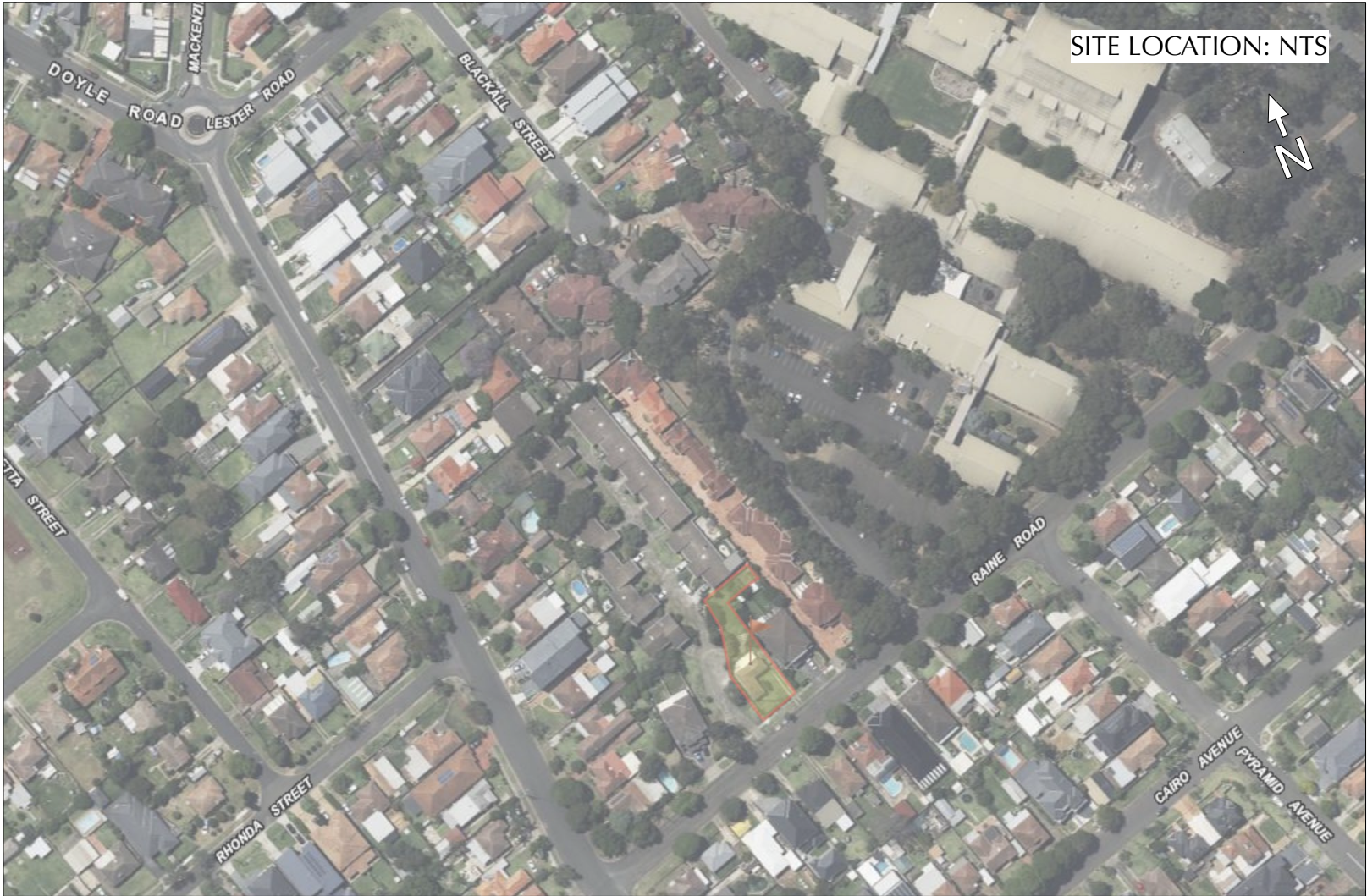




SCULPT & SPADE DESIGN
LANDSCAPE ARCHITECTS

LANDSCAPE DOCUMENTATION
DRAWING REGISTER

DRAWING NUMBER	DRAWING TITLE	REVISION	DATE
L/00	COVER SHEET	-	13/05/2026
L/01	LANDSCAPE PLAN	-	13/05/2026
L/02	PLANTING PLAN	-	13/05/2026
L/03	PLANTING SCHEDULE	-	13/05/2026
L/04	LANDSCAPE DETAILS	-	13/05/2026
L/05	LANDSCAPE SPECIFICATION	-	13/05/2026



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LANDSCAPE ARCHITECTS

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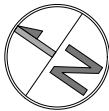
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REVISION	AMENDMENT	DATE



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SUBMISSION

ADDRESS	LOT B (NO.14) RAINE ROAD, PADSTOW		
CLIENT	Mr. B KATBAY	DATE #	13/05/2026
SHEET TITLE	COVER SHEET	SCALE @ A3	1:200
PROPOSED DEVELOPMENT TYPE	New Attached Dual Occupancy	DRAWN	JC
		CHKD	JC



SHEET #
L/00

SP 61769

129°57'30"

