

2/4 BRISBANE PL, CROMER LANDSCAPE PLANS DEVELOPMENT APPLICATION



**SUN
ARCHITECTURE &
LANDSCAPE
DESIGN**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERSONALLY INSPECT ALL DELIVERIES TO SITE TO ENSURE THERE ARE NO DAMAGE OR BROKEN GOODS.

ALL GARDEN BEDS TO BE FULLY DRAINED TO A MINIMUM DEPTH OF 600MM. ALL LAWN AREAS ARE TO BE FULLY DRAINED TO A DEPTH OF 300MM. GENERAL DRAINAGE METHOD: EXCAVATE TRENCH WITHIN THE SOIL TO PROFILE DOWN TO THE CLAY LAYER (DIRECTLY BENEATH THE GARDEN BED OR LAWN AREA THAT REQUIRE DRAINAGE).
SLOPE THE CLAY LAYER TOWARDS THE DIRECTION OF THE DRAINAGE PIPES. LAY 90MM DIAMETER RIDGED SLOTTED PIPE ALLOW 3000MM BETWEEN PIPES. COVER WITH MINIMUM 300MM DEPTH OF 1/2" BLUEMETAL SCREENINGS.
DEPTH OF DRAINAGE PIPE TO VARY ACCORDING TO TREES AND PLANTS WITHIN GARDEN BEDS. FOR ESTABLISHED TREES AND PLANTS SEE ESTABLISH TREE PLANTING DETAIL.

ONCE THE PLANTS ARE DELIVERED, IT IS THE CONTRACTORS RESPONSIBILITY TO WATER THE PLANTS AND MAINTAIN THEIR HEALTH. PLANTS MUST BE WATERED IMMEDIATELY BEFORE AND AFTER PLANTING. ANY PLANTS THAT DIE DUE TO LACK OF WATER OR NEGLECT ARE TO BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. FERTILIZE ALL PLANTS FOLLOWING PLANTING WITH SLOW RELEASE 'OSMOCOTE' FERTILISER TO MANUFACTURES GUIDELINES. IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL PRIOR TO PLANTING. ALL PLANT TAGS, CONTAINERS AND OTHER RUBBISH TO BE DISPOSED OF FOLLOWING PLANTING.

ALL HEDGES TO BE PLANTED IN A STRAIGHT ROW USING A STRING LINE UNLESS OTHERWISE STATED. REFER PLANT SCHEDULE. REFER DETAIL DRAWINGS OF SHRUB PLANTING. SHRUBS SHOULD BE PLACED SO THAT THE TOP OF THE ROOTBALL IS AT THE SAME LEVEL AS THE FINISHED SOIL LEVEL AND THAT THE SOIL OR MULCH SHOULD NOT COVER THE PLANTS STEM, TO AVOID CROWN ROT. ALL SHRUBS TO HAVE SLIGHT WELL AROUND THE BASE TO ALLOW WATERING. EXCAVATION TO BE WELL WATERED BEFORE PLANTING. ALL SHRUBS TO BE WELL WATERED WITHIN HALF AN HOUR OF PLANTING.

IRRIGATION SYSTEM IS TO BE FULLY AUTOMATED, CONNECTED TO 240VOLT WALL MOUNTED IRRIGATION CONTROLLER. IRRIGATION SYSTEM IS TO BE DESIGNED BY SUITABLY QUALIFIED IRRIGATION/SPRINKLER SPECIALIST. LANDSCAPE CONTRACTOR TO PROVIDE ALL NECESSARY INFORMATION TO IRRIGATION DESIGNER SUCH AS: WATER FLOW/ PRESSURE RATE, MAINS & WATER LOCATIONS ETC. IRRIGATION SYSTEM SHALL HAVE SUB-SURFACE DRIPPER TECHLINE/ HOSE INSTALLED ON A SEPARATE SOLENOIDS TO ALL GARDEN BEDS. ALL PIPEWORK IS TO BE P.V.C. NO WATER IS TO SPRAY ONTO BUILDING. SPRAY HEADS TO ALLOW CLEARANCE OF MATURE PLANT HEIGHT, NOT PLANTING HEIGHT. ALL PLANTS TO RECEIVE EVEN MOISTURE COVERAGE - ALLOW APPROPRIATE OVERLAP. IRRIGATION CONTROLLER TO BE LOCATED IN SERVICES AREA (CONSULT CLIENT PRIOR TO INSTALLATION). ALL SOLENOID BOXES TO BE HIDDEN AT BACK OF GARDEN BEDS. ALL VISIBLE SPRINKLER PARTS TO BE GREY IN COLOUR. INSTALL PRESSURE REDUCTION VALVE, FLUSH VALVE & AIR RELIEF VALVE. ALL SHRUB SPRAYS TO BE BRASS WITH FILTER HEAD. LANDSCAPE CONTRACTOR IS TO LIAISE WITH GARDEN MAINTENANCE CONTRACTOR IN PROGRAMMING THE IRRIGATION SYSTEM.

THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE COMPLETION OF EVERY WORK DAY.
A FINAL CLEAN UP AT THE END OF THE PROJECT SHALL BE APPROVED BY LEADING CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING; HIGH PRESSURE CLEANING OF ALL PAVING; MOWING OF ALL LAWNS IF REQUIRED; INITIAL TRIMMING OF ALL HEDGES' REMOVAL OF ALL RUBBISH FROM SITE; FILLING OF ALL WATER FEATURES AND ENSURING THEY ARE FULLY OPERATIONAL; OPERATIONAL IRRIGATION & GARDEN LIGHTING SYSTEMS.

THE LANDSCAPE IS TO BE MAINTAINED BY THE LANDSCAPER CONTRACTOR FOR A PERIOD OF 4 WEEKS AND IS THEN PASSED OVER TO THE PERMANENT GARDENER.

