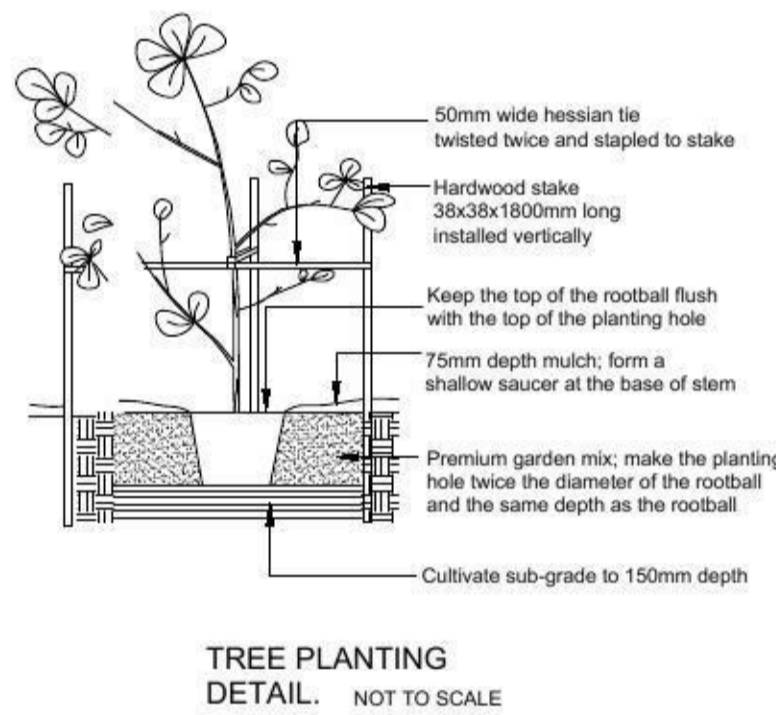
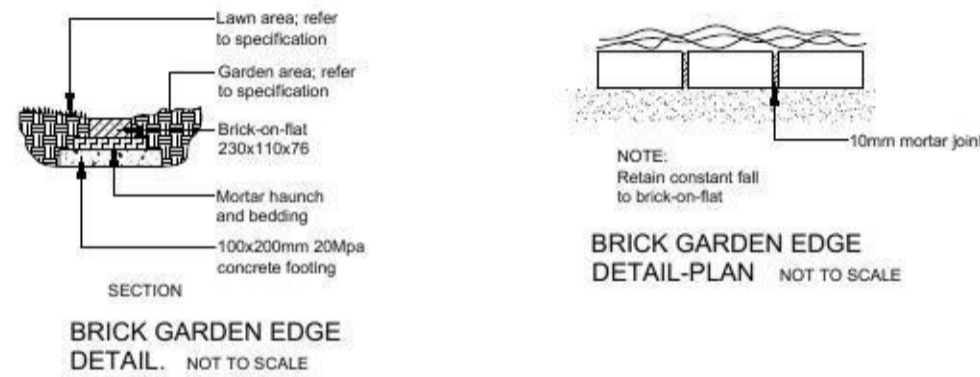


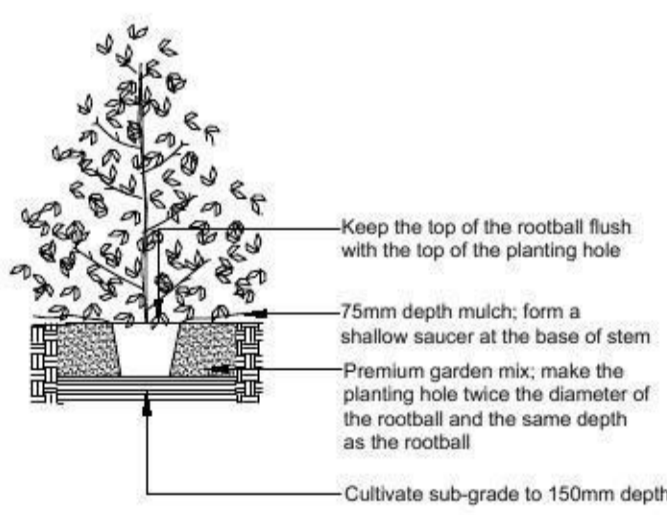
PLANTING SCHEDULE					
BOTANIC NAME	COMMON NAME	MATURE HEIGHT M	SPACING M	QTY	POT SIZE MM
TREES					
*BACKHOUSIA CITRIODORA	LEMON SCENTED MYRTLE	7-10M	2-4M	1	100L
PYRUS CALLERYANA CAPITAL	CAPITAL CALLERY PEAR	10-12M	2-4M	1	100L
SHRUBS					
*CORDYLIN 'RED FOUNTAIN'	RED FOUNTAIN CORDYLIN	1M	1M	5	200MM
*DIANELLA STREETSCAPE	STREETSCAPE DIANELLA	500MM	600MM	6	200MM
*DIANELLA LITTLE DEVIL	LITTLE DEVIL DIANELLA	600MM	600MM	22	200MM

