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SCN	Sediment Control Notes
SCP	Sediment Control plan

TOTAL LOT AREA=949.85885m/ by calculation R2 ZONING		
PROPOSED 2 LOTS (26&26A)		
#26 LOT AREA=450.01m2		
#26A LOT AREA=499.85m2		
REQUIRED	PROPOSED	
	26A	26
MINIMUM LOT AREA: 450m2	499.85m <sup>2</sup>	450.01m <sup>2</sup>
MINIMUM LOT FRONTAGE:12m	31.536m	15.850m
MINIMUM LOT WIDTH: 12m	15.850m	15.850m

#26 LOT AREA=450.01m	EXISTING	PROPOSED
Floor Space Ratio	197.4 m <sup>2</sup>	135.00 m <sup>2</sup>

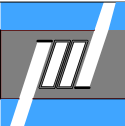
#26 LOT	
Required	Proposed
Front Landscaped area 45% FWD the Bldg. LINE 49.5 m <sup>2</sup>	82.0 m <sup>2</sup>
Rear Landscaped area 80 m2 Behind the bldg line 80 m <sup>2</sup>	136.71 m <sup>2</sup>

#26 A LOT	
Required	Proposed
Front Landscaped area 45% FWD the Bldg. LINE 63.4 m <sup>2</sup>	120.0 m <sup>2</sup>
Rear Landscaped area 80 m2 Behind the bldg line 80 m <sup>2</sup>	213 m <sup>2</sup>



# 26 Haig Ave, Georges Hall NSW 2198

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ARCHITECTURAL & ENGINEERING DESIGNERS. PLANNERS . PROJECT MANAGERS.  
Level 1 38 RESTWELL St BANKSTOWN 2200 TEL: 02-9709 3807 LANDSCAPERS



Drawn | Checked M.Bhashemer | M. HAMMOUD  
Plot Date: 12/5/2022  
Client: ODEY JAWAD AL HADDAD  
Site: 26 Haig Ave, Georges Hall NSW 2198

Lot: A  
DP: 24233  
Zoning: R2  
Council: Canterbury - Bankstown

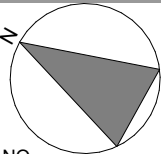
DRAWING TITLE :

**Cover Page**

PROJECT NAME :

**Proposed SUBDIVISION**

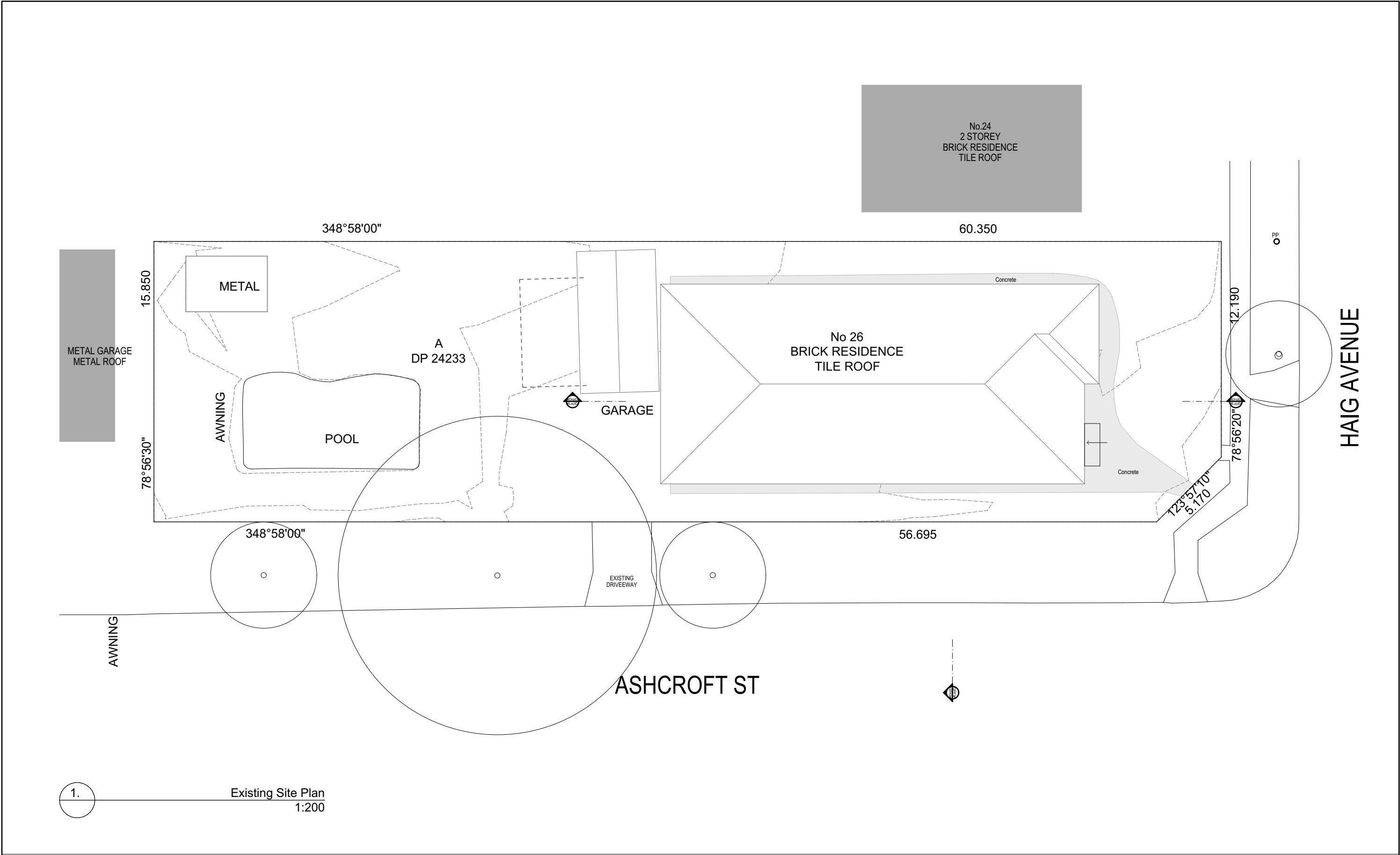
REVISION :



DRAWING NO.

**A00**

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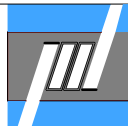


1. Existing Site Plan  
1:200

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Plot Date: 12/5/2022  
Client: ODEY JAWAD AL HADDAD  
Site: 26 Haig Ave, Georges Hall NSW 2198

Lot: A  
DP: 24233  
Zoning: R2  
Council: Canterbury - Bankstown

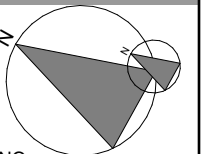
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Existing Site Plan

PROJECT NAME :

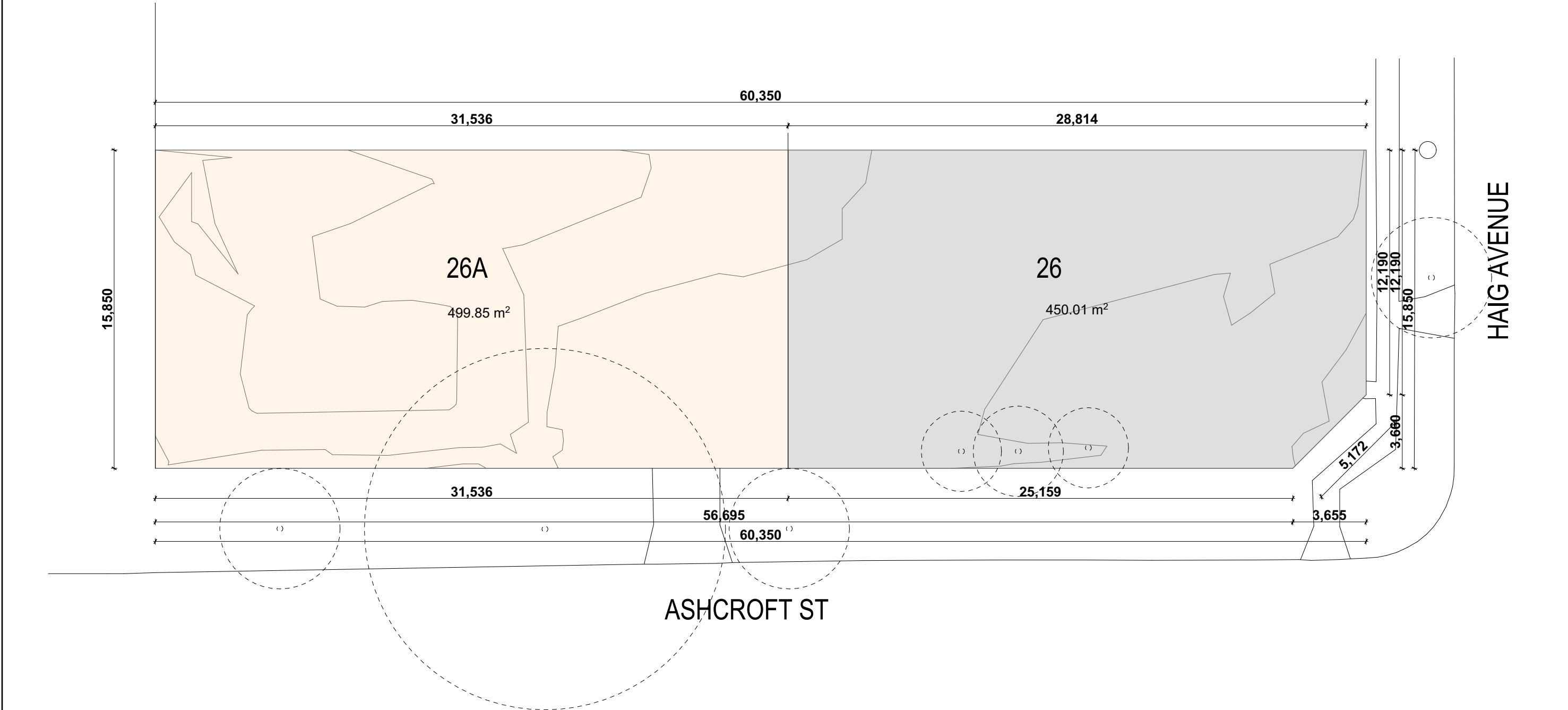
Proposed SUBDIVISION

REVISION :



DRAWING NO.

