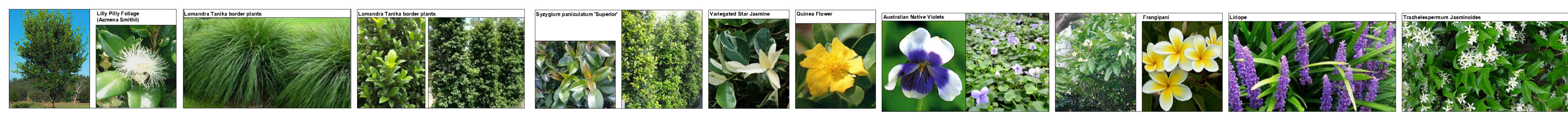


Indicative design elements



Indicative planting images



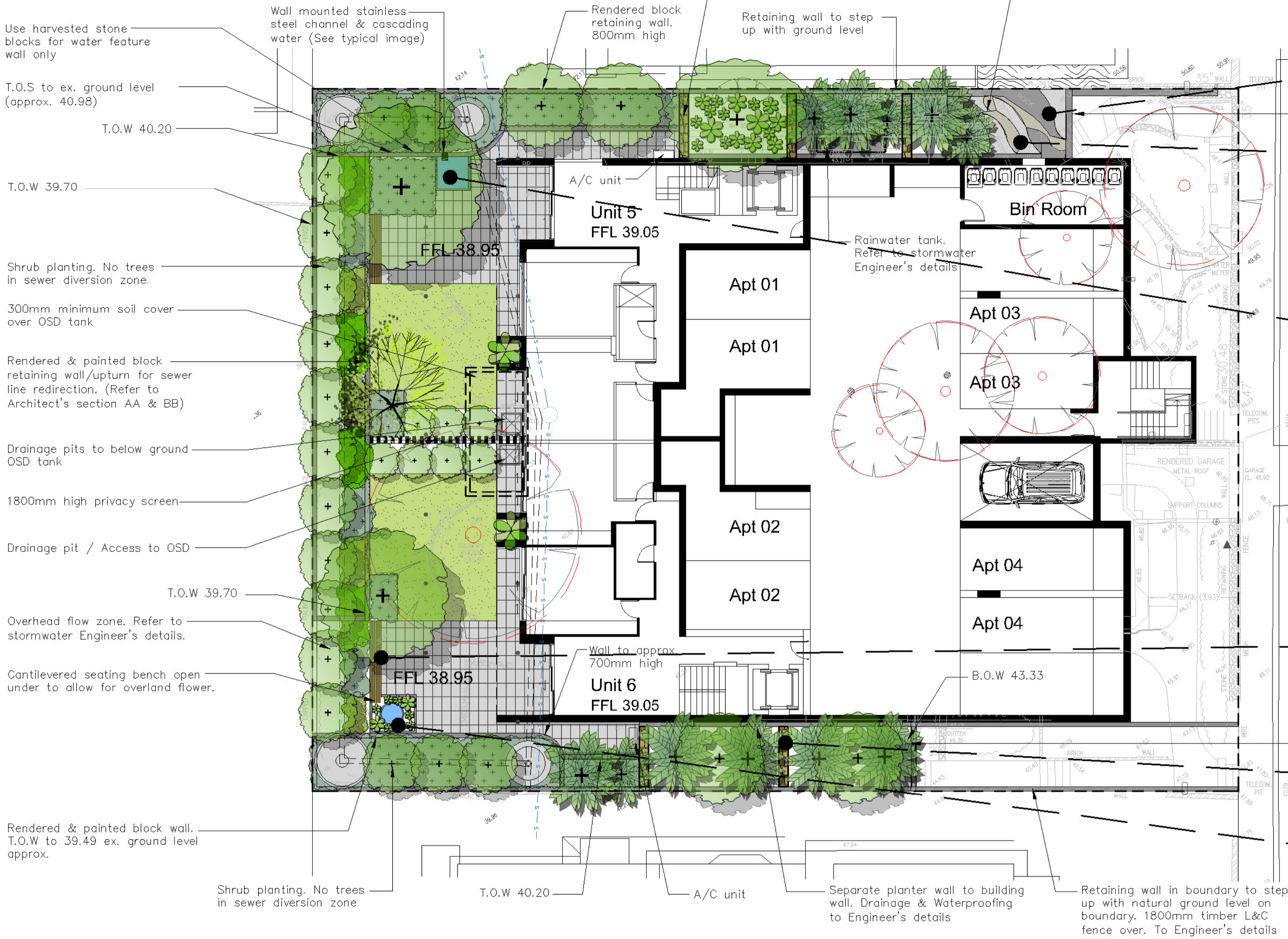
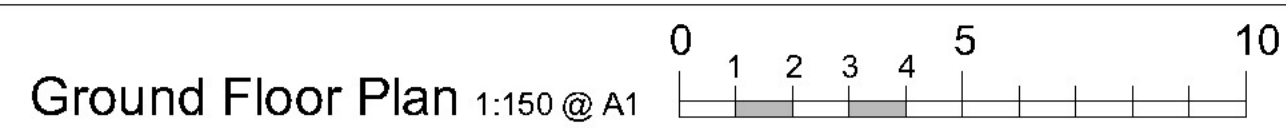
AMENDMENTS		
C	16.12.21	VE UPDATE
B	17.11.21	UPDATE REVIEW
A	3.11.21	FOR REVIEW



