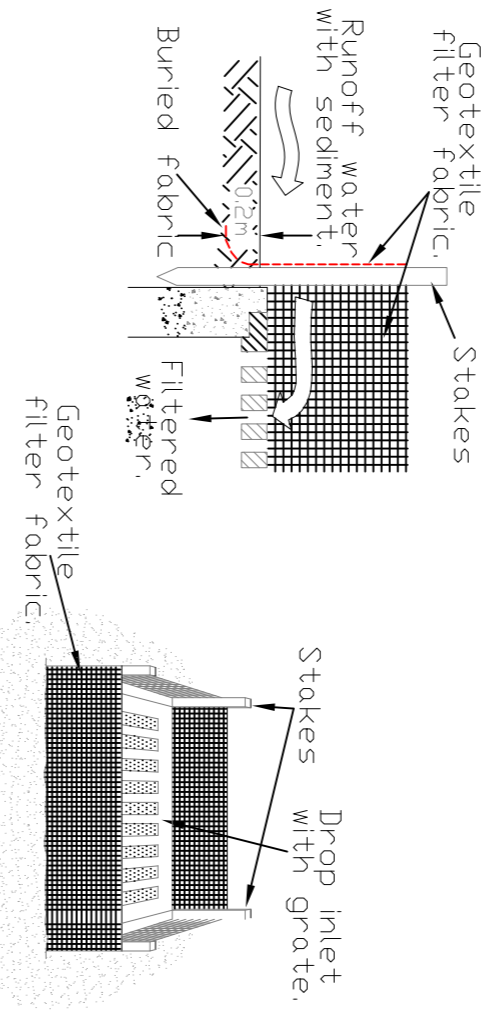


NOTES

The lot is a residential site with existing dwelling to remain and proposed addition to the rear of the building plus proposed detached garage on the northern side of the site. 3 trees & 4 palms are to be removed as indicated. The site slopes from the front down to the rear boundary. The soil is a gravelly clay-phase with loam topsoil.



Geotextile Filter Fabric Drop
 Inlet Sediment Trap.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- E1. THIS PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
- E2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTATED IN THIS SPECIFICATION.
- E3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWN-SLOPE LANDS AND WATERWAYS.
- E4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
 - (a) INSTALL SEGMENT FENCES
 - (b) UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

- E5. DURING WINDY CONDITIONS, LARGE UNPROTECTED AREAS WILL BE KEPT MOSTLY WET BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- E6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

FENCING

- E7. STAKEPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARDOUS AREAS INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS. SPECIAL EROSION CONTROL MEASURES SHOULD BE THROUGH INSTALLATION OF SEDIMENT FENCING.

ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEQUESTERED FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

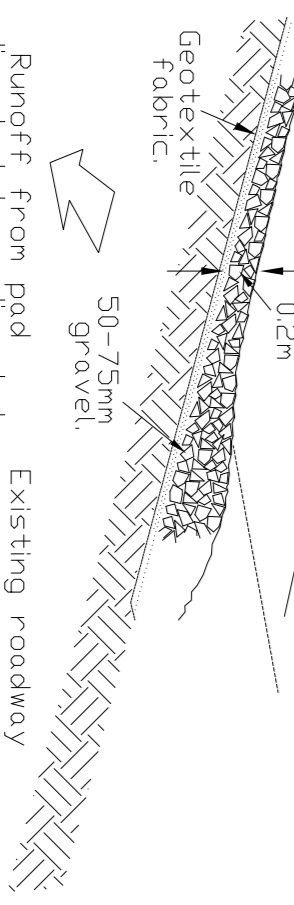
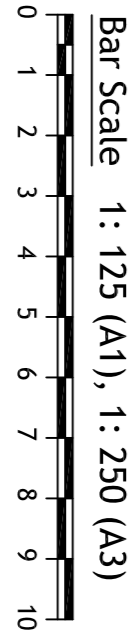
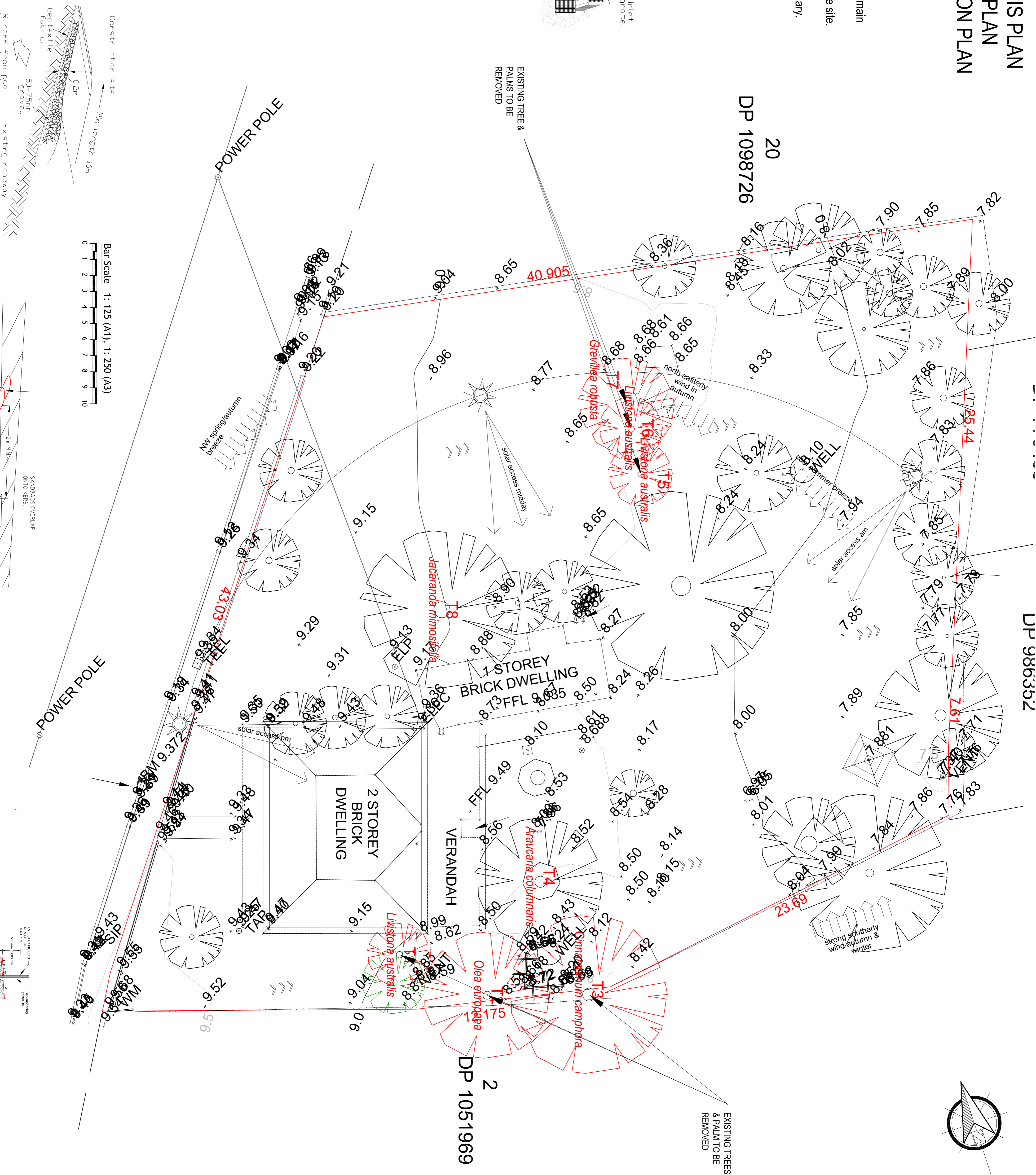
OTHER MATTERS

ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SURBERS, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

RECEPTORS FOR CONCRETE AND MORTAR SURBERS, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE PROVIDED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

SITE INSPECTION & MAINTENANCE

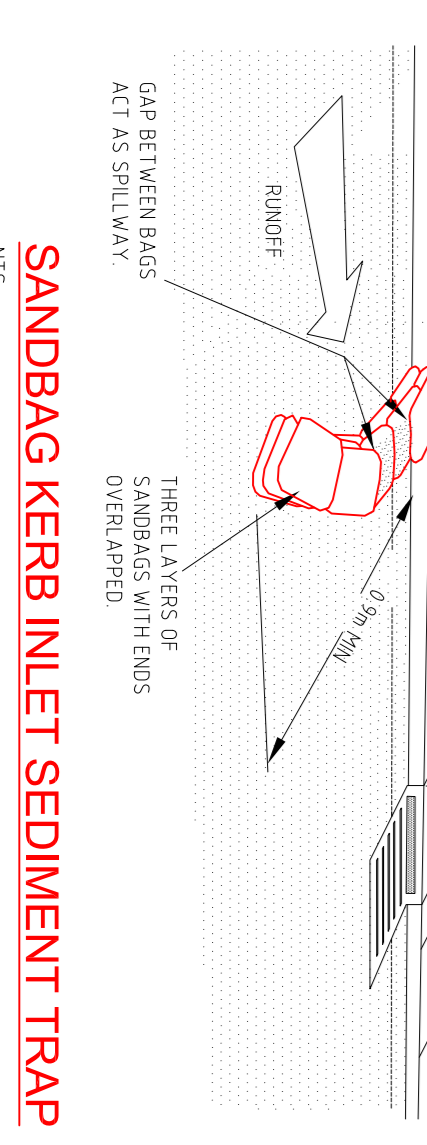
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BEFORE RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.



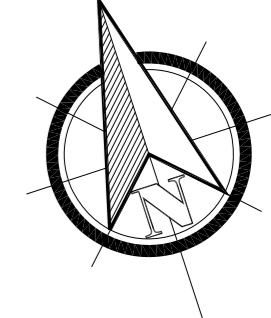
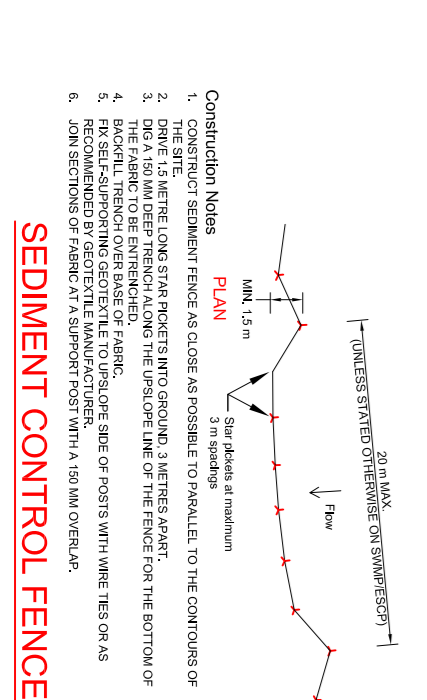
TEMPORARY CONSTRUCTION EXIT

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A GOOD CONDITION AND PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND USED TO REPAIR SEDIMENT ONT PUBLIC SPACES. RIGHTS OF WAY MUST BE REMOVED.

