LEGEND

PROPOSED TREES

Wf — **Wf** Waterhousea floribunda (2)
Weeping Lilly Pilly
9m high native canopy tree
Min. 2m from building footprint
Min. 2m from services
Root barriers required

SHRUBS AND GROUNDCOVERS

Cw — Callistemon 'White Anzac' (16)
Bottlebrush
1m high native shrub
0.6m spacing

Lt — Lomandra 'Tanika' (30)
Dwarf Mat Rush
0.5m high native grass
0.4m spacing

SURFACES

Concrete Pavement
Reinforced concrete slab
Grey coloured finish
Engineer spec.
AS 2890

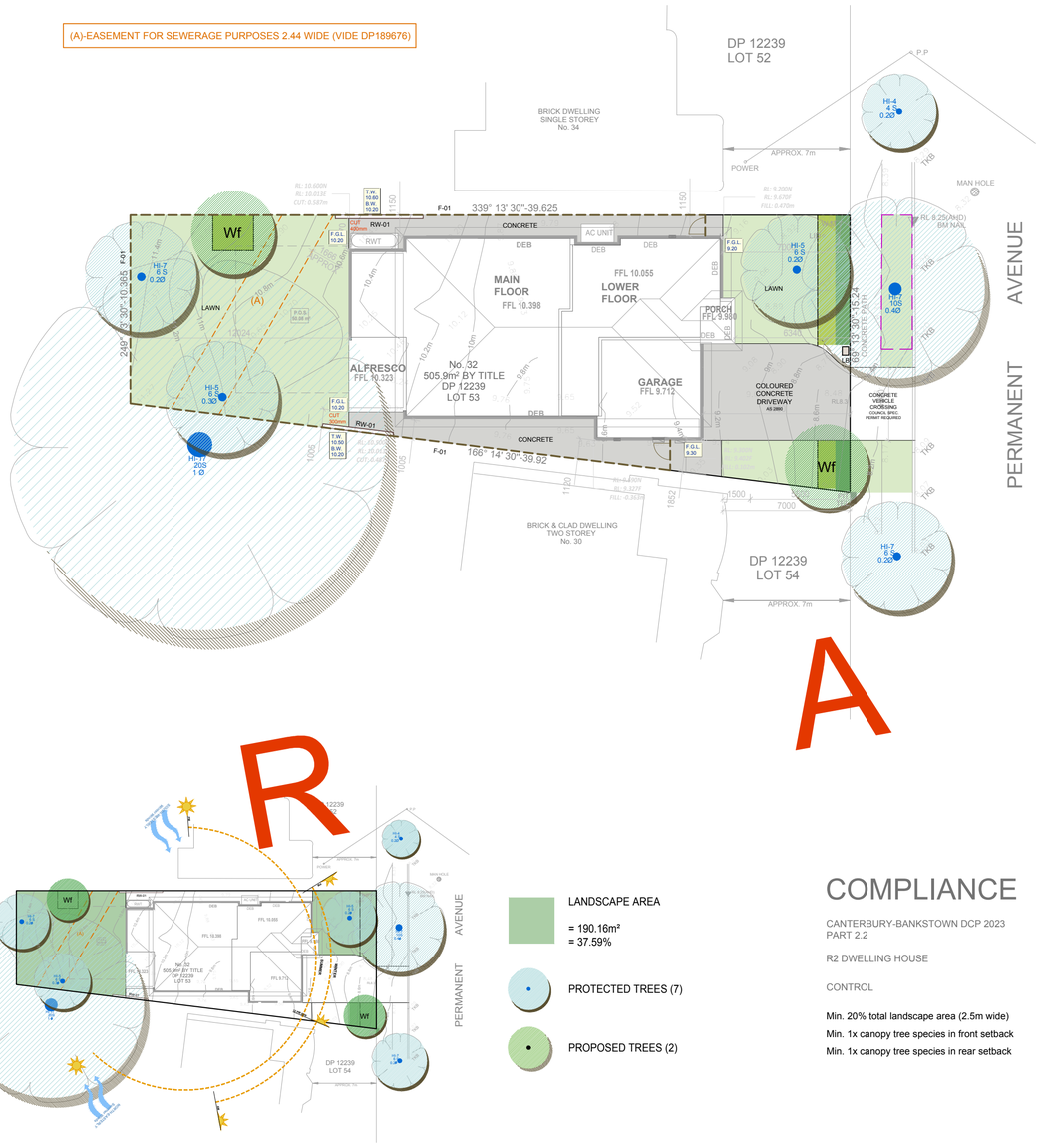
Lawn (200m²)
Zoysia 'Nara' turf rolls
see Landscape Specification

