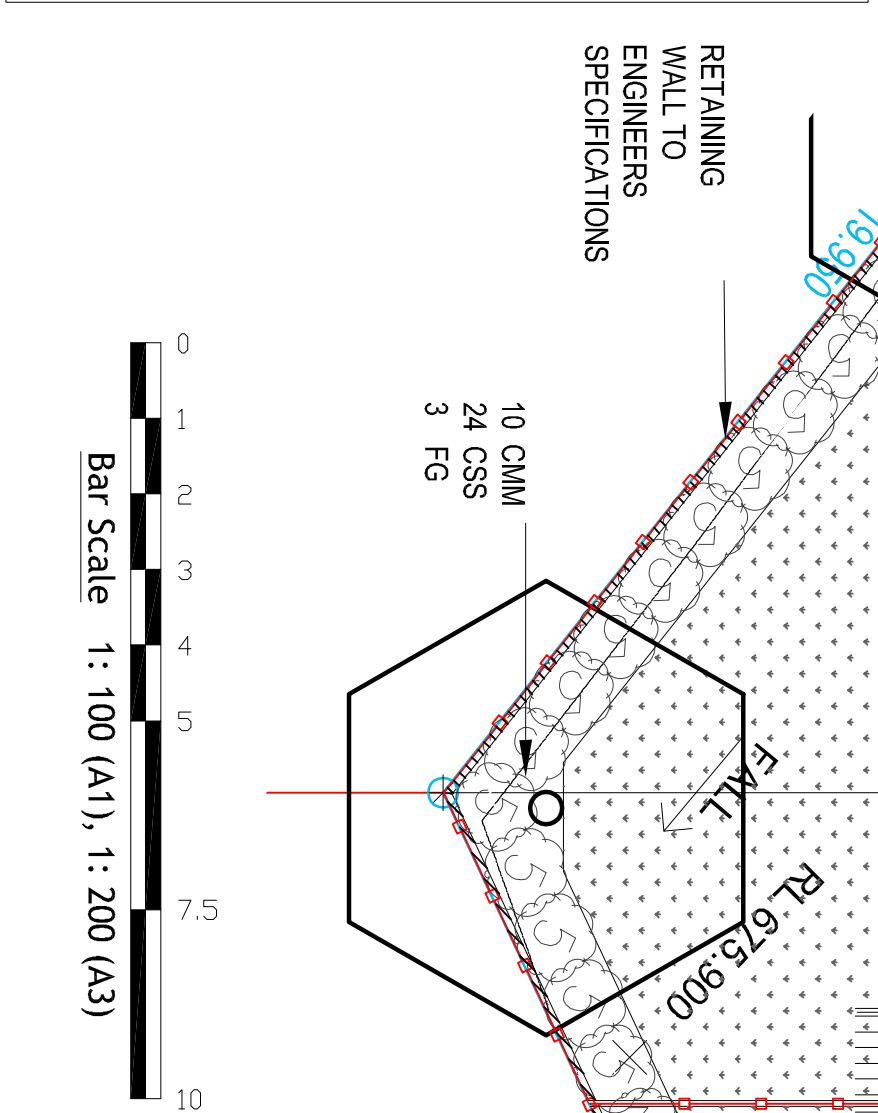


**LEGEND**

- CONCRETE PATHS & DRIVEWAY
- TURF
- 100mm COMPACTED RHYOLITE TO SHADED AREAS - REFER TO SHEET 3 FOR DETAILS
- GARAGE BINS
- CLOTHESLINE
- WT-1 WATER TANKS
- WT-2
- 1.8M HIGH TIMBER PALING BOUNDARY FENCE AND DIVIDING FENCES PLUS RETURNS
- 1.5M HIGH SLAT TIMBER FRONT BOUNDARY FENCE
- LETTERBOX
- DEMOTES DESIGN SPOT LEVELS
- DEMOTES RETAINING WALL TO ENGINEERS DETAILS
- PRIVATE OPEN SPACE



PLANT SCHEDULE			
TREES			
ID	Botanical Name	Common Name	Pot Size mmltr
BPA	Betula pendula alba	Silver Birch	5 x 10m
FG	Fraxinus griffithii	Flowering ash	6 x 8m
LIT	Lagerstroemia indica 'tuscadora'	Crape myrtle	4 x 7m
LN	Laurus nobilis	Bay Tree	3 x 7m
MGE	Magnolia grandiflora 'Eymouthi'	Bull bay Magnolia	9 x 9m
PC	Pistacia chinensis	Chinese Pistato	6 x 8m
PCC	Pyrus calleryana 'Capital'	Ornamental pear	2.5 x 7m