ALL SOILS TO BE WEED FREE AND STERILISED. ALL LAWN AREAS TO BE EXCAVATED TO DEPTH OF 250-300MM (EXCLUDING DRAINAGE AREAS) AND FILLED WITH NEW 'TOPSOIL' FROM 'FULTONS' THAT CONSISTS OF LOAMY SAND THAT SHOULD DRAIN FREELY. BASE OF EXCAVATION TO ALLOW FOR DRAINAGE POINTS. EXISTING AND NEW GARDEN BEDS TO BE EXCAVATED TO A DEPTH OF 400MM. BEDS TO BE RECONDITIONED WITH OF 400MM LAYER OF NEW 5 - WAY SOIL MIX' FROM 'FULTONS'. ALL ESTABLISHED TREE ZONES TO BE EXCAVATED TO A DEPTH OF 200MM DEEPER THAN THE ROOTBALL STATED BY THE GROWER AND BACKFILLED WITH 50/50 BLEND OF SITE & IMPORTED SOIL, ENSURING THAT THE HOLE EXCAVATED IS DRAINED. IF CLAY SUB-BASE IS UNCOVERED, GYPSUM IS TO BE ADDED AND CULTIVATED INTO BED OF CLAY.

FINISHED MULCH LEVELS TO GARDEN BEDS, TO BE SET 15MM BELOW LAWN & PAVING LEVELS. ALL POTS TO BE FILLED WITH 'DECO' BRAND 'TERRACOTTA & TUB' POTTING MIX (WITH WATER STORING CRYSTALS). ADD 'OSMOCOTE' BRAND 8 - 9 MONTH SLOW RELEASE FERTILISER TO POTTING MIX AT A RATE OF 1 TEASPOON PER LITRE OF POTTING MIX, MIX IN THOROUGHLY.

THE TOP OF POTTING MIX IS TO BE SET 20MM BELOW TOP OF POT. PLACE GEO-TEXTILE FABRIC IN BASE OF POT PRIOR TO FILLING.

ALL TREES TO BE PLANTED IN POSITION AS PER DRAWING. REFER PLANT SCHEDULE. REFER DETAIL DRAWINGS OF TREE PLANTING. ALL TREES IN LAWN OR BEDS TO HAVE AGRICULTURAL PIPE PROTRUDING FROM ROOTBALL TO SURFACE FOR INSPECTION TO MONITOR WATERING.

HANDLING ADVANCE TREES: - ALL DUE CARE IS TO BE TAKEN WHEN HANDLING ADVANCED TREES. CARE SHOULD BE TAKEN TO PRESERVE THE ROOTBALL, ALL BRANCHES AND BARK AND TRUNK TISSUE. AVOID RUBBING ON THE TRUNK OR STEMS OR SCRAPING OR SCUFFING AWAY BARK DURING TREE HANDLING. GROUND PREPARATION: - PLANTING AREA SHOULD BE MADE WEEF FREE BEFORE DIGGING TAKE PLACE. THE PLANTING HOLE SHOULD BE MADE AS 2 TO 3 TIMES THE WIDTH OF THE ROOTBALL AND SLIGHTLY DEEPER. THE BACKFILL SHOULD BE SET TO THE SIDE OF THE PLANTING HOLE AND HAVE COMPOST MIXED INTO IT AT A RATIO OF 1 PART COMPOST TO 2 PARTS SOIL. ADD GOOD QUALITY SLOW RELEASE FERTILISER TO THE BACKFILL AT THIS TIME.

DRAINAGE : - AN AGRICULTURAL DRAIN SHOULD BE INSTALLED INTO THE PLANTING HOLE BELOW THE ROOTBALL OF THE TREE. THE PLANTING HOLE SHOULD BE FILLED WITH WATER AND TESTED FOR ADEQUATE WATER PERCOLATION PRIOR TO TREE BEING PLACED IN HOLE. WHERE ADVANCED TREES ARE USED ADEQUATE TRENCH DEPTH TO BE ALLOWED FOR BELOW THE ESTABLISHED ROOT BALL.

TREE PLACEMENT: - THE TREE SHOULD BE PLACED CENTRALLY TO THE HOLE AND THE CROWN OF THE TREE (WHERE ROOTBALL MEETS THE STEM) SHOULD BE POSITIONED IN LINE WITH THE NATURAL GROUND LEVEL.

BACK FILL: - SOME OF THE SOIL SHOULD BE BACK FILLED AROUND THE ROOTBALL TO STABILIZE THE TREE AND THEN THE PLANTING HOLE SHOULD BE WATERED AND ALLOWED TO DRAIN. THE REMAINDER OF THE SOIL CAN THEN BE BACKFILLED AROUND THE ROOTBALL AND FIRMED DOWN TO STABILIZE THE TREE WITHOUT COMPACTING THE SOIL TOO MUCH. A DAM SHOULD BE CREATED AROUND THE EDGE OF THE ROOTBALL USING THE SOIL BACKFILL, SO THAT WATER CAN BE APPLIED DIRECTLY TO THE ROOTBALL. THE DAM SHOULD HOLD 5-10% OF THE VOLUME OF THE ROOTBALL AS WATER.

STAKING - STAKES SHOULD BE POSITIONED WELL AWAY FROM THE TRUNK AND BRANCHES SO THAT RUBBING DOES NOT OCCUR WHEN IT IS WINDY. THREE STAKES SHOULD BE DRIVEN INTO THE GROUND BESIDE THE ROOTBALL AND THE TRUNK OF THE TREE SHOULD BE TIED SO THAT STRAPPING IS NOT LOOSE BUT NOT TIGHT EITHER. STRAPPING SHOULD BE JUTE WEBBING TO AVOID TRUNK DAMAGE FROM RUBBING.

