

BAUMGART
CLARK
ARCHITECTS

Melbourne
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414 Lonsdale Street
Melbourne VIC 3000

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Sydney NSW 2000

Canberra
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101 Northbourne Avenue
Turner ACT 2612

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REVISIONS

| | | |
|---|------------|----------------------|
| A | 12/05/2023 | ISSUE TO CONSULTANTS |
| B | 17/07/2023 | FINAL DA SET |

TOWN PLANNING

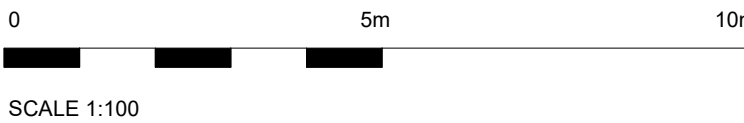
PROJECT
1 - 3 KEMBLAWARRA ROAD,
WARRAWONG NSW 2502

CLIENT
THE SALVATION ARMY

PROJECT NO
2301

TITLE
DEMOLITION PLAN

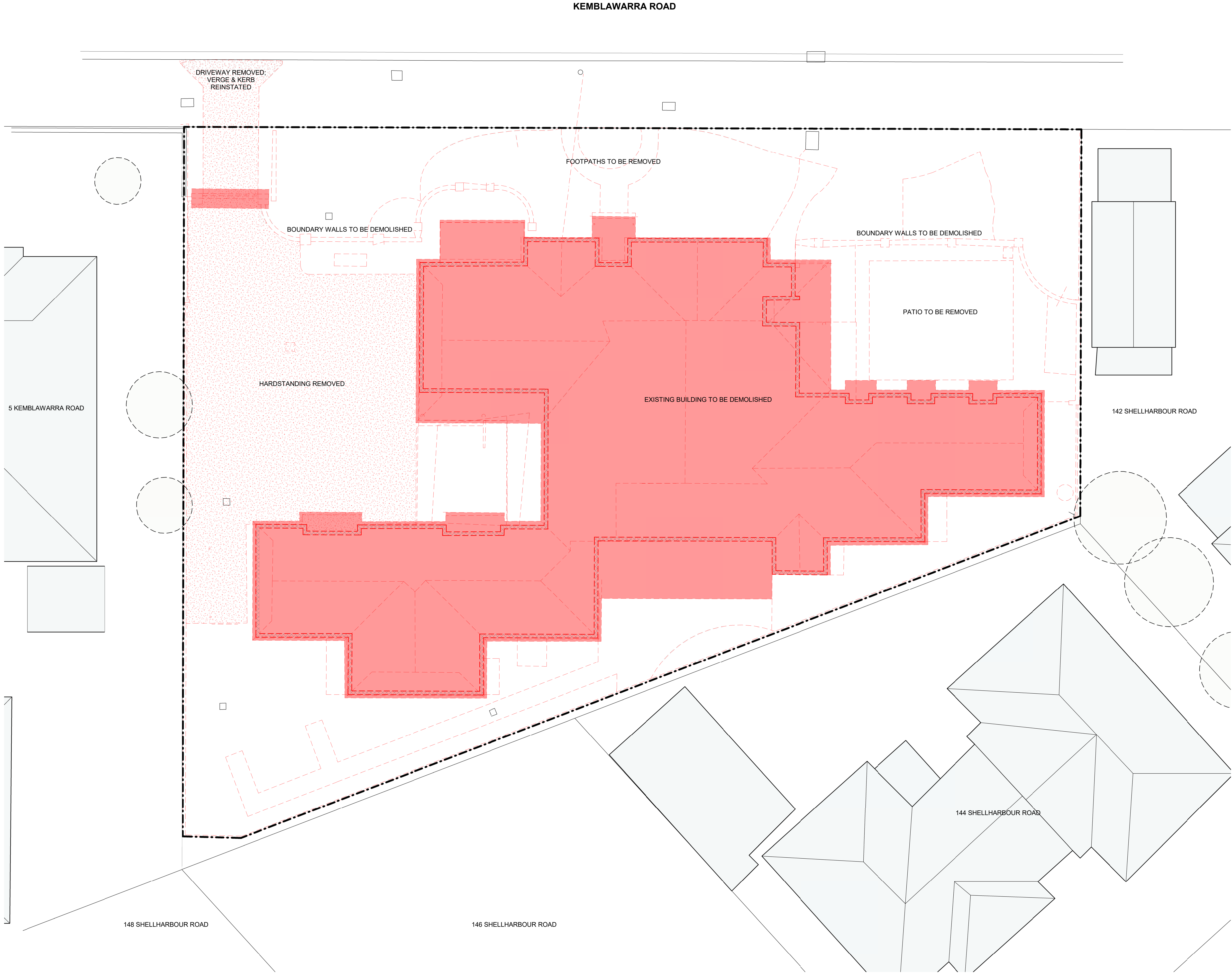
| SCALE | DATE | DRAWN BY |
|------------|------------|----------|
| 1 : 100@A1 | 10/10/2022 | BCA |



SHEET NO **REVISION** **NORTH**

0150 **B**

ABN 19 164 899 316



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| REVISIONS | | |
|-----------|------------|----------------------|
| A | 12/04/2021 | ISSUED FOR COSTING |
| B | 28/02/2023 | REVISED DESIGN |
| C | 02/03/2023 | ISSUE FOR PRE DA |
| D | 12/05/2023 | ISSUE TO CONSULTANTS |
| E | 19/05/2023 | ISSUE TO CLIENT |
| F | 17/07/2023 | FINAL DA SET |

