10-14 Munmurra Road & 5 Bernadotte St

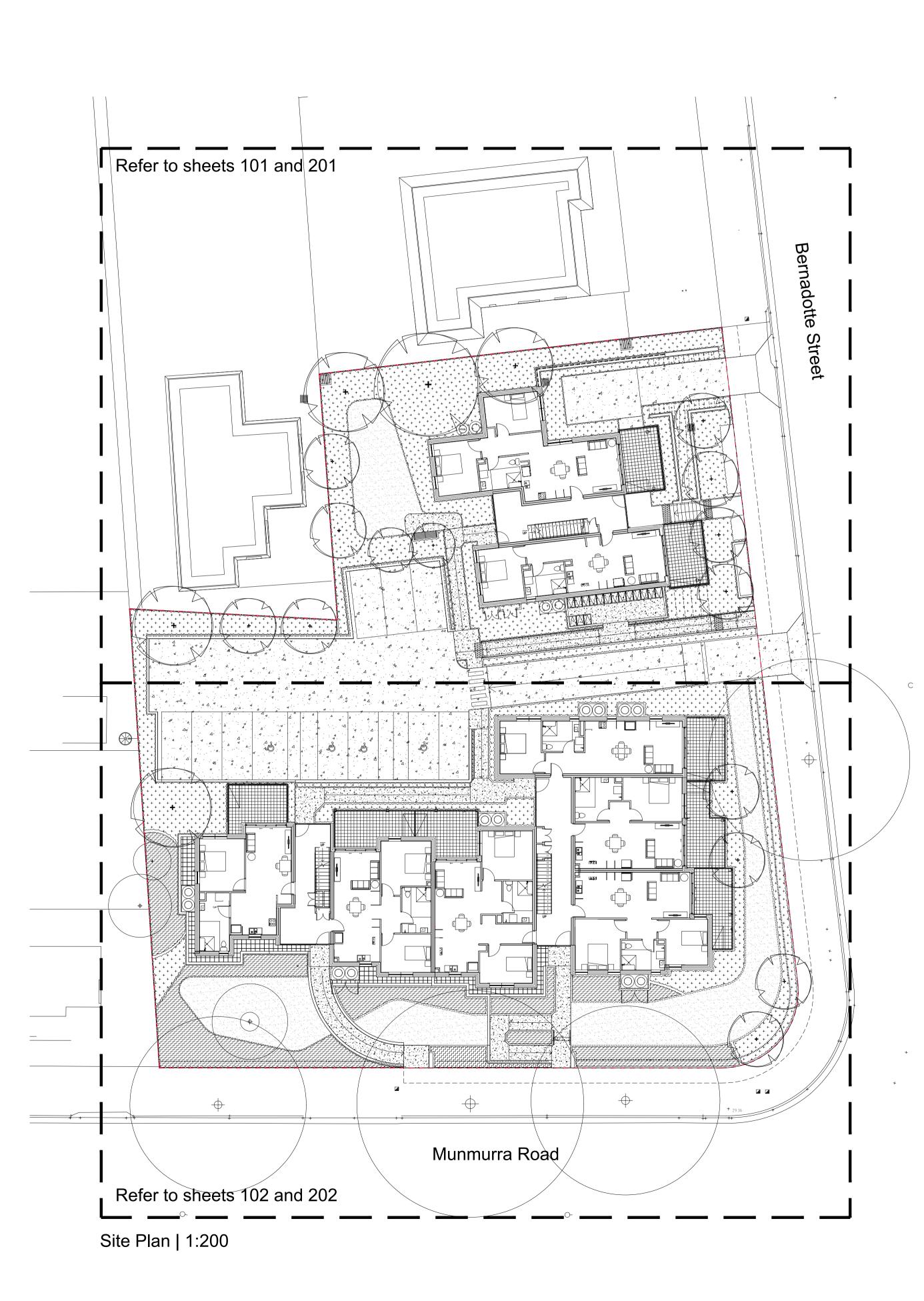
Riverwood, NSW, 2210

DRAWING SCHEDULE

Dwg No.	Drawing Title	Scale
000	Coversheet	N/A
001	Existing Tree Management Plan	1:150 @ A1
100	Landscape Masterplan (Colour)	1:150 @ A1
101	General Arrangement Plan 1	1:100 @ A1
102	General Arrangement Plan 2	1:100 @ A1
201	Planting Plan 1	1:100 @ A1
202	Planting Plan 2	1:100 @ A1
500	Landscape Specification Notes & Planting Schedule	N/A
501	Landscape Details	As Shown @ A1



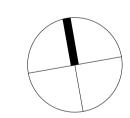
Site Location Plan



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Client

Department of Planning and Environment, Land and Housing Corporation

oiect

10-14 Munmurra Rd &5 Bernadotte StRiverwood, NSW 2210

SITE IMAGE

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DEVELOPMENT APPLICATION

Drawing Name

Landscape Coversheet

Scale **n/a**Job Number

Drawing Number

SS20-5173 000

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E Issue for Approval JW RS 25.01.2024 D Issue for Approval C Issue for Approval BS RS 19.12.2023 B Issue for Approval BS RS 15.09.2023 A Issue for Approval MJW RS 01.09.2023 Drawn Check Date

Issue Revision Description

— — Site Boundary

Existing tree to be retained and protected.

