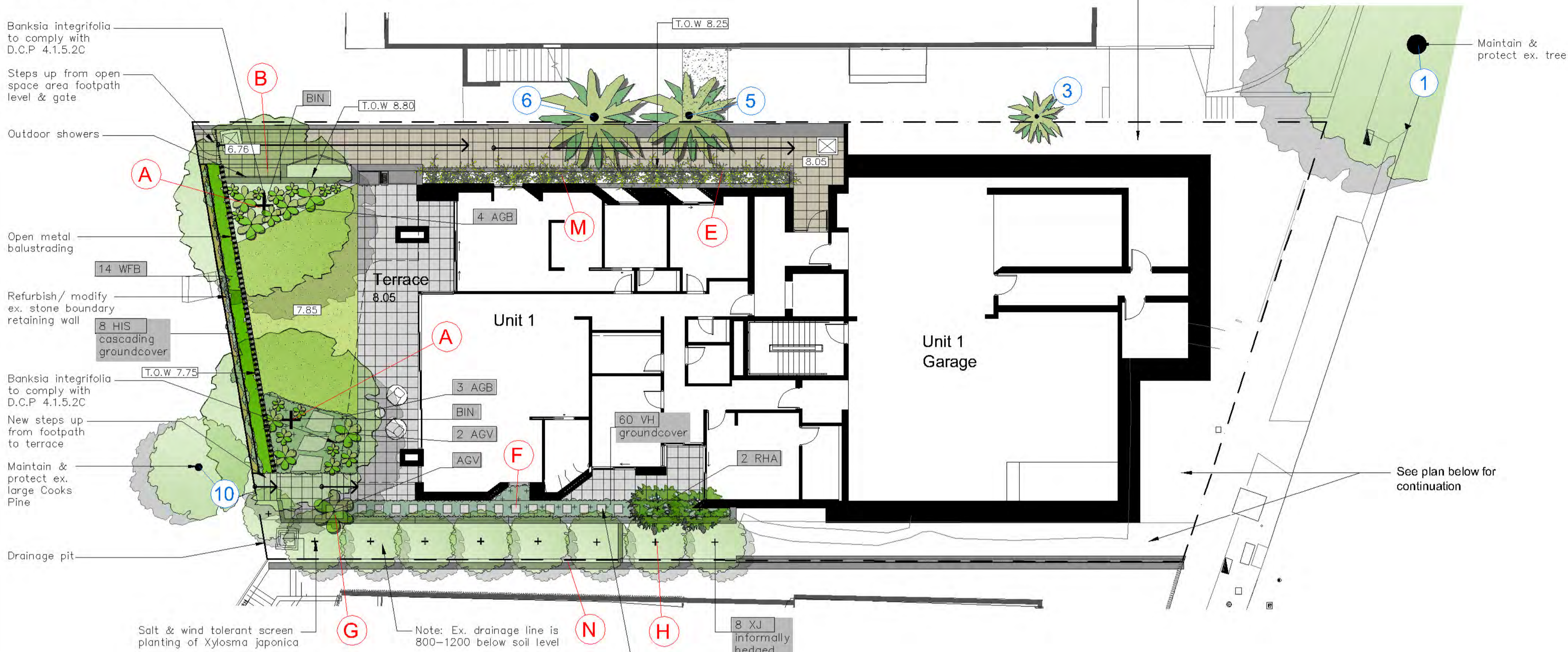
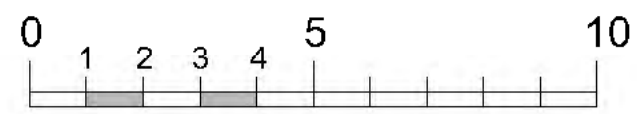
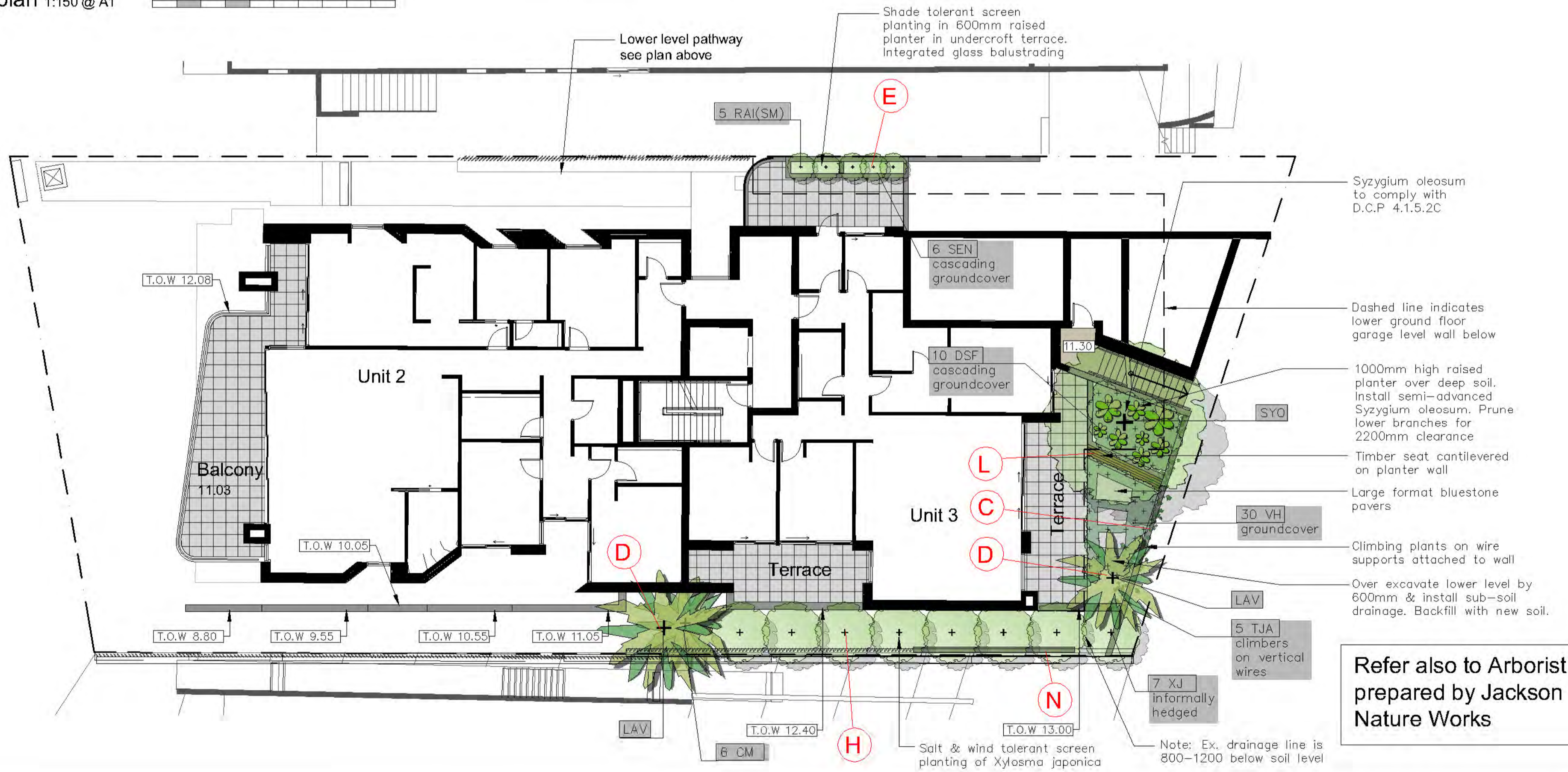
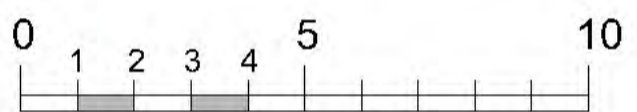


