

4.	S34 DRAWINGS - v3	11.04.2022
3.	S34 DRAWINGS - v2	06.04.2022
2.	S34 DRAWINGS	11.03.2022
1.	DEVELOPMENT APPLICATION	AUG 2021
P	PRELIMINARY DA	JUN 2021
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RESIDENTIAL FLAT BUILDING

address
18 BORONIA RD,
BELLEVUE HILL

drawing
LANDSCAPE CONCEPT
PLAN

SCALE: 1:100 @ A1

ISSUE: 4. DATE: 11.04.2022

DWG No.: GA2021-027-L001

LANDSCAPE SPECIFICATION

SITE ESTABLISHMENT

All rubbish, debris, fallen branches shall be cleared from landscaped areas and disposed of using skip bins onsite or by transporting to the local waste management facility. Any unused bricks, concrete blocks or timber should be either re-used onsite where possible or recycled at the local waster management facility.

TREE PROTECTION

Trees to be retained shall be protected during site works and tree protection barriers installed according to tree protection details. no excavation or change in soil level should take place around the base of such trees. Any arborist report must be adhered to and tree protection zones maintainedwhere applicable.

WEED ERADICATION

Areas to be landscaped are to be sprayed with glyphosate at the recommended rate at least 1 week prior to any landscape works taking place in order to allow weeds to die off. Care is to be taken to protect remaining vegetation from the herbicide application and should only be undertaken in still weather. All weeds are then to be disposed of appropriately at the local waste mananagement facility.

GARDEN BED PREPERATION

Ensure all garden beds have been excavated to 250mm below finished levels. Rip the subgrade a further 100mm in depth. Install premium garden soil or mix natural top soil with imported soil to a depth of 250mm. Install 75mm depth of leaf litter mulch from anl landscape supplies or equivalent.

LAWN AREA PREPERATION

Excavate lawn areas to a depth of 100mm below required finished levels. Do not excavate within within tree protection zones where applicable or within 1500mm of the trunk of any existing trees to be retained. Ensure that all surface water is directed toward any drainage pits, kerbs and away from any buildings. Subgrade is to be ripped to a depth of 150mm and a 50mm deep layer of turf underlay installed on top.Lawns should have an even grade so that no ponding or pooling occurs. 'Sir launcher' fertiliser or equivalent should be spread over lawn areas prior to laying turf. Lay 'sir walter buffalo' turf rolls closely butted ensuring no gaps between are present. Roll and water thoroughly after laying.

PANTING

Plants are to be healthy, free of pest/diseases and true to type & species. Refer to landscape plan for location and spacing. All plants should be placed in a hole dug twice the size of the pot. Gently tease the roots of any pot bound plants. The base of the trunk should be installed level with the surface of the ground and dish created around the base of each plant to aid with water retention. Water thoroughly after planting.

STAKING

All trees and top heavy screening shrubs should be staked with 2 x 25mm x 25mm long timber stakes per plant. Length of stakes is dependent on the height and stability of the tree/shrub. Stakes should be firmly positioned. Hessian tape is to be placed around the tree and stakes allowing some movement in order to allow the trunk to develop strength overtime.

GARDEN EDGING

Use either 'haven' brick edging or similar laid on a 50mm thick bed of mortar, or treated timber edging secured with inground timber stakes. All gardens are to have edging installed and be installed as per plan.

RETAINING WALLS

Refer to manufacturers instructions for construction of retaining walls. Details on this plan are a guide only.

COMPETITION

Site is to be cleared of any surplus materials and debris prior to practical completion. Work is to be completed to the satisfaction of councils guidelines and any DA conditions.

INDICATIVE PLANT LIST :

