

LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION

All levels and excavation/fill shall be completed prior to commencement of works. Remove all weeds, stumps, roots and construction or other debris and apply pre-emergent herbicide. Backfill holes with site soil.

PROTECTION OF EXISTING TREES

The existing trees to be retained on site are to be adequately protected in accordance with the guidelines of the Arborist report prepared by Redgum Horticultural (13/11/08) throughout the demolition and construction period. At a minimum this shall include tree protection fencing around the critical root zone of all trees. Storage of materials, mixing of materials, parking of vehicles or disposal and stockpiling of materials shall not be permitted within this zone. If a tree including roots is damaged the advise of an arborist is to be sought immediately.

MASS PLANTING BED PREPARATION -ON GRADE

Allow 75mm below required finished level for placement of mulch. The area to be mass planted shall be cultivated to a fine tilth to a depth of 200mm by hand or rotary hoe.

Site subsoil shall be modified and supplemented as required for free-draining, compaction resistant, water holding/drainage and nutrient cycling characteristics as appropriate to plant species indicated on. Topsoil shall be a fertile medium sandy loam of pH 6-7 and shall be friable and free from all construction debris, weeds and other traces of non-soil-material and substances. Topsoil shall not be worked while in a sodden condition. Cultivate subsoil to depth of 600mm. Cultivate existing site soil to 200mm. A mixture of 2:1 topsoil:compost shall be thoroughly mixed and spread to a thickness of 300mm in mass planting areas. Finished topsoil surface shall have an even grade, free from undulations.

ON SLAB CONSTRUCTION- PLANTER BOXES & PLANTER AREAS

Ensure all planter boxes to be landscaped on slab are water proofed by others, advise the builder if not acceptable. Supply and lay 30mm Atlantis drainage cell same or equal to as supplied by Atlantis Corporation 271 Pacific Hwy Chatswood, Tel 9419 6000 to planter all boxes. Overlay the drainage cell with Geofabric PGM 14 as made by Polyfelt, run polyfelt up the sides of planters to within 40mm of the finished surface level. Supply and install to a depth of 50mm washed river sand on top of geofabric. Refer to detail 1 for soil layering. Topsoil Types A and B shall be a light weight planter box mix and subsoil mix same or similar to Benedicts SmartMix No.4 and No. 5 respectively. Both are supplied by Benedicts Sand and Gravel. ph: 9986 3500.

PLANT MATERIALS

Plants shall be in accordance with the Plant Schedule and this Specification. All plants shall be first-class specimens, free from disease, infestation and disfiguration. Plants shall have been cultivated in conditions suitable to their placement on site. They shall have average or normally well-developed branch-systems together with vigorous, fibrous root systems as appropriate to the habit of growth of the species. Size specified is a minimum and all plants shall be consistent in size and quality.

PLANTING HOLES

The diameter of the planting holes shall be twice the diameter of the container and of a depth equal to the height of the container. The bottom of each hole shall be loosened a further 75mm more than the depth of the root ball. A 12-month slow release fertiliser (according to manufacturer's instructions and as appropriate to individual species) shall be placed at the bottom of each hole before planting. Form a saucer-like depression in soil around base of plant.

PLANTING

Plants shall be set out in accordance with landscape drawings, or otherwise as directed by the Landscape Architect. Final plant positions shall be confirmed prior to commencement of work. Planting shall not be carried out in dry soil or extreme weather conditions. The roots shall be moist before planting to ensure their turgidity. Remove plants from their containers with minimal disturbance to the root system. Plants shall be planted at the same depth as in their containers to allow for a shallow saucer of soil to be formed around the plant. Space plants evenly and laterally in borders and hedges. In areas of mass planting, plants shall be spaced asymmetrically to ensure a uniform distribution, which will fill the designated block of mass planting. All plants shall be watered-in and the soil heeled firmly. Upon completion, cultivate, rake and leave all garden areas in a neat and tidy condition.

MULCH

All garden beds shall be mounded mulched. Mulch shall be ANL Eucal. After planting, spread mulch to a minimum depth of 75mm on the surface of the topsoil so that the finished levels are 25mm below the top of adjacent kerbs, edges, paths or retaining walls. Mulch shall be placed clear of plant stems and shall not cover foliage.