Lower ground floor plan 1:150 @ A1



Upper ground floor plan 1:150 @ A1

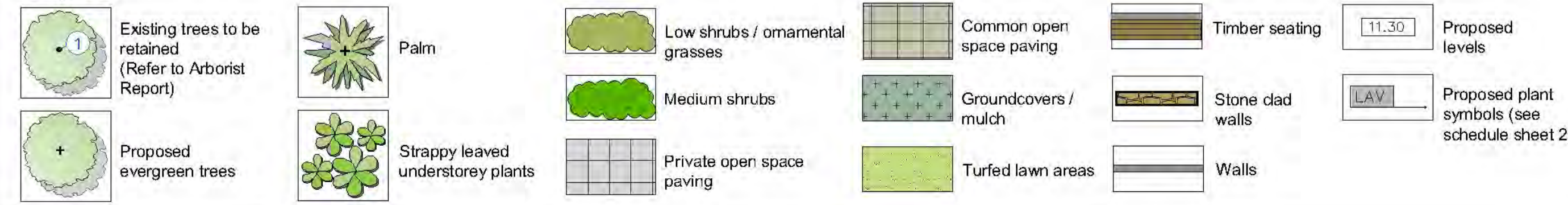


Refer also to Arborist report prepared by Jackson Nature Works

Typical design images



Legend



Amendments		
C	29.10.24	DA Issue
B	25.10.24	DA review
A	21.10.24	



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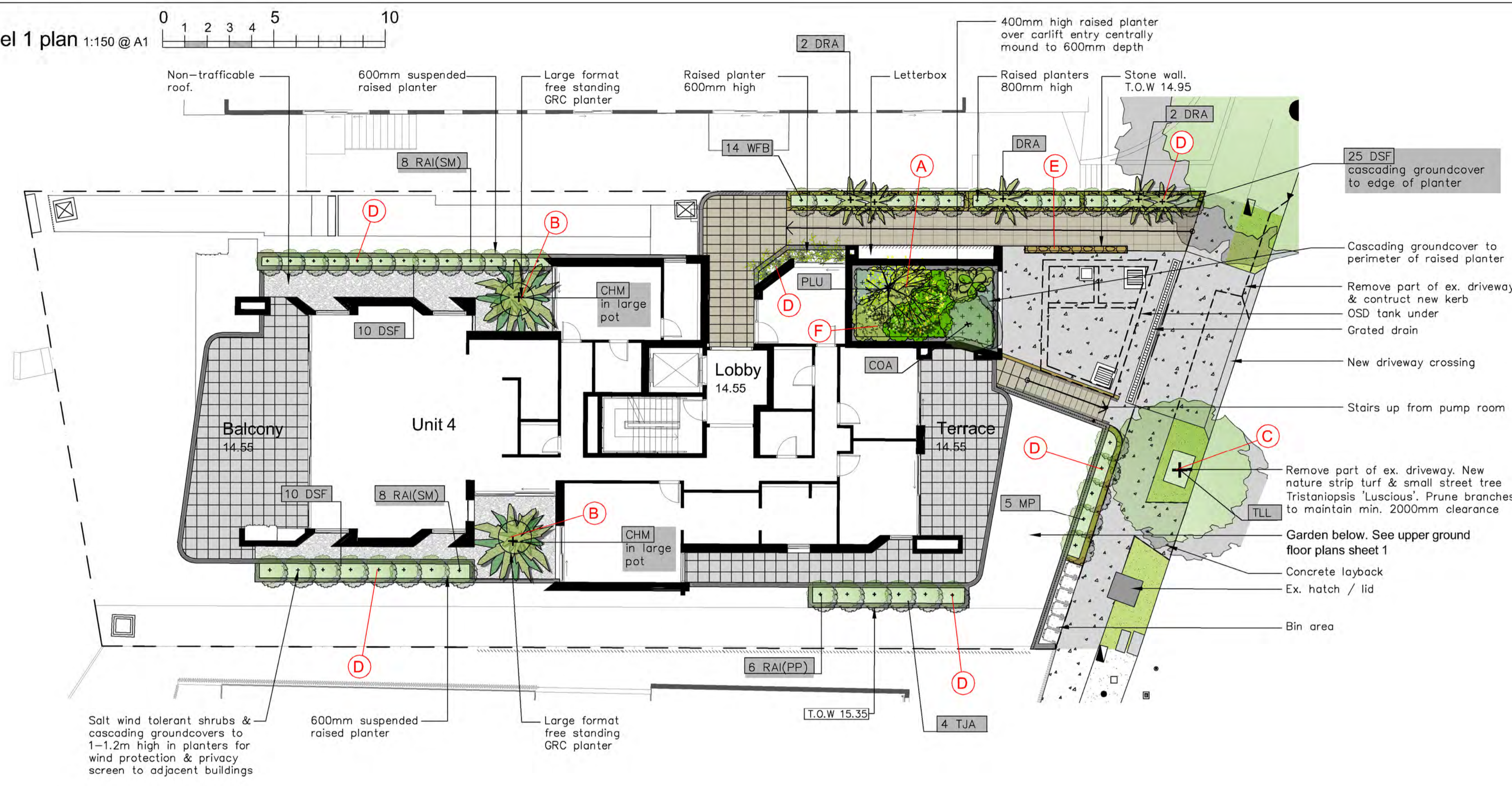
Date: 29.10.24 Scale: 1:150 @A1  
 Job Ref: 2777/23

