




REV	DATE	NOTATION/AMENDMENT
A	03.07.17	Preliminary DA prepared for review
B	12.07.17	Amended to suit revised Architectural drawings

DRAWING SCHEDULE		
SHEET #	DRAWING TITLE	REV.
/1	EXISTING TREE LOCATION PLAN	B
/2	LANDSCAPE PLAN - LOT A: GROUND FLOOR	B
/3	LANDSCAPE PLAN - LOT B: GROUND FLOOR	B
/4	LANDSCAPE PLAN - LOT C: GROUND FLOOR	B
/5	LANDSCAPE PLAN - LOT D: GROUND FLOOR	B
/6	DETAILS 1	B
/6	DETAILS 2	B
/7	DETAILS 3 & SPECIFICATION	B

RESIDENTIAL DEVELOPMENT

484-488 BRINGELLY ROAD, AUSTRAL



Suite 101, 506 Miller St
CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

LEGEND

EXISTING VEGETATION

- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

NOTE: FOR ALL ITEMS RELATING TO EXISTING TREES, REFER TO THE ARBRIST REPORT

BRINGELLY

ROAD

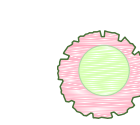
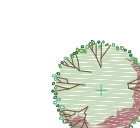

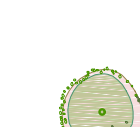
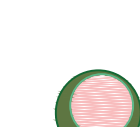





LEGEND & SCHEDULE

NOTES:
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2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

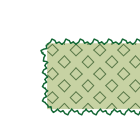
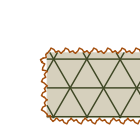

TREES

	Botanical Name: <i>Corymbia maculata</i> Common Name: Spotted Gum (Native) Pot size: 100Lt Mature H x S: 35-45m x 14-20m Qty Required: 6		Botanical Name: <i>Grevillea 'Bronze Rambler'</i> Common Name: Bronze Rambler (Native) Pot size: 140mm Mature H x S: 0.3m x spreading Qty Required: 7/m2 (18m2 total)
	Botanical Name: <i>Brachychiton acerifolius</i> Common Name: Illawarra Flame Tree (Native) Pot size: 100Lt Mature H x S: 16m x 10m Qty Required: 1		Botanical Name: <i>Diets grandiflora</i> Common Name: Fortnight Lily (Exotic) Pot size: 140mm Mature H x S: 0.9m x 0.8m Qty Required: 80
	Botanical Name: <i>Corymbia ficifolia 'Summer Red'</i> Common Name: Dwarf Flowering Gum (Native) Pot size: 75Lt Mature H x S: 5m x 3m Qty Required: 14		Botanical Name: <i>Diets 'Bicolour'</i> Common Name: Wild Iris (Exotic) Pot size: 140mm Mature H x S: 0.9m x 0.8m Qty Required: 66
	Botanical Name: <i>Elaeocarpus reticulatus</i> Common Name: Blueberry Ash (Native) Pot size: 75Lt Mature H x S: 8-10m x 6-7m Qty Required: 49		Botanical Name: <i>Philodendron 'Little Phil'</i> Common Name: Little Phil (Exotic) Pot size: 140mm Mature H x S: 0.4m x 0.5m Qty Required: 45
	Botanical Name: <i>Cornus florida</i> Common Name: Flowering Dogwood (Exotic) Pot size: 100Lt Mature H x S: 9m x 6m Qty Required: 1		Botanical Name: <i>Liriope muscari 'Evergreen Giant'</i> Common Name: Giant Lily Turf (Exotic) Pot size: 150mm Mature H x S: 0.7m x 0.65m Qty Required: 54
			Shade Groundcover 50/50 Mix: <i>Viola hederacea</i> <i>Dichondra repens</i> Pot size: 140mm Mature H x S: 0.25m x 0.75m Qty Required: 9/m2 (115.7 m2)










SHRUBS AND HEDGES

	Botanical Name: <i>Syzygium 'Cascade'</i> Common Name: Cascade Lilly Pilly (Native) Pot size: 200mm Mature H x S: 2.5m x 1.8m Qty Required: 19	
	Botanical Name: <i>Callistemon 'Great Balls of Fire'</i> Common Name: GBOF Bottlebrush (Native) Pot size: 200mm Mature H x S: 1.8m x 1.5m Qty Required: 26	
	Botanical Name: <i>Magnolia 'Little Gem'</i> Common Name: Magnolia Little Gem (Exotic) Pot size: 45Lt Mature H x S: 4.5m x 1.5-2m Qty Required: 3	
	Botanical Name: <i>Acmena 'Cherry Surprise'</i> Common Name: Cherry Surprise Lilly Pilly (Native) Pot size: 200mm Mature H x S: 2m x 1.5m Qty Required: 37	
	Botanical Name: <i>Acmena 'Firescreen'</i> Common Name: Firescreen Lilly Pilly (Native) Pot size: 200mm Mature H x S: 3-4m x 2m Qty Required: 30	
	Botanical Name: <i>Drepanostachyum falcatum</i> Common Name: Blue Bamboo (Exotic) Pot size: 200mm Mature H x S: 2.5m x 1.5m Qty Required: 18	
	Botanical Name: <i>Syzygium australe 'Pinnacle'</i> Common Name: Pinnacle Lilly Pilly (Native) Pot size: 200mm Mature H x S: 6-8m x 1-1.5m Qty Required: 9	
	Botanical Name: <i>Syzygium 'Tiny Trev'</i> Common Name: Dwarf Lilly Pilly (Native) Pot size: 200mm Mature H x S: 1m x 1m Qty Required: 70	
	Botanical Name: <i>Rhaphis excelsa</i> Common Name: Rhaphis Palm (Exotic) Pot size: 200mm Mature H x S: 3m x 1.5m Qty Required: 19	
	Botanical Name: <i>Dodonaea viscosa 'Purpurea'</i> Common Name: Purple Sticky Hop Bush (Native) Pot size: 200mm Mature H x S: 2m x 1.5m Qty Required: 19	

GRASSES + GROUNDCOVERS

	Botanical Name: <i>Lomandra longifolia 'Tanika'</i> Common Name: Dwarf Mat Rush (Native) Pot size: 150mm Mature H x S: 0.8m x 0.8m Qty Required: 269	
	Botanical Name: <i>Pennisetum alopecuroides</i> Common Name: Swamp Foxtail (Native) Pot size: 140mm Mature H x S: 1m x 1m Qty Required: tbc	
	Botanical Name: <i>Grevillea 'Royal Mantle'</i> Common Name: Royal Mantle Grevillea (Native) Pot size: 140mm Mature H x S: 0.3m x spreading Qty Required: 7/m2 (12m2 total)	

MATERIAL FINISHES

	Turf area - refer detail
	Deco granite path - refer detail
	Concrete sleepers in groundcover - refer detail
	Timber Bench seat - refer detail
	In-situ concrete seating wall - to future detail
	Retaining / raised planter wall - refer detail
	steedling - refer detail
	Electric twin BBQ to be nom. by client
	'Odyssey' picnic setting by CSA

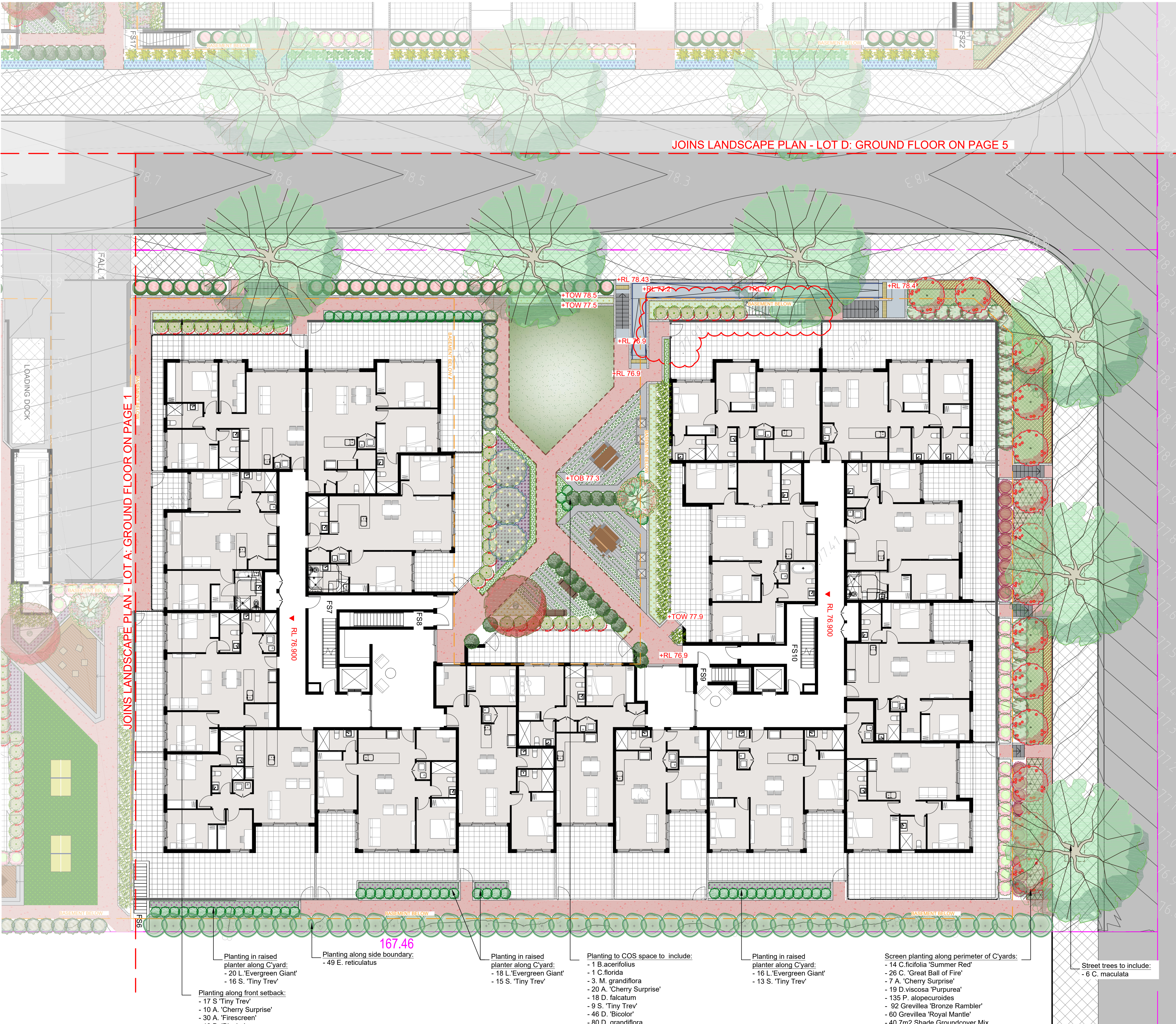
LANDSCAPE PLAN NOTES

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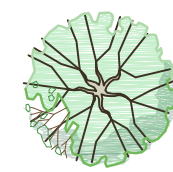
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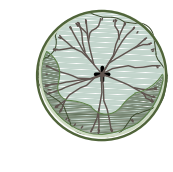


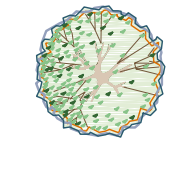
LEGEND & SCHEDULE

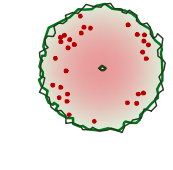
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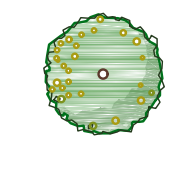
TREES

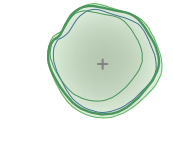
- 

Botanical Name: *Corymbia maculata*
Common Name: Spotted Gum (Native)
Pot size: 200Lt
Mature H x S: 35-45m x 14-20m
Qty Required: 3
- 

Botanical Name: *Flindersia australis*
Common Name: Crows Ash (Native)
Pot size: 200Lt
Mature H x S: 10-18m x 7-12m
Qty Required: 2
- 

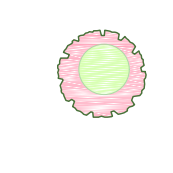
Botanical Name: *Backhousia citriodora*
Common Name: Lemon Scented Myrtle (Native)
Pot size: 75Lt
Mature H x S: 6-10m x 4-5m
Qty Required: 4
- 

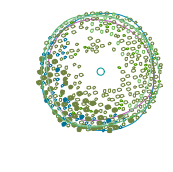
Botanical Name: *Ceratopetalum gummiferum* 'Summer Red'
Common Name: NSW Christmas Bush (Native)
Pot size: 300mm
Mature H x S: 5-8m x 3-4m
Qty Required: 13
- 

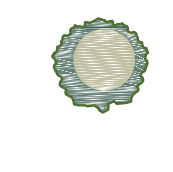
Botanical Name: *Waterhousea floribunda*
Common Name: Weeping Lilly Pilly (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 8
- 


Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 3-4m
Qty Required: 6


SHRUBS AND HEDGES


- 

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 14
- 

Botanical Name: *Backhousia myrtifolia*
Common Name: Grey Myrtle (Native)
Pot size: 200mm
Mature H x S: 4-6m x 2-4m
Qty Required: 54
- 

Botanical Name: *Syzygium australe 'Pinnacle'*
Common Name: Pinnacle Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 6-8m x 1-1.5m
Qty Required: 68
- 

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 16
- 

Botanical Name: *Doryanthes excelsa*
Common Name: Gynea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 25
- 

Botanical Name: *Crinum pedunculatum*
Common Name: Swamp Lily (Native)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 32

GRASSES + GROUNDCOVERS

- 


Botanical Name: *Dietes grandiflora*
Common Name: Fortnight Lily (Exotic)
Pot size: 140mm
Mature H x S: 0.9m x 0.8m
Qty Required: 111
- 


Botanical Name: *Dietes 'Bicolour'*
Common Name: Wild Iris (Exotic)
Pot size: 140mm
Mature H x S: 0.9m x 0.8m
Qty Required: 294
- 

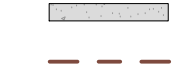
Botanical Name: *Dianella caerulea 'Cassa Blue'*
Common Name: Cassa Blue Flax Lily (Native)
Pot size: 150mm
Mature H x S: 0.5m x 0.4m
Qty Required: 100
- 


Botanical Name: *Doodia aspera*
Common Name: Prickly Rasp Fern (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.5m
Qty Required: 52


MATERIAL FINISHES

- 

Deco granite path - refer detail
- 

Timber decking - to future detail
- 

Retaining / raised planter wall - refer detail
- 

steedging - refer detail
- 

'Park Recliner' by Commercial Systems Australia

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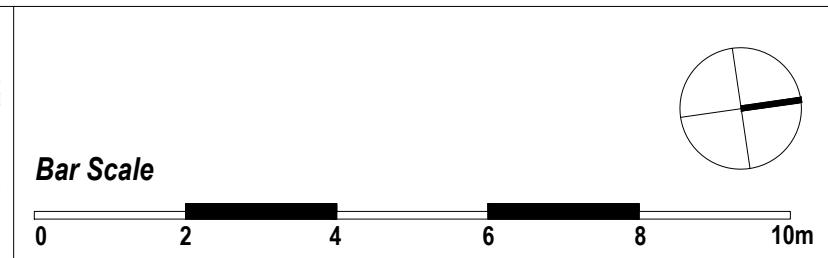
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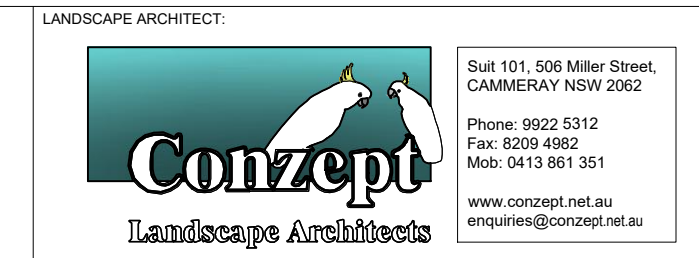
Figured dimensions take preference to scale readings. Verify all dimensions on site. OFFER plans may vary slightly to those to be indicated on plan. Please refer to the Landscape Architect before proceeding with the work.

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ARCHITECT:
DREAMSCAPES ARCHITECTS



REV	DATE	NOTATION/AMENDMENT
A	03.07.17	Preliminary DA prepared for review
B	06.07.17	Amended to suit revised Architectural drawings

COUNCIL:
LIVERPOOL

CLIENT:
DIRECT SOLICITORS

PROJECT:
RESIDENTIAL DEVELOPMENT

484-488 BRINGELLY ROAD
AUSTRAL

TITLE:		STATUS:	
LANDSCAPE PLAN - LOT C: GROUND FLOOR		DEVELOPMENT APPLICATION	
DWG No:	LPDA 18 - 01	SCALE:	1:150 @ A1
PAGE NUMBER:	4	DATE:	JUNE 2016
DRAWN:	E.H	CHECKED:	R.F

LEGEND & SCHEDULE

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TREES

Botanical Name: *Cornus florida*
Common Name: Flowering Dogwood (Exotic)
Pot size: 100Lt
Mature H x S: 9m x 6m
Qty Required: 5

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 21

Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 18

Botanical Name: *Doryanthes excelsa*
Common Name: Gynea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 9

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 6

GRASSES + GROUNDCOVERS

Botanical Name: *Dianella 'Little Jess'*
Common Name: Little Jess Flax Lily (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.4m
Qty Required: 56

Botanical Name: *Liriope muscari 'Evergreen Giant'*
Common Name: Giant Lily Turf (Exotic)
Pot size: 150mm
Mature H x S: 0.7m x 0.65m
Qty Required: 20

MATERIAL FINISHES

- 'Park Recliner' by Commercial Systems Australia
- Timber bench seat fixed to wall - refer detail
- Retaining / raised planter wall - refer detail
- Electric twin BBQ to be nom. by client
- 'Odyssey' picnic setting by CSA

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LOT C - LEVEL 3 COMMUNAL OPEN SPACE



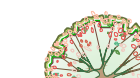
LOT A - LEVEL 3 COMMUNAL OPEN SPACE

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2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS


TREES


**Botanical Name:** *Cornus florida*
Common Name: Flowering Dogwood (Exotic)
Pot size: 100Lt
Mature H x S: 9m x 6m
Qty Required: 5

SHRUBS AND HEDGES


**Botanical Name:** *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 21


**Botanical Name:** *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 18

**Botanical Name:** *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 9


**Botanical Name:** *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 6


GRASSES + GROUNDCOVERS

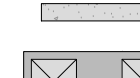
**Botanical Name:** *Dianella 'Little Jess'*
Common Name: Little Jess Flax Lily (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.4m
Qty Required: 56


**Botanical Name:** *Liriope muscari 'Evergreen Giant'*
Common Name: Giant Lily Turf (Exotic)
Pot size: 150mm
Mature H x S: 0.7m x 0.65m
Qty Required: 20


MATERIAL FINISHES

**'Park Recliner'** by Commercial Systems Australia

**Timber bench seat** fixed to wall - refer detail

**Retaining / raised planter wall** - refer detail

**Electric twin BBQ** to be nom. by client

**'Odyssey'** picnic setting by CSA

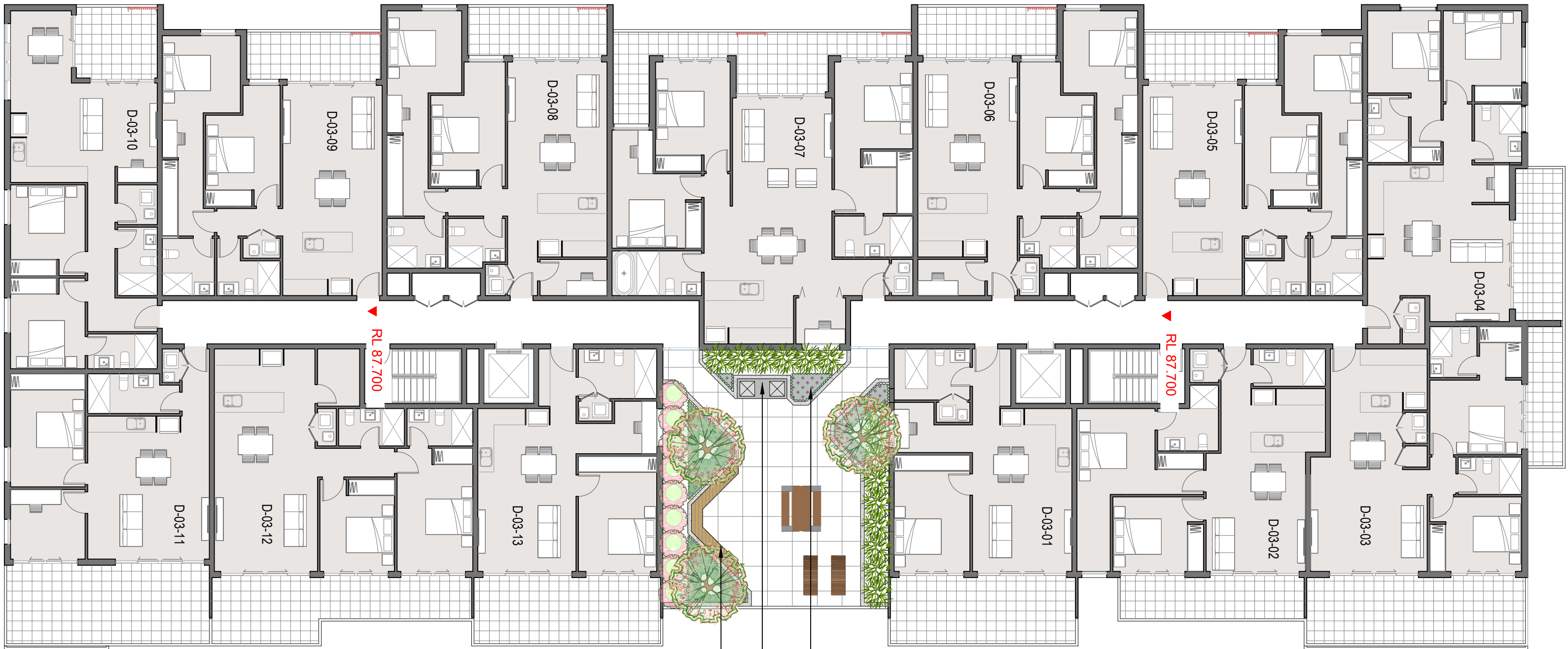
LANDSCAPE PLAN NOTES

This plan has been prepared for DA approval only, not for construction. This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.** Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared with reference to **Liverpool Councils** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for Basix planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.


