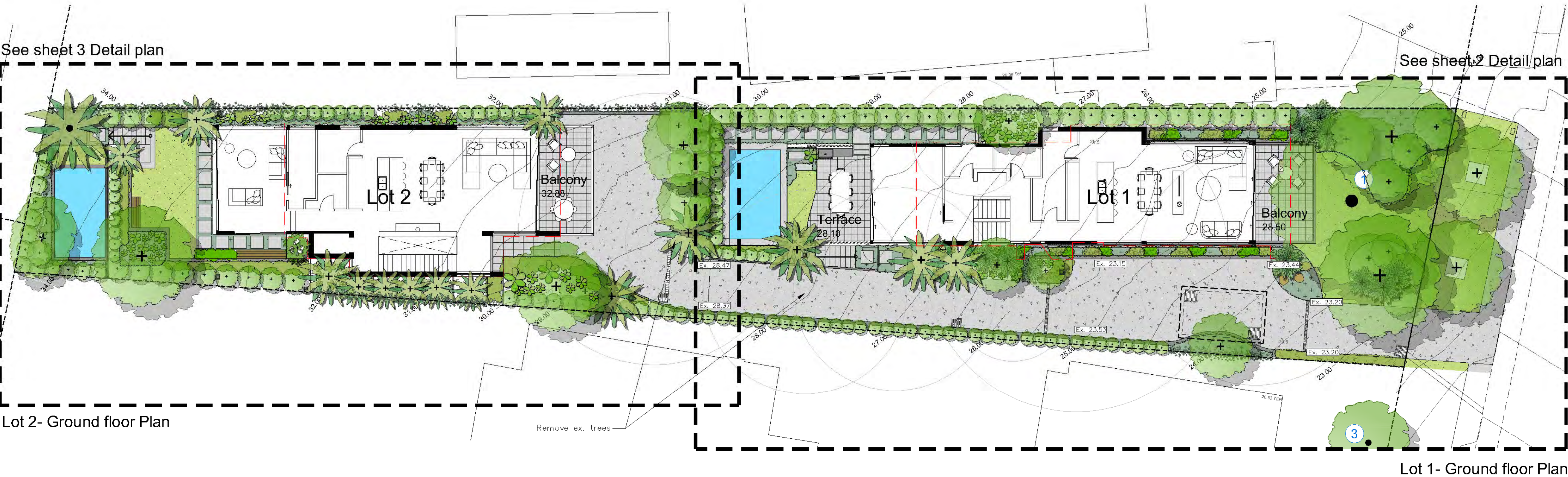


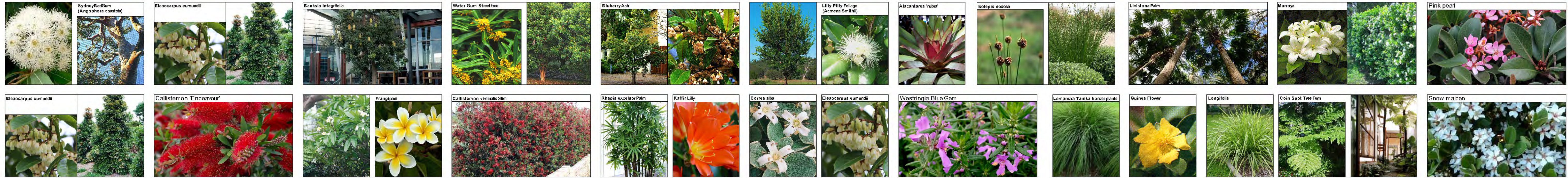


Drawing schedule:
Sheet 1: Landscape site plan
Sheet 2: Lot 1 planting and details
Sheet 3: Lot 2 planting and details
Sheet 4: Lot 1 elevations
Sheet 5: Lot 2 elevations
Sheet 6: Notes

Typical design palette image



Typical plant species



Legend



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Project: 90 Brighton Street
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DWG: Landscape site plan

Date: 17.10.24
Job Ref: 2872/24

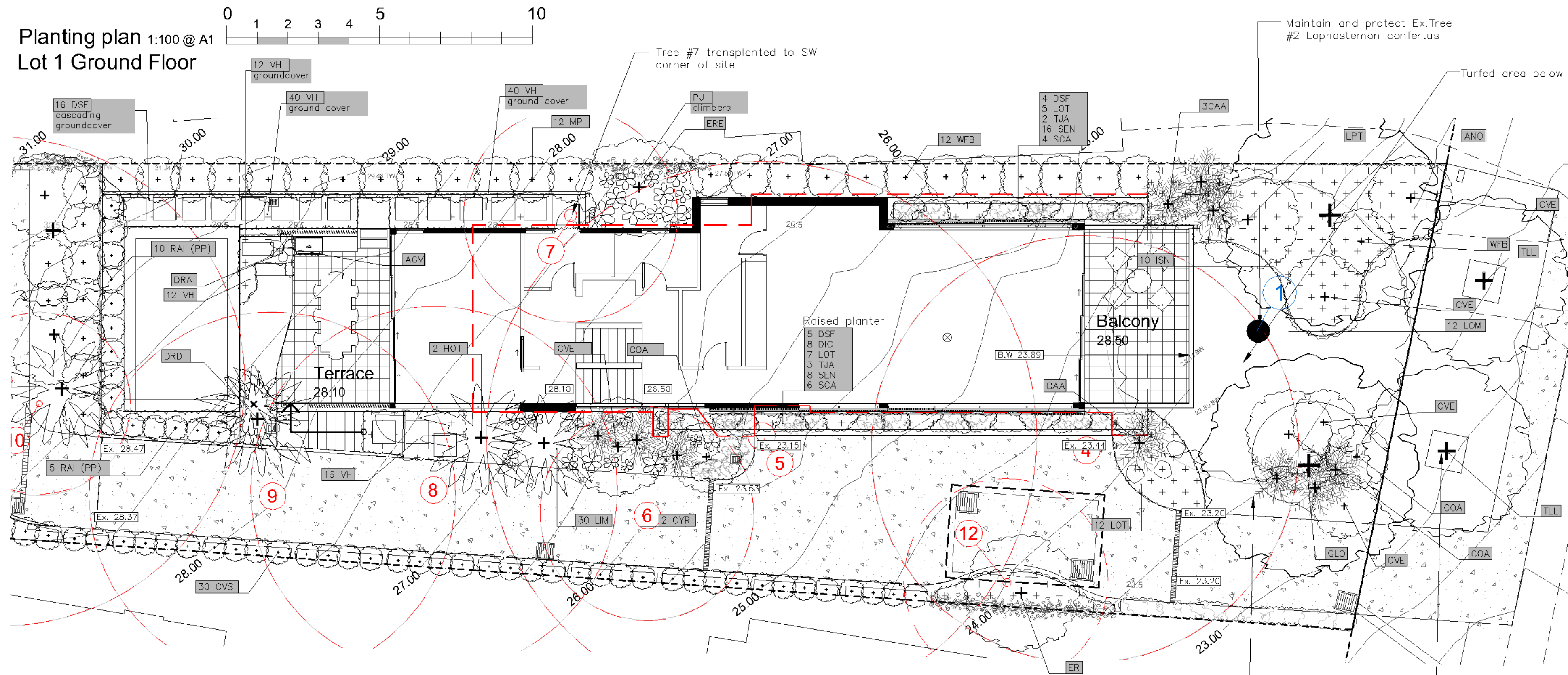
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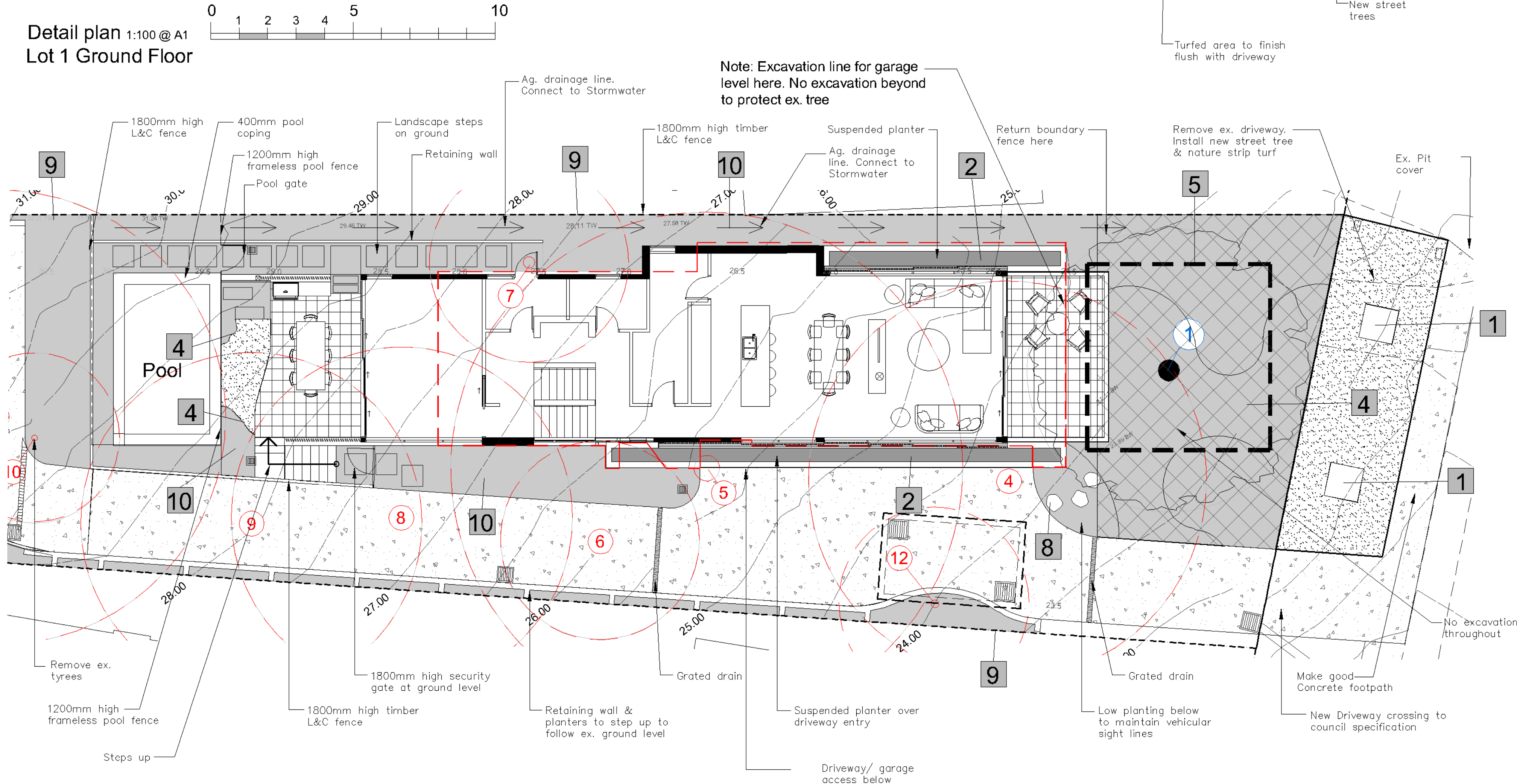
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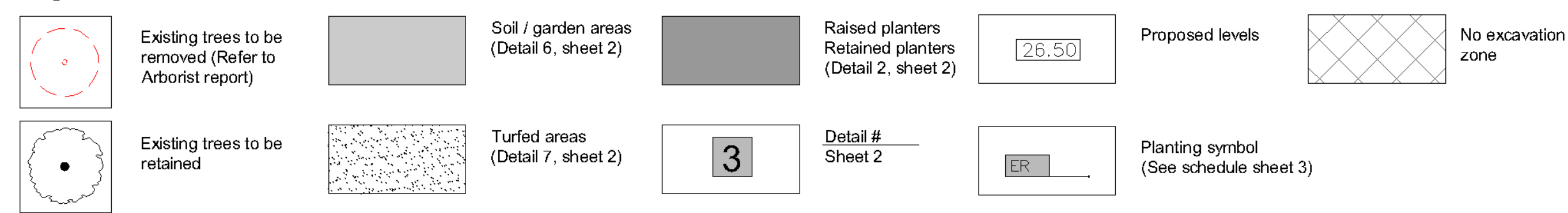
Planting plan 1:100 @ A1
Lot 1 Ground Floor



