

CALCULATIONS - TOTAL LOT 2 SITE AREA 513.9 m ²	
LANDSCAPE (m2)	Total - 278.9 m ² (54%)
FRONT LANDSCAPE (m2)	Total - 161.2 m ² (65% of Front area)
REAR LANDSCAPE (m2)	Total - 117.7m ²

NOTE:

1. Refer to Architects drawings for site levels, setbacks and extend of cut and fill
2. This plans shall be read in conjunction with the Hydraulic Engineers drawings.
3. All relevant Australian Standards are to be adhered to.
4. Any structural items are to be installed as per the manufacturer/ engineers specifications
5. This plan is indicative only and not for construction purposes

GENERAL NOTES

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- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
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REV	AMENDMENTS	Date

1 LANDSCAPE PLAN
1 : 150

LEGEND

- COLOUR/ STENCIL CONCRETE
- PEBBLES/ DECORATIVE GRAVEL AREAS
- LAWN AREAS (TF)
- 1800MM HIGH STEEL FENCING
- 1000MM HIGH STEEL FENCING
- STEPPING STONES

PLANTING SCHEDULE

TYPE	SYMBOL	BOTANIC NAME	COMMON NAME	MATURE HEIGHT & SPREAD	QUANTITY	POT SIZE
TREES	Er	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	9MX4M	1	75LTR
SHRUBS	Vo	VIBURNUM OPULUS	SNOWBALL TREE	1.5M X 2M	20	300MM
	Lbr	LEUCOPHYTA BROWNII	CUSHION PLANT	1M X 1M	16	300MM

- INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF
- VENTILATED SKYLIGHT
- SKYLIGHT
- WALL MOUNTED HOT WATER SYSTEM
- RAINWATER TANK
- CLOTHES LINE
- SMOKE ALARM TO COMPLY WITH AS.3786

EPW DESIGNS

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DRAWING TITLE:
PROPOSED LANSCAPE CONCEPTUAL PLAN

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING FOR A NEW GARAGE & DRIVEWAY, FIRST FLOOR BALCONY EXTENSION AND 2-LOT TORRENS TITLE SUBDIVISION

63 CARINYA ROAD, PICNIC POINTS NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 10/01/2023
10:10:43 PM

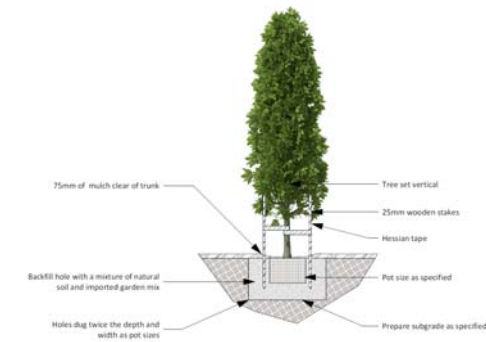
SCALE: As indicated (A3)

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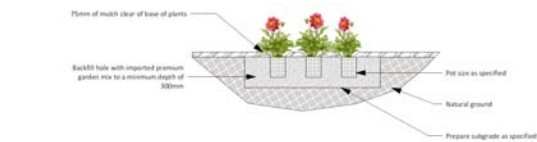
TURF LAYING DETAIL

- 1. TURF ROLLS ARE TO BE IN GOOD HEALTH, FREE FROM PESTS AND DISEASES AND WITHOUT HOLES
- 2. APPLY WATER SAVING CRYSTALS TO THE GROUND PRIOR TO LAYING
- 3. BUT ROLLS CLOSELY TOGETHER TO AVOID GAPS AND DIEBACK
- 4. WATER THOROUGHLY AFTER PLANTING AND REGULARLY UNTIL ESTABLISHED



TREE PLANTING DETAIL

- 1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
- 2. WATER THOROUGHLY AFTER PLANTING



SHRUB & GROUNDCOVER PLANTING DETAIL

- 1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
- 2. GENTLY LOOSEN ROOTS IF REQUIRED, PRIOR TO PLANTING
- 3. WATER THOROUGHLY AFTER PLANTING
- 4. REFER TO PLAN FOR QUANTITIES AND SPACING



PICKET FRONT FENCE

NOTE: THE FOLLOWING AUSTRALIAN STANDARDS SHALL BE APPLICABLE TO WORKS INCLUDED IN THIS SPECIFICATION

- AS 4419: Soils for landscaping and garden Works
- AS 4454: Composts, Soil Conditioners and Mulches
- AS 4373: Pruning of Amenity Trees
- AS 1428: Stair and Paving Safety
- AS 4970: Protection of trees on Development Sites

1: SITE PREPARATION

Prior to the commencement of any site landscape works, remove all building rubbish and debris from the site, remove all weed growth and unwanted remnant plant material. Form up all ground surfaces, allowing for grades for drainage as required, and to levels allowing for landscape preparation and finishes to proceed. Allow for supplementary and introduced top soils as later specified to achieve finished levels. Build up and / or reduce formation levels to enable landscape finishes to be finished off flush with adjacent boundary levels, pits, kerbs and garden edging. To each garden area, including mulched zones around trees in lawn, deep rip and cultivate all materials, as found, to a mean depth of 300mm for the whole of garden bed. To lawn areas, reduce ripping and cultivation to a depth of 100mm. All cultivated material shall be reduced to a fine tilth, in the process of cultivation, remove all stones and excess clay underburden sufficient to allow for introduced top soil specified below.

