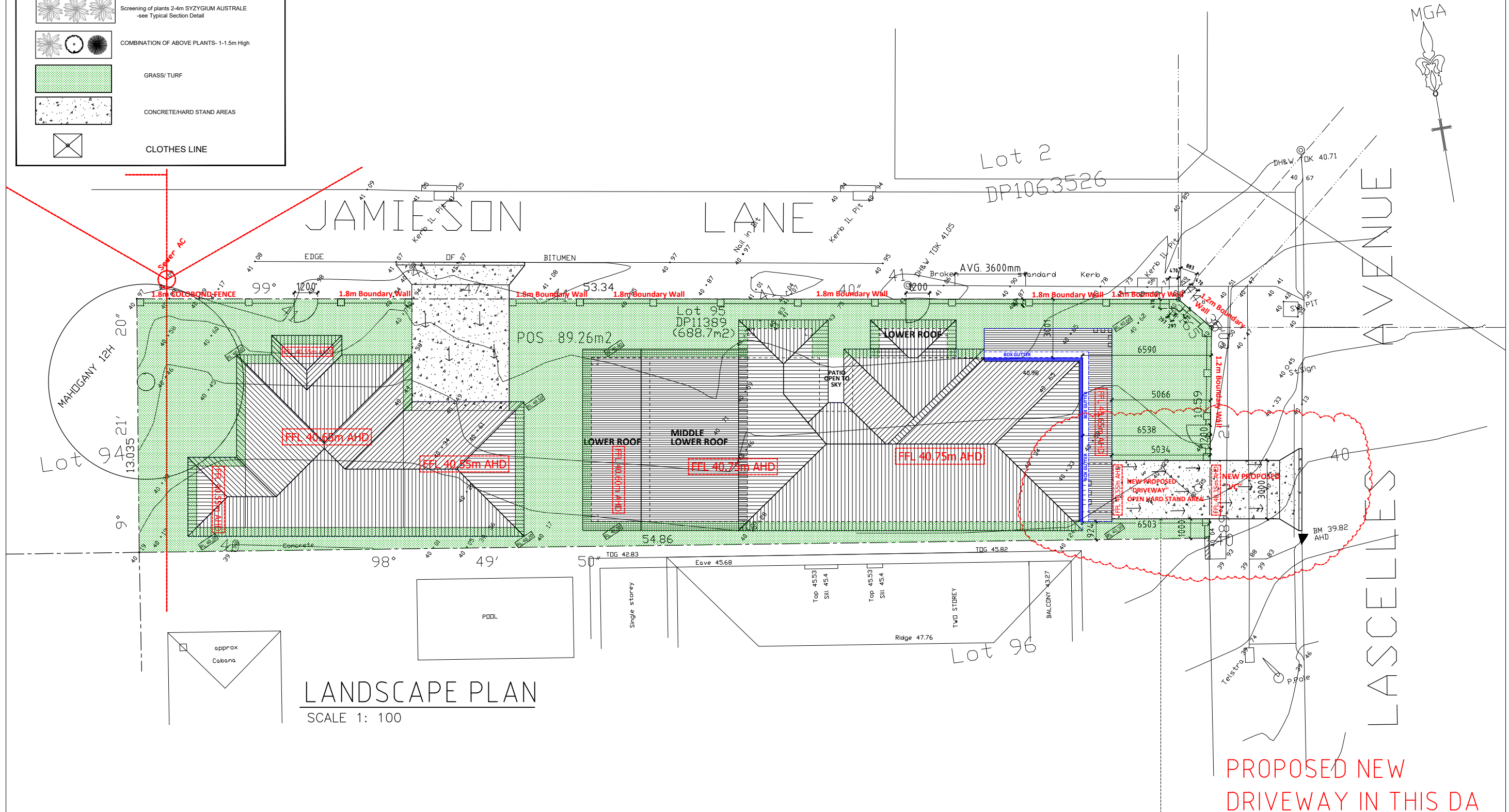
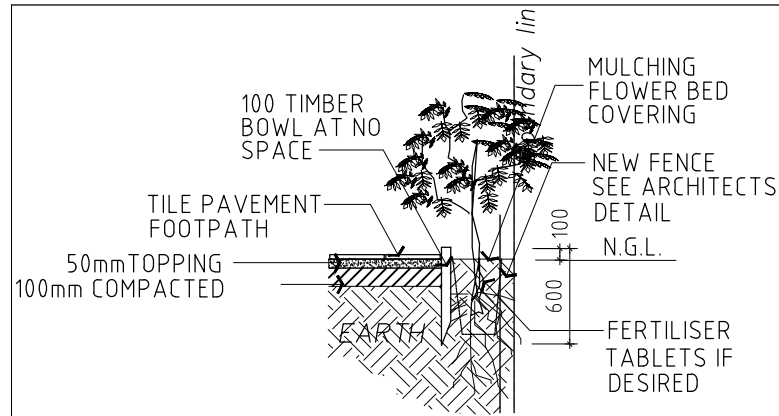
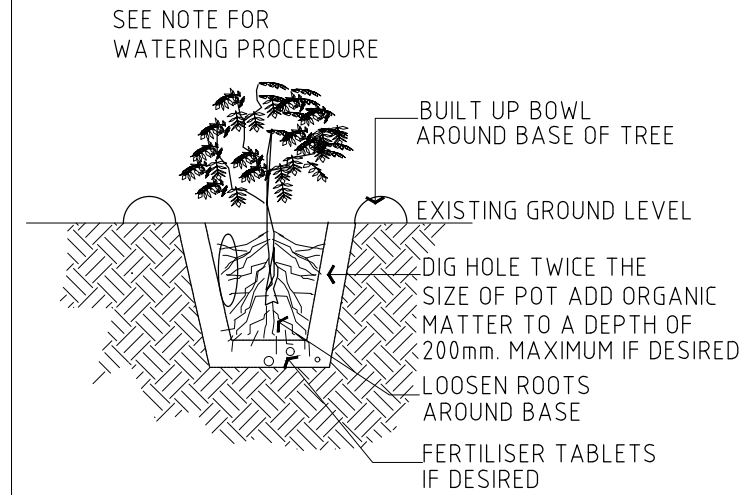


