

STORMWATER DRAINAGE TBC.
SUBJECT TO HYDRAULIC ENGINEER DETAILS.

'M' CLASS SLAB

ACID SULFATE SOILS CLASS 5

Any existing trees are to be protected in accordance with Council's Tree Preservation Order

Revision Schedule

Issue	Description	By	Date
A	SUBMISSION PLANS	CV	22/08/22
B	CLIENT REQUEST	CV	23/08/22

General Notes:

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SITE CALCULATIONS		m2
LOT AREA		752.5 sq m
SITE COVERAGE		
GROUND LIVING AREA		158 sq m
GARAGE AREA		37.2 sq m
PORCH AREA		10.6 sq m
OUTDOOR LEISURE		22.7 sq m
TOTAL	228.6 sq m	30.38%
HARDSCAPE AREAS		
DRIVEWAY AREA		43.7 sq m
CROSSOVER		28.9 sq m
ADDITIONAL CONCRETE		60.3 sq m
DECKING		0 sq m
TOTAL (exc. crossover)	104 sq m	13.82%
FRONT LANDSCAPED AREA		
LAWN AREAS		21.4 sq m
GARDEN AREAS		24.5 sq m
PEBBLE/GRAVEL AREAS		0 sq m
MULCH AREAS		0 sq m
REAR LANDSCAPED AREA		
LAWN AREAS		230.7 sq m
GARDEN AREAS		75.7 sq m
PEBBLE/GRAVEL AREAS		0 sq m
MULCH AREAS		7.7 sq m
TOTAL LANDSCAPED AREA	359.9 sq m	47.83%
MINIMUM LANDSCAPE REQUIREMENT:		263.4 sq m

Job No. 208777

Drawing: Landscape Plan

Client: Mr Rastogi & Ms Pillay

Address: Lot 4, No 22 Huxley St
WEST RYDE

Lodgement/Council: D.A/C.D.C -Ryde Council

Date Drawn: 22/8/22	Drawn: --	Sheet: 01 of 05
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Scale: 1:200

Client Signatures:

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LANDSCAPE SPECIFICATION

1. SITE PREPARATION

Area to be free of weeds and debris before the commencement of any landscape works. Weeds are to be sprayed with Glyphosate solution, leave adequate time for the weeds to die off prior to removal. Final levels and grades are to be determined at site inspection by the landscape contractor. The landscape plan is to be used as an indication only.

2. LAWN AREAS

Excavate all areas to be turfed to 75mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc. and away from buildings. Ensure that no pooling or ponding will occur. Install 75mm depth of imported topsoil. Just prior to laying turf, spread 'Sir Launcher' fertiliser at the recommended rate. Lay turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly. Turf to be used shall be a Buffalo sp.

3. GARDEN AREAS

Ensure that planting areas have been excavated to 250mm below finished levels. Supply and install 250mm of premium garden mix free of weeds, seeds and any foreign material. Topsoil Shall be either imported topsoil or stockpiled site topsoil (if suitable ie, no clay). Install 75mm depth of Pine Bark Mulch.

4. SHRUB PLANTING

All plants shall be supplied in good condition exhibiting good form and vigour, free from all pests and diseases. The hole is to be dug to a radius twice the width of the rootball of the plant, ensuring that the top of the pot is the same height as the adjacent ground level. The roots should be gently teased to promote healthy root growth and discourage girdling (pot bound circular root growth). Leave mulch free from around the base of the plants. Water well after planting.

5. TREE PLANTING

Trees shall be supplied in good condition exhibiting good form and vigour, free from all pests and diseases. The hole is to be dug to a radius twice the width of the rootball of the tree. Tree pit and plant container are to be thoroughly watered prior to planting. The roots should be gently teased to promote healthy root growth and discourage girdling (Pot bound circular root growth). The tree is to be planted so that the base of the tree is level with the top of the ground. Backfill with a mixture of imported soil and natural soil, or imported soil only. Mulch should be kept clear of the base to prevent collar rot. Water well after planting.

6. CONCRETE PATHS

Concrete pathways are to be installed to a minimum depth of 100mm and include reinforcement. Concrete areas are to conform to relevant Australian standards.

7. GARDEN EDGING

Garden edging is to be installed to all garden beds where no divide exists between garden and lawn areas. Use Havenbrick 50 by Adbri Masonry, or similar. The pavers are to be laid on a minimum of 40mm of mortar, with no mortar joint between the pavers. Refer to the brick edging typical detail.

