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31 May 2021

TO WHOM IT MAY CONCERN

Re Landscape Design Concept Plan for 12 Montpelier Place Manly NSW 2095

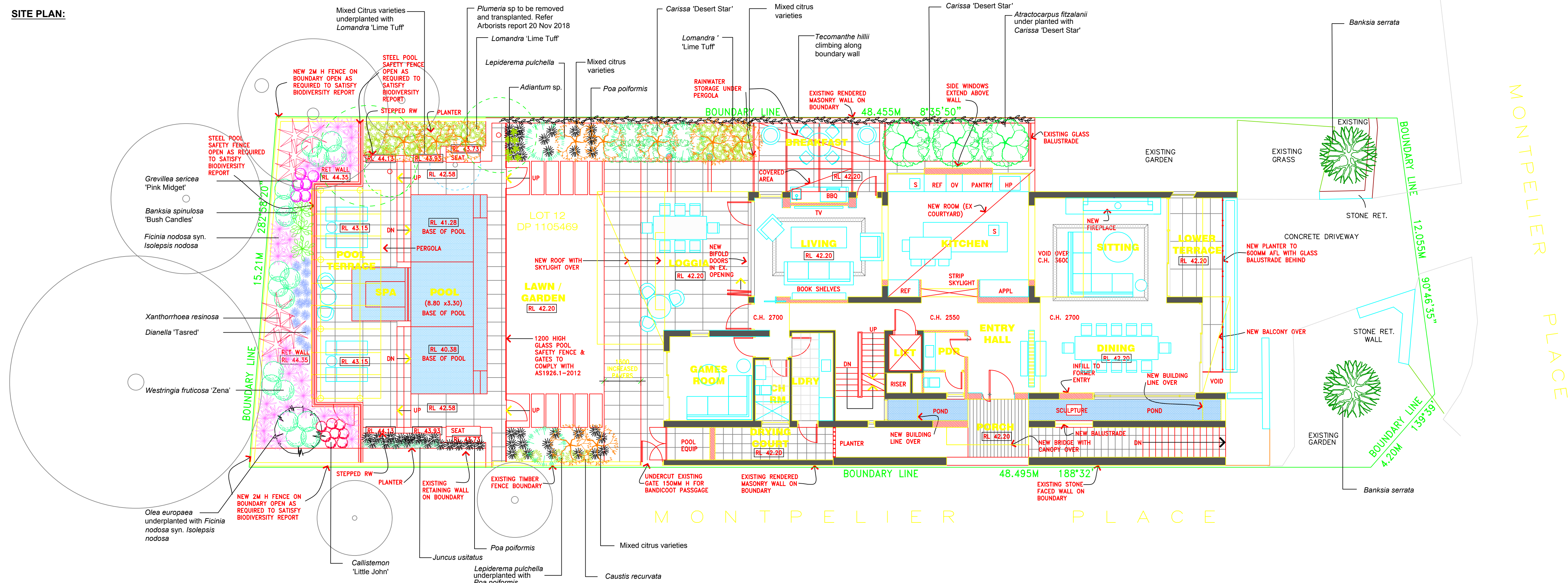
Landscape Design Statement:

In our opinion, the Landscape Design Concept Plan, Revision J dated 26 May 2021, achieves compliance with the Northern Beaches Development Application Assessment Report DA2020/0148, Point 16. i.e. "... to include native plant species with a low dense clumping habitat to provide Long-nosed Bandicoot habitat. The planting schedule must comprise species including *Lomandra* sp., *Dianella* sp., *Banksia spinulosa*, *Westringia fruticosa*, *Caustis* sp., *Xanthorrhoea* sp., *Isolepis* sp., *Juncus* sp., *Adiantum* sp., *Callistemon* sp., *Grevillea* sp., and tussocky grasses (e.g. *Themeda* spp.)"

Nicholas Vale

Nick Vale B. Agriculture, Dip. Landscape Design, Cert Hort III
Manager Vale Green Life

SITE PLAN:



PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	Existing trees				<i>Olea europaea</i>	European olive	1		Mixed citrus varieties	Lemon, Lime, Grapefruit, Mandarin	10
	Trees to be removed. Refer Arborists report 20 Nov 2018				<i>Lepiderema pulchella</i>	Fine-leaved Tuckerod	4		<i>Lomandra longifolia x confertifolia spp. pallida</i>	'Lime Tuff'	85
	<i>Plumeria</i> sp. to be removed and transplanted. Refer Arborists report 20 Nov 2018				<i>Poa poiformis</i>	Coastal tussock grass	60		<i>Banksia serrata</i>	Old Man Banksia	2
	<i>Grevillea sericea</i> 'Pink Midget'	Grevillea 'Pink Midget'	6		<i>Dianella tasmanica</i> 'Tasred'	Dianella 'Tasred'	14		<i>Carissa macrocarpa</i> cv. <i>Desert Star</i>	<i>Carissa</i> 'Desert Star'	20
	<i>Xanthorrhoea resinosa</i>	Grass tree	8		<i>Banksia spinulosa</i> 'Bush Candles'	Banksia 'Bush Candles'	3		<i>Westringia fruticosa</i> 'Zena'	Westringia 'Zena'	18
	<i>Tecomanthe hillii</i>	Fraser Island Creeper	6		<i>Adiantum</i> sp.	Maidenhair fern	7		<i>Atractocarpus fitzalanii</i>	Native gardenia	3
	Sir Walter Buffalo grass				<i>Ficinia nodosa</i> syn. <i>Isolepis nodosa</i>	Knobby Club rush	40		<i>Callistemon</i> 'Little John'	Bottlebrush 'Little John'	8
					<i>Caustis recurvata</i>	Curly sedge	5				
					<i>Juncus usitatus</i>	Common rush	7				

*NOTE: Native species with a low dense clumping habit to provide Long-nosed Bandicoot habitat as required to achieve compliance with the Northern Beaches Development Application Assessment Report DA2020/0148.