SITE AREA (as per Calc.)	=	688.70 m ²
<u>PROPOSED PERMEABLE/ LANDSCAPE AREAS:</u>		
PROPOSED PERMEABLE/LANDSCAPED AREA	=	307.13 m ² > 1/3rd (LOT AREA) i.e. 229.56m ² (OK)

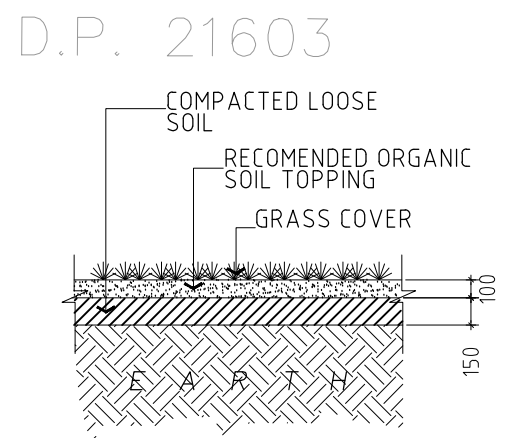




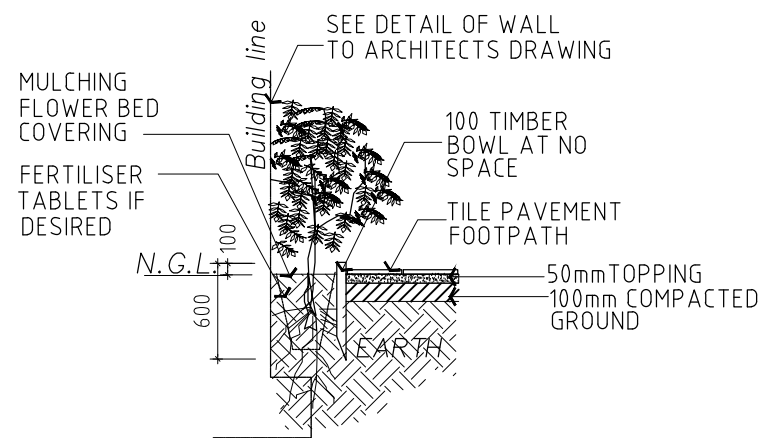
SHRUB DETAILS
AT BOUNDARY LINE



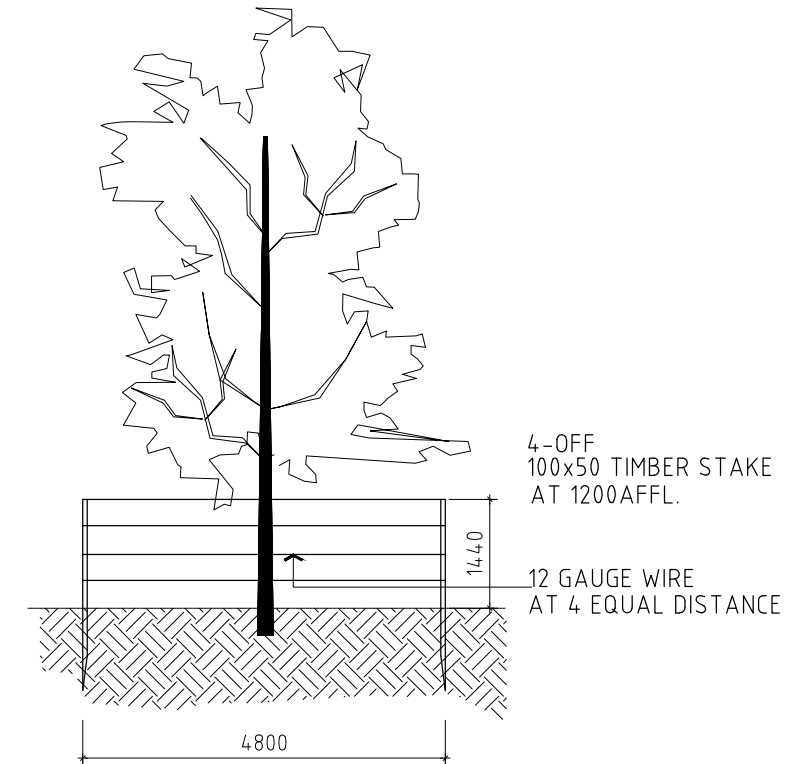
TYPICAL PLANTING
PROCEEDURE DETAIL



TYPICAL GRASS
PLANTING DETAIL



SHRUB DETAILS
AT BUILDING LINE



TREE DETAILS

SYMBOL	PLANT NAME	CONTAINER SIZE (min)	QUANTITY	MATURITY HT/SPREAD
AA	AGAVE ATTENUATA	5 Litre	3	1.5m-1.5m
BF	BORONIA FLORIBUNDA	5 Litre	5	1m-1m
BN	BLECHNUM NUDUM	5 Litre	5	0.7m-0.5m
TURF	SOFT LEAF BUFFALO	AS SHOWN		AS SHOWN

NOTES:

REFER THIS WITH LANDSCAPE SPECIFICATION + DETAILS

PLAN PREPARED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OUTLINED IN BANKSTOWNS CITY COUNCIL'S D.C.P

READ THIS IN CONJUNCTION WITH THE ARCHITECTURAL, SURVEY, STRUCTURAL, HYDRAULIC DRAWINGS AND DETAILS

THE DESIGN AND LOCATION OF LETTER BOXES SHALL BE IN ACCORDANCE WITH AUSTRALIA POST'S REQUIREMENTS FOR 'DELIVERY OF MAIL TO RESIDENTIAL PREMISES' REINSTATE

ALL BOUNDARY FENCING WHERE IN POOR CONDITION 1.8M LAPPED AND CAPPED TIMBER FENCING OR EQUIVALENT

POLLUTION CONTRL, EROSION CONTROL AND TREE PROTECTION MEASURES AS DETAILED OR SPECIFIED SHALL BE IN PLACE PRIOR TO CONSTRUCTION & MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION

CONCRETE EDGING TO BE PROVIDED BETWEEN TURF AREAS AND GARDEN BEDS.

