

SECTION 96			
H	REVISED ARCHITECTURALS	BL	LB
G	AMEND TO REVISED ARCHITECTURALS	BL	LB
F	INCLUDE OVERLAND FLOW + LEVELS	BL	LB
E	AMEND BUILDING LEVELS	BL	LB
D	ISSUE FOR DA	BL	LB
C	INCREASE LAWN AREA	BL	LB
B	DRAFT DA FOR REVIEW	DG	BL
A			
Issue	Description	Drawn	Check
			Date

LEGEND			
	Proposed large trees. Refer schedules		Paver type 3 on slab. Refer detail 10 / L_400
	Proposed medium trees. Refer schedules		Drainage pit-refer engineers
	Proposed shrubs. Refer schedules		Turf on slab. Refer detail 06 / L_400
	Proposed grasses. Refer schedules		Wall type 1. Refer detail 03 / L_401 & schedules
	Proposed ground covers. Refer schedules		Wall type 2. Refer detail 04 / L_401 & schedules
	Paver type 1 on slab. Refer detail 08 / L_400		Aluminium batten fence. Refer schedules
	Steel edge. Refer detail 07 / L_400		Trellis wiring. Refer detail 03 / L_402
	Bench seat. Refer detail 01 / L_402 & schedules		Outdoor kitchen sink/tap. Refer detail 04-06 / L_402 & schedules
	Timber table. Refer detail 02 / L_402 & schedules		Outdoor kitchen bench. Refer detail 04-06 / L_402 & schedules
	Proposed spot levels		Existing site boundary
	Proposed top of wall heights		Amended site boundary

Key Plan:

Scale: 1:100 @ A1

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Client:
**L & C FOUNDATION
PTY LTD**

Project:
**94-98 GEORGE ST
HORNSBY
NSW 2077**

Drawing Name:
**LANDSCAPE WORKS
BASEMENT LEVEL**

SECTION 96

Scale: 1:100 @ A1

Job Number: **FG 17 494**

Drawing Number: **001**

Rev: **H**



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Issue	Revision	Description	Drawn	Check	Date
H	SECTION 96	BL	LB	07.07.17	
G	REVISED ARCHITECTURALS	BL	LB	30.10.15	
F	AMEND BOOSTER	BL	LB	20.8.15	
E	INCLUDE OVERLAND FLOW + LEVELS	BL	LB	20.5.15	
D	AMEND BUILDING LEVELS	BL	LB	19.12.14	
C	ISSUE FOR DA	BL	LB	15.12.14	
B	ISSUE FOR DA	BL	LB	14.12.14	
A	DRAFT DA FOR REVIEW	DG	BL	20.11.14	

LEGEND

Proposed trees. Refer schedules.

Proposed shrubs. Refer schedules.

Proposed grasses. Refer schedules.

Paver type 1 on slab. Granite or sim.

Wall type 1. Off-form concrete.

Bench seating.

Off form concrete steps.

Tactile indicators. Refer architectural.

Mains water feed irrigation. Refer specification.

Proposed top of wall heights.

Proposed spot levels.

Site boundary.

Proposed street trees.

Clay pave header coarse.

Clay pave herringbone @45°. Refer engineers details.

Street light (existing).

Extent of subsurface tree pit.

Existing kerb & gutter alignment. Refer engineers details & notes.

Proposed spot levels.

Water meter.

Site boundary.

Key Plan:

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Client:
**L & C FOUNDATION
PTY LTD**

