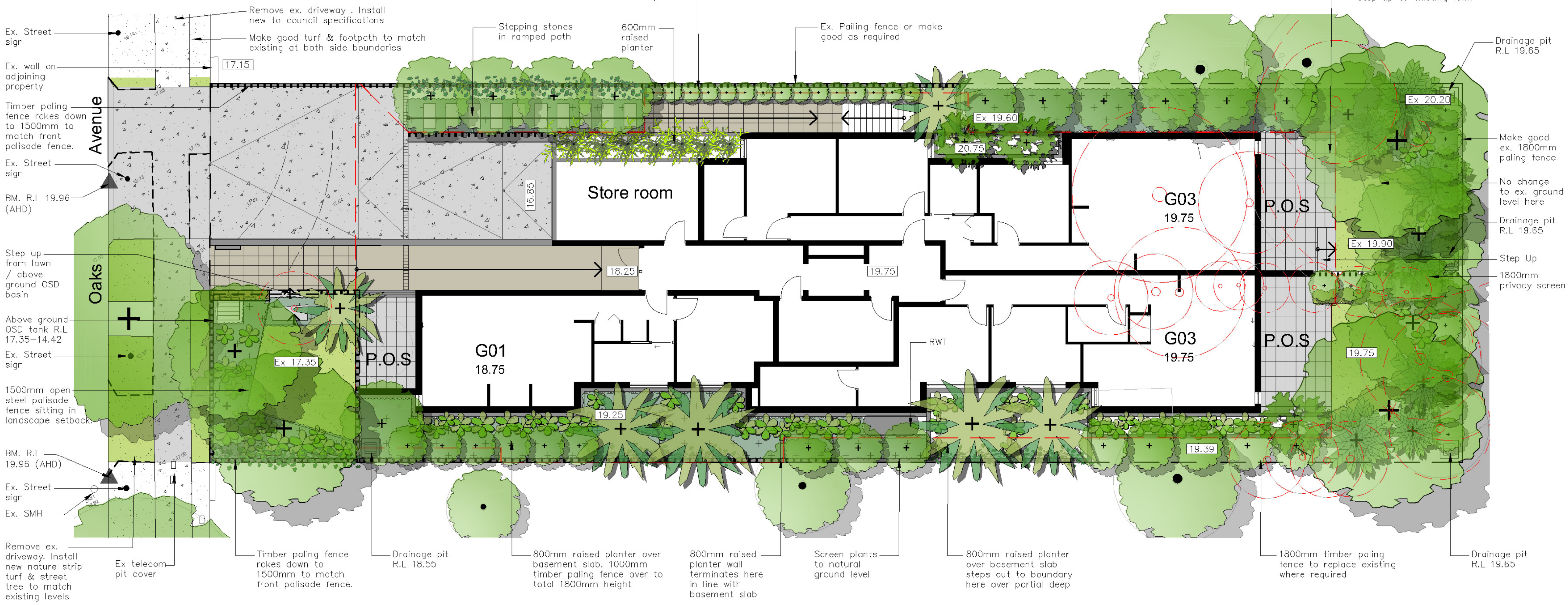
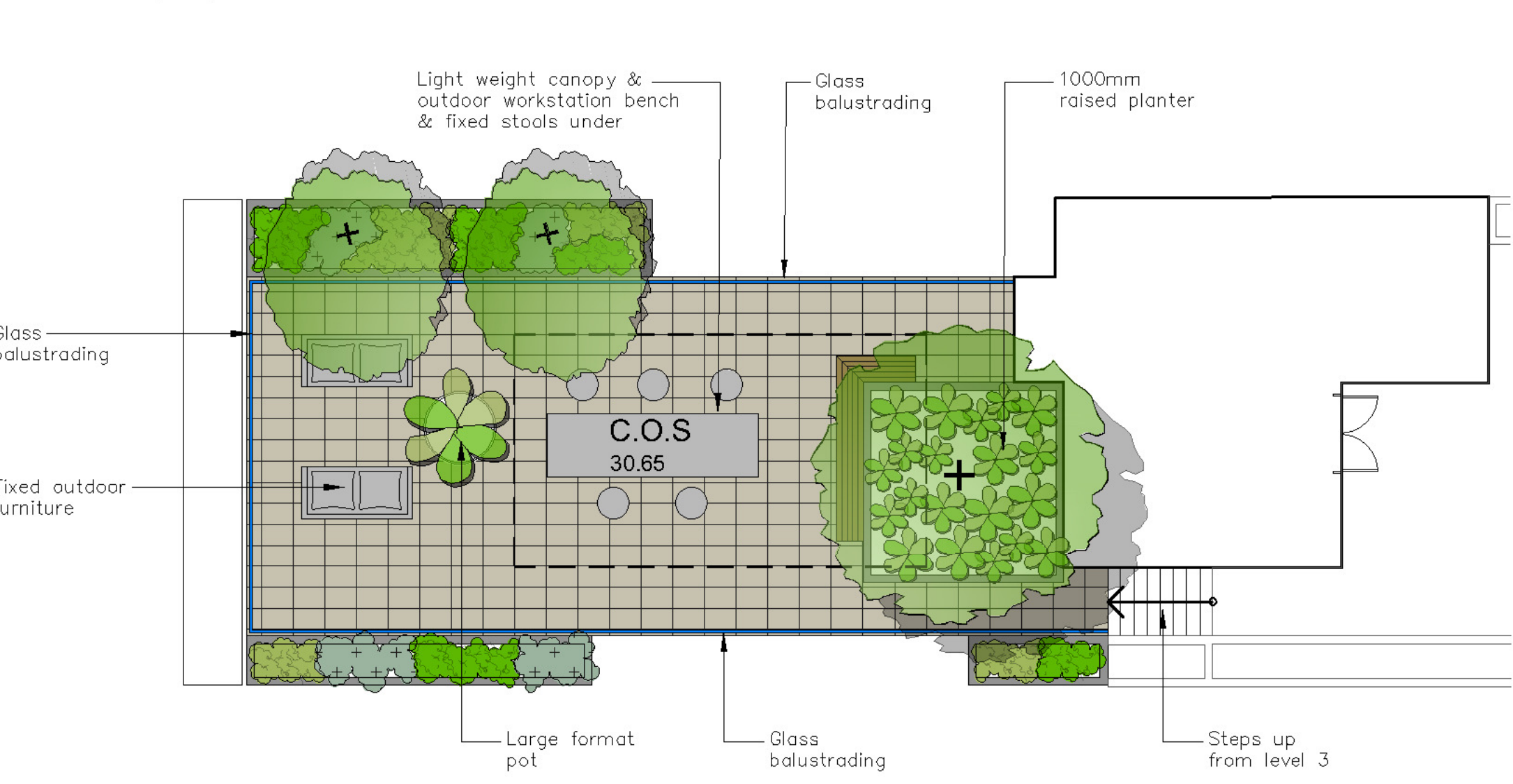


