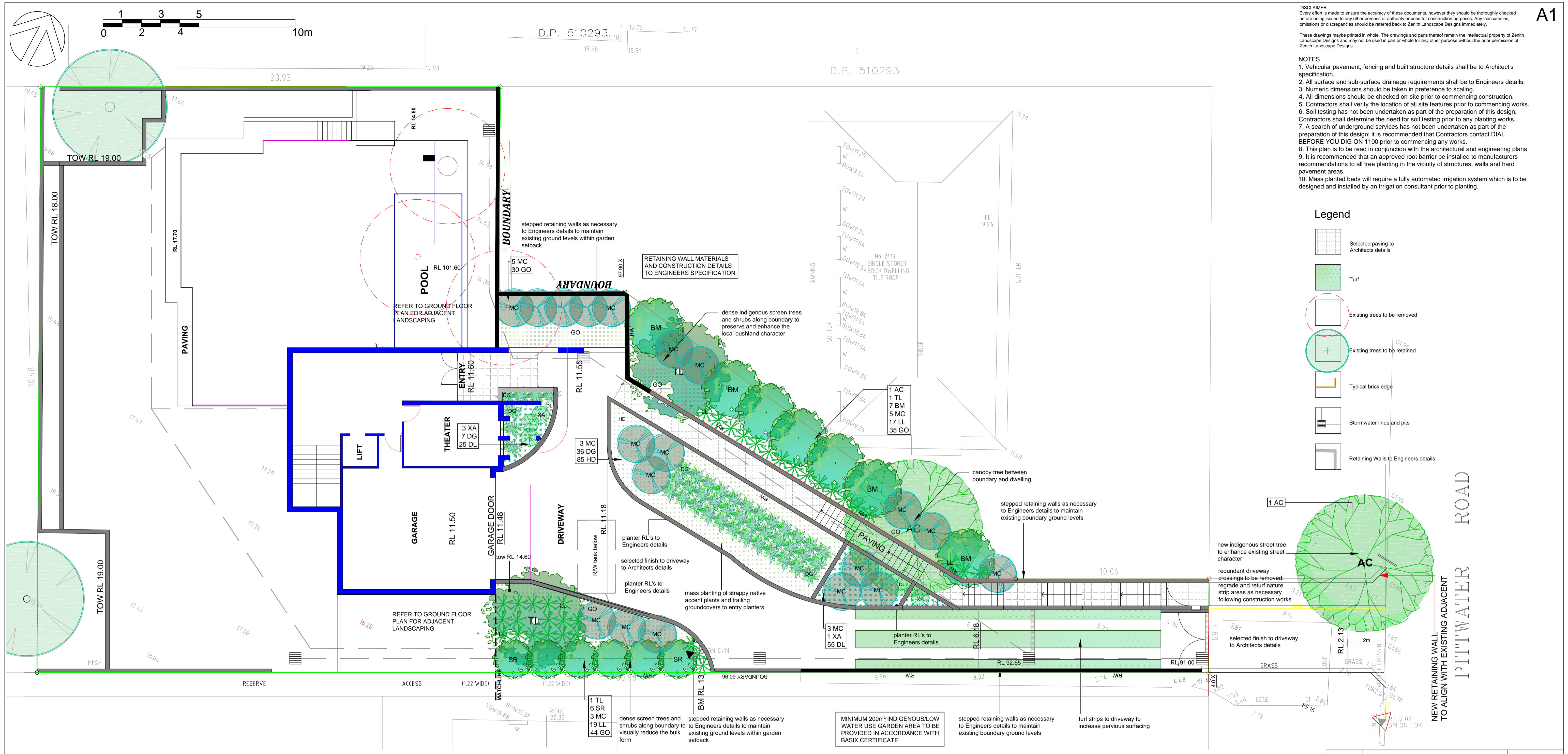


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Legend

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- Turf
- Existing trees to be removed
- Existing trees to be retained
- Typical brick edge
- Stormwater lines and pits
- Retaining Walls to Engineers details

BASEMENT PLAN



PLANT CODES
(refer also to plant schedule for full details)

AC	Angophora costata
BM	Backhousia myrtifolia
CS	Callistemon salignus
CV	Callistemon viminalis 'Slim'
DG	Dianella caerulea 'Goddess'
DL	Dianella caerulea 'Little Jess'
GO	Goodenia ovata
HD	Hibbertia dentata
LL	Lomandra longifolia
LP	Leptospermum polygalifolium
MC	Macrozamia communis
SR	Syzgium australe 'Resilience'
TL	Tristaniopsis laurina
VH	Viola hederacea
WF	Westringia fruticosa 'Naringa'
XR	Xanthorrhoea arbororea