SANDBAG KERB INLET SEDIMENT TRAP



SEDIMENT CONTROL FENCE



DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS- STORMWATER- ENGINEERS PLANS PLUS ASSOCIATED SHEETS ATTACHED

LEGEND

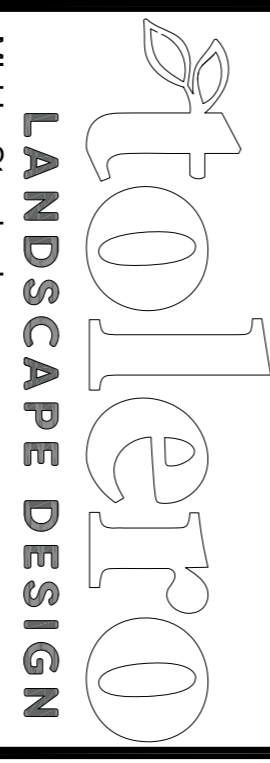
- CHANGE IN GRADE - CL
- CLOTHESLINE - CL
- CONCRETE - C
- FENCE - F
- FINISHED FLOOR LEVEL - FFL
- GARDEN BED - G
- LIGHT POLE - LP
- OVERHEAD ELECTRICITY -
- POWER POLE - PP
- RETAINING WALL - RW
- SEWER INSPECTION POINT - SIP
- SEWER VENT - SV
- TELSTRA PIT - TP
- TREE WITH HEIGHT -
- BOTTLEBRUSH - BB
- CITRUS - CT
- FIG - FIG
- FRANGIPANI - FPA
- GUM - GUM
- JACARANDA - JAC
- NORFOLK PINE - NP
- PALM - P
- UNKNOWN - UK
- WATER METER - WM

- EXISTING TREE SHRUB TO BE RETAINED
- EXISTING TREE SHRUB TO BE REMOVED
- STRUCTURES TO BE REMOVED
- OVERLAND FLOW PATH
- PREVAILING WIND

DATE	BY	AMENDMENT

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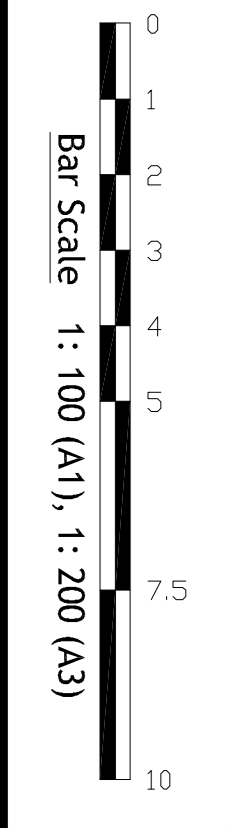
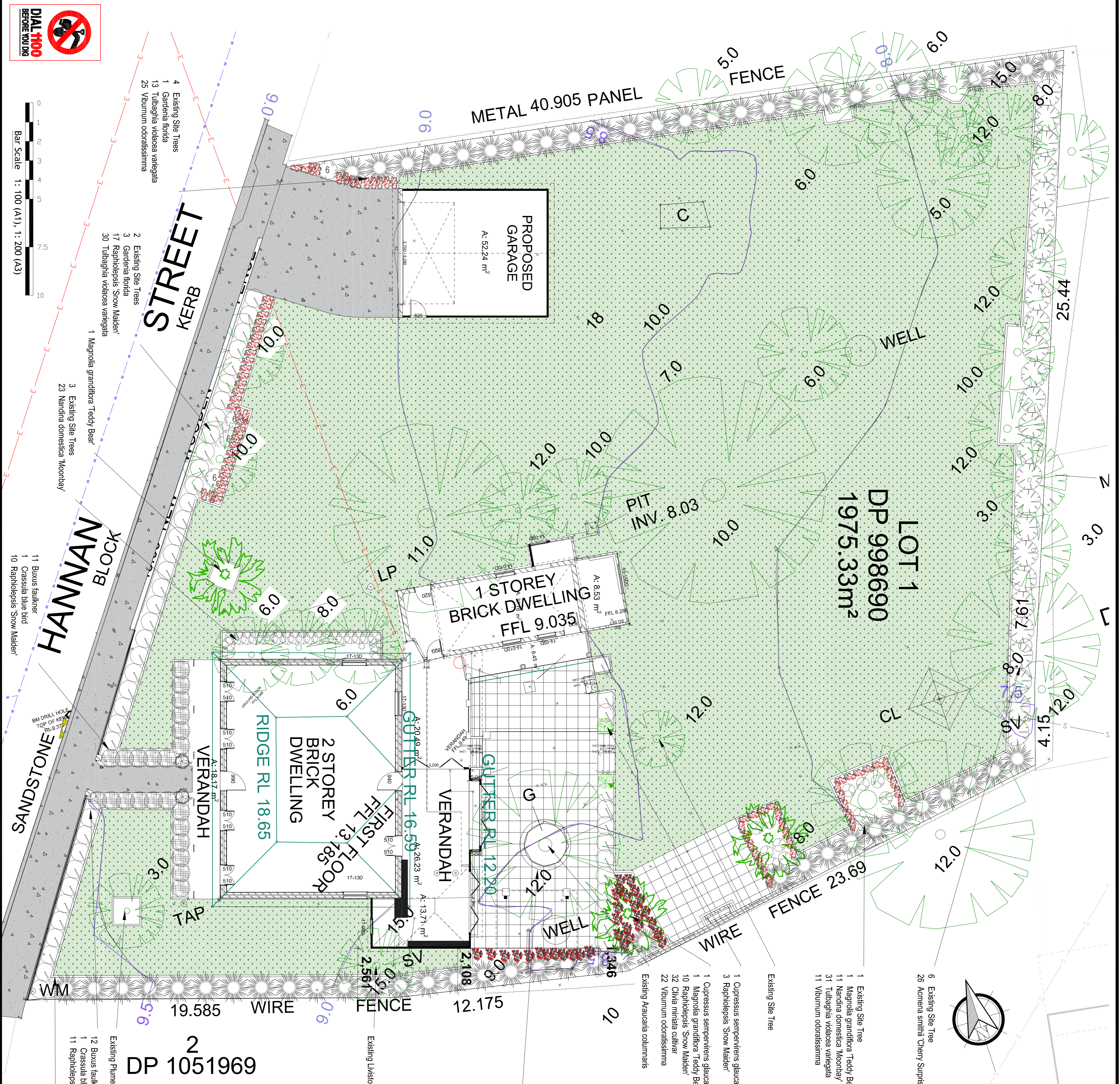
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 20/09/2023
 SCALES
 1:125 @ A1
 1:250 @ A3
 MS
 SHEET
 1 OF 3
 Site Analysis Plan
 MSBA290823