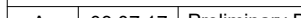

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

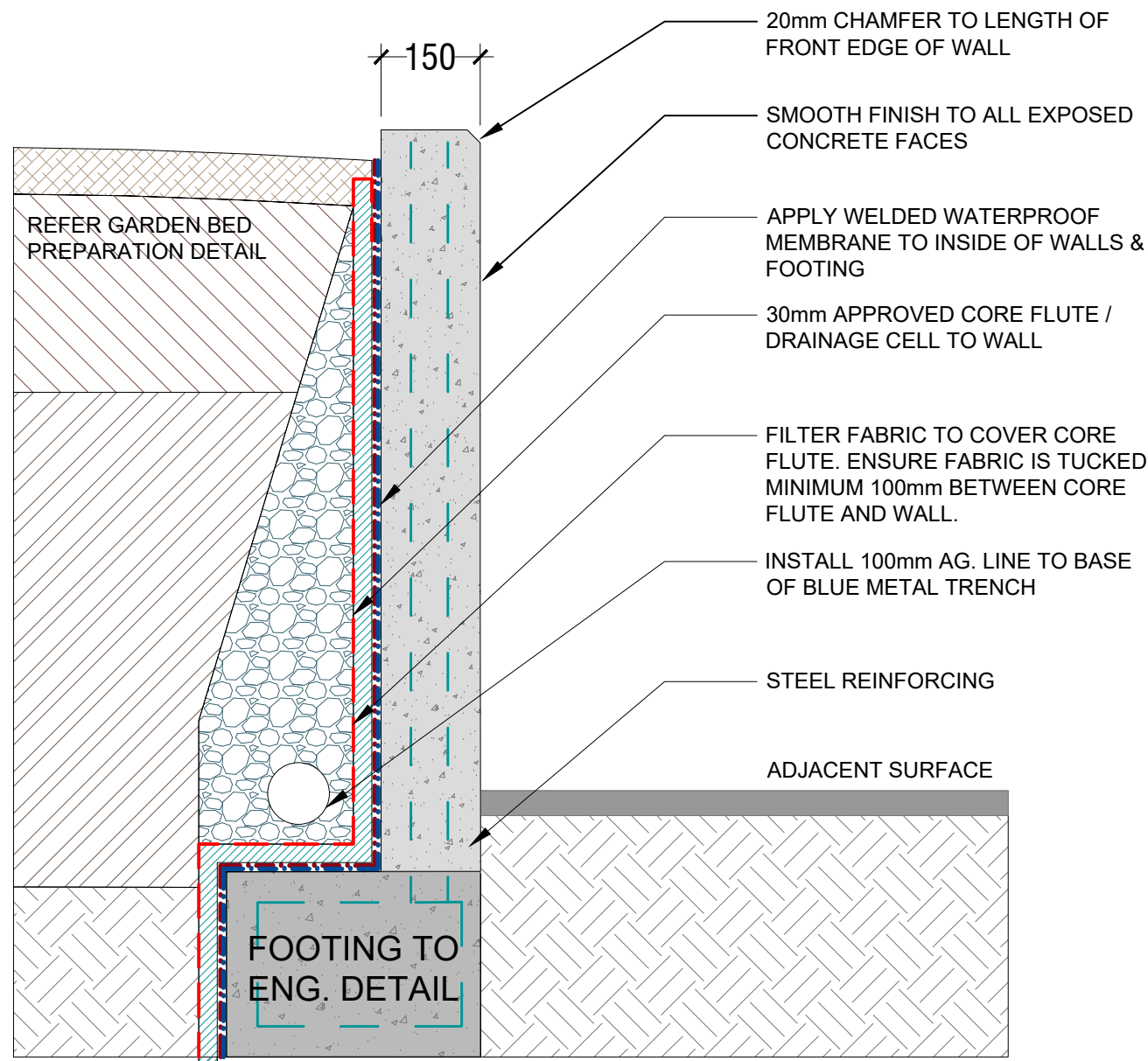


LOT D - LEVEL 3 COMMUNAL OPEN SPACE

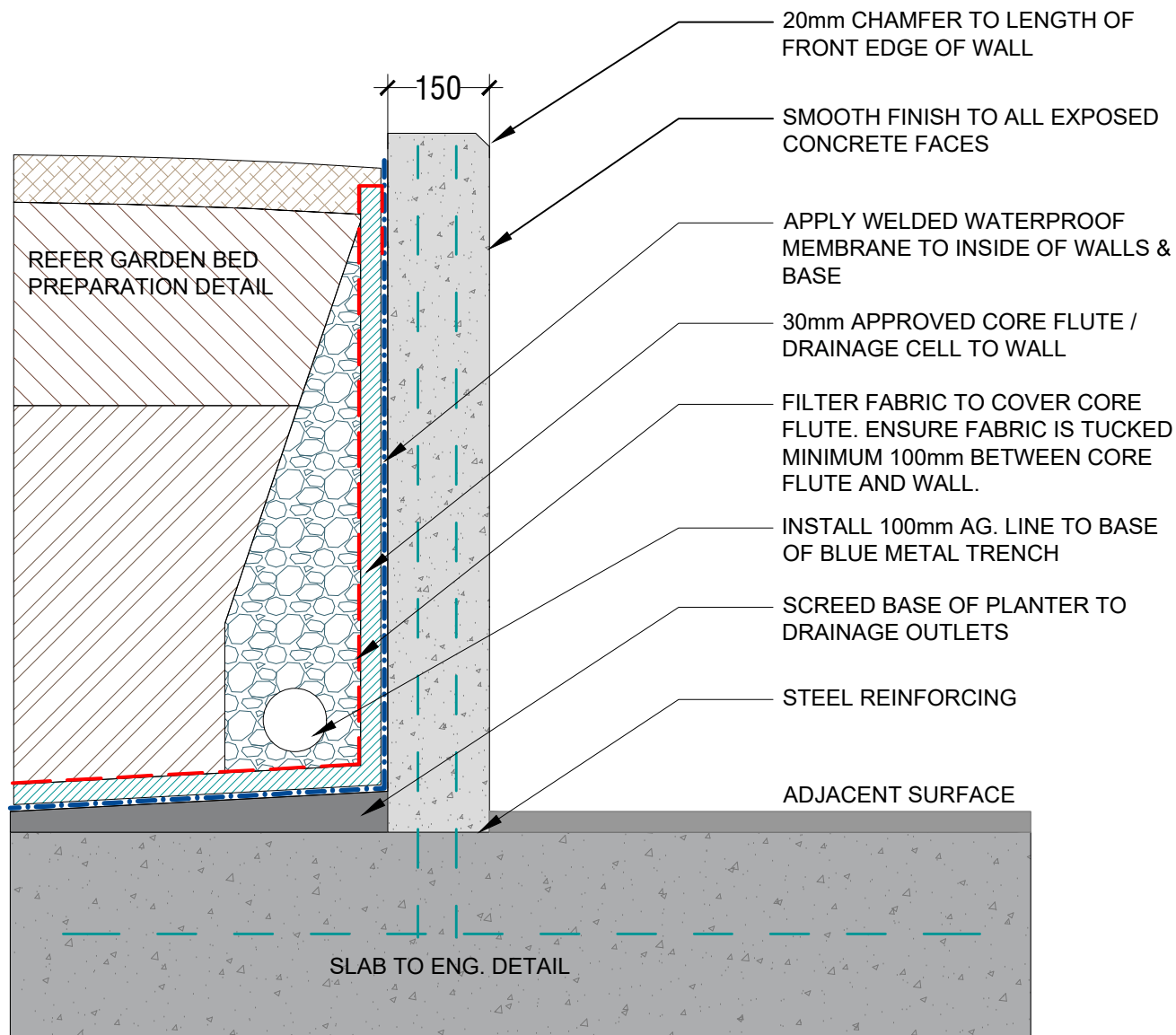


LOT B - LEVEL 3 COMMUNAL OPEN SPACE

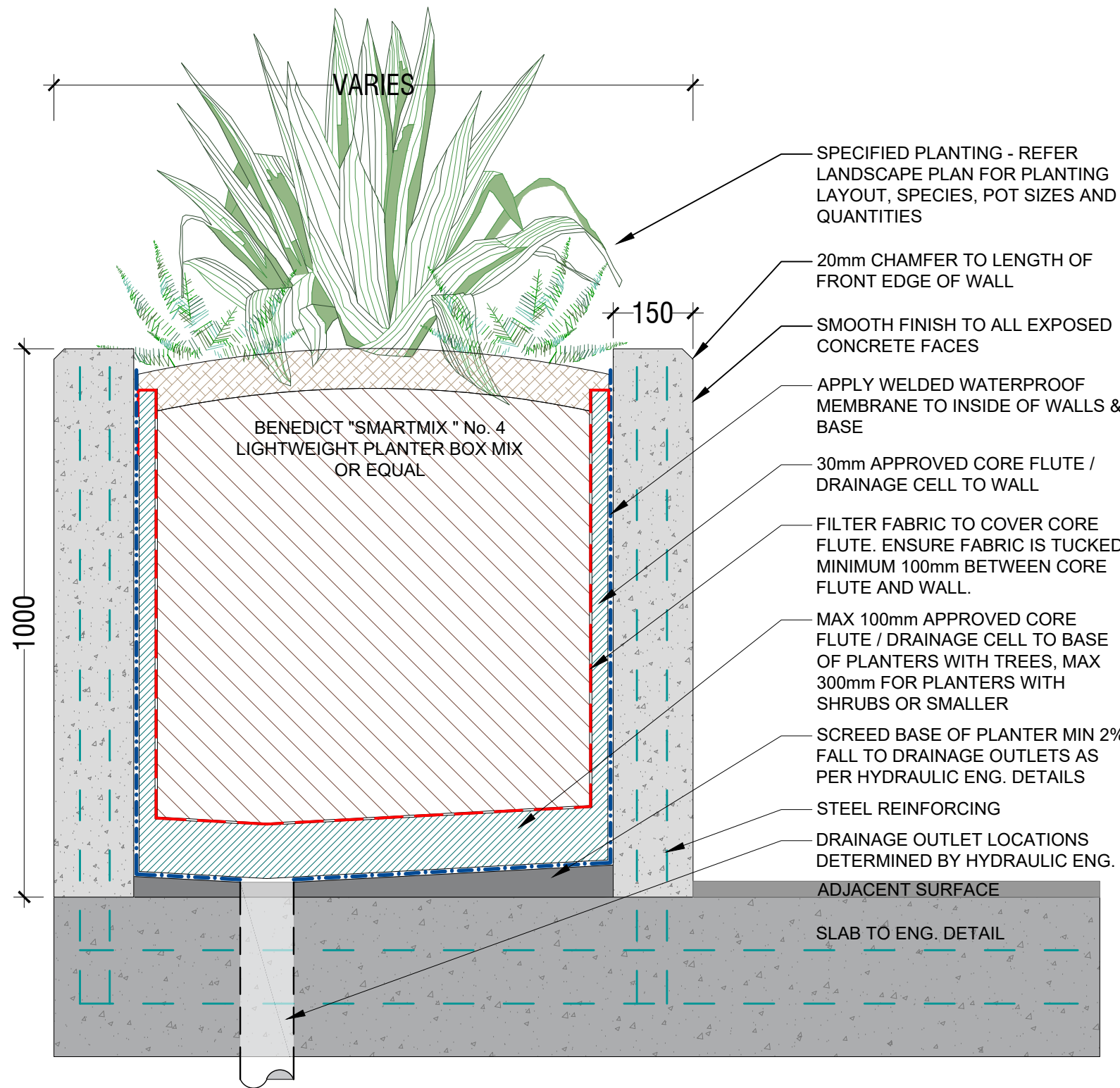
<p>GENERAL NOTE:</p> <p>Figured dimensions take precedence to scale readings. Verify all dimensions on site. VEPs show only any rights to be used in the project. Report on any discrepancies to the Landscape Architect before proceeding with the work.</p> <p>Copyright © Live Landscapes Australia</p> <p>This drawing is protected by copyright. All rights are reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.</p> <p>If the State of this drawing is not agreed and the Contractor it may be subject to change, alteration or amendment at the discretion of the architect.</p>		<p>If this Concept is not suitable for any use, damage, harm or injury you or your agent or the State be held not to be liable for the Concept, whether by you or any other person as a result of your use of this drawing for construction purposes.</p> <p>These plans and associated information remain the property of R. L. Live Landscapes Architectural Services Pty Ltd (RLA Concept) and shall remain as a signed payment made in full. We retain the right to withdraw this information from the assessment process if this payment is not made following the assessment period.</p>		<p>www.dialbeforeyoudig.com.au</p> <p></p> <p>ALA Associate</p>		<p>Bar Scale</p> <p>0 2 4 6 8 10m</p>		<p>ARCHITECT:</p> <p>DREAMSCAPES ARCHITECTS</p> <p></p>		<p>LANDSCAPE ARCHITECT:</p> <p></p> <p>Sue 101, 506 Miller Street, CAMMERAY NSW 2062</p> <p>Phone: 9922 5312 Fax: 9239 4982 Mob: 0413 961 351 www.concept.net.au enquiries@concept.net.au</p>		<p>COUNCIL:</p> <p>LIVERPOOL</p>		<p>REV DATE NOTATION/AMENDMENT</p> <p>A 03.07.17 Preliminary DA prepared for review B 06.07.17 Amended to suit revised Architectural drawings</p>		<p>PROJECT:</p> <p>RESIDENTIAL DEVELOPMENT</p> <p>484-488 BRINGELLY ROAD AUSTRAL</p>		<p>TITLE:</p> <p>LANDSCAPE PLAN - LOT B & D: LEVEL 3</p>		<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>	
																		<p>SCALE:</p> <p>1:150 @ A1</p>		<p>DATE:</p> <p>JUNE 2016</p>	
																		<p>DWG No:</p> <p>LPDA 18 - 01</p>		<p>PAGE NUMBER:</p> <p>7</p>	
																		<p>DRAWN:</p> <p>E.H</p>		<p>CHECKED:</p> <p>R.F</p>	