WATERING: - THE EQUIVALENT OF 5-10% OF ROOTBALL SIZE IS TO BE APPLIED AT EVERY WATERING EVENT E.G. 100LITRE TREE RECEIVES 5-10 LITRES OF WATER. ALL ESTABLISHED TREES, UPON DAY OF ARRIVAL AT SITE, PRIOR TO PLANTING, ROOT-BALLS SHOULD BE WELL WATERED WITH IN 1-2 HOURS OF DELIVERY ONCE PLANTED, THIS SHOULD BE REPEATED TWO-THREE TIMES A WEEK. DURING THE ESTABLISHING PERIOD HAND WATERING IS THE PREFERRED METHOD.

MAINTENANCE WORKS TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING; MOWING & MAINTENANCE OF LAWNS, WEEDING, REMOVAL OF ANY DEAD FOLIAGE, RE-MULCHING AS REQUIRED, CLIPPING OF PLANTS, FERTILIZING PLANTS, REPLACEMENT OF ANY DEAD PLANT MATERIAL, ENSURE IRRIGATION SYSTEM IS WORKING PROPERLY.

DO NOT COVER TOP OF ROOTBALL WITH BACKFILL; ROOTBALL TO SIT AT OR ABOVE (MAX. 20MM) NATURAL GROUND LEVEL.

FORM SHALLOW WATER BASIN WITH SOIL BACKFILL.

TREE HEIGHT/3

75

75

75

75

75MM LAYER OF PEBBLE MULCH; PLATE MULCH MIN. 75MM FROM BASE OF TRUNK.

EXISTING SUBGRADE

PLANTING HOLE EXCAVATED TO A DEPTH EQUAL TO THE ROOTBALL HEIGHT; HOLE WIDTH TO BE MINIMUM 1.5 X THE ROOT BALL DIAMETER EXCEPT WHERE SERVICES DO NOT ALLOW THIS; BACKFILL WITH EXCAVATED MATERIAL EXCEPT WHERE THIS CONSISTS OF HEAVY CLAY, THEN USE APPROVED TOPSOIL.

DIA

MIN 2.5-3 X DIA

TREES TO BE HEALTHY DISEASE-FREE SPECIMENS TO THE SPECIFIED SIZE WATER PRIOR TO PLANTING.

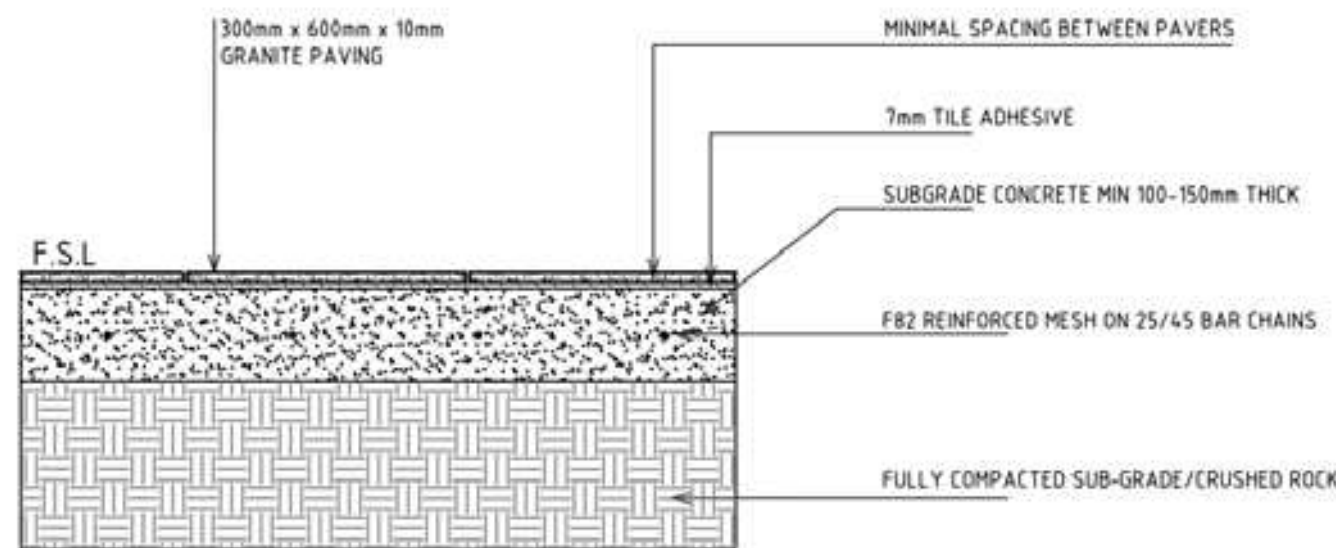
STAKE AND TIE TREES WITH 2 NO. 800X50X50MM H. STAKES DRIVEN A MIN. 600MM INTO GROUND. TIE WITH 2 NO. CONTINUOUS 50MM WEAVING TIE STAKED TO STAKES. STAKES TO BE FREE OF KNOTS, SPLINTERS, CRACKS.

