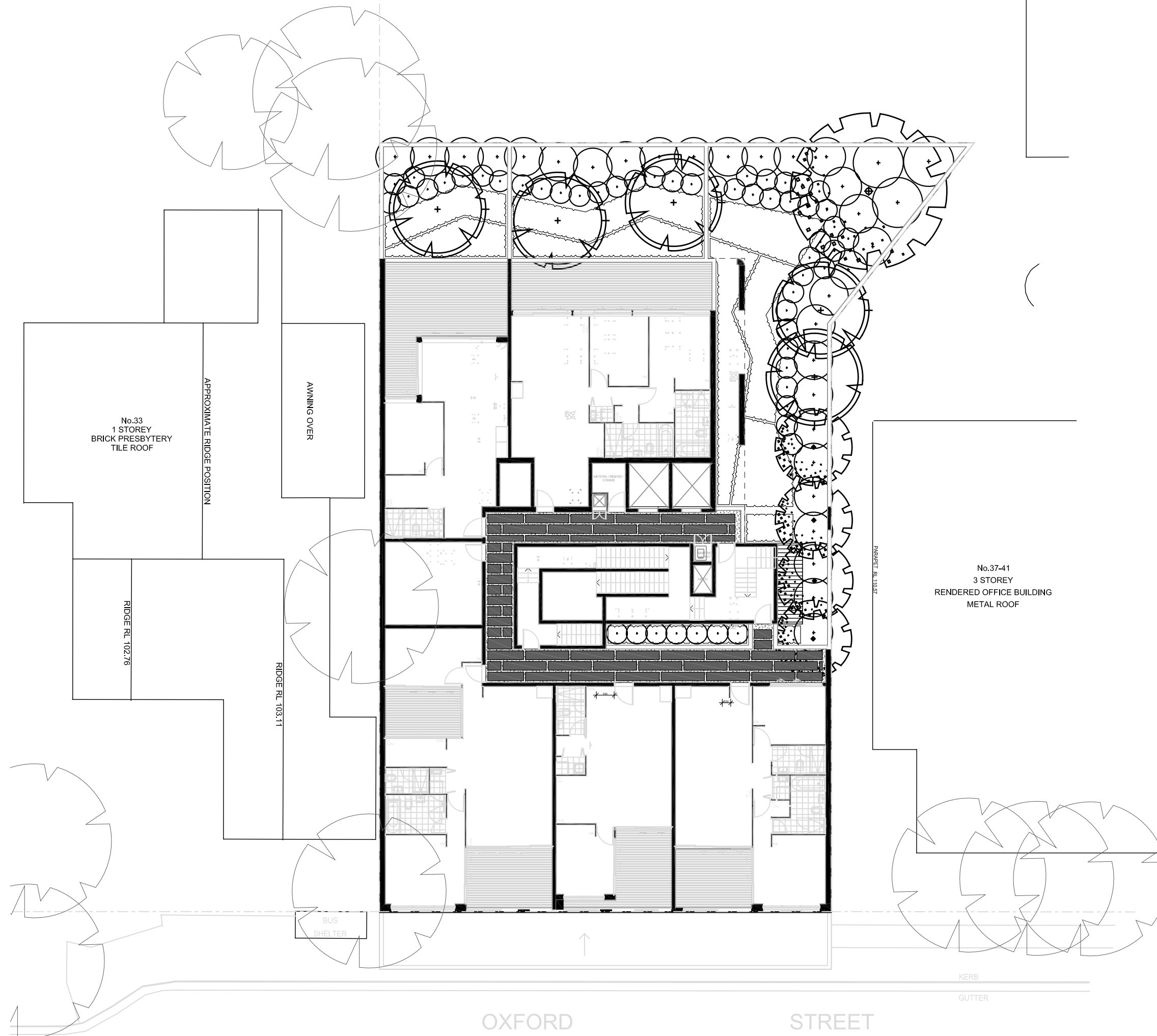


35 Oxford St, Epping, NSW

000	COVER SHEET
C101	COLOUR LANDSCAPE PLAN
101	LEVEL 1 LANDSCAPE PLAN
102	LEVEL 3 LANDSCAPE PLAN
103	LEVEL 8 LANDSCAPE PLAN
201	ELEVATIONS
202	ELEVATIONS
501	LANDSCAPE DETAILS
502	INDICATIVE PLANT SCHEDULE & SPECIFICATION NOTES

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LEGEND



Project:
35 Oxford St, Epping



Drawing Name:

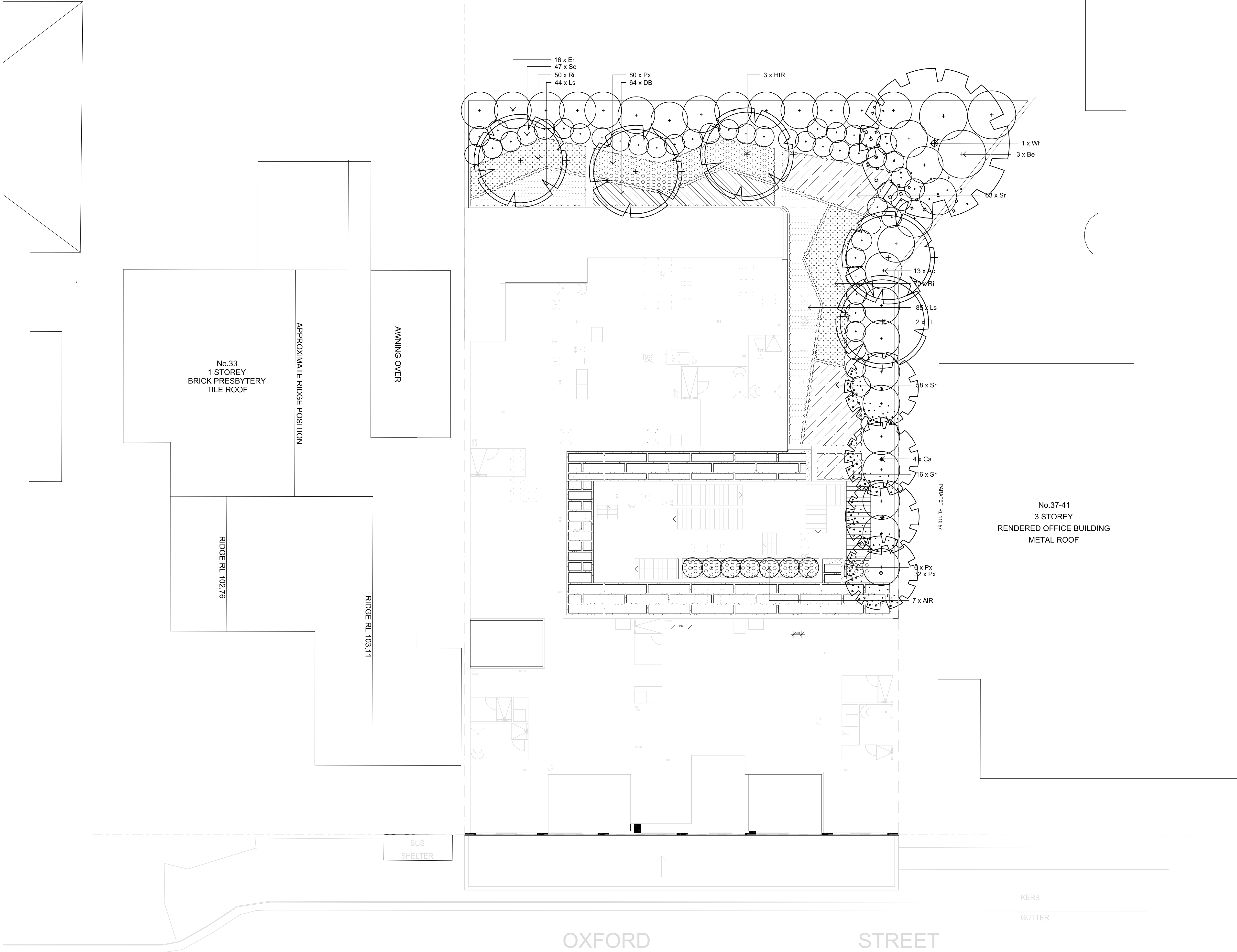
Cover Sheet

Scale:

Job Number: Drawing Number: Issue:

SS15-3020 000 D



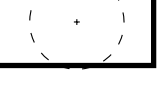




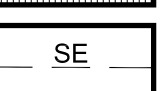
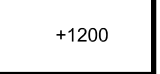
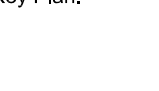
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B	DEVELOPMENT APPLICATION	NP	RS	23.09.2015
A	DEVELOPMENT APPLICATION	NT	RS	28.04.2015
Issue	Revision Description	Drawn	Check	Date

- LEGEND**
-  Boundary
 -  Existing Trees to be Retained
(any other notes)
 -  Existing trees to be removed
(any other notes)
 -  Proposed Trees
(Refer plant schedule)
 -  Small Shrubs and Accents
(Refer plant schedule)
 -  Groundcovers and Grasses
(Refer plant schedule)
 -  Paving
(Refer Details)
 -  Decking
 -  Mild Steel Edge
(Refer details)
 -  Indicative planter wall heights

Key Plan:

Client:
Luxcon Developments No.5 Pty Ltd

Project:
35 Oxford St, Epping

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Drawing Name:
Landscape Plan

Level 1



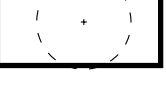




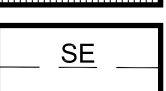
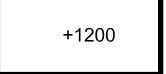
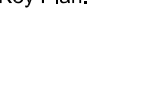
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Job Number: Drawing Number: Issue:

SS15-3020 101 D

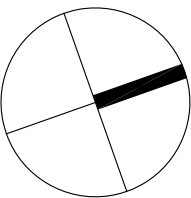
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(Refer details)
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Key Plan:



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Project:
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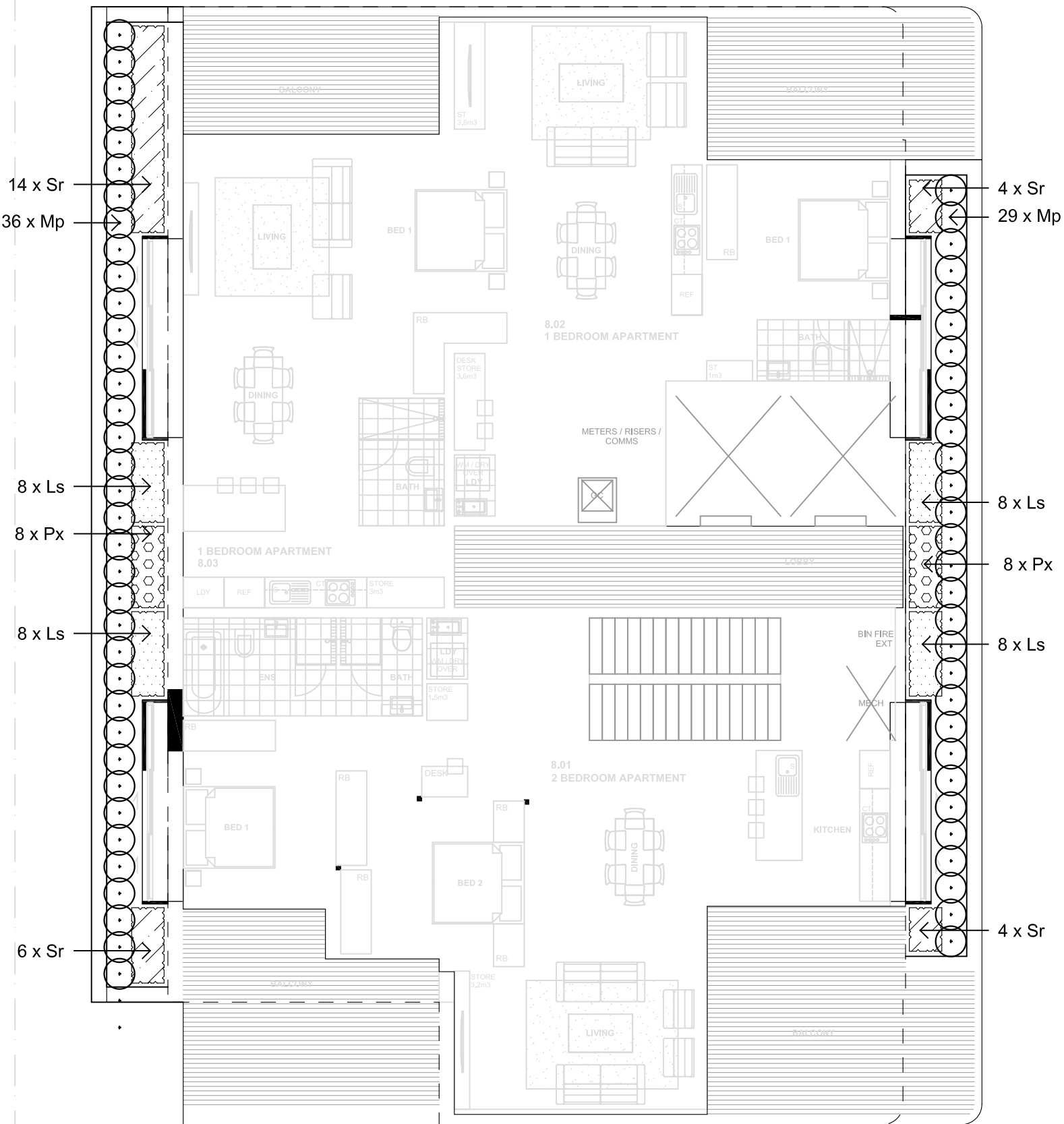
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Level 3
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Drawing Number:
Issue:

SS15-3020 102 D

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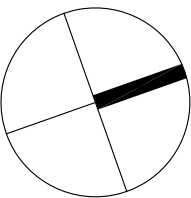
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Key Plan:



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Project:
35 Oxford St, Epping

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Drawing Name:
Landscape Plan
Level 8

