

GENERAL NOTES

Conceptual Design

The design is concept only and subject to further detailed documentation and coordination with all consultants.

Material Selection and Installation

All materials and landscape elements must be supplied, installed, and maintained in accordance with manufacturers' and suppliers' specifications and relevant Australian Standards:
AS 4419:2018 – Soils for landscaping and garden use.
AS 4454:2012 – Composts, soil conditioners, and mulches.
AS 3661.1:1993 – Slip resistance of pedestrian surfaces.

Structural and Engineering Requirements

All construction, including structural components, must be certified and comply with engineering requirements.
Structural works (e.g., retaining walls, pergolas, decks) must comply with AS 4678:2002 (Earth-retaining structures) and any additional applicable Australian Standards.

Coordination and Documentation

All drawings must be read in conjunction with:
The landscape drawing package.

Landscape visualizations.

Builder's drawings, architectural drawings, and the site survey.

Utility Services

Locate and identify all public utility services on-site before the commencement of work. Any service disruptions must be approved by the relevant authorities.

Paving and Setout

Paving locations shown on drawings are indicative only and must be set out and confirmed on-site. Paving must comply with AS 3727.1:2016 (Guide to residential paving).
Workplace Health and Safety
All contractors must ensure that all works are carried out in accordance with the Work Health and Safety Act 2011 and any other applicable state-specific safety regulations.

Planting and Tree Setout

The landscape architect must be on-site to oversee the planting setout to ensure compliance with design intent and site-specific conditions.
All planting and trees in or near pool areas and barriers must comply with:
AS 1926.1-2024 – Safety barriers for swimming pools.
Relevant local planning policies for vegetation near pool areas.

Bushfire Prone Areas

For lots within Bushfire Prone Areas or those with a designated Bushfire Attack Level (BAL), all works must comply with:
WA State Planning Policy 3.7.
Current Bushfire Management Plan for the site.
AS 3959:2018 – Construction of buildings in bushfire-prone areas.
Local Government's Firebreak Notices and Fuel Hazard Reduction Notices.

Irrigation

Irrigation systems must be designed and installed to comply with AS 2845.3:2021 (Backflow prevention) and ensure water efficiency as per local water authority guidelines.

Soil Preparation and Mulching

All soil preparation must be carried out in accordance with AS 4419:2018.
Mulching must comply with AS 4454:2012, ensuring it is free of contaminants and appropriate for the plant species specified.
Play Areas and Surfaces (if applicable)
All play equipment and soft fall areas must comply with AS 4685:2021 (Playground equipment and surfacing).

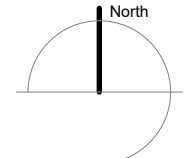
Maintenance

All landscape elements, including planting, paving, irrigation, and structures, must be maintained by the client to comply with the relevant Australian Standards, local planning policies, and the approved design intent.

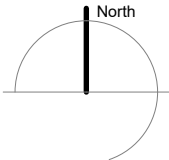
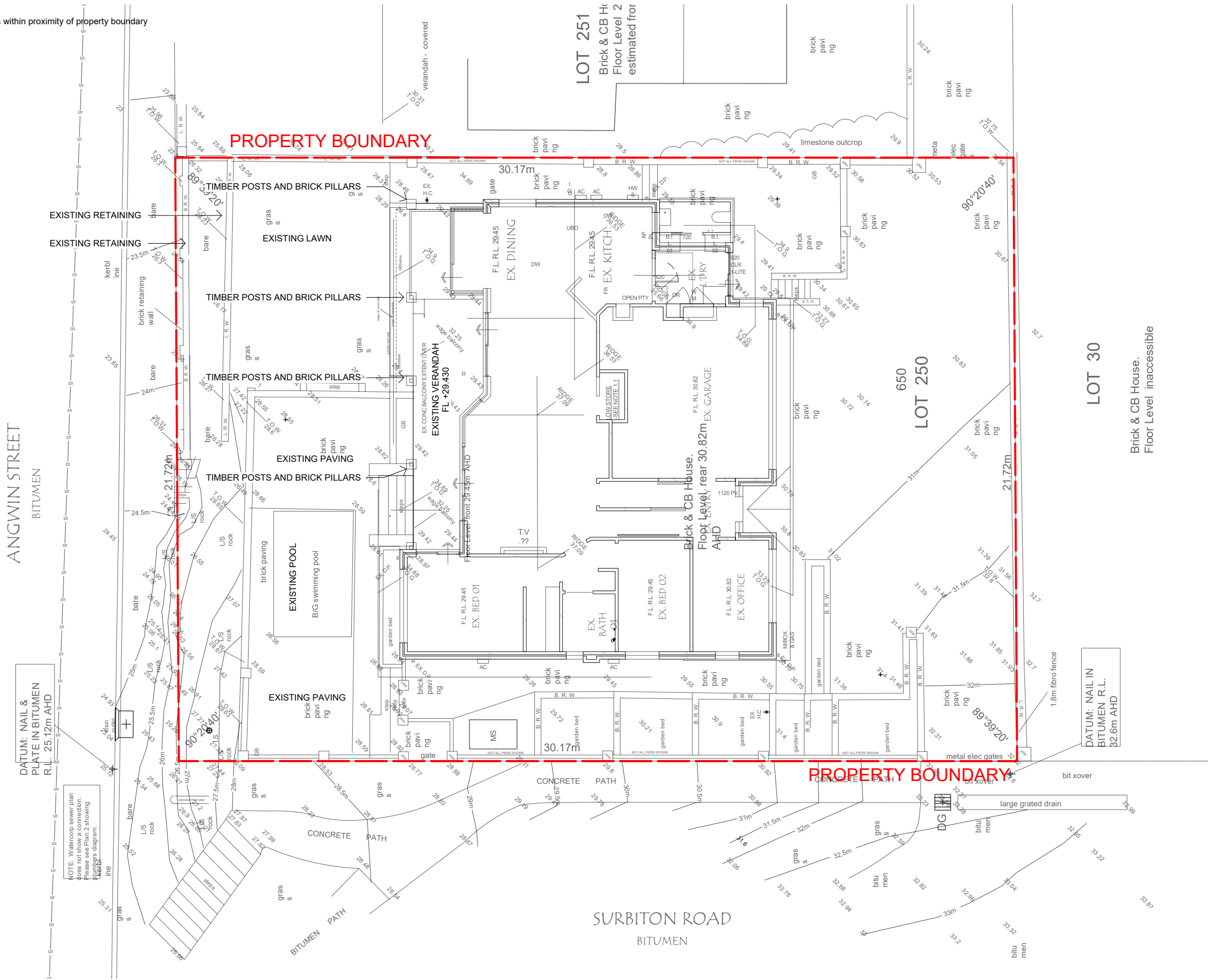
Environmental Protection

