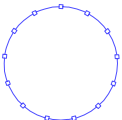


SURFACE TREATMENT LEGEND

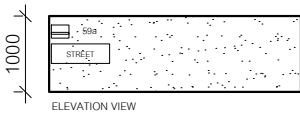
STF	Synthetic Turf
TF	Turf
GE	Garden Edge (to detail)
CL	Clothes Line (to client requirements)
CB/TP	Colorbond / Timber Paling (1.8m high)
T	Tile (to client requirements)
RWT	Rain Water Tank
PV	Pavers
PP	Water Permeable Unit Paver
SC	Stenciled Concrete (Charcoal / gunmetal)
DGR	Decomposed Granite finish
TPF	Temporary Protection Fence (1.8m chainmesh)
TD	Timber Deck
PLTR	Planter (to detail)
CP	Concrete Path



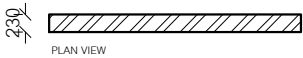
TREE TO BE DEMOLISHED



TREE PROTECTION ZONE



ELEVATION VIEW



PLAN VIEW



FRONT FENCE DETAIL

1:100

PLANTING SCHEDULE

Symbol	Botanical Name	Common Name	Mature Height	Spacing	Pot Size	Qty
TREES						
Ms	Magnolia soulangeana	Magnolia	5m	3m	45L	2
Tl	Tristanopsis laurina	Water Gum	8m	5m	75L	3
SHRUBS						
Pr	Pittosporum revolutum (native)	Hairy Pittosporum	1m	0.5m	200mm	14
Rd	Rulingia dasyphylla (native)	Kerrawang	1.5m	0.5m	200mm	26
Cm	Clivia miniata	Bush Lilly	0.5m	0.5m	200mm	10
Ls	Lavandula stoechas	Spanish Lavender	0.7m	0.5m	200mm	34
Ye	Yucca Elephantipes	Spineless yucca	2m	1m	150mm	8

FERNS

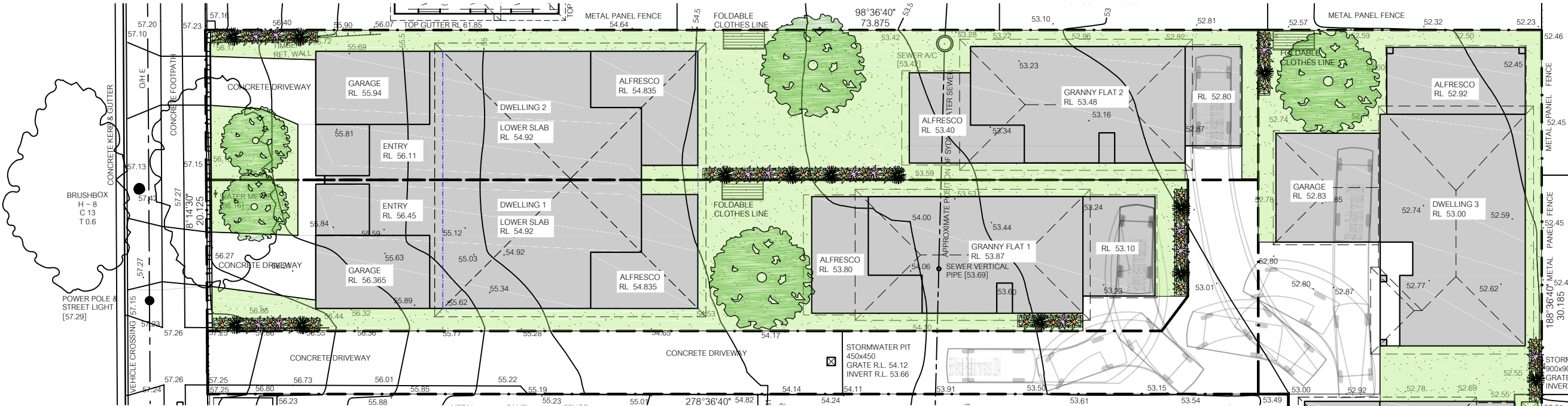
GROUND COVERS

Ba	Brunoniella australis	Kidney Weed	0.1 - 0.3m	0.1	140mm	4
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GRASSES

TURF	Stenotaphrum secundatum	Buffalo grass
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WILLIAM STREET



NOTES AND SPECIFICATIONS

GARDEN BED / MULCH

The topsoil to all garden bed areas shall be 4 part site topsoil to 1 part organic compost thoroughly mixed together prior to placing into position. Where site topsoil is not suitable imported topsoil shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas to be 300mm (min). At the completion of all planting operations apply a 75mm layer mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch to be Pine Bark Nuggets as supplied by ANL or similar. Where proposed planting has been located within an onsite surface detention basin mulch layer shall be Nepean River Gravel or other similar material.

