

DECORATIVE GRAVEL (75mm DEPTH, 20mm NEPEAN RIVER GRAVEL OR AS SELECTED BY CLIENT.)

GRADE

PROPERTY BOUNDARY LINE

STORMWATER PIPE (CONNECTING DOWN PIPE TO KERB INVERT - REFER TO HYDRAULIC ENGINEER'S DETAILS)

MASONRY WALLS (CONSTRUCTION AND FINISH TO ARCHITECT AND/OR ENGINEER'S SPECIFICATION)

STORMWATER PITS (TO HYDRAULIC ENGINEERS SPECIFICATIONS)

BRICK EDGING (200mm x 100mm ADBRI 'HAVENBRICK' PAVER TO ALL GARDEN BED AREAS ADJOINING TURF SURFA

PROPOSED TREES (REFER TO PLANT SCHEDULE)

LARGE SHRUBS SCREEN PLANTING

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

LEGEND

MASS PLANTED AREAS (MIXED PLANTING HEIGHTS FROM 500mm - 1m HEIGHT)

COLOURED CONCRETE PAVEMENT (SELECTED FINISH AS SPECIFIED)

TURF AREAS (REFER TO TURFING DETAIL AND SPECIFICATION)

 $oldsymbol{\mathsf{TILING}}$ (TILING TO ARCHITECTS SPECIFICATION OR CLIENT SELECTION.)

FEATURE PLANTS (ARCHITECTURAL PLANTING TYPES TO COMPLIMENT VISUAL SCALE)

GENERAL NOTES

GINEERING PLANS.

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ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND/OR WRITTEN SPECIFICATIONS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. IT IS THE MILLIMENCEMENT OF ANY WORK, ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. IT IS THE MILLIMENT TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE.

MITRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE.

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MITRACTOR'S RESPONSIBILITY TO VERIFY TO VERIFY ENCOUNTED FROM SURVEY INFORMATION THE CONTROL MEASURES INFORMATION AND SEDIMENT CONTROL MEASURES INFORMATION ON SHOULD MEASURES INFORMATION IS APPROXIMATE ONLY AND FROM SURVEY INFORMATION WORK.

THE BOUNDARIES HAVE NOT BEEN SURVEYED. IMPROVEMENTS AND FEATURES SHOWN ON OR NEAR THE BOUNDARIES INDICATIVE ONLY AND FURTHER SURVEY WORK TO CONFIRM BOUNDARY POSITIONS SHOULD BE UNDERTAKEN SIOR TO THE COMMENCEMENT OF ANY WORKS.

ANY DISCREPANCIES WITH THESE DRAWINGS AND/OR WRITTEN SPECIFICATIONS ARE TO BE REPORTED TO THE DESIGN PRIOR TO THE COMMENCEMENT OF ANY WORKS.

ANDSCAPE SPECIFICATION

BRICK

EDGING DETAIL

COMPACT EXISTING SUBGRADE TO PROVIDE LEVEL AND FIRM BASE FOF LAYING PAVER EDGING.

'SIR WALTER BUFFALO' TURF ROLLS - LAY ROLLS SO THAT TURF FINISHES 30mm PROUD OF ADJACENT SURFACES. CONSOLIDATE SOIL EDGES TO RESTRICT SUBSIDENCE.

CONSOLIDATED SOIL

300mm DEPTH

RIP SOIL TO 100mm DEPTH PRIOR TO CULTIVATING WITH ORGANIC SOIL CONDITIONER.

) 100mm LAYER OF COMPOSTED ORGANIC L CONDITIONER SUCH AS 'GREENLIFE' OR JIVALENT AND CULTIVATE INTO TOP nm OF SOIL.

MAKE PLANTING HOLE 200mm WIDER AND 100mm DEEPER THAN ROOTBALL. BACKFILL WITH PREMIUM GARDENMIX, LIGHTLY TAMP AND WATER WELL

75mm LAYER, 25mm GRADED 'PINEBARK' MULCH AND/ OR GRAVEL AS SELECTED.
REDUCE COVER AROUND BASE OF PLANT
CLEAR OF STEM TO CREATE WATERING DISH

SPREAD AND RAKE MIN. 100mm LAYER TURF UNDERLAY (80/20 SAND/SOIL MIX). GRADE TO FINISHED LEVELS AND LIGHTLY CONSOLIDATI

SHRUB PLANTING ON

GRADE DETAIL

30mm SAND/CEMENT MORTAR BEDDING WITH HAUNCHED EDGE 20mm BELOW TOP OF PAVER.