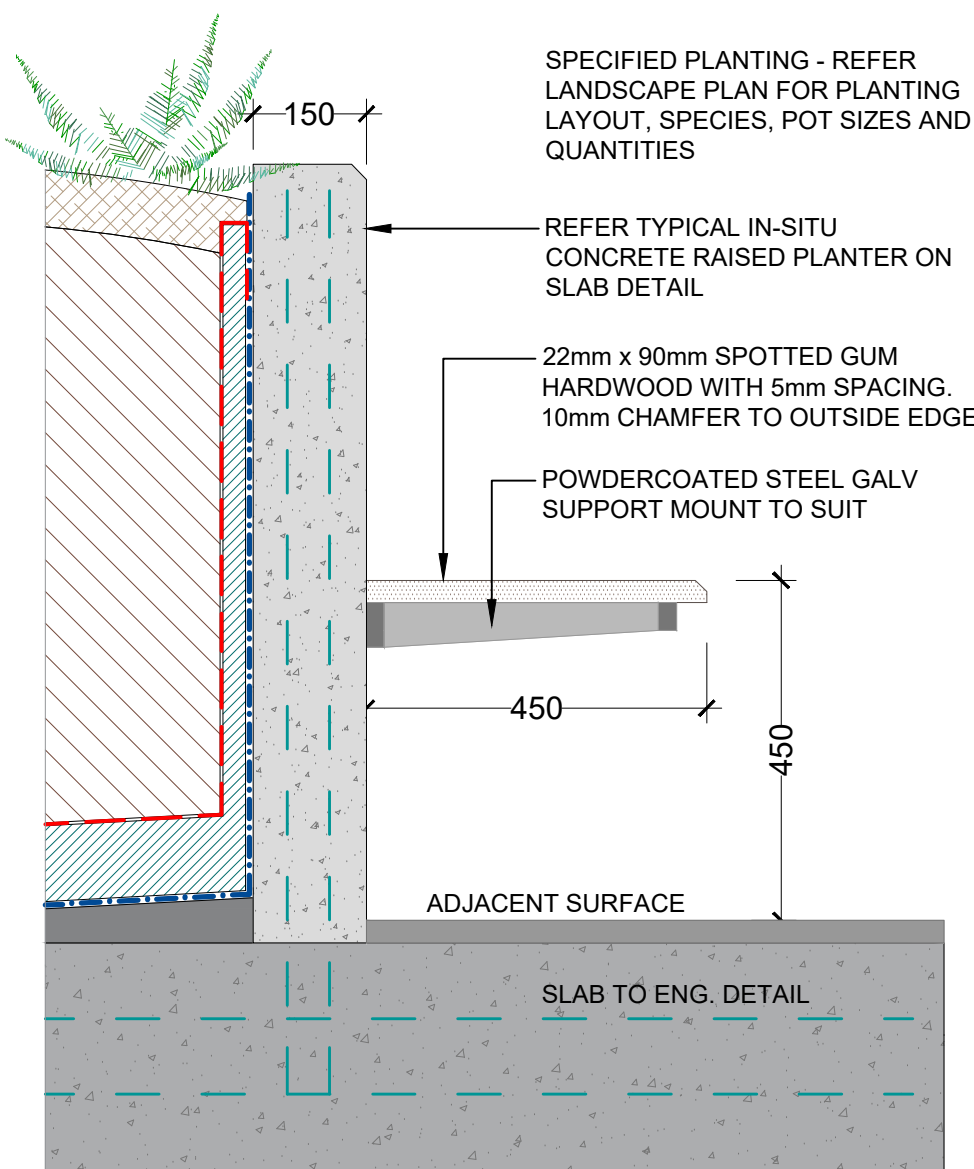
TYPICAL IN SITU RETAINING WALL DETAIL
SCALE 1:10



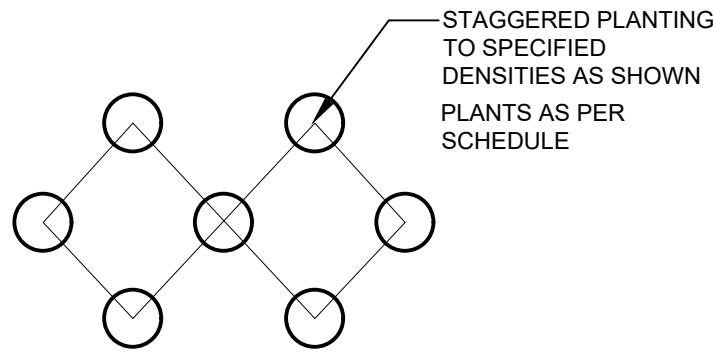
TYPICAL IN SITU RETAINING WALL ON SLAB DETAIL
SCALE 1:10



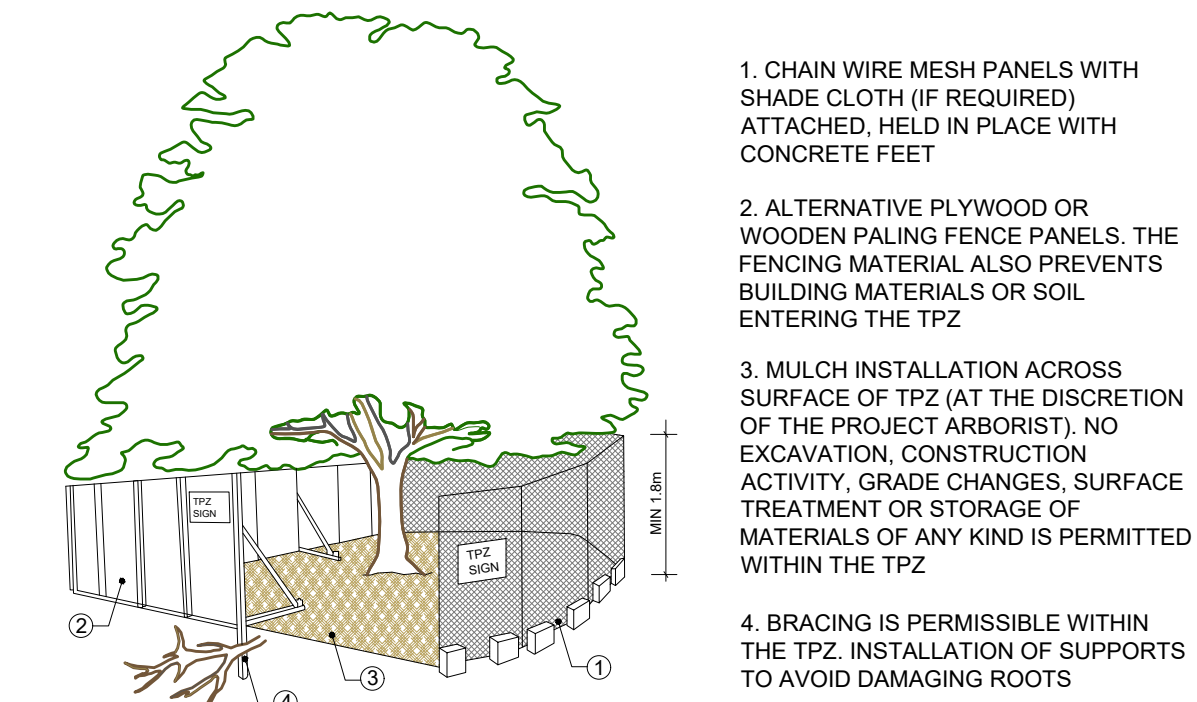
TYPICAL IN SITU RAISED PLANTER ON SLAB DETAIL
SCALE 1:10



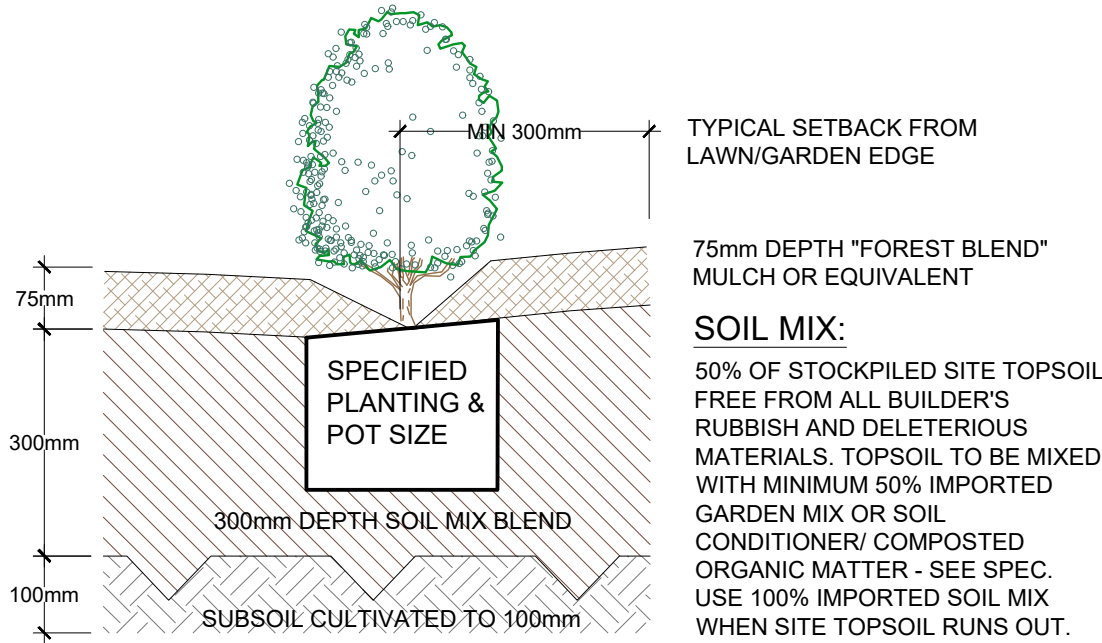
TIMBER BENCH SEATING FIXED TO WALL DETAIL
SCALE: 1:10



