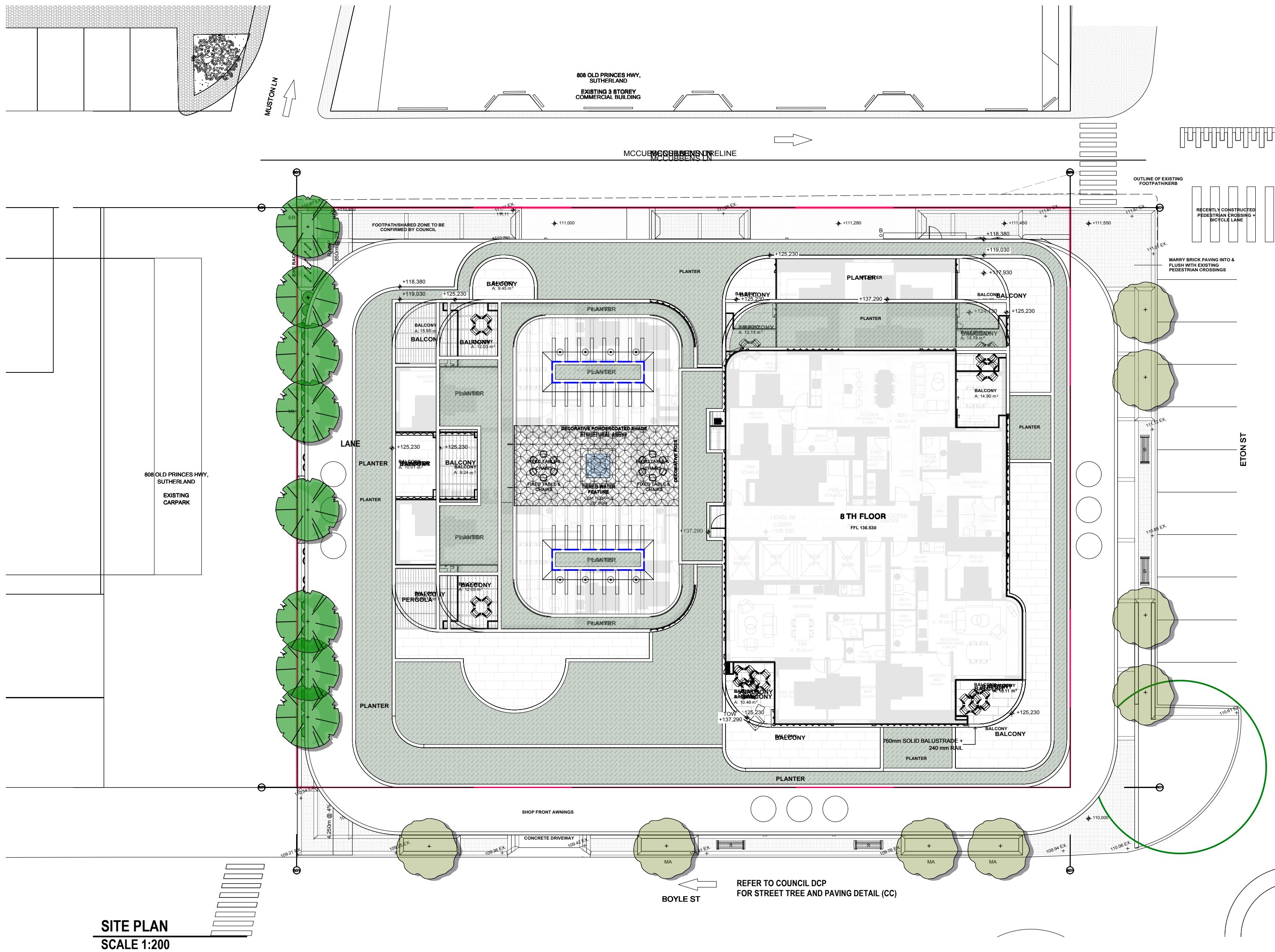


LANDSCAPE DATA

1-7 BOYLE STREET SUTHERLAND

Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. Date	Project No.
L-01	LANDSCAPE PLAN - SITE PLAN	A1	18/10/19	2011
L-02	LANDSCAPE PLAN - GROUND FLOOR	A1	18/10/19	2011
L-03	LANDSCAPE PLAN - LEVEL 2	A1	18/10/19	2011
L-04	LANDSCAPE PLAN - LEVEL 4	A1	18/10/19	2011
L-05	LANDSCAPE PLAN - LEVEL 7	A1	18/10/19	2011
L-06	LANDSCAPE PLAN - LEVEL 8	A1	18/10/19	2011



PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '07. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & destroyed. Reinstatement at boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list
D.A. approved landscape plan/s are required to be constructed as approved to obtain occupancy certificate.