TOWN PLANNING

PROJECT
1 - 3 KEMBLAWARRA ROAD,
WARRAWONG NSW 2502

CLIENT
THE SALVATION ARMY

PROJECT NO
2301

TITLE
PROPOSED SITE PLAN

| SCALE | DATE | DRAWN BY |
|-----------------|------------|----------|
| As indicated@A1 | 10/10/2022 | AT |

0 5m 10m
SCALE 1:100

SHEET NO REVISION NORTH

0201 F

ABN 19 164 899 316

KEMBLAWARRA ROAD

SHELLHARBOUR ROAD

| SITE COVERAGE | |
|-------------------------|--------|
| SITE AREA: | 1482m² |
| PROPOSED BUILDING AREA: | 485m² |
| SITE COVERAGE (%): | 32.7% |
| FLOOR AREA: | 829m² |
| FLOOR TO SITE AREA (%): | 55.9% |

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| A | 19/08/2022 | ISSUE TO CLIENT |
| B | 10/10/2022 | REVISED PLANS |
| C | 14/10/2022 | REVISED DESIGN |
| D | 28/02/2023 | REVISED DESIGN |
| E | 02/03/2023 | ISSUE FOR PRE DA |
| F | 13/04/2023 | POST PRE DA AMENDMENTS |
| G | 04/05/2023 | ISSUE TO CONSULTANTS |
| H | 19/05/2023 | ISSUE TO CLIENT |
| I | 28/06/2023 | AMENDED SITE LEVELS |
| J | 17/07/2023 | FINAL DA SET |

TOWN PLANNING

PROJECT

1 - 3 KEMBLAWARRA ROAD,
WARRAWONG NSW 2502

CLIENT

THE SALVATION ARMY

PROJECT NO

2301

TITLE

GROUND LEVEL FLOORPLAN

SCALE

1 : 100@A1

DATE

10/10/2022

DRAWN BY

BCA

0 5m 10m

SCALE 1:100

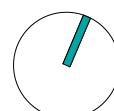
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0202

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KEMBLAWARRA ROAD



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TOWN PLANNING

PROJECT
1 - 3 KEMBLAWARRA ROAD,
WARRAWONG NSW 2502

CLIENT
THE SALVATION ARMY

PROJECT NO
2301

TITLE
LEVEL 1 FLOORPLAN

| SCALE | DATE | DRAWN BY |
|------------|------------|----------|
| 1 : 100@A1 | 10/10/2022 | BCA |

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SCALE 1:100

| SHEET NO | REVISION | NORTH |
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|----------|----------|-------|

0203 I

ABN 19 164 899 316

KEMBLAWARRA ROAD



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TOWN PLANNING

PROJECT
1 - 3 KEMBLAWARRA ROAD,
WARRAWONG NSW 2502

CLIENT
THE SALVATION ARMY

PROJECT NO
2301

TITLE
PROPOSED SITE ELEVATIONS

| SCALE | DATE | DRAWN BY |
|-----------------|------------|----------|
| As indicated@A1 | 10/10/2022 | BCA |

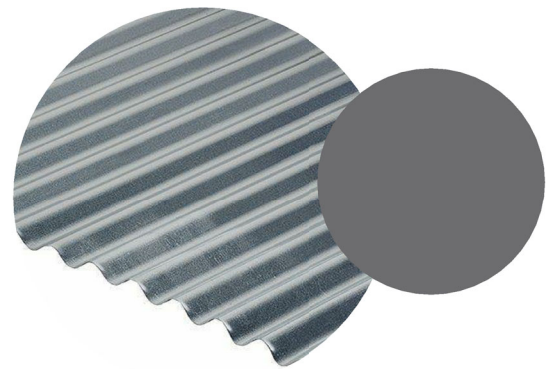
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SHEET NO **REVISION**