Detail plan 1:100 @ A1
Lot 1 Ground Floor



Legend

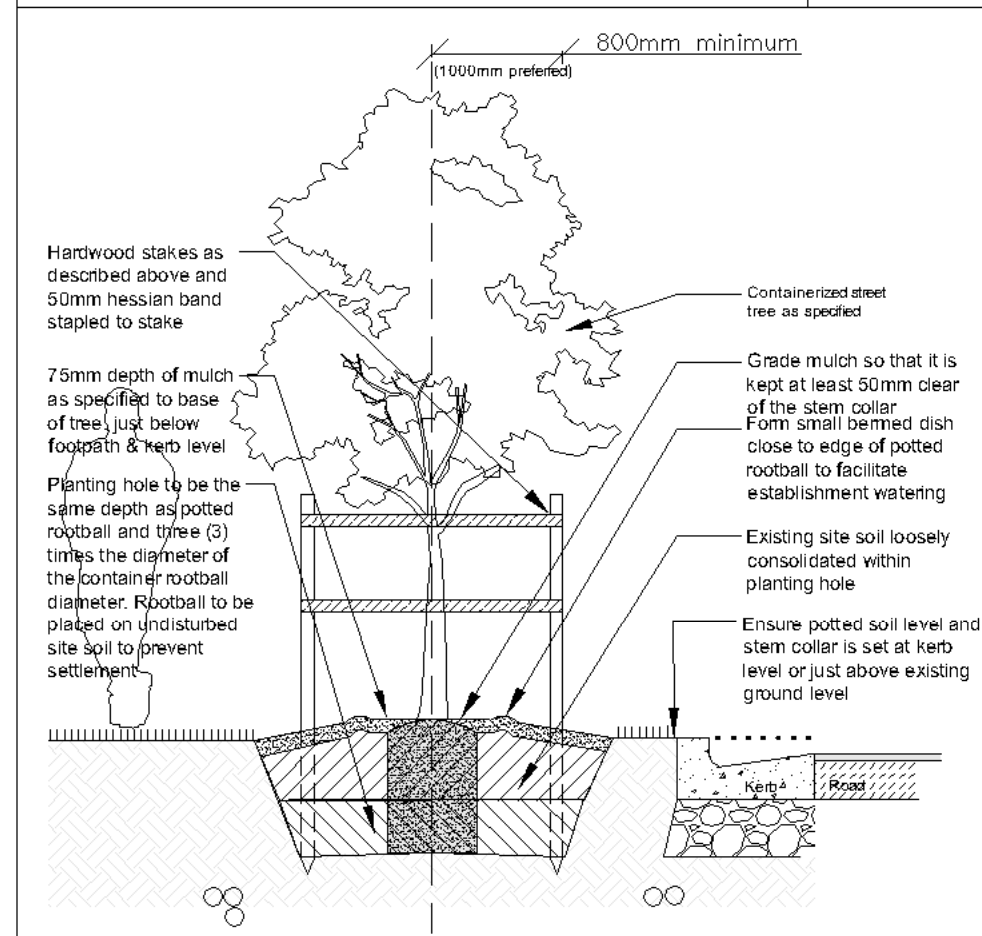


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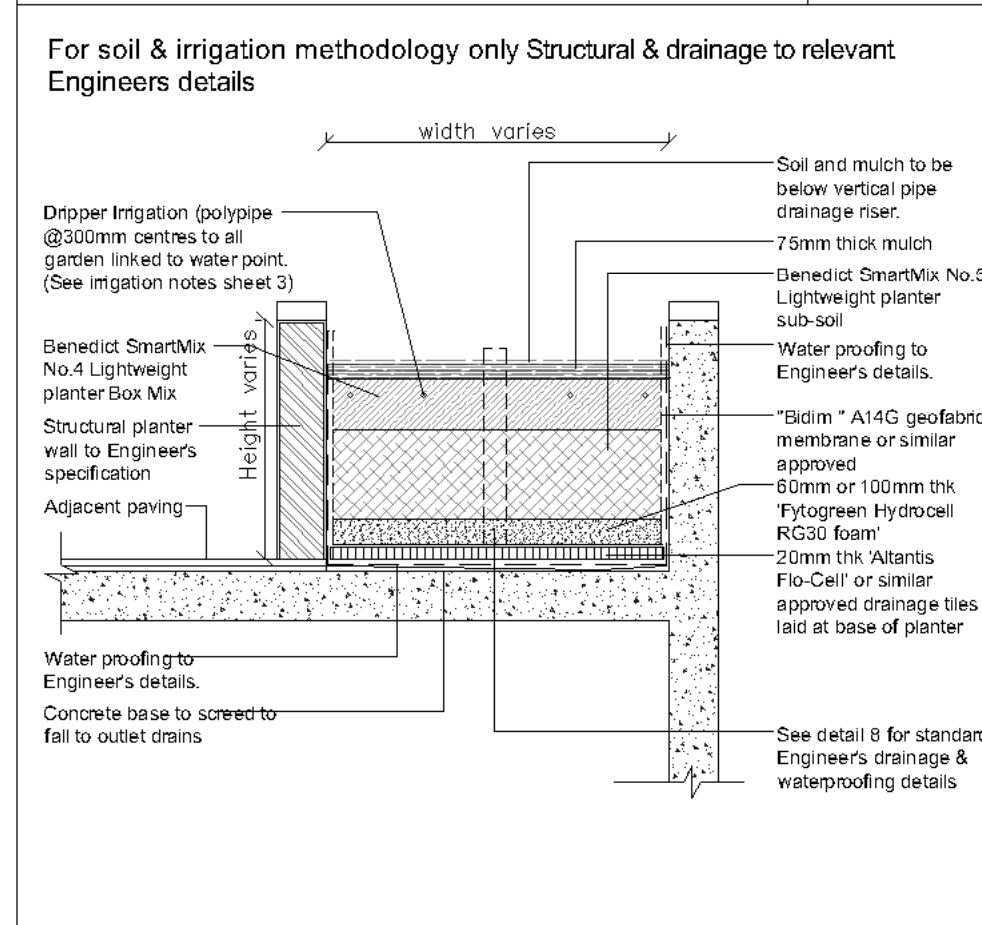
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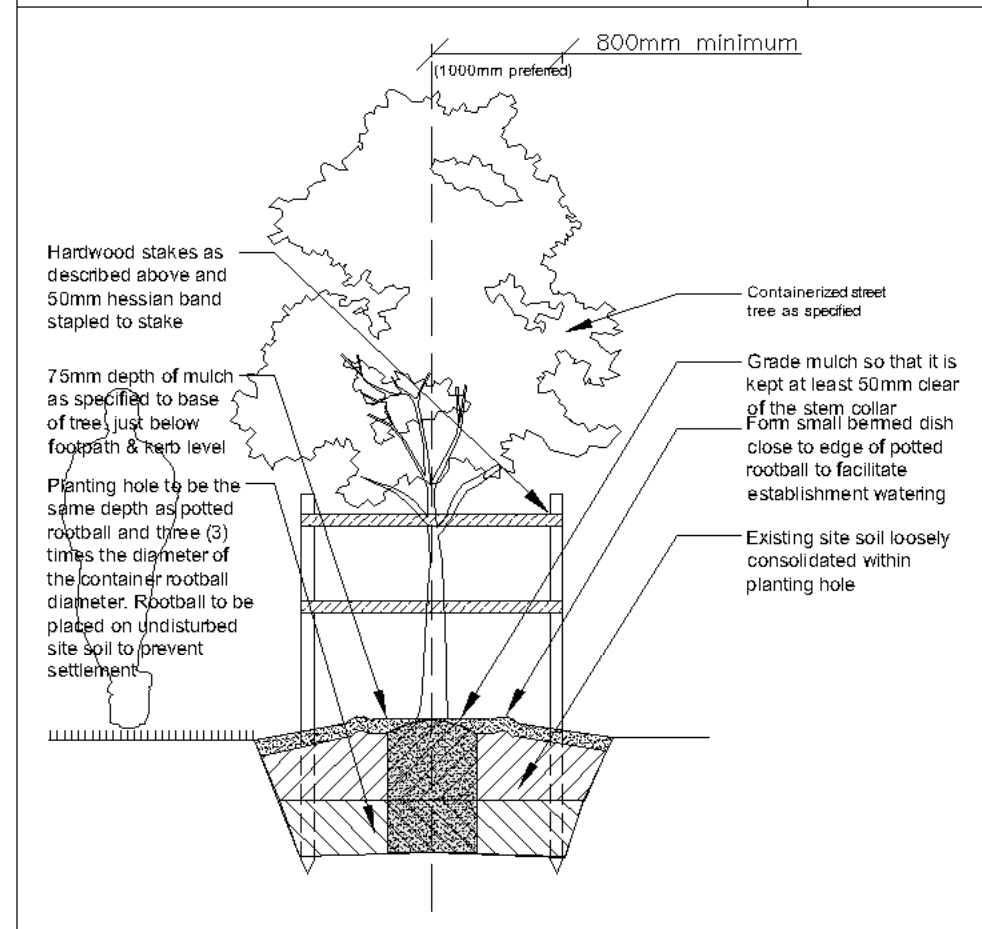
Detail 01
Tree planting details (Street trees)



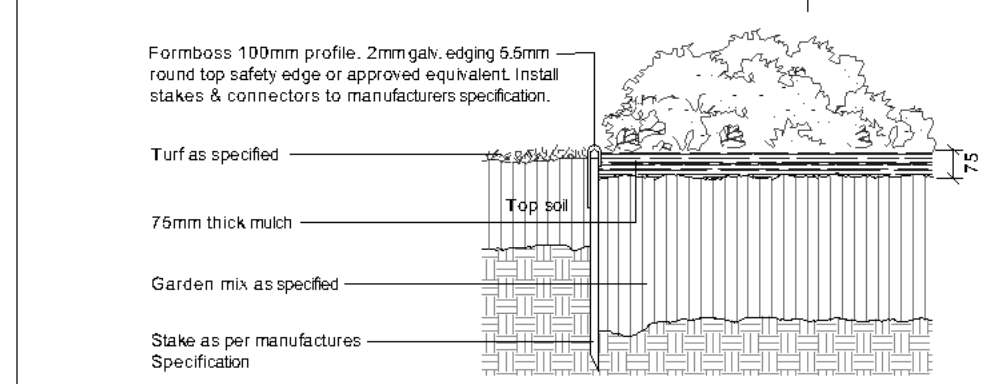
Detail 02
On structure planter typical soil installation detail n.t.s



