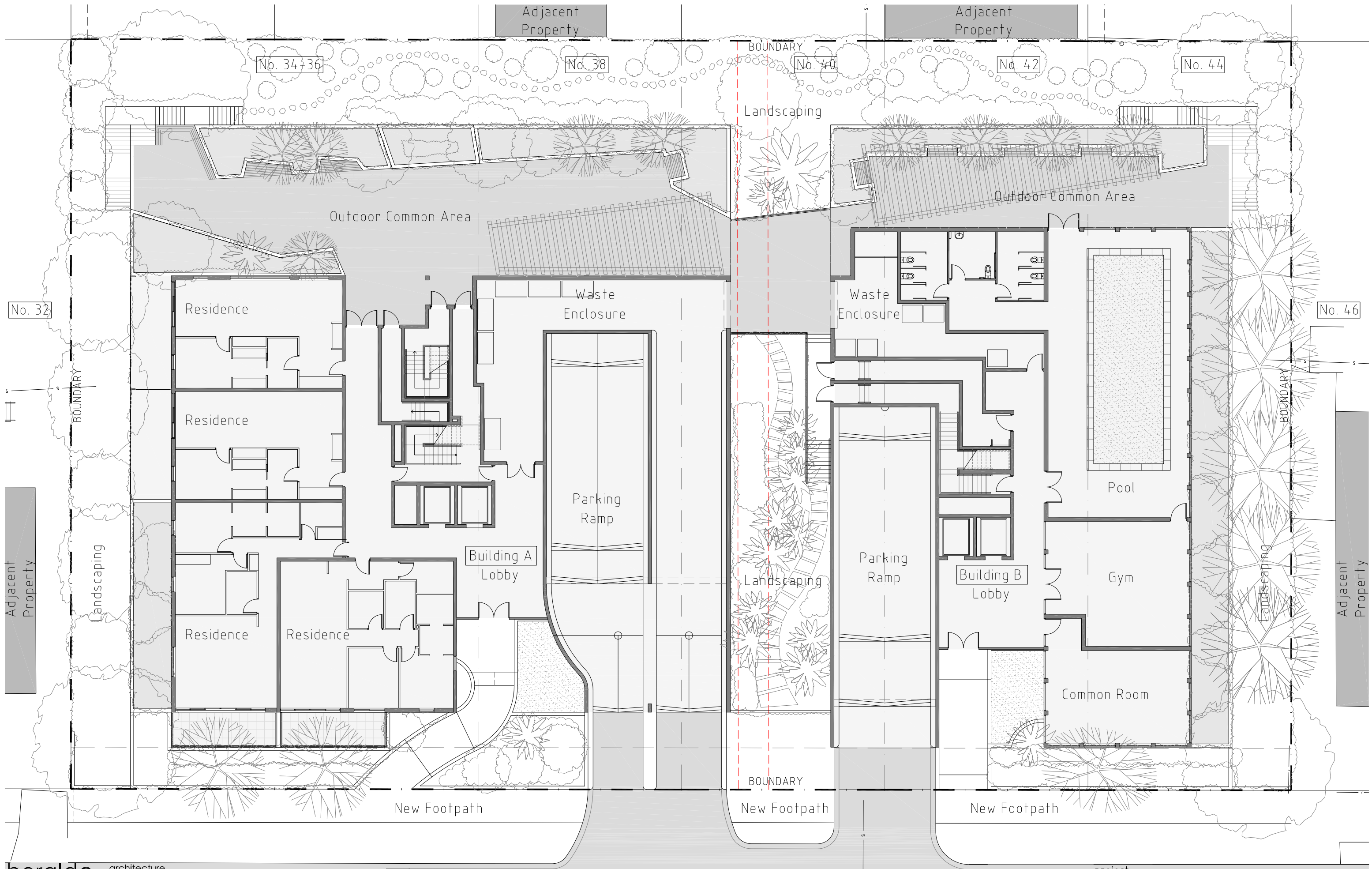




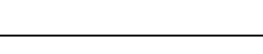
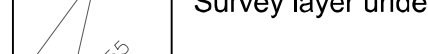
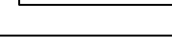
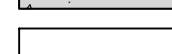
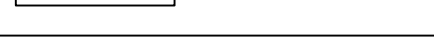
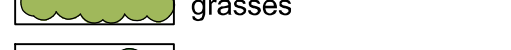
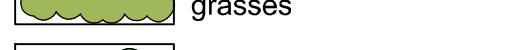
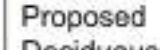








