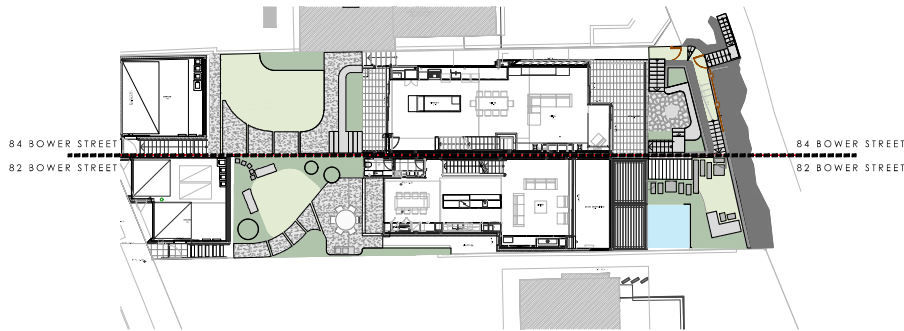


SITE LOCATION  
NTS | GOOGLE MAPS



SITE PLAN  
SCALE 1:200 @ A1

#### DRAWING SCHEDULE

428_DA_01	COVER PAGE
428_DA_02	PLANT SCHEDULE
428_DA_10	LANDSCAPE PLANS FRONT GARDEN
428_DA_11	LANDSCAPE PLANS REAR GARDEN
428_DA_20	SOUTHERN ELEVATION
428_DA_21	SECTION 1
428_DA_22	SECTION 2
428_DA_23	SECTION 3
428_DA_24	SECTION 4
428_DA_35	DETAILS
428_DA_50	GENERAL SPECIFICATION

#### GENERAL NOTES

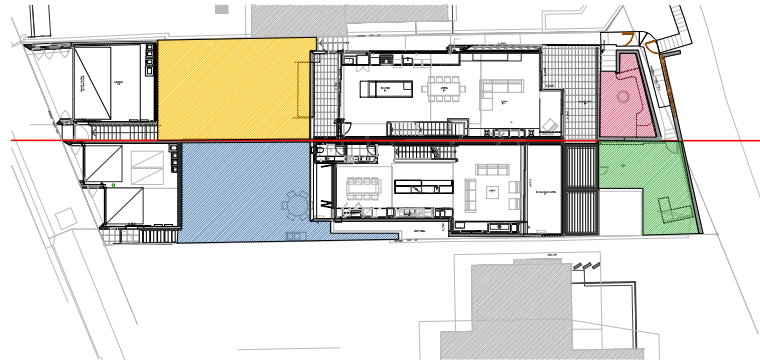
- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS AND ADDITIONAL CONSULTANTS DRAWINGS, SPECIFICATIONS AND REPORTS
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL
- ALL PAVING IS INDICATIVE, TO BE TO FUTURE SPECIFICATION, AND SET OUT ON SITE
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S APPROVAL STANDARDS AND CODES
- THE CONTRACTOR IS TO ENSURE THAT ALL THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT
- MBD TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO PURCHASE AND DELIVERY
- EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SET OUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION. MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE

#### DRAINAGE AND IRRIGATION NOTES

- REFER TO CIVIL ENGINEER'S UTILITY AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION.
- REQUIREMENTS FOR LANDSCAPE DRAINAGE TO BE CONFIRMED ONSITE UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS
- TREE PITS THAT HAVE BEEN EXCAVATED INTO HEAVY EARTH OR STONE TO CONTAIN A RING OF AG PIPE LAID AT THE INVERT OF THE PIT WITHIN A MINIMUM 200mm LAYER OF FREE DRAINING MATERIAL. AG PIPE TO BE CONNECTED TO A DRAINAGE OUTLET (REFER TO TYPICAL TREE PIT DRAINAGE SECTION)
- WATER / IRRIGATION CONTROLLER POINTS SHOWN INDICATIVELY ONLY. EXACT LOCATION TO BE CONFIRMED ONSITE
- ALL POTS TO HAVE AN IRRIGATION ALLOWANCE (SHRUBBLERS OR DRIP)
- FOR POTS LOCATED ON PAVED SURFACES, TYPICAL PAVING IRRIGATION DETAIL TO BE USED AS SHOWN
- POTS ADJACENT TO GARDEN BEDS TO BE IRRIGATED VIA IN GARDEN IRRIGATION SYSTEM
- ALL LAWN AREAS TO HAVE POPUP ROTORS
- ALL GARDEN BEDS TO HAVE FIXED SOLID PIPERS WITH SPRAYS
- LOCATIONS OF IRRIGATION LINES, VALVES, SPRAY HEADS ETC ARE SHOWN INDICATIVELY ONLY. THE EXACT LOCATION AND FREQUENCY OF THE ABOVE TO BE NOMINATED BY THE IRRIGATION PROVIDER
- REFER TO IRRIGATION PLAN FOR FURTHER DETAIL.

PLANT SCHEDULE

TREES										
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
CA	Cupaniopsis anacardioides	Tuckeroo		1			1	400L	4-6m	
CH	Chamaerops humilis	European Fan Palm			1		1	300L	1.5-2.5m	Multi Trunk
CL	Citrus x limon	Lemon Tree		2		1	3	300L	3m	
DD	Dracaena draco	Dragon Tree	1				1	1000L	3m	
GF	Glochidion ferdinandi	Cheese Tree	1				1	100L	4-6m	
LN	Lagerstroemia 'Natchez'	Crepe Myrtle		1			1	1000L	6-8m	
OE	Olea europaea	European Olive	2	2		1	5	300L	2-3m	
SP	Syzygium pinnacle	Pinnacle Lilly Pilly		11			11	100L	4m	Hedge
TL	Tristaniopsis laurina	Water Gum		1			1	300L	4-6m	
SHRUBS										
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
Bm	Buxus microphylla 'Ball'	Buxus Balls		9		4	13	400mm	0.6m	
Cr	Cycas revoluta	King Sago Palm	1		3		4	500mm	1.2m	
De	Doryanthes excelsa	Gymea Lily		1		2	3	300mm	2-4m	
Ep	Eleagnus pungens	Spiny Oleaster	3	10		5	18	300mm	4m	1 Per Symbol
Lc	Lomandra confertifolia 'Little Con'	Matt Rush				20	20	140mm	0.3m	5 Per Symbol
Pt	Pittosporum tobira	Pittosporum	14		8		22	200mm	0.5m	2 Per Symbol
Rs	Rhaphiolepis 'Snow Maiden'	India Hawthorn		10		10	20	200mm	1.4m	1 Per Symbol
Vs	Viburnum suspensum	Sandankwa Viburnum		5			5	300mm	2m	1 Per Symbol
Wf	Westringia fruticosa	Coastal Rosemary	10		6		16	200mm	1m	2 Per Symbol
GROUNDCOVERS & CLIMBERS										
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
Dr	Dichondra repens	Kidney Weed		36		27	63	100mm	Groundcover	9 Per m2
Fp	Ficus pumila	Creeping Fig	5	10	5	5	25	100mm	Climber	
Gt	Gazania tomentosa	Silver Gazania		12			12	140mm	Groundcover	6 Per m2
Mp	Myoporum parvifolium	Creeping Boobialla		12			12	140mm	Groundcover	6 Per m2
Ro	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary		25	5	5	35	140mm	Groundcover	5 Per m2
Vh	Viola hederacea	Native Violet			27		27	100mm	Groundcover	9 Per m2
SUCCULENTS										
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
Aa	Agave americana	Century Plant		2			2	500mm	1-2m	
Aan	Agave angustifolia	Variegated Caribbean Agave	1				1	400mm	400mm	
Ap	Aloe plicatilis	Fan Aloe	4				4	500mm	4m	
Kh	Kalanchoe hildebrandii	Silver Spoons		15		5	20	200mm	0.6-1m	
Ss	Senecio serpens	Blue Chalk Sticks	27	27	9		63	140mm	0.3-0.45mm	9 Per m2



