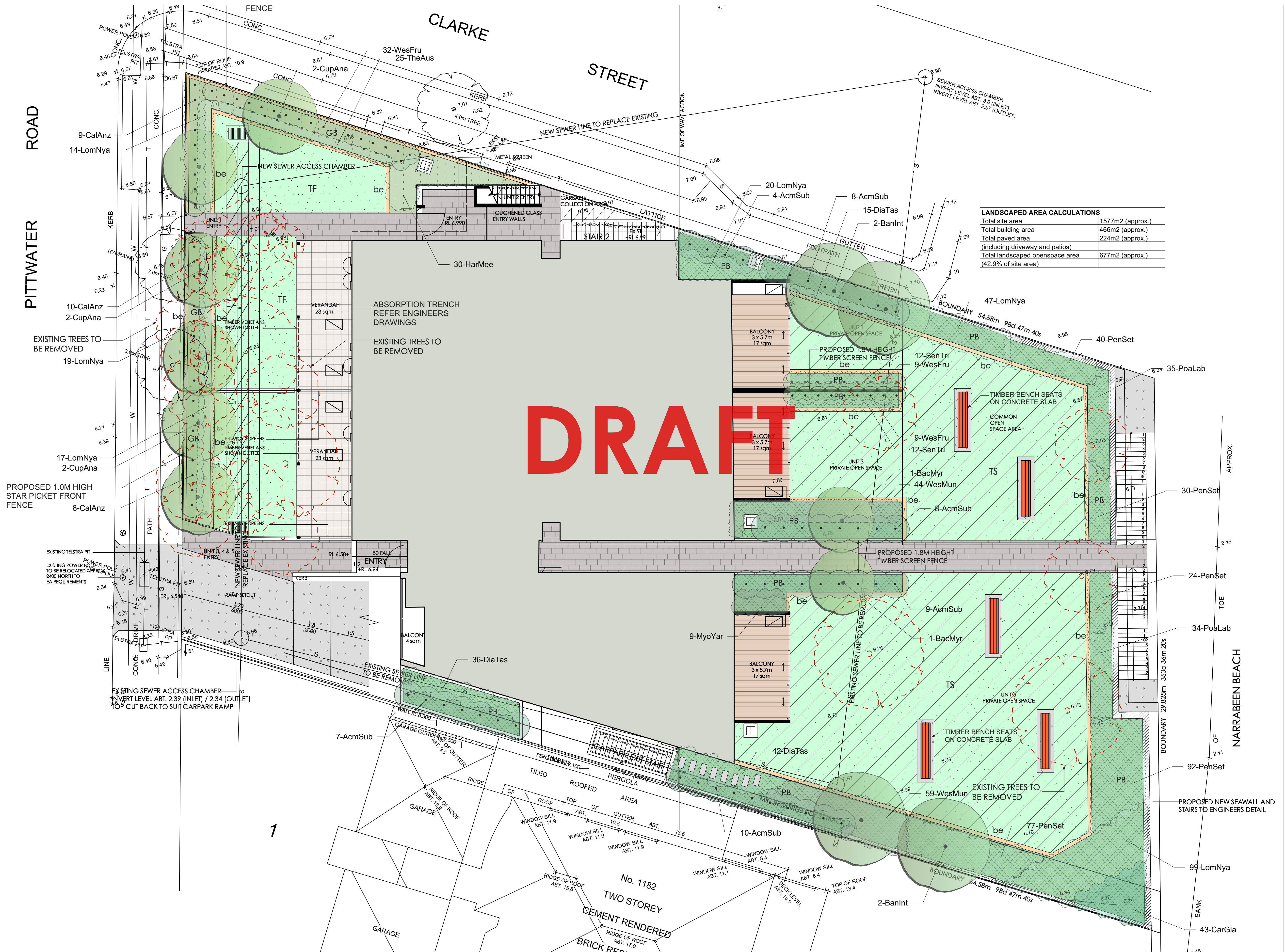


LEGEND

- Existing trees to be retained
- Existing trees to be removed
- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover plantings
- Concrete driveway pavement
- Non slip unit path pavement
- Non slip tiles pavement
- Timber deck
- Proposed garden bed on deep soil
- Proposed planter bed with 1 metre solid depth
- Proposed turf area on deep soil
- Proposed turf area on slab above basement
- Brick garden edge
- Unit paver stepping stones