PLANT SCHEDULE			
SHRUBS & GROUNDCOVERS			
ID	Botanical Name	Common Name	Pot Size mmltr
ACS	Acmena smithii 'Cherry Surprise'	Red tipped Lilly pilli	2 x 2.5m
AKCTV	Azalea Kurume Cultivar	Small flowered Azalea	1 x 1m
BBW	Berberis bressingham white		1.05 x 0.3m
BS	Buxus sempervirens	English box, European Box	1.2 x 1.2m
CBM	Callistemon 'Maive Mist'	Maive Bottlebrush	3 x 3m
CSEB	Camellia sasangua 'Beatrice Emily'		3m x 3m
CSEB	Camellia sasangua 'Edna Butler'		3m x 3m
CSH	Camellia sasangua 'Hinyu'		2m x 3m
CSS	Camellia sasangua 'Setsugikka'		2m x 3m
CSAS	Camellia sasangua 'Star Above Star'		3m x 3m
CB	Cistus 'Brilliant'	Rock Rose	1m x 1m
CO	Correa hybrid 'OMG'		1.2 x 1.2m
GF	Gardenia florida	Florists gardenia	1.5 x 1.5m
GLQ	Leptospermum rotundifolium 'Lavender Queen'		2 x 1m
LRQ	Leptospermum rotundifolium 'Lavender Queen'	Scented tea tree	1 x 1.2m
MF	Michelia figo	Port wine Magnolia	3.5 x 3.5m
MP	Myoporum parvifolium	Creeping boobialla	1.5 x 1.5m
RLO	Rapidoilepis intermedia		1 x 1m
ROPP	Rapidoilepis oriental pearl (pink)		1 x 1m
ROPP	Rapidoilepis oriental pearl (white)		1 x 1.2m
RSM	Rapidoilepis snow maiden		1.5 x 1.5m
RBL	Rosmarinus blue lagoon		1.5 x 1.5m
SB	Sedum spectabile 'Brilliant'	Dwarf rosemary	1.5 x 1.5m
TF	Teucrium fruticosum	Bush germander	1.5 x 1m
VEL	Viburnum emerald lustre		3 x 5m

PLANT LEGEND			
ACS	ACMENA CHERRY SURPRISE		
AKCTV	AZALEA KURUME CULTIVAR		
BPA	BETULA PENDULA ALBA		
BBW	BERBERIS BRESSINGHAM WHITE		
BS	BUXUS SEMPERVIRENS		
CBM	CALLISTEMON MAIVE MIST		
CSEB	CAMELLIA SASANGUA BEATRICE EMILY		
CSEB	CAMELLIA SASANGUA EDNA BUTLER		
CSH	CAMELLIA SASANGUA HINYU		
CSS	CAMELLIA SASANGUA SETSUGIKKA		
CSAS	CAMELLIA SASANGUA STAR ABOVE STAR		
CB	CISTUS BRILLIANT		
COMG	CORREA OMG		
FG	FRAXINUS GRIFITHII		
GF	GARDENIA FLORIDA		
GLQ	GREVILLEA LADY O		
LN	LAURUS NOBILIS		
LT	LAGERSTROEMIA TUSCARORA		
LRQ	LEPTOSPERMUM ROTUNDIFOLIUM LAVENDER QUEEN		
MF	MICHELIA FIGO		
MP	MYOPORIUM PARVIFOLIUM		
PC	PISTACIA CHINENSIS		
PCC	PYRUS CALLERYANA CAPITAL		
RI	RAPHIOLEPIS INTERMEDIA		
ROPP	RAPHIOLEPIS ORIENTAL PEARL (PINK)		
ROPP	RAPHIOLEPIS ORIENTAL PEARL (WHITE)		
RSM	RAPHIOLEPIS SNOW MAIDEN		
RBL	ROSMARINUS BLUE LAAGON		
SB	SEDUM SPECTABILE BRILLIANT		
TF	TEUCRIUM FRUTICOSUM		
VEL	VIBURNUM EMERALD LUSTRE		