TURF

Apply 150 layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all topsoil areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris. The surface is to have even running falls to all drainage points. Turf used for this site shall be cultivated 'Sir Walter Buffalo'. Unless specified otherwise, turf shall be laid flush with adjacent finished levels. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand.

GARDEN EDGING

All garden edging is to be constructed using masonry paver over 100 layer mortar.

PROPOSED TREES

All tree planting holes are to be excavated 200mm wider and at least 200mm deeper than rootball size (Container size). All trees are to be staked with 2 x 50 x 50 x 2400 HW stake. Secure tree to stake using 50mm jute webbing tied in figure 8 loop. Drive stakes into ground well clear of rootball. Where trees are planted in turfed areas, ensure a 75mm layer of mulch is placed around the base of the tree to the extent of the excavated area, reduce depth of mulch around stem to form watering dish.

EXISTING TREES TO BE RETAINED

The existing trees shown on the plan which are to be retained are to be protected for the duration of the construction period. Install a 1.8m high temporary protective fence to the locations as indicated (TPF) on the plans using chain mesh or similar. Attach sign on fence to advise contractors. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stays, guys and the like to a tree which is to be retained. Where it is absolutely necessary to cut tree roots firstly obtain Council approval. Do not carryout any tree work until all council approvals have been obtained in writing. Once approval has been obtained use means such that cutting of the roots does not unduly disturb the remaining root system. Immediately after cutting, apply a bituminous fungicidal sealant to the cut surface to prevent the incursion of rot or disease. All tree work such as root or branch pruning or repair of any damage caused is to be carried out by a qualified and insured arborist to the satisfaction of Council.

Prior to the occupation of the dwellings all existing trees to be retained are to be inspected by an arborist and all necessary works such as removal of dead or dying limbs, carried out (only with Council Approval) to ensure safety of the future occupants. Apply 75mm layer of mulch around the base of each tree to be retained.

MAINTENANCE

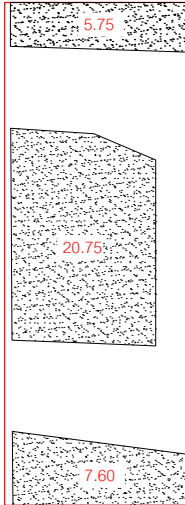
Maintain all landscape areas to ensure plant health and occupant safety for a period of 6 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities;

- Mowing
- Edging
- Top dressing
- 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.

Note: All trees will require regular ongoing observation and maintenance.

DISCREPANCIES

Should there be any discrepancies on the drawings and / or on site, landscape contractor to notify the site supervisor for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the site supervisor is to notify the landscape designer immediately for correction.



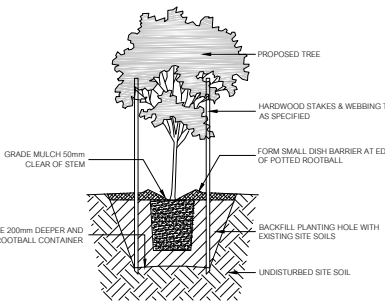
FRONTAGE CALCULATION

FRONT AREA	63.80sq.m
LANDSCAPE	34.10sq.m
PERCENTAGE	53.44%
PERMITTED DCP	45% (28.71sq.m)



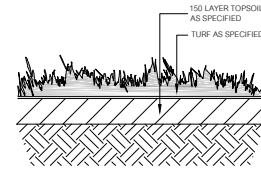
FRONT LANDSCAPE CALCULATION

1:200



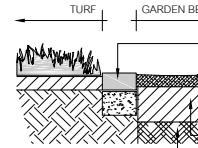
TREE PLANTING DETAIL

NTS



TURFING DETAIL

NTS



GARDEN BED & EDGE

NTS



CONCETTO DESIGN & ASSOCIATES

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date:	issue:	comments:	drawn:
07.04.22	A	Issued for development application assessment	JZ
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project details

DEVELOPMENT APPLICATION

TWO STOREY DUAL OCCUPANCY
+ REAR SECONDARY DWELLINGS

project address

221 WILLIAM STREET
YAGOONA NSW

client

JL BUILDING SERVICES

drawing

project no.

scale A3

LANDSCAPE PLAN

drawing no.

issue

21598

1:200

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A