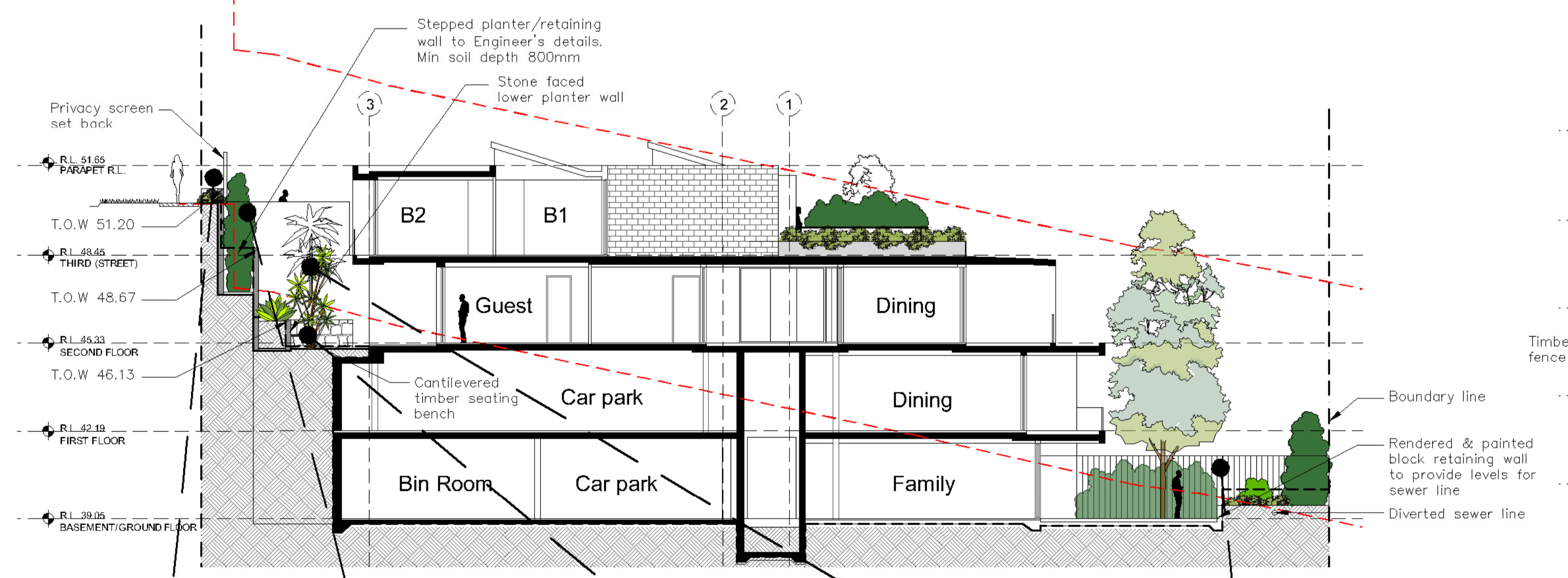
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 PROJECT: No.33-35 FAIRLIGHT STREET, FAIRLIGHT  
 DWG: LEVEL 2 & 3 FLOOR PLAN

DATE: 16.12.21 SCALE: 1:150 @A1  
 JOB REF: 21/2333  
 1 OF 4  
 NORTH  
 ISSUE-C

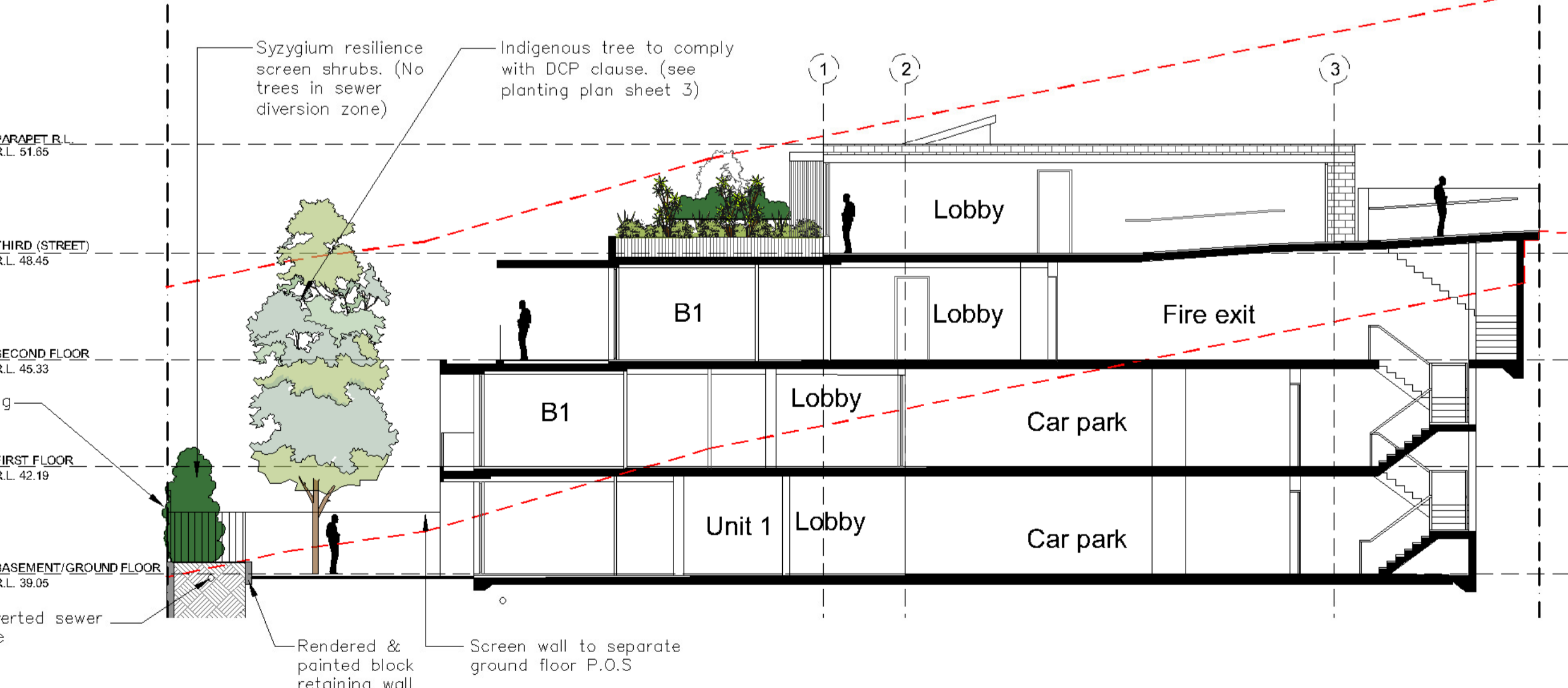
Ground Floor Plan 1:150 @ A1



Section AA 1:150 @ A1



Section BB 1:150 @ A1



AMENDMENTS

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DWG: GROUND FLOOR PLAN & SECTIONS

NORTH

2 OF 4

ISSUE-C

## General installation notes

### 1. 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 three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

### 2. Soil preparation

All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker. Apply at least 200mm depth good quality garden soil mix to all garden planting areas (OSD basin area). To comply with AS 4419 Turfed areas as noted on plans to be laid over 100mm min. good quality turf underlay with sand mix for free drainage. Turfed areas to be to be laid over 100mm good quality turf underlay (with 25% washed sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to min. 400mm over Benedicts Smart Mix. No 5 lightweight base course (where planter depth is greater than 600mm).

