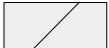



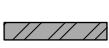
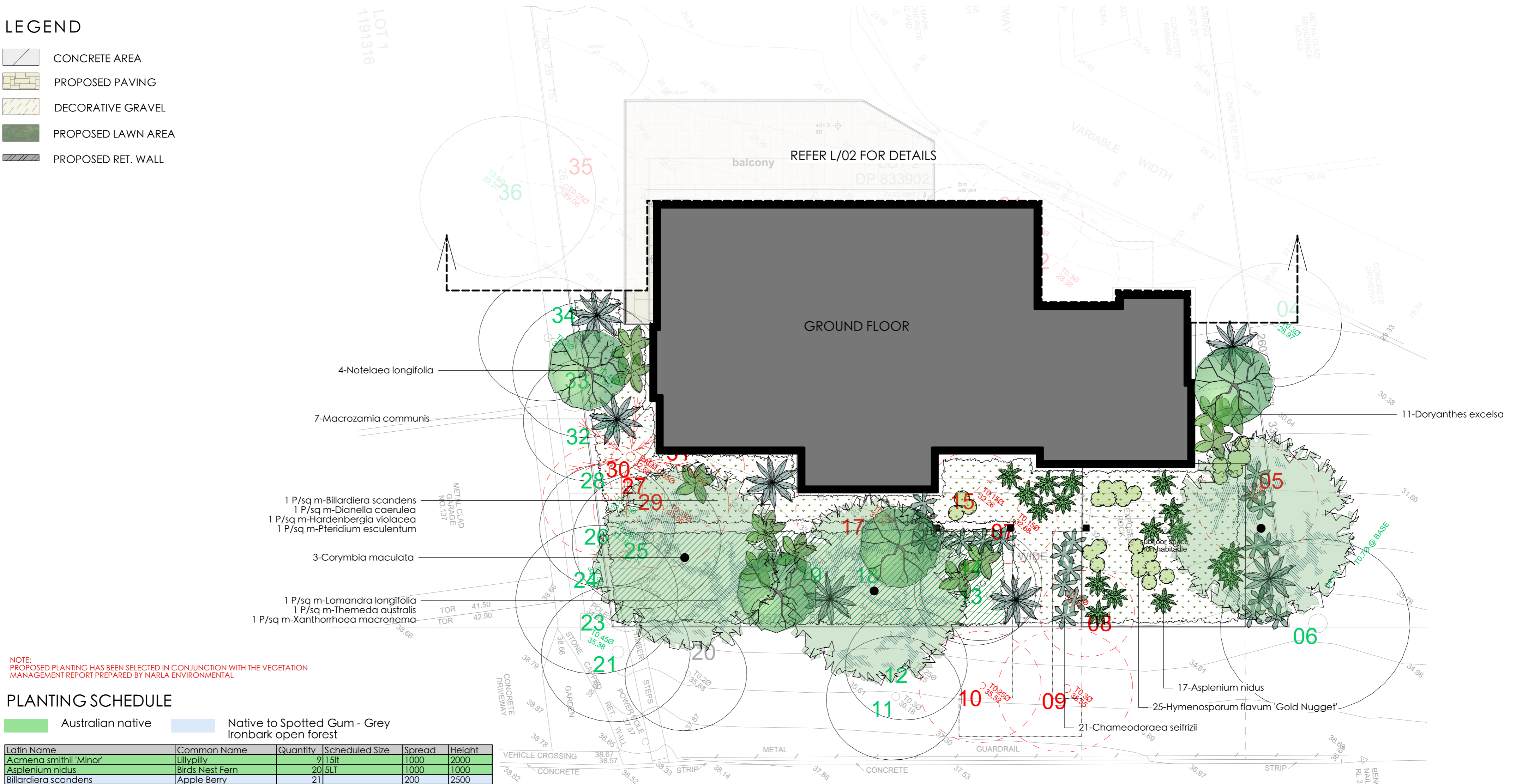