0400 G

ABN 19 164 899 316

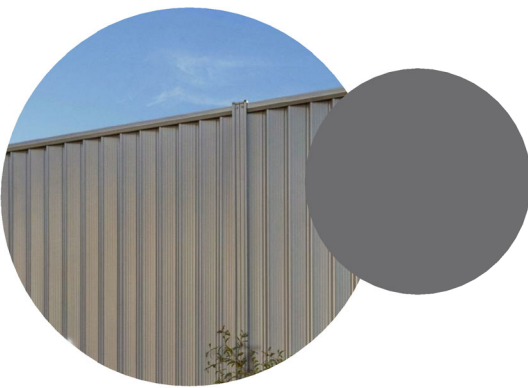
MATERIAL SCHEDULE



Roofing and Wall Cladding
Colorbond Metal Sheets in Basalt or similar

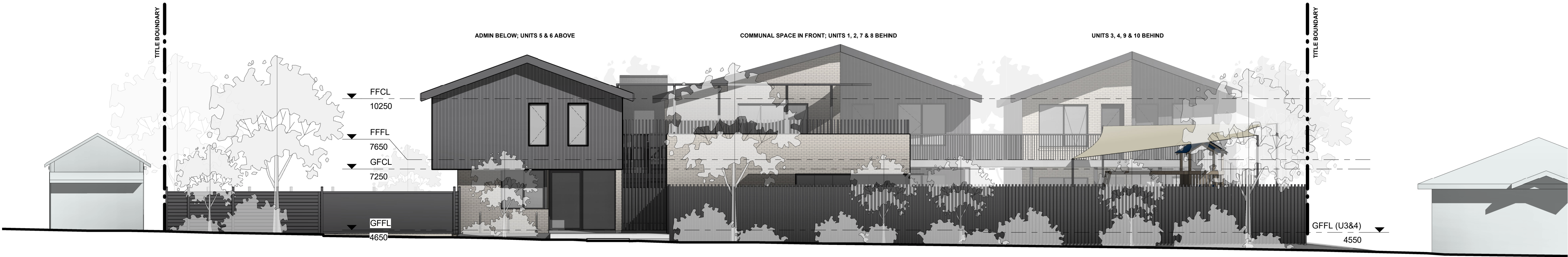


Brick Veneer
Stretcher Bond Buff Brick with Light Mortar

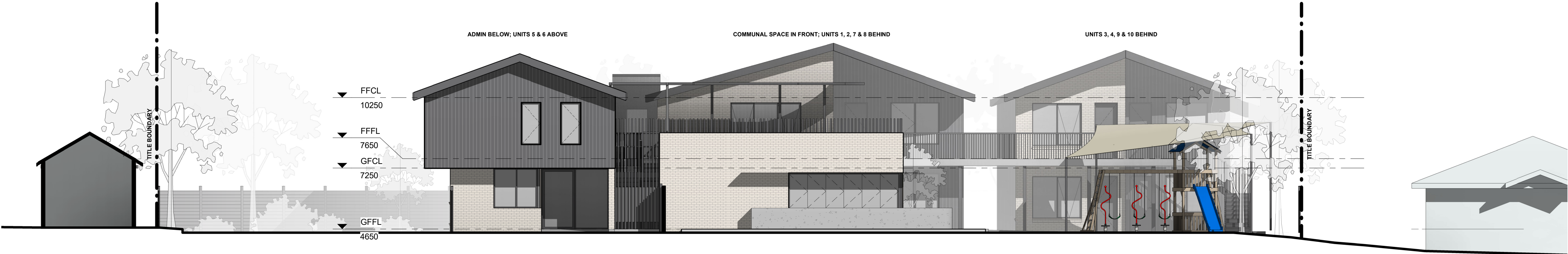


Fencing
Metal Fencing and Access Gates in Basalt or similar to match building cladding material

Glazing Frames
External door and window frames to be Powder Coated Aluminium in Basalt or similar to match building cladding material



1
0201
KEMBLAWARRA ROAD ELEVATION
1: 100



4
0201
NORTH (FRONT) ELEVATION
1: 100

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TOWN PLANNING

PROJECT

1 - 3 KEMBLAWARRA ROAD,
WARRAWONG NSW 2502

CLIENT

THE SALVATION ARMY

PROJECT NO

2301

TITLE

PROPOSED SITE ELEVATIONS

SCALE

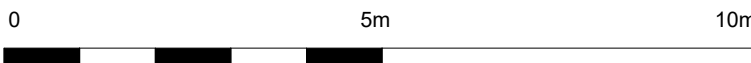
1 : 100@A1

DATE

10/10/2022

DRAWN BY

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SCALE 1:100

SHEET NO

REVISION

0401

C

ABN 19 164 899 316



1 SOUTH (REAR) ELEVATION
0201 1 : 100



2 EAST (CAR PARK) ELEVATION
0201 1 : 100



3 WEST ELEVATION
0201 1 : 100

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| G | 17/07/2023 | FINAL DA SET |

TOWN PLANNING

PROJECT

1 - 3 KEMBLAWARRA ROAD,
WARRAWONG NSW 2502

CLIENT

THE SALVATION ARMY

PROJECT NO

2301

TITLE

PROPOSED BUILDING
ELEVATIONS

SCALE

1 : 100@A1

DATE

10/10/2022

DRAWN BY

BCA

0 5m 10m

SCALE 1:100

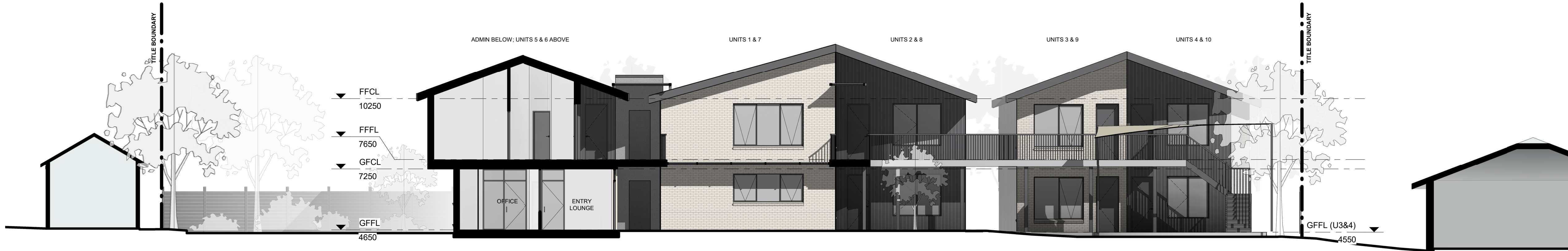
SHEET NO

REVISION

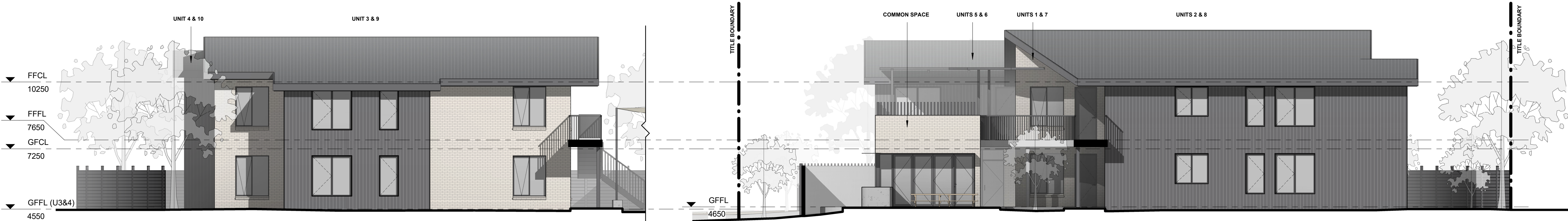
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G

