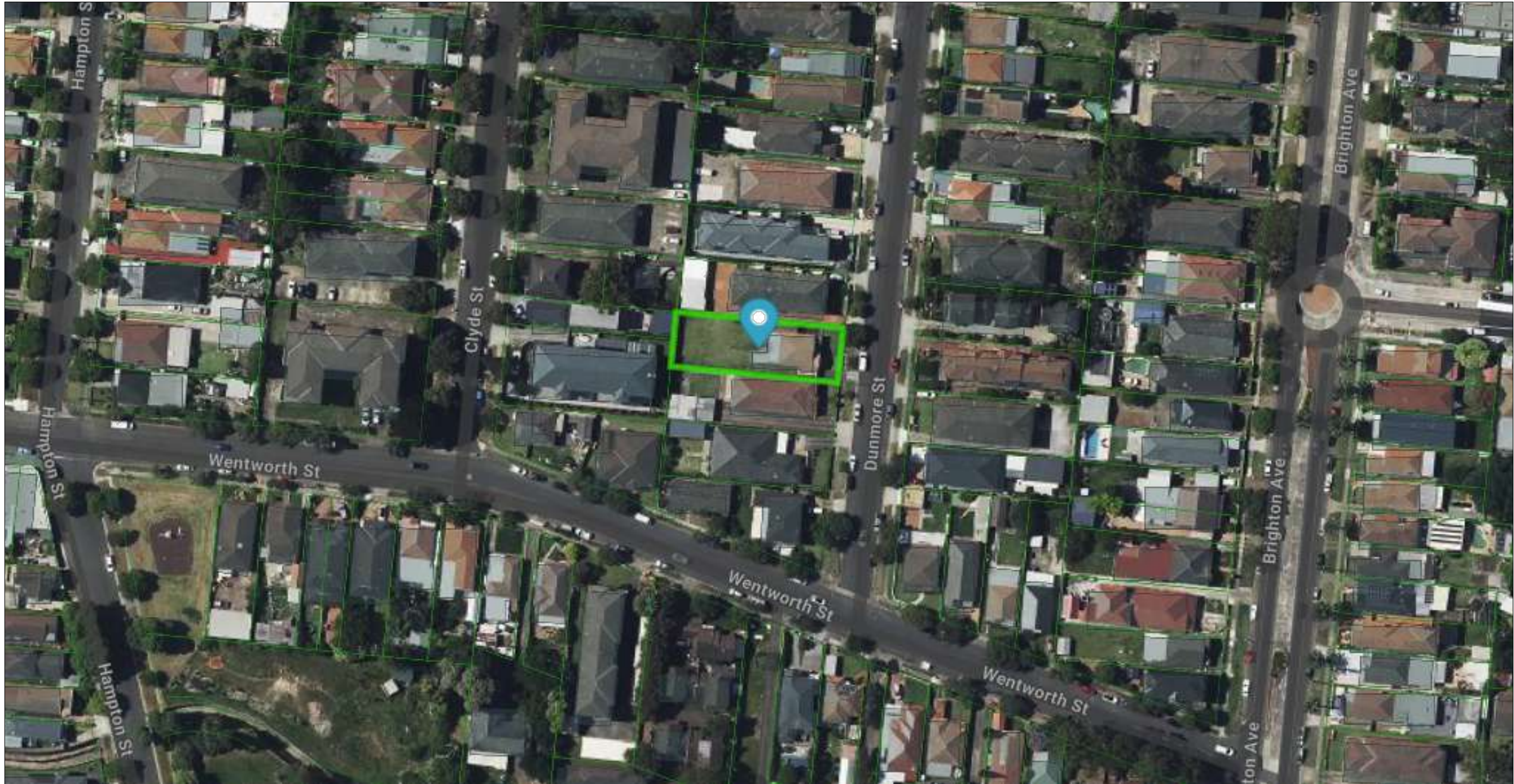


31 DUNMORE STREET CROYDON PARK NSW 2133

PROPOSED DUAL OCCUPANCY

DA LANDSCAPE DOCUMENTATION



DRAWING REGISTER

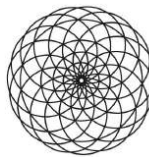
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1/4	COVER SHEET	N/A
2/4	LANDSCAPE PLAN	1:100
3/4	PLANT PALETTE	N/A
4/4	DETAILS AND SPECIFICATION	N/A