See typical raised planter detail sheet 3. All soils to comply with AS 4454:1999.

Soil supply compliance certificate to be supplied by landscape contractor prior to installation.

### 3. New plantings

No staking to plant material in raised planter areas to ensure no damage to waterproofing and drainage layers. 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. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

### 4. Raised planter soil installation methodology

All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural and installation details. All waterproofing as per Architects specification. All raised gardens to have the following soils:

- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400mm depth over Benedicts Smart Mix. No. 5 light weight base layer where raised planter depth are required for planters greater 600mm or greater. To comply with AS 4419 and AS 3743
- All common area raised planters and over slab areas to have automatic dripline irrigation system. (see separate irrigation notes)
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.

**Note:** Hold point requirements for raised planting over slab.

- Confirmation of waterproofing with certificate by qualified installer that it meets the specified requirements.
- Inspection of drains by the stormwater engineer prior to drainage and soil installation.
- Landscape consultant to confirm correct soil and drainage layers have been installed at time of installation
- Landscape consultant to confirm that irrigation has been installed in all common areas landscape areas. To be supplied compliance certificate by irrigation contractor

### 5. Mulching

All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

### 6. Fertiliser

All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

### 7. Staking

No staking in raised planters to avoid damaging waterproofing installation

### 8. Turfing

Turfed areas to be to be laid over 100mm good quality turf underlay over prepared natural soil. See detail sheet 3.

### 9. Structural and drainage

All structural details whatsoever to Structural and Civil Engineer's details. All site and raised planter drainage to Stormwater Engineer's details. Raised planter detail on sheet 3 for the purposes of soil and irrigation installation only.

### 10. Maintenance regime

See separate maintenance notes

### 11. Final inspections

Final review and any variation as 'Works as executed plans' to be provided to the PCA prior to Occupation Certificate.

## Irrigation notes

Automatic drip line watering system to be selected. To extend to Common areas garden areas and ALL garden raised planters over slab areas. (Pop up spray heads for the central lawn areas.

Water supply tap hosecocks and water supply conduit 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 (or approved equivalent) 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 automatic timer system.

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

**Automatic Controller:** For all common area landscape areas 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 to private terraces.