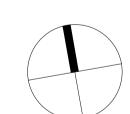
Tree numbers correlate with Arborist Report; Refer to Arborist Report.

Existing tree to be removed. Tree numbers correlate with Arborist Report

Structural Root Zone (SRZ)

Tree Protection Zone (TPZ)

Key Plan



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DEVELOPMENT APPLICATION

Drawing Name

Existing Tree Masterplan

SS20-5173

001



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G Issue for Approval JW RS 21.05.2024 F Issue for Approval JW RS 25.01.2024 E Issue for Approval D Issue for Approval BS RS 19.12.2023 C Issue for Approval BS RS 03.11.2023 BS RS 15.09.2023 B Issue for Approval MJW RS 01.09.2023 A Issue for Approval Issue Revision Description Drawn Check Date Legend — — Site Boundary Existing tree to be retained and protected. Tree numbers correlate with Arborist Report. Refer to Arborist Report. Proposed Trees

Concrete footpaths Driveways and parking areas Private terrace Tiles around edge of the building

> Open lawn areas for passive recreation Shrubs & Groundcovers provide seasonal and textural interest. Planting to include a good mix of native species

1.2m high palisade fence

Seat with arm and back rests for resting and relaxing



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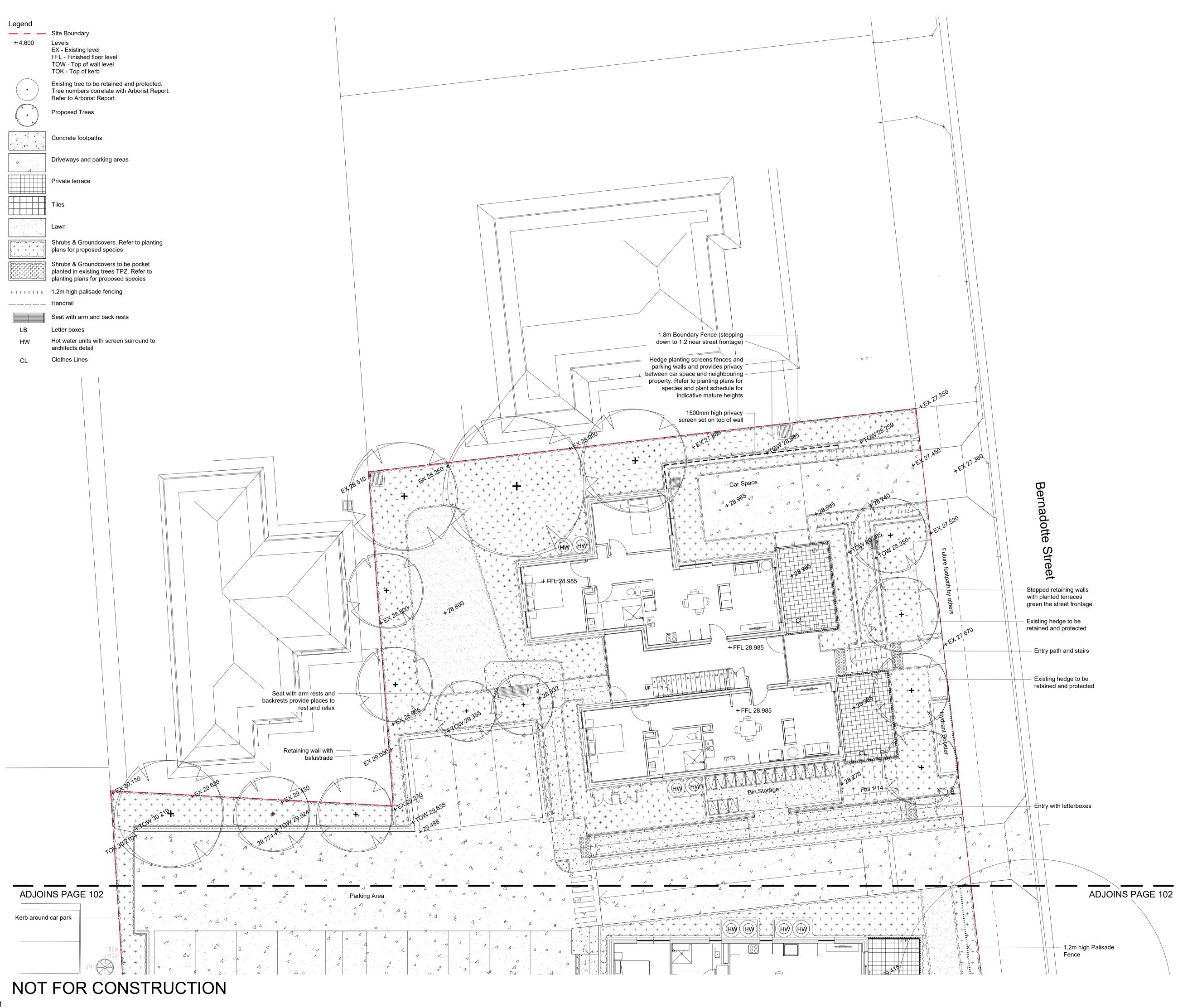