Project: 5 Lauderdale Ave, Fairlight

DWG: Lower ground & Upper ground level plan

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 DA  
 ISSUE-C

NORTH



**General construction notes**

- Site preparation**  
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools.  
  
To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within the dripline of any existing trees to be retained on or adjacent to the site. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the drip line of existing trees. Vehicular access shall not be permitted within three (4) metres of any tree.
- Soil preparation**  
All proposed planting areas to be ripped (by hand in tree protection zones) to 200mm and clay soils to be treated with clay breaker. Harvested existing top soil from site and store on site and mix with 25% A.N.L. Greenlife compost or approved equivalent. Apply at least 150mm soil depth to planting areas. All additional soil to be 100mm depth of good quality planting mix to be imported and combined with 50mm A.N.L. Greenlife compost or approved equivalent. To be worked in with rotary hoe or by hand in tree protection zones. In general all care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.
- New plantings**  
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. Mature heights of planting as shown on planting schedule show the greatest height possible in ideal conditions. These heights are subject to particular site conditions, possible container environments and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.
- Planter boxes & waterproofing**  
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for planter box drainage & construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure minimum 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers or over slab planting to have the following:  
  - Water proofing as specified by Architects. To extend along base and up to top of soil level of containers
  - 'Atlantis' drainage cell at base to be connected to drainage system of development (see typical detail sheet 2)
  - A.N.L. planter box soil mix or equivalent to be installed in all containers and over slab planting situation
  - Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes
  - All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour. Irrigation supply lines to be installed by building contractor prior to waterproofing and internal planter box finishes
- Mulching**  
All planting areas to be mulched with a minimum 100mm thick cover of woodchip mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of vegetative reproductive parts of all weed species
- Irrigation**  
Automatic dripline system supplied by harvested rainwater to be incorporated. To extend to all common area landscaped areas included in works (excluding turfed areas and street trees that are to be hand watered as part of ongoing maintenance program). Include all over slab planting areas and all planter boxes where applicable. Hose cocks supplied to all private garden as well as common garden areas. Full irrigation scope to future Construction Certificate details
- Fertiliser**  
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.  
**Mass planted areas:** allow one slow release Agriform pellet per 5-25 litre plant. All fertilisers to be applied in accordance with the manufacturers instructions.  
**Turfed areas:** Supply and install Agriform slow release fertiliser or approved equivalent lawn start fertiliser applied at the rate recommended by the manufacturer
- Staking**  
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support and to finish a minimum of 800-1000mm above finished levels
- Engineering**  
All structural and hydraulic details whatsoever to Engineer's details.
- Maintenance**  
The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stoken during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

**Irrigation notes**

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab (all lawn areas to be excluded) Water supply tap hosecocks as indicated on CC stage drawings. (To be coordinated with Hydraulic and Structural Engineer's details ). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

**Generally:** Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sensor is installed for common area garden zones connected to timers

**Root inhibiting system.** Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

**Automatic Controller:** Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet ..... Battery timers to isolated planter boxes is acceptable and to be maintained by the owners corporation as part of the ongoing property maintenance.

**Performance:** It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

**Testing:** After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

**Warranty:** A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

**Approvals:** The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

**Legend**

	Existing trees to be retained (Refer to Arborist Report)		Taller palm		Low shrubs / ornamental grasses		Common open space paving		Timber seating		Proposed levels
	Proposed evergreen trees		Strappy leaved understorey plants		Medium shrubs		Groundcovers / mulch		Stone clad walls		River stones
			Private open space paving		Turfed lawn areas		Walls		Proposed plant symbols		

**Amendments**

C	29.10.24	DA Issue
B	25.10.24	DA review
A	21.10.24	



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**Project:** 5 Lauderdale Ave, Fairlight

