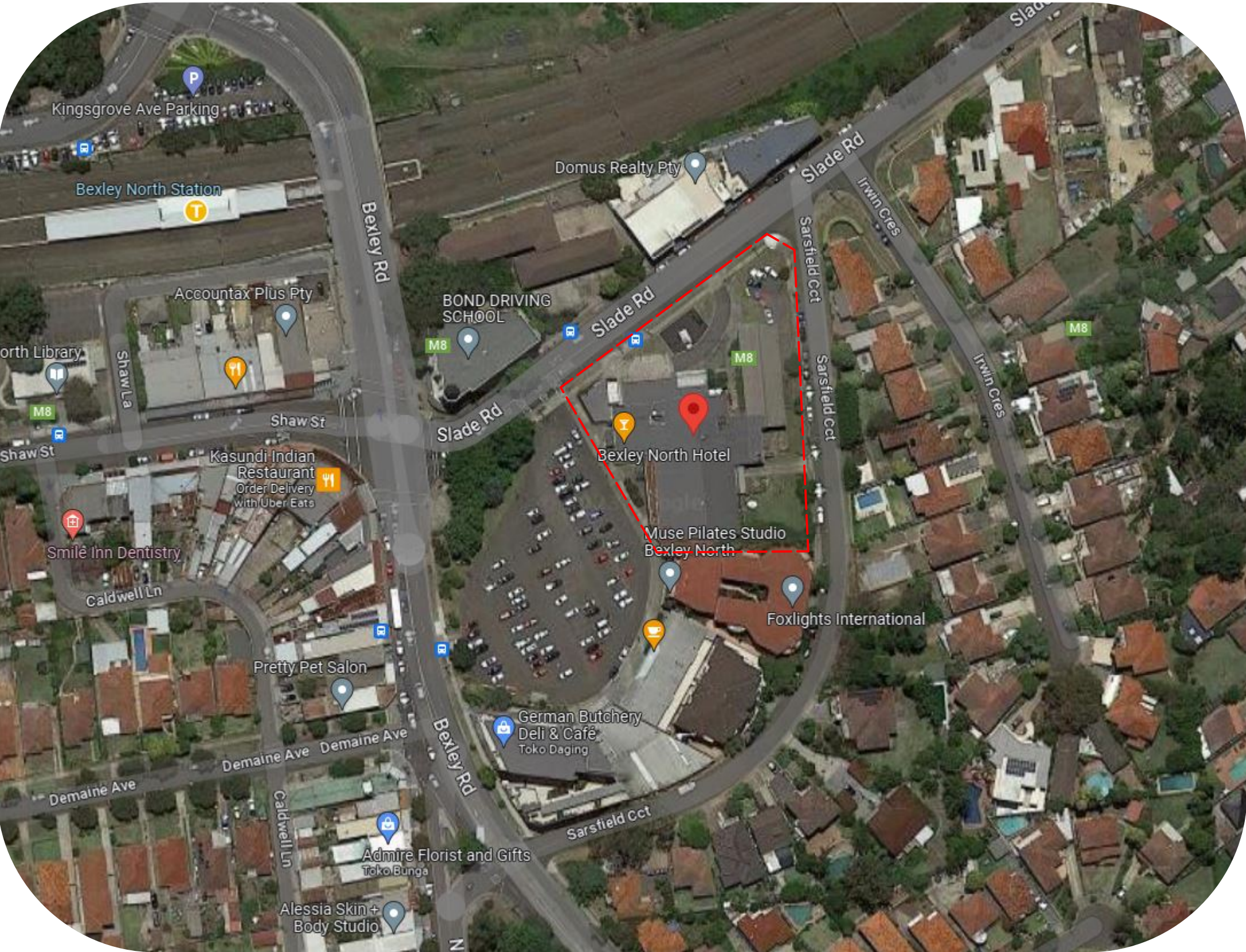


DA LANDSCAPE PLANS

187 Slade Road, Bexley North, NSW 2207



Site Plan Location

LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASOL)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPRAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

PLANTING ESTABLISHMENT PERIOD - 12 MONTHS
LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS
KEY D-DAILY, W-WEEKLY, F-FORTNIGHTLY, M-MONTHLY, 2ND DAY,

DRAWING LIST

Sheet Number	Sheet Title	Date of Current
L-01	TITLE PAGE	07/09/2023
L-02	LOWER GROUND LANDSCAPE PLAN	07/09/2023
L-03	GROUND LEVEL LANDSCAPE PLAN	07/09/2023
L-04	LEVEL 1 LANDSCAPE PLAN	07/09/2023
L-05	LEVEL 2 LANDSCAPE PLAN	07/09/2023
L-06	LEVEL 3 LANDSCAPE PLAN	07/09/2023
L-07	LEVEL 4 LANDSCAPE PLAN	07/09/2023
L-08	LEVEL 5 LANDSCAPE PLAN	07/09/2023
L-09	LEVEL 6 LANDSCAPE PLAN	07/09/2023
L-10	LEVEL 7 LANDSCAPE PLAN	07/09/2023
L-11	LEVEL 8 LANDSCAPE PLAN	07/09/2023
L-12	LEVEL 9 LANDSCAPE PLAN	07/09/2023
L-13	LANDSCAPE AREA CALCULATION PLAN - LOWER & GROUND LEVEL	07/09/2023
L-14	LANDSCAPE AREA CALCULATION PLAN - LEVEL 1 & 2	07/09/2023
L-15	LANDSCAPE AREA CALCULATION PLAN - LEVEL 3 & 4	07/09/2023
L-16	LANDSCAPE AREA CALCULATION PLAN - LEVEL 5 & 6	07/09/2023
L-17	LANDSCAPE AREA CALCULATION PLAN - LEVEL 7 & 8	07/09/2023
L-18	LANDSCAPE AREA CALCULATION PLAN - LEVEL 9	07/09/2023
L-19	PLANTING SCHEDULE	07/09/2023
L-20	PLANTING DETAILS	07/09/2023
L-21	NOTES	07/09/2023
L-22	SPECIFICATION	07/09/2023



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Project **BNH Mixed-Use Development**
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Drawing Title **TITLE PAGE**

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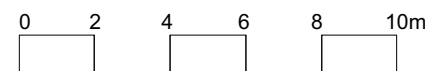
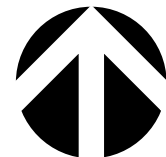
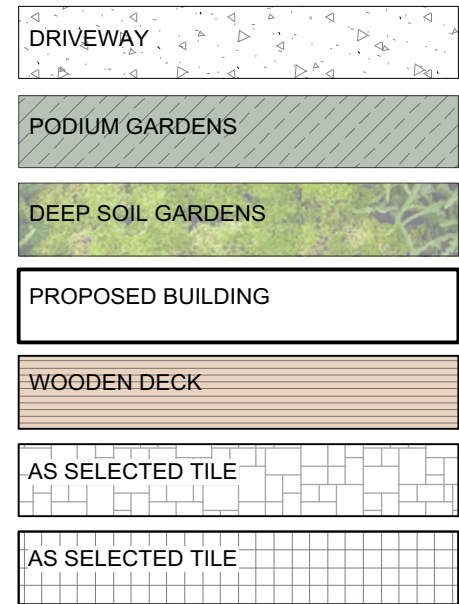
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Scale **N.T.S@A3**

Drawing No. **1015**

Page
L-01

LEGEND



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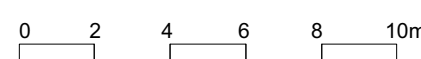
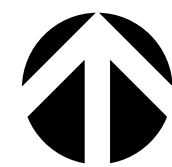
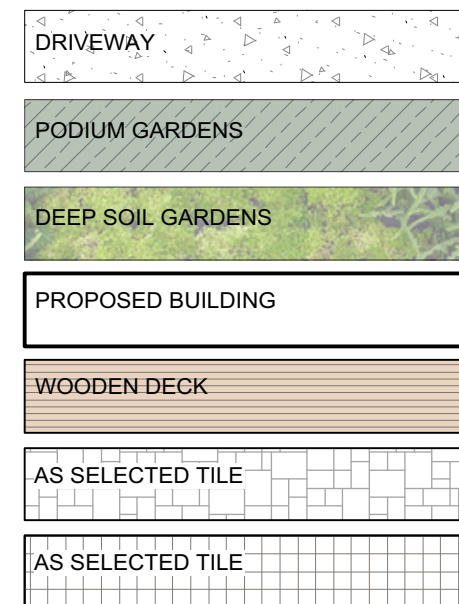
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Drawing Title **LOWER GROUND LANDSCAPE
PLAN**

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1:400 @A3**
Drawing No. **1015**

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L-02

LEGEND



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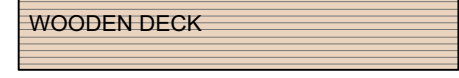


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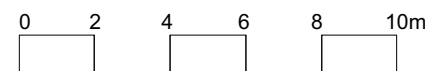
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Drawing No. **1015**

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L-03



LEGEND

-  DRIVEWAY
-  PODIUM GARDENS
-  DEEP SOIL GARDENS
-  PROPOSED BUILDING
-  WOODEN DECK
-  AS SELECTED TILE
-  AS SELECTED TILE



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Drawing No. **1015**

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L-04



Adiantum aethiopicum
Common maidenhair

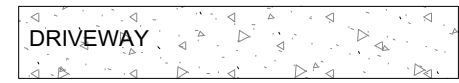



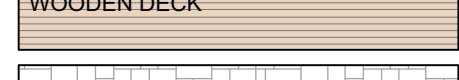
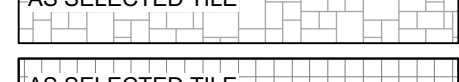



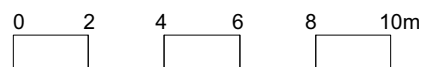
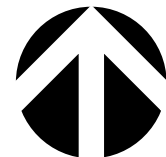
Aspidistra elatior
Cast Iron Plant



Casuarina 'Cousin it'
Cousin it

LEGEND

-  DRIVEWAY
-  PODIUM GARDENS
-  DEEP SOIL GARDENS
-  PROPOSED BUILDING
-  WOODEN DECK
-  AS SELECTED TILE
-  AS SELECTED TILE



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L-05



SARSFIELD CCT



Dianella caerulea
Flax Lilly



Raphiolepis 'oriental pearl'



Lomandra tanika
Fine Leafed Mat Rush



Viola hederacea
Native Violet



Cycas revoluta
Cycad



Philodendron xanadu
Winterborn philodendron



Adiantum aethiopicum
Common maidenhair



Aspidistra elatior
Cast Iron Plant



Casuarina 'Cousin it'
Cousin it



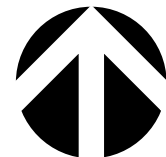
Westringia fruticosa
Westringia



Agave attenuata

LEGEND

- DRIVEWAY
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- WOODEN DECK
- AS SELECTED TILE
- AS SELECTED TILE



0 2 4 6 8 10m

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Drawing Title	LEVEL 3 LANDSCAPE PLAN		

Date	07/09/2023
Scale	1:200 @A1 1:400 @A3

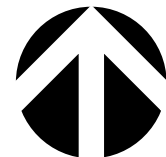
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LEGEND

DRIVEWAY
PODIUM GARDENS
DEEP SOIL GARDENS
PROPOSED BUILDING
WOODEN DECK
AS SELECTED TILE
AS SELECTED TILE



0 2 4 6 8 10m

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Drawing Title **LEVEL 4 LANDSCAPE PLAN**

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Date **07/09/2023**
Scale **1:200 @A1**
1:400 @A3

Drawing No. **1015**

Page
L-07



Myoporum parvifolium
Yareena Creeping Boobiala



Hymenosporum flavum
Native frangipani



Philodendron xanadu
Winterborn philodendron



Raphis excelsa
Lady Palm



Adiantum aethiopicum
Common maidenhair



Viola hederacea
Native Violet



Senecio mandraliscae
Blue Chalk Stick



Aspidistra elatior
Cast Iron Plant



Cycas revoluta
Cycad



Lomandra tanika
Fine Leafed Mat Rush



Casuarina 'Cousin it'
Cousin it



Dianella caerulea
Flax Lilly



Crassula arborescens
'Blue Bird'



Westringia fruticosa
Westringia



Raphiolepis 'oriental pear'

LEGEND

DRIVEWAY

PODIUM GARDENS

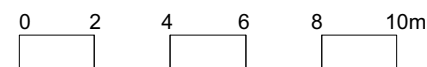
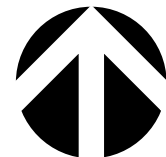
DEEP SOIL GARDENS

PROPOSED BUILDING

WOODEN DECK

AS SELECTED TILE

AS SELECTED TILE



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Drawing Title	LEVEL 5 LANDSCAPE PLAN		Scale 1:200 @A1 1:400 @A3