SPECIFICATION NOTES

GENERAL:

All plants are to be planted as stated in the planting legend and drawing. 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. Any nearby site works should be carried out carefully using hand tools. Trees shall not be removed or topped unless specific written approval to do so is given or is indicated on the plan or in the Arborist's report. Refer Arboricultural Impact Report & Tree Protection Plan 20 November 2018.

SERVICES:

Before landscape works are commenced onsite, the landscape contractor is to establish the position of all service lines and ensure any proposed tree planting is away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes.

PLANTING MIXTURE:

Shall be 3 parts onsite topsoil and 1 part compost. Mix to a homogenous blend prior to installation and spread to a minimum of 250mm. pH levels must have a reading of between 6-7 and higher or lower levels must be adjusted to suit. The compost is to be well rotted vegetative material or animal manure, free from harmful chemicals, grass, weed growth and must have a neutral pH, such as 'Botany Humus' supplied by Australian Native Landscapes. If site soil is insufficient then the imported garden mix shall be 'Organic Garden Mix' supplied by Australian Native Landscapes.

MULCH:

Application: Place mulch to the specified depth clear of stems and spread to a minimum of 75mm in depth, finish 20mm below adjoining levels. Ensure mulch is watered in after installation. Type: Mulch shall be 'Forest Fines' as supplied by Australian Native Landscapes.

PLANT MATERIAL:

All plant material is to be grown to current 'Natspec' specifications and must be the same species as listed in the plants schedule on the landscape plan. All new trees must comply with Australian Standard 2303:2018 Tree Stock for Landscape Use. Generally plants shall be vigorous, well established and good form consistent with the species or variety. Plants are to have a healthy root system with no evidence of root cut or damage. Plants must be free from disease or insect attack. Trees are to have a single leader. Reject dried out, damaged or unhealthy plant material prior to planting. Just prior to planting the plants must be well watered sufficient to soak the root ball. Installation: Standard Horticultural Practices shall be followed. For all Trees, shrubs and ground covers planting holes are to be dug twice the diameter of the root ball and as deep as the root ball with the sides and base of the planting hole roughened. Gently tease roots and place the plant in the prepared hole and backfill using the site soil in good tilth placed and firmed in layers. Water in well and create a saucer shaped depression around the plant.

SPECIFICATION NOTES contd.

STAKING:

Trees should be of self supporting stock and staking should only be required for establishment. All stakes are to be removed at the completion of the Maintenance Period. Installation: Standard Horticultural Practices shall be followed for staking and tying.

FERTILISER:

Mass Planting Areas and Trees : Controlled release fertiliser shall be 'Scotts Osmocote - Total All Purpose plus trace elements', for the exotic plants. 'Scotts Osmocote - Native Gardens plus trace elements' applied at a rate specified by the manufacturer. Thoroughly mix fertiliser with the planting mixture and for trees and shrubs mix fertiliser in the backfill soil at the time of planting 50mm minimum from the root ball.

IRRIGATION:

An automatic watering system to be selected and installed to all landscaped garden areas. The Landscape Contractor must ensure that the irrigation system conforms with all Water Board, Council & Australian standards and regulations. All plants to be hand watered throughout the establishment period.

EXTRAS:

80mm diameter conduit required under all paving, decking and paths for cable access.

MAINTENANCE:

All planting is to be maintained for a minimum of three (3) months (Maintenance Period) following practical completion. All plants are to be well watered; fertiliser applied as determined by the controlled release 'life' of the product. Plants to be checked for pest and disease and pruned as required to maintain healthy look or required use.

GENERAL NOTES

This plan should be read in conjunction with the approved Architectural and Engineering plans. Works specific to these plans should be prepared in accordance with these plans prior to the installation of the landscaping, and should not be altered or compromised during landscape construction.

The Landscape works are to be undertaken generally in accordance with the approved plans and in the event of any inconsistency, between the conditions of the consent and this drawing, the conditions of consent will prevail.

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in scale from that indicated on plans.

Report any discrepancies to Vale Green Life before proceeding with the work. If the status of this drawing is not signed off 'For Construction', it may be subject to change, alteration or amendment at the discretion of Vale Green Life. If so, Vale Green Life is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of this drawing for construction purposes.

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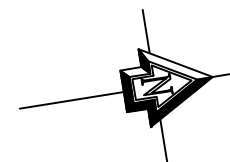
PROJECT Landscape Design Concept Plan

For Christine & John Kelleher
12 Montpelier Place, Manly

Scale: 1:100 at A1	Drawn: NV	Date: Nov 2019	Issue: B
REV	DATE	NOTATION/AMENDMENT	
D1	03.11.19	For Design purposes only	
A	01.12.19	Prepared for Development Application	
B	04.12.19	Prepared for Development Application	
C	10.02.20	Prepared for Development Application	
D	25.02.20	Prepared for Development Application	
E	22.10.20	Prepared for Construction Certificate	
F	28.10.20	Prepared for Construction Certificate	
G	11.11.20	Prepared for Construction Certificate	
H	05.12.20	Prepared for Construction Certificate	
I	27.03.21	Prepared for Construction Certificate	
J	26.05.21	Prepared for Construction Certificate	

Notes:

All measurements must be checked on site before quoting or building.
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