Project:
**94-98 GEORGE ST
HORNSBY
NSW 2077**

Drawing Name:
**LANDSCAPE WORKS
GROUND FLOOR PLAN**

Section:
SECTION 96

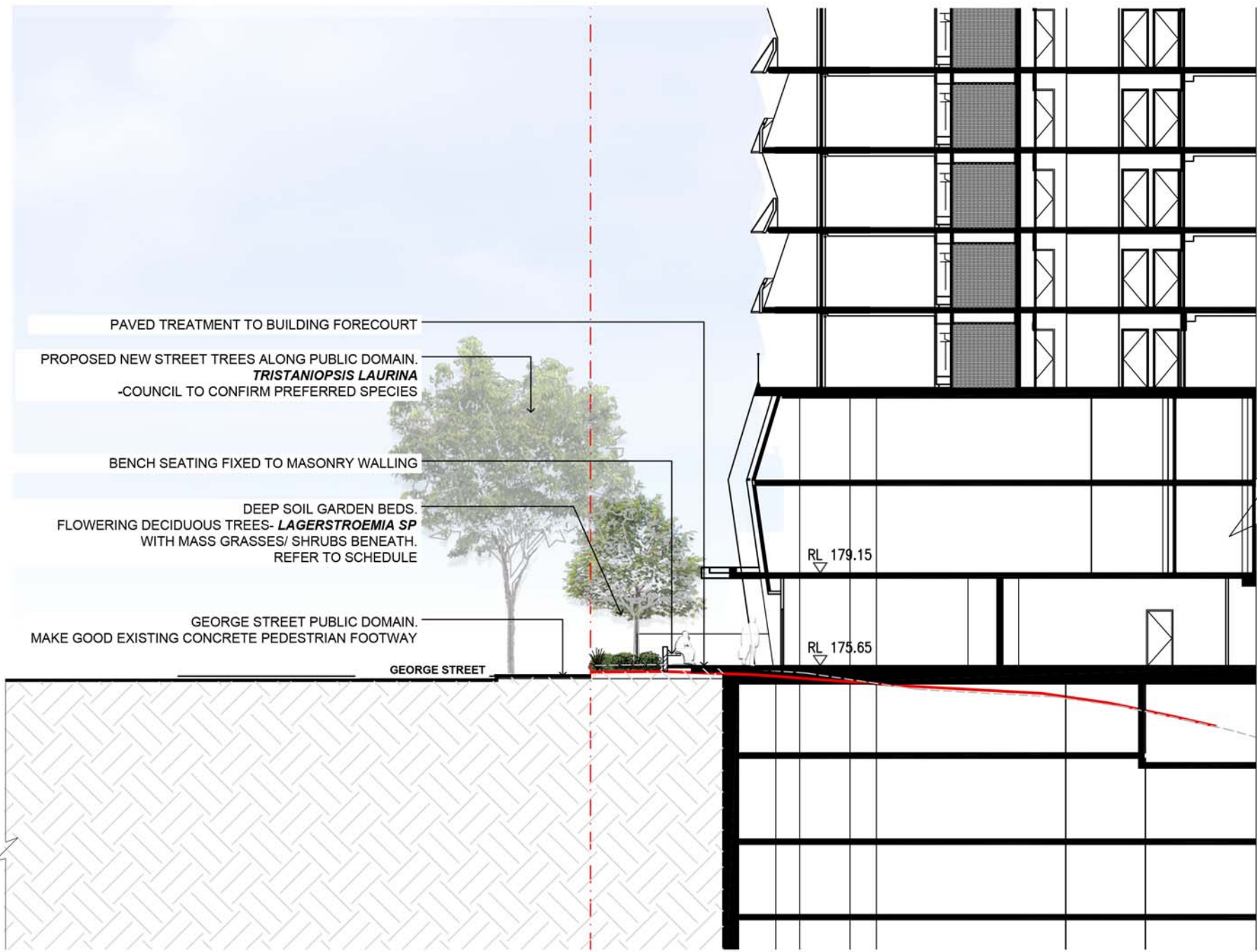
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Job Number: **FG 14 303**