Drawing No.1015



Adiantum aethipicum
Common maidenhair



Crassula arborescens
'Blue Bird'



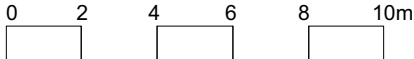
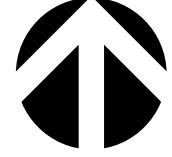

Casuarina 'Cousin it'
Cousin it

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LEGEND

- DRIVEWAY
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- WOODEN DECK
- AS SELECTED TILE
- AS SELECTED TILE



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Drawing No.1015

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Adiantum aethiopicum
Common maidenhair



Lomandra tanika
Fine Leafed Mat Rush

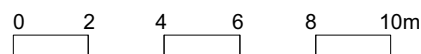
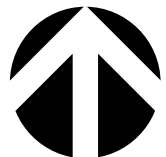
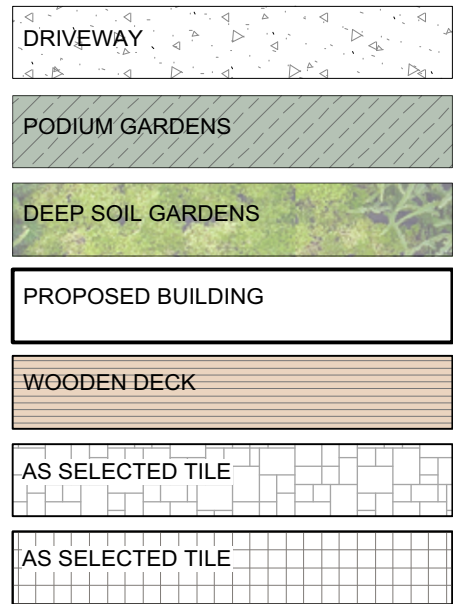


Casuarina 'Cousin it'
Cousin it



Westringia fruticosa
Westringia

LEGEND



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Project **BNH Mixed-Use Development**
Address **187 Slade Road, Bexley North, NSW 2207**
Drawing Title **LEVEL 7 LANDSCAPE PLAN**

A **07/09/23** **FOR REVIEW**
ISSUE DATE COMMENT
AMENDMENTS

Date **07/09/2023**
Scale **1:200 @A1**
1:400 @A3

Drawing No. **1015**

Page
L-10



Lomandra tanika
Fine Leafed Mat Rush



Adiantum aethiopicum
Common maidenhair



Philodendron xanadu
Winterborn philodendron



Crassula arborescens
'Blue Bird'



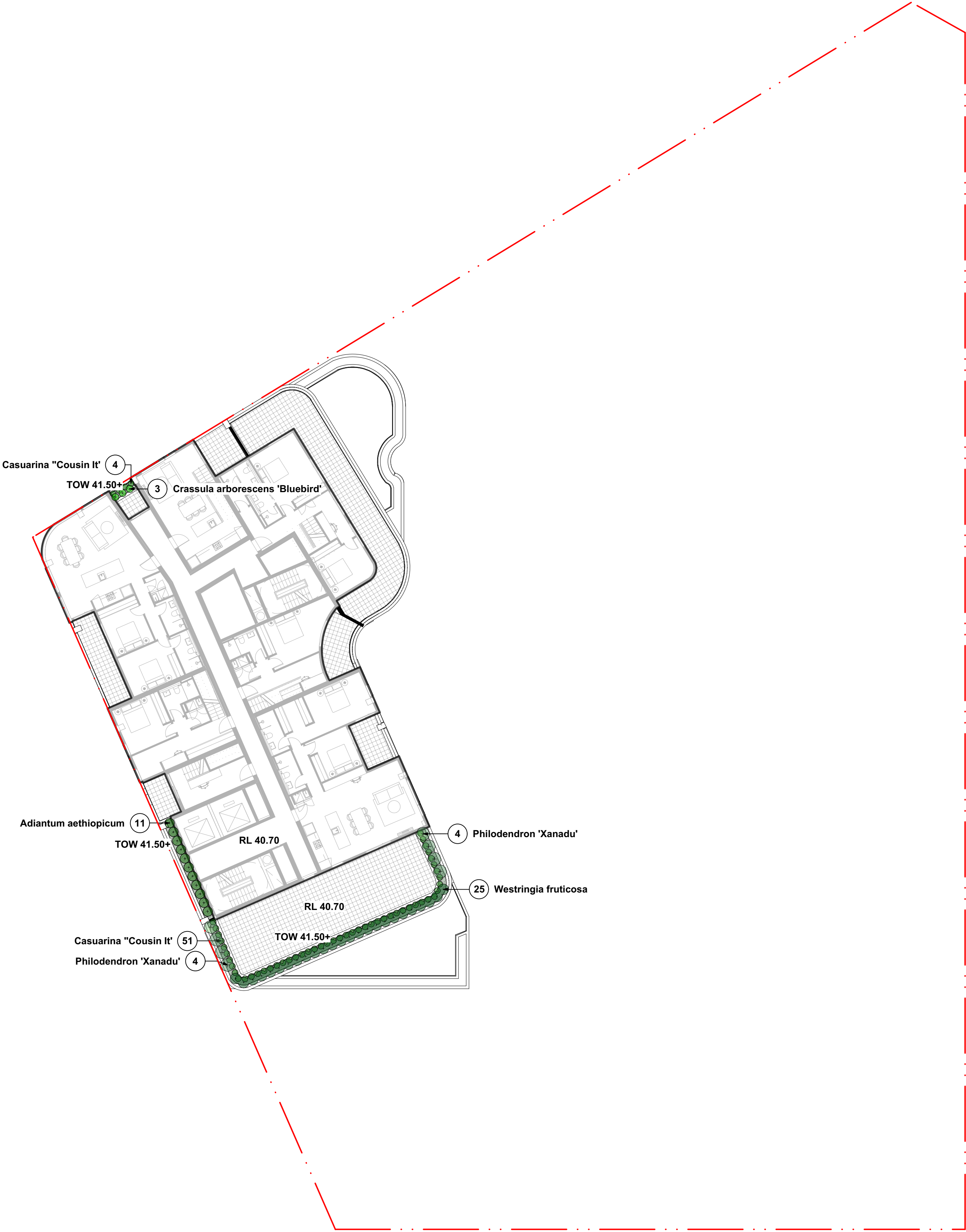
Westringia fruticosa
Westringia



Casuarina 'Cousin it'
Cousin it



Raphiolepis 'oriental pearl'



LEGEND

- DRIVEWAY
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- WOODEN DECK
- AS SELECTED TILE
- AS SELECTED TILE



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Project	BNH Mixed-Use Development		
Address	187 Slade Road, Bexley North, NSW 2207		Date 07/09/2023
Drawing Title	LEVEL 8 LANDSCAPE PLAN		Scale 1:200 @A1 1:400 @A3

Drawing No.1015

A	07/09/23	FOR REVIEW
ISSUE	DATE	COMMENT
AMENDMENTS		



Adiantum aethipicum
Common maidenhair



Westringia fruticosa
Westringia



Crassula arborescens
'Blue Bird'



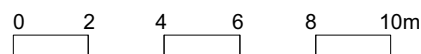
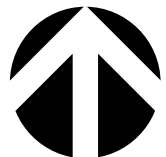
Philodendron xanadu
Winterborn philodendron



Casuarina 'Cousin it'
Cousin it

LEGEND

DRIVEWAY
PODIUM GARDENS
DEEP SOIL GARDENS
PROPOSED BUILDING
WOODEN DECK
AS SELECTED TILE
AS SELECTED TILE



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Project	BNH Mixed-Use Development	
Address	187 Slade Road, Bexley North, NSW 2207	
Drawing Title	LEVEL 9 LANDSCAPE PLAN	

A	07/09/23	FOR REVIEW
ISSUE	DATE	COMMENT
AMENDMENTS		

Date	07/09/2023
Scale	1:200 @A1 1:400 @A3

Drawing No. **1015**



Hymenosporum flavum
Native frangipani



Crassula arborescens
'Blue Bird'



Lomandra tanika
Fine Leafed Mat Rush



Casuarina 'Cousin it'
Cousin it



Doryanthes excelsa
Gymea Lilly



Agave attenuata

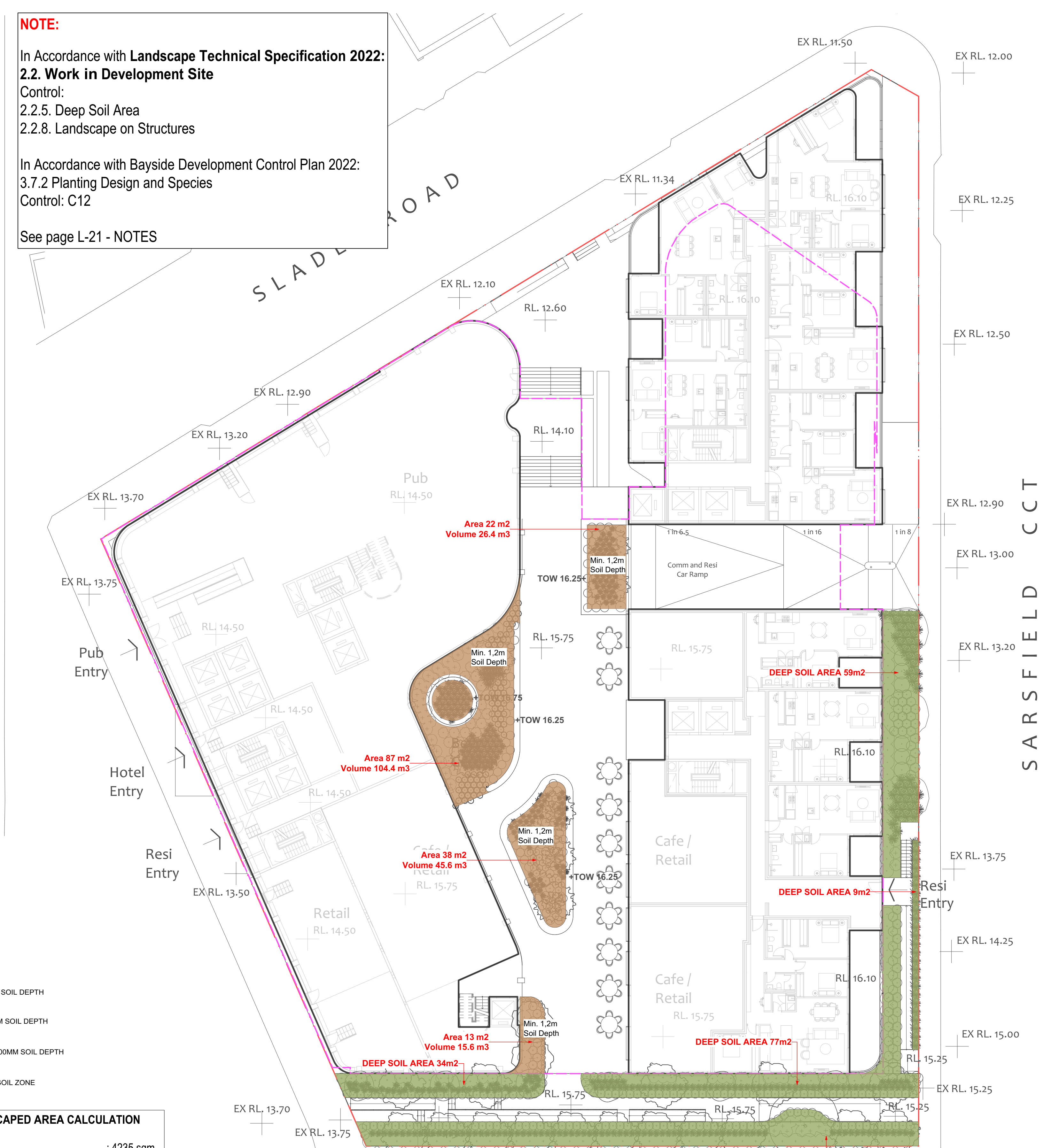


NOTE:

In Accordance with **Landscape Technical Specification 2022:**
2.2. Work in Development Site
Control:
2.2.5. Deep Soil Area
2.2.8. Landscape on Structures

In Accordance with Bayside Development Control Plan 2022:
3.7.2 Planting Design and Species
Control: C12

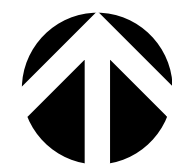
See page L-21 - NOTES



- KEY**
- 800MM SOIL DEPTH
 - 1000MM SOIL DEPTH
 - Min. 1200MM SOIL DEPTH
 - DEEP SOIL ZONE

TOTAL LANDSCAPED AREA CALCULATION

Total Site Area : 4235 sqm
Total Landscaped on structure all Levels : 870 Sqm
or 20.54% of Total Site Area
Total Deep Soil Area : 387 Sqm
or 9.13% of Total Site Area
Council Deep Soil Requirement is 10%