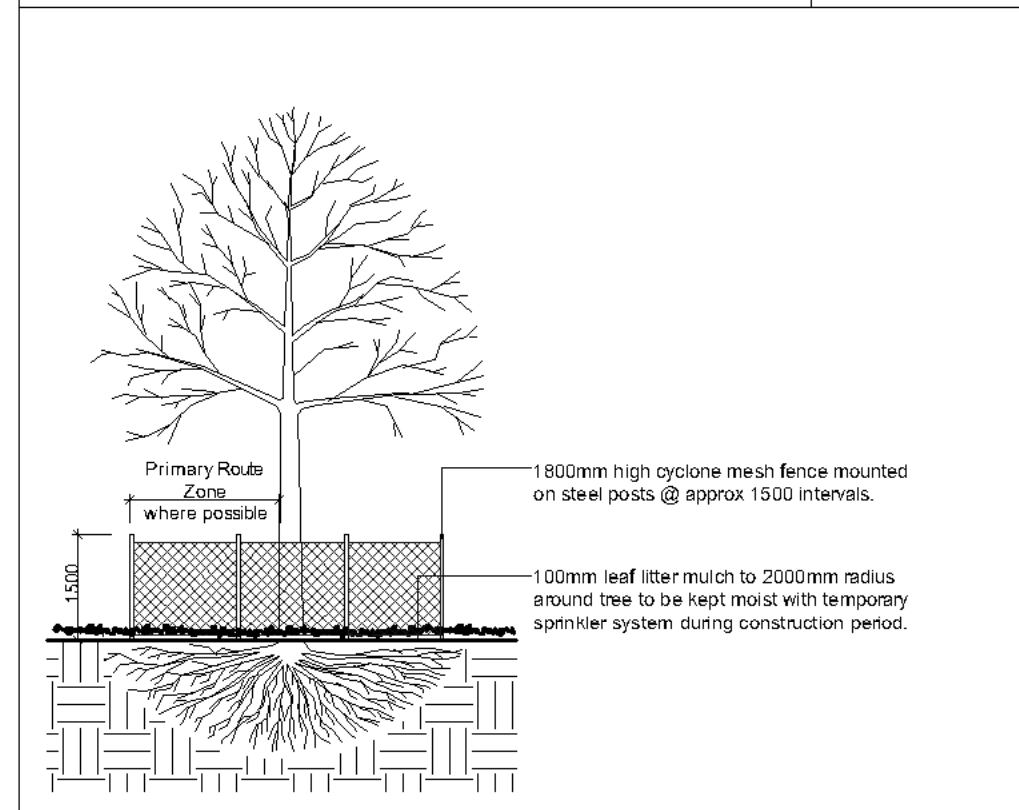
Detail 03
Tree planting details



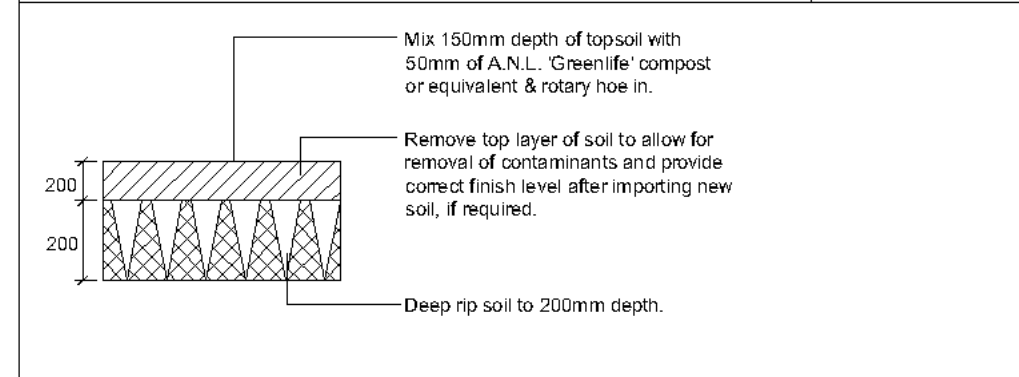
Detail 04
Metal edging typical detail n.t.s



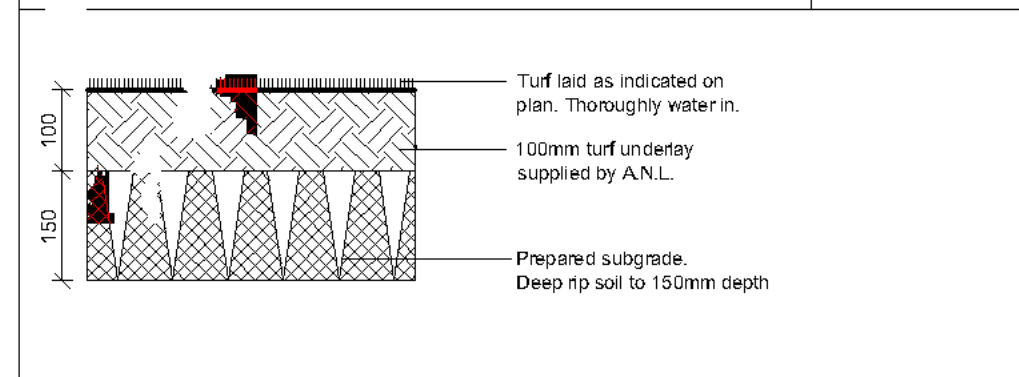
Detail 05
Tree protection measure Type 2 n.t.s.



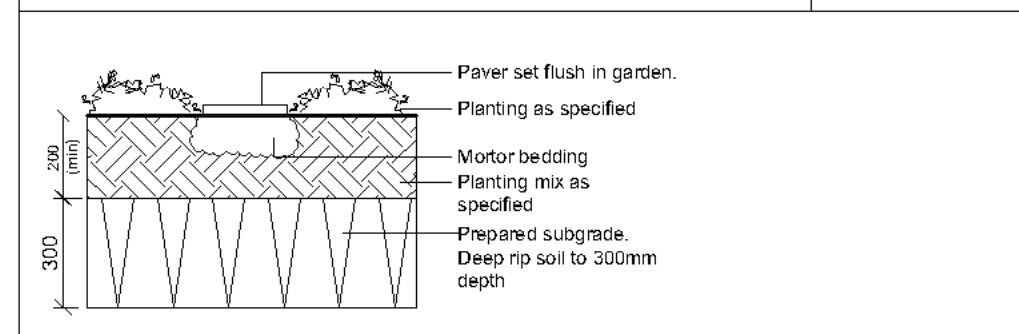
Detail 06
Soil preparation detail n.t.s.



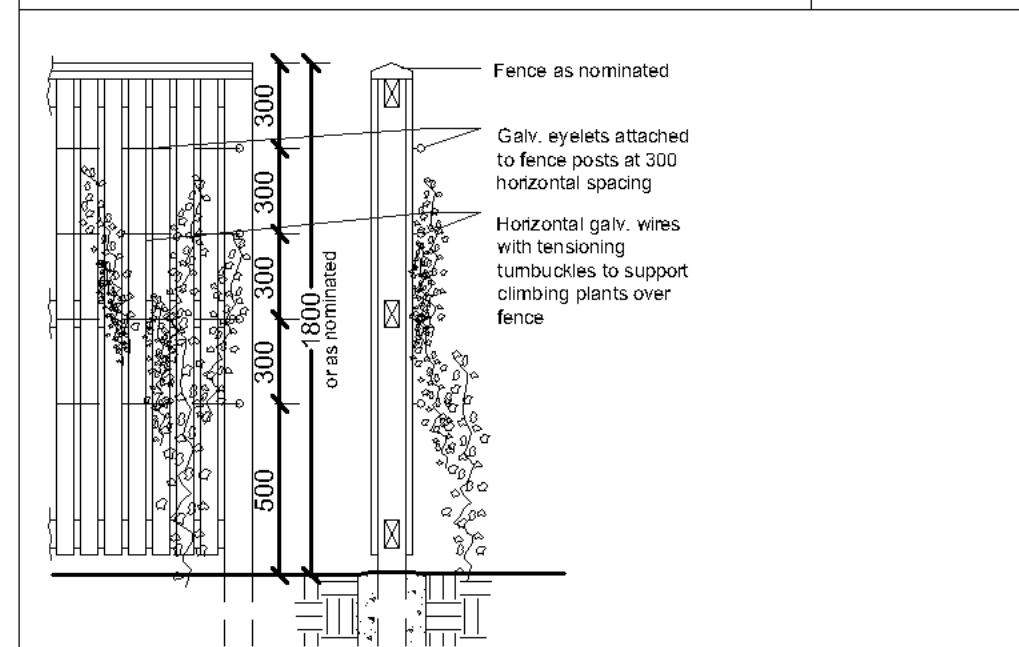
Detail 07
Turf over soil n.t.s



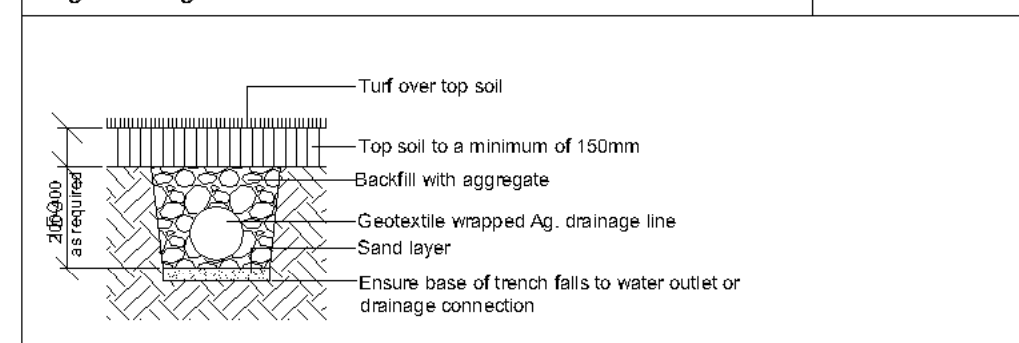
Detail 08
Stepping stones in garden n.t.s



Detail 09
Wire supports for climbers on fence n.t.s



Detail 10
Ag. drainage line n.t.s.



