

SITE SAFETY

ENSURE SAFE WORKPLACE FOR ALL WORKERS AND THE LOCAL COMMUNITY IN ACCORDANCE WITH STATUTORY REQUIREMENTS

ABORIGINAL HERITAGE

CEASE ALL WORK IF ANY ABORIGINAL ARTIFACTS ARE FOUND NOTIFY LOCAL ABORIGINAL LAND COUNCIL IMMEDIATELY

AUSTRALIAN STANDARDS

ALL WORK AND MATERIALS MUST CONFORM TO ALL RELEVANT AUSTRALIAN STANDARDS UNLESS DIRECTED BY ENGINEER

COUNCIL VERGE

REMOVE ALL REDUNDANT CROSSOVERS, AND LANEWAYS, REINSTATE KERB AND GUTTER, FOOTPATHS AND LAWN AREAS TO MATCH STREET

STREET TREES

PROTECT STREET TREES, VERGE PLANTINGS AND LAWN AREAS ON COUNCIL LAND DURING WORKS, ANY DAMAGE MUST BE RECTIFIED AS PART OF THE DEVELOPMENT

TREE PROTECTION

PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH AS 4970:2009

GROUND LEVELS

MAINTAIN NATURAL GROUND LEVELS AT ALL BOUNDARIES AND EASEMENTS

STORMWATER

MAINTAIN EXISTING SURFACE RUNOFF FLOW PATH, FROM ADJOINING PROPERTIES AND WITHIN SUBJECT PROPERTY

SERVICES

CONTRACTOR MUST VERIFY LOCATION OF SERVICES PRIOR TO PLANTING AND PROVIDE APPROPRIATE SETBACKS TO AVOID LONG-TERM DAMAGE

RETAINING WALLS

CONSTRUCT RETAINING WALLS WHOLLY WITHIN PROPERTY BOUNDARIES IN MASONRY WITH ANTI-CRAFFT FINISH TO ENGINEER'S SPEC

EMBANKMENTS

STABILISE EMBANKMENTS EXCEEDING 1:3 GRADIENT TO ENGINEER'S SPEC.

PLANT MATERIALS

ALL PLANT MATERIAL MUST BE GROWN TO NATSPEC GUIDELINES OR AS 2303:2015

ROOT BARRIER

INSTALL 150mm THICK HDPE ROOT CONTROL BARRIERS AGAINST ALL STRUCTURES AND SERVICES WITHIN 3m OF CANOPY TREES

IRRIGATION

INSTALL WATER DRIP IRRIGATION SYSTEM TO SERVICE ALL TREES AND PLANTS TO MANUFACTURER'S SPEC.

MAINTENANCE

MIN. 2 YEAR MAINTENANCE / LIABILITY PERIOD (SEE SPECIFICATION)

FAILED PLANTS

DEAD, DYING OR DAMAGED PLANTS MUST BE REPLACED WITHIN 1 MONTH AT DEVELOPER'S EXPENSE

LANDSCAPE PLAN

SAMIR MATAR

23rd JUNE 2023

LOT 27 DP 14424

1 : 200 (A3 SHEET)

9 ASHCROFT STREET

L 2018441 - B

GEORGES HALL

ISSUED FOR DEVELOPMENT APPLICATION

SPECIFICATION

TREE PRESERVATION
Council approval must be sought prior to the removal of any trees protected under a Tree Preservation Order.

Protect any trees to be retained on site, or on adjoining land within 5m of the site boundary in accordance with AS 4970:2009, using a 1.8m high chainwire fence prior to demolition or site clearing. Retain protective fencing until all works are completed.

Mulch Tree Protection Zone with min. 75mm layer of organic mulch.
No wash outs, material storage, excavation or filling within the fenced Tree Protection Zone.

Refer to Arborist as required. Arborist to supervise root disturbance as directed by Council.

EROSION CONTROL
Provide gravel filter sausages around roadside kerb inlet pits.
Provide silt fencing around all stormwater surface pits that are adjacent to natural
Cover stockpiles with geotextile fabric.
Regularly clean out stormwater pits and pipes to maintain stormwater drainage during construction phase.

DRAINAGE
Grade all surfaces away from structures to designated drainage points in accordance with AS 3500:2018.

CONSTRUCTION
The installation of all landscaping must be in accordance with relevant Council DCPs and Australian Standards. Ensure all built materials are free from defect and fit for purpose.

