# **LEGEND BOUNDARY LINE** EXISTING LEVEL + (e) 21.20 FINISHED LEVEL + FL 21.20 + TW 21.20 TOP OF WALL LEVEL TOP OF PLANTER LEVEL + PL 21.20 P1 - PAVEMENT TYPE 1 PAVER TO MATCH RAIL INTERCHANGE CONCRETE CROSSOVER AND DRIVEWAY IN ACCORDANCE WITH COUNCIL REQUIREMENTS . . . . . . . . . . . . . . . . P2 - PAVEMENT TYPE 2 TILE AS SELECTED P3 - PAVEMENT TYPE 3 (P3) TILE AS SELECTED. REFER TO ARCHITECTS DOCUMENTATION LAWN PLANTER WALL FREESTANDING POTS/ PLANTERS (VARIOUS SIZES)

PROPOSED TREES, SHRUBS AND GROUNDCOVERS AS NOTED

### **GENERAL NOTES**

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION.

2. ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 75MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.

FERTILISER SHALL BE A SLOW RELEASE PELLETISED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURES RECOMMENDED RATE.

SOIL WETTING AGENT SHALL BE "AQUASOIL" OR "WETTASOIL" APPLIED AT A RATE OF 1 LITRE/ 1000 LITRES OF WATER OR EQUIVALENT.

3. SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE. SOIL DEPTHS- PLANTING AREAS VARIES (300MIN - 900MM SOIL DEPTH)

- ON STRUCTURE - MINIMUM 1000MM FOR TREE PLANTING - ON STRUCTURE - MINIMUM 500MM FOR GROUND COVERS AND SHRUBS - ON GRADE GARDEN - 300MM

THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.

GARDEN SOIL SHALL HAVE A PH BETWEEN 5.5 AND 7.0, EC< 1.2DS/M: 2-5CG/MG RATIO, 5-20MEQ % CEC, AND NUTRIENTS TO AS 3743

ALL PLANTING SOIL SHALL BE FREE OF RUBBISH, DEBRIS AND SUBSTANCES THAT ARE TOXIC TO LIVING ORGANISMS, OR WOULD OTHERWISE BE DECLARED CONTAMINATED. ALL IMPORTED GARDEN SOIL SHALL BE FREE OF WEED SEEDS.

PLANTING SOIL SHALL NOT BE WATER REPELLENT AND IT SHALL TAKE LESS THAN 53 SECONDS FOR A WATER DROPLET TO SOAK INTO DRY SOIL(REFERENCE: HANDRECK & BLACK).

THE CONTRACTOR SHALL ENSURE ANY INSTALLED SUB GRADES ARE NOT TOXIC TO NORMAL PLANT GROWTH OR UNNATURALLY OVERLY COMPACTED. ENSURE EXISTING SUB SOIL IS NOT TOXIC TO PLANT GROWTH, AND NOTIFY SUPERINTENDENT IMMEDIATELY IF

ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE SUBSOIL.

4. PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK ARE TO BE GROWN AND CERTIFIED AS COMPLYING WITH NATSPEC'S "SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY", SECOND EDITION 2003 BY ROSS CLARK

PLANT INSTALLATION - THE TOPS OF ROOT BALLS ARE TO BE LEVEL WITH OR UP TO 50MM HIGHER THAN THE SURROUNDING SOIL LEVEL. CREATE WATERING "SAUCERS" AROUND ALL PLANTS FROM POTS LARGER THAN 5 LITRE (IE 200MM DIAMETER). DO NOT PILE UP MULCH AGAINST THE BASE OF THE PLANT STEM/TRUNK.

STAKING - REMOVE ALL NURSERY STAKES, TIES AND LABELS. THE ROOT BALL AND CANOPY ARE TO BE BALANCED AND THE STEM / TRUNK SUFFICIENTLY DEVELOPED SO THAT THE PLANTS STAY UPRIGHT WITHOUT THE NEED TO BE STAKED. DO NOT STAKE PLANTS UNLESS SPECIFICALLY NOTED TO DO SO OR UNLESS SPECIAL CIRCUMSTANCES REQUIRE A PLANT TO BE TEMPORARILY STAKED FOR

ALL PLANTS ARE TO BE THOROUGHLY WATERED NOT MORE THAN 3 HOURS PRIOR TO PLANTING. DO NOT STAKE TREES OR SHRUBS UNLESS NOTED OR DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.

5. ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

SUPPLY - DESIGN, SUPPLY AND INSTALL A PERMANENT AUTOMATED SUB-SURFACE IRRIGATION SYSTEM.