B	Section 82A REVISION	15.06.16
A	REVISED ARCHITECTURAL DESIGN	25.1.16
Rev. no.	Description:	Date:

ARBORIST:
SURVEY: ATS LAND & ENGINEERING SURVEYORS
HYDRAULIC: JAS ENGINEERS
ARCHITECT: NICK LYCENKO
CLIENT: SAHARA P/L



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**2177 PITTWATER RD
CHURCH POINT**

TITLE: LANDSCAPE PLAN	SCALES: 1:100
STATUS: DA	REVISION: B
DRAWN: MAG	SHEET: 1 OF 4
CHECKED: MFG	DRAWING No: 16-3167 LO1
DATE: 19.01.16	

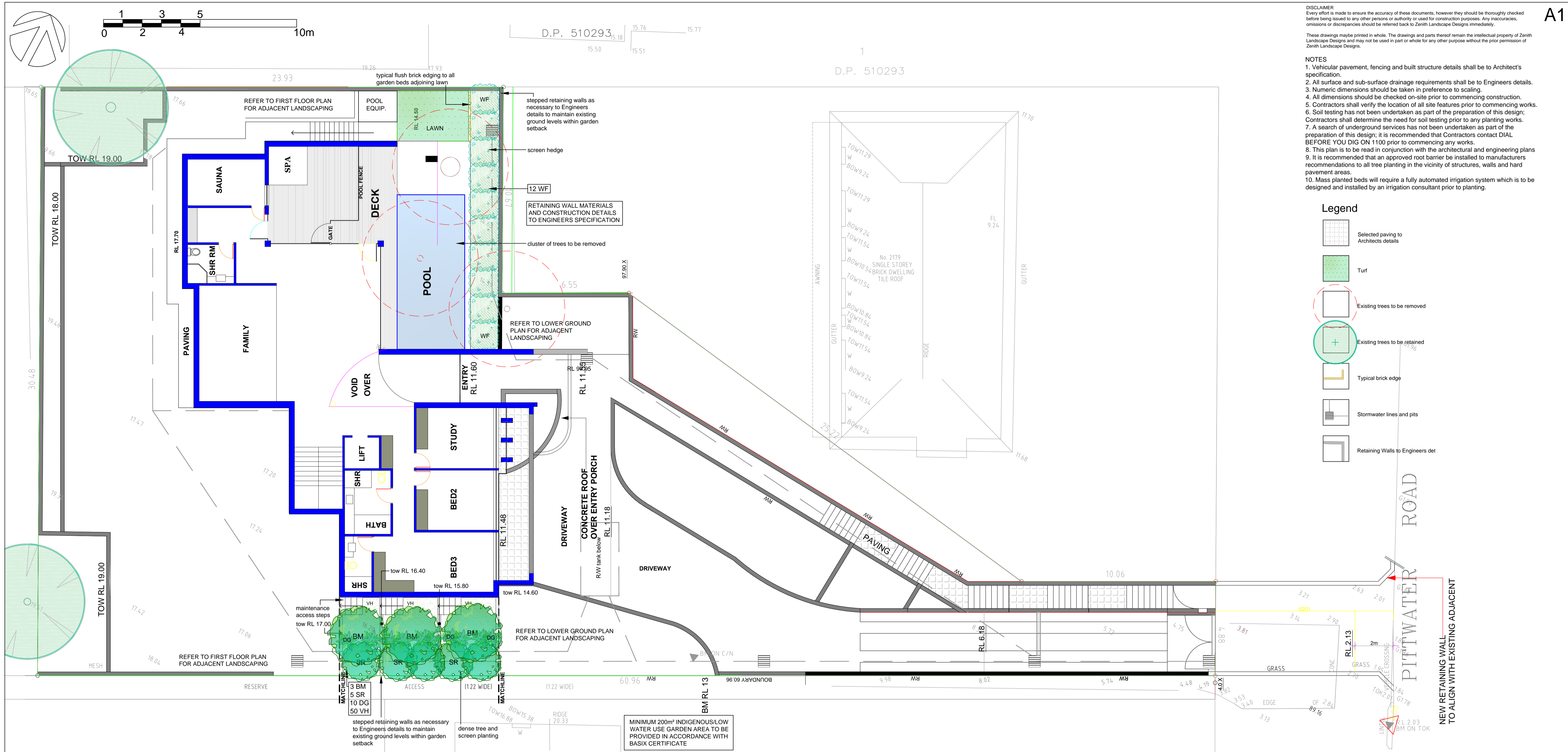
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Legend