SITE IMAGE

DEVELOPMENT APPLICATION

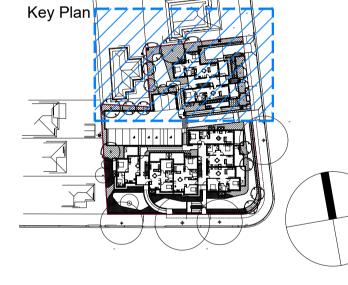
Drawing Name

Landscape Masterplan (Colour)



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D Issue for Approval JW RS 25.01.2024 C Issue for Approval BS RS 03.11.2023 B Issue for Approval BS RS 15.09.2023 MJW RS 01.09.2023 A Issue for Approval Issue Revision Description Drawn Check Date



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SITE IMAGE

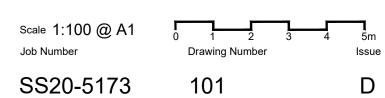
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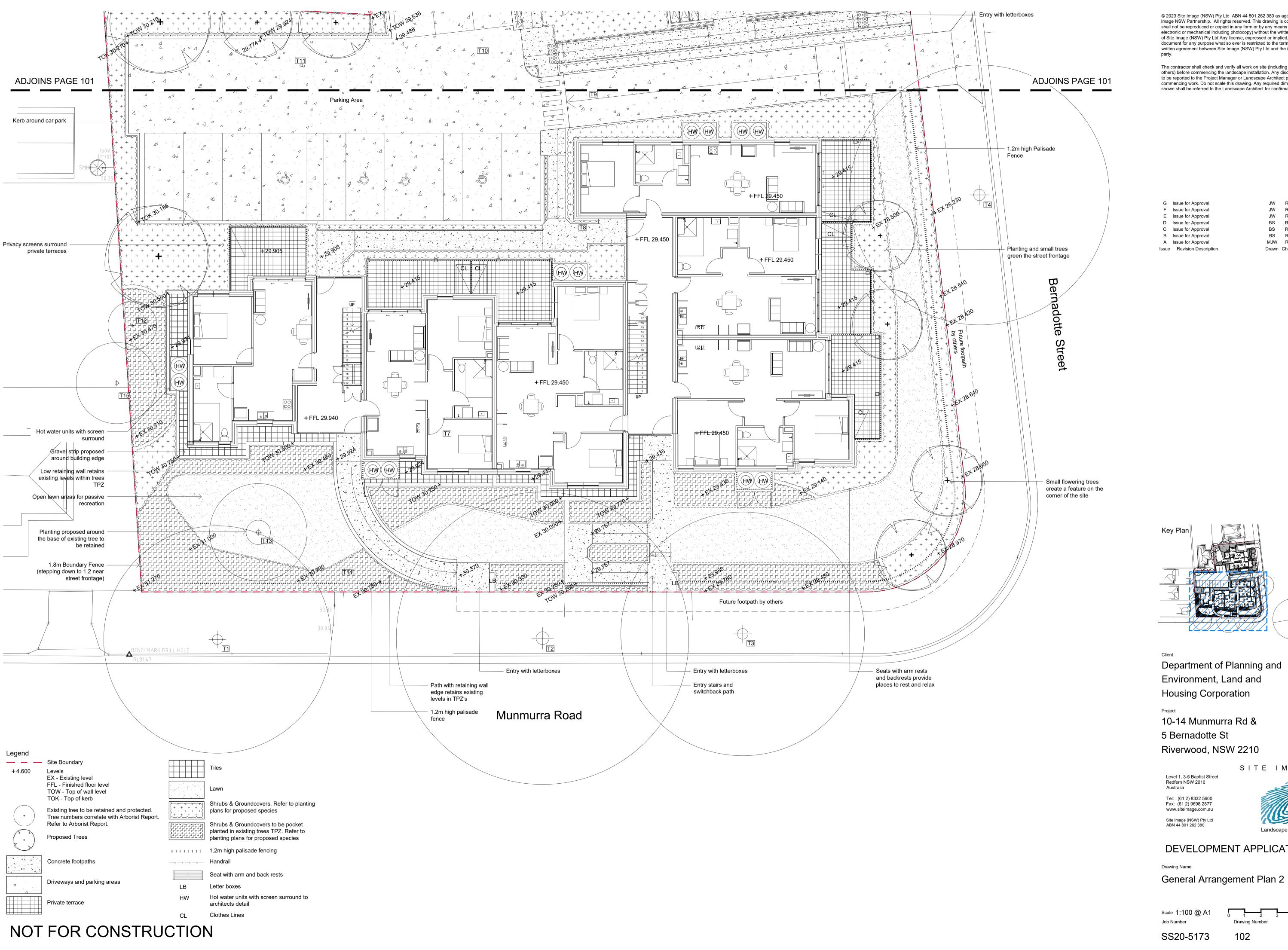


