

VJ GROUP
AUSTRALIA

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Address: 989 Pacific Highway, Roseville, NSW, 2069

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50 Adelaide Rd
Padstow

Ray Zhang

ALL SITE DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCING WORKS. ANY DISCREPANCIES IDENTIFIED SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND APPLICABLE CODES. LOCATION OF UNDERGROUND SERVICES IS TO BE PROVEN ON SITE AND PROTECTED IF NECESSARY PRIOR TO CONSTRUCTION. DIAL BEFORE YOU DIG. PLANT SPECIES AND QUANTITIES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED ON FUTURE PROJECT REQUIREMENTS AND SITE CONDITIONS.

FOR APPROVAL

[illegible]

COVER SHEET

DESIGN	:	DH
DOCUMENT	:	DH
PROJECT	:	DH

0 1 2 5m

DRAWING NUMBER	REVISION
L001	A

1.THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BANKSTOWN DEVELOPMENT CONTROL PLAN (DCP) AND RELEVANT PLANNING POLICIES APPLICABLE TO THE SITE.

2.THE LANDSCAPE WORKS SHOWN IN THIS PACKAGE INCLUDE SOFTSCAPE AND HARDSCAPE ELEMENTS WITHIN DEEP SOIL ZONES AND RAISED PLANTERS ASSOCIATED WITH THE COMPLETED DUAL OCCUPANCY DEVELOPMENT.

3. NEW TREES HAVE BEEN PROPOSED AS SHOWN ON THE LANDSCAPE PLANS. ALL NEW TREES COMPLY WITH BANKSTOWN COUNCIL'S REQUIREMENTS FOR MINIMUM POT SIZE, MATURE HEIGHT, AND CANOPY SPREAD.

4. ALL PROPOSED TREE STOCK MUST BE SOURCED IN ACCORDANCE WITH AS 2303-2015 – TREE STOCK FOR LANDSCAPE USE.

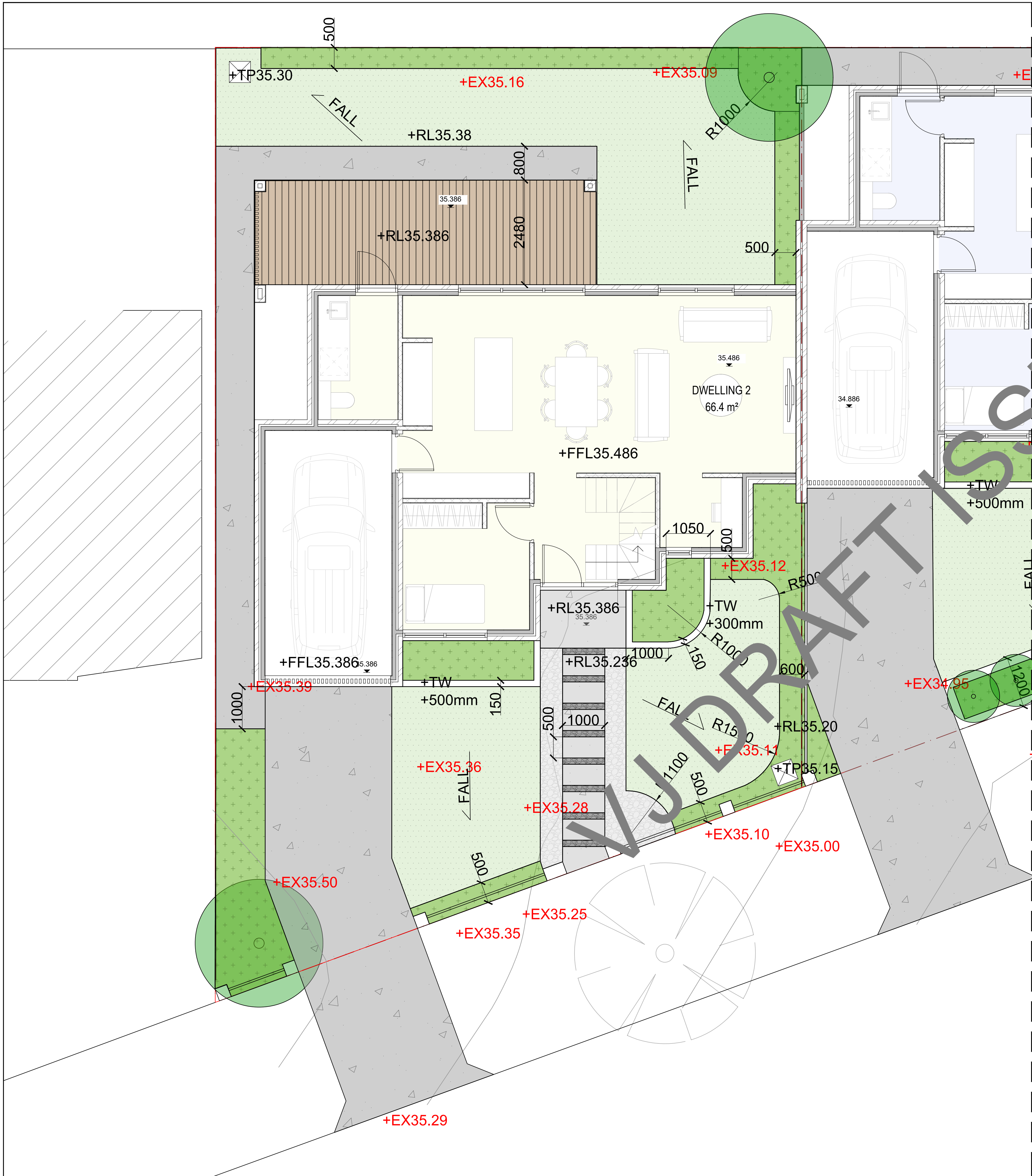
5. SOIL AND PLANTING MATERIALS SHALL COMPLY WITH THE FOLLOWING AUSTRALIAN STANDARDS:

- AS 3743-2003: POTTING MIXES
- AS 4419-2003: SOILS FOR LANDSCAPING AND GARDEN USE
- AS 4454-2012: COMPOSTS, SOIL CONDITIONERS AND MULCHES

ALL PLANTING AREAS MUST INCLUDE A MINIMUM 75MM DEPTH OF ORGANIC MULCH.