ABN 19 164 899 316

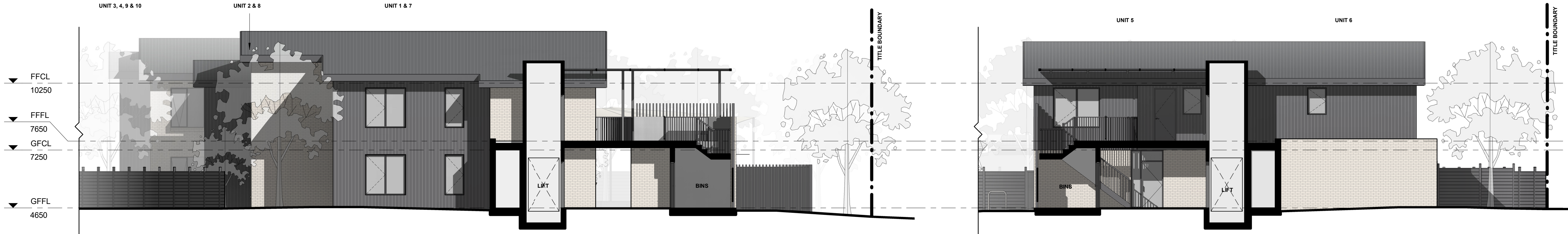


1 NORTH ELEVATION/SECTION
1 : 100



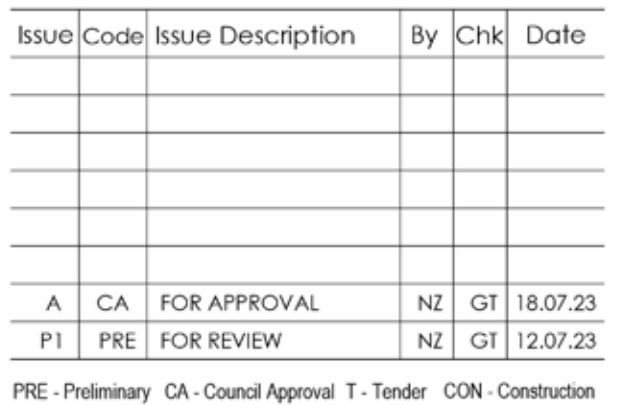
2 EAST ELEVATION - UNITS 3 & 9
1 : 100

3 WEST ELEVATION - COMMON SPACE AND UNITS 2 & 8
1 : 100



4 EAST ELEVATION- UNIT 1 & 7
1 : 100

5 WEST ELEVATION - ADMINISTRATION AND UNITS 5 & 6
1 : 100



PROJECT

PROPOSED DEVELOPMENT

-3 KEMBLAWARRA RD,
WARRAWONG


DRAWING TITLE

LANDSCAPE
CONCEPT PLAN -
GROUND FLOOR

CLIENT _____

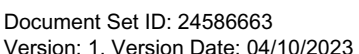


Drawn : NZ
 Designed : NZ
 Project No. : F551
 Bar Scale



1:100 @ A1

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| SHEET NUMBER | REVISION |
| F551_LP_01 | A |



| Issue | Code | Issue Description | By | Chk | Date |
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| | | | | | |
| A | CA | FOR APPROVAL | NZ | GT | 18.07.23 |
| P1 | PRE | FOR REVIEW | NZ | GT | 12.07.23 |

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT


**PROPOSED
DEVELOPMENT**
-3 KEMBLAWARRA RD,
WARRAWONG

DRAWING TITLE

LANDSCAPE
CONCEPT PLAN -
FIRST FLOOR

CLIENT _____



Drawn : NZ
 Designed : NZ
 Project No. : F551
 Bar Scale

 1:100 @ A1

| | |
|--------------|----------|
| SHEET NUMBER | REVISION |
| F551 LP 02 | A |

PRELIMINARY SPECIFICATION

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT A SUFFICIENT DISTANCE AWAY FROM THESE SERVICES TO AVOID CONFLICT. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ARBORIST MANAGEMENT OF TREE PROTECTION
AN ARBORIST WITH MINIMUM AQFS QUALIFICATIONS IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING AND TO UNDERTAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

PODIUM PLANTING
ENSURE AN ADEQUATE WATERPROOFING MEMBRANE TO ENGINEER'S DETAIL TO HAS BEEN APPLIED ALL PODIUM PLANTERS ON SITE. FOLLOWING APPLICATION OF THE MEMBRANE, CORFLUTE SHEETING IS TO BE APPLIED TO THE BOTTOM AND SIDES OF ALL PLANTERS TO PREVENT FUTURE RUPTURING. PODIUM PLANTERS ARE TO THEN INCLUDE AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF THE STRIKE, OVER THE DRAINAGE CELL, A GEOTEXTILE LINING IS TO BE INSTALLED, TURNED UP 300MM AND TARED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF A SUITABLE PLANTER SOIL MIX.

RETAINING WALLS
RETAINING WALLS AND ASSOCIATED DRAINAGE MATERIAL IS TO BE CONSTRUCTED TO THE STRUCTURAL ENGINEER'S DETAIL.

EXISTING SUB-GRADE IN PLANTING AREAS
TEST SUBSOIL DRAINAGE TO ALL TREE PLANTING POSITIONS AND PLANTING AREAS. IF NECESSARY EXCAVATE UNDER TREE PLANTING POSITION DOWN THROUGH IMPERMEABLE MATERIAL TO A PERMEABLE SUB-GRADE DEPTH. REMOVE EXCAVATED MATERIAL FROM SITE AND REPLACE WITH A POROUS MATERIAL AND SUITABLE GROWING MEDIUM FOR NOMINATED SPECIES. SETTLE BACKFILL TO PREVENT SUBSIDENCE.

