

6-8 KENT STREET, BELMORE 2192

ground floor

isthmus

Landscape Design

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maintenance specification

Maintenance shall apply to all soft landscape materials installed as per landscape plan ISO284DA1-DA3 and as accepted by Canterbury Bankstown Council including street tree planting. Maintenance of softworks shall be for a minimum of 52 weeks after practical completion.

Minimum recurrent maintenance shall be as per schedule and consist but not be limited to the following works:

- Water all plants twice per week or as necessary to ensure maximum plant growth. For the first 8 weeks from establishment maintain moisture to a depth of 100mm.
- Apply appropriate weed control sprays where necessary.
- Regularly cultivate to ensure water penetration to plants and to keep the area in a neat and tidy condition. Re-mulch as necessary to all mass planted areas.
- Spray to control pests and diseases.
- Apply organic slow release fertiliser to garden areas at 3 monthly intervals through spring and summer. Organic liquid fertilizer to be applied throughout spring & summer as required.
- Replace plants which fail with plants of a similar size and quality as originally specified (at contractors cost), prior to next inspection.
- Report any incidence of plants stolen or destroyed by vandalism. Replace as requested.
- Adjust stakes and ties to plants as necessary. Ensure strangulation of plants does not occur.
- Prune and shape plants as required. Shrub plantings to site boundaries are to be pruned to allow for access where required.
- Defects of faults arising out of defective workmanship are to be made good.
- Irrigation system and components are to be inspected at regular intervals to ensure correct operation. Minor repairs are to be undertaken to components. System failures are to be reported to body corporate representative for action.
- A final inspection shall be made by the landscape architect at the conclusion of the 52 week maintenance period. Any items requiring rectification shall be repaired to satisfaction of the Landscape Architect.

maintenance schedule

	December-February	March-May	June-August	September-November
WATERING				
Turf	n/a	n/a	n/a	n/a
Garden Areas	Twice weekly	Weekly	As required	Weekly
WEED CONTROL				
Turf	n/a	n/a	n/a	n/a
Garden Areas	Fortnightly	As required	As required	Fortnightly
PEST CONTROL				
Turf	n/a	n/a	n/a	n/a
Garden Areas	Monthly	As required	As required	Quarterly
FERTILISING				
Turf	n/a	n/a	n/a	n/a
Garden Areas	Quarterly			Quarterly
PRUNING				
Garden Areas	Weekly	As required	As required	Fortnightly
TOP DRESSING (Annually)				
Turf	n/a	n/a	n/a	n/a
MOWING				
Turf	n/a	n/a	n/a	n/a
MULCHING (Annually)	Weekly	As required	As required	Fortnightly
Garden Areas				October

plant schedule

Key	Botanic Name	Common Name	Height	Width	Qty	Size	Stake
Trees & Canopy							
Hf	Hymenosporum flavum	Native frangipani	5 - 10m	0.3 - 0.6m	1	45L	YES
Rf	Randia fitzalanii	Native Gardenia	3 - 5m	2.0 - 3.5m	2	45L	YES
Shrubs							
be	Buxus microphylla	Japanese Box	1.5 - 3m	1.2 - 2.0m	13	25L	N/A
rc	Rhaphiolepis indica 'RAPH02' Cosmic Pink	Cosmic Pink	0.50m	0.80m	7	5L	NO
ri	Rhaphiolepis indica 'RAPH01' Cosmic White	Cosmic White	1.5 - 2.0m	1.5m	13	5L	NO
si	Syzygium australe 'Aussie Boomer'	Lilly Pilly	1.5 - 2m	0.8 - 1.2m	5	15L	YES
sp	Syzygium australe 'Resilience'	Lilly Pilly	3m	1.5m	30	25L	YES
vt	Viburnum odoratissimum 'VOCI'	Dense Fence	2.5m	2m	17	15L	YES
Accents & Grasses							
zt	Alpinia mutica	False Cardamom Ginger	0.6 - 0.75m	0.6 - 0.75m	10	5L	N/A
ae	Asplenium nidus	Bird's-Nest Fern	0.9 - 1.5m	2.0 - 3.5m	1	15L	N/A
ba	Bambusa chungii	Tripsical Blue Bamboo	5 - 10m	2.0 - 3.5m	5	25L	YES
bb	Bambusa nana	Nana	3 - 5m	2.0 - 3.5m	4	25L	YES
cl	Calathea lutea	Cuban Cigar	1 - 2.5m	1.0 - 1.5m	4	25L	N/A
de	Doranthus excelsa	Gymea Lily, Giant Lily	1.5 - 3m	1.2 - 2.0m	3	25L	N/A
dz	Doranthus palmeri	Spear Lily	2 - 2.5m	1.5 - 2.0m	2	25L	N/A
df	Drepanostachyum falcatum	Himalayan Weeping Bamboo	3 - 4m	2 - 3.0m	2	25L	YES
hr	Heliconia pendula cv "Red waxy"	False Bird of Paradise	2.5 - 3m	1 - 2m	5	45L	N/A
ph	Philodendron 'Congo'	Chinese Congo	0.5 - 0.8m	1.0 - 1.5m	4	25L	N/A
ps	Pittosporum tobira 'Miss Muffett'	Pittosporum 'Miss Muffett'	0.5m	0.5m	17	15L	N/A
re	Raphis excelsa	Lady Palm	3 - 5m	2.0 - 3.5m	6	15L	N/A
za	Zamia furfuracea	Cardboard Palm	0.9 - 1.5m	0.9 - 1.2m	18	15L	N/A
Groundcovers and Mass Planting							
	Dianella tasmanica 'NPW2' Blaze	Blaze	0.45m	0.45m	26	75mm	N/A
	Liriope muscari 'LIRJ' Just Right	Just Right	0.5m	0.5m	234	75mm	N/A
	Myoporum parvifolium 'PARV01' Yareena	Myoporum	0.1m	1m	132	75mm	N/A
	Philodendron 'PHILO1' Little Phil	Little Phil	0.35m	0.35m	45	75mm	N/A
	Philodendron 'Xanadu'	Philodendron	0.75 - 0.9m	0.9 - 1.2m	75	100mm	N/A