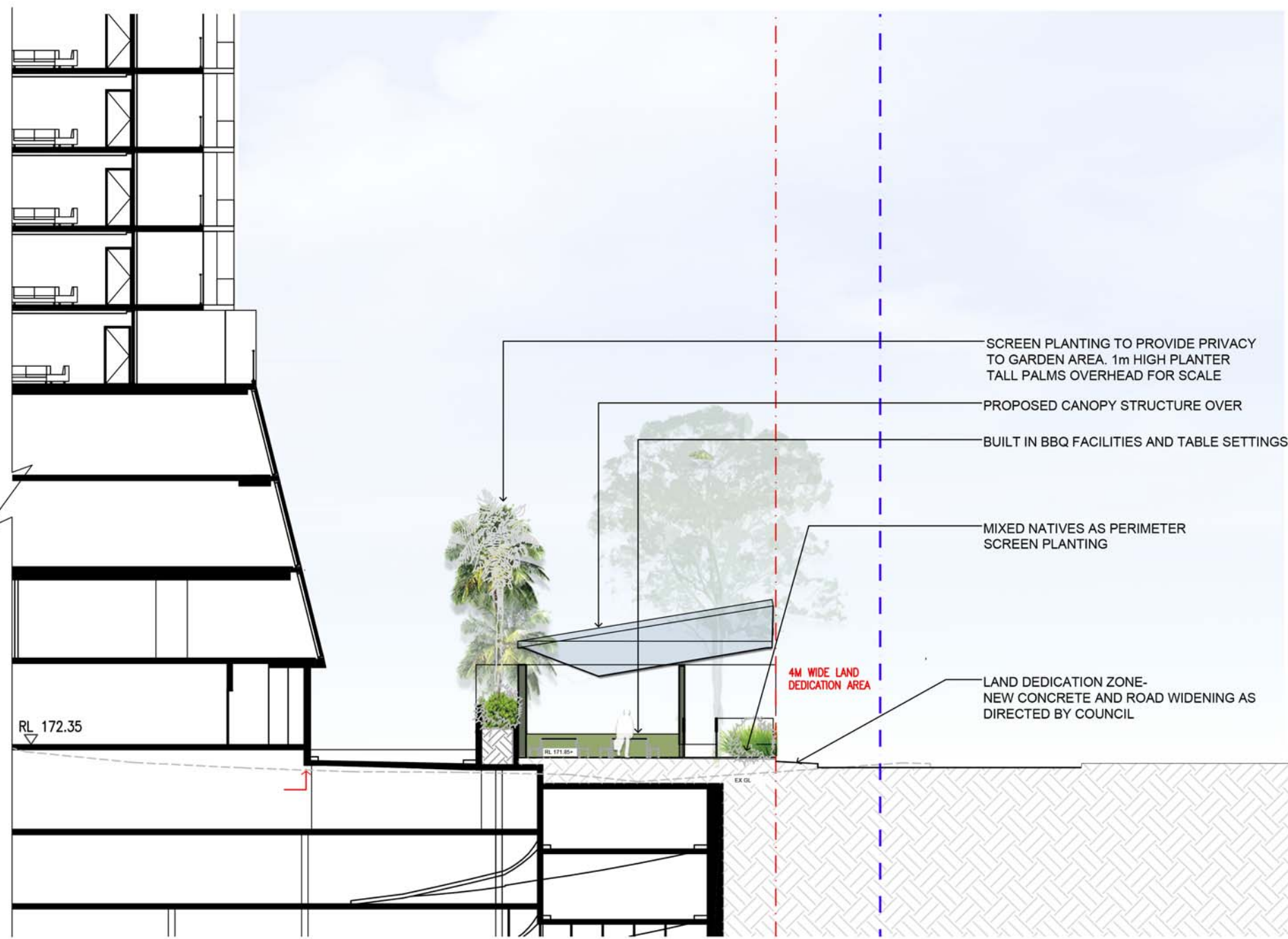
Drawing Number: **002**

Issue: **H**

Sheet 2 of 3



1 SECTION AA
scale 1:200@A1



2 SECTION BB
scale 1:200@A1

LANDSCAPE NOTES

1.0 GENERAL NOTES

All landscape works are to be carried out by qualified Landscape tradespersons with appropriate skill set and accreditation. Any changes required to the proposed works are to be approved by the project Landscape architect

2.0 SOFTSCAPE ELEMENTS

2.1 Soil and Garden Bed preparation

All planterboxes are to contain lightweight and free draining planterbox mix with washed river sand drainage layer. Finished soil levels to be no less than 75mm below top of walls at time of planting. *Peat and Planter Mix By ANL or equivalent. www.antscape.com.au

All plantings on grade are to be a mix of cultivated site soils and imported organic mix. Improve site soils with bulk organic matter, cow manure and pelleted 'Dynamic lifter' during cultivation and before planting.

Horizon A Mix to consist of a mix of existing site topsoils and 'Organic Garden Mix' By ANL or equivalent. www.antscape.com.au

Horizon B Mix to consist of a mix of existing site soils and 'Structural Soil' By ANL or equivalent

Where required over slab, soils to be mounded to achieve necessary soil depths to sustain the specified plantings

2.2 Mulching

All planting areas, unless otherwise specified, to be mulched with ANL (or equivalent) 'Forest Blend' to 50mm deep with catchment dish to be left around base of all plants.