Existing trees

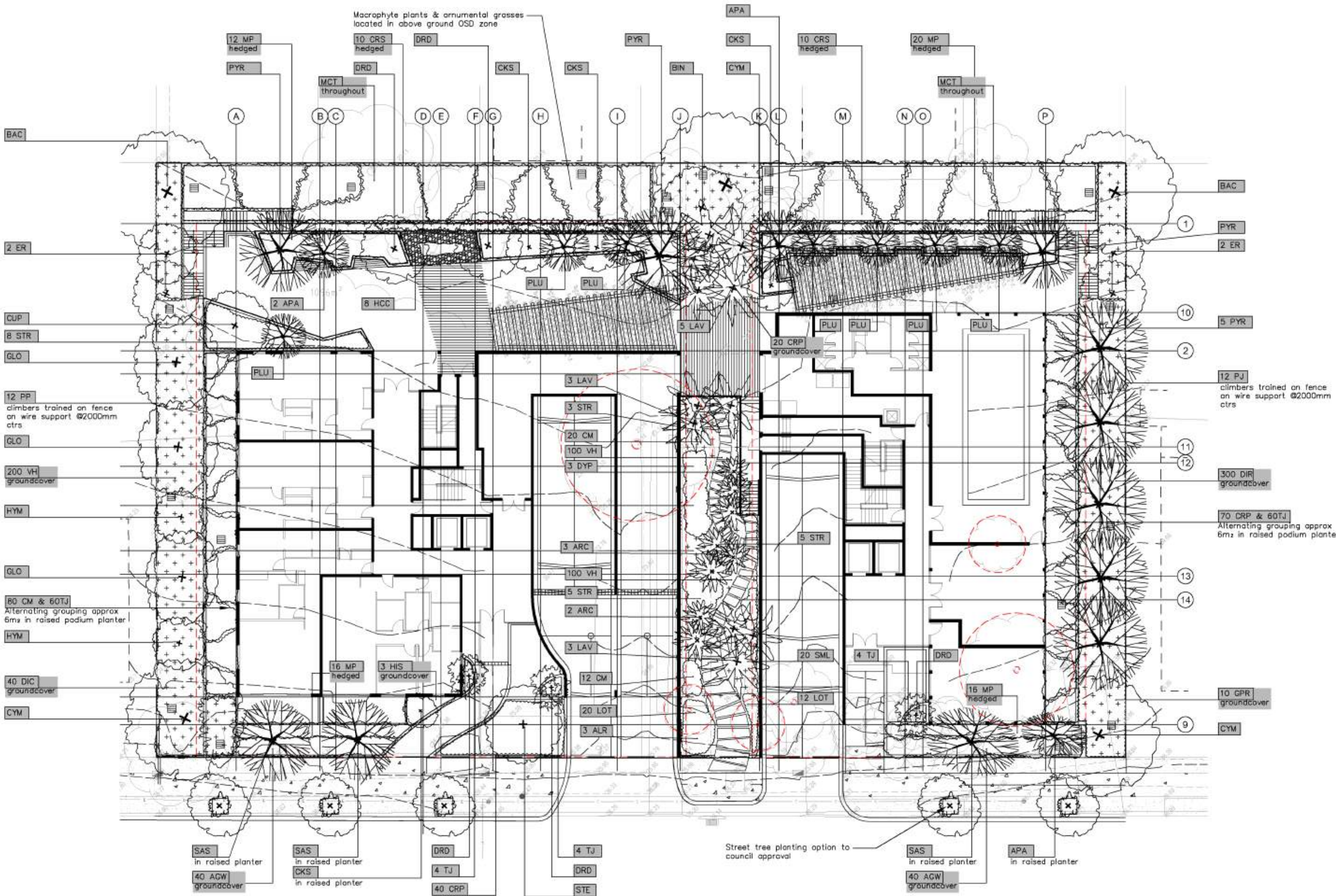


Sheet 1: Landscape site plan
Sheet 2: Planting plan
Sheet 3: Landscape calculations