TURF

Place the same or equal of turf underlay Benedicts Smartmix No.1 as supplied by Benedicts Sand and gravel. Obtain *Empire Zoysia turf* from a specialised grower of cultivated turf. Provide turf even thickness, free from weeds and other foreign matter. Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

Lay the turf in the following manner:

In a stretcher pattern with the joints staggered and close butted.
Parallel with the long sides of level areas.
To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or planting.

Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Keep the grass in a healthy condition.

DECORATIVE GRAVEL

Supply and install to a depth of 50mm pebble gravel graded to 20mm to the area nominated. Gravel is to be the same as Nepean River Gravel 20mm. Gravel is to be finished flush with adjacent surfaces.

IRRIGATION

Location: An automatic irrigation system is to be installed to all planter bed areas on grade. Water supply by others

Standards: The system shall conform to all Sydney Water requirements

AS 2698 Low density Polythene pipe Type 30 parts 1 and 2

AS 2845 Water supply supplied from engineer

Installation: The irrigation system shall consist of low density polypipe 19mm in diameter with spaghetti tube leaders and risers on stakes. The spaghetti tube leaders shall branch off at approx 1m intervals (depending on water pressure available) to ensure proper planter bed coverage. A range of risers and spray jets (90 deg 180 deg 270deg 360 deg) should be used to maximise coverage and efficiency. The system shall have an automatic controller located in a vandal proof area. The contractor shall be responsible for the gaining of all necessary approvals.

Tests: All irrigation works shall be tested for compliance with all authority codes and to the satisfaction of the landscape architect.

Warranty: Warrant all work for a period of one year after acceptance. Immediately repair or replace without cost to the client all materials and equipment found to be defective due to faulty material or workmanship during the warranty period.

Refer to hydraulic Engineer's drawings for location of water supply outlets.

ESTABLISHMENT MAINTENANCE

A qualified landscape maintenance contractor/horticulturalist shall carry out Establish Maintenance on a weekly basis for a duration of 104 weeks, commencing from the date of practical completion. Establish Maintenance shall include the following:

Monitor and maintain healthy weed-free growth
Immediately control pests and diseases with non-residual application according to manufacturer's instructions and Pesticide Regulations Act

Maintain and operate irrigation system, ensuring minimum run-off. Adjust irrigation programme and/or undertake supplementary watering to ensure adequate soil moisture.

Remove soil material and mulch from hardscapes. Make good any soil/mulch erosion or subsidence. Cultivate compacted softscape surfaces.

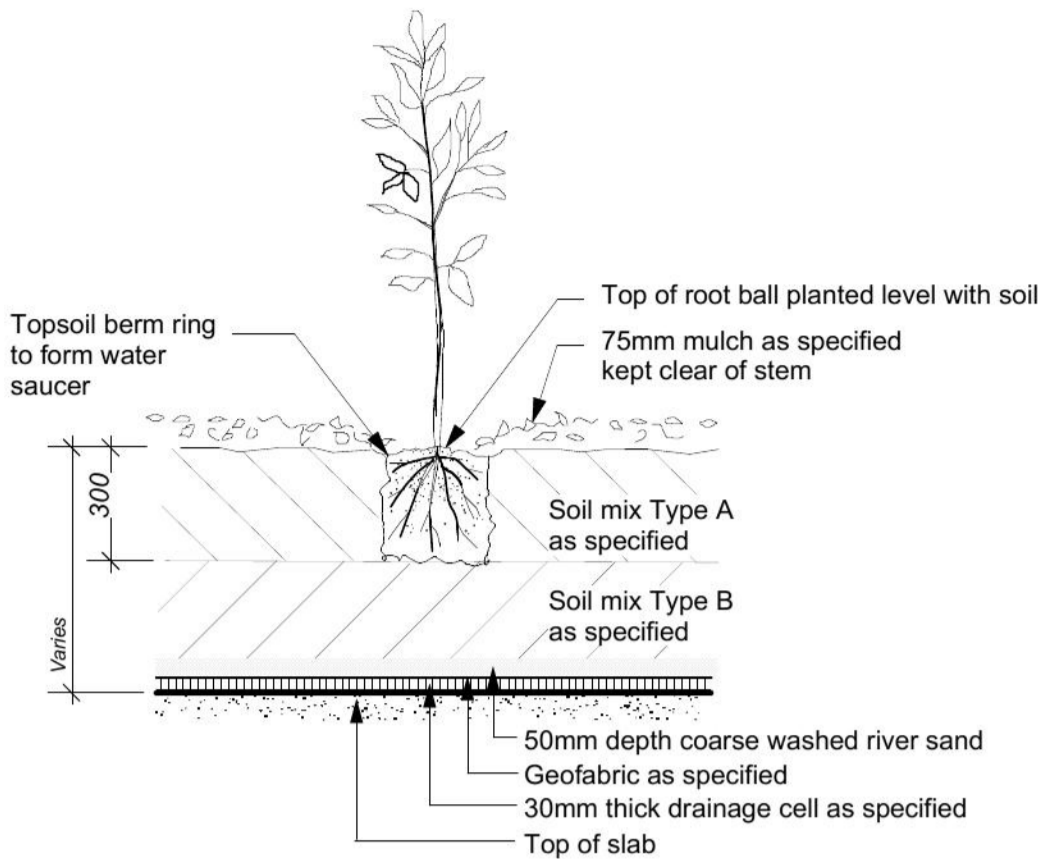
Remove litter from planted areas and generally maintain the Landscape works in a clean and orderly state at all times.

