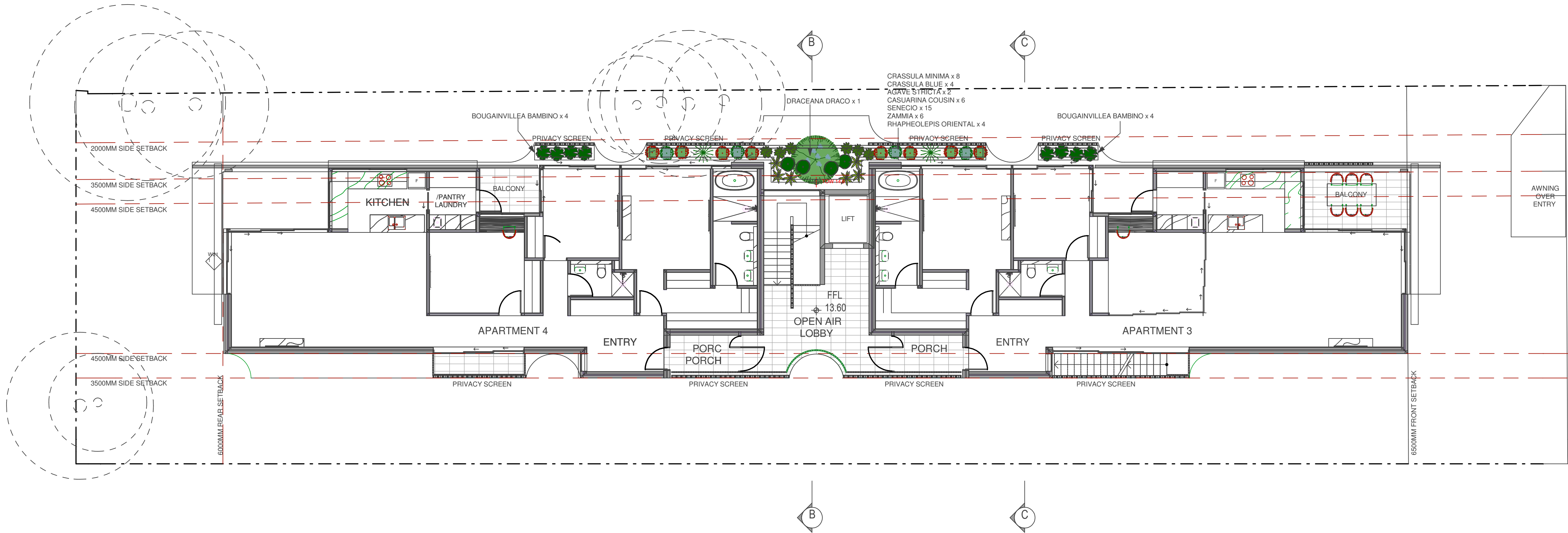


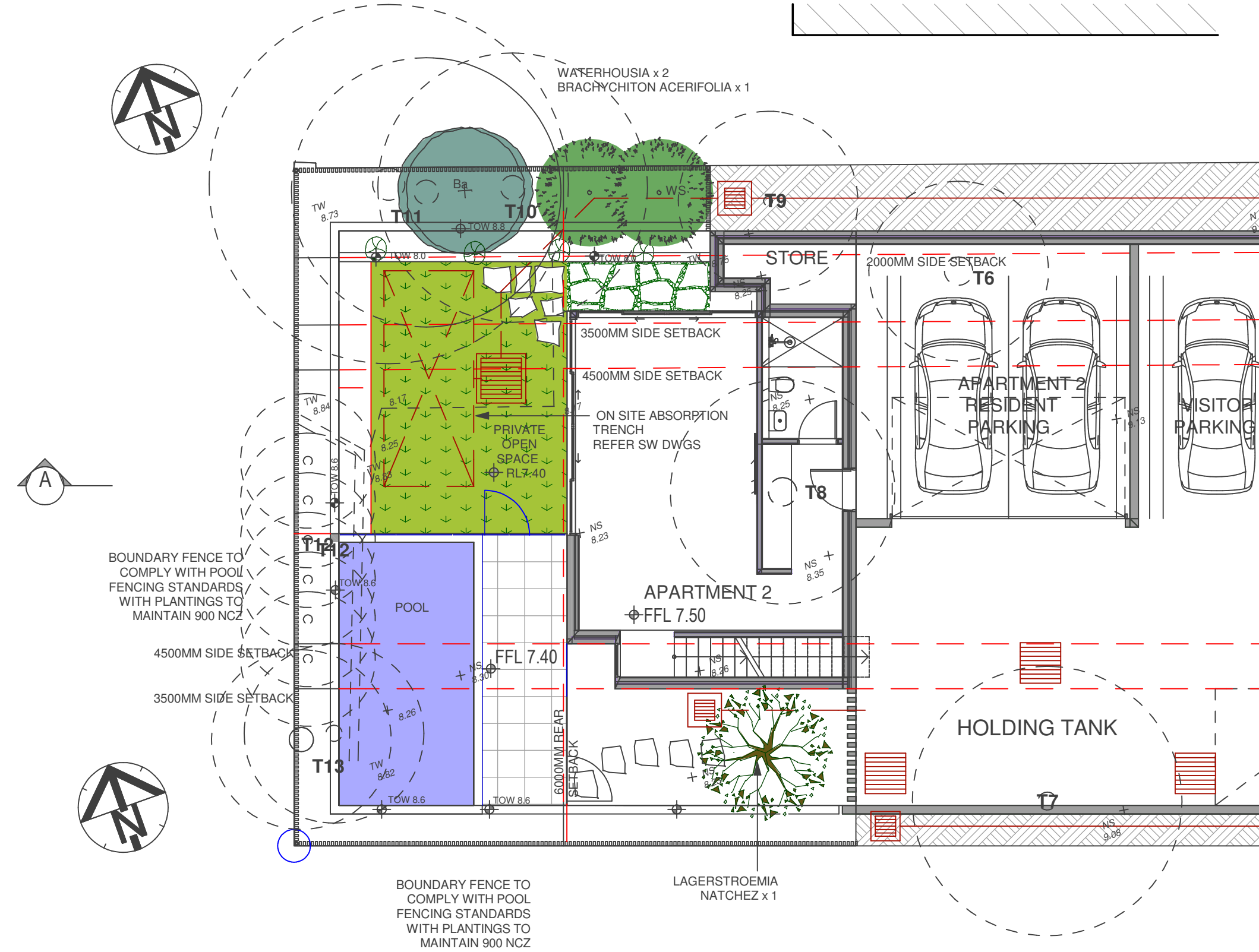
ROOF PLAN

PLANTING SCHEDULE Trio Narrabeen Apartments – 07/06/21							
Trees – Level 1 and Roof Planters							
Cupaniopsis anacardioides	Cu	Tuckeroo	45lt	1	7m	5m	Native 1 drop
Citrus 'Eureka' Dwarf	Ci	Eureka Lemon dwarf	165mm	1	2m	2m	Exotic 3 drop
Shrubs							
Agave Blue Glow	AB	Blue Glow Agave	300mm	9	0.6m	0.6m	Exotic 1 drop
Agave stricta	AB	Agave	300mm	2	0.6m	0.6m	Exotic 1 drop
Casuarina glauca 'Cousin it'	Cc	Cousin it	200mm	38	0.15m	1.0m	Native 1 drop
Crassula Blue Bird	CB	Blue Jade Plant	300mm	4	1.0m	1.0m	Exotic 1 drop
Crassula ovate Minima	Cr	Jade Plant	200mm	8	0.75m	0.5m	Exotic 1 drop
Dracaena draco	Dm	Dragon Tree	300mm	1	3.0m	2.0m	Exotic 2 drop
Rhapheolepis Oriental Pearl	RO	Indian Hawthorn	300mm	26	1.5m	1.0m	Exotic 1 drop
Rosmarinus prostratus	Rp	Prostrate rosemary	200mm	10	0.5m	1.0m	Exotic 1 drop
Salvia elegans	Se	Pineapple Sage	200mm	3	0.9m	1.0m	Exotic 1 drop
Zamia furfuracea	Za	Cardboard Palm	300mm	6	1.0m	1.5m	Exotic 1 drop
Groundcovers							
Bougainvillea 'Bambino' cultivars	Bo	Bougainvillea	200mm	8	0.5m	2.0m	Exotic 2 drop
Senecio mandraliscae	Sm	Blue Chalk sticks	100mm	15	0.25m	0.6m	Exotic 1 drop