Ensure that all works comply with environmental regulations to prevent sedimentation, erosion, or contamination of surrounding areas. Follow AS 3798:2007 for earthworks and site preparation where applicable

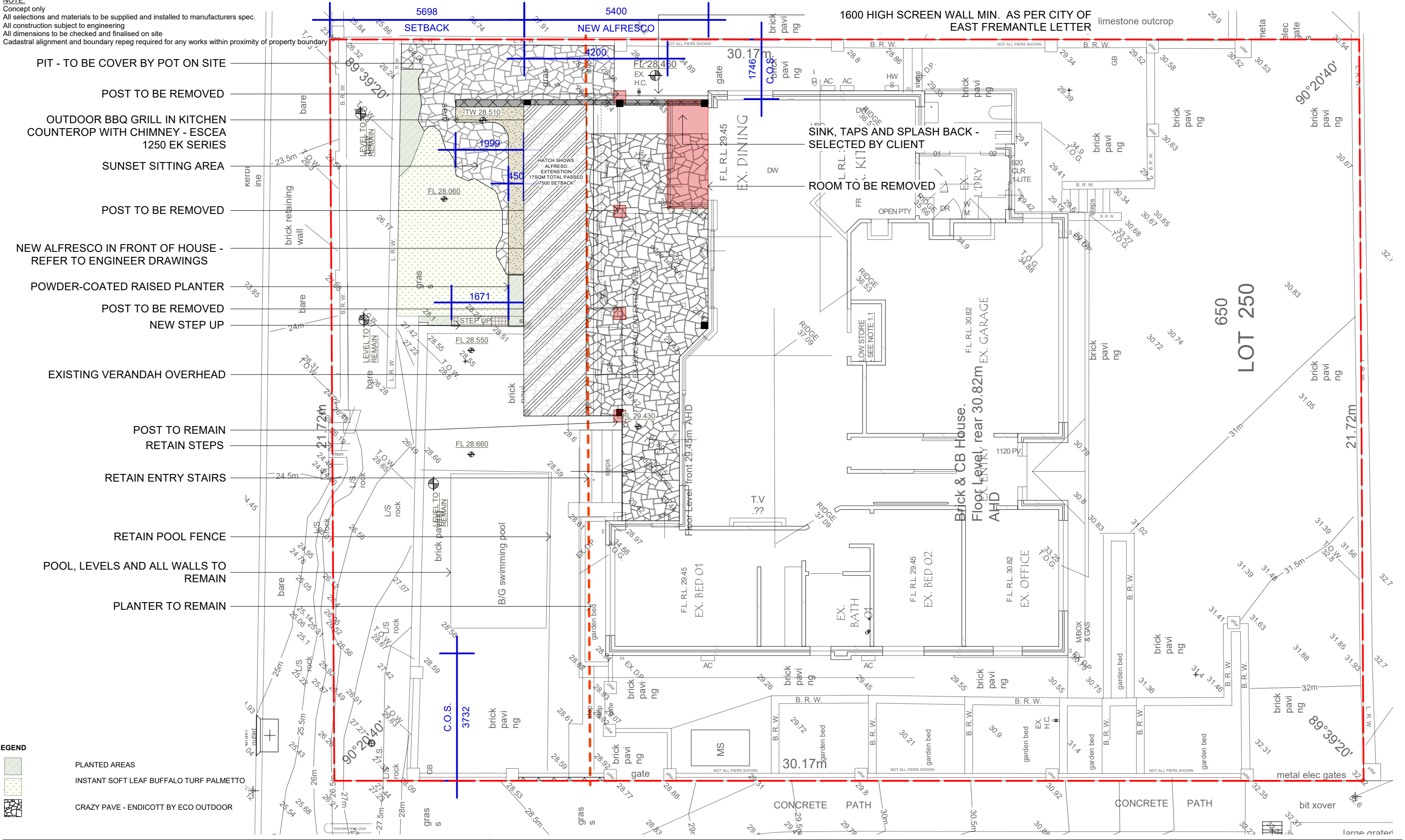
SHEET LIST			
Sheet No.	Sheet Name	Size	Rev. No.
1.01	COVER PAGE	ISO A3	3
1.02	SITE SURVEY	ISO A3	3
1.03	SITE 1:150	ISO A3	3
2.01	CONCEPT PLAN	ISO A3	3
2.02	CONCEPT PLAN ROOF	ISO A3	3
3.01	DETAILS - BBQ	ISO A3	3
3.02	DETAILS - SEAT	ISO A3	3
3.03	DETAILS - SCHEMATIC STRUCTURE	ISO A3	3
4.01	FRONT ELEVATION	ISO A3	3
4.02	SIDE ELEVATION 1	ISO A3	3
4.03	SIDE ELEVATION 2	ISO A3	3

