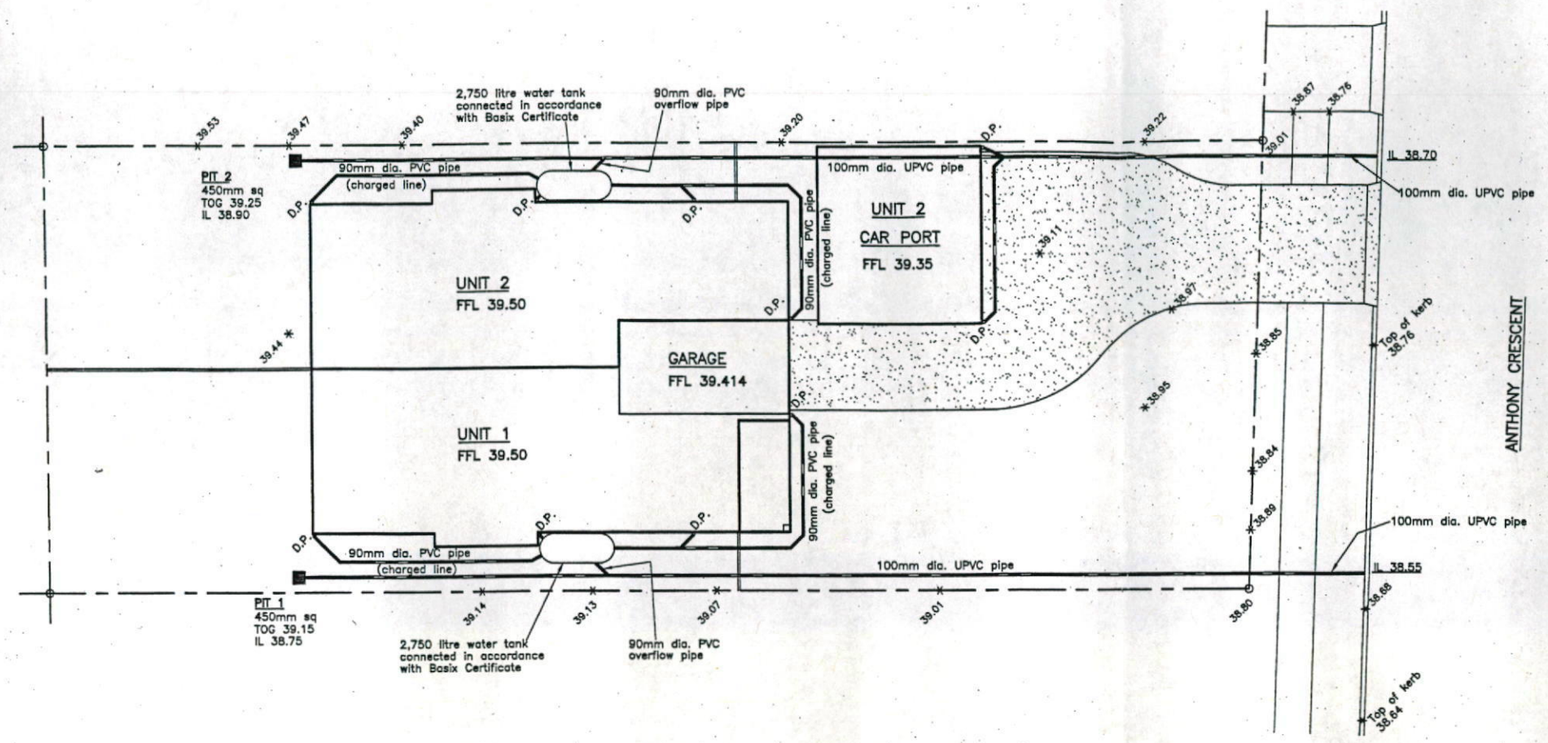

PLAN – STORMWATER DRAINAGE

STORMWATER DRAINAGE NOTES:

1. This drawing to be read in conjunction with the Architectural drawings, specifications and the remainder of the engineers drawings. Refer any discrepancies to the Architect before proceeding with construction.
2. ALL LEVELS SHOWN ON DRAWING ARE TO BE CHECKED ON SITE BEFORE EXCAVATION OF INSTALLATION OF PIPEWORK TO ENSURE CORRECT COVER AND FALL.
3. All levels as detailed on Architectural drawing and are to be confirmed on site before the commencement of any work.
4. All pipes and discharge have been calculated on the following design parameters:

   20 Year Recurrence Interval
   6 minute storm duration.
   Rainfall Intensity 156mm/hour

5. Number and location of downpipes to be confirmed by builder.
6. Pits 1 & 2 to be 450mm square with metal grates.
7. Do not cover or conceal from view under ground or enclosed work until it has been inspected and approved by council.
8. Concrete in pits and elsewhere in the drainage system to have a characteristic compressive strength in accordance with AS3600 of 20MPa.
9. Trenches for drain pipes shall be of sufficient width to allow for backfilling firmly around pipes.
10. Pipes shall be laid true to grade and alignment on firm, well rammed and compacted foundation.
11. Any pipe which is not true alignment or grade or which shows any settlement after laying or which is damaged during laying or the operation of rolling the formation shall be taken up and replaced.
12. Pits shall be formed at the depths indicated on the drawings or as necessary to give the required grades and falls to the drainage system. All soft, yielding and unsuitable material shall be removed from under the pits and the bed thoroughly compacted and finished to a firm surface of uniform bearing value.
13. ALL CONNECTIONS IN STORMWATER PIPES AND DOWNPIPES IN CHARGED STORMWATER LINES TO WATER STORAGE TANKS MUST BE FULLY SEALED TO CONTAIN 2.0m WATER HEAD. PROVIDE SCREW FIXED ACCESS POINTS IN ALL CHARGED PIPES TO ALLOW LINES TO BE FLUSHED CLEAN.

NOTE:
Location of Sydney Water's sewer main, sewer connection lines, water pipes, stormwater drains, underground electricity lines and other services must be obtained prior to commencement of any work on site.
DIAL BEFORE YOU DIG 1100

Issue	Date	App'd	DESCRIPTION

REVISIONS

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GROUP

SCALE	1:100
DATE	6–9–13
DRAWN	P.Martin.
DESIGNED	P.Andresen.
APPROVED	

CLIENT:
MR & MRS. L. LORENS

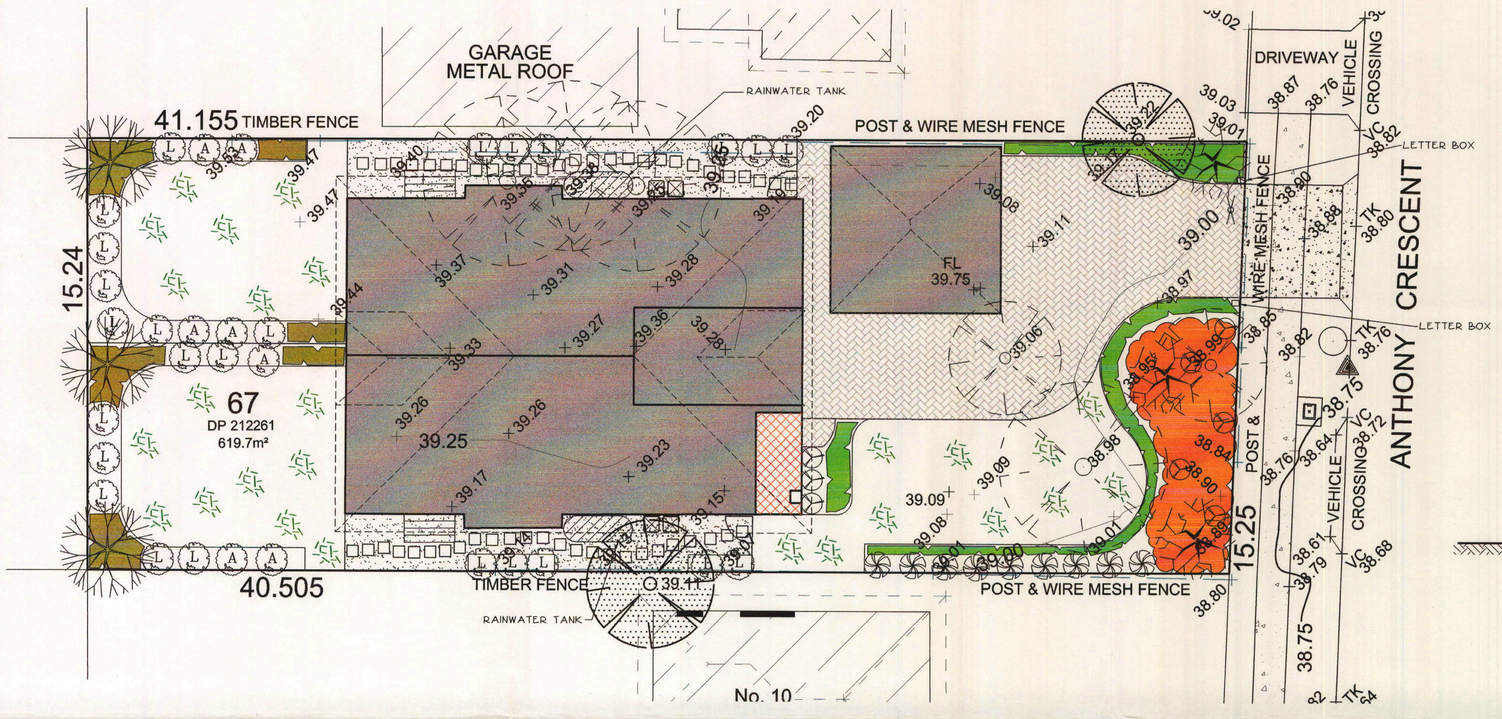
PROPOSED DUAL OCCUPANCY AT
12 ANTHONY CRESCENT, KINGSWOOD.
FOR: MR & MRS. L. LORENS