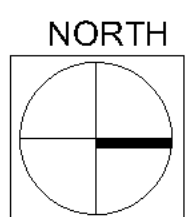
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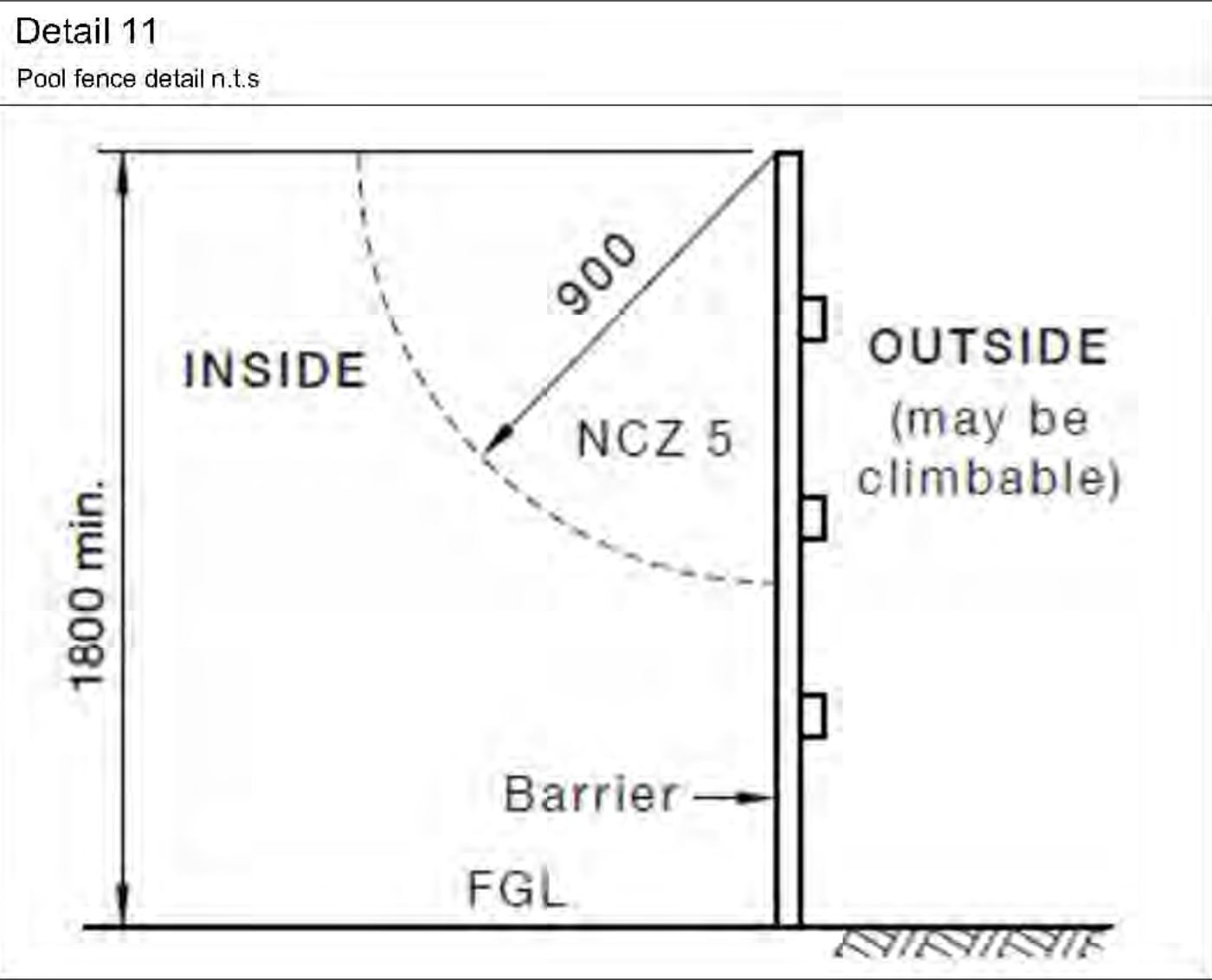