Prune to remove spent flowers, dead, damaged and diseased plant material. Undertake formative pruning to promote lateral growth as required, to remove conflicting branches and to prevent damage by pedestrian or vehicular traffic. Pruning shall maintain the natural conformation of the plant unless otherwise specified. Keep hedges trimmed to heights specified

Adjust stakes and ties to plants as required to maintain support.

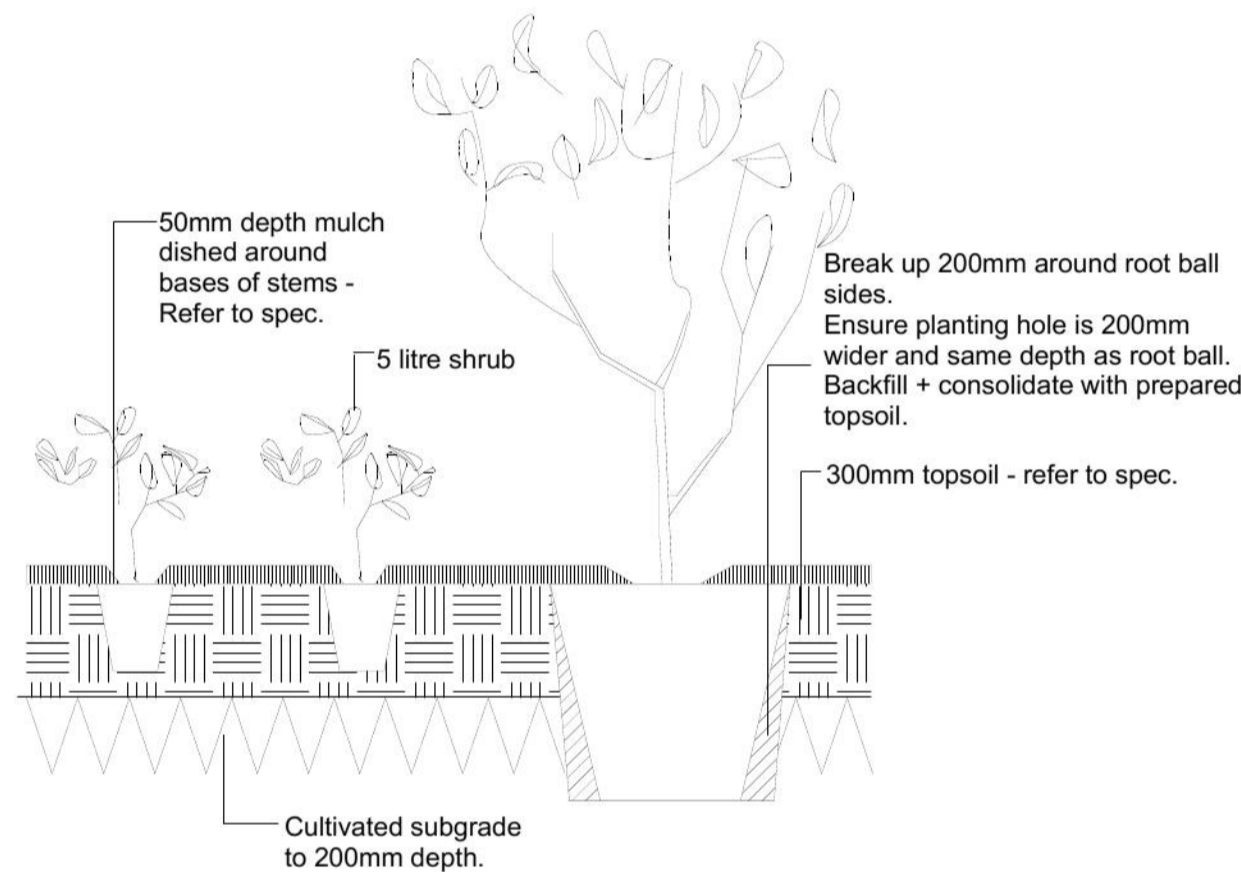
Immediately replace plants which die, fail to thrive, are damaged or stolen with plants of identical species and quality as originally planted and of a container size to maintain consistency in the appearance of the planting scheme.