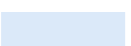
LEGEND

-  CONCRETE AREA
-  PROPOSED PAVING
-  DECORATIVE GRAVEL
-  PROPOSED LAWN AREA
-  PROPOSED RET. WALL




NOTE:
 PROPOSED PLANTING HAS BEEN SELECTED IN CONJUNCTION WITH THE VEGETATION
 MANAGEMENT REPORT PREPARED BY NARLA ENVIRONMENTAL

PLANTING SCHEDULE

 Australian native  Native to Spotted Gum - Grey Ironbark open forest



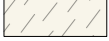


Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
<i>Acmena smithii</i> 'Minor'	Lillypilly	9	15lt	1000	2000
<i>Asplenium nidus</i>	Birds Nest Fern	20	5LT	1000	1000
<i>Billardiera scandens</i>	Apple Berry	21		200	2500
<i>Chameodoraea seifrizii</i>	Clumping Palm	21	15lt	1000	2000
<i>Corymbia maculata</i>	Spotted Gum	3	75lt	7000	30000
<i>Crassula ovata</i> 'Blue Bird'	Crassula	3	5LT	1000	1000
<i>Dianella caerulea</i>	Blue Flax Lily	21	2.5LT	700	700
<i>Doryanthes excelsa</i>	Cynea Lily	19	15lt	1500	1500
<i>Elaeocarpus eumundi</i>	Quandong	4	45lt	3000	6000
<i>Hardenbergia violacea</i>	Flase Sarsparilla	31	5lt	1500	400
<i>Hymenosporum flavum</i> 'Gold Nugget'	Dwarf Native Frangipani	25	5LT	600	300
<i>Lomandra longifolia</i>	Native Grass	42	2.5LT	900	900
<i>Macrozamia communis</i>	Burrawang Palm	7	25lt	2000	2500
<i>Notelaea longifolia</i>	Mock Olive	4	5LT	3000	2500
<i>Pteridium esculentum</i>	Austral Bracken	21		750	0
<i>Themeda australis</i>	Kangaroo Grass	16	2.5LT	900	900
<i>Viola hederaceae</i>	Native Violets	12	tube	600	100
<i>Xanthorrhoea macronema</i>	Bottlebrush Grass Tree	16		1100	0