	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD
	TREES		
Mg	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA 'LITTLE GEM'	6m x 3m
Oe	OLEA EUROPEA 'TOLLEYS UPRIGHT'	OLIVE TREE	7m x 3m
Er	ELAEOCARPUS RETICULUS	BLUEBERRY ASH	8m x 4m
Up	ULMUS PARVIFOLIA	CHINESE WEEPING ELM	13m x 8m
	SHRUBS		
Bt	BAMBOO TEXTILIS 'GRACILIS'	SLENDER WEAVERS	6m x 1m
Hf	HYMENOSPORUM FLAVUM 'GOLD NUGGET'	DWARF NATIVE FRANGIPANI	0.75m x 0.5m
Px	PHILODENDRON 'XANADU'	XANADU	1.5m x 1.5m
Wf	WESTRINGIA FRUITCOSA 'MUNDI'	DWARF COAST ROSEMARY	0.5m x 1.5m
	GRASS & STRAP LEAF PLANTS		
Lm	LIRIOPE MUSCARI	LIRIOPE EVERGREEN GIANT	0.5m x 0.7m
Lt	LOMANDRA LONGIFOLIA 'TANIKA'	LOMANDRA 'TANIKA'	
	HEDGES		
Fh	FICUS HILLI	FICUS 'FLASH'	3m x 1.5m
	GROUND COVER		
Mp	MYOPORUM PARVIFOLIUM 'BROADLEAF'	CREEPING BOOBILALA	0.3m x 2m
	MIXED NATIVE SHADE-		
	WAHLENBERGIA STRICTA		
	LOBELIA PEDUNCULATA		
	DICHONDRA REPENS		
	VIOLA HEDERACEA		

MAINTENANCE GENERAL NOTES

SECTION C: LANDSCAPE MAINTENANCE SPECIFICATION 1.0 SCOPE

1.1 PERIOD

The 52 week Planting Establishment Period commences at the date of registration of the repective plan. The contractor is to also allow for maintenance from the date of Practical Completion to the start date of the 52 week Planting Establishment Period. The allowance shall be for a weekly rate which will then be implemented until the formal maintenance period commences.

1.2 PROGRAM

Furnish a proposed planting maintenance program with the tender.

1.3 MAINTENANCE LOGBOOK

Contractor to keep a maintenance record of works carried out on a monthly basis. Log should include but not limited to: - Activities carried out during each attendance;

- Irregularities encountered and actions taken;

NB: Maintenance payments will be evaluated on submission of monthly logbooks.

1.4 RECURRENT WORKS

Throughout the Planting Establishment Period, continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, staking and tying, replanting, cultivating, pruning and keeping the site neat and tidy. All rubbish related to landscape works shall be removed by the landscape contractor before it is allowed to accumulate.

1.5 PLANTING

Commence recurrent planting maintenance works at the completion of planting. Ensure the stock arriving on site is protected and maintained for healthy growth.

1.6 REPLACEMENTS

Continue to replace failed, damaged or stolen plants for the extent of the Planting Establishment Period.

1.7 MULCHED SURFACES

Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.

1.8 GRASSED AREAS

Commence grass maintenance works at the completion of turfing, and continue to carry out grass maintenance throughout the contract and Planting Establishment Period, maintaining healthy weed free growth.

1.9 STAKES AND TIES

Adjust or replace as required. Remove those not required at the end of the Planting Establishment Period.

1.10 WATERING/ IRRIGATION

An irrigation system is to be installed to all mass planted beds and new tree planting, conncted to a pump and the rainwater tank /OSD tank. Install one tap near the front boundary (Wurrook Circuit) and one tap on the rear (eastern) boundary. This system shall be installed and maintained for the duration of the maintenance period (52 weeks) and in perpetuity of the development. All irrigation works shall be performed by a licensed irrigation contractor. Materials to be used are to be submitted to the site superintendent for approval. The contractor shall provide design drawings and material specifications/samples prior to commencing work. All works are to be conducted to all current and relevant Australian Standards. The contractor is to be completely responsible for the coordination of the installation of the irrigation system with other services throughout the site. Recommended flow rates: The system shall be set up on a trial basis and them adjusted to suit the local requirements and conditions. Once the system is satisfactorily adjusted the contractor shall make fortnightly visits within the establishment period to ensure satisfactory performance of the system and to adjust the watering periods as required. A minimum even coverage of 25mm of water per week is recommended.

2.0 REPORTS

2.1 LANDSCAPE MAINTENANCE REPORT

'Landscape Maintenance Reports' shall be submitted to the Principle Certifying Authority by the contractor verifying that satisfactory maintenance of the landscape works has been undertaken and that any necessary rectification measures have been carried out to a high professional standard.

PLANTING SCHEDULE SPECIES TO BE FROM LOCAL NURSERIES SUPPLYING PLANTS OF LOCAL PROVENANCE WHEREVER POSSIBLE. ANY SUBSTITUTION OF SPECIES VARIETY OF CONTAINER SIZE MUST BE CONFIRMED WITH LANDSCAPE ARCHITECT. UNCONFIRMED SPECIES SUBSTITUTIONS OR CONTAINER SIZES MAY RESULT IN WITHHOLDING OF THE COMPLIANCE CERTIFICATE.