External Lighting - (Amenity)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

LANDSCAPE MAINTENANCE NOTES

MONTH	WINTER EVENING WATERING (SEASONAL)	WINTER MORNING WATERING (SEASONAL)	WINTER AFTERNOON WATERING (SEASONAL)	WINTER WEEK ENDS WATERING (SEASONAL)	PLANNING BUDGETING WATERING	PLANNING BUDGETING WATERING	PLANT REPLACEMENT IF REQUIRED	
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.

All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.

Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and installed prior.

All outdoor lighting specified by architect or client to be installed by qualified electrician.

Anomalies that occur in these plans should be brought to our immediate attention.

Where an Australian Standard applies to a landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works.

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible the fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall use all proper procedures to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

Construction of a sediment trap at the vehicle access point to the subject site.

Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.

Earth banks to prevent scour of stockpiles.

Sandbag bank sediment traps.

Three bank & geotextile sediment filter.

Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting.

Refer to "Siltwater Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques.

2.01 MATERIALS

2.01.1 SOIL CONDITIONER (Generally to Improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Bridal Veil", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

2.01.2 NEW GARDEN & PROPOSED PLANTING

New garden and planting areas shall consist of a 300mm mix of clean site soil (refer to below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, AS 4454 Composts, Soil conditioners & mulches.

2.01.3 SPECIFIED SOIL MIX - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (naturally coarse), and 20% composted organic matter equivalent to maximum compost or soil conditioner, or other approved lawn top dress.

2.01.4 SITE TYPING

Site Typing is to be clean and free of unwanted matter such as gravel, clays, lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site soil is poor.

2.02 INSTALLATION

2.02.1 Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

Main Planting Beds: 300mm below existing levels with specified imported soil mix.

Turf areas: 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

2.02.2 Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakdown of the subgrade into a reasonably coarse 90% grade. Subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

2.02.3 Drainage Works

Material surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and/or service pit.

2.02.4 Placement and Preparation of Specified Soil Conditioner & Mixes.
Trees in turf & beds: Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

2.02.5 Main Planting Beds: Install specified soil conditioner to a compacted depth of 100mm.
Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine 80% and good growing medium in preparation for planting.

Turf Areas: Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

2.02.6 PLANTING

2.02.6.1 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Native Guide No. 2. Certification that trees have been grown to Natap guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:
- True to type. Good vigour and health. Free from pest & disease. Free from injury, self-supporting, good stem taper, has not been pruned incorrectly, is singly dominant, has even crown symmetry. Free from installed bark & stem junctions, even trunk position in pot, good root structure.

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-auxiliary for further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitution of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Tags

Provide min. 3 No. Stakes and tags to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 200mm x 50mm x 50mm Hardwood, or approved alternative. Tag shall be 50mm wide hessian webbing material.

c) Fertilisers

Plants shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

2.02.7 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass.

Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plants vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing

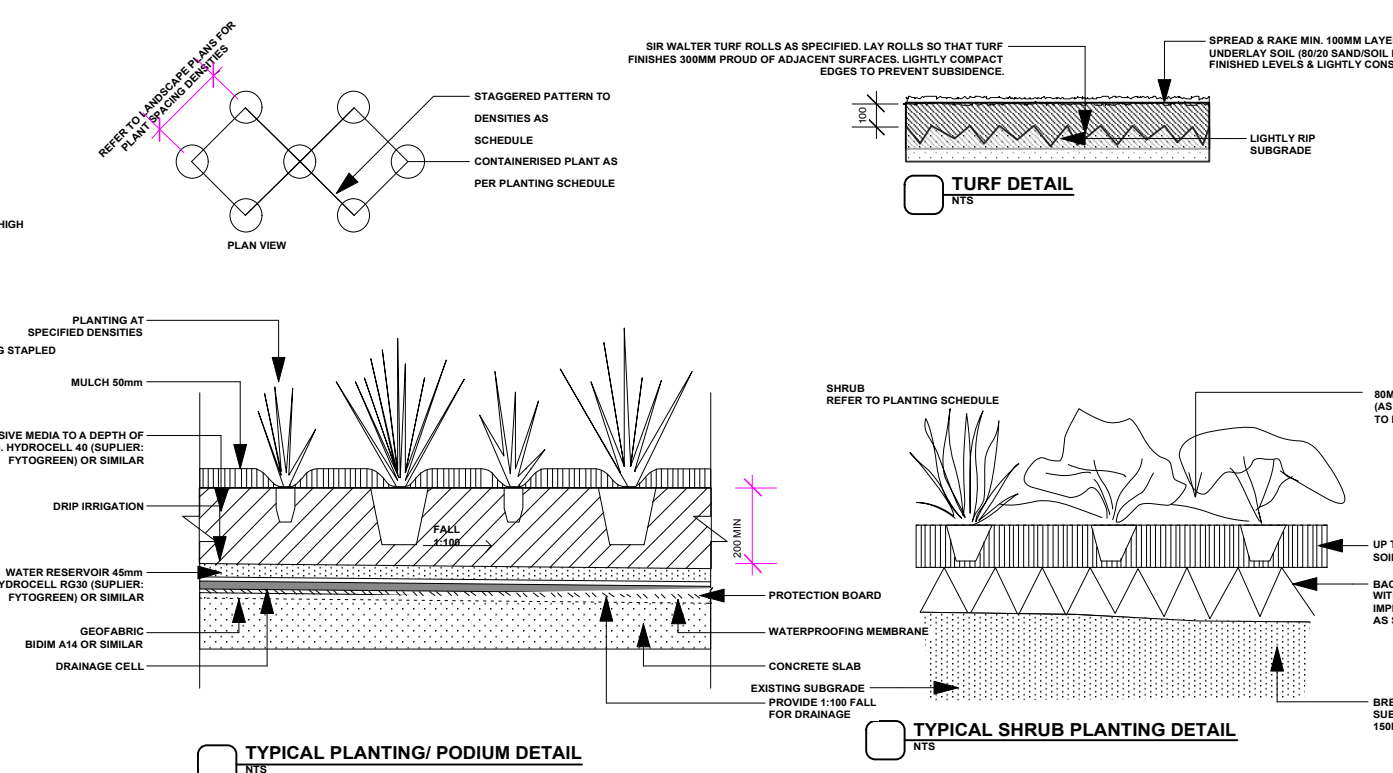
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thorough water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted.

Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel Garden Edging

The Contractor shall install stone edging as shown on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

