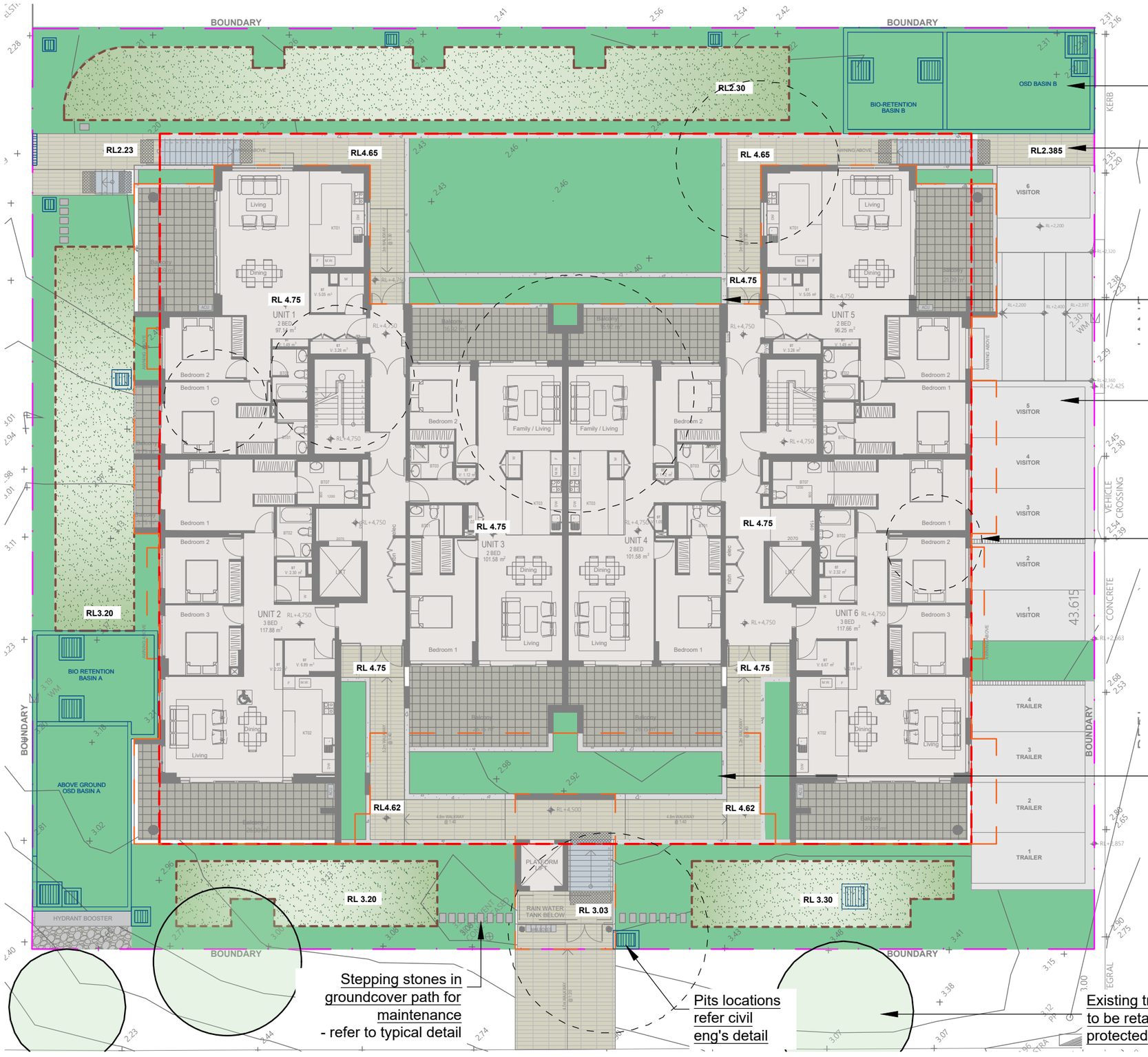


OSD Basin to civil eng's details

Proposed paved pathway refer architect's detail

Raised garden planter on slab refer detail 9

Parking space refer architect's plan

Existing trees proposed to be removed

Raised garden planter on slab refer detail 9

Stepping stones in groundcover path for maintenance - refer to typical detail

Pits locations refer civil eng's detail

Existing trees proposed to be retained and protected

LOCATION PLAN

Scale: NTS

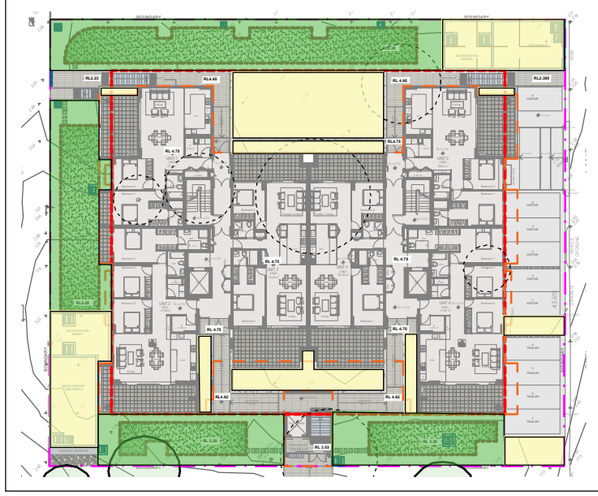
OTHER LANDSCAPE ITEMS

- Timber edging - refer detail 2
- Turf area - refer detail
- Gravel path to hydrant booster area refer detail 6
- Stepping stones in groundcover path refe detail 10
- Retaining wall/Raised garden planters refer detail 7 & 9
- Trees proposed to be removed and replaced with new landscaping
- Trees proposed to retained and protected
- Pit locations refer civil eng's details