The Maintenance contractor shall notify the client 2 weeks before the establishment Maintenance period is due for termination, to ensure coordinated transfer of maintenance responsibility.



Note: Base slab, waterproof membrane and drainage outlets by others

1. TYPICAL PLANTING OVER SLAB DETAIL
Scale 1:20 @ A1



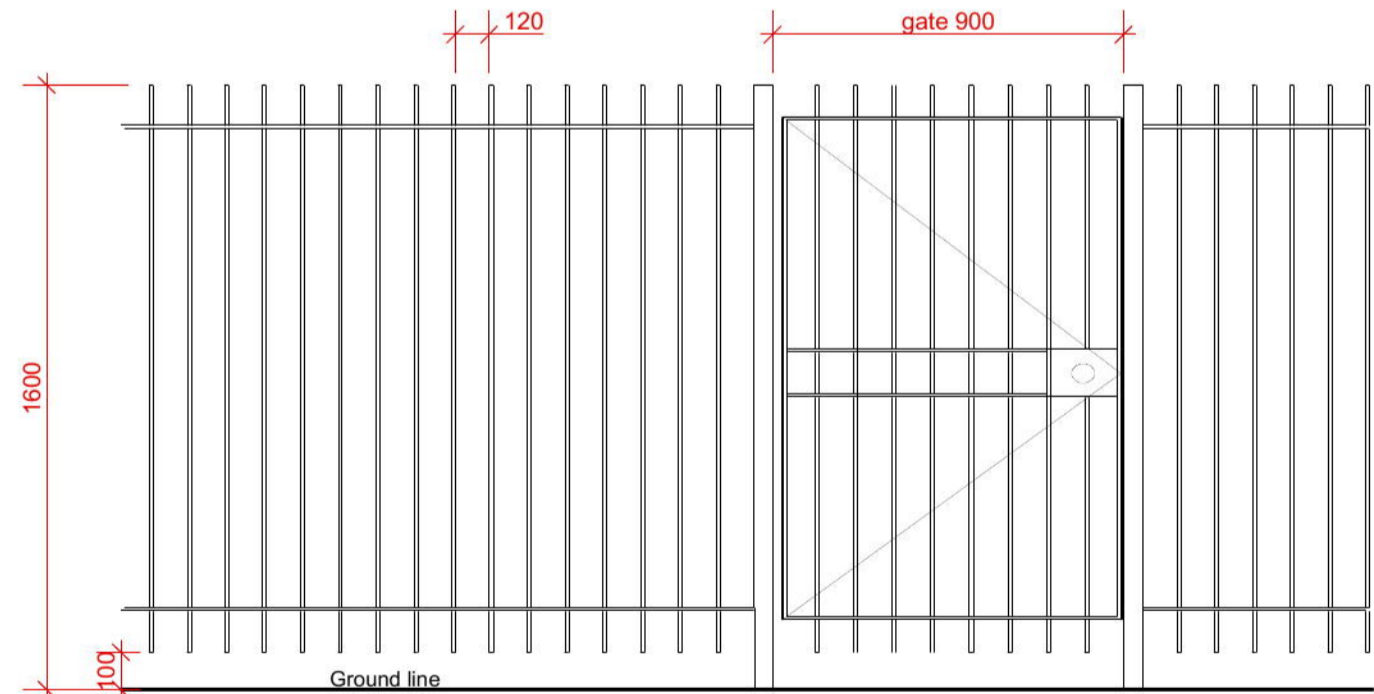
2. TYPICAL MASS PLANTING DETAIL
SCALE 1:20 @ A1