EXTENT - THE SYSTEM IS TO COVER ALL NEW GARDENS. WATER IS TO BE DELIVERED VIA SUBSURFACE DRIP LINES BURIED BELOW THE FINISHED GROUND LEVEL TO GARDENS AND TREES AND VIA POPUP SPRAYS ON FLEXIBLE ARMS TO THE LAWN AREA.

CAPACITY - THE SYSTEM IS TO BE CAPABLE OF SUPPLYING 32MM OF WATER/WEEK OVER ALL AREAS. IT IS TO BE DESIGNED TO OPERATE FOR 10 YEARS (MIN).

INSTALLATION - VALVE PITS ARE TO BE SET ON A 200MM DEEP BED OF GRAVEL FOR DRAINAGE. PIT COVERS ARE TO BE LEVEL WITH THE SOIL SURFACE. INCLUDE PLUMBING CONNECTION TO THE MAIN LINE, ALL VALVES AND BACKFLOW PREVENTION. LOCATE A CENTRAL MULTI-STATION CONTROLLER IN A LOCKABLE BOX AS DIRECTED BY THE PROJECT MANAGER. . A DEDICATED GPO IS TO BE PROVIDED BY THE BUILDER FOR THE CONTROLLER TO BE PLUGGED INTO.

6. MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, MOWING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.

7. PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO BE REPLACED.

8. THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTRUSIVE FITTINGS OR FIXTURES.9. GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.

10. PROVIDE CONDUITS THROUGH WALLS / PAVEMENTS AS REQUIRED FOR SERVICES.

11. ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.

12. LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED SURFACE DRAINS.

13. SOIL LEVELS IN GARDEN AREAS TO FINISH 50MM BELOW ADJACENT WALLS/ PAVEMENTS UNLESS NOTED OTHERWISE.

## MAINTENANCE PLAN

THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO OUTLINE THE MAINTENANCE REQUIREMENTS OF THE DEVELOPMENT AND ENABLE A DEFINED SCOPE OF MAINTENANCE ACTIVITIES TO BE REGULARLY UNDERTAKEN. A DETAILED MAINTENANCE PLAN TO BE PREPARED AS PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION.

MAINTENANCE INCLUDE WATERING, WEEDING, MOWING PEST AND DISEASE CONTROL, REPLACING FAILED PLANTS, SOIL AND MULCH

REPLENISHMENT, CULTIVATING, PRUNING, REPAIRING EROSION AND RECTIFYING STORM DAMAGE. SWEEP AND/OR REMOVE FALLEN BRANCHES AND LEAF LITTER(INCLUDING THE AUTUMN LEAF DROP) AND OTHER GARDEN DEBRIS. MAINTENANCE OF THE SITE IS TO ALSO INCLUDE THE PUBLIC DOMAIN

IT IS EXPECTED THAT THE CONTRACTOR SHALL TAKE A PROACTIVE AND DILIGENT APPROACH TO ALL MAINTENANCE ACTIVITIES AND

ENCOURAGE ALL STAFF AND SUB-CONTRACTORS TO PICKUP ANY OBVIOUS LITTER FOUND THROUGHOUT THE MAINTAINED AREAS.
SIMILARLY BE VIGILANT IN LOOKING FOR AND REPORTING ANY NOTED INCIDENCE OF VANDALISM, BREAKAGES, DAMAGE AND GRAFFITI ETC.

KEEP A LOGBOOK RECORDING WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. THIS LOG BOOK IS TO BE GIVEN TO THE PROJECT MANAGER/ OR COMMUNITY ASSOCIATION AND MADE AVAILABLE FOR INSPECTION ON REQUEST.

PROGRAM
AT LEAST TWO WEEKS PRIOR TO PRACTICAL COMPLETION SUBMIT A PROGRAM OUTLINING PROPOSED MAINTENANCE REGIME
DURING THE PLANT ESTABLISHMENT PERIOD, INCLUDING ANTICIPATED FREQUENCY AND DURATION OF INDIVIDUAL TASKS. REVISE
PROGRESSIVELY TO ENSURE THE OPTIMAL MAINTENANCE REGIME IS IMPLEMENTED AND SUBMIT ON A MONTHLY BASIS.

ALL PLANTED AREAS SHALL BE ADEQUATELY WATERED TO KEEP THEM HEALTHY AND GROWING VIGOROUSLY. THE MINIMUM ACCEPTABLE WATERING REQUIREMENT SHALL EQUAL 25 MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT, OR A COMBINATION OF BOTH, DURING EACH PERIOD OF ONE WEEK, EXCEPT IN PERIODS OF HEAVY RAIN. VARY THE WATERING REQUIREMENT TO SUIT SEASONAL CONDITIONS AND MAINTAIN HEALTHY PLANT MATERIAL AND GRASS AREAS IN OPTIMUM CONDITION.