**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.

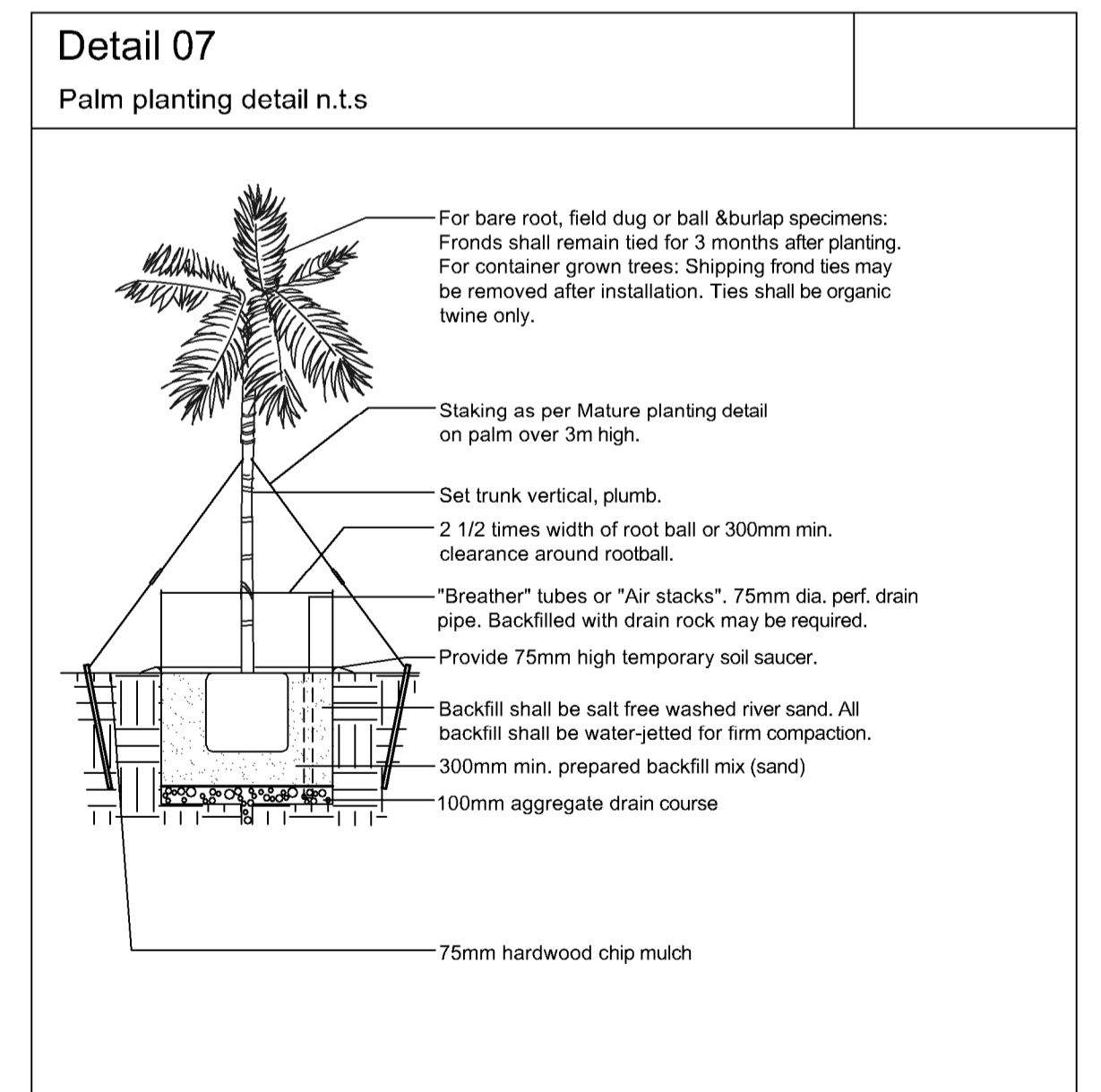
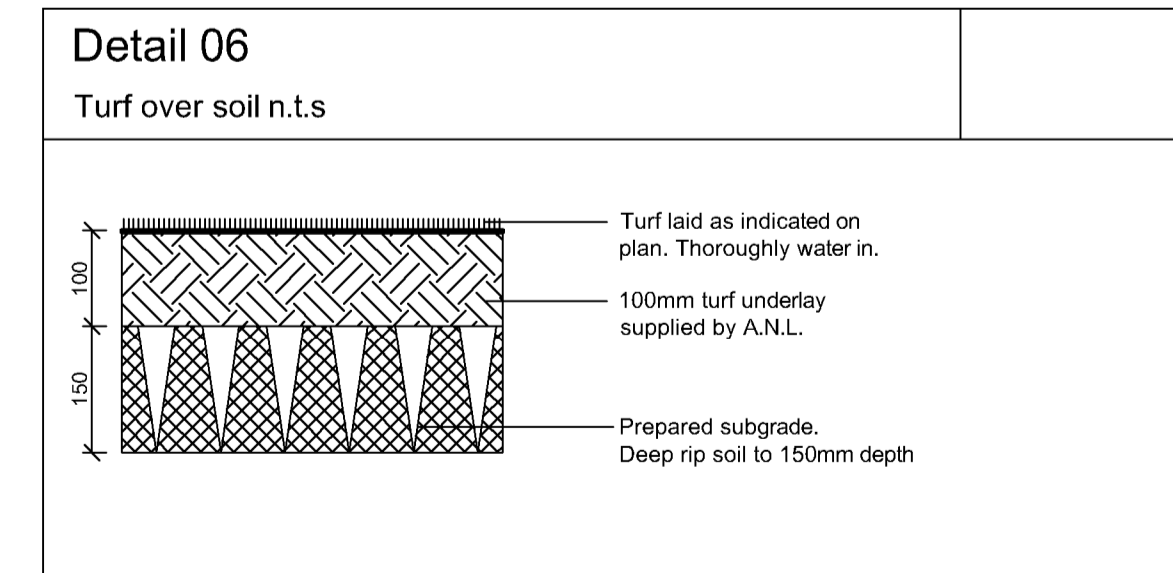