DEEP SOIL CALCULATIONS

SITE AREA: **2193.4m²**
REQUIRED LANDSCAPE AREA: **877.36m² (40%)**
Dimension more than 1.5 metres
PROPOSED LANDSCAPE AREA: **811m² (37%)**

REQUIRED DEEP SOIL AREA: **438.68m² (20%)**
Dimension more than 4.5 metres
PROPOSED DEEP SOIL AREA: **477m² (21.7%)**
(COMPLIANT)
DEEP SOIL AREA INCLUDED IN CALCULATION:
OTHER LANDSCAPE AREA NOT INCLUDED :



General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

© **Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT**
(ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate
Australian Institute of Landscape Architects

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

Bar Scale
0 2 4 6 8 10m
1:200 @ A3

REV	DATE	NOTATION/AMENDMENT
A	24.08.22	Preliminary plan prepared for review
B	08.09.22	Final submission for DA
C	05.08.24	Coordinated with updated architectural plans
D	30.09.24	Issued for submission

COUNCIL: MID-COAST
CLIENT: MJ HOLDING 1 PTY LTD
ARCHITECT: BKA ARCHITECTURE
STATUS / ISSUE: S4.55 - ISSUE D

conzept Landscape Architects
Suit 101,
506 Miller Street,
CAMMERAY
NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

TITLE:
HARDSCAPE PLAN
PROPOSED RESIDENTIAL DEVELOPMENT
1 PEEL STREET
TUNCURRY

DWG.No: LPS455 23 - 056 / 1
SCALE: 1:200 @ A3
DATE: SEP2024
DRAWN: L.Z
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES

BC
Botanical Name: *Buckinghamia celsissima*
Common Name: Ivory Curl Flower (Native)
Pot size: 75Lt
Mature H x S: 7m x 3m
Qty Required: 8

BS
Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 75Lt
Mature H x S: 5m x 3m
Qty Required: 5

HF
Botanical Name: *Hymenosporum flavum*
Common Name: Native Frangipani (Native)
Pot size: 75Lt
Mature H x S: 8m x 5m
Qty Required: 2

WF
Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 5

SHRUBS AND HEDGES

GS
Botanical Name: *Grevillea 'Superb'*
Common Name: Superb Grevillea (Native)
Pot size: 200mm
Mature H x S: 1.5m x 2m
Qty Required: 24

CBJ
Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 17

WAB
Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 24

BELE
Botanical Name: *Banksia ericifolia 'Little Eric'*
Common Name: Heath Banksia (Native)
Pot size: 300mm
Mature H x S: 1.4m x 1.4m
Qty Required: 8

SC
Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 40

SR
Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 78

BVD
Botanical Name: *Baeckea virgata Dwarf*
Common Name: Heath Myrtle(Native)
Pot size: 200mm
Mature H x S: 0.9-1m x 0.9m
Qty Required: 4

CCWA
Botanical Name: *Callistemon citrinus 'White Anzac'*
Common Name: Callistemon White Anzac (Native)
Pot size: 300mm
Mature H x S: 1.4m x 2m
Qty Required: 11

WN
Botanical Name: *Westringia 'Naringa'*
Common Name: Naringa Costal Rosemary (Native)
Pot size: 200mm
Mature H x S: 2.4m x 1.5m
Qty Required: 20

LCPP
Botanical Name: *Loropetalum chinense 'Purple Pixie'*
Common Name: Purple Pixie (Exotic)
Pot size: 200mm
Mature H x S: 0.5m x 1.5m
Qty Required: 10

PTGB
Botanical Name: *Pittosporum tenuifolium 'Golf Ball'*
Common Name: Golf Ball Pittosporum (Native)
Pot size: 200mm
Mature H x S: 0.5m x 0.5m
Qty Required: 32

AA
Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 11

MCT
Botanical Name: *Melaleuca linariifolia 'Claret Tops'*
Common Name: Claret tops Honey Myrtle (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.5m
Qty Required: 38

MD
Botanical Name: *Monstera deliciosa*
Common Name: *Ceriman (Exotic)*
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 6

DA
Botanical Name: *Doodia aspera*
Common Name: Prickly Rasp Fern (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.5m
Qty Required: 10

CR
Botanical Name: *Cycas revoluta*
Common Name: Japanese Sago Palm (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 1.1m
Qty Required: 24

GROUNDCOVER & GRASS

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 52

ACL
Botanical Name: *Acacia cognata 'Limelight'*
Common Name: Limelight Wattle (Native)
Pot size: 150mm
Mature H x S: 0.5-0.9m x 1m
Qty Required: 10

PA
Botanical Name: *Pennisetum alopecuroides*
Common Name: Swamp Foxtail (Native)
Pot size: 140mm
Mature H x S: 1m x 1m
Qty Required: 27

MIX A
Native Grass Mix (Bio-retention/OSD):
Lomandra longifolia 'Tanika'
Themeda triandra
Dianella revoluta 'Revelation'
Poa labillardieri
Pot size: 140mm
Mature H x S: < .8m
Qty Required: 4/m2 **(50m2 total)**