A101



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Council: Canterbury - Bankstown

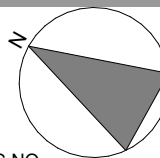
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Subdivision plan

PROJECT NAME :

Proposed SUBDIVISION

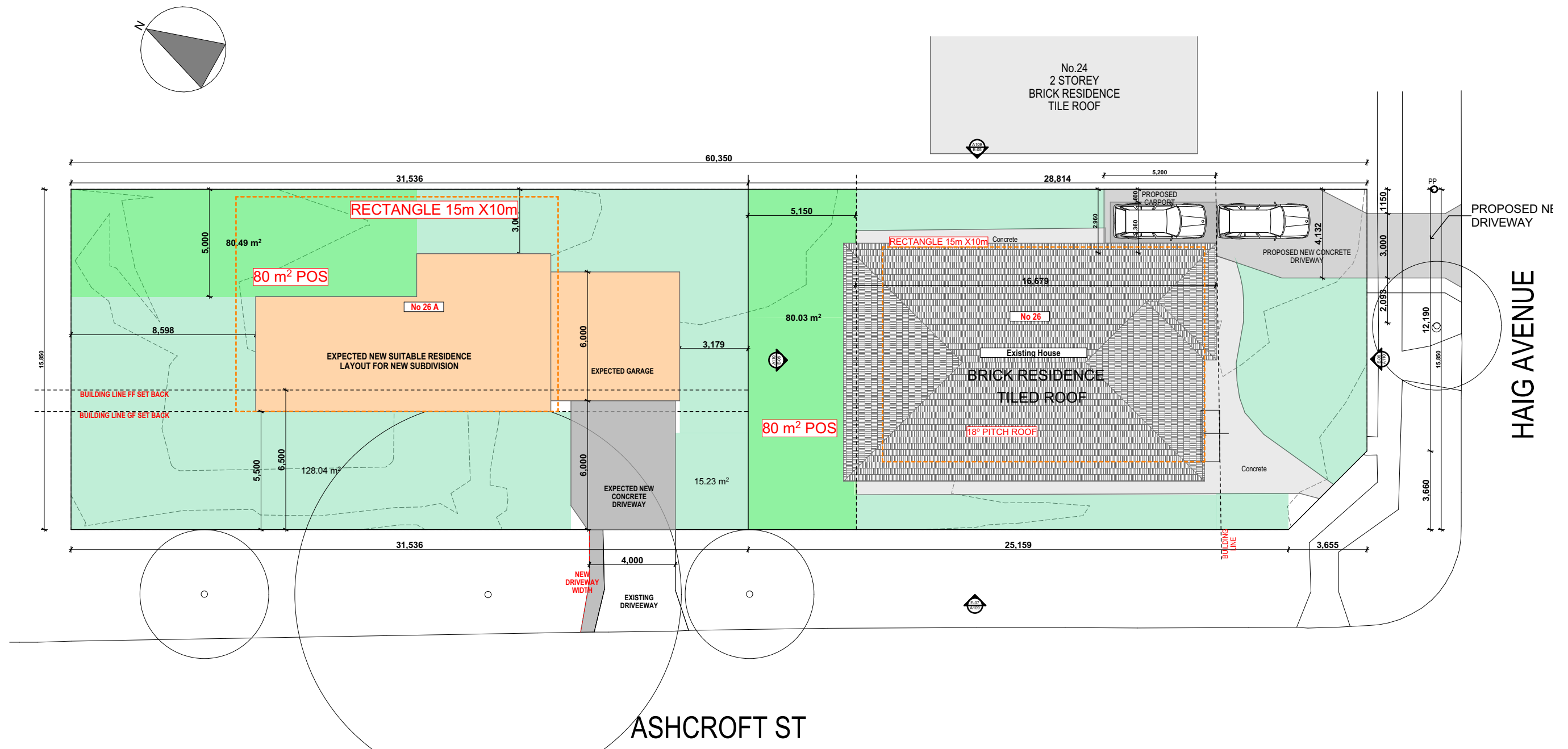
REVISION :



DRAWING NO.

A102

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1. Proposed Site Plan  
1:200

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Plot Date: 12/5/2022  
Client: ODEY JAWAD AL HADDAD  
Site: 26 Haig Ave, Georges Hall NSW 2198

Lot: A  
DP: 24233  
Zoning: R2  
Council: Canterbury - Bankstown

DRAWING TITLE :

Proposed Site Plan

PROJECT NAME :

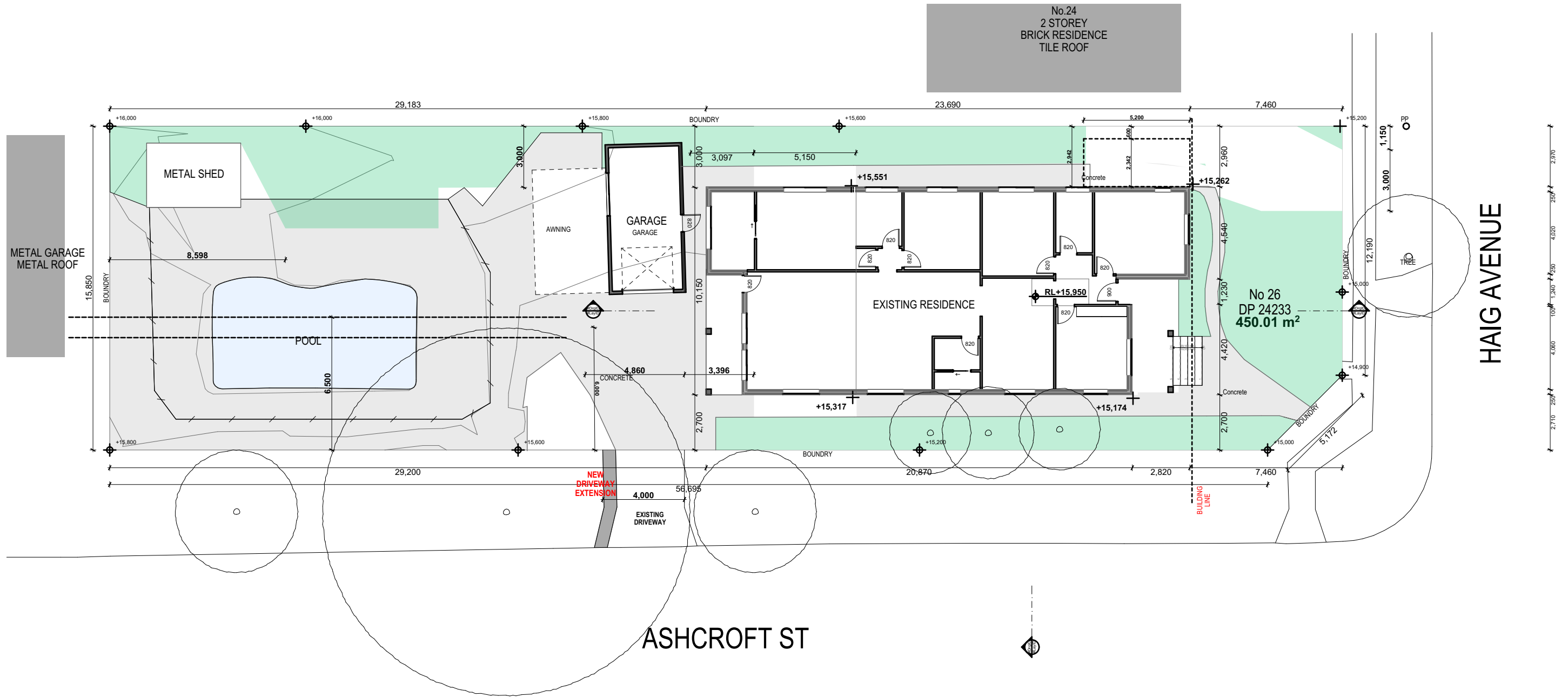
Proposed SUBDIVISION

REVISION :

DRAWING NO.

A103

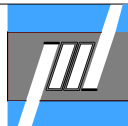




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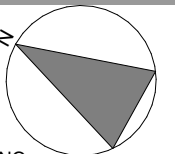
DRAWING TITLE :

Existing Ground Floor

PROJECT NAME :