PEST AND DISEASE
ALL LANDSCAPE AREAS INCLUDING TREES ARE TO BE VISUALLY INSPECTED FOR THE PRESENCE OF PERSISTENT AND DAMAGING
INSECT PESTS OR DISEASES. THE CONTRACTOR SHALL REPORT ANY INCIDENCE OF INSECT ATTACK OR EVIDENCE OF DISEASE
AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE LINDERTAKEN

AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE UNDERTAKEN

FERTILISING
FERTILIZER SHALL BE SUPPLIED AND APPLIED EVENLY TO ALL LANDSCAPE AREAS ENSURE OPTIMUM PLANT GROWTH, HEALTH AND

DISEASE RESISTANCE THROUGH THE PROVISION OF ALL ESSENTIAL MACRO AND MICRO NUTRIENTS COMMONLY REQUIRED BY

PLANTS AND THEREBY PREVENT ANY SYMPTOMS ASSOCIATED WITH NUTRIENT DEFICIENCIES.

EXTENT AND TASK

THE CONTRACTOR SHALL MONITOR ALL TREE AND ASSOCIATED LANDSCAPE WORKS FOR THE DURATION OF THE MAINTENANCE PERIOD. THIS WILL GENERALLY INCLUDING WATERING, FAILED PLANT REPLACEMENT, PEST AND DISEASE CONTROL, PRUNING, SOIL CONTROL, MOWING, WEED CONTROL, SOIL PH CORRECTION AND FERTILIZATION. CARRY OUT MAINTENANCE ACTIVITIES FOR ALL NEW GARDEN AREAS AS REQUIRED TO ENSURE THE PLANT BECOME ESTABLISHED WITHIN THE MAINTENANCE PERIOD AND ARE KEPT IN A HEALTHY AND TIDY STATE IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES.

PLANT REPLACEMENT
SHALL BE UNDERTAKEN WITHIN 7 DAYS OF PLANT BEING IDENTIFIED AS FAILED OR UNACCEPTABLY DAMAGED. NOTE, SERVE WILTING

OR WATER LOGGING LEADING TO DEATH OF FOLIAGE, BREAKAGE OR WOUNDING OF MAIN STEM, DAMAGE OF APICAL LEADERS OR DAMAGE TO SIGNIFICANT ORDER OF BRANCHES SHALL BE DEEMED TO CONSTITUTE FAILURE.

HARDSCAPE / FURNITURE AND FIXINGS

ENSURE ALL EXTERNAL HARDSCAPE AREAS INCLUDING FURNITURE AND FIXINGS ARE MAINTAINED IN A SAFE, CLEAN, NEAT AND TIDY

CONDITION THAT PROMOTES THEIR USE AND ENJOYMENT. INSPECT ALL HARDSCAPE AND FURNITURE AND FIXTURES ITEMS FOR DAMAGE OR VANDALISM AND REPORT ANY FAULTS OR DAMAGE. MAKE ARRANGEMENT TO FIX ANY MINOR ISSUES.

REGULARLY INSPECT, MONITOR AND ADJUST IRRIGATION AND WATERING SYSTEM TO ENSURE PROPER OPERATION AND COVERAGE AND RECTIFY ANY LEAKS, BLOCKAGES OR BREAKAGES IN A TIMELY FASHION. IF REQUIRED, UNDERTAKE PRESSURE TESTING OR FLUSHING TO IDENTIFY AND/OR ADDRESS ANY SYSTEM MALFUNCTION. THE CONTRACTOR SHALL REPAIR THE SYSTEM DUE TO VANDALISM, UNAUTHORIZED USE AND BREAKAGE. IF VANDALISM OR BREAKAGE IS A PERSISTENT OR A LARGE-SCALE PROBLEM, THE CONTRACTOR SHALL KEEP A RECORD OF COMPONENTS REPLACED OR RECTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTARY WATERING DUE TO ANY INADEQUACIES WITH THE SYSTEM, AND ADDRESS LEAKS IMMEDIATELY.

