

SITE PLAN SCALE 1:200 APPROX.

GENERAL NOTES: DRAWINGS 3266-1 to 5

Drawings in Set:

3266-1: Site Plan, General Notes

3266-2: Landscape Plan Unit 1

3266-3: Landscape Plan Unit 2

3266-4: Details

3266-5: Specification and Schedule

Written dimensions are to be taken in preference to scale; do not scale as drawing may be distorted by method of reproduction.

All dimensions and conditions are to be verified at the site prior to the commencement of landscape works. Co-ordinate levels with stormwater requirements.

Proposed site and floor levels are as set out by Building and Stormwater documents at the time of preparation of landscape documents. These levels should be verified with as built levels at the time of landscape construction.

Establish locations of all underground services prior to the commencement of landscape works. Where services interfere with landscape set-out refer the interference to the supervisor for directions in respect to amendment as necessary.

All driveways and entry pathways where used shall be finished in an applied non-slip patterned finish in accordance with building documentation.

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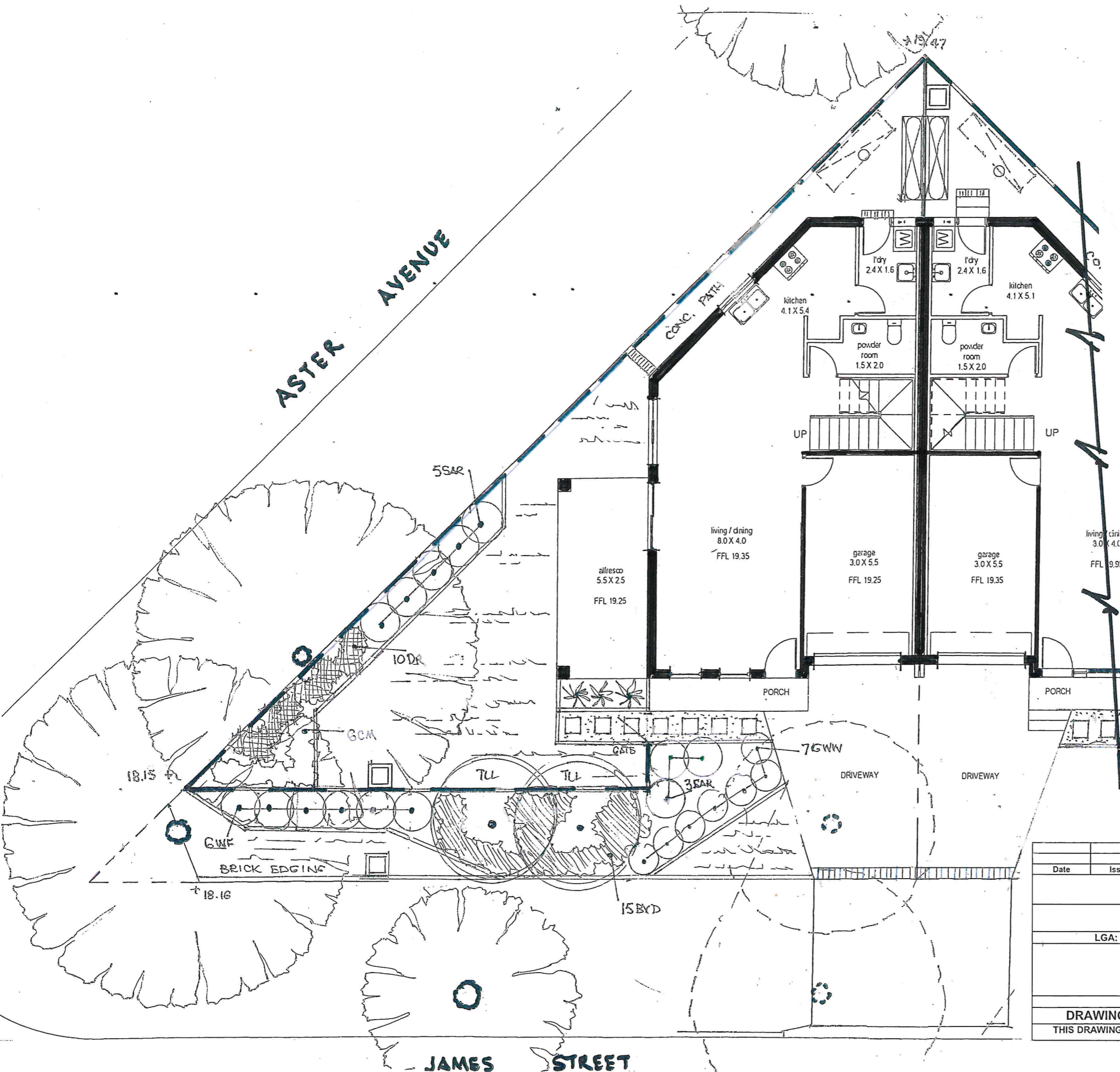
These drawings are to be read in conjunction with building documentation by