PLANTING KEY PLAN  
SCALE 1:200 @ A1

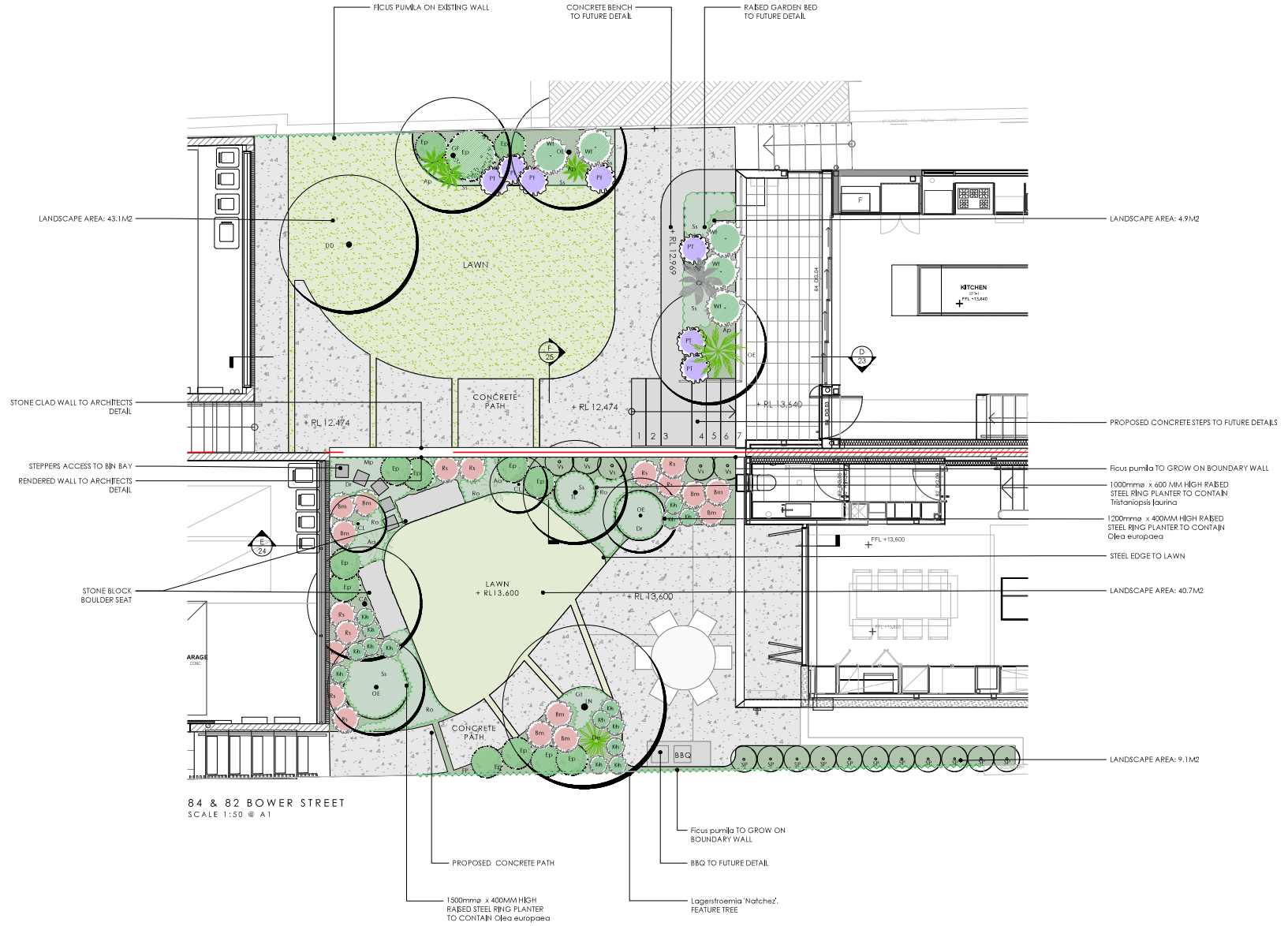
LEGEND

- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4

NOTES

- ALL MATURE TREES TO BE SOURCED AND SUPPLIED BY MYLES BALDWIN DESIGN
- THE PLANT SCHEDULE IS CALCULATED BASED OFF THE LANDSCAPE PLANS PROVIDED BY MBD. ADDITIONAL PLANTS OUTSIDE OF THIS SCHEDULE MAY BE REQUIRED TO REACH THE DESIRED PLANT DENSITIES ONSITE
- ALL PLANT MATERIAL TO BE SETOUT ONSITE BY MYLES BALDWIN DESIGN PRIOR TO INSTALLATION



