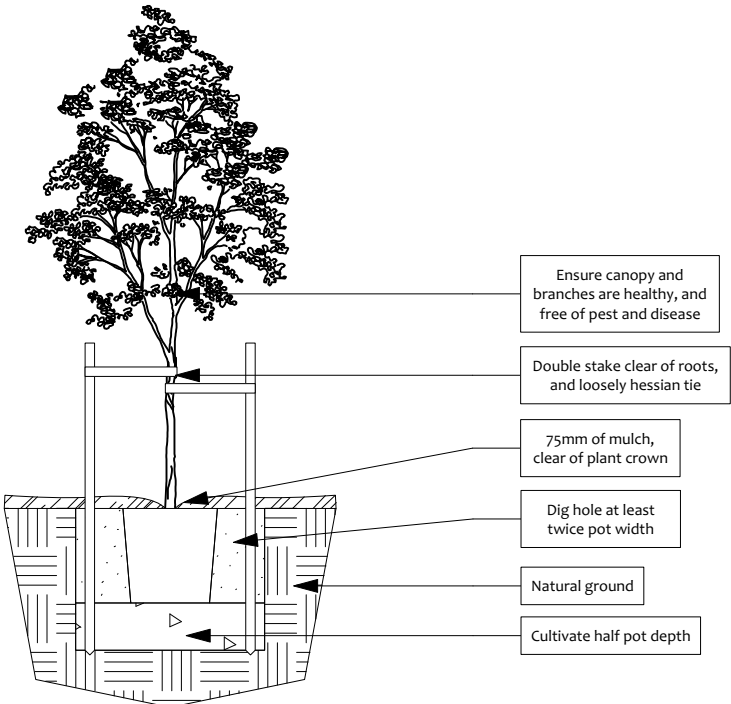
○ RENDERED LETTERBOX DETAIL
Scale 1:40





○ TURF DETAIL
Scale 1:10



SHRUB PLANTING DETAIL
Scale 1:20



○ TREE PLANTING DETAIL
Scale 1:40

<div><div>M.M.</div><div><div>TRUE Nth - 1° 45' APPROX.</div><div></div><div>DP 517050</div></div></div>	<div>Notes:</div> <div>1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified.</div> <div>2. Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable.</div> <div>3. This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works.</div> <div>4. Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work.</div> <div>5. All products and materials are to be installed/constructed & maintained according to manufacturer's specifications.</div> <div>6. All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified.</div> <div>7. Always refer to engineer's plans for all civil, structural and hydraulic engineering details.</div>	<table><tr><th>Issue</th><th>Description</th><th>Date</th></tr><tr><td>A</td><td>Submission Plan</td><td>06/12/22</td></tr><tr><td>A1</td><td>Plants Revised</td><td>08/12/22</td></tr><tr><td>A2</td><td>Plants Revised</td><td>09/12/22</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Issue	Description	Date	A	Submission Plan	06/12/22	A1	Plants Revised	08/12/22	A2	Plants Revised	09/12/22										<table><tr><td colspan="3"><div>Client:</div><div>Joseph Anthony Latorre & Marilyn Nguyen</div></td></tr><tr><td colspan="3"><div>Address:</div><div>Lot 2, 193 William Street, Bankstown</div></td></tr><tr><td><div>Drawing:</div><div>Details</div></td><td><div>Job #:</div><div>9101-22</div></td><td><div>Scale 1:200</div><div>(Unless otherwise specified)</div></td></tr></table>	<div>Client:</div> <div>Joseph Anthony Latorre & Marilyn