Date	Issue	To	No/Scan	Amendment
SITE LANDSCAPE WORKS :				
Landscape Works: Site Plan, General Instructions				
Proposed Attached Dual Occupancy				
3A Aster Avenue Punchbowl NSW				
LGA: Canterbury Bankstown			Building Documentation: Perras Design	
PRECINCT LANDSCAPES Landscape Architect				
PO Box 66 Oatlands NSW 2117 Phone 9630-6581				
Mobile: 0418-637-899 Email: tcrctr@bigpond.com				
Scales: 1:200 Date: 31 August 2022 Drawing Size: A3				
DRAWING No 3266-1 of 5			Issue:	
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ASTER AVENUE

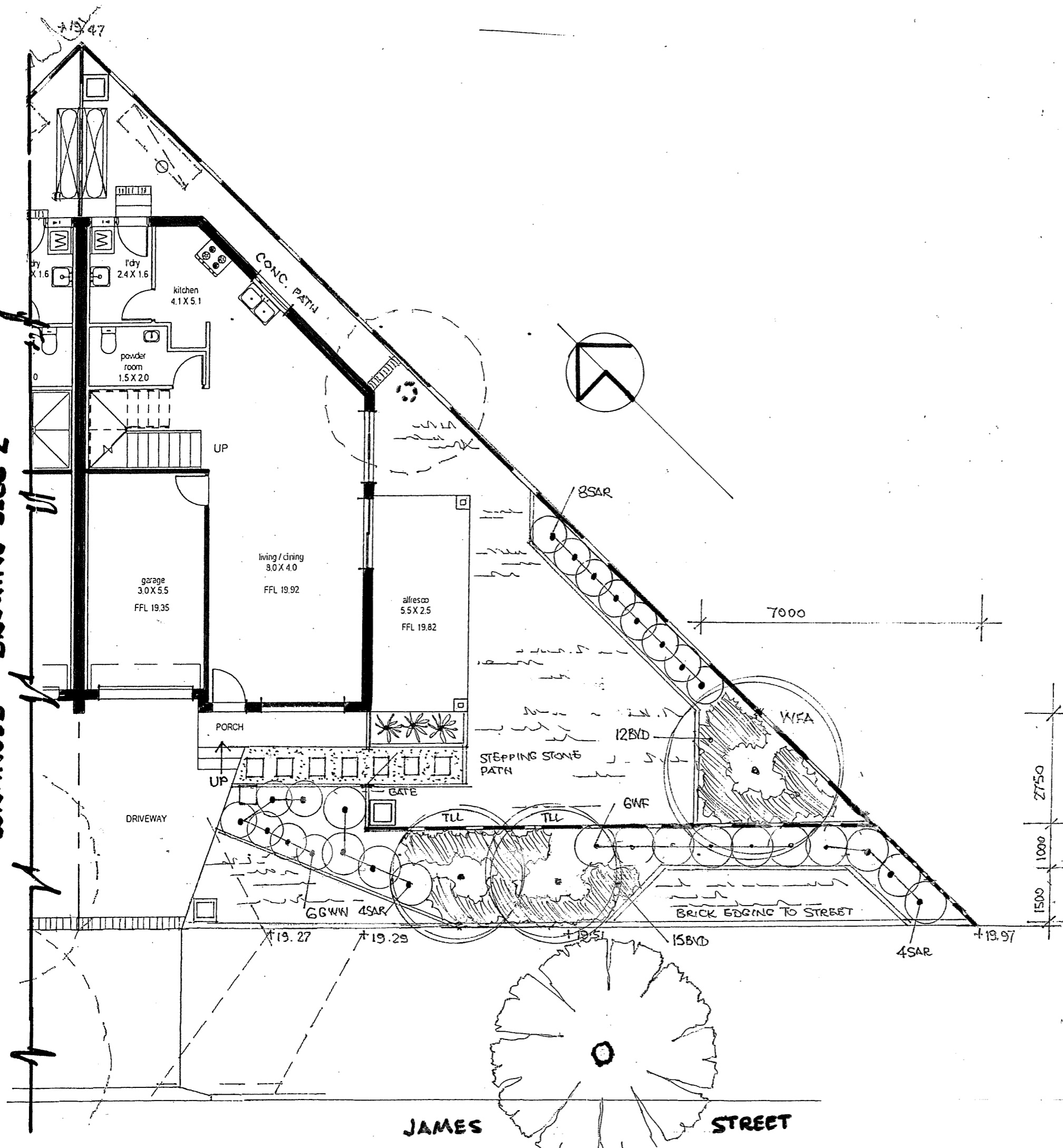
CONTINUOUS DRAWING 3266-3



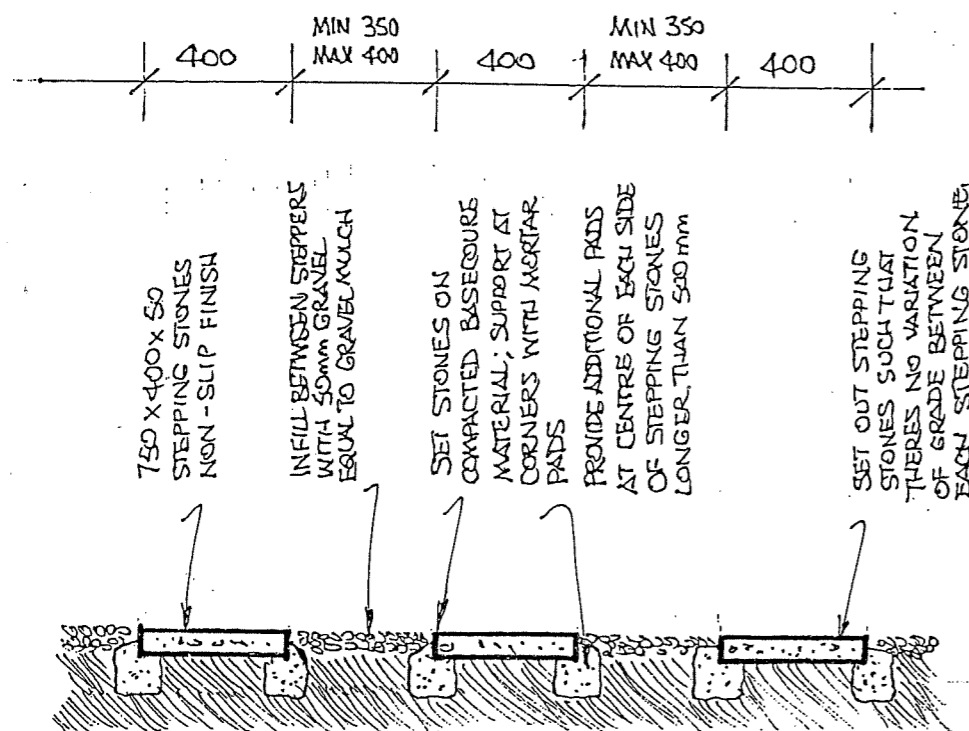
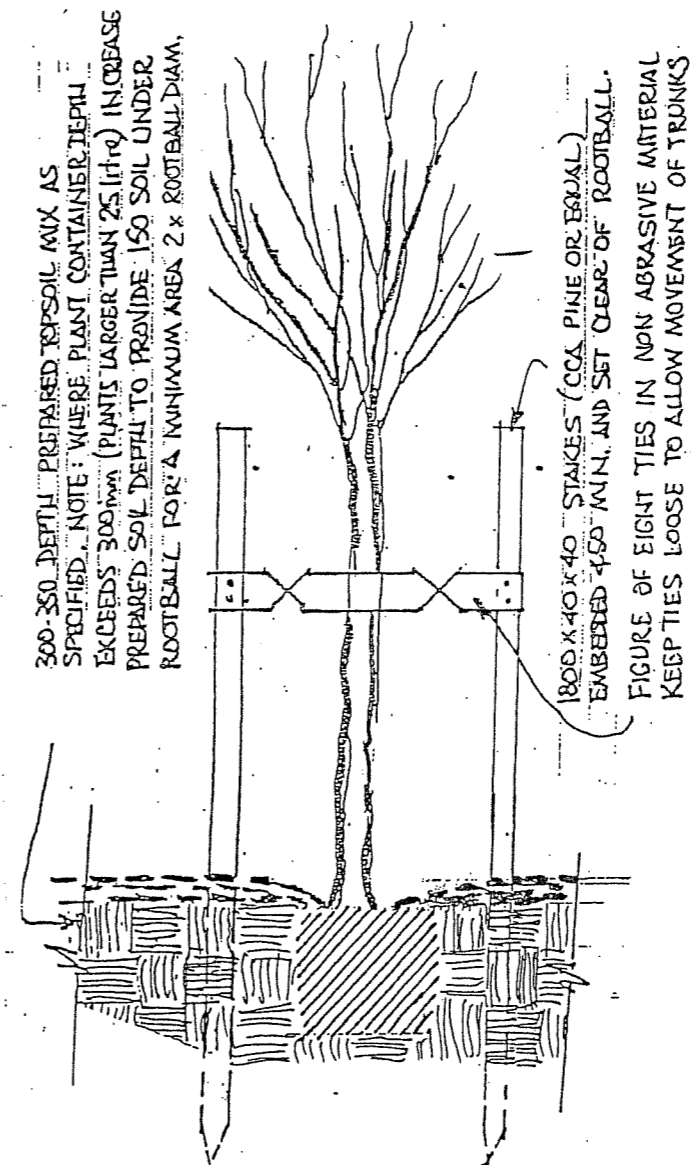
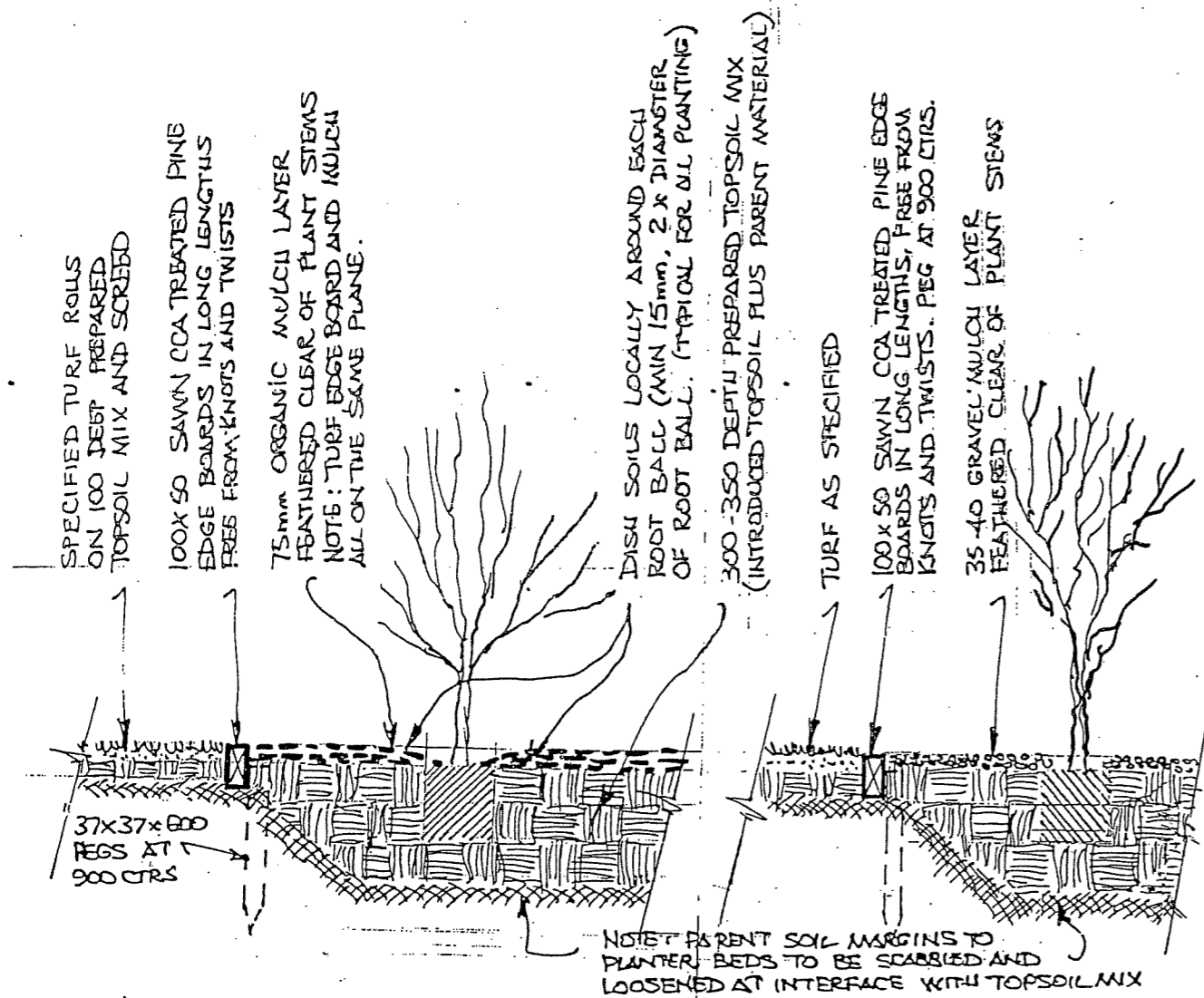
Date	Issue	To	No/Scan	Amendment
SITE LANDSCAPE WORKS :				
Landscape Plan: Unit 1				
Proposed Attached Dual Occupancy				
3A Aster Avenue Punchbowl NSW				
LGA: Cumberland			Building Documentation: Perras Design	
PRECINCT LANDSCAPES Landscape Architects				
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Mobile: 0418-637-899 Email: tcrccr@bigpond.com				
Scales: 1:100 Date: 31 August 2022 Drawing Size: A3				
DRAWING No 3266-2 of 5		Issue:		
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JAMES STREET