MIX B
Native Grass Mix B:
Liriope muscari 'Just Right'
Aspidistra elatior
Dianella 'Emerald Arch'
Philodendron 'Little Phil'
Pot size: 140mm
Mature H x S: < .8m
Qty Required: 7/m2 **(40.5m2 total)**

VH
Botanical Name: *Viola hederacea*
Common Name: Sweet Violet (Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 9/m2 **(30.5m2 total)**

TT
Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5/m2 **(13.5m2 total)**

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
© **Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT** (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate

Australian Institute of Landscape Architects

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

Bar Scale
0 2 4 6 8 10m
1:200 @ A3

REV	DATE	NOTATION/AMENDMENT
A	24.08.22	Preliminary plan prepared for review
B	08.09.22	Final submission for DA
C	05.08.24	Coordinated with updated architectural plans
D	30.09.24	Issued for submission

COUNCIL: MID-COAST
CLIENT: MJ HOLDING 1 PTY LTD
ARCHITECT: BKA ARCHITECTURE
STATUS / ISSUE: S4.55 - ISSUE D

conzept Landscape Architects
Suit 101,
506 Miller Street,
CAMMERAY
NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

TITLE:
LANDSCAPE PLAN-GF
PROPOSED RESIDENTIAL DEVELOPMENT
1 PEEL STREET
TUNCURRY

DWG.No: LPS455 - 056 / 2
SCALE: 1:200 @ A3
DATE: SEP2024
DRAWN: L.Z
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

ACCENTS

PTGB
Botanical Name: *Pittosporum tenuifolium 'Golf Ball'*
Common Name: Golf Ball Pittosporum (Native)
Pot size: 200mm
Mature H x S: 0.5m x 0.5m
Qty Required: 6 for each floor

CA
Botanical Name: *Correa alba*
Common Name: White Correa (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 4 for each floor

ABG
Botanical Name: *Agave 'Blue Glow'*
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 8 for each floor

AIR
Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 4 for each floor

GRASS & GROUNDCOVER

PA
Botanical Name: *Pennisetum alopecuroides*
Common Name: Swamp Foxtail (Native)
Pot size: 140mm
Mature H x S: 1m x 1m
Qty Required: 8 for each floor

LMJR
Botanical Name: *Liriope muscari 'Just Right'*
Common Name: Liriope Just Right (Exotic)
Pot size: 140mm
Mature H x S: 0.5m x 0.5m
Qty Required: 7/m2 **(2m2 for each floor)**

Correa alba

Agave 'Blue Glow'

Pittosporum tenuifolium 'Golf Ball'

Alcantarea imperialis 'Rubra'

SAMPLE IMAGES
Images are diagrammatic only, and final planting species may vary, as determined by Council Approval

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
© **Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT** (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate
Australian Institute of Landscape Architects
www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

Bar Scale
0 2 4 6 8 10m
1:200 @ A3

REV	DATE	NOTATION/AMENDMENT
A	24.08.22	Preliminary plan prepared for review
B	08.09.22	Final submission for DA
C	05.08.24	Coordinated with updated architectural plans
D	30.09.24	Issued for submission

COUNCIL: MID-COAST
CLIENT: MJ HOLDING 1 PTY LTD
ARCHITECT: BKA ARCHITECTURE
STATUS / ISSUE: S4.55 - ISSUE D

conzept Landscape Architects
Suit 101,
506 Miller Street,
CAMMERAY
NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

TITLE:
LANDSCAPE PLAN
-TYPICAL FLOOR L1-L4
PROPOSED RESIDENTIAL DEVELOPMENT
1 PEEL STREET
TUNCURRY

DWG.No: LPS455 23 - 056 / 3
SCALE: 1:200 @ A3
DATE: SEP2024
DRAWN: L.Z
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES

BS
Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 45Lt
Mature H x S: 5m x 3m
Qty Required: 2

PA
Botanical Name: *Plumeria acutifolia*
Common Name: Frangipani (Exotic)
Pot size: 45Lt
Mature H x S: 5m x 4m
Qty Required: 2

ACCENTS

MT
Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 11

AIR
Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 200mm
Mature H x S: 0.8m x 0.9m
Qty Required: 2

YF
Botanical Name: *Yucca filamentosa*
Common Name: *Aldam's needle'* (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 0.9m
Qty Required: 3

CA
Botanical Name: *Correa alba*
Common Name: White Correa (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 18

GRASS & GROUNDCOVER

MPY
Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 **(9.5m2 total)**

CGCI
Botanical Name: *Casuarina glauca 'Cousin It'*
Common Name: *Cousin It Casuarina* (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 **(8m2 total)**

PA
Botanical Name: *Pennisetum alopecuroides*
Common Name: Swamp Foxtail (Native)
Pot size: 140mm
Mature H x S: 0.8m x 0.8m
Qty Required: 30