Proposed SUBDIVISION

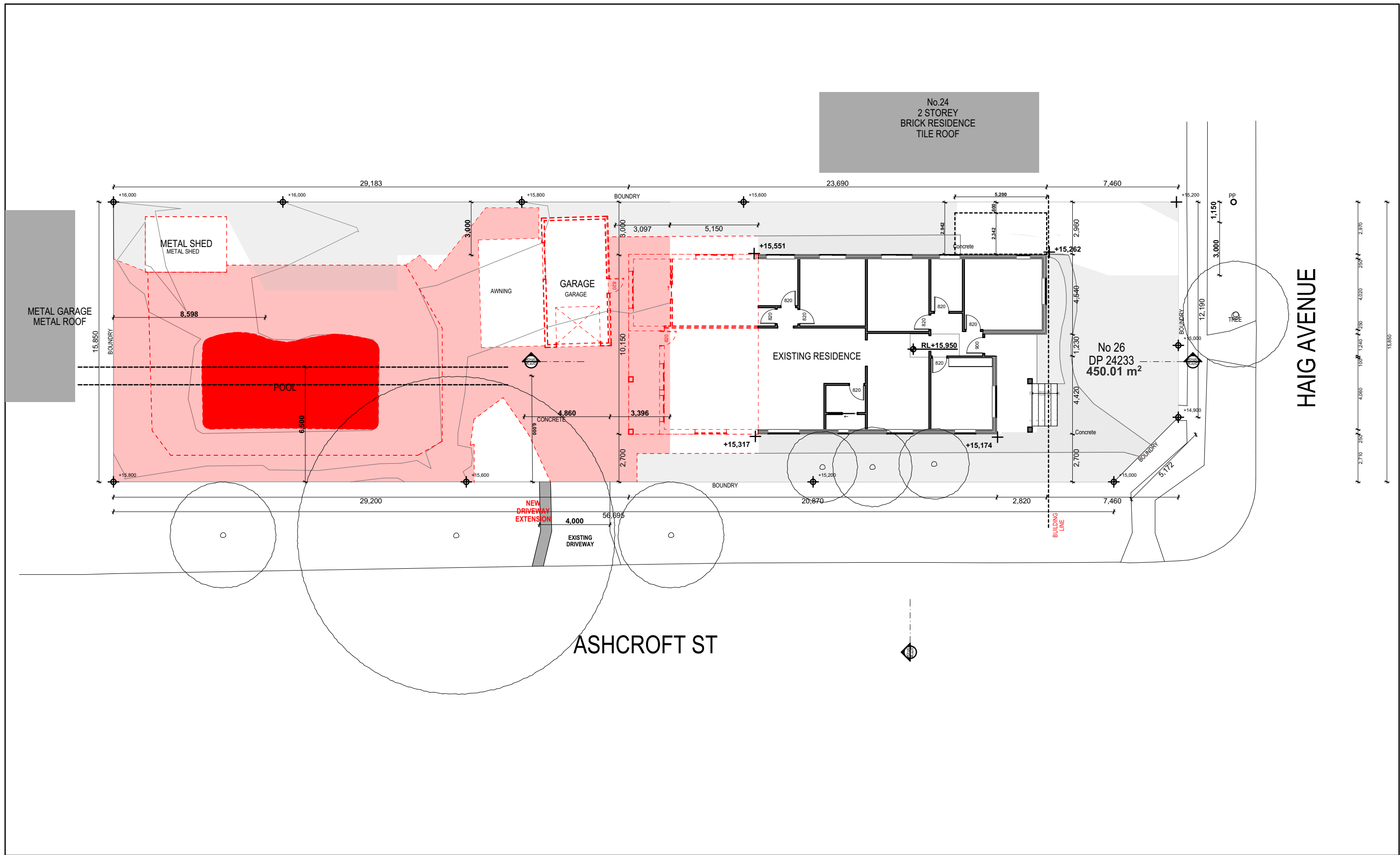
REVISION :



DRAWING NO.

A104

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Plot Date: 12/5/2022  
Client: ODEY JAWAD AL HADDAD  
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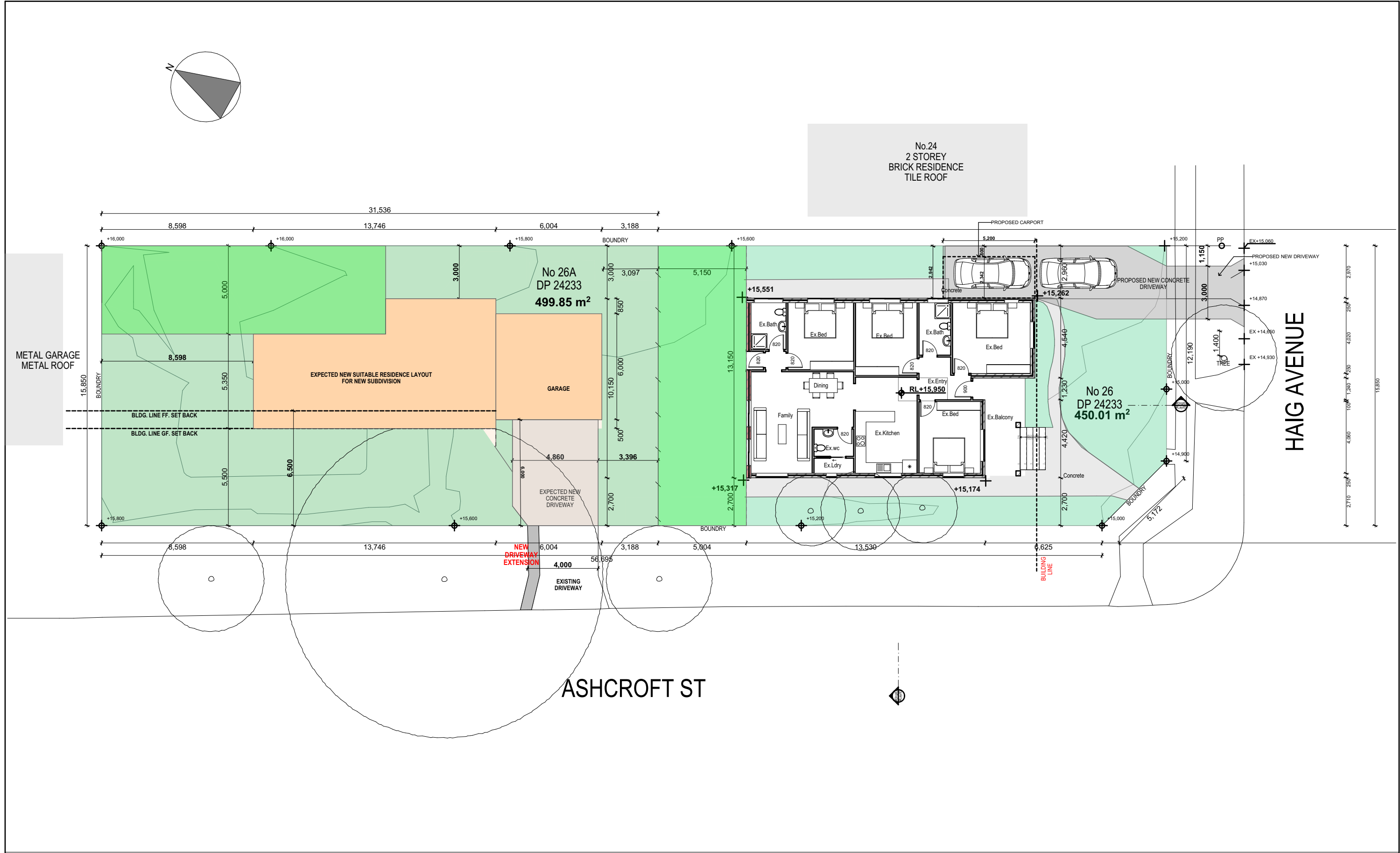
Lot: A  
DP: 24233  
Zoning: R2  
Council: Canterbury - Bankstown

DRAWING TITLE :  
**Demolition**

PROJECT NAME :  
**Proposed SUBDIVISION**

REVISION :

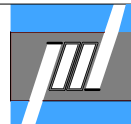
DRAWING NO.  
**A105**



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Lot: A  
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Council: Canterbury - Bankstown

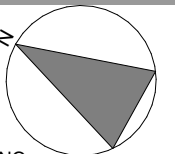
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Proposed Ground Floor

PROJECT NAME :

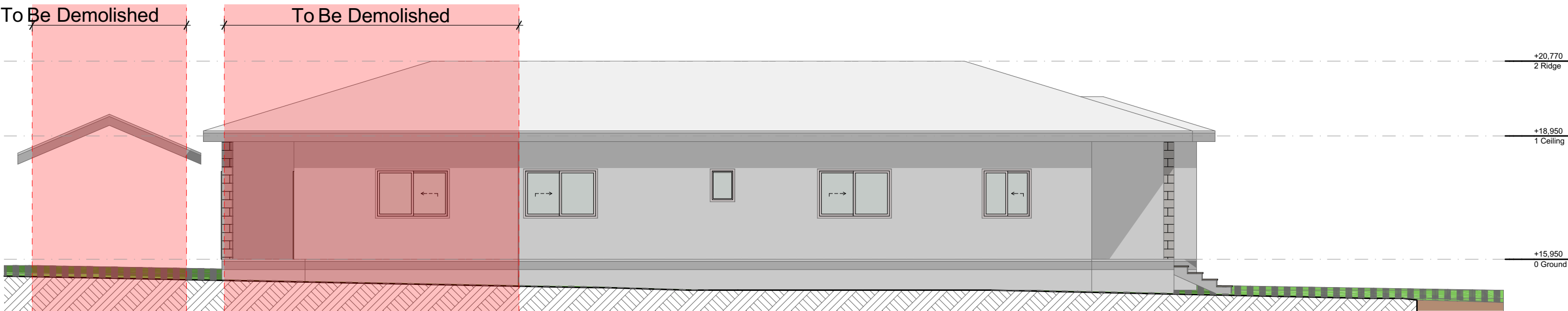
Proposed SUBDIVISION

REVISION :



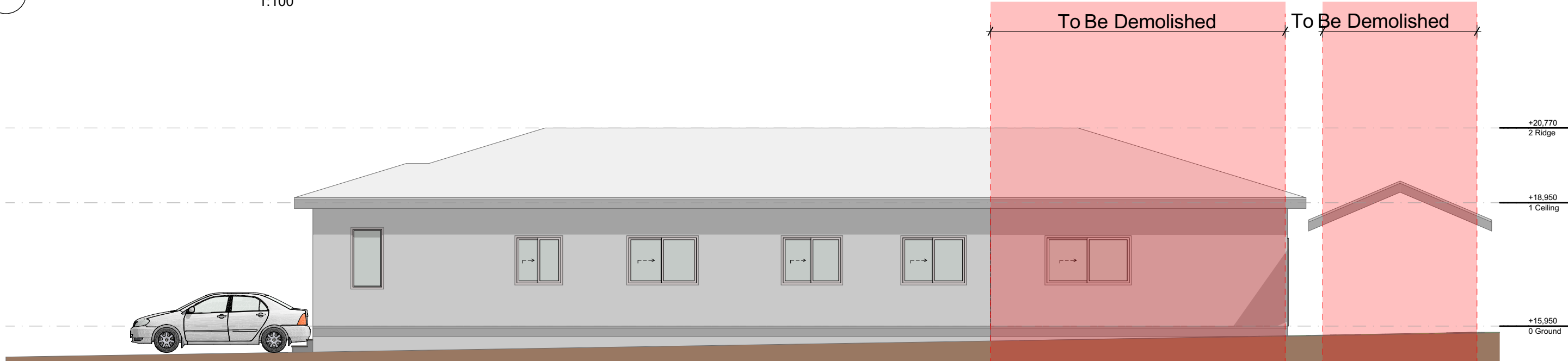
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A106



E-03

West  
1:100



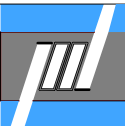
E-01

East  
1:100

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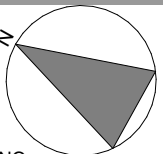
DRAWING TITLE :

