

LANDSCAPE PLAN A3 @1:200

LANDSCAPE LEGEND	
ID	DESCRIPTION
	PROPOSED TREE
	PROPOSED SMALL TREES
	PROPOSED SCREENING PLANTS
	PROPOSED SHRUBS
	PROPOSED ACCENTS
	PROPOSED GRASSES AND GROUNDS COVERS
	PROPOSED LANDSCAPED AREA
	PROPOSED POOL AREA

PLANT SCHEDULE				
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
BR	5	BANKSIA ROBUR	SWAMP BANKSIA	75L
LA	6	LIVISTONA AUSTRALIS	CABBAGE TREE PALM	100L
GF	7	GLOCHIDION FERDINANDI	CHEESE TREE	75L
AC	3	ANGOPHORA COSTATA	SYDNEY RED GUM	100L
SCREENING PLANTS				
AL	42	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	1000MM
LP	1	LEPTOSPERMUM POLYGALYFOLIUM	TEA TREE	1000MM
SHRUBS/ACCENTS				
WF	30	WESTRINGRIA FRUITCOSA	COASTAL ROSEMARY	300MM
CR	26	CORREA ALBA	WHITE NATIVE FUSCHIA	500MM
DE	12	DORYANTHES EXCELSA	GYMEA LILY	500MM
YU	50	YUKKA ELEPHANTIPES	YUKKA	500MM
GRASSES/GROUND COVERS				
BP	30	BANKSIA SPINULOSA	BIRTHDAY CANDLES BANKSIA	150MM
CC	26	CASUARINA GLAUCA	COUSIN IT GRASS	150MM
LM	38	LIROPE 'EVERGREEN GIANT'	GIANT MONDO GRASS	150MM
LI	38	LOMANDRA LONGIFOLIA LIME JET	LIME MAT RUSH	140MM
MP	30	MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA	140MM

LANDSCAPE CONSTRUCTION NOTES

TREE PROTECTION
All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the TPZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunneling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not 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. Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use handsaw, cut cleanly, do not rip with machinery and such that the cutting does not unduly disturb the remaining root system. If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.

SUBSOIL
Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm. Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil.

TOPSOIL
Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting. Spread topsoil to the following typical depths:
Planting beds: 300mm
Grass areas: 100mm

PLANTING
trees: excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball, break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the hole.
shrubs/ground covers: excavate a hole big enough for the plant plus 100mm all round, provide plants which have large healthy root systems, with no evidence of root cur, restriction or damage, are vigorous, well established, free from disease and pests, of good form consistent with the species or variety; and are

hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site. Trees: provide trees which, unless required to be multi-stemmed, have a single leading shoot. trees should be staked as specified. Label at least one plant of each species or variety in a batch using a durable, readable tag, do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods. when the hold is of the correct size, remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75mm below paving level to allow placement of mulch, backfill with topsoil mixture, lightly tamp and water to eliminate air pockets, ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container. Thoroughly water plants before planting and immediately after planting. In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

MULCHING
All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks. Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

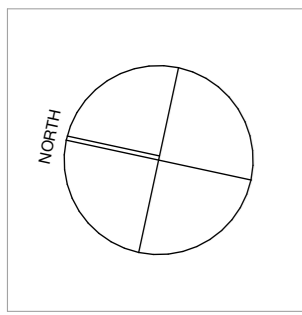
FERTILISER
Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates.

DRAINAGE
Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering).

RETAINING WALLS
Retaining walls to be constructed as per Engineer's details.

CONCRETE WORKS
All paths, steps, slabs and footings shall be to Engineer's specification. Materials and construction to AS3600 and AS3610. Supply and install ready mixed concrete to AS1379 with selected aggregate. Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation.

MAINTENANCE
Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, reurfing, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.



NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY
NOTE: DO NOT SCALE OFF THIS DRAWING
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2022
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH CONSULTANTS REQUIREMENTS

KEY:

	DENOTES EXISTING STRUCTURE TO BE RETAINED
	DENOTES PROPOSED NEW STRUCTURE
	DENOTES AREA OF SOFT LANDSCAPING
	DENOTES AREA OF SWIMMING POOL
	DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROJECT: NEW RESIDENTIAL DWELLING	PROJECT STAGE: DEVELOPMENT APPLICATION	DATE OF ISSUE: 5/11/24	<p>nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVAALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425</p>
CLIENT: JOHNSON & THOMSON	DRAWING TITLE: SITE STRATEGY PLANS: LANDSCAPE CONCEPT PLANS	DRAWING NO. DA-500	
LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW	SCALE: 1:200 @ A3	REVISION: 01	

COPYRIGHT © RAMA ARCHITECTS PTY LTD.
THIS DRAWING IS NOT TO BE USED OR REPRODUCED
IN ANY FORM WITHOUT CONSENT.
DO NOT SCALE FROM THIS DRAWING