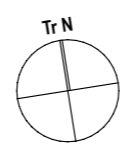


1 GROUND FLOOR LANDSCAPING OVERALL PLAN
Scale 1:150

A1	1: 75	0
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NEW TWO STOREY ATTACHED DUAL OCCUPANCY & S/DIVISION
project
38
CLARENCE STREET
CONDELL PARK
address

topio.graphica
LANDSCAPE ARCHITECTURE
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PRELIMINARY - NOT FOR CONSTRUCTION
GROUND LEVEL- LANDSCAPE PLAN OVERALL
drawing
322-104: L1:
project drawing no.
6/5/22
01
issue



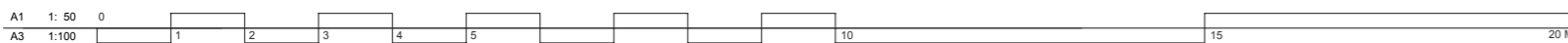
CLARENCE

STREET

2 FRONT LANDSCAPING

Scale 1:100

Scale 1:100



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03			rev	notes	date

MR M. NGUYEN

client



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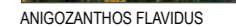
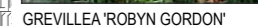
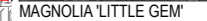
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LANDSCAPE PLAN- FRONT
YARD

322-104: **L2:** 01
 project drawing no. issue
 6/5/22





ELEOCHARIS RETICULATUS



PITTOSPORUM TENUIFOLIUM WONDER SCREEN



MICHELIA FIGO



PHORMIUM TENAX SUNDOWNER



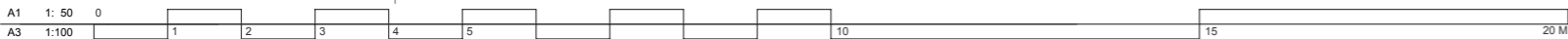
DIANELLA 'LITTLE JESS'



DIANELLA 'LITTLE JESS'

3 REAR LANDSCAPING

Scale 1:100



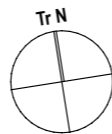
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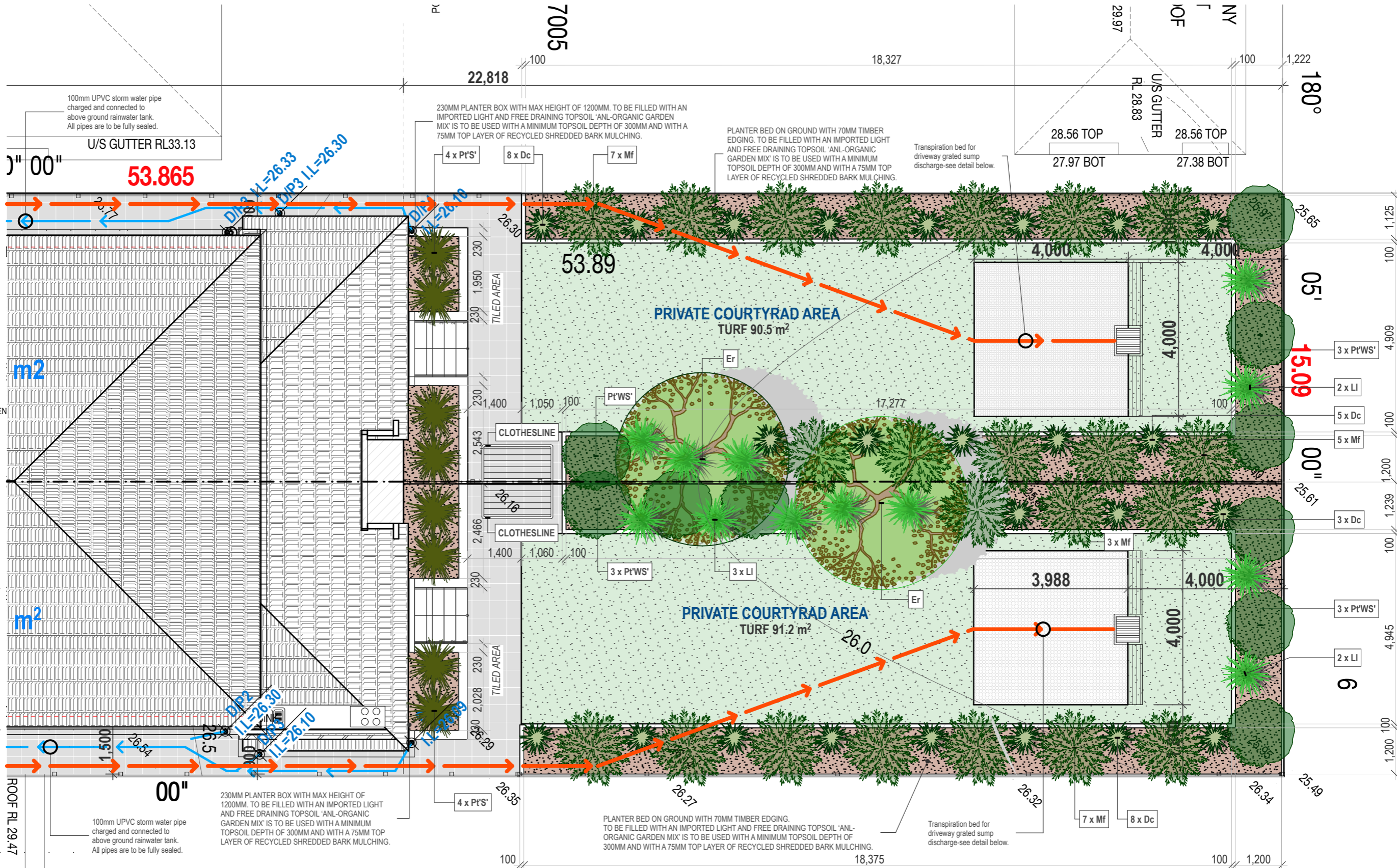
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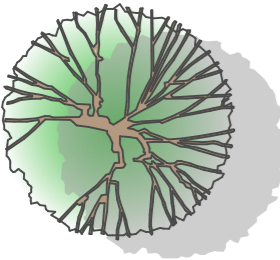
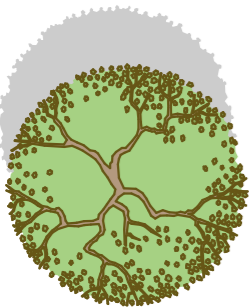