Existing Elevations

PROJECT NAME :

Proposed SUBDIVISION

REVISION :

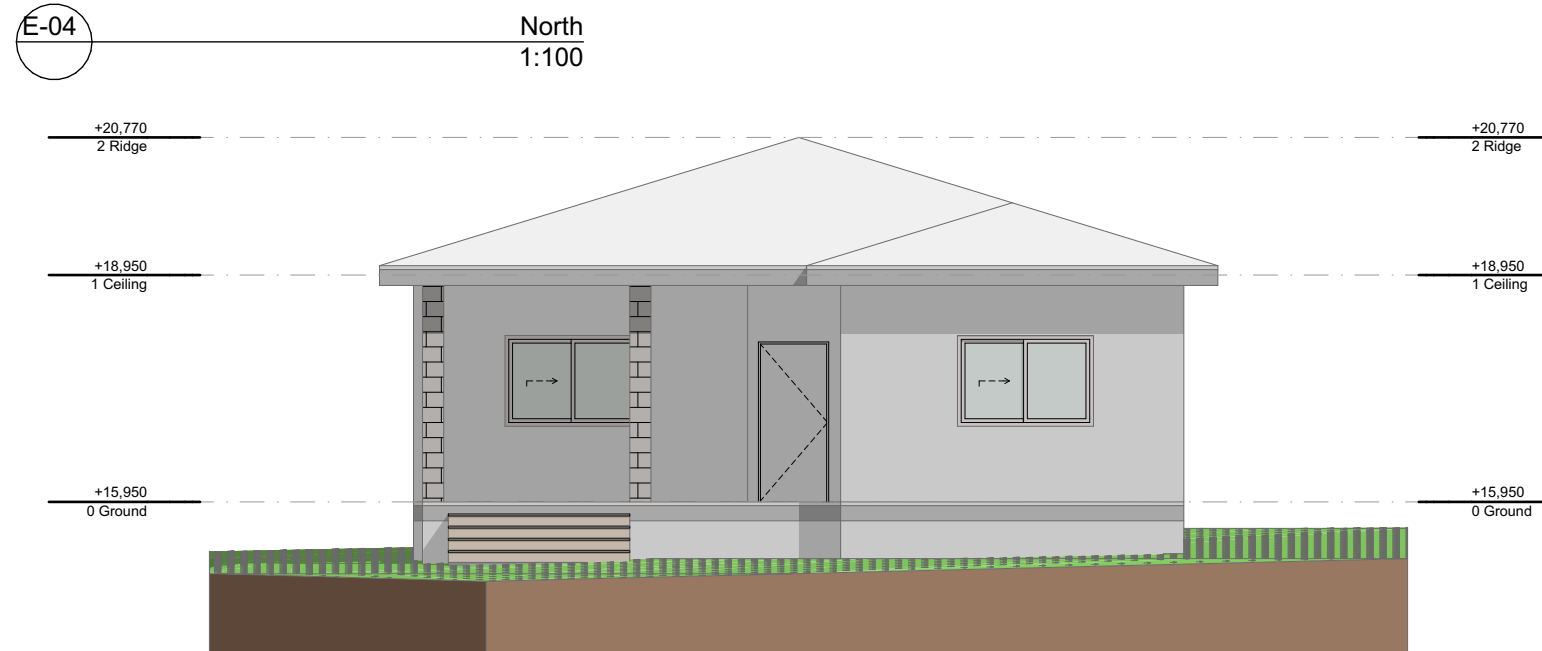
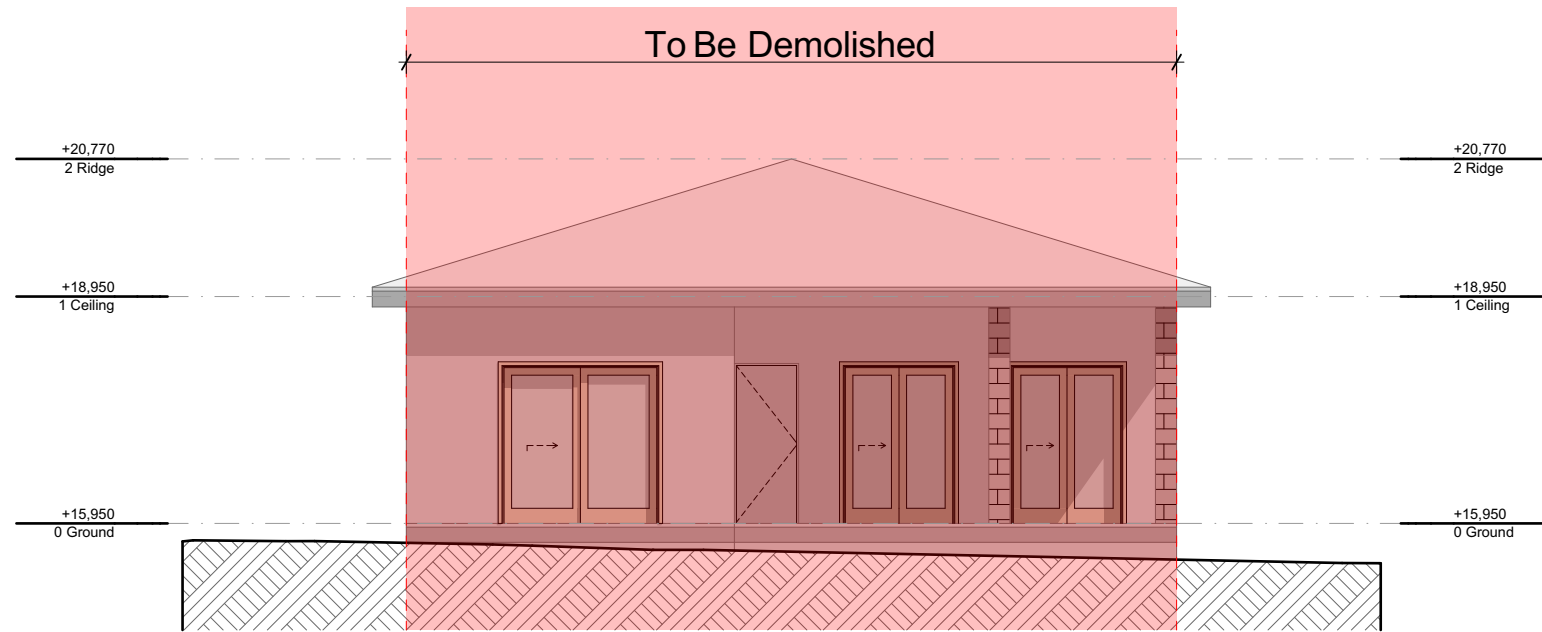


DRAWING NO.

A107

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Lot: A  
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Council: Canterbury - Bankstown

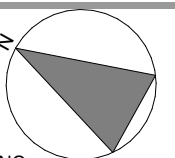
DRAWING TITLE :

Existing Elevations

PROJECT NAME :

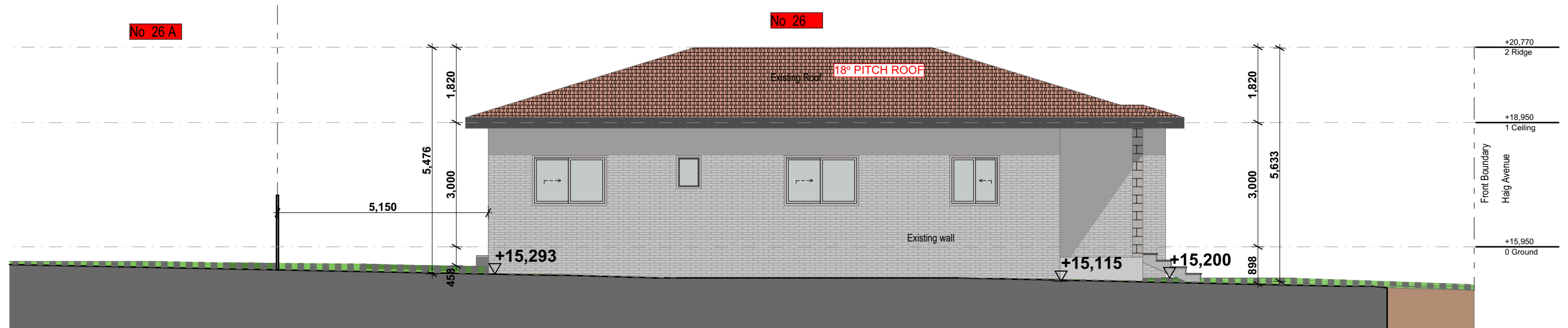
Proposed SUBDIVISION

REVISION :

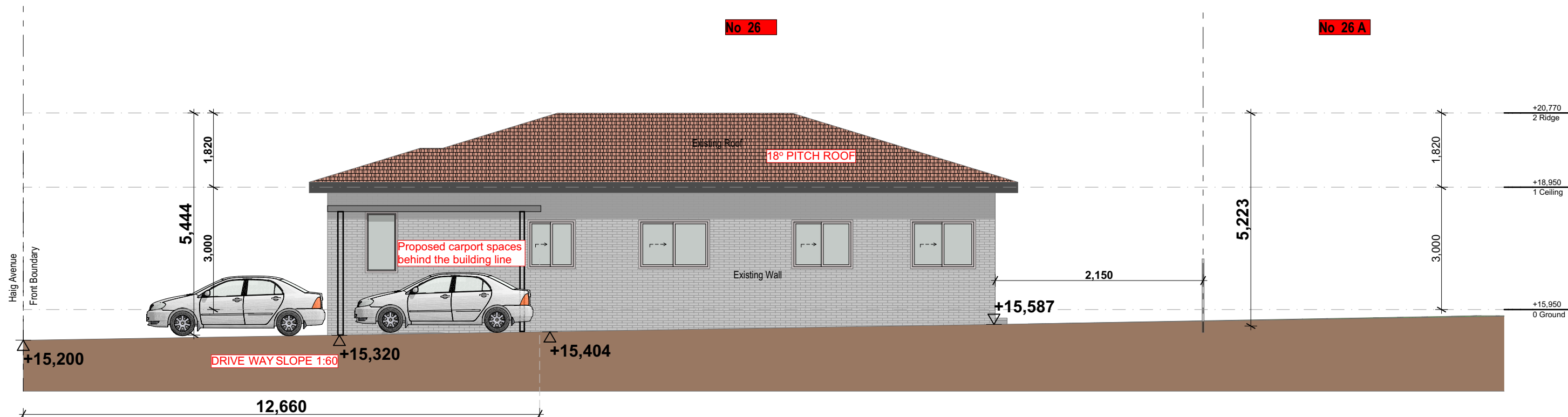


DRAWING NO.

