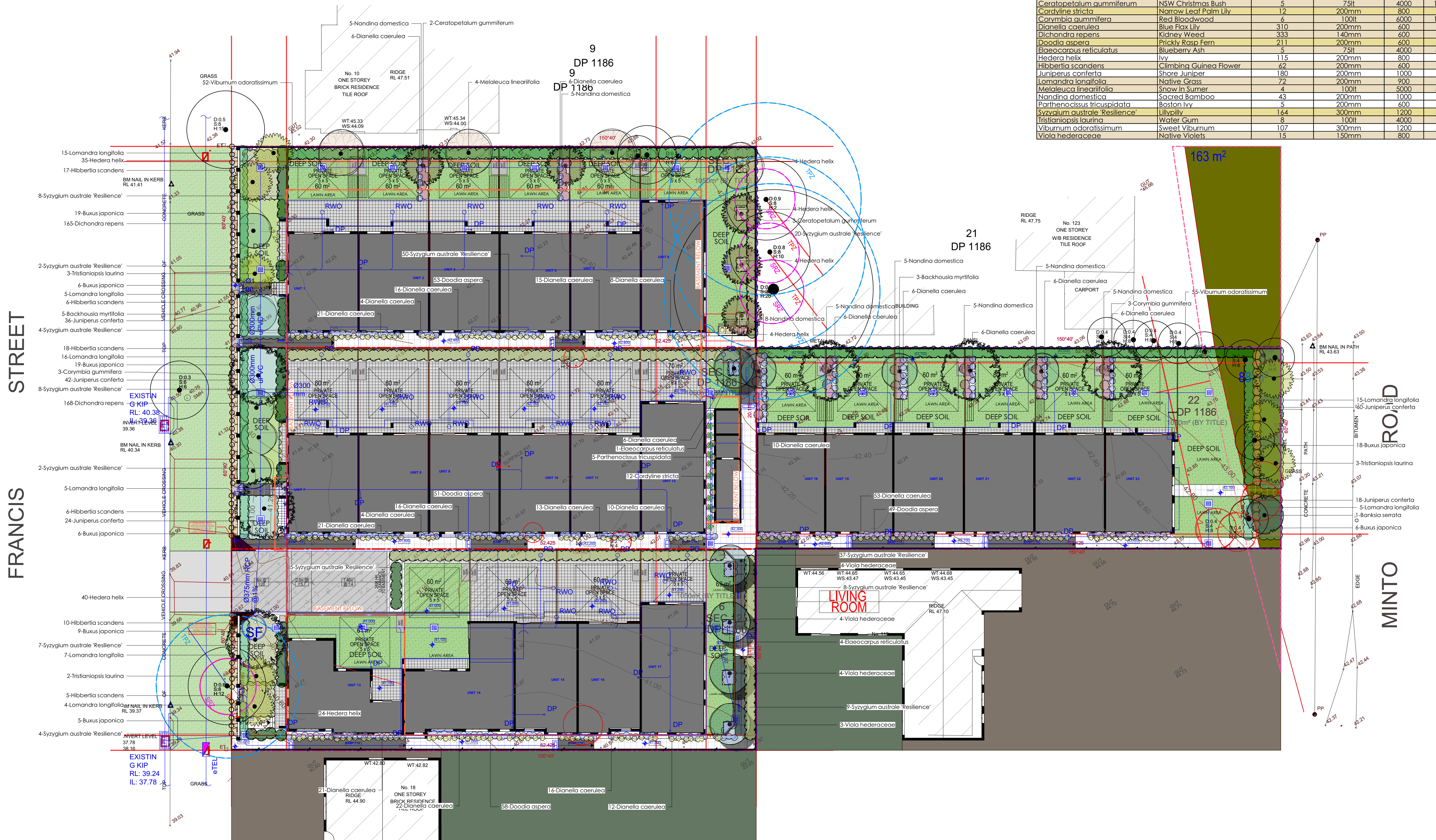




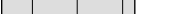










PLANTING SCHEDULE		INDICATES PROPOSED INDIGENOUS PLANT SPECIES			
		INDICATES PROPOSED NATIVE PLANT SPECIES			
Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
<i>Backhousia myrtifolia</i>	Grey Myrtle, Lancewood	8	100lt	3500	6000
<i>Banksia serrata</i>	Old Man Banksia	1	100lt	4000	6000
<i>Buxus japonica</i>	Japanese Box	88	250mm	1000	1000
<i>Ceratopetalum aumumiferum</i>	NSW Christmas Bush	5	75lt	4000	15000
<i>Claytonia stricta</i>	Narrow Leaf Palm Lily	2	200mm	800	2000
<i>Commelia gumifera</i>	Red Bloodwood	6	100lt	6000	12000
<i>Dianella caerulea</i>	Blue Flax Lily	310	200mm	600	700
<i>Dichondra repens</i>	Kidney Weed	333	140mm	600	100
<i>Doodia aspera</i>	Prickly Rasp Fern	211	200mm	600	5000
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	5	75lt	4000	8000
<i>Hedera helix</i>	Ivy	15	200mm	800	300
<i>Hibiscus scandens</i>	Climbing China Flower	42	200mm	800	350
<i>Juniperus conferta</i>	Shore Juniper	180	200mm	1000	500
<i>Lomandra longifolia</i>	Native Grass	72	200mm	900	900
<i>Melaleuca linearifolia</i>	Snow In Summer	4	100lt	5000	8000
<i>Nandina domestica</i>	Sacred Bamboo	43	200mm	1000	1000
<i>Parthenocissus tricuspidata</i>	Boston Ivy	5	200mm	600	3000
<i>Syzygium australe 'Resilience'</i>	Lily Lilly	14	300mm	1000	3500
<i>Tristramia laurina</i>	Water Gum	8	100lt	4000	7000
<i>Viburnum odoratissimum</i>	Sweet Viburnum	107	300mm	1200	3500
<i>Viola hederaceae</i>	Native Violets	15	150mm	800	300