**DESIGN**

Mishka 1:100 @ A1

1:200 @ A3

2 OF 3

Landscaping Plan

DATE 06/07/2021

CHECKED JK

JOB No. JEPT300321

**LANDSCAPE DESIGNER**

**JK's GARDEN CREATIONS**

John A. Kime

Mob. 0412582966

email.gardentora704@gmail.com

Member ALDM Diploma in Horticultural scope Cert. Ag

P.O. BOX 168 GAN GAN RD ANNA BAY, NSW. 2316

**SITE ADDRESS**

**SENIORS VILLAGE**

LOT 23, DP 839174

4 CYPRESS PARADE

BOWRAL

**CLIENT**

**JEPTON PTY LTD**

**ARCHITECT - DRAFTSMAN**

PO Box 601 Kogarah NSW 2239 Ph 48624425

Nominated Architect: Daniel Healey 6209

**ELK**

100 Years

**DATE**

06/07/2021

**CHECKED**

JK

**JOB No.**

JEPT300321

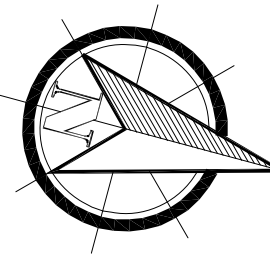


EXISTING STREET TREE TO BE RETAINED

GROUP STYLE LETTERBOX TO AUSTRALIA POST GUIDELINES

1.5 HT SLATTED FRONT BOUNDARY FENCE

EXISTING STREET TREE TO BE RETAINED





INITIAL PREPARATION

Verify all dimensions on site prior to commencement, locate all underground services and ensure no damage occurs to them throughout the contract. Comply with the requirements of the Council site guidelines in reference to erosion and sediment control regulations and other environmental controls to contain all within confines of the site. Spray with approved herbicide weed killer to all proposed lawn and garden areas to manufactures directions. Spray all weeds before commencement of any site works are carried and throughout the contract so as to suppress any weeds that may arise. Source all plants before start of job so the time factor to purchase from species list, will be true to plant schedule. The trees and shrubs recommended may sometimes be difficult to source due to times of year, weather, disease etc, this being the case, please inform early so arrangements to substitute can be made. Excess soils and contaminated soil are to removed within the guidelines of the council requirements to approved sites.

**SOIL PREPARATION**  
Cultivate to the minimum depth of 200mm in all garden areas and 100mm depth in all lawn areas; add a clay breaker to all garden areas, before the addition of garden soil is added. In all areas where fill is required, gain required levels using a premium soil mix. Where excavation is required as with clay excavate as required to allow for addition of 200-400mm depth of premium garden soil to garden areas and 100-300mm depth of topsoil to lawn areas. Undertake all required action to ensure that no root balls of proposed plants sit in clay wells and that all garden and lawn areas drain satisfactorily. It is the contractor's responsibility to ensure the end result of the project is that all lawn and garden areas drain sufficiently (both surface and subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Soil levels are to allow for the addition of turf and mulches to specified requirements.

**GARDEN EDGING** Timber edging shall be located to all planter bed edges where meeting new or existing turfed areas. Use 38x150mm treated pine edging with 50x50 pegs at 1200 centres finished 30mm below top of edging.

**PLANTING**  
Purchase plants from an approved nursery that supplies plants that are true to type and species, healthy and able to store at nursery to maintain vigor before planting. Plant within 24hrs of plants being delivered. Set out plants as indicated on plan. Plant holes shall be dug approximately twice the width and 100mm deeper than the plant root balls that they are to receive. Add fertilizer, followed by 100mm of garden soil shall be placed into the base of hole and lightly consolidated. Remove plant from container, install and backfill with garden soil and firmed into place. Base of stem shall finish flush with finished soil level. Thoroughly water all plants on first planting to soak soil of plant and surrounding soil so as to allow roots to adjust, do not allow drying out. Water regular over the first 3-4 weeks.

**FERTILISING**  
Use slow release fertilizers such as osmocote and or agriform tablets on all plants.

**MULCHING**  
Install 100mm minimum of Forest mulch as a mulch over all gardens. Shaded areas mulch with 10-25mm pebble mulch with weedmat under.

**GRAVEL AREAS**  
-Consolidated crushed rhyolite, 100mm thick, over a compacted road base. Contain areas between gardens & gravel with timber edging.

**RETAINING WALLS**  
Erection of masonry block retaining walls treated timber retaining walls to be as per retaining wall specification guidelines. All retaining walls and footings to remain within the confines of boundary.