6.095

Colorbond Fence

LEGEND



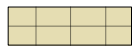
PROPOSED LAWN AREA



EXISTING STRUCTURES TO BE DEMOLISHED



PROPOSED DECORATIVE PEBBLE MULCH AREA



PROPOSED PAVED AREA



EXISTING 1.8m HIGH BOUNDARY FENCE



EXISTING TREE TO BE RETAINED



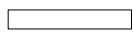
PROPOSED GARDEN AREA



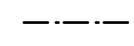
PROPOSED CONCRETE DRIVEWAY & PATHWAY



EXISTING CROSSOVER



PROPOSED MASONRY WALL



BOUNDARY



EXISTING TREE TO BE REMOVED

REFER TO ARCHITECTURAL PLANS FOR DETAILS

RL: 22.800
FILL 218
DEB-NGL

APPROXIMATE LOCATION FOR CLOTHESLINE, FINAL POSITION TO BE CONFIRMED ON SITE

EXISTING TREE TO BE REMOVED

PROPOSED LOCATION FOR RAINWATER TANK

PROPOSED DECORATIVE PEBBLE MULCH AREA

PROPOSED LOCATION FOR AIR CONDITIONING UNIT

APPROXIMATE LOCATION FOR BIN AREA

PROPOSED SIDE ACCESS GATE AND BOUNDARY FENCE RETURN

REFER TO ARCHITECTURAL PLANS FOR DETAILS

RL: 23.050
CUT 032

PROPOSED DRIVEWAY

BENCH MARK
DRILL HOLE
IN VC
RL 23.24 (AHD)

RAINE

EXISTING PLAIN CONCRETE CROSSOVER TO BE RETAINED AND MADE GOOD AS REQUIRED

PROPOSED LOCATION FOR 1200mm (H) x 470mm (L) x 350mm (W) BRICK PIER WITH INSERT LETTERBOX. FINAL POSITION TO BE CONFIRMED ON SITE

PROPOSED LOCATION FOR 1200mm (H) x 470mm (L) x 350mm (W) BRICK PIER WITH INSERT LETTERBOX. FINAL POSITION TO BE CONFIRMED ON SITE

PROPOSED PLAIN CONCRETE CROSSOVER TO COUNCIL SPECIFICATIONS

ROAD

PROPOSED DRIVEWAY

PROPOSED RETAINING WALL. REFER TO ARCHITECTURAL PLANS FOR DETAILS
RL: 23.530
CUT 512

0 1 2 3 4 5 10m
SCALE BAR 1:200 @ A3

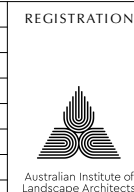


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CLIENT	Mr. B KATBAY	DATE #	13/05/2026
SHEET TITLE	LANDSCAPE PLAN	SCALE @ A3	1:200
PROPOSED DEVELOPMENT TYPE	New Attached Dual Occupancy	DRAWN	JC
		CHKD	JC
		SHEET #	L/01

SP 61769

129°57'30"

6.095

Colorbond Fence

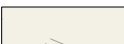
LEGEND



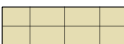
PROPOSED LAWN AREA



EXISTING STRUCTURES TO BE DEMOLISHED



PROPOSED DECORATIVE PEBBLE MULCH AREA



PROPOSED PAVED AREA



EXISTING 1.8m HIGH BOUNDARY FENCE



EXISTING TREE TO BE RETAINED



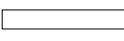
PROPOSED GARDEN AREA



PROPOSED CONCRETE DRIVEWAY & PATHWAY



EXISTING CROSSOVER



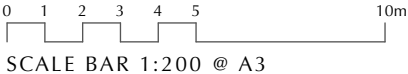
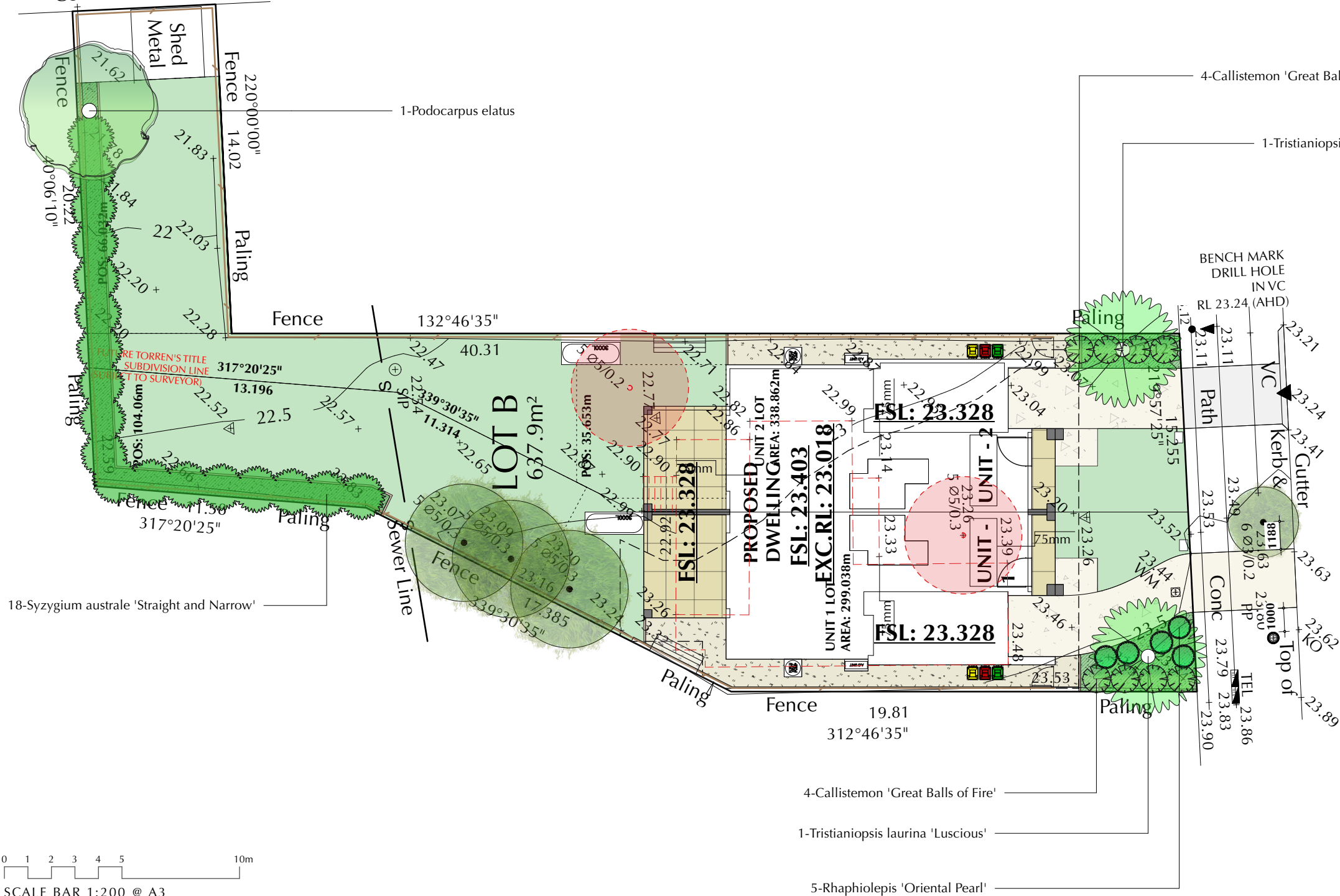
PROPOSED MASONRY WALL