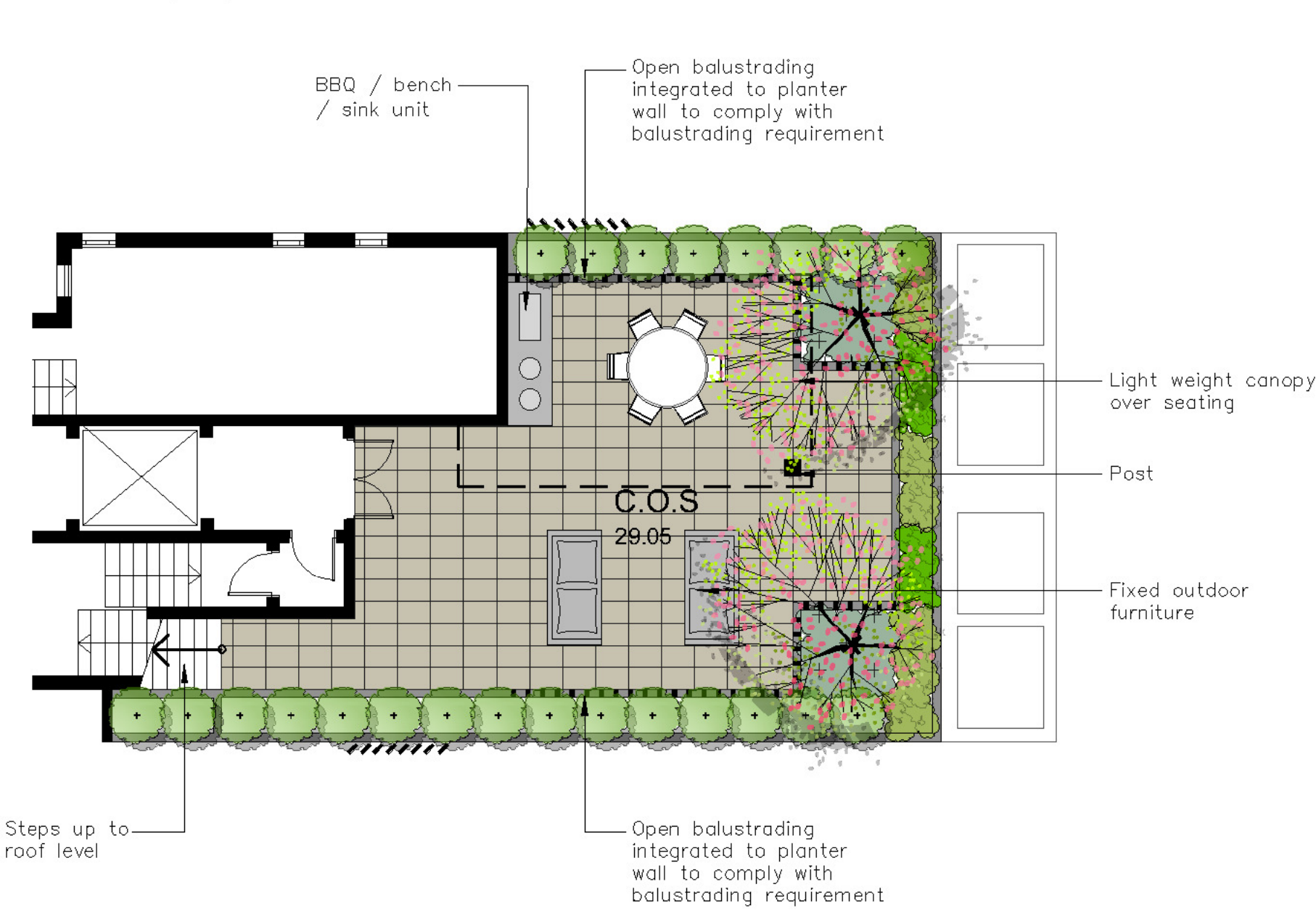
Landscape plan - Ground floor 1:100 @ A1