HEALTHY PLANT AS SPECIFIED PLACED CENTRAL AND PLUMB IN PLANTING HOLE

CODE

BOTANIC NAME

COMMON NAME

SIZE

MATURE

폭

SCHEDULE

TURFING

DETAIL

LL LANDSCAPE CONSTRUCTION AND MAINTENANCE WORKS SHALL BE UNDERTAKEN BY A SUITABLY QUALIFIED AND CENCED LANDSCAPE CONTRACTOR OR HORTICULTURIST, ELIGIBLE FOR MEMBERSHIP WITH THE LNA NSW, AUSTRALIA ISTITUTE OF HORTICULTURE AND/OR REPRESENTATIVE PROFESSIONAL BODY. L LANDSCAPING UNDERTAKEN ON THE SUBJECT SITE SHALL BE IN ACCORDANCE WITH THE APPROVED DA CONDITIO CONSENT. ANY DEVIATION FROM THESE PLANS OR DA CONDITIONS OF CONSENT WITHOUT JUST CAUSE WILL VOID VALLANDSCAPE CERTIFICATION FOR THE PURPOSES OF OBTAINING A OCCUPATION CERTIFICATE.

SOIL DEPTHS AND MULCH TO PLANTING BEDS AND TURF AREAS SHALL BE IN ACCOF THIS PLAN. ILL SUBGRADE LEVELS IN GARDENS AND LAWN AREAS MUST BE FREE DRAINING WITH SUBGRADE WATER COLLECTED IND DISPOSED OF TO THE NEAREST STORMWATER OUTLETS. SHAPE SUBGRADES TO FALL AND/OR INSTALL ADDITIONAL UBSOIL DRAINAGE WHERE AREAS OF LOCALISED PONDING OCCURS. ALL STORMWATER CONNECTIONS TO BE IN ACCORDANCE WITH THE RELEVANT PLUMBING CODES AND AUSTRALIAN STANDARDS.

DANCE WITH THE DETAILS SHOW

ALL TREES AND SHRUBS ARE TO BE PLANTED AS PER THE APPROVED LANDSCAPE PLAN PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE.

IRRIGATION SYSTEMS INSTALLED IN GARDEN BEDS OR LAWN AREAS SHALL CONSIST OF AN AUTOMATIC DRIP GATION SYSTEM DESIGNED IN ACCORDANCE WITH THE RELEVANT PLUMBING CODES, AUSTRALIAN STANDARDS AND NEY WATER GUIDELINES. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A QUALIFIED AND NCED IRRIGATION SPECIALIST.

AAINTENANCE OF COMPLETED LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED DA CONDITIONS OF CONSENT COMMENCING FROM THE DATE OF LANDSCAPE PRACTICAL COMPLETION FOR A MINIMUM OF 12 MONTHS, OR AS DIRECTED. TO ENSURE THAT ALL PLANTS ACHIEVE OPTIMUM GROWING CONDITIONS AND APPEARANCE AT ALL TIMES, MAINTENANCE WORKS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:

WATERING ALL GARDEN BED AND LAWN AREAS/ IRRIGATION SYSTEM MAINTENANCE CLEARING LITTER AND DEBRISFROM LANDSCAPED AREAS.
REMOVING WEEDS, PRUNING AND GENERAL PLANT MAINTENANCE.
REPLACEMENT OF DAMGED, STOLEN, DEAD OR UNHEALTHY PLANTS.
WAKE SOIL AREAS OF SOIL SUBSIDENCEOR EROSION.
TOPPING OF MULCH AREAS.
SPRAYING AND/OR TREATMENT FOR INSECTS AND DISEASE CONTROL.
ROUTINE FERTILISING WITH APPROVED FERTILISERS AT THE CORRECT N.P.K RATES ADJUSTING TREE TIES AND STAKES.
MAINTENANCE OF ALL PAVING, RETAINING AND HARDSCAPE ELEMENTS.