Nguyen</div>			<div>Address:</div> <div>Lot 2, 193 William Street, Bankstown</div>			<div>Drawing:</div> <div>Details</div>	<div>Job #:</div> <div>9101-22</div>	<div>Scale 1:200</div> <div>(Unless otherwise specified)</div>	<div>Client Signatures:</div>	<div></div> <div>Step Outside</div> <div>LANDSCAPE DESIGN</div>
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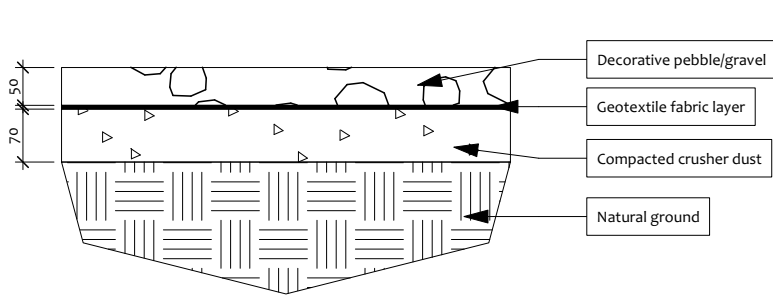
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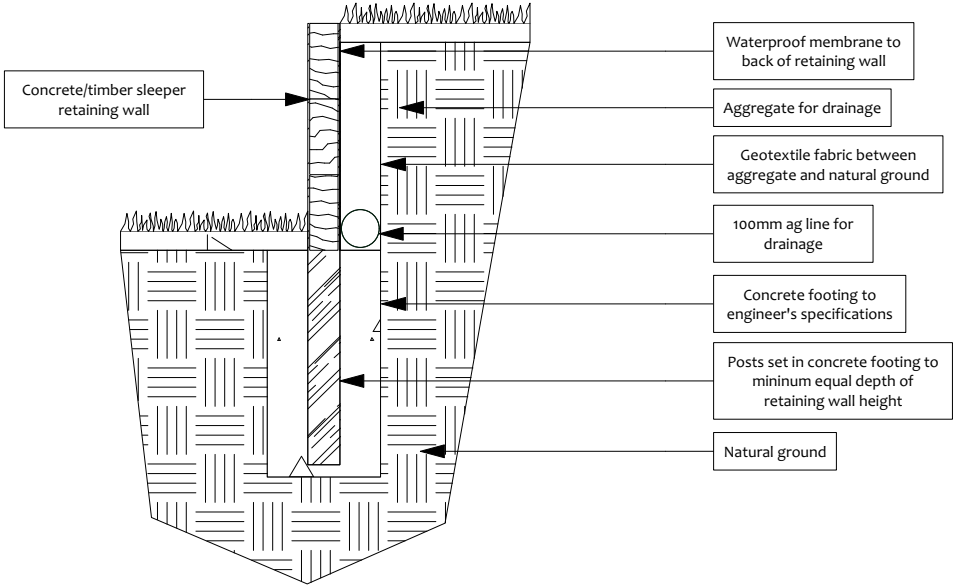
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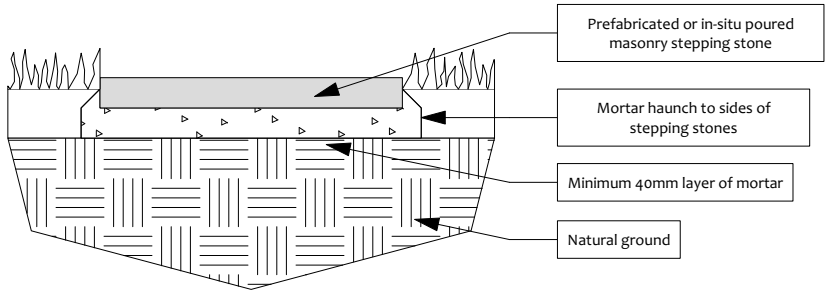
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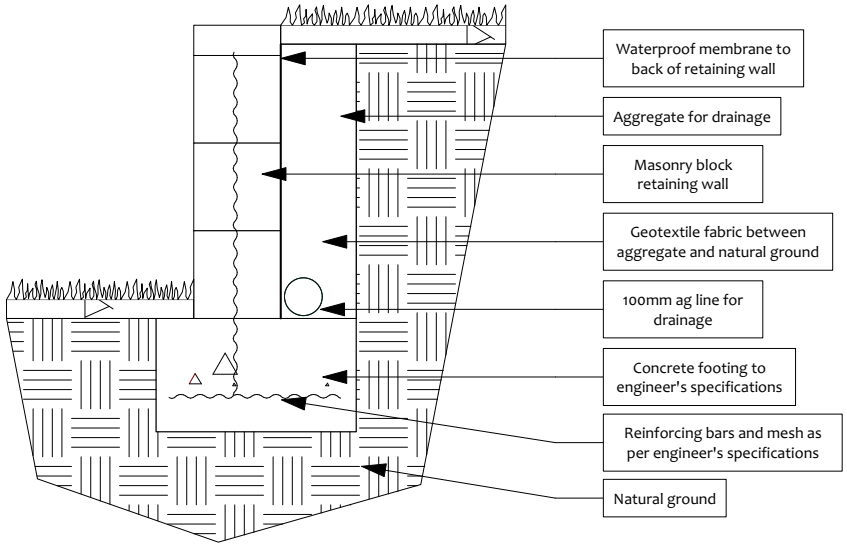
GRAVEL PATH DETAIL
Scale 1:40



SLEEPER RETAINING WALL DETAIL
Scale 1:20



STEPPING STONE DETAIL
Scale 1:10



BLOCK RETAINING WALL DETAIL
Scale 1:20

<div><div>M.M.</div><div><div>TRUE Nth -12°45' APPROX.</div><div>DP 517050</div></div></div>	<div>Notes:</div> <div><div>1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified.</div><div>2. Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable.</div><div>3. This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works.</div><div>4. Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work.</div><div>5. All products and materials are to be installed/constructed & maintained according to manufacturer's specifications.</div><div>6. All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified.</div><div>7. Always refer to engineer's plans for all civil, structural and hydraulic engineering details.</div></div>	Issue	Description	Date	Client:			Client Signatures:		<div><div><div></div></div><div>Step Outside</div><div>LANDSCAPE DESIGN</div></div>
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