Landscape plan - Roof 1:100 @ A1



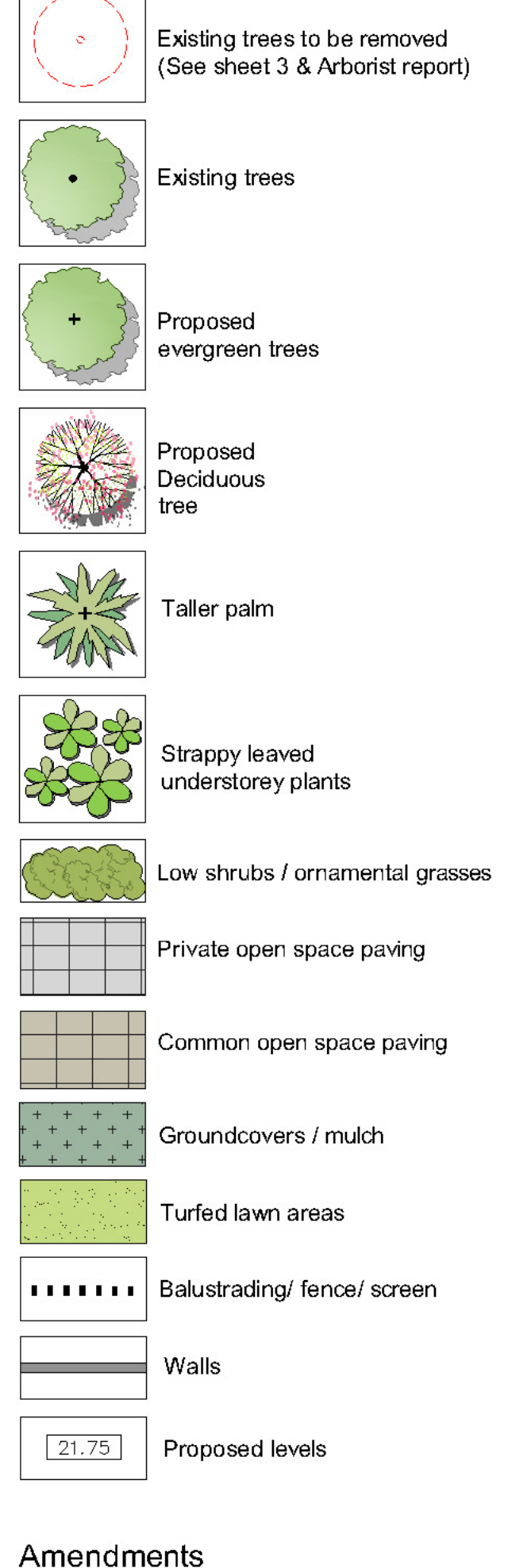
Landscape plan - Level 3 1:100 @ A1



Typical design palette

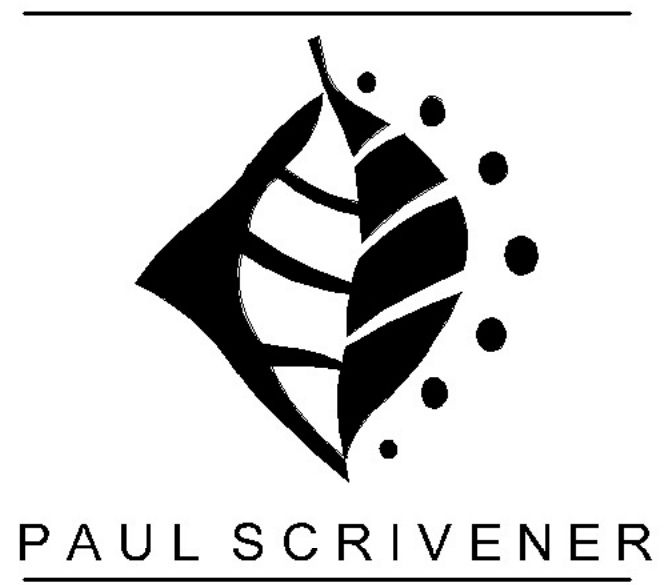


Legend



