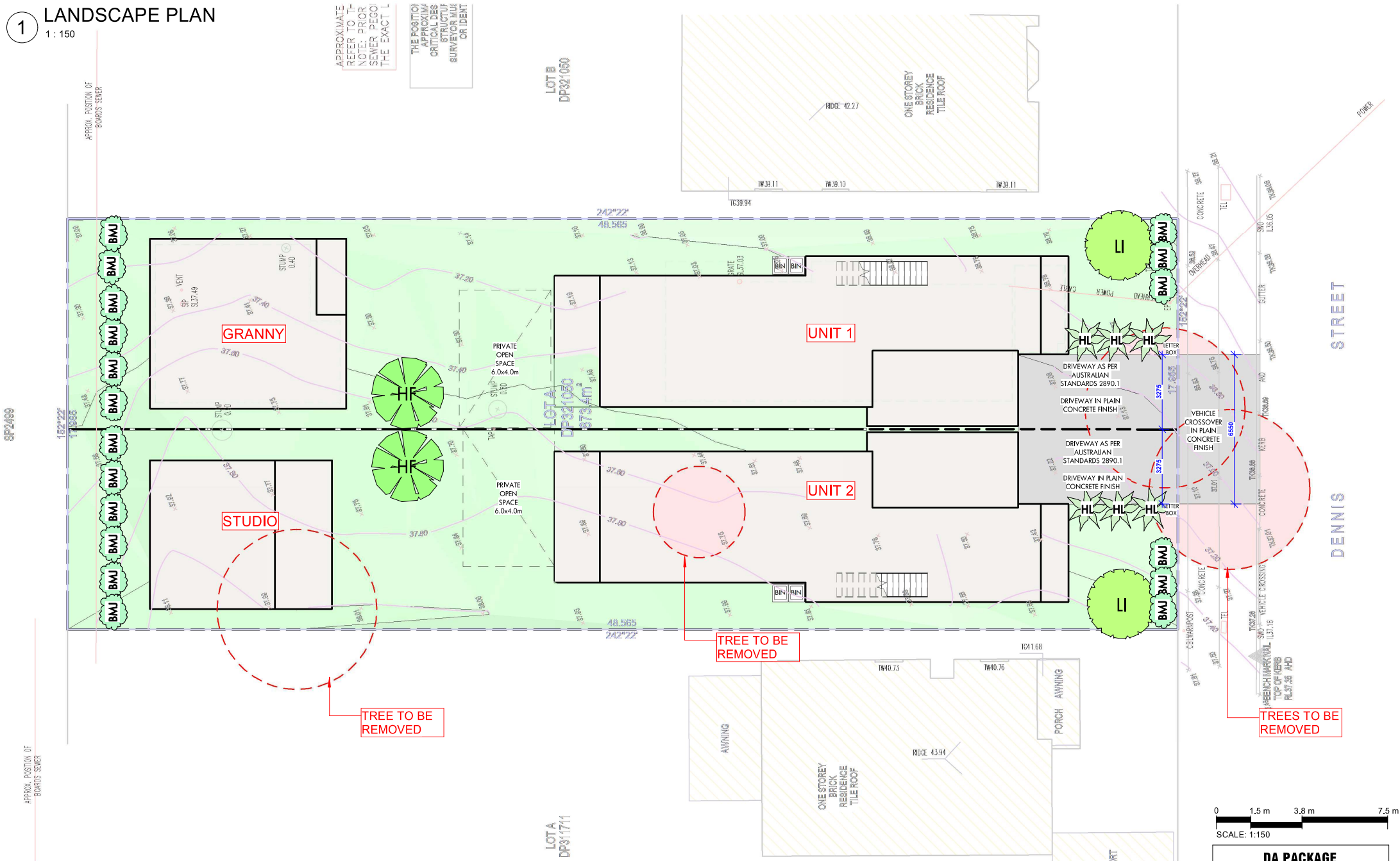


# 1 LANDSCAPE PLAN

1:150



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MEMBER:



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info@ecofactor.com.au  
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AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION  
AS 1428 DESIGN FOR ACCESS AND MOBILITY  
AS 1687 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS  
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING  
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM  
AS 1698 INSTALLATION OF FIBRE COORDINATES  
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION  
AS 2205 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS  
AS 2444 PORTABLE FIRE EXTINGUISHERS  
AS 3502 NATURAL DRAINAGE AND DRAINAGE  
AS 3602 CONCRETE STRUCTURES  
AS 3702 MASONRY STRUCTURES  
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS  
AS 4100 STEEL STRUCTURES  
AS 4254 FACTORY FOR AIR-HANDLING SYSTEMS IN BUILDINGS  
AS 3810 FORMWORK FOR CONCRETE  
OTHER ALTERNATIVE SOLUTION