Plant ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread
dra-dra	Dracaena draco	Red edged dragon tree	45L	3 - 5m	1.2 - 2.0m
ML	Melaleuca linariifolia	Flax-leaved Paperbark	45L	5 - 10m	6 - 10m
UP	Melia azedarach	White Cedar	76L	10 - 15m	10 - 15m
TLaur-us	Tristanopsis laurina 'luscious'	Kanooka, Water Gum	45L	5 - 10m	3.5 - 6m
Shrubs					
Ag-ly	Agave 'blue glow'		200mm	0.6m	0.9m
car-'ms'	Carissa 'Morning Star'	Dwarf Natal Plum	200mm	0.45 - 0.6m	1.2 - 2.0m
Pl-to-b-mm	Philosporum tobira 'Miss Muffet'		200mm	0.6 - 1.2m	1.2 - 2.0m
Rap-ind-op	Raphanopis indica 'oriental pearl'	Indian Hawthorn	300mm	0.45 - 0.6m	1.2 - 2.0m
Ro-off	Rosmarinus officialis	Rosemary	200mm	1.5 - 3m	1.2 - 2.0m
sen-ser	Senecio serpens	Blue Chalkicks	150mm	0.4m	0.6m
Str-reg-ju	Streptocarpus juncea	Narrow-leaved Bird of Paradise	200mm	0.9 - 1.5m	0.9 - 1.2m
West-gr	Westringia 'Grey Box'	Grey Box Westringia	200mm	0.9m	0.6m
Ground Covers					
Bl-al	Blechnum 'Silver Lady'	Flashbone Water Fern	150mm	0.75 - 0.9m	0.3 - 0.6m
Cas-ol	Cassinia 'Cousin It'	Cassinia 'Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m
Cra-arb	Crassula arborescens 'Bluebird'	'Blue Bird'	150mm	0.0 - 0.3m	0.3 - 0.6m
Cra-mc	Crassula 'Max Cook'		150mm	0.0 - 0.3m	0.3 - 0.6m
cra-ov-min'	Crassula ovata 'minima'	mini jade	150mm	0.0 - 0.3m	0.3 - 0.6m
Dich-off	Dichondra 'Silver Falls'	Silver falls kidney weed	150mm	1.2m	0.6m
Ro-offPro	Rosmarinus officialis 'Prostratus'	Trailing rosemary/Creeping Rosemary	200mm	0.5 m	1.2 - 2.0m
San-tri-1	Sansevieria fasciata 'Silver Queen'	mother in law tongue	150mm	0.45 - 0.6m	0.0 - 0.3m
Zoy-4m	Zoyzia tenuifolia	Petting Grass	150mm	0.0 - 0.3m	0.3 - 0.6m
Grasses					
Dor-exc	Doranthus excelsa	Gymea Lily	300mm	1.2m	2.4m
Imp-cyl	Imperata cylindrica	Bleed Grass	150mm	0.3 - 0.45m	0.0 - 0.3m
Lom-ba	Lomandra teretifolia	Time-leaved mat rush	150mm	0.5m	0.5m
Lom-con 'lp'	Lomandra confertifolia 'Little Pal'	Little Pal	150mm	0.5m	0.5m
Lom 'SB'	Lomandra filiformis 'SAVANNA BLUE'	Dwarf matt Rush	150mm	0.5m	0.5m



IRRIGATION WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all landscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Planting - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a usable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All landscape works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from landscape variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8536 5332.

IRRIGATION WORKS

5.01 GENERAL PERFORMANCE SPECIFICATION

An automated irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripger lines to irrigate all gardens, planters and lawn areas.

- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for the specified irrigation.

- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

- The landscape contractor shall check the existing pressure available from the ring mains and area irrigation piping to suit. Supply shall be from local hose cock where available.

- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.

- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.

- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.

- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.

- Dripper Pressure Test: Measurement of flowing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300kPa.

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately notified.

Warranty:

- A 12 month warranty shall be included to cover labour and all parts.

- Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.

12 MONTH MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of constructed works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the constructed works.

This shall include, but not be limited to, the following items where and as required: Watering at planting and lawn areas / irrigation maintenance.

Cleaning litter and other debris from landscaped areas.

Removing weeds, pruning and general plant maintenance.

Replacement of damaged, stolen or unsatisfactory plants. Make good areas of soil subsidence or erosion.

Topping up of mulched areas.

Spraying / treatment for insect and disease control.

Fertilizing with approved fertilizers at correct rates.

Mowing lawns & trimming edges each 14 days in summer or 18 days in winter. Adjusting lawns to Stakes.

Maintenance of all piping, retaining and landscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

