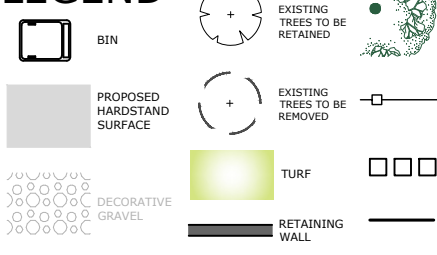


LANDSCAPE PLAN NOTES:

1. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND HYDRAULICS PLANS WHICH WILL PREVAIL IN THE EVENT OF ANY DISCREPANCIES.
2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH COUNCIL'S DEVELOPMENT CONTROL PLAN.
3. COUNCIL CROSS OVER AND LAYBACK TO MEET COUNCIL SPECIFICATIONS.
4. REFER ENGINEER'S DETAILS FOR RETAINING WALLS OVER 600mm.
5. TURF FAIRED TO NATURAL GROUND LEVELS.
6. TURF ON COUNCIL VERGE MADE GOOD AFTER CONSTRUCTION.
7. EXISTING TREES TO BE RETAINED WILL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH AS4970-2009 PROTECTION OF TREES ON CONSTRUCTION SITES.
8. EXISTING TREES REQUIRING PRUNING WILL BE UNDERTAKEN IN ACCORDANCE WITH AS4373-2007 PRUNING OF AMENITY TREES AND MAY REQUIRE COUNCIL APPROVAL.
9. THE MAINTENANCE OF LANDSCAPING SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

LEGEND



SPECIFICATION NOTES:

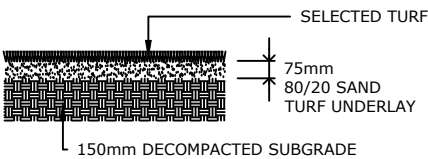
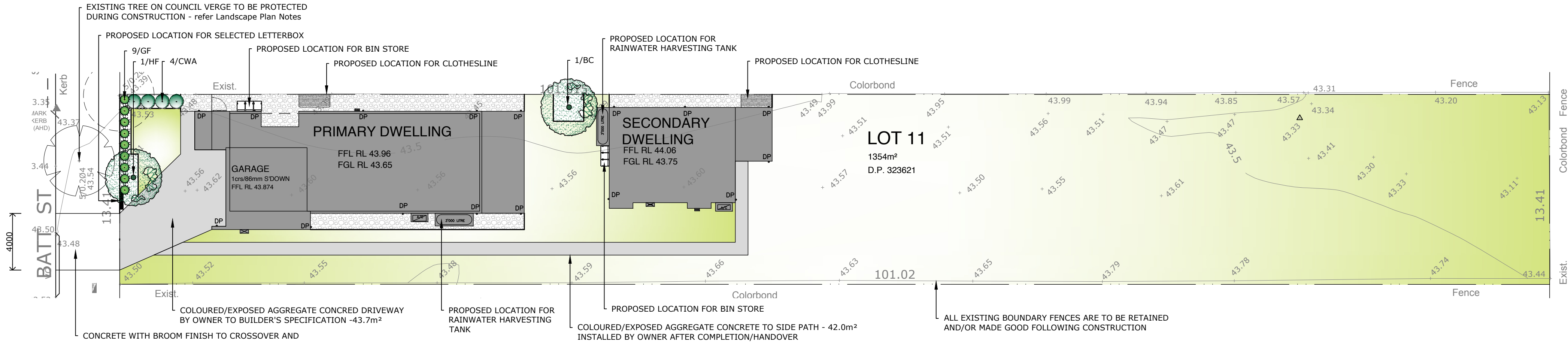
1. The contractor shall be responsible for all sub-grade excavation and preparation to allow for topsoil and mulch depth requirements.
2. All trees and shrubs are to be planted in accordance with Planting Schedule.
3. Before landscape work is commenced, Contractor is to establish the position of all service lines. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, mulch, garden beds, etc.,)
4. "No levels taken" therefore any walls, steps etc., to be constructed must have levels taken on site by contractor to ascertain height and/or slope. All contours shown in A.H.D.
5. On-structure garden bed soils to be conditioned with a 50mm cover of pasteurised Cow Manure.
6. All imported soil to be of premium garden mix standard containing 40% Soil, 20% coarse sand, 10% graded ash, 10% coco peat, 20% composted saw dusts. Profile depths not to exceed 200mm.
7. Turf type to be as specified in Planting Schedule. Turf to be laid on a 75mm minimum base of 80% sand 20% soil mix. All sub grade clays to be judiciously cultivated 150mm deep.
8. All beds to be covered with a minimum of 75mm of Horticultural grade composted pine bark mulch or as specified.
9. Surface drains to be 250mm wide and connected to storm water unless otherwise noted.
11. It is recommended that the planting of any canopy tree have a minimum setback of 3.5m to the outside enclosing wall or edge of a legally constructed building, structure or the proposed development.