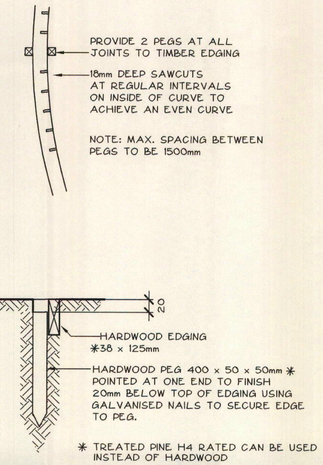
STORMWATER DRAINAGE DETAILS

DRAWING NUMBER
100206–1

ISSUE

LANDSCAPE CONCEPT PLAN





PLAN
TIMBER EDGING DETAIL
SCALE 1:10

LEGEND

- GROUND COVER (TYPE A)
- GROUND COVER (TYPE B)
- GROUND COVER SHRUBS — CALLISTEMON, BANKSIA
- SCREEN TREE OR SHRUB — L - LILLY PILLY "RESILIENCE", A - AGONIS
- FEATURE SHRUB — LILLY PILLY "CASCADE"
- CANOPY TREE — WATER GUM
- FEATURE TREE — TUCKEROO
- FEATURE SHRUB — ACACIA
- TURF BUFFALO "PALMETTO" OR "SIR WALTER"
- CLOTHES LINE
- TIMBER OR BRICK EDGE
- GARBAGE BINS
- FEATURE FINISHED CONCRETE DRIVEWAY
- TILED OR PAVED AREA
- CONCRETE DRIVEWAY WITHIN ROAD RESERVE
- STEPPING STONES IN DECORATIVE PEBBLE MULCH
- EXISTING TREES TO REMAIN AND BE PROTECTED
- EXISTING TREES TO BE REMOVED

INDICATIVE SPECIES LIST

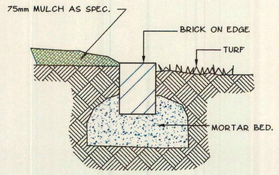
BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	APPROX NUMBERS
GROUND COVER (TYPE A)				
Dianella tasmanica "Tas Red"	Flax Grass	40cm	150mm	50
GROUND COVER (TYPE B)				
Lomandra longifolia "Tanika"	Lomandra Tanika	60cm	150mm	36
GROUND COVER SHRUB				
Banksia spinulosa "Birthday Candles"	Dwarf Banksia	1m	200mm	10
Callistemon viminalis "Little John"	Dwarf Bottlebrush	0.5-1m	200mm	10
FEATURE SHRUB				
Syzygium "Cascade"	Weeping Lilly Pilly	2-3m	200mm	9
Acacia Cognata "Limelight"	Bower Wattle	0.5m-1m	200mm	8
SCREEN TREES & SHRUBS				
Syzygium "Resilience"	Lilly Pilly	3-4m	200mm	24
Agonis flexuosa "Nana"	Dwarf Willow Myrtle	1-1.5m	200mm	7
FEATURE TREE				
Cupaniopsis anacardioides	Tuckeroo	6-8m	45 litre	3
CANOPY TREE				
Tristania laurina "Luscious"	Water Gum	8-10m	45 litre	3