AREA CALCULATION		
TOTAL SITE AREA : 598 m2 TOTAL AREA FRONT OF BUILDING LINE: 217 m2		
ITEM	REQUIRED	PROPOSED WORKS
TOTAL LANDSCAPE AREA FRONT	97.65m2 (45% OF THE FRONT LOT)	150.9 m2

DRAWING REGISTER			
DWG NO.	DRAWING NAME	ISSUE	DATE
L001	LANDSCAPE COVER SHEET	A	22/05/2025
L101	GENERAL NOTES & FINISHES PLAN 01	A	22/05/2025
L102	GENERAL NOTES & FINISHES PLAN 01	A	22/05/2025
L201	GRADING & SETOUT PLAN 01	A	22/05/2025
L202	GRADING & SETOUT PLAN 02	A	22/05/2025
L301	PLANTING PLAN 01	A	22/05/2025
L302	PLANTING PLAN 02 & INDICATIVE PALETTE	A	22/05/2025
L401	ELEVATION	A	22/05/2025
L501	TYPICAL DETAILS	A	22/05/2025
L502	TYPICAL DETAILS	A	22/05/2025
L601	LANDSCAPE SPECIFICATIONS	A	22/05/2025



LEGEND

- + EX 00.0 EXISTING LEVEL
- + RL 00.0 PROPOSED LEVEL
- + TS 00.0 PROPOSED TOP OF STAIRS LEVEL
- + BS 00.0 PROPOSED BOTTOM OF STAIRS LEVEL
- + TW 00.0 PROPOSED TOP OF WALL LEVEL
- FALL → SURFACE FALL DIRECTION
- EXISTING CONTOUR

JOINS SHEET 02



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Padstow

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NOTES

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A	IFA	ISSUE FOR S4.55	DH	DH	22.05.2025

PRE - Preliminary | IFA - Approval | IFT - Tender | IFC - Construction

DRAWING TITLE

GRADING &
SETOUT PLAN 01

DESIGN : DH
DOCUMENT : DH
PROJECT : DH



SCALE @ 1:50



DRAWING NUMBER REVISION
L201 A

50 Adelaide Rd
Padstow

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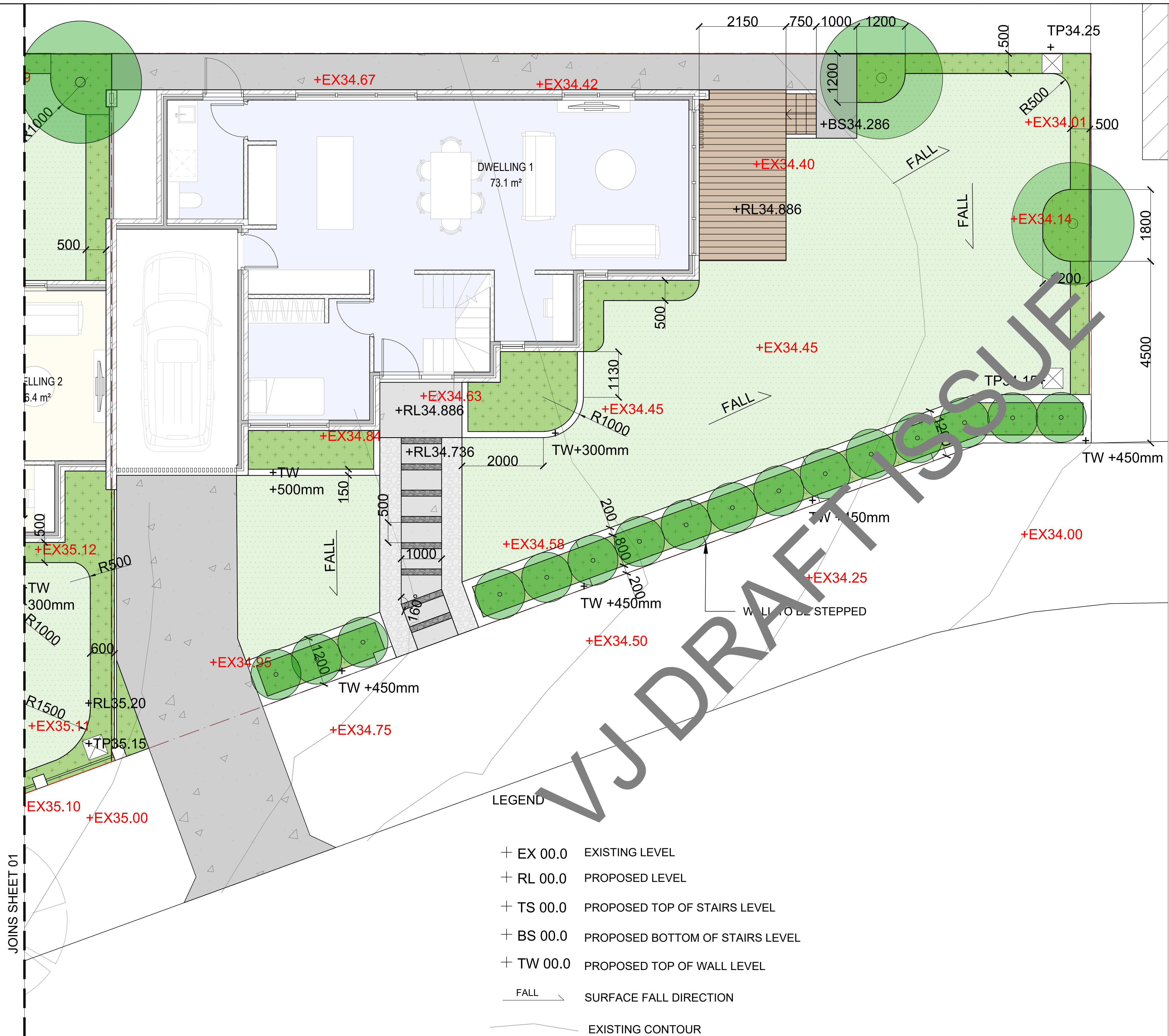
FOR APPROVAL

[illegible]