TREE DETAIL

SCALE 3/20

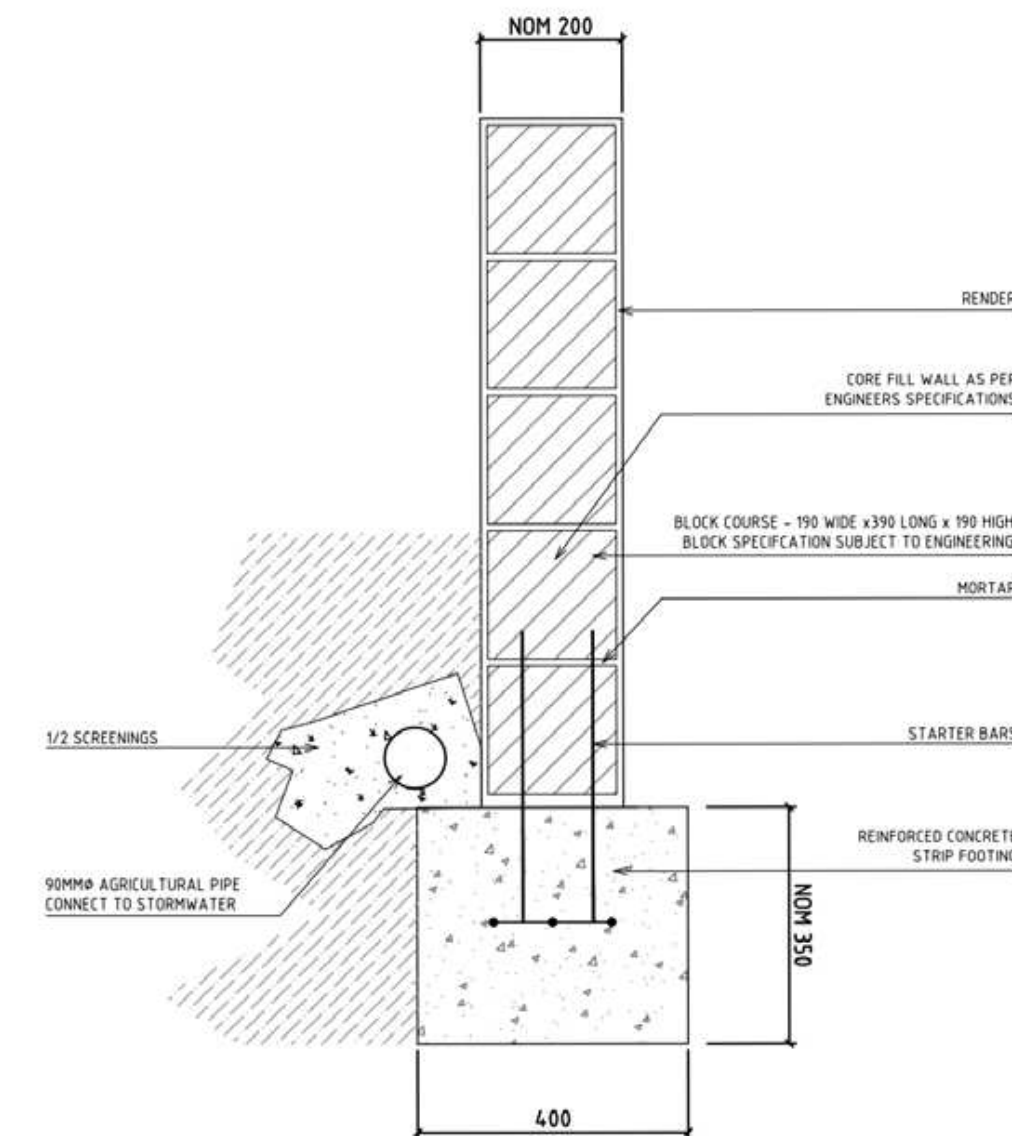
TREE DETAIL

SCALE 120



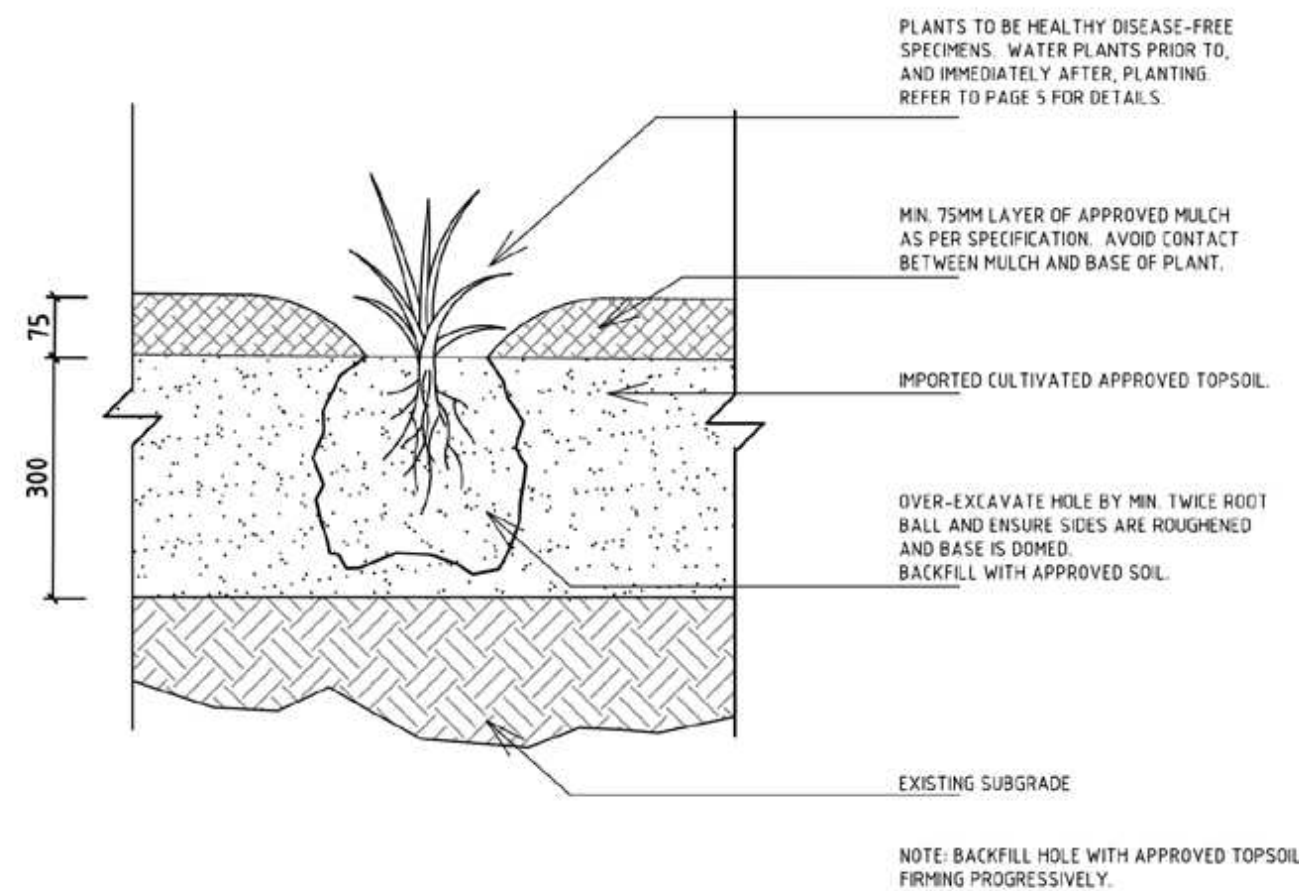
GRANITE PAVING DETAIL

SCALE: 1.10



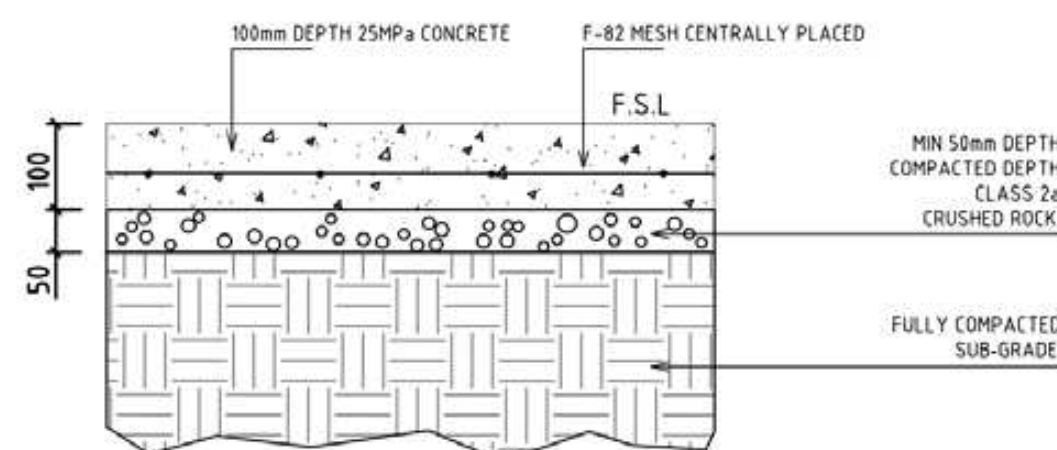
BLOCKWORK DETAIL

SCALE 1:10



SHRUB DETAIL

SCALE 1:10



CONCRETE DETAIL

SCALE 1:10

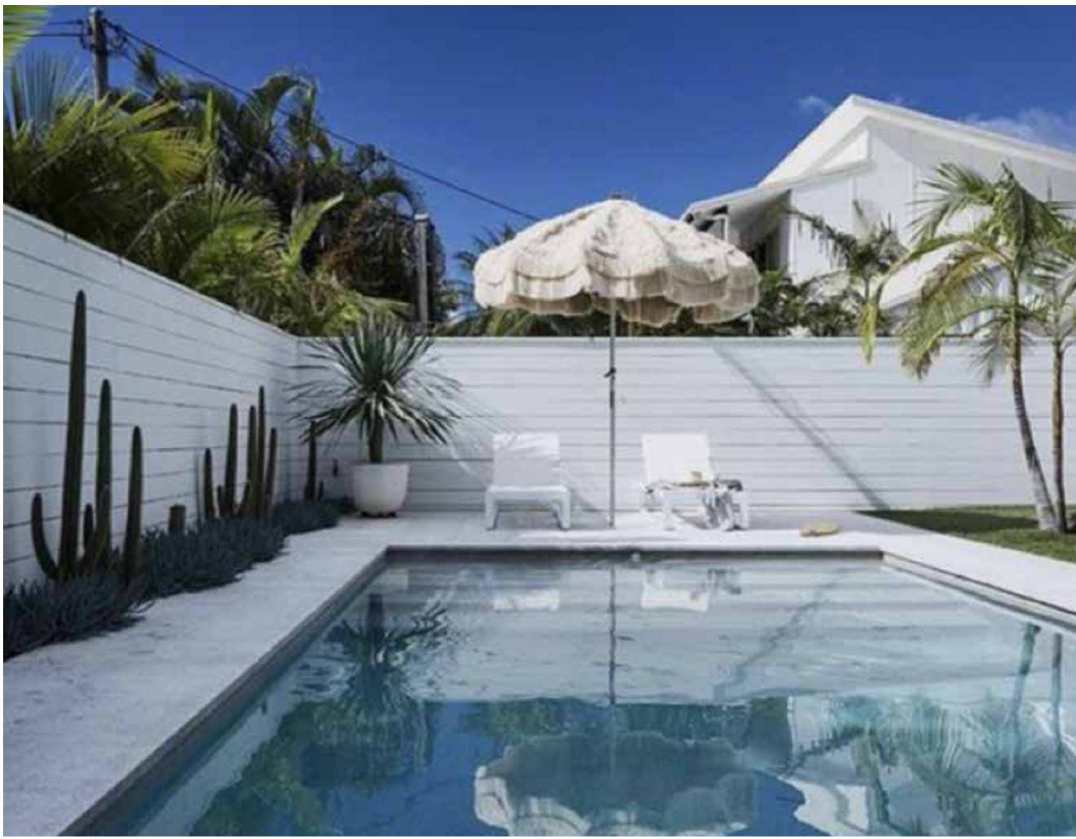
SUN ARCHITECTURE & LANDSCAPE DESIGN

2/4 BRISBANE PLACE,
CROMER NSW

PROJECT NO. 2022AT1
DATE PRINTED 14 OCT 22
DRAWN BY Author
CHECKED Checker
SCALE @ A1
SCALE @ A3

Builders / Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specifications, other drawings and job dimensions. All shop drawings shall be submitted to the Architect / Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect / Consultant. Copyright 2013. All rights reserved.