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LANDSCAPE PLAN- REAR
YARD
drawing

322-104: L3:
project drawing no.
6/5/22

01
issue



PLANTING SCHEDULE							
PLANT TYPE	PLAN SYMBOL	REF	NOMINATED SPECIES OR SIMILAR	QUAN- TITY	POT SIZE	STAKE	MATURE HEIGHT
01 TREES							
		As	MAGNOLIA 'LITTLE GEM' Magnolia grandiflora 'Little Gem'	2	45L	Yes	6.0M
		C Spp.	BOTTLEBRUSH Callistemon spp.	1	75L	Yes	6.0M
		Er	BLUEBERRY ASH Elaeocarpus reticulatus	2	45L	Yes	8.0M
02 SHRUBS							
		Mf	PORT WINE MAGNOLIA Michelia Figo	22	300MM	Yes	3.0M
		Pt'WS'	KOHUHU Pittosporum tenuifolium 'Wonder Screen'	10	300MM	No	3.0M
03 GROUND COVERS							
		Af	KANGAROO PAW Anigozanthos flavidus	7	200MM	No	2.0M
		Dc	FLAX LILY Dianella caerulea	40	150MM	No	700MM
		G'RG'	ROBYN GORDON GREVILLEA Grevillea 'Robyn Gordon'	10	150MM	No	750MM
		LI	MATT RUSH Lomandra longifolia	12	200MM	No	1.0M
		Pt'S'	PHORMIUM TENAX 'SUNDOWNER' New Zealand Flax	8	200MM	NO	1.2M
		Wf	COASTAL ROSEMARY Westringia fruticosa	7	150MM	NO	1.0MM
04 TURF							
			SIR WALTER DNA CERTIFIED BUFFALO	UNIT A- 90.5m² UNIT B- 91.2m²			

LANDSCAPE SPECIFICATION

1. SITE PREPARATION

SITE IS TO BE CLEARED OF ALL DEBRIS LIKELY TO HINDER PLANT GROWTH, INCLUDING BUILDER'S RUBBLE, ASPHELT, DEISEL OIL, CONTAMINATED SOIL, ETC PRIOR TO COMMENCING WORKS.

2. GARDEN BEDS

ONCE CLEAR OF WEED, GROWTH AND DEBRIS, SPREAD GYPSUM TO ALL GARDEN BED AREAS AT THE MANUFACTURED RECOMMENDED RATES, BEFORE CULTIVATING TO A DEPTH OF 150MM. NEXT SPREAD SOIL SO AS TO RAISE GARDEN BED LEVELS TO WITHIN 100MM OF THE TOP OF KERBS. ADD A 25MM DEPTH MUSHROOM COMPOST AND CULTIVATE THOROUGHLY, PRIOR TO PLANTING AS PER DETAIL. FINE GRAVEL OR PINE FLAKE MULCH TO 75-100MM OVER THE PREPARED SOIL SURFACE.