GRADING &
SETOUT PLAN 02

0 0.5 1 2.5m

DRAWING NUMBER	REVISION
L202	A





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DRAWING TITLE

PLANTING PLAN 01

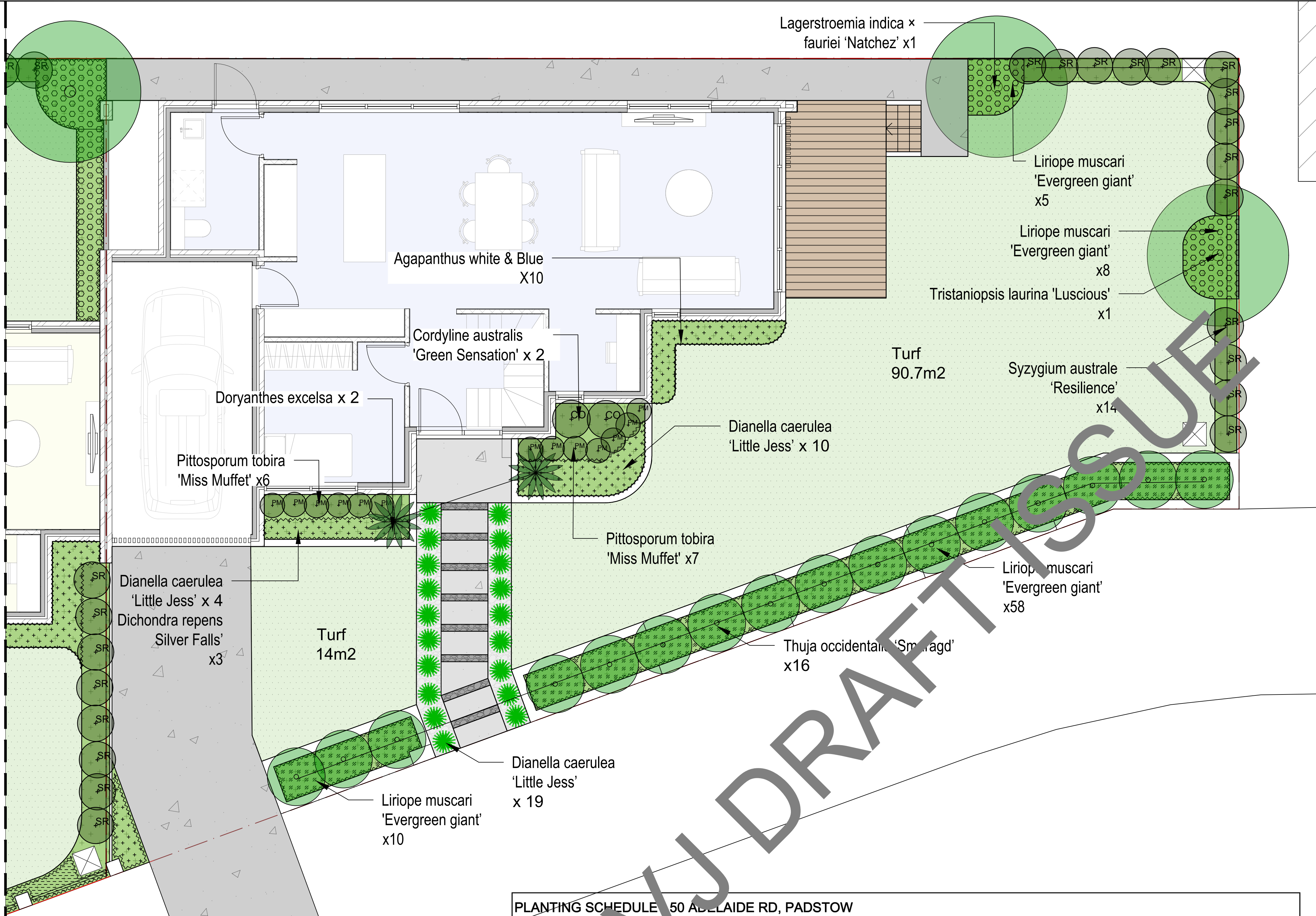
DESIGN : DH
DOCUMENT : DH
PROJECT : DH



SCALE @ 1:50

0 0.5 1 2.5m

DRAWING NUMBER REVISION
L301 A



PLANTING SCHEDULE 50 ADELAIDE RD, PADSTOW							
CODE	BOTANICAL NAME	COMMON NAME	HIGHT	WIDTH	SPACING	SIZE	QTY
Trees							
Li	Lagerstroemia indica x fauriei 'Natchez'	Crepe Myrtle	3-6 m	3-5 m	As shown	75L	2
Tl	Tristaniopsis laurina 'Luscious'	Water Gum	7-12 m	3-5 m	As shown	75L	2
Ts	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3-5m	1m	As shown	45L	16
Shrubs							
De	Doryanthes excelsa	Gynea Lily	1.5m	1.5m	As shown	300mm	4
Dr	Dracaena draco	Canary Islands dragon tree	4m	2m	As shown	300mm	1
Co	Cordyline 'Electric Pink'	Electric Pink Cordyline	1.5m	1.0m	As shown	300mm	3
Pm	Pittosporum tobira 'Miss Muffet'	Japanese Pittosporum	1.0m	1.5m	As shown	200mm	25
Sr	Syzygium australe 'Resilience'	Resilience Lilly Pilly	2.0-3.0 m	2.0-3.0 m	As shown	200mm	45
Grasses and Groundcovers							
Aw	Agapanthus white & Blue	Agapanthus	0.3-1.2 m	0.3-0.9 m	5/m2	150mm	25
Dr	Dichondra repens 'Silver Falls'	Silver Falls	0.05-0.1 m	0.3-0.9 m	5/m2	150mm	6
Dc	Dianella caerulea 'Little Jess'	Flax Lily	0.4-0.5 m	0.4-0.5 m	5/m2	150mm	32
Lm	Liriope muscari 'Evergreen giant'	Lilyturf	0.3-0.45 m	0.3-0.45 m	5/m2	150mm	51
TURF							
	Stenotaphrum secundatum 'Sir Walter'	Sir Walter Buffalograss				rolls	174m2

INDICATIVE PLANTING PALETTE



Lagerstroemia Indica sp. (Crepe Myrtle)



Tristaniopsis laurina 'Luscious' (Water Gum)



Thuja occidentalis 'Smaragd' (Emerald Green Arborvitae)



Syzygium australe 'Resilience' (Lilly Pilly)



Pittosporum tobira 'Miss Muffet' (Japanese Pittosporum)



Cordyline 'Electric Pink' (Electric Pink Cordyline)



Dracaena draco (Canary Islands dragon tree)



Doryanthes excelsa (Gynea Lily)



Liriope muscari 'evergreen giant'



Dichondra argentea 'Silver Falls' (Silver Falls)



Agapanthus white & Blue



Dianella caerulea 'Little Jess' (Flax Lily)