MATERIAL FINISHES

Non-slip paving to be confirmed at construction stage

Safety balustrade

OTHER LANDSCAPE ITEMS

Outdoor additional arrangement
- BBQ to be nom. by client

Outdoor additional arrangement
- Picnic settings to be nom. by client

Lightweight pergola to be nom by client to manuf. spec

Outdoor additional arrangement
- Outdoor furnitures to be nom. by client

COMMUNAL OPEN SPACE ROOFTOPS AND TERRANCE PLANTERS GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

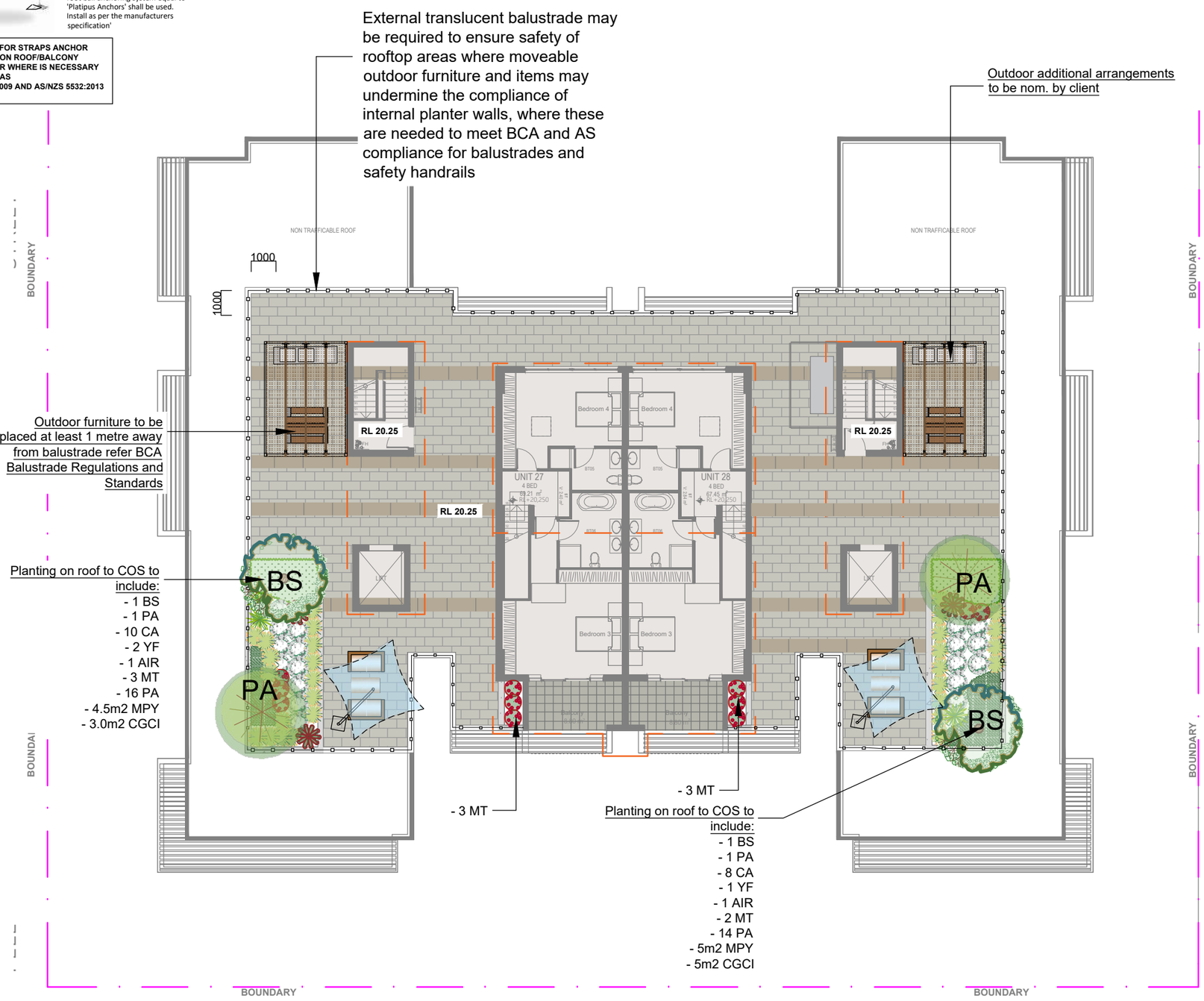
Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

- **All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- **All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential

Tree Anchoring

For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Platipus Anchors' shall be used. Install as per the manufacturers specification'

ALLOW FOR STRAPS ANCHOR POINTS ON ROOF/BALCONY PLANTER WHERE IS NECESSARY AS PER AS 1891.4:2009 AND AS/NZS 5532:2013



General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
© **Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT** (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate

Australian Institute of Landscape Architects

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

Bar Scale
0 2 4 6 8 10m
1:200 @ A3

REV	DATE	NOTATION/AMENDMENT
A	24.08.22	Preliminary plan prepared for review
B	08.09.22	Final submission for DA
C	05.08.24	Coordinated with updated architectural plans
D	30.09.24	Issued for submission

COUNCIL: MID-COAST
CLIENT: MJ HOLDING 1 PTY LTD
ARCHITECT: BKA ARCHITECTURE
STATUS / ISSUE: S4.55 - ISSUE D

conzept Landscape Architects
Suit 101,
506 Miller Street,
CAMMERAY
NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

TITLE:
LANDSCAPE PLAN
PROPOSED RESIDENTIAL DEVELOPMENT
1 PEEL STREET
TUNCURRY

DWG.No: LPS455 23 - 056 / 4
SCALE: 1:200 @ A3
DATE: SEP2024
DRAWN: L.Z
CHECKED: R.F

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Section 4.55 approval only, not for construction.