2.2 Turf

Turf areas to have a minimum 100mm layer of 80/20 soil mix as underlay, leveled to falls as required. Turf type to be 'Kings Pride' Buffalo from Active turf supplies

www.activeturf.com.au

2.3 Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions.
- Grown in their final containers for not less than twelve weeks.
- Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
- Containers shall be free from weeds and of appropriate size in relation to their container.

3.0 Tree protection

All existing trees to be removed, or retained and protected, as per Council's direction for the site. Contractor to refer to approvals and Arborist report for tree management and protection details

4.0 Irrigation

Automatic watering system to be selected and installed to extend to all landscaped areas including lawn areas. The Landscape Contractor is to liaise with Council as necessary, to ensure that the irrigation system conforms with all Water Board, Council & Australian standards and regulations. Contractor is to use rainwater tanks wherever possible.

5.0 Garden edging

All planter beds adjacent to lawn areas to have flush, galvanised steel edging-Size: 100 x 4mm nominal section size in complete long lengths. Secure with welded steel pegs and set into concrete haunch

6.0 Planterboxes

All new walls to be core-filled blockwork to approved engineers details. Rendered and painted to match architectural finishes

All planterbox walls to be fully tanked/waterproofed prior to soil works/backfilling.

Apply waterproof membrane to back of reinforced concrete block walls of retaining and planter walls, and concrete slabs in accordance with engineer's details and manufacturer's recommendations.

Prior to filling, planters to be lined with coreflute and drainage cell layer to all walls and floors. Geotextile fabric lining and river sand drainage layer (100mm) to be installed and signed off before filling of planterbox mixes. Refer to detail

7.0 Paving

Paving and stepping pads to be large format granite or similar hard wearing stone. All paving to be sealed prior to installation