*DENOTES AUSTRALIAN NATIVES OR WATERWISE PLANTING
 50% OF PLANTING REQUIRED TO BE WATERWISE OR AUSTRALIAN NATIVES = SATISFIED

50% OF TOTAL LANDSCAPE OUTSIDE BUILDING FOOTPRINT IS TO BE OF SOFT OR PERMEABLE SURFACE = SATISFIED



NOTE: REMOVE CONTAINER; REMOVE OUTER 5-10MM OF ROOTBALL;
 WATERING AFTER PLANTING IS MOST CRITICAL



NOTE: REMOVE CONTAINER; REMOVE OUTER 5-10MM OF ROOTBALL;
 WATERING AFTER PLANTING IS MOST CRITICAL

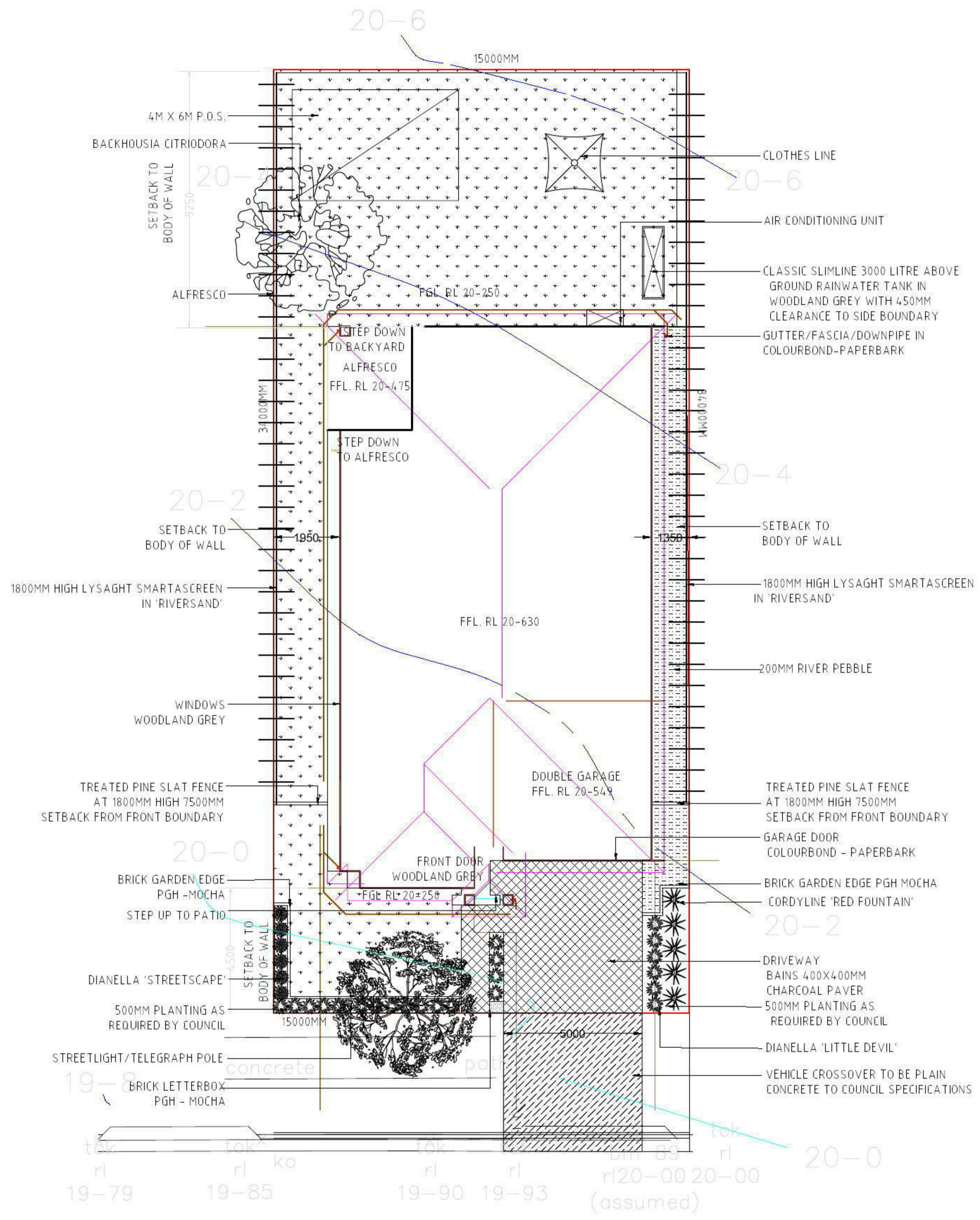
PROJECT 2122 CABARITTA WAY, JORDAN SPRINGS
 CLIENT: MATTHEW AND LAURA SHAM