PITTVATER ROAD



LANDSCAPED AREA CALCULATIONS	
Total site area	1577m2 (approx.)
Total building area	466m2 (approx.)
Total paved area	224m2 (approx.)
(including driveway and patios)	
Total landscaped openspace area	677m2 (approx.)
(42.9% of site area)	

GENERAL NOTES:

- Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.
- Verify all dimensions on site.
- Refer to legend for all symbol and code keys.
- Read in conjunction with the specifications
- Read in conjunction with all associated drawings

A	FOR \$4.55	CL	25.08.21
ISSUE	AMENDMENT	DRAWN	DATE

DESIGNED:	PREPARED FOR:
GD	BEACH PROPERTY TRUST
DRAWN:	
CL	

PREPARED BY:

GD

GREENLAND DESIGN
Landscape Architects

Greenland Design Pty Ltd
ABN 73 159 152 855
Registered Landscape Architect: Bao Ly
PO Box 3228 Wetherill Park NSW 2164
T: 0403 164 198
E: gd@greelanddesign.com.au

PROJECT:

PROPOSED ALTERATIONS & ADDITIONS

PROJECT ADDRESS:
NO. 1184-1186 PITTVATER ROAD NARRABEEN

DRAWING TITLE:

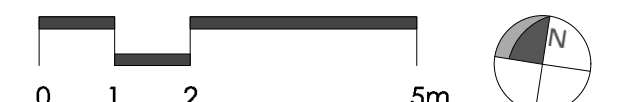
Landscape Plan