A108



E-07 West  
1:100



E-05 East  
1:100

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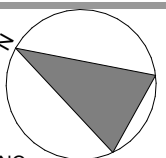
DRAWING TITLE :

**Proposed Elevation**

PROJECT NAME :

**Proposed SUBDIVISION**

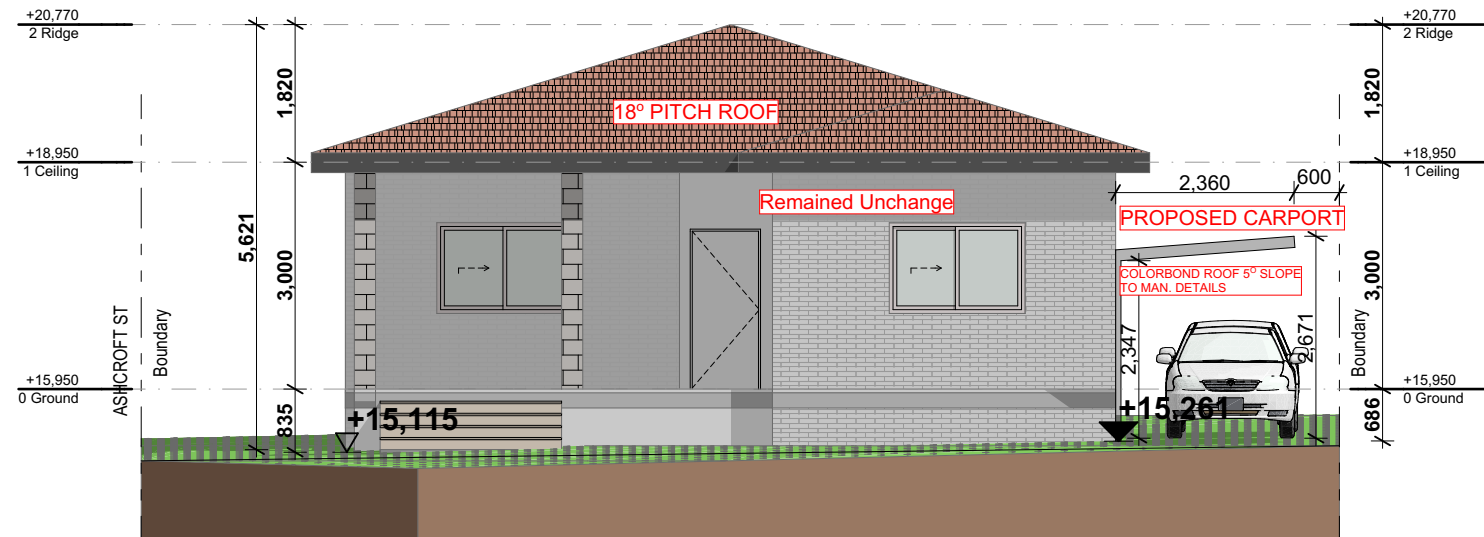
REVISION :



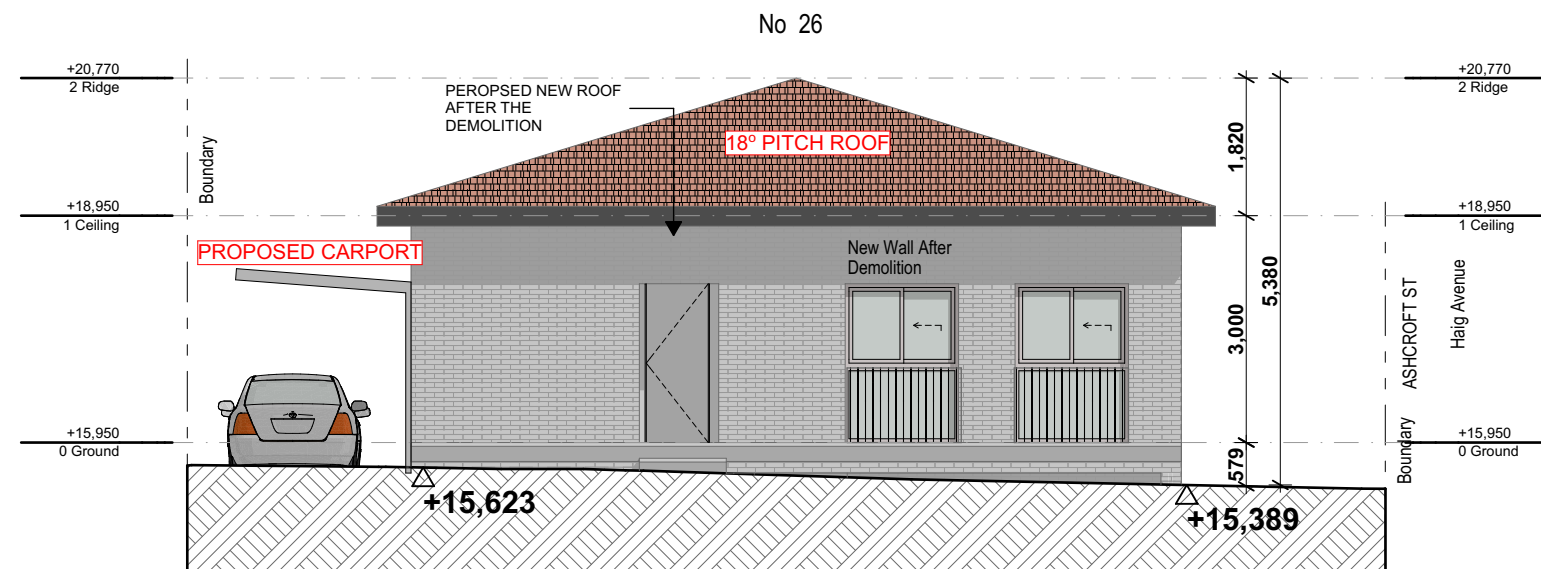
DRAWING NO.

**A109**

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E-06 South  
1:100

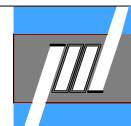


E-08 North  
1:100

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Drawn | Checked M.Bhashemer | M. HAMMOUD  
Plot Date: 12/5/2022  
Client: ODEY JAWAD AL HADDAD  
Site: 26 Haig Ave, Georges Hall NSW 2198

Lot: A  
DP: 24233  
Zoning: R2  
Council: Canterbury - Bankstown

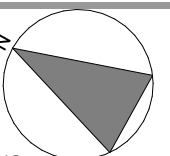
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Proposed Elevation

PROJECT NAME :

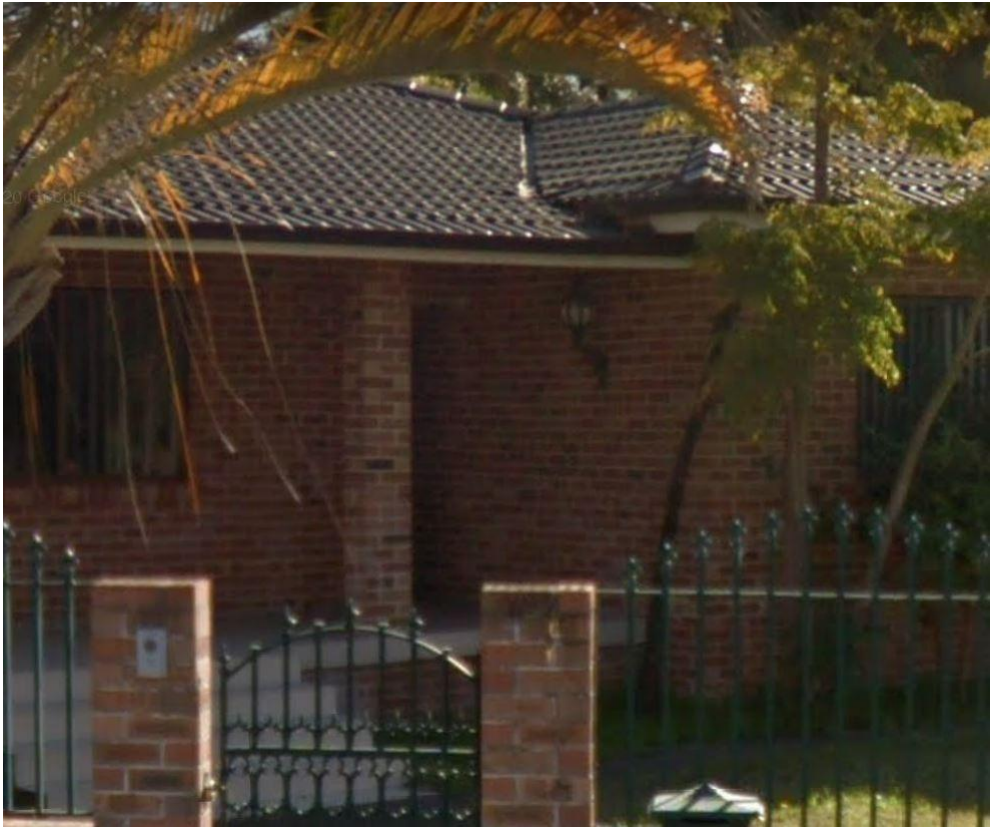
Proposed SUBDIVISION

REVISION :



DRAWING NO.