BOUNDARY



EXISTING TREE TO BE REMOVED



RAINE

ROAD



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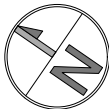
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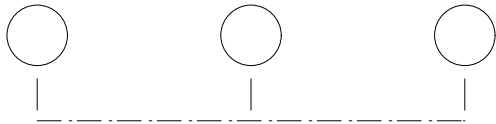
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SUBMISSION

ADDRESS	LOT B (NO.14) RAINE ROAD, PADSTOW		
CLIENT	Mr. B KATBAY	DATE #	13/05/2026
SHEET TITLE	PLANTING PLAN	SCALE @ A3	1:200
PROPOSED DEVELOPMENT TYPE	New Attached Dual Occupancy	DRAWN	JC
		CHKD	JC



SHEET #
L/02

PROPOSED PLANT SCHEDULE							
NOTE: PROPOSED 85.3% INDIGENOUS/ NATIVE PLANT SPECIES							
LATIN NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	MATURE SPREAD	SCHEDULED SIZE	LANDSCAPE USE	ORIGIN
Callistemon 'Great Balls of Fire'	Bottlebrush	8	1200mm	1200mm	200mm	Shrub	Native
Podocarpus elatus	Illawara Plum	1	8000mm	5000mm	45lt	Feature Tree	Native
Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	5	1000mm	1000mm	200mm	Shrub	Exotic
Syzygium australe 'Straight and Narrow'	Lillypilly 'Straight and Narrow'	18	3000mm	1200mm	200mm	Privacy Screening Shrub	Native
Tristaniopsis laurina 'Luscious'	Water Gum	2	8000mm	6000mm	75lt	Feature Tree	Native



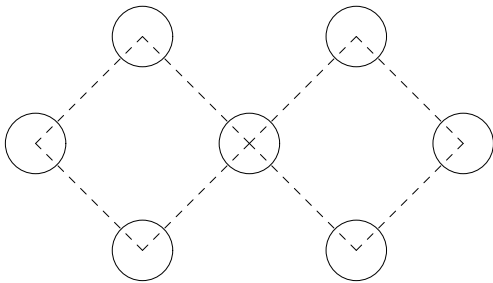
PLANT SET OUT – STRAIGHT LINES NOTES

- PLANTS TO BE SET OUT IN STRAIGHT, EVENLY SPACED ROWS AT THE NOMINATED CENTRE-TO-CENTRE SPACING SHOWN ON THE DRAWINGS.
- CONTRACTOR TO USE STRING LINES OR CHALK LINES TO ENSURE ALIGNMENT.
- ALL PLANTS TO BE INSTALLED PLUMB, AT CONSISTENT GRADE, AND IN LINE WITH ADJACENT HARDSCAPE FEATURES FENCE, PATH, KERB, BUILDING LINE).
- ADJUSTMENTS PERMITTED TO AVOID SERVICES OR OBSTRUCTIONS.

1

TYPICAL PLANT SET-OUT STRAIGHT LINES DETAIL

Scale: NTS



PLANT SET OUT – STAGGERED NOTES

- PLANT SPACING TO BE SET OUT IN STAGGERED ROWS AT THE RECOMMENDED CENTRES, OFFSET BY ½ SPACING DISTANCE, UNLESS OTHERWISE NOTED. CONTRACTOR TO ADJUST ON SITE TO ACHIEVE EVEN, NATURALISTIC COVERAGE.
- WHERE TUBE STOCK IS SUPPLIED, REDUCE STANDARD PLANT SPACING BY 20 – 30% TO ENSURE FASTER CANOPY CLOSURE AND ESTABLISHMENT.
- REFER TO THE PLANT SCHEDULE FOR ALL PLANT QUANTITIES & SIZES.