GENERAL NOTES

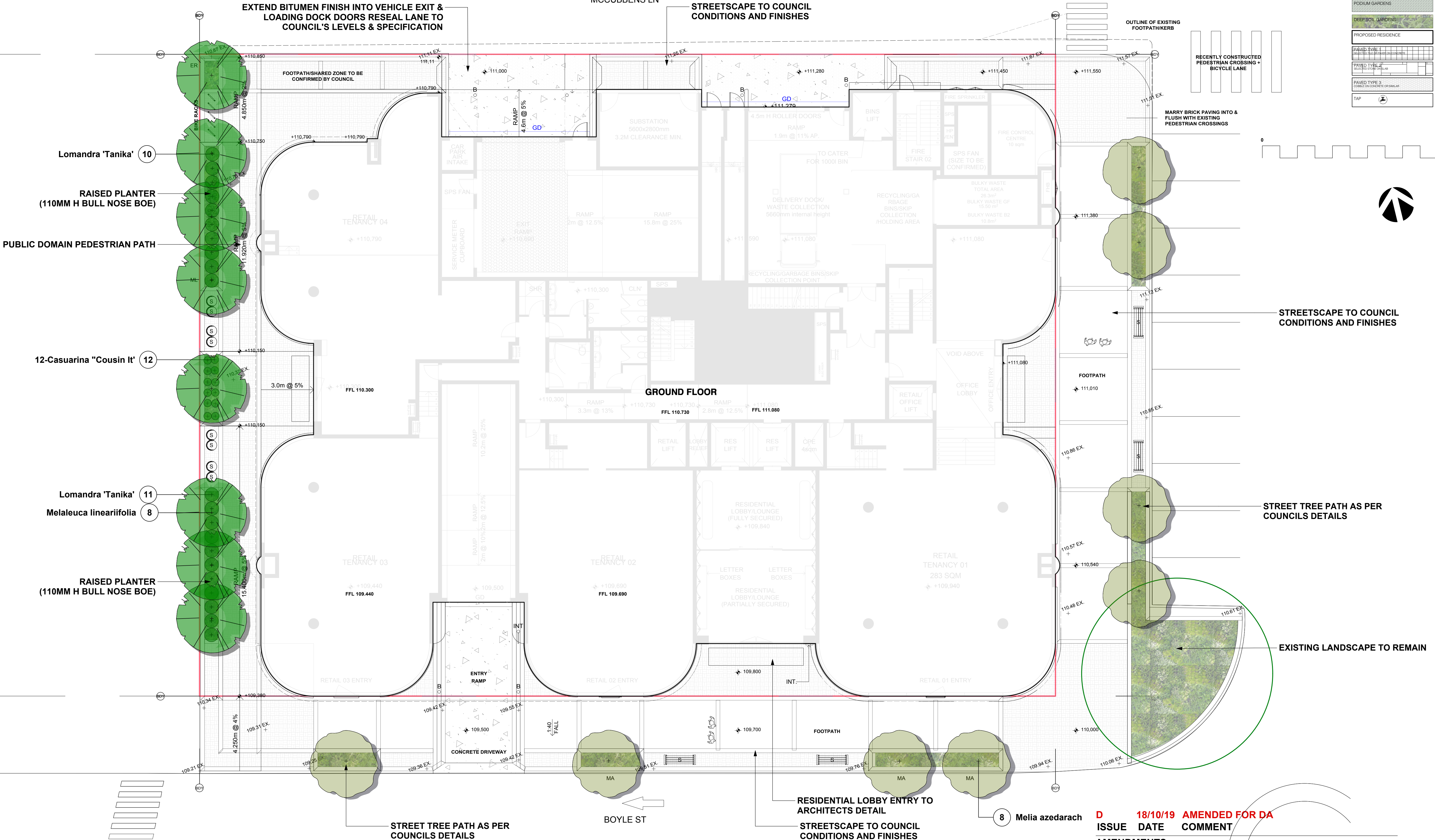
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All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.

MUS

LEGEND

DRIVEWAY	
TURF AREAS	
PODIUM GARDENS	
DEEP SOIL GARDENS	
PROPOSED RESIDENCE	
PAVED TYPE 1	
PAVED TYPE 2	
PAVED TYPE 3	
TAP	



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PO BOX 978
CRONULLA 2230
p 1300 22 44 55
info@sdstudios.com.au
www.sdstudios.com.au