GARDEN BED/ MULCH

ALL GARDEN BEDS TO BE PROVIDED WITH 300MM GARDEN SOIL MIX.

ALL TURF AREAS ARE TO BE PROVIDED WITH 50MM TURF UNDERLAY SOIL MIX

IRRIGATION TO BE PROVIDED TO GARDEN BEDS

LINE TO BE 200MM BELOW FINISHED SURFACE LEVELS

PROVIDE ORGANIC MULCH TO PLANTING AREAS (MIN 75MM) AND IN ACCORDANCE WITH AS 4454

MAINTENANCE

MAINTAIN ALL LANDSCAPE AREAS TO ENSURE PLANT HEALTH AND OCCUPANT SAFETY FOR A PERIOD OF 6 MONTHS BEGINING FROM THE DATE OF PRACTICAL COMPLETION

FERTILISE ALL PLANT MATERIAL, PRUNING, WATERING, REPLACEMENT OF FAILED PLANTS, TREAT DISEASES & PESTS

TOPPING UP OF MULCH AND WEEDING GARDEN BEDS

GENERAL

THE FOLLOWING ITEMS ARE NOT INCLUDED IN THE LANDSCAPE PLANS OR SPECIFICATIONS

REFER TO BUILDING SPECIFICATIONS AND ARCHITECTURAL PLANS FOR DETAILS

PAVING DETAILS

GARDEN FURNITURE OR LIGHTING

LANDSCAPE PLAN DETAILED IN ACCORDANCE WITH BASIX CERTIFICATE REQUIREMENT

MIN 15 m2 COMMITMENT

GENERAL NOTES:

- 1/. ALL AREAS WITHIN A DEVELOPMENT NOT OCCUPIED BY BUILDING, DRIVEWAY OR SERVICES AREAS
- 2/. THE LANDSCAPED AREA ALSO INCLUDES ANY BALCONY PLANTERS OR LANDSCAPING OVER CONCRETE SLABS.
- 3/. ALL EXISTING TREES ON THE SITE, ON THE NATURAL STRIP, AND CLOSE TO BOUNDARIES ON NEIGHBORING PROPERTIES SHOULD BE ACCURATELY PLOTTED ON PLANS PRESERVED IN ACCORDANCE WITH COUNCIL'S TREE PRESERVATION ORDER.
- 4/. PROTECTIVE FENCING IS TO REMAIN IN PLACE UNTIL COMPLETION OF ALL BUILDING & HARD LANDSCAPE CONSTRUCTION.
- 5/. CONCRETE PAVING SHOULD BE 20MPA 100MM THICK FOR DRIVEWAYS, & 15MPA 75MM THICK FOR FOOTPATHS, PROVIDED ALL PAVING CONTROL JOINTS AT MAXIMUM 1800MM CENTRES.
- 6/. PAVING LEVELS SHALL BE A MAXIMUM 225MM BELOW SLAB FLOOR LEVELS TO 100MM MINIMUM IN LOCALIZED ARE SUCH AS DOORWAYS, & PROVIDED WITH 1:20 FALLS AWAY FROM THE BUILDING
- 7/. OTHER PAVING SHOULD BE USED WITH LENDING AUTHORITY APPROVAL.
- 8/. PROVIDED METAL, TIMBER OR MASONRY FENCING & GATES TO FRONT BOUNDARY INKEEPING WITH THAT ERECTED IN THE LOCALITY, PROVIDED SIDE & REAR BOUNDARY FENCING TO ENSURE PRIVACY & SAFETY.
- 9/. PROVIDED EXTERNAL LIGHTING FROM THE DWELLING TO ILLUMINATE THE ENTRANCE PATH & FRONT DOOR, REAR DOOR. PROVIDED CLOTHES DRYING LINE WITH PAVING FROM LAUNDRY TO CLOTHES-LINE.
- 10/. PROVIDE A TAP STAND & GULLY TO THE FRONT & REAR OF THE DWELLING WHERE REQUIRED FIXED TO THE EXTERNAL WALL.
- 11/. ALL LANDSCAPE WORKS ARE TO INCLUDE PROVISION FOR ADEQUATE DRAINAGE INCLUDING COLLECTION OR DISPERSAL OF STORM WATER RUN-OFF, PREVENTION OF PONDING OF WATER ON PAVEMENTS OR DISCHARGE OF RUN-OFF ONTO ADJOINING PROPERTY OR PUBLIC AREAS, WHERE POSSIBLE WATER SHOULD DRAIN TO PLANTING BEDS & LAWN AREAS AS A BASIC WATER CONSERVING STRATEGY.
- 12/. ALL LANDSCAPE CONSTRUCTION BE CARRIED OUT BY A QUALIFIED LANDSCAPE CONTRACTOR TO ENSURE THAT A SATISFACTORY STANDARD OF LANDSCAPING IS ACHIEVED.