TREES TO BE RETAINED				
KEY	SPECIES	COMMON NAME	HGHT (m)	SPREAD (m) COMMENTS
20	<i>Cinnamomum camphora</i>	Camphor Laurel	25	15 to property boundary
21	<i>Callistemon viminalis</i> 'Captain Cook'	Bottlebrush	6	3
22	<i>Camellia sasangua</i>	Camellia	6	6
23	<i>Jacaranda mimosifolia</i>	Jacaranda	12	10 to neighbouring property
35	<i>Cinnamomum camphora</i>	Camphor Laurel	12	8 to 10 to property boundary
36	<i>Cinnamomum camphora</i>	Camphor Laurel	12	8 to 10 to property boundary
37	<i>Cinnamomum camphora</i>	Camphor Laurel	18	6 to 8 to property boundary
40	<i>Alnus jorullensis</i>	Evergreen Alder	5	4 to 8 to property boundary
41	<i>Alnus jorullensis</i>	Evergreen Alder	5	3 to property boundary
42	<i>Cinnamomum camphora</i>	Camphor Laurel	8	3 to neighbouring property
43	<i>Cinnamomum camphora</i>	Camphor Laurel	8	3 to neighbouring property
44	<i>Melaleuca bracteata</i> 'Revolution Green'	River Tea Tree	7	2 to 4 to neighbouring property
49	<i>Jacaranda mimosifolia</i>	Jacaranda	8	6 to 8 to neighbouring property
50*	<i>Melia azedarach</i>	White Cedar	9	9 to 12
51	<i>Celtis sp.</i>	Nettle Tree	9	6
52	<i>Camellia sasangua</i>	Camellia	6	3

* The most recent tree report (Urban Forestry Australia February 2011) for this site suggests the removal of Tree 49 due to the instability of its current location. The proposed landscape works around this tree are intended to improve the tree's stability so it can be retained as a screening tree to the neighbouring property

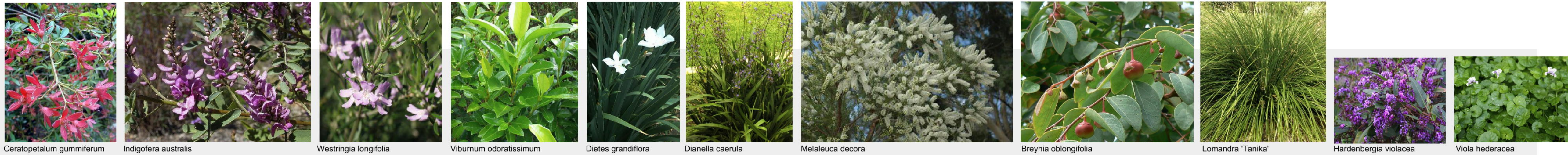
TREES TO BE REMOVED/ TRANSPLANTED				
KEY	SPECIES	COMMON NAME	HGHT (m)	SPREAD (m) COMMENTS
1	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	2.5	3 Street tree
2	<i>Nerium oleander</i>	Oleander	4	3 to 6 Street tree
3	<i>Prunus cerasifera</i>	Cherry Plum	4	3
4	<i>Stenocarpus sinuatus</i>	Qld Firewheel Tree	5	2
5	<i>Prunus cerasifera</i>	Cherry Plum	5	4
6	<i>Rhododendron Sp</i>	Rhododendron	6	3 to 4
7	<i>Prunus cerasifera</i>	Cherry Plum	6	4 to 6
8	<i>Prunus cerasifera</i>	Cherry Plum	7	6 to 8
9	<i>Camellia reticulata</i>	Camellia	5	2 to 3
10	<i>Camellia reticulata</i>	Camellia	5	2 to 3
11	<i>Malus floribunda</i>	Crab Apple	5	4 to 7
12	<i>Acer palmatum</i>	Japanese Maple	7	6
13	<i>Camellia sasangua</i>	Camellia	6	2 Transplant
14	<i>Prunus cerasifera</i>	Cherry Plum	5	5 to 7
15	<i>Liriodendron tulipifera</i>	Tupelo	12	8
16	<i>Cupressus sempervirens</i> 'Swanes Gold'	Swanes Golden Pine	10	0.5
17	<i>Camellia reticulata</i>	Camellia	8	4 to 6
18	<i>Magnolia soulangeana</i>	Magnolia	9	5 to 9
19	<i>Camellia sasangua</i>	Camellia	5	3 to 5
24	<i>Cotoneaster franchetii</i>	Cotoneaster	4	4 to 8 to eastern boundary
25	<i>Cotoneaster franchetii</i>	Cotoneaster	4	4 to 8 to eastern boundary
26	<i>Photinia glabra</i> 'Rubens'	Photinia	4	4 to 8 to eastern boundary
27	<i>Magnolia soulangeana</i>	Magnolia	4	4 to 8 to eastern boundary
28	<i>Photinia glabra</i> 'Rubens'	Photinia	4	4 to 8 to eastern boundary
29	<i>Photinia glabra</i> 'Rubens'	Photinia	4	4 to 8 to eastern boundary
30	<i>Nerium oleander</i>	Oleander	4	4 to 8 to eastern boundary
31	<i>Nerium oleander</i>	Oleander	4	4 to 8 to eastern boundary
32	<i>Lagerstroemia indica</i>	Crape Myrtle	4	3 Transplant
33	<i>Cotoneaster franchetii</i>	Cotoneaster	8	7 to eastern boundary
34	<i>Liriodendron tulipifera</i>	Tupelo	9	4 to 5
38	<i>Alnus jorullensis</i>	Evergreen Alder	9	4 to 9
39	<i>Alnus jorullensis</i>	Evergreen Alder	3	3 to 6
45	<i>Chamaecyparis obtusa</i>	Hinoki Cypress	5	2 Transplant
46	<i>Acer palmatum</i>	Japanese Maple	8	4 to 7
47	<i>Rhododendron Sp</i>	Rhododendron	5	3 to 7
48	<i>Crataegus monogyna</i>	Hawthorn	5	5 to 8