Amendments

B	24.5.24	--
A	19.4.24	--



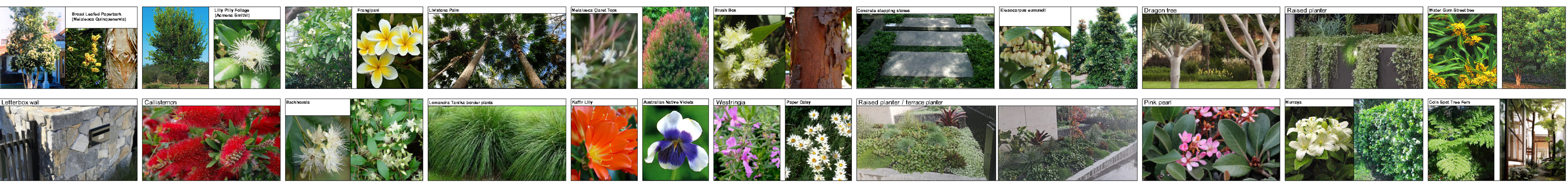
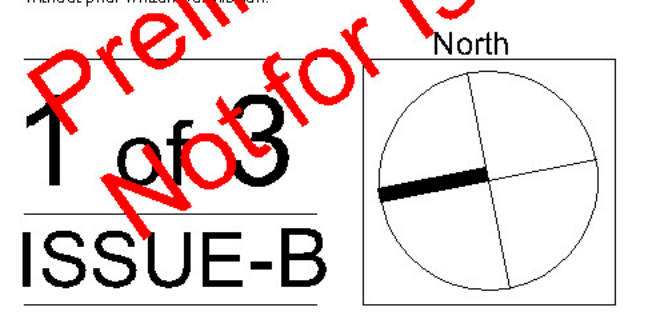
Project: Multi Residential development
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