PLANTING NOTES

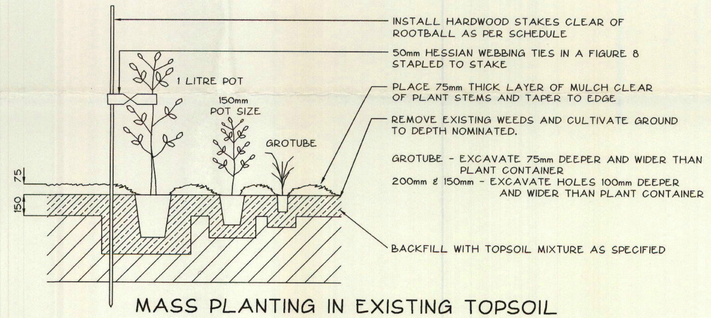
GROUND COVER TYPE "A" TO BE PLANTED AT 3 - 4 PER SQM
GROUND COVER TYPE "B" TO BE PLANTED AT 2 - 3 PER SQM
GROUND COVER SHRUBS TO BE PLANTED AT 1 PER SQM

NOTES

1. HARDWOOD STAKES TO BE 38 x 38 x 1800
2. AN APPROVED SLOW RELEASE PELLET TYPE FERTILISER HAVING AN N:P:K RATIO OF 18:2.1:3.1 EQUIVALENT TO OSMOCOTE 12 - 14 MONTH SLOW RELEASE FERTILISER APPLIED AT THE RATE SPECIFIED BY THE MANUFACTURER SHALL BE USED
3. PROPOSED TURF AREA SHOWN. TO BE FERTILISED WITH A N:P:K RATIO OF 3.2:4:4.3 SIMILAR TO No 17 LAWN FOOD AT THE RATE SPECIFIED BY THE MANUFACTURER
4. ALL GARDEN AREAS TO BE FILLED WITH APPROVED TOP SOIL AT MINIMUM 150mm DEPTH
5. ALL TURFED AREAS TO HAVE A MIN. OF 50mm OF APPROVED TOP SOIL PLACED PRIOR TO TURFING
6. TOPSOIL SHOULD CONFORM TO AS 4419 "SOILS FOR LANDSCAPING AND GARDEN" AND TO BE SUITABLE FOR NATIVE PLANT GROWTH WITH LOW PHOSPHORUS CONTENT, CONTAINING ORGANIC MATTER AND FREE FROM STONES OR OTHER MATERIAL EXCEEDING 25mm IN ANY DIMENSION.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED
8. IN ALL GARDEN AREAS, EXISTING SOIL TO BE DEEP RIPPED TO 200mm AND CULTIVATED TO 100mm
9. IN ALL TURFED AREAS, EXISTING SOIL TO BE CULTIVATED TO 75mm
10. WATERING REGIME. THE FIRST MONTH AFTER PLANTING IS THE CRITICAL TIME FOR WATERING. THE PLANTS REQUIRE HEAVY WATERING EVERY 3 DAYS. 50mm OF WATER PER WEEK AS A MINIMUM SHOULD BE ADOPTED AS A GENERAL GUIDE
11. MULCH PLANTING BEDS TO A MINIMUM OF 50 -75MM AS REQUIRED MULCH TO BE COURSE GRADE HARDWOOD MULCH, CONFORMING TO AS 4454 "COMPOSTS, SOIL CONDITIONERS AND MULCHES"
12. DECORATIVE PEBBLE MULCH COULD BE USED IN AREAS BORDERING DRIVEWAYS & AREAS SUBJECT TO ONSITE DETENTION
13. IF DECORATIVE MULCH IS USED NEXT TO GARDEN BEDS IN REAR AND SIDES OF UNITS, A CONTRASTING PEBBLE MULCH OR HARDWOOD MULCH TO BE USED WITHIN THE BEDS
14. EXCESS TOPSOIL GENERATED BY THE DEVELOPMENT CAN BE USED TO MOUND UP PLANTING BEDS IN SPECIFIED AREAS



BRICK - ON- EDGE (BE)



MASS PLANTING IN EXISTING TOPSOIL
N.T.S.

1:100 — 2 1 0 1 2 3 4 5 6 7 8 9 10 METRES (FOR A1 PLOT)

No.	AMENDMENT	DATE
F		
E		
D		
C		
B		
A	FIRST ISSUE	31/10/13

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DESIGNED KN
DRAWN KN
CHECKED
APPROVED DATE

SCALES: 1:100

CLIENT: MR & MRS LORENS

PROPOSED DUAL OCCUPANCY DEVELOPMENT
LOT 67 DP 212261, 12 ANTHONY CRESCENT, KINGSWOOD
LANDSCAPE CONCEPT PLAN

PLAN No. 1506LAN2 A
FILE No. 1506LAN2
SHEET 2 OF 2 SHEETS