CONTINUES DRAWING 3266-2



Date	Issue	To	No/Scan	Amendment
SITE LANDSCAPE WORKS :				
Landscape Plan: Unit 2				
Proposed Attached Dual Occupancy				
3A Aster Avenue Punchbowl NSW				
LGA: Cumberland			Building Documentation: Perras Design	
PRECINCT LANDSCAPES Landscape Architects				
PO Box 66 Oatlands NSW 2117 Phone 9630-6581				
Mobile: 0418-637-899 Email: tcrccr@bigpond.com				
Scales: 1:100 Date: 31 August 2022- Drawing Size: A3				
DRAWING No 3266- 3 of 5			Issue:	
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Date	Issue	To	No/Scan	Amendment
SITE LANDSCAPE WORKS : Landscape Works: Details				
Proposed Attached Dual Occupancy 3A Aster Avenue Punchbowl NSW				
LGA: Cumberland		Building Documentation: Perras Design		
PRECINCT LANDSCAPES Landscape Architects PO Box 66 Oatlands NSW 2117 Phone 9630-6581 Mobile: 0418-637-899 Email: tcrccr@bigpond.com				
Scales: 1:20 Date: 31 August 2022 Drawing Size: A3				
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SOFT LANDSCAPE WORKS OUTLINE SPECIFICATION:

NOTE: THE FOLLOWING AUSTRALIAN STANDARDS SHALL BE APPLICABLE TO WORKS INCLUDED IN THIS SPECIFICATION.
AS 4419: Soils for Landscaping and Garden Works
AS 4454: Composts, Soil Conditioners and Mulches
AS 4373: Pruning of Amenity Trees
AS 1428: Stair and Paving Safety
AS 4970: Protection of Trees on Development Sites
Copies of all these standards shall be available on site during the execution of landscape works.

PREAMBLE: Prior to commencement of Landscape Works on site, the Landscape Contractor shall be fully familiarised with the Conditions of Development Consent and the local Development Control plan to the extent that both documents should be fully complied with for the construction of these works. Where there is a conflict between this drawing (or Drawings) and the statutory requirements, statutory requirements shall prevail.