0 2 4 6 8 10m

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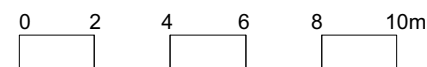
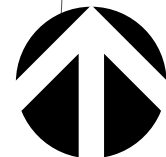
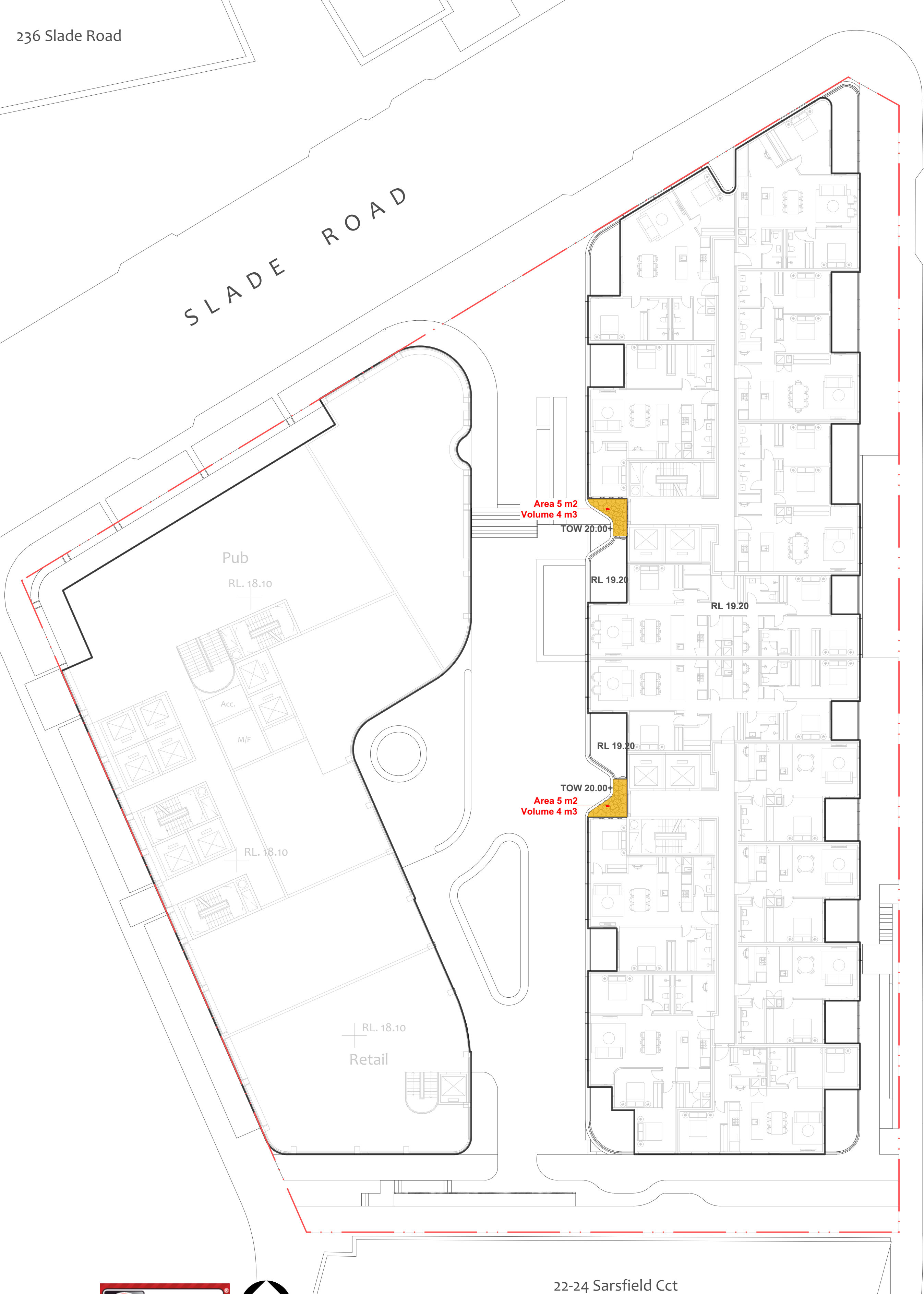
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Project **BNH Mixed-Use Development**
Address **187 Slade Road, Bexley North, NSW 2207**
Drawing Title **LANDSCAPE AREA CALCULATION
PLAN - LOWER & GROUND LEVEL**

22-24 Sarsfield Cct
A 07/09/23 FOR REVIEW
ISSUE DATE COMMENT
AMENDMENTS

Date **07/09/2023**
Scale **1:200 @A1
1:400 @A3**
Drawing No. **1015**

Page
L-13



GENERAL NOTES
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Project **BNH Mixed-Use Development**
Address **187 Slade Road, Bexley North, NSW 2207**
Drawing Title **LANDSCAPE AREA CALCULATION
PLAN - LEVEL 1 & 2**

Date **07/09/2023**
Scale **1:200 @A1
1:400 @A3**

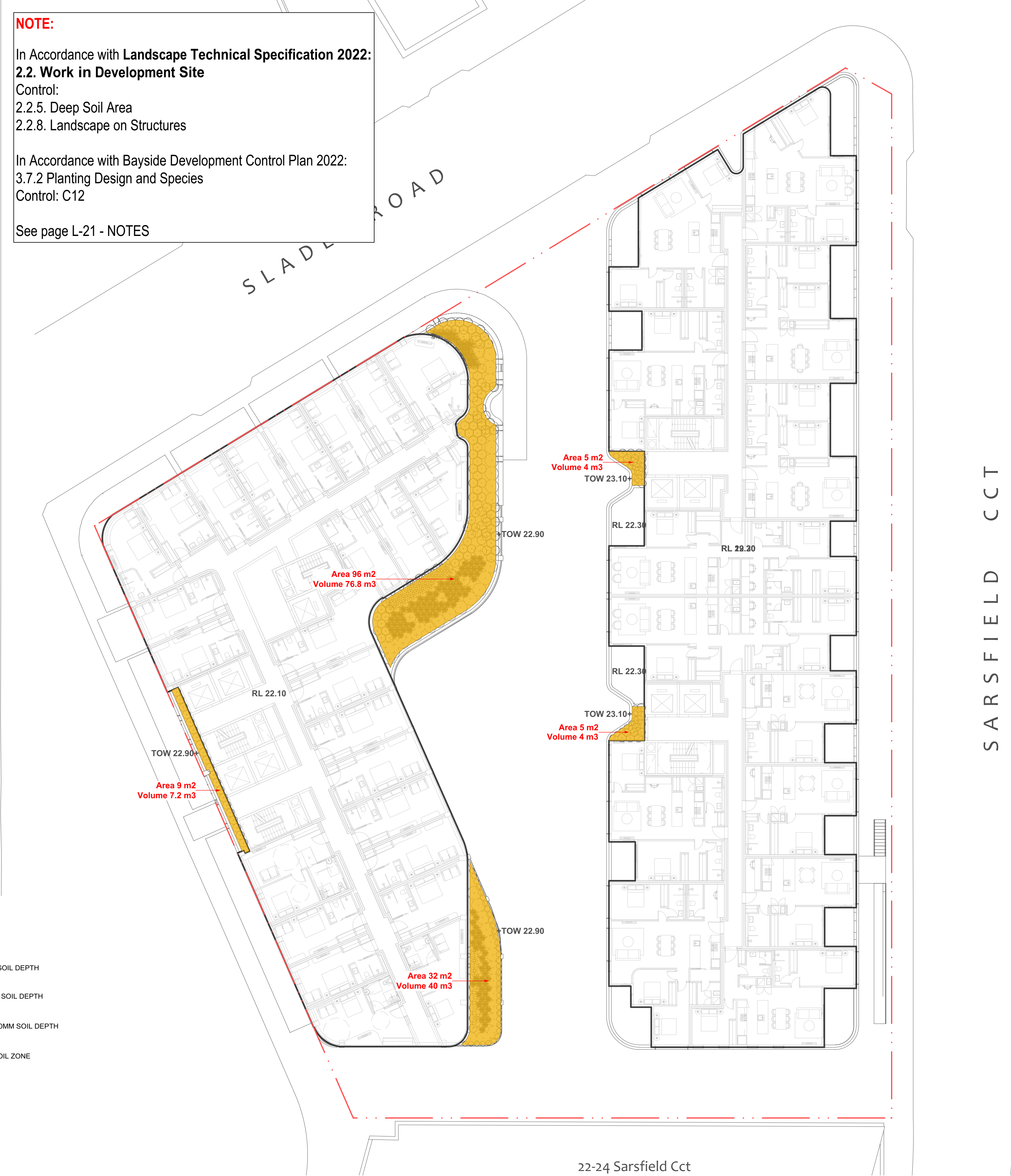
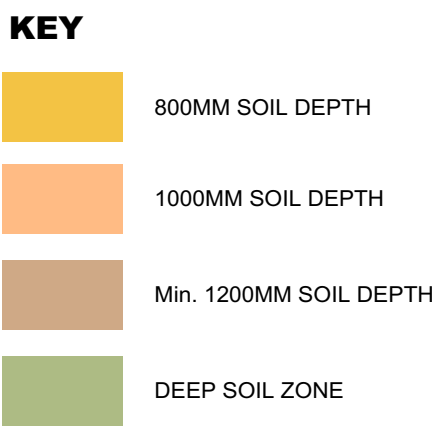
Drawing No. **1015**

NOTE:
In Accordance with **Landscape Technical Specification 2022:**
2.2. Work in Development Site
Control:
2.2.5. Deep Soil Area
2.2.8. Landscape on Structures

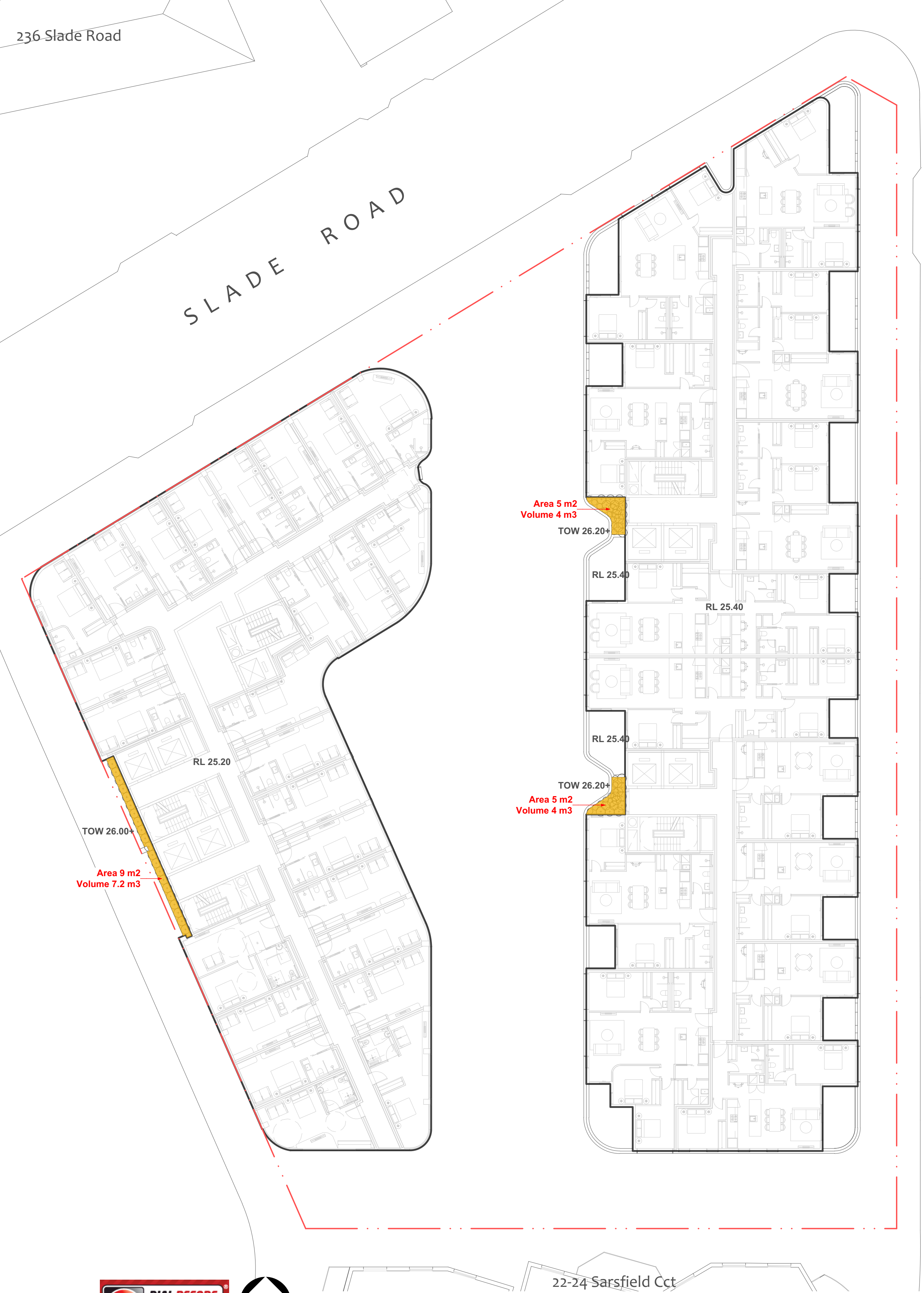
In Accordance with Bayside Development Control Plan 2022:
3.7.2 Planting Design and Species
Control: C12