PROJECT NO.	DRAWING NO.	REVISION
20222AT1	LS100	



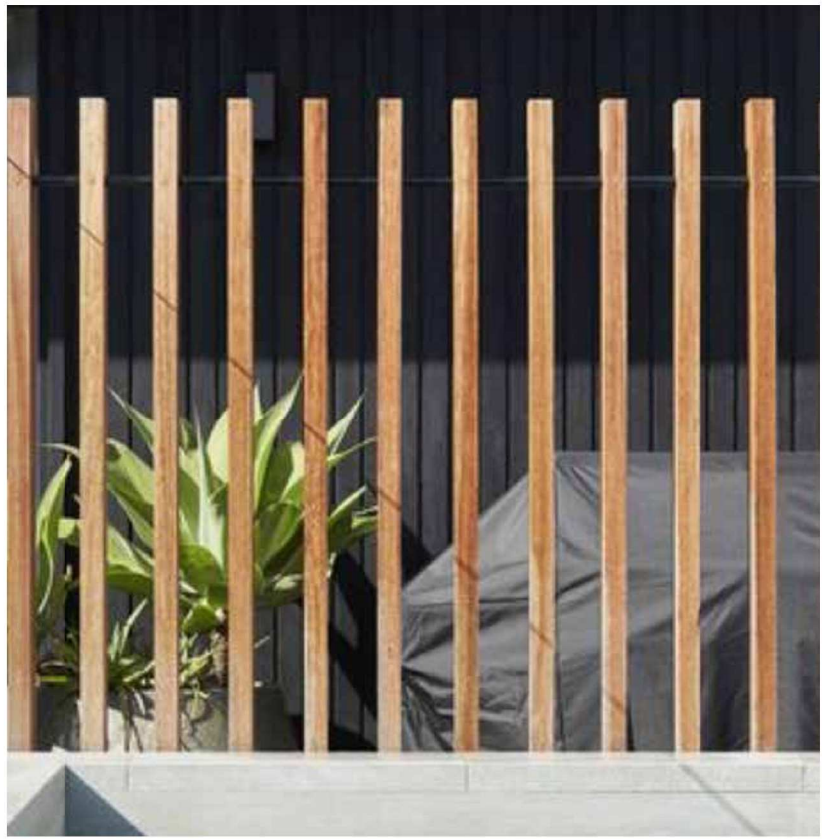
PROPOSED OVERALL INSPIRATION FOR THE NEW POOL AREA