WORK BY BUILDER: Co-ordinate placement of underground services to allow space for planting works to follow. Where possible place service lines at a depth greater than excavations required for root balls of all plants.

1: SITE PREPARATION

Prior to the commencement of any site landscape works, remove all building rubbish and debris from the site, remove all weed growth and unwanted remnant plant material. Form up all ground surfaces, allowing for grades for drainage as required, and to levels allowing for landscape preparation and finishes to proceed. Allow for supplementary and introduced topsoils as later specified, to achieve finished levels. Build up, and / or reduce formation levels to enable landscape finishes to be finished off flush with adjacent boundary levels, pits, pathways, kerbs, and garden edging.

To each garden area, including mulched zones around trees in lawn, (including street trees), deep rip and cultivate all material, as found, to a mean depth of 300 mm for the whole of the garden bed. To lawn areas, reduce ripping and cultivation to a depth of 100 mm. All cultivated material shall be reduced to a fine tilth; in the process of cultivation, remove all stones and excess clay underburden sufficient to allow for introduced topsoil specified below.

To garden areas, supplement cultivated soils with introduced topsoil mix comprising 40% coarse river sand, 30% composted hardwood fines, or equal composting, and 30% fine loam. Imported topsoil shall have a pH in the range 5.5 - 7.0, and shall comply with AS4419. This imported material shall be added to garden areas at a rate of the equivalent of a 100 mm deep layer of material placed over the whole of the cultivated area. Introduced material shall be mixed into cultivated site soil to create a mix of site and imported soil, to a mean depth of 300 mm. In clay soils add Gypsum at a rate of 300 grams/sq.metre in the process of cultivation. All building up to levels or bulk fill shall be carried out in introduced material.

NOTE 1: Where mulched beds are to be formed around an existing tree, or group of existing trees, preparation shall be limited to the following works:
a) Establish Tree Protection Zone and fence the TPZ area in compliance with AS4970. Clear TPZ of all unwanted plant material and place organic mulch to a depth of 75mm
b) Limit cultivation to a depth of 150mm, and carry out all cultivation works BY HAND ensuring that major tree roots near the surface are not damaged.
c) Soil supplementation shall be limited to addition of Gypsum to soils as found only.
d) Planting within the critical root zone shall be limited to native grasses and ground covers only; planting works shall be carried out by hand, with no disturbance of the primary root structure of retained or adjacent property trees.

The foregoing works are to be similarly applied to any neighbouring tree having its Tree Protection Zone within this site.

2: TURFING

Areas to be turfed shall be graded after cultivation to create an even surface ready to receive screeding and turf, as specified below. In grading, allow for all falls to drainage outlets as required to allow for free drainage of the turfed zones, and for drainage to pits, as required. Following grading, provide and lay a screeded topsoil mix comprising 50% loam, 40% coarse sand and 10% dried and shredded fowl manure.

Screeding shall be laid to a mean depth of 20 mm and shall be screed board levelled to an even surface, and to required falls, ready to receive turf. Damp down with a fine spray immediately prior to the placement of turf.

Turf shall be Palmetto Buffalo, or approved alternative, supplied as rolls, placed without joints in the prepared screed material. Deep water turf immediately following placement, and light roll surface following watering, levelling out any uneven zones.

3: EDGING

Edging to garden areas where they abut turf shall be carried out using 100 x 50 sawn treated pine (H4 level hazard treatment for use in ground) in long lengths, pegged at 900 centres all as detailed.

Alternatively, garden edges shall be face brick on edge laid in a continuous mortar bed not less than 75mm deep and shouldered to minimise lateral movement of bricks. Provide full expansion joints at 3.000 centres and 2 full bricks from each change of direction of edging. Brick joints shall be shell bedded and struck flush. NOTE: Where there is no fencing, face brick edging shall be provided to gardens and turf at the street boundary.

NOTE: Except where otherwise detailed, garden edging shall finish flush with adjacent turf and mulch such that the three surfaces are in the same plane, and allow free overland flow from one sector to the next.

4: PLANTING

Plant out all plant materials to the set out noted on the drawings, and to the quantity scheduled. Check set out of all trees and shrubs against locations of overhead wiring, incoming power poles and services already placed on site.