This plan has been prepared with reference to ***Mid-Coast Council's*** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector"web site one-drip rated native plants ***(acceptable for BASIX planting)***.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

s4.55. approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. ***Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.***

Hymenosporum flavum

Buckinghamia celsissima

Banksia serrata

Waterhousia floribunda

Plumeria acutifolia

Grevillea 'Superb'

Callistemon 'Better John'

Westringia 'Aussie Box'

Banksia ericifolia 'Little Eric'

Syzygium 'Cascade'

Syzygium 'Resilience'

Baeckea virgata Dwarf

Callistemon 'White Anzac'

Loropetalum chinense 'Purple Pixie'

Pittosporum tenuifolium 'Golf Ball'

Monstera deliciosa

Philodendron 'Xanadu'

IMAGES ARE FOR DESIGN INTENT ONLY, FINAL PLANTING SPECIES & PRODUCTS MAY VARY, AS DETERMINED BY COUNCIL APPROVAL.
PROPRIETARY ITEMS REFER TO MANUFACTURER'S SPECIFICATION.
IMAGES FROM VARIOUS SOURCES.

PLANT PALETTE

Doodia aspera

Metrosideros 'Tahiti'

Alcantarea imperialis 'Rubra'

Yucca filamentosa

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

© **Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT** (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate

Australian Institute of Landscape Architects

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

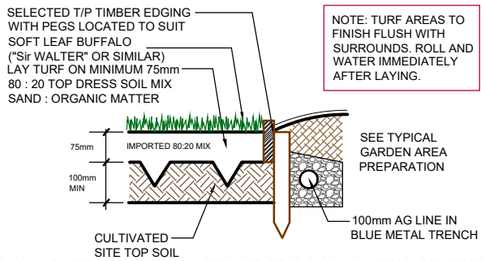
REV	DATE	NOTATION/AMENDMENT
A	24.08.22	Preliminary plan prepared for review
B	08.09.22	Final submission for DA
C	05.08.24	Coordinated with updated architectural plans
D	30.09.24	Issued for submission

COUNCIL: MID-COAST
CLIENT: MJ HOLDING 1 PTY LTD
ARCHITECT: BKA ARCHITECTURE
STATUS / ISSUE: S4.55 - ISSUE D

conzept Landscape Architects
Suit 101,
506 Miller Street,
CAMMERAY
NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

TITLE:
PLANTING PALETTES
PROPOSED RESIDENTIAL DEVELOPMENT
1 PEEL STREET
TUNCURRY

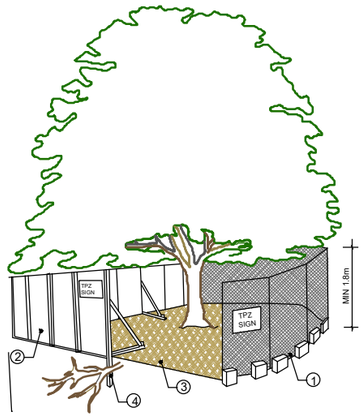
DWG.No: LPS455 23 - 056 / 5
SCALE:
DATE: SEP2024
DRAWN: L.Z
CHECKED: R.F



NOTE: TURF AREAS TO FINISH FLUSH WITH SURROUNDS. ROLL AND WATER IMMEDIATELY AFTER LAYING.

DETAIL 2 TYPICAL TURFING & TIMBER EDGE

approx 1:10



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ

3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

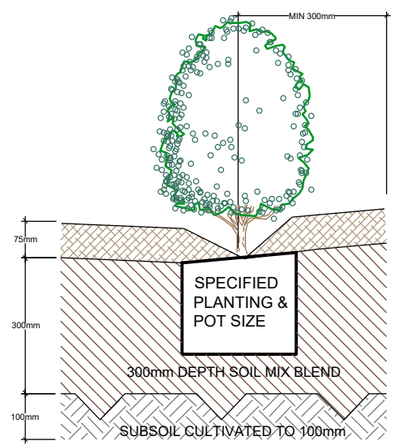
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

DETAIL 3 TREE PROTECTION ZONE

N.T.S

TYPICAL SETBACK FROM LAWN/GARDEN EDGE



NOTE
THIS DETAIL IS ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED.
NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE

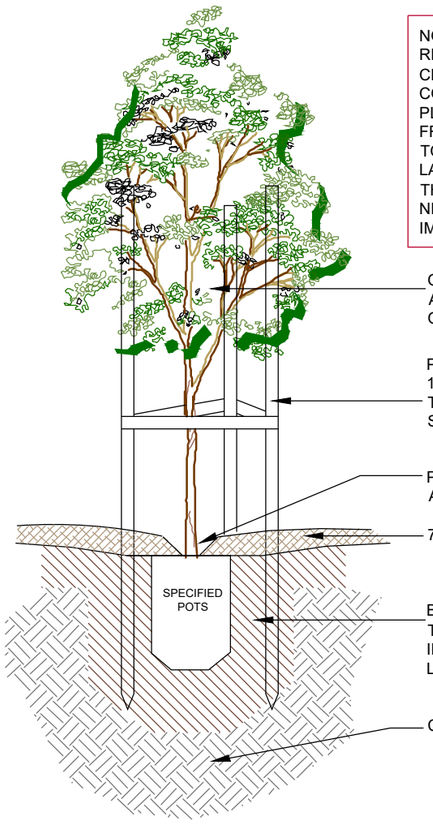
75mm DEPTH "EUCY" MULCH OR EQUIVALENT

SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

DETAIL 4 TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



NOTE: DRIP IRRIGATION MAY BE REQUIRED AS NOMINATED BY CLIENT & DESIGNED BY LICENCED CONTRACTOR.
PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS2303:2019. 'TREE STOCK FOR LANDSCAPE USE'.
THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