Project **PROPOSED MIXED USE DEVELOPMENT**

Address **1-7 BOYLE STREET, SUTHERLAND**

Drawing Title **LANDSCAPE PLAN - GROUND FLOOR**

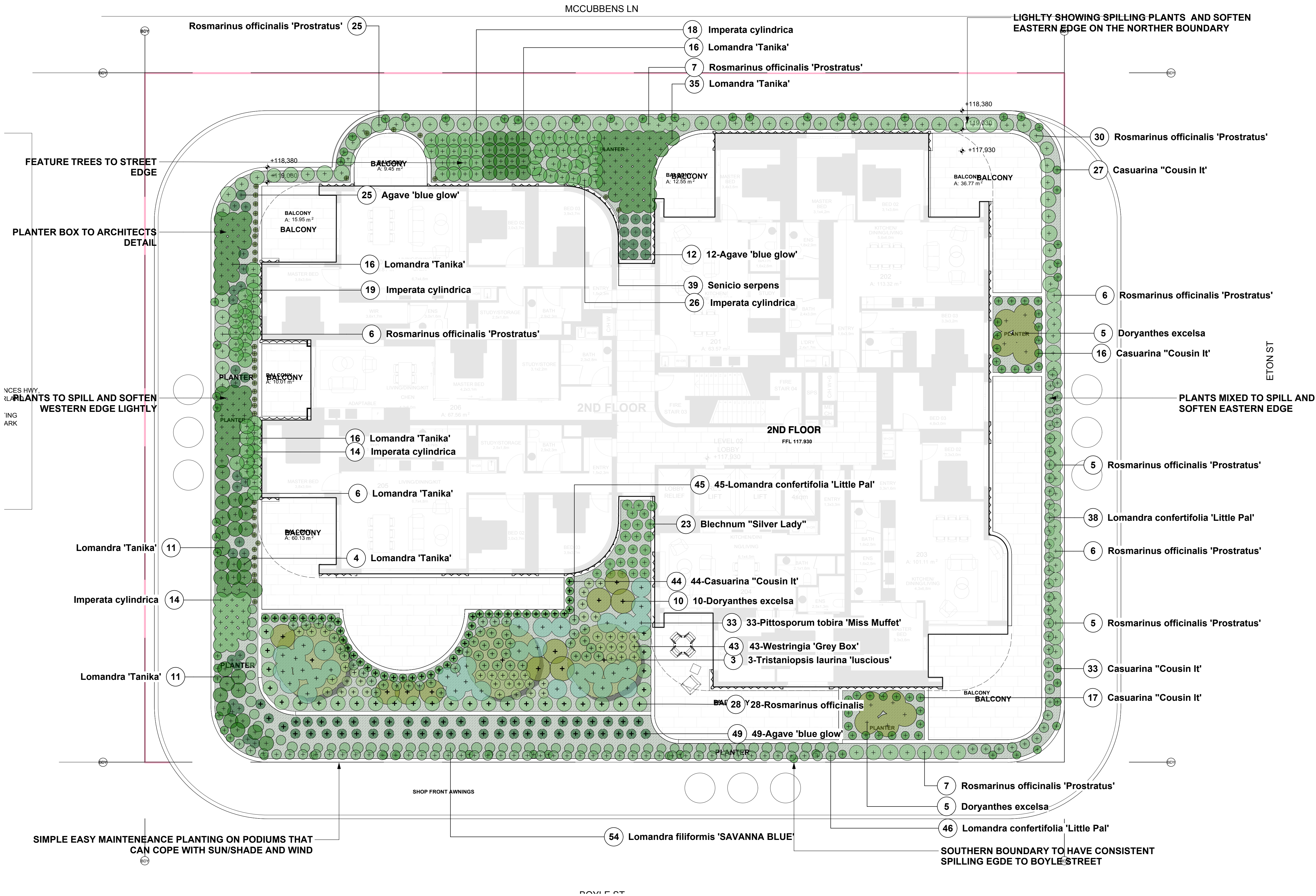
Date **18/10/19**

Scale **1:100@A1**

Drawing No. **2011**

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ISSUE DATE COMMENT
AMENDMENTS

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L-02 D



LEGEND

- DRIVEWAY
- TURF AREAS
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1
- PAVED TYPE 2
- PAVED TYPE 3
- TAP

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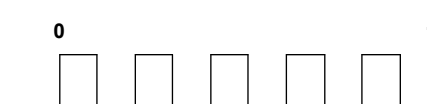
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Project	PROPOSED MIXED USE DEVELOPMENT		
Address	1-7 BOYLE STREET, SUTHERLAND		Date 18/10/19
Drawing Title	LANDSCAPE PLAN - LEVEL 2	Scale 1:100@A1	
Drawing No. 2011			

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ISSUE	DATE	COMMENT
AMENDMENTS		

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L-04 DDrawing No. **2011**

GENERAL NOTES

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and AS4045, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS 1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman-like manner according to the plans and specification.