Legend

 STRUCTURAL ROOT ZONE
 PROPOSED PAVED AREA - TYPE 1
 PROPOSED PAVED AREA - TYPE 2
 PROPOSED MASONRY RETAINING WALL
 LAWN AREA
 PROPOSED CONCRETE DRIVEWAY

 BASEMENT BELOW
 EXISTING TREE TO BE REMOVED
 TIMBER LAWN EDGE
 PROPOSED 1.8m HIGH DECORATIVE PRIVACY FENCE
 EXISTING 1800mm HIGH BOUNDARY FENCE


 BOUNDARY LINE
 EXISTING TREE TO BE RETAINED
 PROPOSED 1.2m HIGH MASONRY PIERS WITH LOW HOB, WALL & HORIZONTAL SLATS FRONT FENCE
 TREE PROTECTION ZONE
 PIT REFER TO HYDRAULIC PLANS
 PROPOSED CLOTHESLINE

 FUTURE ROAD WIDENING

Project

TOWNHOUSE DEVELOPMENT

Architect



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Notes

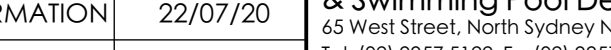
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Revision	Description	Date
A	PRELIMINARY	07/03/19
B	ARCHITECTURAL & STORMWATER UPDATE	21/03/19
C	COUNCIL'S REQUEST FURTHER INFORMATION	27/09/19
D	COUNCIL'S REQUEST FURTHER INFORMATION	22/07/20

PROPOSED LANDSCAPE PLAN

ADDRESS
12-16 FRANCIS STREET, MINTO.

A Total Concept Landscape Architects
& Swimming Pool Designers
 65 West Street, North Sydney NSW 2060
 Tel: (02) 9957 5122 Fx: (02) 9957 5922



atc
a total concept
landscape architects & swimming pool designers

DATE # 07/03/19

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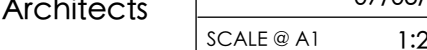
DRAWN JC

CHKD SW

PROJECT #

DWG #

L/01



DEVELOPMENT APPLICATION
PROPOSED LANDSCAPE PLANS
TOWNHOUSE DEVELOPMENT
12 - 16 FRANCIS STREET, MINTO.

DRAWING LIST

SHEET NO.