A110

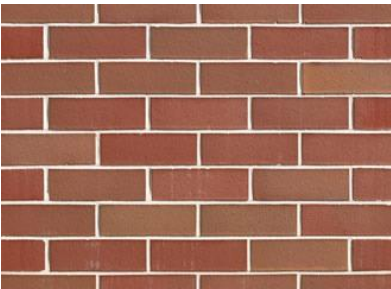


Materials Schedule

Tiled  
Roof



Brick



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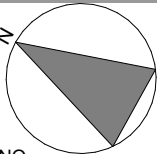
DRAWING TITLE :

Color Scheme

PROJECT NAME :

Proposed SUBDIVISION

REVISION :

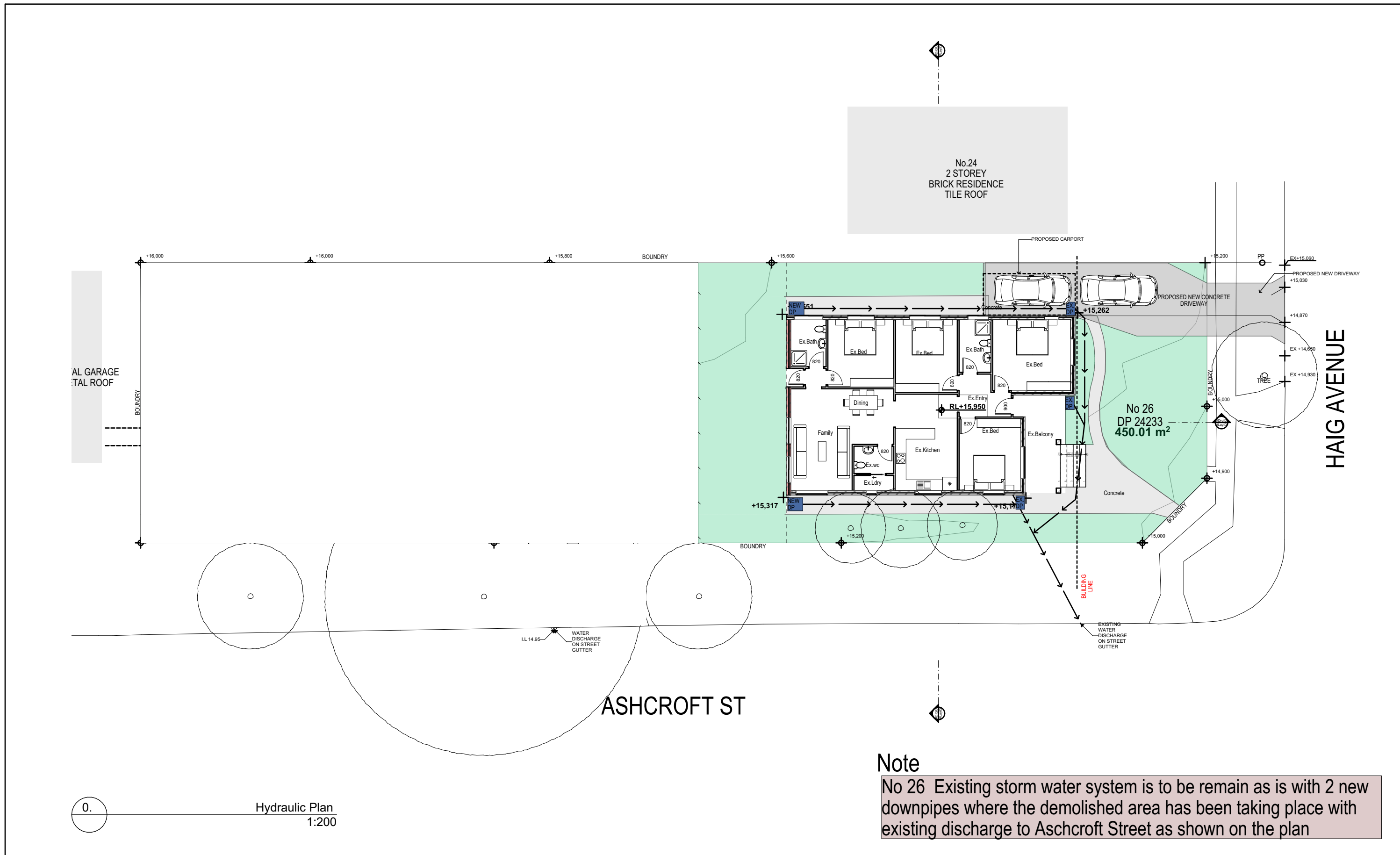


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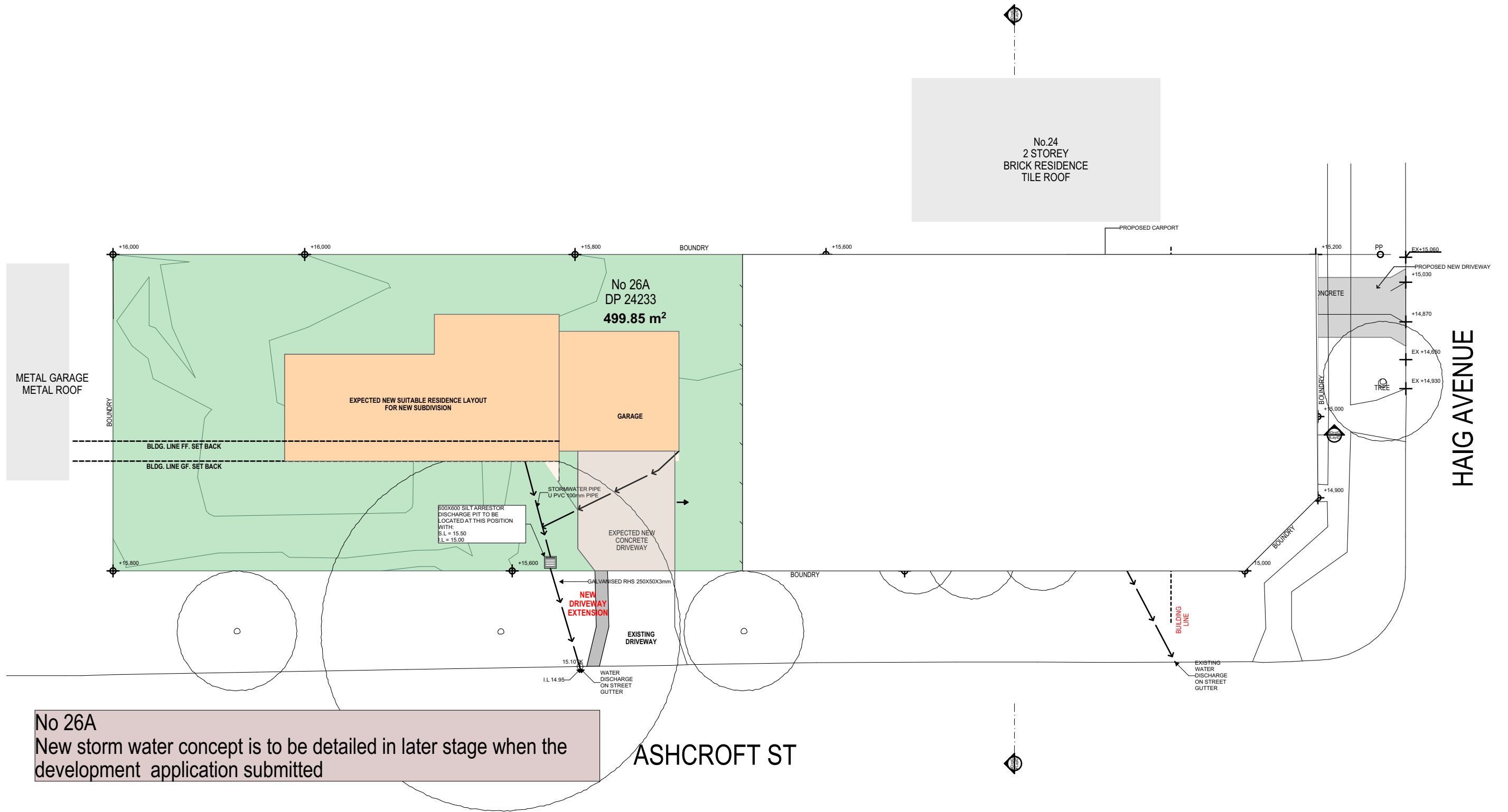
A111

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0. Ground (9)  
1:200

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Lot: A  
DP: 24233  
Zoning: R2  
Council: Canterbury - Bankstown

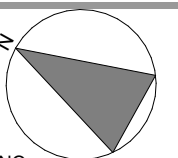
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**Proposed Hydraulic Concept No 26A**

PROJECT NAME :