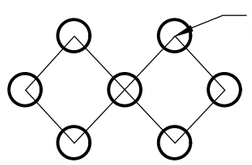
75mm 'EUCY' MULCH OR EQUAL

BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT

CULTIVATE/ RIP SUBGRADE
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)

DETAIL 5 TREE PLANTING DETAIL

SCALE: NTS

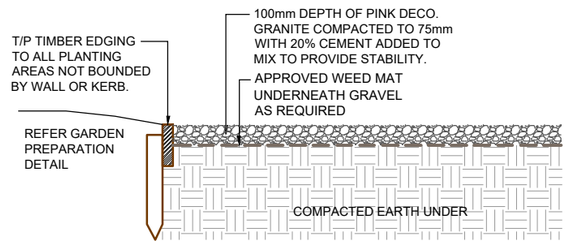


STAGGERED PLANTING TO SPECIFIED DENSITIES AS SHOWN

PLANTS AS PER SCHEDULE

DETAIL 1 MASS PLANTING SETOUT

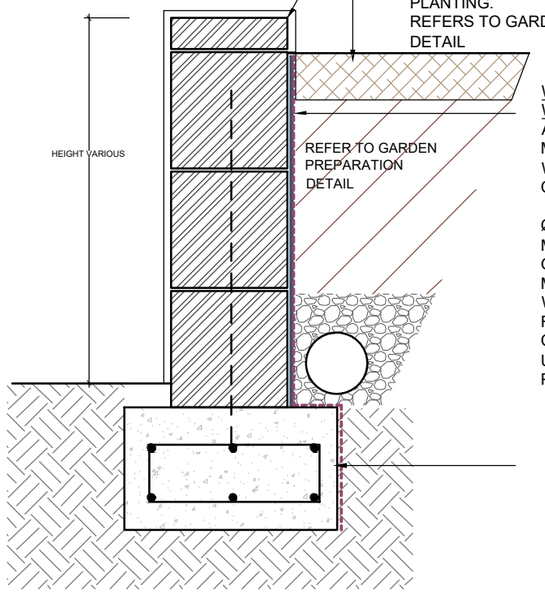
N.T.S



DETAIL 6 GRAVEL AREAS WITH TIMBER EDGE

N.T.S

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



CORE FILLED CONCRETE BLOCK WALL (140mm/190mm SIZE TO SUIT). FACE BLOCK OR SMOOTH SKIM RENDER AND PAINTED COLOR FINISH TO MATCH DEVELOPMENT TO ARCHITECT'S SPECIFICATION.
50mm CAPPING ON TOP.
MULCH & MIN 300mm TOP SOIL FOR PLANTING.
REFERS TO GARDEN PREPARATION DETAIL

WATERPROOFING TO ALL WALLS:
APPLY WELDED WATERPROOF MEMBRANE TO INSIDE OF WALL WITH PROTECTION BOARD (OR CORE FLUTE) OVER.

Ø100mm AG LINE TO BASE OF MIN 300mm WIDTH DRAINAGE GRAVEL (NOM. 20mm BLUE METAL OR SIMILAR) TRENCH WITH
FILTER FABRIC OVER TO CONNECT TO SITE DRAINAGE.
UNDERTAKE WATER TEST PRIOR TO INSTALLING SOIL MIX.

ALL FOOTINGS TO ENGINEERS DETAILS AND SPECIFICATION

DETAIL 7 TYPICAL MASONRY BLOCK RETAINING WALL

SCALE NTS

General Notes:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

© Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630)

This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.

If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.

These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate

Australian Institute of Landscape Architects

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

REV	DATE	NOTATION/AMENDMENT
A	24.08.22	Preliminary plan prepared for review
B	08.09.22	Final submission for DA
C	05.08.24	Coordinated with updated architectural plans
D	30.09.24	Issued for submission

COUNCIL: MID-COAST

CLIENT: MJ HOLDING 1 PTY LTD

ARCHITECT: BKA ARCHITECTURE

STATUS / ISSUE: S4.55 - ISSUE D

conzept Landscape Architects
Suit 101,
506 Miller Street,
CAMMERAY
NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

TITLE: DETAILS 1

PROPOSED RESIDENTIAL DEVELOPMENT

1 PEEL STREET
TUNCURRY

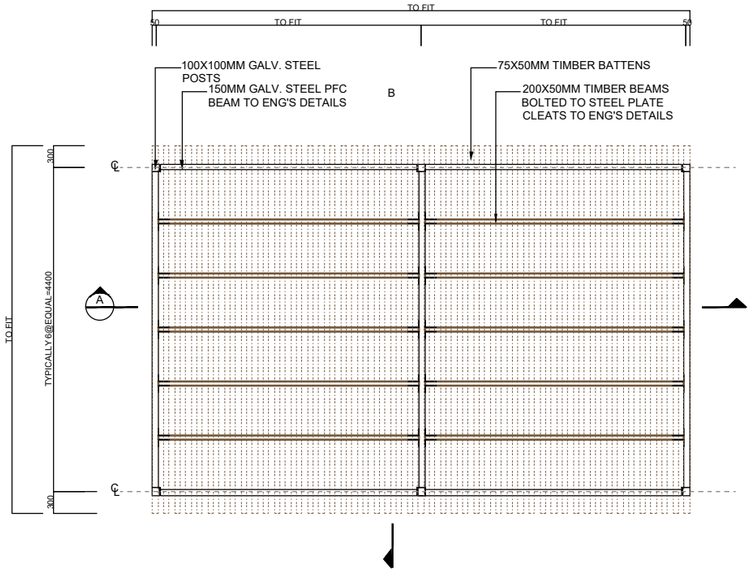
DWG.No: LPS455 23 - 056 / 6

SCALE:

DATE: SEP2024

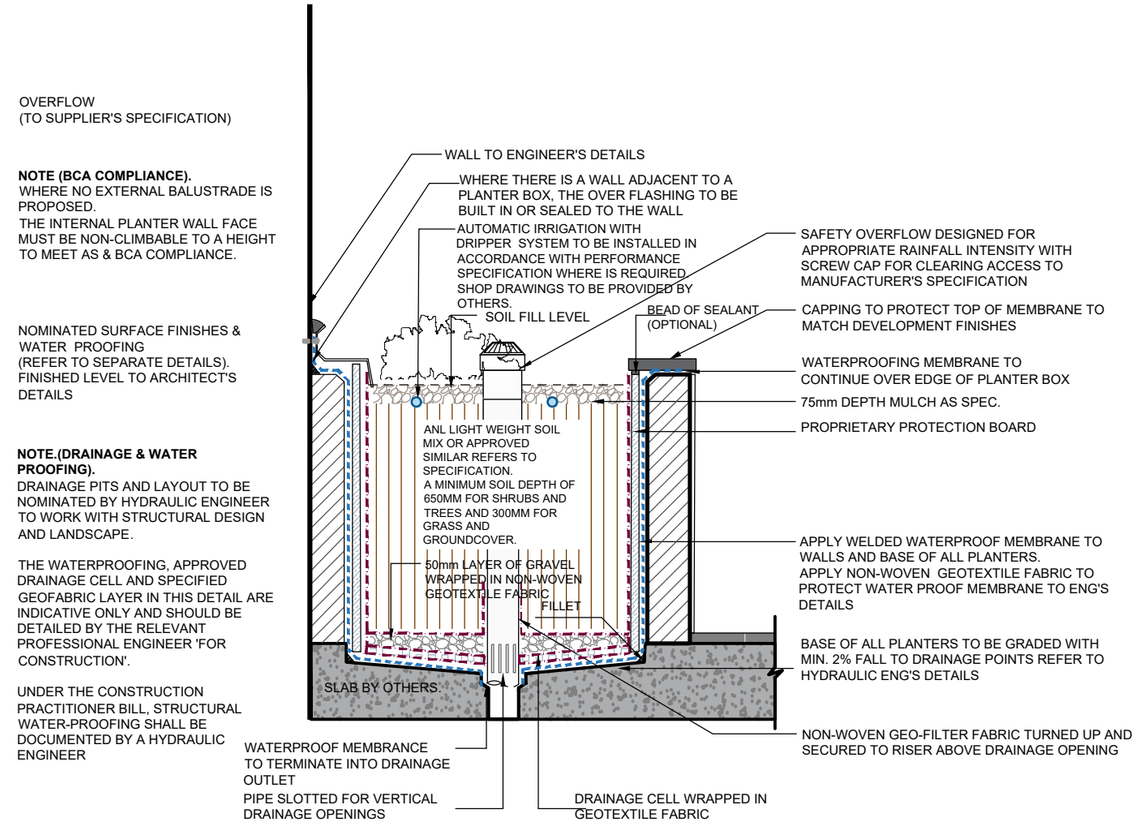
DRAWN: L.Z

CHECKED: R.F



DETAIL 8 TYPCIAL PERGOLA DETAIL

SCALE 1:20



NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL BALUSTRADE IS PROPOSED.
THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

NOMINATED SURFACE FINISHES & WATER PROOFING
(REFER TO SEPARATE DETAILS).
FINISHED LEVEL TO ARCHITECT'S DETAILS

NOTE.(DRAINAGE & WATER PROOFING).
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

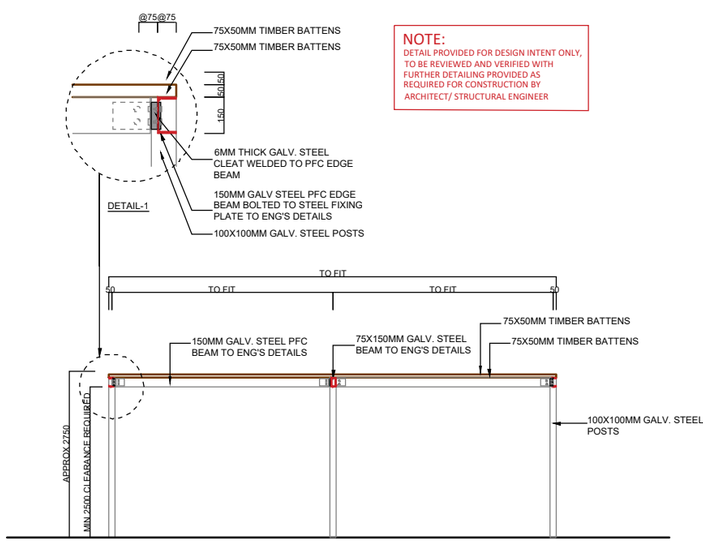
THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER

DETAIL 9 PLANTER WALL ON SLAB DETAIL

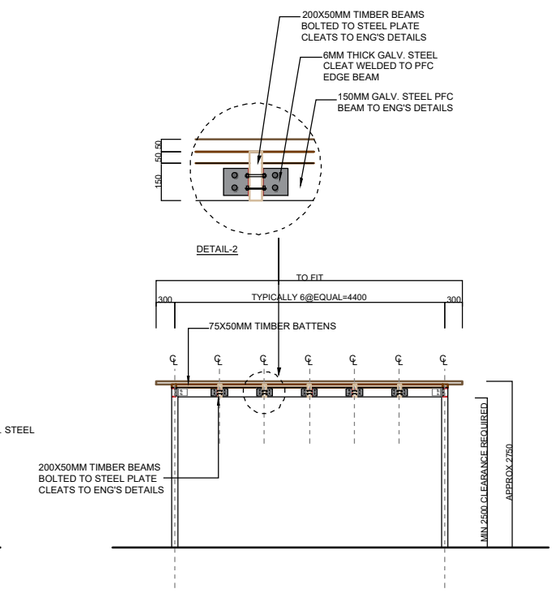
SCALE: nts

PLANTER DETAIL TO CONFORM AS 4654.2-2012



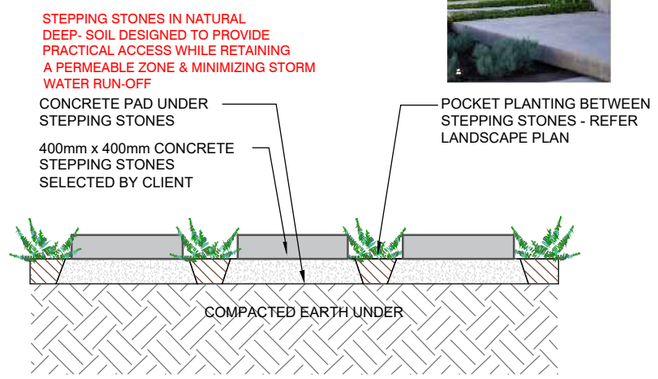
NOTE:
DETAIL PROVIDED FOR DESIGN INTENT ONLY, TO BE REVIEWED AND VERIFIED WITH FURTHER DETAILING PROVIDED AS REQUIRED FOR CONSTRUCTION BY ARCHITECT/ STRUCTURAL ENGINEER

SECTION A-A



SECTION B-B

SAMPLE IMAGE



DETAILS 10 STEPPING STONES IN GROUNDCOVER PLANTING

SCALE NTS

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
© Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT
(ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Conzept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate

Australian Institute of Landscape Architects

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

REV	DATE	NOTATION/AMENDMENT
A	24.08.22	Preliminary plan prepared for review
B	08.09.22	Final submission for DA
C	05.08.24	Coordinated with updated architectural plans
D	30.09.24	Issued for submission

COUNCIL: MID-COAST
CLIENT: MJ HOLDING 1 PTY LTD
ARCHITECT: BKA ARCHITECTURE
STATUS / ISSUE: S4.55 - ISSUE D

conzept Landscape Architects
Suit 101,
506 Miller Street,
CAMMERAY
NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

TITLE:
DETAILS 2
PROPOSED RESIDENTIAL DEVELOPMENT
1 PEEL STREET
TUNCURRY

DWG.No: LPS455 23 - 056 / 7
SCALE:
DATE: SEP2024
DRAWN: L.Z
CHECKED: R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with **(AS)4970-Protection of trees on development sites** as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to “Sitewise Reference Kit” as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to “Botany Humus”, as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported “Organic Garden Mix” as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil
Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported “Organic Garden Mix” as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with **AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE'** Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.
Above - Ground Assessment:
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch
No combustible mulch should be used onsite and non combustible mulch such as scoria, pebbles, crushed rock or recycled crushed brick tiles or other non combustible material should be used instead. Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant .
There shall be no mixing of soil and mulch material.

e) Turf
Turf for project site shall be soft leaf Buffalo (“Sir Walter” or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION

a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as “Trees” on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching
Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

e) Turfing
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Timber garden edging
Where is required, the Contractor shall install timber garden edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. **However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.**

g) Earth retaining structure
Construction materials to retaining wall for BAL rated area shall be of masonry construction or similar which has a life span of 60+ years. All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of **not** timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

h) Drainage pit
Drainage pits and drainage lines should be located within garden areas to allow for site drainage while minimising impact on the proposed planting scheme. Where possible, pits and linework should be located at the edge of landscape strips to avoid precluding planting centrally in garden areas. Where pits and linework occur within garden beds, the landscape contractor shall take all precautions to avoid damaging storm water when planting shrubs and trees. Landscape contractors shall not alter the form of swales designed to direct overland flow.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.
This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations.

The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either

- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
© **Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT** (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate

Australian Institute of Landscape Architects

www.dialbeforeyoudig.com.au
DIAL1100 BEFORE YOU DIG

REV	DATE	NOTATION/AMENDMENT
A	24.08.22	Preliminary plan prepared for review
B	08.09.22	Final submission for DA
C	05.08.24	Coordinated with updated architectural plans
D	30.09.24	Issued for submission

COUNCIL: MID-COAST
CLIENT: MJ HOLDING 1 PTY LTD
ARCHITECT: BKA ARCHITECTURE
STATUS / ISSUE: S4.55 - ISSUE D

conzept Landscape Architects
Suit 101,
506 Miller Street,
CAMMERAY
NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

TITLE:
SPECIFICATIONS
PROPOSED RESIDENTIAL DEVELOPMENT
1 PEEL STREET
TUNCURRY

DWG.No: LPS455 23 - 056 / 8
SCALE:
DATE: SEP2024
DRAWN: L.Z
CHECKED: R.F