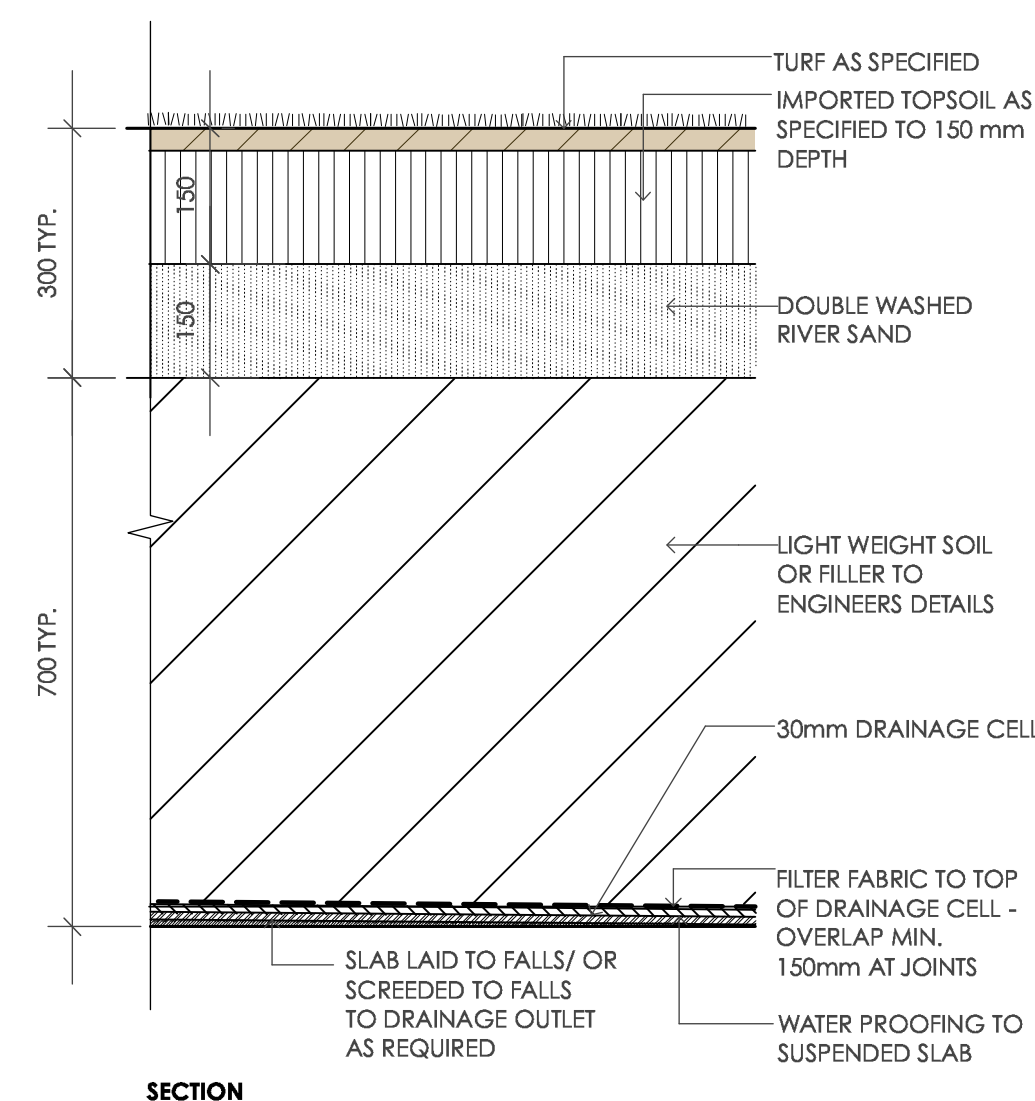
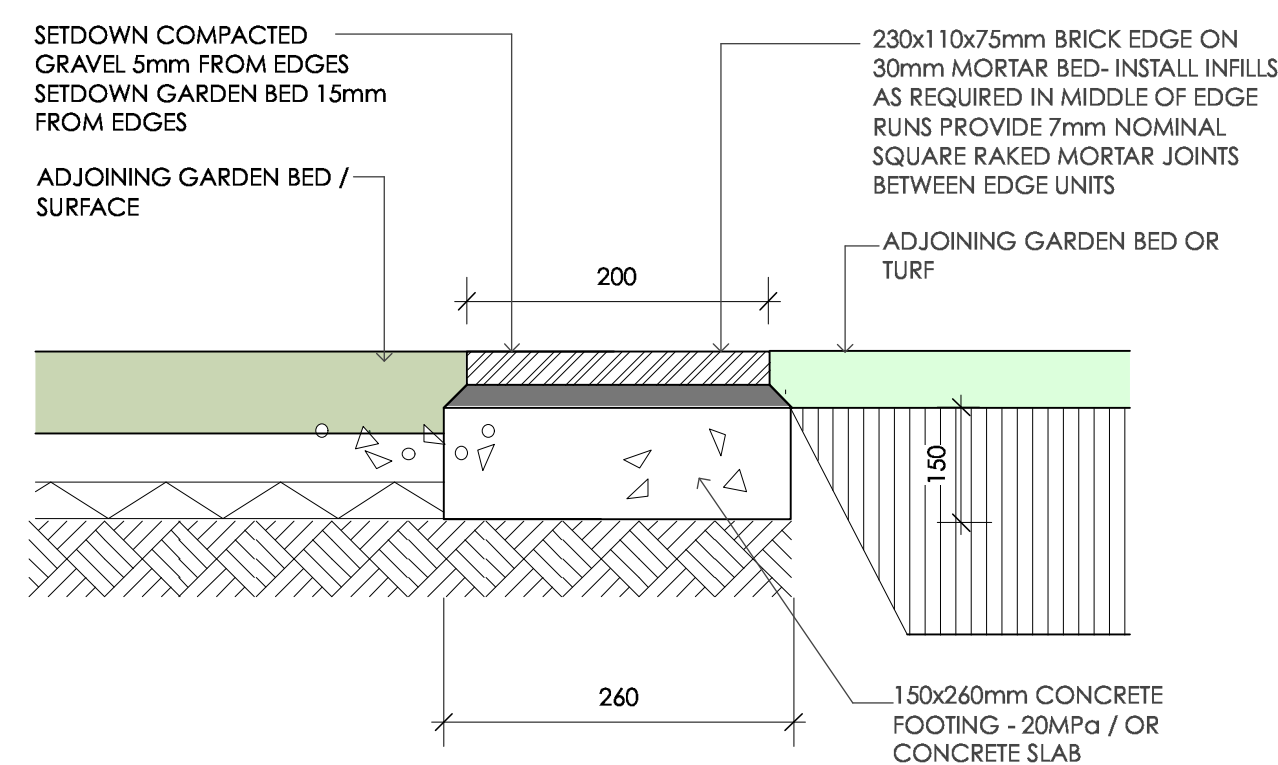
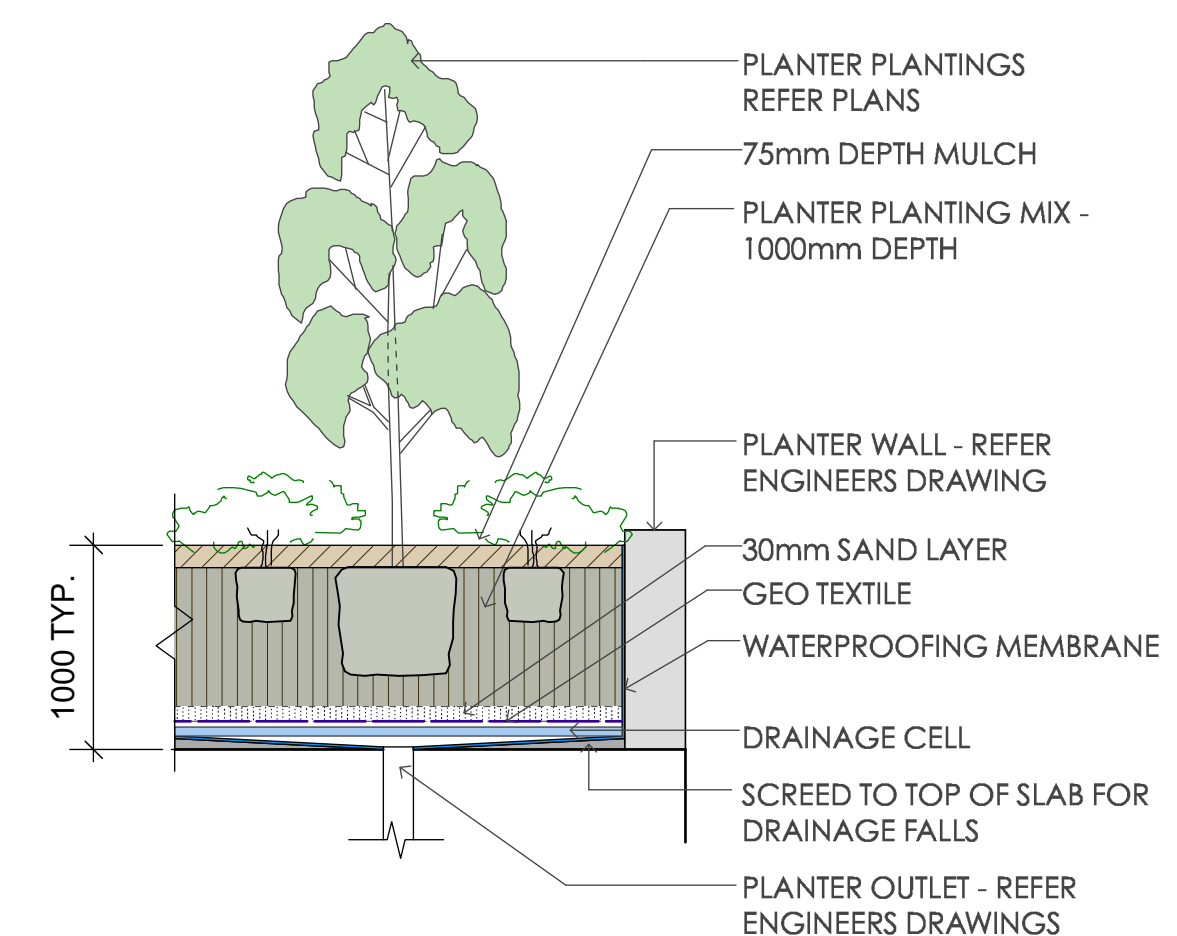
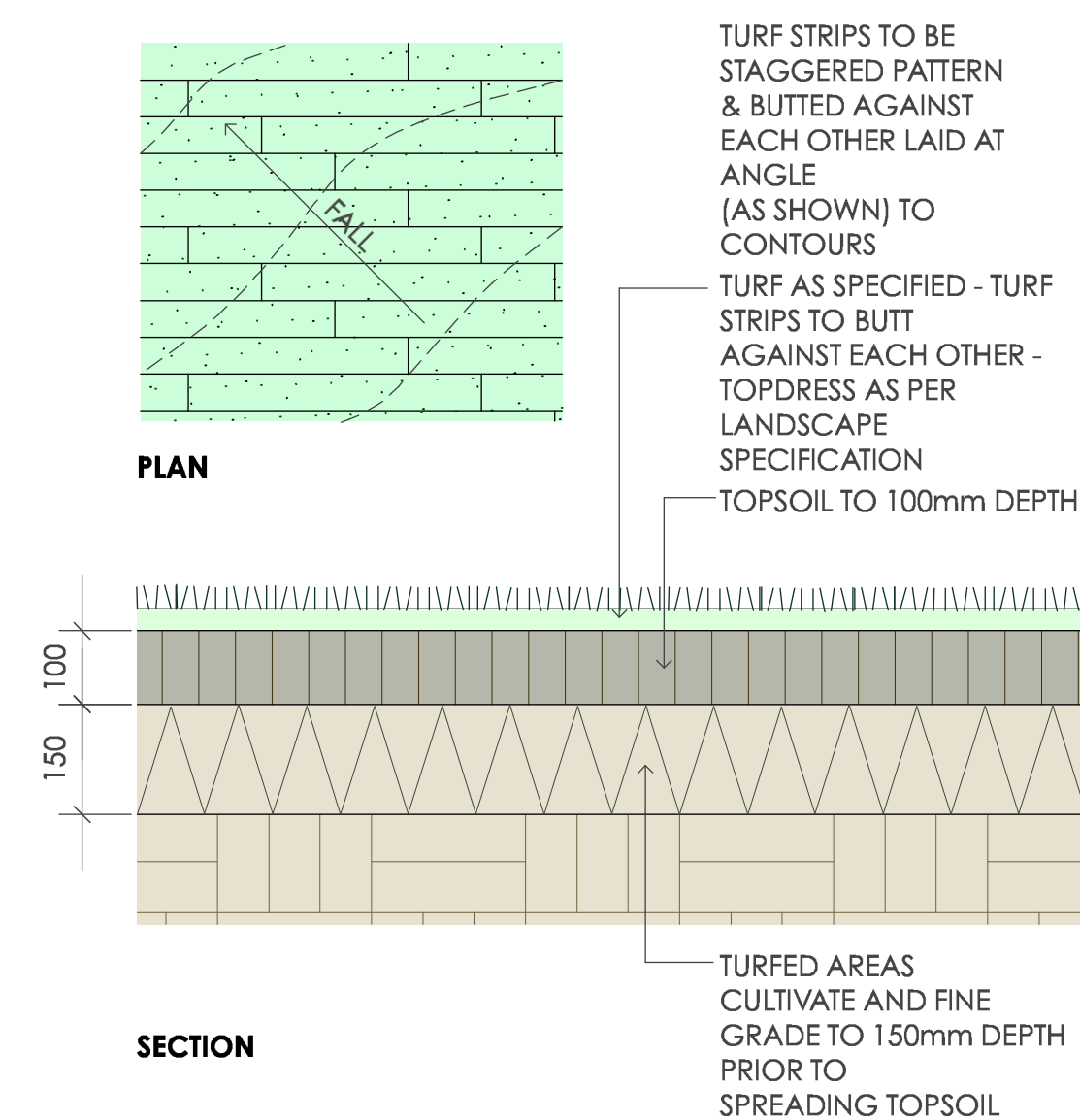
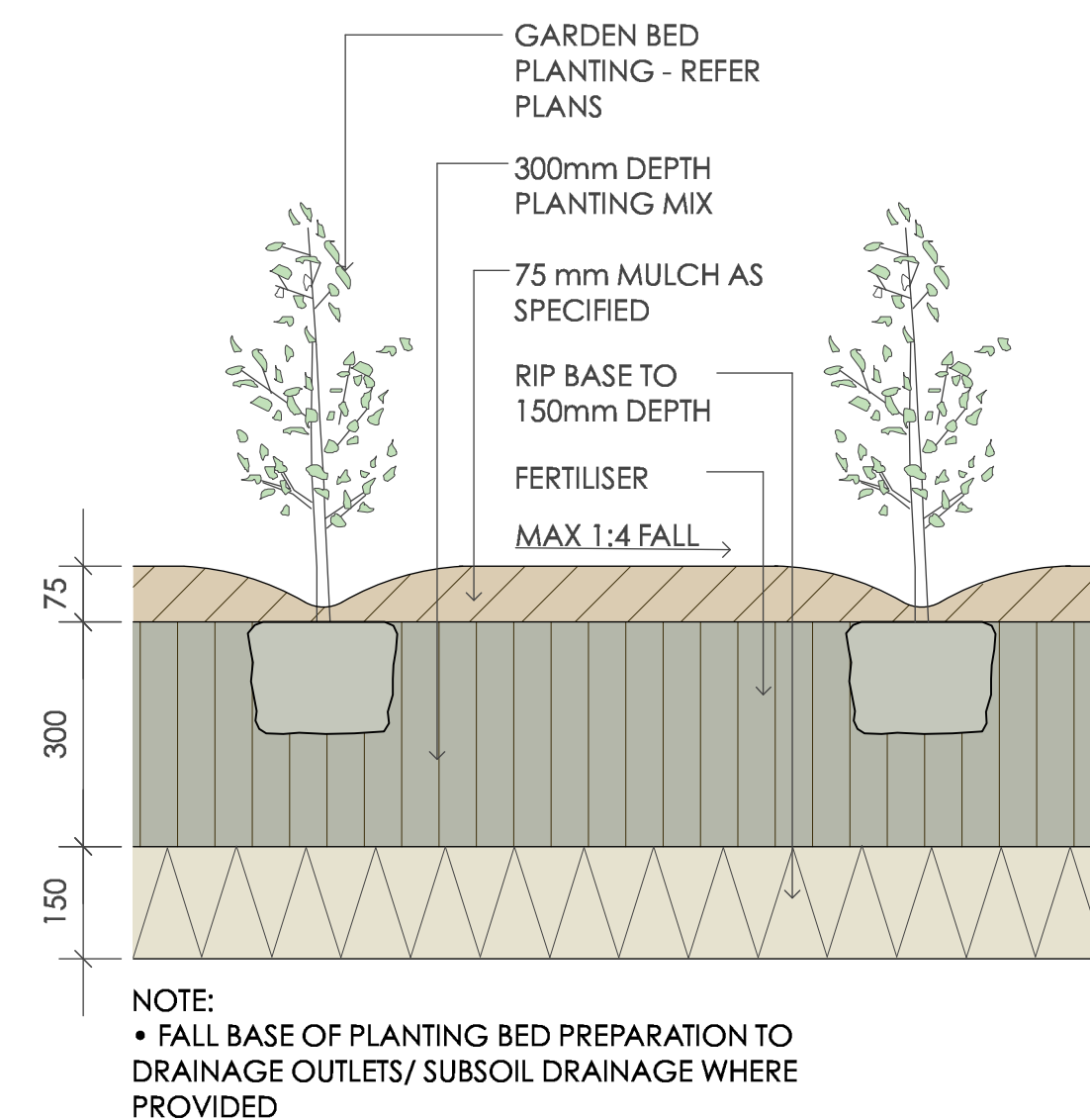
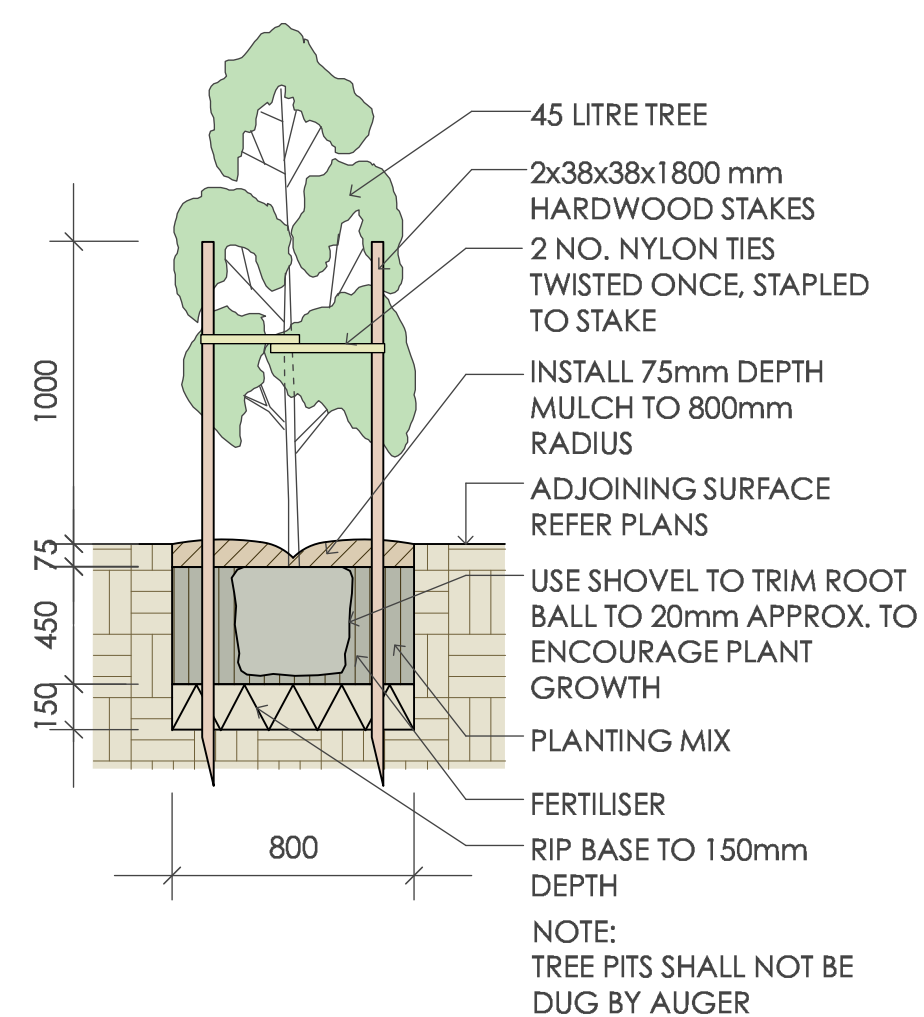
DATE: **AUGUST 2021**