DEVELOPMENT APPLICATION

General Arrangement Plan 1

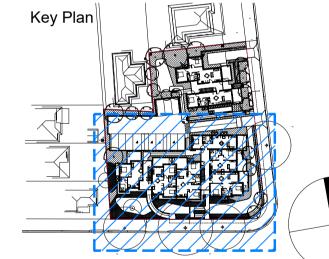


101



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G Issue for Approval JW RS 11.06.2024 F Issue for Approval JW RS 21.05.2024 E Issue for Approval D Issue for Approval BS RS 19.12.2023 C Issue for Approval BS RS 03.11.2023 BS RS 15.09.2023 B Issue for Approval A Issue for Approval MJW RS 01.09.2023 Issue Revision Description Drawn Check Date



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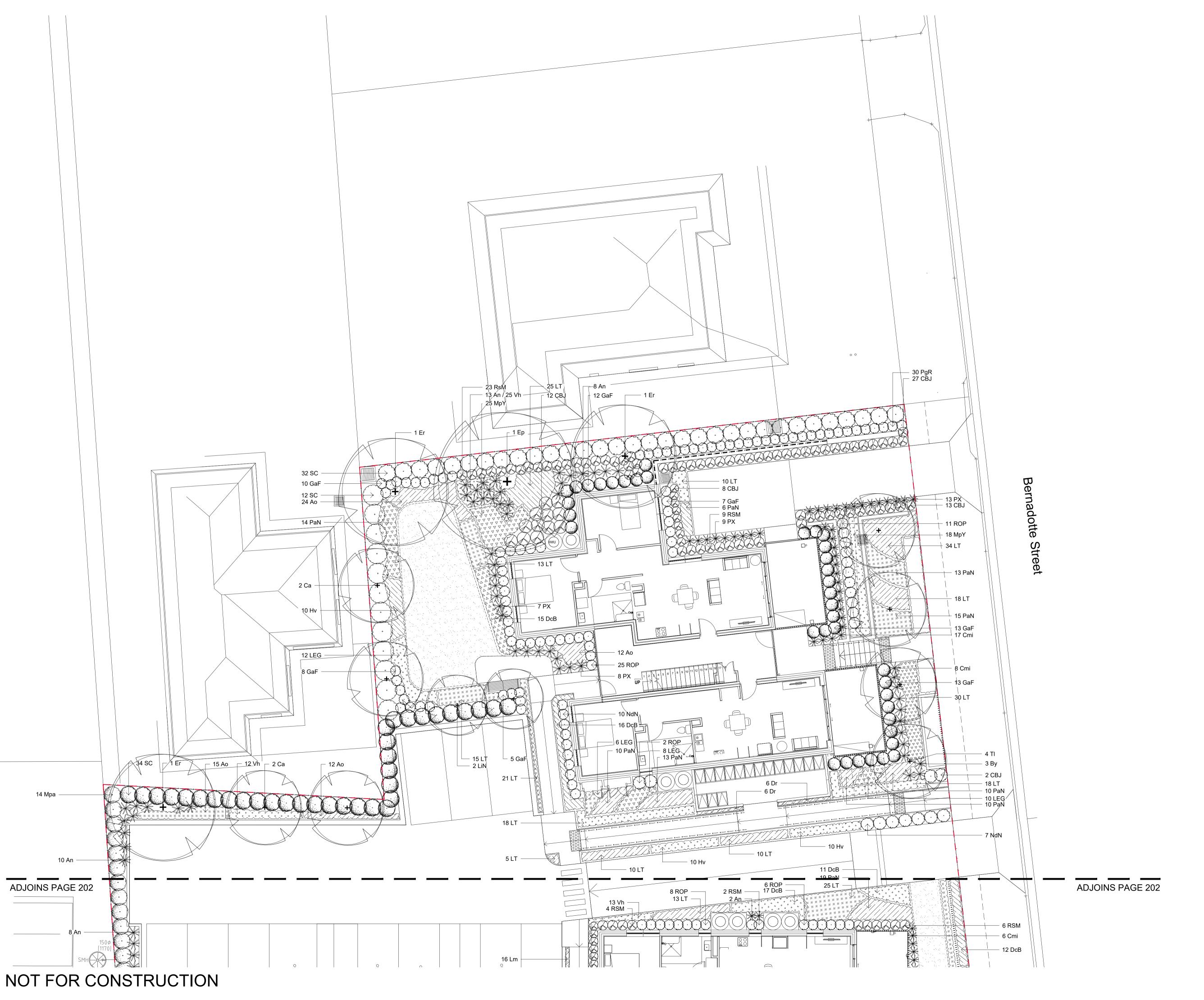
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DEVELOPMENT APPLICATION