**DWG:** Level 1 plan

Date: 29.10.24 Scale: 1:150 @A1

Job Ref: 2777/23

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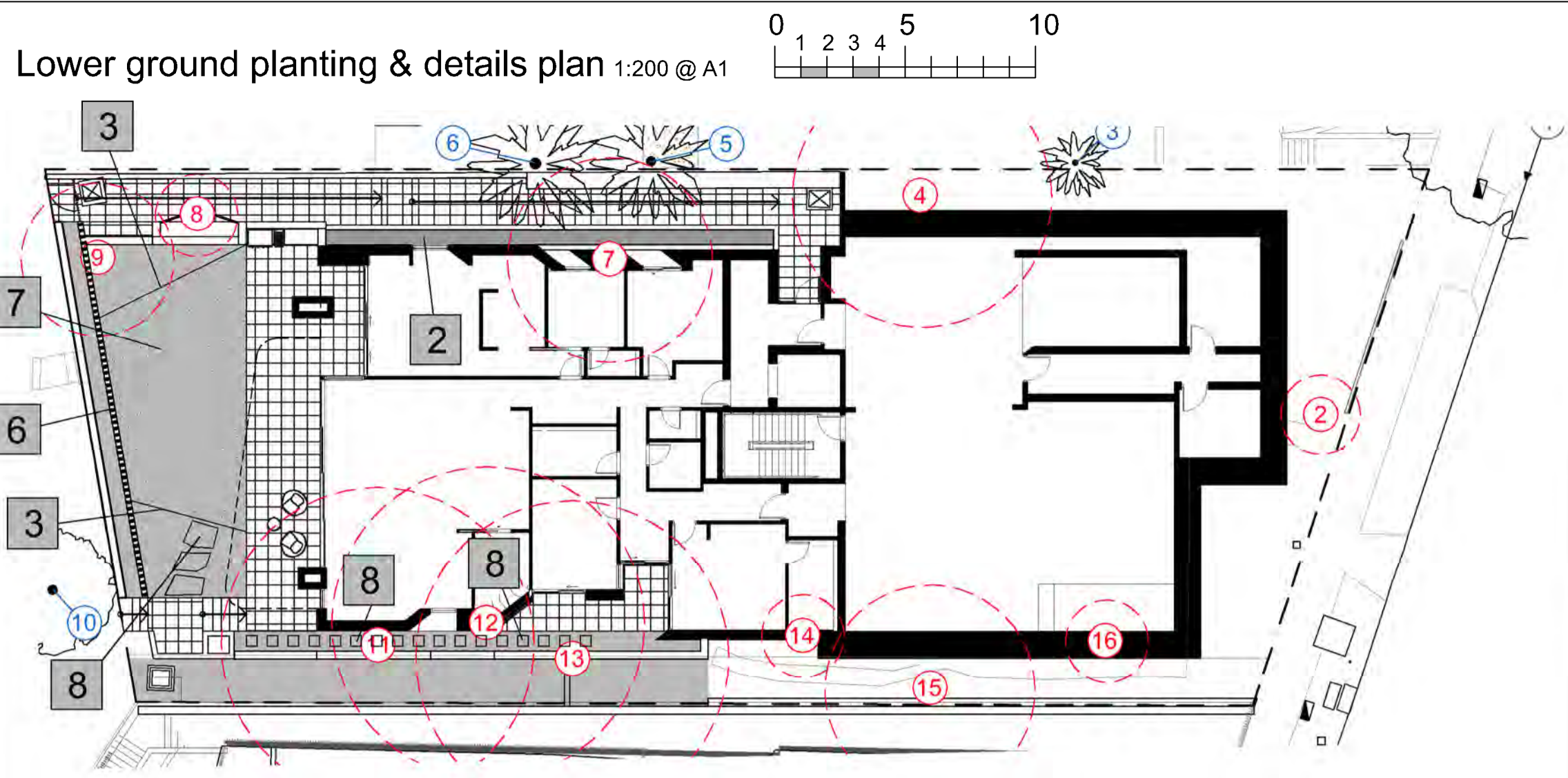
**DA**

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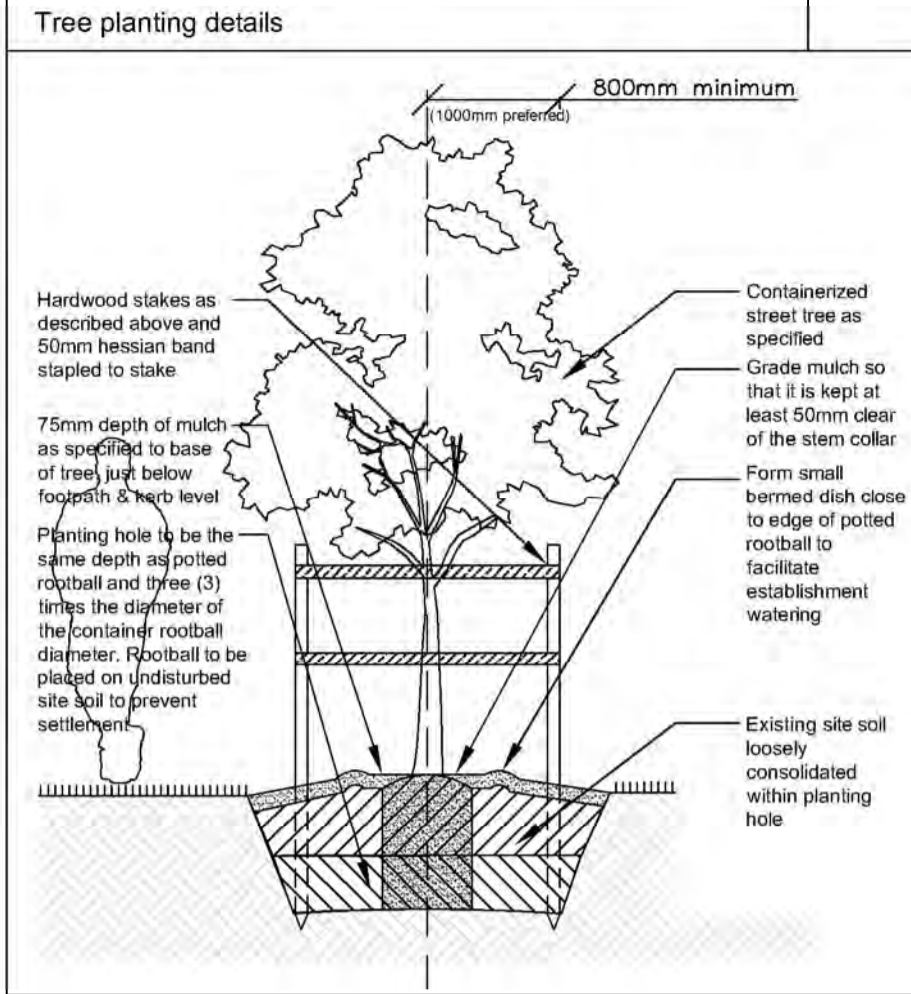
**NORTH**