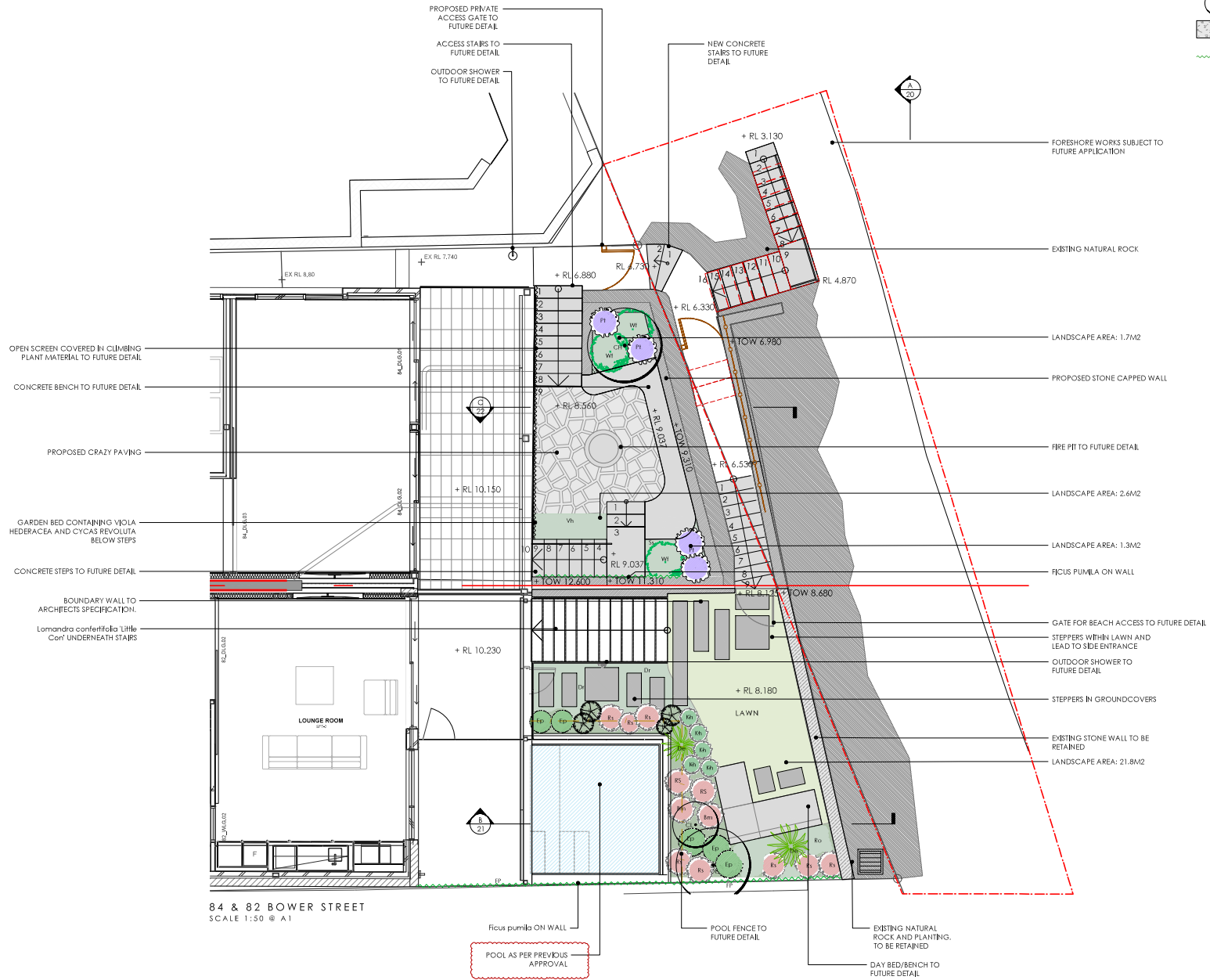
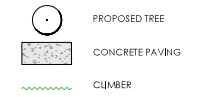


84 & 82 BOWER STREET  
 SCALE 1:50 @ A1



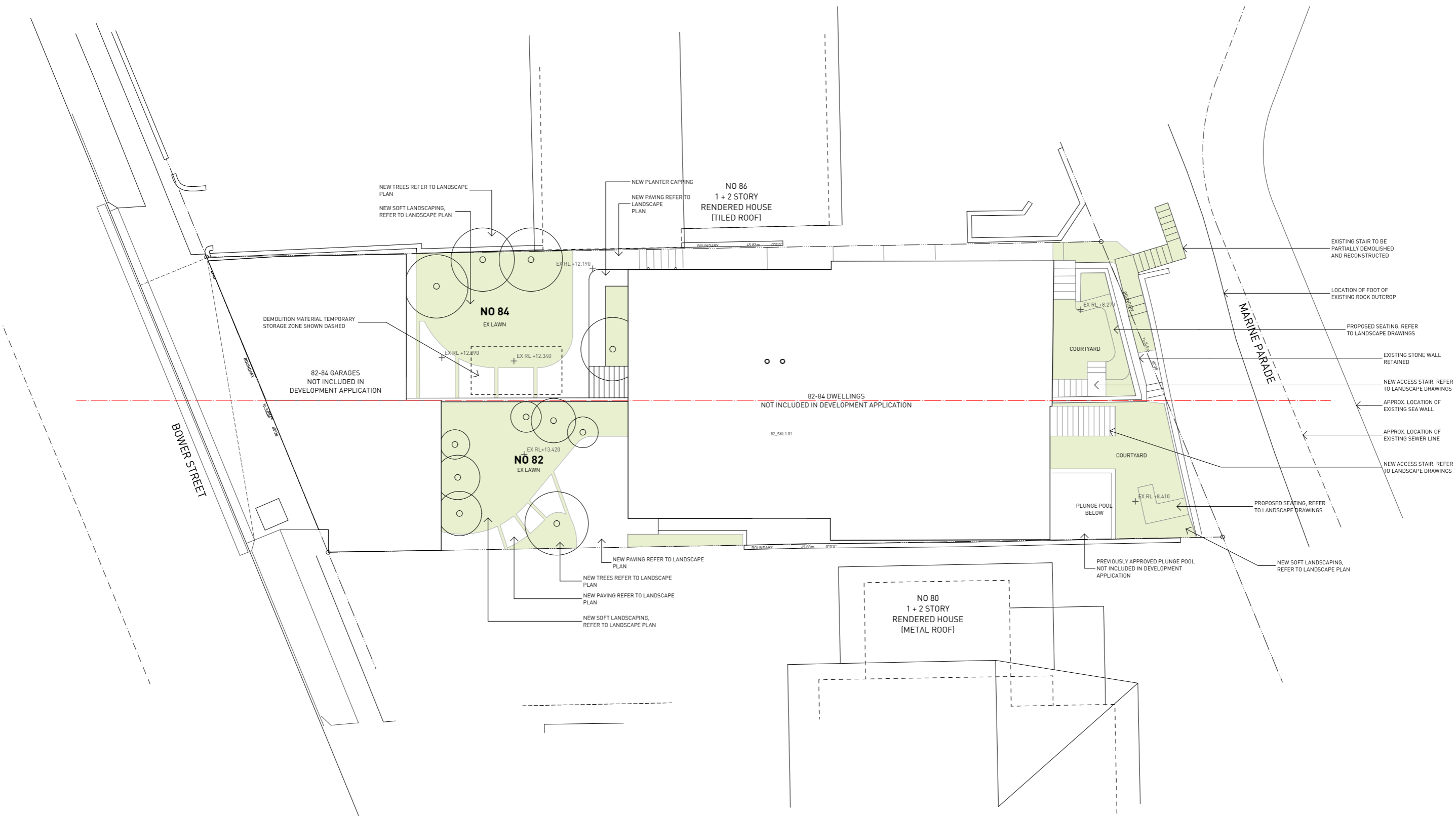
NO.	DATE	DESCRIPTION
1	2024-01-15	ISSUED FOR PERMIT
2	2024-02-01	REVISED PER SITE VISIT
3	2024-02-15	REVISED PER CLIENT FEEDBACK





84 & 82 BOWER STREET  
SCALE 1:50 @ A1





1 SITE PLAN - LANDSCAPE WORKS  
1:100

**General Notes**  
 1. NEVER scale off drawings, use figured dimensions only.  
 2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.  
 3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