To garden areas, supplement cultivated soils with introduced topsoil mix comprising 40% coarse river sand, 30% composted hardwood fines, or equal composting and 30% fine loam> Imported topsoil shall have a pH in the range of 5.5 - 7.0 and shall comply with AS4419> this imported material shall be added to garden areas at a rate of the equivalent of a 100mm deep layer of material placed over the whole of the cultivated area. Introduced material shall be mixed into cultivated site soil to create a mix of site and imported soil, to a mean depth of 300mm. In clay soils add Gypsum at a rate of 300grams /sq m in the process of cultivation. All Building up levels or bulk fill shall be carried out in introduced material.

2. TURFING.

Areas to be turfed shall be graded after cultivation to create an even surface ready to receive screeding and turf, as specified below. In grading, allow for all falls to drainage outlets as required to allow for free drainage of the turfed zones, and for drainage to pits, as required. Following grading, provide and lay a screeded topsoil mix comprising 50% loam, 40% coarse sand and 10% dried and shredded fowl manure. Screeding shall be laid to a mean depth of 20mm and shall be screed board levelled to an even surface, and to required falls, ready to receive turf. Damp down with a fine spray immediately prior to the placement of turf. Turf shall be Palmetto Buffalo or approved alternative, supplied as rols, placed without joints in the prepared screed material. Deep water turf immediately following placement, and light roll surface following watering, levelling out any uneven zones.

3. EDGING

Edging to garden areas where they abut turf shall be carried out using 100x50 sawn treated pine (pH level hazard treatment for use in ground) in long lengths, pegged at 900cm. NOTE: Except where otherwise detailed, garden edging shall finish flush with adjacent turf and mulch such that the tree surface are in the same plane, and allow free overland flow from one sector to the next

4: PLANTING

Plant out all plant materials to the set out on the drawings and to the quantity scheduled. Check set out of tall trees and shrubs against locations of overhead wiring. Where a potential future fouling of services may occur, relocate trees clear of wires within reasonable distance of original location. Do not place trees within 3m of buildings except where directed to do so. All plants shall be kept under 'nursery care' following delivery to the site and are not to be allowed to dry out. Dig out planting holes to the depth of the container plus 25mm, and to double the diameter of the container, with sides of planter holes loosened, remove plants from nursery containers and remove nursery canes prior to planting. Typically place plants 20-25mm below adjacent finish level and backfill with no air voids, and form localized dishing around each plant. Do not place any additional soil over container soil. Place plants into damped soil and deep water immediately following planting. All plants shall be species as scheduled true to type, mature for the container size, not root bound and ready for planting. Plants scheduled as 'shade hardened' are proposed for areas predominately in the shade and shall have been grown under shade conditions for at least 2 months prior to delivery. Plants other than native grasses, reeds and rushes, placed into either overland flow swales or detention basins shall be undercut 100mm to allow free flow of water through the swale.

5. MULCHING

Mulch all garden/planter areas within 24 hours of planting, taking care that mulch is placed free from plant stems. Organic or vegetative mulch shall comprise weed free leaf litter or similar flake or woodchip material of irregular dimension containing not less than 65% ch5. nky material (larger than min. 5mm) placed to a mean depth of 75 mm. Gravel mulch shall be washed rounded river gravel to Nepean Gravel to pass 18mm down to 10mm sieve, evenly graded placed in 40mm layer. Scoria or equal lightweight gravels or sharp gravels are not acceptable. Gravels should not retain any dust, Portland cement, roadbase or other materials having either a mineral oil, chemical or alkaline content. Where there is no other instruction gravel mulches shall be used in overland flow profile gardens and non-turfed swales, and above ground detention basins. Gravel mulch shall also be used as ground surfacing in areas of near to full shade and where indicated between stepping stones all as a fully permeable surface.

NOTE:

Plastic or weed matting barriers between mulch and soils ARE NOT TO BE USED

6. STACKING AND TYPING

All nursery canes stakes and ties supplied with plants shall be removed at the time of planting. Trees and shrubs are not to be staked.

7. ESTABLISHMENT AND CONTINUING SITE

LANDSCAPE MANAGEMENT

The establishment period shall be not less than six months. The following works shall be carried out as regular routine, with attendances to be carried out to meet minimum watering requirements. NOTE: Where there is a local authority bond on the establishment landscape works, the period of establishment for landscaping project shall be the period to which the bond is applicable 7.1: Regularly deep water all areas. turf shall be watered at min intervals of twice per week until turf has achieved a height of 50mm above planted height at which time initial mowing shall be carried out. Turf shall be regularly mown and watered thereafter. All grass clippings shall be removed from the site. Mulched areas shall be deep watered at min. intervals of one week. 7.2. Replace any plants that do not progress or die during the maintenance period. 7.3. Keep all grassing and planted zones in a weed free condition, treat all plants which suffer disease or insect infestation within this period.

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ISSUE DATE: 10/01/2023
10:10:45 PM

SCALE: (A3)

DRAWING NO: DA 09