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50 Adelaide Rd
Padstow

CLIENT

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DRAWING TITLE

PLANTING PLAN 02
& INDICATIVE PALETTE

DESIGN : DH
DOCUMENT : DH
PROJECT : DH



SCALE @ 1:50



DRAWING NUMBER REVISION
L302 A

PROJECT

50 Adelaide Rd
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DRAWING TITLE

FRONT ELEVATION

DESIGN : DH
DOCUMENT : DH
PROJECT : DH

SCALE @ 1:20

0 200 400 1000mm

DRAWING NUMBER REVISION
L401 A01 FRONT ELEVATION
1:50@A1

INSET A

02 INSET A
1:20@A1MAILBOX FIXED
TO MASONRY PIER

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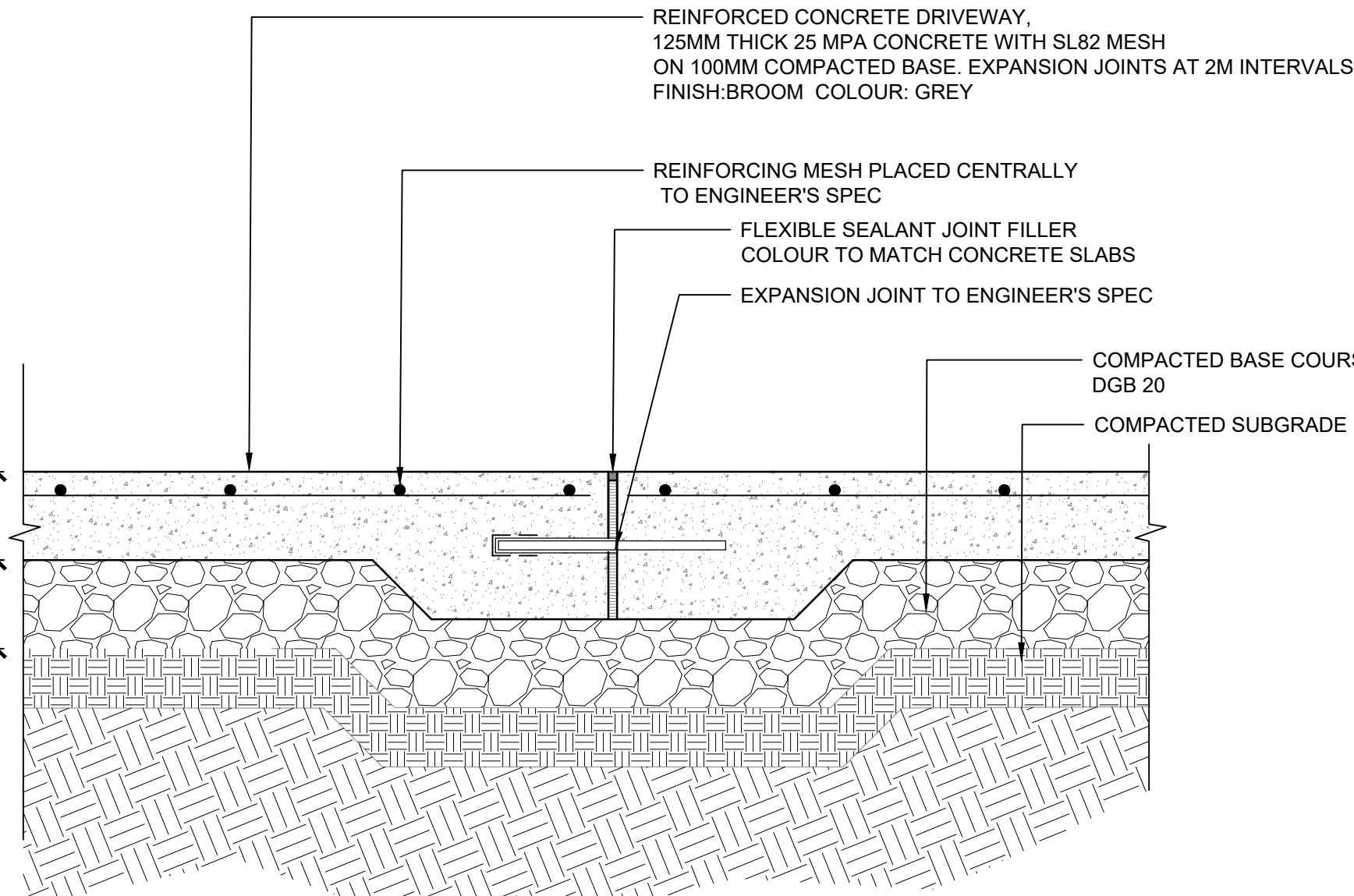
DRAWING TITLE