**LEGEND**  
 Refer to the notes page for legend that includes further notes and explanation of abbreviation

DOCUMENT  
**SITE PLAN - LANDSCAPE WORKS**  
 DOCUMENT  
**DA SUBMISSION**  
 REV - 26/03/2021  
 STAGE

PROJECT  
**Bower Street Manly**  
 84 Bower Street Manly

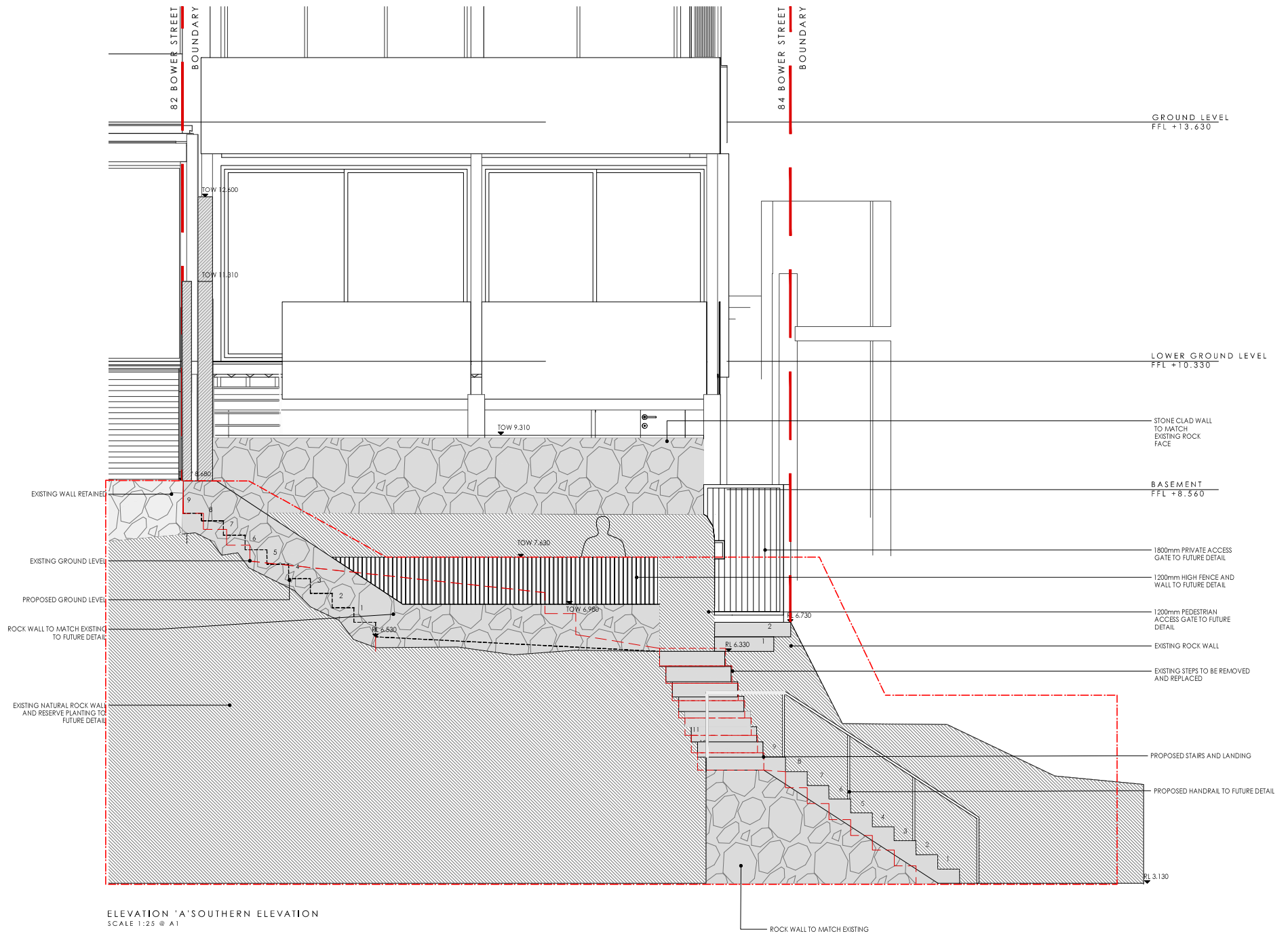
CLIENT **Michael & Jenny Bushell**



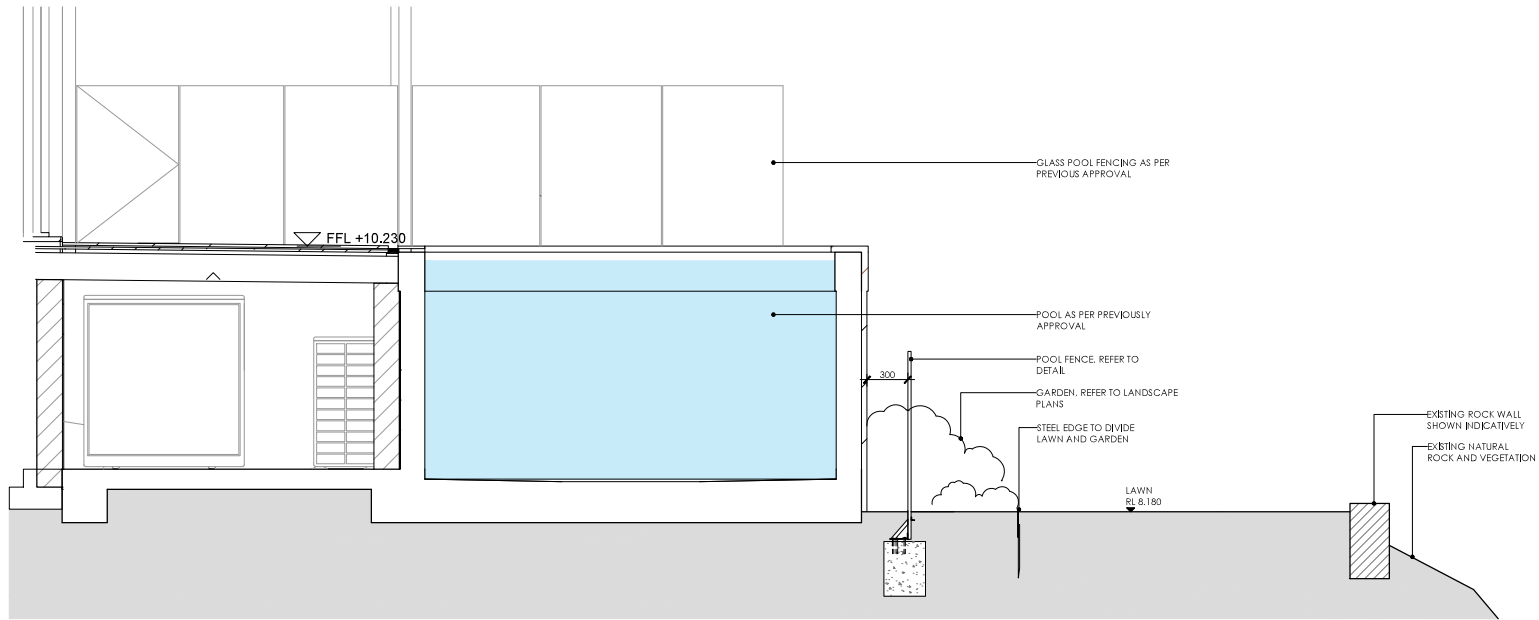
ARCHITECTURE URBAN PLANNING  
 M/147 McEvoy St Alexandria NSW 2015  
 P 02 9516 2022 E email@smithtznannes.com.au  
 smithtznannes.com.au  
 Nominated Architect: Peter Smith (Reg 7024)