2

TYPICAL STAGGERED MASS PLANTING SET-OUT DETAIL

Scale: NTS

NOTE: All landscape works shall be carried out in accordance with the following Australian Standards:

AS4970-2009 Protection Of Trees On Development Sites
AS 4970-2009/Amendment 1-2010 Protection Of Trees On Development Sites
AS4373-2007 Pruning Of Amenity Trees
AS4419-2003 Soils For Landscaping And Garden Use
AS4454-2012 Composts, Soil Conditioners & Mulches
AS3743-2003 Potting Mixes
AS/NZ3500:2015 Plumbing & Drainage Set
AS 2303-2018 – Tree Stock for Landscape Use



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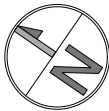
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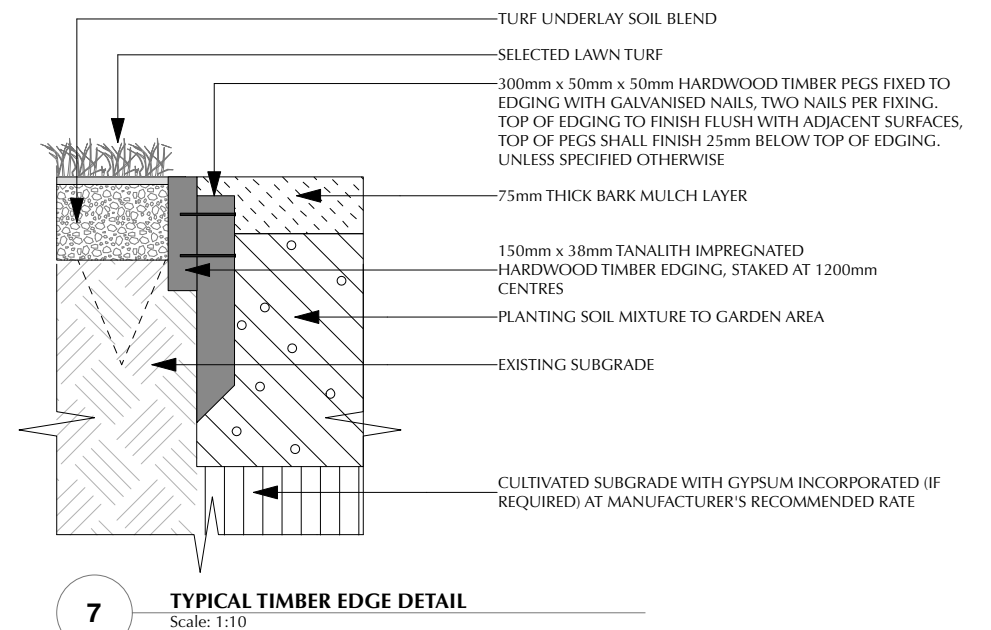
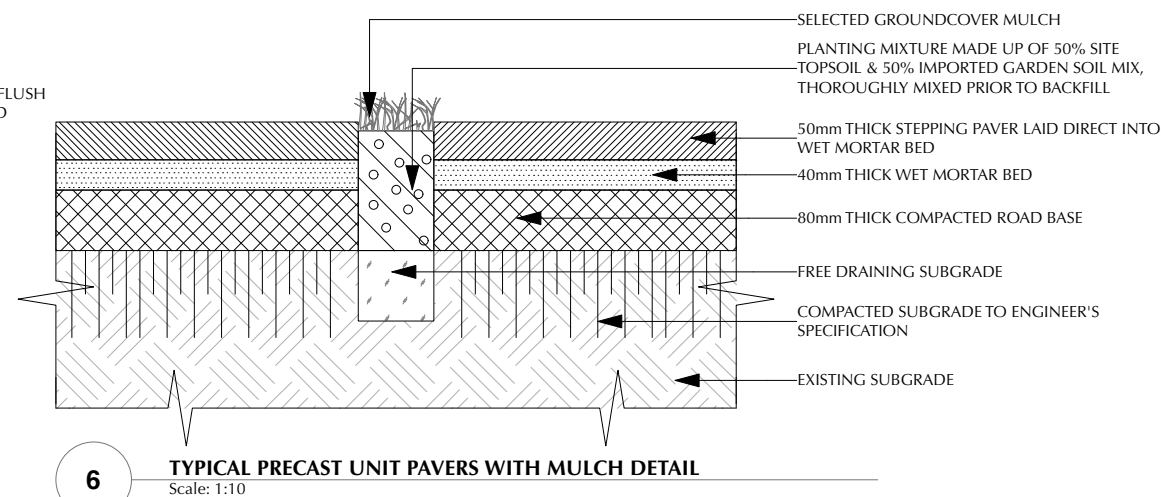
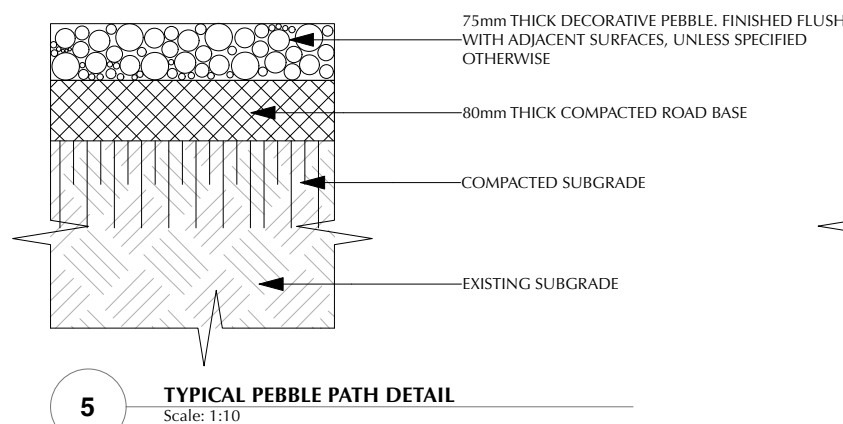
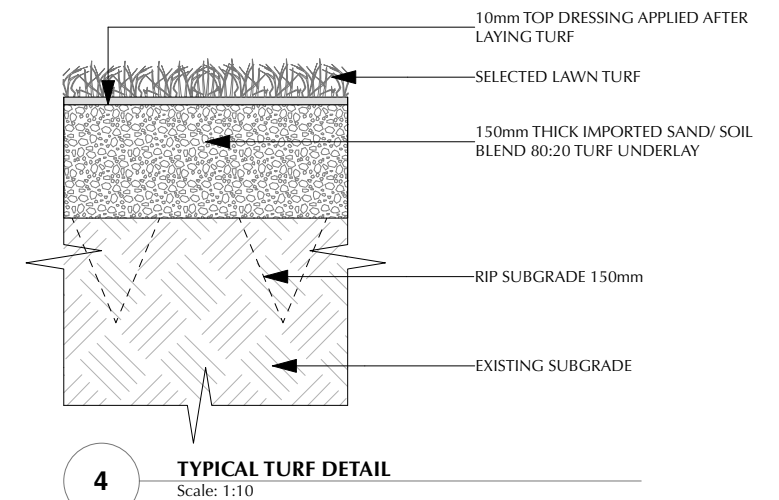
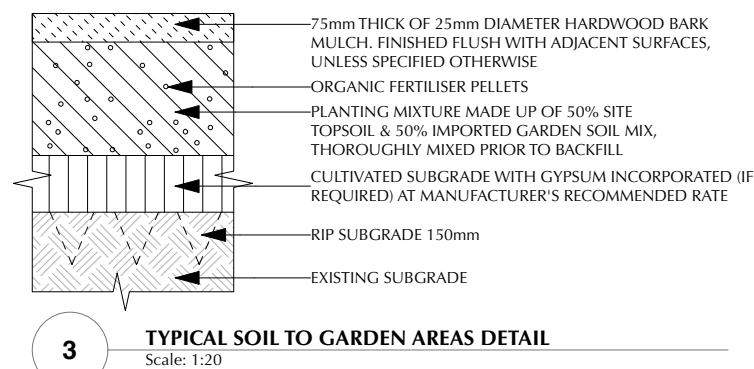
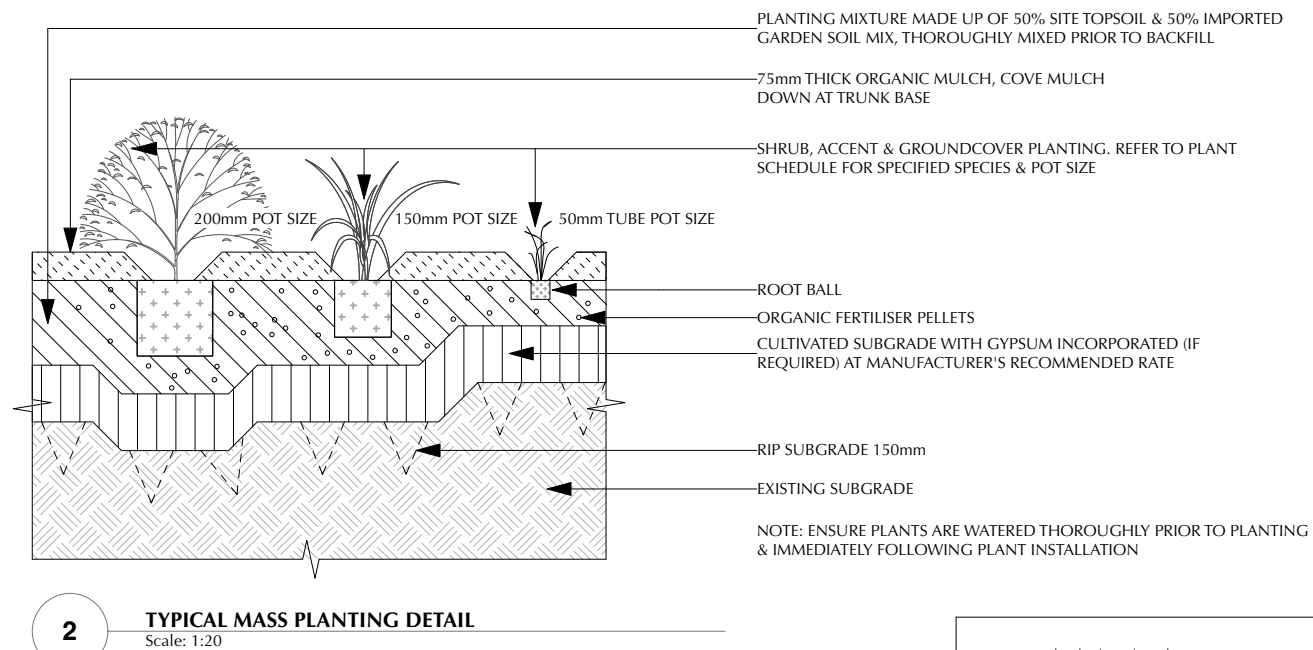
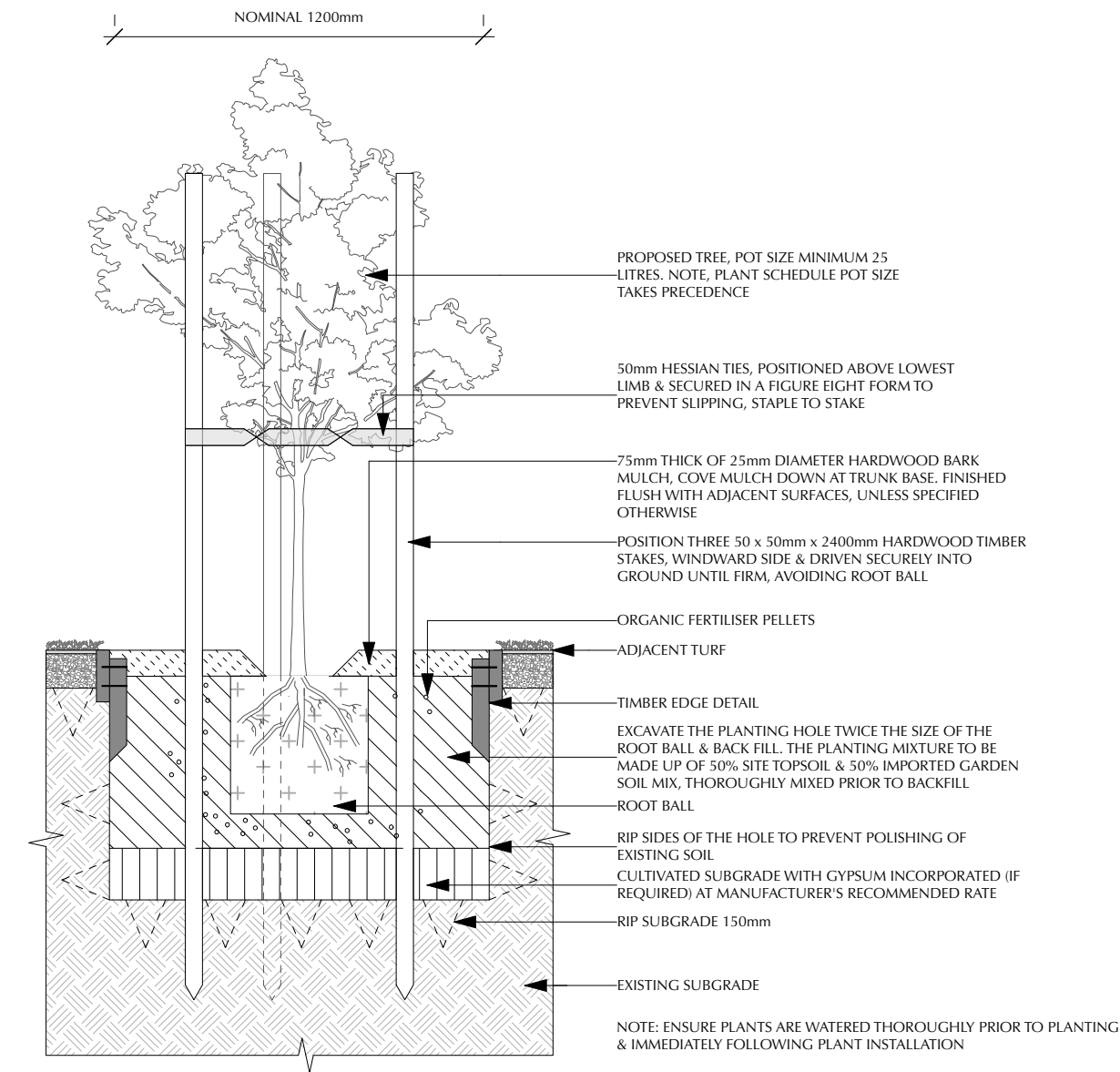
FOR APPROVAL
SUBMISSION