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	24 ANGWIN STREET EAST FREMANTLE W.A. 6158		SCALE	1:100 @ A3		3
	PROJECT NUMBER	0089_LS_	DRAWING	1.01		12.11.2025

NOTE:
Concept only
All selections and materials to be supplied and installed to manufacturers spec.
All construction subject to engineering
All dimensions to be checked and finalised on site
Cadastral alignment and boundary repeg required for any works within proximity of property boundary



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YOXALL
LANDSCAPE ARCHITECTURE

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CLIENT

BARRON

DRAWING

CONCEPT PLAN

REVISION

24 ANGWIN STREET
EAST FREMANTLE W.A. 6158

PROJECT NUMBER

0089_LS_

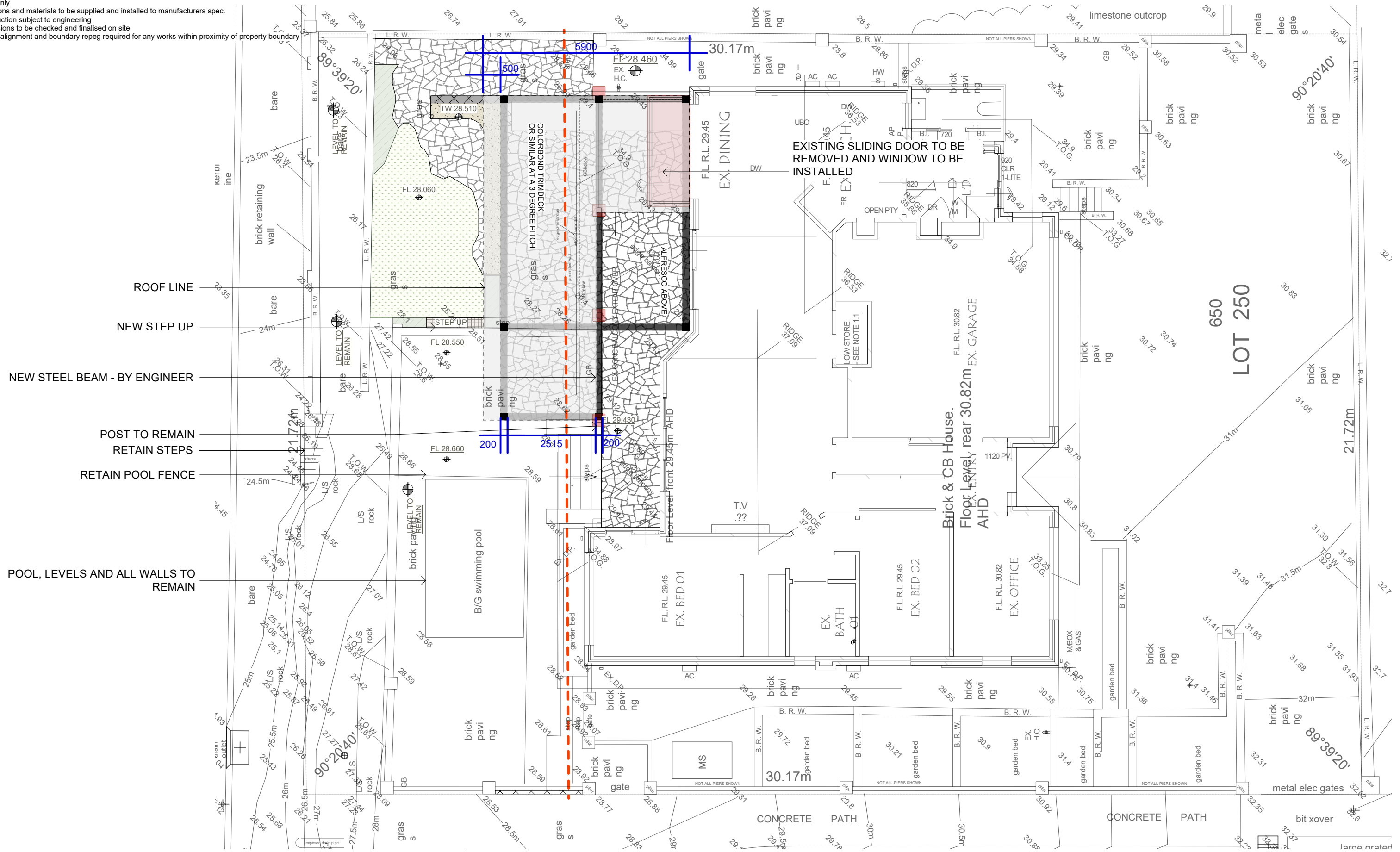