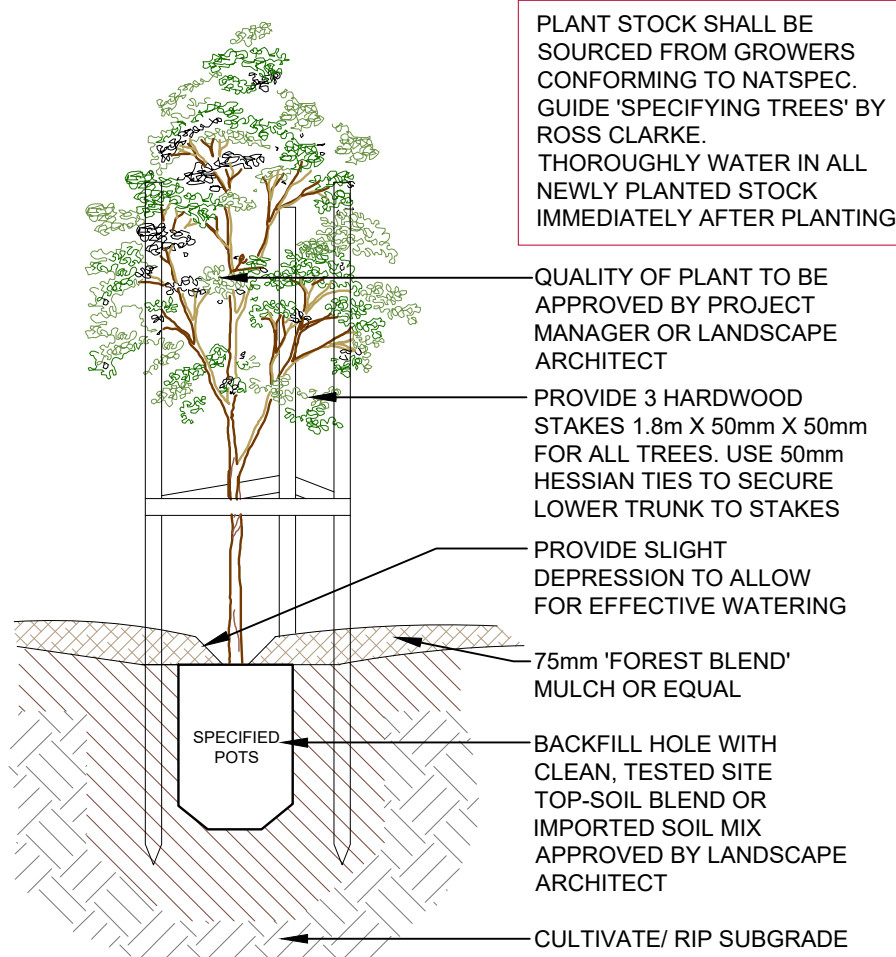
MASS PLANTING SETOUT
N.T.S



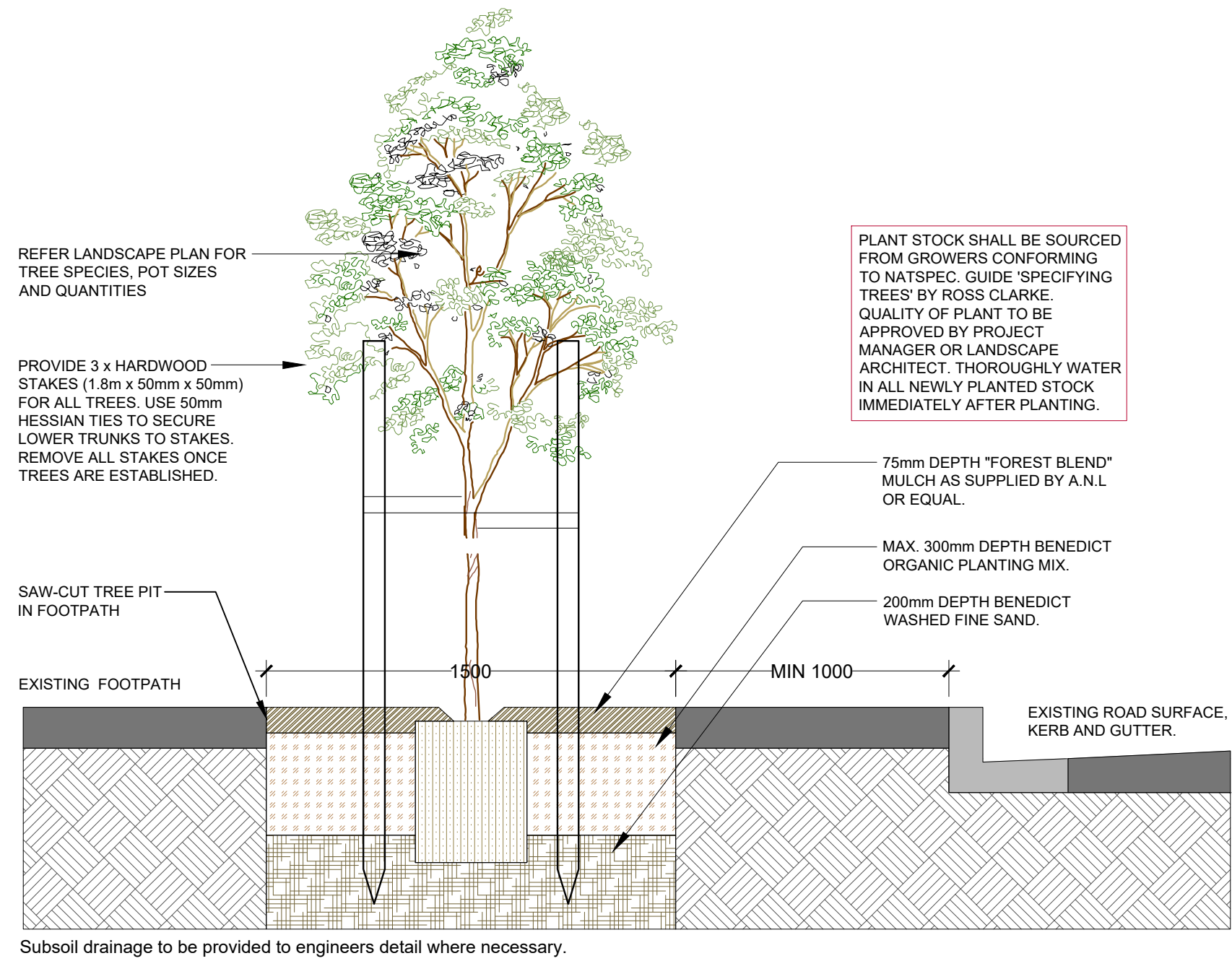
TREE PROTECTION ZONE
N.T.S



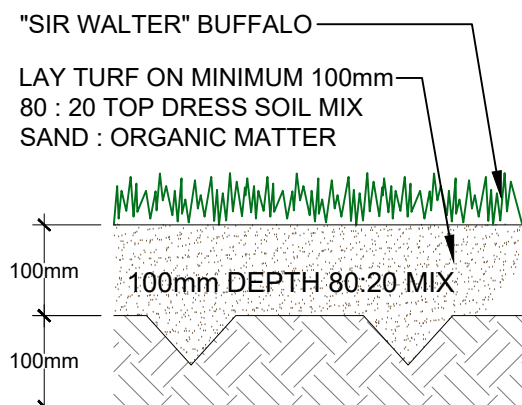
TYPICAL GARDEN PREPARATION DETAIL
SCALE 1:10



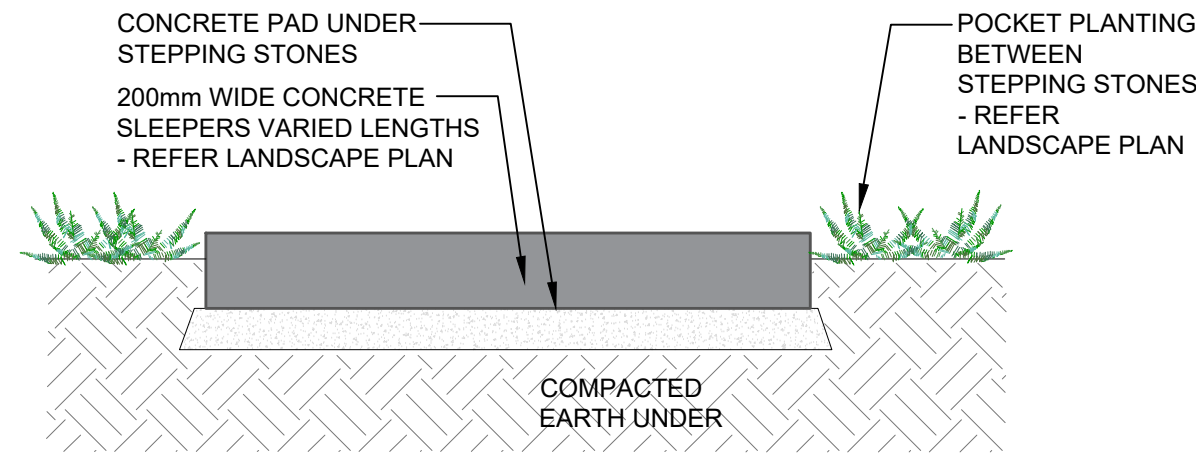
TREE PLANTING DETAIL
SCALE: 1:10



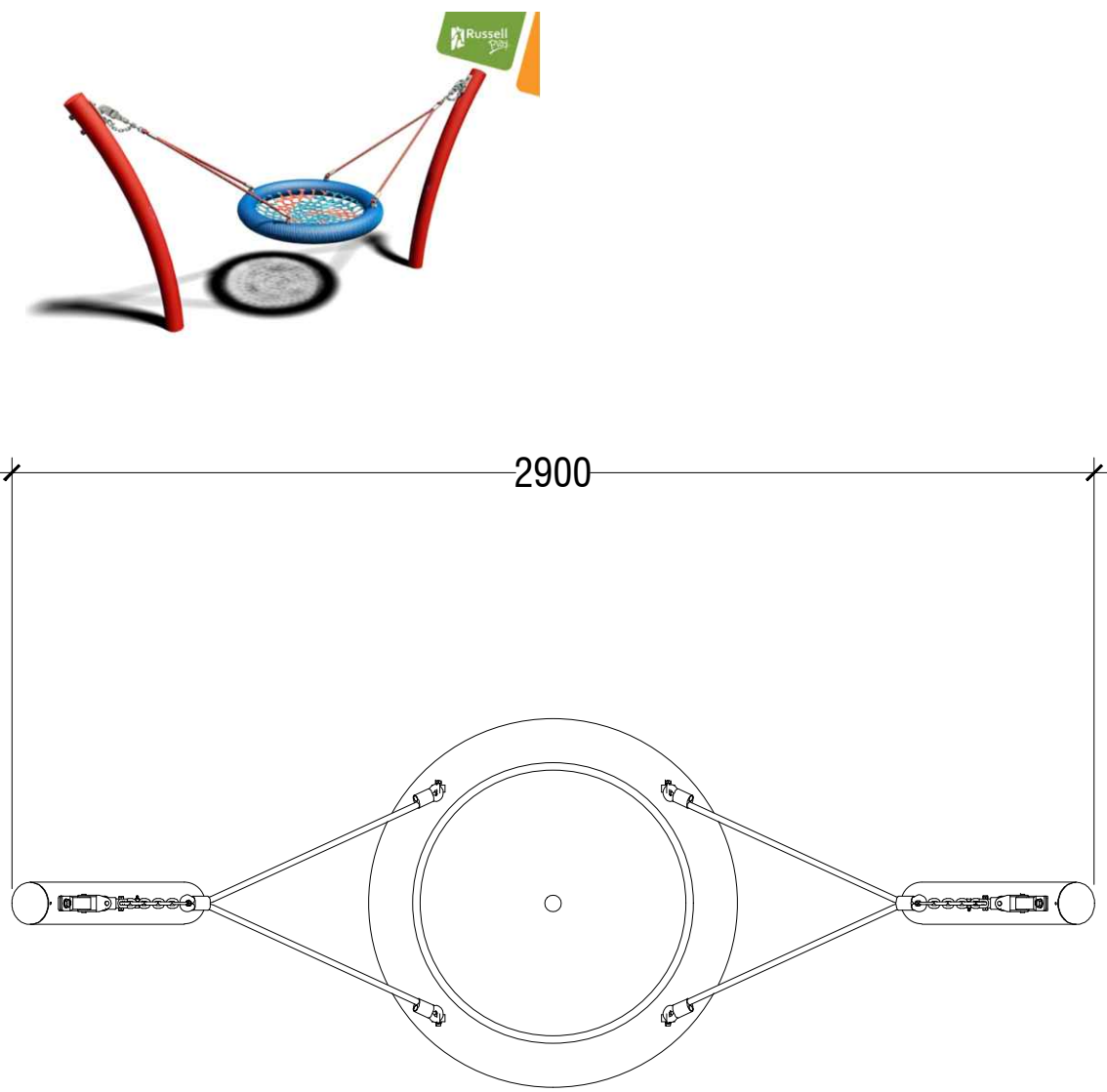
STREET TREE IN FOOTPATH DETAIL
SCALE: 1:20



TYPICAL TURF DETAIL
SCALE: 1:10



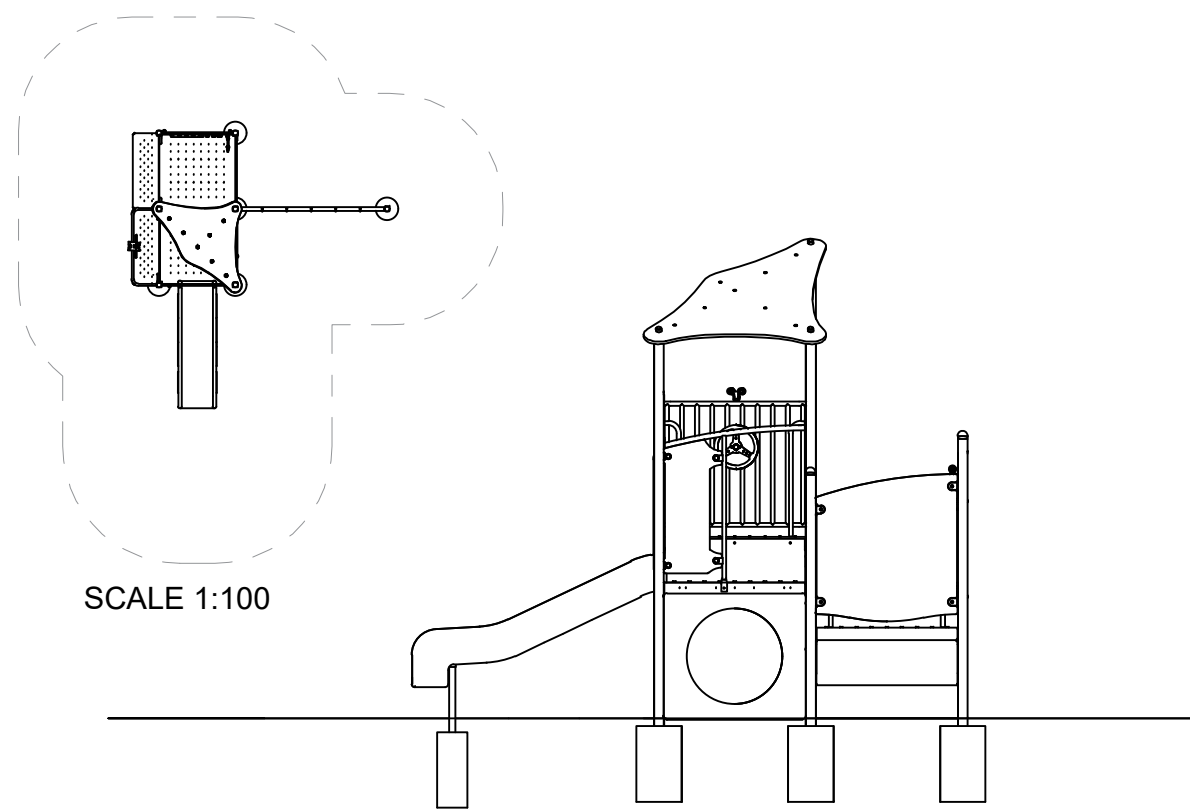
CONCRETE SLEEPERS IN GROUNDCOVER PLANTING
SCALE 1:10



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY IMAGINATION PLAY. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

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NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY MODUPLAY. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

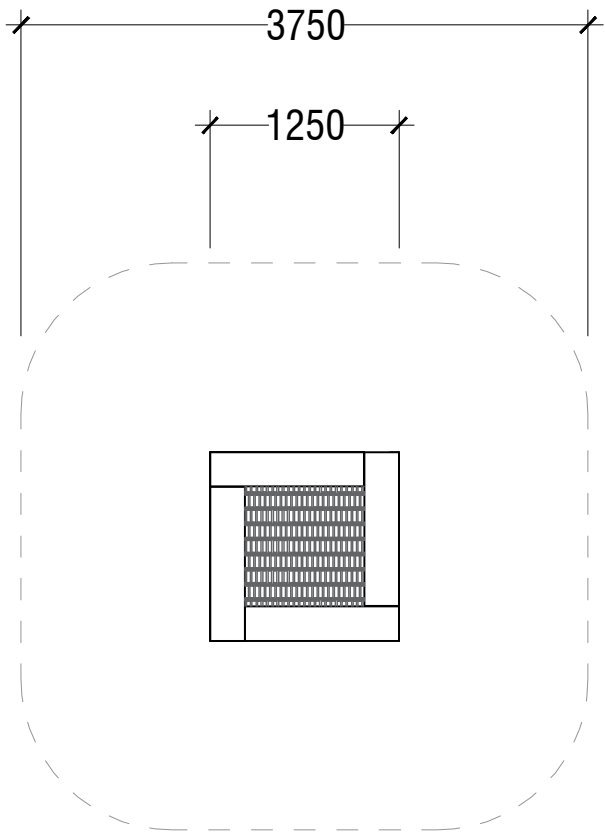
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SAMPLE IMAGE: 'FLAGSHIP' OUTDOOR PING PONG TABLE BY POPP