BAMBOO TEXTILIS 'GRACILIS'



FICUS HILLIS FICUS 'FLASH'



HYMENOSPORUM FLAVUM 'GOLD NUGGET'



LIRIOPE MUSCARI 'EVERGREEN GIANT'



LOMANDRA LONGIFOLIA 'TANIKA'



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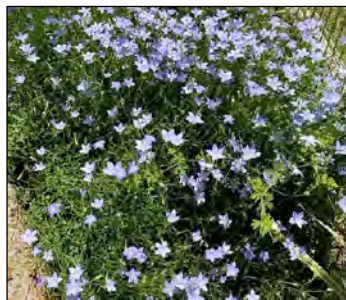
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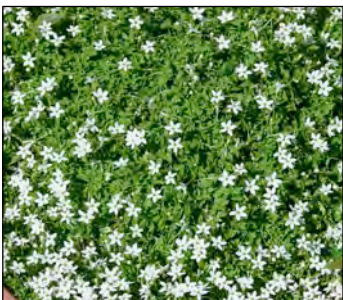
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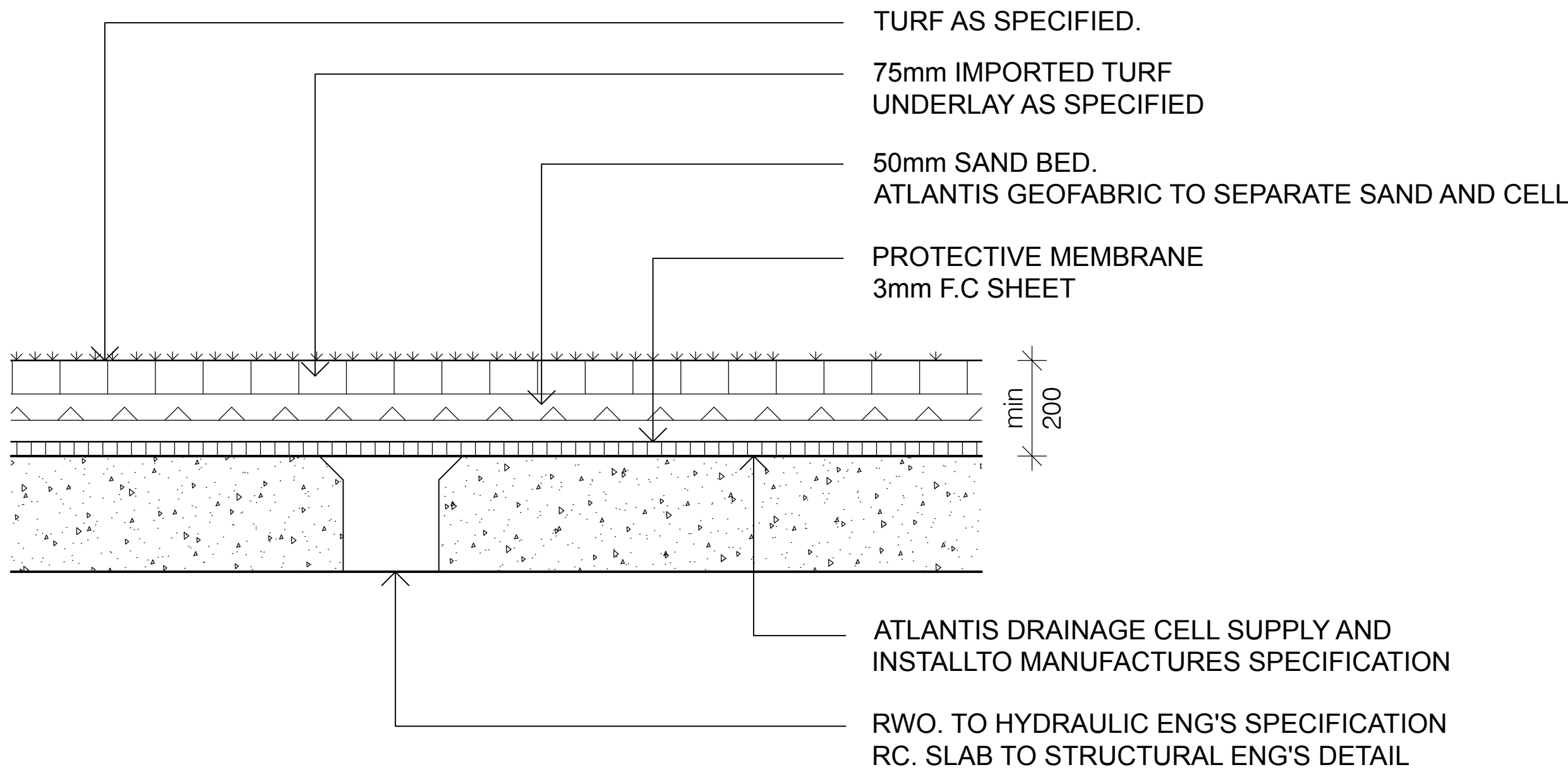
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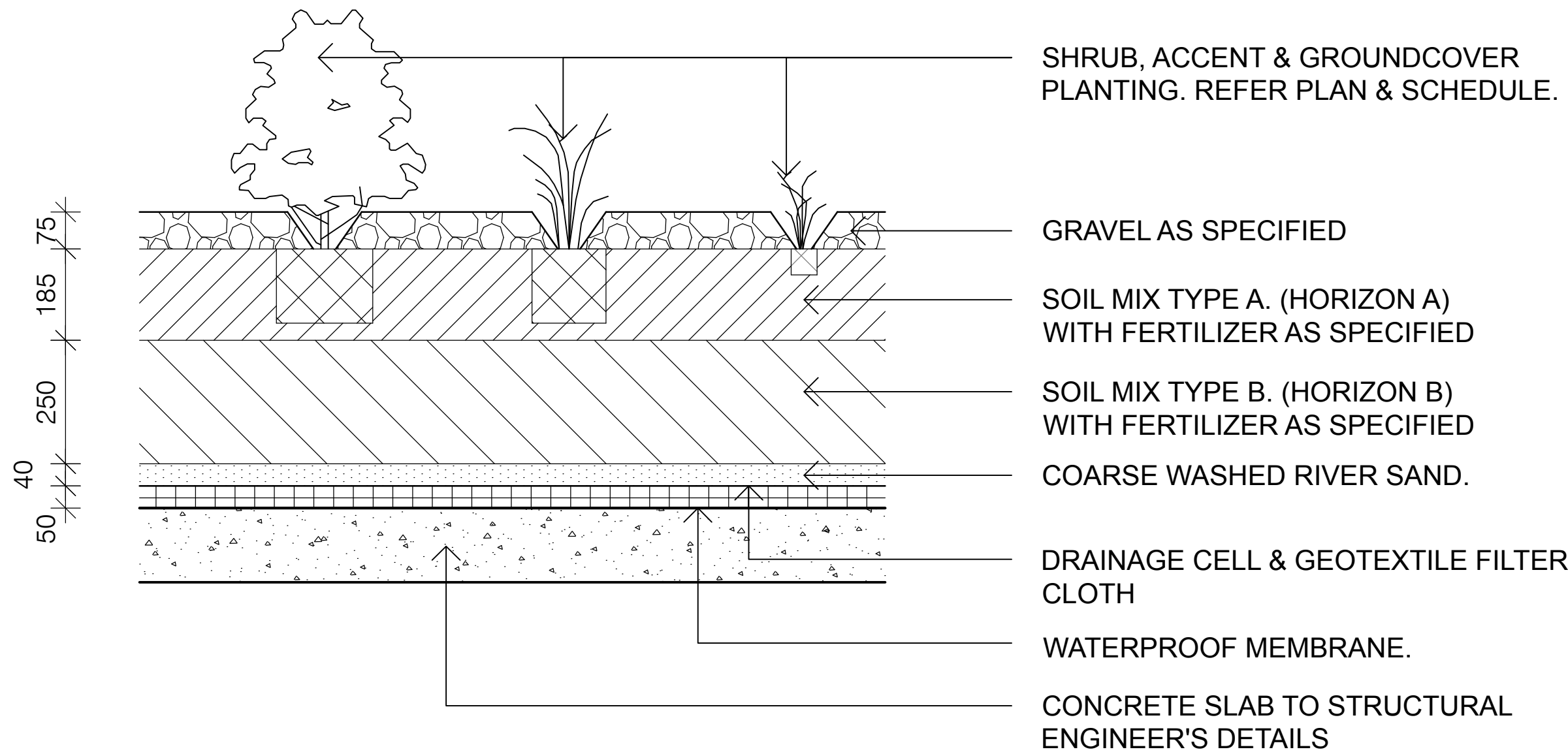