DRAWING

2.01

3

12.11.2025

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BARRON

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EAST FREMANTLE W.A. 6158

PROJECT NUMBER

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DRAWING

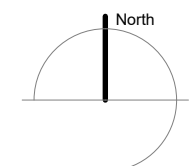
CONCEPT PLAN ROOF

SCALE

1:100 @ A3

DRAWING

2.02

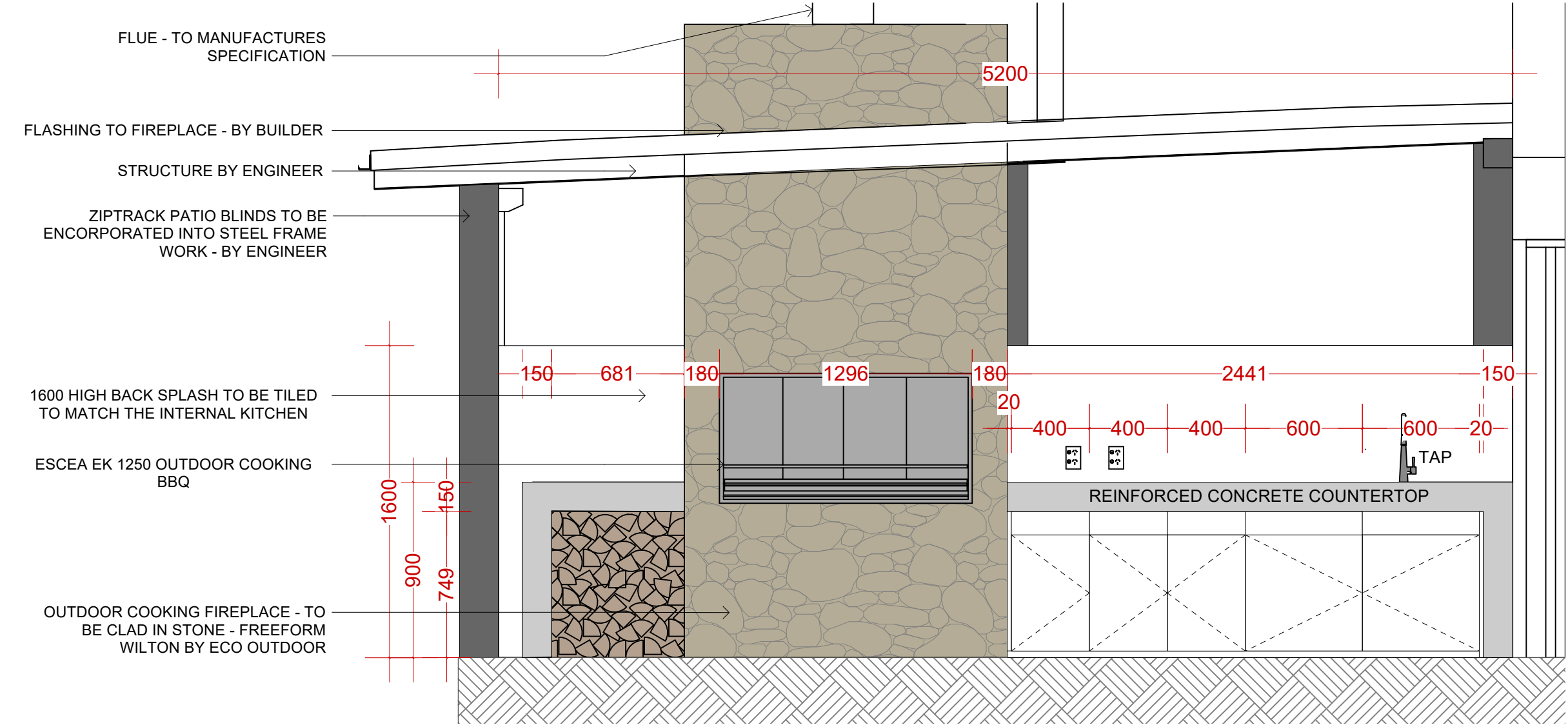


REVISION

3

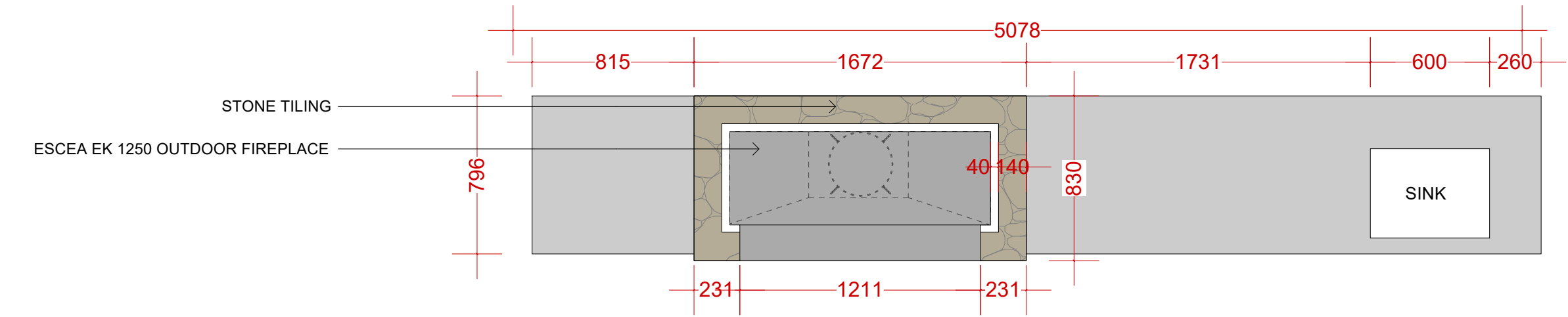
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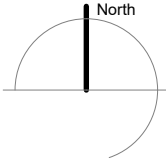


1
3.01 **BBQ ELEVATION**
Scale: 1:25

NOTE:
ALLOW FOR X2 DOUBLE WALL GPOS
BACKSPLASH TO BE SELECTED BY CLIENT
WALL REQUIRED AT BACK FOR OVERLOOKING SCREEN
SINK AND TAPS TO BE SELECTED BY CLIENT