Job Number Drawing Number 102



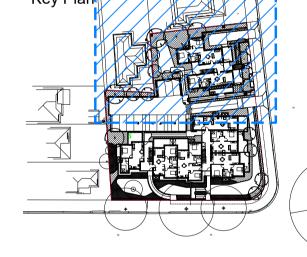
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E Issue for Approval BS RS 03.11.2023 D Issue for Approval C Issue for Approval BS RS 27.09.2023 B Issue for Approval BS RS 15.09.2023 A Issue for Approval MJW RS 01.09.2023 Issue Revision Description Drawn Check Date

— — Site Boundary Existing tree to be retained and protected

Tree Protection Zone (TPZ)

Groundcovers



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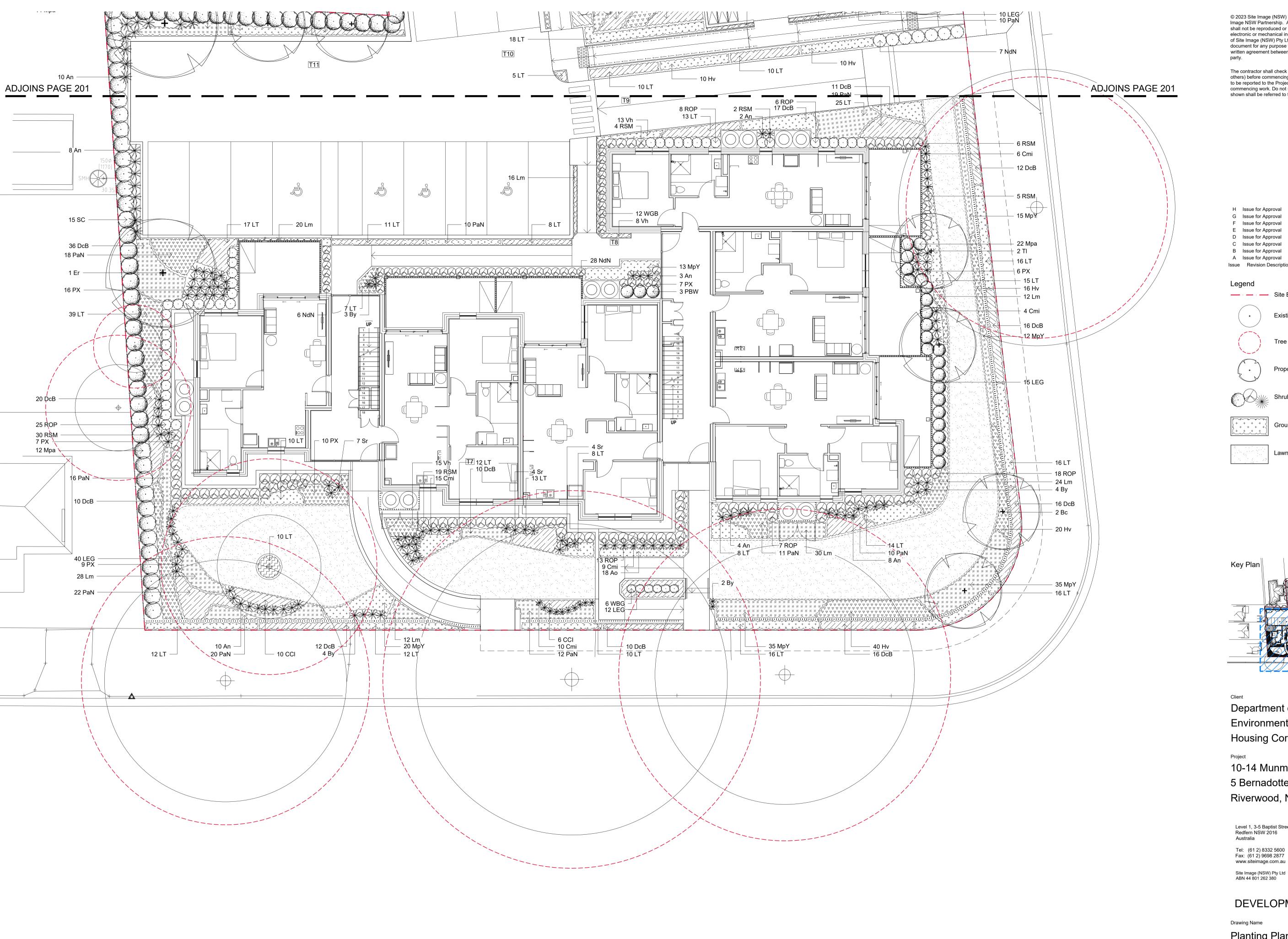
Drawing Name