TYPICAL DETAILS

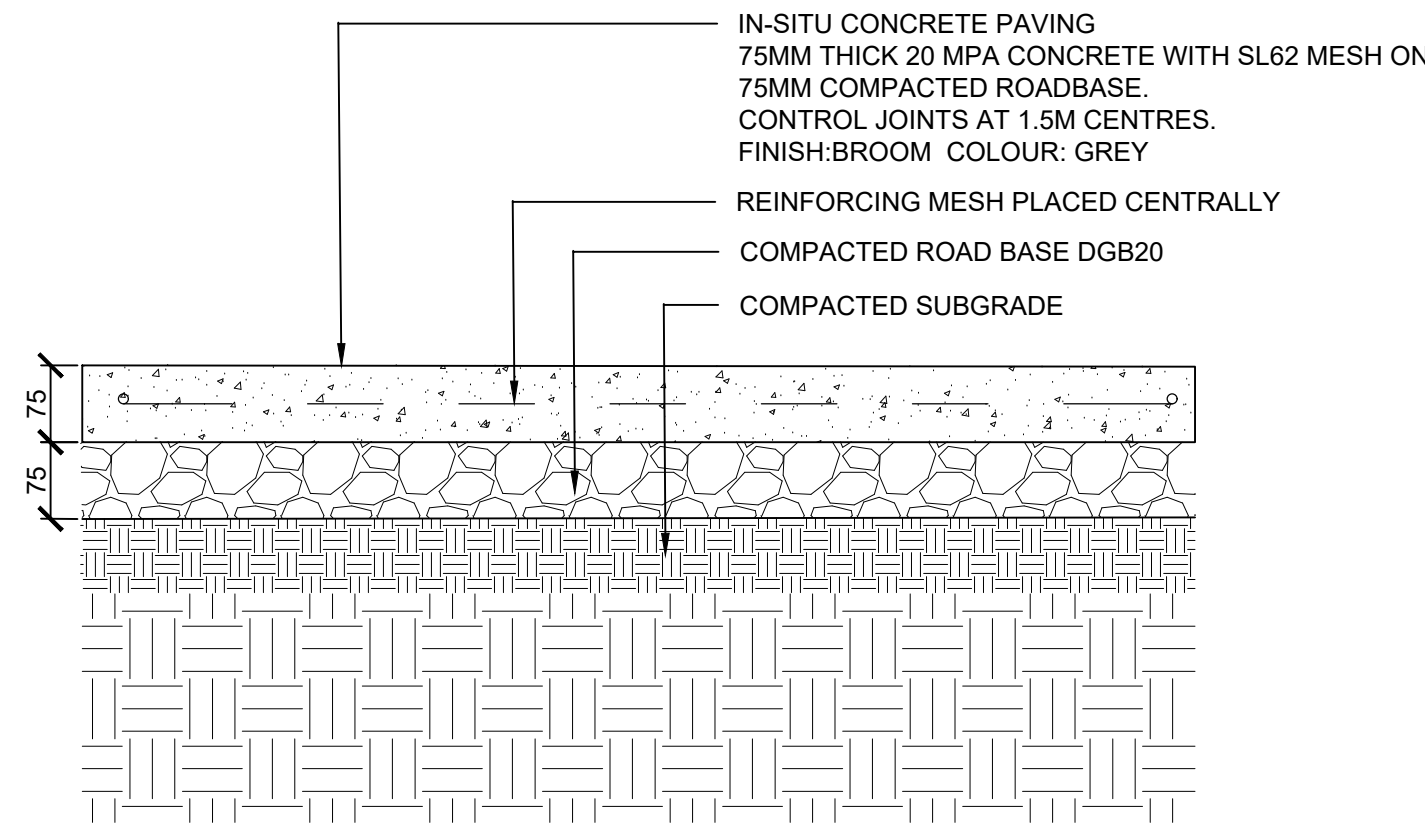
DESIGN : DH
DOCUMENT : DH
PROJECT : DH

SCALE NTS

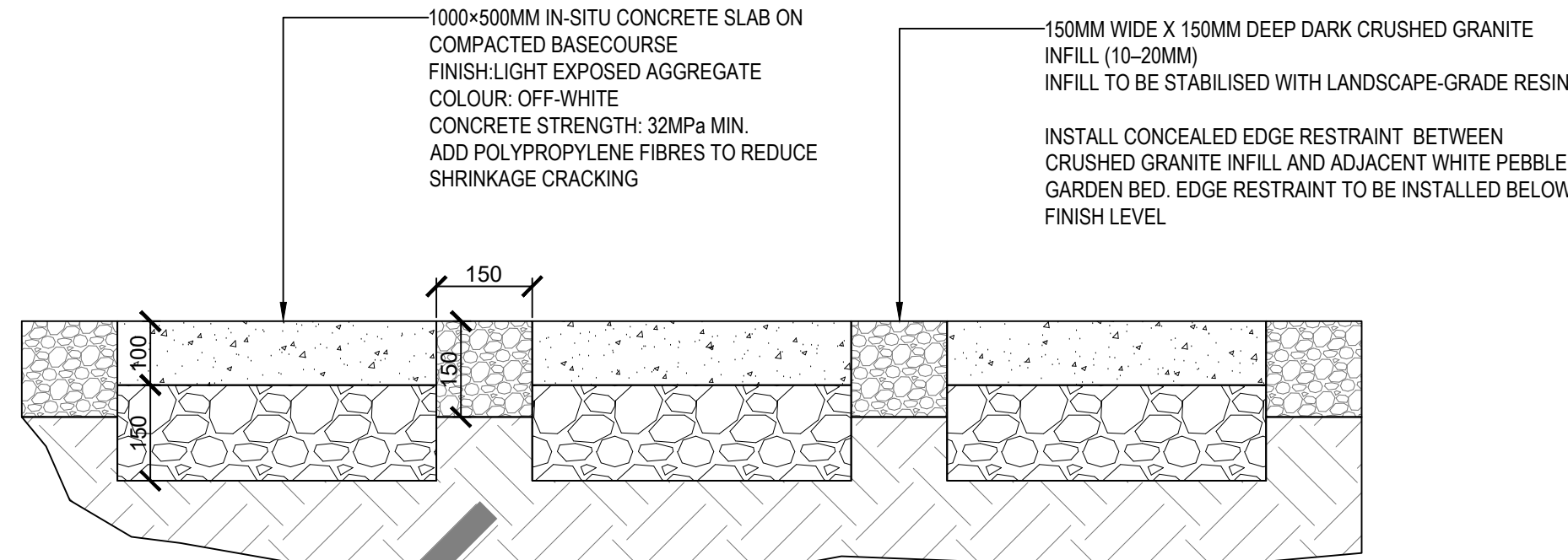
DRAWING NUMBER	REVISION
L501	A



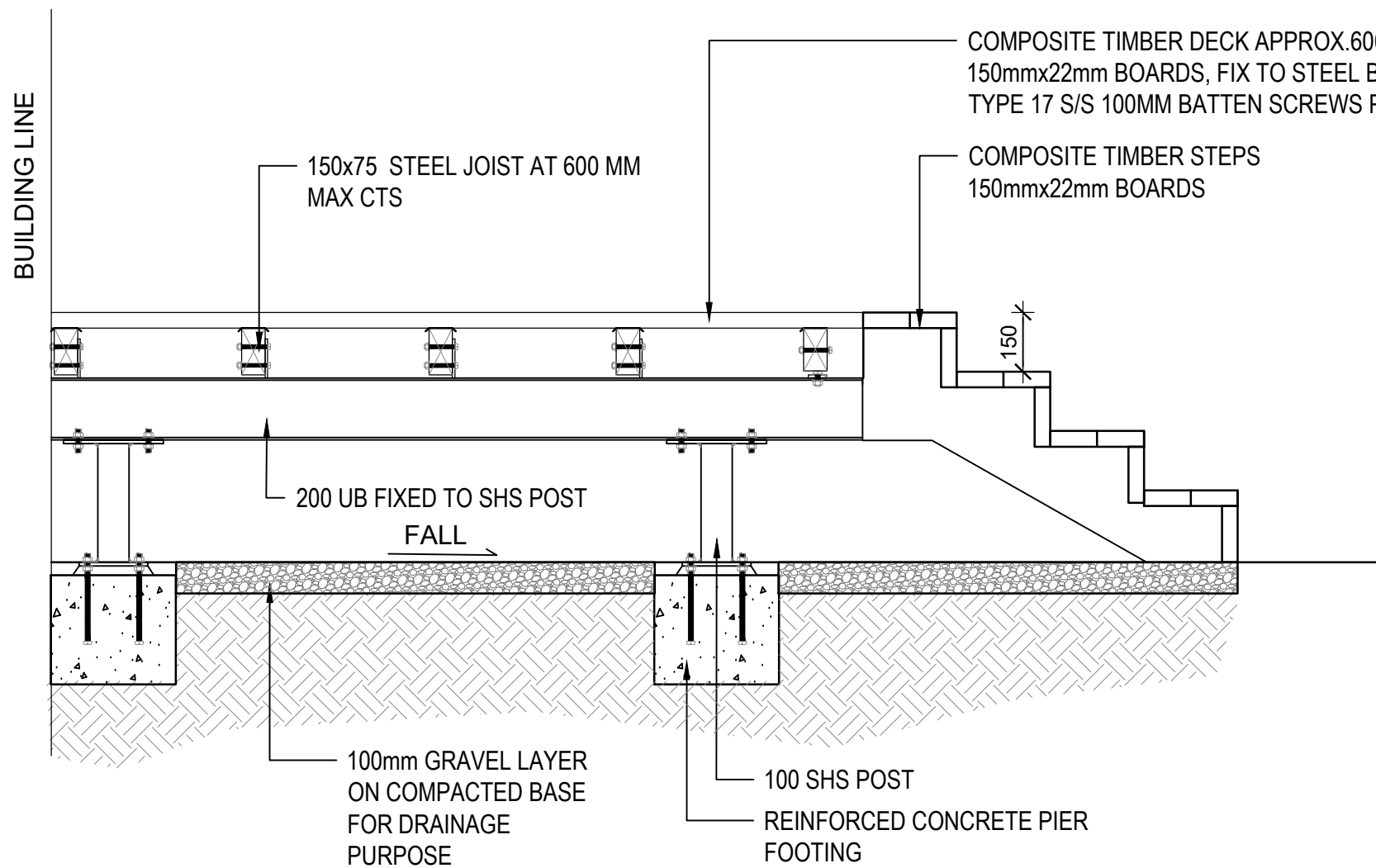