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Any variation to the drawings is to be accepted by the Engineer in writing. Any variation in design, building method or construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

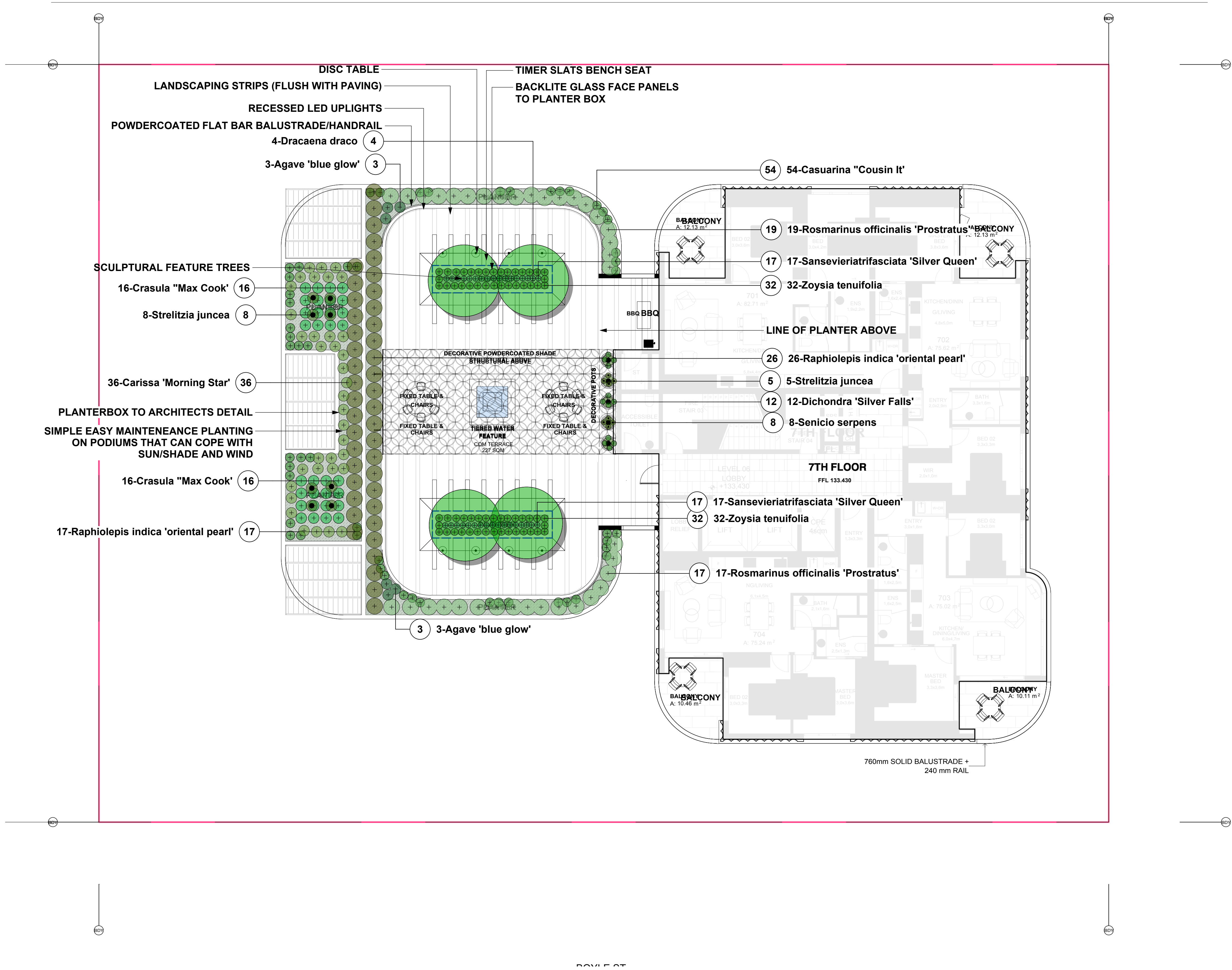
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CRONULLA 2230
p 1300 22 44 55
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Project	PROPOSED MIXED USE DEVELOPMENT
Address	1-7 BOYLE STREET, SUTHERLAND
Drawing Title	LANDSCAPE PLAN - LEVEL 4



LEGEND

DRIVEWAY	
TURF AREAS	
PODIUM GARDENS	
DEEPSOIL GARDENS	
PROPOSED RESIDENCE	
PAVED TYPE 1	
PAVED TYPE 2	
PAVED TYPE 3	
TAP	



GENERAL NOTES
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All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.
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PO BOX 978
CRONULLA 2230
p 1300 22 44 55
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www.sdstudios.com.au