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- Typical brick edge
- Stormwater lines and pits
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GROUND FLOOR PLAN



PLANT CODES
(refer also to plant schedule for full details)

AC	Angophora costata
BM	Backhousia myrtifolia
CS	Callistemon salignus
CV	Callistemon viminalis 'Slim'
DG	Dianella caerulea 'Goddess'
DL	Dianella caerulea 'Little Jess'
GO	Goodenia ovata
HD	Hibbertia dentata
LL	Lomandra longifolia
LP	Leptospermum polygalifolium
MC	Macrozamia communis
SR	Syzygium australe 'Resilience'
TL	Tristaniopsis laurina
VH	Viola hederacea
WF	Westringia fruticosa 'Naringa'
XR	Xanthorrhoea arboorea

B	Section 82A REVISION	15.06.16
A	REVISED ARCHITECTURAL DESIGN	25.1.16
Rev. no.	Description:	Date:

ARBORIST:
SURVEY: ATS LAND & ENGINEERING SURVEYORS
HYDRAULIC: JAS ENGINEERS
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**2177 PITTWATER RD
CHURCH POINT**

TITLE:	LANDSCAPE PLAN				
STATUS:	DA	SCALE:	1:100		
DRAWN:	MAG	SHEET:	2 OF 4	REVISION:	
CHECKED:	MFG	DRAWING No:	16-3167 LO2		B
DATE:	19.01.16				

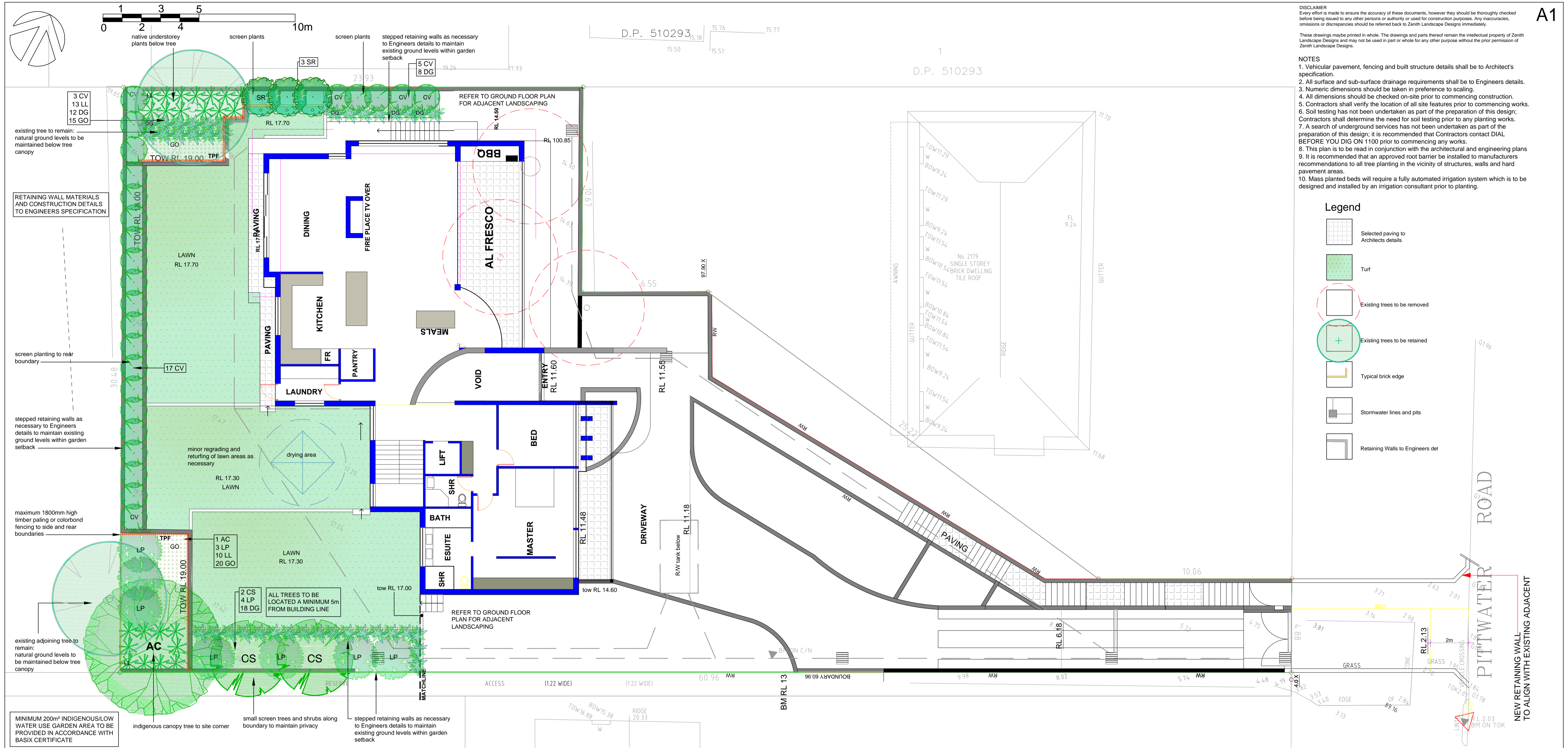
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Legend