FINISHED LEVELS AND GRADES
CONSTRUCT FINISHED GRADES TO THE FINISHED LEVELS SHOWN ON THE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, PLANTED AREAS AND PATHWAYS ARE TO DRAIN TO SPECIFIED DRAINAGE COLLECTION POINTS AS INDICATED ON THE HYDRAULIC ENGINEER'S DRAWINGS. ENSURE A MAXIMUM GRADE OF 1:14 TO ALL PLANTED AND TURFED AREAS.

DRAINAGE PITS
INSTALL METAL GRATE, PVC BODY DRAINAGE PITS AS INDICATED ON THE HYDRAULIC ENGINEER'S DRAWINGS. CONNECT PITS TO STORMWATER SYSTEM - BY PLUMBER.

PAVING
PAVEMENT SETOUT AS PER SETOUT PLAN, FINISHED LEVELS, MATERIALS AND PAVING INSTALLATION TO ARCHITECT'S SPECIFICATION.

SOIL
CULTIVATE ALL PLANTING AREAS AND SET DOWN SUB-GRADE TO ACCOMMODATE IMPORTED TOPSOIL TO BE INSTALLED TO A MINIMUM 300MM DEPTH, IF DEEMED SUITABLE BY THE LANDSCAPE ARCHITECT. IMPORTED SITE SOIL MAY BE USED IN PLACE OF IMPORTED TOPSOIL PENDING COMPLIANCE WITH THE PROVISIONS OUTLINED IN AS4419.

MULCH
APPLY APPROVED ORGANIC MULCH (ANL 'FOREST FINES' OR SIMILAR) TO A DEPTH OF 75MM TO ALL PLANTED AREAS. ENSURE CLEARANCE TO PLANT STEMS AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN DURING INSTALLATION.

FERTILISER
FOR GENERAL PLANTED AREAS, APPLY APPROVED FERTILISER INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE (9) MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE AND IN ACCORDANCE WITH RECOGNISED HORTICULTURAL PRACTICE PRIOR TO INSTALLING PLANTS. FOR LAWN AREAS, APPROVED 'LAWN FOOD' OR EQUIVALENT SHALL BE THOROUGHLY MIXED THROUGH TOPSOIL PRIOR TO PLACING TURF. FOR ESTABLISHED TREE PLANTING, 'AGRIFORM PLANTING TABLETS' OR EQUIVALENT ARE TO BE APPLIED AT THE RECOMMENDED RATE WITHIN THE PLANTING MEDIUM ADJACENT TO THE BASE OF THE ROOT BALL AT TIME OF PLANTING.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE LANDSCAPE DRAWINGS. GENERALLY PLANTS SHALL BE: VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR PESTS, HAVE LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT, IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE.

STAKING AND TYING
STAKES SHALL BE STRAIGHT, UNPAINTED HARDWOOD FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.

A. 5 - 15 LITRE SIZE PLANT 1 x (1200X25X25MM)

B. 35 - 75 LITRE SIZE PLANT 2 x (1500X38X38MM)

C. 100 - >200 LITRE 3 x (1800X50X50MM)

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH (AVOIDING DAMAGE TO THE ROOT SYSTEM) ON THE WINDWARD SIDE OF THE PLANT.

TURF
TURF IS TO BE OF A SPECIES CONSISTENT WITH THAT SHOWN ON THE LANDSCAPE DRAWINGS AND IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER, DELIVER TO SITE WITHIN TWENTY FOUR (24) HOURS OF BEING CUT, AND LAY WITHIN TWENTY FOUR (24) HOURS OF BEING DELIVERED. TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 20MM Ø AS WELL AS ALL WEEDS AND FOREIGN MATTER. SPREAD TURF UNDERLAY SOIL TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS. TURF AREAS ARE TO HAVE MINIMUM 1:50 CROSSFALL TO ENSURE MINIMUM DRAINAGE REQUIREMENTS. TURF IS TO BE LAID ALONG RESOLVED LAND CONTOURS WITH STAGGERED, CLOSE BUTTED, JOINTS SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH. WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. TWO (2) WEEKS AFTER INSTALLATION, APPLY APPROVED ORGANIC TOP DRESSING SOIL (ANL 'ORGANIC TOP DRESSING' OR SIMILAR) TO A DEPTH OF 15MM TO ALL TURFED AREAS. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM H4 TREATED PINE.
TIMBER STAKES: 50 X 50 X 500MM H4 TREATED PINE-SHARPENED AT ONE END.
INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TREES TO BE RETAINED
MARK TREES AND SHRUBS TO BE RETAINED WITH SUITABLE NON-INJURIOUS, EASILY VISIBLE AND REMOVABLE MEANS OF IDENTIFICATION CONSISTENT WITH THE TREE NUMBERING SYSTEM INDICATED ON THE LANDSCAPE DRAWINGS.

GENERAL TREE PROTECTION NOTES*

*PLEASE NOTE: THE FOLLOWING INFORMATION IS FOR GUIDANCE PURPOSES ONLY, WHERE EXISTING TREES ARE TO BE RETAINED, IT IS RECOMMENDED THAT A PROJECT ARBORIST WITH MINIMUM AQFS QUALIFICATIONS BE ENGAGED TO PREPARE A DEDICATED TREE PROTECTION SPECIFICATION PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR LANDSCAPE WORKS.

PROTECTION AND REPAIR: PROTECT TREES AND SHRUBS TO BE RETAINED FROM DAMAGE, INCLUDING THOSE BEYOND THE SITE AREA, BOTH ABOVE AND BELOW GROUND. REPAIR ANY DAMAGE TO THE TREES DURING THIS WORK.

