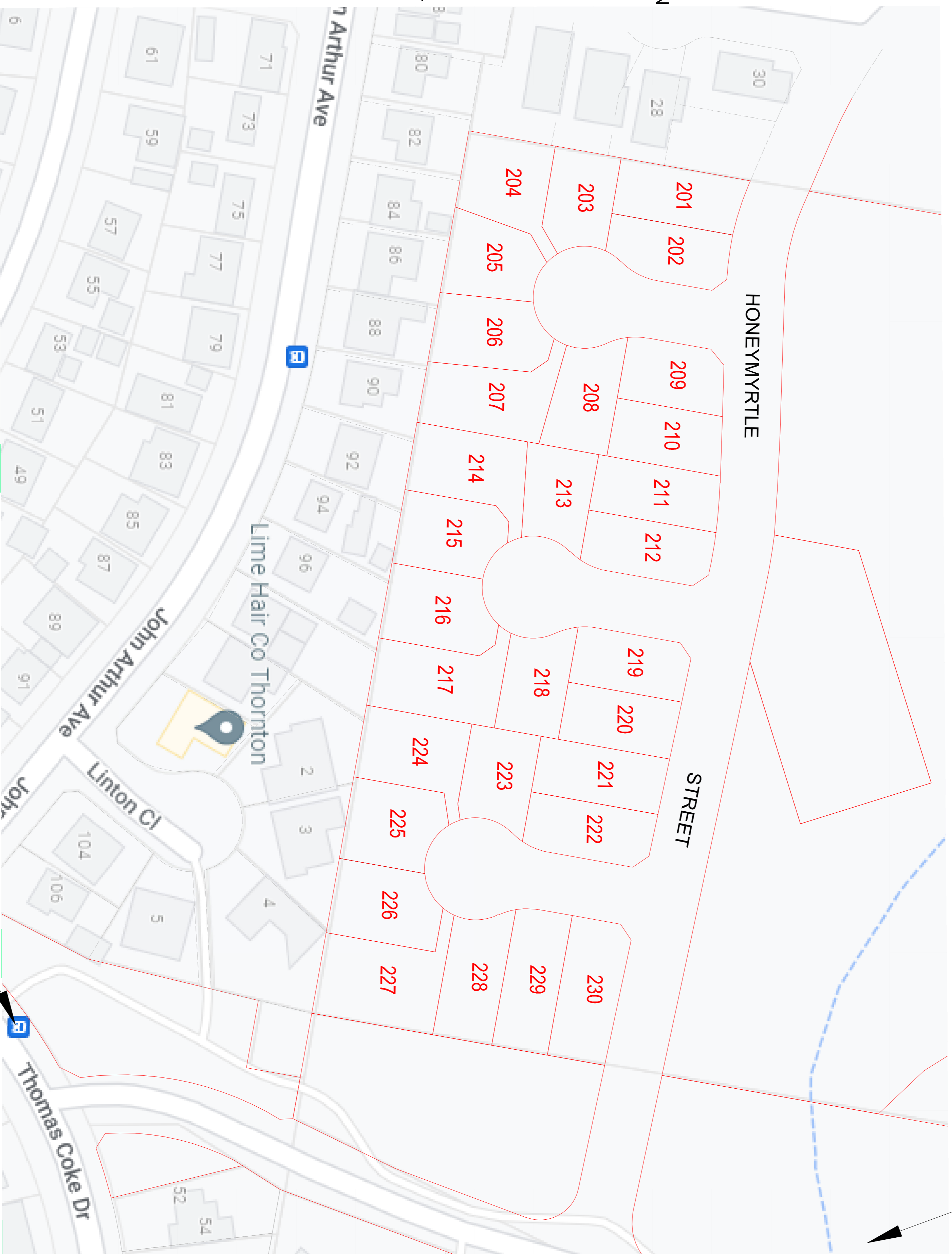
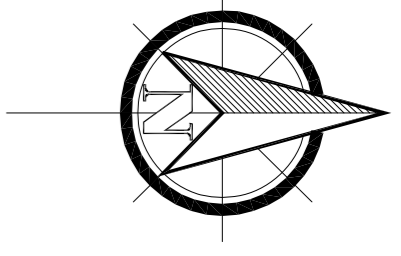


SHEET 1 OF 7	SITE ANALYSIS PLAN
SHEET 2 OF 7	SITE ANALYSIS PLAN
SHEET 3 OF 7	LANDSCAPE PLAN - OVERALL
SHEET 4 OF 7	LANDSCAPE PLAN - DETAILED LOTS 1-19
SHEET 5 OF 7	LANDSCAPE PLAN - DETAILED LOTS 20-28
SHEET 6 OF 7	SPECIFICATION PLAN
SHEET 7 OF 7	CONSTRUCTION STREET TREE



ST ALOYSIUS CATHOLIC
PRIMARY SCHOOL
APPROX 4.3kms

ST NICHOLAS EARLY
EDUCATION CENTRE
APPROX 4.3kms

THORNTON DOG
OFF-LEASH
PARK

ALLEN & DON LAWRENCE FIELD
THORNTON JUNIOR FOOTBALL CLUB

NEW MAITLAND
HOSPITAL
APPROX 5.5kms

STOCKLAND GREEN
HILLS SHOPPING
CENTRE
APPROX 6.8kms

HUNTER VALLEY
GRAMMER SCHOOL
APPROX 7.3kms

TAFE MAITLAND
APPROX 6.2kms

SHOPPING VILLAGE
INCLUDING COLES
APPROX. 900mts

THORNTON
TRAIN STATION
APPROX. 2.2kms

THORNTON
INDUSTRIAL PARK
APPROX. 2.7kms

THORNTON
PUBLIC SCHOOL
APPROX. 1.6kms

BUS STOP

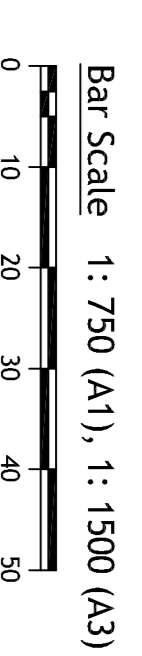
GOODSTART EARLY
LEARNING THORNTON
APPROX. 2.6kms

SOMERSET SPORTS FIELDS
APPROX. 2.6kms

GENERAL OVER VIEW

The site location is within the Maitland City Council Local Government Area (LGA) and consists of 1 lot zoned as R1 - General Residential.