L/00

L/01

L/02

SHEET TITLE

COVER SHEET

LANDSCAPE PLAN

LIGHTING PLAN

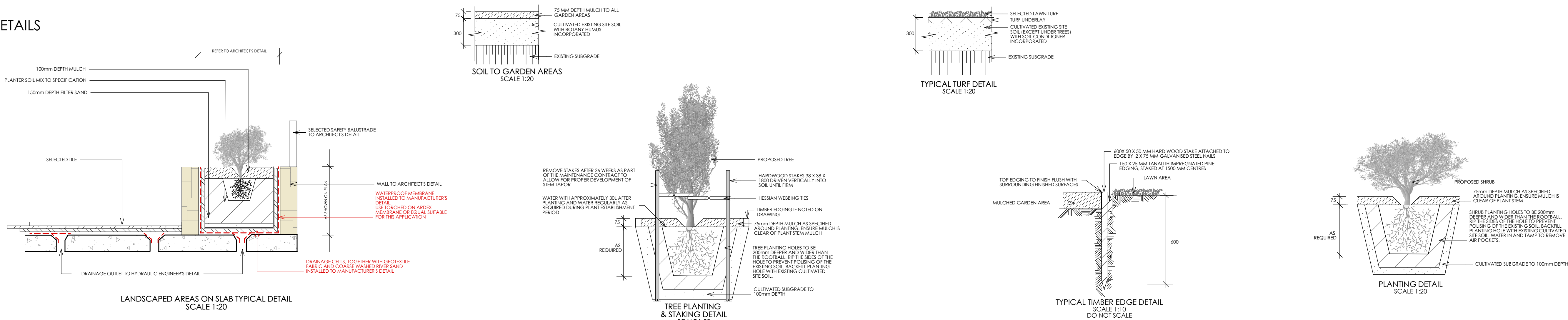
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07/03/19

07/03/19

27/09/19

LANDSCAPE DETAILS



OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones: (i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging; (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered.

Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

Legend

Project

TOWNHOUSE
DEVELOPMENT

Architect

URBAN LINK PTY LTD

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Revision

Description

Date

A

PRELIMINARY

07/03/19

B

ARCHITECTURAL & STORMWATER UPDATE

21/03/19

C

COUNCIL'S REQUEST FURTHER INFORMATION

27/09/19

DRAWING

COVER SHEET

ADDRESS

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A Total Concept Landscape Architects

& Swimming Pool Designers

65 West Street, North Sydney NSW 2060

Tel: (02) 9957 5122 Fax: (02) 9957 5922

DRAWN

JC

CHKD

SW

PROJECT #

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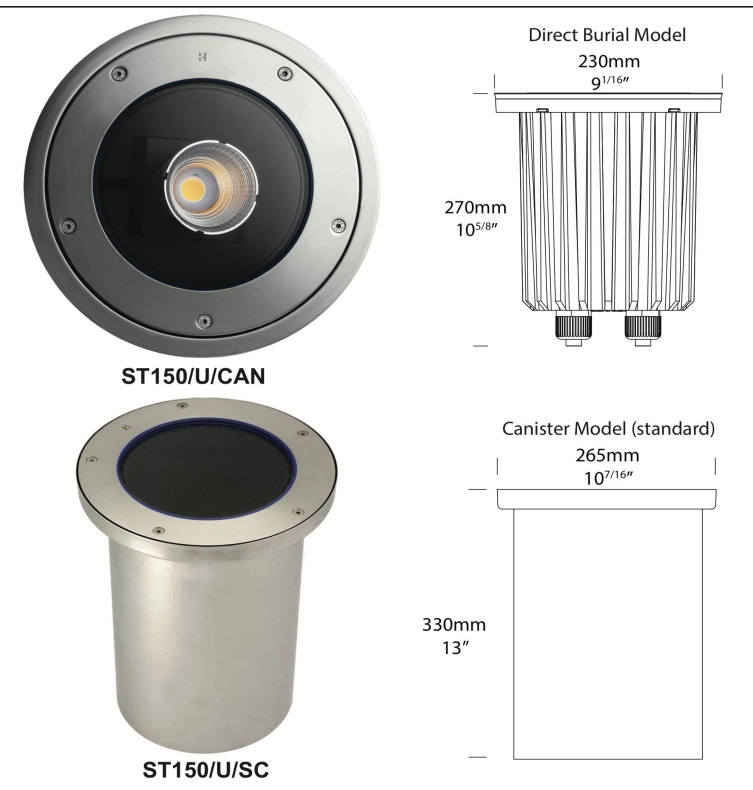
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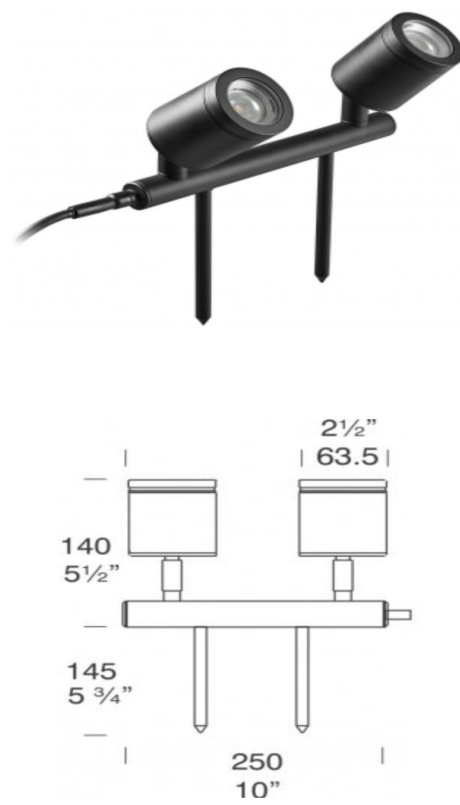
SAFETOUCH 150