01 CONCRETE DRIVEWAY -P1
1:10 @ A1



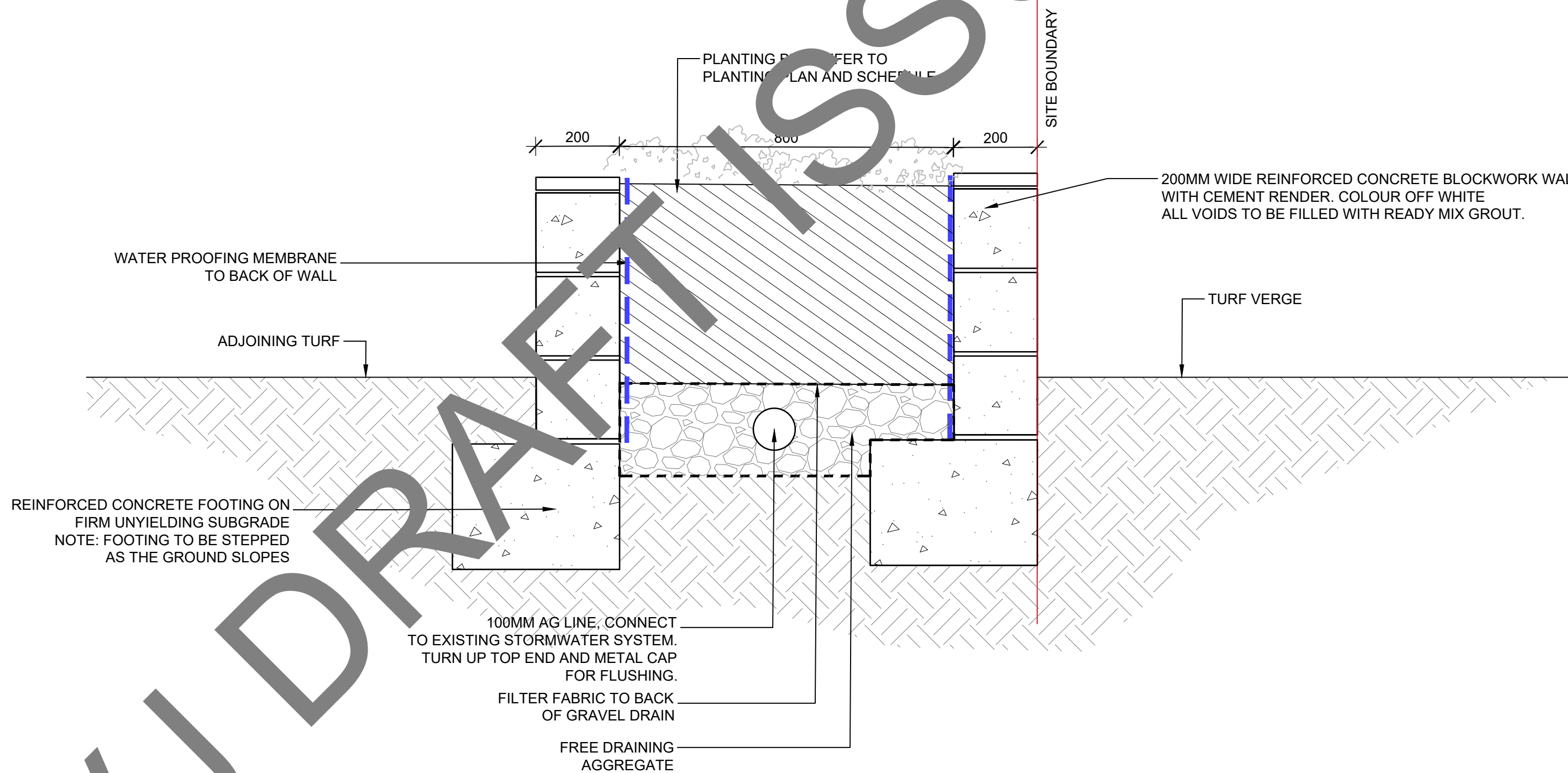
02 CONCRETE PAVING - P1A
1:10 @ A1



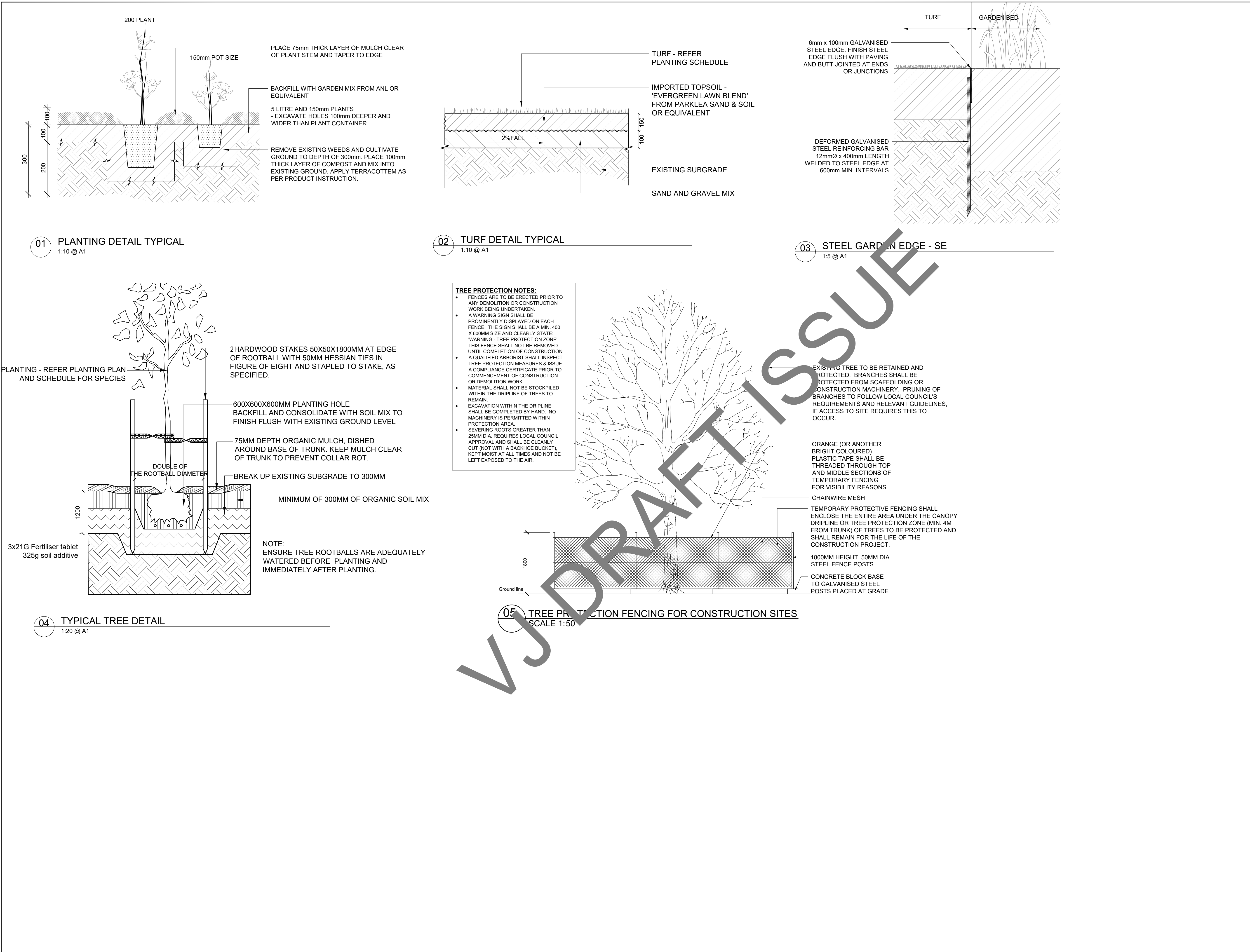
03 CONCRETE PAVING WITH CRUSHED GRANITE INFILL - P2
1:10 @ A1



