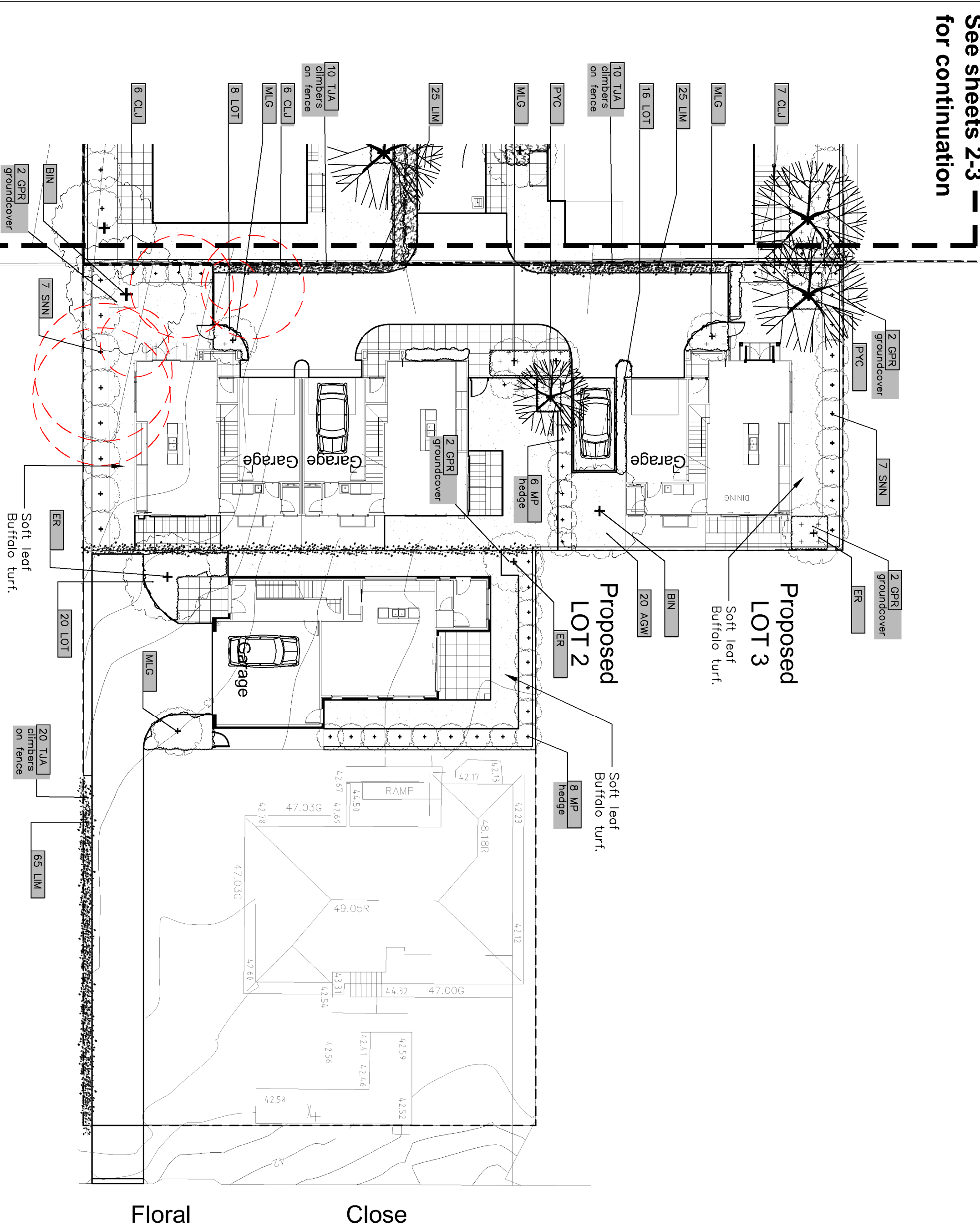


Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
BIN	Bankisia integrifolia	Coast Bankisia (medium indigenous tree)	45L1	3x50x50x1800	12-15.0M	2
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45L1	3x50x50x1800	6-8.0M	3
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	4
PYC	Pyrus calleryana 'Capital'	Ornamental Pear (medium deciduous narrow tree)	45L1	2x50x50x1800	10-12.0M	2
Shrubs / screening plants						
CLU	Callistemon 'Little Jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	300mm	nil	0.8-1.4M	19
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	23
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req:height	3-5.0M	14
Groundcovers/Climbers						
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	200mm	nil	0.2M	8
TJA	Trachelospermum asiaticum	Flatrat Star Jasmine (F701 Ozbreed hybrid groundcover)	200mm	nil	0.2M	40
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	40
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	115
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (gratise mass planted groundcover)	200mm	nil	0.4M	44

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.