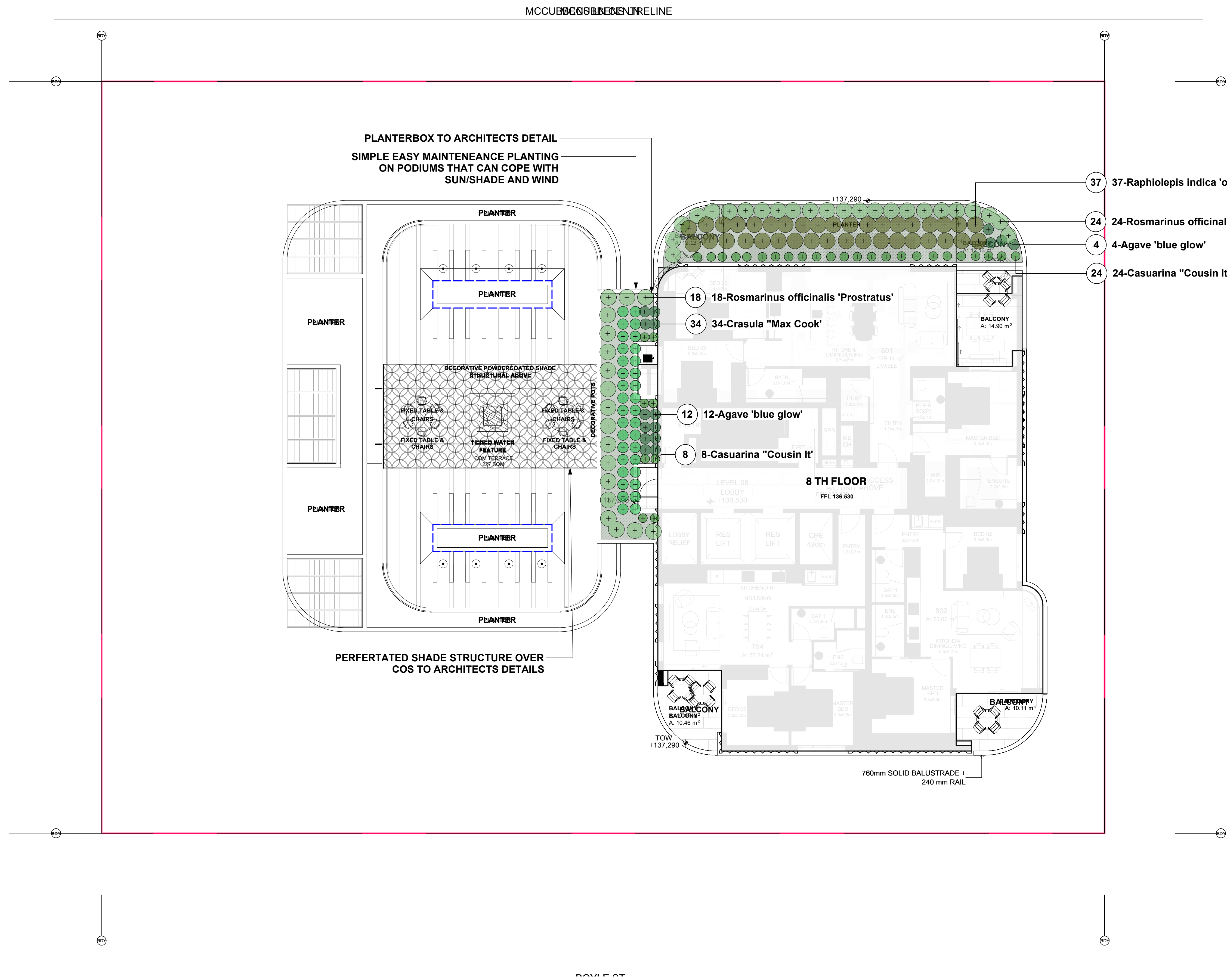
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Drawing Title **LANDSCAPE PLAN - LEVEL 7**

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LEGEND

DRIVEWAY	
TURF AREAS	
PODIUM GARDENS	
DEEP SOIL GARDENS	
PROPOSED RESIDENCE	
PAVED TYPE 1	
PAVED TYPE 2	
PAVED TYPE 3	
TAP	



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CRONULLA 2230
p 1300 22 44 55
info@sdstudios.com.au
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