8. FENCING

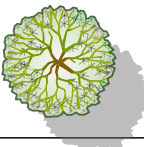





1800mm high timber lapped and capped or colourbond fences, unless otherwise specified by council or estate requirements. Retain existing fences where possible. Final fence type and colour to be confirmed with neighbour as required, prior to installation.

LARGE TREES

Betula pendula	Magnolia grandiflora	Magnolia grandiflora 'Exmouth'	Ulmus parvifolia
Silver Birch	Bull Bay Magnolia	Magnolia Exmouth	Chinese Elm



INDICATIVE PLANT SCHEDULE

Symbol	Type	Botanic Name	Common Name	Qty	Pot Size
	Large Trees	Betula pendula Magnolia grandiflora Magnolia grandiflora 'Exmouth' Ulmus parvifolia	Silver Birch Bull Bay Magnolia Magnolia Exmouth Chinese Elm	2	45Ltr
	Hedges to 1.5m	Murraya paniculata Photinia glabra 'Rubens' Acmena smithii 'Forest Flame' Camellia sasanqua	Mock Orange Small Leaf Photinia Lilly Pilly Sasanqua Camellia	48	200mm
	Small Shrubs	Gardenia augusta 'Florida' Pittosporum tobira 'Miss Muffet' Raphiolepis indica 'Oriental Pearl' Westringia fruticosa 'Zena'	Gardenia Florida Miss Muffet Pittosporum Oriental Pearl Indian Hawthorn Westringia Zena	33	200mm
	Climbers	Ficus pumila Pandorea jasminoides Trachelospermum asiaticum Trachelospermum jasminoides	Creeping Fig Bower of Beauty Japanese Star Jasmine Star Jasmine	4	200mm
	Tall shrubs	Gardenia augusta 'Magnifica' Pittosporum tenuifolium 'Silver Sheen' Cycas revoluta Blechnum nudum	Gardenia Magnifica Silver Sheen Pittosporum Sago Palm Fishbone Water Fern	32	200mm
	Small Grasses	Clivia miniata Dianella 'Silver Streak' Liriope muscari Tulbaghia violacea 'Variegata'	Clivia Silver Streak Flax Lily Lily Turf Variegated Society Garlic	59	150mm

** THIS PLANT SCHEDULE IS CONCEPTUAL ONLY **

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Job No. 208777

Drawing: Plant List/Specification

Client: Mr Rastogi & Ms Pillay


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WEST RYDE

Lodgement/Council: D.A/C.D.C -Ryde Council

Date Drawn:	Drawn:	Sheet:
22/8/22	--	02 of 05

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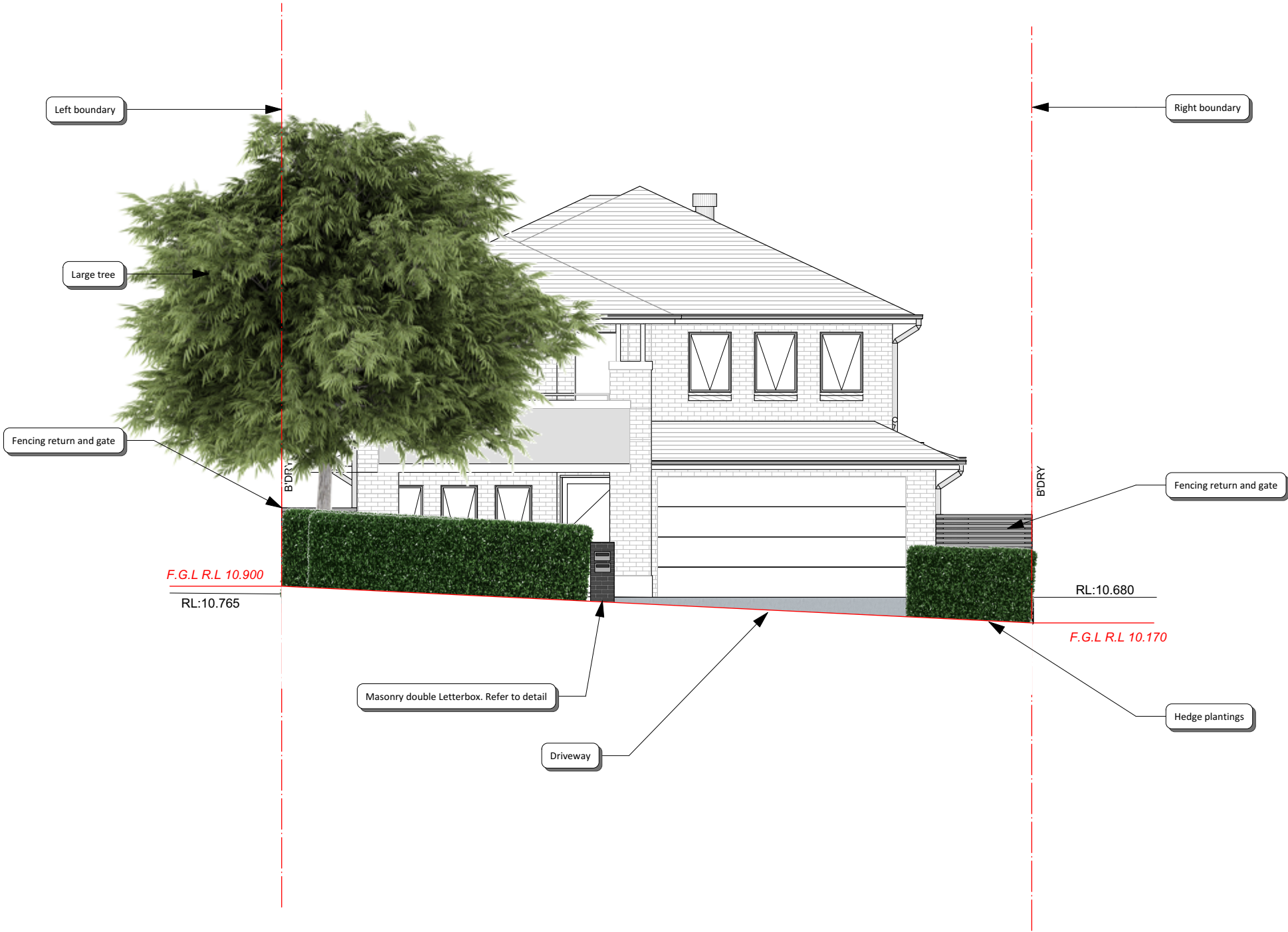


