

NOTES AND SPECIFICATIONS

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

GARDEN BED / MULCH
The topsoil to all 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 in deep soil 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 around base of plants to form "watering dish". 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.

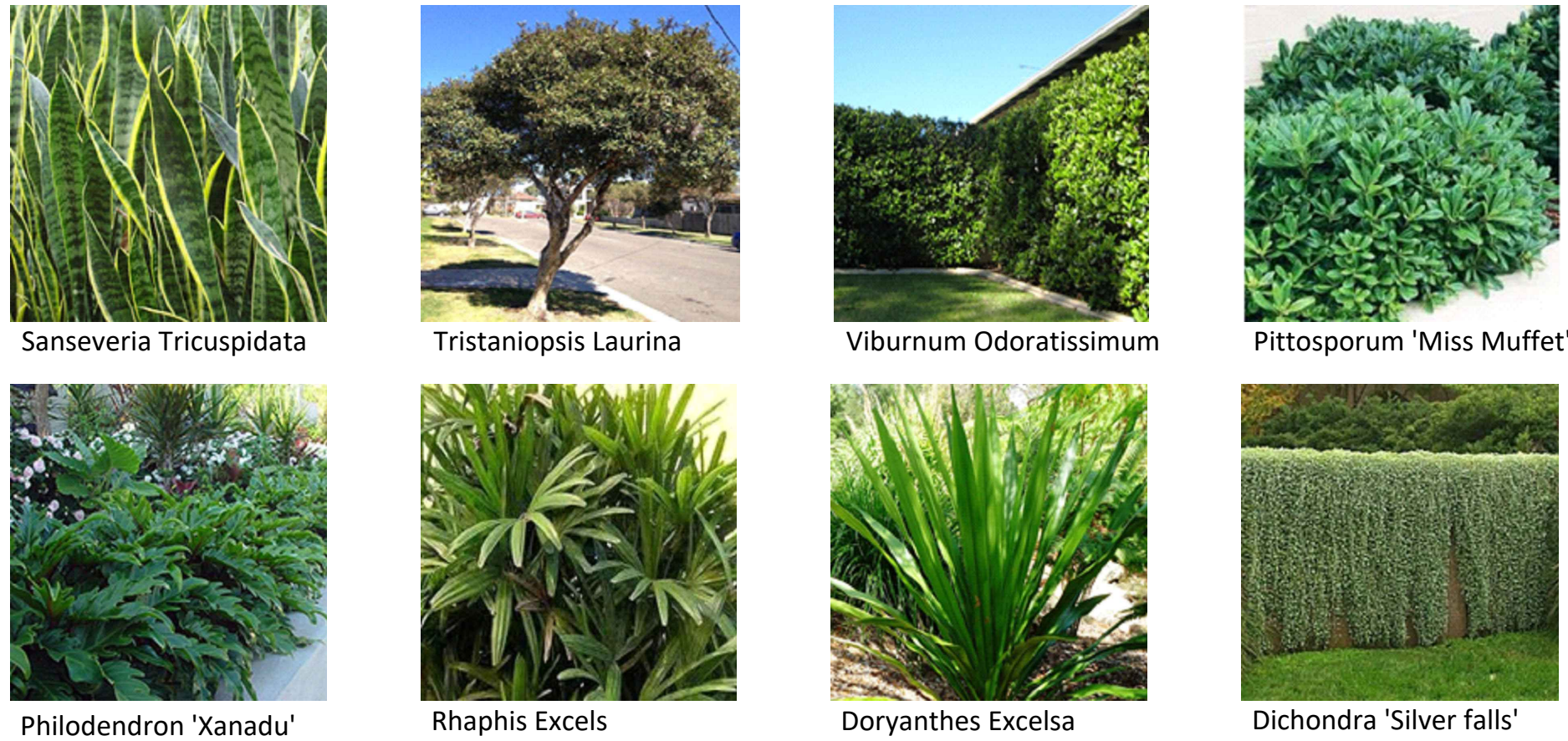
TURF / GARDEN EDGING
Turf used for this site shall be Sir Walter Buffalo or similar soft leaf variety. Unless specified otherwise, turf shall be laid over 150mm topsoil and finished flush with adjacent surfaces. Water turfed areas immediately after turfing operations. Topdress any excessively undulating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

PLANT MATERIAL
The plants are to be healthy nursery stock, free from disease, injury, insects all weed or roots of weeds. All plants are to be thoroughly soaked 1 hour prior to planting. All plants delivered for use on site shall be fully acclimatized to prevailing local Sydney conditions.