8.0 Timber

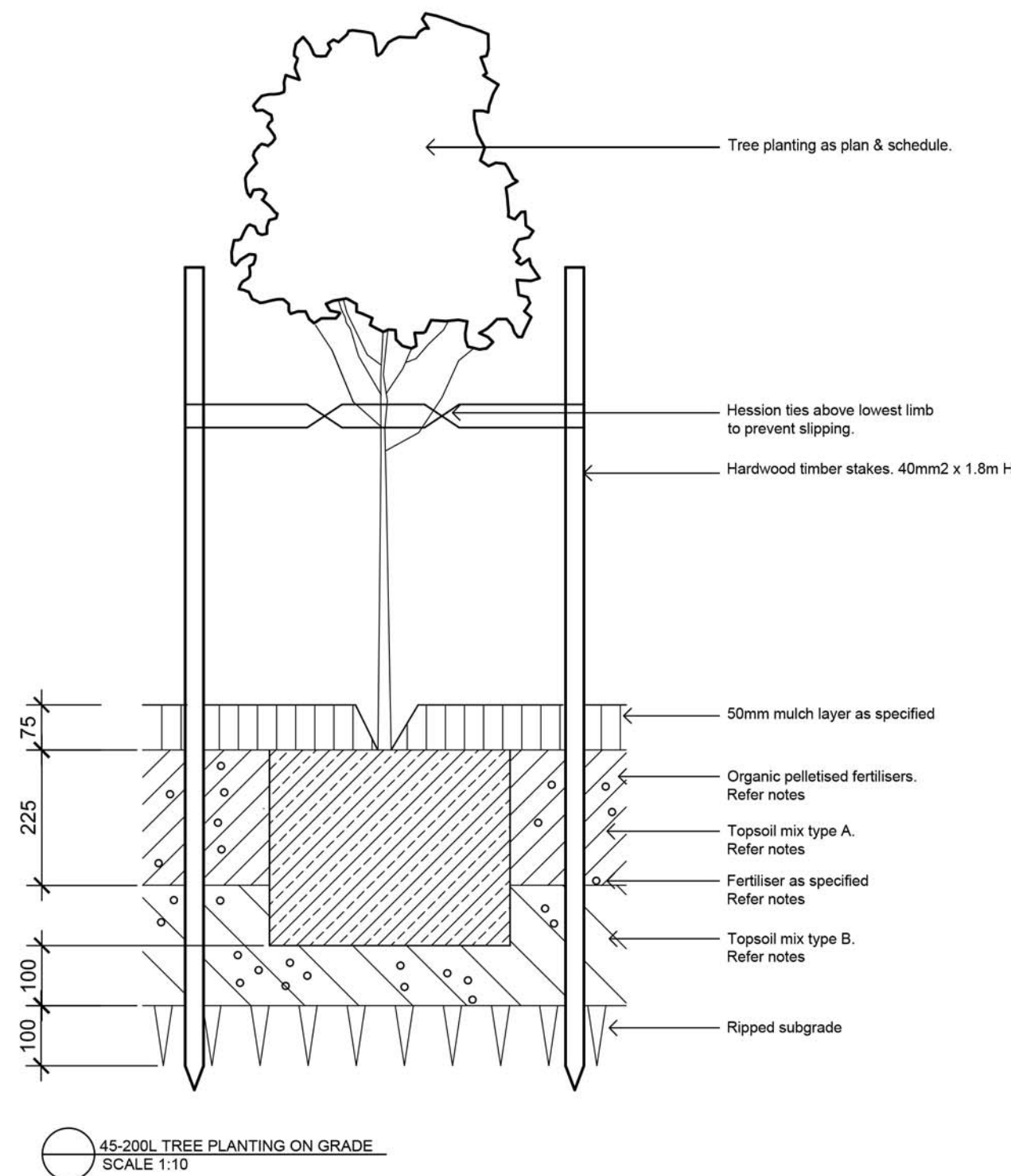
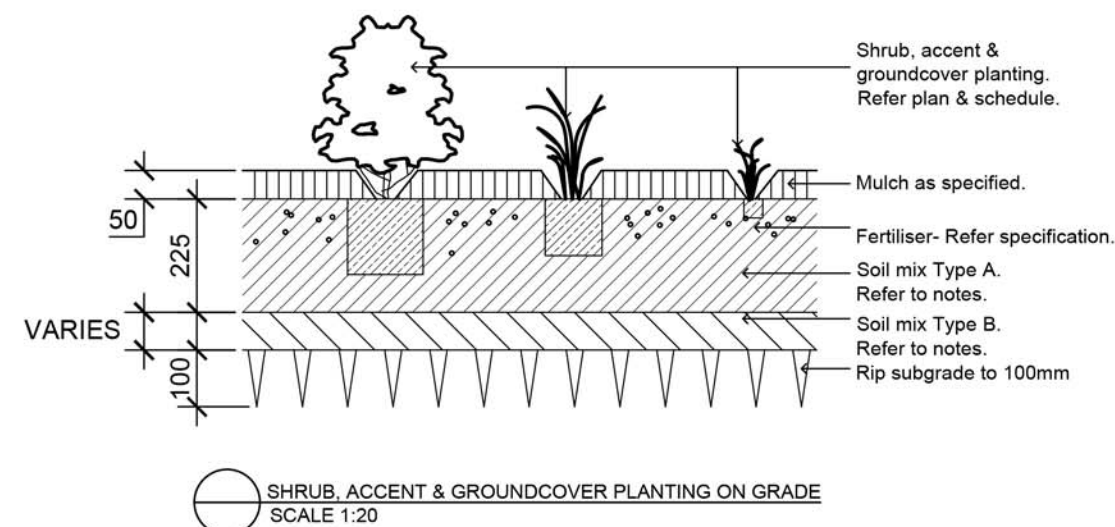
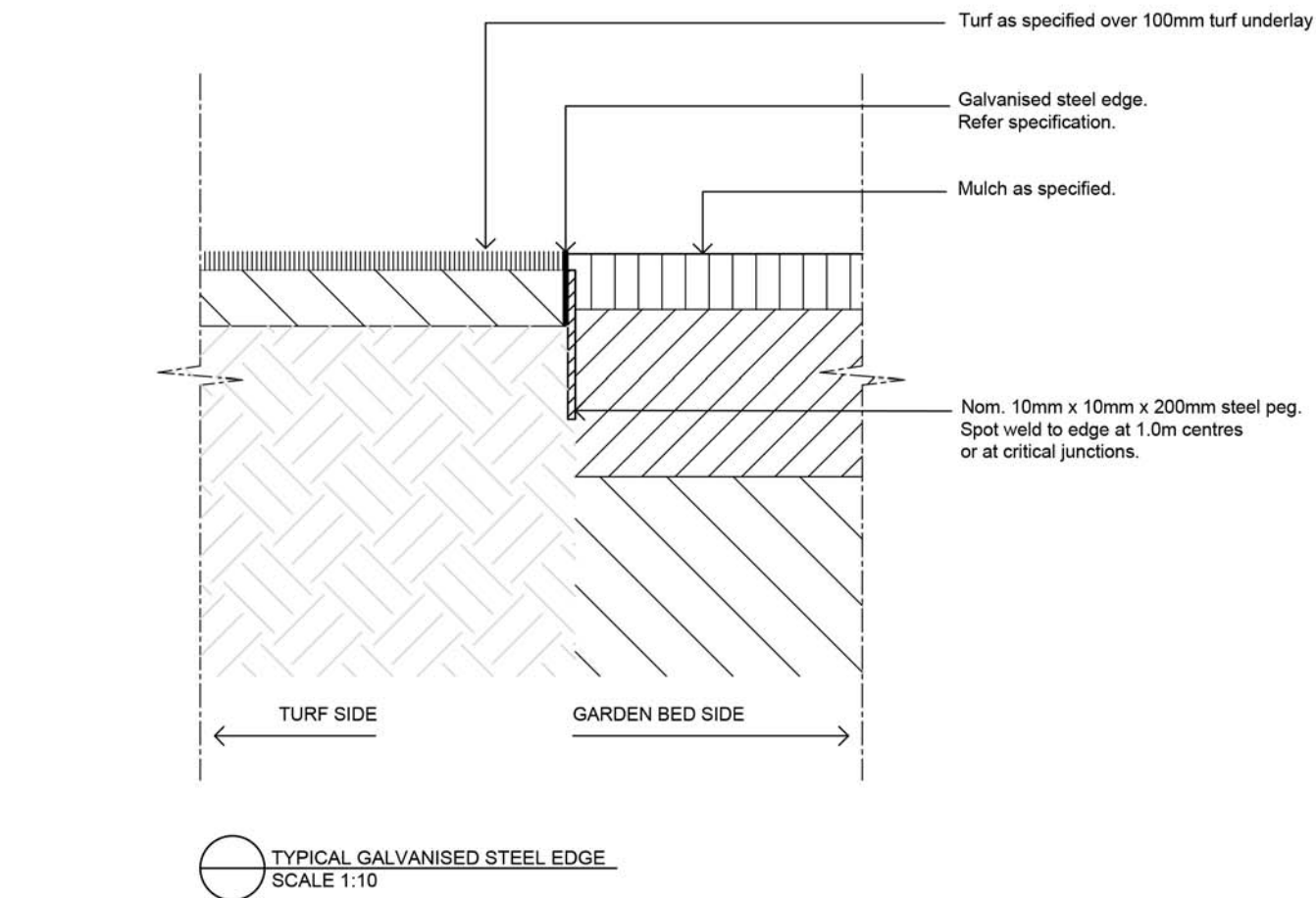