NORTH  
TAG SYMBOLS  
WB WINDOW TAG  
DF DOOR TAG  
WALL TAG  
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REV DATE DESCRIPTION BY

Certificate No. # A5TMQD1FY1  
Scan QR code or follow website link for rating details.  
Assessor name: Stephen Burgin  
Accreditation No: HERA0245  
Property Address: A1-DP321050, 35 Dennis Street, Lakemba, VIC, 2195  
https://www.fds.com.au/QRCodeLanding/Public/A5TMQD1FY1&qrCert#1

CLIENT  
BUILDAD CONSULTING SERVICES  
PROJECT DETAIL  
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW SEMI-ATTACHED DUAL OCCUPANCY DOUBLE STOREY WITH GRANNY AND STUDIO AT REAR  
PROJECT ADDRESS  
35 DENNIS STREET LAKEMBA 2195 NSW

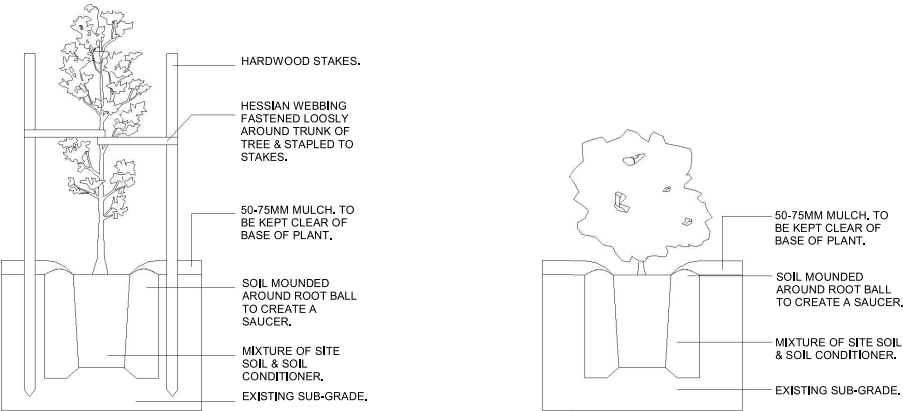
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PLANTING SCHEDULE						
Note: Symbols indicate position of proposed planting types - exact numbers of plants to be determined						
Symbol		Botanical Name	Common Name	Cont Size	Mature Height	Quantity
Trees						
		Hymenosporum Flavum	Native Frangipani		10m	2
		Lagerstroemia Indica	Crepe Myrtle		5-8m	2

Ornamental Grasses, shrubs and small planting						
		Hemerocallis Liliaceae	Daylily		0.5m	10
		Buxus Microphylla Japonica	Japanese Box	300mm	1m	20
		Grass Cover	Buffalo	150mm	~	~

NOTE: REFER TO EXTERNAL FINISHES SCHEDULE FOR LETTERBOX, 1800MM HIGH SIDE AND REAR FENCE DETAILS

HARD LANDSCAPE		
Note: Symbols indicate position of proposed ITEMS - exact numbers to be determined		
Symbol	Item	Quantity
Ground covers and stones		
	Stone steps	~
	Natural Pebble cover	~



## 1 LANDSCAPE DETAILS

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AS 2205 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS  
AS 2444 PRECASTABLE FIBRE EXTRUDED SHEERS  
AS 3502 NATIONAL PLUMBING AND DRAINAGE  
AS 3602 CONCRETE STRUCTURES  
AS 3710 MACHINERY STRUCTURES  
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS  
AS 4110 STEEL STRUCTURES  
AS 4254 SCAFFOLDING FOR BRICKWORKING SYSTEMS IN BUILDINGS  
AS 3810 FORMWORK FOR CONCRETE  
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

WB WINDOW TAG DP DOOR TAG

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THE PURPOSE OF A PLAN FOR THE LANDSCAPE MAINTENANCE PRACTICES IS TO ALLOW THE PLANT MATERIAL WITHIN THE PROPERTY TO THRIVE IN A SAFE AND VIGOROUS MANNER WHILE FULFILLING THEIR INTENDED PURPOSE AND CONSERVING OUR NATURAL RESOURCES.