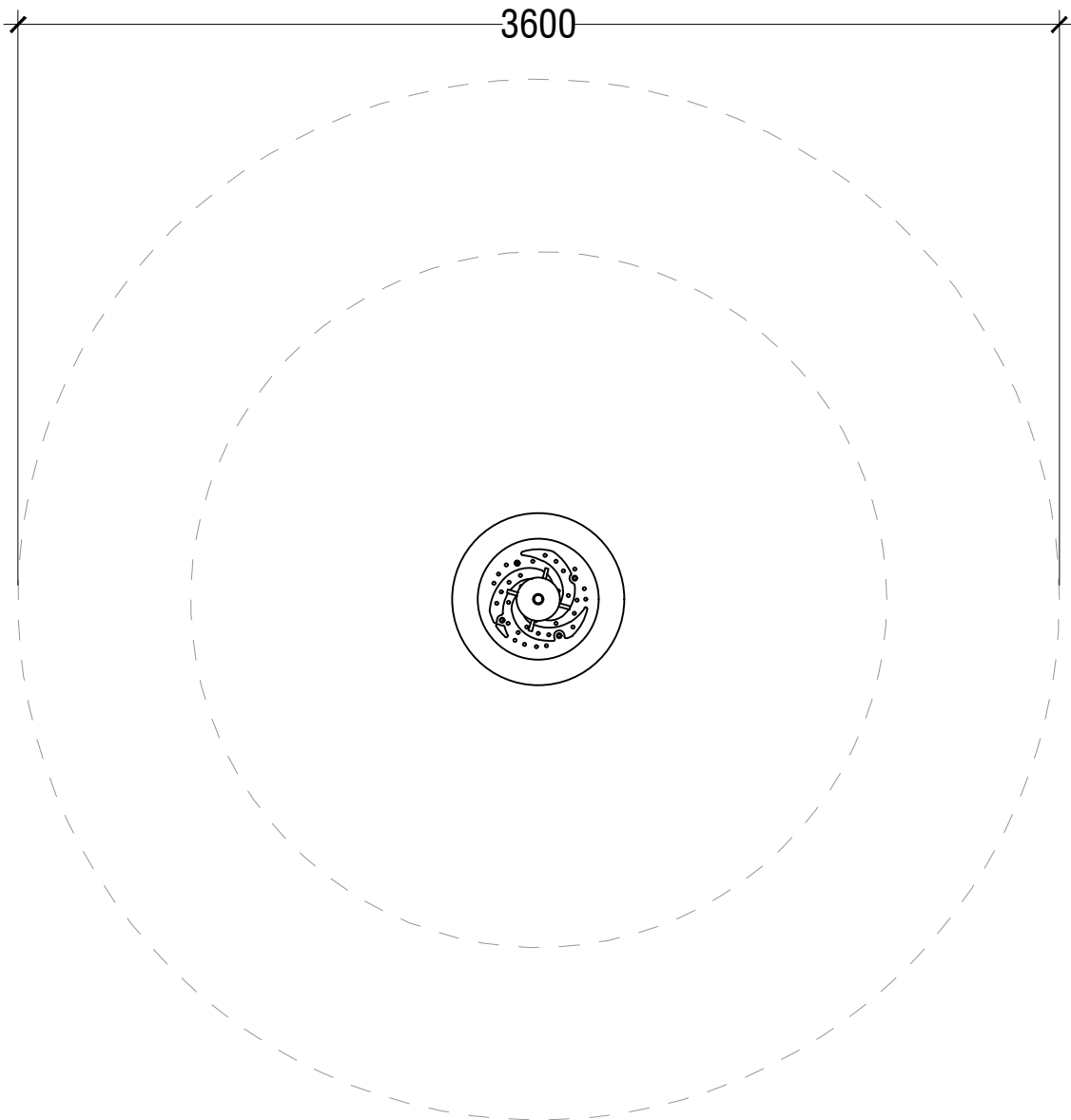
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NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY MODUPLAY. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

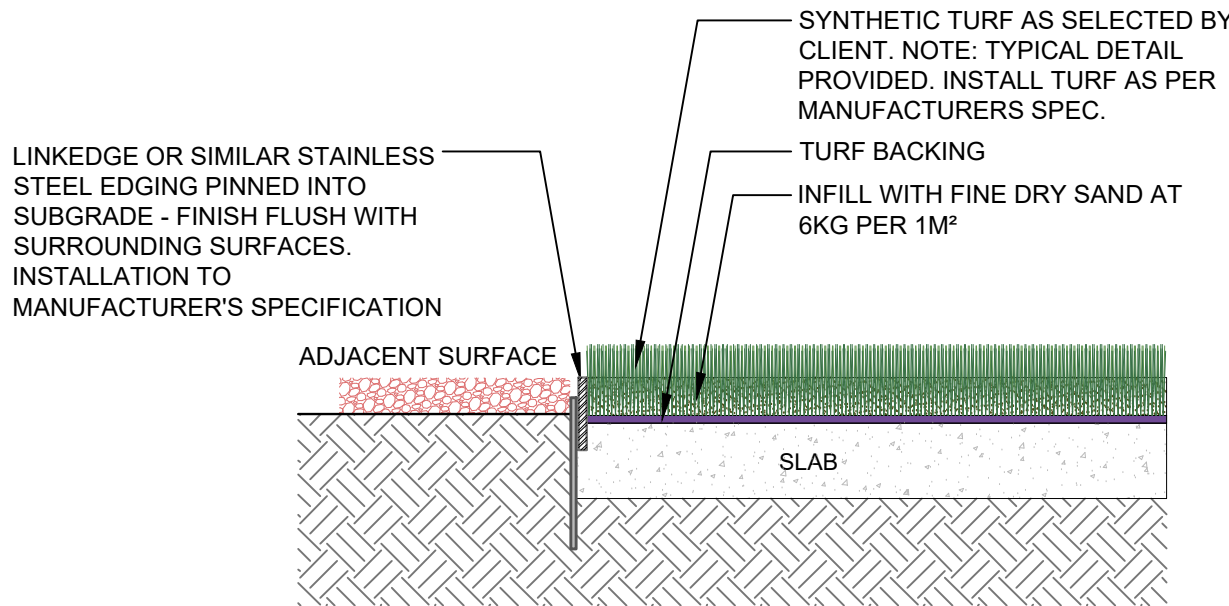
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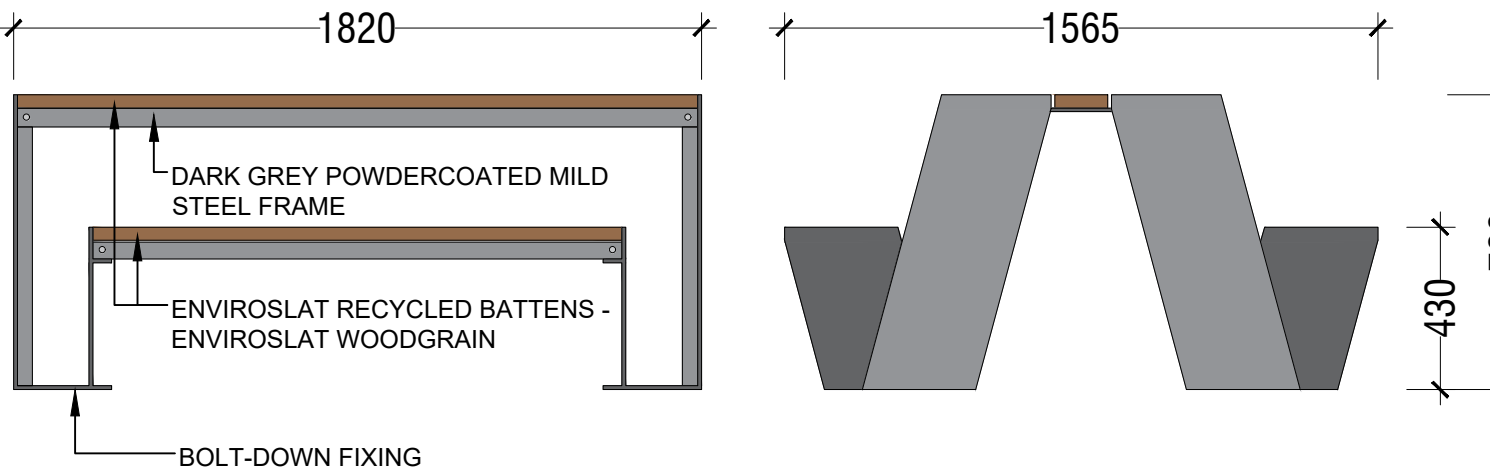
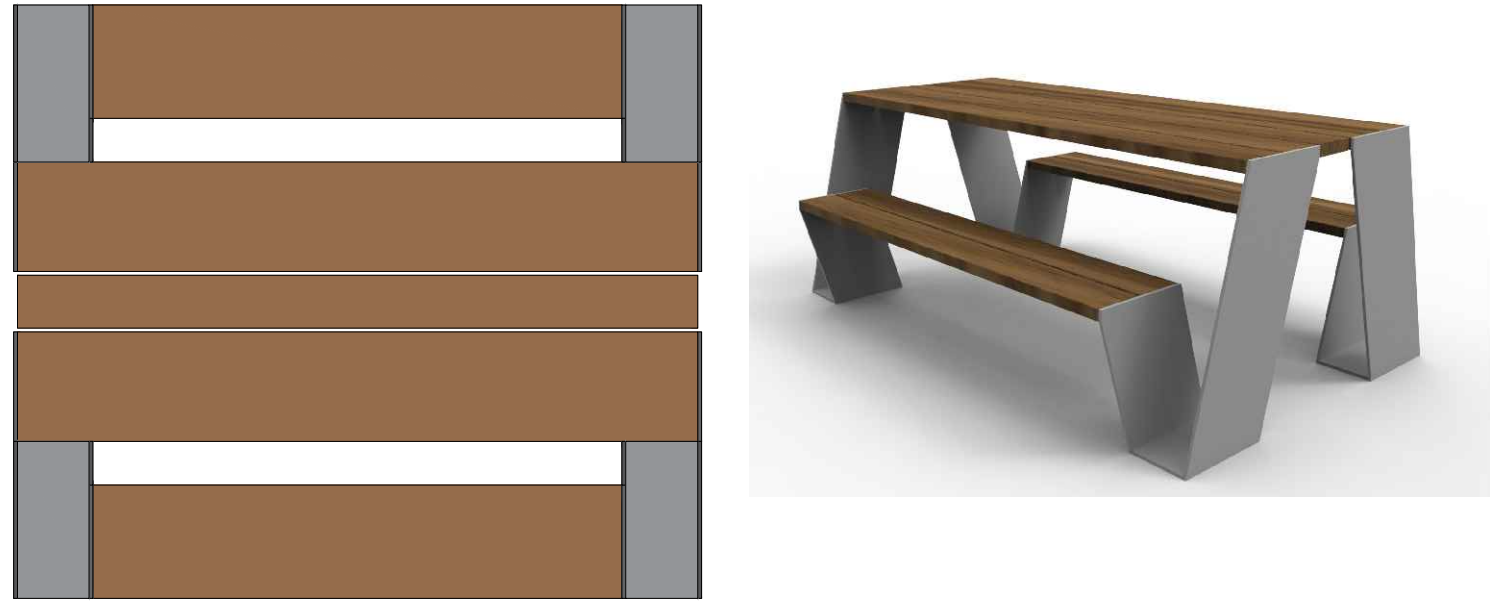
TWISTA BY MODUPLAY - PRODUCT CODE: N-9000 - 10