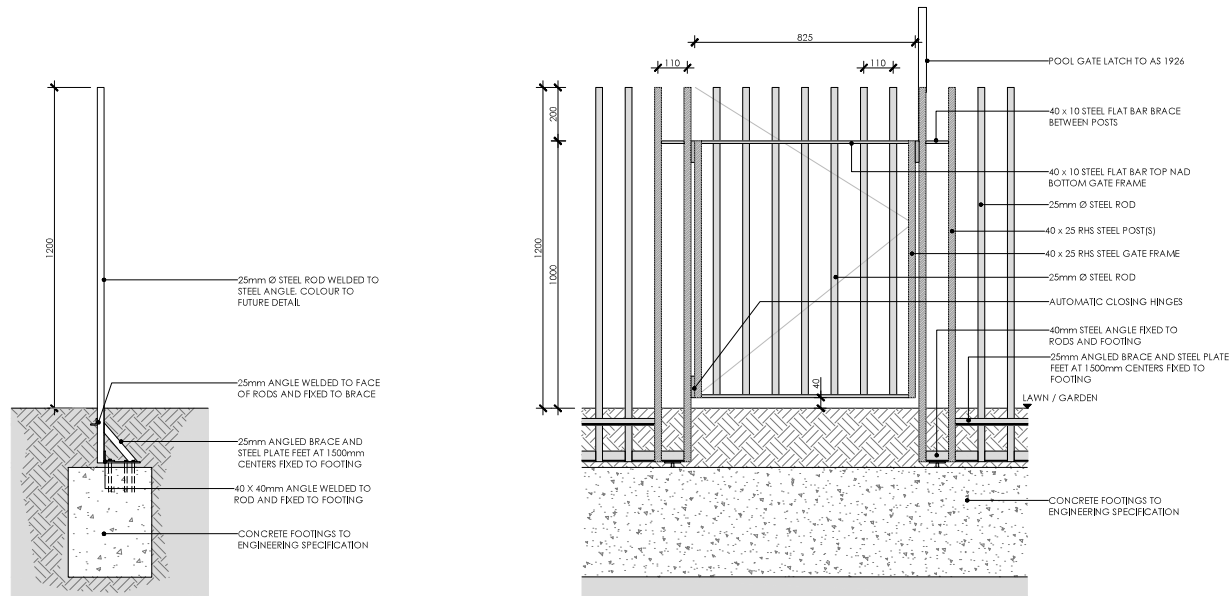
15\_117 DA-A-011



ELEVATION 'A' SOUTHERN ELEVATION  
SCALE 1:25 @ A1

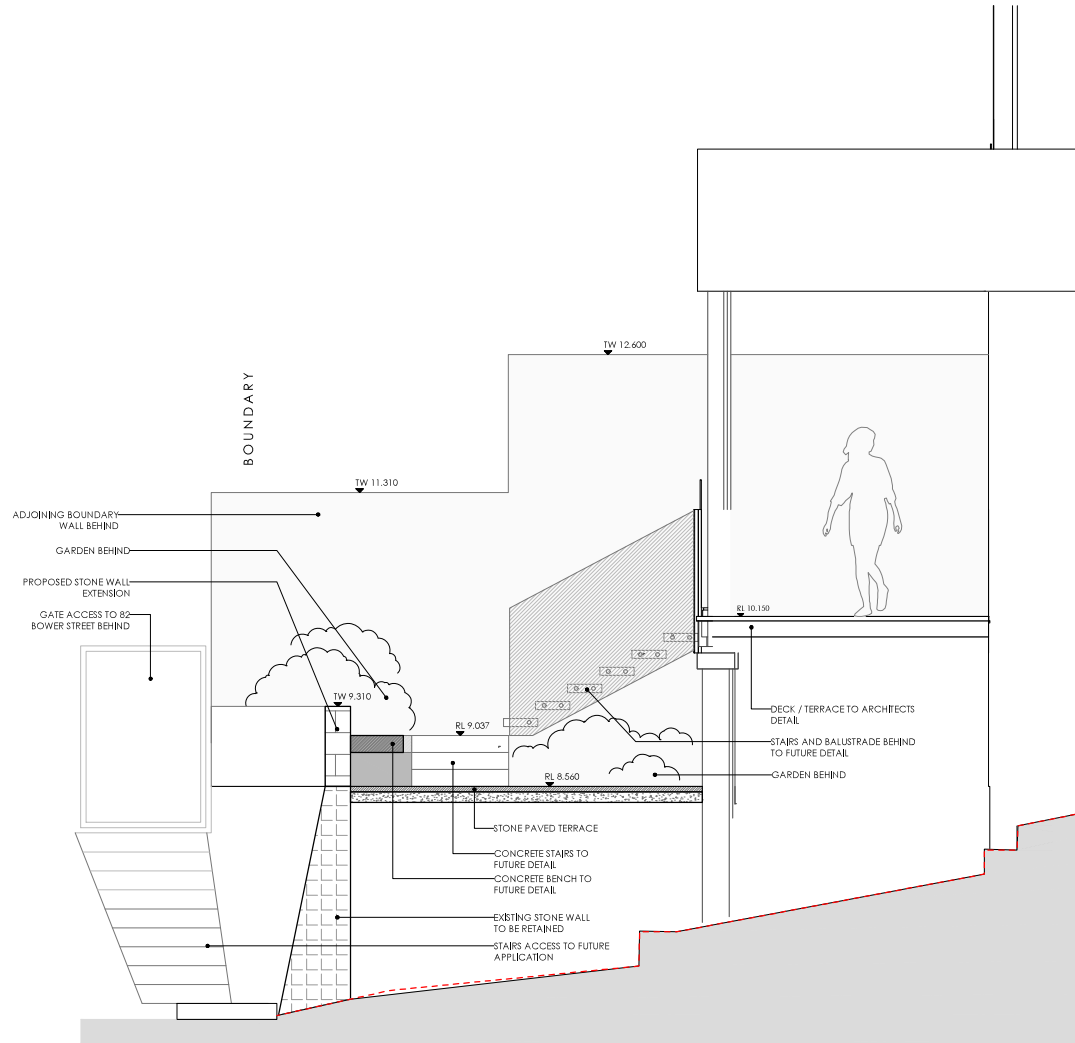


SECTION 'B'  
SCALE 1:20 @ A1



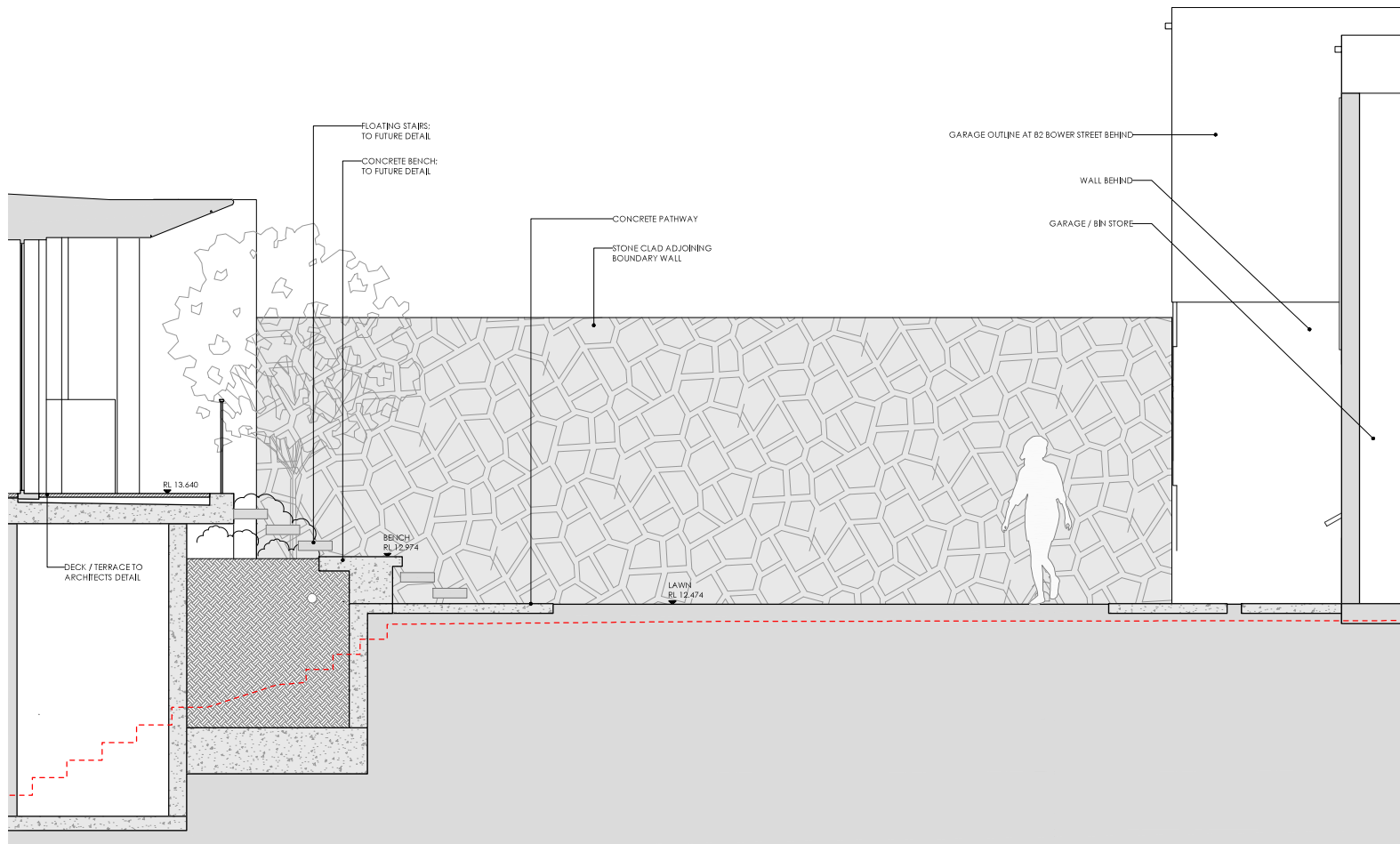
SECTION | TYPICAL POOL FENCE  
SCALE 1:10 @ A1