| BOTANICAL NAME                    | COMMON NAME                    | HEIGHT | POT SIZE   | QTY      |
|-----------------------------------|--------------------------------|--------|------------|----------|
| TREES                             |                                |        |            |          |
| Agathis robusta                   | Queensland Kauri Pine          | 20M    | 200L       | as shown |
| Archontophoenix cunninghamiana    | Bangalow Palm                  | 15M    | 3-7M trunk | as shown |
| Backhousia mvrtifolia             | Grev Mvrtle                    | 5M     | 200L       | as shown |
| Buckinghamia celsissima           | Ivory Curl                     | 6M     | 200L       | as showr |
| Citrus latifolia                  | Lime                           | 4M     | 100L       | as showr |
| Citrus limon 'Mever'              | Meyer Lemon                    | 3M     | 100L       | as showr |
| Cupaniopsis anacardoides          | Tuckeroo                       | 8M     | 200L       | as showr |
| Cvathea cooperi                   | Coin Spot Tree Fern            | 10M    | 2-4M trunk | as showr |
| Elaeocarpus eumundii              | Native Quandong                | 10M    | 200L       | as showr |
| Gordonia axillaris                | Gordonia                       | 5M     | 200L       | as showr |
| Howea forsteriana                 | Kentia Palm                    | 12M    | 3-5M trunk | as showr |
| Livistona australis               | Cabbage Tree Palm              | 15M    | 5-7M trunk | as shown |
| Pvrus callervana 'Chanitcleer'    | Ornamental Pear                | 10M    | 200L       | as showr |
| Tristaniopsis laurina             | Water Gum                      | 8M     | 400L       | as showr |
| SHRUBS AND CLIMBERS               |                                |        |            |          |
| Aloe 'Southern Cross'             | Southern Cross Aloe            | 0.6M   | 200MM      | 3/m2     |
| Aspidistra elaitor                | Cast Iron Plant                | 0.8M   | 200MM      | 3/m2     |
| Asplenium nidus 'Osaka'           | Birds Nest Fern                | 0.8M   | 200MM      | 3/m2     |
| Beschorneria vuccoides            | Mexican Lilv                   | 1M     | 300MM      | 2/m2     |
| Blechnum nudum 'Silver Ladv'      | Fishbone Fern                  | 0.6M   | 200MM      | 3/m2     |
| Cerastium tomentosum              | Snow-in-Summer                 | 0.3M   | 150MM      | 5/m2     |
| Chrysocephalum apiculatum         | Yellow Buttons                 | 0.3M   | 150MM      | 5/m2     |
| Crassula ovata                    | Jade Plant                     | 1M     | 200MM      | 2/m2     |
| Dianella tasmanica 'Emerald Arch' | Emerald Arch Flax Lilv         | 0.5M   | 150MM      | 5/m2     |
| Dichondra argentea 'Silver Falls' | Silver Falls Kidnev Weed       | 0.1M   | 150MM      | 7/m2     |
| Gaura lindheimeri                 | Butterfly Bush                 | 0.6M   | 150MM      | 3/m2     |
| Gazania tomentosa                 | Treasure Flower                | 0.3M   | 150MM      | 7/m2     |
| Isolepis nodosa                   | Knobby Club Rush               | 0.8M   | 150MM      | 5/m2     |
| Kalanchoe tomentosa               | Panda Plant                    | 0.5M   | 150MM      | 5/m2     |
| Lomandra 'Verdav'                 | Verdav                         | 0.6M   | 150MM      | 5/m2     |
| Neomarcia gracillis               | Walking Iris                   | 0.7M   | 200MM      | 5/m2     |
| Philodendron 'Xanadu'             | Xanadu Philodendron            | 0.8M   | 200MM      | 3/m2     |
| Pittosporum 'Miss Muffet'         | Miss Muffet Pittosporum        | 1M     | 300MM      | 3/m2     |
| Rhaphiolepis 'Oriental Pearl'     | Oriental Pearl Indian Hawthorn | 1M     | 300MM      | 3/m2     |
| Rhaphiolepis 'Snow Maiden'        | Snow Maiden Indian Hawthorn    | 1M     | 300MM      | 3/m2     |
| Rosmarinus officinalis            | Rosemarv                       | 1.5M   | 200MM      | 3/m2     |
| Sanseveria cvlindrica             | Snake Plant                    | 1M     | 200MM      | 4/m2     |
| Schefflera arboricola 'Dwarf'     | Dwarf Umbrella Plant           | 1M     | 200MM      | 2/m2     |
| Thvmus vulgaris                   | Thyme                          | 0.3M   | 150MM      | 3/m2     |
| Westringia 'Grev Box'             | Grev Box                       | 0.8M   | 300MM      | 2/m2     |
| Zamia furfuracea                  | Cardboard Cycad                | 1M     | 300MM      | 2/m2     |



