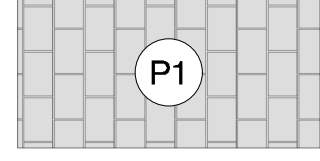
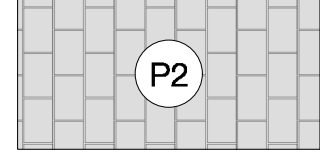
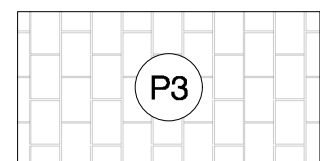
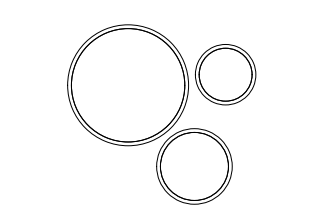


LEGEND

	BOUNDARY LINE
	EXISTING LEVEL
	FINISHED LEVEL
	TOP OF WALL LEVEL
	TOP OF PLANTER LEVEL
	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 TILE AS SELECTED. REFER TO ARCHITECTS DOCUMENTATION
	LAWN
	PLANTER WALL
	FREESTANDING POTS/ PLANTERS (VARIOUS SIZES)
	PROPOSED TREES, SHRUBS AND GROUNDCOVERS AS NOTED

GENERAL NOTES

- 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 .
- ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 75MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONS AND MULCHES.
- FERTILISER SHALL BE A SLOW RELEASE PELLETTISED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURERS RECOMMENDED RATE.
- SOIL WETTING AGENT SHALL BE "AQUASOIL" OR "WETASOIL" APPLIED AT A RATE OF 1 LITRE/ 1000 LITRES OF WATER OR EQUIVALENT.
- SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE.
SOIL DEPTHS- PLANTING AREAS VARIES (300MM - 1200MM SOIL DEPTH)
 - ON STRUCTURE - MINIMUM 1000MM FOR TREE PLANTING
 - ON STRUCTURE - MINIMUM 500MM FOR GROUND COVERS AND SHRUBS
 - ON GRADE GARDEN - 300MM
- 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 POTTING MIXES.
- 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 THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.
- ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE SUBSOIL.
- PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK AND 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 (E 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 STABILITY.
- 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.
- 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.
- 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.
- PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO BE REPLACED.
- THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTRUSIVE FITTINGS OR FIXTURES.
- GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.
- PROVIDE CONDUITS THROUGH WALLS / PAVEMENTS AS REQUIRED FOR SERVICES.
- ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.
- LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED SURFACE DRAINS.
- 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.

LOG BOOK
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 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 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.

IRRIGATION
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.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	QTY
TREES				
<i>Araucaria robusta</i>	Queensland Kauri Pine	20M	200L	as shown
<i>Archontophoenix cunninghamiana</i>	Banksia Palm	15M	3-7M trunk	as shown
<i>Beckhoesia merrillii</i>	Grev Myrtle	5M	200L	as shown
<i>Buckinghamia celestina</i>	Ivory Curl	6M	200L	as shown
<i>Citrus latifolia</i>	Lime	4M	100L	as shown
<i>Citrus limon 'Meyer'</i>	Meyer Lemon	3M	100L	as shown
<i>Cucumis melo</i>	Tuckeroo	8M	200L	as shown
<i>Overea cooperi</i>	Coir Soot Tree Fern	10M	2-4M trunk	as shown
<i>Elaeagnus argentea</i>	Native Quandong	10M	200L	as shown
<i>Gordonia axillaris</i>	Gordonia	5M	200L	as shown
<i>Howea forsteriana</i>	Kentia Palm	12M	3-5M trunk	as shown
<i>Livistona australis</i>	Cabbage Tree Palm	15M	5-7M trunk	as shown
<i>Pyrus calleryana 'Chanticleer'</i>	Ornamental Pear	10M	200L	as shown
<i>Tristania laurina</i>	Water Gum	8M	400L	as shown
SHRUBS AND CLIMBERS				
<i>Aloe 'Southern Cross'</i>	Southern Cross Aloe	0.6M	200MM	3/m2
<i>Aspidistra elatior</i>	Cast Iron Plant	0.8M	200MM	3/m2
<i>Asplenium nidus 'Osaka'</i>	Birds Nest Fern	0.8M	200MM	3/m2
<i>Beschermetia yuccoides</i>	Mexican Lily	1M	300MM	2/m2
<i>Blechnum nudum 'Silver Lady'</i>	Fishbone Fern	0.6M	200MM	3/m2
<i>Cerastium tomentosum</i>	Snow-in-Summer	0.3M	150MM	5/m2
<i>Chrysanthemum indicum</i>	Yellow Buttons	0.3M	150MM	5/m2
<i>Crassula ovata</i>	Jade Plant	1M	200MM	2/m2
<i>Dianella tasmanica 'Emerald Arch'</i>	Emerald Arch Flax Lily	0.5M	150MM	5/m2
<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls Kidney Weed	0.1M	150MM	7/m2
<i>Gaura lindheimeri</i>	Butterfly Bush	0.6M	150MM	3/m2
<i>Guzmania tomentosa</i>	Treasure Flower	0.3M	150MM	7/m2
<i>Isoplepis nodosa</i>	Knobby Club Rush	0.8M	150MM	5/m2
<i>Kalanchoe tomentosa</i>	Panda Plant	0.5M	150MM	5/m2
<i>Lomandra 'Verde'</i>	Verde	0.6M	150MM	5/m2
<i>Neomarcia gracilis</i>	Wekaia Iris	0.7M	200MM	5/m2
<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	0.8M	200MM	3/m2
<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet Pittosporum	1M	300MM	3/m2
<i>Rhododendron 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorn	1M	300MM	3/m2
<i>Rhododendron 'Snow Maiden'</i>	Snow Maiden Indian Hawthorn	1M	300MM	3/m2
<i>Rosemary officinalis</i>	Rosemary	1.5M	200MM	3/m2
<i>Saxifraga ciliolata</i>	Snake Plant	1M	200MM	4/m2
<i>Schefflera arborescens 'Dwarf'</i>	Dwarf Umbrella Plant	1M	200MM	2/m2
<i>Thymus vulgaris</i>	Thyme	0.3M	150MM	3/m2
<i>Westringia 'Grey Box'</i>	Grey Box	0.8M	300MM	2/m2
<i>Zamia furcata</i>	Cardboard Cycad	1M	300MM	2/m2