ELEVATION | POOL GATE  
SCALE 1:10 @ A1



SECTION 'C'  
SCALE 1:25 @ A1

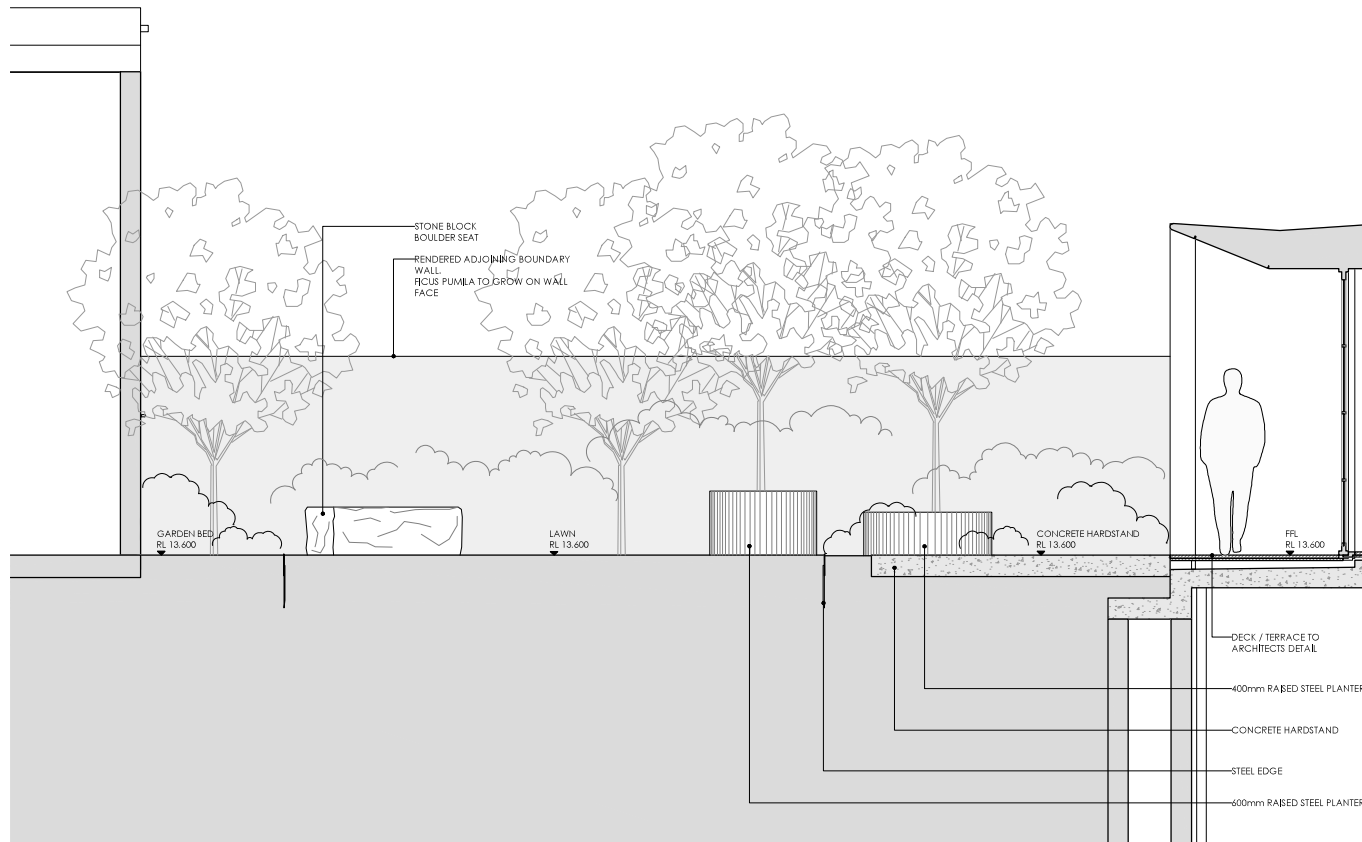




SECTION D  
SCALE 1:25 @ A1

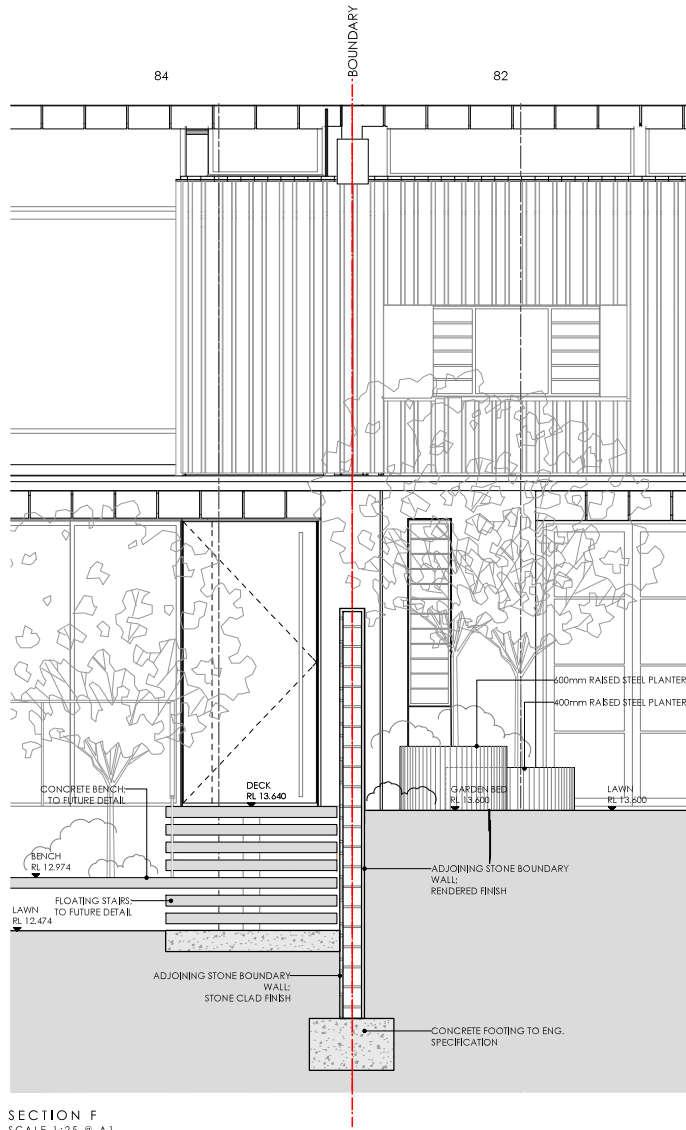


AMENDMENT	NO.	DATE	BY	REASON

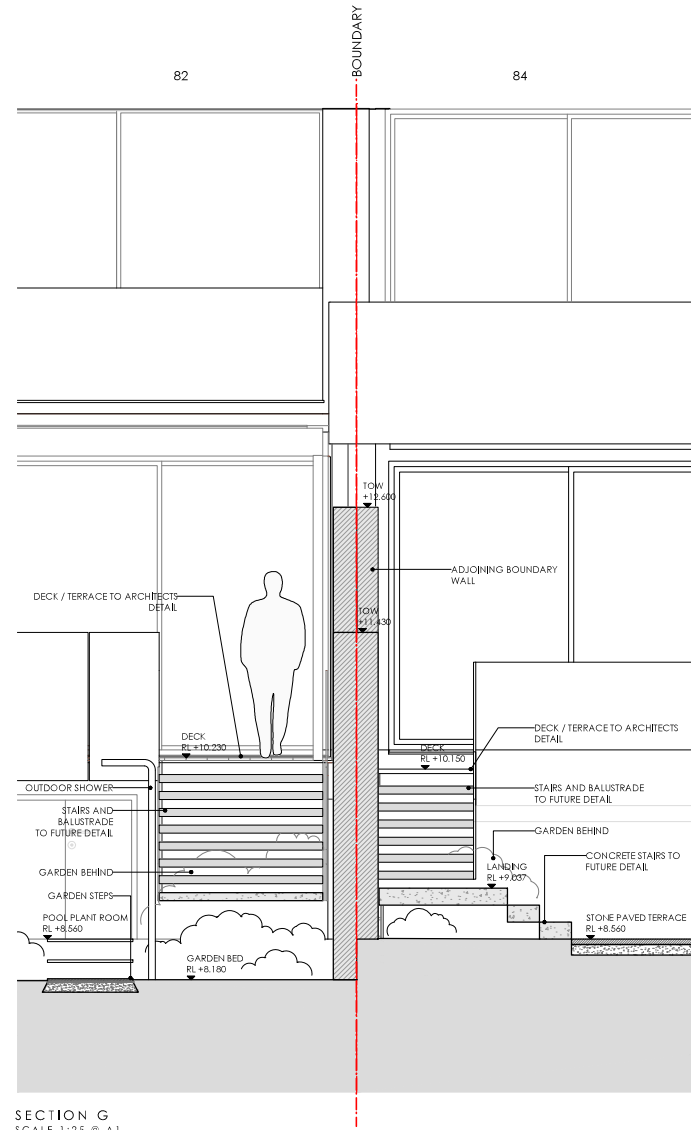


SECTION E  
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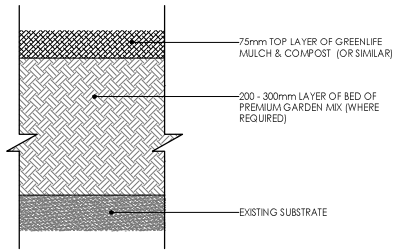




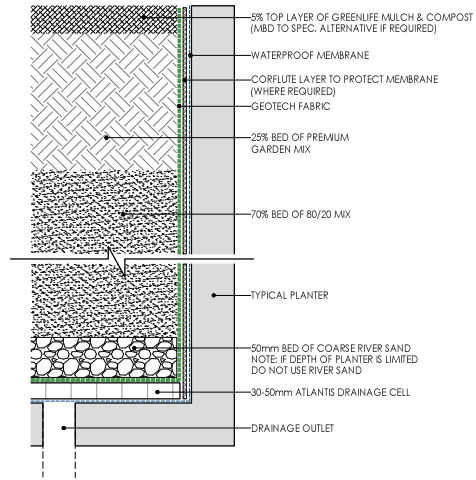
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SCALE 1:25 @ A1