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FIRST FLOOR PLAN



PLANT CODES
(refer also to plant schedule for full details)

AC	Angophora costata
BM	Backhousia myrtifolia
CS	Callistemon salignus
CV	Callistemon viminalis 'Slim'
DG	Dianella caerulea 'Goddess'
DL	Dianella caerulea 'Little Jess'
GO	Goodenia ovata
HD	Hibbertia dentata
LL	Lomandra longifolia
LP	Leptospermum polygalifolium
MC	Macrozamia communis
SR	Syzygium australe 'Resilience'
TL	Tristaniopsis laurina
VH	Viola hederacea
WF	Westringia fruticosa 'Naringa'
XR	Xanthorrhoea arborea

B	Section 82A REVISION	15.06.16
A	REVISED ARCHITECTURAL DESIGN	25.1.16
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ARBORIST:		
SURVEY:		
HYDRAULIC:		
ARCHITECT:		
CLIENT:		

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**2177 PITTWATER RD
CHURCH POINT**

TITLE: **LANDSCAPE PLAN**
STATUS: **DA** SCALES: **1:100**
DRAWN: **MAG** SHEET: **3 OF 4** REVISION:
CHECKED: **MFG** DRAWING No: **16-3167 LO3**
DATE: **19.01.16** **B**

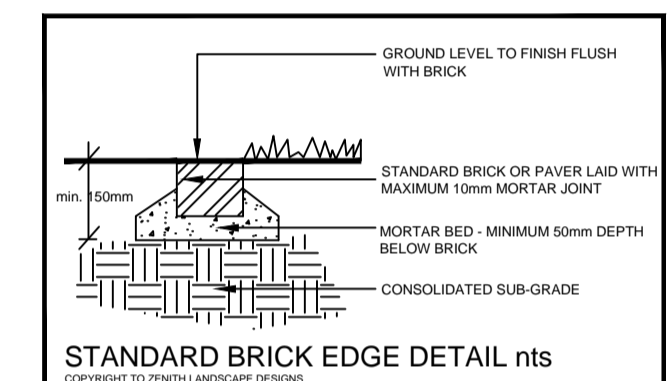
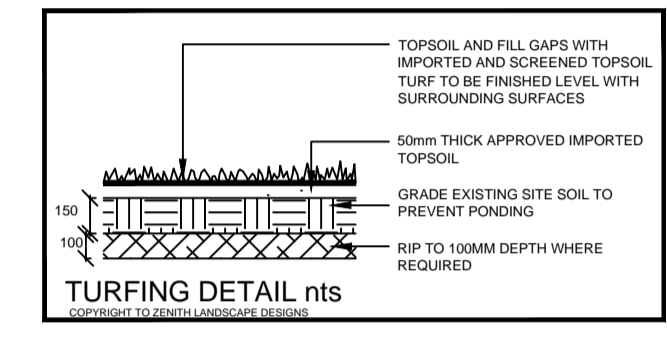