TREE PROTECTION FENCING: PROVIDE TEMPORARY PROTECTIVE FENCING TO THE TREE DRIP LINE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR LANDSCAPE WORKS. FENCING IS TO BE OF CHAIN WIRE MESH PANELS WITH SHADE CLOTH ATTACHED AND IS TO BE HELD IN PLACE WITH CONCRETE FEET.

WORK NEAR TREES: THE AREAS WITHIN THE DRIPLINE OF THE TREES ARE TO BE KEPT FREE OF CONSTRUCTION MATERIALS AND DEBRIS. DO NOT PLACE BULK MATERIALS AND HARMFUL MATERIALS UNDER OR NEAR TREES. DO NOT PLACE SPOIL FROM EXCAVATION WITHIN THIS AREA. PREVENT WIND-BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREES AND PLANTS. PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES. DO NOT REMOVE TOPSOIL FROM, OR ADD TOPSOIL TO THE AREAS WITHIN THE DRIPLINE OF THE TREES. IF EXCAVATION IS REQUIRED NEAR TREES TO BE RETAINED, GIVE NOTICE AND OBTAIN INSTRUCTIONS FROM A SUITABLY QUALIFIED AQFS ARBORIST. OPEN UP EXCAVATIONS UNDER TREE CANOPIES FOR AS SHORT A PERIOD AS POSSIBLE. USE HAND METHODS TO LOCATE, EXPOSE AND CLEANLY REMOVE THE ROOTS ON THE LINE OF EXCAVATION. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIPLINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED. DO NOT CUT TREE ROOTS EXCEEDING 50MM IN DIAMETER. WHERE IT IS NECESSARY TO CUT THESE ROOTS, USE MEANS SO TO NOT UNDULY DISTURB THE REMAINING ROOT SYSTEM. BACKFILL TO EXCAVATIONS NEAR TREE ROOTS WITH A MIXTURE CONSISTING OF 3 PARTS BY VOLUME OF TOPSOIL AND 1 PART OF WELL ROTTED COMPOST WITH A NEUTRAL PH VALUE, FREE FROM WEED GROWTH AND HARMFUL MATERIALS. PLACE THE BACKFILL LAYERS, EACH OF 300MM MAXIMUM DEPTH COMPACTED TO A DRY DENSITY, SIMILAR TO THAT OF THE ORIGINAL STATE. DO NOT BACKFILL AROUND TRUNKS TO A EIGHT GREATER THAN 300MM ABOVE THE ORIGINAL GROUND SURFACE. IMMEDIATELY AFTER BACKFILLING THOROUGHLY WATER THE ROOT ZONE SURROUNDING THE TREE. DO NOT COMPACT THE GROUND UNDER TREES - IF COMPACTION OCCURS, GIVE NOTICE AND OBTAIN INSTRUCTIONS. WATER THE TREES AS NECESSARY INCLUDING WHERE ROOTS AREA EXPOSED AT AN AMBIENT TEMPERATURE.

COMPLIANCE WITH AUSTRALIAN STANDARDS: ALL TREE PROTECTION WORKS ARE TO BE COMPLIANT WITH THE PROVISIONS OUTLINED WITHIN AS4970-2009 - PROTECTION OF TREES ON DEVELOPMENT SITES

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO: WATERING, MOWING, FERTILISING, RESEEDING, RETURNING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:

GENERAL
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL ATTEND TO THE SITE ON A FORTNIGHTLY BASIS, THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT FORTNIGHTLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE MAINTENANCE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS, NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING, UNTIL THE END OF THE MAINTENANCE PERIOD.

STAKES AND TIES
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND PROJECT ARBORIST. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY AS THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' (OR SIMILAR) FOR LAWNS AT A RATE OF 20KG PER 100M². FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS Sward. MOWING HEIGHT: 30-50MM.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS, CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

IRRIGATION SYSTEM

IRRIGATION SYSTEM: SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH AREA-SPECIFIC SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION TO INCLUDE FILTERS, BENDS JOINTS, ENDS AND OTHER ANCILLARY EQUIPMENT. A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY A SUITABLY QUALIFIED IRRIGATION CONTRACTOR: SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION.

THE IRRIGATION CONTRACTOR IS TO LIAISE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY TO ENSURE THE IRRIGATION SYSTEM CONFORMS WITH ALL COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

THE IRRIGATION SYSTEM IS TO INCLUDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR CUSTOMIZABLE SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL FEATURE A MANUAL OVERRIDE FUNCTION AND PROGRAMMING SHALL BE UNDERTAKEN BY THE IRRIGATION CONTRACTOR WHO SHALL ADVISE ALL RELEVANT PARTIES ON THE OPERATION OF THE SYSTEM. PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER IS TO BE POSITIONED IN A LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

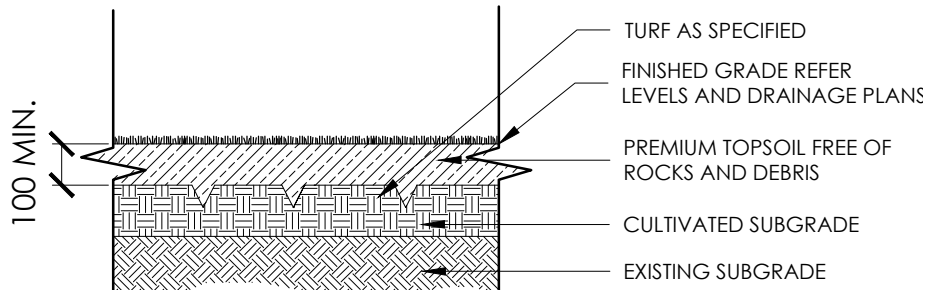
WATER SUPPLY POINTS ARE TO BE SUPPLIED BY THE BUILDER.