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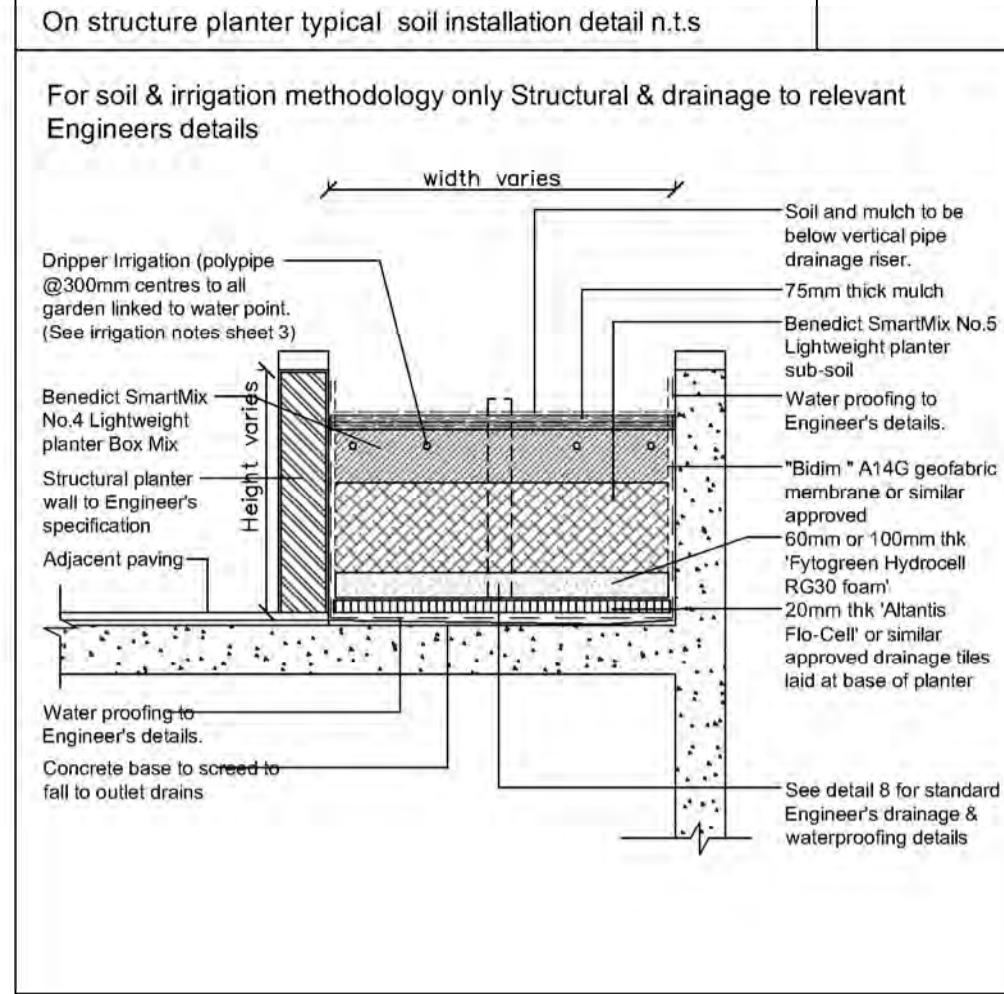
Lower ground planting & details plan 1:200 @ A1



Detail 1



Detail 2



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
<b>Trees</b>						
BIN	Banksia integrifolia	Coast Banksia (medium indigenous tree)	75L	3x50x50x1800	12-15.0M	2
SYO	Syzygium oleosum	Blue Lilly Pilly (native screen tree)	75L	3x38x38x1800	10.0M	1
TLL	Tristania laurina (Lusdoui)	Water Gum cultivar (indigenous small-med tree)	75L	3x50x50x1800	5-7.0M	1
<b>Shrubs / small feature trees</b>						
COA	Correa alba	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.5-2.0M	1
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2.5-3.0M	5
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45L	2x50x50x1800	3-4.0M	1
RAI (PP)	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	6
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	21
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low growing plant)	150mm	hedged	1.2-1.5M	28
XJ	Xylosma senticosum (japonicum)	Glossy Xylosma (screening plant)	300mm	nil	3-4.0M	15
<b>Ferns / Palms / Succulents / ornamental bamboos</b>						
AGB	Agave Blue Glow	Blue Agave (striking spiky leaved succulent)	200mm	nil	0.5M	7
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	3
CHM	Chamaerops humilis	Eurogiant Fan Palm (hardy Small - med palm)	300mm	nil	3-5.0M	2
DRA	Dracaena marginalia	Dracaena (vertical spiky feature plant)	250mm	nil	1.5M	5
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	2
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	2
<b>Groundcovers/Climbers</b>						
DSF	Dichondra Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	30
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	8
SEN	Senecio serpens	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm	nil	0.2M	6
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FTD1 Ozbreed hybrid groundcover)	200mm	nil	0.2M	9
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	90
<b>Ornamental grasses/strappy leaved plants</b>						
CM	Civlea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	6

Underlined species denotes native tree comply with DCP 4.1.5.2.c requirements for indigenous trees

All trees to be provided with written confirmation from the supplier for compliance to Natspec guidelines in compliance with A.S. 2003:2018. Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible.

Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found.

Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the approved development.