ADDRESS LOT B (NO.14) RAINE ROAD, PADSTOW	
CLIENT Mr. B KATBAY	DATE # 13/05/2026 SCALE @ A3 1:200
SHEET TITLE PLANTING SCHEDULE	DRAWN JC CHKD JC
PROPOSED DEVELOPMENT TYPE New Attached Dual Occupancy	



SHEET #

L/03



LANDSCAPE SPECIFICATION NOTES

INITIAL PREPARATION

Confirm all site dimensions and levels before starting work. Do not scale from the drawings. The levels shown on the plan are approximate and based on Architectural Plans and Drawings provided by others. The final structural integrity of all items is the sole responsibility of the Landscape Contractor.

SERVICES

Prior to commencement of any landscaping work, the landscape contractor must identify the locations of all underground and above-ground services, ensuring no damage occurs during construction. Tree planting must be setback a minimum three meters from these services. Service lids, vents, and hydrants must remain uncovered and not be obstructed by any landscape finishes (such as turf, paving, or garden beds). The finish must be level with the surface of the pit lids.

ARBORIST MANAGEMENT OF TREE PROTECTION

A qualified and approved arborist must be contracted to oversee or manage the installation of protective fencing and take any necessary actions to preserve the trees that are to be retained. The arborist is to remain involved throughout the entire contract period to provide ongoing management and assessment of the existing trees. The storage of machinery or materials under the canopy of existing trees is not allowed. No changes to soil levels or soil cultivation beneath the canopy of retained trees are permitted, unless directly supervised by the project arborist. Pruning of existing trees must be under the Landscape Architect's on-site instructions.

RETAINING WALLS

The contractor is responsible for all sub-grade excavation and site preparation to achieve the required profile depths. All retaining walls must be designed and constructed in accordance with engineering specifications. Adequate drainage must be installed at the base of each retaining wall to prevent water accumulation. The full extent of any proposed retaining wall—including associated drainage and footings—must be contained entirely within the property boundary. The location, extent, and height of retaining walls are indicative only and may be adjusted on-site to suit actual ground conditions. Retaining walls exceeding 600mm in height must be designed and certified by a qualified engineer. All landforming activities must use clean fill materials only. The contractor must ensure that damp-proof courses remain intact and that building air vents are not blocked or restricted during construction. The building foundation must remain fully concealed following completion of the works.

DRAINAGE CELL AND FILTER FABRIC

For on-slab areas, install an approved 'drainage cell' product to fully cover the bottom of all planters. Over the drainage cell, apply a Polyfelt geotextile lining (as supplied by 'Polyfelts' or an approved equivalent) across the bottom of all planters, ensuring it is turned up 300mm and securely taped to the planter sides to prevent soil mix from escaping into drainage outlets or holes. A minimum 50mm layer of coarse river sand should be installed over the geotextile lining before adding the soil mix.

FENCING

All existing fences are to be retained and repaired as necessary, unless otherwise directed by the builder. New privacy screening fences are to be installed along the side and rear property boundaries, to a maximum height of 1.8 metres. Fencing materials as specified on the drawings.