PLANT LEGEND

- EXISTING SITE TREES
- ACS ACMENA CHERRY SURPRISE
- BF BUXUS FAULKNER
- CBB CRASSULA BLUEBIRD
- CM CLIVEA MINUATA
- CSG CUPRESSUS SEMP. GLAUCA
- GF GARDENIA FLORIDA
- MTB MAGNOLIA TEDDY BEAR
- NM NANDINA MOONBAY
- RSM RAPHIOLEPSIS SNOW MAIDEN
- TVV TULBAGHIA VIOLACEA VAREGATA
- VO VIBURNUM ODORATISSIMUM

- Existing Site Tree
- 1 Cupressus sempervirens glauca
 - 3 Raphiolepis 'Snow Maiden'
 - 1 Cupressus sempervirens glauca
 - 1 Magnolia grandiflora 'Teddy Bear'
 - 10 Raphiolepis 'Snow Maiden'
 - 32 Clivia miniata cultivar
 - 22 Viburnum odoratissimum
- Existing Aucularia columnaris
- 1 Cupressus sempervirens glauca
 - 1 Magnolia grandiflora 'Teddy Bear'
 - 10 Raphiolepis 'Snow Maiden'
 - 32 Clivia miniata cultivar
 - 22 Viburnum odoratissimum
- 6 Existing Site Tree
 - 26 Acmena smithii 'Cherry Surprise'



- Existing Site Trees
- 4 Existing Site Trees
 - 1 Gardenia florida
 - 13 Tubbaghia violacea variegata
 - 25 Viburnum odoratissimum
- Existing Site Trees
- 2 Existing Site Trees
 - 3 Gardenia florida
 - 17 Raphiolepis 'Snow Maiden'
 - 30 Tubbaghia violacea variegata
- Existing Site Trees
- 1 Magnolia grandiflora 'Teddy Bear'
 - 3 Existing Site Trees
 - 23 Nandina domestica 'Moonbay'
- Existing Site Trees
- 11 Buxus faulkneri
 - 1 Crassula blue bird
 - 10 Raphiolepis 'Snow Maiden'

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DATE 20/09/2023
CHECKED MS
SCALE 1:100 @ A1
 1:200 @ A3
SHEET 2 OF 3
LANDSCAPE PLAN MSBA290823

INITIAL PREPARATION

Verify all dimensions on site prior to commencement, locate all underground services and ensure no damage occurs to them throughout the contract. Comply with the requirements of the Council site guidelines in reference to erosion and sediment control regulations and other environmental controls to contain all within confines of the site. Spray with approved herbicide weed killer to all proposed lawn and garden areas to manufacture directions. Spray all weeds before commencement of any site works are carried and throughout the contract so as to suppress any weeds that may arise. Source all plants before start of job so the time factor to purchase from species list, will be true to plant schedule. The trees and shrubs recommended may sometimes be difficult to source due to times of year, weather, disease etc, this being the case, please inform early so arrangements to substitute can be made. Excess soils and contaminated soil are to removed within the guidelines of the council requirements to approved sites.

SOIL PREPARATION
Cultivate to the minimum depth of 200mm in all garden areas and 100mm depth in all lawn areas; add a clay breaker to all garden areas, before the addition of garden soil is added. In all areas where fill is required, gain required levels using a premium soil mix. Where excavation is required as with clay excavate as required to allow for addition of 200-400mm depth of premium garden soil to garden areas and 100-300mm depth of topsoil to lawn areas. Undertake all required action to ensure that no root balls of proposed plants sit in clay wells and that all garden and lawn areas drain satisfactorily. It is the contractor's responsibility to ensure the end result of the project is that all lawn and garden areas drain sufficiently (both surface and subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Soil levels are to allow for the addition of turf and mulches to specified requirements.

GARDEN EDGING
EDGING: Recycled brick edging shall be located to all planter bed edges where meeting new or existing turfed areas.

PLANTING
Purchase plants from an approved nursery that supplies plants that are true to type and species, healthy and able to store at nursery to maintain vigor before planting. Plant within 24hrs of plants being delivered. Set out plants as indicated on plan. Plant holes shall be dug approximately twice the width and 100mm deeper than the plant root balls that they are to receive. Add fertilizer, followed by 100mm of garden soil shall be placed into the base of hole and lightly consolidated. Remove plant from container install and backfill with garden soil and firmed into place. Base of stem shall finish flush with finished soil level. Thoroughly water all plants on first planting to soak soil of plant and surrounding soil so as to allow roots to adjust, do not allow drying out. Water regular over the first 3-4 weeks.

FERTILISING
Use slow release fertilizers such as osmocote and or agriform tablets on all plants.

MULCHING
Install 100mm minimum of Forest mulch as a mulch over all gardens. Shaded areas mulch with 10-25mm pebble mulch with weedmat under.

GRAVEL AREAS
- Consolidated crushed thyoite, 100mm thick, over a compacted road base. Contain areas between gardens & gravel with timber edging.