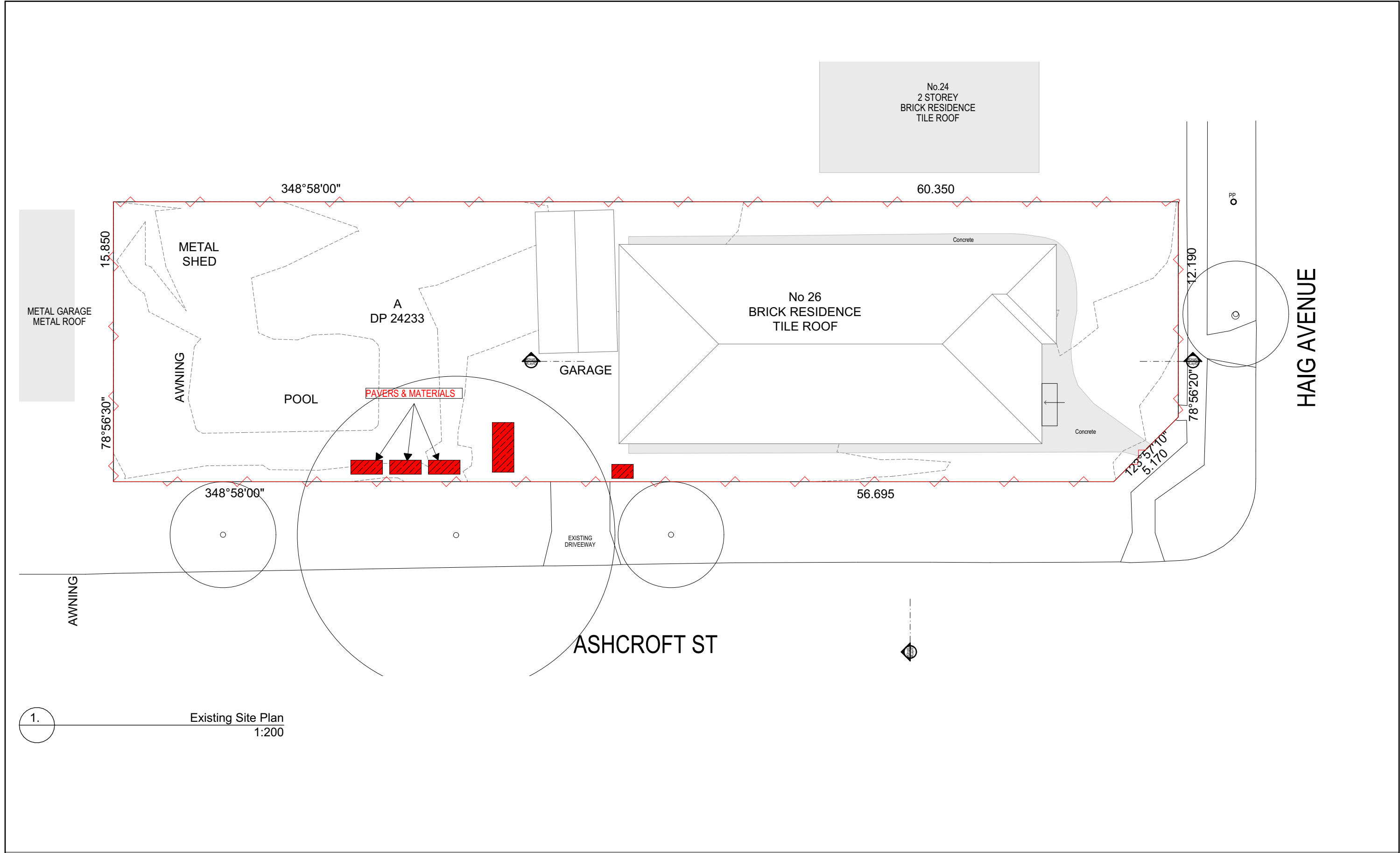
**Proposed SUBDIVISION**

REVISION :



DRAWING NO.

**A113**

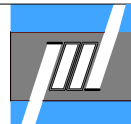


1. Existing Site Plan  
1:200

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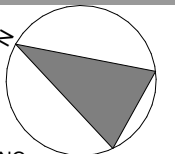
DRAWING TITLE :

**Sediment Control plan**

PROJECT NAME :

**Proposed SUBDIVISION**

REVISION :



DRAWING NO.

**SCP**



1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0,10.
5. Construct earth banks on the upslope side to divert water around stockpiles and sediment fences 1 to 2 metres downslope.

EXTRACT FROM LANDCOM "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION" ISBN 0-9752030-3-7 -SD 4.1



NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible-work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilization within 10 days of construction.

EXTRACT FROM LANDCOM "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION" ISBN 0-9752030-3-7 -SD 5.5



## SEDIMENT FENCE

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small setbacks as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be attached.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

EXTRACT FROM LANDCOM "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION" ISBN 0-9752030-3-7 -SD 6.8




1. Construct the straw bale filter as close as possible to being parallel to the contours of the site.
2. Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
3. Ensure that the maximum height of the filter is one bale.
4. Embed each bale in the ground 75mm to 100mm and anchor with two to two metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
5. Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
6. Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each year for two to four months.

EXTRACT FROM LANDCOM "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION" ISBN 0-9570230-3-7 SD 6.7

EXTRACT FROM LANDCOM "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION" ISBN 0-9752030-3-7 -SD 6.7

## STRAW BALE FILTER

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Lot:  
DP:  
Zoning:  
Council:

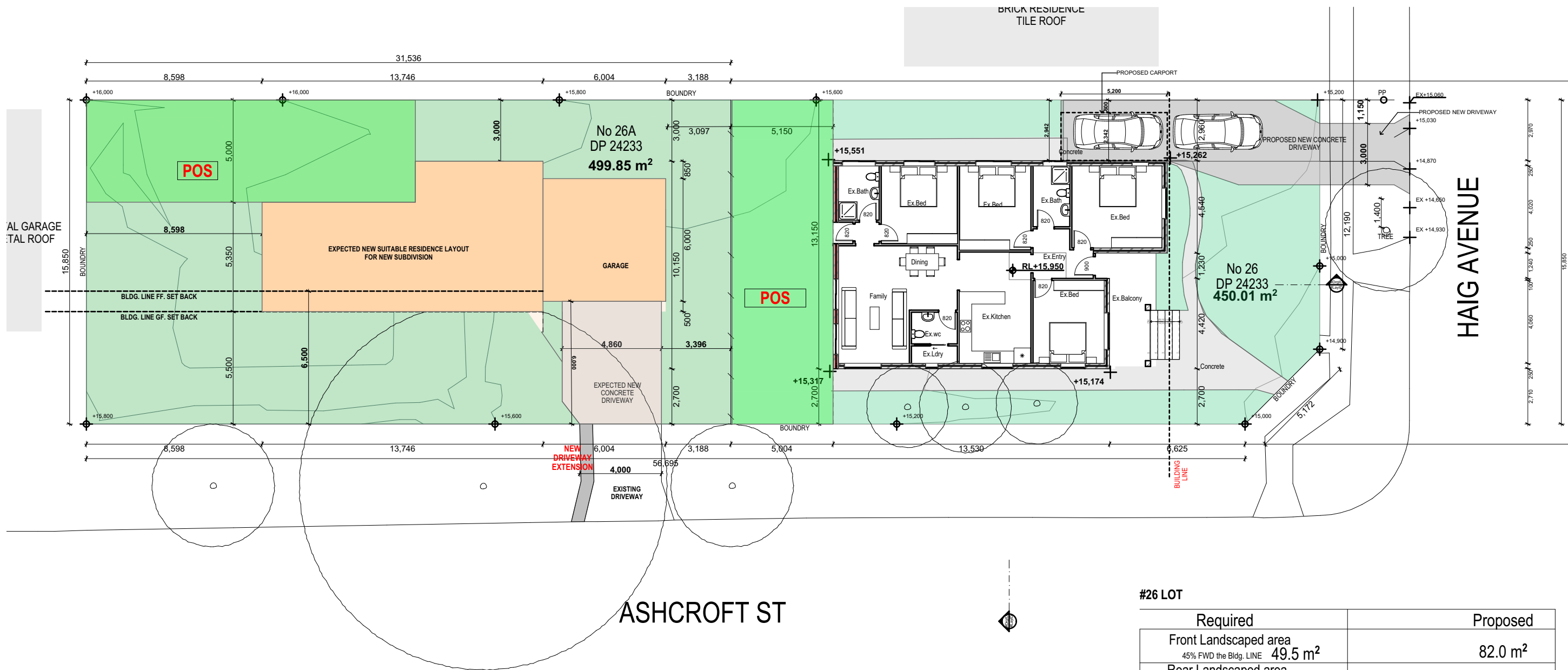
A  
24233  
R2  
Canterbury - Bankstown

## Sediment Control Notes

# Proposed SUBDIVISION

DRAWING NO.

## SCN



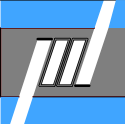
0. Landscaped Plan  
1:200

NEW AREA FOR FRONT SUBDIVIDED  
LOT ACCORDING TO THE EXISTING HOUSE AREA

#26 LOT	
Required	Proposed
Front Landscaped area 45% FWD the Bldg. LINE 49.5 m²	82.0 m²
Rear Landscaped area 80 m2 Behind the bldg line 80 m²	136.71 m²

#26 A LOT	
Required	Proposed
Front Landscaped area 45% FWD the Bldg. LINE 63.4 m²	120.0 m²
Rear Landscaped area 80 m2 Behind the bldg line 80 m²	213 m²

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Drawn | Checked M.Bhashemer | M. HAMMOUD  
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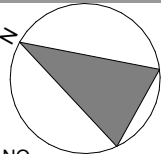
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**Landscaping Plan**

PROJECT NAME :

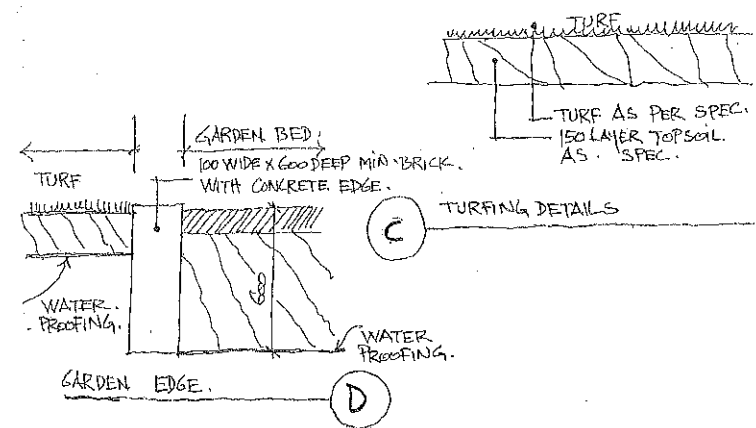
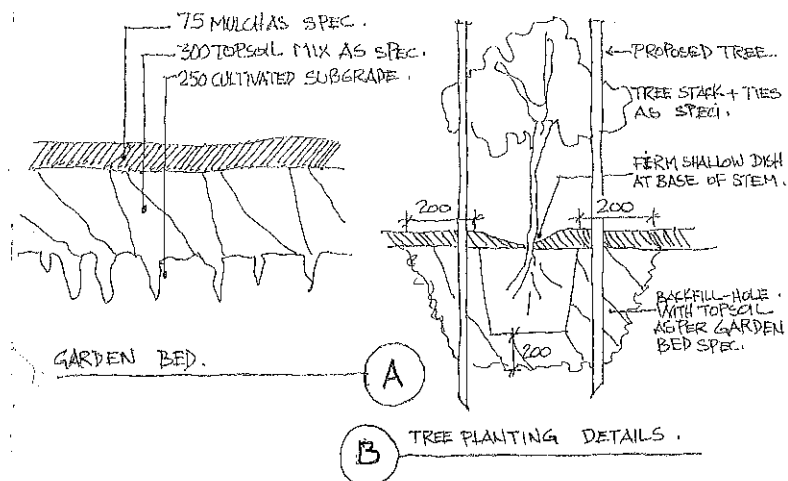
**Proposed SUBDIVISION**

REVISION :



DRAWING NO.