The site is located close to public transport (on Thomas Coke Drive), shopping centres (Thorton Village & Stockland Green Hills), schools (Public & Private), Sport fields and childcare facilities. Existing vegetation mostly Native bushland species with semi and mature trees. All existing vegetation to be cleared to make way for the proposed 30 lot residential subdivision.



DATE	BY	AMENDMENT
23.5.22	MS	ASSET NUMBER & LOCATION OF STREET TREES, LOT REMOVAL LOT 208 + STREET TREE FROM PROPOSED SUBDIVISION FOOTPRINT.
24.5.22	MS	

LANDSCAPE DESIGNER

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SITE ADDRESS

**PROPOSED SUBDIVISION
STAGE 2 BRENTWOOD
LOT 425, DP 1262858
THORNTON**

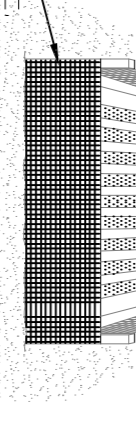
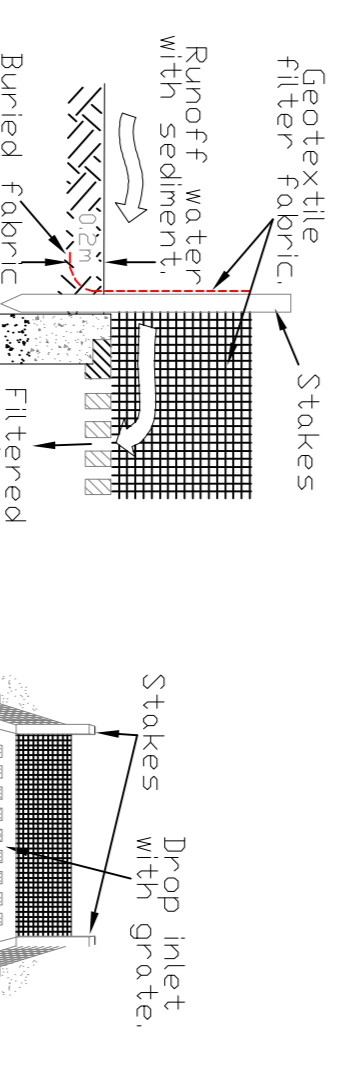
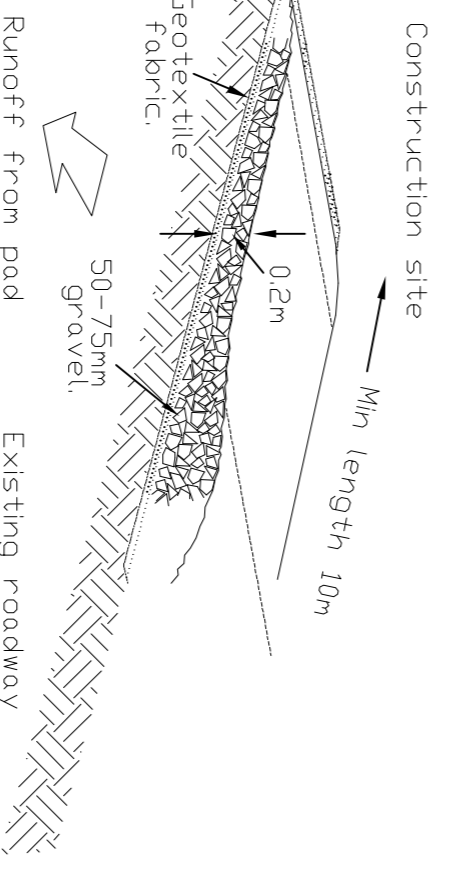
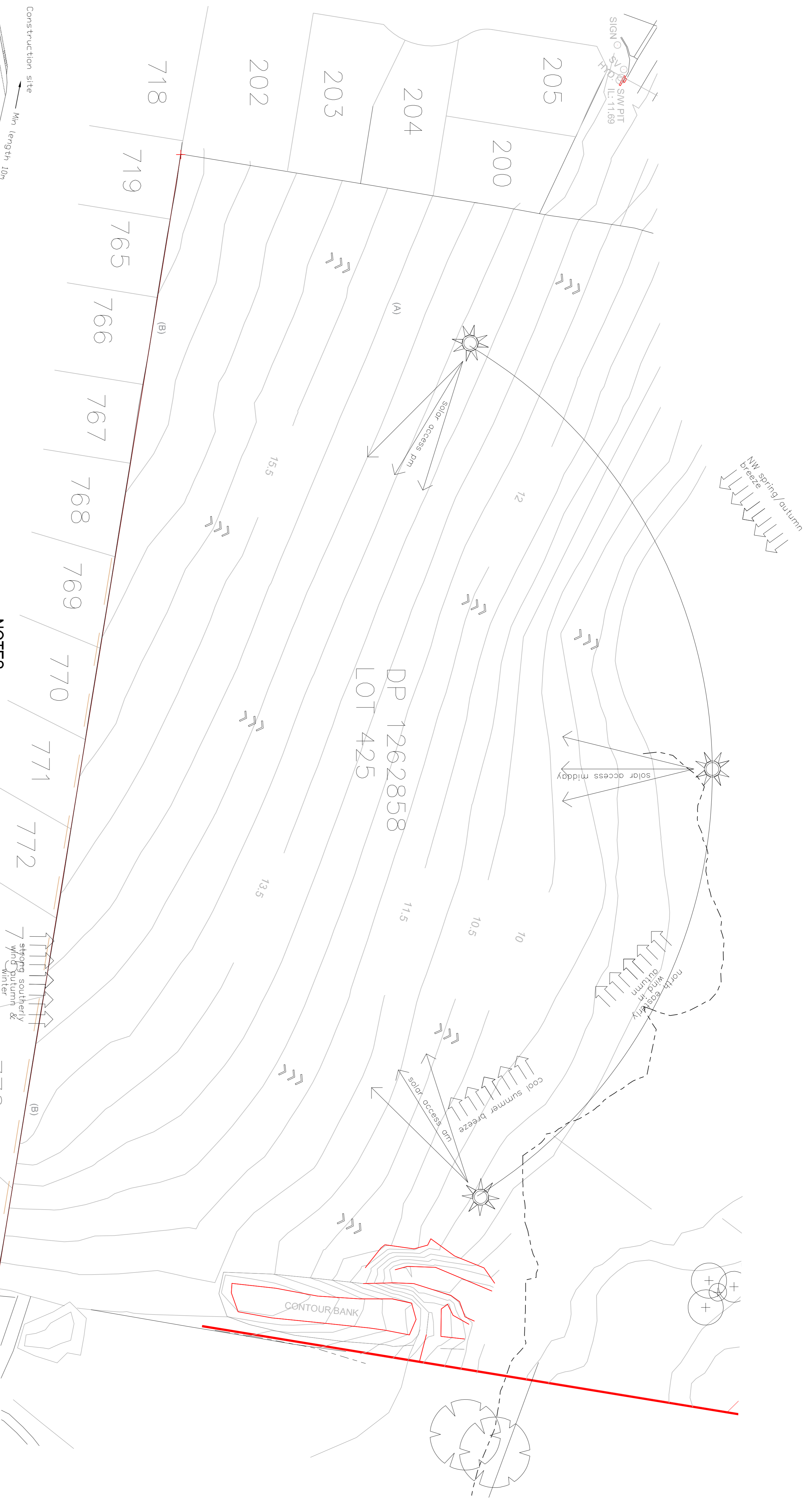
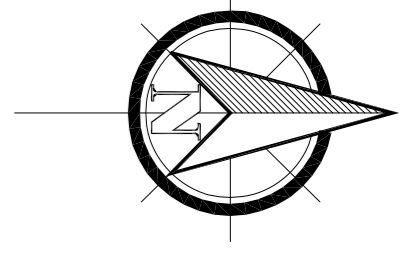
CLIENT