IT SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM, AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT. THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

| PLANT SCHEDULE | | | | | | |
|-----------------------------|---|------------------------|--------|----------|----------|-----|
| CODE | BOTANICAL NAME | COMMON NAME | HEIGHT | SPACING | POT SIZE | QTY |
| TREES & PALMS | | | | | | |
| Bs | <i>Banksia serrata</i> | Saw Banksia | 16m | As Shown | 45L | 4 |
| Ca | <i>Cupaniopsis anacardioides</i> | Tuckeroo | 15m | As Shown | 45L | 2 |
| Er | <i>Elaeocarpus reticulatus</i> | Blueberry Ash | 8m | As Shown | 45L | 3 |
| Hyfl | <i>Hymenosporum flavum</i> | Native Frangipani | 8m | As Shown | 45L | 4 |
| Li | <i>Lagerstoemia indica</i> 'Sioux' | Crepe Myrtle | 4m | As Shown | 45L | 4 |
| Mq | <i>Melaleuca quinquenervia</i> | Broad-leaved Paperbark | 12m | As Shown | 45L | 2 |
| Pc | <i>Pyrus calleryana</i> 'Chanticleer' | Ornamental Pear | 10m | As Shown | 45L | 2 |
| Re | <i>Rhapis excelsa</i> | Rhapis Palm | 4m | As Shown | 45L | 2 |
| TI | <i>Tristaniopsis laurina</i> 'Luscious' | Water Gum | 6m | As Shown | 45L | 5 |
| HEDGES AND SCREENING PLANTS | | | | | | |
| As | <i>Acmena smithii</i> 'Minor' | Lilly Pilly | 5m | 1 / Lm | 300mm | 49 |
| Mp | <i>Murraya paniculata</i> | Orange Jessamine | 5m | 1 / Lm | 300mm | 17 |
| SoE | <i>Syzygium australe</i> 'Elite' | Elite Lilly Pilly | 3m | 1/Lm | 200mm | 50 |
| Vo | <i>Viburnum odoratissimum</i> | Sweet Viburnum | 2.5m | 1/Lm | 200mm | 36 |

| LOW SHRUBS & ACCENTS | | | | | | |
|----------------------------------|--|---------------------|----------|------------------|-----------|------------------|
| Aa | <i>Asplenium australasicum</i> | Birds Nest Fern | 1.2m | As Shown | 200mm | 21 |
| Ac | <i>Alpinia caerulea</i> | Native Ginger | 2m | As Shown | 200mm | 52 |
| De | <i>Doryanthes excelsa</i> | Gymea Lilly | 2m | As Shown | 200mm | 15 |
| GaF | <i>Gardenia augusta</i> 'Florida' | Gardenia | 1.5m | 2/m ² | 200mm | 39 |
| Px | <i>Philodendron 'Xanadu'</i> | Xanadu Philodendron | 0.7m | 3/m ² | 200mm | 9 |
| Wf | <i>Westringia fruticosa</i> | Coastal Rosemary | 1m | 1/m ² | 200mm | 24 |
| GRASSES, GROUNDCOVERS & CLIMBERS | | | | | | |
| Dc | <i>Dianella caerulea</i> | Blue Flax Lilly | 0.5m | 4/m ² | 140mm | 168 |
| Dr | <i>Dichondra repens</i> 'Silver Falls' | Kidney Weed | Cree per | 4/m ² | 140mm | 82 |
| Hs | <i>Hibertia scandens</i> | Snake Vine | Cree per | 4/m ² | 140mm | 2 |
| Li | <i>Lomandra longifolia</i> 'Tanika' | Tanika Mat Rush | 1m | 3/m ² | 140mm | 48 |
| Pl | <i>Poa labillardieri</i> 'Eskdale' | Tussock Grass | 1m | 3/m ² | 140mm | 99 |
| Vh | <i>Viola hederacea</i> | Native Violet | 0.2m | 6/m ² | 140mm | 124 |
| LAWN | | | | | | |
| TURF | <i>Stenotaphrum secundatum</i> | Palmetto | n/a | n/a | Turf Roll | 80m ² |

GENERAL NOTE:
- ENVIRONMENTALLY ACCEPTABLE METHODS FOR THE ERADICATION OF WEEDS FROM GARDEN PRIOR TO CONSTRUCTING BED. A NON-RESIDUAL HERBICIDE MAY BE APPLIED TO AREAS AFFECTED BY WEEDS.
- REGULARLY REMOVE WEED GROWTH THROUGHOUT PLANTED AND MULCHED AREAS DURING THE COURSE OF PROJECT CONSTRUCTION.
- AMEND TOPSOILS TO PROVIDE THE APPROPRIATE LEVELS OF DRAINAGE, ORGANIC MATTER, FERTILISER AND PH VALUE. EXCAVATE AND REMOVE HEAVY CLAY SOILS, ROCK AND OTHER MATERIALS THAT WILL IMPEDE PROPER GROWTH.
- MAINTAIN MINIMUM 50MM SEPARATION BETWEEN ORGANIC MULCH AND STEM OF PLANT.
- FORM SHALLOW DEPRESSION IN SOIL AROUND TOP OF ROOTBALL TO IMPROVE WATER RETENTION.