**A116**



LANDSCAPING DETAILS

## NOTES AND SPECIFICATIONS

### TOPSOIL/GARDEN BED AND TURFED AREAS

The topsoil to all garden beds areas shall be imported from a recognized commercial supplier. All garden bed areas are to have a minimum consolidated depth of 300mm.

### FERTILIZER

Fertilizer granules shall be placed at the base of each planting hole at the time of planting. Fertilizer to be long life minimum 8-9 months, with an NPK ratio of 18:4:8:3 (ie. Osmocote Long life fertilizer or equivalent). Fertilizer to be applied in accordance with the rates as recommended by the manufacturer.

### MULCH

Mulch shall be fine grade Pine Bark. Place over all garden bed areas to a depth of 75mm at the completion of planting operations. Where finished garden bed grades exceed 1 in 3 install saron heavy duty erosion control netting over mulched area to manufacturers specifications. Do not place mulch around the base of each plant stem.

### PLANT MATERIAL

All plant material are to be the number species, variety and size as specified on the plant schedule. The plants are to be healthy nursery stock, free from disease, injury, insects all weed or roots of weeds. No plant is to be installed which has not been hardened off or is otherwise inferior in quality. All plants are to be thoroughly soaked 1 hour prior to planting.

### PROPOSED TREES

All tree planting holes are to be excavated 500mm wider and at least 200mm deeper than the rootball size. (Container size). All trees are to be staked with 2 x 50 x 50 x 2100 HW stake. Secure tree to stake using 50mm jut webbing tied in figure 8 loop. Drive stakes into ground well clear of rootball. Reduce depth around the base of the stem to form 'watering dish'.

### SERVICES

Any services located in the landscape plans are indicative locations for general information only. Prior to any excavation contractor to confirm location of all services including any sewer lines. Where the proposed tree has been located above an existing sewer line, Contractor to notify the landscape architect to relocate the tree.

### PAVING

All pavement surfaces are to be stenciled concrete. All pavement surfaces to comply with the requirements of AS/NZ 3661.1 1993. Slip Resistance of Pedestrian Surfaces.

### MAINTENANCE

Maintain all landscape areas for a period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include the following activities: Mowing, Edging and Top dressing of turf areas, Fertilizing all plant material, Pruning, Watering, Replacing failed planting, Treating for pests and diseases, Topping up of mulch areas, Weeding garden beds and turf areas.

### STANDARDS/DISCREPANCIES

All materials and standards of workmanship used on this project is to comply with the latest revision of the relevant Australian Standards. Should there be any discrepancies on the drawings and or on site, landscape contractor to notify the Superintendent for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the Superintendent is to notify the landscape architect immediately for correction.

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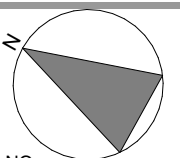
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Landscaped Notes

PROJECT NAME :

Proposed SUBDIVISION

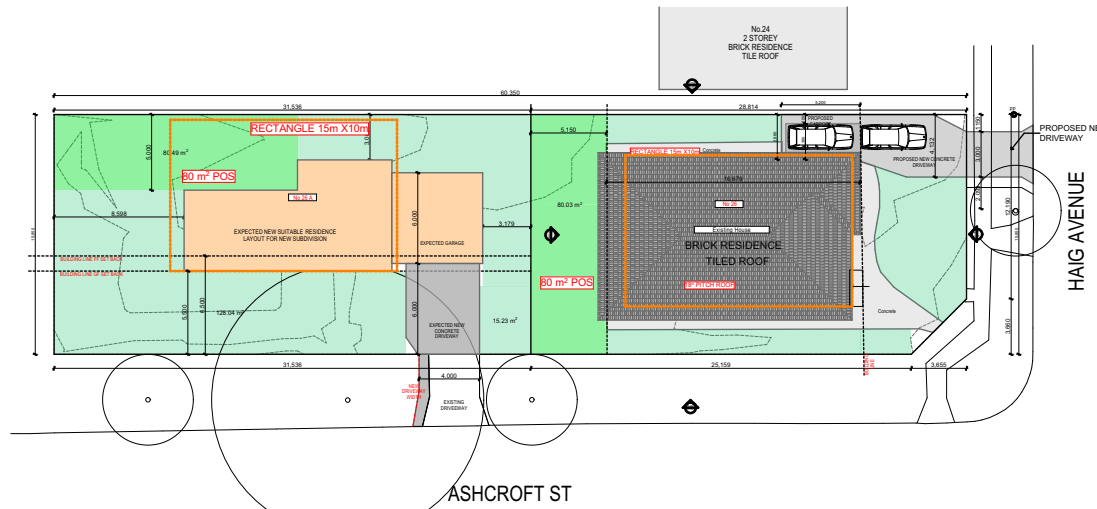
REVISION :



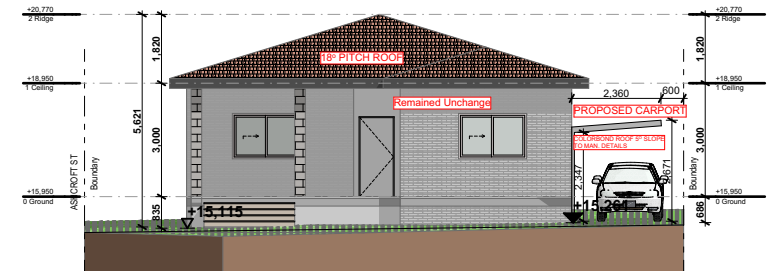
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A117

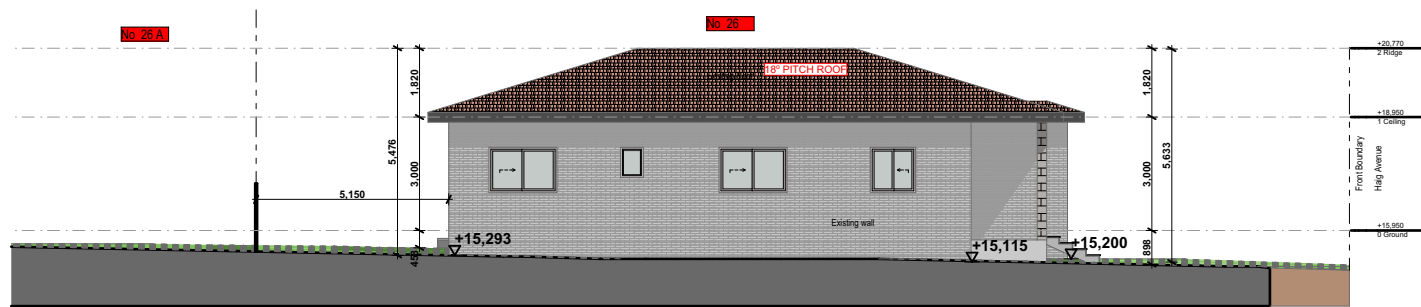




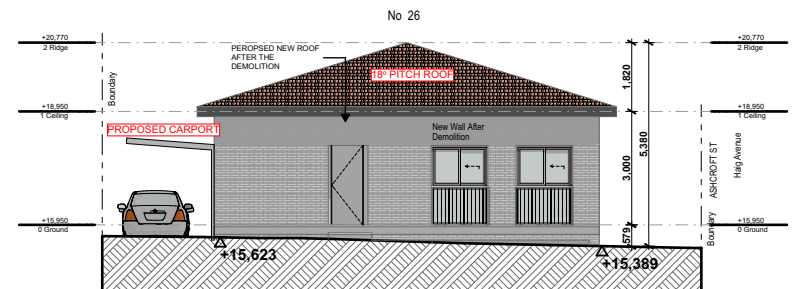
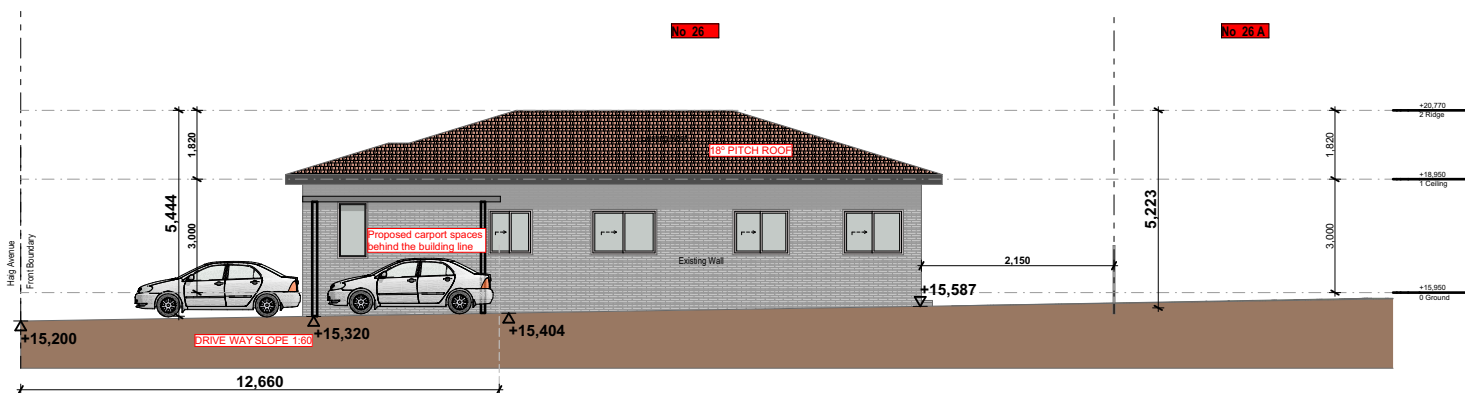
1. Proposed Site Plan  
1:500



E-06 South  
1:200



E-07 West  
1:200



E-08 North  
1:200

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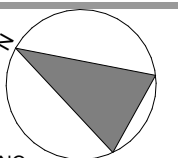
DRAWING TITLE :

**Neighbour Notifications**

PROJECT NAME :

**Proposed SUBDIVISION**

REVISION :



DRAWING NO.

**A118**