SCALE: 1:100 ISSUE: **A**

FULL SIZE: A1

DRAWING NO.: **2429.GD.01**





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					DRAWN:			SCALE:		varies	ISSUE:	A
					CL			FULL SIZE:		A1	DRAWING NO:	2429.GD.02

Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
BacMyr	2	Grey Myrtle	Backhausia myrtifolia	45Litre	5 - 10m	3.5 - 6m	N
BanInt	4	Coastal Banksia	Banksia integrifolia	45Litre	10 - 12m	5 - 7m	N
CupAna	6	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 9m	3.5 - 6m	N
Shrubs							
AcmSub	46	Sublime Lilly Pilly	Acmena smithii 'Sublime'	200mm	2 - 4m	1 - 1.5m	N
CalAnz	27	White Bottle Brush	Callistemon citrinus 'White Anzac'	200mm	0.9 - 1.1m	2.0 - 3.0m	N
WesFru	50	Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N
Ground Covers							
LomNya	216	Nyalla Mat-Rush	Lomandra longifolia 'Nyalla'	150mm	0.75 - 0.9m	0.9 - 1.2m	N
HarMee	30	Meema	Hardenbergia violacea "Meema"	150mm	0.4 - 0.6m	1.5 - 2.0m	N
TheAus	25	Kangaroo Grass	Themeda australis	150mm	0.9 - 1.5m	0.3 - 0.6m	N
DiaTas	93	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.4 - 0.5m	0.4 - 0.5m	N
SenTri	24	Trident Blue	Senecio Trident Blue	150mm	0.2 - 0.3m	0.5 - 1.0m	N
WesMun	103	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
MyoTar	9	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
PenSet	263	Fountain Grass	Pennisetum setaceum	150mm	0.9 - 1.5m	0.3 - 0.6m	N
PoaLab	69	Tussock Grass	Poa labillardieri	150mm	0.75 - 0.9m	0.6 - 0.9m	N
CarGla	43	Pigface	Carpobrotus glaucescens	150mm	0.2 - 0.3m	1.5 - 2.0m	N

GREENLAND DESIGN													
TWELVE MONTHS MAINTENANCE SCHEDULE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Plant Care													
Monitoring													
Pruning as required													
Deadhead /tip pruning													
Slow release fertilise													
Rapid soluble fertilise as required													
Cut back perennials and grasses													
Watering as required													
Garden Bed													
Edging													
Remove weeds and herbicide spraying as required													
Top up mulch as required													
Dead foliage removal													
Pest Management													
Monitoring and herbicide spraying as required													
Turfed Area													
Fertilise													
Make good turf as required													
Winter clean up													
Remove dead foliage and pruning as required													

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of

- 50% Black Soil
- 20% Coarse Sand
- 30% Organic Material

as available from Australian Native Landscapes, Phone: (02) 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Light Weight Planter Mix:

Planter mix shall be the Hills Lightweight planter mix as supplied by The Hills Bark Blower Pty Ltd (ph (02) 9654 2288 or approved equivalent. Install as per manufacturers recommendations.