Key numbers refer to the arboricultural assessment report prepared by Redgum Horticultural 19/02/09



All components to be black powdercoated metal

3. TYPICAL PALISADE FENCE TO PRIVATE OPEN SPACES
Scale 1:20



INDICATIVE PLANT IMAGES

C	AMENDED DA	29/06/11
B	DEVELOPMENT APPLICATION	23/02/11
A	PRE DA CO-ORDINATION	18/02/11

ISSUE	AMENDMENT	DATE
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CLIENT
GLOBE CAPITOL PROPERTIES PTY LTD

PROJECT
6A and 8 BUCKINGHAM ROAD, KILLARA

DRAWING TITLE
LANDSCAPE NOTES AND DETAILS

SCALE@ A1	DRAWN	ISSUE
As shown	GM	C
DWG NO.	PROJECT NO.	
DA-LS03	0901	
SHEET 3 OF 7		

NOTES:
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION,
BOUNDARY INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON
SITE. IF ANY DISCREPANCIES OCCUR PLEASE NOTIFY
THE LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

DEEP SOIL CALCULATIONS

SITE AREA: 3797.2 sq. m

TOTAL SITE DEEP SOIL AREA:
2039 sq. m = 53.70% of site area



C	AMENDED DA	29/06/11
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PROJECT