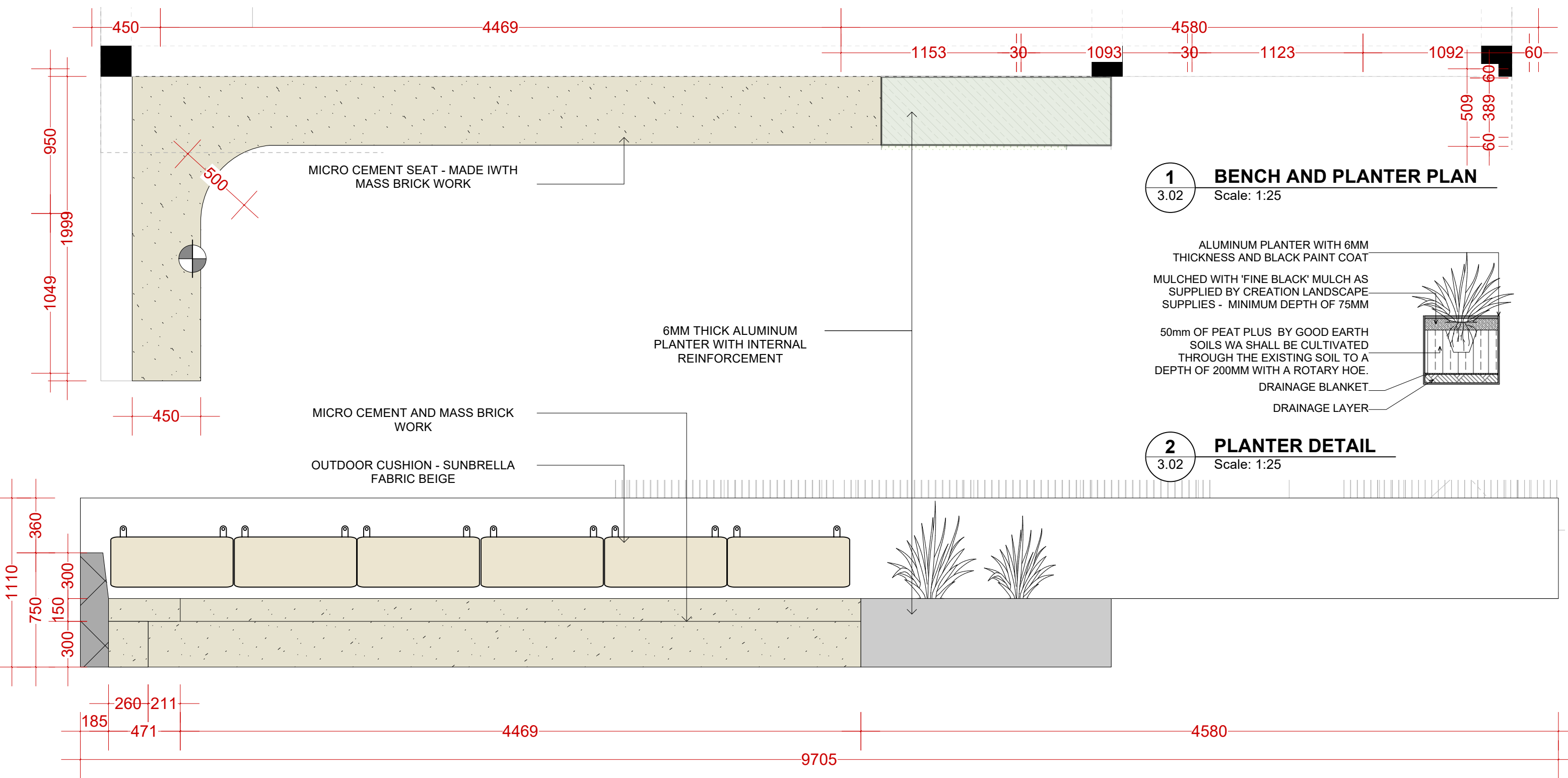


2
3.01 **BBQ PLAN**
Scale: 1:25



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NOTE:
Grade 316 Stainless Steel to be used Where Stainless Steel products have been specified.
All material must meet AS 1449-1994