STEPPING PAVERS

The stepping pavers shall be made of durable, weather-resistant material, such as concrete, natural stone, clay, or other suitable materials. Each stepping paver shall have a minimum length of 400 mm, width of 400 mm, and a thickness of 50 mm. The soil beneath the pavers shall be leveled and compacted to provide a stable base. A road base layer shall be spread to a depth of 80 mm, ensuring it is evenly distributed and compacted. A layer of coarse sand, approximately 25 mm thick, shall be spread evenly over the compacted base material. Stepping pavers shall be laid with consistent spacing of 100 mm - 175mm between each paver. Pavers shall be set level with the surrounding ground surface or slightly higher, ensuring that the tops of the pavers are even and aligned. Edge restraints shall be installed along the perimeter of the paver path. The gaps between the stepping pavers shall be filled with crushed stone, or pea gravel, swept into the joints and compacted.

STEEL EDGING

6 mm thick mild steel edging (rolled or flat bar). Height: 100 mm above finished ground level (typical), 50 mm minimum embedment. Finish:Natural rusted finish (weathered patina), or Galvanised finish for corrosion resistance. Installation: Edging to be set in position with smooth flowing curves or straight lines as per landscape plan. Secure with galvanised steel stakes or pins at max. 600 mm intervals, with additional stakes at joins and curves. Joints to be butt-joined and pinned to prevent movement. Top edge to sit flush with adjacent surfaces where path or turf interfaces occur. All steel edging to be installed prior to final soil level setting or mulching. All sharp edges to be removed or ground smooth for public safety.

HARDWOOD TIMBER EDGING

150 x 38mm approved hardwood timber edging shall be installed, to lines as indicated on plan and pegged with approved pegs at maximum 1200mm centres at ends and changes of direction; pegs shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of pegs shall finish 25mm below top of edging.

IRRIGATION SYSTEM

All newly planted areas require regular deep watering, to be carried out twice weekly for the first three (3) months to support plant establishment. Watering may be undertaken by hand, soaker hose, or automated irrigation system, at the owner's discretion.

Optional Automated Irrigation System: Provision may be made for the supply and installation of an automatic irrigation system using the 'Toro Irrigation System' or equivalent approved product. The system shall utilise micro-jet sprinkler heads and low-density, rubber-modified polypropylene reticulation.

The installation must include all necessary components such as filters, junctions, bends, end caps, and other ancillary fittings to adequately service all garden and lawn areas, excluding the council-managed nature strip. The contractor is responsible for ensuring the system functions effectively with the available site water pressure.

Power Supply and Controller: An approved weatherproof general power outlet (GPO) for the irrigation system shall be provided by others at a nominated location near the southwest corner of the residence. The irrigation controller must be housed in an approved weatherproof cabinet, securely mounted to the external wall of the residence.

SOIL PREPARATION

Remove any weeds, rocks, debris, or old plant material from the site. If necessary, use a weed killer or manually pull weeds out by the roots to avoid regrowth. Use a garden fork or hand-held ripper to rip the subgrade soil structure. Cultivate the soil for a minimum depth of 300mm and incorporate gypsum at the recommended rate. Refer to landscape detail sheet.

PLANTING MIXTURE

The soil mix shall be a homogeneous blend of soil and additives in the following proportions: 50% existing site soil (if suitable) or imported topsoil, 30% compost, and 20% dry washed sand. Soil testing of the existing site soil must be conducted to assess its suitability for use as planting topsoil and to ensure compliance with Australian Standards AS4419-2003 Soils for landscaping and garden use. It is the contractor's responsibility to ensure that all lawn and garden areas drain effectively (both surface and subsurface), are at the required finished levels, and have sufficient soil depth to support healthy growth. If alternative methods are required to achieve these results, the contractor must inform the builder at the time of tender and request further instructions.

COMPOST

The compost shall be a fully matured, organic product, free from harmful pathogens, contaminants, and any synthetic chemicals, and shall comply with AS4454-2012 Composts, Soil Conditioners and Mulches. The compost must be sourced from a reputable supplier and shall be composed of well-decomposed organic materials such as plant matter, leaves, and grass clippings, will have a uniform texture, dark color, and a mild, earthy odor and be free of large clumps, debris, or any materials that might hinder plant growth. The compost will be spread evenly and thoroughly, with an approximate depth of 75mm and incorporated into the top 50mm of the soil, unless otherwise directed.

MULCH APPLICATION

Install 75mm thick of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces. Note: Bushfire prone areas shall install a layer, 50mm thick of gravel or crushed rock mulch to all garden areas within 1.0m of buildings, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

PLANT MATERIAL

All plant stock shall be sourced exclusively from a reputable nursery grower. All plants supplied are to conform with those species listed in the plant schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

TURF

Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of being delivered. Prepare, level, and lay cultivated Sir Walter Buffalo turf to all areas designated as lawn on the plan. Lay the turf along the land contours with staggered, close butted joints, so that the finished turf surface is flush with adjacent finished surfaces of paving and the like. Roll, water, fertilize, mow, and maintain the lawns as necessary until the completion of the maintenance period. Protect newly turfed areas against traffic until grass is established. Simultaneously, restore all existing lawn areas using the same lawn type. Lawns in shaded areas should be overseeded with an approved seed mix. Additionally, allow for trimming and returfing of the council's nature strip as required.

STAKING AND TYING

Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked. Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant, until secured firmly in-ground.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE

Shall mean the care and upkeep of the landscape works following accepted horticultural practices, including the correction of any defects that may arise under normal use. This encompasses, but is not limited to, tasks such as watering, mowing, fertilizing, reseeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, topdressing, and ensuring the site remains neat and tidy as outlined below:

GENERAL

The landscape contractor shall be responsible for maintaining the landscape works throughout the maintenance (or plant establishment) period. The contractor is required to visit the site on a weekly basis. The maintenance period will begin at practical completion and continue for a duration of twenty-six (26) weeks.