**THORNTON
BRENTWOOD**

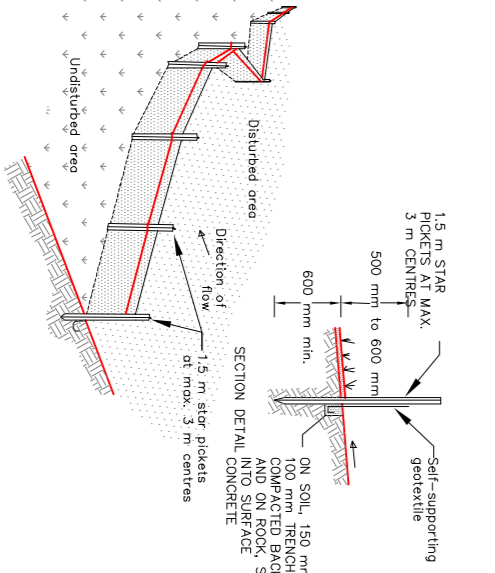
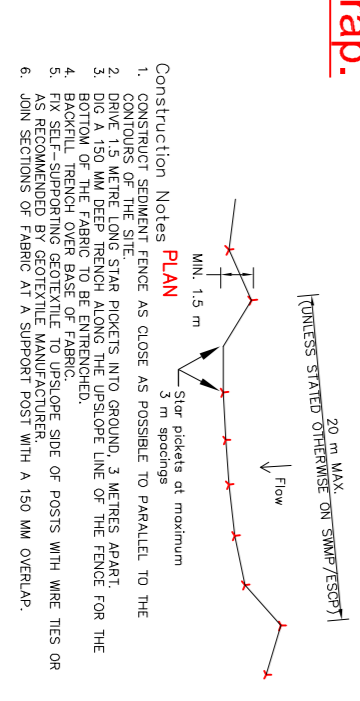
ARCHITECT-DEPARTMENT

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INFRASTRUCTURE PLANNERS
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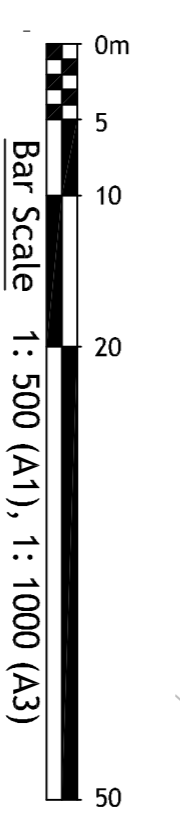
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JK	17/05/2022
SCALES 1:750 @ A1 1:1500 @ A3	CHECKED
SHEET 1 OF 7 Title Page	JOB NO. LAND140222



Geotextile Filter Fabric Drop Inlet Sediment Trap.



NOTES
 The site consists of 1 vacant R1 General Residential lot. All existing vegetation is to be removed to make way for the proposed residential subdivision. The drainage lines are towards the North and proposed Homebryde street boundaries with the soil being a gravel - clay base with a thin loam topsoil.



EROSION AND SEDIMENT CONTROL NOTES

- GENERAL INSTRUCTIONS**
- E1. THE PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND ANY OTHER PLANS OR NOTATION 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 INSTRUCTED IN THIS SPECIFICATION.
 - E3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE REQUIRED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.
 - E4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED WHERE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
 - (a) INSTALLED SEDIMENT FENCES
 - (b) UNDERPAVE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE
 - E5. DURING UNUSUAL CONDITIONS, LARGE UNPROTECTED AREAS SHALL BE KEPT MOIST NOT MET BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
 - E6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AFTER MAJOR EVENTS TO ENSURE THAT THE OPERATE EFFECTIVELY REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.
 - E7. EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER MAJOR EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.
- EROSION CONTROL**
- RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
- ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
- OTHER MATTERS
- RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
- SITE INSPECTION & MAINTENANCE**
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER MAJOR EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

DATE	BY	AMENDMENT
23.5.22	MS	REVISION NUMBER & LOCATION OF STREET TREE SUBJECT
24.5.22	MS	REMOVE LOT 200 + STREET TREE FROM PROPOSED SUBDIVISION FOOTPRINT

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SITE ADDRESS
PROPOSED SUBDIVISION STAGE 2 BRENTWOOD LOT 425, DP 1262858 THORNTON

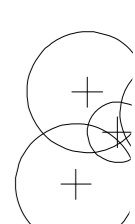
CLIENT
THORNTON BRENTWOOD

ARCHITECT-DRAWN BY
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 INFRASTRUCTURE PLANNERS
 ENGINEERS, MANAGERS
CONSULTANTS DEVELOPMENT CONSULTANTS

DRAWN	DATE
JK	17/05/2022
SCALES 1:500 @ A1	CHECKED
1:1000 @ A3	
SHEET 2 OF 7	JOB No.
Site Analysis Plan	LAND140222