Planting Plan 1

Job Number

SS20-5173

201



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JW RS 11.06.2024 H Issue for Approval G Issue for Approval JW RS 21.05.2024 F Issue for Approval E Issue for Approval D Issue for Approval BS RS 03.11.2023 BS RS 27.09.2023 C Issue for Approval BS RS 15.09.2023 B Issue for Approval A Issue for Approval MJW RS 01.09.2023 Issue Revision Description Drawn Check Date

— — Site Boundary

Existing tree to be retained and protected

Tree Protection Zone (TPZ)

Groundcovers

Key Plan

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Riverwood, NSW 2210

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Landscape Architects

SITE IMAGE

DEVELOPMENT APPLICATION

Drawing Name Planting Plan 2

SS20-5173 202

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES AND SHRUBS

Trees and Shrubs to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees and Shrubs

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under foliage canopies or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown building materials, such as cement, from covering trees and other plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling

Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS

Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGSI and Edging

Construct garden walls, fences, steps, TGSI and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm.

SOFTWORKS

Soil Testing

Where site soil is to be retrieved from and stored for reuse on site, undertake at least two (2) soil tests, in locations as advised by the Project Manager. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

Subsoil

Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and

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weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as
- paths and edges; • Smooth and free from inorganic matter, stones or clods
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and

Ready for planting.

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type. N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants

- Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:
- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests,
- of good form consistent with the species/variety; Hardened off, not soft or forced, and suitable for planting
- in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks:
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Embankment Stabilisation

Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25 lt): 1 off 38 x 38 x 1200mm; Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm. Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf.

Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control:
- Fertilising:
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used. implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities

During the defects maintenance period schedule the following activities to occur on a timely basis.

- Plant replacement Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- **Pruning** Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs
- Insect, disease and pest control Avoid spraying:
- o if ever possible:
- o in wet weather or if wet weather is imminent; o if target plants are still wet after rain;
- in windy weather; and
- if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:

- OProduct brand / manufacturer's name.
- Chemical / product name,
- Chemical contents,
- Application quantity and rate, Date of application and location,

Use approval authority.

- Results of application, and
- Fertilising Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details
- OProduct brand / manufacturer's name,
- Fertiliser / product name.

of fertilising including:

Application quantity and rate, and

- Date of application and location.
- Stakes and ties Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every
- Maintaining mulch Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- Mowing and top dressing Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- Irrigation and watering Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.

• Erosion control - Where necessary, maintain the

- erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible. • Weeding and rubbish removal - During the plant
- establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is

10-14 Munmurra Road & 5 Bernadotte Street, Riverwood - Plant Schedule

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G	Issue for Approval	JW	RS	21.05.2024
F	Issue for Approval	JW	RS	25.01.2024
E	Issue for Approval	BS	RS	19.12.2023
D	Issue for Approval	BS	RS	03.11.2023
С	Issue for Approval	BS	RS	27.09.2023
В	Issue for Approval	BS	RS	15.09.2023
Α	Issue for Approval	MJW	RS	01.09.2023
Issue	Revision Description	Drawn	Check	Date