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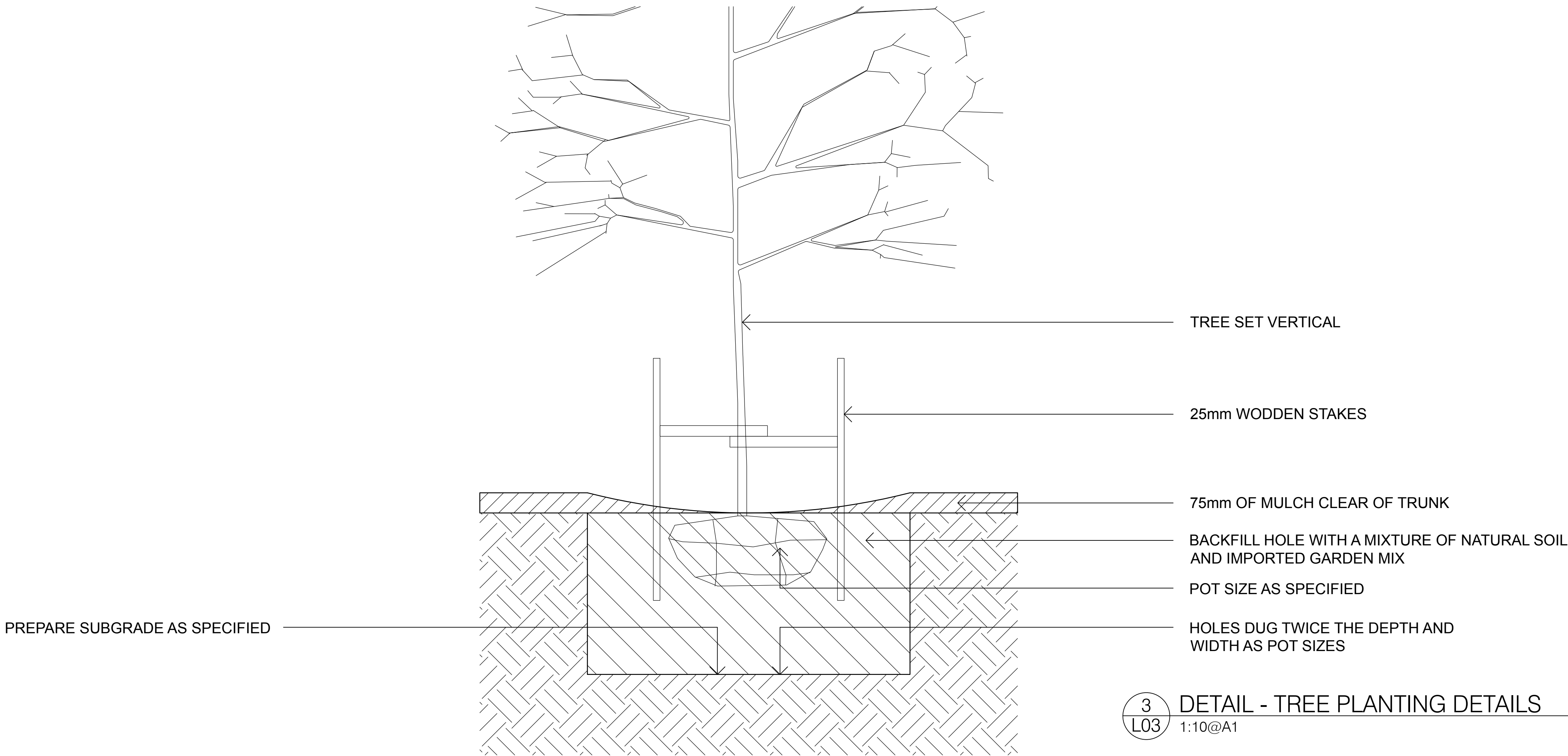
DWG No.: GA2021-027-L002



1
L03
DETAIL - TURF ON SLAB
1:10@A1



2
L03
DETAIL - GARDEN PLANTING ON SLAB
1:10@A1



3
L03
DETAIL - TREE PLANTING DETAILS
1:10@A1

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