LANDSCAPE CONCEPT PLAN

SCALE: 1:100 (A4)
 DATE: 15/04/2023
 DRAFTED BY: STEPHANIE JONES
 CHECKED BY: STEPHANIE JONES

16 CORDON STREET
 LEVIE HILL NSW 2743
 PH: 02 9454 5133
 stephanie.jones@leafscape.com.au
 18/11/2016 - 19/11/2016

Leafscape
 Designs



NOTES AND SPECIFICATIONS

SUB GRADE PREPARATION
 THE SUB GRADE TO ALL LANDSCAPED AREAS IS TO BE GRADED EVENLY TO ACHIEVE THE REQUIRED FALLS AND FINISHED LEVELS; LOOSE STONES OR ANY BUILDING DEBRIS ARE TO BE REMOVED PRIOR APPLICATIONS OF ANY TOPSOIL OR TURF UNDERLAY; WHERE THE SUBSOIL IS CLAY, APPLY GYPSUM AT A RATE OF 2.5kg/10m2 PRIOR TO CULTIVATION.

GARDEN BED PREPARATION
 ALL GARDEN BEDS MUST HAVE ADEQUATE DRAINAGE AND HAVE A MINIMUM 300mm LAYER OF PREMIUM GARDEN MIX PLACED OVER PREPARED SUB GRADE. PREMIUM GARDEN MIX TO BE MULCHED WITH CYPRESS MULCH (FINE) 75mm THICK.

TURFED AREAS
 ALL TURFED AREAS TO HAVE ADEQUATE DRAINAGE WITH A MINIMUM 100mm LAYER OF TURF UNDERLAY OR CLEAN TOPSOIL OVER PREPARED SUB GRADE; TURF TO BE SOFT LEAFED BUFFALO 'SIR WALTER' AS SPECIFIED BY A RECOGNIZED LICENSED COMMERCIAL TURF FARM WITH A CERTIFICATE OF AUTHENTICITY SUPPLIED.

PLANTING MATERIAL/PLANTING PROCEDURES
 ALL PLANTS ARE TO BE TRUE TO TYPE, FREE FROM PEST AND DISEASES AND BE IN A VIGOROUS WELL DEVELOPED CONDITION. ALL TREES TO HAVE A SINGLE LEADER IN APPROPRIATE SPECIES.
 ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS BEFORE PLANTING, THOROUGHLY WATER ALL PLANTS AND PLANTING AREAS, PRIOR TO, AND AFTER PLANTING OPERATIONS, PLANTS MUST BE WATERED REGULARLY AFTER PLANTING TO ENCOURAGE HEALTH AND VIGOR.

FERTILIZER
 FERTILIZER FOR PLANTS TO BE LONG LIFE (6 MONTHS) WITH A NPK RATIO OF 15 4 4 10 OR SIMILAR TO BE APPLIED AFTER PLANTING BEFORE MULCHING AND EVERY 6 MONTHS THEREAFTER. TURF TO BE FERTILIZED FOLLOWING THE COMMERCIAL TURF FARM'S INSTRUCTIONS.