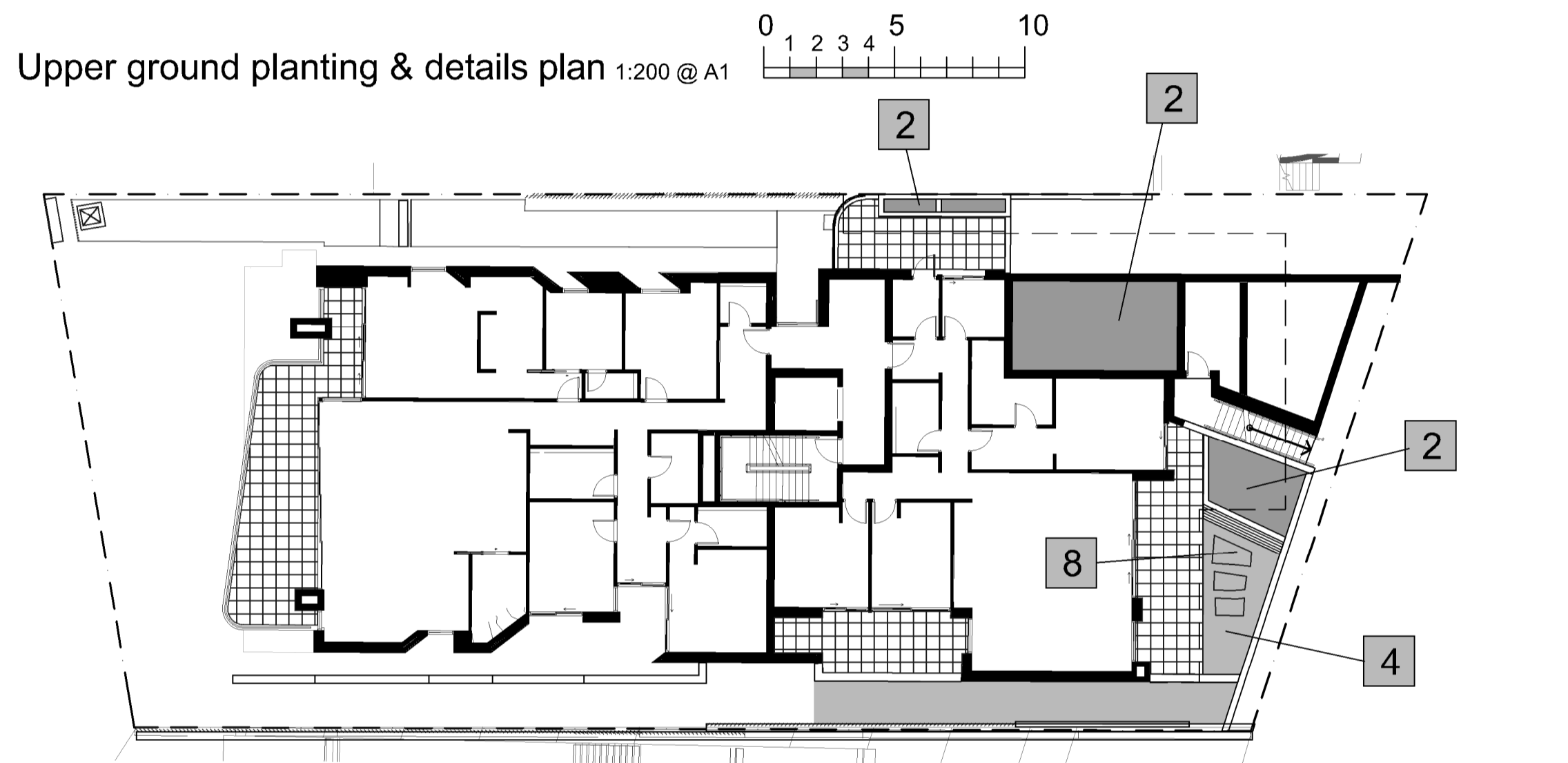
### Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

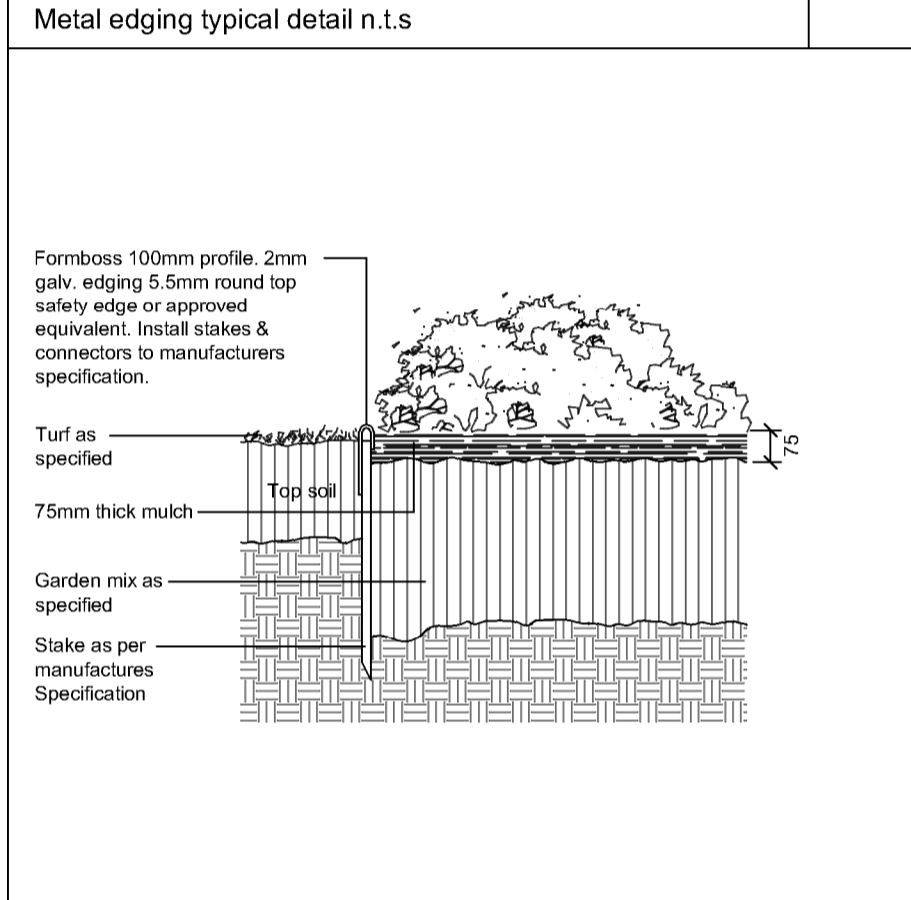
The owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs.
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site in a timely manner.