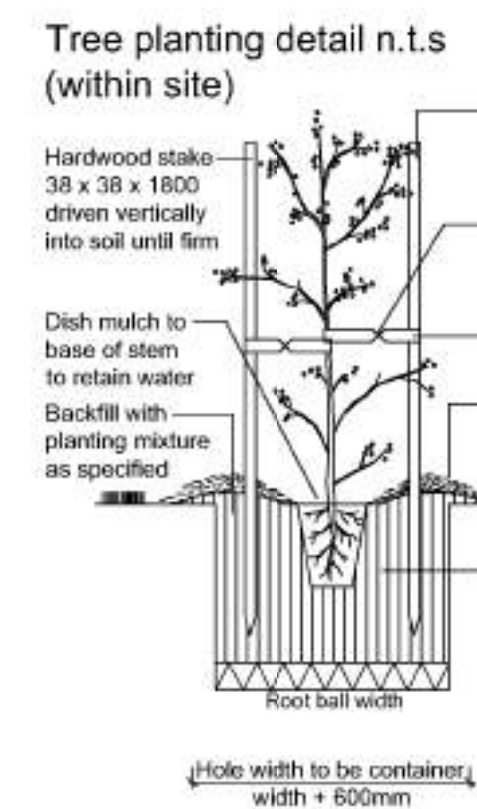


R Dwg: Landscape Site Plan

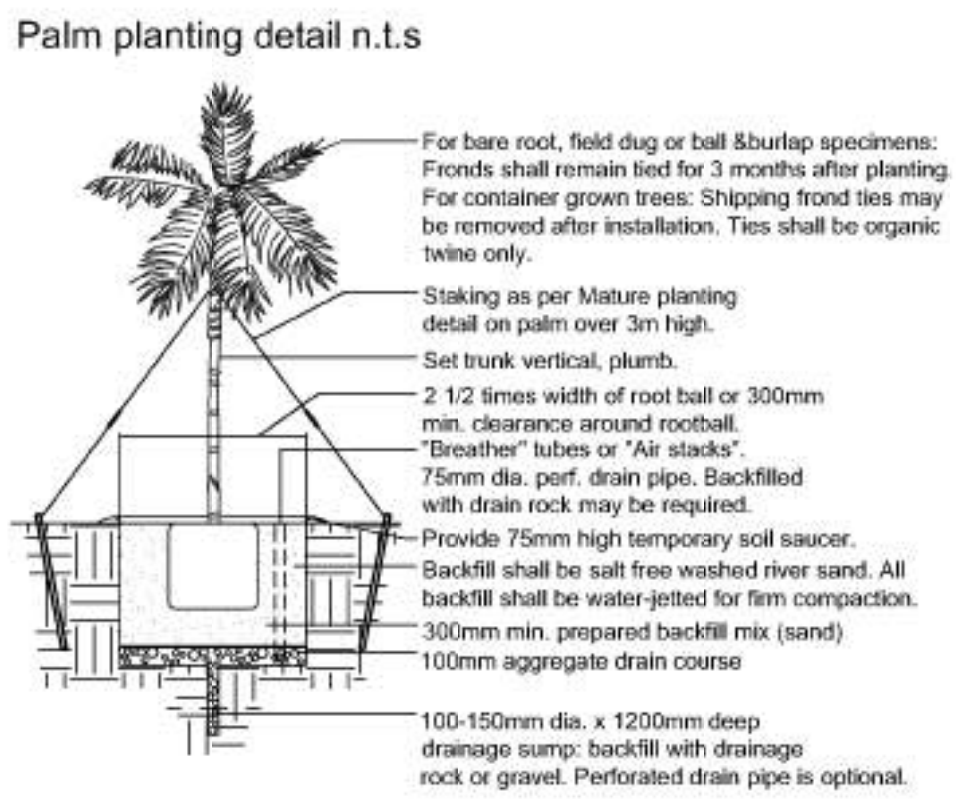
Landscape planting plan 1:200 @ A1



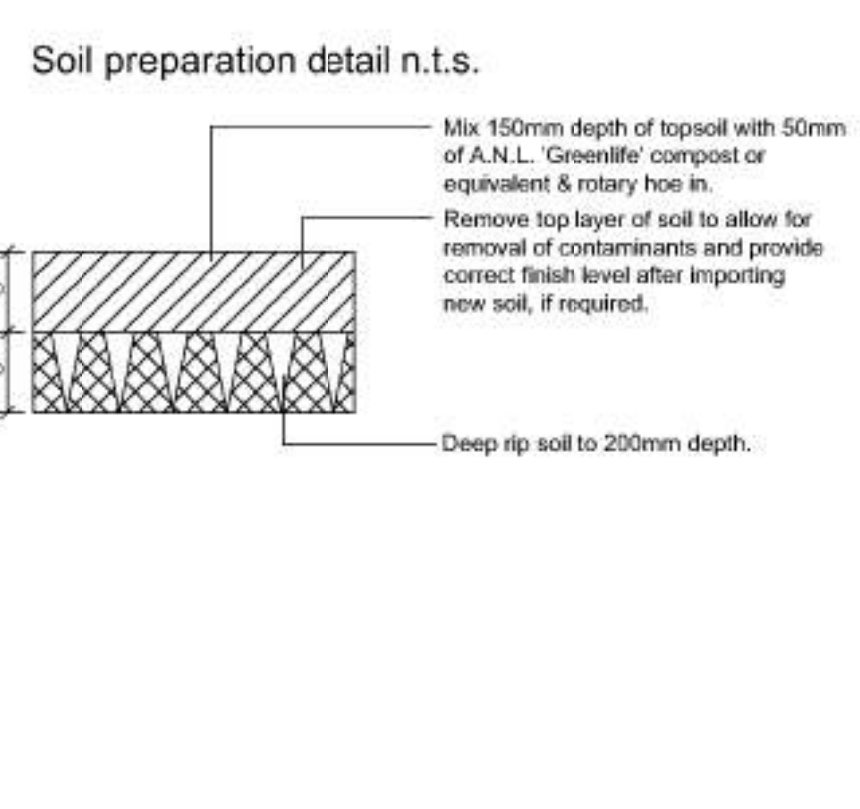
Detail 1.



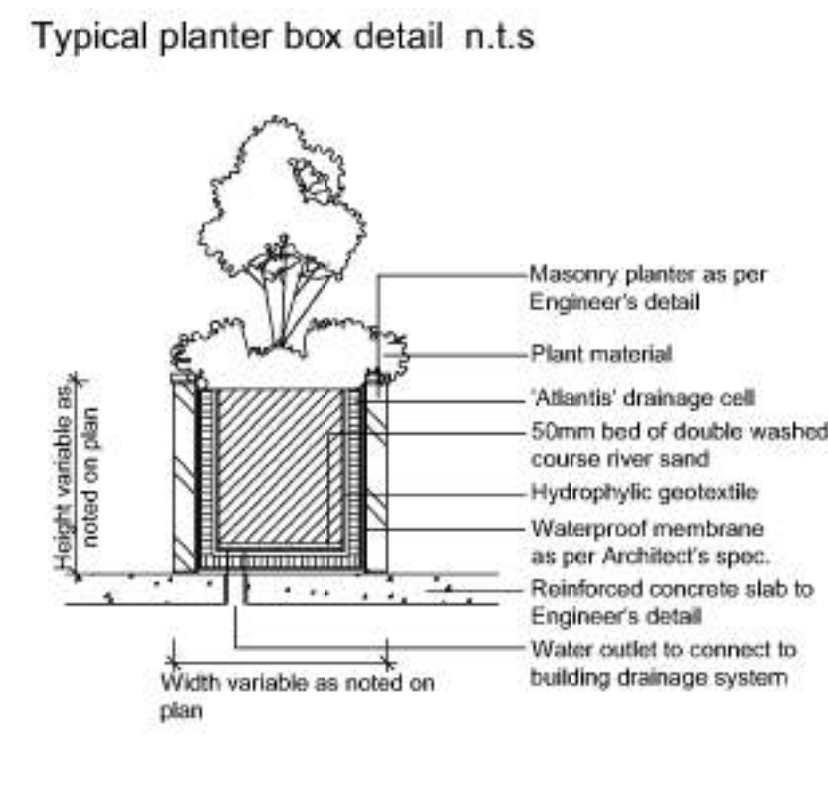
Detail 2.



Detail 3.



Detail 4.



General construction notes

- 1. Site preparation**
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools.
- 2. Soil preparation**
All proposed planting areas to be ripped (by hand in tree protection zones) to 200mm and clay soils to be treated with clay breaker. Harvested existing top soil from site and store on site and mix with 25% A.N.L. Greenlife compost or approved equivalent. Apply at least 200mm soil depth to planting areas. All additional soil to be 150mm depth of good quality planting mix to be imported and combined with 50mm A.N.L. Greenlife compost or approved equivalent. To be worked in with rotary hoe or by hand in tree protection zones. In general all care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.
- 3. New plantings**
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix.
- 4. Planter boxes & waterproofing**
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for planter box drainage & construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure minimum 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architect's drawing. All planting containers or over slab planting to have the following:
 - Water proofing as specified by Architects. To extend along base and up to top of soil level of containers
 - 'Atlantis' drainage cell at base to be connected to drainage system of development (see typical detail sheet 2)
 - A.N.L. planter box soil mix or equivalent to be installed in all containers and over slab planting situation
 - Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes
 - All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour. Irrigation supply lines to be installed by building contractor prior to waterproofing and internal planter box finishes
- 5. Mulching**
All planting areas to be mulched with a minimum 100mm thick cover of woodchip mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of vegetative reproductive parts of all weed species
- 6. Fertiliser**
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.
Mass planted areas: allow one slow release Agriform pellet per 5-25 litre plant. All fertilisers to be applied in accordance with the manufacturers instructions.
Turfed areas: Supply and install Agriform slow release fertiliser or approved equivalent lawn start fertiliser applied at the rate recommended by the manufacturer
- 7. Staking**
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support and to finish a minimum of 800-1000mm above finished levels
- 8. Engineering**
All structural and hydraulic details whatsoever to Engineer's details.
- 9. Maintenance**
The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