COMPLIANCE NOTES:

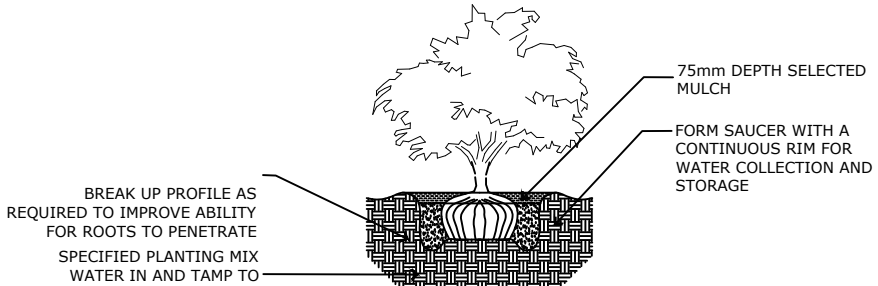
- CONTRACTOR/OWNER MUST ENSURE THAT THEY ARE IN POSSESSION OF A CONSTRUCTION CERTIFICATE AND ALL OTHER REQUIRED APPROVALS FROM THE LOCAL GOVERNMENT AUTHORITY OR PRIVATE CERTIFYING AUTHORITY PRIOR TO COMMENCEMENT OF LANDSCAPE STRUCTURAL WORKS.
- CONTRACTOR/OWNER MUST SATISFY HIMSELF AS TO STRUCTURAL INTEGRITY OF ALL STRUCTURAL LANDSCAPE ELEMENTS.

LANDSCAPE CALCULATIONS

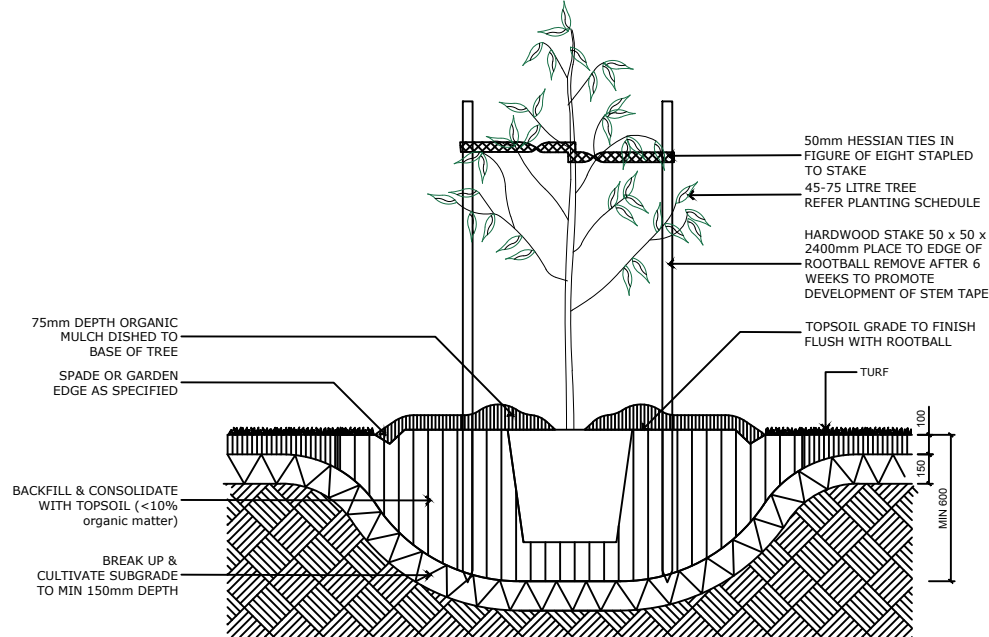
	sqm	%
TOTAL SITE AREA		
(as per site survey)	1354.0	100
PERMEABLE LANDSCAPE AREA	1036.5	76.6
FRONT SETBACK		
TOTAL AREA	91.8	100
LANDSCAPE AREA	44.4	48.4
(45% required as defined by Canterbury-Bankstown DCP 2023)		



TURF DETAIL
Scale: N.T.S.



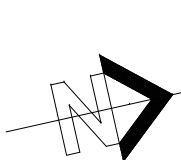
SHRUB PLANTING DETAIL
Scale: N.T.S.



TREE PLANTING DETAIL - 45-75L
Scale: N.T.S.

Indicative Planting Schedule

Symbol	Botanic Name	Common Name	Number	Pot Size	Mature Height	Spread
Trees						
BC	Backhousia citriodora	Lemon Scented Myrtle	1	75lt	8m	1.2m
HF	Hymenosporum flavum	Native Frangipani	1	75lt	9m	1.5m
Shrubs						
CWA	Callistemon citrinus 'White Anzac'	White Anzac Bottlebrush	4	200mm	2m	1m
GF	Gardenia florida	Gardenia	7	200mm	1.0m	0.8m



Issue	Description	Date
A	Initial design for Approval	21.06.26

General Notes:
Drawings shall not be used for construction purposes until issued by Landscape Designer for construction. Prior to use for building construction the Builder must ensure that they are in possession of a Construction Certificate and all other required statutory approvals.
Contractors must verify all dimensions on site before commencing fabrication or preparation of workshop drawings, and verify all errors and omissions with the Architect. Use figured dimensions only. Do not scale from drawings.

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Scale @ A2:
1:200
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Project:
PROPOSED DWELLING
Project Address:
LOT 11, No.78 BATT STREET, SEFTON

Dwg:
LANDSCAPE PLAN
Drawing No: LP15630_26
Drawn: MAF
Date: 18.06.26
Client: MR A KARDIASMENOS
Issue: A

Sheet:
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