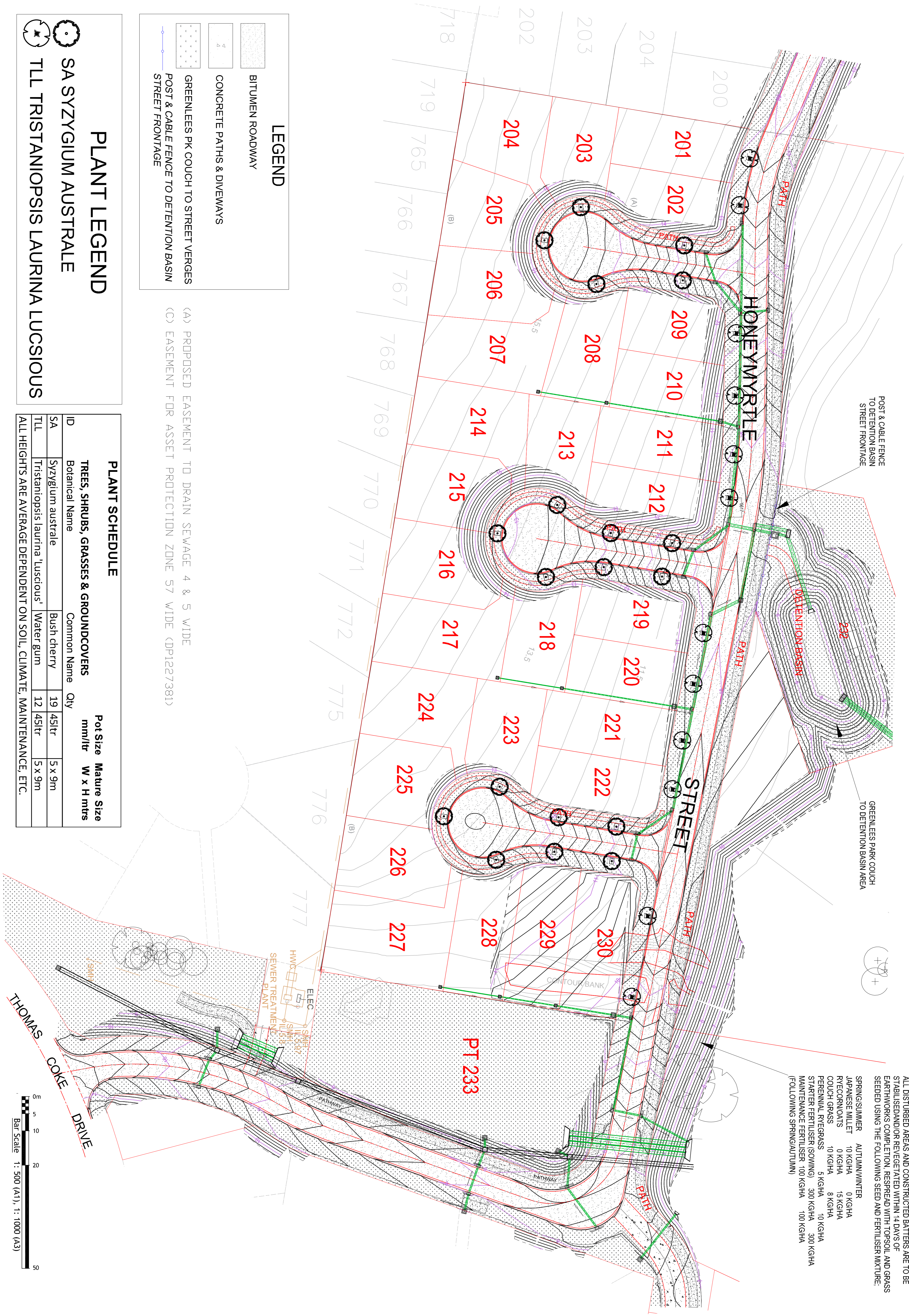
POST & CABLE FENCE
TO DETENTION BASIN
STREET FRONTAGE

GREENLEES PARK COUCH
TO DETENTION BASIN AREA



ALL DISTURBED AREAS AND CONSTRUCTED BATTERS ARE TO BE STABILISED AND/OR REVEGETATED WITHIN 14 DAYS OF EARTHWORKS COMPLETION. RESPEAD WITH TOPSOIL AND GRASS SEEDS USING THE FOLLOWING SEED AND FERTILISER MIXTURE:

SPRING/SUMMER	AUTUMN/WINTER
JAPANESE WILLET	0 KG/HA
RYECORN/OATS	15 KG/HA
COUCH GRASS	8 KG/HA
PERENNIAL RYEGRASS	5 KG/HA
STARTER FERTILISER (SOWING)	300 KG/HA
MAINTENANCE FERTILISER	100 KG/HA
(FOLLOWING SPRING/AUTUMN)	100 KG/HA



LEGEND

- BITUMEN ROADWAY
- CONCRETE PATHS & DIVEWAYS
- GREENLEES PK COUCH TO STREET VERGES
- POST & CABLE FENCE TO DETENTION BASIN STREET FRONTAGE

(A) PROPOSED EASEMENT TO DRAIN SEWAGE 4 & 5 WIDE
(C) EASEMENT FOR ASSET PROTECTION ZONE 57 WIDE (DP1227381)

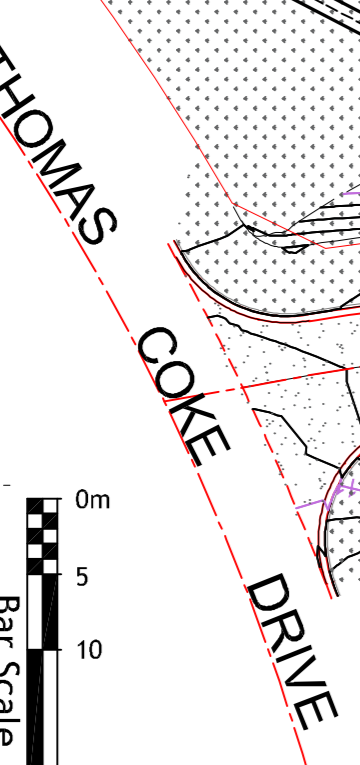
PLANT LEGEND

- SA SYZYGIUM AUSTRALE
- TILL TRISTANIOPSIS LAURINA LUSCIOUS

PLANT SCHEDULE

ID	TREES, SHRUBS, GRASSES & GROUNDCOVERS	Common Name	Qty	Pot Size	Mature Size
	Botanical Name			mm/lt	W x H mtrs
SA	Syzygium australe	Bush cherry	19	45ltr	5 x 9m
TLL	Tristaniopsis laurina 'Luscious'	Water gum	12	45ltr	5 x 9m

