

LANDSCAPE PLAN

SCALE 1:200 @ A3

NOTES AND SPECIFICATIONS

EXCAVATIONS
Prior to carrying out any excavations, the contractor is to confirm locations of all services. Services pits and lids are not to be covered by any material. Trim and grade area to form a smooth even finish to required falls.

GARDEN BED / MULCH
The topsoil to all deep soil garden bed areas shall be four (4)parts site topsoil to one (1) part organic compost thoroughly blended together prior to placing into position. Where the site topsoil is considered not suitable, an imported topsoil blend meeting the requirements of AS4419-1998 shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas to be 300mm (min). At the completion of all planting operations apply a 75mm layer of mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch adjacent to plants. Mulch used shall be Pine Bark Nuggets as supplied by ANL or similar. All proposed planting is subject to suitable topsoil depths on site. Where there is insufficient depth due to presence of bedrock or other structures, the proposed planting is to be modified to suit in accordance with instructions from landscape architect.

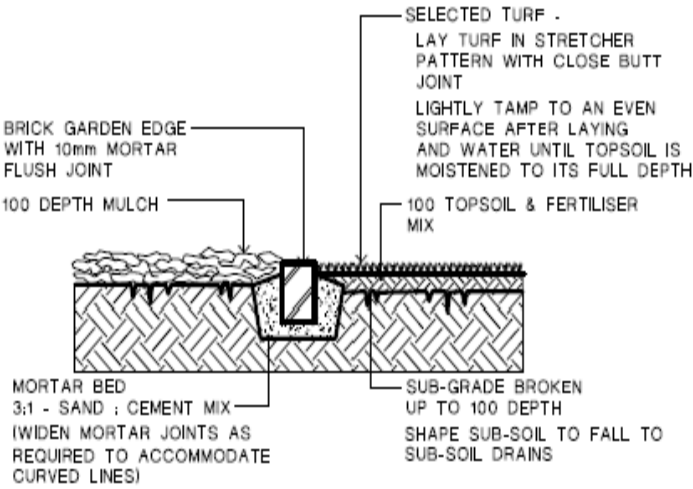
TURF / GARDEN EDGING
Turf used for this site shall be Sir Walter Buffalo or similar soft leaf variety. Unless specified otherwise, turf shall be laid over 150mm topsoil and finished flush with adjacent surfaces. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand. All garden edging to be constructed as per detail.

PLANT MATERIAL
All plant material are to be healthy nursery stock, free from disease, injury, insects all weed or roots of weeds. No plant is to be installed which has not been hardened off or is otherwise inferior in quality. All plants are to be thoroughly soaked 1hour prior to planting.

EXISTING TREES TO BE RETAINED
The existing trees indicated for retention shall be protected for the duration of the construction period. Install a 1.8m high temporary protective fence (TPF) to the locations as indicated on the plan. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stays, guys and the like to a tree which is to be retained. Where it is absolutely necessary to prune tree roots / limbs contractor to ensure all Council approvals have been obtained. All tree work is to be carried out by a qualified and insured arborist. Where an arborist report has been prepared for the existing tree on site; The landscape plan shall be read in conjunction with this report. All trees identified for retention shall be protected and managed in accordance recommendations of this report. These recommendations will take precedence over any measures outline in the landscape plan.

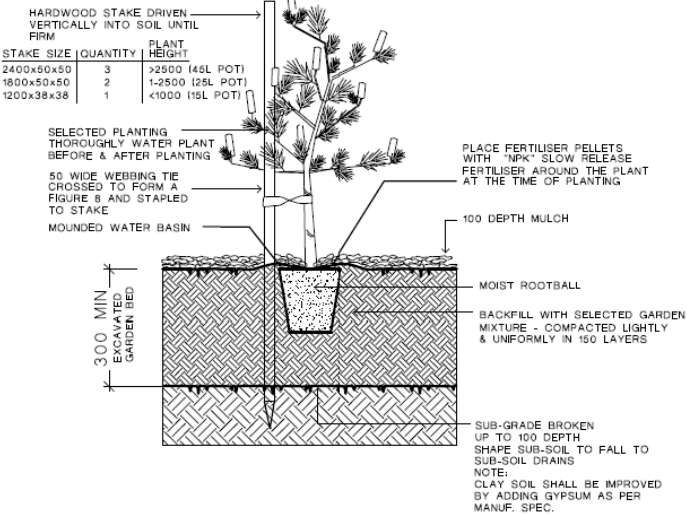
MAINTENANCE / ON GOING CARE
Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing and edging lawn areas, fertilizing all plant material, pruning, watering, replacing failed planting, treating for pests and diseases, topping up of mulch areas and weeding garden beds as required. On completion of the initial 12 month period, all maintenance responsibilities shall be handed over to building management / property owner for on-going care. Note: All trees will require ongoing annual observation and maintenance by qualified arborist to ensure occupant safety, tree health and to avoid damage to surrounding structures and property.

DISCREPANCIES
Should there be any discrepancies on the drawings with existing site conditions; contractor is to notify the landscape architect prior to proceeding with the works



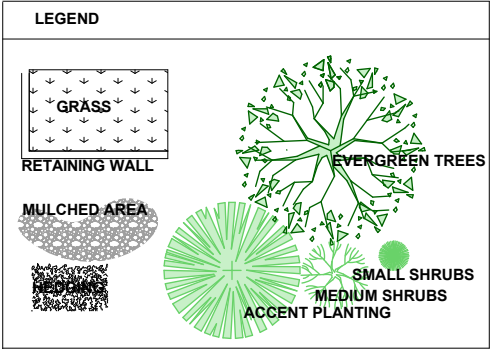
1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN.
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST



PLANTING SCHEDULE - PROPOSED PLANTING					
FORM	SPECIES	COMMON NAME	N _o	POT SIZE	MATURE HT.
TREES					
ER	Elaeocarpus Reticulatus	Blueberry Ash Tree	2	75 litre	6m-8m
GROUND COVER					
D	Deschampsia caespitosa	Evergreen mounding grass	40	50 mm	60cm
BW	Agapanthus hybrid	Bingo White	12	150 mm	1.0m
P	Cordyline australis	Peko	0	200 mm	2m
B	Cordyline australis	Black Knight	19	200 mm	2m
HEDGING					
SP	Ilex crenata	Sky Pencil	0	150 mm	2.0m
BL	Berberis Thunbergii Atropurpurea	Berberis Little Favourite	0	0 mm	50cm
FEATURE SHRUBS					
PB	Andropogon scoparius	Prairie Blue	0	150mm	80cm

Use figured dimensions in preference to scaled dimensions. All dimensions to be verified on site.

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DRAWING SHEDULE

bda
BUILDING DESIGNERS AUSTRALIA
1869-15

R E V I S I O N S

Issue	Date	Description	Int.	App.
A	07-04-25	Issued for DA Approval	J.B	J.B
B	01-07-25	General Revision	J.B	J.B

ARCHICORP

P.O. Box 242
Belmore NSW 2192
M 0414 656 563
E info@archicorp.com.au
www.archicorp.com.au
ABN 831 939 535 21

Project
Proposed Attached Dual Occupancy @ 898 Henry Lawson Dr, Picnic Point

Client
Robak Developments Pty Ltd

Drawing Title
Landscape Plan

Scale AS SHOWN	Date 07/04/2025	Project no. 24-021
Drawn J.B	Approved J.B	
Issued Development Application		Drawing no. 15