3. PLANTER BEDS

ONCE CLEAR OF DEBRIS, PREPARE PLANTER BEDS IN ACCORDANCE WITH DETAIL PROVIDED INCORPORATING A DRAINAGE LAYER, TOP SOIL AND SOIL COVER. SPREAD SOIL SO AS TO RAISE GARDEN BED LEVELS TO WITHIN 25MM OF THE TOP OF PLANTER WALLS AT EDGES AND MOUND CENTRE PORTIONS HIGHER TO ALLOW FOR FUTURE SETTLEMENT. ADD A 25MM DEPTH MUSHROOM COMPOST AND CULTIVATE THOROUGHLY, PRIOR TO PLANTING AS PER DETAIL. POLISHED RIVER GRAVELTO 50MM OVER PERFORATED POLYTHENE MEMBRANE ON THE PREPARED SOIL SURFACE.

4. SOIL

SOIL TO BE USED SHALL COMPRISE OF 85% COURSE AND FINE SANDS, AND NOT MORE THAN 15% HUMUS AND FINE MATERIAL. SOIL SHALL BE VIABLE IN NATURE, FREE FOR WEEDS AND NOXIOUS MATERIALS, AND SHALL NOT BE WORKED WHILE IN SODDEN STATE.

5. TURF AREAS

ROTARY HOE AND LEVEL ANY HARD-PAN AREAS. SPREAD A MINIMUM OF 50MM DEPTH OF TOP SOIL TO ALL PROPOSED TURF AREAS AND LEVEL SPREAD "SHIRLEY'S NO.17" FERTILIZER OR EQUIVALENT TO SOIL BASE PRIOR TO TURFING WITH THE BEST QUALITY WEED FREE "COUCH." TURF IS TO BE LAID WITHOUT EXCESSIVE JOINTS AND LIGHTLY ROLLED OR TRAMPED, THEN TOP DRESSED TO EVEN OUT LEVELS USING ONE PART COARSE RIVER SAND TO ONE PART SOIL

6. TREE & SHRUB PLANTING

PLANTS TO BE SUPPLIED TRUE TO TYPE, FREE OF PESTS AND DISEASES AND IN A VIGOROUS WELL DEVELOPED CONDITION WITHOUT BEING ROOT BOUND. ALL PLANTS TO RECIEVE "AGRIFORM" PLANT TABLETS OR EQUIVALENT FERTILIZER TO MANUFACTURE'S RECOMMEND TYPE AND QUANTITY FOR EACH PLANT TYPE. PLANTING AS PER DETAIL. NEED FOR STAKING IS INDICATED IN PLANTING SCHEDULE. PLANTS TO BE FLOOD WATERED WITHIN 30 MINUTES OF PLANTING. NO VARIATION WILL BE ALLOWED FOR ANY PLANT MATERIAL WITHOUT THE CONSENT OF THE COUNCIL.

7. GARDEN EDGING

WHERE DIFFERING GARDEN BEDS FINISHES MEET PROVIDE EDGING WITH 50 x 50 x 6MM GAL. STEEL ANGLES ON END. ALIGN TOP OF EDGING ELEMENT LEVEL WITH SUROUNDING FINISHED GARDEN TREATMENTS.

8. IRRIGATION

PROVIDE DRIP TYPE IRRIGATION WITH A PROPRIETARY FLEXIBLE POLYMER TUBE AND OUTLET SYSTEM, INSTALL WITHIN GRAVEL LAYER AND CONNECTED TO MAINS WATER SUPPLY WITH TIMER DEVICE.

9. TREE REMOVAL

THE REMOVAL OF TREES INDICATED SHALL BE DONE IN ACCORDANCE TO COUNCIL'S APPROVAL AND APPROVED PROCEDURES. REMOVAL OF TREES IS IN ACCORDANCE TO COUNCIL'S LIST OF NOXIOUS WEEDS AND TREES.

10. CONTRACTORS RESPONSIBILITY

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR A MINIMUM OF **6 MONTHS** POST COMPLETION MAINTENANCE. THIS WILL INCLUDE, WEEDING, RESTAKING, REPLACEMENT OF DEAD PLANTS, REPLACEMENT OF TIES AND WATERING. CONTRACTOR TO ATTEND COMPLETED WORKS TWICE WEEKLY IN SUMMER AND ONCE WEEKLY IN WINTER. FOR ANY VARIATIONS PROIR APPROVAL MUST BE SOUGHT FROM CLIENT.