WATERING

Lawn areas, trees, and garden beds shall be watered regularly to ensure consistent and healthy growth.

RUBBISH REMOVAL

Throughout the maintenance period, the landscape contractor shall remove any rubbish that may accumulate and reoccur. This task shall be performed regularly, ensuring that the area is kept completely clean and tidy at weekly intervals.

REPLACEMENTS

The landscape contractor shall replace any plants that are missing, unhealthy, or dead. Replacements must match the size, quality, and species of the original plant, unless otherwise directed by the landscape architect. Replacements shall be made on an ongoing basis, with a maximum timeframe of two (2) weeks after a plant has died or is identified as missing. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

STAKES AND TIES

The landscape contractor shall replace or adjust plant stakes and tree guards as needed or as directed by the landscape architect. At the end of the maintenance period, the contractor shall remove the stakes and ties if instructed to do so.

PRUNING

Prune new and existing plants (excluding established trees) as needed to maintain healthy, dense foliage. Any wayward branches, or those overhanging or obstructing pathways, roads, doorways, etc., shall be removed using approved horticultural methods.

TREE CARE

If any existing trees are damaged during construction, an experienced arboriculturist shall be engaged immediately, and any recommended rectification work provided by the arboriculturist shall be carried out.

GRASS AND TURF AREAS

Lawn areas shall be mown at regular intervals to prevent the lawn from heading, using a fine-cutting mulching mower. The first mowing after lawn installation by others shall be determined on-site, considering factors such as season, watering, and lawn growth rate. After the initial cut, lawns shall be regularly mown as needed to maintain a healthy, neat appearance. Care shall be taken to ensure no clippings are left on surrounding roads or garden areas. Lawn areas that fail to thrive may be replaced at the discretion of the landscape architect. All new or repaired lawn areas shall be barricaded off from pedestrian traffic using star pickets and brightly colored plastic safety mesh until the lawn is established. The barricades will be removed once the lawn area is fully established.

MULCHED SURFACES

All mulched surfaces shall be kept clean and tidy, with the mulch reinstated as needed to maintain a depth of 75mm. Ensure that mulch remains clear of plant stems at all times.

PEST AND DISEASE CONTROL

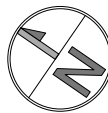
Spraying for insect infestations, fungal growth, and disease shall be carried out as needed, following the manufacturer's recommendations. The spraying intervals shall be adjusted based on the season in which the landscape works are being implemented.

WEED ERADICATION

Weeds shall be eradicated using environmentally acceptable methods, including the application of a non-residual glyphosate herbicide (e.g., 'Roundup') in any of its registered formulas, at the recommended maximum rate. Weed growth in grassed, planted, and mulched areas shall be regularly removed by hand. In grassed areas, weed growth within a 750mm diameter around the base of trees shall also be removed. Weed eradication shall continue throughout the duration of the works and during the maintenance period.

SOIL SUBSIDENCE

Any soil subsidence or erosion that occurs after soil filling and preparation operations shall be rectified by the landscape contractor at no additional cost to the client.

 SSD SCULPT & SPADE DESIGN LANDSCAPE ARCHITECTS E: sculptandspadedesign@gmail.com M: 0424 644 053	NOTES: DO NOT SCALE FROM DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE. VERIFY ALL DIMENSIONS & LEVELS ON-SITE BEFORE COMMENCEMENT OF WORK. CONTRACTORS TO UNDERTAKE DIAL-BEFORE-YOU-DIG PRIOR TO COMMENCEMENT OF WORKS. CONTRACTORS ARE RESPONSIBLE FOR PROTECTING ALL SERVICES ON-SITE. ANY DAMAGE TO SERVICES MUST BE MADE GOOD BY THE CONTRACTOR AT THEIR OWN EXPENSE AND TO THE SATISFACTION OF THE PROJECT MANAGER. CIVIL, STRUCTURAL & HYDRAULIC WORKS ARE SUBJECT TO THE ENGINEER'S DETAILS & SPECIFICATION. ALL WORK MUST COMPLY WITH ASA, BCA, AND LOCAL GOVERNMENT REGULATIONS. ALL PLUMBING AND DRAINAGE WORKS MUST COMPLY WITH THE REGULATIONS SET BY SYDNEY WATER OR THE RELEVANT LOCAL AUTHORITY. ALL WORK MUST BE CARRIED OUT PROFESSIONALLY BY QUALIFIED TRADES PEOPLE IN ACCORDANCE WITH THE LANDSCAPE DRAWINGS AND ENGINEER'S SPECIFICATIONS. SCULPT & SPADE DESIGN ACCEPTS NO RESPONSIBILITY FOR ANY DESIGN, CONSTRUCTION METHOD, MATERIALS, OR GENERAL SPECIFICATIONS VARIATIONS WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT. SCULPT & SPADE DESIGN ACCEPTS NO RESPONSIBILITY FOR ANY ERRORS ARISING FROM THE SURVEY PLAN. THIS DRAWING IS COPYRIGHT PROTECTED BY SCULPT & SPADE DESIGN, LANDSCAPE ARCHITECTS.	REVISION	AMENDMENT	DATE	REGISTRATION	ADDRESS		 SHEET # L/05
				 FOR APPROVAL SUBMISSION	LOT B (NO.14) RAINE ROAD, PADSTOW			
					CLIENT	Mr. B KATBAY	DATE # 13/05/2026	
					SHEET TITLE	LANDSCAPE SPECIFICATION	SCALE @ A3 1:200	
							DRAWN JC	
						CHKD JC		
					PROPOSED DEVELOPMENT TYPE			
					New Attached Dual Occupancy			