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LANDSCAPE ARCHITECTURE

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CLIENT

BARRON

DRAWING

DETAILS - SEAT

REVISION

24 ANGWIN STREET
EAST FREMANTLE W.A. 6158

SCALE

1:100 @ A3

DRAWING

3.02

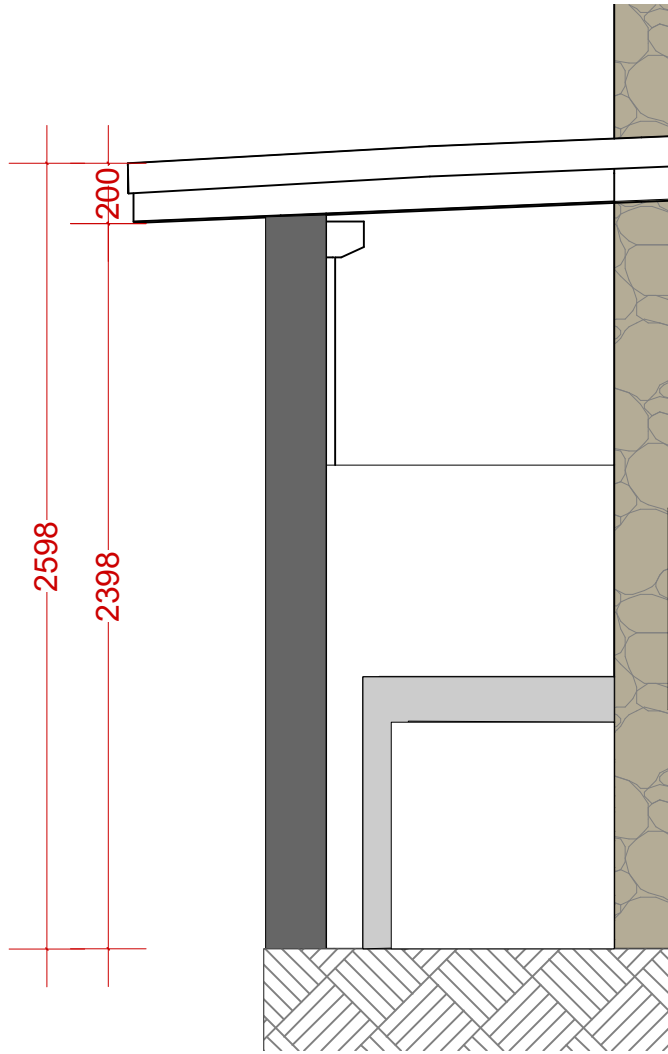
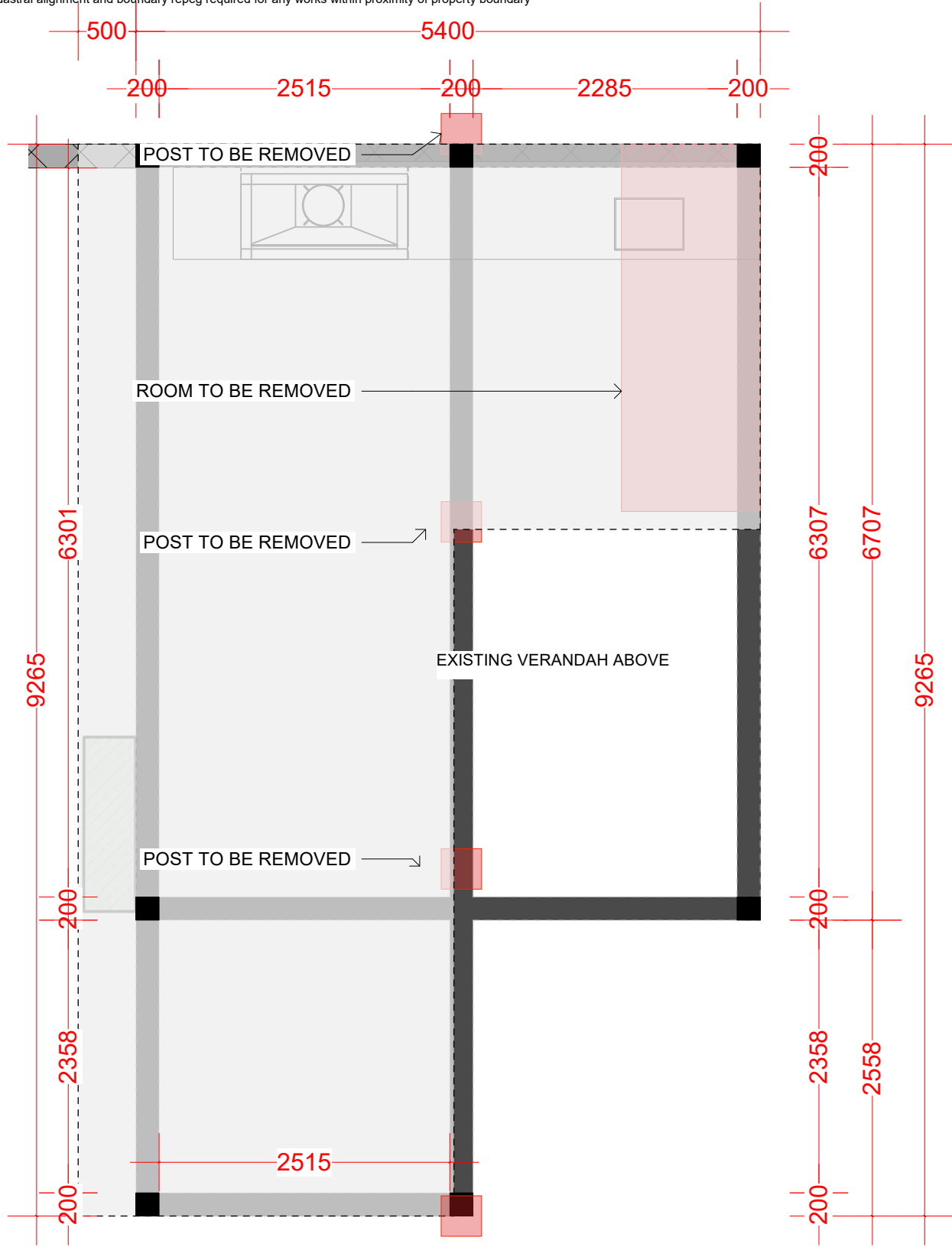
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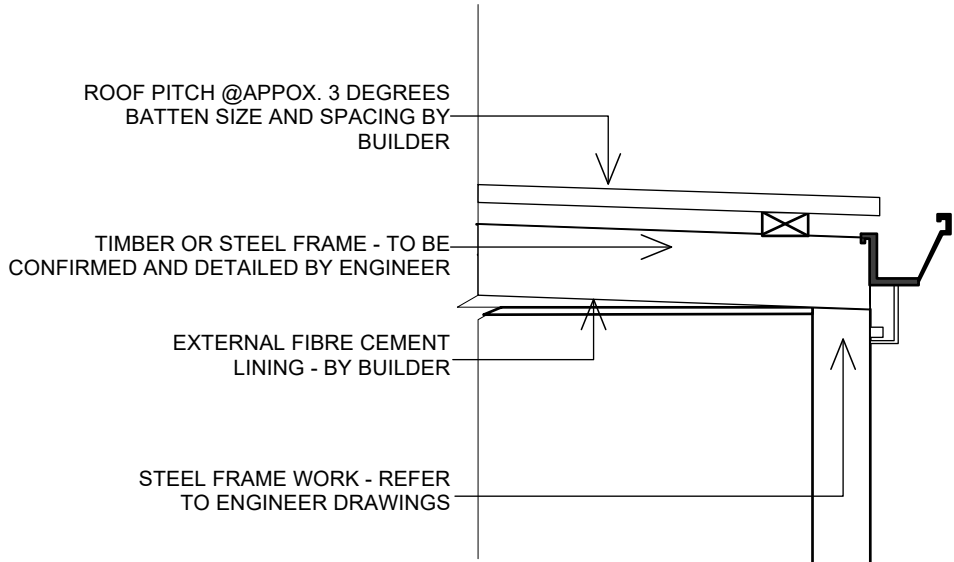
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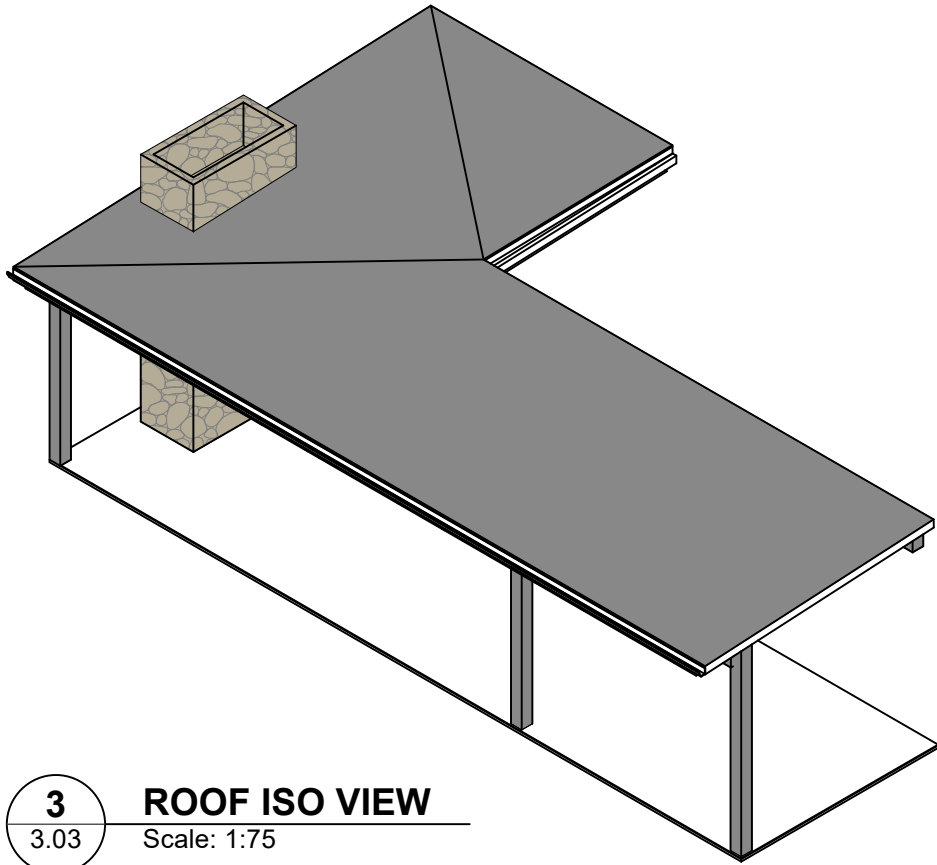