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.

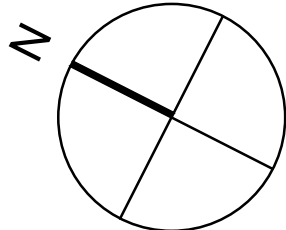
MAINTENANCE / ON GOING CARE
Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing and edging lawn areas, 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 reduce the risk of causing damage to adjacent property and to ensure occupant safety and tree health.

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



AUTOMATIC IRRIGATION SYSTEM – CONDITION 19

Install an automatic drip irrigation system to all common landscape areas. Drip lines (Rainbird XFA Drip Tube 13mm) to be located 300mm apart beneath the mulch layer and above the finished topsoil level. Lines are to be pegged into position using galvanized steel "U" pins placed minimum 1.0m intervals. Drip lines are to be connected to mains water supply via a backflow prevention device as approved for use by Sydney Water. Drip irrigation system to be controlled by electronic timer connected to mains power supply. (Rain Bird ESP-TM2, 4 Stations or equivalent) and located in basement. At completion of installation prior to handover, installer to ensure building manager / supervisor is fully briefed on proper operation of system. Operation manual to be kept on site and made available to ground maintenance contractors at all times.



SURFACE TREATMENT LEGEND

TF	Turf
GE	Garden Edge (to detail)
CB/TP	Colorbond / Timber Paling (1.8 high)
T	Tile (to client requirements)
SC	Stenciled Concrete (Charcoal/gunmetal)
TPF	Temporary Protection Fence (1.8m chainmesh)
PLTR	Planter (to Detail E)
CP	Concrete Path
B	Bench Seat
BT	Table Bench Seating

Rev I	Modified Arch Basement / Gflr	4 Dec 2023
Rev H	Land Envir Crt / trees / Species	10 Nov 2017
Rev G	Land Envir Crt / Tree / SW	7 Nov 2017
Rev F	Land Envir Crt / Tree	2 Nov 2017
Rev E	Land and Env Appeal	11 Oct 2017
Rev D	Entry path	18 April 2016
Rev C	Colour and Photographs added	4 Feb 2016
Rev B	Modified Architectural Concept	18 Jan 2016
Rev A	Modified Architectural Concept	27 Aug 2015



Michael Siu
Landscape Architects
PO Box 550 Hurstville NSW 1481
landscapearchitects@bigpond.com
02 9557 9833 | 0417 280 249