RECOMMENDATIONS FOR PLANTING TREES & SHRUBS

- * IT IS ADVISABLE TO DIG A HOLE APPROXIMATELY TWICE THE SIZE OF THE POT THE PLANT IS IN. THIS WILL GIVE THE PLANTS' ROOTS PLENTY OF ROOM TO SPREAD & DEVELOP.
- * TO ASSIST THE QUALITY OF SOIL DIG IN ORGANIC MATTER/COMPOST TO A DEPTH OF 200MM (IT IS NOT ADVISABLE TO GO DEEPER THAN THIS AS ORGANIC MATTER HAS TROUBLE BREAKING DOWN BEYOND THIS POINT AND CAN ACTUALLY RETARD PLANT GROWTH). ORGANIC MATTER WILL ENRICH SANDY SOILS & MAKE THEM MORE WATER RETENTIVE. IT WILL ALSO LOOSEN UP CLAY SOILS. BEYOND THIS POINT AND CAN ACTUALLY RETARD PLANT GROWTH). ORGANIC MATTER WILL ENRICH SAND
- * WHEN PLANTING TREES BE SURE TO PLANT AT EXISTING SOIL LEVEL. IF THE TRUNK IS COVERED WITH SOIL IT MAY ROT. IF THE ROOTS ARE EXPOSED THIS MAY LEAD TO THE DRYING OUT OF THE ROOT BALL.
- * 'WATERING BOWLS' ASSISTS THE DIRECTION OF WATER ONTO THE ROOT ZONE AND MINIMIZES WASTAGE WHEN WATERING. WATERING BOWLS CAN BE MADE FROM LEFT OVER SOIL WHEN PLANTING.
- * 'MULCHING AROUND PLANTS', SHRUB & TREES IS VERY EFFICIENT MAY TO KEEP THE ROOT ZONE COOL & MOIST IN SUMMER, HOWEVER KEEP IN MIND THAT MULCH MUST BE KEPT CLEAR OF THE TRUNK AREA AS THIS CAN LEAD COLLAR ROT & INSECT ATTACK.
- * 'AFTER PLANTING WATER IN WELL & CONTINUE TO WATER ONCE A WEEK (3 TIMES A WEEK ON SUMMER) UNTIL THE PLANTS IS ESTABLISHED. SEE TYPICAL DETAIL OF PLANTING

NOTE: WATERING PROCEEDURE

- * WATER IN WELL ADD WEEDING
- * PRE-INSTALLED WATERING SYSTEM CONNECTED FROM HOSE TAP MAKE SURE THERE IS SPECIAL CONTAINER MIXER FOR WEEDING AGENT OTHERWISE DO IT MANUALLY