DEVELOPMENT APPLICATION PROPOSED LANDSCAPE PLANS INDUSTRIAL DEVELOPMENT 15 JULIBEE AVENUE, WARRIEWOOD

PLANTING SCHEDULE

Scheduled Size | Spread | Height **Latin Name** Common Name 5000 6000 Backhousia myrtifolia Grey Myrtle, Lancewood 5000 20000 Corymbia gummifera Red Bloodwood Blue Flax Lily 116 700 700 Dianella caerulea Dodonea triquetra Hop Bush 2000 2500 Grevillea 'Moonlight' 250mm 3000 4000 <u> Grevillea 'Moonlight</u> 1000 350 Climbing Guinea Flower 164 <u>Hibbertia scandens</u> Native Grass 207 Tube 900 900 <u>omandra longifolia.</u> 400lt 5000 15000 ₋ophostemon confertu Brush Box Snow In Sumer 75lt 5000 8000 Melaleuca lineariifolia Lillypilly "Straight and Narrow 250mm 2200 6000 Syzygium australe "Straight and Narrow" 149 150mm 900 900 Westringia fruiticosa Coastal Roseman

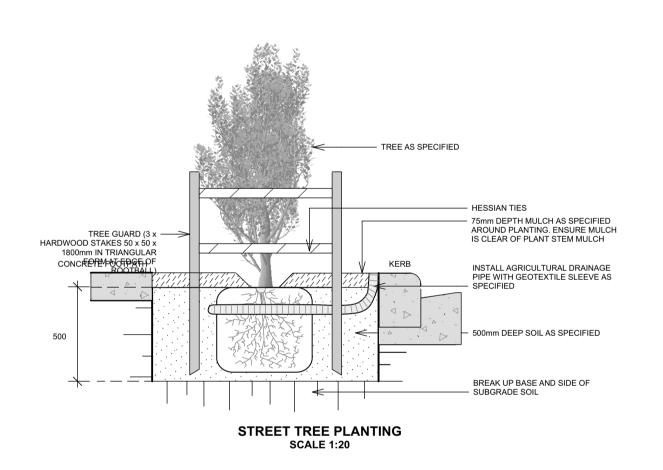
DRAWING LIST

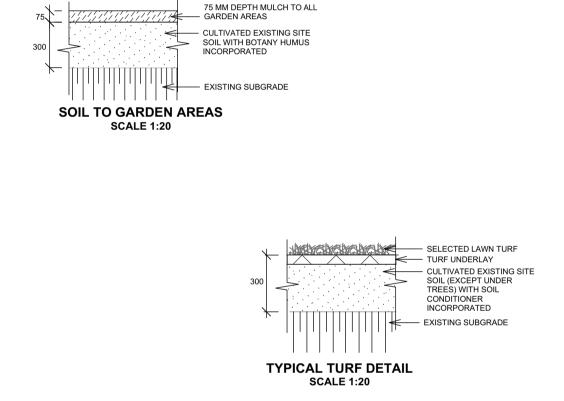
SHEET TITLE
COVER SHEET
LANDSCAPE PLAN

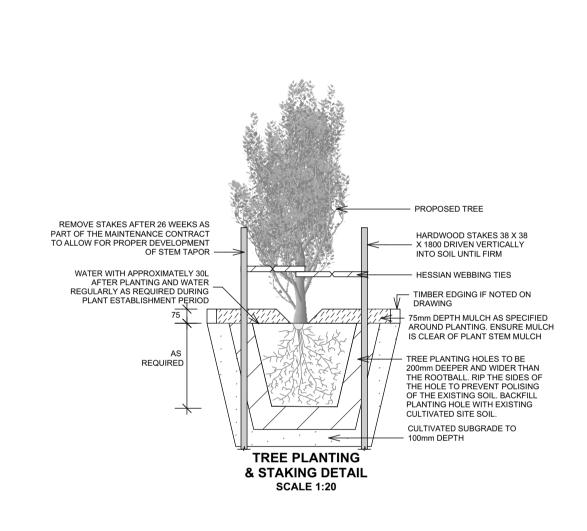
DATE 12.04.2021

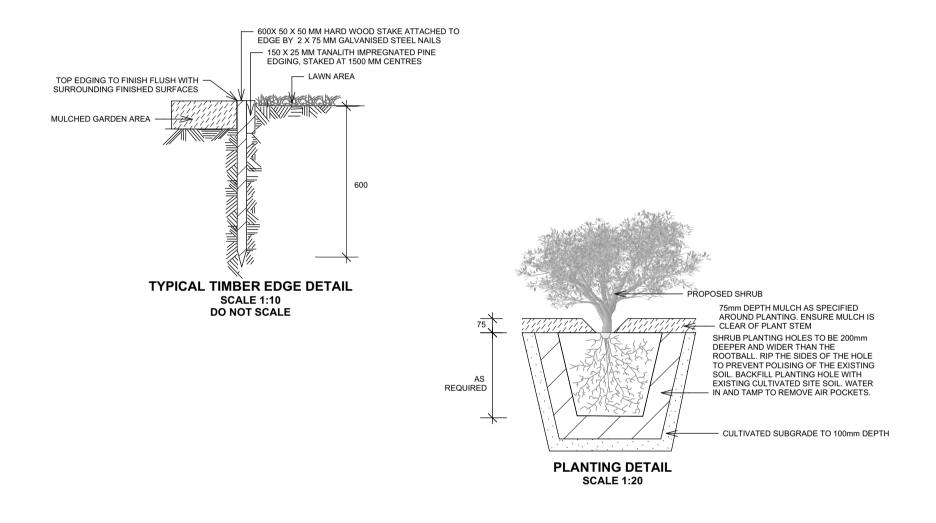
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LANDSCAPE DETAILS









OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and 150mm areas areas and 150mm soil depth in lawn areas areas and 150mm areas areas and 150mm areas areas and 150mm areas a

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and constructions of soil beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of Soil beneath canopy of trees to be retained shall be protected on the permitted. Existing trees shall be pruned to Landscape Architects. Existing trees shall be pruned to Landscape Architects. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of premium grade topsoil mix to garden areas incorporating minimum 100mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to garden areas and solom more that all garden areas and 300mm depth of premium grade topsoil mix to garden areas and solom more that all garden areas incorporating minimum 100mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to garden areas and solom more that the end results of the project is that all garden areas areas incorporating minimum 100mm depth of premium grade topsoil mix to garden areas incorporating minimum 100mm depth of premium grade topsoil mix to garden areas incorporating minimum 100mm depth of premium grade topsoil mix to garden areas incorporating minimum 100mm depth of premium grade topsoil mix to garden areas incorporating minimum 100mm depth of premium grade topsoil mix to garden areas incorporating minimum grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to garden areas incorporating minimum grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to