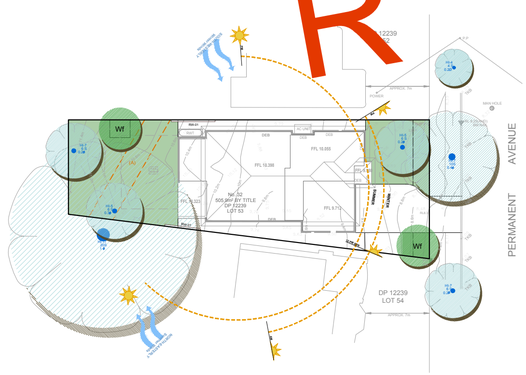
STRUCTURES

F-01 — Side Boundary Fencing
1.8m high lapped and capped timber fence
Dividing Fences Act spec.
Council spec.

RW-01 — Retaining Wall
Selected masonry retaining wall
Council spec.
AS 4678

LB — Letterbox
Brick pier letterbox
Finish to match dwelling
BCA spec.
Australia Post spec.





100% NATIVE SPECIES

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	PLANTING HEIGHT	SPACING	QTY	POT SIZE	NATIVE
TREES								
Wf	Waterhousea floribunda	Weeping Lilly Pilly	9m	2m	as shown	2	100L	*
SHRUBS AND GROUNDCOVERS								
Cs	Callistemon White Anzac'	Bottlebrush	1m	0.3m	0.6m	16	200mm	*
Lt	Lomandra 'Tanika'	Dwarf Mat Rush	0.5m	0.2m	0.4m	30	150mm	*

LANDSCAPE AREA
= 190.16m²
= 37.59%

PROTECTED TREES (7)

PROPOSED TREES (2)

COMPLIANCE

CANTERBURY-BANKSTOWN DCP 2023
PART 2.2

R2 DWELLING HOUSE

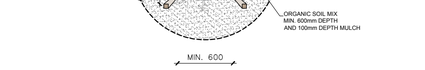
CONTROL	PROVIDED
Min. 20% total landscape area (2.5m wide)	37.59%
Min. 1x canopy tree species in front setback	1
Min. 1x canopy tree species in rear setback	1

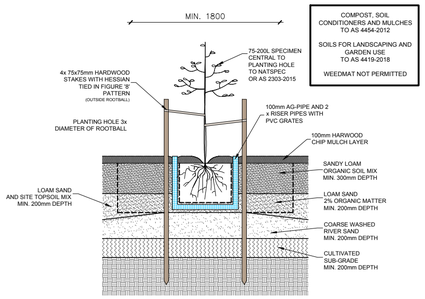
PALETTE

Waterhousea floribunda (Wf)
Weeping Lilly Pilly

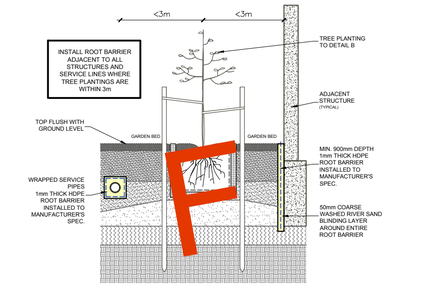
Callistemon 'White Anzac' (Cw)
Bottlebrush

Lomandra 'Tanika' (Lt)
Dwarf Mat Rush

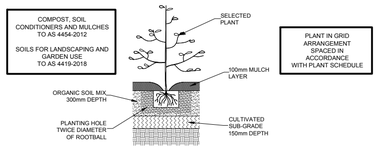




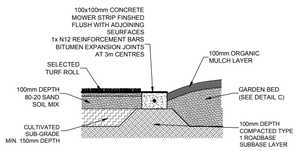
DETAIL A - TREE PLANTING
(TYPICAL)
NOT TO SCALE



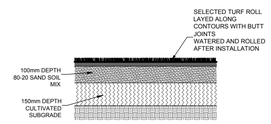
DETAIL B - ROOT BARRIER
NOT TO SCALE



DETAIL C - SHRUB AND GROUNDCOVER PLANTING
NOT TO SCALE



DETAIL D - GARDEN EDGE
NOT TO SCALE



DETAIL E - LAWN
NOT TO SCALE

PROTECTION
Refer to Arborist report for tree protection details.
Protect any trees to be retained within the site, on Council land, and adjacent land in accordance with AS 4970-2009 (or as directed by Arborist).
Engage an appropriately qualified and experienced Arborist to supervise root disturbance during earthworks.
Install 75mm thick organic mulch layer within Tree Protection Zone (TPZ).
Do not change ground levels, store materials, or wash tools within TPZ.
Retain tree protection measures until all works have been completed.