Scale: 1:100 @ A1

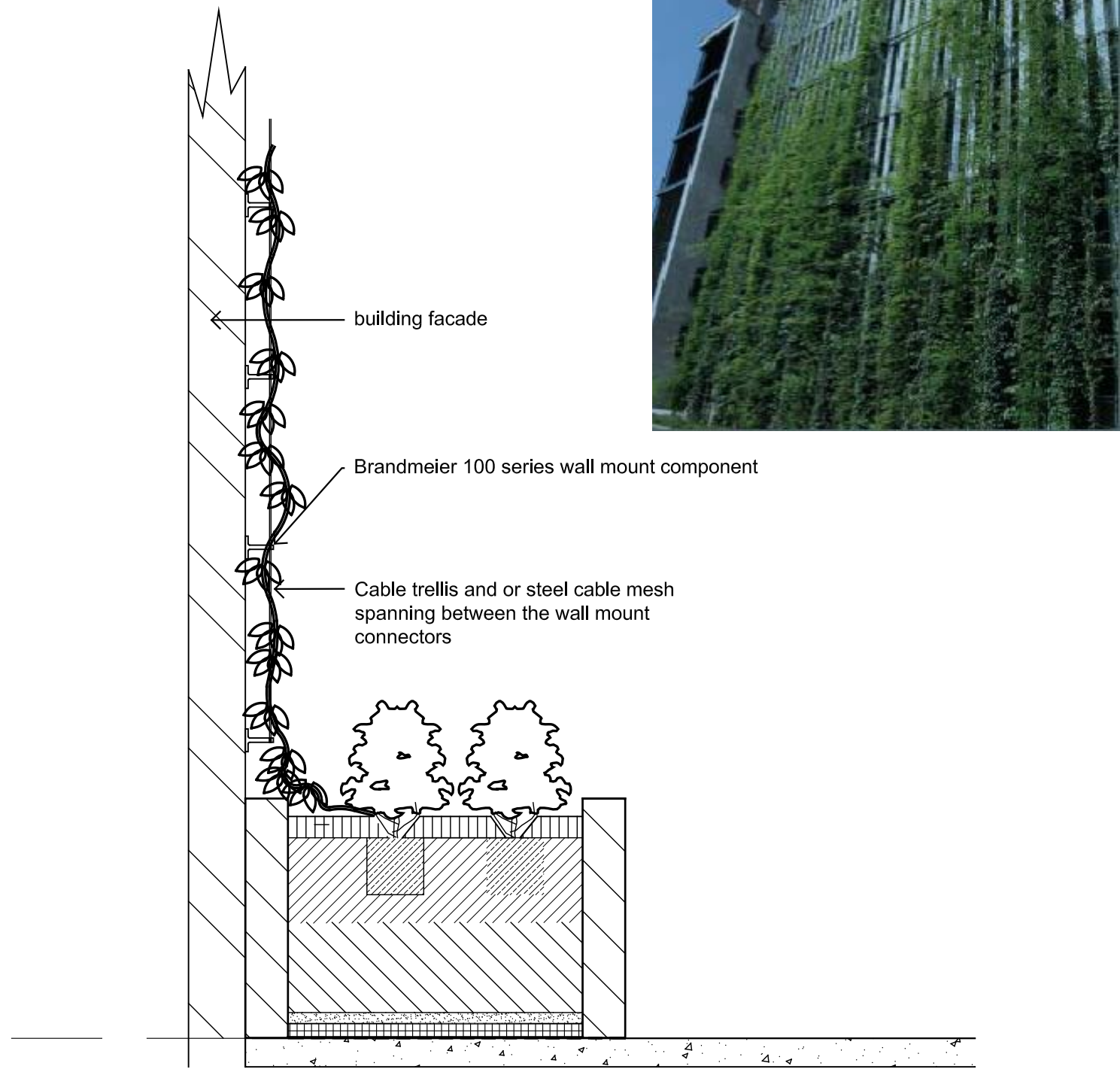
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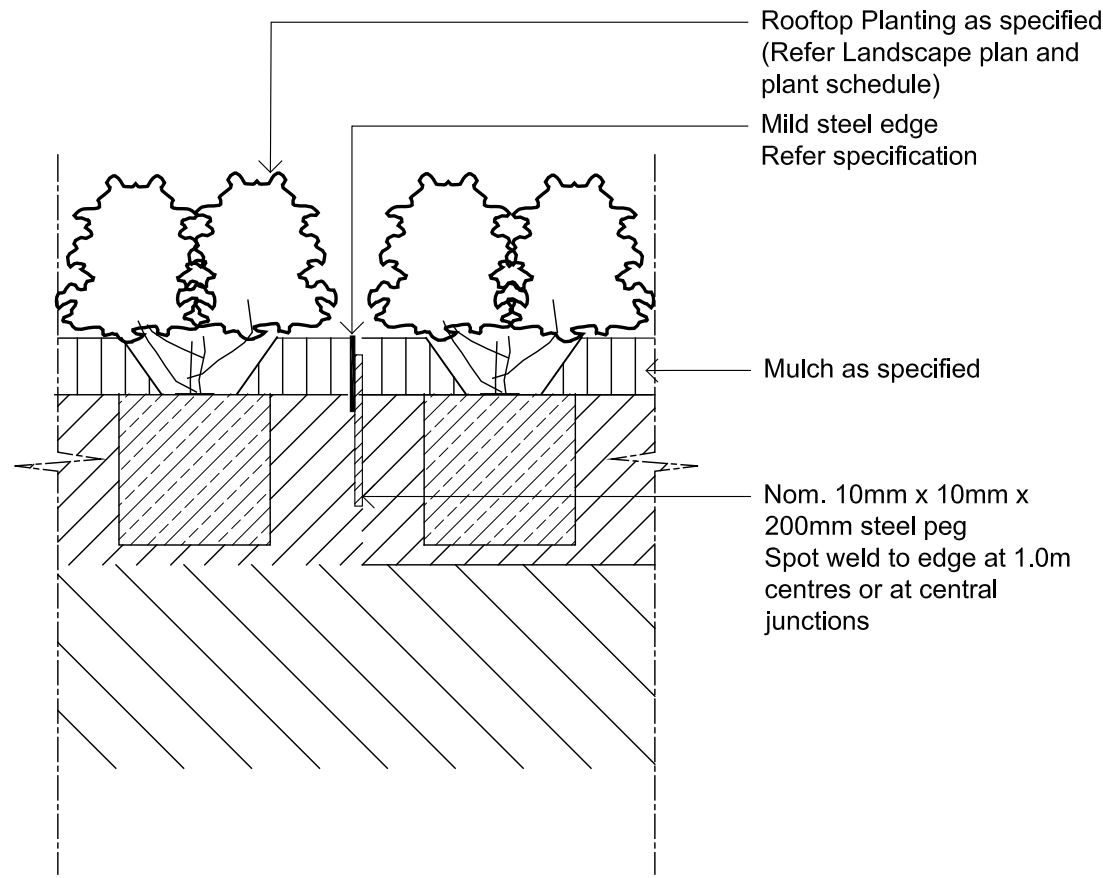
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Sheet _ of _