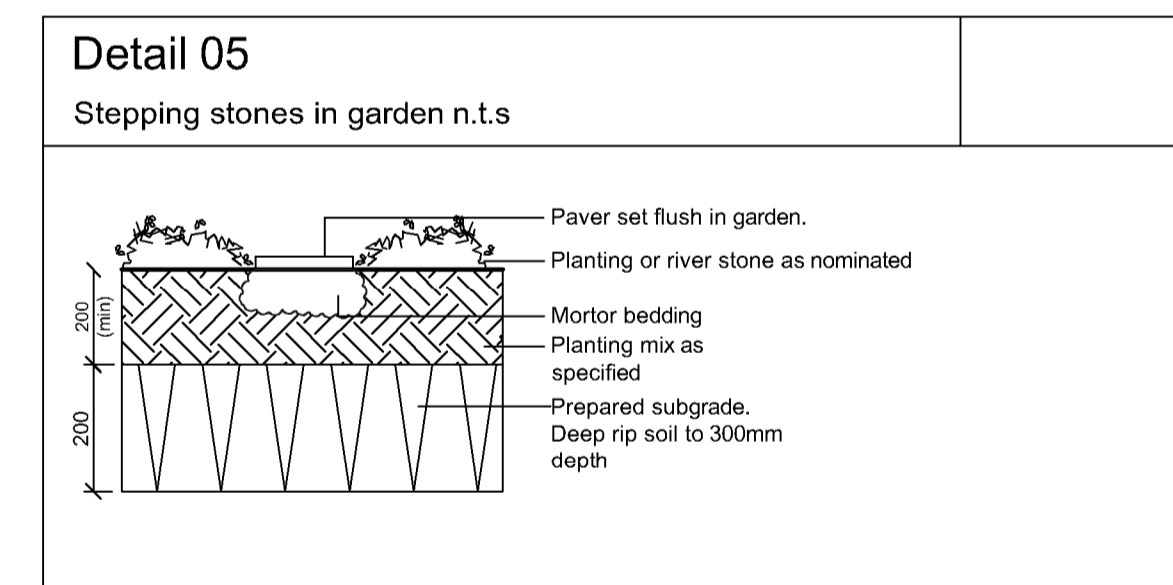
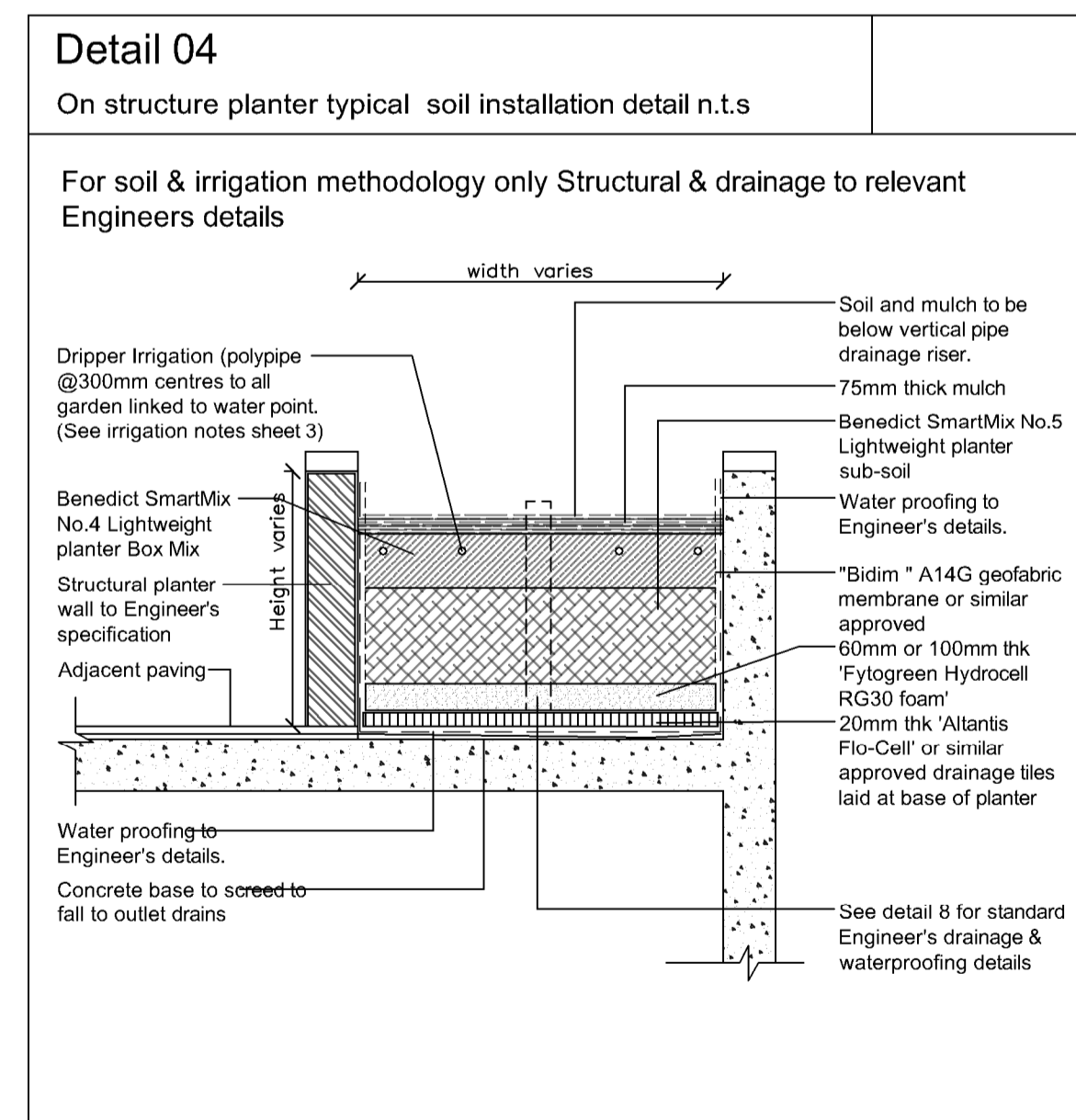
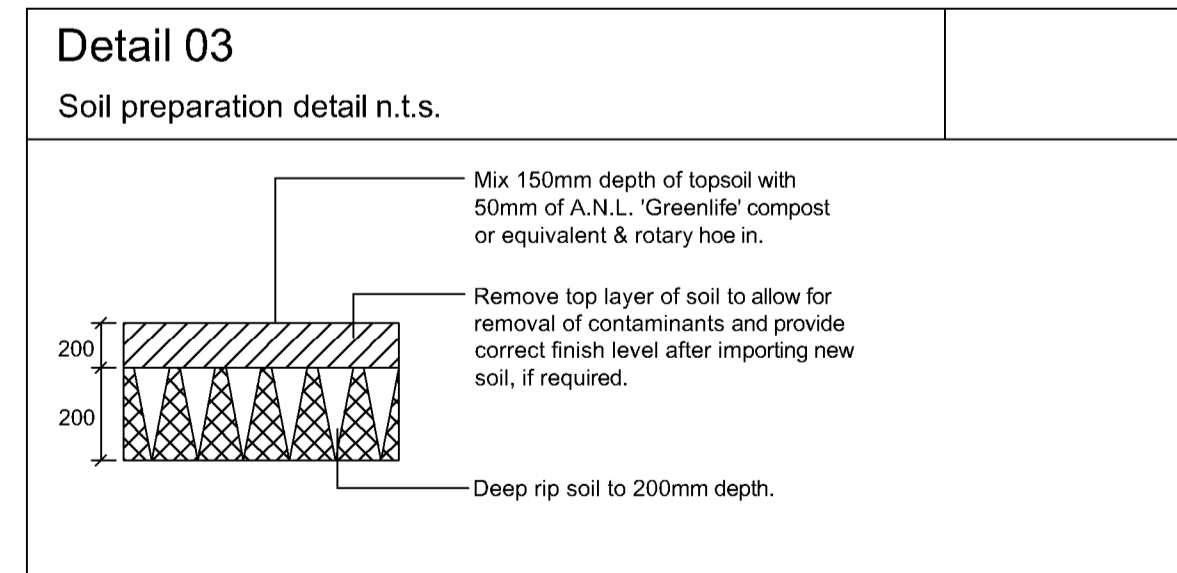