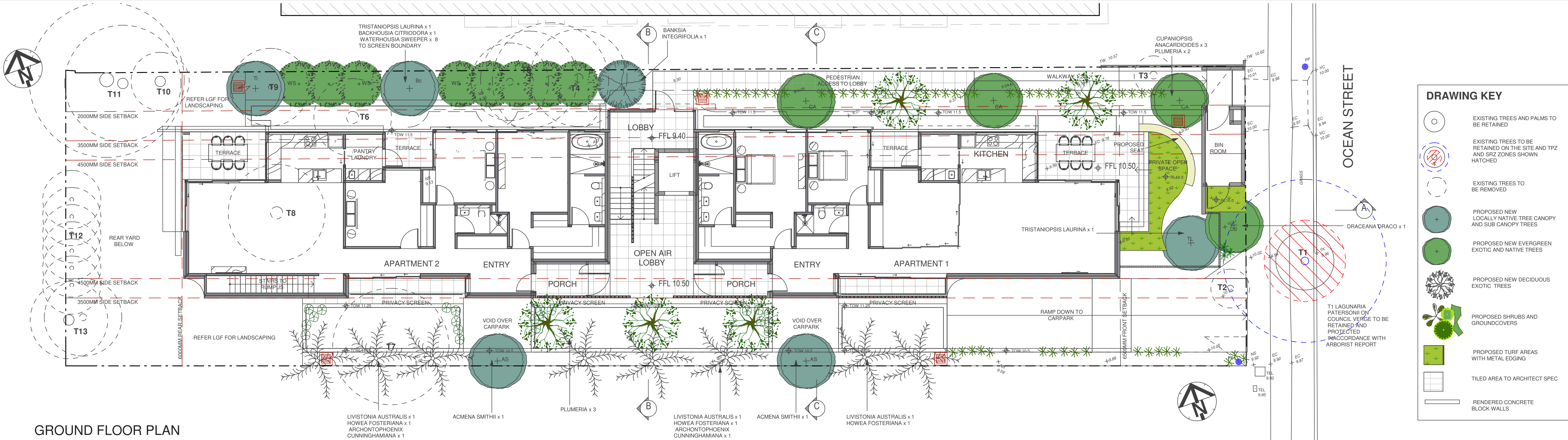


LEVEL 1 FLOOR PLAN

DRAWING KEY	
	EXISTING TREES AND PALMS TO BE RETAINED
	EXISTING TREES TO BE RETAINED ON THE SITE AND TPZ AND SPZ ZONES SHOWN HATCHED
	EXISTING TREES TO BE REMOVED
	PROPOSED NEW LOCALLY NATIVE TREE CANOPY AND SUB CANOPY TREES
	PROPOSED NEW EVERGREEN EXOTIC AND NATIVE TREES
	PROPOSED NEW DECIDUOUS EXOTIC TREES
	PROPOSED SHRUBS AND GROUNDCOVERS
	PROPOSED TURF AREAS WITH METAL EDGING
	TILED AREA TO ARCHITECT SPEC
	RENDERED CONCRETE BLOCK WALLS



LOWER GROUND FLOOR PLAN



SPECIFICATION NOTES

SITE PREPARATION/SOIL WORKS
ALL EXISTING TREES MARKED FOR RETENTION SHALL BE PROTECTED FOR THE DURATION OF THE BUILDING WORKS. REMOVE FROM SITE ALL PERENNIAL WEEDS SUCH AS OXALIS, ONION WEED AND THE LIKE.

NO REGRADING IS TO BE CARRIED OUT WITHIN THE DRIFLINE OF THE TREES TO BE RETAINED. WHERE EXCAVATION IS NECESSARY USE HAND METHODS TO AVOID DAMAGE TO THE ROOT SYSTEM. DO NOT CUT ROOTS GREATER THAN 50MM. CUT ROOTS CLEANLY WITH A SAW AND DO NOT SEAL THE WOUND.