Planting schedule

Symbol	Botanical Name	Common Name	Cont. Size	Staking	Mature height
Canopy trees					
APA	Acer palmatum	Japanese Maple	75Lt	3x50x50x1800	5-6.0M
BAC	Backhousia citriodora	Lemon Scented Myrtle	75Lt	3x50x50x1800	12-15.0M
BIN	Banksia integrifolia	Coast Banksia	75Lt	3x50x50x1800	12-15.0M
CYM	Corymbia maculata	Spotted Gum	100Lt	3x50x50x1800	20-30.0M
ER	Elaeocarpus reticulatus	Blueberry Ash	45Lt	3x50x50x1800	5-7.0M
GLO	Glochidion fedianoides	Cheese Tree	75Lt	3x50x50x1800	7-10.0M
HYM	Hymenosporum flavum	Native Frangipani	75Lt	3x50x50x1800	8-10.0M
PLU	Plumeria acutifolia	Frangipani	100Lt	nil	3-4.0M
PYR	Pyrus ussuriensis	Manchurian Pear	75Lt	3x50x50x1800	12-15.0M
SAS	Sapium sebiferum	Chinese Tallowwood	75Lt	3x50x50x1800	10-13.0M
STE	Stenocarpus acerifolius	QLD Firewheel	200Lt	3x50x50x1800	12-15.0M
SYF	Waterhousea floribunda	Weeping Lilly Pilly	75Lt	3x50x50x1800	6-8.0M
Shrubs / standards					
CKS	Callistemon 'King's Park Special'	King's Park Special	300mm	nil	2-3.0M
CRA	Callistemon Red Alert	Bottlebrush	300mm	nil	2-3.0M
MP	Murrays paniculata	Orange Jessamine	300mm	nil	2-3.0M
XJ	Xylosma japonicum	Glossy Xylosma	300mm	nil	3-4.0M
Palms / succulents / ornamental bamboo					
ALR	Alcantarea 'Rubr'	Giant Bromeliad	300mm	nil	1.0M
ARC	Archolophoenix cunninghamiana	Bangalow Palm	75Lt	wire guys	8-10.0M
DRD	Draecena draco	Dragon Tree	45Lt	wire guys	3-4.0M
DYP	Dyopsis lutescens	Golden Cane Palm	45Lt	nil	4-6M
LAV	Livistona australis	Cabbage Palm	200Lt	wire guys	12-15.0M
STR	Streitzia reginea	Bird of Paradise	250mm	nil	1-1.2M
Groundcovers/Climbers					
DIR	Dichondra repens	Kidney Weed	tubes	nil	0.1M
GPR	Grevillea 'pooring' 'Royal Mantle'	Grevillea groundcover	200mm	nil	0.2M
HCC	Hedera canariensis	Canary Island Ivy	200mm	nil	0.3M
HS	Hibbertia scandens	Guinea Flower	200mm	wire supports	3.0M
PU	Pandorea jasminoides	Bower Plant	200mm	wire supports	2.5M
PP	Pandorea pandorana	Wonga Wonga Vine	200mm	wire supports	4.0M
SML	Spathiphyllum 'Ala Moana'	Peace Lily	200mm	nil	0.6M
TJ	Trachelospermum jasminoides	Star Jasmine	200mm	wire supports	0.3M
VH	Viola hederacea	Native Violets	Tubes	nil	0.1M
Ornamental grasses/strappy leaved plants					
CRP	Crinum paniculatum	Swamp Lily	200mm	nil	0.7M
DIC	Daniella caerulea	Blue Flax Lily	100mm	nil	0.4M
LIM	Liriope Evergreen Giant	Turf Lily	150mm	nil	0.4M
LOT	Lomandra 'Tanika'	Dwarf Mat Rush	150mm	nil	0.4M
Macrophyte plants for above ground detention areas to include the following					
MCT	Carex appressa	Sedge Grass	150mm	nil	0.6-0.8M
MCT	Finicia (Isolopis) nodosa	Knobby Club Rush	150mm	nil	0.6M
MCT	Juncus ustulatus	Common Rush	150mm	nil	0.8-1.0M

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project.



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Project: New dwelling
34-44 Hill St,
Gosford, NSW

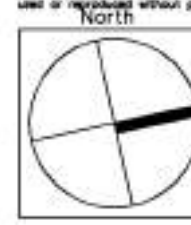
Date: 18.03.16
Job Ref: 15/1622
Issue: B
Scale: 1:200 @ A1
Sheet No: 2 of 3

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Landscape Architect.