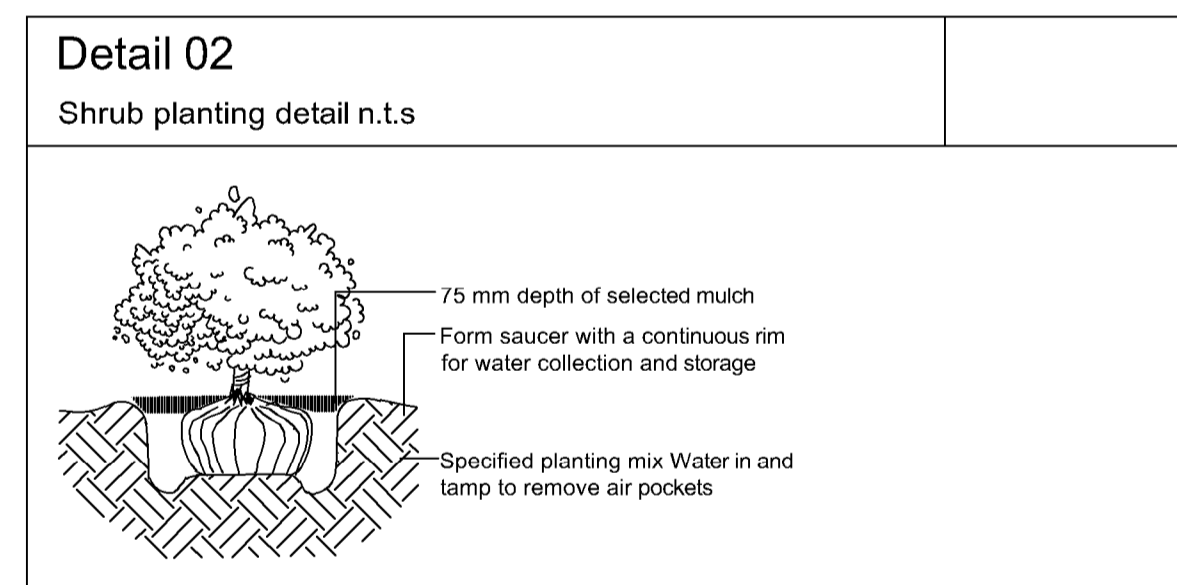
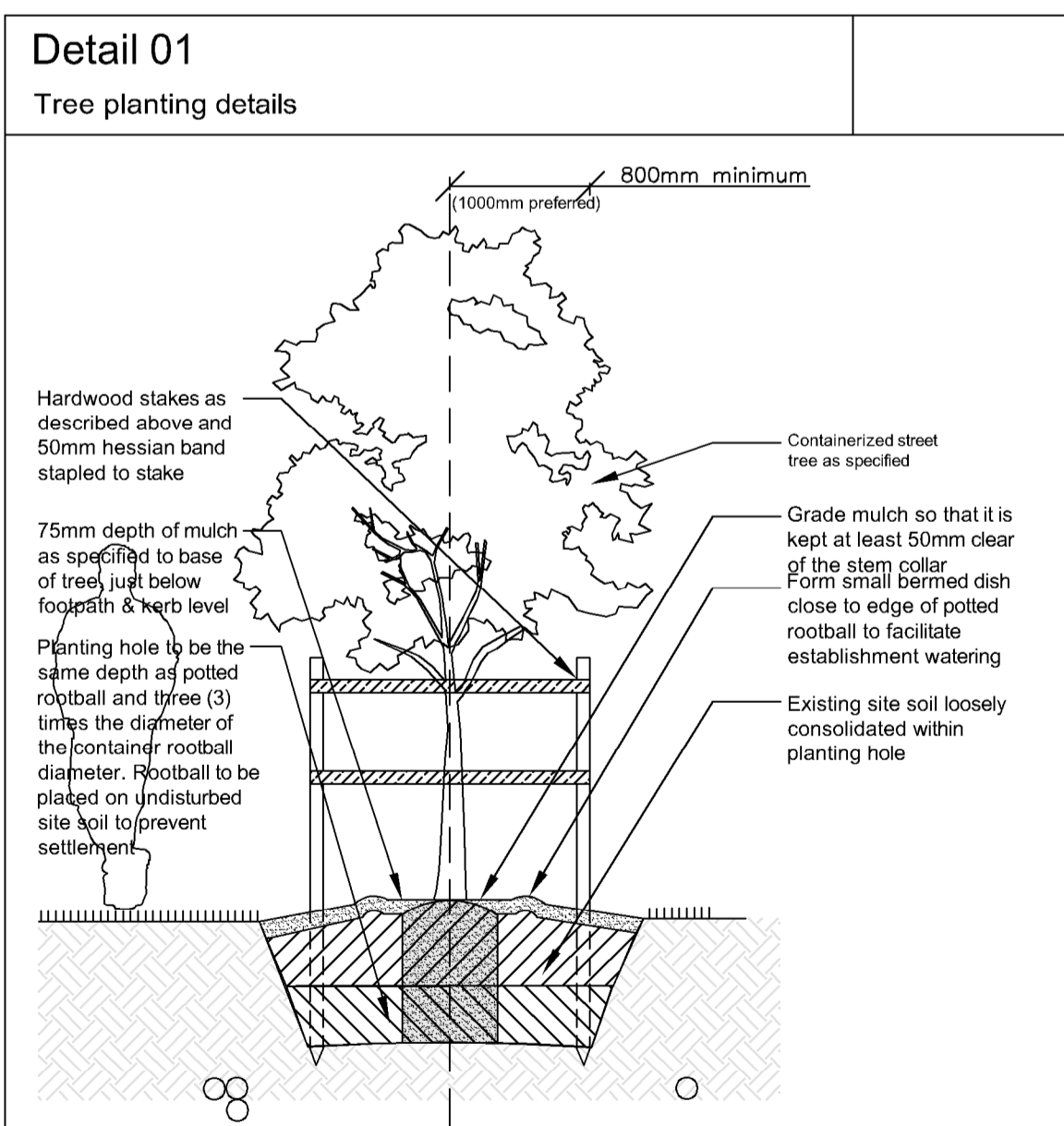
**Approvals:** The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