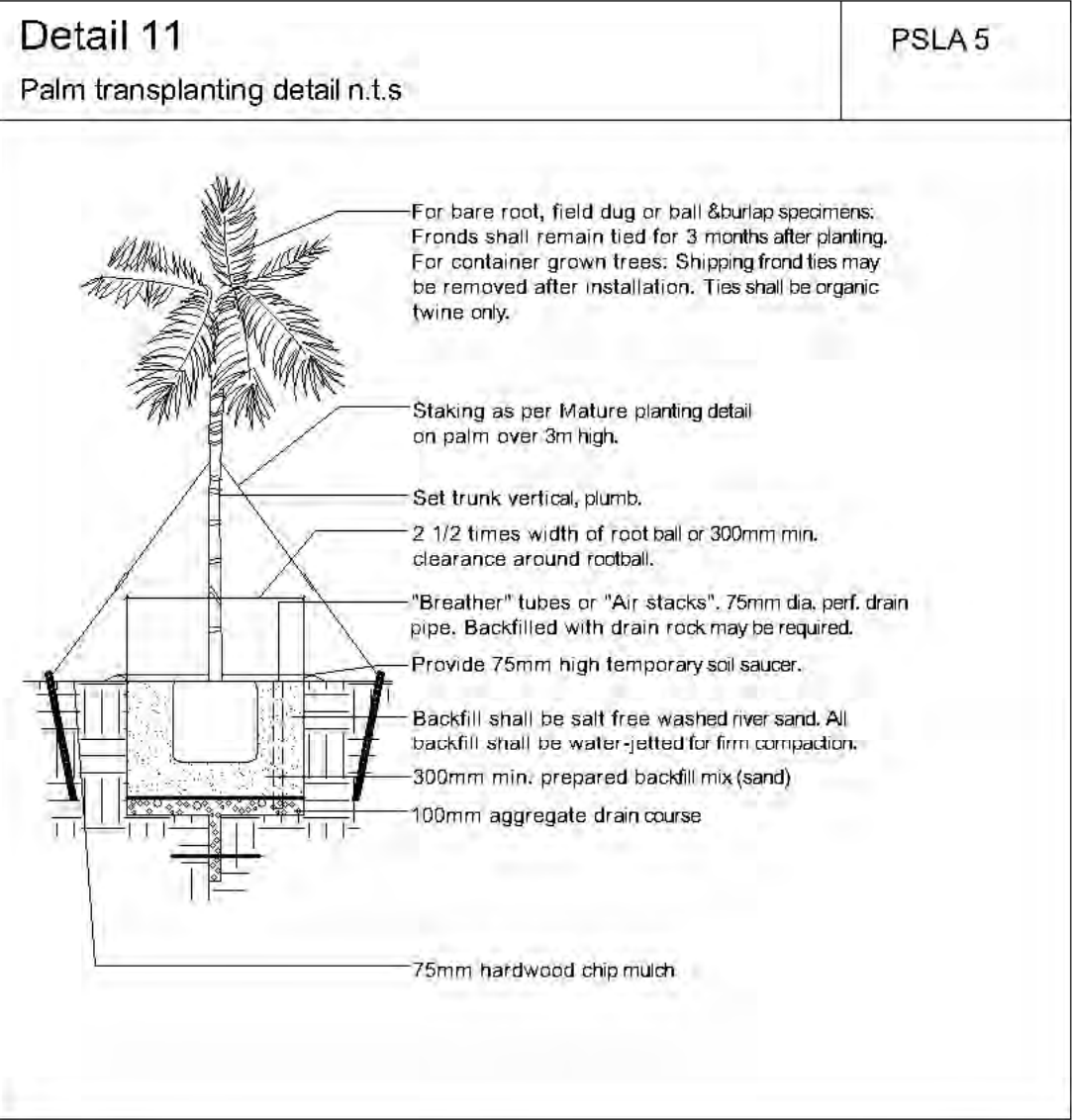
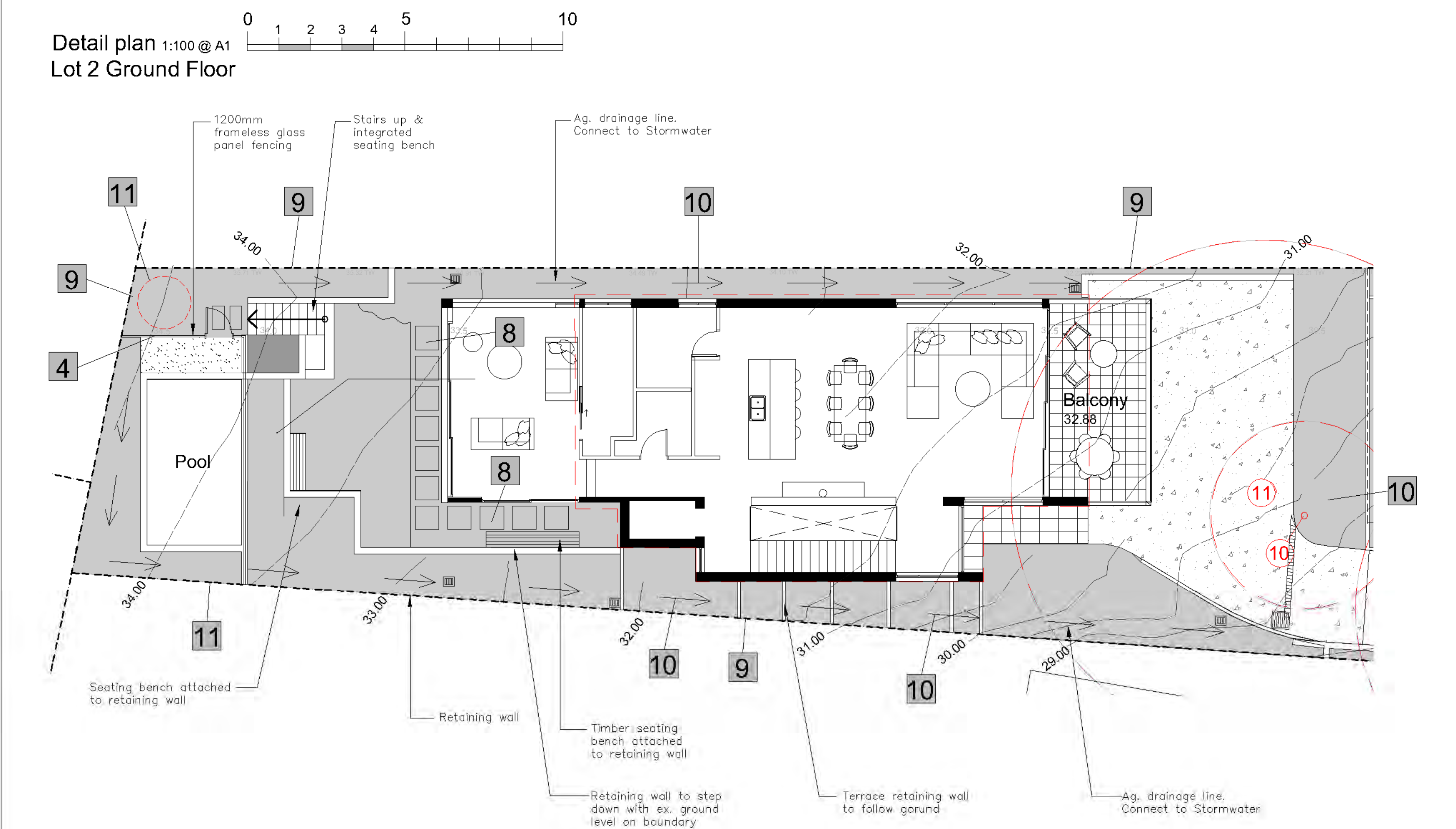
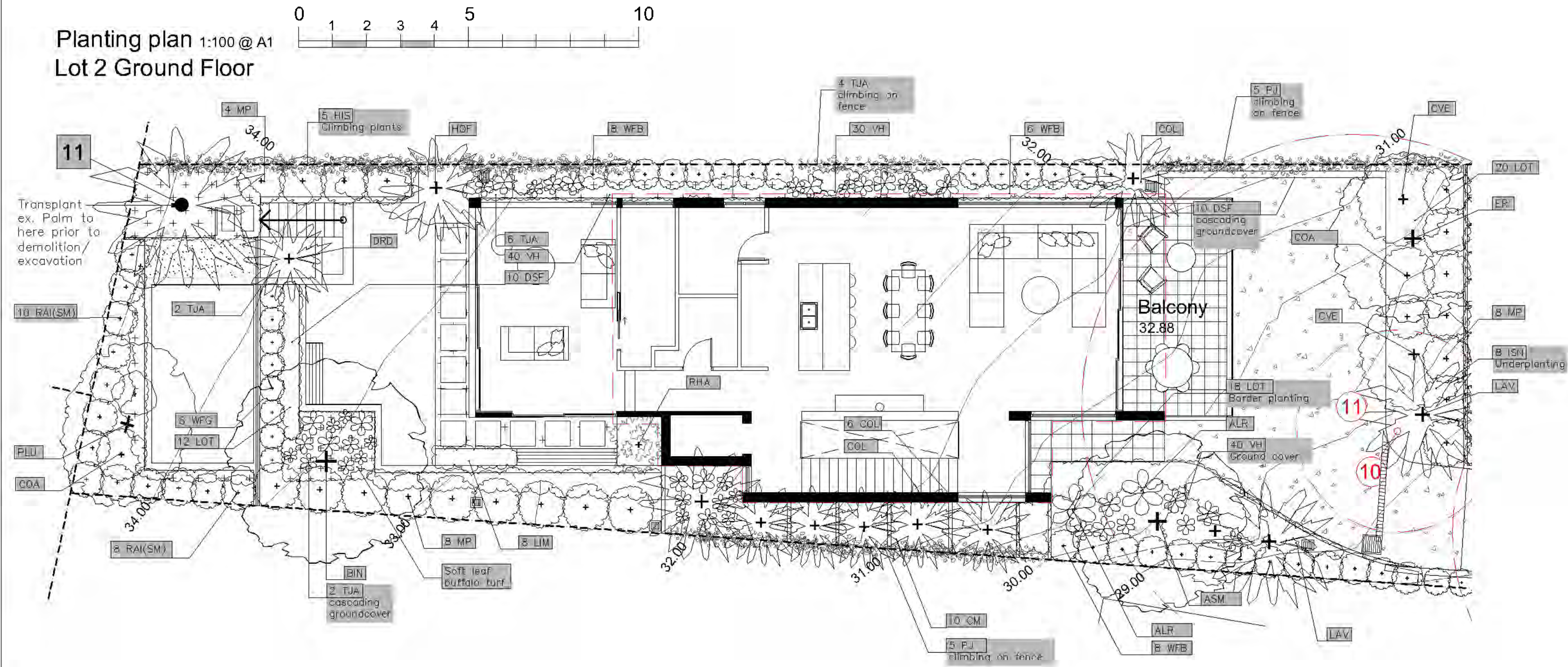
DWG: Lot 1 Ground Floor
Detail plan