10 Dangar Street
Wickham, NSW

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

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	14.12.20	SECTION 4.55 ISSUE
02	16.12.20	SECTION 4.55 ISSUE
03	15.04.21	SECTION 4.55 ISSUE

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PROJECT Mixed Use Development 10 Dangar Street WICKHAM, NSW		Drawn JK / GB L.Architect Authorised JK / GB	Client Multipart Property Group Pty Ltd
DRAWING TITLE Landscape Plan - Cover Sheet		Scale 1:100 @ B1	Status Section 4.55
JOB NUMBER BB 1220		DRAWING NUMBER / ISSUE LA LP 00/ 03	



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PROJECT
Mixed Use Development
10 Dangar Street
WICKHAM, NSW

DRAWING TITLE
Landscape Plan - Ground Floor

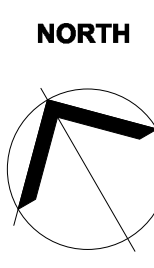
Drawn IK / GB Landscape Architect IK / GB	Client Multipart Property Group Pty Ltd
Scale 1:100 @ B1	Status Section 4.55
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- FREESTANDING FURNITURE AS SELECTED.
- KITCHEN GARDEN PLANTERS (various sizes)
 - Citrus sp.
 - Rosemarinus officinalis
 - Thymus vulgaris
 - Seasonal Herbs and Veggies
- PLANTER (30000 MM)
 - Tristanopsis laurina
 - Philodendron Xanadu
 - Lomandra 'Verday'
 - Dichondra 'Silver Falls'
- BALUSTRADE
- BBO, SINK IN BENCH WITH CUPBOARDS UNDERNEATH
- PERGOLA OVER
- 600MM DEEP PLANTER TO PERIMETER OF PODIUM. MASS PLANTING
 - Crassula ovata
 - Beschorneria yuccoides
 - Rhaphiolepis 'Oriental Pearl'
 - Gaura lindheimeri
 - Isolepis nodosa
 - Pittosporum 'Miss Muffet'
 - Aloe 'Southern Cross'
 - Dianella 'Emerald Arch'
 - Cerastium tomentosum
- PLANTER (30000 MM)
 - Tristanopsis laurina
 - Philodendron Xanadu
 - Aloe 'Southern Cross'
 - Isolepis nodosa
 - Dichondra 'Silver Falls'
- FREESTANDING FURNITURE AS SELECTED.
- RAMP, HANDRAILS AND TGS'S TO AS1428.
- PLANTER (30000 MM)
 - Tristanopsis laurina
 - Pittosporum 'Miss Muffet'
 - Dianella 'Emerald Arch'
 - Kalanchoe tomentosa
- METAL BLADE PRIVACY SCREEN
 - Archontophoenix cunninghamia
 - Cyathea cooperi
- 600MM DEEP PLANTER TO PERIMETER OF PODIUM. MASS PLANTING
 - Crassula ovata
 - Pittosporum 'Miss Muffet'
 - Lomandra 'Verday'
 - Isolepis nodosa
 - Asplenium 'Osaka'
 - Blechnum 'Silver Lady'
 - Dianella 'Emerald Arch'
 - Zamia furturacea
- 1000MM DEEP PLANTER. MASS PLANTING
 - Crassula ovata
 - Pittosporum 'Miss Muffet'
 - Lomandra 'Verday'
 - Isolepis nodosa
 - Dianella 'Emerald Arch'
 - Zamia furturacea