Dwg: Landscape Planting Plan

PAUL SCRIVENER
LANDSCAPE
ARCHITECT

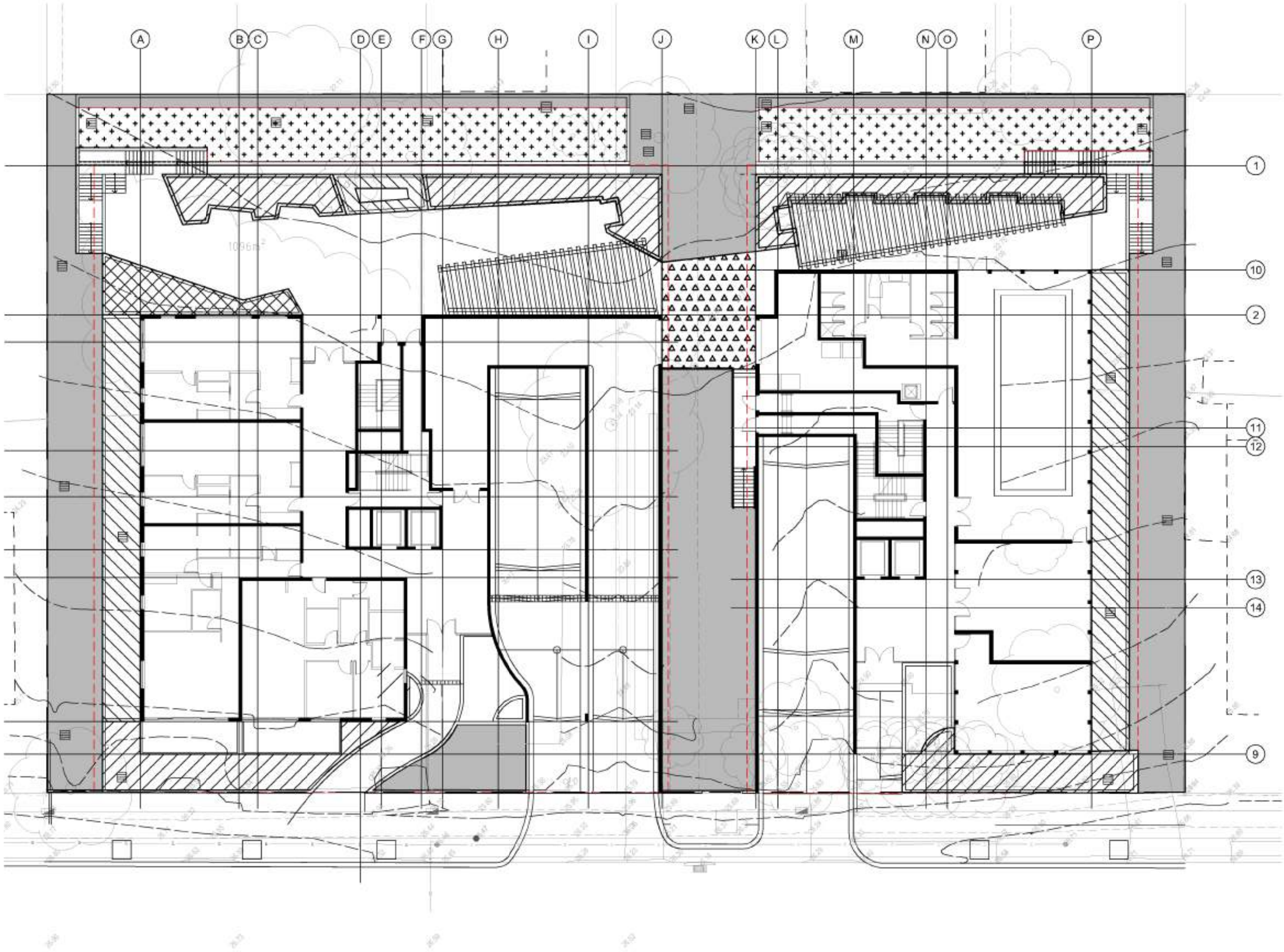
North





Legend

	Site area	3248.7 m²	
	Deep soil area	586.0 m²	18.0%
	Minimum 1000mm deep planter over basement slab	203.3 m²	6.2%
	Minimum 700mm deep planter over basement slab	34.4 m²	1.0%
	Minimum 500mm deep planter over basement slab	150.4 m²	4.6%
	Deep soil continuation under suspended deck	43.2 m²	1.3%
	300mm soil depth over OSD tank slab	211.0 m²	6.5%

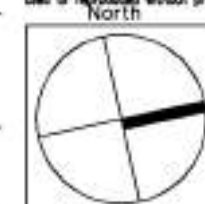


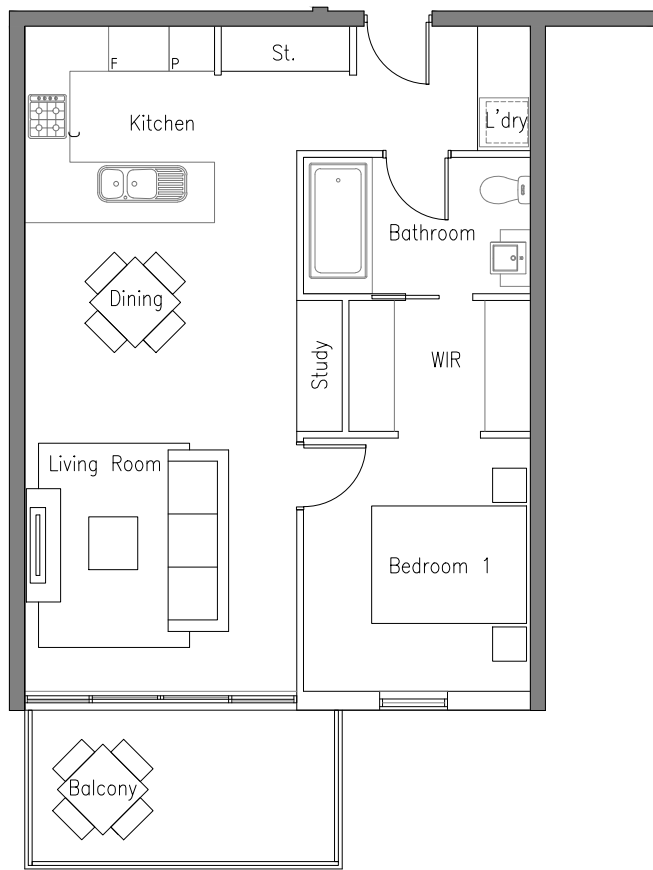
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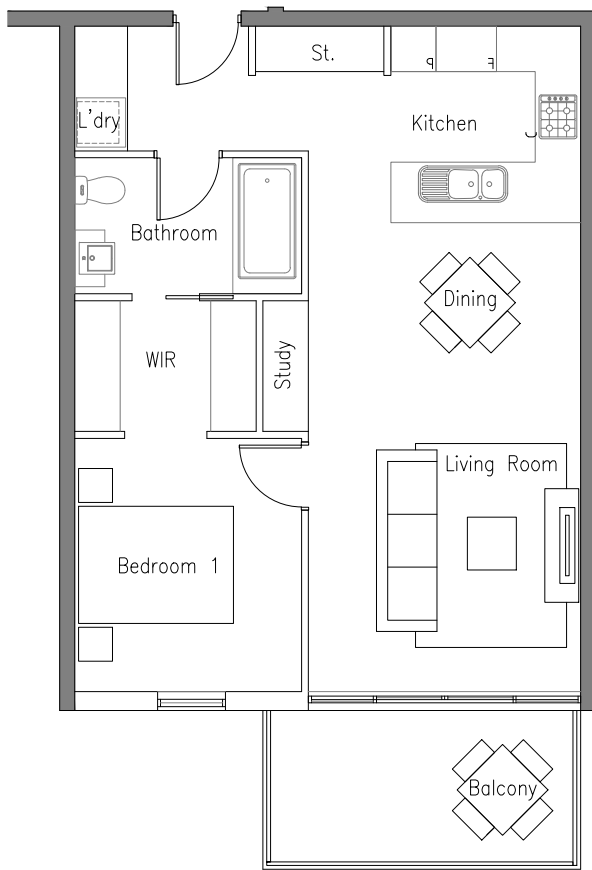
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Job Ref: 15/1622	Sheet No: 2 of 3
Issue: B	
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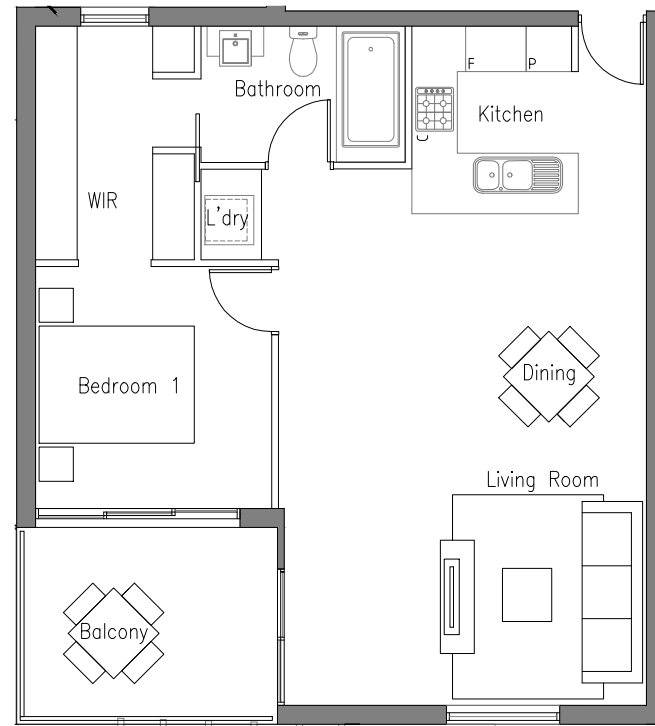