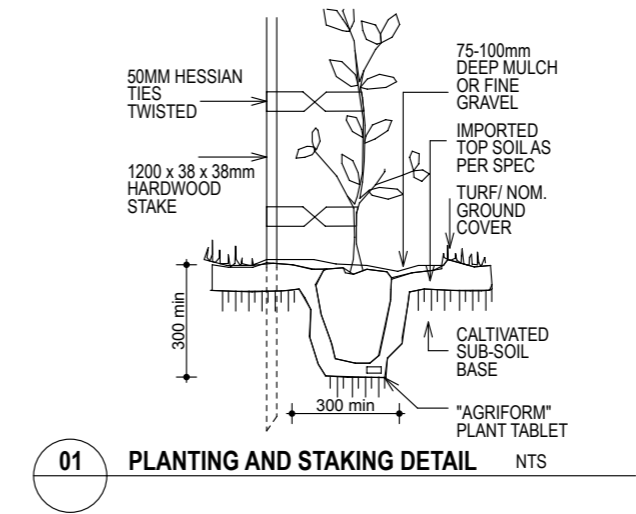
11. ON-GOING MAINTENANCE

THE PROPOSED DWELLINGS AND OPEN SPACES AS ARE TO BE ASSOCIATED WITH LOTS UNDER TORRENS-TITLE SUBDIVISION. AND NO COMMON AREAS EXISTING. EACH OWNER/OCCUPIER IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LANDSCAPING WITHIN THEIR LOT. MAINTENANCE WILL INCLUDE FREQUENT IRRIGATION AS SPECIFIED, WEEDING, SEASONAL PRUNING, UPGRADING OF MULCH AS REQUIRED, AND GENERAL ATTENDANCE TO PLANT HEALTH, REPAIR OF LANDSCAPING ELEMENTS AND PREVENTION OF EROSION.

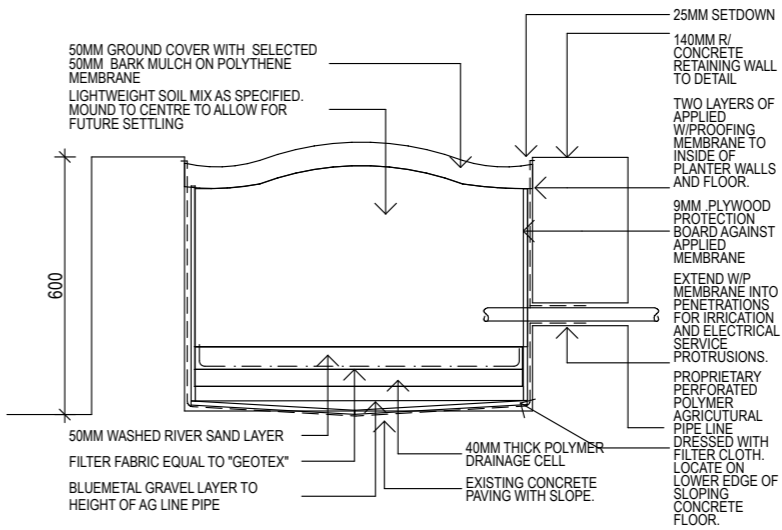
LANDSCAPE MAINTENANCE SCHEDULE

A maintenance period of 12 months should be undertaken during the establishment period upon planting

TYPE	ACTION	TIME FRAME			
		WEEKLY	MONTHLY	SEASONAL	AS SPECIFIED
1. Watering	- Water all new plants and adjust to suit weather conditions such as heavy rain fall				Once a week for the first 3 months Once a fortnight for the next 6 months Once a months for the following 6 months
2. Weeding	- Control weeds by hand-pulling or hoeing when young before their seeds are set		<div></div>		
	- For persistent weeds apply herbicide only in accordance to manu- facturers instruction				When required
3. Mulching	-Reapply mulch to maintain a depth of 100mm				Once in two years
4. Removal of Dead/ Dying plant material	-Remove any dry leaves or branches to clean plant		<div></div>		
5. Replacement Planting	- If plants have failed this period replace with same species and water as per section- 1. <i>Watering</i>				Upon plant failure
6. Tree guards and Stakes	-Replace any existing tree guards that have been damaged				When required
	- Remove stakes from newly planted trees after completion of their first growing season				12 months after planting
7. Pruning	Prune all planting as follows;				
	- Trees				As required
	- Tall/ Medium/ Low Shrubs			Spring	After flowering
	- Climbers			Spring	Yearly
	- Groundcover / Tussocks		Autumn		After flowering
8. Fertilizing	Apply fertiliser specific to the plant type, avoid excessive use				



01 PLANTING AND STAKING DETAIL NTS



02 PLANTER PREPARATION DETAIL
PLANTER BOX NTS

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01	DA SUBMISSION	06.05.22
REV	NOTES	DATE
CLIENT	MR M. NGUYEN	
..	..	

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LANDSCAPE PLANTING NOTES
drawing

322-104:**L4:**
project drawing no. 6/5/22

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issue