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ARTSCIENCE
LANDSCAPES

LANDSCAPE DESIGNER
EMAIL: ENQUIRIES@ARTSCIENCELANDSCAPES.COM.AU
PHONE NUMBER: +61 420 722 468
PO BOX: PO BOX 420, MOOREBANK NSW 1875

Project
PROPOSED DUAL OCCUPANCY

Client
SIMON SEMAAN

31 DUNMORE STREET
CROYDON PARK NSW 2133

Drawing Title
COVER SHEET

Scale
@A2

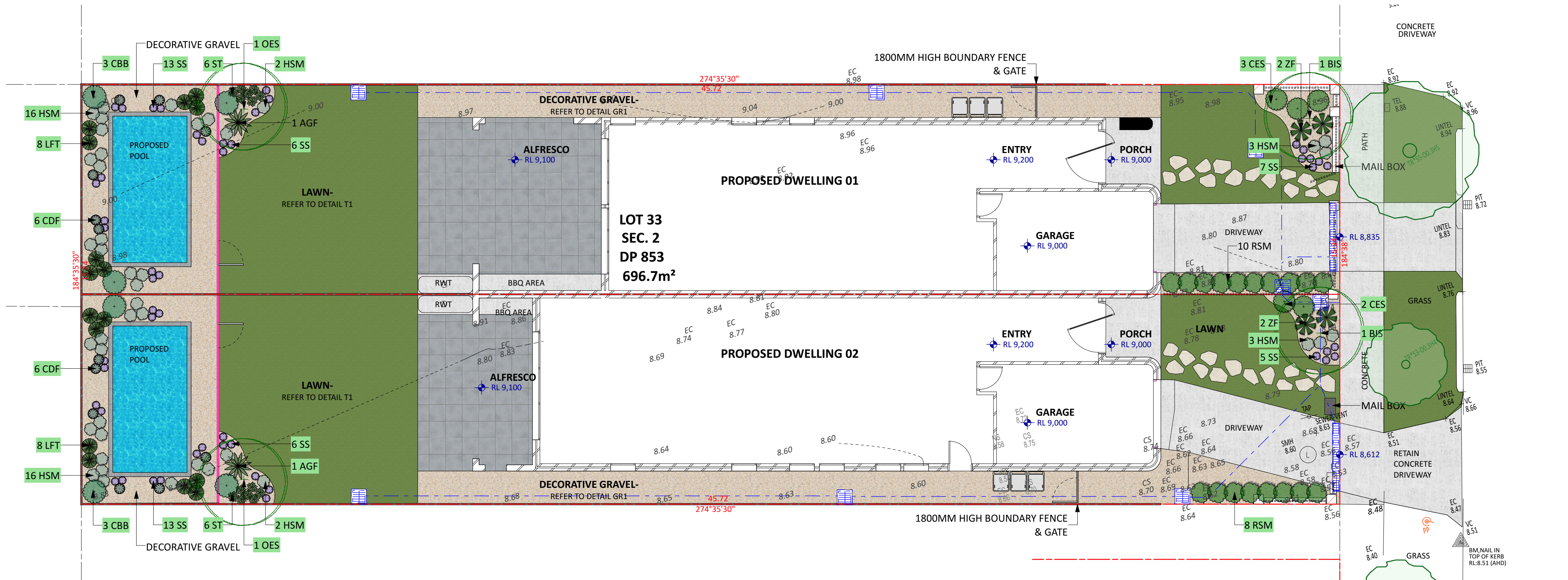
Project Number
2024.105

Drawn
SB

Drawing Number
1/4



Revision
A



PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HEIGHT	SPACING
TREES						
BIS	BANKSIA INTEGRIFOLIA 'SENTINEL' <i>N</i>	'SENTINEL' COAST BANKSIA	2	300MM	4M	-
OES	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL' OLIVE	2	75L	6.0M	-
SHRUBS						
AGF	AGAVE GEMINIFLORA	'TWIN FLOWER' AGAVE	2	300MM	0.9M	0.9M
CBB	CRASSULA 'BLUEBIRD'	'BLUEBIRD' JADE PLANT	6	300MM	0.9M	-
CES	CARISSA MACROCARPA 'EMERALD STAR'	'EMERALD STAR' NATAL PLUM	5	200MM	0.5M	0.7M