REV: AMENDMENT:

INT: DATE:

G	AUTHORITY APPROVAL	MW	10.10.24
F	AUTHORITY APPROVAL	MW	03.09.21
E	AUTHORITY APPROVAL	MW	08.07.21
D	AUTHORITY APPROVAL	MW	15.06.21
C	AUTHORITY APPROVAL	MW	28.05.21
B	AUTHORITY APPROVAL	MW	27.08.20

LANDSCAPE PLAN

DWG: ISO284DA1
ISSUE: G

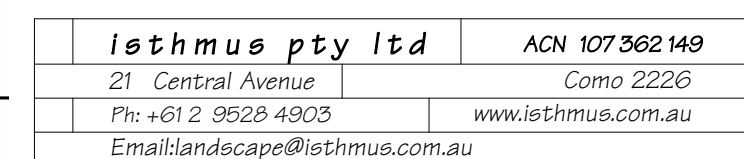
GROUND FLOOR

6-8 KENT STREET, BELMORE 2192

DATE: OCTOBER 2024

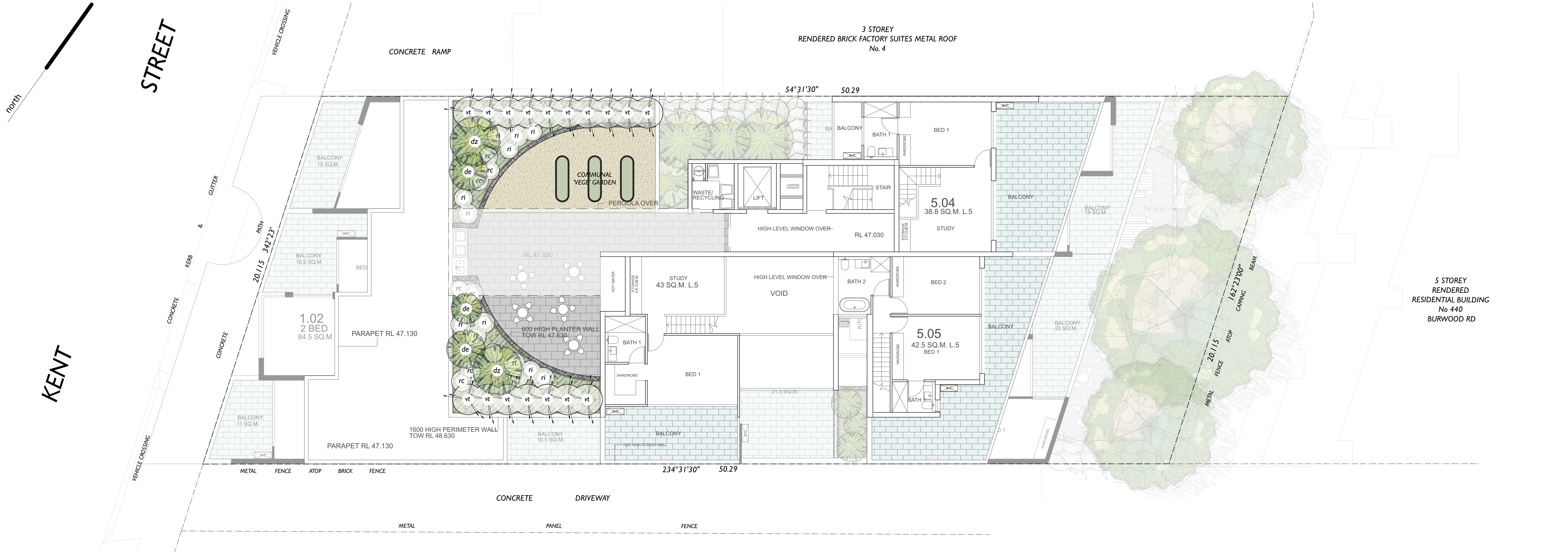
SCALE: 1:100@A1 - 1:200@A3

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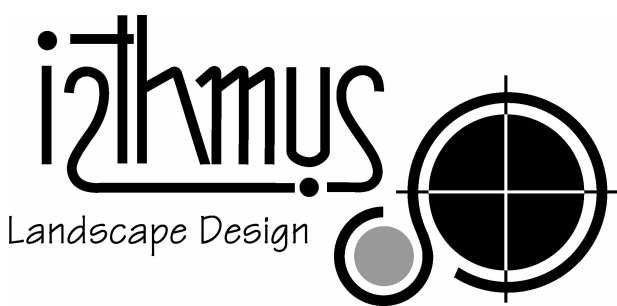
- EXISTING LEVELS
- PROPOSED LEVELS
- EXISTING TREE
TO BE REMOVED
- EXISTING STRUCTURES
TO BE REMOVED
- EXTENT OF BASEMENT UNDER
- TILES TO PRIVATE OPEN SPACE
(Refer to detail 1)
- TILES TO RETAIL ACCESS
(Refer to detail 1)
- TILES TO COMMON OPEN SPACE / ACCESS
(Refer to detail 1)
- TILES TO COMMON OPEN SPACE
(Refer to detail 1)
- TILES TO COMMON OPEN SPACE
(Refer to detail 1)
- PLANTER WALLS TO MATCH WITH BUILDING
(min. soil depth 800mm) (TO ENG. DETAILS)
- PLANTER WALLS TO MATCH WITH BUILDING
(min. soil depth 500mm) (TO ENG. DETAILS)
- ACCENT GROUND COVER PLANTING
(*Dianella tasmanica* 'NPW2' Blaze) @ 0.25m spacing
- GROUND COVER PLANTING
(*Liriope muscari* 'URJ' Just Right) @ 0.4m spacing
- MASS PLANTING TO PRE-CAST PLANTER
(*Myoporum parvifolium* 'PARVO' Yareena) @ 0.4m spacing
- ACCENT GROUND COVER PLANTING
(*Philodendron* 'PHILO1' Little Phil) @ 0.3m spacing
- MASS PLANTING
(*Philodendron* 'Xanadu') @ 0.4m spacing