# 10 Dangar Street Wickham, NSW

| DRAWING NO. | DRAWING TITLE                    | ISSUE |
|-------------|----------------------------------|-------|
| LA LP 00    | Cover Sheet                      | 02    |
| LA LP 01    | Landscape Plan - Ground Floor    | 02    |
| LA LP 02    | Landscape Plan - Level 04 Podium | 02    |
| LA LP 03    | Landscape Plan - Level 13        | 02    |

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 01
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PROJECT

Mixed Use Development

10 Dangar Street

WICKHAM, NSW

DRAWING TITLE

Landscape Plan - Cover Sheet

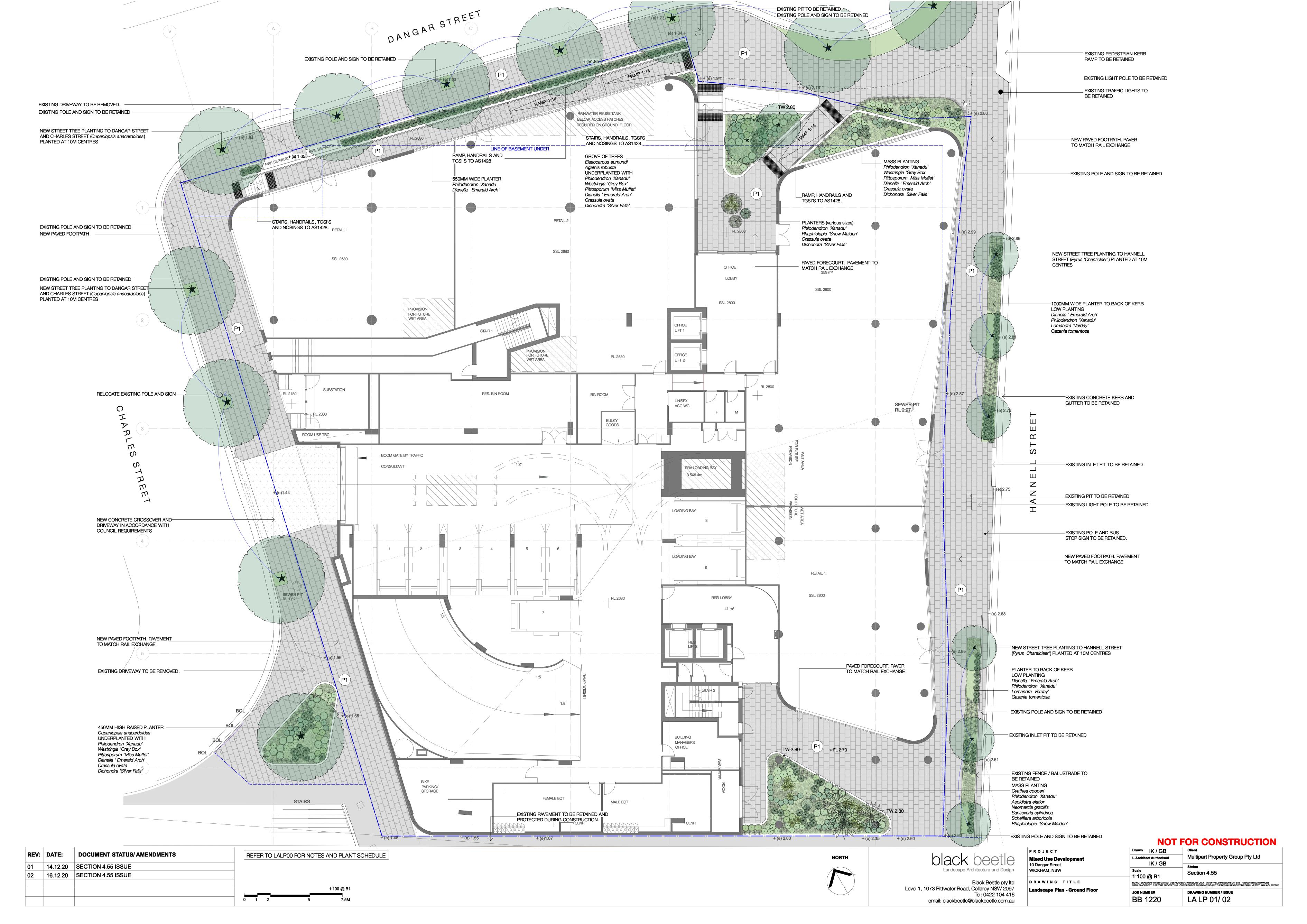
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