RSM	RAPHEOLEPIS 'SNOW MAIDEN'	'SNOW MAIDEN' INDIAN HAWTHORN	18	200MM	0.8M	0.8M
GRASSES/ STRAPPY PLANTS						
LFT	LOMANDRA CONTERIFOLIA 'FROSTY TOPS' <i>N</i>	'FROSTY TOPS' MAT RUSH	16	150MM	0.3M	0.4M
ST	SANSEVIERIA TRIFASCIATA <i>N</i>	SNAKE PLANT	27	200MM	0.6M	0.3M
ZF	ZAMIA FURFURACEA	CARDBOARD PLANT	4	300MM	1.0M	0.7M
GROUND COVER						
CDF	CHRYCOCEPHALUM APICULATUM 'DESERT FLAME' <i>N</i>	'DESERT FLAME' YELLOW BUTTONS	12	150MM	0.2M	0.4M
DSF	DICHONDRA 'SILVER FALLS'	'SILVER FALLS' DICHONDRA	13	100MM	0.1	0.3M
HSM	HELICHRYSUM MICROPHYLLUM 'SILVER MIST' <i>N</i>	'SILVER MIST' LICORICE PLANT	42	200MM	0.4M	0.4M
SS	SENECIO SERPENS DWARF	MINI BLUE CHALK STICKS	50	150MM	0.15M	0.4M

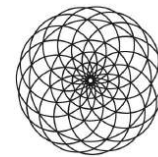
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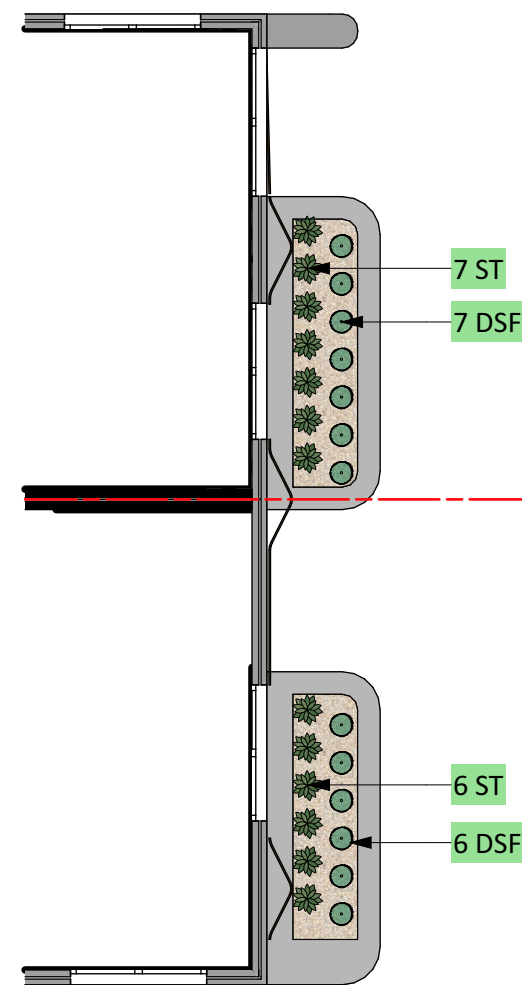
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PHONE NUMBER: +61 420 722 468
PO BOX: PO BOX 420, MOOREBANK NSW 1875