STRATEGY

ACCORDANCE WITH THE DA CONDITIONS OF CONSENT, THE OWNER/OCCUPIER IS TO MAINTAIN THE DSCAPE WORKS FOR A 12 MONTH ESTABLISHMENT PERIOD, FOLLOWING THE ISSUE OF THE OCCUPATION DSCAPE WORKS FOR A 12 MONTH ESTABLISHMENT PERIOD, FOLLOWING THE ISSUE OF THE OCCUPATION TIFICATE. FINAL CERTIFICATION SHALL BE UNDERTAKEN BY THE LANDSCAPE DESIGN CONSULTANT AND VIDED TO THE ACCREDITED CERTIFIER WITH THE CONSTRUCTION CERTIFICATE APPLICATION. MAINTENANCE WAS SHALL INCLUDE, BUT NOT BE LIMITED TO PLANT SURVIVAL, IRRIGATION, SOIL TESTING, WEEDING, AING, FERTILIZING, REMEDIAL PRUNING AND PLANT REPLACEMENT.

AING, FERTILIZING, REMEDIAL PRUNING AND PLANT REPLACEMENT.

LI FAULTS OR DEFECTS TO FINISHES ATTRIBUTABLE TO THE WORKMANSHIP OF THE LANDSCAPE AND/OR DING CONTRACTOR, SHALL BE MADE GOOD TO THE SATISFACTION OF THE LANDSCAPE DESIGN SULTANT, COUNCIL AND OR PRIVATE CERTIFYING AUTHORITY.

RUBBISH/REFUSE
THE CONTRACTOR AND/OR OWNER OCCUPIER SHALL PRIOR TO CUTTING TURF AREAS AND THROUGHOUT THE
MAINTENANCE PERIOD REMOVE EXTRANEOUS MATERIALS SUCH AS STONES, CANS, BOTTLES, BRANCHES,
PAPER AND GENERAL RUBBISH ETC., AND DISPOSE AT AN AUTHORISED TIPPING SITE. ANY WHITEGOODS,
ABANDONED VEHICLES AND THE LIKE FOUND ON SITE SHALL BE REPORTED TO THE SITE SUPERINTENDENT FOR
DIRECTION.

FIXTURES FIXTURES INCLUDING PATHS, WALLS, STRUCTURES, FENCING, WATER FEATURES ETC, SHALL BE MAINTAINED IN GOOD WORKING ORDER.

CONTROL CONTRACTOR AND/OR OWNER OCCUPIER SHALL MAKE GOOD ANY EROSION OR SUBSIDENCE OF SOIL 3H MAY OCCUR THROUGH SETTLEMENT OVER TIME. PAVEMENTS, PATHS, DRIVEWAYS, ROADWAYS AND NAGE FLOWS SHALL BE KEPT CLEAR OF SOIL, MULCH AND ANY OTHER DEBRIS OR LITTER.

IEDING
REGULARLY REMOVE, BY HAND, RUBBISH AND WEED GROWTH THAT MAY OCCUR OR RE-OCCUR
ROUGHOUT TURFED, PLANTED AND MULCHED AREAS.
ROUGHOUT TURFED, PLANTED AND MULCHED AREAS.
RADICATE WEEDS USING A NON-RESIDUAL, GLYPHOSATE BASED, CONTACT HERBICIDE IN ANY OF ITS
GISTERED FORMULAE, AT THE MANUFACTURERS RECOMMENDED MAXIMUM RATE OF APPLICATION.
REMOVE WEED GROWTH BY HAND FROM MULCHED AREAS AROUND THE BASE OF TREES IN TURFED AREAS.

.**NTS** LANTS SHALL BE WATERED, FERTILISED, KEPT FREE FROM PEST AND DISEASE, AND GENERALLY MAINTAINED .CCORDANCE WITH THE DA CONDITIONS OF CONSENT TO ENSURE THE HEALTHY GROWTH OF ALL PLANT CED WITH THE SAME TYPE AND SPECIES OF SIMILAR

ERIAL. AY DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED WITH THE SAME TYPE AND SPECIES OF SIMILAR QUANTITY. JLCHED BEDS SHALL BE MAINTAINED IN A NEAT AND TIDY CONDITION AND TOPPED UP TO MAINTAIN A MUM 75mm DEPTH OF COVER AS PER PLANTING DETAILS. LL TREE STAKES AND TIES SHALL BE ADJUSTED AND/OR REPLACED AS NECESSARY.

SIRABLE). REDGES SHALL BE MAINTAINED USING HAND OR MECHANICAL MEANS ONLY WITH NO CHEMICAL IONS TO BE USED. ESS TURF AFTER FIRST MOWING AND AS REQUIRED TO RECTIFY ANY SURFACE IRREGULARITIES, ONS OR GAPS BETWEEN TURF ROLLS. DO NOT TOPDRESS WITH MORE THAN 10mm OF SOIL AT ANY

RESSIONS ON GATE CELLING.