In-Ground & Recessed, Architectural & Commercial
CAT. NO ST150

The SafeTouch150 Inground uplighter has been specifically designed with public safety as its primary objective. It produces high-output optically pure light, but operates with cool lens temperatures, low energy consumption and minimal maintenance. It has a fully adjustable gimbal allowing 360 rotation and 0-20 elevation. This luminaire is extremely tough, durable and waterproof, making it ideal for installation in public spaces, large-scale projects and residential areas.

A Direct Burial option is available without the mounting canister, for installation directly in the soil or where there is limited depth.

Pure LED	
LED Chip	Cree CXA 2540 Plug and Play, field replaceable LED
Output	5000 Lumens at 1400mA
Lumens Per Watt	90 Lumens @ 56 total system watts
Colour Temperature	2700K, 3000K, 4000K
CRI Warm White (3000K)	80 standard, 90+ optional
Beam Angles	22, 33, 51 Degrees



TWIN BAR LITE

Ground & Deck Mount
CAT. NO TBL

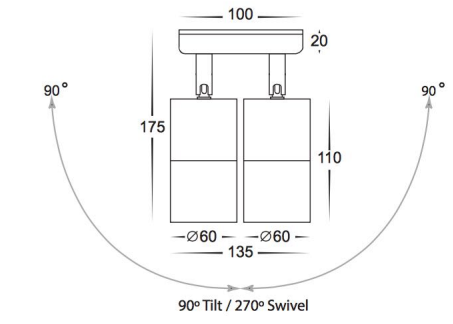
The Twin Bar Lite is ideal for wall or sign illumination. The luminaire has two individual spot lights which can be aimed in two entirely different directions. Each head has a fully adjustable arm allowing 360 degree rotation and 0 - 90 degree elevation adjustment.

Pure LED	
LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED boards
Output	600 Lumens @ 1050mA
Lumens Per Watt	100 Lumens @ 6 watts
Colour Temperature	2700K, 3000K, 4000K
CRI Warm White (3000K)	90 standard
Beam Angles	15, 25, 38, 60 degrees



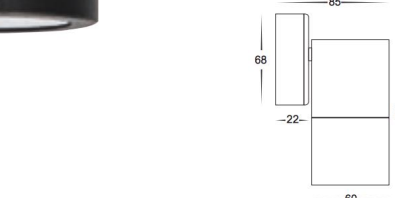
Matt Black Double Adjustable Spot Lights

- Double adjustable wall pillar light
- Aluminium poly powder coated black
- 90° Tilt & 270° Swivel on both heads
- Includes a matching aluminium backing plate
- High output reflector to maximise light
- 240v GU10 2x35w max/12v MR16 2x20w max
- IP rating: IP65