Where a potential future fouling of services may occur, relocate trees clear of overhead services or in ground services within reasonable distance of original location. Do not place trees within 3.000 of buildings or incoming power poles.

All plants shall be kept under "nursery care" following delivery to the site and are not to be allowed to dry out. Dig out planting holes to the depth of the container, plus 25 mm, and to double the diameter of the container, with sides of planter holes loosened, remove plants from nursery containers and remove nursery canes prior to planting. Typically place plants 20-25 below adjacent finished ground level, and backfill with no air voids, and form localised dishing around each plant. Do not place any additional soil over container soil. Place plants into damped soil, and deep water immediately following planting.

All plants shall be species as scheduled, true to type, mature for the container size, not root bound and ready for planting. Plants scheduled as "shade hardened" are proposed for areas predominately in the shade and shall have been grown under shade conditions for at least two months prior to delivery.

Plants other than native grasses, reeds and rushes, placed into either overland flow swales or detention basins shall be undercut 100mm to allow free flow of water through the swale.

5: MULCHING

Mulch all garden / planter areas within 24 hours of planting, taking care that mulch is placed free from plant stems.

Organic or vegetative mulch shall comprise weed free leaf litter, or similar flake or woodchip material of irregular dimension containing not less than 65% chunky material (ie material larger than a minimum dimension of 5mm), placed to a mean depth of 75 mm. Gravel Mulch shall be washed rounded river gravel equal to Nepean Gravel to pass 18mm down to 10 mm sieve, evenly graded placed in a 40 mm layer. Scoria or equal lightweight gravels or sharp gravels are not acceptable. Gravels should not retain any dust, spent Portland Cement, roadbase or other materials having either a mineral oil, chemical or alkaline content.

Where there is no other instruction, gravel mulches shall be used in overland flow profile gardens and non-turfed swales, and above ground detention basins. Gravel mulch shall also be used as ground surfacing in areas of near to full shade and where indicated between stepping stones all as a fully permeable surface.

NOTE: Plastic or "weed matting" barriers between mulch and soils ARE NOT TO BE USED.

6: STAKING AND TYING

Stake and tie all plants scheduled, and all plants supplied in 25 litre, or greater size containers. Stakes shall be 37 x 37 x 1800 long hardwood or equal and embedded 400 mm. Ties shall be hessian, or equal non-abrasive material, securely anchored to stakes, and looped around plant stems in a figure of eight pattern. Ties shall be set at the approximate half height of each plant, and shall be adjusted such that plants can flex and that lateral growth is not disturbed. Remove stakes and ties at completion of Establishment Period.

NOTE: All nursery canes, stakes and ties supplied with plants shall be removed at the time of planting.

7: ESTABLISHMENT AND CONTINUING SITE LANDSCAPE MAINTENANCE

The establishment period shall be not less than six months. The following works shall be carried out as regular routine, with attendances to be carried out to meet minimum watering requirements.

The contractor shall keep a written record of all maintenance attendances at the site including a record of all works carried out, at each site attendance.

NOTE: Where there is a local authority bond on the establishment landscape works, the period of establishment and maintenance for landscaping on this project shall be the period to which the bond is applicable.

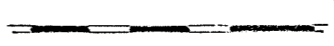
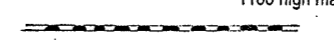
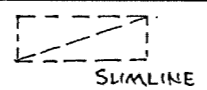
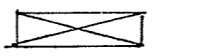

7.1: Regularly deep water all areas. Turf shall be watered at minimum intervals of twice per week until turf has achieved a height of 50mm above planted height at which time initial mowing shall be carried out. Turf shall be regularly mown and watered thereafter. All grass clippings shall be removed from the site. Mulched areas shall be deep watered at minimum intervals of one week.
7.2: Replace any plants that do not progress, or die, during the maintenance period. Replacements shall be carried out and recorded during the currency of the establishment period.
7.3: Keep all grassing and gardens in a weed free condition; treat all plants which suffer disease or insect infestation within this period.
7.4: Sustain mulch levels to specified depth of organic and/ or gravel mulching. Keep mulch free from plant stems.