LEVEL 01

REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL AND STORMWATER DETAILS AND SPECS

ALL EXISTING SITE TREES PROPOSED TO BE REMOVED ARE SUBJECT TO COUNCIL APPROVAL

REFER TO SYDNEY WATER TECHNICAL GUIDELINES FOR BUILDING OVER AND ADJACENT TO PIPE ASSETS IN RELATION TO TREE PLANTING

PLANT SCHEDULE

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SHRUBS						
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TREES



OES- SWAN HILL 'OLIVE



BI- COAST BANKSIA

SHRUBS



RSM- 'SNOW MAIDEN'
INDIAN HAWTHORN



CES- 'EMERALD STAR' NATAL PLUM



CBB- 'BLUEBIRD' JADE PLANT



AGF- 'TWIN FLOWER' AGAVE

TURF



'SAPPHIRE' SOFT LEAF BUFFALO

GRAVEL



'RIVER PEBBLE' 20MM GRAVEL

GRASSES/STRAPPY PLANTS



ZF- CARDBOARD PLANT



ST- SNAKE PLANT



LFT- 'FROSTY TOPS' MAT RUSH

STEPPING STONES



IRREGULAR LIMESTONE STEPPING STONE IN LAWN

GROUND COVERS



SS- MINI BLUE CHALKSTICKS



HSM- 'SILVER MIST'
LICORICE PLANT



DSF- 'SILVER FALLS'
DICHONDRA



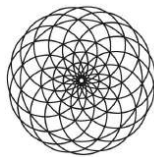
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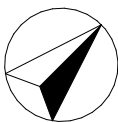
Drawing Title
PLANTS & MATERIALS PALETTE

Scale
@A2

Project Number
2024.105

Drawn
SB

Drawing Number
3/4



Revision
A

A	FOR DEVELOPMENT APPLICATION	17/12/2024	SB
Rev	Description	Date	App'd

LANDSCAPE SPECIFICATIONS

GENERAL
THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE PREPARATION IN RELATION TO LANDSCAPING.
SITES THAT ARE SUBJECT TO ACID SULPHATE SOILS MUST NOT BE EXCAVATED PRIOR TO ESTABLISHING A MANAGEMENT PLAN AS ADVISED BY A SUITABLY QUALIFIED PROFESSIONAL.
SERVICE LIDS, VENTS AND PITS ARE TO BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISH.
THE LANDSCAPE CONTRACTOR IS TO ENSURE LEVELS ARE TAKEN ON SITE AND CHECKED BEFORE ANY WORK IS COMMENCED.
ANY DAMAGE TO TURF ON THE COUNCIL VERGING IS TO BE REPAIRED AT THE TIME OF COMPLETION OF LANDSCAPE WORKS, BEFORE HANDOVER.

HARDSCAPE ELEMENTS
DRIVEWAY LAYOUT IS TO BE IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS.
ALL STRUCTURAL ELEMENTS SUCH AS RETAINING WALLS, STEPS AND SWIMMING POOLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS.

DRAINAGE
ALL LANDSCAPED AREAS ARE TO HAVE POSITIVE FALL TOWARDS STORM WATER DRAINS OR AWAY FROM THE BUILDING FOR POSSIBLE OVERLAND FLOW. SITE AREAS IDENTIFIED TO HAVE POOR DRAINAGE ARE BE BROUGHT TO THE ATTENTION OF THE SITE MANAGER. INSTALL AGG LINES AND FREE DRAINING MATERIAL BELOW SOIL HORIZON B WHERE REQUIRED.