See page L-21 - NOTES

SARSFIELD CCT



22-24 Sarsfield Cct
A 07/09/23 FOR REVIEW
ISSUE DATE COMMENT
AMENDMENTS



SARSFIELD CCT

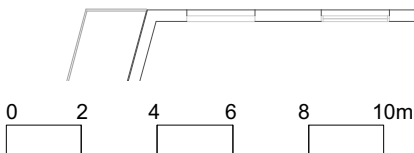
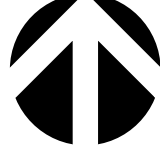
- KEY**
- 800MM SOIL DEPTH
 - 1000MM SOIL DEPTH
 - Min. 1200MM SOIL DEPTH
 - DEEP SOIL ZONE

NOTE:

In Accordance with **Landscape Technical Specification 2022:**
2.2. Work in Development Site
Control:
2.2.5. Deep Soil Area
2.2.8. Landscape on Structures

In Accordance with Bayside Development Control Plan 2022:
3.7.2 Planting Design and Species
Control: C12

See page L-21 - NOTES



22-24 Sarsfield Cct

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Project **BNH Mixed-Use Development**
Address **187 Slade Road, Bexley North, NSW 2207**
Drawing Title **LANDSCAPE AREA CALCULATION
PLAN - LEVEL 3 & 4**

A **07/09/23** **FOR REVIEW**
ISSUE DATE COMMENT
AMENDMENTS

Date **07/09/2023**
Scale **1:200 @A1
1:400 @A3**
Drawing No. **1015**

NOTE:

In Accordance with **Landscape Technical Specification 2022:**

2.2. Work in Development Site

Control:

2.2.5. Deep Soil Area

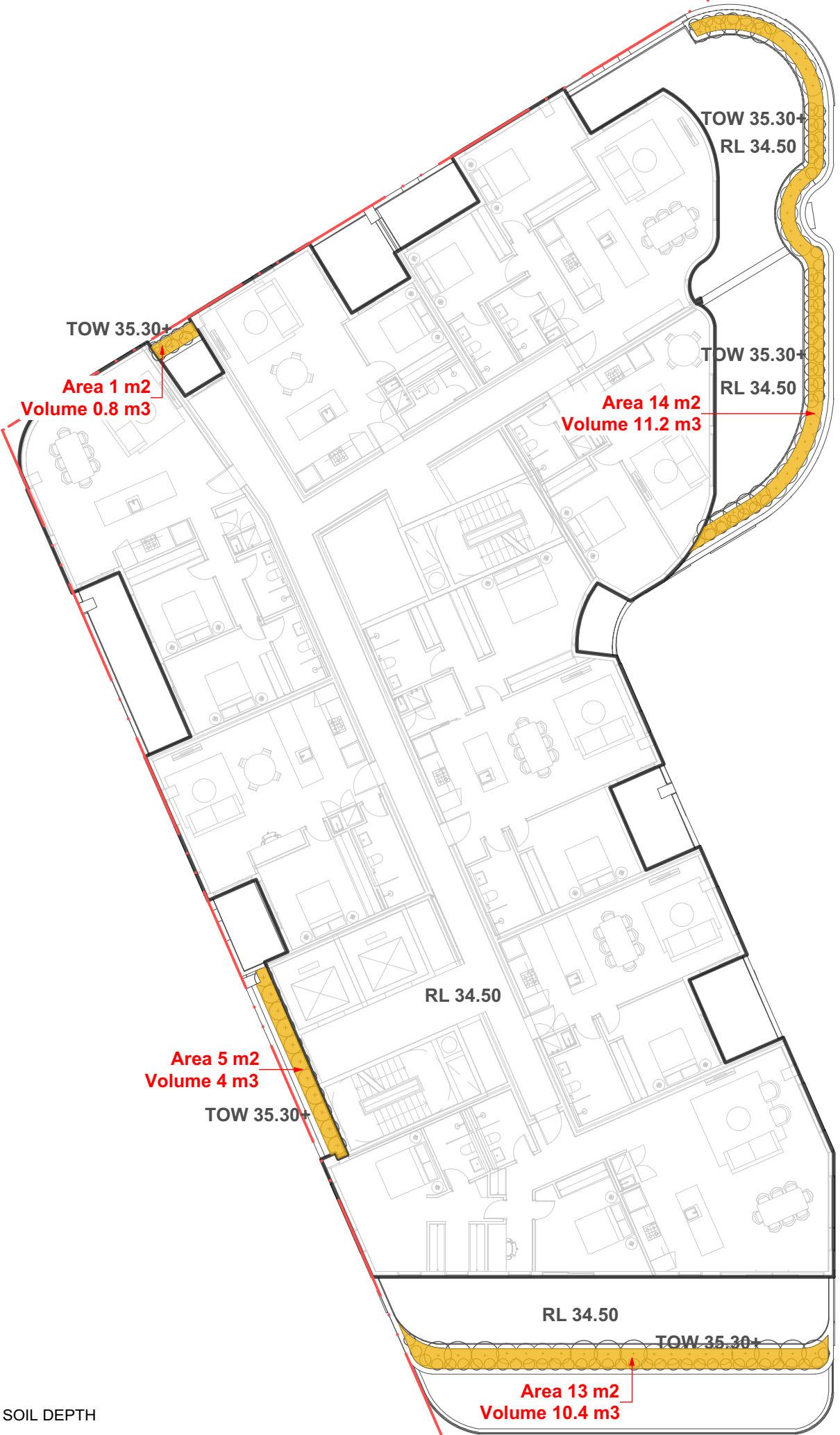
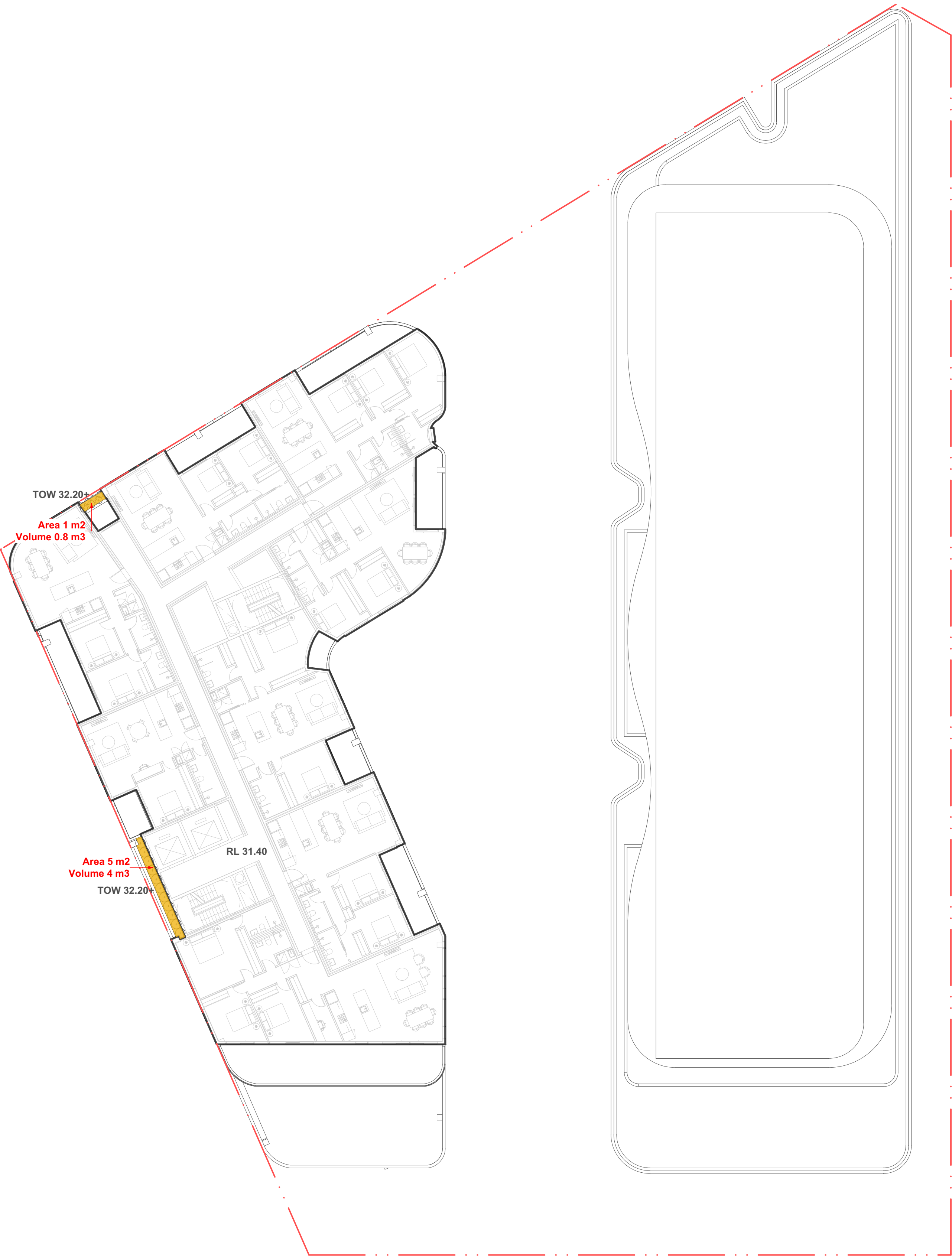
2.2.8. Landscape on Structures

In Accordance with Bayside Development Control Plan 2022:

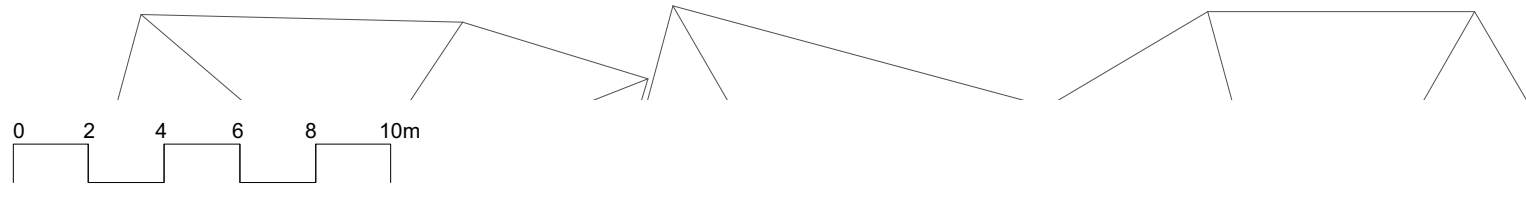
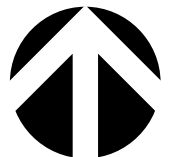
3.7.2 Planting Design and Species

Control: C12

See page L-21 - NOTES



- KEY**
- 800MM SOIL DEPTH
 - 1000MM SOIL DEPTH
 - Min. 1200MM SOIL DEPTH
 - DEEP SOIL ZONE



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Address	187 Slade Road, Bexley North, NSW 2207		
Drawing Title	LANDSCAPE AREA CALCULATION		
PLAN - LEVEL 5 & 6			Drawing No. 1015
AMENDMENTS			
A 07/09/23 FOR REVIEW			
ISSUE	DATE	COMMENT	

Page
L-16

NOTE:

In Accordance with Landscape Technical Specification 2022:

2.2. Work in Development Site

Control:

2.2.5. Deep Soil Area

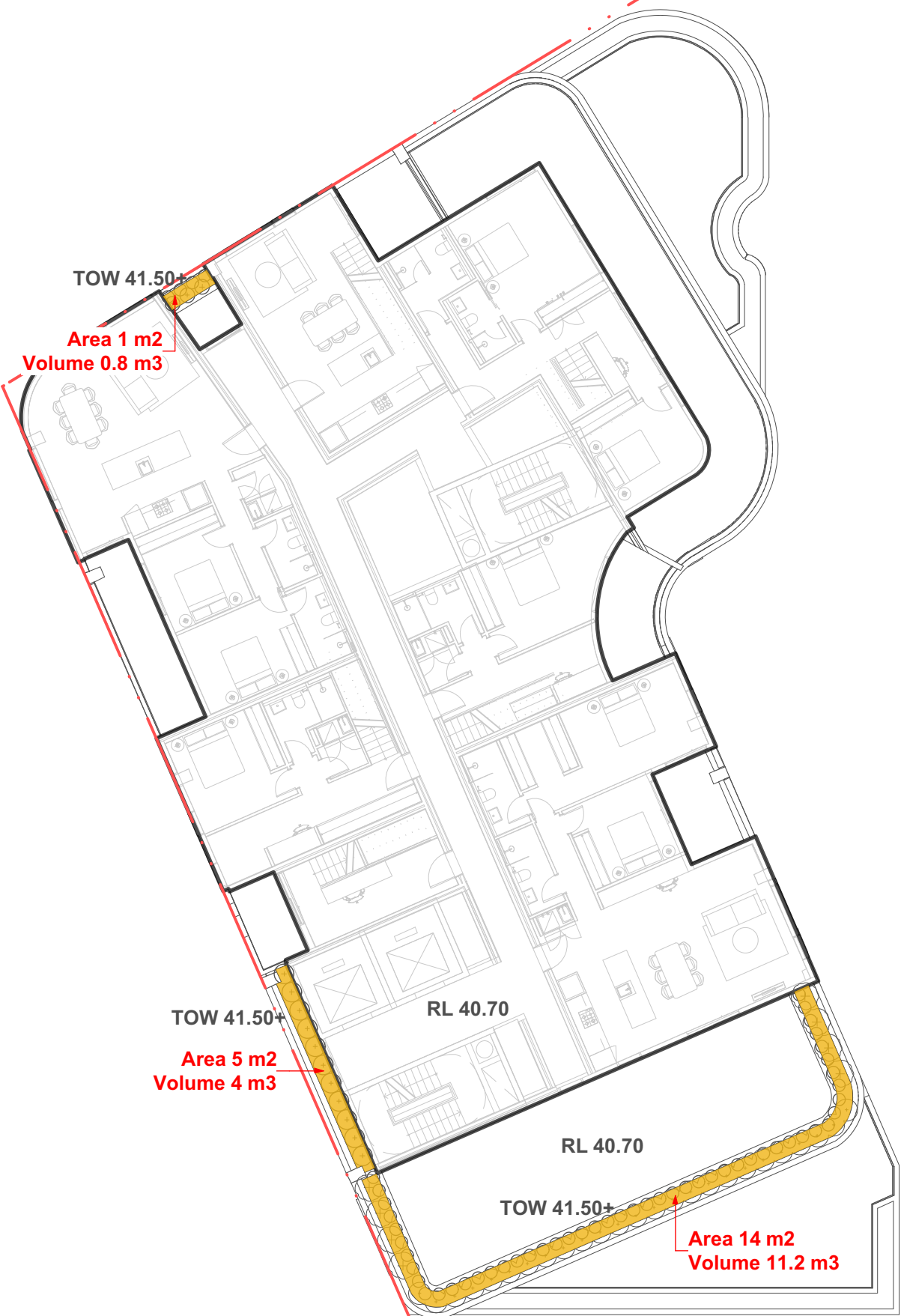
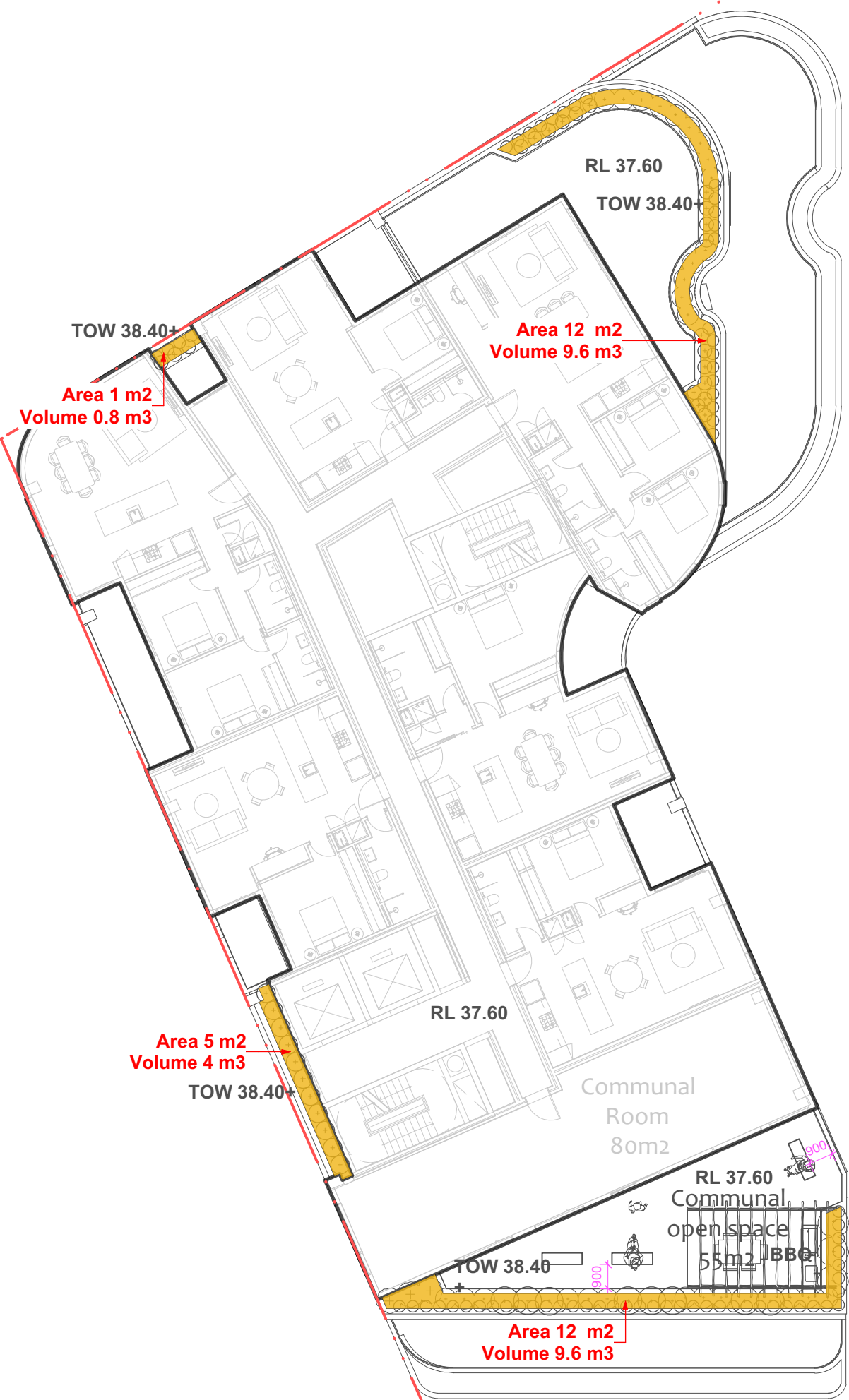
2.2.8. Landscape on Structures

In Accordance with Bayside Development Control Plan 2022:

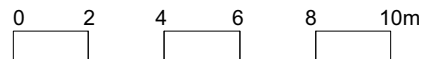
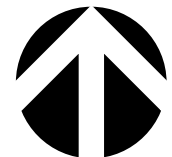
3.7.2 Planting Design and Species

Control: C12

See page L-21 - NOTES



- KEY
- 800MM SOIL DEPTH
 - 1000MM SOIL DEPTH
 - Min. 1200MM SOIL DEPTH
 - DEEP SOIL ZONE



GENERAL NOTES

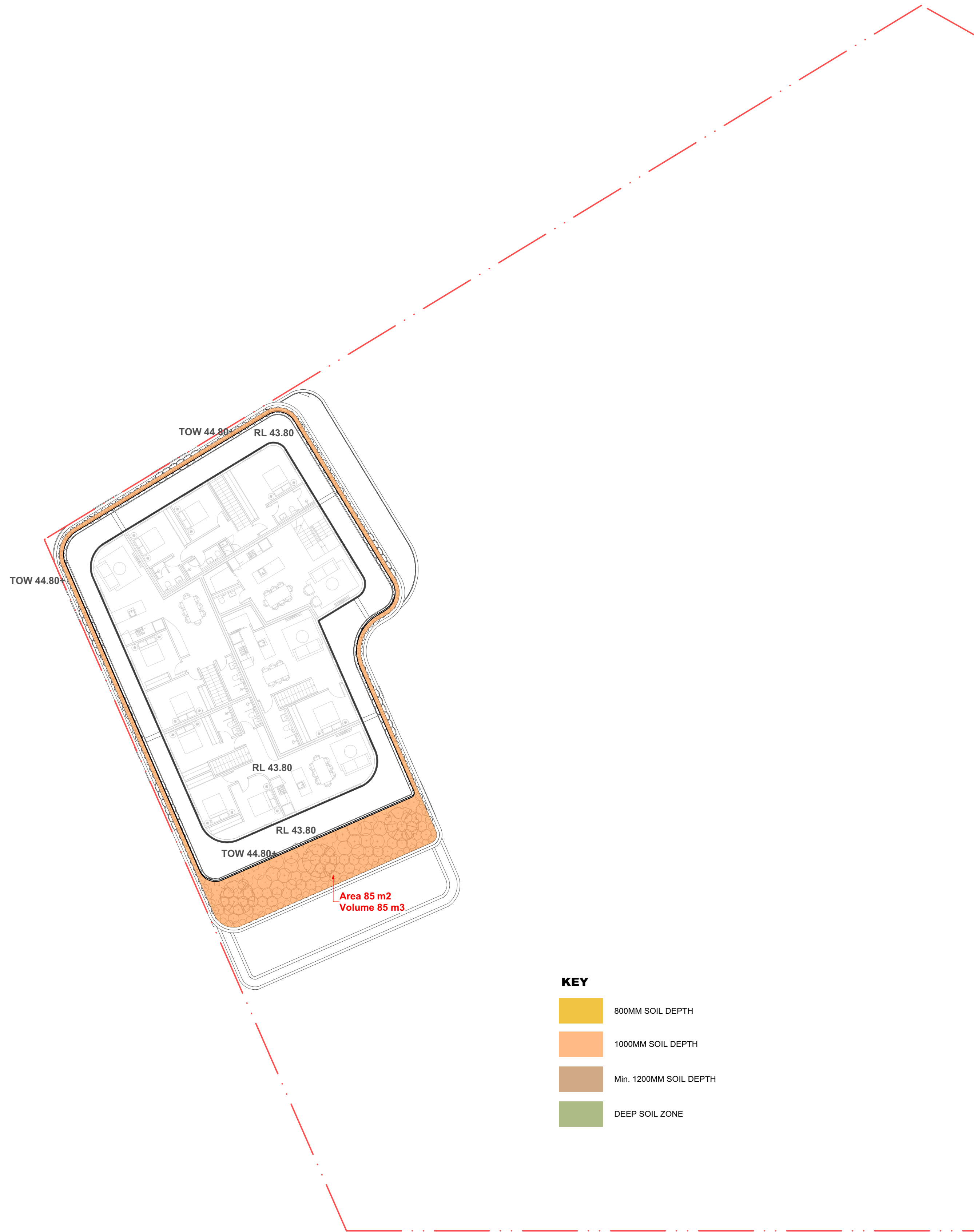
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Project	BNH Mixed-Use Development		
Address	187 Slade Road, Bexley North, NSW 2207		Date 07/09/2023
Drawing Title	LANDSCAPE AREA CALCULATION PLAN - LEVEL 7 & 8		1:200 @A1 Scale 1:400 @A3
Drawing No.			1015

A	07/09/23	FOR REVIEW
ISSUE	DATE	COMMENT
AMENDMENTS		



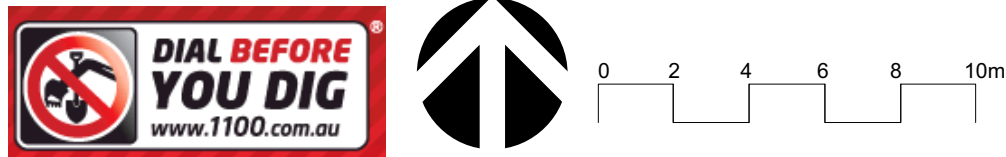
- KEY**
- 800MM SOIL DEPTH
 - 1000MM SOIL DEPTH
 - Min. 1200MM SOIL DEPTH
 - DEEP SOIL ZONE

NOTE:

In Accordance with **Landscape Technical Specification 2022:**
2.2. Work in Development Site
Control:
2.2.5. Deep Soil Area
2.2.8. Landscape on Structures

In Accordance with Bayside Development Control Plan 2022:
3.7.2 Planting Design and Species
Control: C12