TREE PROTECTION
PROTECT ALL EXISTING TREES AS NOTED ON THE DRAWINGS FOR THE DURATION OF THE BUILDING WORKS.

TAKE ALL NECESSARY PRECAUTIONS, INCLUDING THE FOLLOWING:

TREE PROTECTION FENCE:
INSTALL A TREE PROTECTION FENCE SYSTEM AT THE MAXIMUM RADIUS ALLOWABLE TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN THE FENCE FOR THE DURATION OF THE BUILDING WORKS.

CONSTRUCT THE FENCE 1.8M HIGH WITH CHAINWIRE MESH ON STEEL POSTS. ALL AREAS WITHIN THE PERIMETER OF THE FENCE ARE TO BE COVERED TO A DEPTH OF 100MM WITH WOODCHIP MULCH.

TEMPORARY IRRIGATION:
INSTALL A TEMPORARY IRRIGATION SYSTEM TO ALL TREES TO BE RETAINED. INSTALL DRIP EMITTERS ON POLY LATERALS. THE IRRIGATION SYSTEM IS TO BE CONTROLLED BY A GALCON OR SIMILAR AUTOMATIC CONTROLLER.

HARMFUL MATERIALS:
DO NOT STORE STOCKPILE, DUMP OR OTHERWISE REPLACE UNDER OR NEAR TREES, BULK MATERIALS AND HARMFUL MATERIALS INCLUDING OIL, PAINT, WASTE CONCRETE, CLEARINGS, BOULDERS AND THE LIKE. DO NOT PLACE SOIL FROM EXCAVATIONS AGAINST TREE TRUNKS, EVEN FOR SHORT PERIODS, PREVENT WIND-BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREES AND PLANTS.

DAMAGE:
PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES.

WORK UNDER TREES:
DO NOT REMOVE TOPSOIL FROM WITHIN THE DRIP LINE OF TREES UNLESS OTHERWISE SPECIFIED. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIP LINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED.

ROOTS:
TREE ROOTS ARE ONLY TO BE CUT AS SPECIFIED BY THE ARBORIST. WHERE IT IS NECESSARY TO CUT TREE ROOTS, USE A CHAIN SAW OR SIMILAR MEANS SUCH THAT THE CUTTING DOES NOT UNDULY DISTURB OR ROCK THE REMAINING ROOT SYSTEM. IMMEDIATELY AFTER CUTTING, TREAT THE CUT ROOT IN ACCORDANCE WITH THE ARBORISTS SPECIFICATION

COMPACTED GROUND:
AVOID COMPACTION OF THE GROUND UNDER TREES. IF THE GROUND UNDER TREES HAS BEEN UNDULY COMPACTED DURING THE WORK UNDER THE CONTRACT, FOR EXAMPLE BY THE OPERATION OF HEAVY CONSTRUCTIONAL PLANT, LOOSEN THE SOIL BY CORING.

SOIL WORKS
THOROUGHLY CULTIVATE THE SUBSOIL TO A DEPTH OF 150MM. SUPPLY AND INSTALL TO A DEPTH OF 300MM THE FOLLOWING SOIL MIX:

SOIL DEPTH	
TURF	100MM
PLANTING	300MM
SOIL MIX	
BLACK LOAM	60%
COARSE WASHED RIVER SAND	40%
ORGANIC LAYER 50MM DEEP	
CULTIVATE A 50MM LAYER OF ORGANIC ADDMIX INTO THE TOP 100MM OF SOIL MIX.	
ADDMIX COMPOSITION	
TREATED HARDWOOD SAWDUST	30%
PINE PARK FINES	40%
COMPOSTED MANURE	30%

TREE PLANTING AREAS TO BE MOUNDED 300MM ABOVE THE EXISTING GROUND LINE TO IMPROVE DRAINAGE FROM PLANTING HOLES. TREE HOLES TO BE EXCAVATED TWO TIMES LARGER THAN THE ROOTBALL AND BACKFILLED WITH SOIL MIX AS SPECIFIED ABOVE.

MULCH
SUPPLY AND PLACE 75MM LAYER OF HARDWOOD HORTICULTURAL GRADE MULCH, (GRADED IN SIZE 15MM x 15MM x 15MM, FREE FROM WOOD SLIVERS). SET DOWN 25MM FROM ADJACENT PAVING.