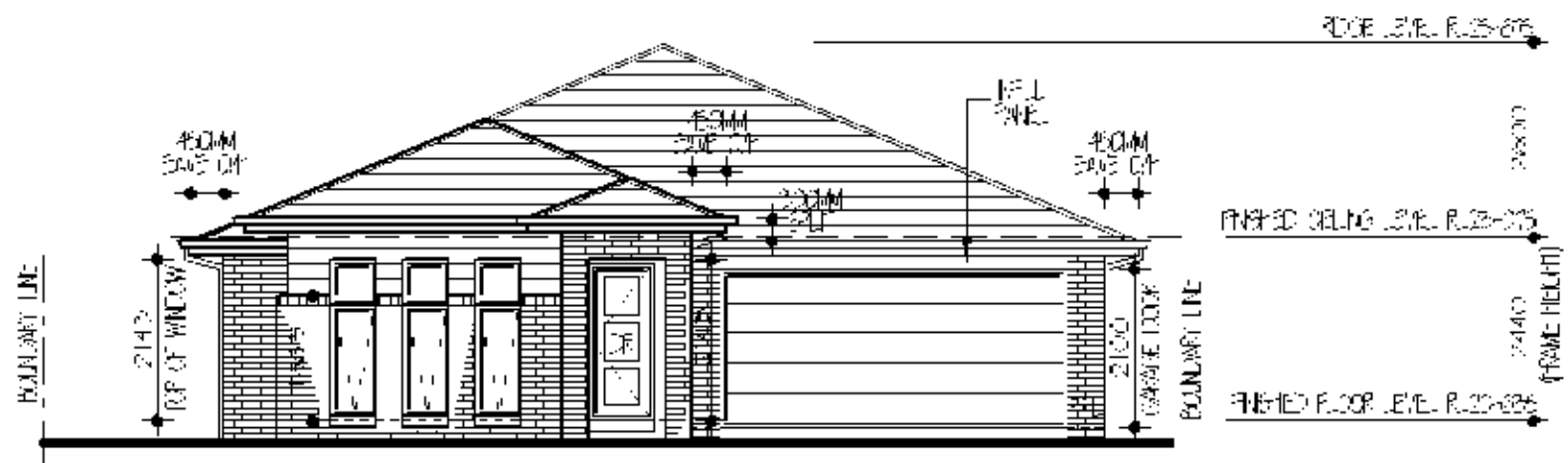
GARDEN EDGES
 ALL GARDEN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING IS PERMITTED

RETAINING WALL
 ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM HIGH OR OVER ARE TO BE OF MASONRY CONSTRUCTION

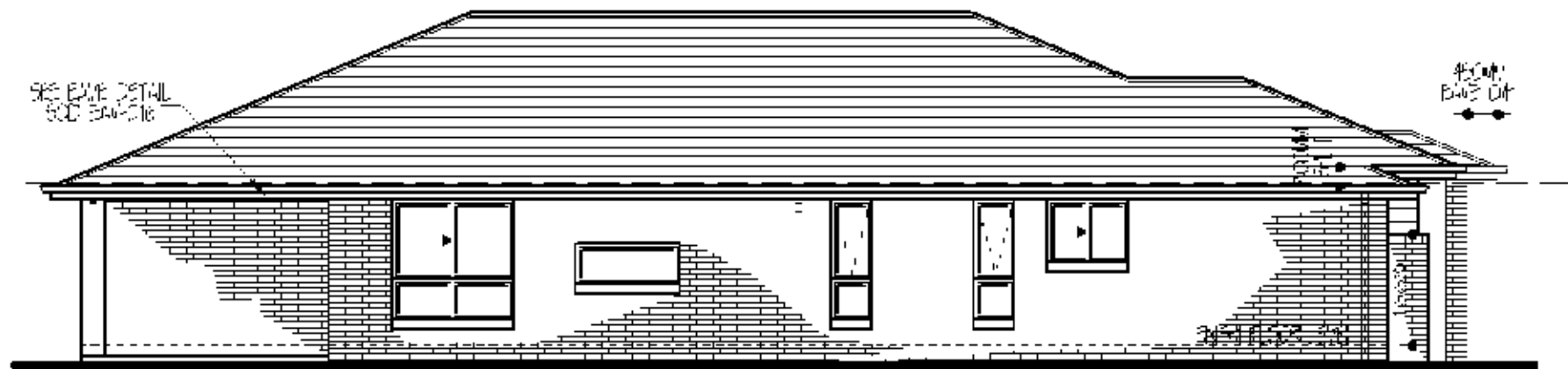
EXISTING TREES
 EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION

IRRIGATION
 ALL GARDENS TO HAVE DRIP IRRIGATION.