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



DATE	BY	AMENDMENT
23.5.22	MS	ADJUST NUMBER & LOCATION OF STREET TREES SUBJECT TO REVISION LOT 200 + STREET TREE FROM PROPOSED SUBDIVISION FOOTPRINT
24.5.22	MS	

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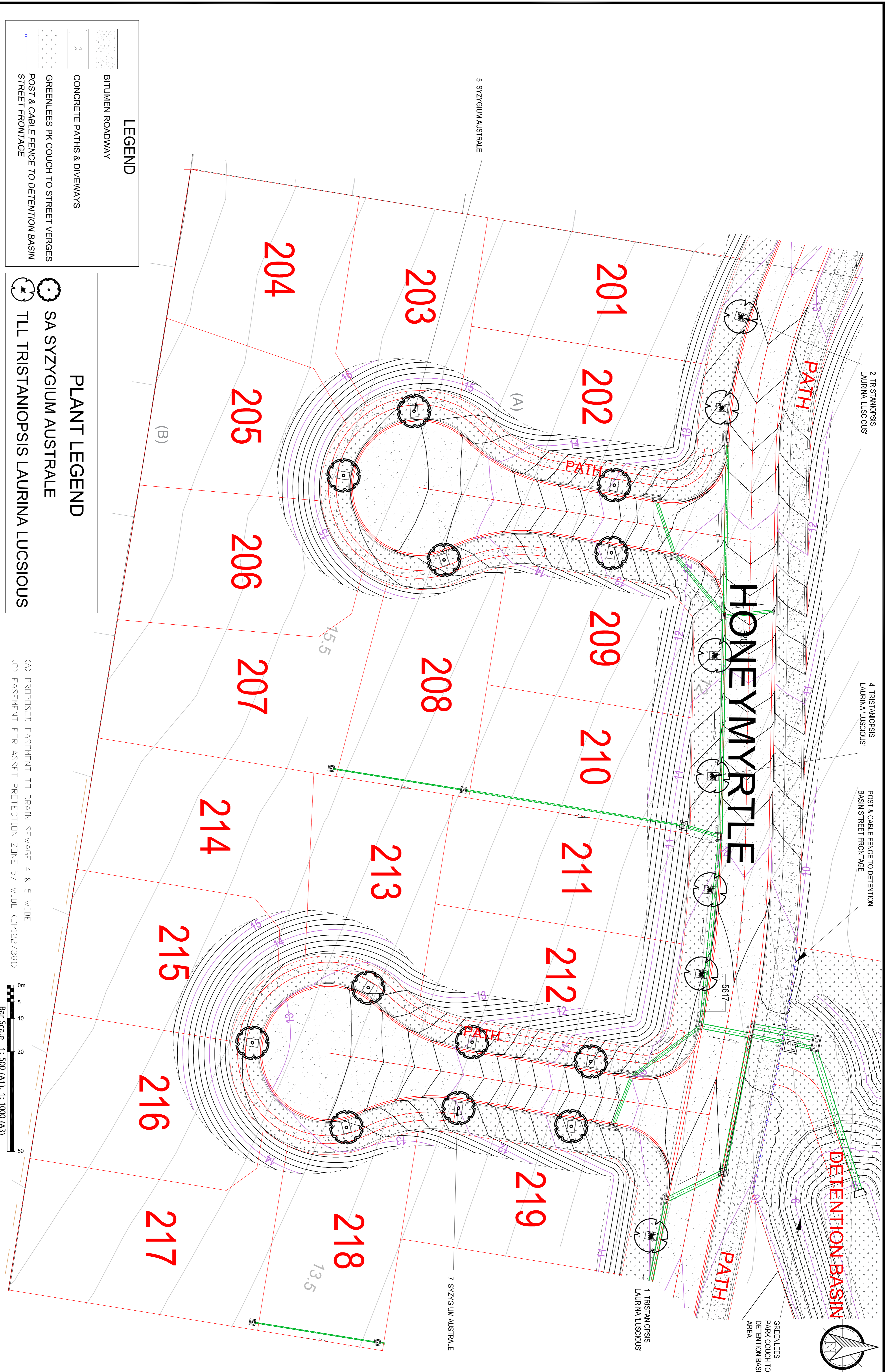
SITE ADDRESS
PROPOSED SUBDIVISION STAGE 2 BRENTWOOD
 LOT 425, DP 1262858
 THORNTON

CLIENT
THORNTON BRENTWOOD

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 ENGINEERS, MANAGERS, ARCHITECTS, PLANNERS, CONSULTANTS, DEVELOPMENT CONSULTANTS

DATE	BY	CHECKED
17/05/2022	JK	

DRAWN: JK
 SCALES: 1:500 @ A1, 1:1000 @ A3
 SHEET: 3 OF 7
 Landscape Plan
 ~ Overall
 JOB NO.: LAND140222



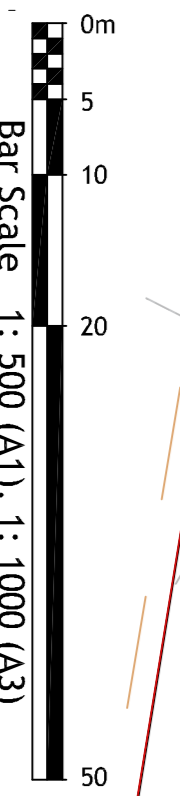
LEGEND

- BITUMEN ROADWAY
- CONCRETE PATHS & DIVEWAYS
- GREENLEES PK COUCH TO STREET VERGES
- POST & CABLE FENCE TO DETENTION BASIN STREET FRONTAGE

PLANT LEGEND

- SA SYZYGIVUM AUSTRALE
- TLL TRISTANIOPSIS LAURINA LUCSIVOUS

(A) PROPOSED EASEMENT TO DRAIN SEWAGE 4 & 5 WIDE
 (C) EASEMENT FOR ASSET PROTECTION ZONE 57 WIDE (DP1227381)



DATE	BY	AMENDMENT
23.5.22	MS	DEFINITION DESIGN, EASEMENT FOR STREET FRONTAGE, REMOVE LOT 200 + STREET TREE FROM PROPOSED SUBDIVISION FOOTPRINT.
24.5.22	MS	SUBDIVISION FOOTPRINT.