Planter Drainage Cell:

Planter drainage cell shall be VersiCell as supplied by Elmich Australia Pty Ltd (ph (02) 9648 2073 or approved equivalent.

Mulch:

Mulch to garden bed:

Mulch shall mean hardwood mulch (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Mulch to planter beds:

Mulch to planter beds shall be Pine bark mini nuggets mulch (25mm grade), free from fines and as available from Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:

- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).

Place after the preparation of the planting bed, planting and all other work.

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Plants are available from **Andreasens Green** wholesale nursery, contact Darren (02) 8777 4713, email darren@andreasensgreen.com.au or approved equivalent.

Turfed areas:

All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie
- TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Brick Edge

MATERIALS: Shall be clay brick 230x110x75mm bricks or approved equivalent

INSTALLATION: Supply and install brick edge to locations as shown on plan and as approved on site by the Superintendent.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall convenience at the granting of practical completion and shall extend for 12 months.

Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas, and tree pits in turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Install stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Fertilise lawn areas to maintain healthy growth.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- Mow lawn to maintain neat healthy growth.
- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

NOTE:

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

IRRIGATION SYSTEM AND REQUIREMENTS

DESCRIPTION OF WORKS

The scope of works in this section comprises the design and specification (for comment by Superintendent), supply, and installation of fully automated commercial drip irrigation system to all landscaped areas and to Councils requirements.

The general location and extent of the areas to be irrigated is as shown on plans and includes:

- Planter bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week.
- Garden bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week.

The Contractor shall provide shop drawings and materials and equipment specifications for comment by the Superintendent. Notwithstanding comments on the irrigation design being provided by the Superintendent responsibility for the technical design, operation and adequacy of performance of the irrigation system will remain with the Contractor.

The irrigation works shall include all mechanical, hydraulic requirements to the performances required and includes but is not limited to the following:

- Design of dripline irrigation system and related hydraulic / electrical works for approval by the relevant authorities and for comment by the Superintendent.
- Attainment of all relevant authority approvals and inspections.
- Connection to water service
- Construction and testing of new irrigation pipework
- Instruction of operators.
- Maintenance of continuity of use, repair and/or replacement of utility services affected by the installation of the irrigation system.
- Excavation, shoring, dewatering and backfilling in all classes of material.
- Modification of existing structures commissioning of all works constructed under this project.
- All other works necessary for the required performance of the irrigation system.
- Excavation & backfill
- Maintenance period of 12 months.
- A minimum warranty period of 12 months for parts and labour on pumps, control system components and irrigation components.
- Visit site once a month during the warranty period to check the and monitor performance of the equipment and operators.

FEES PERMITS AND APPROVALS

The Contractor shall be responsible for securing all necessary inspections and approvals. Before commencement of any works on the site the Contractor shall obtain approval from the Superintendent for the works to proceed and submit the necessary notification forms to all authorities having jurisdiction. These shall include but are not limited to the following:

- | | |
|-----------------------------------|-------------------|
| Connection Fees & Inspection Fees | -Water Authority |
| Document Inspection Fees | - Water Authority |
| Service Connection Charges | - Water Authority |

The Contractor shall pay all fees, permits, royalties, deposits, and charges and shall produce documentary evidence to the Superintendent upon request.

EXISTING FACILITIES, UTILITIES AND SERVICES

The Contractor's attention is drawn to the existence of utility services within the works site. The Contractor shall be fully responsible for ascertaining exact locations and levels of services or consumer mains which may be encountered during the course of the works. The Contractor shall liaise and consult with services authorities as required during the course of the project.

Any damage to services or infrastructure facilities caused by any actions of the Contractor shall be repaired entirely to the satisfaction of the owner of such services and costs incurred shall be borne solely by the Contractor.

When a service must be interrupted to enable the carrying out of works under this contract such interruption shall be at a time agreed with the responsible authority or owner and the Superintendent. The Contractor shall organise and be responsible for all necessary notifications and approvals required.

Costs of relocation diversion, temporary removal and replacement of any service shall be borne by the Contractor.

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