WATERING
ALL PLANT MATERIAL IS TO BE WATERED ON DELIVERY TO SITE. EACH PLANT IS TO RECEIVE 50% OF ITS CONTAINER VOLUME IN WATER ON DELIVERY, AND 25% DAILY UNTIL PLANTED.
ALL PLANTS SHOULD RECEIVE 20% OF THE CONTAINER VOLUME IN WATER 4 TIMES PER WEEK FOR 1 MONTH, 3 TIMES PER WEEK FOR THE 2ND AND 3RD MONTH.
AFTER THE FIRST 3 MONTHS, PLANTS SHOULD RECIEVE 15-20% OF THE CONTAINER VOLUME IN WATER 3 TIMES WEEKLY BETWEEN SEPTEMBER AND FEBRUARY, 2 TIMES WEEKLY BETWEEN MARCH AND MAY, ONCE WEEKLY BETWEEN JUNE AND AUGUST.
NEWLY INSTALLED TURF SHOULD BE WATERED THOROUGHLY WITH THE USE OF A LAWN SPRINKLER OR LAWN IRRIGATION SYSTEM 3 TIMES A DAY FOR A DURATION OF AT LEAST 2 WEEKS. LAWN SHOULD BE WATERED THROUGHOUT THE DAY TO ENSURE THE NEW ROOTS ARE KEPT MOIST WITH AVAILABLE WATER AT ALL TIMES. ONCE THE TURF HAS SET ROOTS, WATERING INTERVALS CAN BE REDUCED UNTIL THE LAWN IS ESTABLISHED.

IRRIGATION
A LOW VOLUME DRIP IRRIGATION SYSTEM CAN BE INSTALLED AT THE DISCRETION OF THE DEVELOPER. IRRIGATION SHOULD BE DESIGNED AND INSTALLED BY A QUALIFIED IRRIGATION ENGINEER WITH CONSIDERATION FOR SPECIES OF PLANTS, SITE SOIL, SEASONAL CHANGES AND LEGISLATIONS RELATING TO WATER USE FOR GARDENING.

FENCING
SIDE AND REAR BOUNDARY FENCES SHOULD MATCH SURROUNDING BOUNDARY FENCES UNLESS INSTRUCTED OTHERWISE BY COUNCIL OR THE ARCHITECT. IN BUSHFIRE AFFECTED AREAS, FENCING SHOULD BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIALS. REFER TO RFS GUIDELINES.
METAL SHEET FENCING AND SIDE ACCESS GATES SHOULD BE IN A COLOUR THAT COMPLIMENTS THE BUILDING FACADE

SOILS
SOIL HORIZON A- FOR PLANTINGS ON NATURAL GROUND
SITE SOIL TO BE CONDITIONED WITH 3 PARTS SITE SOIL TO 1 PART ORGANIC GARDEN MIX. SOILS WITH HIGH ORGANIC CONTENT SHOULD NOT BE USED FOR PLANTINGS THAT REQUIRE LOW PHOSPHOROUS LEVELS. FOR SITES THAT WILL CONSIST OF MOSTLY NATIVE PLANTS, HORIZON A SHOULD CONSIST OF A SOIL MIX SUCH AS 'BENEDICT SMARTMIX 6- NATIVE GARDEN MIX'
SOILS WITH HIGH ORGANIC CONTENT SHOULD NOT BE USED BELOW 300MM OF FINISH SOIL LEVEL

SOIL HORIZON B- FOR PLANTING ON NATURAL GROUND
TO CONSIST OF LOW ORANIC CONTENT SITE SOIL. FOR SITES THAT WILL CONSIST OF MOSTLY NATIVE PLANTS, HORIZON B SHOULD CONSIST OF A SOIL MIX SUCH AS 'BENEDICT SMARTMIX 7- NATIVE GARDEN SUBSOIL MIX'. DEPTH OF SOIL HORIZON B IS SUBJECT TO POT SIZE OF LARGER PLANT MATERIAL SPECIFIED. SEE DETAIL FOR HORIZON DEPTH