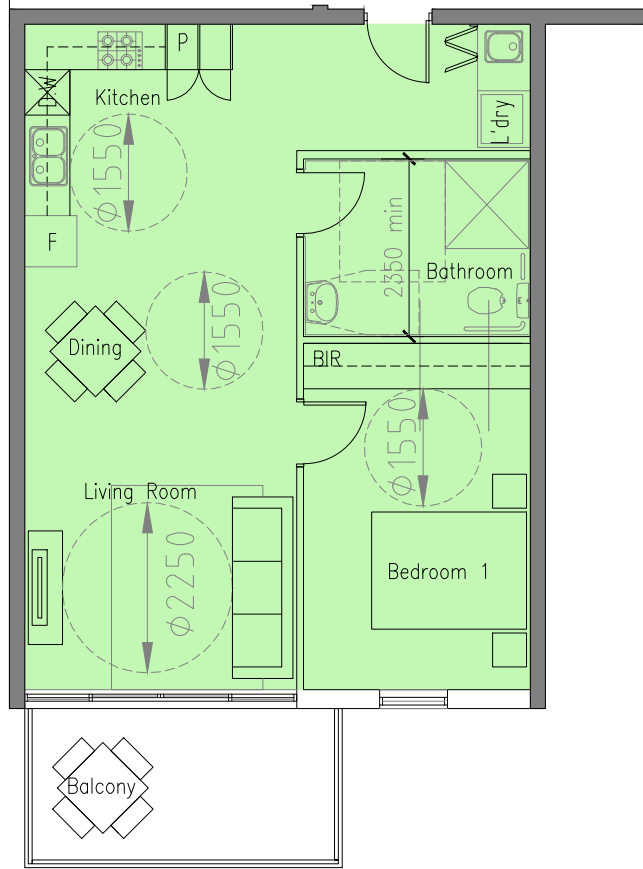
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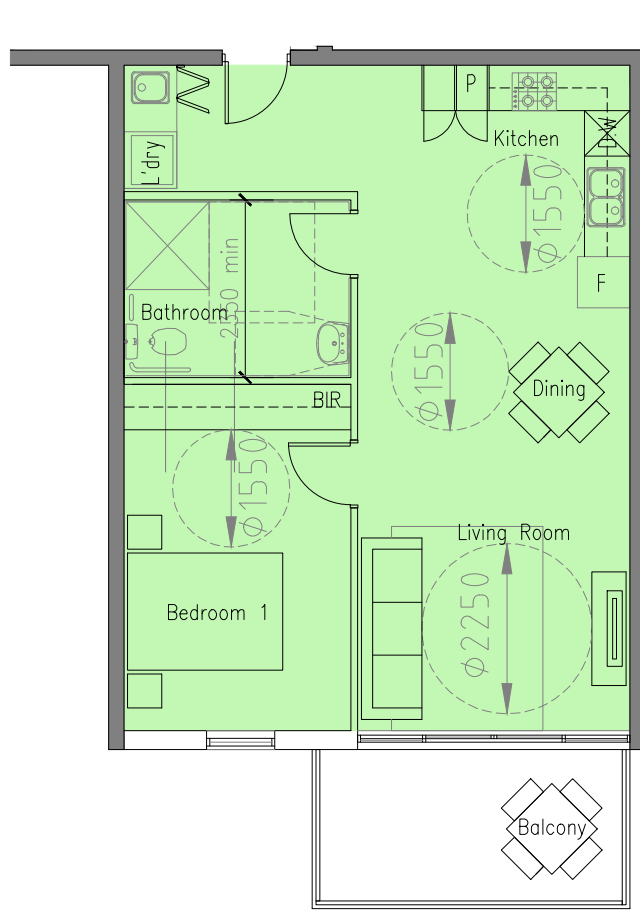
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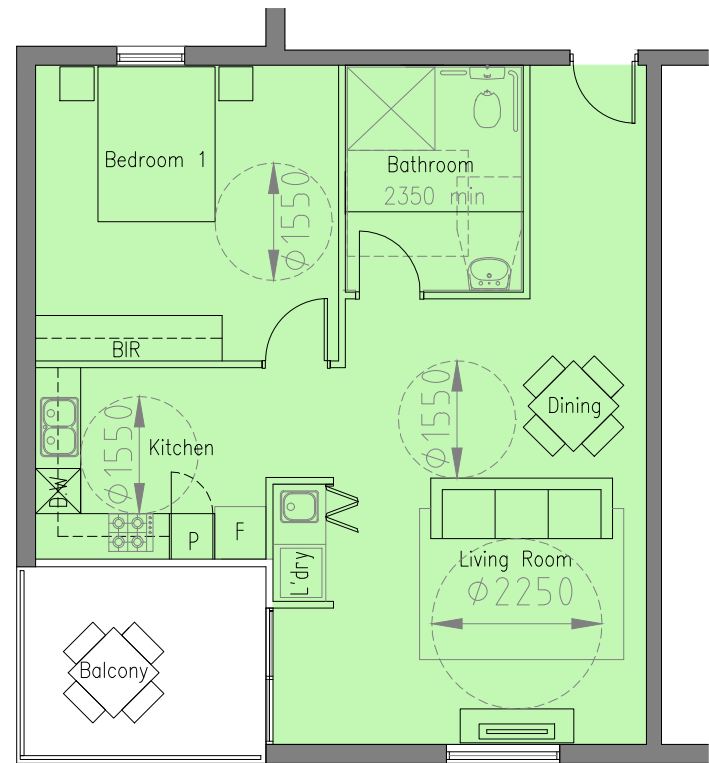
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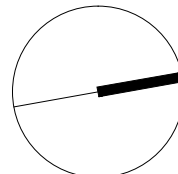
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- 150