SERVICES
Contractor shall confirm the locations of all services located onsite, within 5m of the boundaries and adjoining Council land.
Mark onsite the locations of services and utilities prior to undertaking any activities requiring the use of heavy machinery or excavation.

STORMWATER
Refer to Civil works specification for stormwater management details.
Grade all surfaces away from structures to designated drainage points connected to functioning stormwater systems.
Ensure no stormwater runoff is directed to adjoining land.

EARTHWORKS
Engage a suitably qualified and experienced Earthworks/Civil Contractor to carry out earthworks packages.
Consult relevant trades and consultants to ensure excavation, filling and compaction works are compatible with subsequent trade packages, and WHS obligations are met.

LANDSCAPE CONSTRUCTION
Install landscape works in accordance with relevant Council Consent, Development Control Plans (DCP), Building Code of Australia (BCA) and Australian Standards.
Figured dimensions take precedence over scale. Any discrepancies must be clarified prior to proceeding to the next stage. IF IN DOUBT PLEASE ASK.
Any engineering specification, Council direction or Statutory obligation shall take precedence over the Landscape Plan and Specification.
Ensure all existing property is appropriately protected during landscape works. Any damage is to be reported to the Site Manager and Property Owner.
Ensure all materials are safe, fit for purpose, and free from hazardous contaminants.

RETAINING WALLS
Engage a licensed contractor to construct retaining walls in accordance with relevant Council Consent, DCP, BCA and Australian Standards.
Engage a practicing Structural Engineer to design any retaining wall exceeding 600mm high.
No encroachment onto adjoining land shall occur. All structural elements, footings and drainage must be contained wholly within the development site boundaries.

PAVEMENTS
Engage a licensed contractor to construct all pavements in accordance with relevant Council Consent, DCP, BCA and Australian Standards.

SITE SOIL
Investigate soil types, nutrient levels, bulk densities and pH to determine the viability of site soil to accommodate future plant growth, and ensure compatibility with Australian Standards.
Strip and stockpile viable existing topsoil to incorporate with planting media.

PLANTING MEDIA
Blend the following proportions to form a homogenous soil mix:
Site topsoil 30%
Imported organic soil (to AS 4419-2018 Soils for Landscaping and Garden Use) 40%
Imported Compost (to AS 4454-2012 Compost, Soil Conditioners and Mulches) 30%
Incorporate water-storing granules into planting media in accordance with manufacturer's specification.
Install planting media in accordance with planting details supplied in this Landscape Plan and Specification, to 100mm below finished surface levels.
Mound up garden beds in centre and grade down surface to selected garden edges.
Tamp planting media to ensure consolidation, adding soil to fill cavities or subsidence as required. Rake top surface in preparation for planting.

PLANTING
Supply only plant material grown in accordance with NATSPEC guidelines and AS 2303-2015.
Provide species free from pest, virus and disease symptoms. All stock must be vigorous and true to form, with hardened off growth, and no evidence of root damage or deformity.
Trees must have a strong central leader, with a minimum height of 2m at planting.
All stock must be container grown for a minimum of 6 months prior to planting.
Install selected plant species in accordance with planting details supplied in this Landscape Plan and Specification.
Prune and maintain lower limbs to 2m above ground level.
Details of species and pot size supplied must be provided to the certifying party prior to issuing Compliance Certificate.
Maintain planted areas in accordance with Maintenance Schedule in this Landscape Plan and Specification.

FERTILISER
Spread slow-release nitrogenous inorganic fertiliser to manufacturer's specification after planting and turfing work tasks.

MULCHING
Supply only organic mulch in accordance with AS 4454 Compost, Soil Conditioners and Mulches, Mulch must be free from hazardous contaminants.
Install 75-100mm thick organic mulch layer to all planting beds. Grade mulch layer to soil level around plant stems in accordance with planting details supplied in this Landscape Plan and Specification.

STAKING AND TYING
Stake trees planted from stock sized 45L and larger, using hardwood stakes free from defects in accordance with planting details supplied in this Landscape Plan and Specification, taking care not to damage root systems or penetrate underground services.
Tie trees to hardwood stakes using 50mm wide hessian webbing in loose 'figure 8' pattern on windward side of trees.