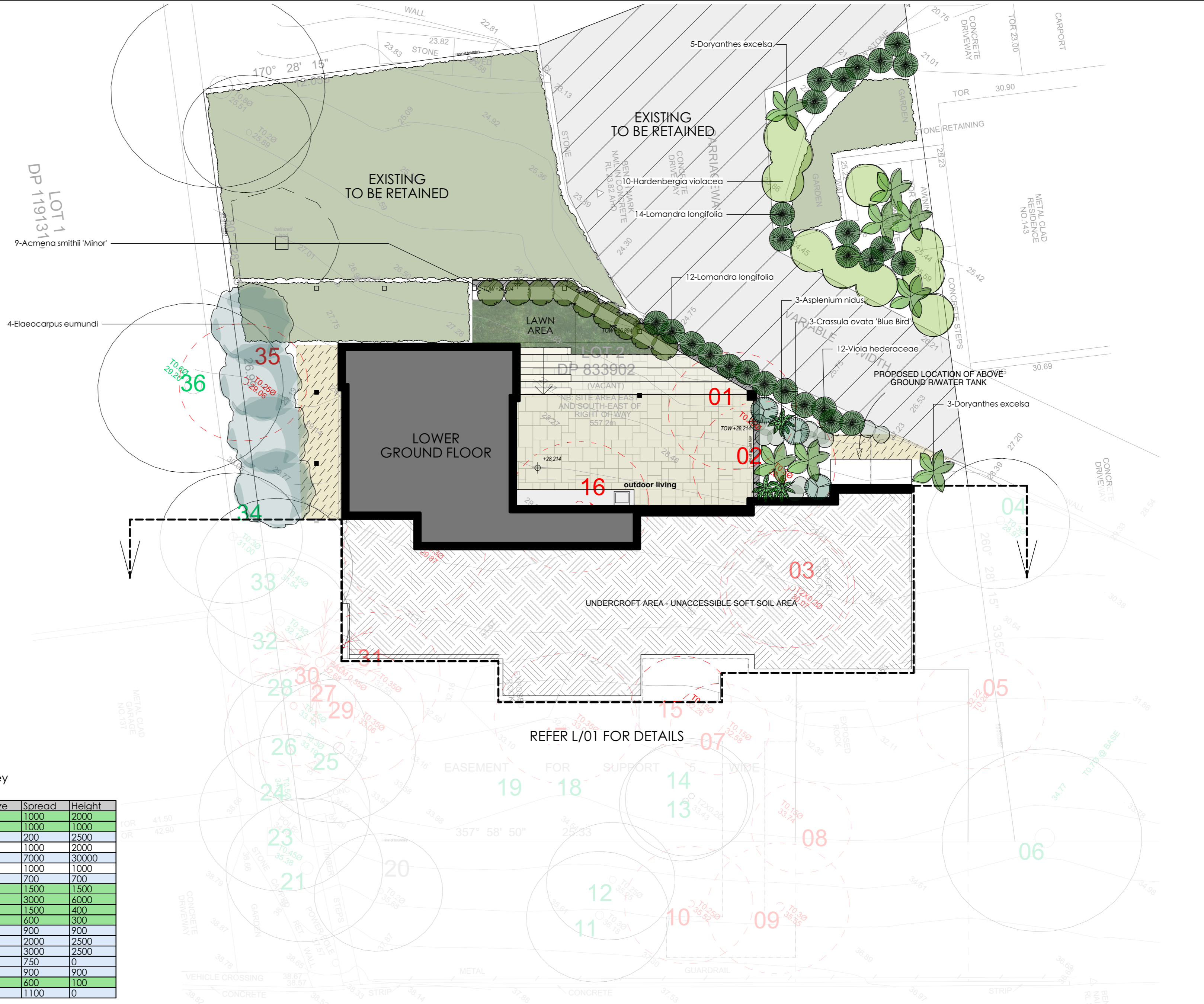
REVISION DATE AMMENDMENT DRAWN NORTH 	Client: FYFFE DESIGNS Site Address: NO. 141 RIVERVIEW RD, AVALON BEACH	Title: LANDSCAPE PLAN Ground Floor Date 18.06.21 Drawing Status: DA	Scale: 1:100 Sheet No: L/01 Project Number: 210617	Sheet: A2 Rev: Project Number: 210617	PROPOSED LANDSCAPE WORKS Aspect Designs Studio 103 84 Alexander St, Crows Nest NSW 2065 0418 638 973 joel@aspectdesigns.com.au
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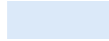


LEGEND

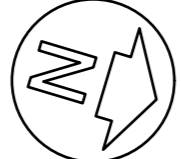
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-  PROPOSED PAVING
-  DECORATIVE GRAVEL
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PLANTING SCHEDULE

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-  Native to Spotted Gum - Grey Ironbark open forest

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<i>Xanthorrhoea macronema</i>	Bottlebrush Grass Tree	16		1100	0

REVISION	DATE	AMMENDMENT	DRAWN	NORTH
				

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Client:
FYFFE DESIGNS

Site Address:
NO. 141 RIVERVIEW RD,
AVALON BEACH

Title:
LANDSCAPE PLAN
Lower Ground Floor

Date
18.06.21

Drawing Status:
DA

Scale:
1:100

Sheet No:
L/02

Project Number:
210617

Sheet:
A2

Rev:

PROPOSED LANDSCAPE WORKS

Aspect Designs
 Studio 103
 84 Alexander St,
 Crows Nest NSW 2065
 0418 638 973
 joel@aspectdesigns.com.au



OUTLINE LANDSCAPE SPECIFICATION (AS APPLICABLE)