4 1 BED POST ADAPTATION- TYPE 2
- 150



6 1 BED POST ADAPTATION- TYPE 3
- 150



1 ADAPTABLE UNITS TABLES
1:200

ADAPTABLE		
Level	Building A	Building B
Ground	0	0
L1	2	0
L2	3	0
L3	3	0
L4	2	1
L5	2	1
L6	0	1
L7	0	1
LB	0	
Total	16	

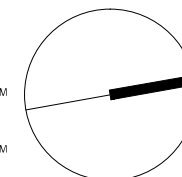
3 LEVEL 2 - ADAPTABLE UNITS
1:200



2 LEVEL 1 - ADAPTABLE UNITS
1:200



4 LEVEL 3 - ADAPTABLE UNITS
1:200



1 LEVEL 4 - ADAPTABLE UNITS
- 1:200



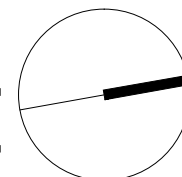
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2 LEVEL 5 - ADAPTABLE UNITS
- 1:200



4 LEVEL 7 - ADAPTABLE UNITS
- 1:200



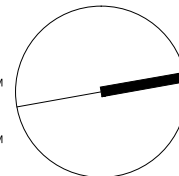
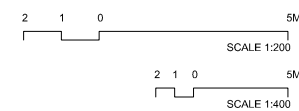
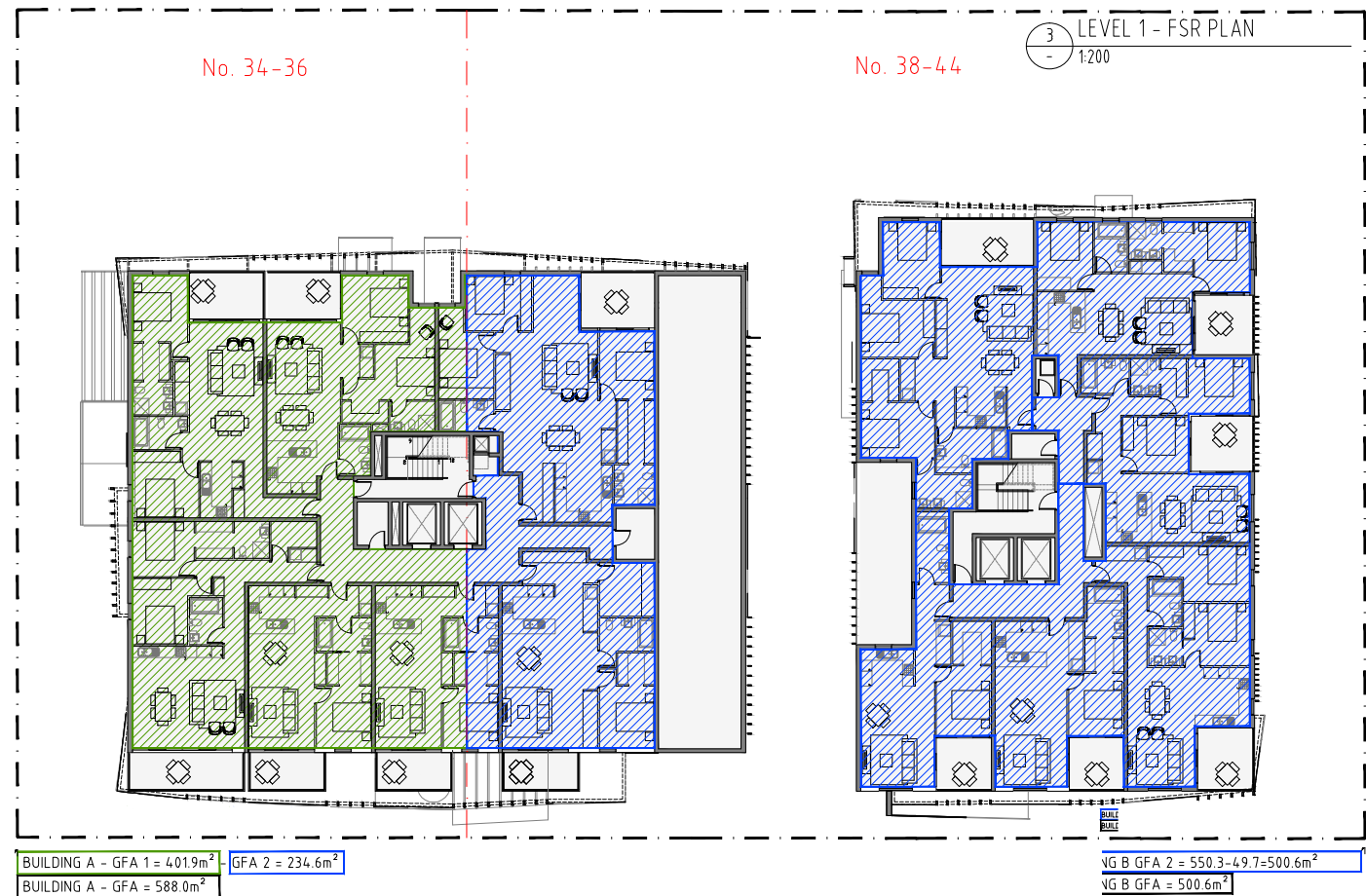
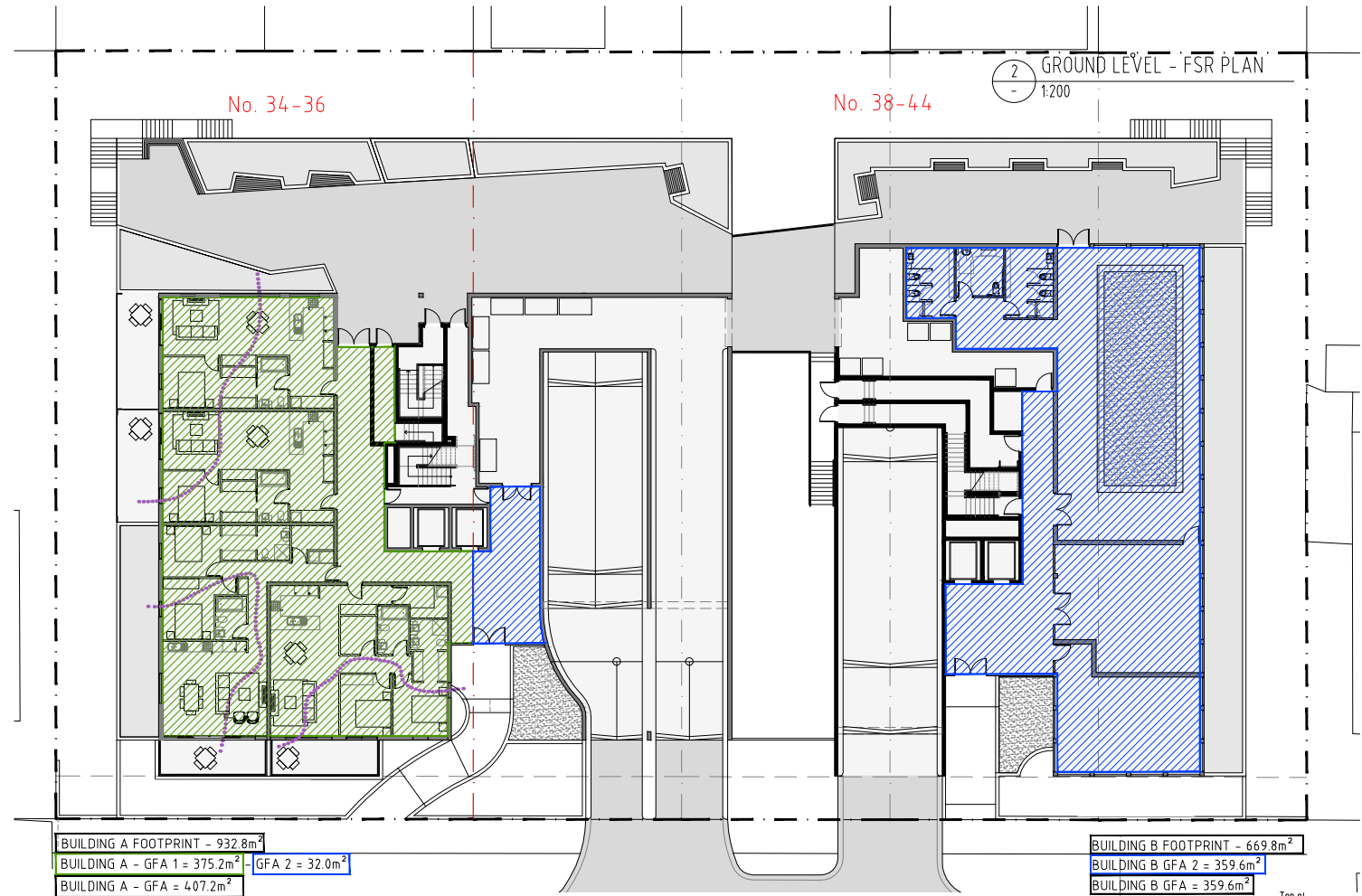
FLOOR SPACE RATIO KEY	
	GFA 34
	GFA 36-44

FSR CALCULATION TABLES

1:1200

BUILDING FSR SUMMARY			
Building A		Building B	
Level	GFA [m²]	Level	GFA [m²]
Ground	407.20	Ground	359.60
L1	586.00	L1	500.60
L2	757.00	L2	500.60
L3	757.00	L3	500.60