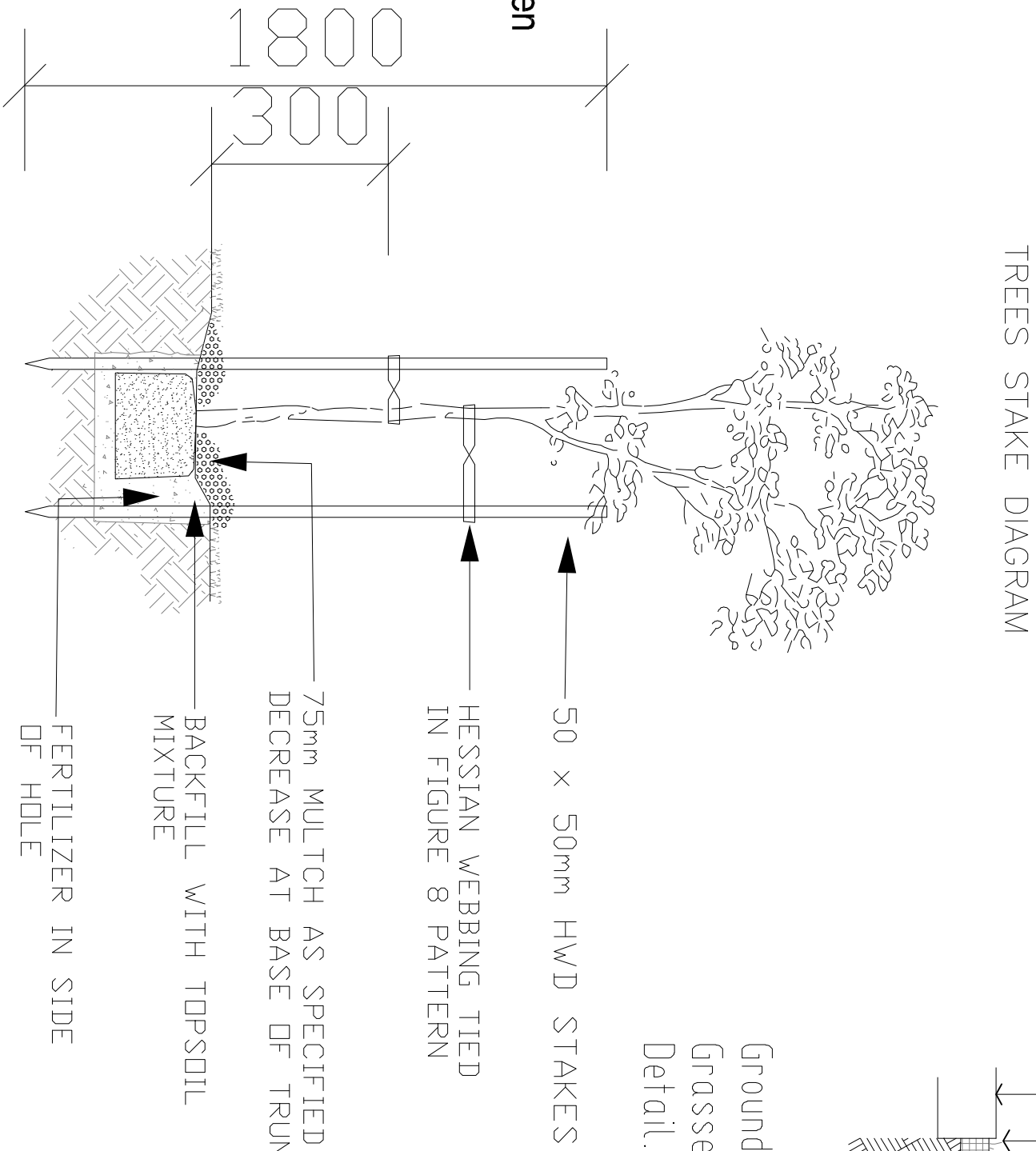
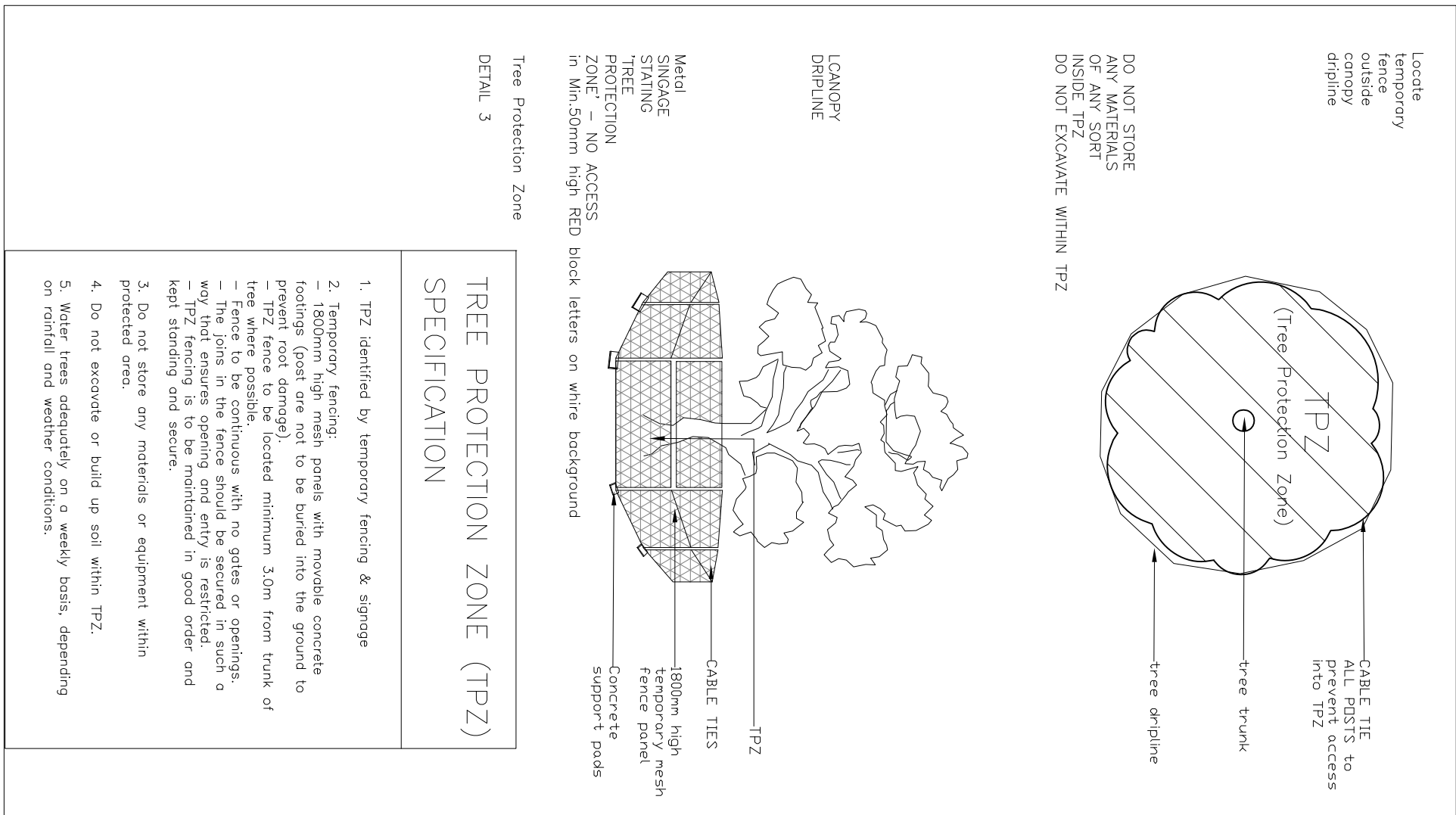
**TURF**  
Prepare for, level and lay cultivated Buffalo turf to all areas nominated on the plan as being lawn. To be layed within 24 hrs of delivery on site, making sure all areas are level for drainage, garden edging and paths.