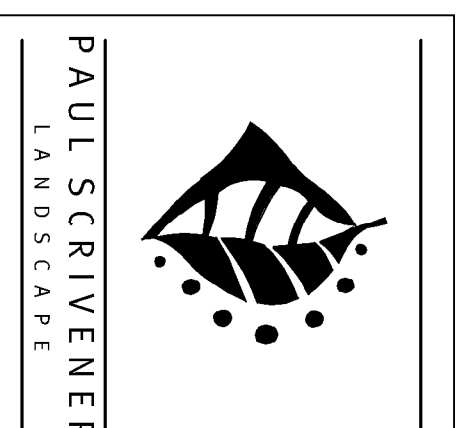
General construction notes



See sheets 2-3 for continuation

Floral Close

AMENDMENTS	
H	19.12.22 NEW DA
G	19.12.22 FOR REVIEW
F	15.12.22 FOR REVIEW
E	22.11.22 FOR REVIEW
D	15.6.22 FOR DA
C	27.4.22 FOR DA



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DWG:	PLANTING PLAN, SCHEDULE & NOTES		

DATE: 19.12.22 SCALE: 1:200 @A1
 JOB REF: 21/2345
 DRAWING NO: 19.12.22
 PROJECT: RESIDENTIAL DEVELOPMENT AT 23A & 29 ROBERT ST, TENAMIT NSW
 DRAWN BY: PAUL SCRIVENER
 CHECKED BY: PAUL SCRIVENER
 APPROVED BY: PAUL SCRIVENER
 DATE: 19.12.22

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 NORTH
 ISSUE - H

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, protected 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. To comply with AS 4419 Turfed areas to be Soft leaf Buffrallo or Soft Leaf Buffrallo to be laid over 150mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compost worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings

Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. 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 constructed deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. 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. Planter boxes & waterproofing.

All slab areas to be waterproofed and Atlantis' drainage cell installed with geotextile fabric. Engineer's details for structural details for planter box construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architects detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers to have the following:
 • 2 coats of waterproof sealant to all interior areas as specified by the Architects construction details
 • Impervious waterproof membrane along base and up to top of soil level of containers
 • Atlantis' drainage cell (or approved equivalent) at base to be connected to drainage system of development. see detail #5 sheet 4. Mortar screed at base of all planters to fall to drainage outlets as nominated by stormwater engineer.
 • Planter box soil mix to comply with AS 4419 and AS 3743.
 • Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane Contractor to be responsible for the integrity of the waterproofing of the planter boxes

- All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour. See irrigation notes sheet 6

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

To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support.

8. Lawn edging

All ground level garden beds adjacent to site boundary to finish flush with all footpath, driveway or kerb levels.