MAINTENANCE
 MAINTAIN ALL LANDSCAPED AREAS, BY THE FOLLOWING ACTIVITIES; MOWING, EDGING AND TOP DRESSING OF TURF AREAS, FERTILIZING ALL PLANT MATERIAL, PRUNING, WATERING, TREAT PEST AND DISEASES, TOPPING UP OF MULCH AREAS, WEEDING GARDEN BEDS AND TURF AREAS.



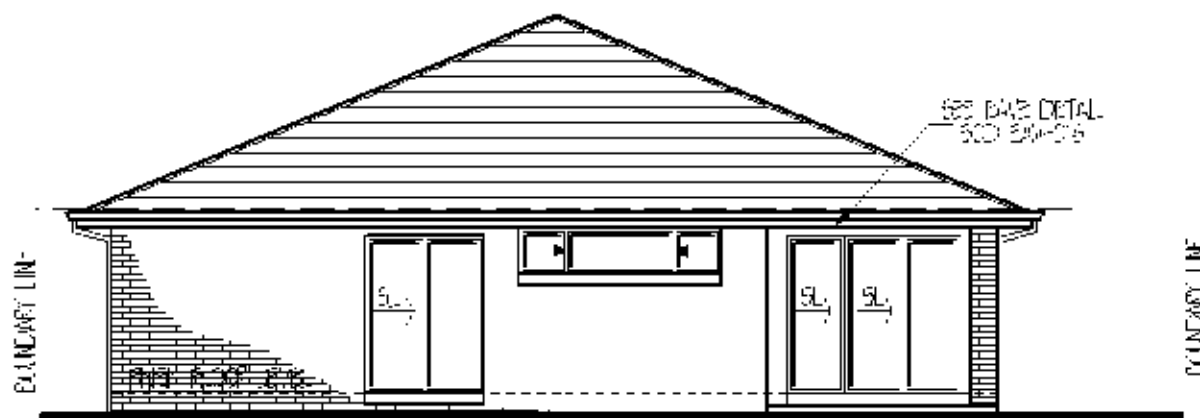
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