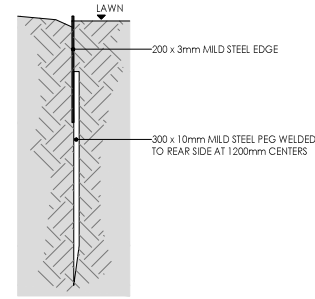
SECTION G  
SCALE 1:25 @ A1



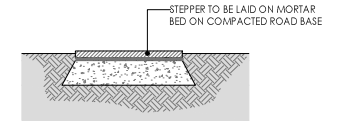
TYPICAL GARDEN SOIL PROFILE  
SCALE: 1:5 @ A1



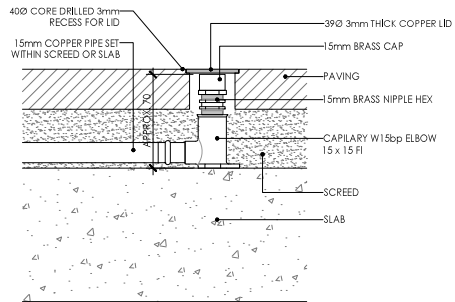
TYPICAL PLANTER SOIL PROFILE  
SCALE: 1:5 @ A1



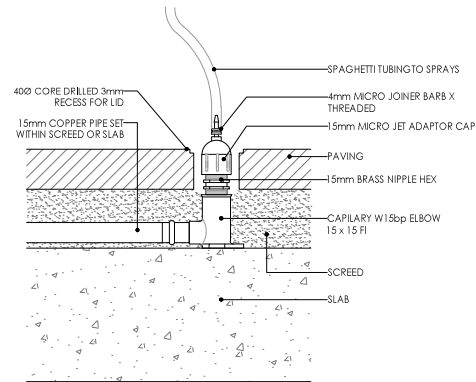
TYPICAL STEEL EDGE  
SCALE: 1:5 @ A1



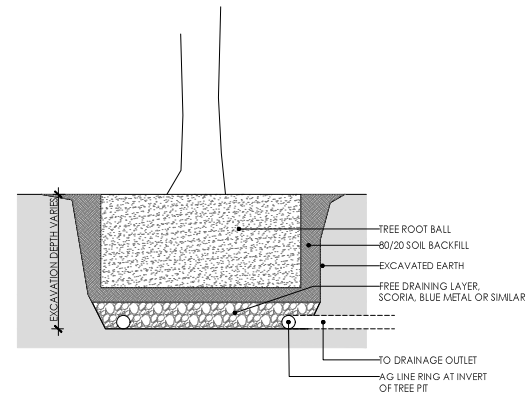
TYPICAL GARDEN STEPPER  
SCALE: 1:10 @ A1



TYPICAL PAVING IRRIGATION CLOSED  
SCALE 1:2 @ A1



TYPICAL PAVING IRRIGATION OPEN  
SCALE 1:2 @ A1



TYPICAL TREE PIT DRAINAGE  
SCALE 1:20 @ A1

## GENERAL SPECIFICATION NOTES

### 1.0 Standards

#### 1.1 Soils

- Site and imported topsoil: To AS 4419.
- Potting mixes: To AS 3743.
- Composts, soil conditioners and mulches: To AS 4454.

### 2.0 Products

#### 2.1 Material

##### Topsoil

- Source: Provide topsoil, which contains organic matter, will support plant life and is free from stones, contaminants and weeds.
- Site: If available, provide material recovered from the site.

##### Turf

- Supplier: Obtain turf from a specialist grower of cultivated turf.
- Quality: Provide turf of even thickness, free from weeds and other foreign matter.

##### Fertiliser

- General: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

##### Plants

- Health: Supply plants with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species.
- Vigour: Supply plants with extension growth consistent with that exhibited in vigorous specimens of the species nominated.
- Damage: Supply plants free from damage and from restricted habit due to growth in nursery rows.
- Pests and disease: Supply plants with foliage free from attack by pests or disease.

### 3.0 Execution

#### 3.1 Preparation

##### Weed eradication

- Herbicide: Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

##### Earth mounds

- Placing: Place clean filling in layers approximately 150 mm thick compacted to 85% of the dry density ratio of the surrounding soil as determined by AS 1289.5.4.1. Minimise slumping and further internal packing down.

##### Edges

- Construct changes in grade over a minimum width of 500 mm to smooth, gradual and rounded profiles with no distinct joint.

##### Existing trees

- Maintain the natural ground level under the canopy.

##### Planting beds

- Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.
- Unexcavated: Remove weeds, roots, burling rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.
- Services and roots: Do not disturb services or free roots; if necessary cultivate these areas by hand.

##### Placing topsoil

- General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.

##### Topsoil depths

- General: Spread topsoil to the following typical depths:
- Excavated planting areas: If using organic soil, 300 mm. Refer to typical soil profile detail.
- Irrigated grassed areas generally: 150 mm.
- Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm.

#### 3.2 Turfing

##### General

- Supply: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent the turf from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition.
- Laying: Lay the turf in the following manner:
  - In stretcher pattern with the joints staggered and close butted.
  - Parallel with the long sides of level areas, and with contours on slopes.
  - To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.
- Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller.
- Fertilising: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.
- Watering: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth.
- Levels: Where levels have deviated from the design levels after placing and watering, lift turf and re-grade topsoil to achieve design levels.

#### 3.3 Planting

##### General

- Individual plantings in grassed areas: Excavate a hole to twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth.
- Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.
- Placing: Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the center of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.
- Fertilising plants: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.
- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets.

#### 3.4 Mulching

##### Placing mulch

- General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished level. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.
- Depths: Spread organic mulch to a depth of 75 mm, and gravel mulch to a depth of 50 mm.

#### 3.5 Stakes and ties

##### Stakes

- Material: Hardwood, straight, free from knots or twists, pointed at one end.
- Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

##### Ties

- General: Provide 50 mm hessian webbing ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

#### 3.6 Watering

##### Establishment

- Extent: Available soil moisture content of grass areas and garden beds to be monitored on a weekly basis using an approved moisture probe and water applied on a demand basis. Readings should be taken at a depth of 200-300mm.
- All grass areas and garden beds should be maintained within a range of 50-80% available soil moisture. Under no circumstance should areas under irrigation fall below a level of 30% available soil moisture.
- No visible signs of wilting of leaves or stems, with all plants fully turgid at all times.
- No sign of over-watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage.

#### 3.7 Completion

##### Cleaning

- Stakes and ties: Remove those no longer required at the end of the planting establishment period.
- Temporary fences: Remove temporary protective fences at the end of the planting establishment period.

### 4.0 Establishment & defects liability

#### 4.1 Establishment

##### General

- All landscaping works will have an establishment period of 26 weeks in which the subcontractor will be responsible for the maintenance and upkeep of the contracted scope, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.

#### 4.2 Defects Liability Period

##### General

- All landscaping works will be subject to a defects liability period of 52 weeks, commencing from the date of Practical Completion, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.