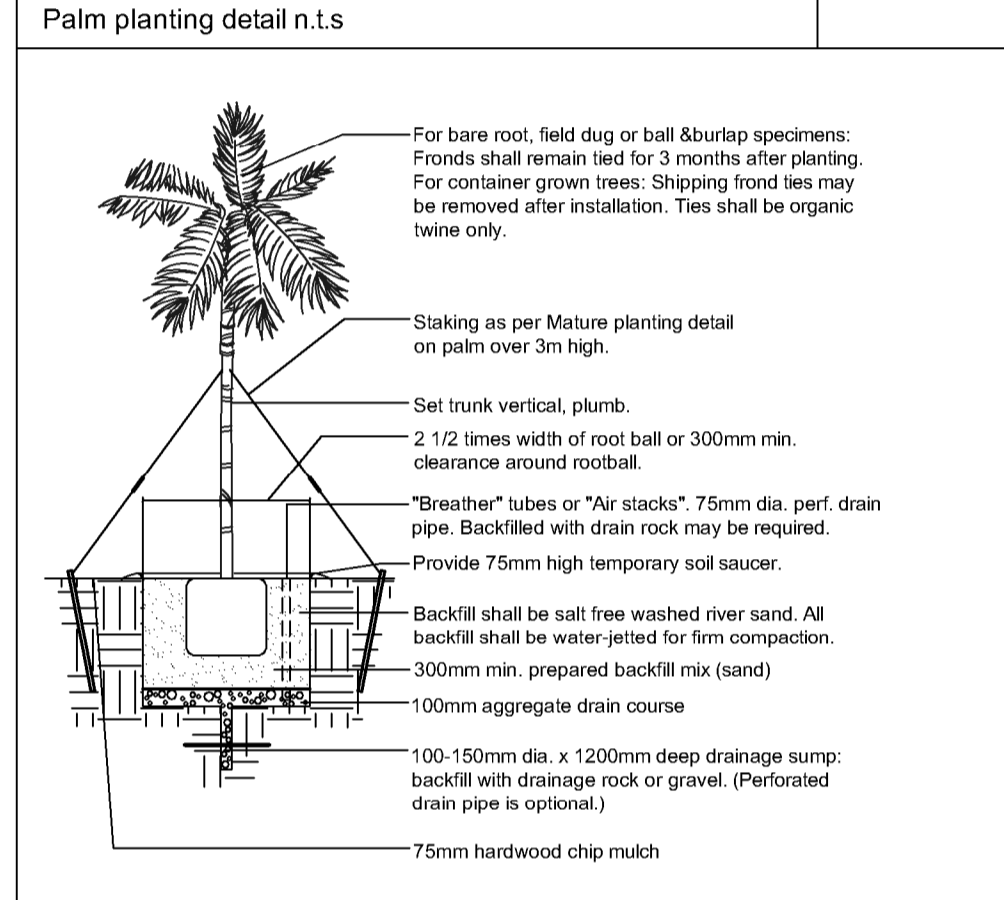
Upper ground planting & details plan 1:200 @ A1