## 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 nature strip turf when it is established at regular intervals to maintain an average height of 50mm.

After the completion of the defects period noted above the owners of the development 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. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- 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. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray 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.

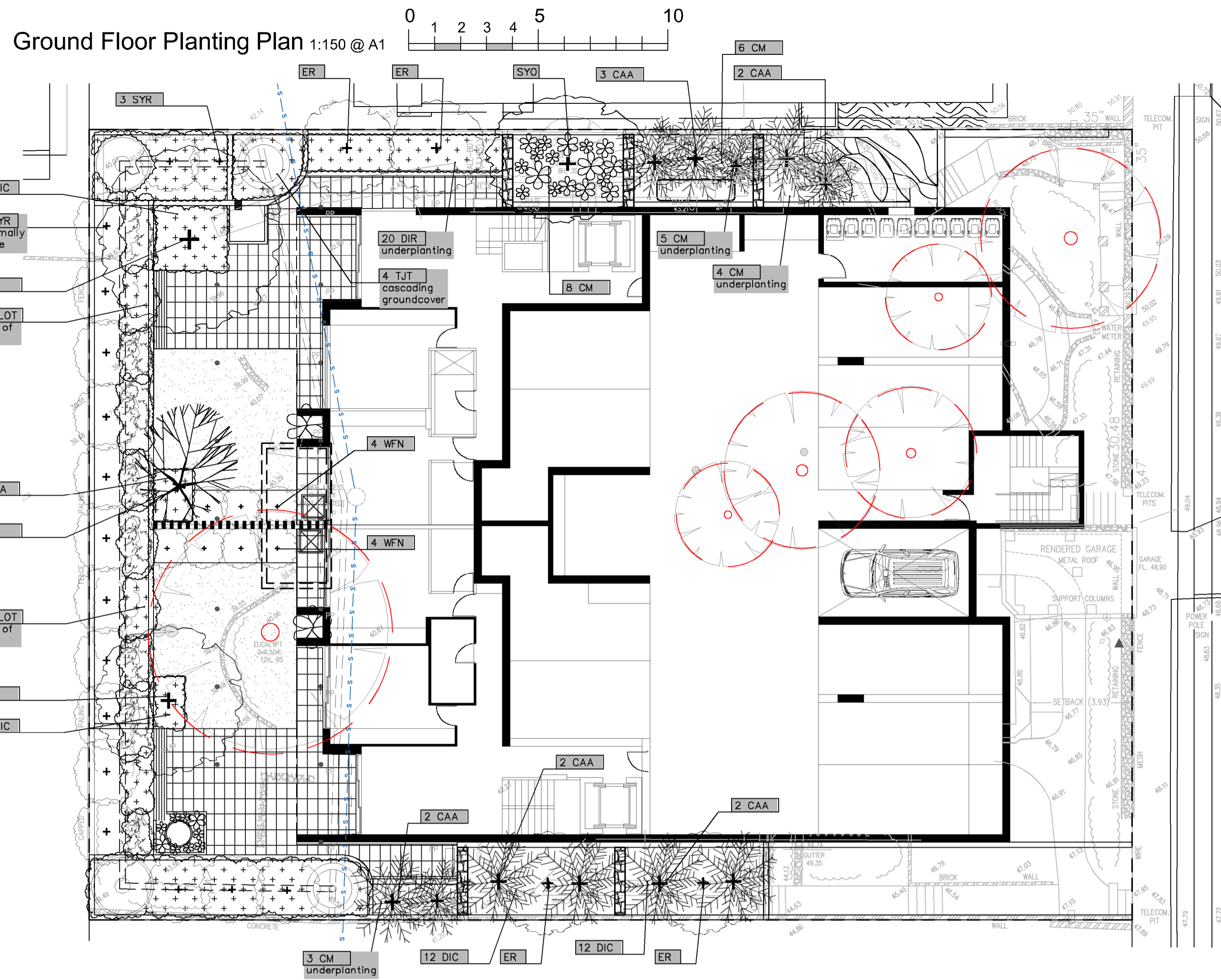


AMENDMENTS	
C	16.12.21 VE UPDATE
B	17.11.21 UPDATE REVIEW
A	6.10.21 FOR REVIEW



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 DWG: SCHEDULE , NOTES & DETAILS

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 4 OF 4  
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 NORTH