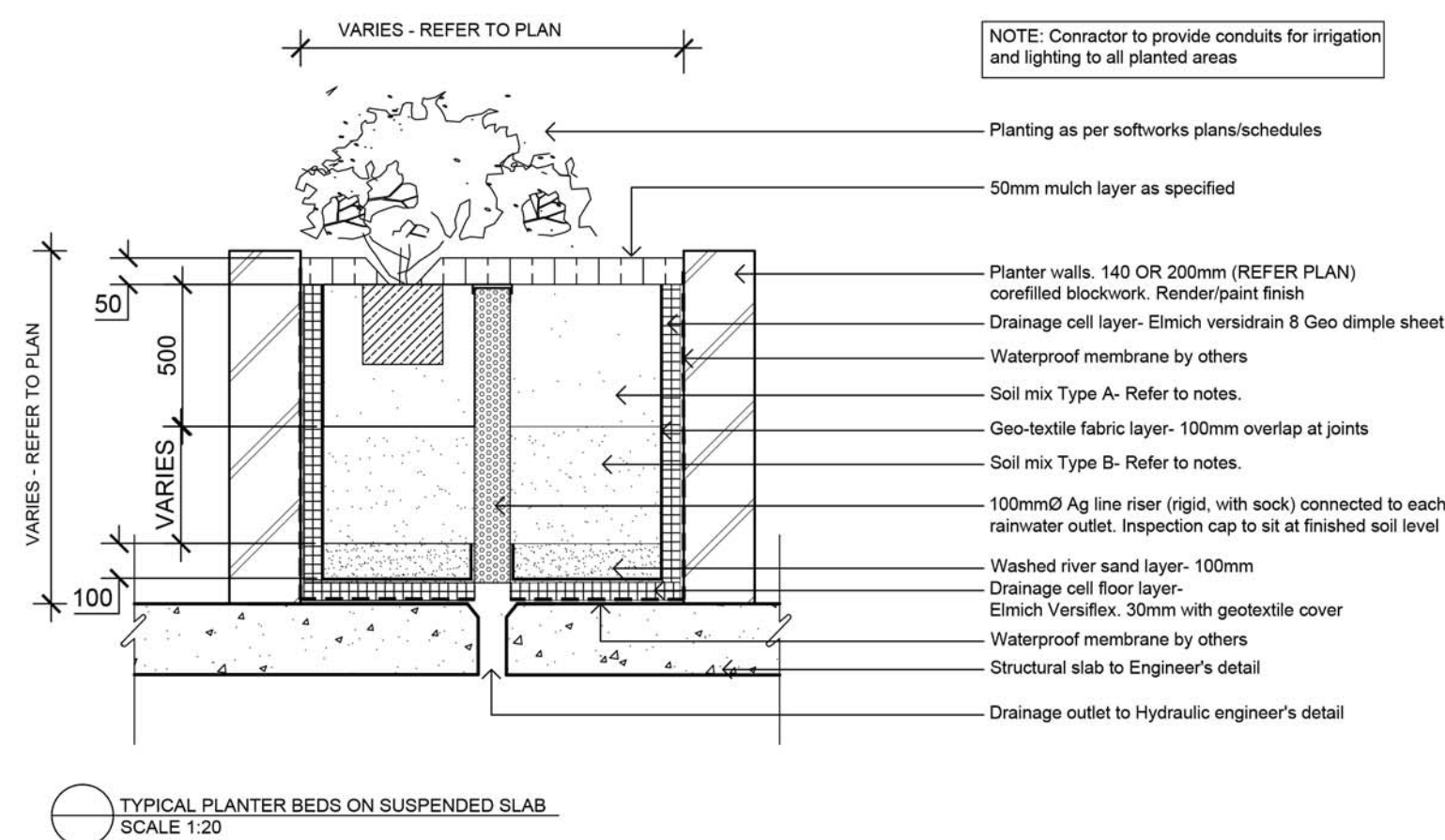
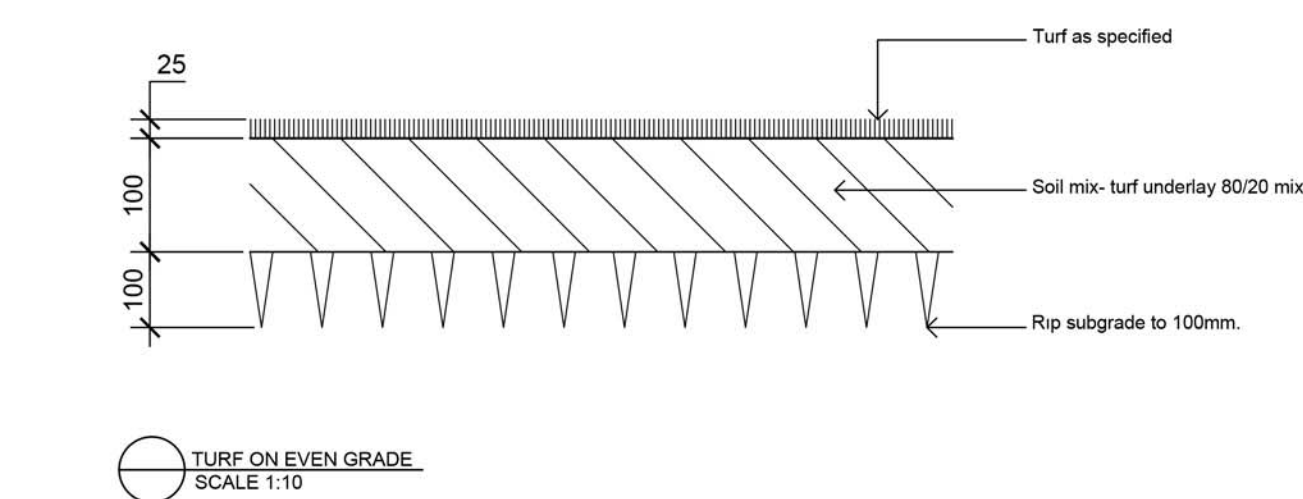
Bench seating, Aluminum or steel framed structure clad with 70 x 19mm spotted gum boards. All timber to be fully seasoned and fit for external use