SCALE 1:25



TYPICAL ARTIFICIAL TURF DETAIL

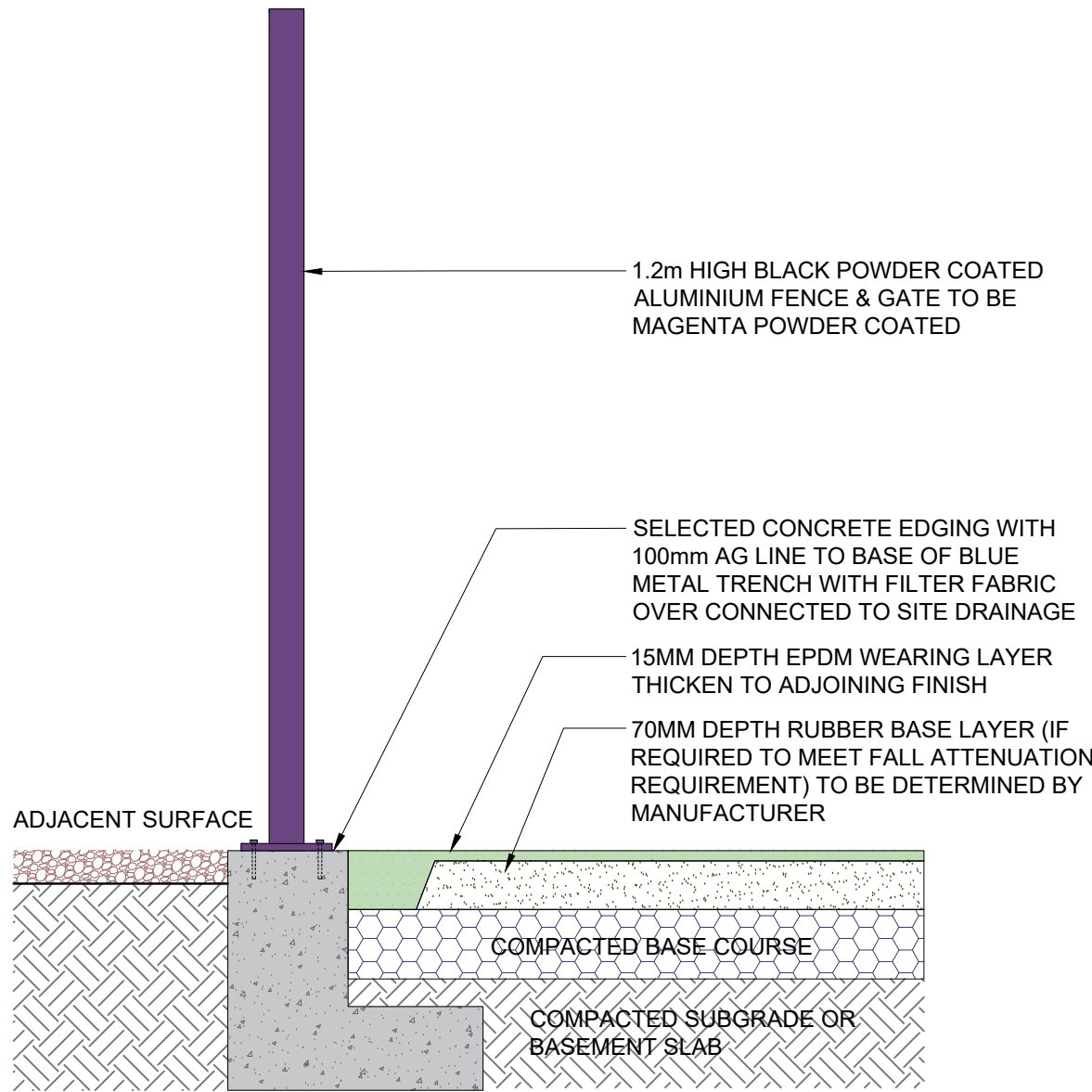
SCALE: 1:10



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY COMMERCIAL SYSTEMS AUSTRALIA. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

ODYSSEY PICNIC SETTING BY CSA - PRODUCT CODE: TM4170

SCALE 1:20



TYPICAL RUBBERISED SOFTFALL

SCALE: 1:10

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 landscape 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 NATSPEG 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 "Siterwise 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 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, clay 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) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) 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.

d) 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.

e) 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.

f) 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. Natspeg Guide No. 2*. Certification that trees have been grown to Natspeg 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, crown of growth, 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) Garden Edging

The Contractor shall install Steel Edging as detailed 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 set out 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 brought 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 owners 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)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

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, Liverpool 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.

CONSOLIDATION AND MAINTENANCE

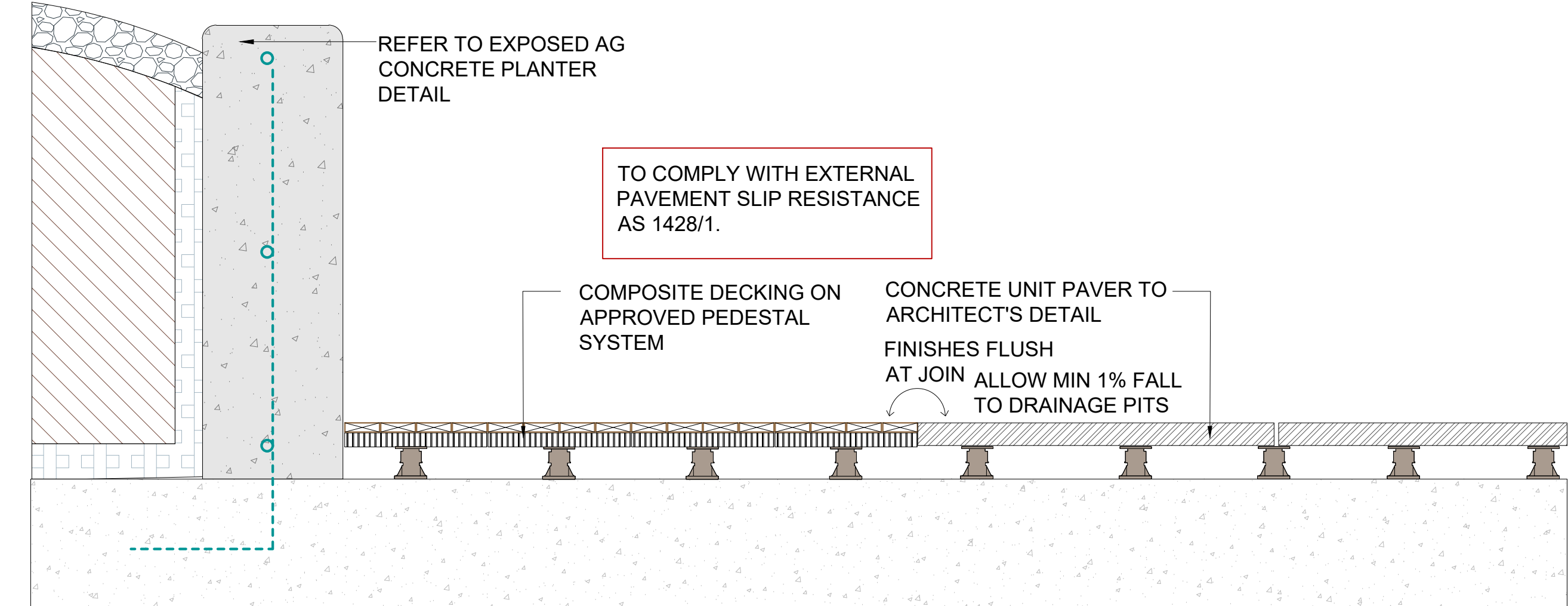
6.01 GENERAL

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 landscape works.

This shall include, but not be limited to, the following items where and as required:

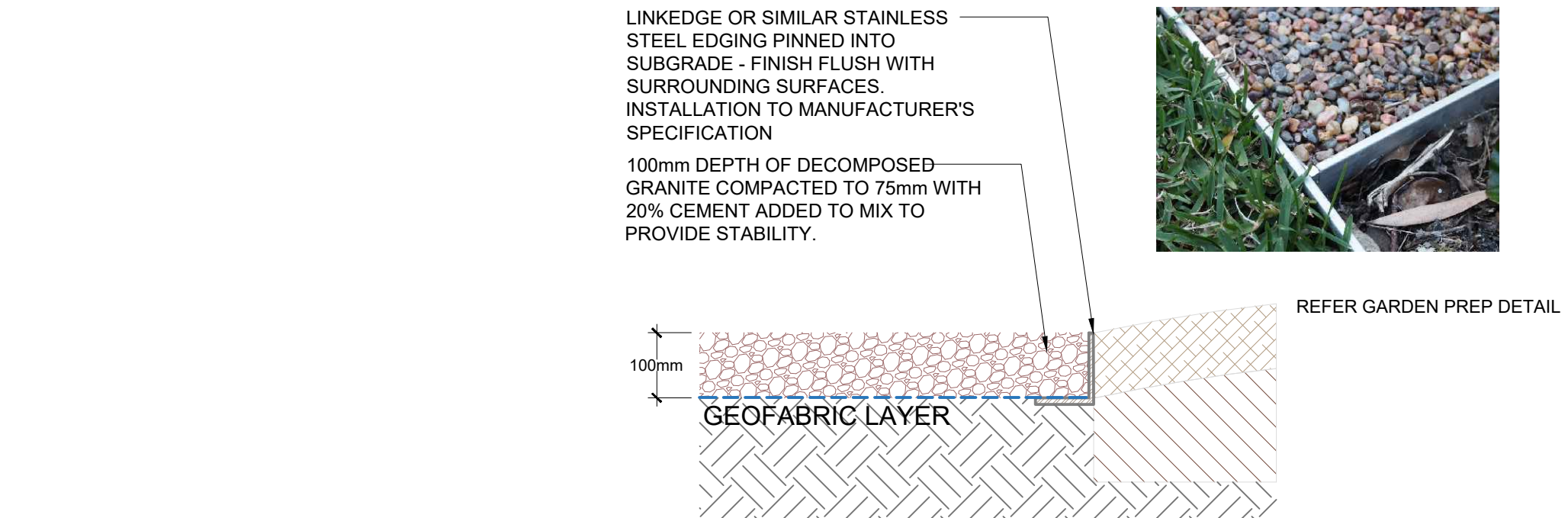
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolon or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched 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.