See page L-21 - NOTES



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Project	BNH Mixed-Use Development	
Address	187 Slade Road, Bexley North, NSW 2207	Date 07/09/2023
Drawing Title	LANDSCAPE AREA CALCULATION	1:200 @A1
	PLAN - LEVEL 9	Scale 1:400 @A3
		Drawing No.1015

A	07/09/23	FOR REVIEW
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AMENDMENTS		

Plant List						
ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees						
A-sen	2	Japanese Maple Variety	Acer senkaki	45L	5 - 10m	2.0 - 3.5m
CAna	1	Tuckeroo 'N'	Cupaniopsis anacardioides	100L	10 - 15m	3.5 - 6m
EE	16	Smoothed leaved Quandong 'N'	Elaeocarpus eumundi	45L	5 - 10m	2.0 - 3.5m
Hym-fl	9	Native frangipani 'N'	Hymenoporum flavum	45L	6m	2.5m
M'LG"	6	Magnolia	Magnolia 'Little Gem'	45L	2-4m	2.0 - 3.5m
Mag-so	1	saucer magnolia	Magnolia soulangeana	100L	0.5 - 7m	0.5 - 7m
PCall-c	7	Capital Flowering Pear	Pyrus calleryana 'Capital'	45L	10 - 15m	2.0 - 3.5m
TLaur-lus	8	Kanooka, Water Gum 'N'	Tristaniopsis laurina 'luscious'	100L	5 - 10m	3.5 - 6m
Shrubs						
Acm-smi	69	Lillypilly 'N'	Acmena smithii 'Minor'	200mm	2-3m	2m
M-Val	18	Piink Velvet Banana	Musa velutina	300mm	1.5-4m	1.5-4m
Phi-con	24	Rojo Philodendron	Philodendron 'Congo'	200mm	0.9 - 1.5m	0.9 - 1.2m
Phi-xan	88	Winterborn Philodendron	Philodendron 'Xanadu'	200mm	0.9 - 1.5m	0.9 - 1.2m
Rap-ind-op	59	Indian Hawthorn	Raphiolepis indica 'oriental pearl'	200mm	0.45 - 0.6m	1.2 - 2.0m
rap-exc	91	Lady Palm	Raphis excelsa	300mm	3 - 5m	1.0 - 3.5m
Str-reg	8	Bird Of Paradise	Strelitzia reginae	200mm	0.9 - 1.5m	0.9 - 1.2m
syz-au're'	41	Lilly Pilly 'N'	Syzygium australe 'Resilience'	200mm	1 - 2.5m	1.5m
Wes-fru	279	Coastal Rosemary 'N'	Westringia fruticosa	200mm	0.6m	0.9m
Ground Covers						
adi-aet	316	Common Maidenhair 'N'	Adiantum aethiopicum	200mm	0.3 - 0.45m	0.0 - 0.3m
Aga-att	11	lion's tail	Agave attenuata	150mm	0.75 - 0.9m	0.5 - 1.2m
Asp-ela	74	Cast Iron Plant	Aspidistra elatior	150mm	0.45 - 0.6m	0.6 - 0.9m
cas'ci'	553	Casuarina "Cousin It' 'N'	Casuarina "Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m
Cra-arb	176	'Blue Bird'	Crassula arborescens 'Bluebird'	150mm	0.0 - 0.3m	0.3 - 0.6m
Myo-par	113	Carpet Spreading Myoporum 'N'	Myoporum parvifolium	150mm	0.45 - 0.6m	0.3m
sen-ma	36	Blue Chalk Sticks	Senecio mandraliscae	150mm	0.15m	0.5m
vio-he	344	Native Violet 'N'	Viola hederacea	150mm	0.2m	0.8m
zam-fu	33	Cardboard Plant	Zamia furfuracea	150mm	0.5m	0.6 m
Zoy-ten	19	Petting Grass	Zoysia tenuifolia	150mm	0.0 - 0.3m	0.3 - 0.6m
Grasses						
cag-ap	135	Tall Sedge 'N'	Carex appressa	150mm	0.8m	1m
Cyc-rev	9	Cycad	Cycas revoluta	150mm	2000	Spread
Dia-cae	765	Paroo Lily, Blue Flax-lily 'N'	Dianella caerulea	150mm	0.6 - 0.75m	0.6 - 0.9m
Dor-exc	24	Gymea Lily 'N'	Doryanthes excelsa	300mm	1-2m	2-4m
lom-ta	305	Fine-leaved mat rush 'N'	Lomandra 'Tanika'	150mm	0.5m	0.6m
Spa-sp	72	Peace Lily	Spathiphyllum wallisii	150mm	0.45 - 0.6m	0.3 - 0.6m
Total	3712					

NOTE:
In Accordance with **Bayside Development Control Plan 2022** Control C1.
'N' Native Species is 82.16 % from Total Species