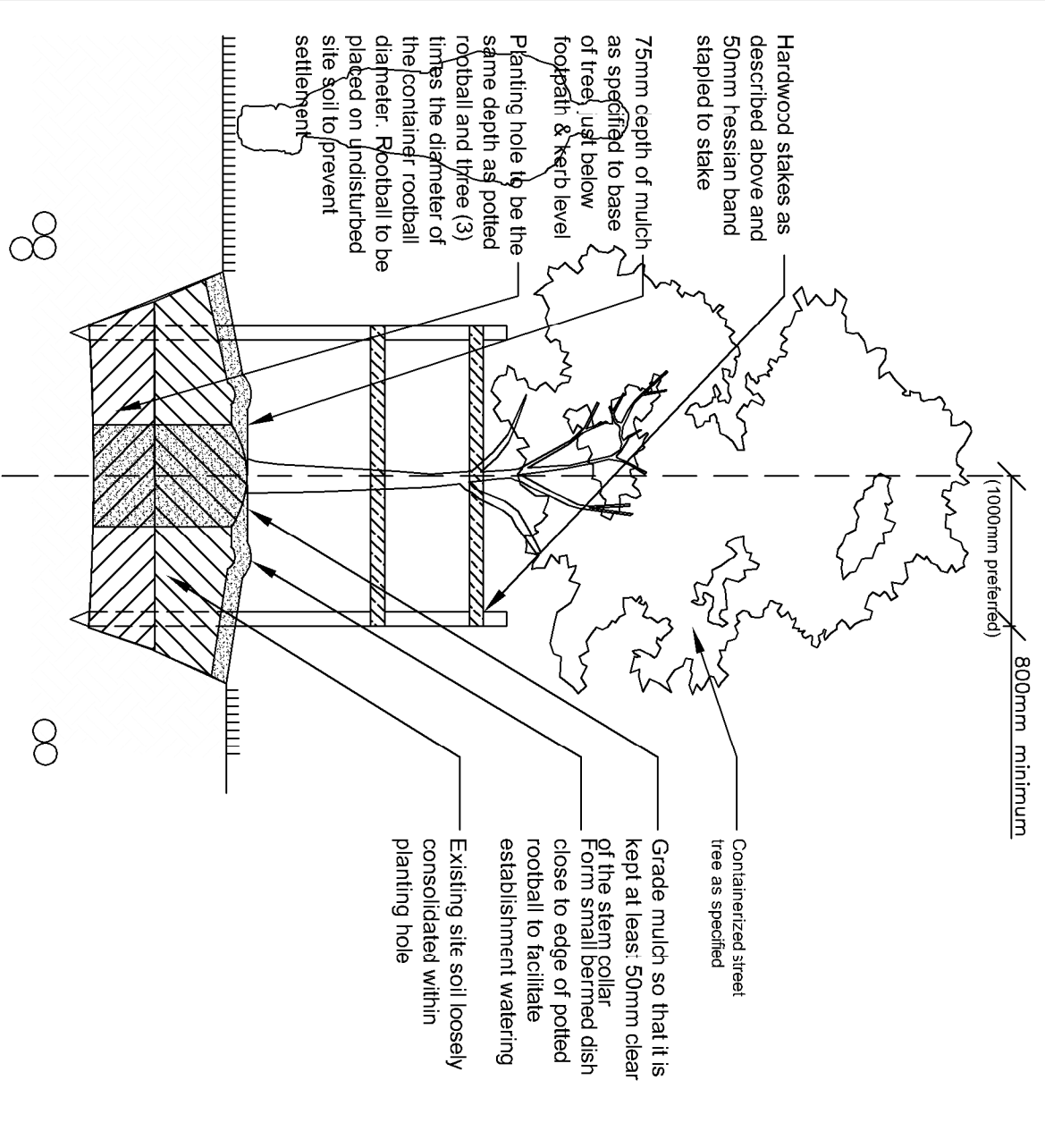
9. Turfing

Turfed nature strip areas to be Soft leaf Buffrallo to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation.