Client Signatures:

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FRONT ELEVATION AA (DIAGRAMMATIC ONLY)
SCALE 1:100

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Drawing: Elevation

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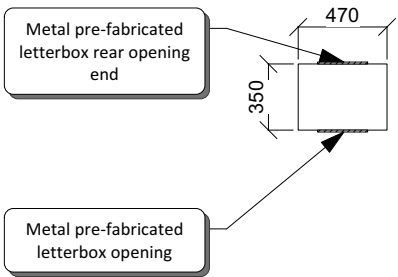
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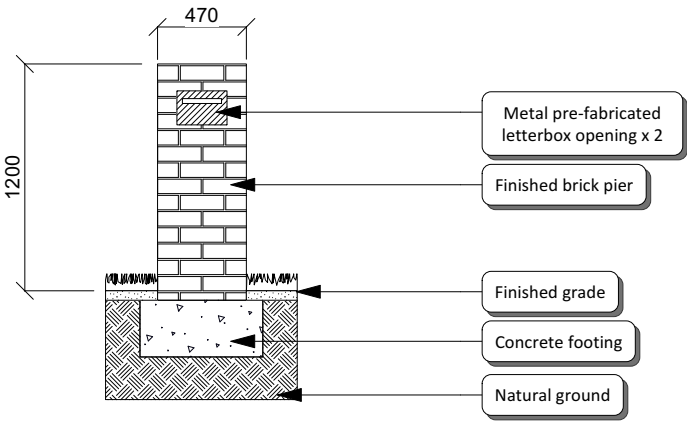
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1.
2.

TOP/PLAN VIEW



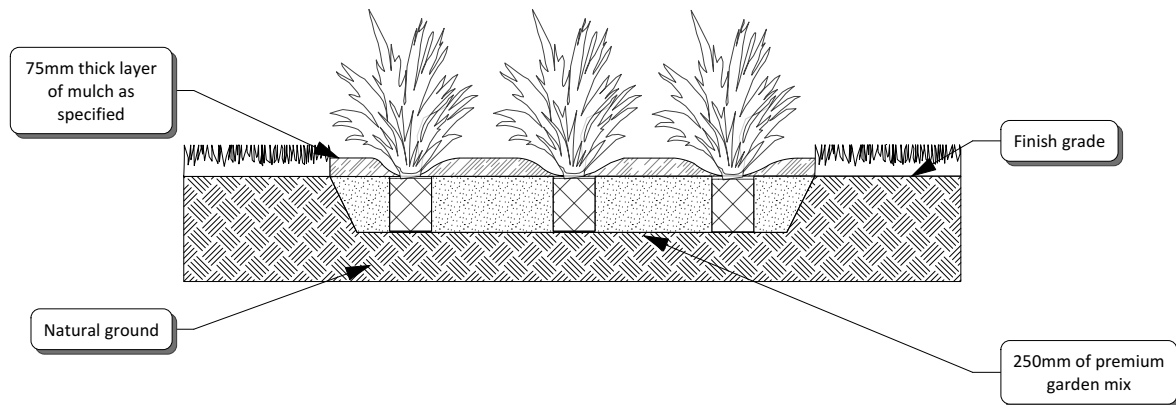
FRONT VIEW



- NOTES:
1. COLOURS CHOSEN ARE TO COMPLIMENT THE DWELLING
 2. ENSURE THAT NO PART OF THE FOOTING IS EXPOSED
 3. ENSURE NO CEMENT IS LEFT ON THE LETTERBOX OPENING AND BRICKWORK