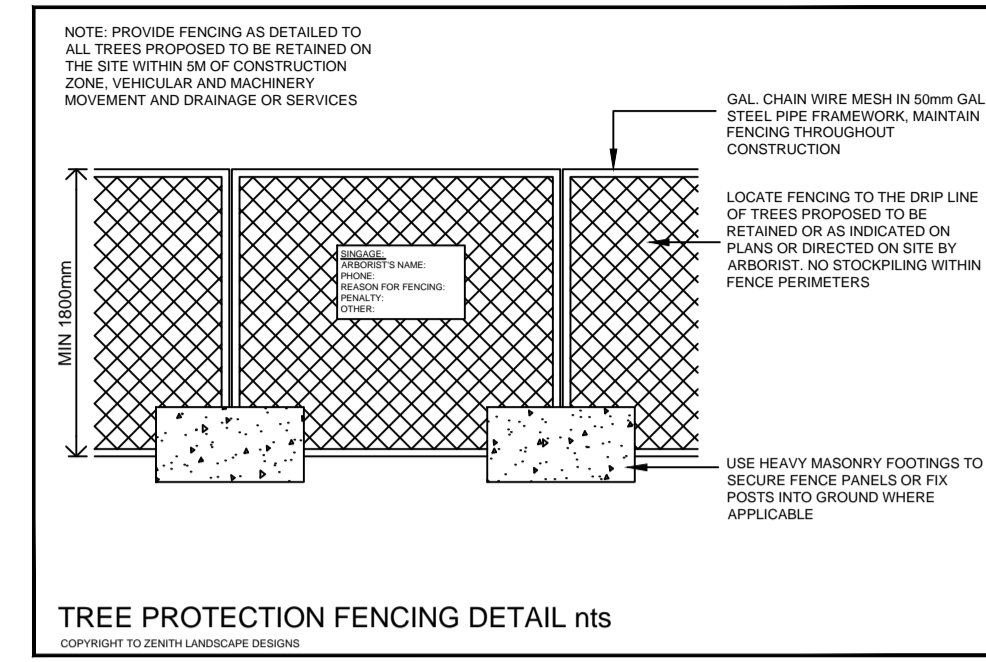
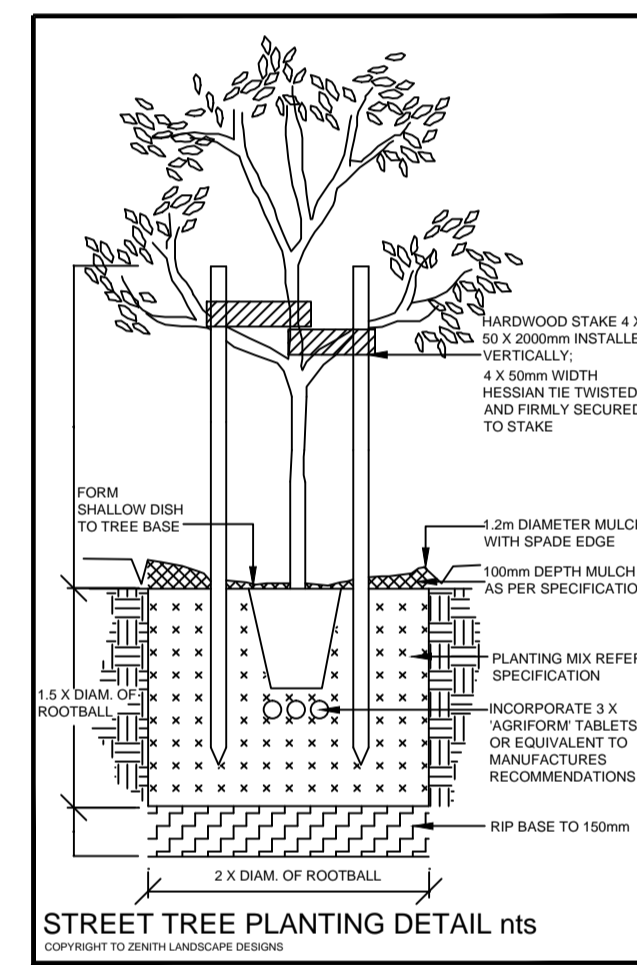
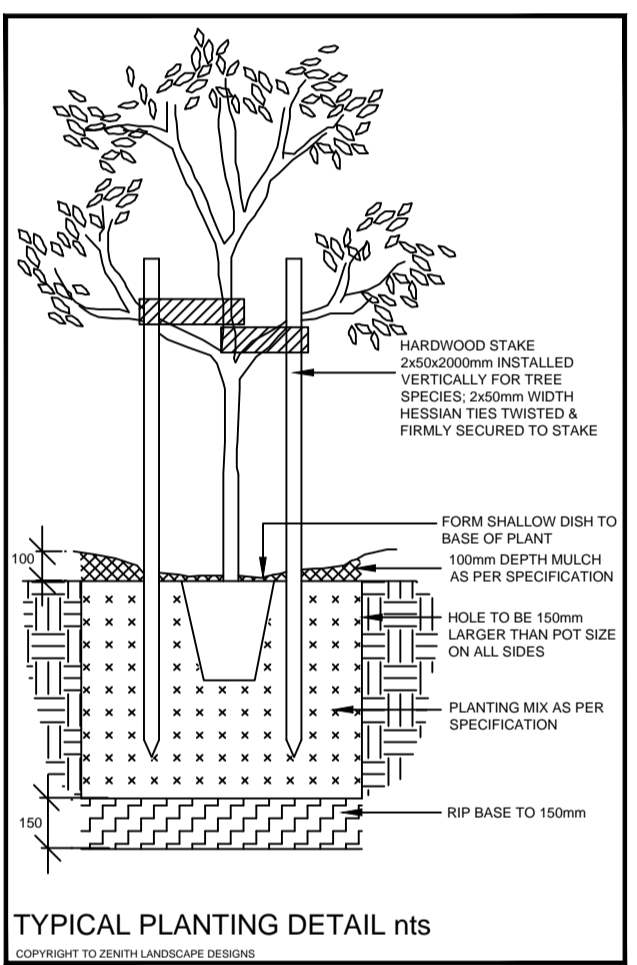
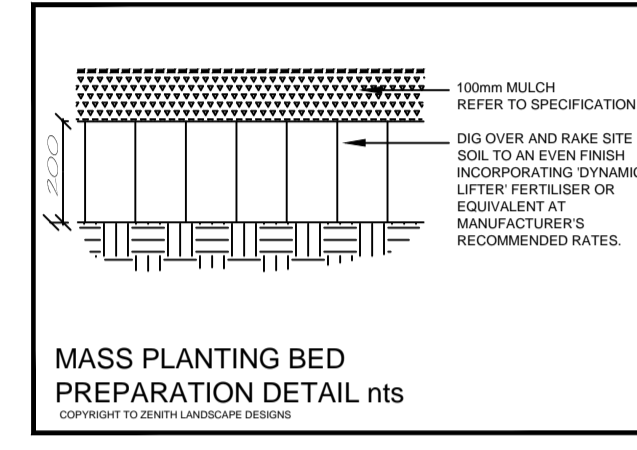
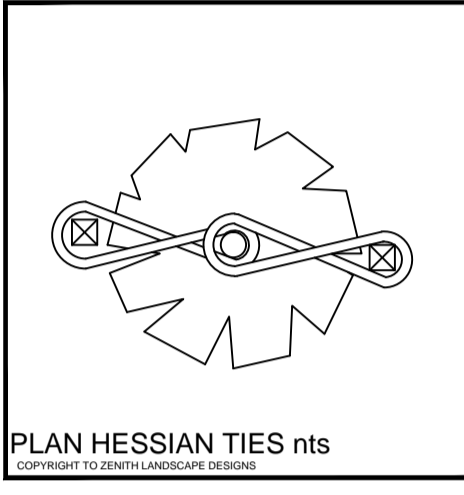
* MAJORITY OF SPECIES SELECTED FROM PITTWATER NATIVE PLANTS - ROLLING HILLS & LOWER SLOPES, & SHALE SLOPES VEGETATION LISTS.
REMAINING PLANT SPECIES ARE NATIVE / NATIVE CULTIVARS TO ENHANCE AND MAINTAIN LOCAL BIODIVERSITY
ALL PLANT SPECIES ARE INDIGENOUS / LOW WATER USE IN ACCORDANCE WITH BASIX REQUIREMENTS