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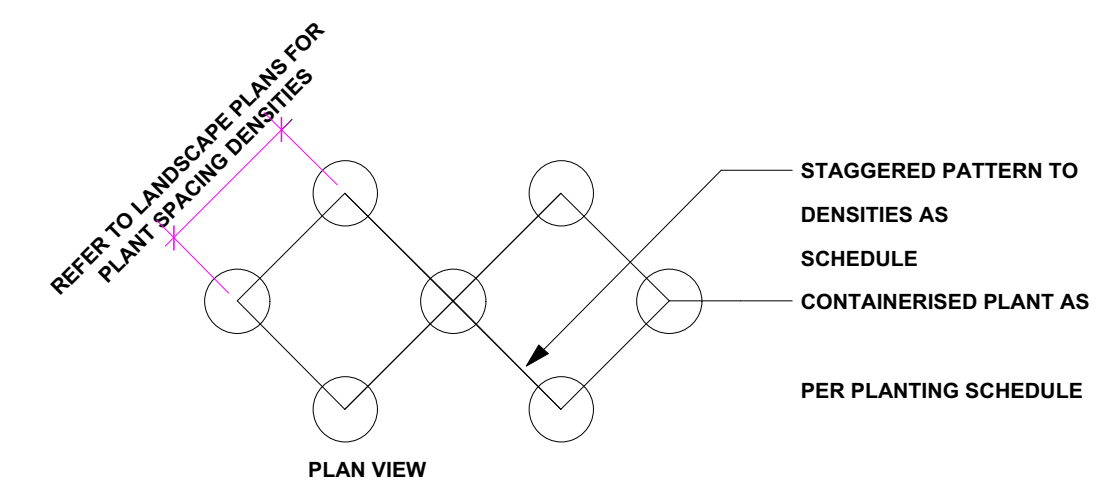
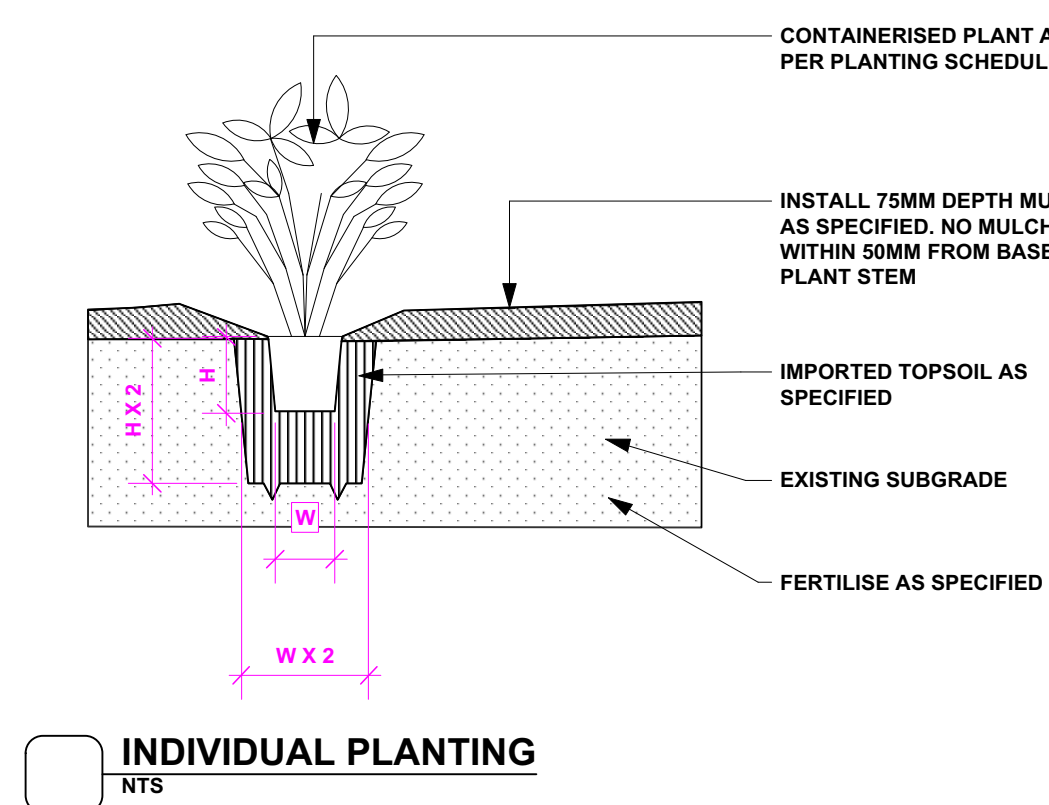
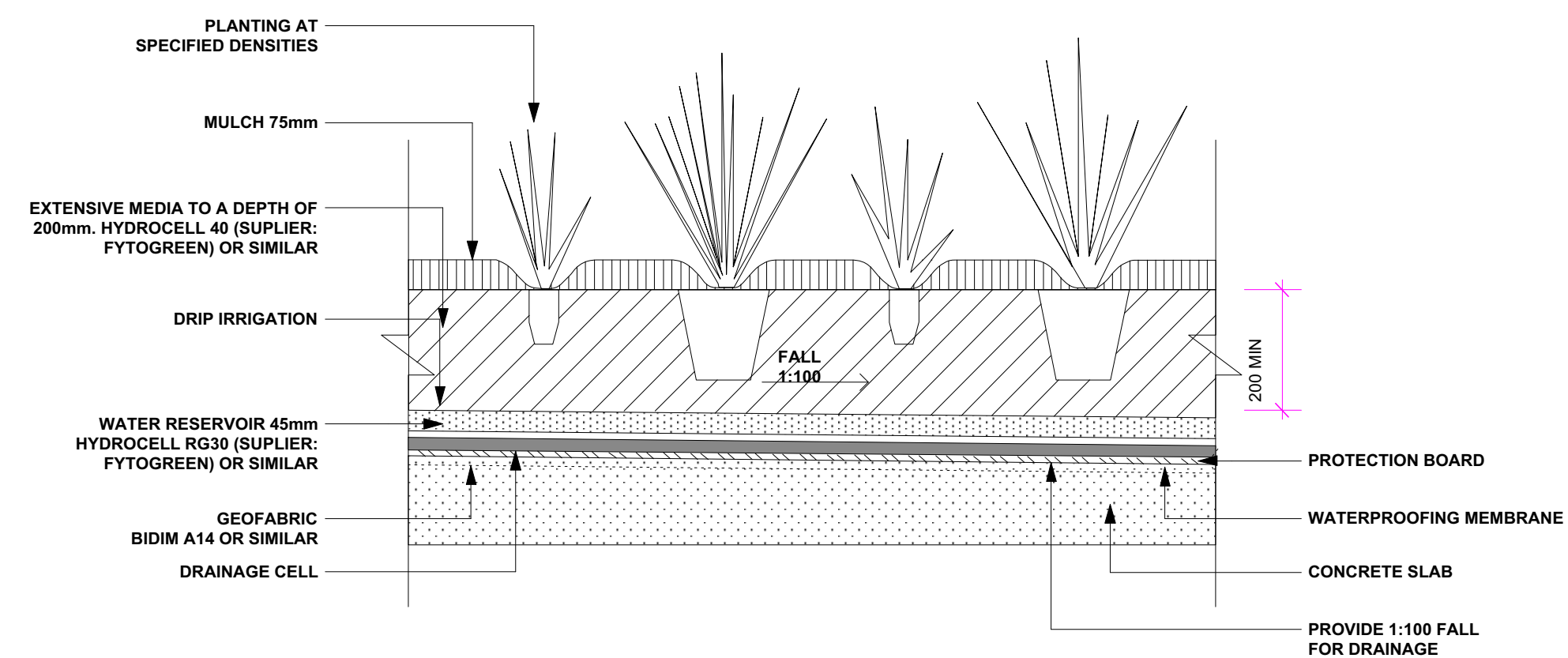
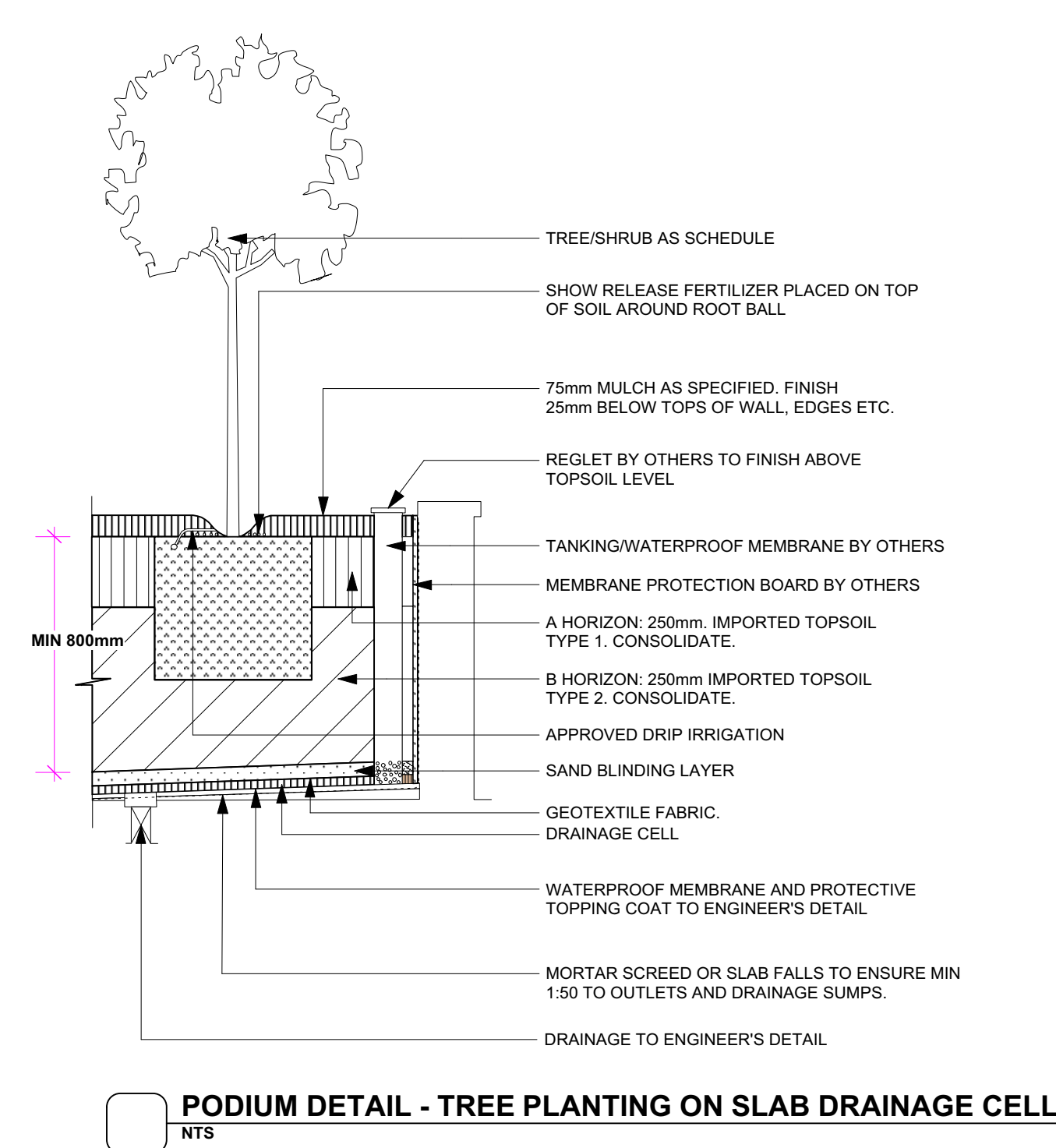
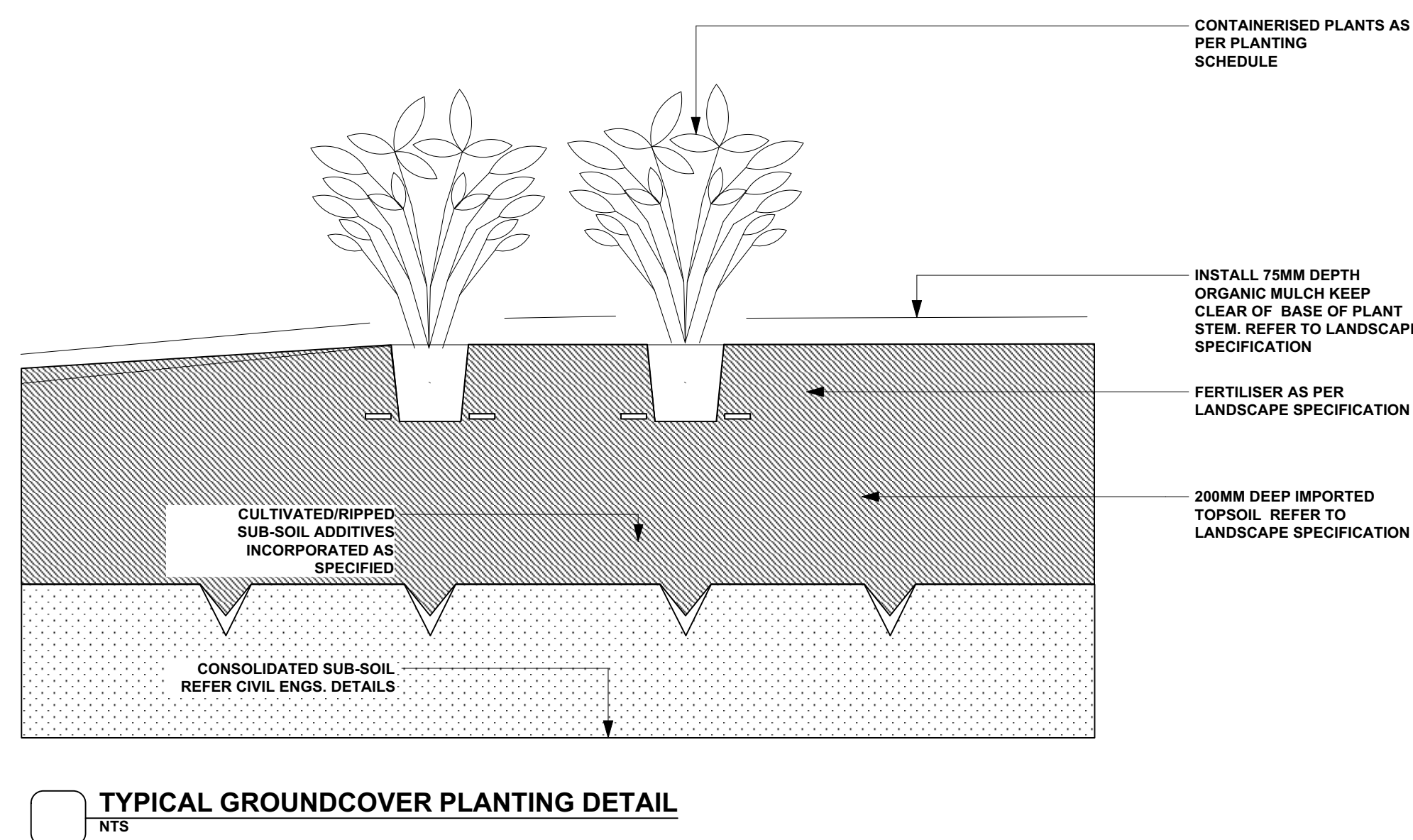
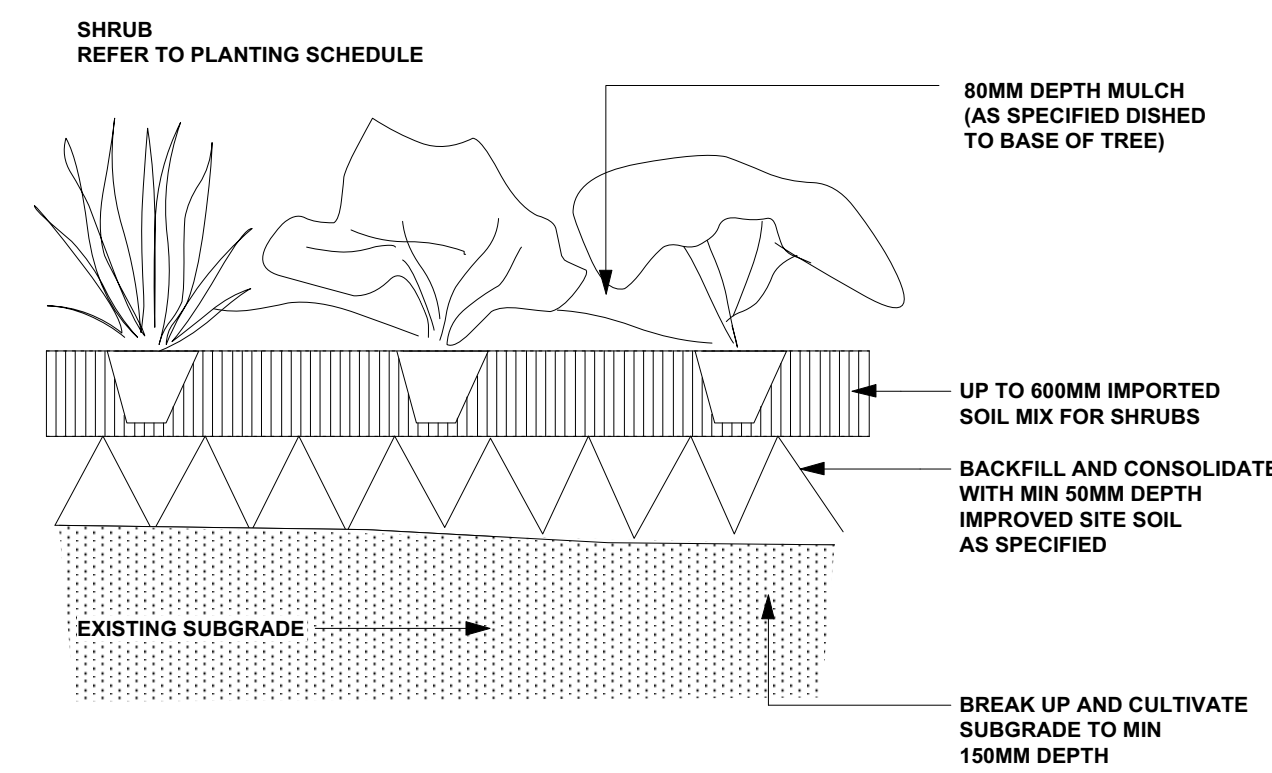
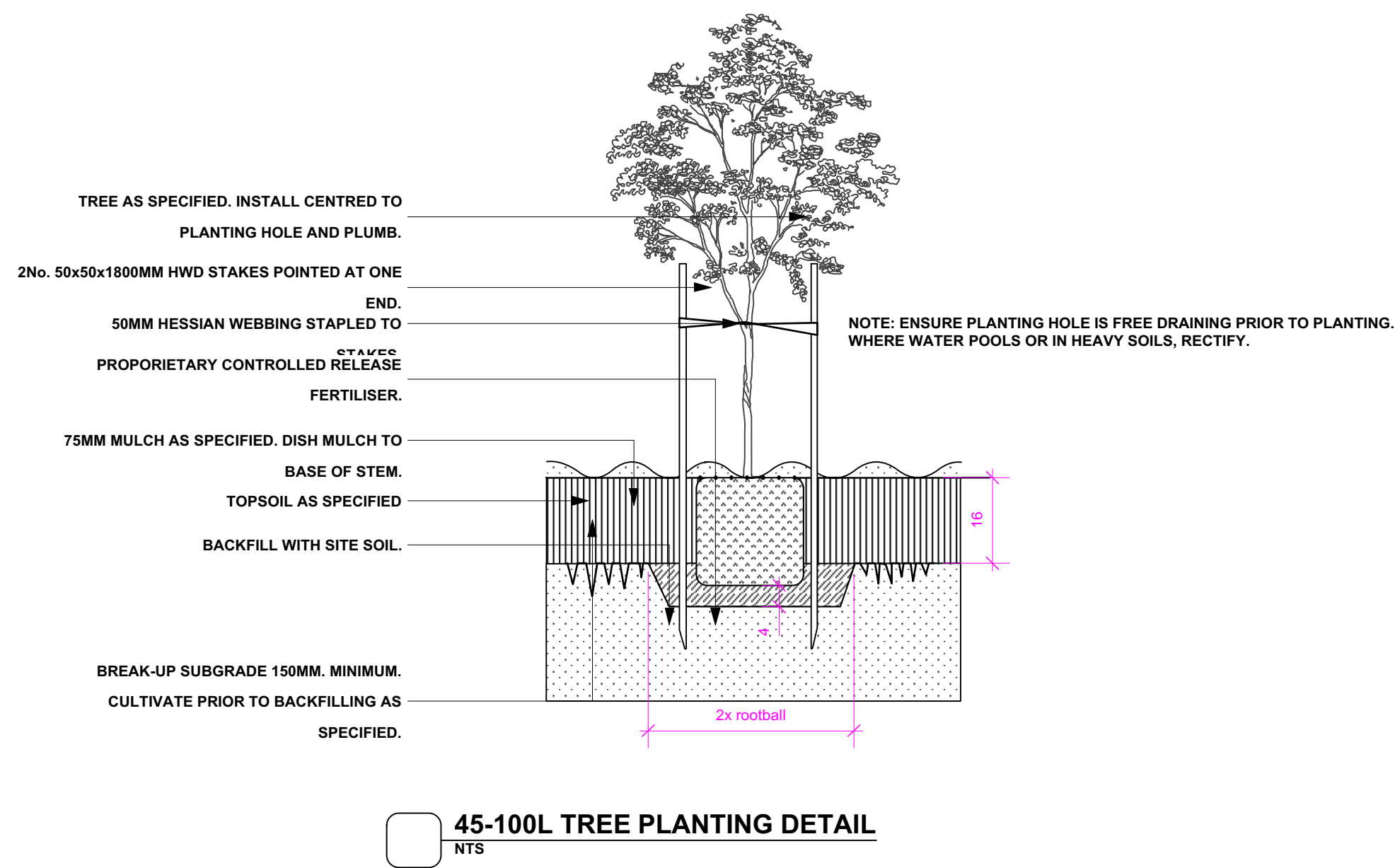
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Project BNH Mixed-Use Development
Address 187 Slade Road, Bexley North, NSW 2207
Drawing Title PLANTING SCHEDULE