L4	662.70	L4	345.90
L5	662.70	L5	345.90
L6	662.70	L6	345.90
L7	662.70	L7	345.90
L8	630.00	L8	-
Sub-Total	5370.00		3245.00
Footprint A	932.8	Footprint B	669.8
Total GFA	9115.00 m²		
Site Area	3284.00 m²		
FSR Ratio	2.78		

LOT FSR SUMMARY			
No 36	GFA1 [m²]	No 38-44	GFA2 [m²]
Ground	375.10	Ground	391.60
L1	401.90	L1	735.20
L2	402.30	L2	855.30
L3	402.30	L3	855.30
L4	332.00	L4	641.30
L5	332.00	L5	641.30
L6	332.00	L6	641.30
L7	332.00	L7	646.60
L8	291.40	L8	348.60
Sub-Total	3191.00	Sub-Total	5806.50
Site Area	1051.00	Site Area	2185.00
Total GFA	8997.50 m²		
FSR Ratio	2.91		2.65



project				amendments	
34-44 HILL ST, GOSFORD APARTMENTS					
drawing				DA SUBMISSION	
GROUND-L1 FSR PLANS					
project ref	date	drawn	MM	date	notes
15128	14/3/16	checked	MB		
scale	dwg. no.	rev.			
1:200@A1, 1:400@A3	DA600	-			

Contractor shall verify all levels and dimensions on site prior to commencing any work or shop drawings. Figure dimensions to be used - do not scale.

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