TIME.

TIME.

TIME.

TAD REPLACE ANY FAILED TURF OR WHERE BARE PATCHES OCCUR.

TAD REPLACE ANY FAILED TURF OR WHERE BARE PATCHES OCCUR.

THE SHALL BE REGULARLY WATERED AND FERTILISED WITH A COMPLETE GRANULAR OR ORGANIC JURES SHALL REMOVE ALT THE MANUFACTURERS RECOMMENDED RATE. ILLISER WITH AN APPROPRIATE N.P.K RATIO APPLIED AT THE MANUFACTURERS RECOMMENDED RATE. IE CONTRACTOR AND/OR OWNER OCCUPIER SHALL REMOVE ALL GRASS CLIPPINGS FROM MOWN AND JURE CONTRACTOR AND/OR OWNER OCCUPIER SHALL REMOVE ALL GRASS CLIPPINGS FROM MOWN AND ROUNDING AREAS, TO AVOID THATCH BUILDUP.

L GREENWASTE SHOULD BE DISPOSED OF IN A COUNCIL PROVIDED GREEN-WASTE BIN OR AT AN HORISED WASTE FACILITY.

LANDSCAPE NOTES

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH LOCAL COUNCIL GUIDELINES AND BASIX REQUIREMENTS. PROPOSED PLANTING CONSISTS MAINLY OF INDIGENOUS, COMMERCIALLY AVAILABLE PLANT SPECIES SELECTED FROM LOCAL GOVERNMENT PREFERRED PLANTING LISTS, BASIX LOCAL PLANT LIST AND SYDNEY WATER PLANT SELECTOR.

APPROVED LANDSCAPE PLAN'S ARE REQUIRED TO BE CONSTRUCTED AS APPROVED TO OBTAIN OCCUPANCY CERTIFICATE.

**MEABLE AREAS MAY BE INDICATED TO ACHIEVE SITE COVERAGE RESTRICTIONS & SHOULD BE CONSTRUCTED AS DRAWN ON THIS

HESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOC

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TUDIO

JOHN BOSQUE - DIPLOMA OF HORTICULTURE (LANDSCAPE DESIGN), AQF LVL 5

THIS PLAN HAS BEEN PREPARED BY A QUALIFIED MEMBER OF THE AUSTRALIAN INSTITUTE OF LANDSCAPE DESIGNERS & MANAGERS LTD.

ARCHITECTURAL PL

NOTE: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL PLANT QUANTITIES IN THIS SCHEDULE. NUMBERS SHOW ON PLAN. PLANT QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THE PLANT SCHEDULE.

IST PLANT

RIP BASE AND SIDES OF PLANTING HOLE TO 100

TREE PLANTING

ON GRADE DETAIL

m x 1200mm (TYP)

MAKE PLANTING HOLE APPROX. TWICE SIZE OF ROOTBALL. BACKFILL WITH PREMIUM ORGANIC GARDENMIX. LIGHTLY TAMP AND WATER WELL.

75mm MULCH, 25mm GRADED 'PINEBARK' MULCH. REDUCE COVER AROUND BASE OF PLANT CLEAR OF STEM TO CREATE WATERING DISH.

50mm HESSIAN TIES IN FIGURE 8 PATTERN AROUND TREE STEM AND STAPLED TO STAKES.

50x50x1800mm HARDWOOD STAKES DRIVEN 600mm INTO GROUND CLEAR OF ROOTBALL. USE ONLY IF REQUIRED.

WATERHOUSIA, . SYZYGIUM CASCADE
SYZYGIUM CASCADE
CAMELLIA SASANQUA 'HIRYU'
ACMENA SMITHII MINOR
GARDENIA FLORIDA
DIANELLA CAERULEA 'LITTLE JE
LOMANDRA LONGIFOLIA 'TANIK,
BUXUS MICROPHYLLA JAPONIC
PHILODENDRON XANADU
YUCCA ELEPHANTIPES
AGAVE ATTENUATA
LIRIOPE MUSCARI

ARCHITECTURE

LANDSCAPE
17 JULIANA PLACE

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RUCTING	DRAWING:	LANDSCAPE PLAN - SHEET 1/1	ON BOF	LDA - 307