SOIL HORIZON A- FOR PLANTINGS ON STRUCTURE
TO CONSIST OF 300M OF FREE DRAINING, NON SLUMPING LIGHTWEIGHT SOIL MIX SUCH AS 'BENEDICT SMARTMIX 4- LIGHTWEIGHT PLANTER BOX MIX'.
SOIL HORIZON B- FOR PLANTING ON STRUCTURE
TO CONSIST OF FREE DRAINING, NON SLUMPING SOIL WITH LOW ORANIC CONTENT SUCH AS 'BENEDICT SMARTMIX 5- LIGHTWEIGHT PLANTER BOX MIX'. ALL IMPORTED SOILS ARE TO COMPLY WITH AS4454-2012.
SOIL PH IS TO BE CHECKED AND ADJUSTED IF NECESSARY BY THE CONTRACTOR

EDGING
100MM HIGH GARDEN EDGING IS TO BE INSTALLED BETWEEN ALL ADJOINING SOFT LANDSCAPE FINISHES. EDGING SHOULD TYPICALLY FINISH FLUSH WITH LANDSCAPE FINISH LEVELS EXCEPT IN SITUATIONS SPECIFIED OTHERWISE IN THE LANDSCAPE PLAN. REFER TO EDGING DETAIL

PLANTING
ALL PLANTS ARE TO BE GROWN AND INSTALLED TO SPECIFICATIONS OUTLINED IN AS2303-2018.
ALL TREES, SHRUBS AND GROUND COVERS ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND TYPICAL GARDEN BED PLANTING DETAIL
HOLES DUG FOR SHRUBS GRASSES AND GROUND COVERS ARE TO PROVIDE NOT LESS THAN 100MM OF CONDITIONED SOIL AROUND THE ENTIRITY OF THE ROOT BALL.
HOLES DUG FOR TREES ARE TO BE TWICE THE DIAMETER OF TREE CONTAINER AND AS DEEP AS SOIL HORIZON B.
TREES ARE TO BE STAKED AND TIED IN ACCORDANCE WITH THE TYPICAL TREE PLANTING DETAIL OR AS2303-2018.
ALL PLANT MATERIAL IS TO BE WATERED ON DELIVERY TO SITE. EACH PLANT IS TO RECEIVE 50% OF ITS CONTAINER VOLUME IN WATER ON DELIVERY, AND 25% DAILY UNTIL PLANTED.
ANY FAILED SHRUBS, TREES OR LAWN IS TO BE REPLACED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD. ANY FAILED PLANTS AFTER THE MAINTENANCE PERIOD ARE TO BE REPLACED FOR THE LIFE OF THE DEVELOPMENT.

MULCHING
ALL GARDEN AREAS TO BE COVERED WITH A MINIMUM 75MM OF 'DROUGHTMASTER' MULCH OR MULCH WHICH COMPLIES WITH AS4454-2012. MULCH IS TO BE CLEARED AWAY FROM THE BASE OF ALL PLANTS TO FOR A WATERING RING. WATERING RING IS TO BE MAINTAINED AROUND ALL PLANTS. MULCH LAYER IS TO BE TOPPED UP WHEN IT DROPS BELOW 75MM. REFER TO TYPICAL SHRUB PLANTING DETAILS

TURF
LANDSCAPE CONTRACTOR IS TO SUPPLY AND INSTALL SAPPHIRE BUFFALO TURF TO ALL PROPOSED TURF AREAS.
TURF IS TO BE LAYED ON A MINIMUM 75MM OF SCREENED, SANDY TOPSOIL AND IS TO FINISH FLUSH WITH ADJOINING SURFACES. REFER TO DETAIL

TREE REPLACEMENT
STREET TREES ARE TO BE PROTECTED DURING THE PROCESS OF CONSTRUCTION IN ACCORDANCE WITH AS4970-2009.
TREES THAT ARE ISNTALLED ARE TO HAVE VIGOROUS GROWTH AND BE FREE FROM PEST INFESTATION OR DISEASE BEFORE HANDOVER TO THE CLIENT. ANY TREES THAT ARE FAILING TO THRIVE OR HAVE DIED ARE TO BE REPLACED WITHIN THE MAINTENANCE PERIOD. TREES THAT ARE FAILING TO THRIVE, OR ARE AFFECTED BY PEST OR DISEASE ARE TO BE TREATED AND MAINTAINED FOR THE LIFE OF THE DEVELOPMENT.