PLANT SCHEDULE

SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
AC	Angophora costata	3	75ltr	10m+	yes	Sydney Red Gum
CS	Callistemon salignus	2	25ltr	6m	yes	Willow Bottlebrush
TL	Tristaniopsis laurina	2	45ltr	6m	yes	Water Gum
BM	Backhousia myrtifolia	10	25ltr	5m	no	Grey Myrtle
SR	Syzygium australe 'Resilience'	14	25ltr	4m	no	Brush Cherry
LP	Leptospermum polygalifolium	7	25ltr	4m	no	Lemon Scented Tea Tree
OV	Callistemon viminalis 'Slim'	25	25ltr	3m	yes	Narrow Bottlebrush
MC	Macrozamia communis	19	200mm	2m	no	Burrawang
WF	Westringia fruticosa 'Naringa' (hedged)	12	200mm	1.5m	no	Coastal Rosemary
XA	Xanthorrhoea arborea	4	200mm	1.2m	no	Grass Tree
LL	Lomandra longifolia	59	150mm	1m	no	Mat Rush
DG	Dianella caerulea 'Goddess'	91	150mm	0.8m	no	Flax Lily
DL	Dianella caerulea 'Little Jess'	80	150mm	0.4m	no	Dwarf Flax Lily
HD	Hibbertia dentata	85	150mm	g/cover	no	Twining Guinea Flower
GO	Goodenia ovata	144	150mm	g/cover	no	Hop Goodenia
VH	Viola hederacea	50	150mm	g/cover	no	Native Violet
	Matilda Buffalo Turf					

TREE PROTECTION GUIDELINES

- WORK NEAR TREES**
GENERAL: All existing trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the contract as specified by the client. Any variation from this specification or enquires regarding the protection/health of the trees to be retained must be referred to Council's Landscape Officer or Tree Preservation Officer for approval and/or advice.
REQUIREMENTS: Trees shall not be removed or topped unless specific instruction is given in writing by the Superintendent. All tree protection works shall be carried out before excavation, grading and site works commence.
- PROTECTION**
GENERAL: Protect trees specified or shown to be retained from damage by ground works. Take necessary precautions, including the following:
2.1. Method: Fence off the root zones of all existing trees to be retained in accordance with the Tree Protection Detail. Protective fencing is to remain in place until the completion of all building and hard landscape construction. Fencing is to be located as shown on the Existing Tree Plan. A layer of organic mulch 100mm thick shall be placed over the protected area where existing garden beds are not already present. Where building works are required within the root zone of existing trees these works must be supervised by a qualified Arborist.
2.2. Harmful materials: Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Prevent concrete wash or other substances from entering the protection zone.
2.3. Damage: Prevent damage to tree bark. Do not attach stays, guys and the like to trees.
2.4. Work under trees: Do not add or remove topsoil within the drip line of the trees. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible.
2.5. Roots: Do not cut tree roots exceeding 50mm diameter unless undertaken by a qualified Arborist.



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LANDSCAPE GUIDELINES

- GENERAL**
 - The Contractor shall familiarise themselves with the site prior to tender.
 - The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
 - The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
 - No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
 - No substitute of material shall be made unless approval is given by the Superintendent.
 - The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
- SITE PREPARATION**
 - Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
- MASS PLANTED AREAS**
 - Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating Dynamic Lifter or equivalent at the manufacturers recommended rates.
 - Weeds shall be controlled by a combination of chemical and hand removal techniques.
- PLANTING**
 - All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - 'Guide to Purchasing Landscape Trees'.
 - All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
 - Planting shall not be carried out in dry soil or extreme weather conditions.
 - Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
 - All plant material should be watered thoroughly immediately after planting.
 - The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
 - Labels shall be removed entirely from the plants.
 - Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
- TURF AREAS**
 - Turf areas should be cultivated before turfing by tipping or harrowing.
 - At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
- MULCH**
 - Mulch for all mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
- SOIL MIXES**
 - Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
 - Soil mix for street tree planting shall be 1 part site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.

MAINTENANCE

- These works shall be in addition to the construction contract.
 - The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
 - The Contractor shall carry out maintenance works for a minimum period of 26 weeks
 - Maintenance works shall include the following works:
 - Mow lawns and trim edges each 10 days in summer and each 14 days in winter.
 - Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
 - Remove any weed growth from all planting areas.
 - Spray and control pests and diseases as required.
 - Replace plants which fail with plants of similar size and quality as originally planted.
 - Adjust ties to trees as necessary.
 - Make good any erosion or soil subsidence which may occur.
 - Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
 - Make good any defects or faults arising from defective workmanship.
- Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period
- Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
 - When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.

B	Section 82A REVISION	15.06.16
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TITLE: LANDSCAPE DETAILS	SCALES: nts
STATUS: DA	SHEET: 4 OF 4
DRAWN: MAG	CHECKED: MFG
DATE: 19.01.16	REVISION: B