GRAVEL MULCH:
WHERE DETAILED SUPPLY AND PLACE 20MM ROUNDED WASHED NEPEAN RIVER GRAVEL TO A DEPTH OF 75MM.

ON SLAB PLANTERS
DRAINAGE LAYER
AFTER WATERPROOFING OF PLANTERS (BY OTHERS) LAY DRAINAGE LAYER WHICH SHALL INCLUDE:
• 40MM ATLANTIS DRAINAGE CELL OR SIMILAR APPROVED
• FILTER FABRIC EQUIVALENT TO ICI TERRA FIRMA 700
• WASHED RIVER SAND LAYER 50MM IN DEPTH

LIGHT WEIGHT SOIL MIX
LIGHT WEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A pH range of 6.0-6.5

- 30% BLACK LOAM
- 30% DOUBLE WASHED COARSE RIVER SAND
- 20% BOTANY HUMUS
- 10% COMPOSTED BARK FINES
- 10% COMPOSTED HARDWOOD SAWDUST

TURFED AREAS
APPLY SHIRLEYS NO17 LAWN FERTUISER TO SOIL IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. TURF SHALL BE:
• SOFT LEAFED BUFFALO WITH AN EVEN THICKNESS OF 30MM

DO NOT LET TURF DRY OUT. LIGHTLY TOP DRESS TURF SIX WEEKS AFTER LAYING WITH 10MM IMPORTED TOPSOIL. TURF IS TO BE LAID WITH STAGGERED JOINTS, FLUSH WITH PATHWAY LEVELS.

BRICK EDGE
ALL MASS PLANTED AREAS WHERE THEY ABUT GRASSED AREAS SHALL HAVE A BRICK EDGE UNLESS OTHERWISE STATED ON PLANS. MATCH BRICK TYPE TO THAT OF FACE BRICK USED ON BUILDING. IF NO FACE BRICK HAS BEEN USED, INSTALL BOWRAL BLUE FACE BRICK SET ON FLAT OVER MORTAR HAUNCH. ENSURE SMOOTH FINISH WHERE JOINING HARD SURFACES UNLESS NOTED OTHERWISE ON DRAWINGS.

PLANT MATERIALS
ALL PLANTS SHALL BE TRUE TO TYPE, OF HEALTHY GROWTH DISEASE FREE NURSERY STOCK AND NOT DISPLAYING RESTRICTED GROWTH PATTERNS. SHOULD THERE BE A REQUIREMENT FOR SUBSTITUTIONS THEY SHALL NOT BE CHANGED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. NO VARIEGATED CULTIVAR SHALL BE USED. ALLOW FOR SLOW RELEASE FERTILISER TO ALL PLANTS APPLIED AT THE MANUFACTURERS RECOMMENDED RATE TO BE SAME OR SIMILAR TO 0.5MOCOTIE. ALL TREE STOCK IS TO MEET REQUIREMENTS OF AS2303:2018 AND THE NATSPEC TREE SPECIFICATION GUIDE

FERTILIZER
MASS PLANTED AREAS: ALLOW TWO SHIRLEYS SLOW RELEASE KOKEI PELLETS PER 5-35 LITRE PLANT AND ONE PER 150MM PLANT TURF AREAS. ALLOW SHIRLEYS NO17 LAWN FERTILIZER OR EQUIVALENT APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

STAKES AND TIES
DURABLE HARDWOOD, STRAIGHT, SIZE SHALL BE 50x50x1800 WITH TIES SPACED APPROXIMATELY 300MM APART. DRIVE STAKES 600MM INTO THE GROUND ON THE WINDWARD SIDE OF THE PLANT. TIES SHALL BE 50MM HESSIAN WEBBING FIXED IN A FIGURE OF EIGHT PATTERN.

IRRIGATION
ALL PLANTING AREAS TO BE SUPPLIED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM EQUIVALENT TO A 'NETAFIM'. THE IRRIGATION SYSTEM SHALL MEET ALL THE REQUIREMENTS OF THE WATER AND ELECTRICITY SUPPLY AUTHORITY AND RELEVANT AUSTRALIAN STANDARDS. PROVIDE RICHEL OR SIMILAR APPROVED CONTROLLER. CONNECTION TO SYDNEY WATER MAINS TO BE THROUGH AN APPROVED REDUCED PRESSURE ZONE DEVICE INSTALLED TO WATER REGULATIONS.