LETTERBOX DETAIL

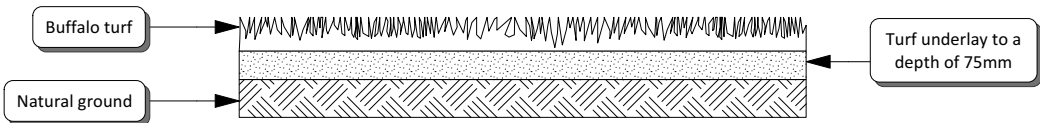
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- NOTES:
1. PLANTS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS & DISEASES
 2. MULCH SHOULD BE SPREAD TO THE DEPTH SPECIFIED
 3. WATER ADEQUATELY AFTER INSTALLATION
 4. REFER TO PLAN FOR SPACING

SHRUB/GROUNDCOVER/GRASS PLANTING DETAIL

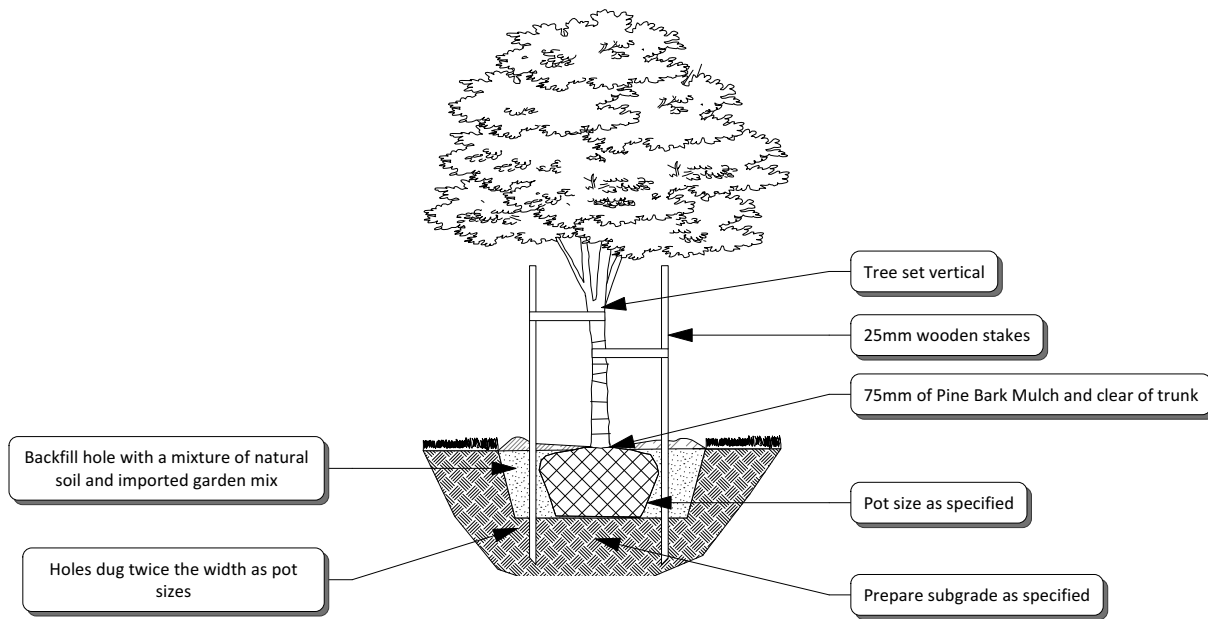
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- NOTES:
1. TURF ROLLS ARE TO BE FREE OF PESTS & DISEASES WITH ADEQUATE ROOTS PRESENT
 2. ENSURE AN EVEN GRADE OF TURF UNDERLAY
 3. WATER ADEQUATELY AFTER INSTALLATION

TURF DETAIL

SCALE 1:20



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1. PLANTS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS & DISEASES
 2. MULCH SHOULD BE SPREAD TO THE DEPTH SPECIFIED
 3. WATER ADEQUATELY AFTER INSTALLATION