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones:(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging.(ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

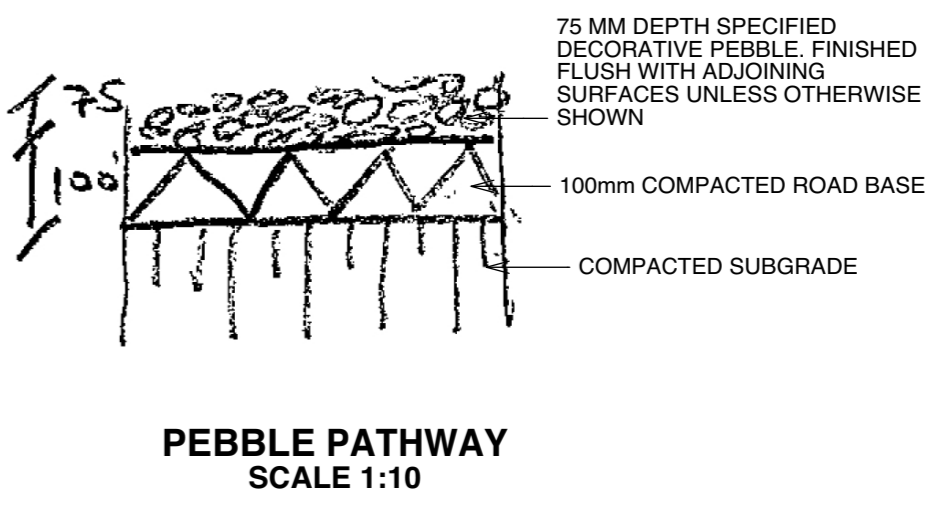
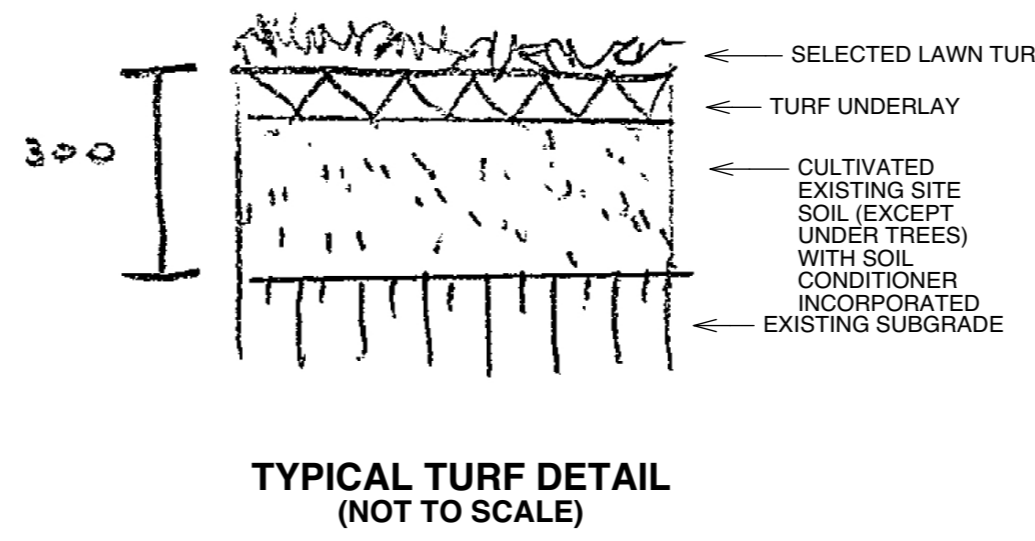