TURF PLANTING ON GRADE DETAIL
SCALE 1:25 @A1



STAGGERED PATTERN TO DENSITIES AS SCHEDULED

CONTAINERISED PLANT AS PER PLANTING SCHEDULE

TYPICAL SETBACK FROM KERB OR PAVING MULCH TO BE SET DOWN 50MM BELOW FINISHED ADJOINING LEVEL

CONTAINERISED PLANT AS PER PLANTING SCHEDULE

FINISHED GRADE

100MM DEEP PREMIUM ORGANIC MULCH

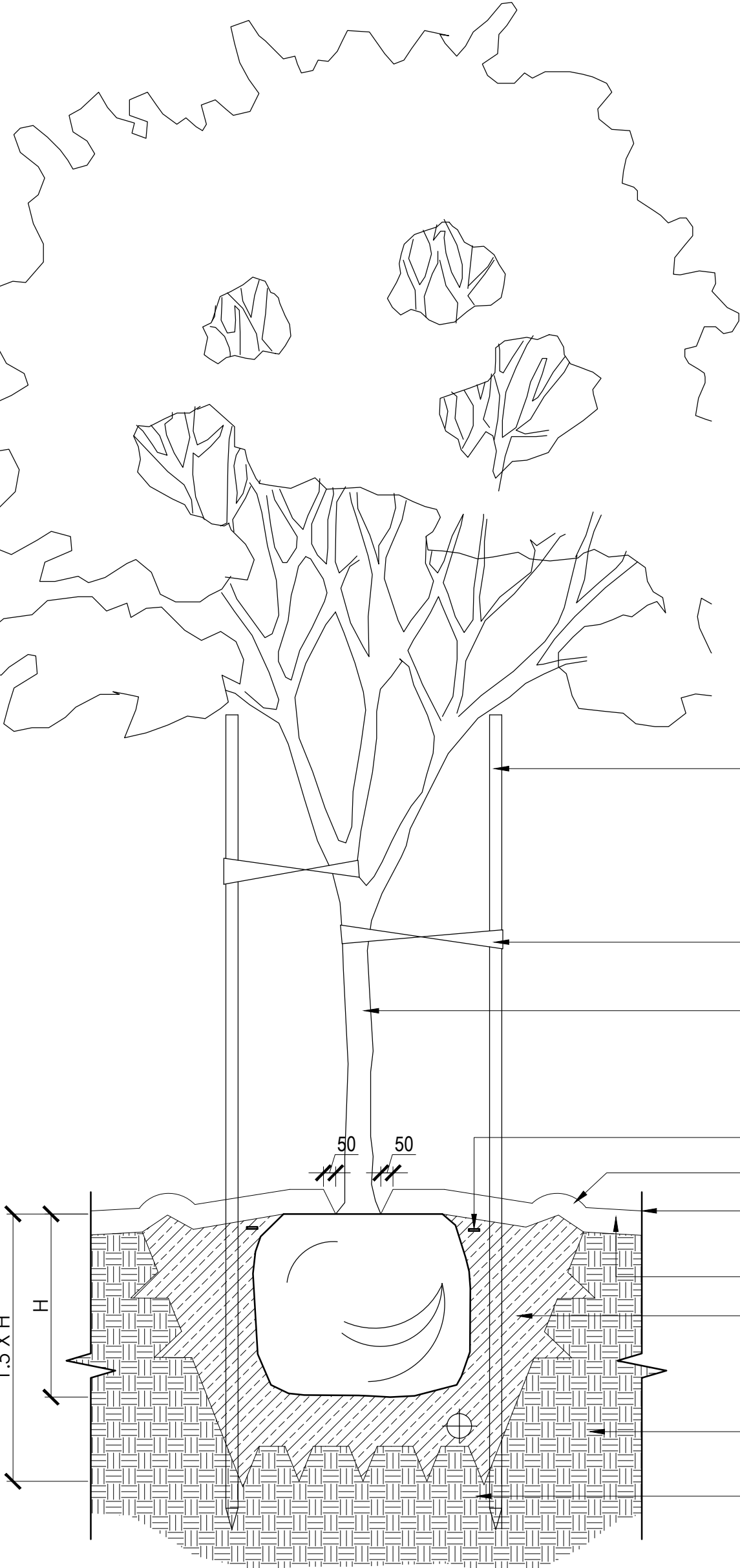
FERTILISER AS SPECIFIED

CULTIVATED SUBGRADE

EXISTING SUBGRADE

ALL PLANTING TO BE INSTALLED IN FREE DRAINING SUBGRADES

SHRUB PLANTING DETAIL
SCALE 1:25 @A1



TREE PLANTING ON GRADE DETAIL
SCALE 1:20 @A1

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DIMENSIONS :
All dimensions are in millimetres unless otherwise noted. Do not scale from this drawing.

Verify all dimensions on site prior to construction.

CIVIL, STRUCTURAL, HYDRAULIC, ELECTRICAL AND SPECIALIST WATER FEATURE WORKS :
Refer to specialist and consultant's drawings for all information contained within these documents relating to and nominated as specialist and consultant work. Specialist and consultant drawing information contained in the landscape documents are indicative only and not for construction or certification purposes.

| Issue Code | Issue Description | By | Chk | Date |
|------------|-------------------|----|-----|------|
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|----|-----|--------------|----|----|----------|
| A | CA | FOR APPROVAL | NZ | GT | 18.07.23 |
| P1 | PRE | FOR REVIEW | NZ | GT | 12.07.23 |

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

PROPOSED DEVELOPMENT
1-3 KEMBLAWARRA RD,
WARRAWONG

DRAWING TITLE

SCHEDULE, NOTES,
SPECIFICATIONS
& DETAILS

CLIENT



Drawn : NZ
Designed : NZ
Project No. : F551
Bar Scale

SHEET NUMBER
F551_LP_04
REVISION
A