All cuts to be sealed, final surface coat x 2 of Feast Watson natural decking oil- Clear

PLANT SCHEDULE - BASEMENT LEVEL							
Quantity	ID	Botanic Name	Common Name	Mature Height	Mature Spread	Pot Size	Spacing
TREES							
1	Bi	<i>Banksia integrifolia</i>	Coastal Banksia	8.0m	5.0m	75L	As shown
3	Cg	<i>Ceratopetalum gummiifera</i>	NSW Christmas Bush	6.0m	2.0m	45L	As shown
1	Ce	<i>Corymbia eximia</i>	Yellow Bloodwood	15.0m	10.0m	200L	As shown
4	Gm	<i>Grevillea 'Moonlight'</i>	Moonlight grevillea	4.0m	3.0m	300mm	As shown
5	Hf	<i>Howea forsteriana</i>	Kentia Palm	8.0m	6.0m	75L	As shown
SHRUBS & ACCENTS							
25	Vo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	1.0m	1.0m	200mm	800mm
25	We	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5m	1.0m	200mm	600mm
CLIMBERS AND GROUNDCOVERS							
55	Db	<i>Dianella 'Breeze'</i>	Breeze Flax lily	0.6m	0.6m	140mm	400mm
38	Hs	<i>Hibbertia scandens</i>	Snake Vine	0.2m	Spreading/ climbing	140mm	400mm
33	Hs	<i>Lomandra 'Lime Tuff'</i>	Mat rush	0.6m	0.6m	140mm	500mm

PLANT SCHEDULE - GROUND FLOOR							
Quantity	ID	Botanic Name	Common Name	Mature Height	Mature Spread	Pot Size	Spacing
TREES							
2	Ln	<i>Lagerstroemia indica 'Natchez'</i>	White Flowering Crepe Myrtle	8.0m	5.0m	100L	As shown
3	Tl	<i>Tristanopsis 'Luscious'</i>	Water Gum	8.0m	5.0m	20L	As shown
SHRUBS & ACCENTS							
18	Ri	<i>Raphiolepis indica 'Oriental Pearl'</i>	Oriental Pearl	0.8m	1.0m	200mm	800mm
CLIMBERS AND GROUNDCOVERS							
30	Ltu	<i>Lomandra 'Lime Tuff'</i>	Lime Tuff Lomandra	0.5m	0.5m	140mm	600mm

* Street trees planted within footway



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G	REVISED ARCHITECTURALS	BL	LB	30.10.15
F	AMEND TO ARCHITECTURALS	BL	LB	19.08.15
E	AMEND SECTION LEVELS	BL	LB	20.05.15
D	AMEND BUILDING LEVELS	BL	LB	19.12.14
C	ISSUE FOR DA	BL	LB	15.12.14
B	-	BL	LB	14.12.14
A	DRAFT DA FOR REVIEW	DG	BL	20.11.14

LEGEND

Key Plan:

formed gardens
design & construction

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Client:
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PTY LTD**

Project:
**94-98 GEORGE STREET
HORNSBY NSW 2077**

Drawing Name:
**LANDSCAPE SECTIONS
DETAILS AND SCHEDULES**

Sheet 3 of 3

DEVELOPMENT APPLICATION

Scale: 1:200 @ A1	0 1 2 4 6 10m
Job Number:	Drawing Number:
FG14 303	003 H