GENERAL LANDSCAPE MAINTENANCE RECOMMENDATIONS

WATERING REQUIREMENTS

WATERING IS A CRITICAL CONCERN FOR NOT ONLY THE MAINTENANCE OF HEALTHY PLANT MATERIAL BUT ALSO FOR BSERVING WATER CONSERVATION PRACTICES. THE AMOUNT OF WATER TO APPLY AT ANY ONE TIME VARIES ITH THE WEATHER, DRAINAGE CONDITIONS AND WATER HOLDING CAPACITY OF THE SOIL.

INTEGRATED PLANT MANAGEMENT

AN ASSESSMENT OF EACH PLANTING AREA'S SOIL IS RECOMMENDED TO PERIODICALLY DETERMINE THE NUTRIENT LEVELS NEEDED TO SUSTAIN HEALTHY, VIGOROUS PLANT GROWTH.

MULCHING

MULCH PLANTING BEDS IN SUCH A MANNER AS TO PREVENT WEED GROWTH, RETAIN MOISTURE TO THE PLANTS, PROTECT AGAINST SOIL EROSION AND NUTRIENT LOSS, MAINTAIN A MORE UNIFORM SOIL TEMPERATURE, AND IMPROVE THE APPEARANCE OF THE PLANTING BEDS. AVOID MULCH MOUNDED UP ON THE TRUNKS OF TREES, PALMS, AND THE BASE OF SHRUBS TO ENCOURAGE AIR MOVEMENT IN THIS AREA WHICH AIDS IN LOWERING DISEASE SUSCEPTIBILITY.

PRUNING

PRUNING SHALL BE CARRIED OUT WITH THE HEALTH AND NATURAL GROWTH OF PLANT MATERIALS IN MIND.

TURF MOWING

ALL GRASSED AREAS ARE TO BE MOWED AND TRIMMED WITH SUFFICIENT FREQUENCY TO MAINTAIN A DEEP, HEALTHY ROOT SYSTEM WHILE PROVIDING A NEAT AND CLEAN APPEARANCE TO THE LANDSCAPE.

LITTER CONTROL

THE LANDSCAPE AREA SHALL REMAIN AS LITTER FREE AS PRACTICABLE. IT IS RECOMMENDED TO RECYCLE THIS LITTER TO AVOID UNNECESSARY WASTE BY ITS REUSE.