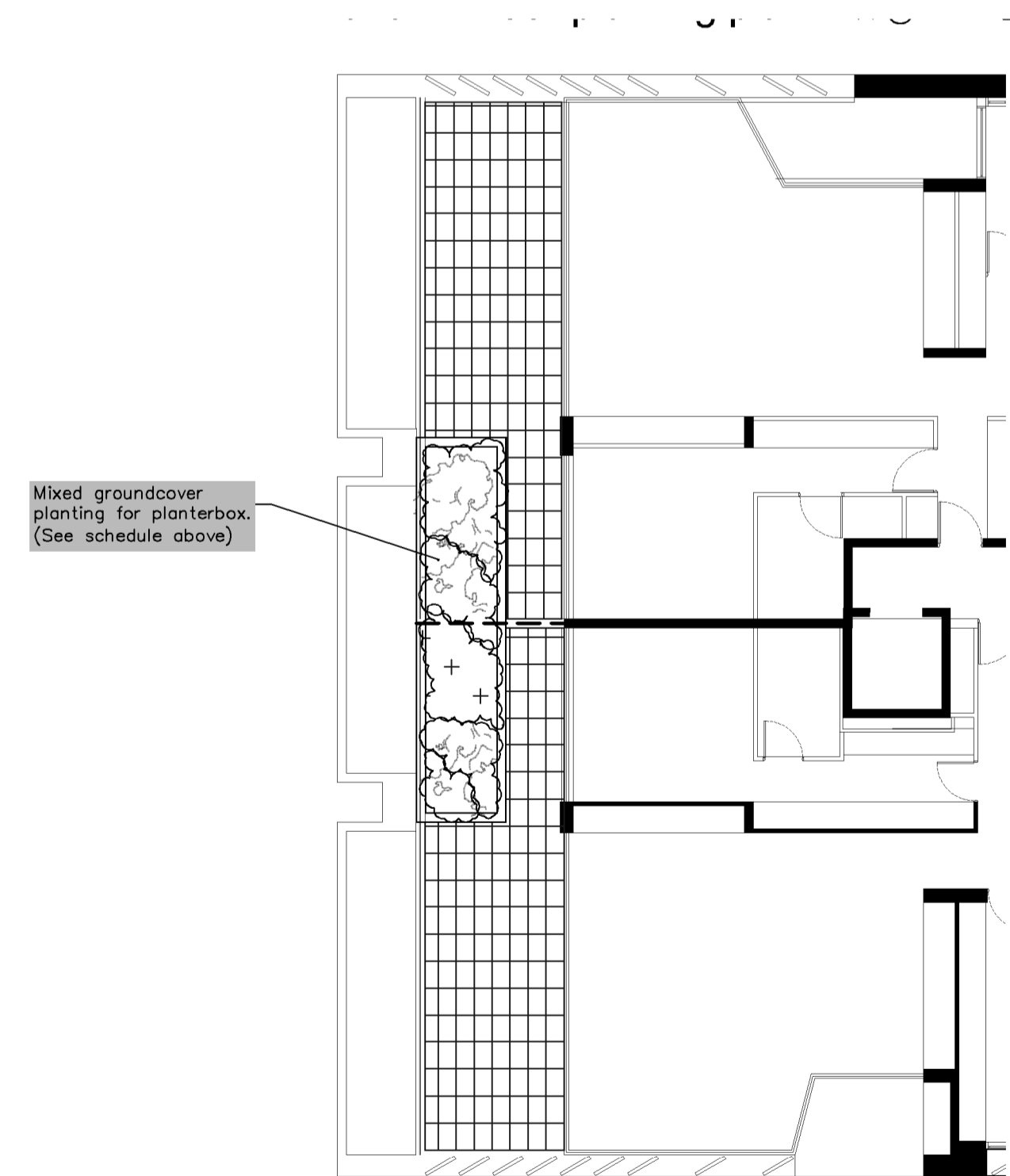
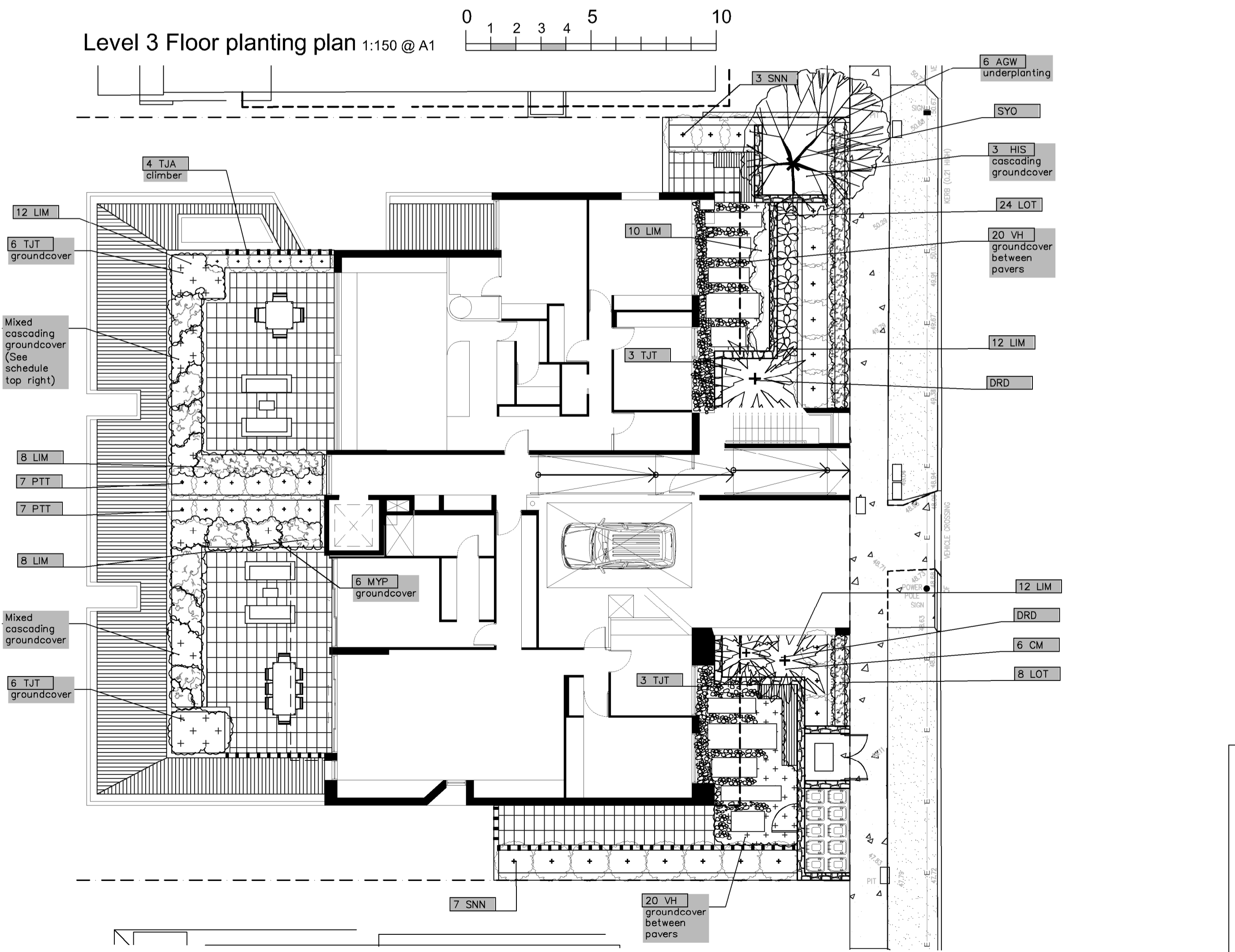
### Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
<b>Trees</b>						
ASM	<i>Acmena smithii</i>	Lilly Pilly (Native tree in dep soil. Prune lower branches)	75Lt	3x50x50x1800	8-10.0M	2
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	4
SYO	<i>Syzygium oleosum</i>	Blue Lilly Pilly (indigenous small-med tree)	45Lt	3x50x50x1800	8-10.0M	2
<b>Small feature trees / screen plants</b>						
PLU	<i>Plumeria acutifolia</i>	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	1
PTT	<i>Pittosporum tobira</i> 'Miss Muffet'	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	14
SNN	<i>Syzygium</i> 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req. height	3-5.0M	10
SYR	<i>Syzygium</i> 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	14
WFN	<i>Westringia fruticosa</i> 'Naringa'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	8
<b>Ferns / Palms / Succulents / ornamental bamboos</b>						
CAA	<i>Cyathea australis</i>	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	11
DRD	<i>Dracaena draco</i>	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	2
<b>Groundcovers/Climbers</b>						
DIR	<i>Dichondra repens</i>	Kidney weed (native carpet groundcover)	tubes	nil	0.1M	20
HIS	<i>Hibbertia scandens</i>	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	3
MYP	<i>Myoprum parvifolium</i>	Creeping Boobiala (native cascading groundcover)	150mm	nil	0.2M	6
TJA	<i>Trachelospermum asiaticum</i>	Flatmat Star Jasmine (FT01 Ozbbreed hybrid groundcover)	200mm	nil	0.2M	6
TJT	<i>Trachelospermum tricolor</i>	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	22
VH	<i>Viola hederacea</i>	Native Violets (native low groundcover)	tubes	nil	0.1M	40
<b>Ornamental grasses/strappy leaved plants</b>						
AGW	<i>Agapanthus orientalis</i> 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	6
CM	<i>Clivia miniata</i>	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	32
DIC	<i>Dianella caerulea</i>	Blue Flax Lily (blue foliage native grass like plant)	100mm	nil	0.4M	44
LIM	<i>Liriope Evergreen Giant</i>	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	62
LOT	<i>Lomandra 'Tanika'</i>	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	72
<b>Mixed groundcovers/ornamental grasses planter boxes</b>						
	<i>Carpobrotus glaucescens</i>	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm		0.2M	
	<i>Carpobrotus rossii</i> 'White Hot'	White Pigface (very hardy salt wind tolerant trailing groundcover)	150mm		0.3M	
	<i>Dichondra</i> 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm		0.15M	
	<i>Gazania rigens</i>	Yellow Flowering Daisy (low hardy coastal groundcover)	150mm		0.3M	
	<i>Hibbertia scandens</i>	Guinea Flower (flowering climber / groundcover)	200mm		0.3M	
	<i>Myoprum parvifolium</i>	Creeping Boobiala (native cascading groundcover)	150mm		0.2M	
	<i>Scaevola aemula</i>	Fan Flower (Flowering cascading groundcover)	150mm		0.3M	
	<i>Senecio serpens</i>	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm		0.2M	
	<i>Trachelospermum tricolor</i>	Variegated Star Jasmine (variegated colour groundcover)	200mm		0.5M	

**Note:** Underlined species denotes native tree comply with DCP clause (DCP 4.1.5.2.c) requiring 4 trees from list (DCP Schedule 4- Trees)

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 project.

Level 3 Floor planting plan 1:150 @ A1



Mixed groundcover planting for planterbox. (See schedule above)

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