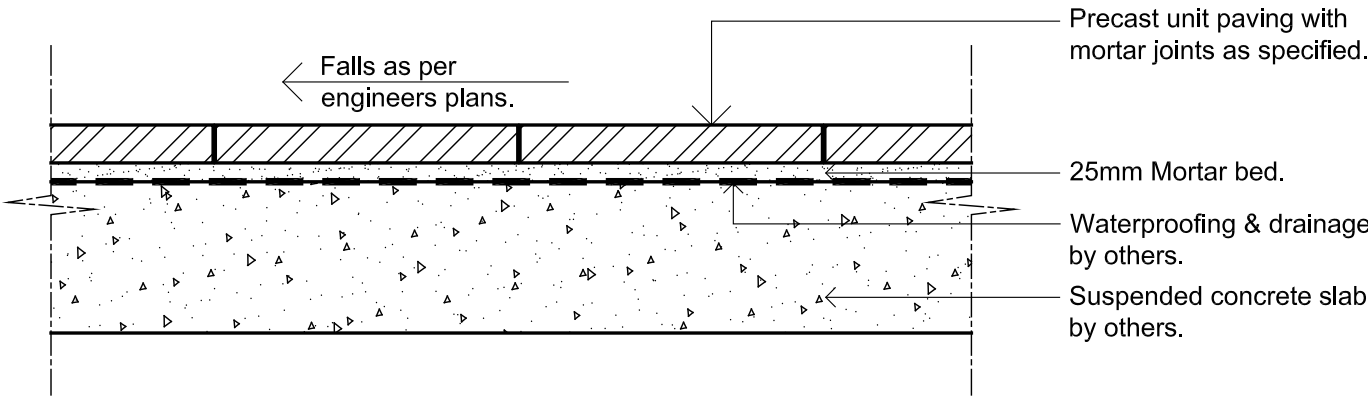
Green Wall system similar or equal to the Brandmeier steel cable trellis system (images show 100 series components) supplied by CityGreen - urban landscape solutions