Scale: 17.10.24
Job Ref: 2872/24

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Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
ASM	Acmena smithii	Lilly Pilly (Native tree in deep soil. Prune lower branches)	75Lt	3x50x50x1800	8-10.0M	1
ANO	Angophora costata	Sydney Red Gum (large native tree. Striking bark colour)	45Lt	3x50x50x1800	16-25.0M	1
BIN	Banksia integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	1
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	2
ERE	Elaeocarpus eumundii	OLD Quandong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	1
GLO	Glochidion ferdinandii	Cheese Tree (Indigenous medium tree)	75Lt	3x50x50x1800	7-10.0M	1
LPT	Leptospermum petersonii	Lemon Scented Tea Tree (Small native tree. Open foliage)	300mm	2x50x50x1800	3-5.0M	1
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	1
TLL	Tristanopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	2
Shrubs / small feature trees						
COA	Correa alba	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.5-2.0M	4
CVE	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	2
CVS	Callistemon viminalis 'Slim'	Slim Culivar Bottlebrush (Hybrid screen hedging bottlebrush)	200mm	nil	2.5-3.0M	30
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0M	32
RAI (PP)	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	hedged	1.0M	15
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	hedged	1.0M	15
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low growing plant)	150mm	hedged	1.2-1.5M	39
WFG	Westringia fruticosa 'Grey Box'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	8
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	1
ALR	Alcantarea 'Rubra'	Giant Bromeliad (Large succulent leaved ornamental plant)	300mm	nil	1.0M	2
CAA	Cyathia australis	Tree Fern (Native tree fern)	300mm	nil	2-4.0M	8
COL	Colocasia esculenta	Elephants ears (Large leaved plant)	200mm	nil	1.5-2.0M	8
CYR	Cycas revoluta	Sago Palm (striking native low palm like)	300mm	nil	1-1.2M	2
DRA	Dracaena marginata	Dracaena (Vertical spiky feature plant)	250mm	nil	1.5M	1
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	2
HOF	Howea forsteriana	Kentia Palm (tall palm)	semi-adv	wire guys	7-10.0M	3
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	2
Groundcovers/Climbers						
DSF	Dichondra 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	45
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	5
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	11
SCA	Scaevola aemula	Fan Flower (Flowering cascading groundcover)	150mm	nil	0.3M	10
SEN	Senecio serpens	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm	nil	0.2M	24
TJA	Trachelospermum asiaticum	Flatnat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	19
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	230
Ornamental grasses/strappy leaved plants						
CM	Clevea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	10
DIC	Dianella caerulea	Blue Flex Lily (blue foliage native grass like plant)	100mm	nil	0.4M	8
ISN	Isolepis (Finicia) nodosa	Knobby Club Rush (native ornamental grass)	150mm	nil	0.6M	18
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	38
LOM	Lomandra longifolia	Spry Mat Rush (Tall hardy grass like clumping plant)	200mm	nil	1-1.2M	12
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	64

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 meets the specific development consent conditions of the project.