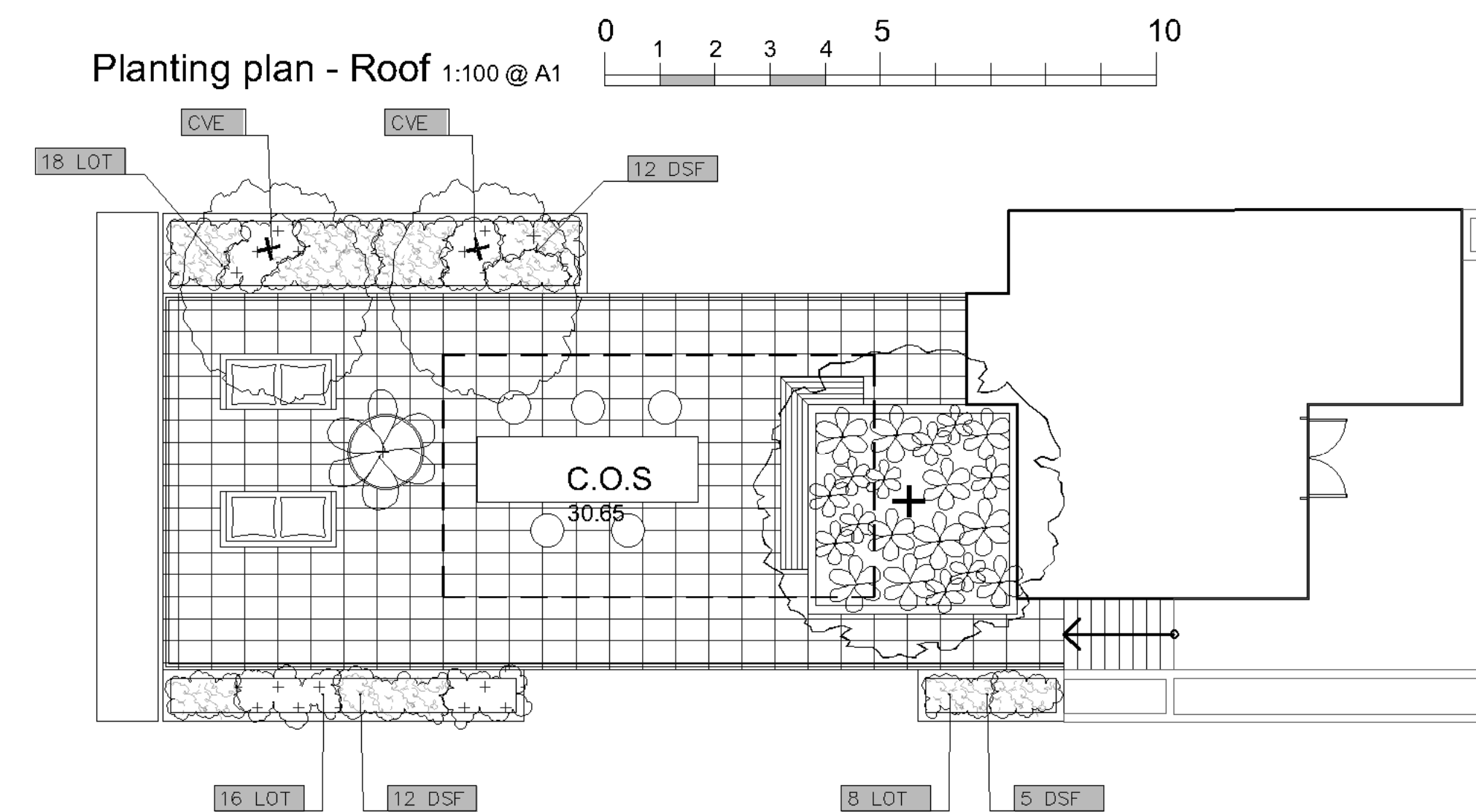
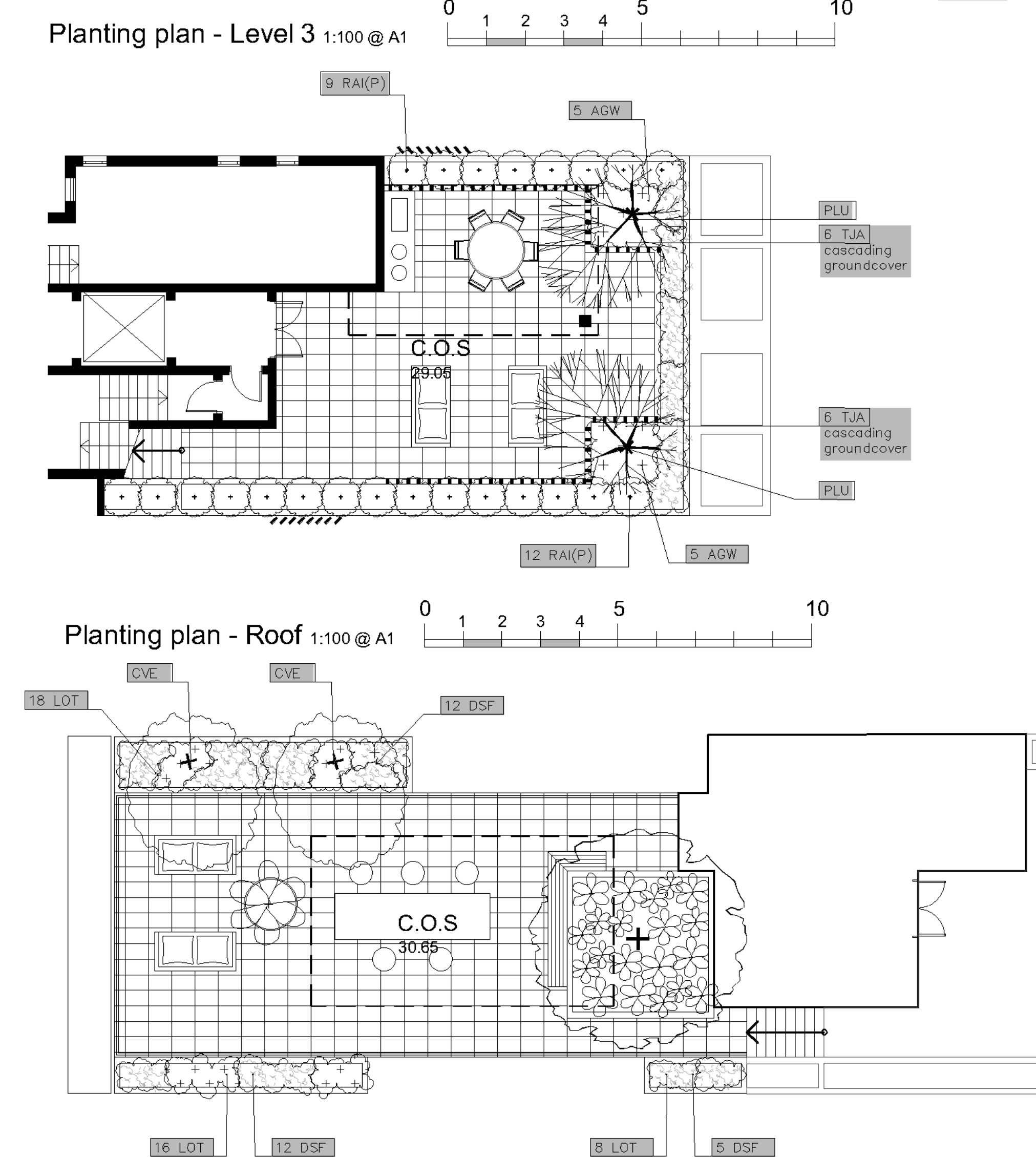
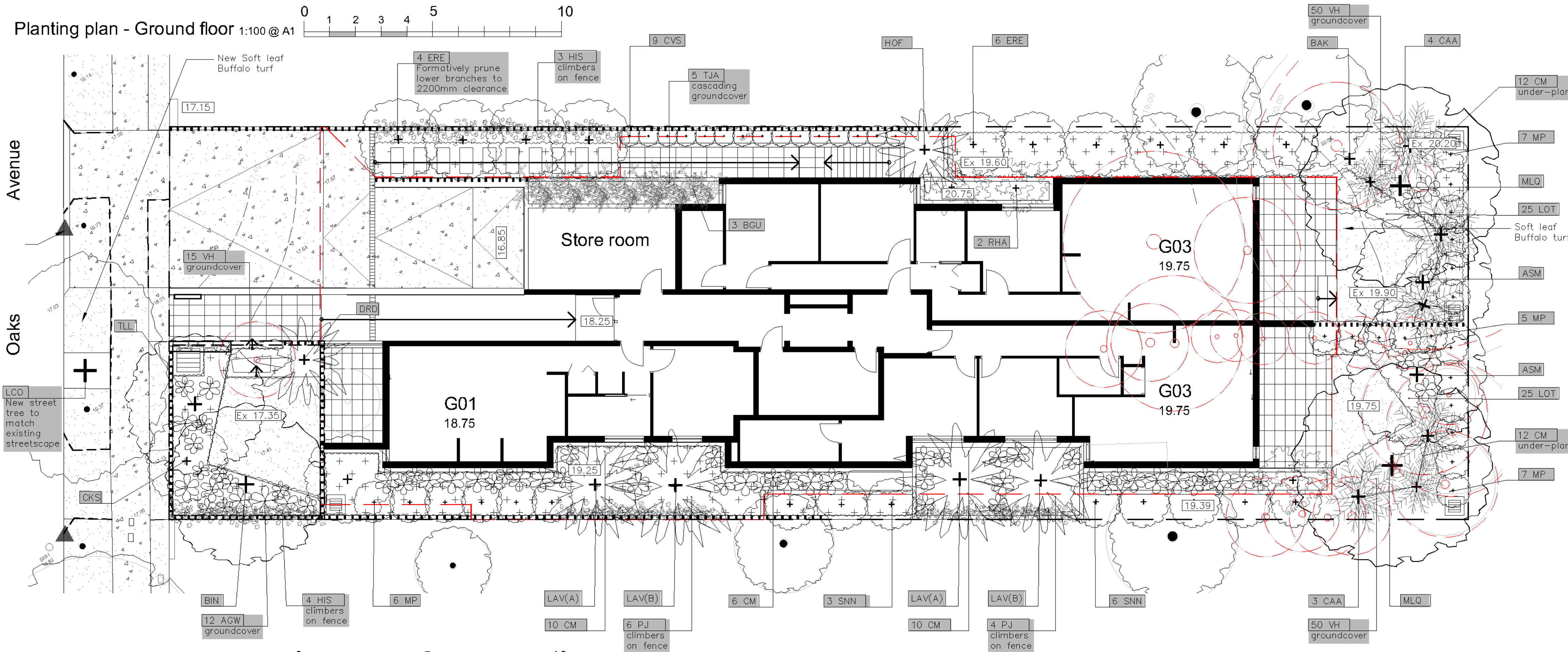
Dwg: Landscape plan - Ground floor / Level 3 & Roof