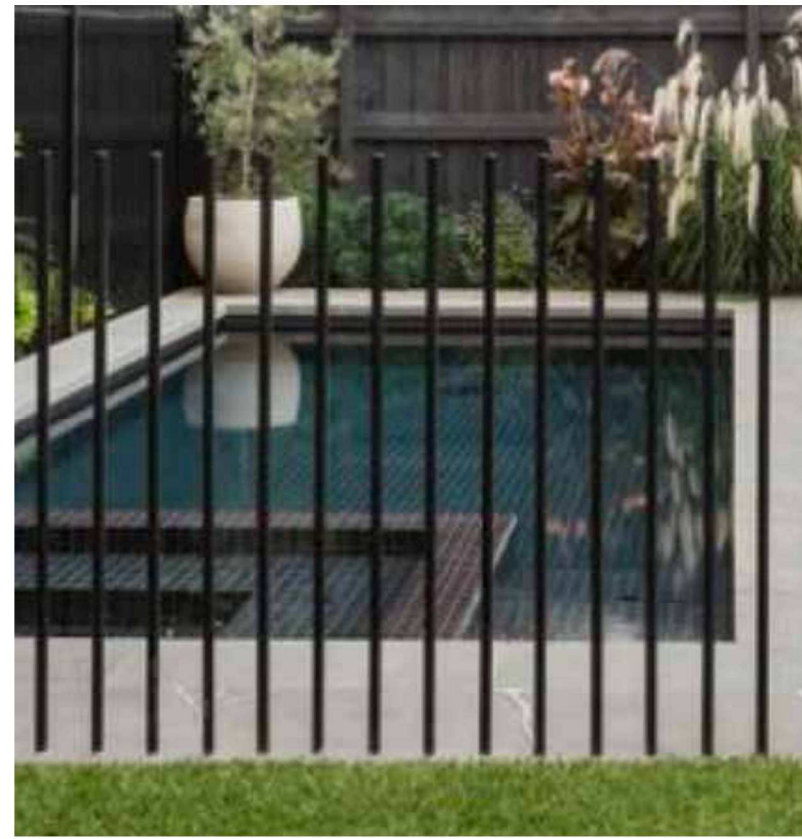
PROPOSED TILE COLOUR (OFF WHITE TO WHITE STONE) AND INTERIOR POOL WATER COLOUR



PROPOSED NEW PLANTING SCHEDULE WITH MIXTURE OF NATIVES AND SUCCULENTS



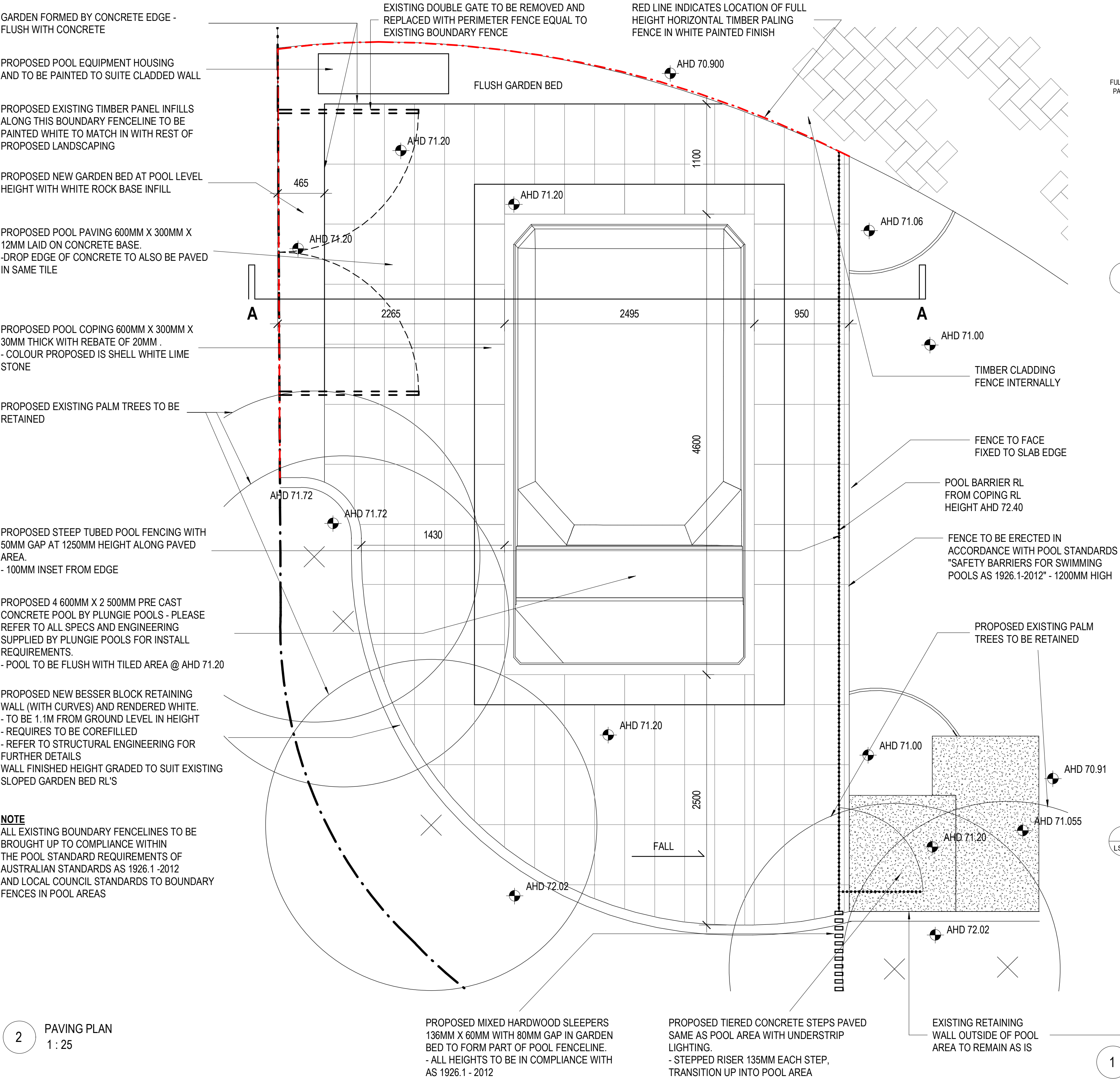
PROPOSED MIXED HARDWOOD POSTS TO FORM PART OF POOL FENCING (FOR IN RAISED NEW RETAINING WALL) - PROPOSED TO GREY OFF



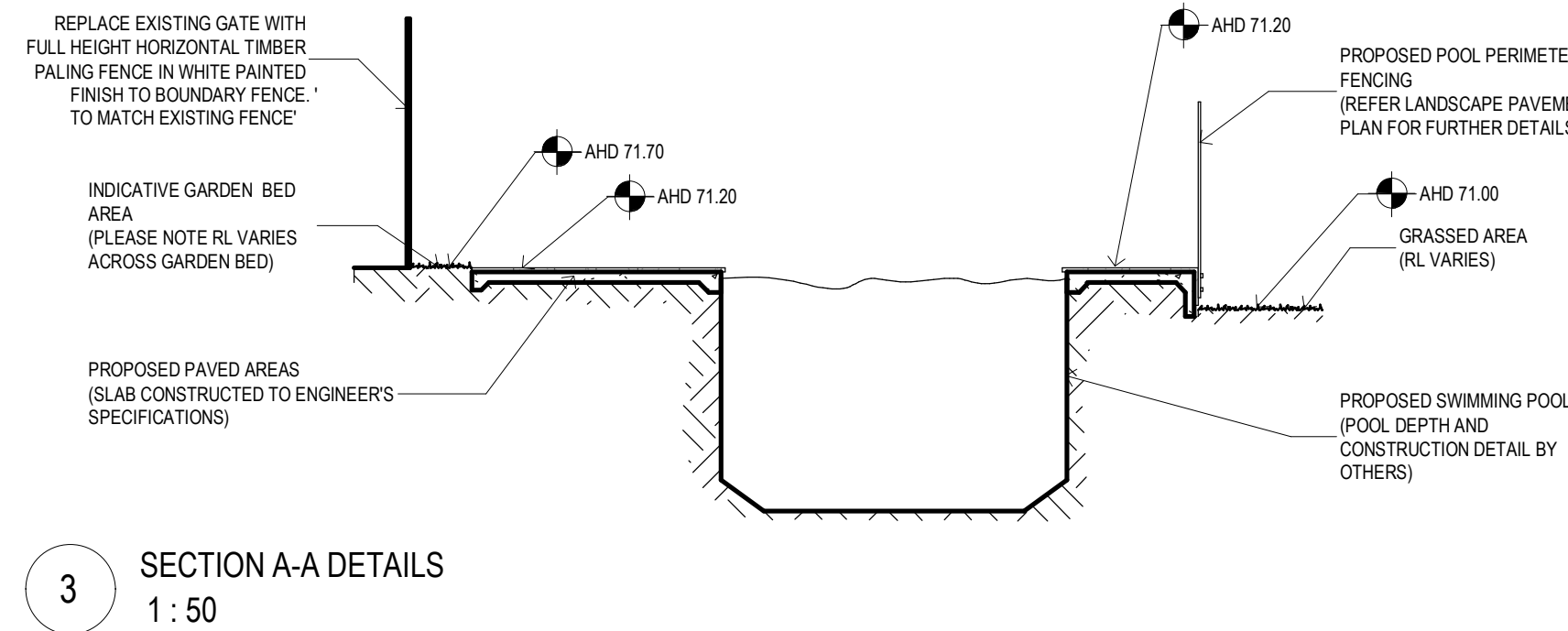
PROPOSED ROUNDED STEEL TUBES TO CREATE POOL FENCE LINE - PROPOSED TO BE WHITE TO MATCH REST OF THEME.