04 COMPOSITE TIMBER DECK & STEPS
1:20 @ A1



05 PLANNER WALL TYPE W1/ W1A TYPICAL DETAIL
1:10 @ A1



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DRAWING TITLE

TYPICAL DETAILS

DESIGN : DH

DOCUMENT : DH

PROJECT : DH

SCALE NTS

DRAWING NUMBER

REVISION

L502

A

1.0 GENERAL REQUIREMENTS

1.1 SCOPE OF WORKS

THE LANDSCAPE WORKS INCLUDE THE SUPPLY AND INSTALLATION OF ALL MATERIALS, LABOUR, TOOLS AND SUPERVISION REQUIRED TO COMPLETE THE LANDSCAPE DESIGN AS SHOWN IN THE APPROVED DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO, DEMOLITION AND REMOVAL OF EXISTING FEATURES, EXCAVATION AND EARTHWORKS, SUBGRADE PREPARATION, PAVEMENT INSTALLATION, RETAINING WALL CONSTRUCTION, TURFING, PLANTING, MULCHING, EDGE DETAILING, FENCING, AND ASSOCIATED DRAINAGE WORKS. CONTRACTORS ARE TO CARRY OUT ALL WORKS IN ACCORDANCE WITH THIS SPECIFICATION, RELEVANT DRAWINGS, AUSTRALIAN STANDARDS, LOCAL COUNCIL REQUIREMENTS AND THE DIRECTIONS OF THE SUPERINTENDENT.

1.2 STANDARDS AND GUIDELINES

ALL LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY BEST PRACTICES.

APPLICABLE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO:

- AS 4419 - SOILS FOR LANDSCAPING AND GARDEN USE
 - AS 4454 - COMPOSTS, SOIL CONDITIONERS AND MULCHES
 - AS 3600 - CONCRETE STRUCTURES
 - AS 1379 - READY-MIXED CONCRETE
 - AS 2436 - GUIDE TO NOISE CONTROL ON CONSTRUCTION SITES
 - AS 1742 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (FOR RELEVANT ACCESS WORKS)
- WHERE DISCREPANCIES EXIST BETWEEN THIS SPECIFICATION, THE DRAWINGS AND AUSTRALIAN STANDARDS, CLARIFICATION MUST BE OBTAINED FROM THE SUPERINTENDENT BEFORE PROCEEDING.

2.0 SITE PREPARATION AND DEMOLITION

2.1 SITE ESTABLISHMENT

PRIOR TO COMMENCEMENT OF WORKS, THE CONTRACTOR SHALL CONDUCT A DETAILED INSPECTION OF THE SITE AND VERIFY THE LOCATIONS OF ALL UNDERGROUND SERVICES. SERVICES INCLUDE, BUT ARE NOT LIMITED TO, STORMWATER, SEWER, ELECTRICAL, GAS AND TELECOMMUNICATIONS. MECHANICAL EXCAVATION IS NOT PERMITTED WITHIN 500MM OF KNOWN SERVICE LOCATIONS. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING SILT FENCES, BUNDS AND SEDIMENT TRAPS, IN ACCORDANCE WITH EPA GUIDELINES AND PROJECT ENVIRONMENTAL MANAGEMENT PLANS. SITE ACCESS POINTS, MATERIAL STORAGE AREAS AND TEMPORARY FENCING SHALL BE ESTABLISHED IN CONSULTATION WITH THE CLIENT.

2.2 DEMOLITION AND REMOVAL

REMOVE ALL EXISTING TURF, PLANTING, DEBRIS, AND OTHER OBSTRUCTIONS WITHIN THE FOOTPRINT OF THE WORKS, UNLESS OTHERWISE NOTED. DISPOSE OF ALL WASTE TO AN EPA-APPROVED FACILITY. SUBMIT DISPOSAL DOCKETS UPON REQUEST. CONTRACTOR IS TO AVOID DAMAGE TO RETAINED VEGETATION AND STRUCTURES. WHERE DAMAGE OCCURS, FULL RESTORATION OR REPLACEMENT WILL BE AT THE CONTRACTOR'S COST.

3.0 HARDWORKS

3.1 PAVING

INSTALL 1000X500MM IN-SITU CONCRETE PAVING WITH 150MM WIDE DARK CRUSHED GRANITE INFILL, LIGHT EXPOSED AGGREGATE FINISH, AND OFF-WHITE COLOUR. INFILL TO BE STABILISED WITH LANDSCAPE-GRADE RESIN. DRIVEWAYS TO BE 125MM THICK 25MPA CONCRETE WITH SL82 MESH ON 100MM COMPACTED BASE, WITH EXPANSION JOINTS AT 2M CENTRES. PATHS TO BE 75MM THICK 20MPA CONCRETE WITH SL62 MESH ON 75MM COMPACTED BASE, BROOM FINISH, GREY COLOUR.

3.2 DECKING AND STEPS

INSTALL COMPOSITE TIMBER DECKING AND STAIRS AS PER DETAIL. DECKING TO BE FLUSH OR ADJUSTED PER GRADING PLAN.

3.3 RETAINING WALLS AND PLANTERS

CONSTRUCT 300MM-450MM HIGH CONCRETE BLOCK PLANTER WALLS WITH CEMENT RENDER, AS PER W1 AND W1A DETAILS.