Date 07/09/2023
N.T.S@A1
Scale N.T.S@A3

Drawing No.1015



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Project **BNH Mixed-Use Development**
Address **187 Slade Road, Bexley North, NSW 2207**
Drawing Title **PLANTING DETAILS**

A 07/09/23 FOR REVIEW
ISSUE DATE COMMENT
AMENDMENTS

Date **07/09/2023**
N.T.S@A1
Scale **N.T.S@A3**

Drawing No. **1015**

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NOTE:

In Accordance with Landscape Technical Specification 2022:

2.2. Work in Development Site

Control:

2.2.5. Deep soil area

Deep soil zones are areas within a development of natural ground with no obstructions above or below and relatively natural soil profiles (see figure 2). Deep soil zones help promote healthy growth of large trees, protect existing mature trees and allow infiltration of rain water into the water table to reduce storm water runoff.

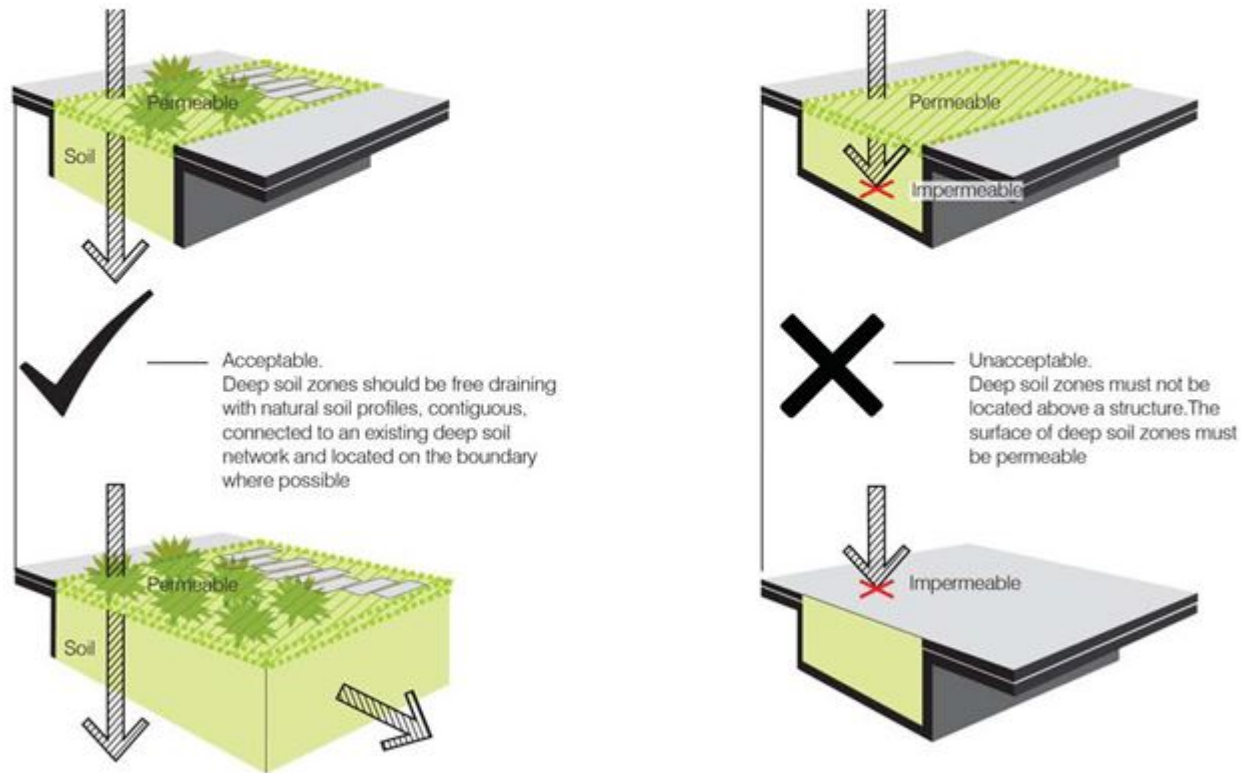


Figure 2. Description of acceptable deep soil arrangements (Source: City of Sydney Landscape Code Volume 2)

2.2.6. Planting in deep soil

Sufficient trees and landscaped areas are to be incorporated into a planting design. Plant selection shall:

- Be appropriate and suitable for the landscape design intent;
- Suit the soils and micro climatic conditions on the site i.e. shade, exposure, irrigation etc.
- Be site responsive - enhance and embellish open spaces, setbacks and pedestrian areas, provide screening and shade where needed, alleviate large car park and paving expanses, subdue buildings and so on.

PLANTING TYPE	MINIMUM POT SIZE
Trees in development site (As entry statements)	100L - 400L
Trees in development site (Front setback)	100L at least 2.2 metres in height and with a calliper of 40mm at 300mm above ground level
Trees in development site (Behind building line)	45L
Shrubs/hedge required for screening or feature specimens	300mm
Shrubs	200mm
NOTE: 1: Larger pot size might required for privacy, amenity or to replace trees removed. 2: For street trees refer to Public Domain 2.3.3: Street tree and planting	

2.2.8. Landscapes on structures

(III) Planting on slab

Where landscaping is provided on elevated areas over concrete slabs the landscape design must include adequate medium and large canopy trees to provide suitable privacy screening and softening of the built form.

Trees grown in these situations are subject to a broad range of environmental stresses that affect their health, vigour and ultimate size and survival. Where planting is to be carried out on a suspended concrete slab (roof gardens, balconies, over car parks) there must be sufficient soil depth and volume.

Landscape sectional details are required to ensure the planter bed/box are designed in accordance with the soil depth requirement below:

PLANTING TYPE	MINIMUM SOIL REQUIREMENTS
Large canopy trees (8-10 metres in height)	Min. soil depth 1300mm, planter dimensions 10 x 10 metres
Medium canopy trees (5-8 metre in height)	min. soil depth 1000mm, planter dimensions 6 x 6 metres;
Small trees (3-4 metre in height)	Min. soil depth 800mm, planter dimensions 4 x 4 metres;
Shrubs - min. soil depth 500mm	Min. soil depth 500mm
Groundcovers	Min. soil depth 300- 450mm
Lawns	Min. soil depth 300mm.

LANDSCAPE MAINTENANCE NOTES

THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS OF THE CONTRACT DURING THE PROGRESS OF THE WORKS. THE CONTRACTOR SHALL COMMENCE AND FULLY IMPLEMENT THE SHORT-TERM MAINTENANCE AND ESTABLISHMENT AFTER PRACTICAL COMPLETION HAS BEEN CONFIRMED. SITE CONTROL: REPORT TO THE PRINCIPAL'S DESIGNATED REPRESENTATIVE ON ARRIVING AT AND BEFORE LEAVING THE SITE. PLANT ESTABLISHMENT PERIOD: THE PERIOD BETWEEN THE DATE OF PRACTICAL COMPLETION AND THE DATE OF FINAL COMPLETION. MAINTENANCE/ ESTABLISHMENT PERIOD: 12 MONTHS.

PLANT ESTABLISHMENT: MAINTAIN THE CONTRACT AREA DURING THE PLANT ESTABLISHMENT PERIOD. ENSURE THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT DATE OF PRACTICAL COMPLETION IS MAINTAINED FOR THE FULL PLANTING ESTABLISHMENT PERIOD. EXISTING PLANT MATERIAL: MAINTAIN EXISTING PLANTING WITHIN THE LANDSCAPE CONTRACT AREA AS SPECIFIED FOR NEW PLANTING. REPLACEMENTS: REPLACE FAILED, DEAD AND/OR DAMAGED PLANTS AT MINIMUM 3 WEEK INTERVALS AS NECESSARY THROUGHOUT THE FULL PLANT ESTABLISHMENT PERIOD. REPORTING: SUBMIT REGULAR REPORTS BY THE LAST FRIDAY OF EACH MONTH SUMMARISING THE GENERAL STATUS OF WORKS. INCLUDE A MAINTENANCE SCHEDULE, A LOG BOOK OF MAINTENANCE ACTIVITY, SOIL TEST RESULTS AS REQUIRED FOR ANY FERTILISING PROGRAMS, AND PLANT REPLACEMENT REQUIREMENTS. WATER RESTRICTIONS: COORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST RELEVANT GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME. STAKES AND TIES: REMOVE AT THE END OF THE PLANTING ESTABLISHMENT PERIOD. TEMPORARY FENCES: REMOVE TEMPORARY PROTECTIVE FENCES AT THE END OF THE PLANTING ESTABLISHMENT PERIOD. COMPLIANCE: PLANT ESTABLISHMENT SHALL BE DEEMED COMPLETE, SUBJECT TO THE FOLLOWING:
* REPAIRS TO PLANTING MEDIA COMPLETED.
* PESTS, DISEASE, OR NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT.
* MULCHED SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY CONDITION AND TO THE SPECIFIED DEPTH.
* VEGETATION IS ESTABLISHED AND WELL FORMED.
* PLANTS HAVE HEALTHY ROOT SYSTEMS.
* VEGETATION IS NOT RESTRICTING ESSENTIAL SIGHT LINES AND SIGNAGE.
* COLLECTION AND REMOVAL OF LITTER COMPLETED.
* REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS COMPLETED.
* ALL DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT.

NOTE:

In Accordance with Bayside Development Control Plan 2022:

3.7.2 Planting Design and Species

Control:

C1. A minimum of 80% of a planting scheme proposed on deep soil is to consist of native or indigenous plants. Locally indigenous species, are to be incorporated where practical and suit the microclimate conditions.

C12. The minimum amount of landscaped area within the site is as follows:

Development Type	Min. landscaped area (of the site area)
Low and medium density residential	25%
Residential flat buildings	15%
Mixed use (with shop top housing)	10%
Highway commercial	10%
Industrial	10%
Child care centres	20%

Table 7: Minimum Landscaped Area

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 STAKES AND TIES

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

1.9 WATERING/ IRRIGATION

An irrigation system is to be installed to all garden beds and planter boxes, connected to a pump and the rainwater tank /OSD tank. Install a tap to each Commual Open Space and within 20m of any garden bed. 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. This documentation is to be submitted through the plant establishment period.

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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, 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 so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". 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, cXXlay 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

a) Establishing Subgrade Levels

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.

b) 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.

c) 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.

d) 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 *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2*. Certification that trees have been grown to Natspec guidelines 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

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

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) Steel Garden Edging

The Contractor shall install stone edging as shown 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.

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)

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.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-Laws and Ordinances.

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.

12 MONTH MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). 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.xx

A 07/09/23 FOR REVIEW
ISSUE DATE COMMENT
AMENDMENTS

GENERAL NOTES
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.
NOTE
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out
No responsibility will be accepted by Sitedesign for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.
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SYDNEY NORTH STUDIO
PO Box 265
SEAFORTH NSW 2092
0417685846
p 1300 22 44 55
info@sdstudios.com.au
www.sdstudios.com.au

Project **BNH Mixed-Use Development**
Address **187 Slade Road, Bexley North, NSW 2207**
Drawing Title **SPECIFICATION**

Date **07/09/2023**
N.T.S@A1
Scale **N.T.S@A3**

Drawing No. **1015**

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