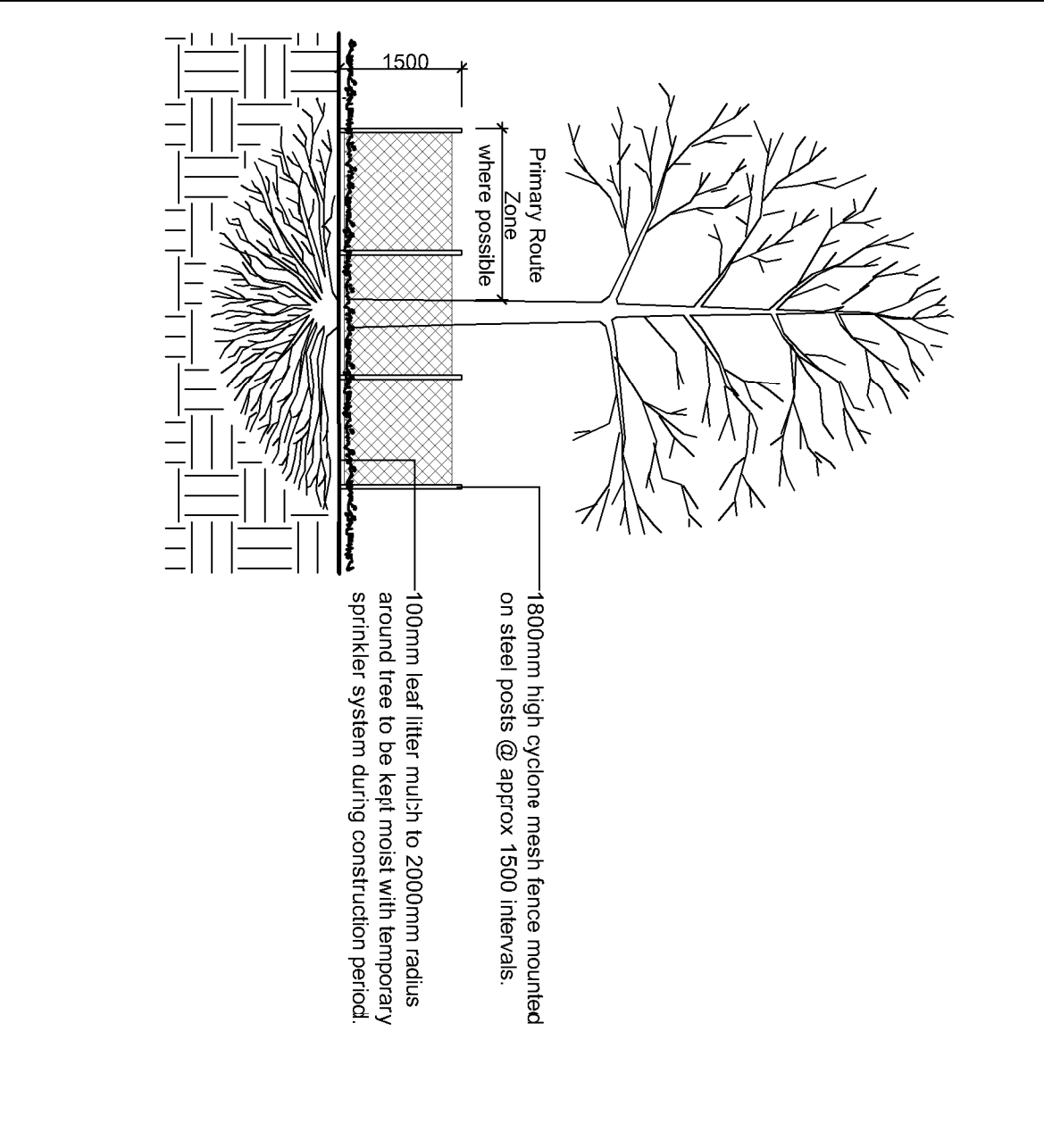
10. Structural

All structural details whatsoever to Engineer's details.

Detail 1.
Tree planting details (within site)



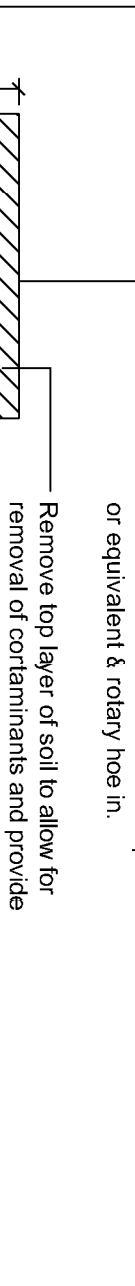
Detail 2.
Tree protection measure Type 2 n.t.s.



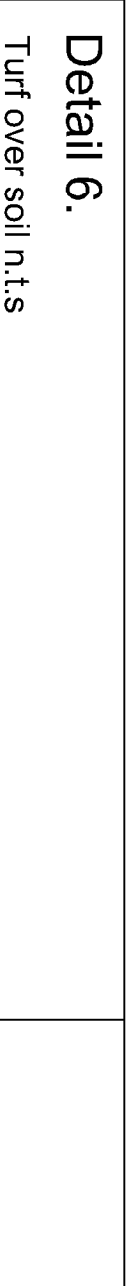
Detail 3.
Planting set out n.t.s. (150mm pot size & less)