TURFING
Remove all weeds, stones and deleterious material from lawn areas.
Excavate levels and deep-cultivate lawn areas to a minimum depth of 150mm.
Install Ag-lines connect to stormwater systems if minimum fall cannot be achieved, or if warranted by site conditions, or specified as part of Civil works packages.
Install 80-20 sand-soil mix underlay to lawn areas, and consolidate filling cavities as required.
Grade all surfaces with 5% fall toward designated drainage points and away from adjoining land, and screed surface to receive turf rolls.
Supply high-quality turf rolls of specified variety. Provide a warranty from the grower asserting the material is free from weeds, and the specified variety.
Install turf rolls within 24 hours of being cut.
Install turf rolls along contours with staggered butt joints, and finished levels flush with adjacent pavement or edging.
Saturate newly laid turf and roll flat with a water-filled drum-roller to remove divots and uneven ground.
Irrigate newly laid turf daily to maintain moisture to a depth of 100mm for a period of 3 weeks.
Protect lawn areas with fencing for 3 weeks or until ready for mowing, then apply light 80-20 sand-soil mix top dressing layer to newly laid lawn areas to fill joints and uneven surfaces.
Maintain lawn areas in accordance with Maintenance Schedule in this Landscape Plan and Specification.

IRRIGATION
Provide a fully programmable automatic drip irrigation system, utilising recycled water in accordance with plant and turf needs, using dedicated water supply points.
Prepare schematic plan and confirm with Hydraulic Engineer and Council to ensure compatibility with Local Authority requirements.
Supply and install automatically controlled system, comprising appropriately located computerised controllers, stations, solenoids, mainlines, feeder pipes, spray-heads, drip-heads to accommodate adequate irrigation for all plants and turf. Ensure all electrical devices, wiring and connections are adequately protected from weather utilising waterproof enclosures and connectors.
Ensure system has override shut-off function.
Liaise with Hydraulic Engineer to confirm installed system meets Statutory and Local Authority requirements.
Test system and rectify any defects immediately.
Report satisfactory test results to Superintendent for recording and sign-off completed installation.
Programme irrigation system to operate on weekly and hourly basis in accordance with plant and turf requirements.
Provide operation manual and instructions to Superintendent/Owner Representative to ensure effective ongoing operation after Defects Liability period.
Conduct weekly inspections during Plant Establishment/Defects Liability Period.

MAINTENANCE

A Landscape Establishment/Defects Liability Period of 12 months after Practical Completion is required to ensure the proper establish of soft landscape, and rectification of defective hard landscape elements. This must include care of plants and turf in accordance with accepted horticultural practices, and replacement of failed materials and structural elements.

The contractor must attend the site to perform maintenance on a weekly basis (minimum).

A site inspection must be carried out by Owner and Contractor representatives every month after Practical Completion to ensure the landscaping is maintained in accordance with approved documentation. Any rectification work identified must be rectified as soon as practicable, verified and signed off by both parties.

Watering
Irrigate trees, shrubs, groundcovers and lawn using functioning irrigation system. If irrigation system is not functioning, provide auxiliary irrigation by temporary sprinkler system or hand watering to ensure continuous growth.
Perform watering 3 times per week (minimum).

Weeding
Remove weed species from garden and lawn areas on as needed basis, and remove from site for disposal.

Pruning
Remove lower limbs of tree species to a height of 2m above ground level, or as directed by designer.
Trim shrubs to desired shape twice yearly or as directed by designer.
Remove spent flowers and dead-heads from groundcovers monthly, or as directed by designer.
Dispose of prunings in compost.

Lawn Mowing
Mow lawns to a height of 50-70mm above soil level, fortnightly in spring and summer, and monthly during autumn and winter.
Dispose of clippings in compost.

Fertilising
Fertilise garden and lawn areas using appropriate slow-release nitrogenous inorganic fertiliser to manufacturer's specification, twice yearly at a minimum.

Soil Subsidence
Make good any soil that has subsided during the Landscape Establishment/Defects Liability Period, within 14 days of identification, using the same material originally specified.

Failed Materials
Replace and make good any failed landscape materials (plant or built), during the Landscape Establishment/Defects Liability Period within 14 days of identification. Details of rectification must be reported to the Superintendent/Owner Representative, and signed-off by both parties.

SCAPEWISE
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Project : LOT 53 DP12239
32 PERMANENT AVENUE
EARLWOOD

Client : LEE & BARDAXIS

Drawing : LANDSCAPE PLAN

Date : 18th JUNE 2026

Designer : G. Kovacevic

Design No : L 2020087 - A01

Scale : 1 : 200 (B2 SHEET)

Designed:
Geoff Kovacevic
BCM (Hons)
DipAppSc (Landscape)

N
0 1 2 3 4 5

ISSUED FOR
DEVELOPMENT APPLICATION

GENERAL NOTES

THIS IS NOT A CONSTRUCTION PLAN.
This plan must be used for concept purposes only, and is subject to a detailed design prior to construction by appropriately qualified professionals.

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.

DO NOT USE DRAFT.
A draft version of this plan must only be used for client perusal.
A final version must used for submission.

Survey and engineering drawings to take preference to this drawing.

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This issue supersedes any previous issue.

DRAWING HISTORY

DATE	ISSUE	NOTES
18/06/26	A	DRAFT