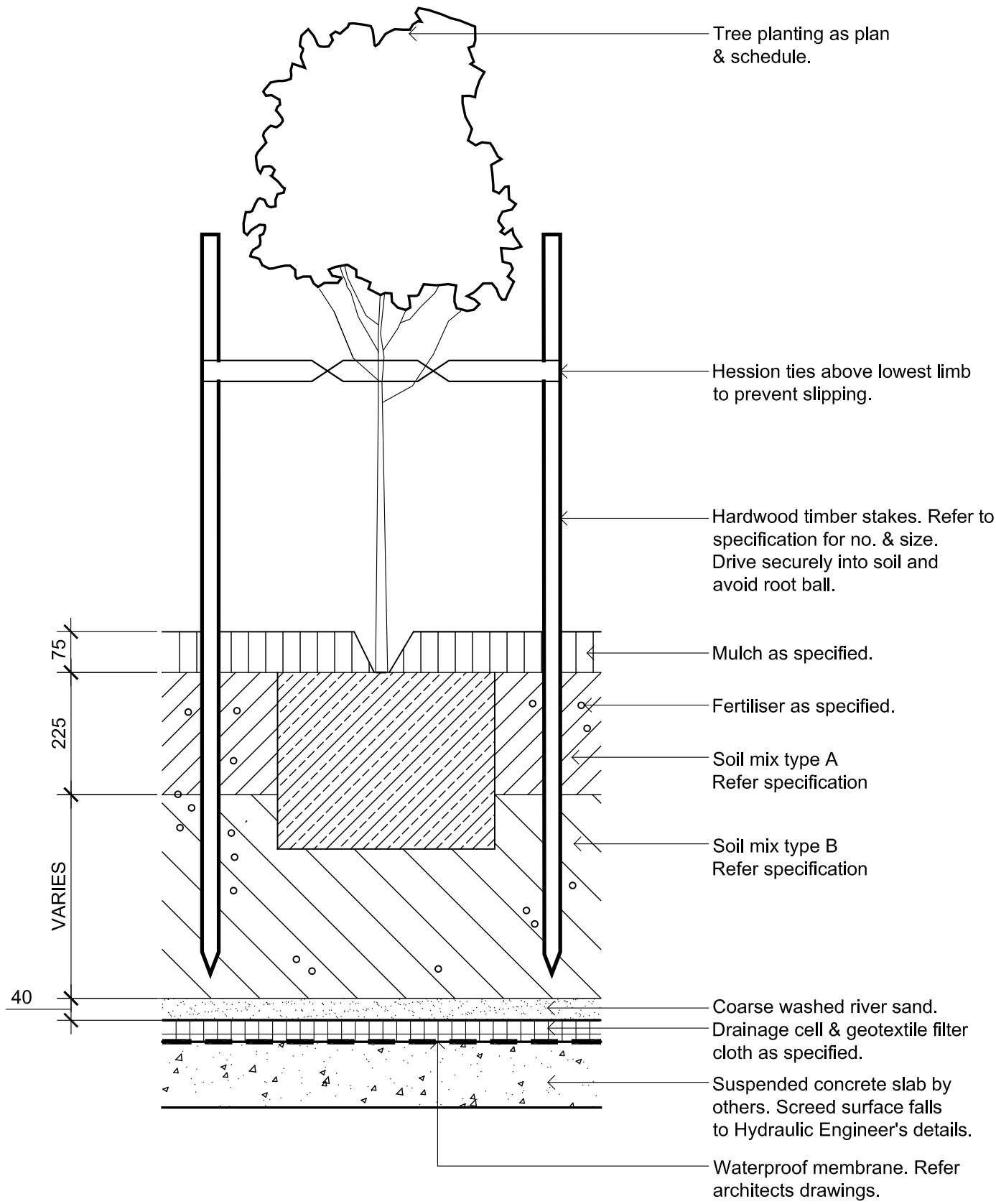
Steel and Wire Mesh Trellis
SCALE 1:20



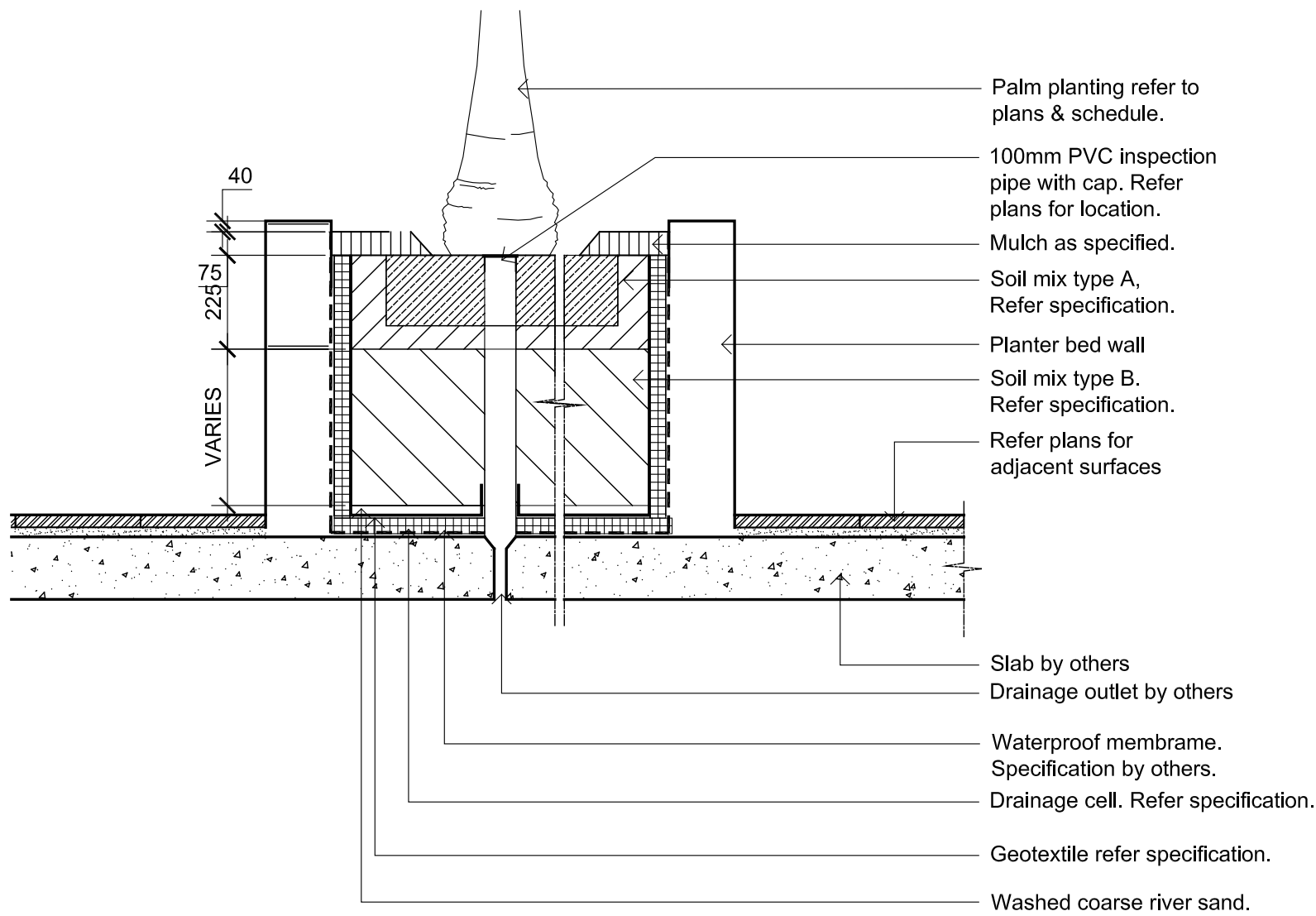
TYPICAL MILD STEEL EDGE
SCALE 1:10



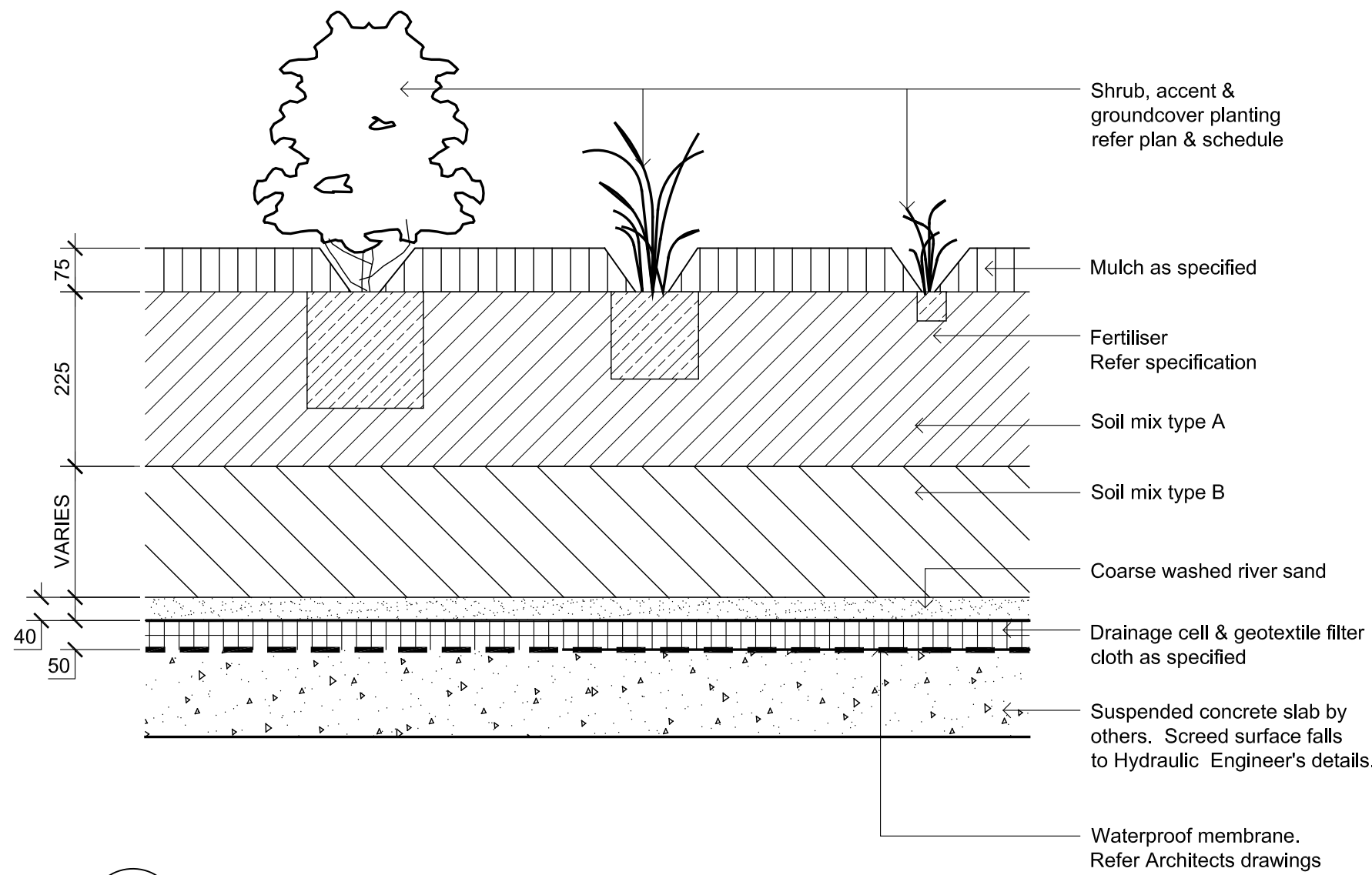
PRECAST UNIT PAVERS ON SUSPENDED SLAB
SCALE 1:10



25L-75L TREE PLANTING ON SLAB
SCALE 1:10



Typical Raised Planter Bed on Suspended Slab
SCALE 1:20



SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB
SCALE 1:10

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LEGEND

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DEVELOPMENT APPLICATION
Drawing Name:
Landscape Details

Scale: As Shown
Job Number:
SS15-3020
Drawing Number:
501
Issue:
D

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GENERALLY
THE CONTRACTOR SHALL PLACE ORDERS FOR THE DELIVERY OF ALL MATERIALS, SUPPLIES, ETC., IMMEDIATELY AFTER SIGNING THE CONTRACT AND ENSURE THE SUPPLIERS GUARANTEE DELIVERY AT ALL TIMES TO ACCORD WITH THE CONSTRUCTION PROGRAM.

SITE PREPARATION
ENSURE ALL PROVISIONS FOR LANDSCAPE TO BE PROVIDED BY THE BUILDER ARE COMPLETE AND ALL CONTRACTORS RUBBISH AND DEBRIS IS REMOVED;

DRAINAGE CELL AND FILTER FABRIC
FOR ON–SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS.

OVER DRAINAGE CELL TO ON–SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES.

INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

ABORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

IMPORTED SOIL MIX
IMPORTED LIGHTWEIGHT SOIL MIX FOR ON–SLAB AREAS AND POTS:
LIGHTWEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A PH 6.0–6.5

SOIL MIX PER CUBIC METRE SHALL CONSIST OF:
– 30% KENTHURST BLACK LOAM
– 30% DOUBLE WASHED COARSE SAND
– 20% AUSTRALIAN PEAT
– 10% COMPOSTED BARK FINES
– 10% COMPOSTED HARDWOOD DUST

FERTILISER PER CUBIC METRE SHALL CONSIST OF
– 500GMS CALCIUM NITRATE
– 500GMS POTASSIUM SULPHATE
– 750GMS SUPERPHOSHATE MICRO FINE
– 1 KG IBDU (NITROGEN SLOW RELEASE)
– 1 KG SLOW RELEASE NUTRICOTE

PLANT MATERIAL
ALL PLANTS SHALL BE WELL GROWN, DISEASE FREE NURSERY STOCK, AND TRUE TO SPECIES TYPE. NO SPECIES SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE SUPERINTENDENT. NO VARIEGATED STRAIN SHALL BE USED UNLESS NOMINATED.

ALL PLANTS SHALL BE OF THE SIZE AND QUALITY CONSISTENT WITH THE NORMAL INDUSTRY EXPECTATION FOR THE NOMINATED CONTAINER SIZE. PLANTS NOT CONSISTENT WITH THE ABOVE MAY BE REJECTED WITH REPLACEMENT STOCK SUBJECT TO THE APPROVAL OF THE SUPERINTENDENT.

ALLOW TWO AGRIFORM SLOW RELEASE PELLETS PER 5–25 LITRE PLANT AND ONE PER 150MM PLANT. ALL FERTILISER IS TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

MULCH
TO MASS PLANTING AREAS AND STREET TREES INSTALL 75MM THICKNESS OF GRADED PINE BARK AS SUPPLIED BY AUSTRALIAN NATIVE LANDSCAPES P/L OR APPROVED EQUIVALENT. ALL MULCH SHALL BE FREE OF VEGETATIVE REPRODUCTIVE PARTS OF WEEDS

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO–JET SPRINKLER HEADS AND LOW DENSITY,

RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI–CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR’S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

MAINTENANCE
THE CONTRACTOR SHALL MAINTAIN THE CONTRACT AREAS BY THE IMPLEMENTATION OF INDUSTRY ACCEPTED HORTICULTURAL PRACTICES, AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE WORKS UNDER NORMAL USE.

THE CONTRACTOR SHALL MAINTAIN THE WORKS AND MAKE GOOD ALL THE DEFECTS.

LANDSCAPE MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
WATERING, ADJUSTMENT OF THE IRRIGATION SYSTEM, RUBBISH REMOVAL, REPLACING FAILED PLANTS, MAINTAINING MULCH, PRUNING, INSECT AND DISEASE CONTROL, AND CLEANING OF THE SURROUNDING AREA.

SS15 - 3020 35 Oxford St, Epping						
Plant Schedule						
Symbol	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot size	Spacings	Quantity
Trees						
Be	<i>Banksia ericifolia</i>	Heath Leaved Banksia	7 x 5	75L	As shown	3
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	7 x 5	75L	As shown	4
Er	<i>Eleocarpus reticulatus</i>	Blueberry Ash	12 x 55	75L	As shown	16
HtR	<i>Hibiscus tiliaceus</i> 'Rubra'	Cotton Tree	7 x 5	75L	As Shown	3
TL	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	12 x 55	75L	As shown	2
Wf	<i>Waterhousia floribunda</i>	Weeping Lily Pilly	15 x 8	100L	As shown	1
Shrubs and Accents						
AiR	<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	1.5 x 1.2	300mm	As Shown	7
BJ	<i>Buxus microphylla</i> var. <i>japonica</i>	Japanese Box	2 x 1	300mm	As Shown	20
Mp	<i>Murraya paniculata</i>	Murraya	2 x 1.5	300mm	As Shown	85
MpT	<i>Metrosideros villosa</i> 'Tahiti'	Tahiti Christmas Bush	2 x 1.5	300mm	As Shown	19
Sc	<i>Syzygium cascade</i>	Cascade Lily Pilly	3 x 2	300mm	As Shown	47
Sr	<i>Strelitzia reginae</i>	Bird of paradise	1x1	300mm	As Shown	165
Px	<i>Philodendron</i> 'Xanadu'	Xanadu	1.5 x 2	300mm	As Shown	218
Vo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4 x 3	300mm	As Shown	16
Groundcovers and Grasses						
DB	<i>Dianella caerulea</i> 'Breeze'	Blue Flax Lily	.3 x .3	150mm	5/m ²	71
Ls	<i>Liriope spicata</i>	Creeping Lilyturf	0.5 x 0.5	150mm	5/m ²	161
Ri	<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Rhaphiolepis Oriental Pearl	0.8 x 0.8	150mm	5/m ²	120
Tj	<i>Trachleosprum jasmonoides</i>	Star Jasmine	0.4 x 1	150mm	5/m ²	14

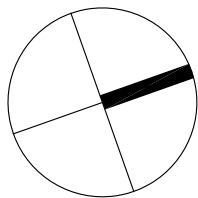
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Key Plan:



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Drawing Name:
Indicative Plant Schedule
& Specification Notes
Scale: as shown @ A1
Job Number: Drawing Number: Issue: Sheet _ of _

SS15-3020 502 D