PLANTING MAINTENANCE
THE CONTRACTOR SHALL CARRY OUT AND FULLY IMPLEMENT THE SHORT TERM MAINTENANCE AND ESTABLISHMENT FOR A PERIOD OF 52 WEEKS ON COMPLETION OF THE SPECIFIED LANDSCAPE WORKS. THROUGHOUT THE MAINTENANCE PERIOD CONTINUE TO CARRY OUT RECURRENT WORKS OF THE MAINTENANCE NATURE AS SPECIFIED ELSEWHERE IN THIS SPECIFICATION, INCLUDING BUT NOT LIMITED TO WATERING, MOWING, WEEDING, FERTILISING, PEST AND DISEASE CONTROL, PLANT REPLACEMENTS AND THE LIKE AS FOLLOWS:
WATERING: AS REQUIRED TO MAINTAIN THE BEST POSSIBLE CONDITIONS AND GROWTH RATES OF PLANT MATERIALS.
REPLACEMENTS: IMMEDIATELY REPLACE PLANTS WHICH DIE OR FAIL TO THRIVE OR ARE DAMAGED OR STOLEN WITH PLANTS OF THE SAME SPECIES AND OF SIMILAR SIZE AND QUANTITY UNLESS OTHERWISE SPECIFIED.
PRUNING: REGULAR MAINTENANCE AND TRIMMING OF ALL SHRUBS AND TREES FOR THEIR ONGOING HEALTH. ALL SHRUBS MUST BE PRUNED TO MAINTAIN CLEAR LINES OF SITE OVER SHRUBS FROM PATHWAYS AND PEDESTRIAN AREAS AND TO AVOID ANY PLANTS BEING USED AS A NATURAL LADDER TO GAIN ACCESS TO ANY HIGHER PARTS OF THE BUILDING.
ALL OTHER TREES ON THE SITE ARE TO BE APPROPRIATELY PRUNED, TRIMMED AND MAINTAINED AS REQUIRED IN ACCORDANCE WITH AUSTRALIAN STANDARDS TO ENSURE PASSIVE SURVEILLANCE OF THE SITE IS NOT COMPROMISED AND THERE IS NO OPPORTUNITY FOR CLIMBING TREES TO GAIN ACCESS TO BALCONIES OR UNITS. MULCHED SURFACES: MAINTAIN IN A CLEAN AND TIDY CONDITION AND RE-INSTALL THE MULCH AS NECESSARY.
STAKES AND TIES: ADJUST AND/OR REPLACE AS REQUIRED. REMOVE AT THE END OF THE MAINTENANCE PERIOD IF DIRECTED.
GRASSED AREAS: WATER AND WEED AS REQUIRED TO MAINTAIN A HEALTHY WEED FREE GROWTH. MOW AS REQUIRED TO MAINTAIN GRASS HEIGHT WITHIN THE RANGE OF 25-75MM. APPLY LAWN FERTILISER AT COMPLETION OF THE FIRST AND LAST MOWING AND AT OTHER TIMES AS NECESSARY TO MAINTAIN HEALTHY GRASS COVER. CARRY OUT THE LAST MOWING AND FERTILISATION NOT LESS THAN SEVEN DAYS BEFORE THE END OF THE MAINTENANCE PERIOD. REMOVE GRASS CLIPPINGS FROM THE SITE.
STREET TREE MAINTENANCE
TREES MUST BE MAINTAINED FOR A PERIOD OF 12 MONTHS AS FOLLOWS:
A. FORTNIGHTLY WATERING (MIN 20MIN PER TREE)
B. MONTHLY SEASOL APPLICATIONS AT THE MANUFACTURERS SPEC AND
C. STAKED TO PROVIDE STABILITY
D. THE REPLACEMENT TREES MUST REACH A MATURE HEIGHT OF 8m
E. ALL TREE STOCK MUST MEET THE SPECIFICATIONS OUTLINED IN AS2303:2018