8: PROTECTION OF TREES RETAINED ON AND ADJACENT TO SITE
(Note: This clause applies to trees retained on site, and any tree within 5.000 of the site)

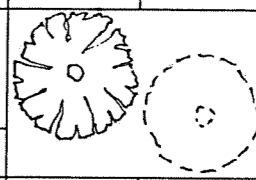
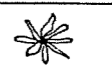
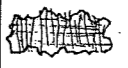
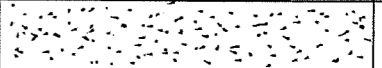
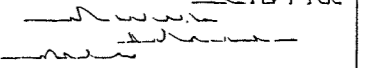
Existing trees so indicated shall be retained. The trees shall be protected for the period of construction by the erection of a fence not less than 1800 high, or the alternative minimum required by the local authority, AS 4970, or set out to the limits defined by a consulting Arborist. Refer to Arborist's report where available, which should be read in conjunction with this drawing and specification.

The protected zone within this fence shall not be interfered with in any way during construction; the protected area shall be mulched at the time of erection of the protection fences with leaf litter mulch to a thickness of 75 mm and the fenced zone shall be regularly watered.

Finishing landscape works within tree protection areas shall be carried out on ground levels as found, with minimum cultivation. Provide similar protection to primary root zones of trees on adjoining properties where primary root zones project into the property.

Side and Rear Boundary Fencing Colorbond (selected colour)		1800 high
Side fencing to front of building line (Where required)		1100 high max.
Fold Down Type Clothes Line		SLIMLINE
Rainwater Tank		
Stormwater Pits See final approved stormwater drawings for levels		
EXISTING FOOTPATH FOOTPATH SERVICE COVERS AND PAVEMENT, AND EXISTING TURF ALL ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO THESE COMPONENTS SHALL BE MADE GOOD AS A PART OF THE SITE LANDSCAPE WORKS. TURF REPAIR SHALL BE IN THE SAME GRASS SPECIES AS EXISTING.		

PLANTING AND OPEN SPACE ELEMENTS SCHEDULE
PROJECT No: 3266

All plants should be true to nominated botanical listing and be able to grow to mature heights scheduled. Plants should be ordered a minimum period of THREE months of the completion of building construction works to ensure supply of scheduled materials.					
PLANTS HELD ON SITE PRIOR TO PLANTING MUST BE MAINTAINED TO NURSERY CARE STANDARDS AND WATERING TWICE DAILY FOR THE PERIOD BETWEEN DELIVERY AND INSTALLATION.					
Substitutions are not acceptable without prior approval.					
	Symbol	Supply Size (Min) To comply with Natspec	Appr. Mature Size (This location) Height x spread	Stake and Tie	No
Existing trees to be retained and protected in compliance with AS 4970					
Existing trees to be removed					
Waterhousea floribunda "Green Avenue" Green Avenue	WFA	75 ltr	10m x 5m	Yes	1
Tristaniopsis laurina "Luscious" Luscious	TLL	75 ltr	To 8m x 5m	Yes	2
Syzygium australe "Resilience" Dwarf Native Cherry	SAR	5 litre	To 2m x 1.5m	No	24
Westringea fruticosa	WF	5 litre	To 1.8m x 1.5m	No	12
Coast Rosemary Grevillea Lanigera "Winter Wonder" Winter Wonder	GWW	5 litre	To 1.2m	Yes	13
Clivea miniata (Shade hardened) Natal Lily	CM	5 litre	To 1.0m	No	6
Cordyline australis "Red Sensation" Red Sensation		5 litre	To 1.5m	No	6
Sannantha virgata "Dwarf" Dwarf Baeckea	BVD	5 litre	Ground cover to 300mm	No Plant at 850 ctrs	42
Dichondra repens (Shade hardened) Kidney Weed		150mm pot	Ground cover to 200mm	No Plant at 750mm ctrs	10
Gravel Mulch 30mm thickness					
Buffalo Turf "Palmetto" or equal approved soft Buffalo Turf				Note: Fall all turf areas away from building and fall to Stormwater Pits	

Date	Issue	To	No/Scan	Amendment
SITE LANDSCAPE WORKS :				
Landscape Works: Specification and Schedule				
Proposed Attached Dual Occupancy				
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LGA: Cumberland		Building Documentation: Perras Design		
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