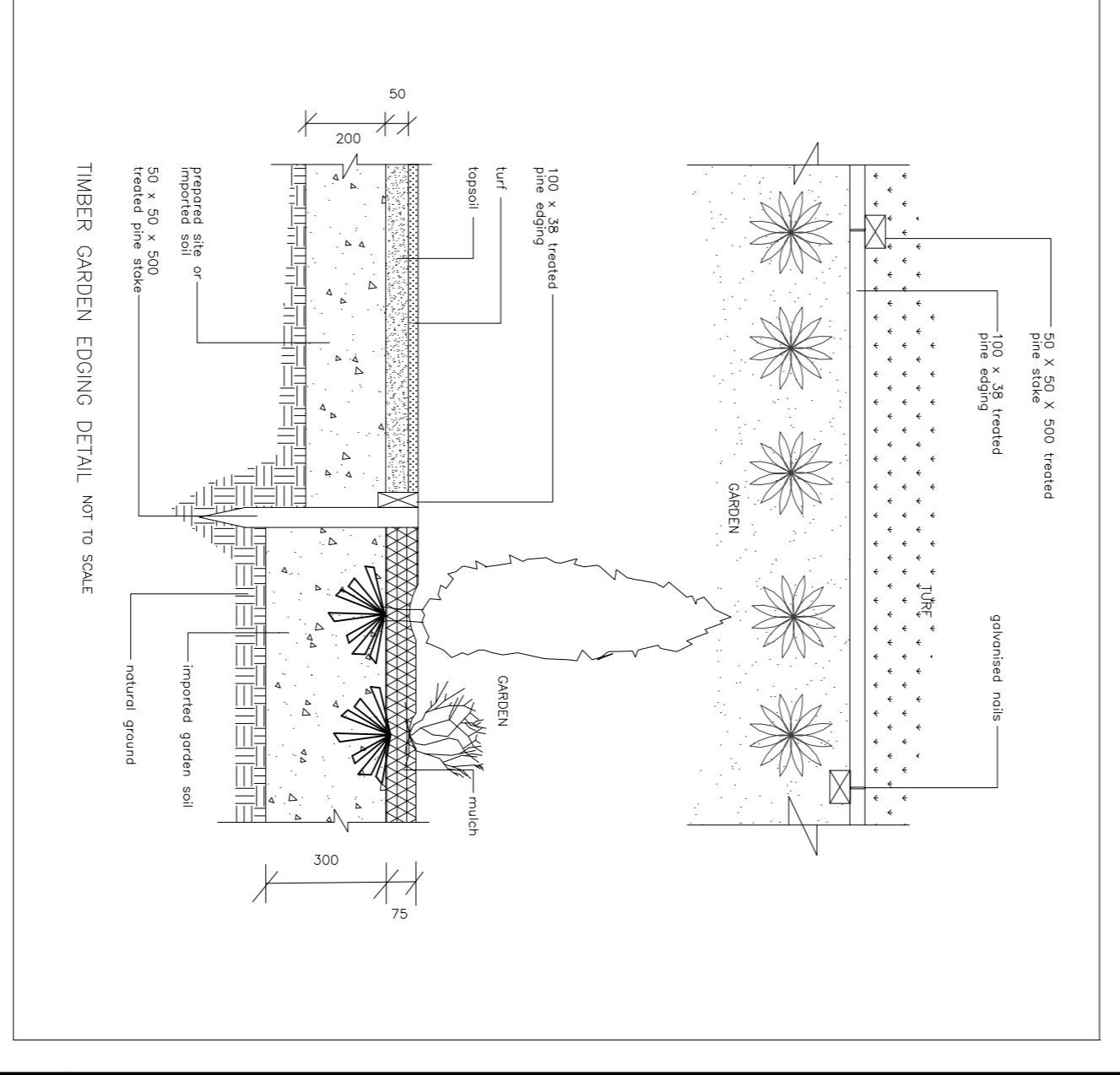
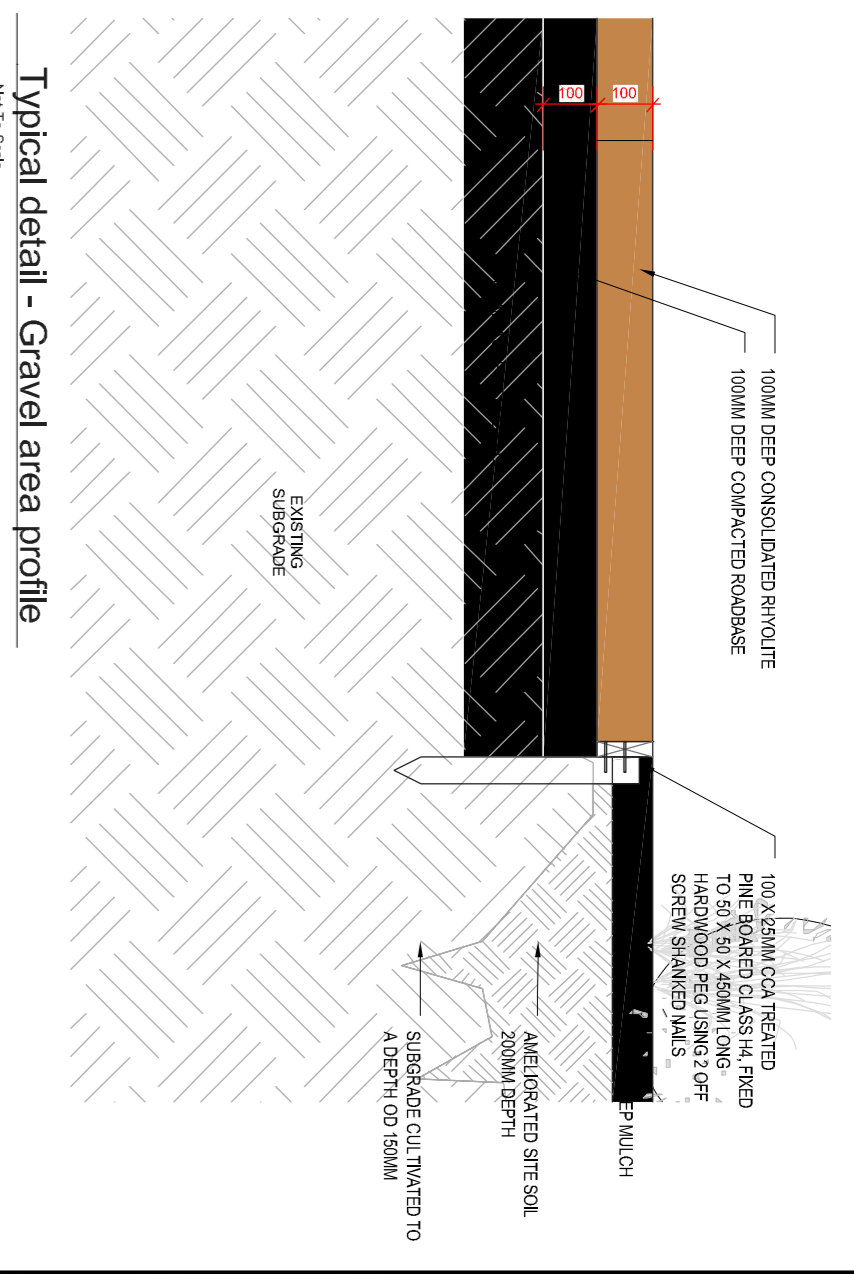
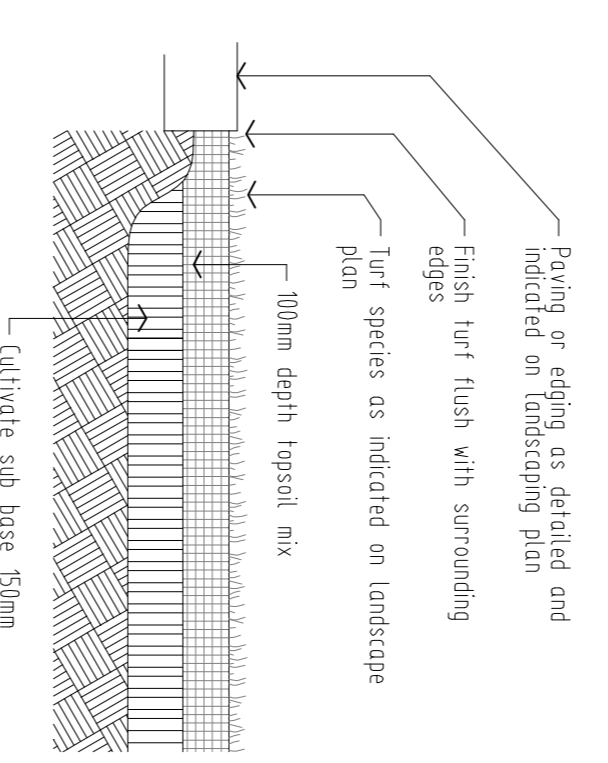
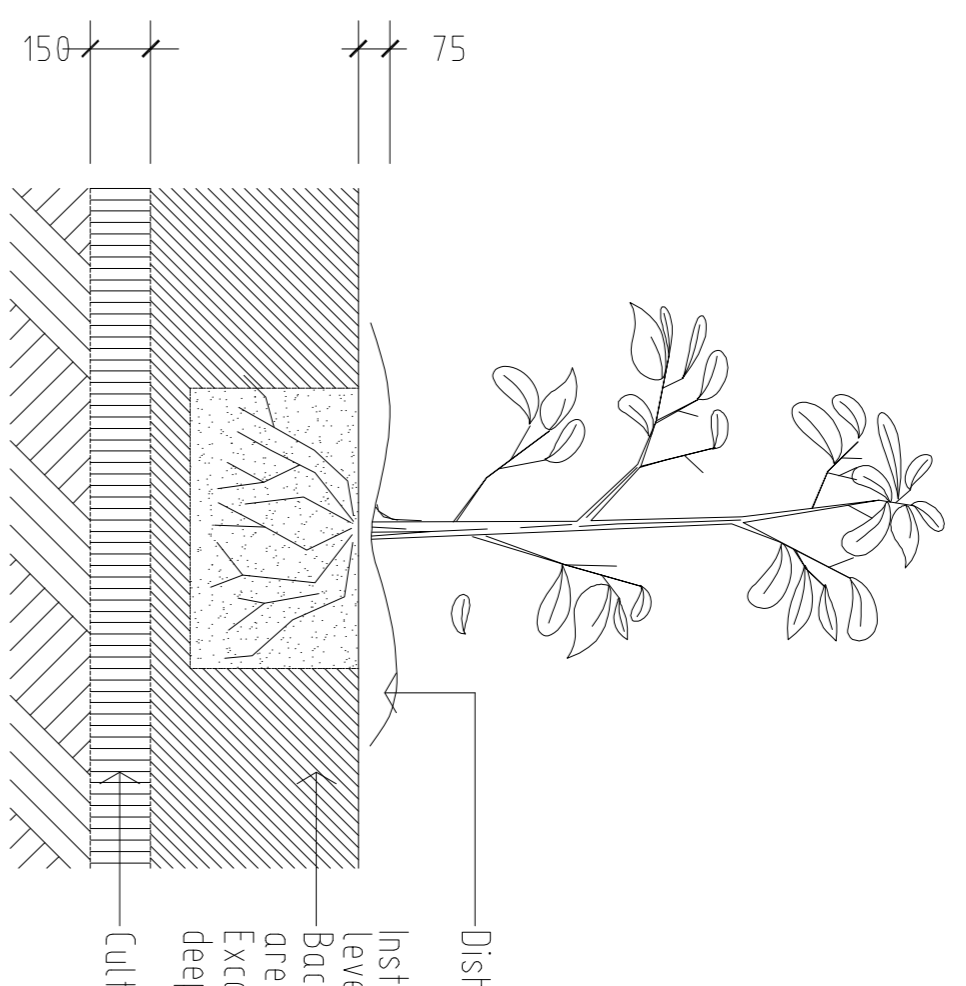