Date: 24.5.24 Scale: 1:100 @ A1

Job Ref: 24/2655 Sheet No: 1 of 3

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

- The owners of the residence 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.
 - 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.
 - Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent 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.

Legend

- Existing trees to be removed. Refer to Arborist's report.
- Existing trees Refer to Arborist's report.
- Planting symbol

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
ASM	Acmena smithii	Lilly Pilly (Native tree in deep soil. Prune lower branches)	200L	3x50x50x1800	8-10.0M	2
BAK	Grey Myrtle	(Native tree in deep soil)	75L	3x50x50x1800	7-9.0M	1
BIN	Bankia integrifolia	Coast Banksia (medium indigenous tree)	200L	3x50x50x1800	12-15.0M	1
ERE	Elaeocarpus eumundii	QLD Quandong (native vertical narrow screen tree)	45L	2x50x50x1800	7-10.0M	10
LCO	Lophostemon confertus	Brushbox (very hardy tree. Common street tree)	45L	3x50x50x1800	9-13.0M	1
MLQ	Melaleuca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	200L	3x50x50x1800	12-15.0M	2
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45L	2x50x50x1800	3-4.0M	2
TLL	Tristanopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	200L	3x50x50x1800	5-7.0M	1
Shrubs / small feature trees						
CKS	Callistemon Kings Park Special	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3-3.5M	1
CEV	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (flowering native small tree)	300mm	nil	2-3.0M	2
CVS	Callistemon viminalis 'Slim'	Slim Cultivar Bottlebrush (Hybrid screen hedging bottlebrush)	200mm	nil	2.5-3.0M	9
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0M	25
RAI (PP)	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	21
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req. height	3-5.0M	9
Ferns / Palms / Succulents / ornamental bamboos						
BGV	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	300mm	nil	2-3.5M	3
CAA	Cyathea australis	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	7
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	1
HOF	Howea forsteriana	Kentia Palm (tall palm)	semi-adv	wire guys	7-10.0M	1
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	4
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	2
Groundcovers/Climbers						
DSF	Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	29
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	7
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	10
TJA	Trachelospermum asiaticum	Flaming Star Jasmine (FT01 Ozibreed hybrid groundcover)	200mm	nil	0.2M	17
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	115
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	22
CM	Clivia miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	50
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	29