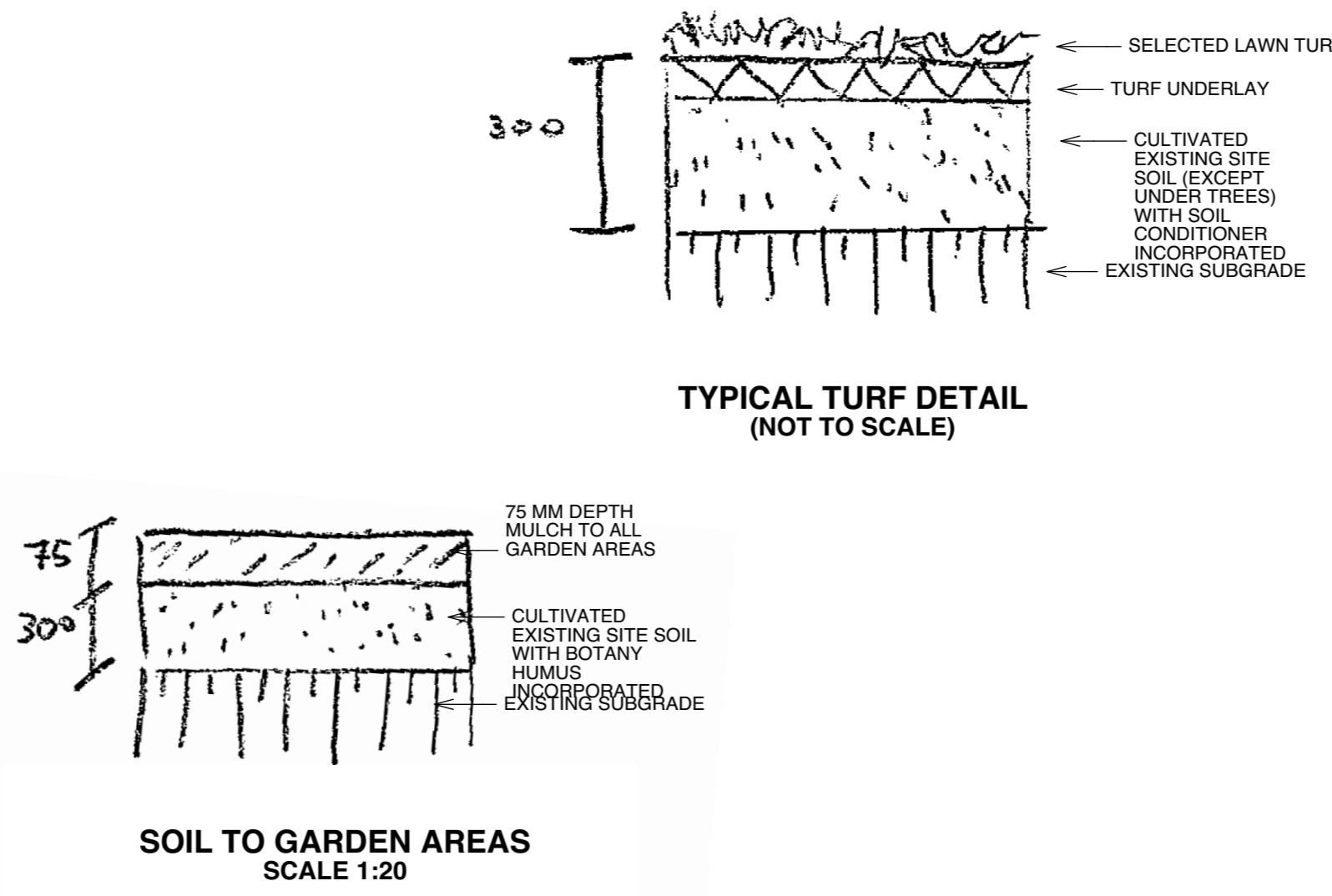
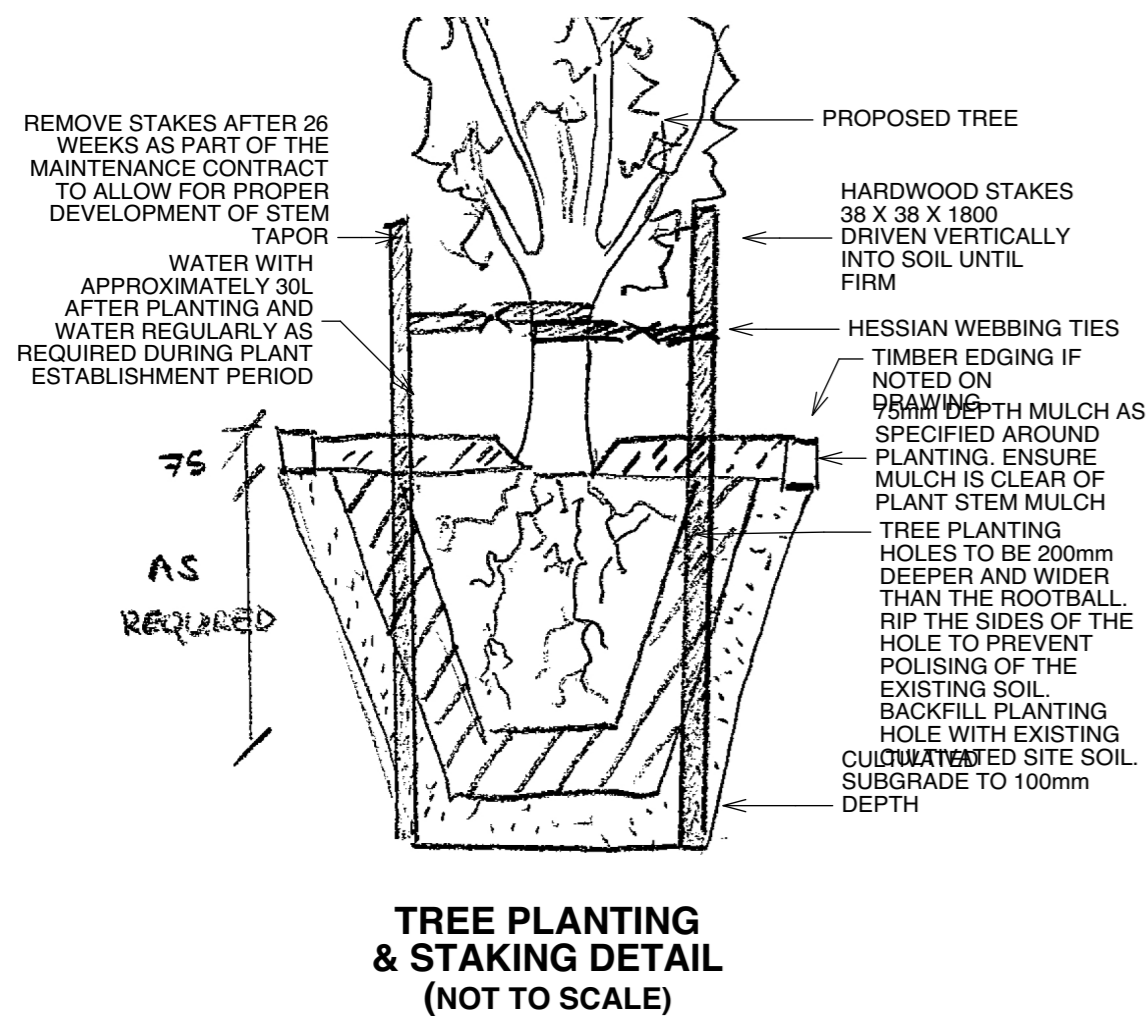
Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.



REVISION	DATE	AMMENDMENT	DRAWN	NORTH	Client: FYFFE DESIGNS	Title: LANDSCAPE DETAILS SHEET	Scale: 1:100	Sheet: A2	PROPOSED LANDSCAPE WORKS
					Site Address: NO. 141 RIVERVIEW RD, AVALON BEACH	Date: 18.06.21	Sheet No: L/03	Rev:	Aspect Designs Studio 103 84 Alexander St, Crows Nest NSW 2065 0418 638 973 joel@aspectdesigns.com.au
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