Symbol		Botanic Name	Common Name	Mature H x W (m)	Pot size	Quantity
TREES	Native			<u>'</u>		
Asm	*	Acmena smithii	Lilly Pilly	8 x 2	100L	0
Bm	*	Backhousia citriodora	Lemon Scented Myrtle	3 x 2	45L	2
Са	*	Cupaniosis anacardioides	Tuckeroo	7 x 5	100L	4
Er	*	Elaeocarpus reticulatus	Blueberry Ash	12 x 5	100L	4
Ер	*	Eucalyptus piperita	Sydney Peppermint	15 x 12	100L	1
LiN	*	Lagerstroemia indica 'Natchez'	Crepe Myrtle	6 x 3	100L	2
TI	*	Tristaniopsis laurina 'Luscious'	Water Gum	8 x 4	100L	6
SHRUBS & AC	CENTS					
An	*	Asplenium nidus	Birds Nest Fern	0.8 x 0.8	300mm	66
Ву		Beschorneria yuccoides	Mexican Lily	1.2 x 1.5	200mm	16
CBJ	*	Callistemon 'Better John'	Bottlebrush	1 x 1	200mm	62
GaF		Gardenia augusta 'Florida'	Gardenia	1.5 x 1.5	200mm	68
Мра		Murraya paniculata	Orange Jasmine	3 x 2	200mm	48
NdN		Nandina domestica 'Nana'	Dwarf Sacred Bamboo	0.6 x 0.8	200mm	51
PX		Philodendron 'Xanadu'	Dwarf Philodendron	0.6 x 0.6	200mm	92
PBW		Phormium tenax 'Bronze Warrior'	Bronze Warrior NZ Flax	1.5 x 1.5	200mm	3
PgR		Photinia glabra 'Rubens'	Dwarf Photinia	3 x 1.5	200mm	30
ROP		Rhaphiolepis indica 'Oriental Pearl'	Indian Hawthorn	1 x 1	200mm	115
RSM		Rhaphiolepis indica 'Snow Maiden'	Indian Hawthorn	0.8 x 0.8	200mm	98
Sr		Strelitzia reginae	Bird Of Paradise	1.2 x 1.5	200mm	11
sc	*	Syzygium 'Cascade'	Pink Flowering Lilly Pilly	3 x 2	200mm	93
WBG	*	Westringia fruticosa 'Blue Gem'	Coastal Rosemary	1 x 1	200mm	6
WGB	*	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.5 x 0.5	200mm	12
GROUNDCOVE	ERS AND	GRASSES				
Ao		Agapanthus orientalis	Agapanthus Blue	0.5 x 0.5	150mm	81
CCI	*	Casuarina 'Cousin It"	Cousin It She Oak	0.5 x 1.0	200mm	16
Cmi		Clivia miniata	Bush Lily	0.5 x 0.6	150mm	69
DcB	*	Dianella caerulea 'Breeze'	Dianella Breeze	0.6 x 0.6	150mm	217
Dr	*	Dichondra repens	Kidney Weed	0.1 x 1	150mm	12
H∨M	*	Hardenbergia violacea 'Meena	Happy Wanderer	0.4 x 2	150mm	106
LEG		Liriope 'Evergreen Giant'	Giant Liriope	0.6 x 0.6	150mm	103
Lm		Liriope muscari	Liriope	0.3 x 0.3	150mm	142
LT	*	Lomandra 'Tanika'	Lomandra Tanika	0.5 x 0.5	150mm	535
МрҮ	*	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.2 x 1.5	150mm	173
PaN	*	Pennisetum alopercuroides 'Nafray'	Nafray Pennisetum	0.6 x 0.6	150mm	229
Vh	*	Viola hederacea	Native Violet	0.1 x 0.3	150mm	108

Department of Planning and Environment, Land and Housing Corporation

10-14 Munmurra Rd &

5 Bernadotte St Riverwood, NSW 2210

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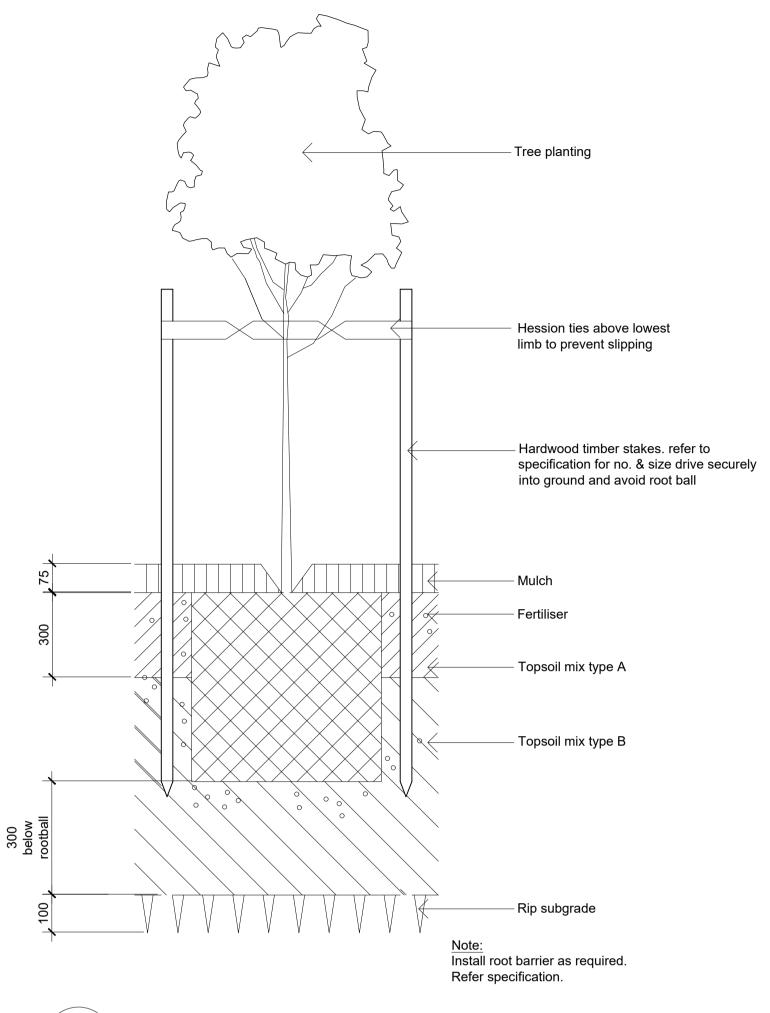
DEVELOPMENT APPLICATION