garden areas incorporating minimum grade topsoil mix to garden areas areas incorporating minimum grade topsoil mix to garden areas areas incorporating minimum grade topsoil mix to garden areas areas incorporating minimum grade topsoil mix to garden areas areas incorporating minimum grade topsoil mix to garden areas areas incorporating minimum grade topsoil mix to garden areas areas incorporating minimum grade topsoil mix to garden areas areas incorporating minimum grade topsoil mi

Lawn Edging and Stepping Stones:(i) 125 x 25mm approved tanalith impregnated pine edging shall finish flush with approved galvanised steel nails. Top of edging shall finish flush with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

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Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm deeper than plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffulo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

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Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and tying area to cultivation, pruning, aerating, renovating, top dressing and tying area to cultivation, pruning, aerating, renovating, top dressing and tying area to cultivation, pruning, aerating, renovating, top dressing area to cultivation, pruning, area to cultivation, pr

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings are left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on

(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure and clippings left on lawn by others shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left of lawn surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be removed upon establishment of lawn area.

(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions.

(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

<u>Legend</u> Revision Description <u>Project</u> **COVER SHEET** 1. All dimensions and levels shall be verified by Contractor 'A' D.A SUBMISSION 06.05.202 on site prior to commencement of work. **PROPOSED** 15 JULIBEE AVENUE, WARRIEWOOD 2. Do not scale from drawings. INDUSTRIAL DEVELOPMENT DATE # **12.04.2021** 3. If in doubt contact Landscape Architect. A Total Concept Landscape Architects & SCALE @ A1 1:200 **Swimming Pool Designers** 4. This design is copyright and shall not be copied, utilised <u>Architect</u> 65 West Street, North Sydney NSW 2060 or reproduced in any way without prior written permission of A Total Concept Landscape Architects. PROJECT # 5. This plan has been prepared for D.A purposes only.

6. All Building Works shall be installed to Structural Engineers detail