MAINTENANCE PERIOD
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPED AREAS FOR THE TERM OF MAINTENANCE SPECIFIED BY COUNCIL (OR 52 WEEKS). THE LANDSCAPE CONTRACTOR SHALL ATTEND SITE ON A WEEKLY BASIS TO ENSURE THE SUCCESS OFF NEWLY INTALLED ELEMENTS. LANDSCAPE AREAS ARE TO BE MAINTAINED FOR THE LIFE OF THE DEVELOPMENT.APPLICATION OF SOIL CONDITIONERS AND FERTILISERS ARE TO BE FACTORED INTO MAINTENANCE PROCEDURES.

FERTILISING
PLANTS AND LAWN ARE TO BE FERTILISED ANNUALLY OR AS PER PRODUCT SPECIFICATIONS, TO ENSURE THE A SUCCESSFUL ESTABLISHMENT PERIOD, HEALTHY CONTINUOUS GROWTH AND MINIMISED FIRE HAZARD. REFER TO DOCUMENT IN LINK BELOW. LOW PHOSPHOROUS FERTILISERS ARE TO BE USED FOR NATIVE VEGETATION.

PRUNING
SHRUBS AND GRASSES SHOULD BE PRUNED WHEN NECESSARY TO ENSURE TRAINED AND DENSE GROWTH. PRUNING SHOULD BE DONE TO A HIGH HORTICULTURAL STANDARD BY A TRAINED PROFESSIONAL. IF THE PROPERTY IS LOCATED IN A BUSHFIRE AFFECTED AREA, PRUNING IS TO BE DONE TO WITH CONSIDERATION FOR THE 'STANDARDS FOR ASSET PROTECTION ZONES' DOCUMENTATION FOUND IN THE FOLLOWING LINK BELOW.
TREES TO BE MONITORED MONTHLY FOR ANY DEAD OR DEFECTIVE GROWTH. TREES WITH DEAD, DAMAGED OR DISEASED GROWTH TO BE PRUNED BY A SUITABLY QUALIFIED ARBORIST.IF THE PROPERTY IS LOCATED IN A BUSHFIRE AFFECTED AREA, PRUNING IS TO BE DONE TO WITH CONSIDERATION FOR THE 'STANDARDS FOR ASSET PROTECTION ZONES' DOCUMENTATION FOUND IN THE LINK BELOW- https://www.rfs.nsw.gov.au/_data/assets/pdf_file/0010/13321/Standards-for-Asset-Protection-Zones.pdf

PEST AND DISEASE CONTROL
ALL PLANTS ARE TO BE MONITORED FOR PEST AND DISEASE WEEKLY. PLANTS THAT HAVE ARE AFFECTED BY PEST OR DISEASE ARE TO BE TREATED WHEN THE PEST, DISEASE OR FUNGUS IS POSITIVELY IDENTIFIED AND WILL BECOME DETRIMENTAL TO THE PLANT.

BUSHFIRE SAFETY AND AWRENESS
IF THIS PROPERTY IS SITUATED WITHIN A BUSHFIRE AFFECTED AREA 'STANDARDS FOR ASSET PROTECTION ZONES' MEASURES MUST BE IMPLEMENTED INTO MAINTENANCE PROGRAM. FIND THIS INFORMATION ON THE RURAL FIRE SERVICE WEBSITE. https://www.rfs.nsw.gov.au/_data/assets/pdf_file/0010/13321/Standards-for-Asset-Protection-Zones.pdf