Landscape Specification Notes & Planting Schedule

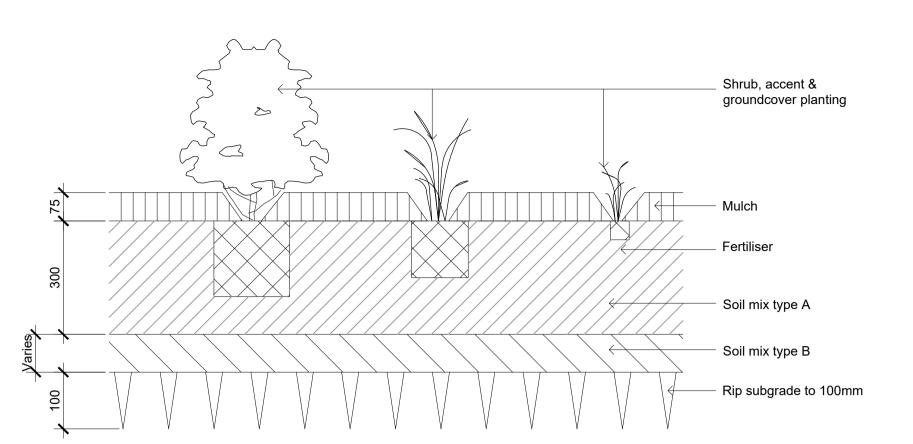
Scale n/a Job Number

Drawing Number

SS20-5173 500



01 Tree Planting on Grade
501 1:10



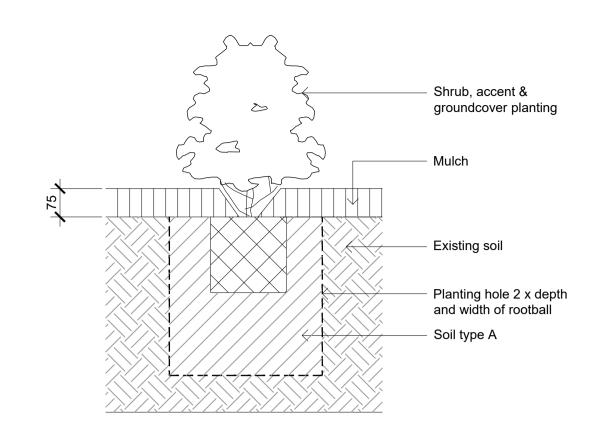
Soil mix type B and

Rip subgrade to 100mm

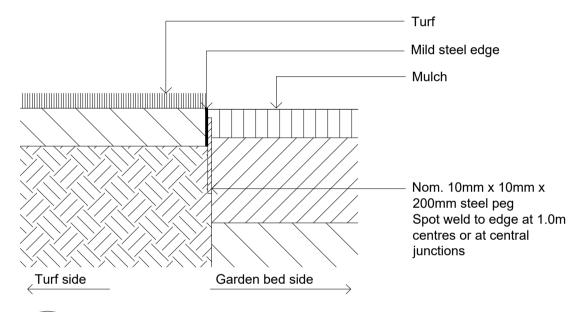
fertiliser

Shrub, Accent & Groundcover Planting on Grade

501 1:10

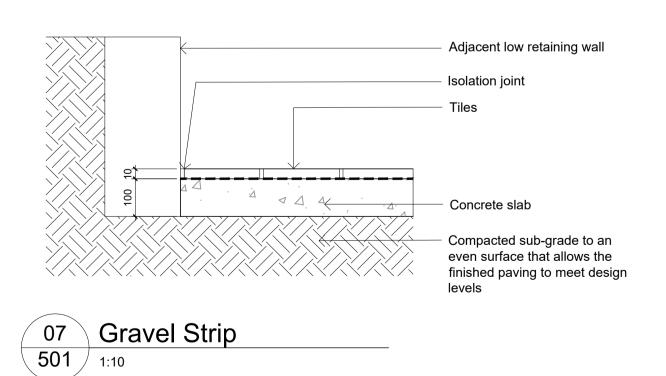


O3 Pocket Planting in existing trees TPZ



75 Typical Mild Steel Edge 501 1:10

Refer to plans for adjacent surfaces and edging In-situ reinforced concrete paving slab. ∠ Fall to free edges Waterproof membrane Compacted base course Compacted sub-grade to an even surface that allows the finished paving to meet design 06 Insitu Concrete Paving
501 1:10



04 Turf on Grade

501 1:10

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Drawing Name Landscape Details

Scale as shown @ A1

Job Number Drawing Number

SS20-5173 501

NOT FOR CONSTRUCTION

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

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B Issue for Approval BS RS 03.11.2023 A Issue for Approval MJW RS 01.09.2023 Issue Revision Description Drawn Check Date

Department of Planning and Environment, Land and **Housing Corporation**

10-14 Munmurra Rd & 5 Bernadotte St

SITE IMAGE