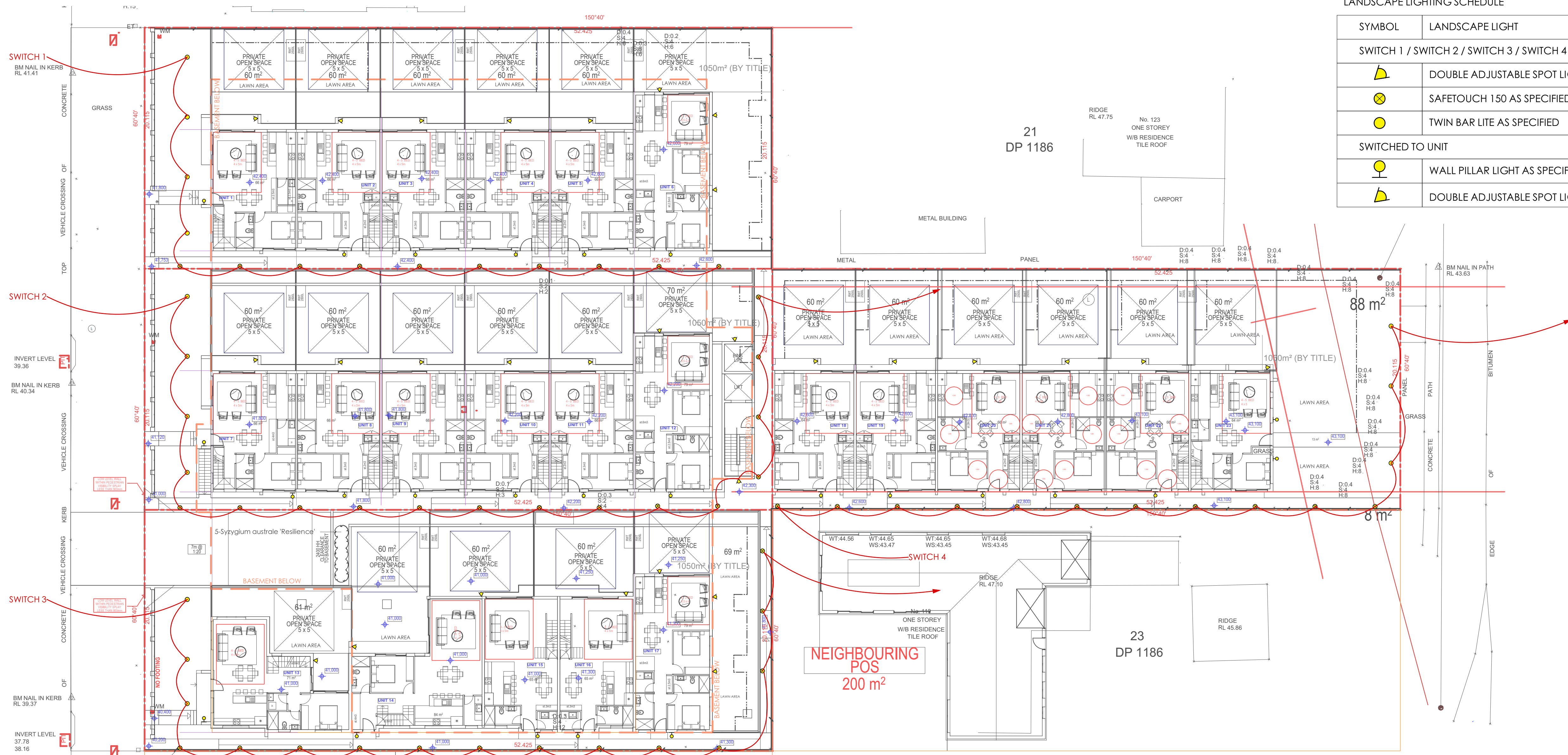
Matt Black Wall Pillar Fixed Spot Lights

- Fixed wall pillar light
- Aluminium poly powder coated black
- Includes a matching aluminium backing plate
- High output reflector to maximise light
- 240v GU10 35w max/12v MR16 20w max
- IP rating: IP65



ALL LIGHTING TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION, INCLUDING ANY REQUIRED LED DRIVERS, TRANSFORMERS, SWITCHING, WIRING & THE LIKE.

GROUND FLOOR LIGHTING PLAN SCALE 1:100



LANDSCAPE LIGHTING SCHEDULE

SYMBOL	LANDSCAPE LIGHT	QUANTITY
SWITCH 1 / SWITCH 2 / SWITCH 3 / SWITCH 4 WITH TIMER TO MAIN SWITCH BOARD		
	DOUBLE ADJUSTABLE SPOT LIGHTS AS SPECIFIED	1
	SAFETOUCH 150 AS SPECIFIED	48
	TWIN BAR LITE AS SPECIFIED	14
SWITCHED TO UNIT		
	WALL PILLAR LIGHT AS SPECIFIED	25
	DOUBLE ADJUSTABLE SPOT LIGHTS AS SPECIFIED	28

Legend

	PROPOSED PAVED AREA		BASEMENT BELOW		BOUNDARY LINE		FUTURE ROAD WIDENING
	PROPOSED MASONRY RETAINING WALL		EXISTING TREE TO BE REMOVED		EXISTING TREE TO BE RETAINED		
	LAWN AREA		TIMBER LAWN EDGE		PROPOSED 1.2m HIGH MASONRY PIERS WITH LOW HOB WALL & HORIZONTAL SLATS FRONT FENCE		
	PROPOSED CONCRETE DRIVEWAY		PROPOSED 1.8m HIGH DECORATIVE PRIVACY FENCE		EXISTING 1800mm HIGH BOUNDARY FENCE		PROPOSED CLOTHESLINE

Project

TOWNHOUSE DEVELOPMENT

Architect



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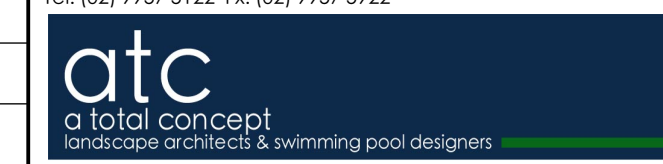
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