**COMPLETION**  
Prior to practical completion removal from site all unwanted debris occurring from work. Satisfy council that all landscaping work has been undertaken in strict accordance with council's landscape codes and guide lines.

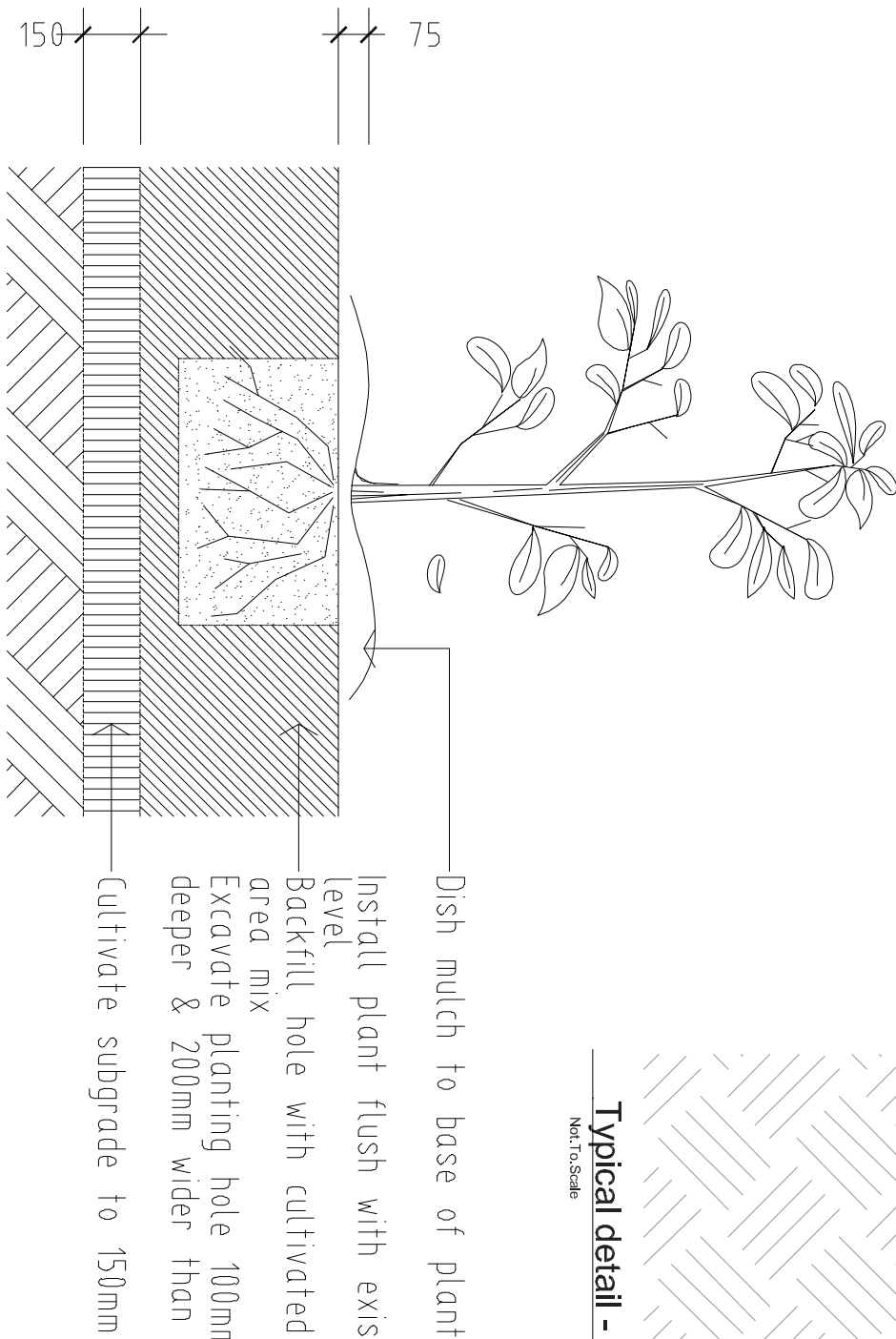
At the completion of landscape works and prior to the issue of the Certificate of Practical Completion.

Carry out the following during the maintenance period( determined by Builder). These works shall include but not limited to watering, weeding, fertilizing, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovation, top dressing and the like.