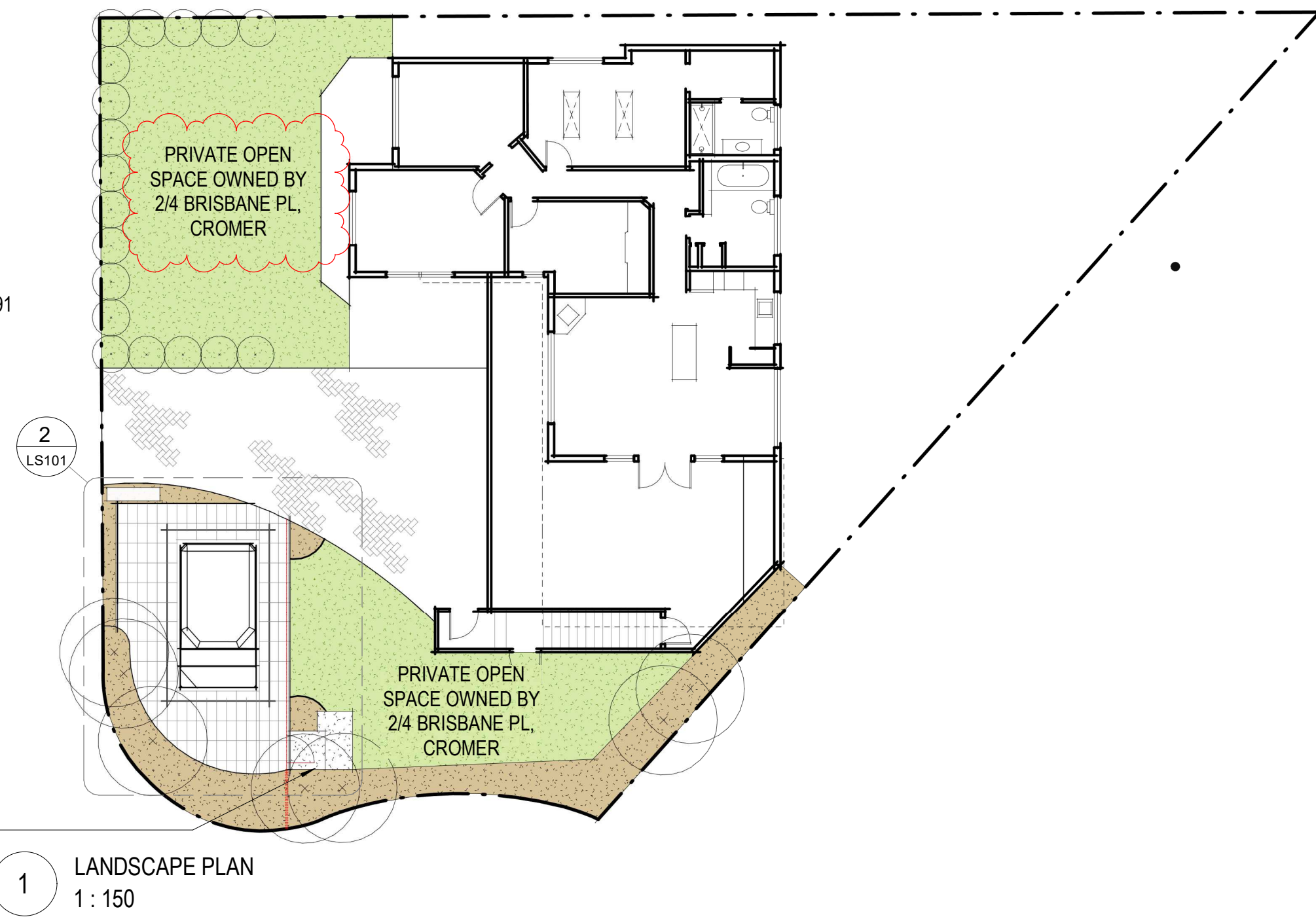
PROPOSED TIERED STEPS INTO POOL AREA - TO BE PAVED SAME AS POOL AREA AND TO HAVE UNDER LIGHT STRIPS



2 PAVING PLAN 1 : 25



3 SECTION A-A DETAILS 1 : 50



LANDSCAPE CALCULATION	
ITEM	SIZE
SITE AREA FOR LOT 2	422 m2
HARD SURFACE	
HOUSE	169 m2
COVERED DECK / ALFRESCO	inc above
PROPOSED POOL PAVEMENT	28 m2
TOTAL HARD SURFACE OF THE SITE (49%)	197m2
EXISTING LANDSCAPE SURFACE (53%)	224 m2
PROPOSED LANDSCAPED AND OPEN SPACE AREA (INC POOL) OF THE SITE - POST DEVELOPMENT	198 m2 (46.9%)
DCP REQUIRED LANDSCAPE OPEN SPACE AND BUSHLAND SETTING	40%
COMPLIANCE CHECK	46.91% V 40% - COMPLIES

14 OCT 22

SUN ARCHITECTURE & LANDSCAPE DESIGN

PROPOSED DEVELOPMENT
2/4 BRISBANE PLACE,
CROMER NSW

TITLE
CONCEPT LANDSCAPE PLAN

PROJECT NO. 20222AT1
DATE PRINTED 14 OCT 22
DRAWN BY SC
CHECKED SC
SCALE @ A1 As indicated
SCALE @ A3

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PROJECT NO. 20222AT1
DRAWING NO. LS101
REVISION 2