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's meets the specific development consent conditions of the project.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab. (all lawn areas to be excluded) Water supply tap hosecocks as indicated on CC stage drawings.(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 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 timers

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: 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 is acceptable and to be maintained by the owners corporation as part of the ongoing property maintenance.

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)

Amendments

B 24.5.24
A 19.4.24 --



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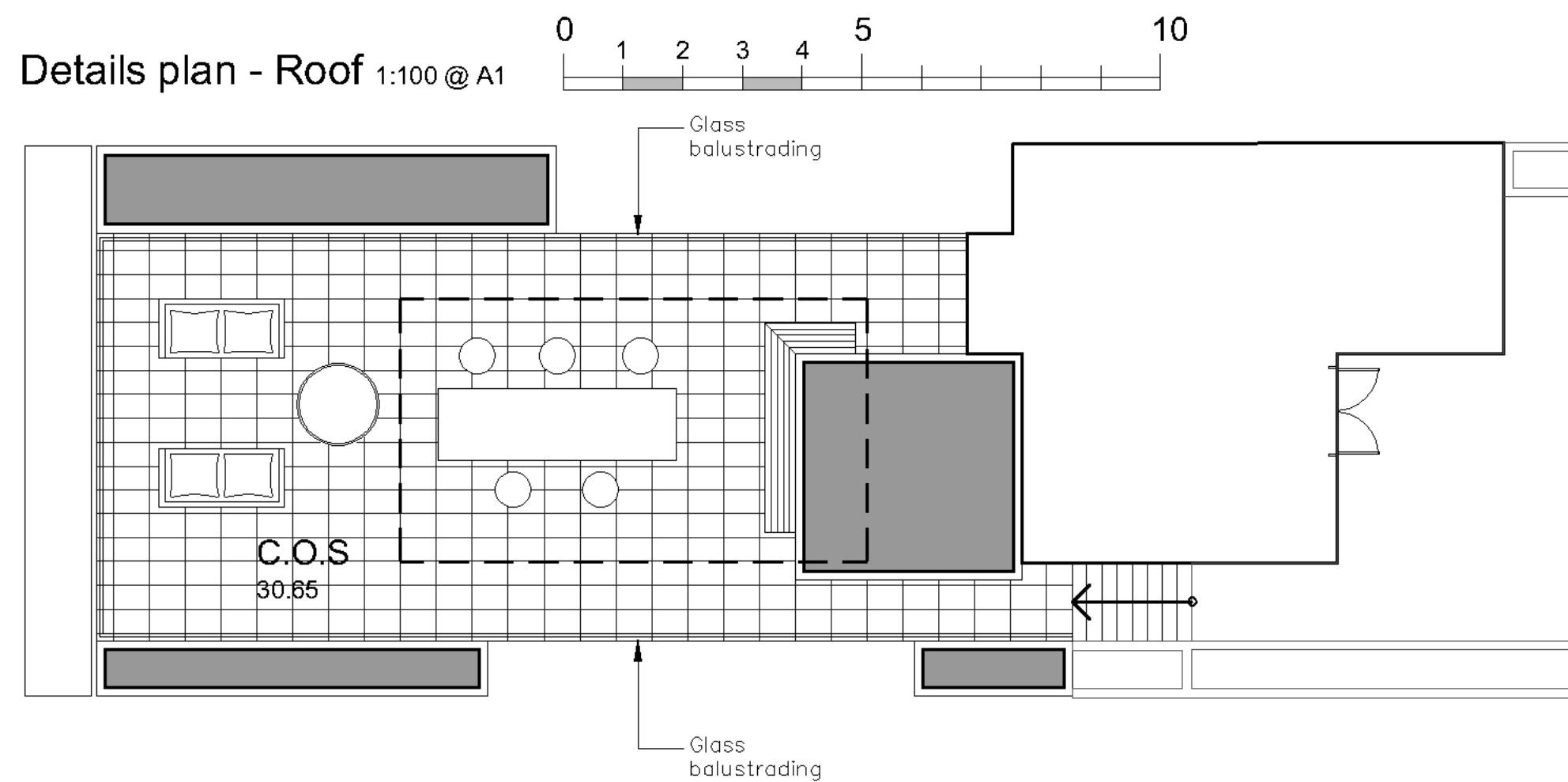