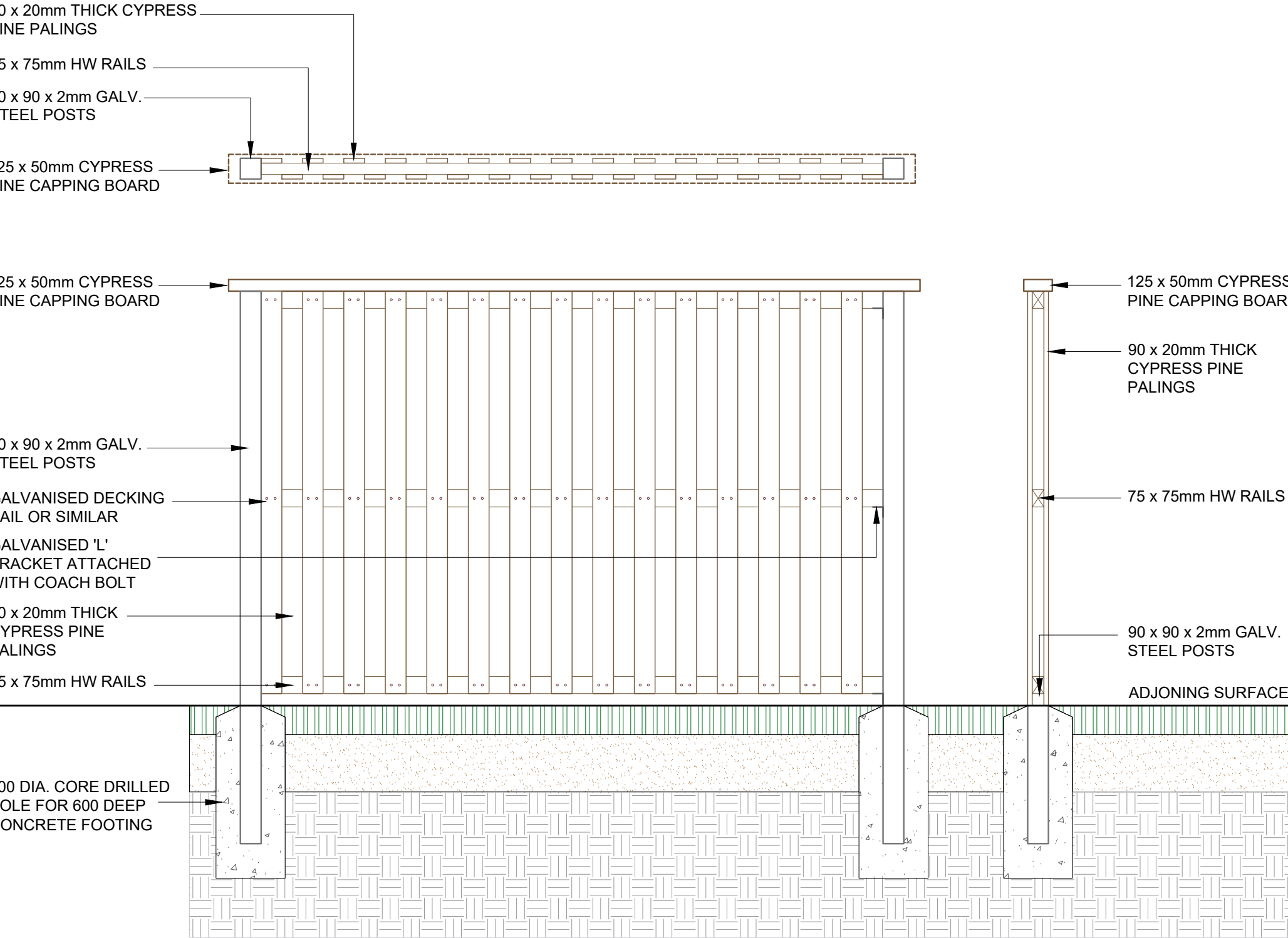
HARDWOOD DECK + PAVING ON SLAB DETAIL

SCALE: NTS



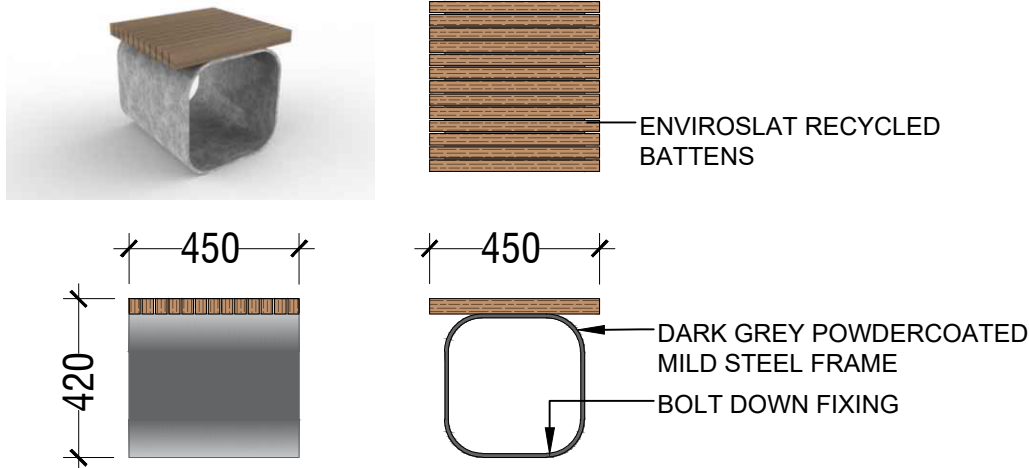
DECO GRANITE & LINK EDGE (STEEL EDGING)

SCALE: 1:10



1.8m HEIGHT SIDE & REAR BOUNDARY T/P FENCING

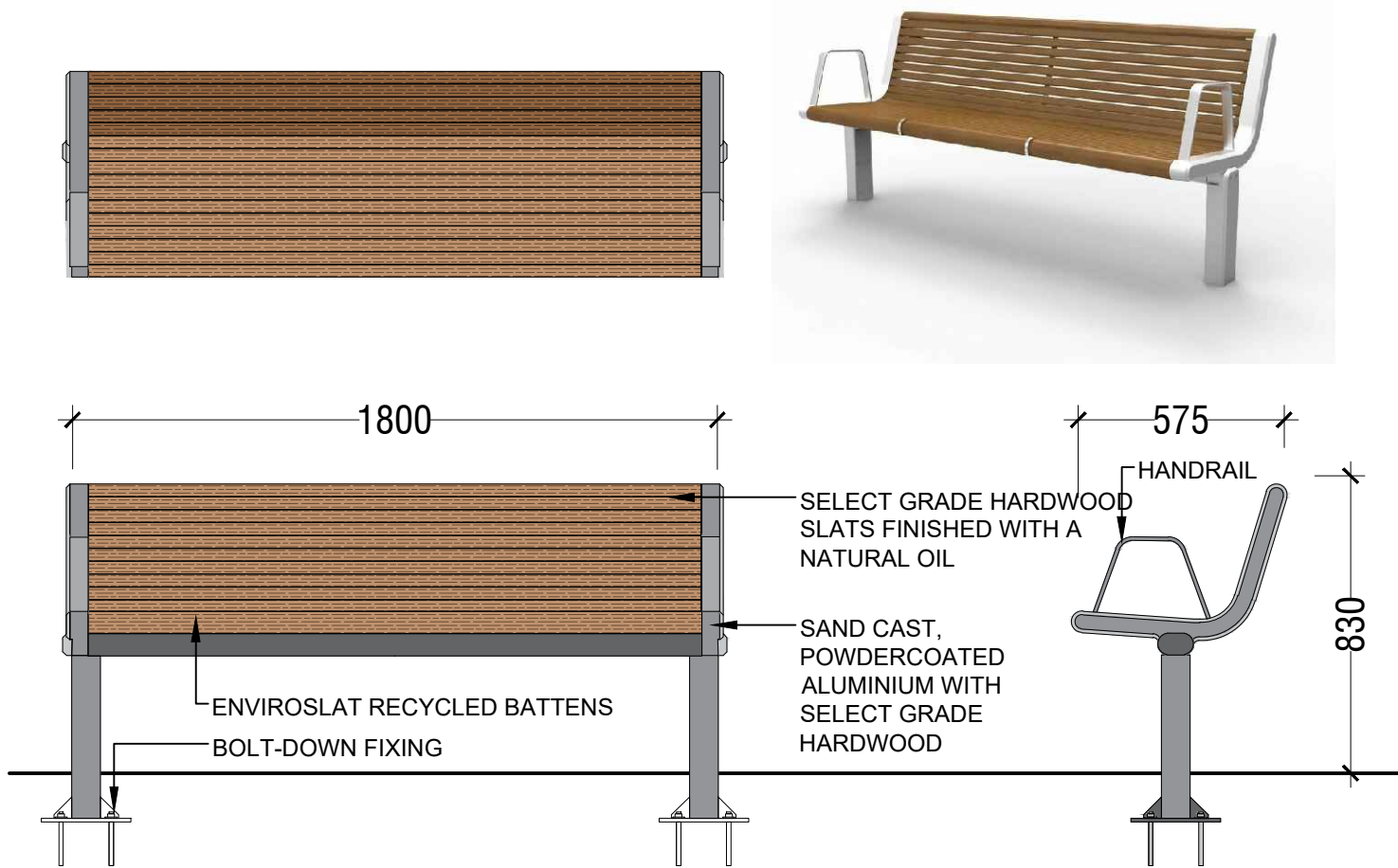
approx 1:10



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY COMMERCIAL SYSTEMS AUSTRALIA. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

LOOP STOOL BY CSA - PRODUCT CODE: TM4633

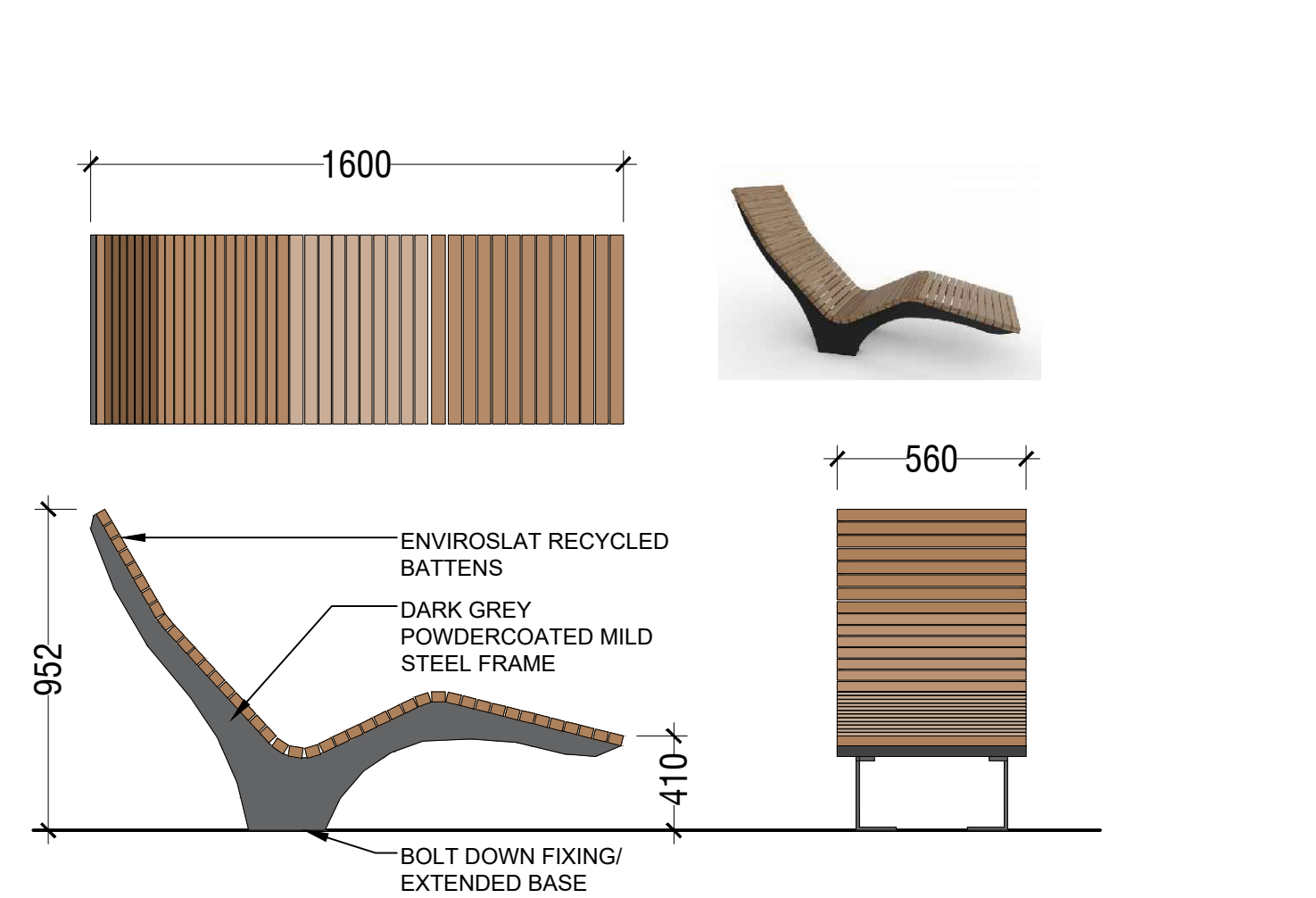
SCALE 1:20



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY HUB-GROUP STREET FURNITURE. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

SEAT BY HUB-GROUP STREET FURNITURE - PRODUCT CODE: S501

SCALE 1:20



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY COMMERCIAL SYSTEMS AUSTRALIA. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

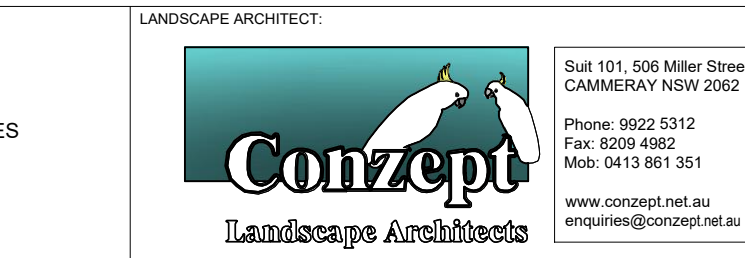
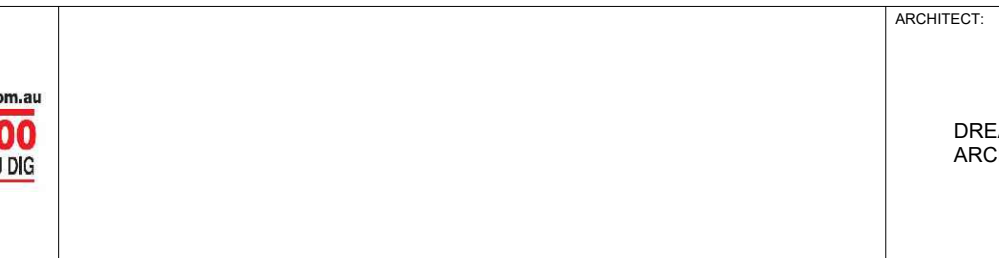
PARK RECLINER BY CSA - PRODUCT CODE: TM4615

SCALE 1:20

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. If any dimensions are not shown on the drawing, refer to the relevant Australian Standard for the relevant dimension to be used. The drawing is prepared by the author and is not to be used as a basis for any other project or for any other purpose without the written permission of the author.

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COUNCIL	REV	DATE	NOTATION/AMENDMENT
LIVERPOOL	A	03.07.17	Preliminary DA prepared for review
	B	06.07.17	Amended to suit revised Architectural drawings
CLIENT			
DIRECT SOLICITORS			

RESIDENTIAL DEVELOPMENT
484-488 BRINGELLY ROAD
AUSTRAL

TITLE	STATUS
DETAILS 3 & SPECIFICATION	DEVELOPMENT APPLICATION
DWG No: LPDA 18 - 01	SCALE: AS SHOWN
PAGE NUMBER: 10	DATE: JUNE 2016
DRAWN: E.H	CHECKED: R.F