Legend

Existing trees to be removed (Refer to Arborist report)

Existing trees to be retained

Soil / garden areas (Detail 6, sheet 2)

Turfed areas (Detail 7, sheet 2)

Raised planters Retained planters (Detail 2, sheet 2)

Detail # Sheet 2

Proposed levels

Planting symbol (See schedule sheet 3)

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Project: 90 Brighton Street
Freshwater

DWG: Lot 2 Ground Floor
Detail plan

Scale: 17.10.24
Job Ref: 2872/24

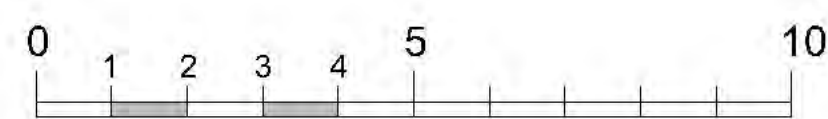
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NORTH

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A horizontal number line is shown with tick marks at every integer from 0 to 10. The numbers 0, 1, 2, 3, 4, 5, and 10 are labeled above the corresponding tick marks. The segment of the line between the tick marks for 1 and 4 is shaded gray.



A horizontal number line is shown with tick marks at every integer from 0 to 10. The numbers 0, 1, 2, 3, 4, 5, and 10 are labeled above the line. The segment of the line between 1 and 4 is shaded gray.

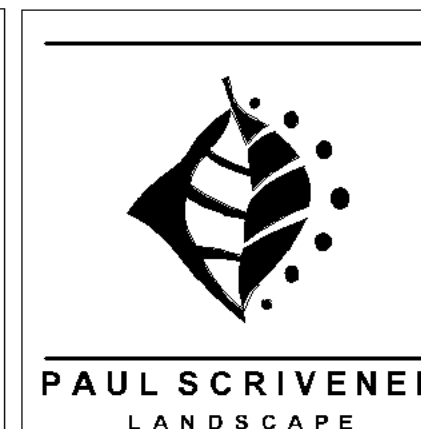


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ect: 90 Brighton Street
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DWG: Lot 1 Elevations

Scale: 17.10.24 Scale: 1:100 @A1

Job Ref: 2872/24

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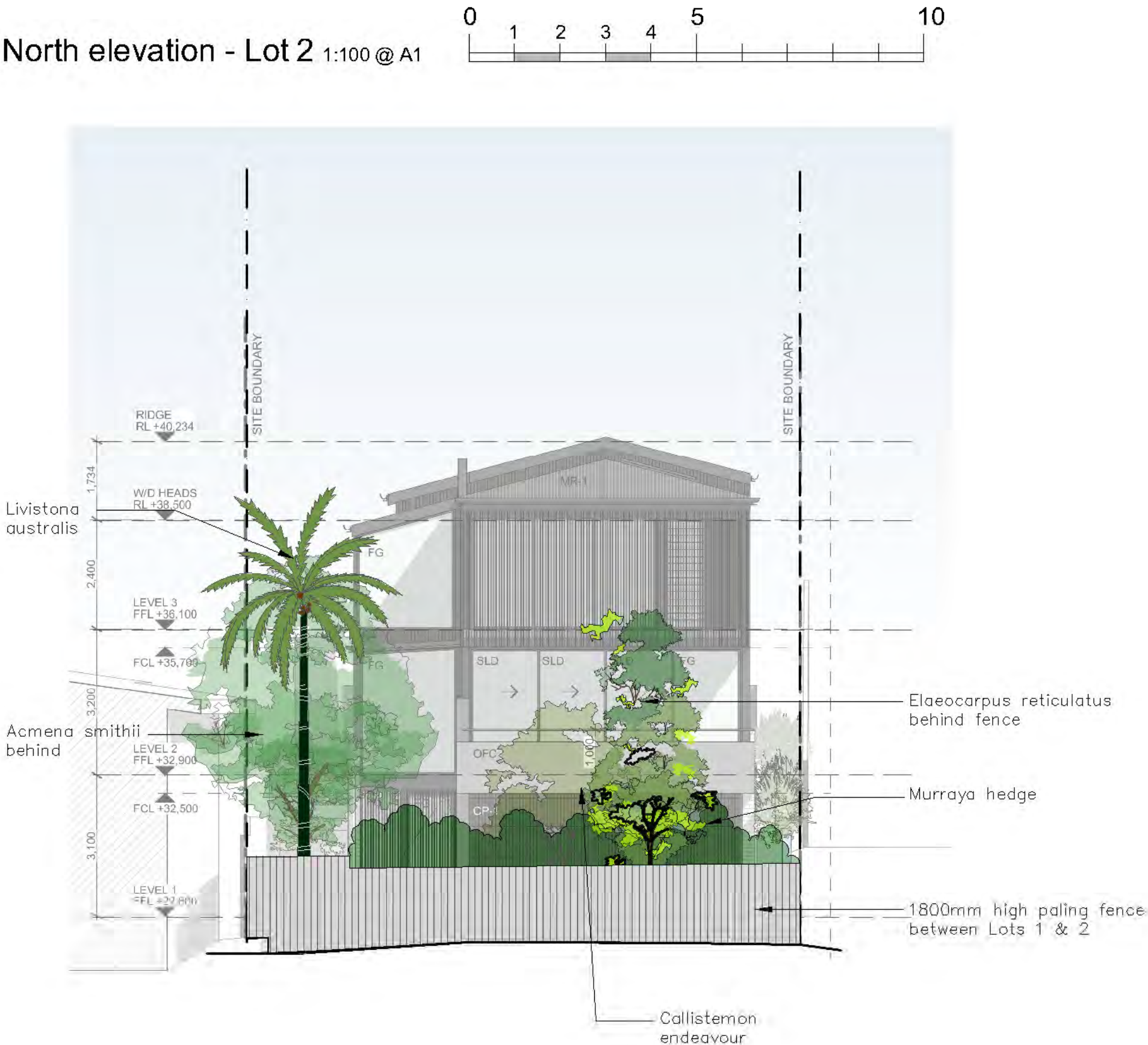
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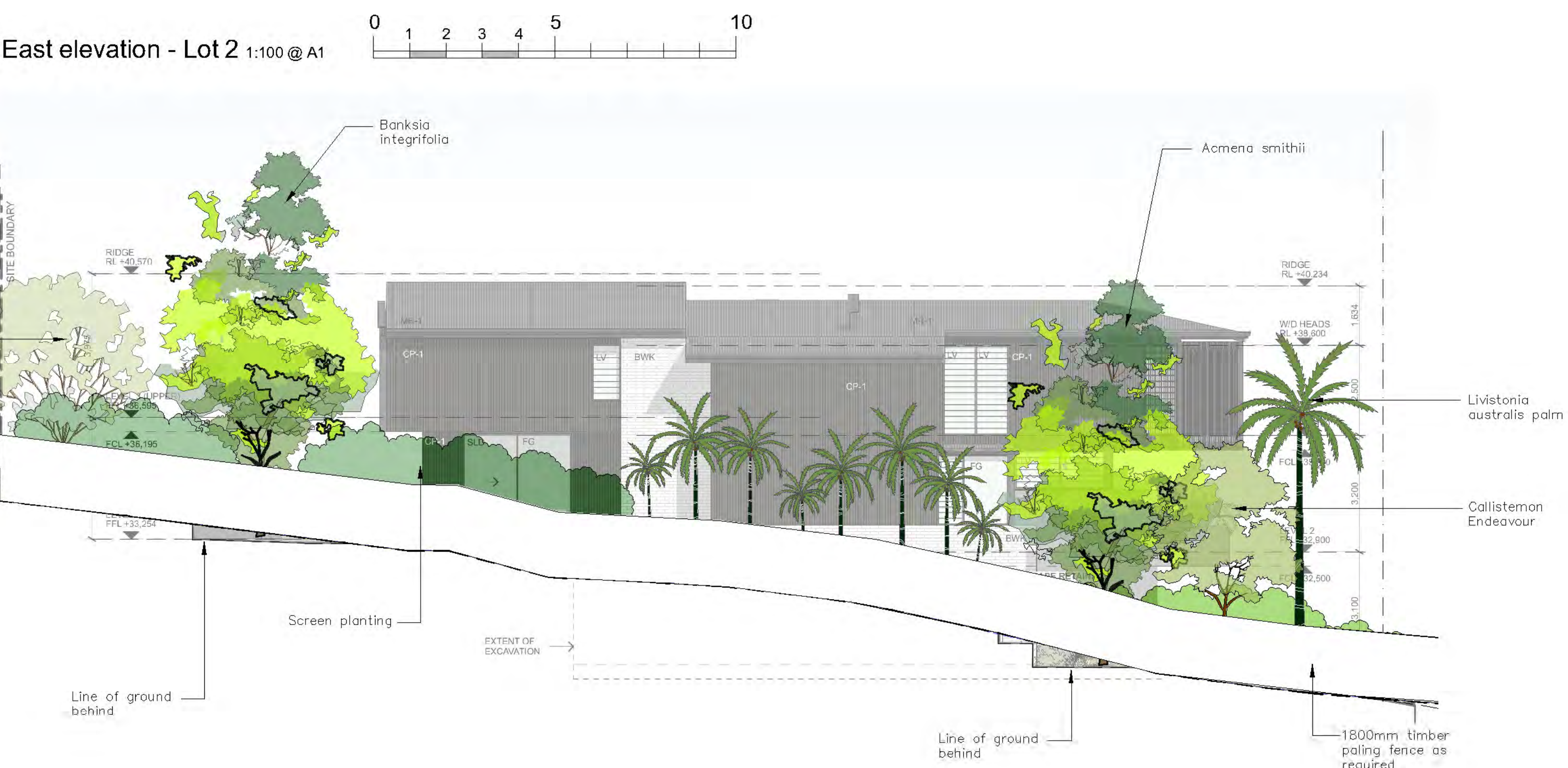
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North elevation - Lot 2 1:100 @ A1