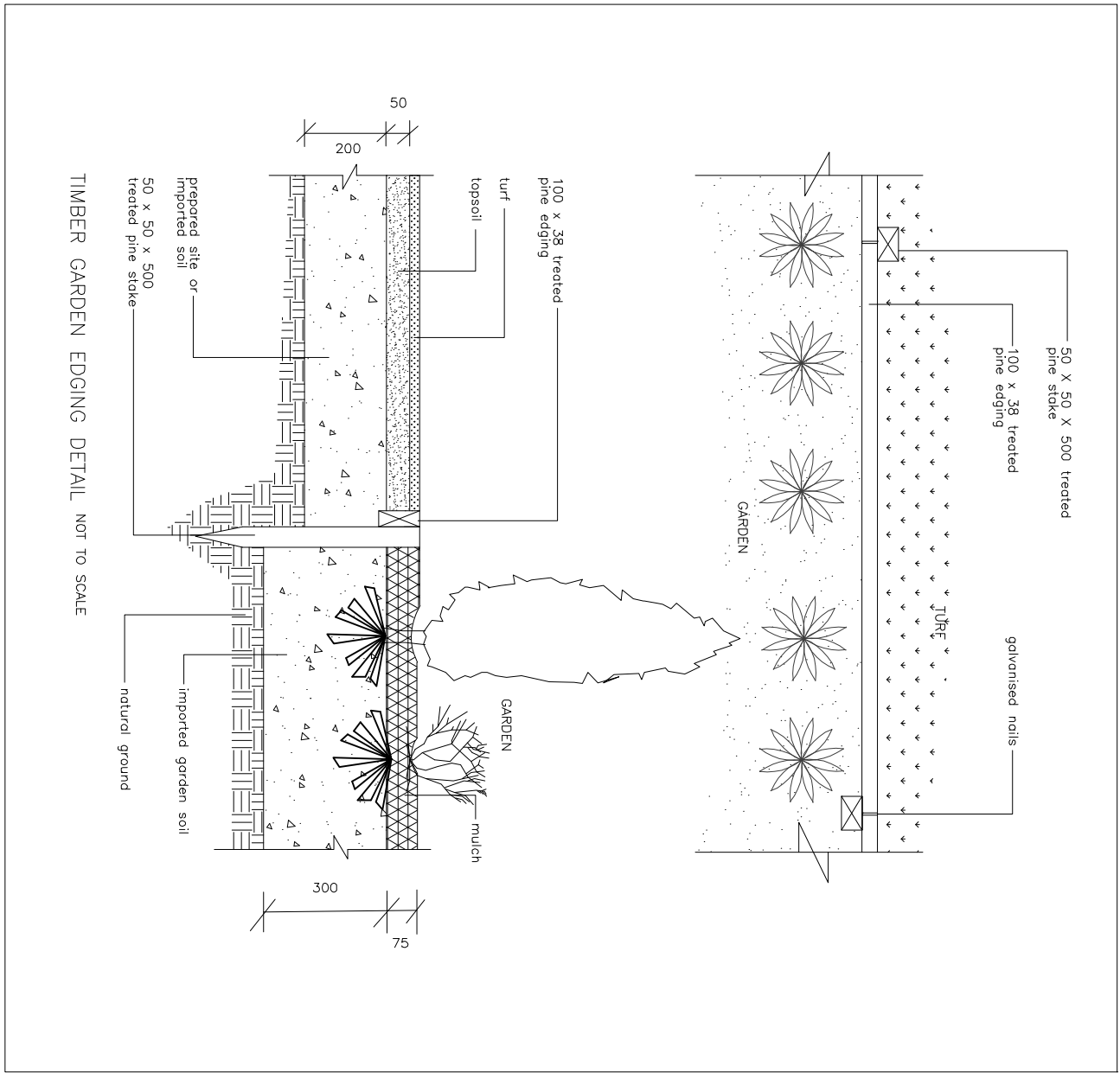
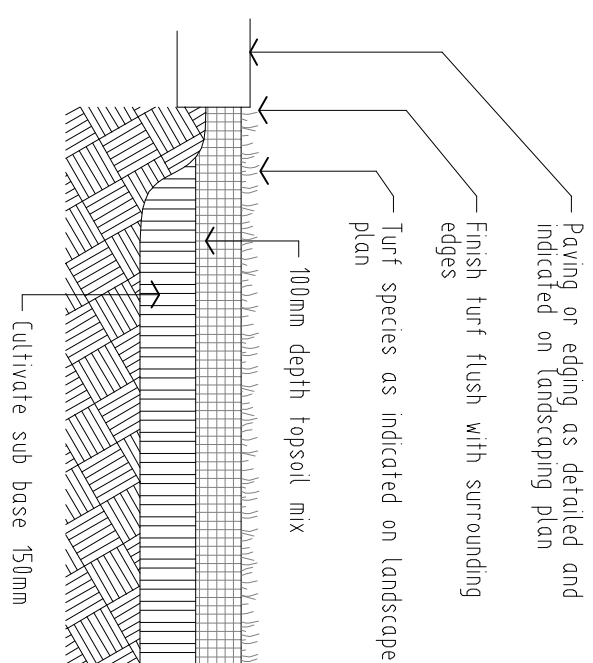
**EXISTING TREES**  
The existing trees to be retained on site are to be protected by surrounding with a 1.8m high chainmesh fence 3.00m from the base of the tree. This fence is to be erected prior to works commencing on site and is to be retained until all building works are completed. The enclosed area is to remain free of materials, machinery, vehicles or site sheds. With this preparation is to protect the existing tree and its critical roots from mechanical damage, compaction or any other adverse impacts resulting from construction activity and allowing the trees to grow the optimum growth once all works have been finalized.