1 HEIGHT
3.03 Scale: 1:25

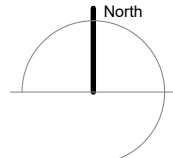


2 TYP. ROOF DETAIL
3.03 Scale: 1:50

NOTES
BUILDER TO CONFIRM MEASUREMENTS ON SITE
FOR PRICING PURPOSE'S ONLY



3 ROOF ISO VIEW
3.03 Scale: 1:75



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1
4.01
NEW ELEVATION FRONT
Scale: 1:75

CLIENT

BARRON

DRAWING

FRONT ELEVATION

REVISION

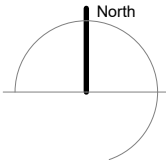
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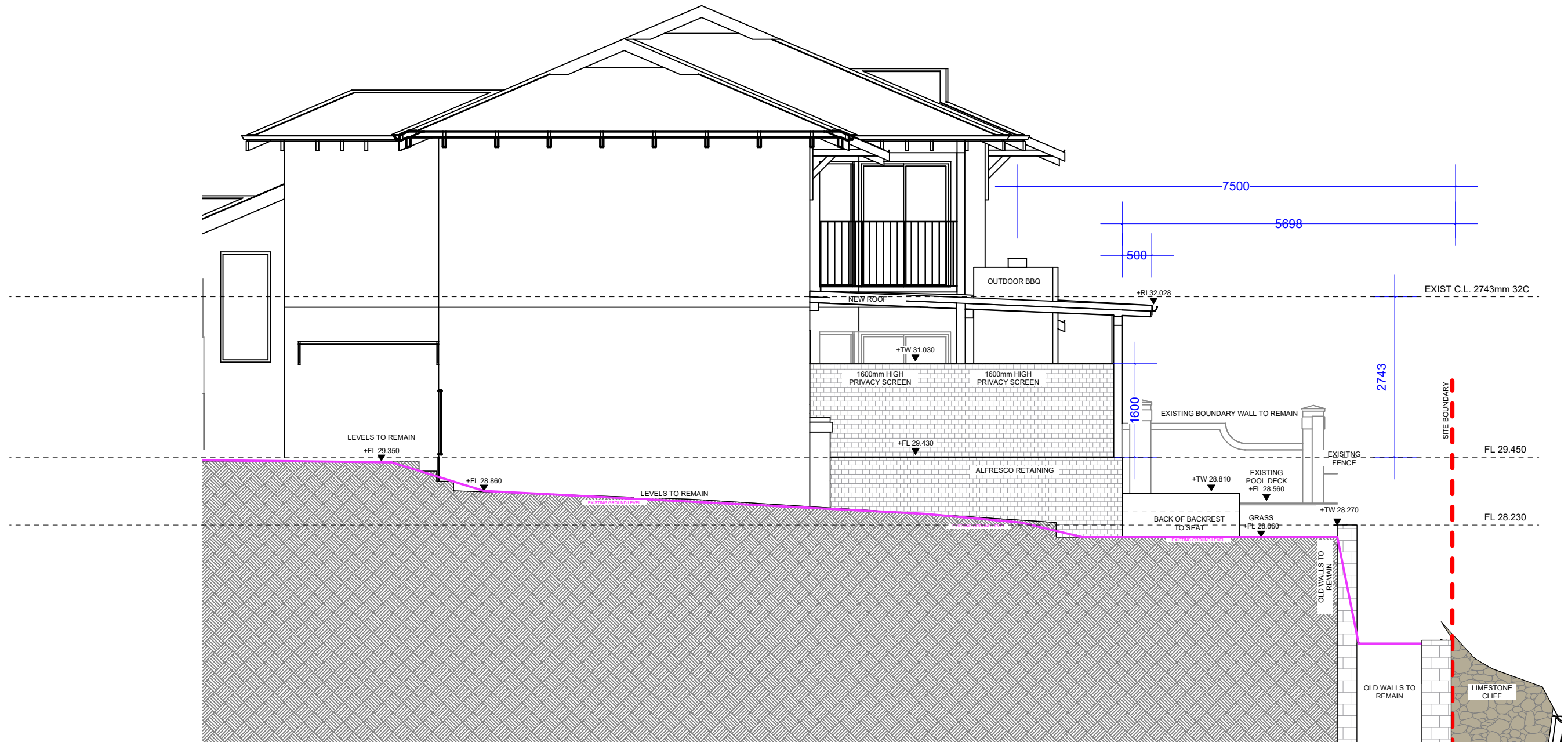
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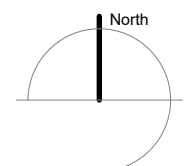
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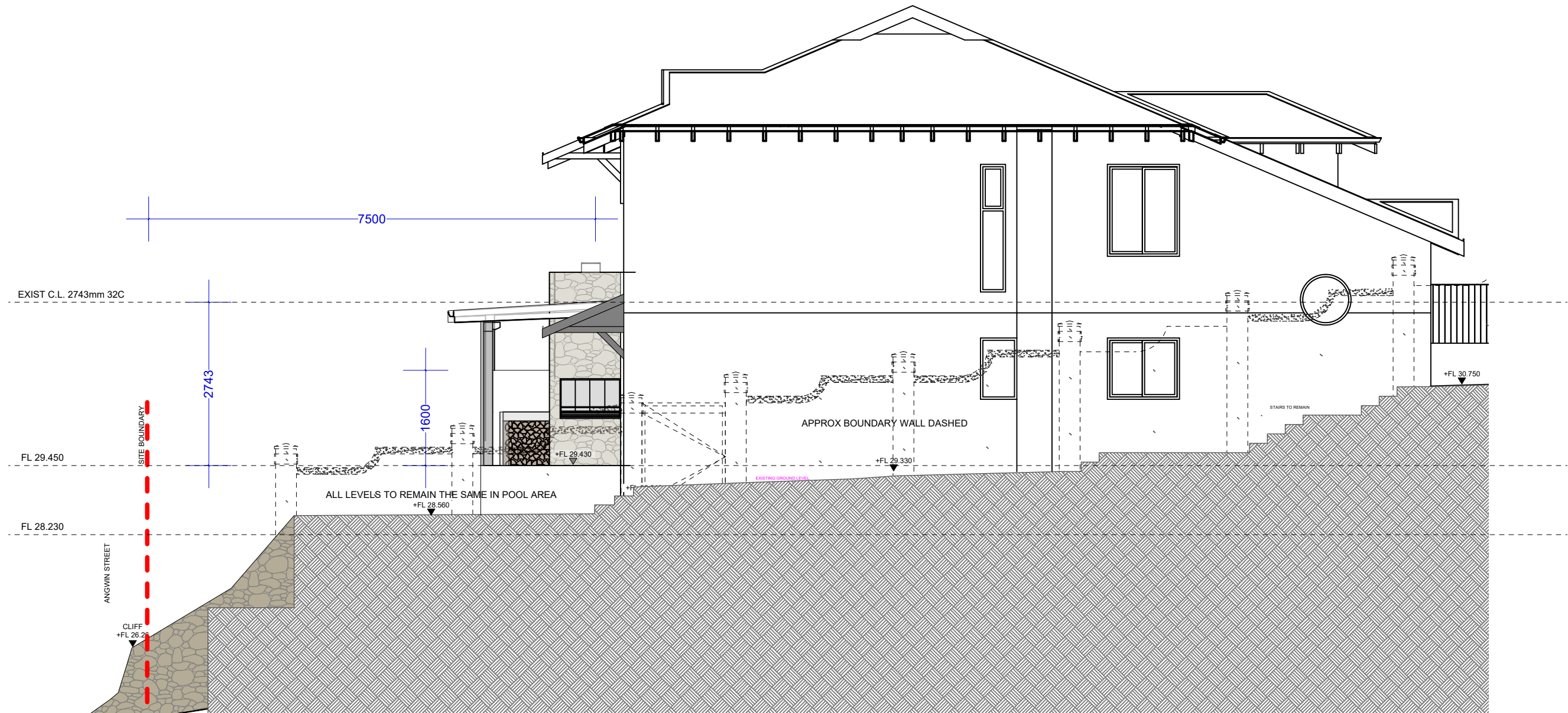
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1
4.02

NEW ELEVATION NORTH
Scale: 1:75





1
4.03
NEW ELEVATION - SOUTH
Scale: 1:75

NOTE:
EXTERNAL BOUNDARY LEVEL DIFFERS TO INTERNAL BOUNDARY LEVEL