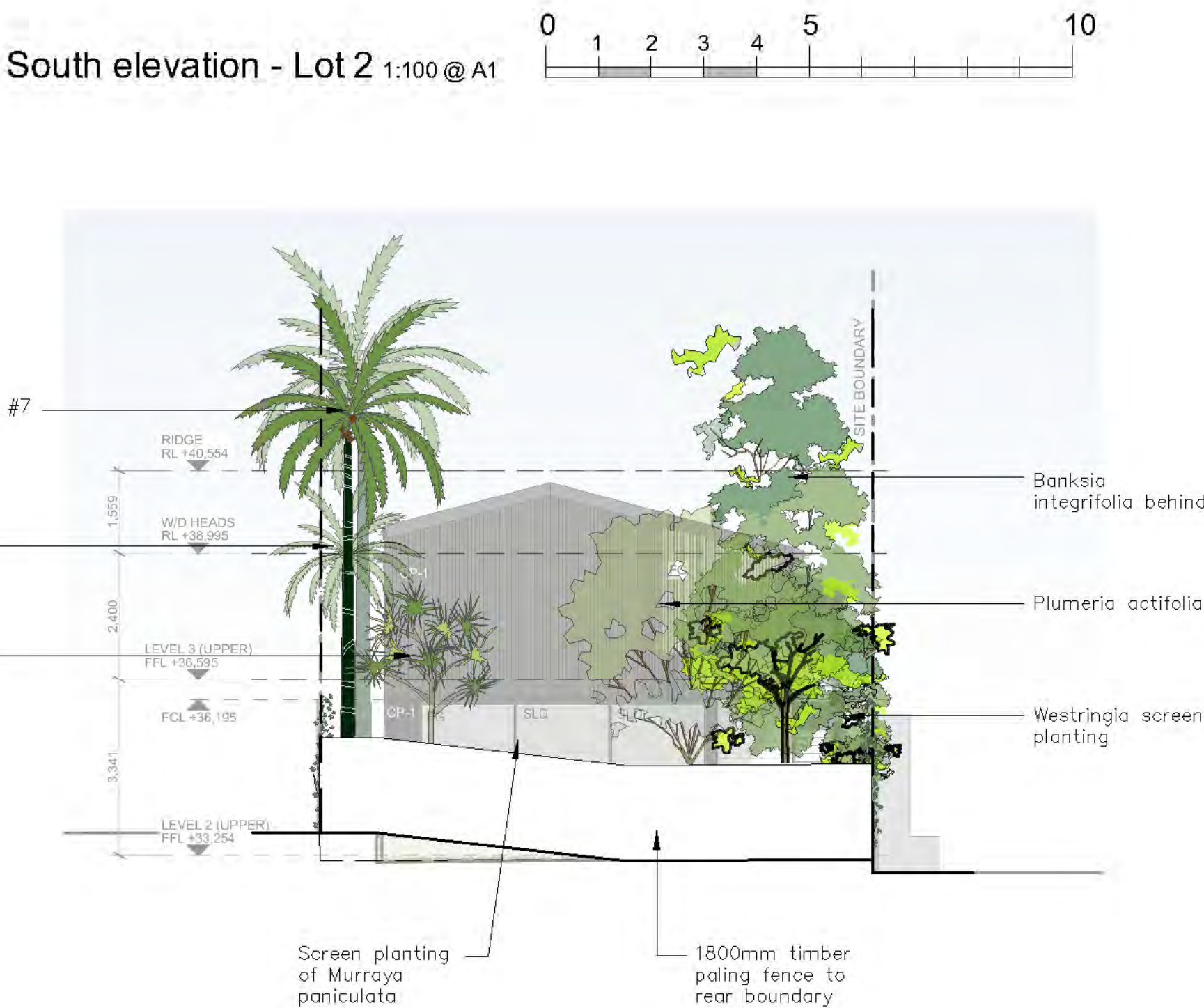
East elevation - Lot 2 1:100 @ A1



West elevation - Lot 2 1:100 @ A1



South elevation - Lot 2 1:100 @ A1



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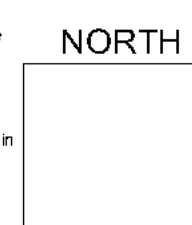
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General installation notes

1. Site preparation

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 if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation

All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas (OSD basin area). To comply with AS 4419 Turfed areas as noted on plans to be laid over 100mm min. good quality turf underlay with sand mix for free drainage. Turfed areas to be to be laid over 100mm good quality turf underlay (with 25% washed sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to approx. 300-400 min. over drainage layer. See typical raised planter detail. To comply with AS 4454:1999 .

3. New plantings

No staking to plant material in raised planter areas to ensure no damage to waterproofing and drainage layers. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Raised planter soil installation methodology

All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural and installation details. All waterproofing as per Architects specification. All raised gardens to have the following soils:

- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400mm depth over Benedicts Smart Mix. No. 5 light weight base layer where raised planter depth are required for planters greater 700mm or greater. To comply with min 650mm soil depth as per condition # 22. To comply with AS 4419 and AS 3743
- All common area raised plantersand over slab areas to have automatic dripline irrigation system. (see separate irrigation notes)
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.

Note: Hold point requirements for raised planting over slab.
Confirmation of waterproofing with certificate by qualified installer that it meets the specified requirements. Inspection of drains by the stormwater engineer prior to drainage and soil installation.
Landscape consultant to confirm correct soil and drainage layers have been installed
Landscape consultant to confirm that irrigation has been installed in all common areas landscape areas (excluding drainage detention zone)

5. Mulching

All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertiliser

All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

7. Staking

No staking in raised planters to avoid damaging waterproofing installation

8. Turfing

Turfed areas to be to be laid over 100mm good quality turf underlay (with sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to min 300 min. to comply with condition # 22. See typical raised planter detail. To comply with AS 4454:1999 .

9. Structural and drainage

All structural details whatsoever to Structural and Civil Engineer's details. All site and raised planter drainage to Stormwater Engineer's details.

10. Maintenance regime

See separate maintenance notes on sheet 3

11. Final inspections

Final review and any variation as 'Works as executed plans' to be provided to the PCA prior to Occupation Certificate as per condition no. 79.

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

After the completion of the defects period noted above the owners corporation 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. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- 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. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray 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 is a timely manner.

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 polypropelyline 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 sesnsor 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 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)

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Scale: 17.10.24
Job Ref: 2872/24

Project: 90 Brighton Street
Freshwater

DWG: Notes

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

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