GENERAL MAINTENANCE PLAN

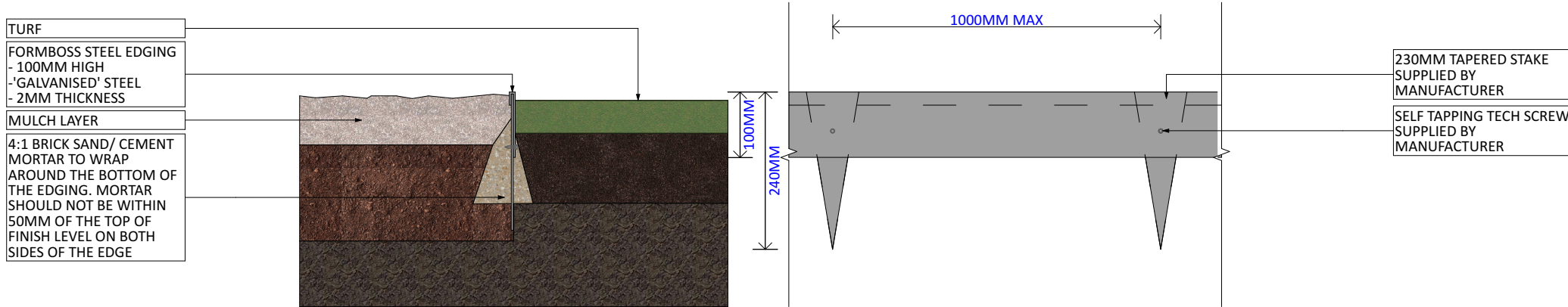
TASK	JAN	FEB	MAR	APR	MONTH	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLANTS ADJUST TREES AND SHRUBS PRUNE TREES AND SHRUBS REPLACE FAILED TREES AND SHRUBS													
LAWNS MOW AND TRIM FERTILISE TOPDRESS													
WEEDS INSPECT AND TREAT GARDENS INSPECT AND TREAT LAWNS													
PEST AND DISEASE INSPECT AND TREAT GARDENS INSPECT AND TREAT LAWNS													
GARDEN BEDS TOP UP MULCH FERTILISE													
IRRIGATION INSPECT, ADJUST, REPAIR													



TYPICAL GARDEN BED PLANTING DETAIL G1

(FOR PLANTINGS ON NATURAL GROUND)

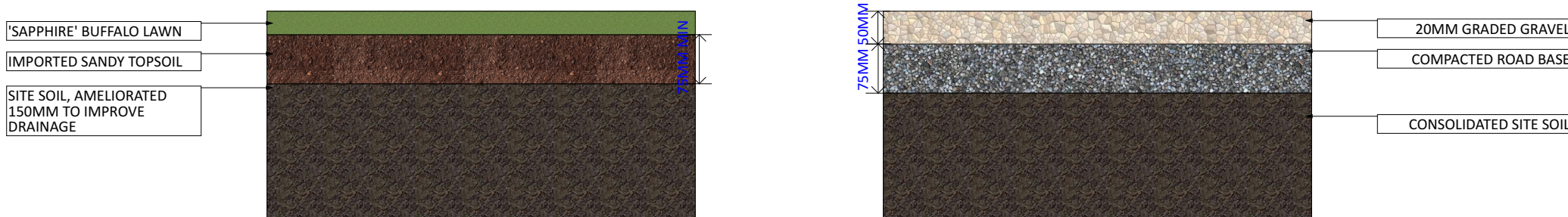
REFER TO SPECIFICATIONS FOR SOIL INFO



STEEL GARDEN EDGE

DETAIL E1

(100MM FORM BOSS 'GALVANISED' EDGING)



TURF AREA DETAIL

T1

SAPPHIRE BUFFALO LAWN

GRAVEL AREA DETAIL

GR1

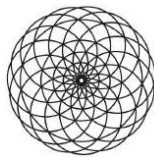
20MM 'RIVER PEBBLE'

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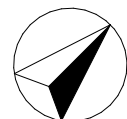
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