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PROJECT
Mixed Use Development
10 Dangar Street
WICKHAM, NSW
DRAWING TITLE
Landscape Plan - Level 04 Podium
JOB NUMBER
BB 1220

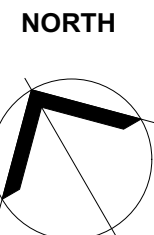
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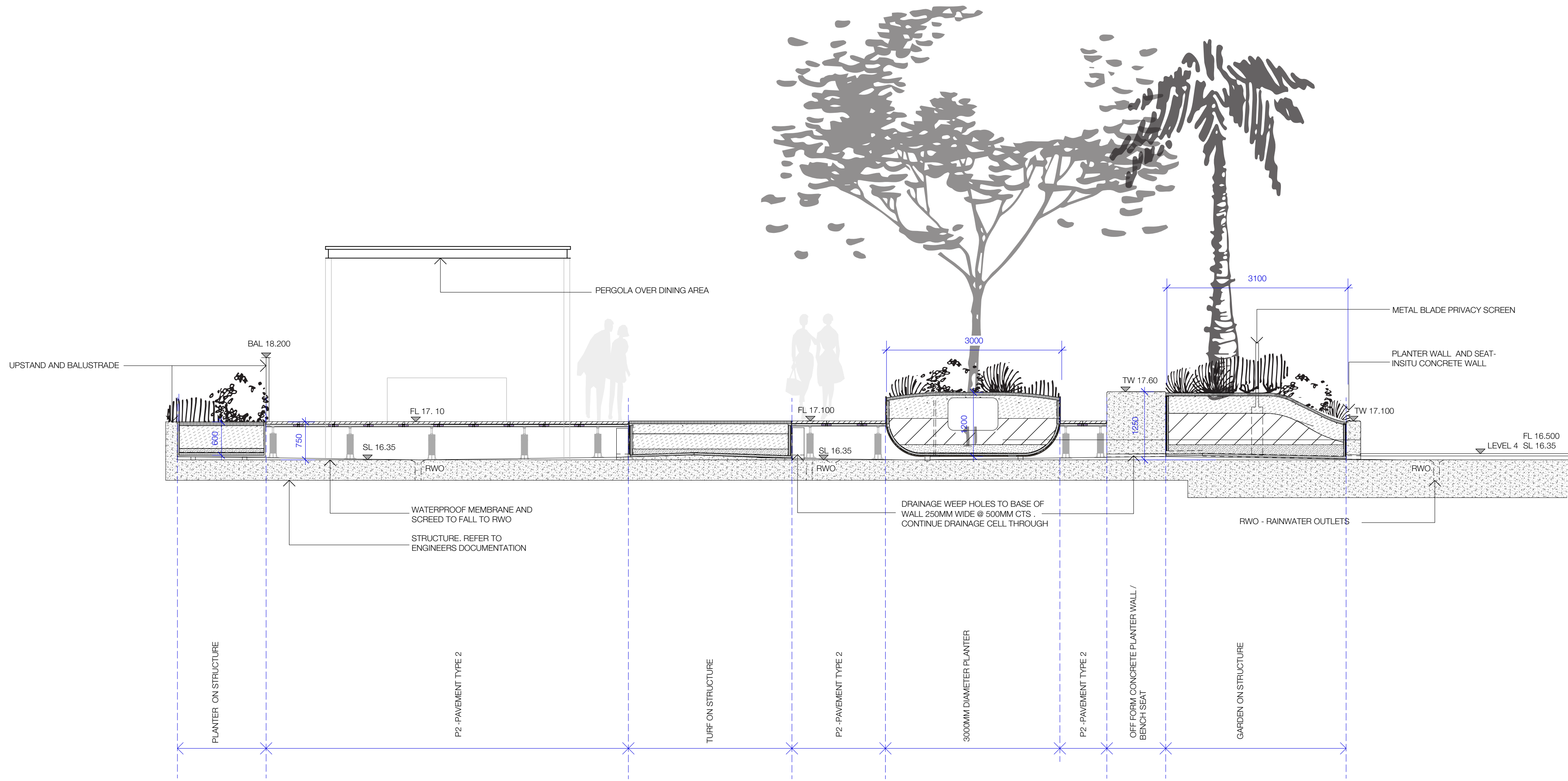
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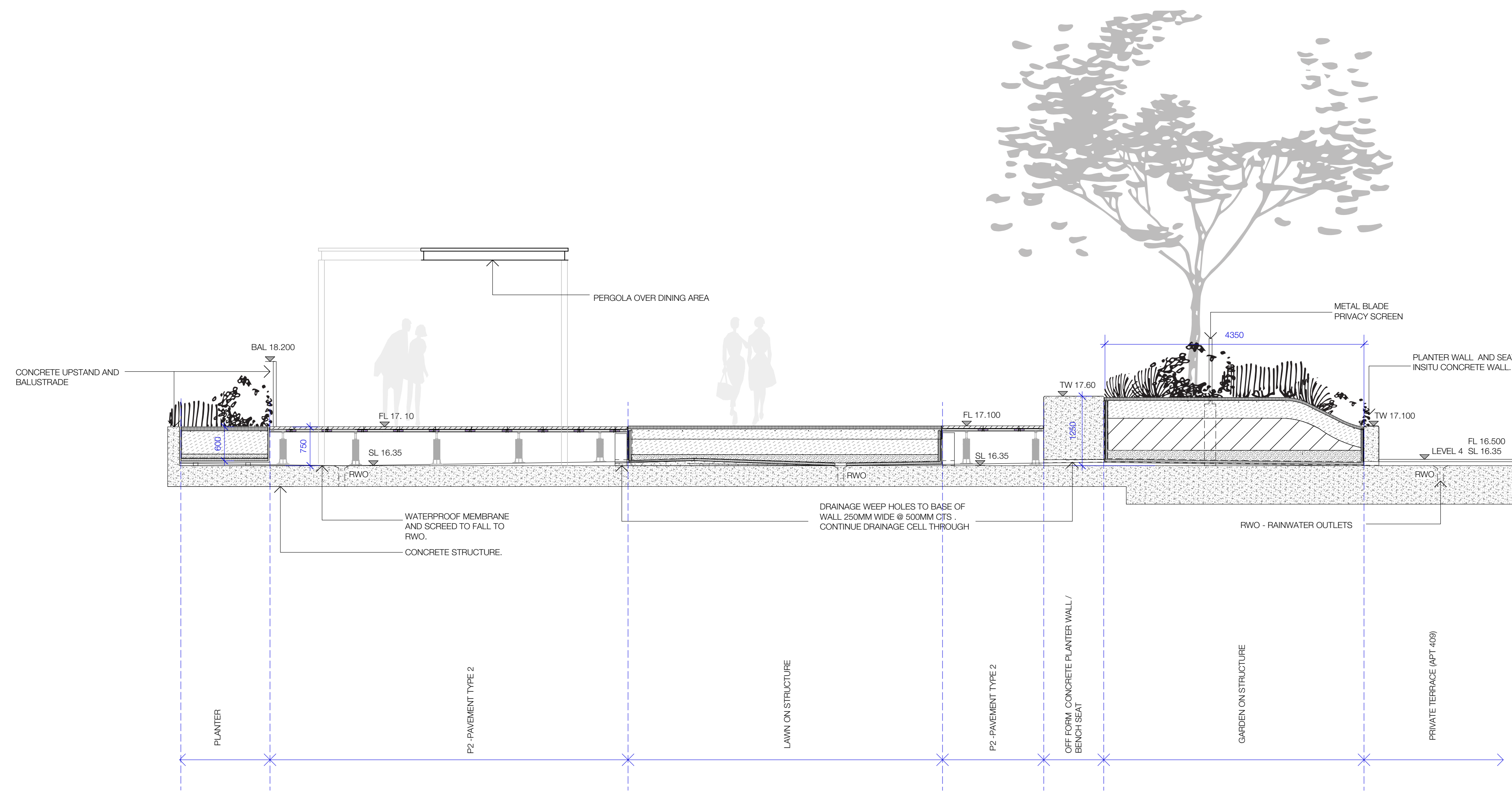
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	Scale 1:100 @ B1	Status Section 4.55
DRAWING TITLE Landscape Plan - Level 13	JOB NUMBER BB 1220	DRAWING NUMBER / ISSUE LA LP 03/ 02

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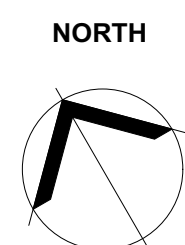
01 LEVEL 04 PODIUM SECTION AA
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02 LEVEL 04 PODIUM SECTION BB
Scale 1:50 @ B1

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