TREE PLANTING DETAIL

SCALE 1:50

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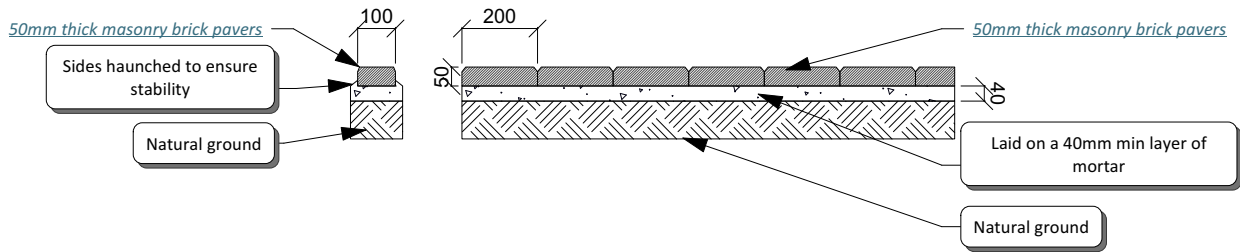
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Client Signatures:

- 1.
- 2.

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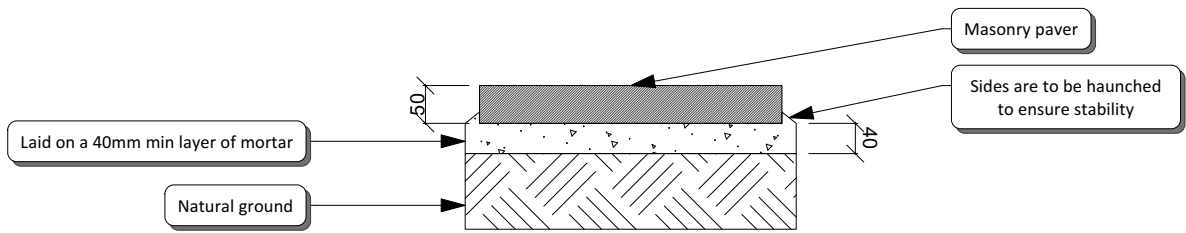
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- NOTES:
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 3. ANY LAWN AREAS SHOULD BE BUTTED UP CLOSELY TO THE BRICK EDGING

BRICK EDGING DETAIL

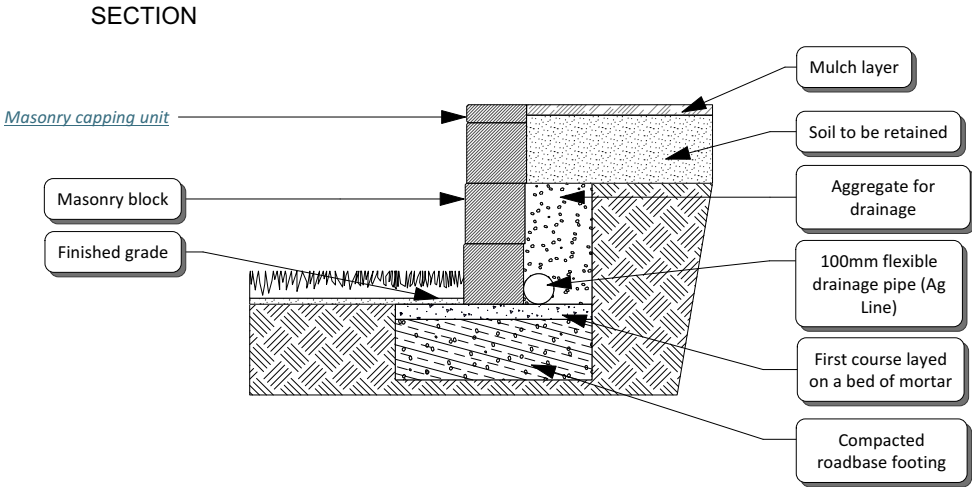
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 3. ANY SURFACE AREAS SHOULD BE BUTTED UP CLOSELY TO THE STEPPING STONES

STEPPING STONE DETAIL

SCALE 1:10



- NOTES:
1. THE DRAINAGE PIPE IS TO HAVE A CONTINUOUS DOWN SLOPE TO ENSURE ADEQUATE DRAINAGE
 2. ENSURE THAT NO PART OF THE MORTAR LAYER OR FOOTING IS EXPOSED
 3. ALL DRAINAGE AND AG LINES ASSOCIATED WITH RETAINING WALLS ARE TO BE CONTAINED FULLY WITHIN THE SUBJECT PROPERTY

MASONRY RETAINING WALL DETAIL

SCALE 1:25

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