3.4 FENCING

INSTALL 1.2M-1.8M COLORBOND FENCING AND 1.2M VERTICAL STEEL BLADE FENCE WITH RENDERED MASONRY PIERS AS PER DRAWINGS.

3.5 GARDEN EDGING

INSTALL STEEL EDGING BETWEEN TURF AND PLANTING AS SHOWN. ENSURE SECURE INSTALLATION WITH CONTINUOUS ALIGNMENT. FINISH TO BE FREE OF SHARP EDGES. GALVANISED STAKES OR WELDED ANCHORS TO BE USED AS APPROPRIATE.

4.0 SOFTWORKS

4.1 SOIL PREPARATION

ALL GARDEN BEDS SHALL BE EXCAVATED AND CULTIVATED TO A MINIMUM DEPTH OF 300MM. REMOVE ALL STONES, DEBRIS, AND ORGANIC MATTER GREATER THAN 25MM. SUPPLY AND INSTALL APPROVED GARDEN SOIL MIX (E.G. ANL GARDEN MIX), INCORPORATING GYPSUM AND WATER-STORING CRYSTALS PER MANUFACTURER'S SPECIFICATION. ENSURE SUBGRADE IS LEVEL AND WELL-DRAINED BEFORE PLACEMENT. BLEND IMPORTED SOIL THOROUGHLY TO ENSURE EVEN CONSISTENCY. COMPACTION OF SOIL TO BE AVOIDED IN PLANTING ZONES.

4.2 PLANTING

SUPPLY PLANT MATERIAL AS PER PLANTING PLAN AND SCHEDULE OR AT CLIENT'S CHOICE. ALL PLANTS MUST BE WELL-FORMED, HEALTHY, AND FREE OF PESTS AND DISEASE. PLANTS SHALL BE SETTLED AT THE SAME DEPTH AS IN NURSERY CONTAINERS, WITH ROOT BALLS INTACT. BACKFILL USING SPECIFIED SOIL MIX, LIGHTLY COMPACTED TO ELIMINATE AIR POCKETS. WATER ALL PLANTS THOROUGHLY UPON PLANTING. NOTIFY LANDSCAPE ARCHITECT OF ANY PROPOSED SUBSTITUTIONS PRIOR TO PROCUREMENT. REJECTED OR FAILED PLANTS MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE.

4.3 TURFING

INSTALL TURF TO DESIGNATED AREAS AFTER FINAL GRADING AND SOIL PREPARATION. TURF SPECIES TO BE AS SPECIFIED ON DRAWINGS. LAY ON LIGHTLY COMPACTED SOIL BASE. ENSURE GOOD CONTACT BETWEEN ROOTS AND SUBSOIL. TURF TO BE ROLLED AND THOROUGHLY WATERED UPON COMPLETION. CONTRACTOR IS TO MAINTAIN TURF UNTIL ESTABLISHMENT WITH REGULAR WATERING AND MOWING.

4.4 MULCH

APPLY MIN.75MM DEPTH OF CERTIFIED MULCH (E.G. ANL FOREST FINES, 15MM PARTICLE SIZE) TO ALL GARDEN BEDS. KEEP MULCH 50MM CLEAR OF PLANT STEMS. SPREAD EVENLY AND RAKE TO SMOOTH FINISH. MULCH SHALL BE FREE FROM WEEDS, SOIL AND CONTAMINANTS.

5.0 DRAINAGE AND SERVICES

5.1 DRAINAGE

INSTALL STAINLESS STEEL STRIP DRAINS AT PAVING THRESHOLDS AND LOW POINTS AS SHOWN ON THE DRAWINGS. CONNECT DRAINS TO EXISTING STORMWATER SYSTEM. ENSURE CORRECT LEVELS AND FALL (MINIMUM 1%) ARE MAINTAINED ACROSS ALL PAVED AND SOFT SURFACES. SUBSOIL DRAINAGE BEHIND RETAINING WALLS TO BE 100MM DIAMETER PVC AG PIPE WRAPPED IN GEOTEXTILE FABRIC, PLACED AT FOOTING LEVEL AND CONNECTED TO STORMWATER OUTLET. ENSURE BACKFILL BEHIND WALLS IS FREE DRAINING AND WELL COMPACTED.

5.2 SERVICE COORDINATION

COORDINATE LANDSCAPE WORKS WITH POOL BUILDER AND OTHER CONTRACTORS ON SITE. ALL SERVICES TO BE LOCATED PRIOR TO EXCAVATION. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S COST. CONTRACTOR SHALL ALLOW FOR ADJUSTMENTS TO ALIGN NEW WORKS WITH VERIFIED SERVICE LOCATIONS.

6.0 MAINTENANCE AND ESTABLISHMENT

6.1 ESTABLISHMENT PERIOD

CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE WORKS FOR 26 WEEKS FOLLOWING PRACTICAL COMPLETION. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:

- DEEP WATERING OF ALL NEW PLANTING AND TURF AREAS
 - WEED, PEST AND DISEASE CONTROL
 - REPLENISHMENT OF MULCH TO MAINTAIN 75MM DEPTH
 - MOWING, EDGING, AND FERTILISING OF TURF
 - REPLACEMENT OF ANY FAILED, DISEASED OR DAMAGED PLANTS WITH EQUIVALENT SPECIES AND SIZE
 - MONITORING SOIL SETTLEMENT AND REPAIRING LOW SPOTS IN TURF OR GARDEN BEDS
 - PRUNING TO MAINTAIN PLANT FORM AND ENCOURAGE HEALTHY GROWTH
 - CLEANING AND MAINTENANCE OF HARDSCAPE SURFACES (PAVING, DECKS, WALLS)
- ALL WORKS TO BE MAINTAINED IN A CLEAN, HEALTHY AND VISUALLY PRESENTABLE CONDITION. MAINTENANCE LOG TO BE KEPT AND PROVIDED UPON REQUEST.



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PROJECT

50 Adelaide Rd
Padstow

CLIENT

Ray Zhang

NOTES

ALL SITE DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCING WORKS. ANY DISCREPANCIES IDENTIFIED SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND APPLICABLE CODES. LOCATION OF UNDERGROUND SERVICES TO BE PROVEN ON SITE AND PROTECTED IF NECESSARY PRIOR TO CONSTRUCTION. DIAL BEFORE YOU DIG. PLANT SPECIES AND QUANTITIES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED ON FUTURE PROJECT REQUIREMENTS AND SITE CONDITIONS.

FOR APPROVAL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
A	IFA	ISSUE FOR S4.55	DH	DH	22.05.2025

PRE - Preliminary | IFA - Approval | IFT - Tender | IFC - Construction

DRAWING TITLE

LANDSCAPE
SPECIFICATION

DESIGN : DH
DOCUMENT : DH
PROJECT : DH

SCALE NTS

DRAWING NUMBER	REVISION
L601	A