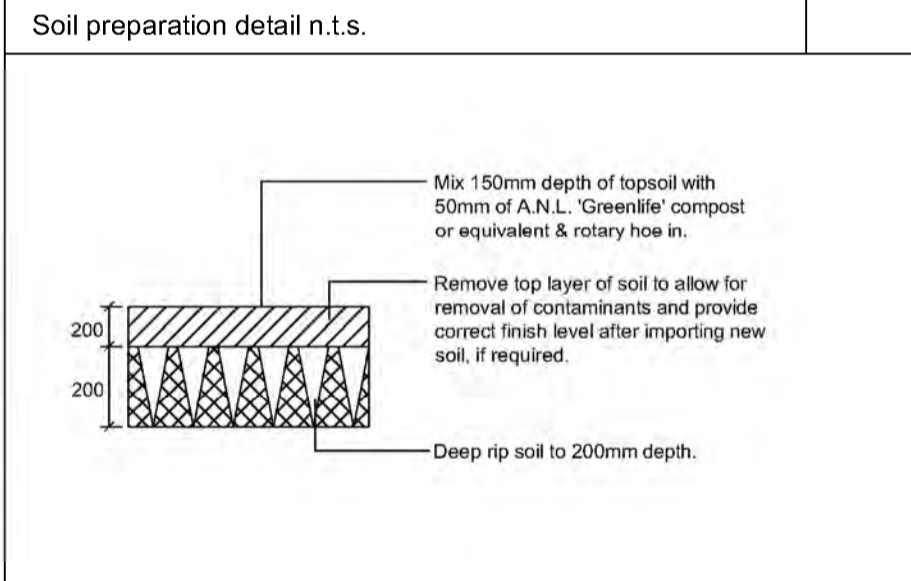
Detail 3



Detail 4



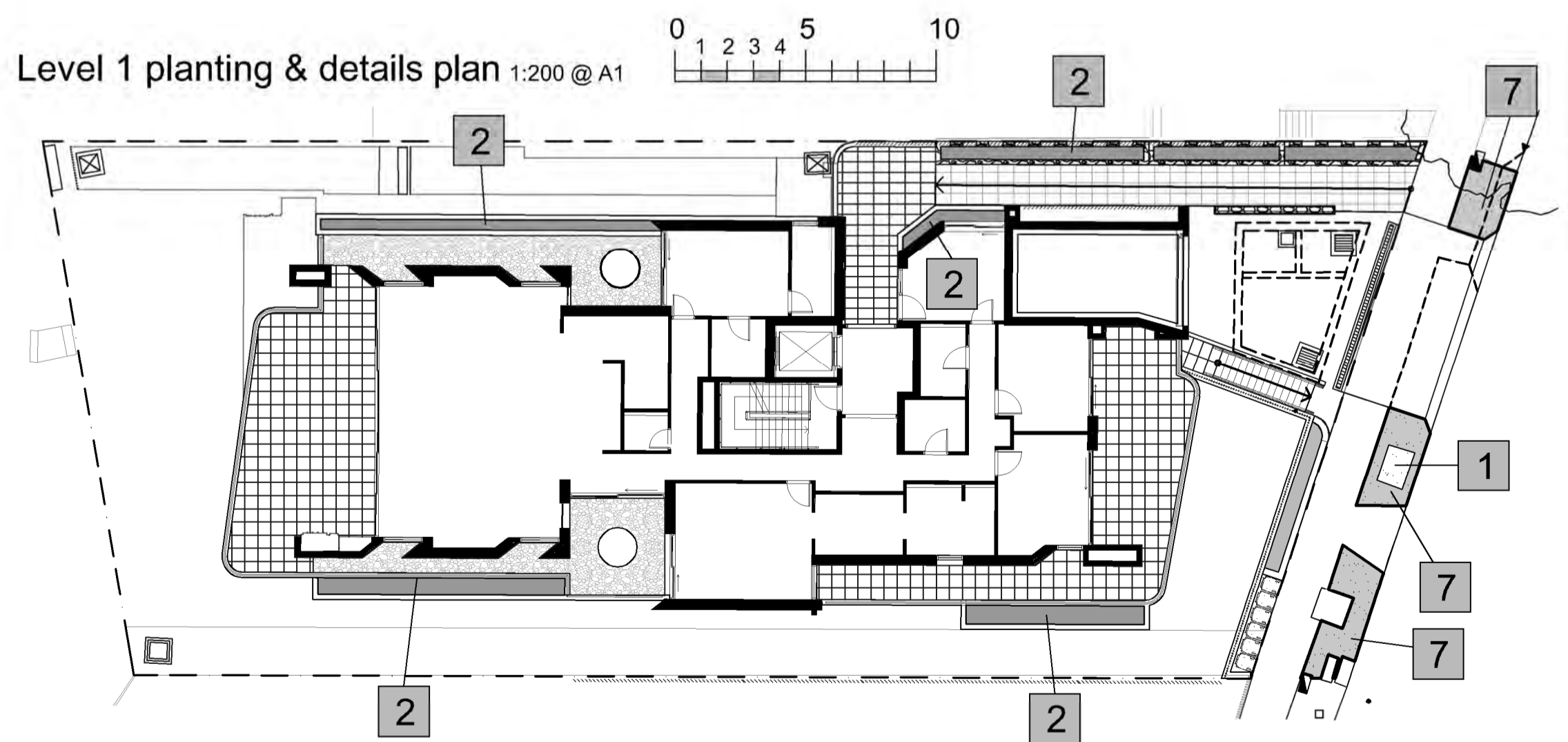
Detail 5



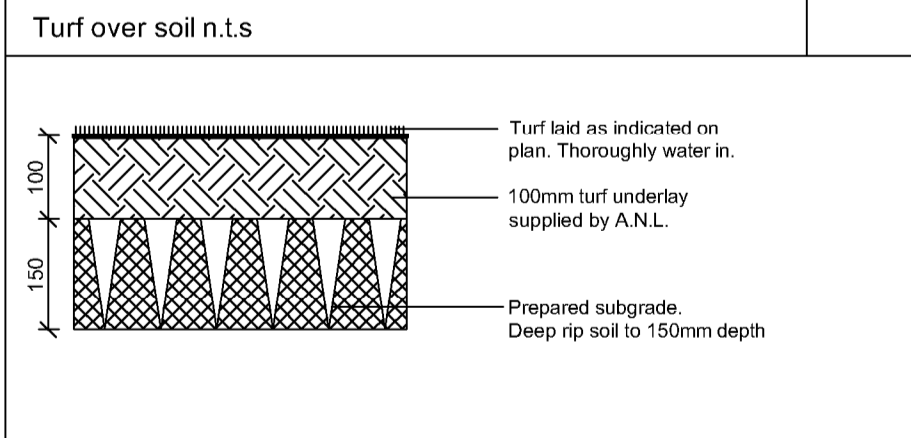
Detail 6



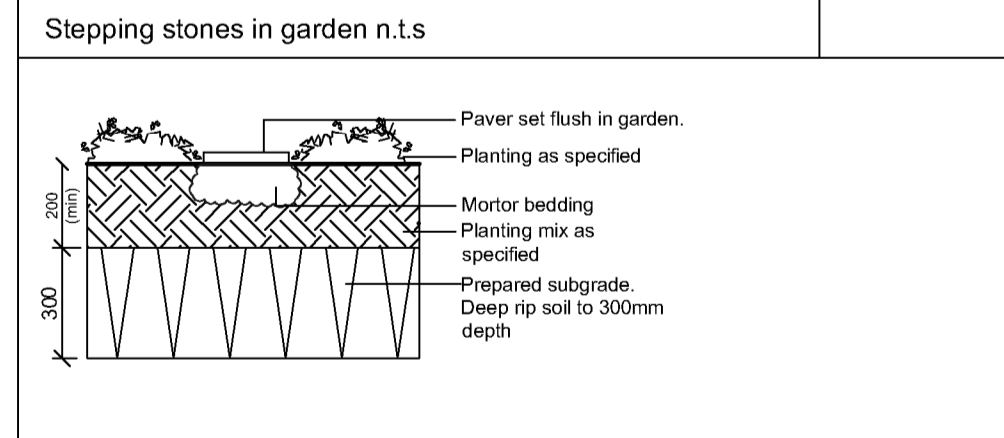
Level 1 planting & details plan 1:200 @ A1



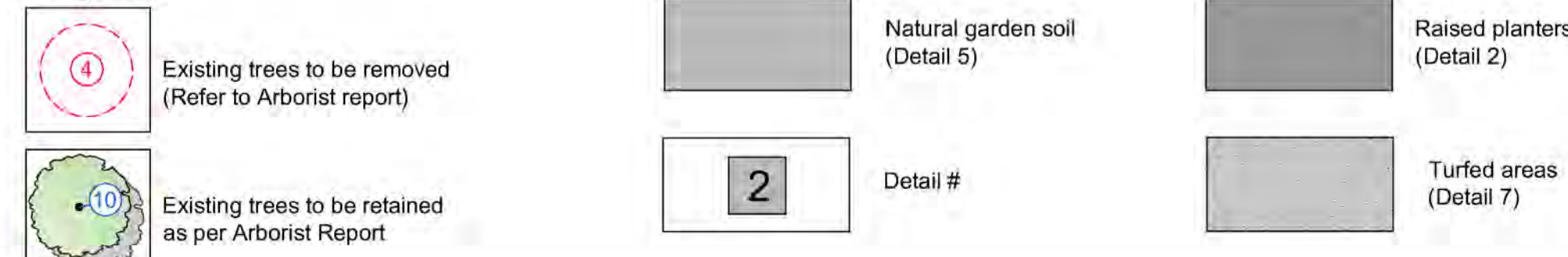
Detail 7



Detail 8



### Legend



### Amendments

C	29.10.24	DA Issue
B	25.10.24	DA review
A	21.10.24	



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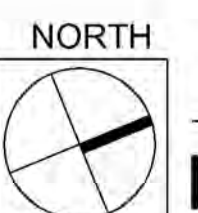
Project: 5 Lauderdale Ave, Fairlight

DWG: Planting & details plans

Date: 29.10.24 Scale: 1:200 @A1  
 Job Ref: 2777/23

Builder must verify all dimensions of the site before work commences. Figure dimensions should be used in preference to those scaled off.

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