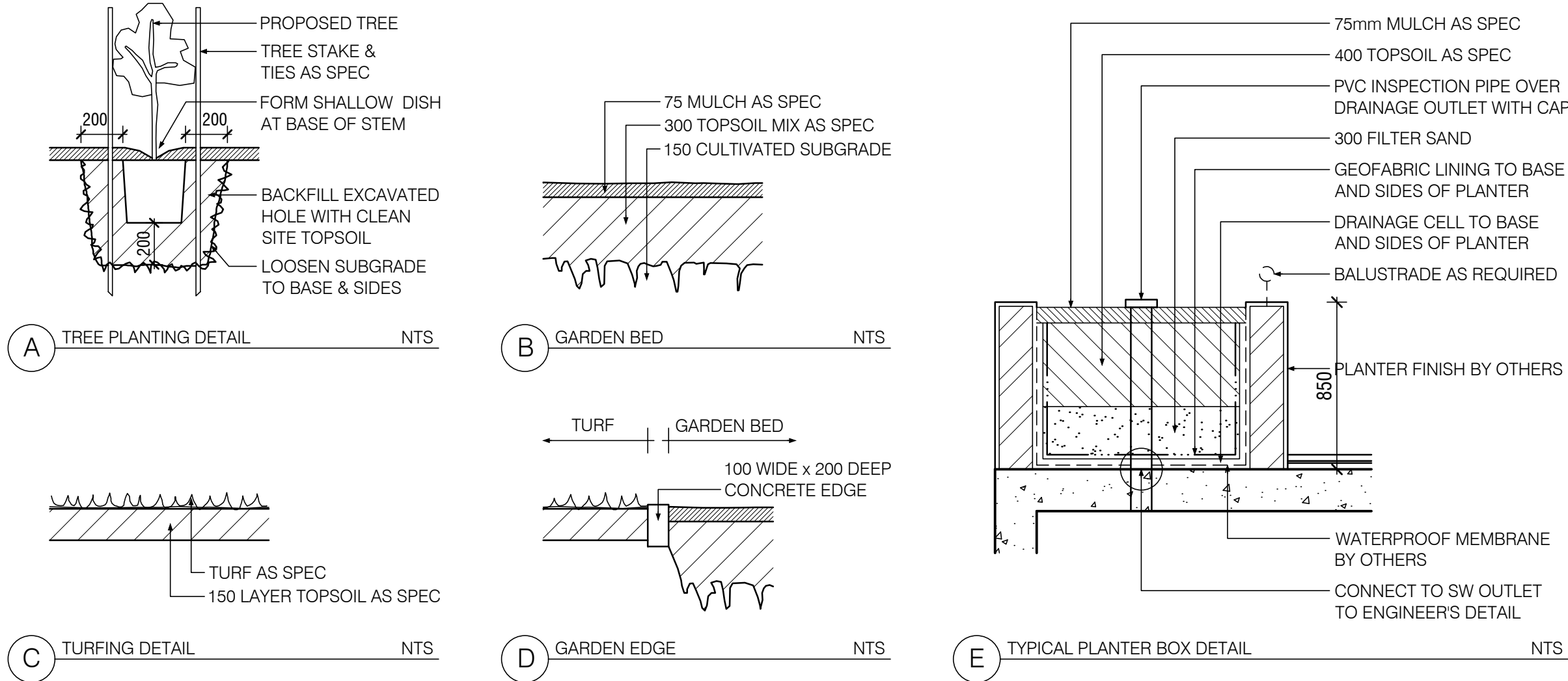
Landscape Planting Plan

Proposed Residential Development
27 Fletcher St Campsie

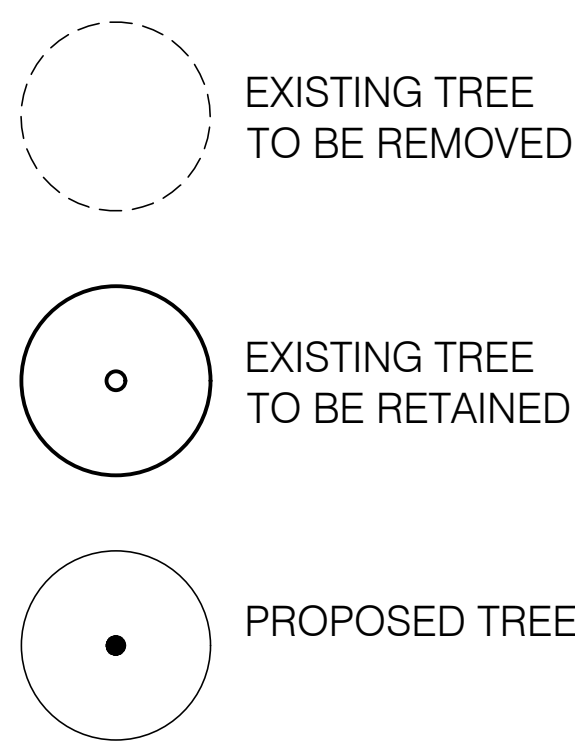
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EXISTING TREE LEGEND



PLANT SCHEDULE

Code	Plant Name	Pot Size	Mature Size	Qty
BM	Backhousia myrtifolia	75Litre	3.0-4.0m	1No.
DE	Doryanthes excelsa	300mm	1.5m	16No.
DSF	Dichondra 'Silver Falls'	150mm	Ground Cover	25No.
MD	Melaleuca decora	100Litre	12.0m+	3No.
MTB	Magnolia 'Teddy Bear'	75Litre	5.0-6.m	2No.
PMM	Pittosporum Miss Muffet	300mm	0.8m	10No.
PX	Philodendron 'Xanadu'	200mm	0.5m	105No.
RE	Rhaphis excelsa	35 Litre	Trim to 1.5m	10No.
RSM	Raphiolepis 'Snow Maiden'	200mm	1.0m	9No.
SAN	Sanseveria tricuspidata	200mm	0.8m	5No.
TL	Tristaniopsis laurina	100Litre	6.0m	2No.
VO	Viburnum odoratissimum	200mm	Trim to 2.0m	31No.

27 Fletcher Street Campsie

12 December 2023