RETAINING WALLS
Construct retaining walls to AS 4678:2002 and to Structural Engineers's specification where required.

TREE PLANTING
Canopy trees are to be maintained until of sufficient size to be protected by Council.
Dead, dying, or diseased specimens must be replaced with the same species within one month, owner's expense.

SPECIES
Ensure all plants are healthy, vigorous and growing, are free from defects and fit for purpose, and in accordance with NATSPEC guidelines or AS 2303:2015.
Indicated species are subject to availability. Substitute species may be selected provided they are similar to that shown in this design.

IRRIGATION
Provide programmable recycled water drip irrigation system to service all garden beds and tree plantings.

MAINTENANCE

A 2 year landscape establishment period is required after Practical Completion of works. At the Owner's expense ensure all plants are healthy, vigorous and growing, and all built materials are free from defect and fit for purpose.

Ensure the principles of 'Planning for Bushfire Protection 2006' (Appendix 5) by RFS are implemented.

The owner and Landscape Contractor must conduct a landscape inspection every 3 months to identify any failed plants or built materials. Any failure must be rectified within one month. Both parties must sign off the satisfactory completion of rectification works.

Ongoing maintenance is required during the Plant Establishment Period.

As a minimum, maintenance practices shall include:
Watering of plants and lawn (3 times weekly)
Fertilising (quarterly)
Weeding (as required)
Reduction of flammable and fuel materials within the property
Removal of twigs, dead branches and leaf litter from Asset Protection Zones
Management of trees and vegetation around powerlines.
Replacement of failed plants
Replacement of failed built materials

DRAWING HISTORY

DATE	ISSUE	NOTES
22/05/23	A	
10/10/22	B	REVISED DA

Designed:

Geoff Kovacevic

SCM (Hons)
DipLandscape (Landscape)

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GENERAL NOTES

THIS IS NOT A CONSTRUCTION PLAN.
DO NOT SCALE OFF PLAN.
Figured dimensions to take precedence over scale. All services, levels and dimensions to be verified by contractors before works commence.
Survey and engineering drawings to take preference to this drawing
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SCAPEWISE

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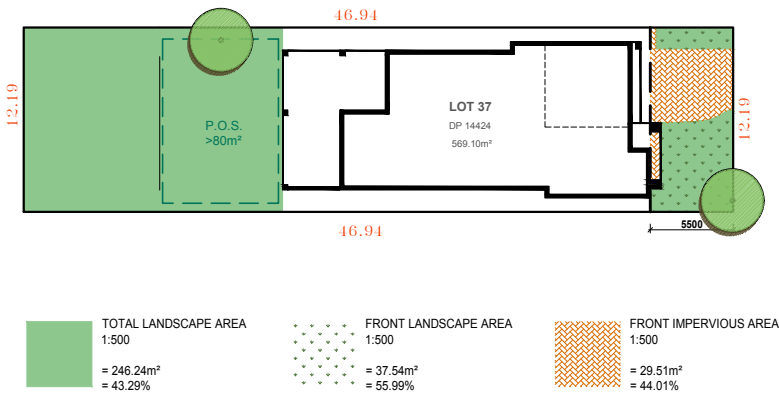
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COMPLIANCE

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015
PART B1

R2 DWELLING HOUSE

CONTROL	PROVIDED	COMPLIANT
Min. 45% landscape area in front setback	55.99%	YES
Min. 25% total landscape area	43.29%	YES
Min. 1x 75L canopy in front setback	1	YES
Max. 55% impervious area in front setback	44.01%	YES
Min. 80m² private open space	>80m²	YES



PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	SPACING	QTY	POT SIZE	NATIVE
TREES							
W	Waterhousea floribunda	Weeping Lilly Pilly	9m	as shown	1	100L	*
SHRUBS							
Aa	Acmena 'Allyn Magic'	Dwarf Lilly Pilly	1m	0.5m	18	200mm	*
Am	Acmena 'Minor'	Lilly Pilly	2.5m	0.8m	16	200mm	*
GROUNDCOVERS							
Mp	Myoporum parvifolium	Creeping Boobiala	0.1m	0.6m	7	140mm	*

Waterhousea floribunda (W)

Acmena 'Allyn Magic' (Aa)

Acmena 'Minor' (Am)

Myoporum parvifolium (Mp)