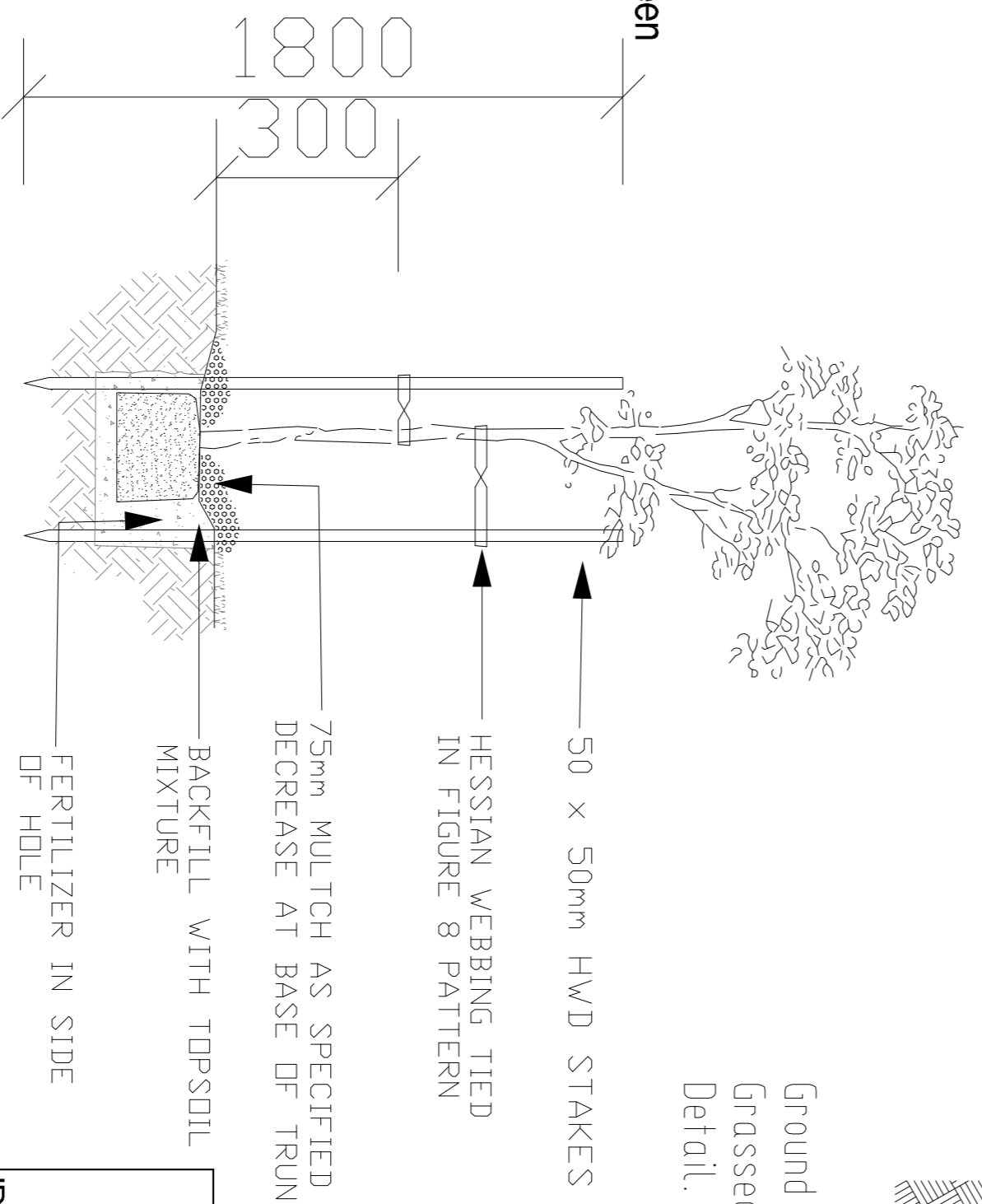
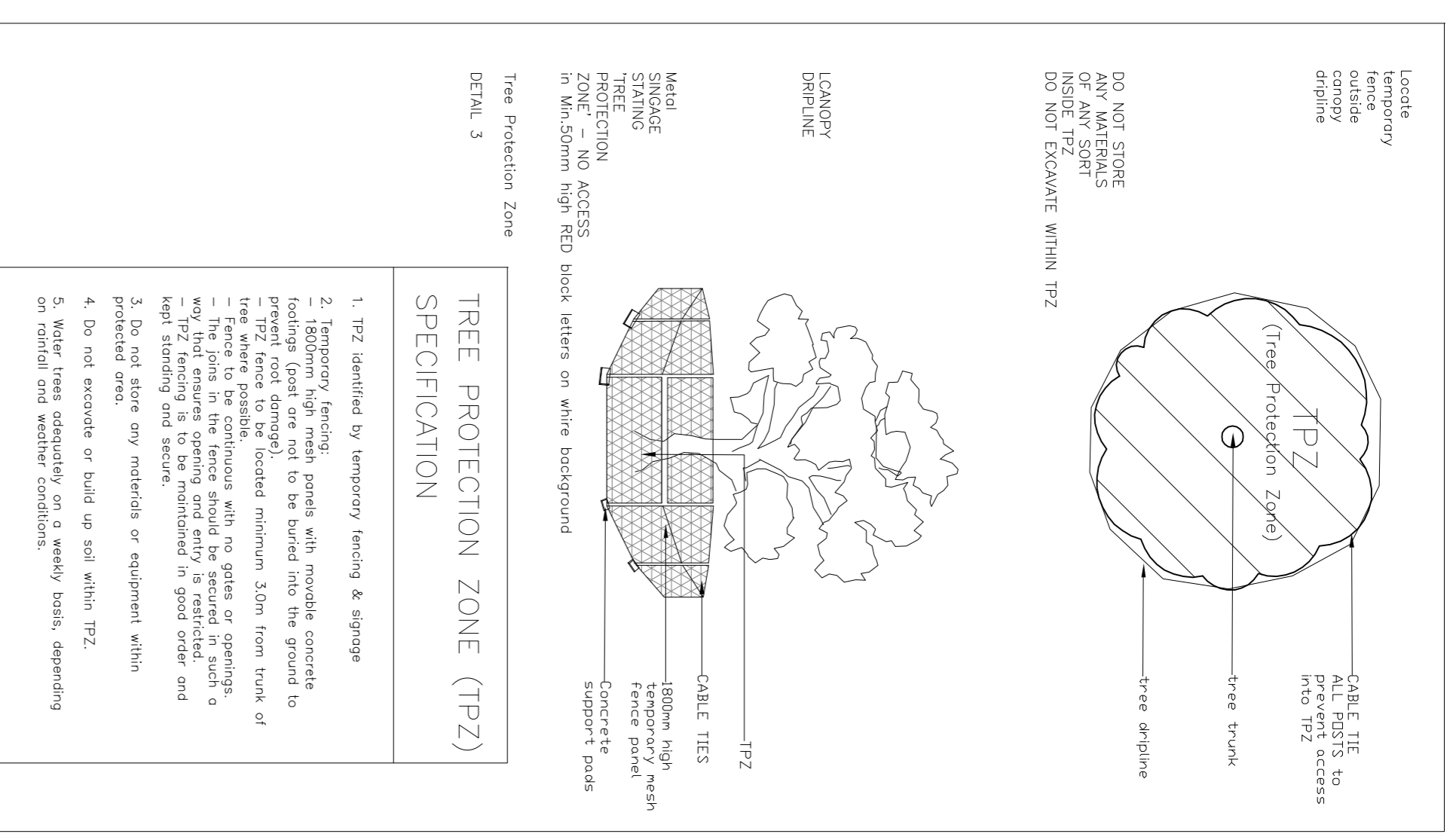
RETAINING WALLS
Erection of masonry block retaining walls treated timber retaining walls to be as per retaining wall specification guidelines. All retaining walls and footings to remain within the confines of boundary.