PLANT SCHEDULE			
ID	Botanical Name	Common Name	Qty
TREES			
BPA	Betula pendula alba	Silver Birch	3 25ltr
FG	Fraxinus griffithii	Flowering ash	7 25ltr
UT	Lagerstroemia indica 'tuscadora'	Crape myrtle	2 25ltr
LN	Laurus nobilis	Bay Tree	3 25ltr
MGE	Magnolia grandiflora 'Exmouth'	Bull Bay Magnolia	2 25ltr
PC	Pistacia chinensis	Chinese Pistachio	2 25ltr
PCC	Pyrus calleryana 'Capital'	Ornamental pear	3 25ltr
ALL HEIGHTS ARE AVERAGE DEPENDENT ON SOIL, CLIMATE, MAINTENANCE, ETC.			
Pot Size      Mature Size			
mm/ltr      W x H mtrs			
		5 x 10m	
		6 x 8m	
		4 x 7m	
		3 x 7m	
		9 x 9m	
		6 x 8m	
		2.5 x 7m	

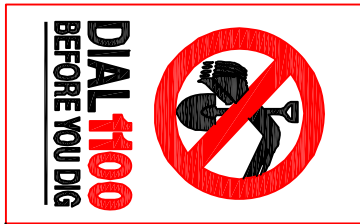


Planting in garden beds



PLANT SCHEDULE			
SHRUBS & GROUNDCOVERS			
ID	Botanical Name	Common Name	Qty
ACS	Acmena smithii 'Cherry Surprise'	Red tipped lilly pilli	16 200mm
AKCTV	Azalea Kurume Cultivar	Small flowered Azalea	9 200mm
BBW	Bergenia bressingham white	English box, European Box	22 200mm
BS	Buxus sempervirens	Maive Bottlebrush	8 200mm
CMM	Callistemon 'Maive Mist'	Maive Bottlebrush	23 200mm
CSE	Camellia sasangua 'Beatrice Emily'	Maive Bottlebrush	12 200mm
CSEB	Camellia sasangua 'Edna Butler'	Maive Bottlebrush	22 200mm
CSH	Camellia sasangua 'Hiryu'	Maive Bottlebrush	16 200mm
CSS	Camellia sasangua 'Setsugekka'	Maive Bottlebrush	24 200mm
CSSAS	Camellia sasangua 'Star Above Star'	Maive Bottlebrush	10 200mm
CB	Cistus 'Brilliant'	Rock Rose	5 200mm
CO	Correa hybrid 'OMG'	Correa	5 200mm
GF	Gardenia florida	Florists gardenia	10 200mm
GLO	Grevillea 'Lady O'	scented tea tree	7 200mm
LRLO	Leptospermum rotundifolium 'Lavender Queen'	scented tea tree	19 200mm
WIF	Mitchella figo	Port-wine Magnolia	10 200mm
WIP	Myoporum parvifolium	Creeping boobialla	7 200mm
RI	Raphirolepis intermedia	Creeping boobialla	3 200mm
ROPP	Raphirolepis orientalis pearl (pink)	Creeping boobialla	10 200mm
ROPW	Raphirolepis orientalis pearl (white)	Creeping boobialla	10 200mm
RSW	Raphirolepis snow maiden	Creeping boobialla	10 200mm
RBL	Rosmarinus blue lagoon	Dwarf rosemary	24 200mm
SB	Sedum spectabile 'Brilliant'	Sedum	15 200mm
TF	Teucrium fruticans	Bush germander	22 150mm
VEL	Viburnum emerald lustre	Bush germander	20 150mm
			3x 5m

DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS-- STORMWATER-- ENGINEERS PLANS PLUS ASSOCIATED SHEETS ATTACHED



DATE	BY	AMENDMENT
9.8.21	MS	ADD ENTRY RAMP, ADJUST ISL, UT+L2 AND ADJUST PLANTS ACCORDINGLY.

LANDSCAPE DESIGNER  
**JK'S GARDEN CREATIONS**  
PO BOX 168 GAN GAN RD  
ANNA BAY, NSW, 2316  
John A. Kime  
Mob. 0412582966  
email.gardendforlor704@gmail.com  
Member AILDM  
Diploma in Horticulture Landscape Design, Cert. Ag

SITE ADDRESS

SENIORS VILLAGE  
LOT 23, DP 839174  
4 CYPRESS PARADE  
BOWRAL

CLIENT  
**JEPTON PTY LTD**

ARCHITECT



PO BOX 801 KOSMOS  
NSW 2570  
Name: Daniel Hedley  
Nominated Architect: Daniel Hedley (2009)  
The design and construction of this project has been completed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.  
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DATE	CHECKED
06/07/2021	JK

SHEET 3 OF 3  
Specification Plan  
JEP1300321