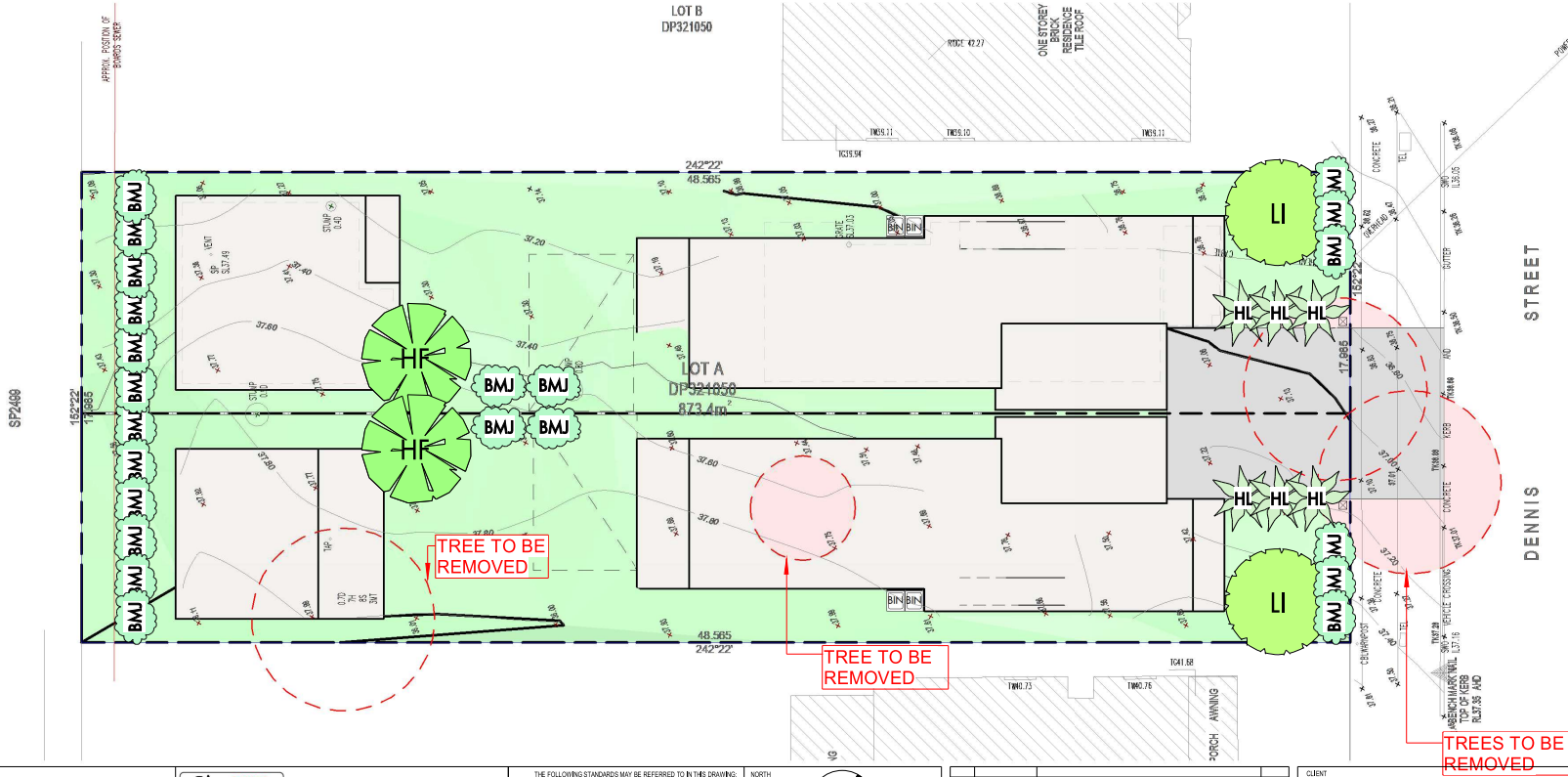
WEEDING/HERBICIDE

ALL PLANTING AREAS SHALL BE MAINTAINED AS WEED FREE AS PRACTICABLE BY ENLISTING INTEGRATED PEST MANAGEMENT PRACTICES IN AREAS SPECIFIED ON THE PLANS AND MAINTAINING PROPER MULCH LEVELS. EXTREME CARE IS RECOMMENDED WHEN USING A CHEMICAL HERBICIDE TO AVOID OVERSPRAY ONTO PLANT MATERIALS. IT IS THE APPLICATOR'S RESPONSIBILITY TO RESTORE ANY DAMAGE, RESULTING FROM OVERSPRAY TO THE PLANTINGS, PER THE APPROVED PLANS.

FERTILIZATION

FERTILIZE ALL PLANTS WITHIN THE LANDSCAPE MAINTENANCE LIMITS AT A MINIMUM ANNUALLY. EACH SPECIES MAY HAVE DIFFERENT REQUIREMENTS. FERTILIZER ANALYSIS AND APPLICATION WILL BE AS PER PROFESSIONAL RECOMMENDATIONS.

MAINTENANCE TASK	J	F	M	A	M	J	J	A	S	O	N	D
CARE OF PLANTS												
Monitoring												
Pruning (if needed)												
Deadheading / Tip Pruning												
Fertilise - Slow release												
Fertilise - Rapid soluble as needed												
Cut back perennials and grasses												
Watering (as needed)												
GARDEN BEDS												
Edging												
Weeding												
Mulching												
Leaf Removal												
PEST MANAGEMENT												
Monitoring												
LAWNS												
Fertilise												
Seeding where needed												
WINTER CLEAN UP												



1 .LANDSCAPE PLAN  
1 : 200

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ONGOING MAINTENANCE LANDSCAPE PLAN

As indicated

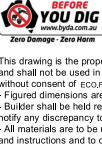
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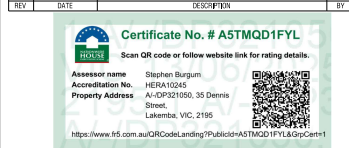
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AS 1698 INSTALLATION OF TIMBER DOORSETS  
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION  
AS 2205 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS  
AS 2444 PREFABRICATED FIRE EXTINGUISHERS  
AS 3502 NATIONAL PLUMBING AND DRAINAGE  
AS 3602 CONCRETE STRUCTURES  
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS  
AS 4105 STEEL STRUCTURES  
AS 4204 FACTORY FOR AIR-HANDLING SYSTEMS IN BUILDINGS  
AS 3610 FORMWORK FOR CONCRETE  
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