TURF
Prepare for, level and lay cultivated Buffalo turf to all areas nominated on the plan as being lawn. To be played within 24 hrs of delivery on site, making sure all areas are level for drainage, garden edging and paths.

COMPLETION
Prior to practical completion removal from site all unwanted debris occurring from work. Satisfy council that all landscaping work has been undertaken in strict accordance with council's landscape codes and guide lines.

Completion.
Carry out the following during the maintenance period (determined by Builder). These works shall include but not limited to watering, weeding, fertilizing, pest and disease control, reurfing, staking and tying, replanting, cultivation, pruning, aerating, renovation, top dressing and the like.

EXISTING TREES
The existing trees to be retained on site are to be protected by surrounding with a 1.8m high chainmesh fence 3.00m from the base of the tree. This fence is to be erected prior to works commencing on site and is to be retained until all building works are completed. The enclosed area is to remain free of materials, machinery, vehicles or site sheds. With this preparation is to protect the existing tree and its critical roots from mechanical damage, compaction or any other adverse impacts resulting from construction activity and allowing the trees to grow the optimum growth once all works have been finalised.



PLANT SCHEDULE

TREES, SHRUBS, GRASSES & GROUNDCOVERS

ID	Botanical Name	Common Name	Pot Size mm/ltr	Mature Size W x H mtrs
ACS	Acmena smithii 'Cherry Surprise'	Red tipped lilly pillly	26 200mm	2 x 2.5m
BF	Buxus faulkner	Korean box	23 200mm	1.2x1.2m
CMTV	Clivia miniata cultivar		32 200mm	7 x 7m
CBB	Crassula blue bird	Blue jade plant	2 200mm	1m x 1m
CSG	Cupressus sempervirens glauca	Thin pencil pine, Italian Cypress	2 200mm	1 x 8m
GF	Gardenia florida	Florists gardenia	4 200mm	1.5x1.5m
MTB	Magnolia grandiflora 'Teddy Bear'	Dwarf bullbay	3 25ltr	2 x 3m
NMI	Nandina domestica 'moonbay'	Dwarf sacred bamboo	34 200mm	1 x 1m
RSM	Raphirolepis 'Snow Maiden'		51 200mm	1.5 x 1.5m
TVV	Tulbaghia violacea variegata	Ornamental Variegated society garlic	74 150mm	.3x.3m
VO	Viburnum odoratissimum		58 200mm	3 x 5m

ALL HEIGHTS ARE AVERAGE DEPENDENT ON SOIL, CLIMATE, MAINTENANCE, ETC.



DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS--STORMWATER--ENGINEERS PLANS PLUS ASSOCIATED SHEETS ATTACHED

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DRAWN: JK DATE: 20/09/2023
CHECKED: MS
SHEET 3 OF 3
Specification Plan MSBA290823