6A and 8 BUCKINGHAM ROAD, KILLARA

DRAWING TITLE

LANDSCAPE PLAN- DEEP SOIL
COMPLIANCE PLAN, BUILDING A

SCALE@ A1 1:100	DRAWN GM	ISSUE C
DWG NO. DA-LS04	PROJECT NO. 0901	
SHEET 4 OF 7		

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PROJECT

6A and 8 BUCKINGHAM ROAD, KILLARA

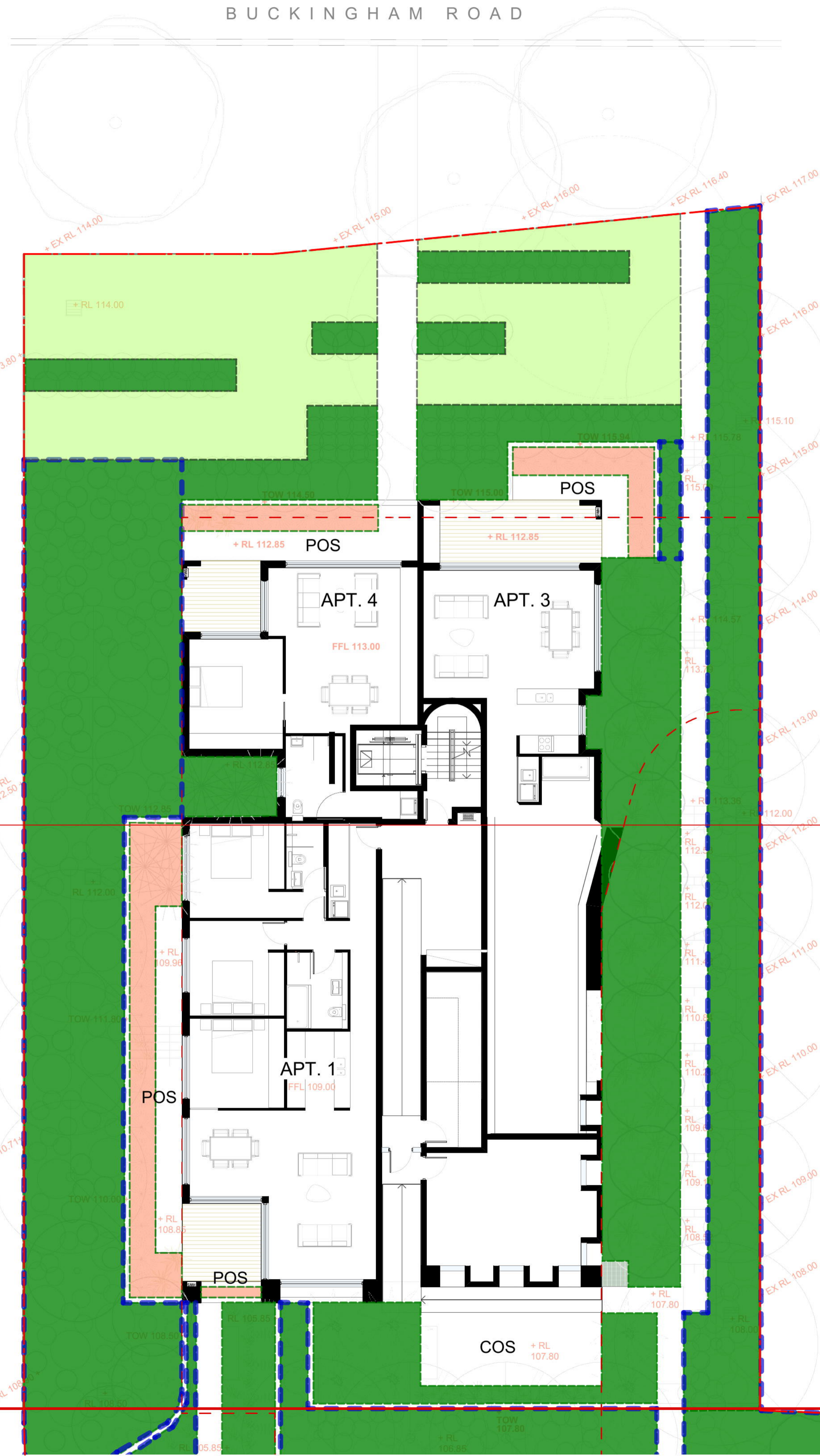
DRAWING TITLE

LANDSCAPE- DEEP SOIL
COMPLIANCE PLAN, BUILDING B

SCALE@ A1 1:100	DRAWN GM	ISSUE C
DWG NO. DA-LS05	PROJECT NO. 0901	
SHEET 5 OF 7		
		

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BASIX COMPLIANCE TABLE		
Common Areas:		
Lawn= 332 sq. m		
Garden Beds= 1367 sq. m		
Indigenous/ Low water use= 1091 sq. m		
Private Open Space:		
Garden bed and lawn areas		
Building A		
Apt. 1= 7 sq. m		
Apt. 3= 9 sq. m		
Apt. 4= 23 sq. m		
Building B		
Apt. 14= 54 sq. m		
Apt. 15= 34 sq. m		
Apt. 16= 84 sq. m		
Apt. 17= 87 sq. m		
Apt. 18= 30 sq. m		
Apt. 19= 36 sq. m		
Indigenous/ Low water use= 0 sq. m		

LEGEND:

Common Open Space

Lawn

Garden Beds

Indigenous/ Low water use plants

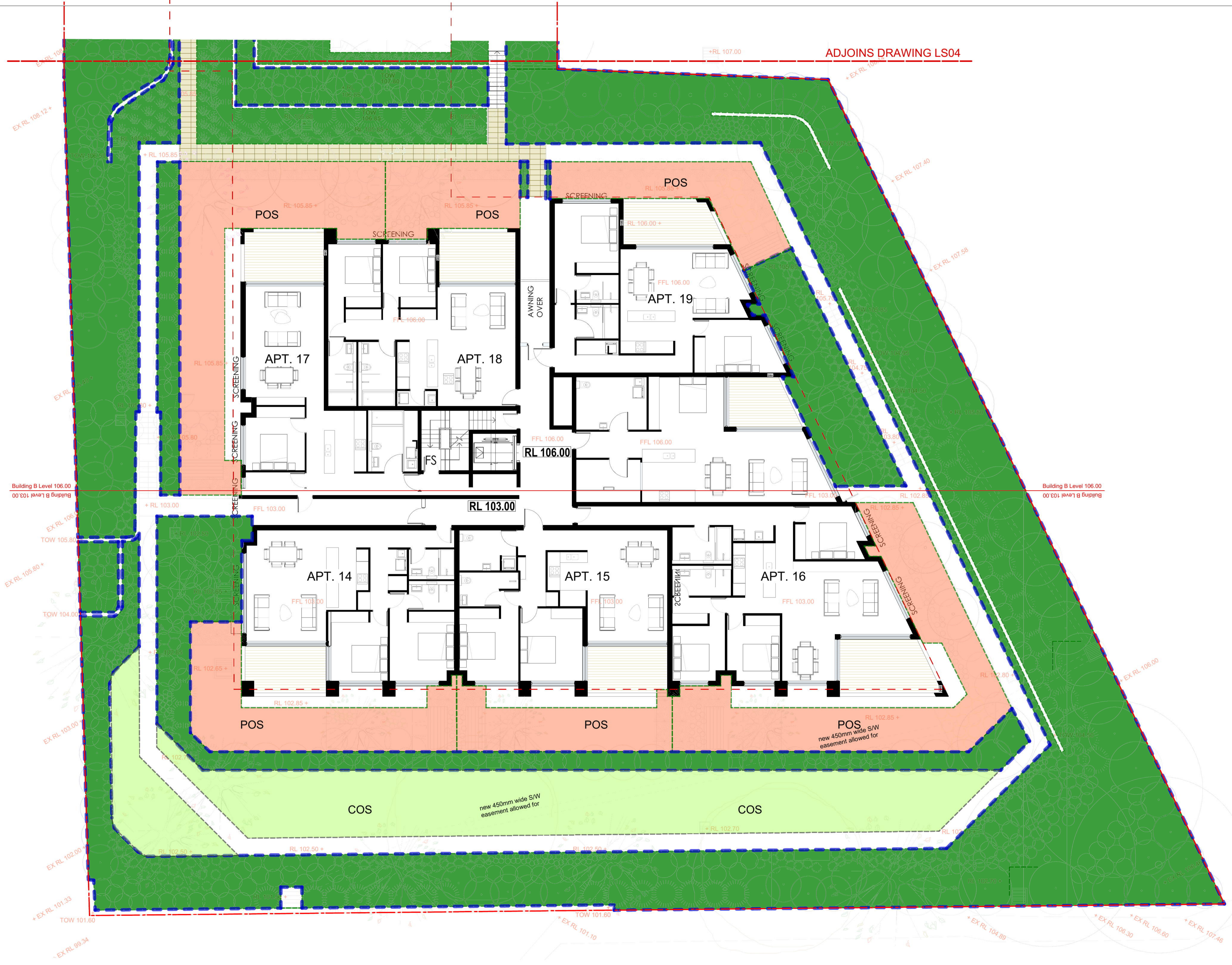
Private Open Space

Lawn/ Garden Bed Areas

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DRAWING TITLE			
LANDSCAPE PLAN- BASIX COMPLIANCE PLAN, BUILDING A			
SCALE@ A1	DRAWN	ISSUE	
1:100	GM	C	
DWG NO.	PROJECT NO.	<div><div>RL</div><div>111</div><div>112</div><div>113</div><div>114</div><div>115</div><div>116</div><div>117</div></div>	
DA-LS06	0901		
SHEET		<div><div>0</div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div></div>	
6 OF 7			
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ADJOINS DRAWING LS07



LEGEND:

Common Open Space

- Lawn
- Garden Beds
- Indigenous/ Low water use plants

Private Open Space

- Lawn/ Garden Bed Areas

Refer to LS06 for BASIX compliance table

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PROJECT

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DRAWING TITLE

LANDSCAPE - BASIX
COMPLIANCE PLAN, BUILDING B

SCALE@ A1	DRAWN	ISSUE
1:100	GM	C
DWG NO.	PROJECT NO.	
DA-LS07	0901	
SHEET 7 OF 7		

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