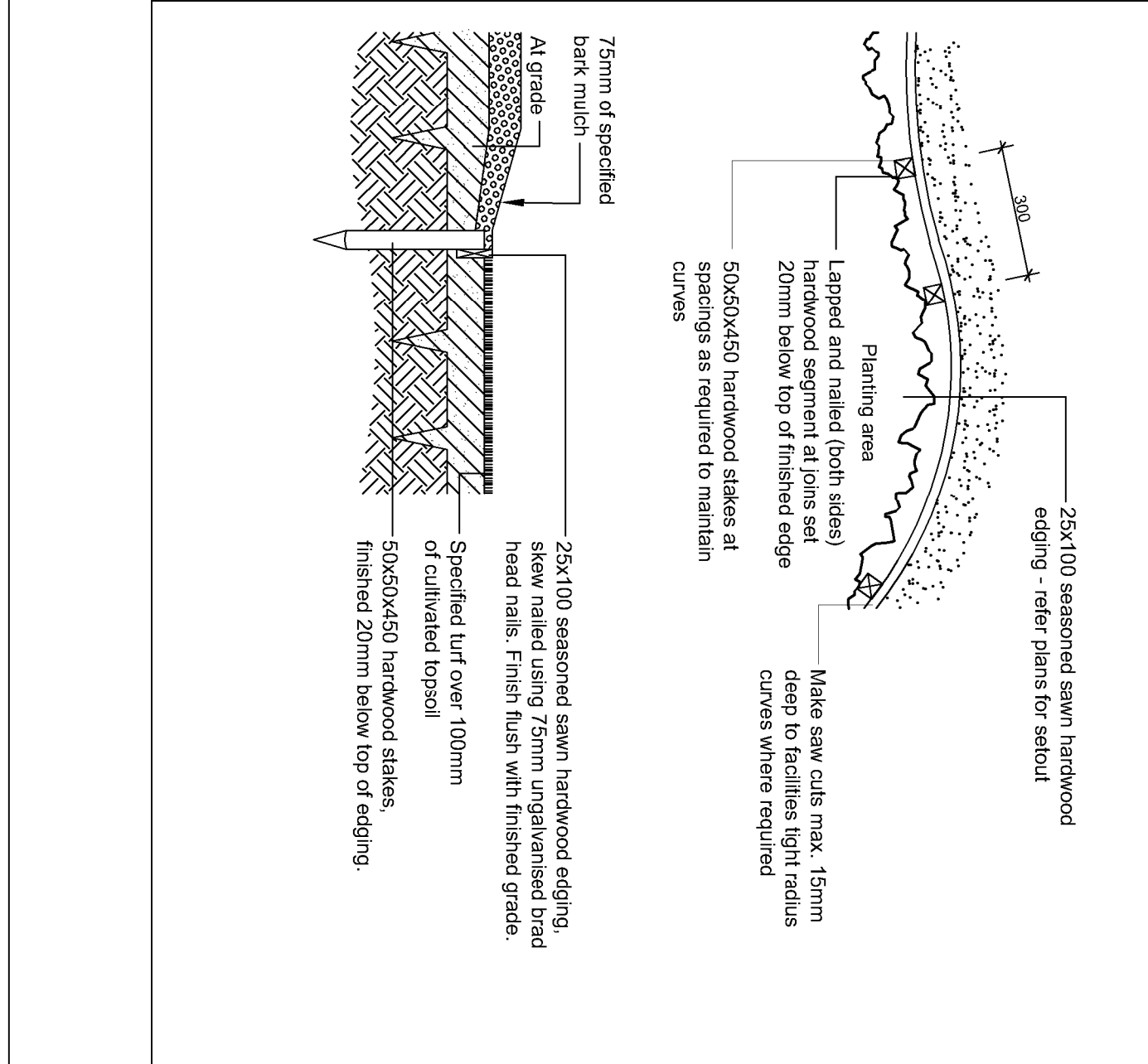
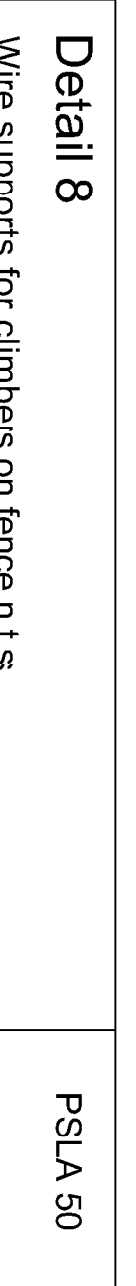
Detail 4.
Soil preparation detail n.t.s.



Detail 5
Shrub planting detail n.t.s. (200mm pots size & larger)



Detail 7
Timber edge detail n.t.s.



Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels. (All lawn areas to be excluded).

Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details). Drip line 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

Root inhibiting system: Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Automatic Controller: For all common area landscape areas 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 to private terraces.

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 fail 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)

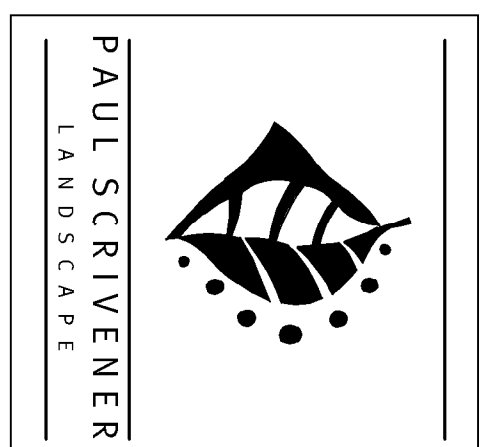
Maintenance schedule

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 in a timely manner.

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 DWG: NOTES & DETAILS

DATE: 19.12.22 SCALE: AS SHOWN @A1
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ISSUE- H