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SITE ADDRESS
PROPOSED SUBDIVISION STAGE 2 BRENTWOOD LOT 425, DP 1262858 THORNTON

CLIENT
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ARCHITECT - DEPT/TEAM
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 ENGINEERS MANAGERS INFRASTRUCTURE MANAGERS DESIGNERS CONSULTANTS

DRAWN	DATE
JK	17/05/2022
SHEET	CHECKED
4 OF 7	
~Detailed Lots 1-19	JOB NO.
LAND140222	

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 manufactures 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 be removed within the guidelines of the council requirements to approved sites. The contractor is to ensure that existing controls are compromised during planting works.

WEED SPECIES REMOVAL

The removal of all the weed species plants are to be controlled with the use of herbicides initially to suppress growth and allow for the hand brush cutting to the top growth, maintaining the root system to keep the soil in tacked to minimize erosion to the riparian runoff zones. Vegetation management works will be carried out to minimize disturbance to low growing species, vegetative ground covers and topsoil, to prevent or minimize erosion. If there is the possibility of erosion, the stumps and root structures of vegetation to be controlled should be retained. All waste generated from vegetative management works shall be recycled wherever possible. Debris may be left in rural situations, where it will not impose a safety risk, to dispose of naturally. The mulching of areas where the removal of debris may be required from time to time to prevent sediment flow with water shed, as the mulch generated on site may also be left to help stabilize the site. The burning of debris is not permitted on site. Where debris from exotic and/or invasive weed species is likely to self-propagate, then the resultant debris should be removed to the local landfill site or treated to prevent propagation.

The use of insecticides and herbicides within the subject site should be avoided where possible to retain the integrity of the surrounding habitat for insectivorous bats and amphibian species

Control of noxious weeds need to be kept to a minimum to avoid contaminating the surrounding bush land and water courses.

Herbicides used to prevent the further growth of weed species, should be applied in accordance with the manufacturer's requirements and application techniques.

FERTILIZER

Use slow release fertilizers such as osmocote and or agriform tablets on all plants, keeping in mind that natives require a low phosphorus levels, to allow for NPK to suit these plants. Add per manufactures instructions.

MULCH

Where plantings create groups then mulching shall be applied to an area encompassing the entire group, with the mulch free of foreign matter such as soil, weeds, rocks, and the like. Mulch shall consist of leaf litter, bark, and mulched timber mulch sourced from clearing of native bush land for subdivisions, commonly referred to as forest mulch. Mulch should not contain less than 50% light weight material such as leaf litter, etc which may blow away from mulched area, with the mulch thoroughly composted for a minimum of 6 months so that no green material exists of any kind, due to nitrogen draw from fresh mulch from soil to rot the product. Apply mulch to an even depth of 100mm reduced to 25mm around individual stems. **ALL SITE MULCH FROM TREES TO BE REMOVED TO BE USED AS MULCH TO SITE WORKS.**

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.

Do not plant into dry or muddy soil or on days over 30degrees C. Ensure plant root systems are moist when removed from container and not allowed to dry out, best to soak in water till all air bubbles are released from soil to ensure plant will adjust to soil once planted, also water in hole first, then plant watering in thoroughly after mulching and planted. Remove plastic wire tags, labels, bamboo pot stakes and weeds from plants plus plastic pots and dispose of all this material off site. Stake, tie and then carry out soil backfilling so as to ensure complete filling and consolidation of voids around root system to all plantings. Erosion netting shall be used where eroded soils exist and installed to manufacturer's recommendations. Matting shall be woven jute mesh and biodegradable.

TUBESTOCK:- Ideally the planting day to commence be after a significant rain event. Water all seedlings thoroughly on 1st planting to reduce transplanting shock. Scalp the top root zone off the planting location, thus providing a recess for water to collect in and also removes any weed seeds etc, to a depth of about 2-5cm.

The planting hole should be slightly larger than the tube and deep enough so approximately 3cm of topsoil will cover the base of the plant. Holes can be dug with a spade, mattock, 'Hamilton tree planter' or Potipudft. Compact the soil around the plant to bed plant in and leave a slight depression around seeding to collect water. Watering after planting can be undertaken if it is practical to do so, but this is best done as soon as planted as it allows the plant to adjust with its root system and keep the young feeder roots active, allowing for the plant to grow at optimum growth adjustment to the soil. Protective guards shall be provided for the duration of the first year of growth. Plastic guards of various kinds are available including milk cartons, with the plastic open ended cylinder with 3 stake support the most preferred.

MAINTENANCE

Planting establishment period is 2 years from practical completion.

Minimum requirements for plant establishment period:

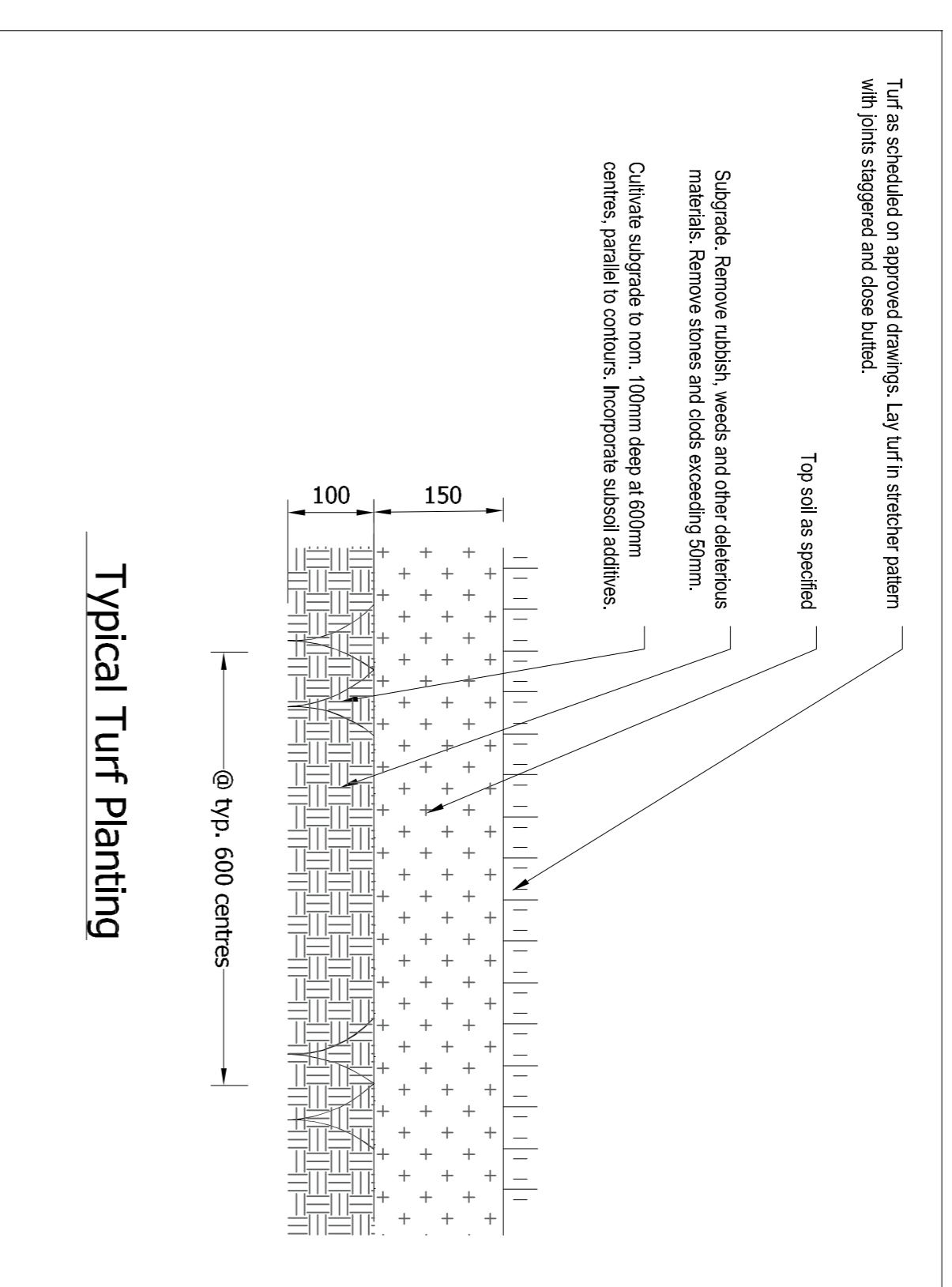
- Water, allow for minimum 3 follow up watering for every plant to ensure healthy growth. Watering to be gauged with existing weather conditions to allow continual growth of the plants, be careful not to over water.
- Weeding - remove by hand or approved method, rubbish and weed growth in planted bed and from around individual trees.
- Remove all rubbish from site. Roadways shall be kept clear of soil and any other litter from landscape works at all times during contract period.
- Replacements - replace all plants that are unhealthy or dead with identically sized species.
- Pruning - as necessary or as directed. Pruning is needed to maintain optimum growth habits to the desired plant species.
- Soil subsidence- make good if due to workmanship of contractor.
- Mulched surface - maintain in tidy condition, re-mulch if necessary.
- Stakes - adjust as necessary, stakes & grow bags at end of establishment period.

LONG TERM MAINTENANCE

The monitoring phase includes active inspection of sediment and erosion controls, ensuring watering regimes are not affected, replacement of plant losses, ongoing weed control to rehabilitated areas, disease and insect control, maintenance of mulch and leaf litter.

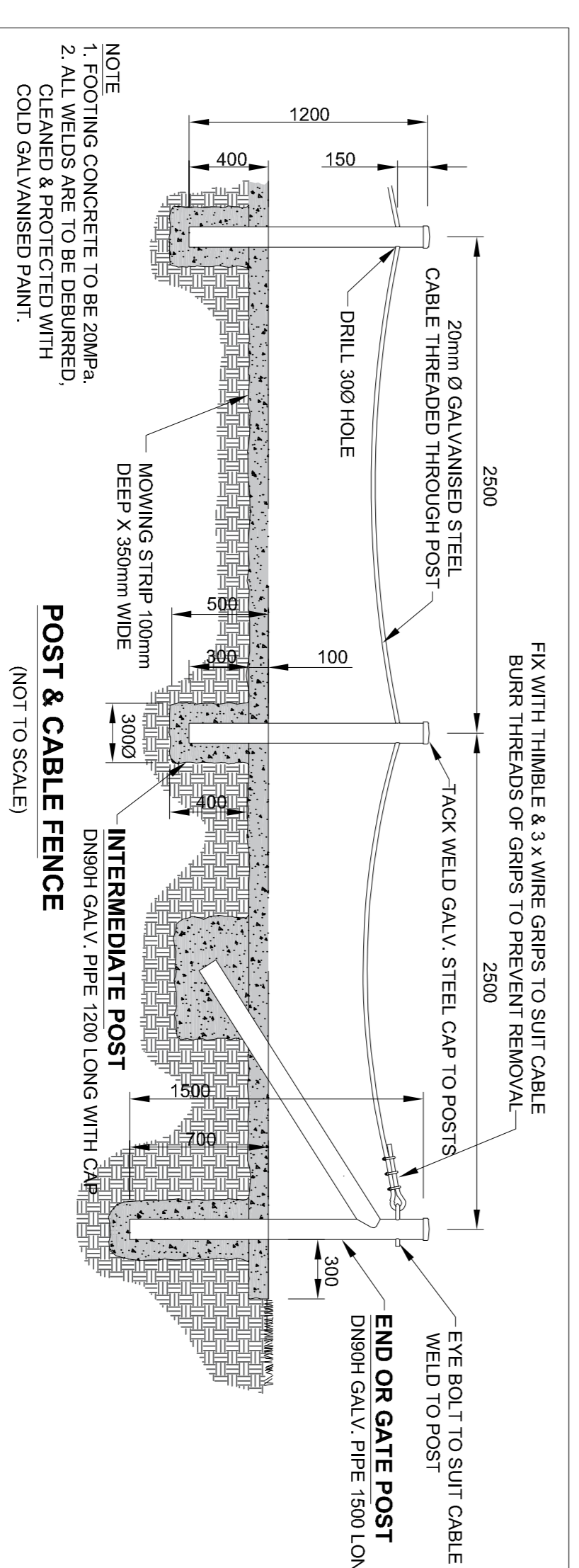
Areas planted with either individual plantings or mass plantings will be monitored to ensure success of the planting programme, taking into account erosion and sediment control guidelines.