eden bice homes
25 where you want to live

25 BRIDGEWAY AVENUE
CARRUMVILLE NSW 2153
P 9955 1922
F 9955 1923

FOR MR M. J. & MRS L. M. SHAM
PLOT 2122 CABARITTA WAY
JORDAN SPRINGS 2128

TYPE SHEPHERD 25 LIFESTYLE RESIDENCE
JOB NO. 0016796

PACKAGE HARVARD
PACED R1

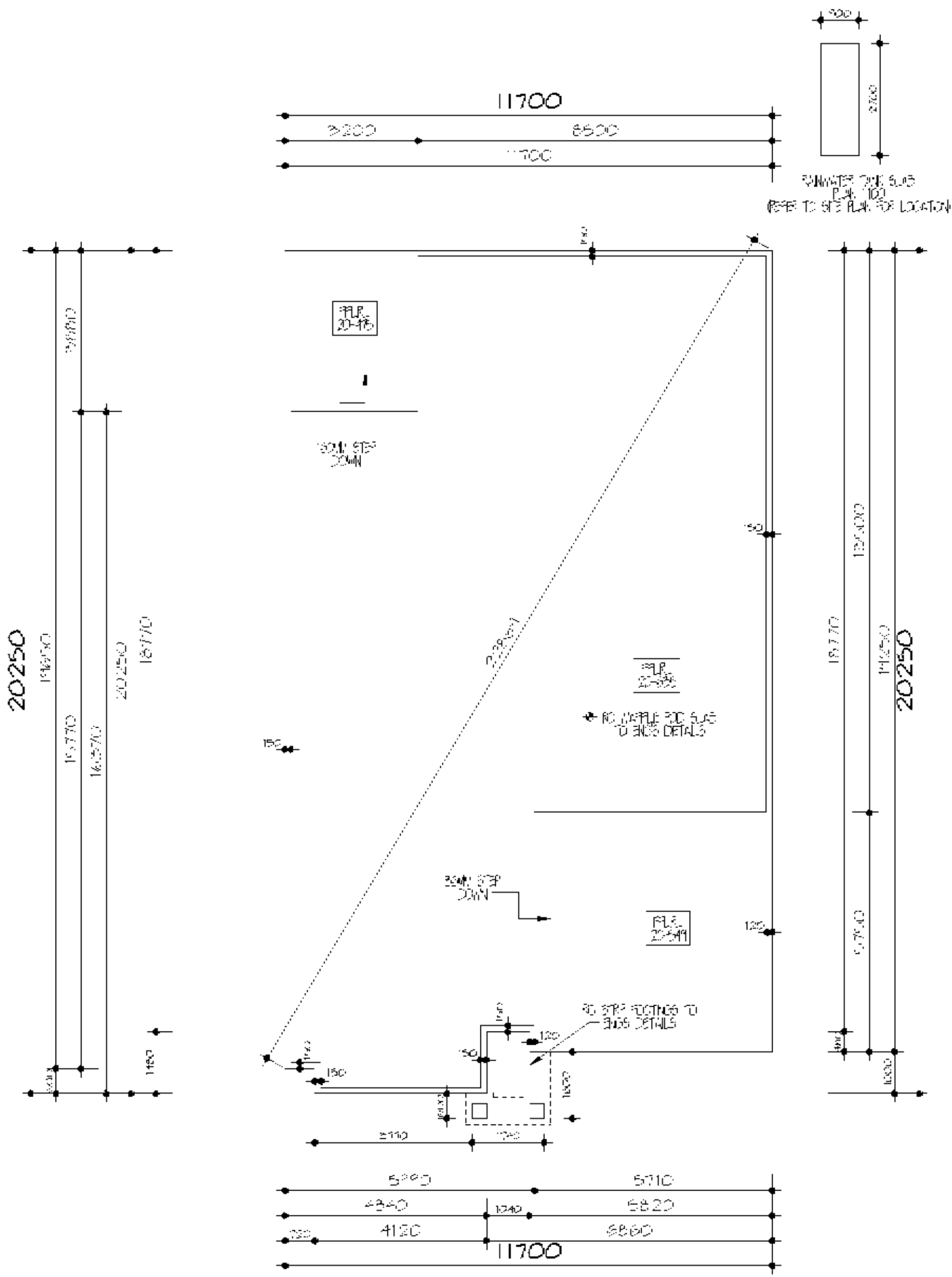
DATE: A1968
DWG NO: A19617
PAGE NO: 3 OF 7

AN DESIGN SYDNEY

J.P.L. 2122 CABARITTA WAY
NO. 2122 CABARITTA WAY
JORDAN SPRINGS NSW 2128
BUSINESS CENTRE 1500 2122
1500 2122 CABARITTA WAY
NO. 2122 CABARITTA WAY
JORDAN SPRINGS NSW 2128

NO.	DATE	REVISION	DRAWN
A	12-10	SITE PLAN	EA
B	19-12	AMENDMENTS	EA
C	2-1-13	DO PLANS	JD
D	8-05-13	POST-CONSTRUCTION	JD
E	8-06-13	AMENDMENTS	TD

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LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS



SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

eden bice homes
25 where you want to live

1531 5
25 BRIDGEMAN AVENUE
CALVERLEY PARK
CALVERLEY NEW ZEALAND
P 0603 1933
F 0603 1933

FOR MR M J & MRS L M SHAM
PLOT 2122 CABARITTA WAY
JORDAN SPRINGS QLD 4221

TYPE SHEPHERD 25
LIFESTYLE RESIDENCE

PROVIDE HARVARD

DATE A 1908

DWG NO A19617

JOB NO 0016796

PROJ RD RH

PAGE NO 5 OF 7

AN DESIGN SYDNEY

1531 5 SITE 216 INCAPABLE POINT
NO 25-29 SOUTH CROFT
CALVERLEY PARK
FOUR 500 000 250000 11.5
BUSINESS CENTRE 1500 2100
1000 1000 2000 2000
1000 1000 2000 2000
1000 1000 2000 2000

NO	DATE	REVISION	DRAWN
A	12-10	SITE PLAN	EA
B	19-03	AMENDMENTS	EA
C	2-03	DO PLAN	EA
D	2-03-13	RE-ASSESSMENTS	EA
E	02-03	AMENDMENT	EA

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