REV:	AMENDMENT:	INT:	DATE:	<div style="text-align: center;"> <h1>LANDSCAPE PLAN</h1> </div> <div style="display: flex; justify-content: space-between;"> <div> <p>LEVEL 01</p> <p>DATE: OCTOBER 2024</p> <p>SCALE: 1:100@A1 - 1:200@A3</p> </div> <div> <p>6-8 KENT STREET, BELMORE 2192</p> </div> <div> <p>DWG: IS0284DA2</p> <p>ISSUE: G</p> </div> </div>
G	AUTHORITY APPROVAL	MW	10.10.24	
F	AUTHORITY APPROVAL	MW	03.09.21	
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level 06



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REV	AMENDMENT	INT	DATE	LANDSCAPE PLAN		DWG: IS0284DA3
G	AUTHORITY APPROVAL	MW	10.10.24			ISSUE: G
F	AUTHORITY APPROVAL	MW	03.09.21			
E	AUTHORITY APPROVAL	MW	08.07.21			
D	AUTHORITY APPROVAL	MW	15.06.21			
C	AUTHORITY APPROVAL	MW	28.05.21			
B	AUTHORITY APPROVAL	MW	27.08.20			
				LEVEL 06	6-8 KENT STREET, BELMORE 2192	
				DATE: OCTOBER 2024		
				SCALE: 1:100@A1 - 1:200@A3		

- key**
- EXISTING LEVELS
 - PROPOSED LEVELS
 - EXISTING TREE TO BE REMOVED
 - EXISTING STRUCTURES TO BE REMOVED
 - EXTENT OF BASEMENT UNDER
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 - ACCENT GROUND COVER PLANTING (Dianella tasmanica 'NPW2' Blaze) @ 0.25m spacing
 - GROUND COVER PLANTING (Liriope muscari 'LIRJ' Just Right) @ 0.4m spacing
 - MASS PLANTING TO PRE-CAST PLANTER (Myoporum parvifolium 'PARV01' Yareena) @ 0.4m spacing
 - ACCENT GROUND COVER PLANTING (Philodendron 'PHILO1' Little Phil) @ 0.3m spacing
 - MASS PLANTING (Philodendron 'Xanadu') @ 0.4m spacing