Monitoring of the landscaping will be undertaken, following objectives set out in this document are being achieved. Maintenance requirements should extend for a minimum of two year after the completion of works or until such time 80 per cent survival rate of each species planted and a maximum 5 per cent weed cover for the treated riparian corridor is achieved.



Typical Turf Planting

PLANT SCHEDULE		Pot Size	Mature Size
TREES, SHRUBS, GRASSES & GROUNDCOVERS		mm/lt	W x H mtrs
ID	Botanical Name	Common Name	Qty
SA	Syzygium australe	Bush cherry	19 45ltr
TLL	Tristaniopsis laurina 'Luscious'	Water gum	12 45ltr
ALL HEIGHTS ARE AVERAGE DEPENDENT ON SOIL, CLIMATE, MAINTENANCE, ETC.			5 x 9m



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



DATE	BY	REVISION
23.5.22	MS	DESIGN NUMBER & LOCATION OF SUBDIVISION
24.5.22	MS	REMOVE LOT 202 + STREET TREE FROM PROPOSED SUBDIVISION FOOTPRINT

LANDSCAPE DESIGNER
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SITE ADDRESS
PROPOSED SUBDIVISION
STAGE 2 BRENTWOOD
 LOT 425, DP 1262858
 THORNTON

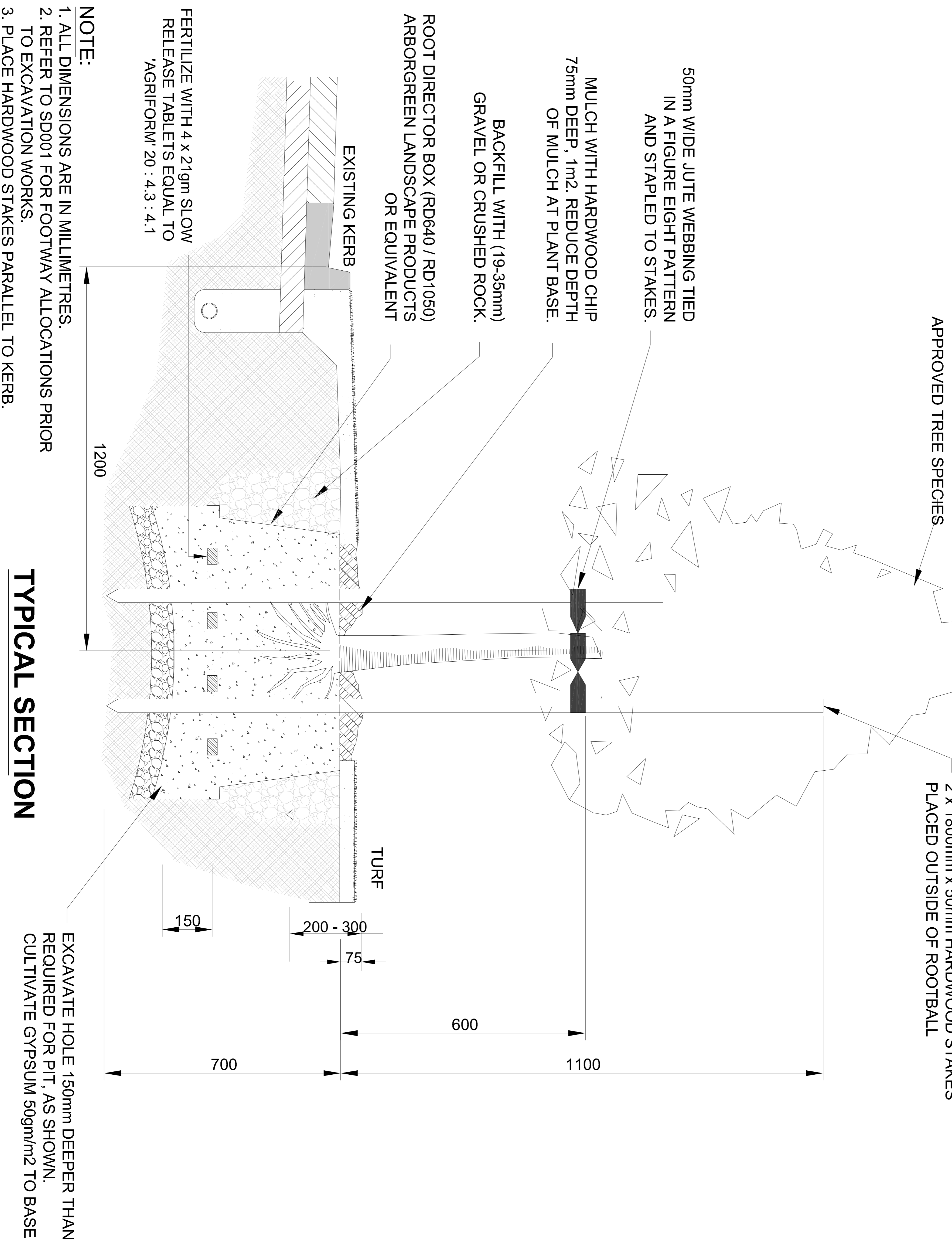
CLIENT
THORNTON
BRENTWOOD

ARCHITECT
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CONSULTANTS
 ENGINEERS MANAGERS
 INFRASTRUCTURE PLANNERS
 DEVELOPMENT CONSULTANTS

DRAWN
 JK
 DATE
 17/05/2022

SHEET
 6 OF 7
 Specification Plan
 JOB NO.
 LAND140222

STREET TREE PLANTING TYPICAL TREATMENT



TYPICAL SECTION

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

DATE	BY	AMENDMENT
23.5.22	MS	RAJIB THORNTON & LORNONA OF STREET TREES & DETENTION BASIN FENCING DETAIL AT CLIENT REQUEST.
24.5.22	MS	REMOVE LOT 200 & STREET TREE FROM PROPOSED SUBDIVISION FOOTPRINT.

LANDSCAPE DESIGNER

JK's GARDEN CREATIONS

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SITE ADDRESS
**PROPOSED SUBDIVISION
STAGE 2 BRENTWOOD
LOT 425, DP 1262858
THORNTON
THORNTON**

CLIENT
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DRAWN	DATE
JK	17/05/2022
SCALES	CHECKED
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SHEET	JOB NO.
7 OF 7 Construction Street Tree	LAND140222