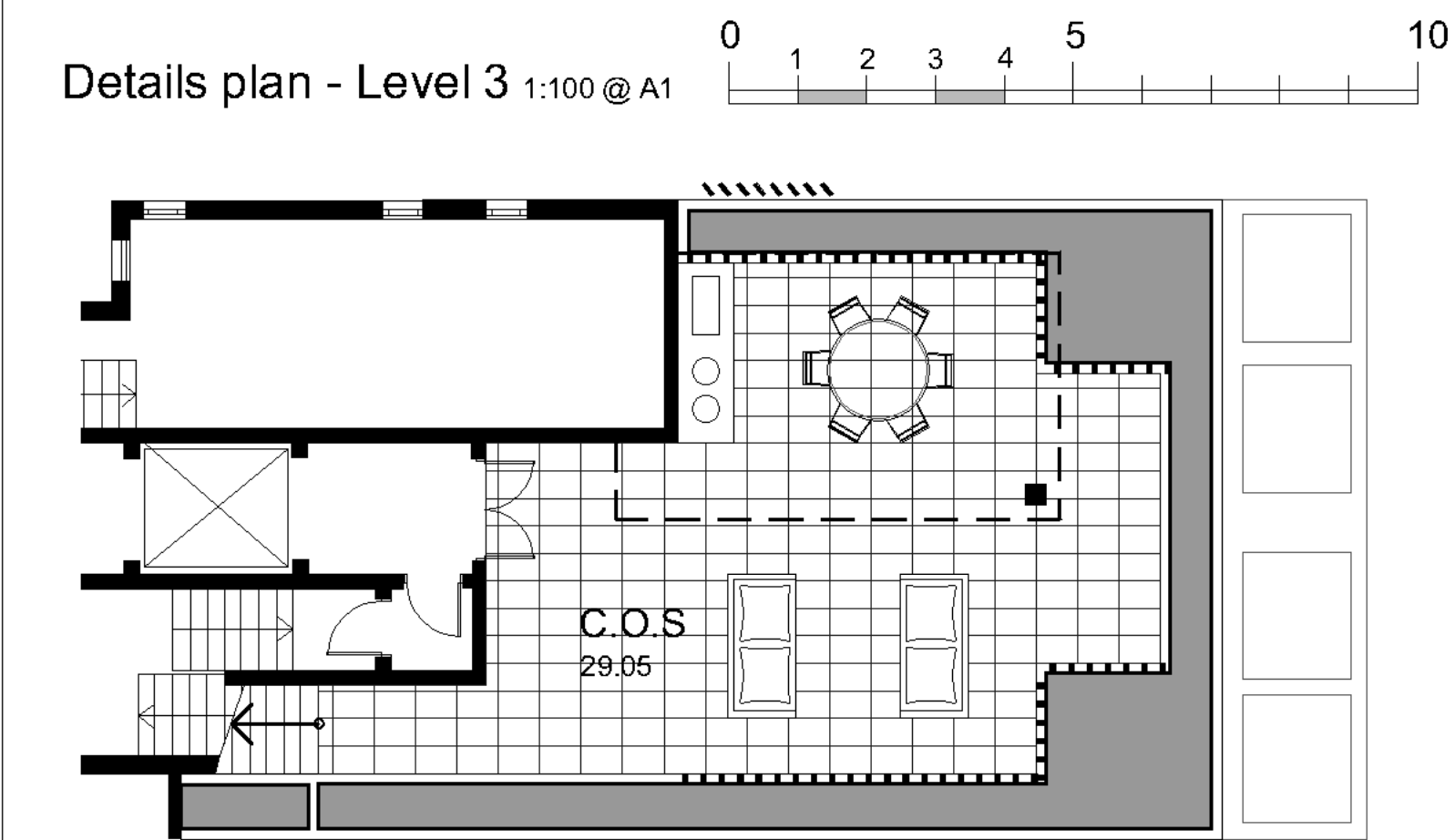
Dwg: Planting plan - Ground floor /
Level 3 & Roof

Date: 24.5.24 Scale: 1:100 @A1

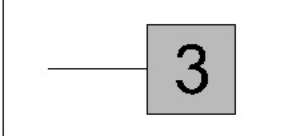
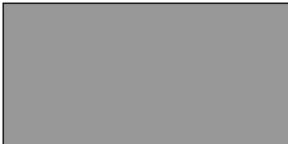

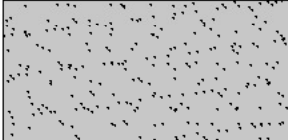

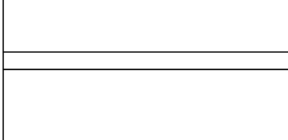

Job Ref: 24/2655 Sheet No: 3 of 3

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ISSUE-B
North



10. Structural
All structural details whatsoever to Engineer's details.

	Detail #
	Raised planter (Detail 4)
	Garden soil (Detail 6)
	Turf (Detail 7)
	Raised planter extends over deep soil
	Walls
	Fence/ screen

B	24.5.24
A	19.4.24



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ISSUE-B

Job/MacKenzie Architects / 45A Oaks / 285

