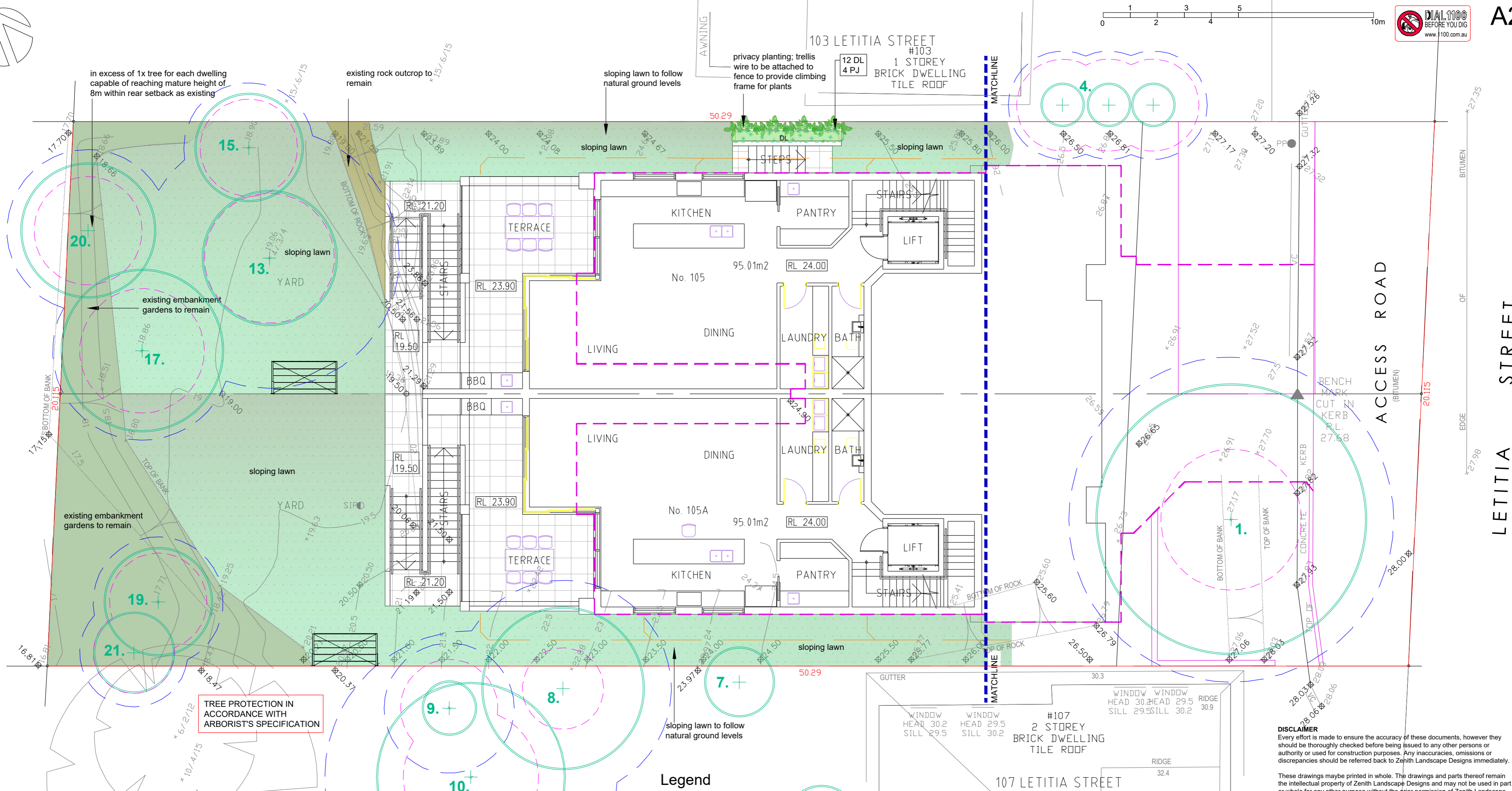


A2



LOWER GROUND FLOOR LANDSCAPE PLAN 1:100

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- NOTES**
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 6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
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 8. This plan is to be read in conjunction with the architectural and engineering plans.
 9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

FOR COMPLYING DEVELOPMENT APPROVAL ONLY

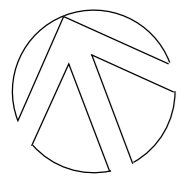
	Rev. no.	Description:	Date:	Rev. no.	Description:	Date:

ARBORIST:	JACKSONS NATURE WORKS
SURVEY:	PK SURVEYS
HYDRAULIC:	LMW DESIGN GROUP
ARCHITECT:	CORNERSTONE DESIGN

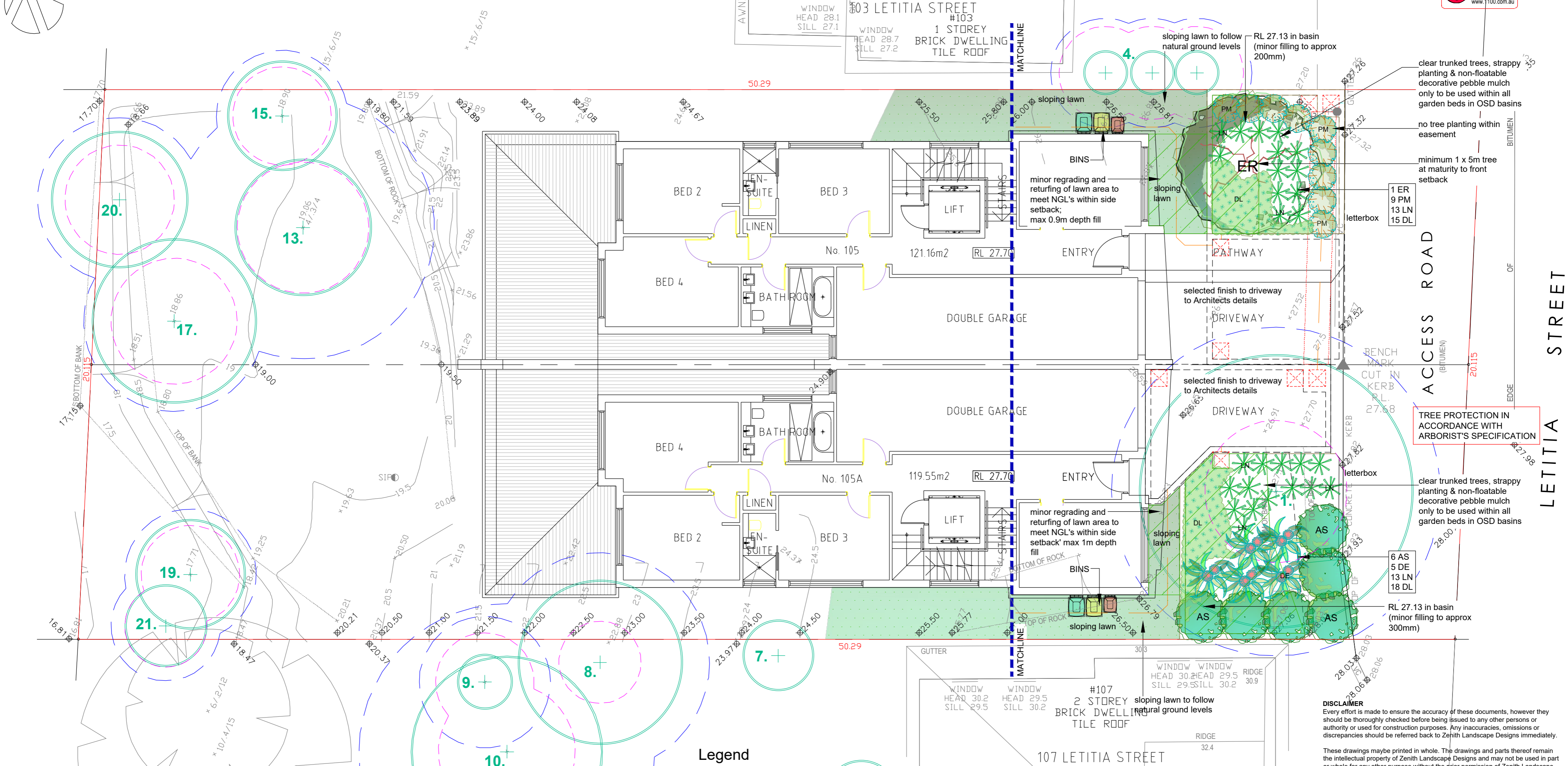
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105 LETITIA STREET
OATLEY

TITLE:	LANDSCAPE PLAN
STATUS:	CDC
CHECKED:	MFG
DRAWN:	MAG
DATE:	01.08.2023
SCALES:	1:100 @A2
SHEET	1 OF 4
DRAWING No.	23-4905 LO1
REVISION:	



A2



GROUND FLOOR LANDSCAPE PLAN 1:100

Legend

- Selected Tiles
- Drying area
- Turf
- Existing trees to be retained
- Typical timber edge
- Stormwater lines and pits

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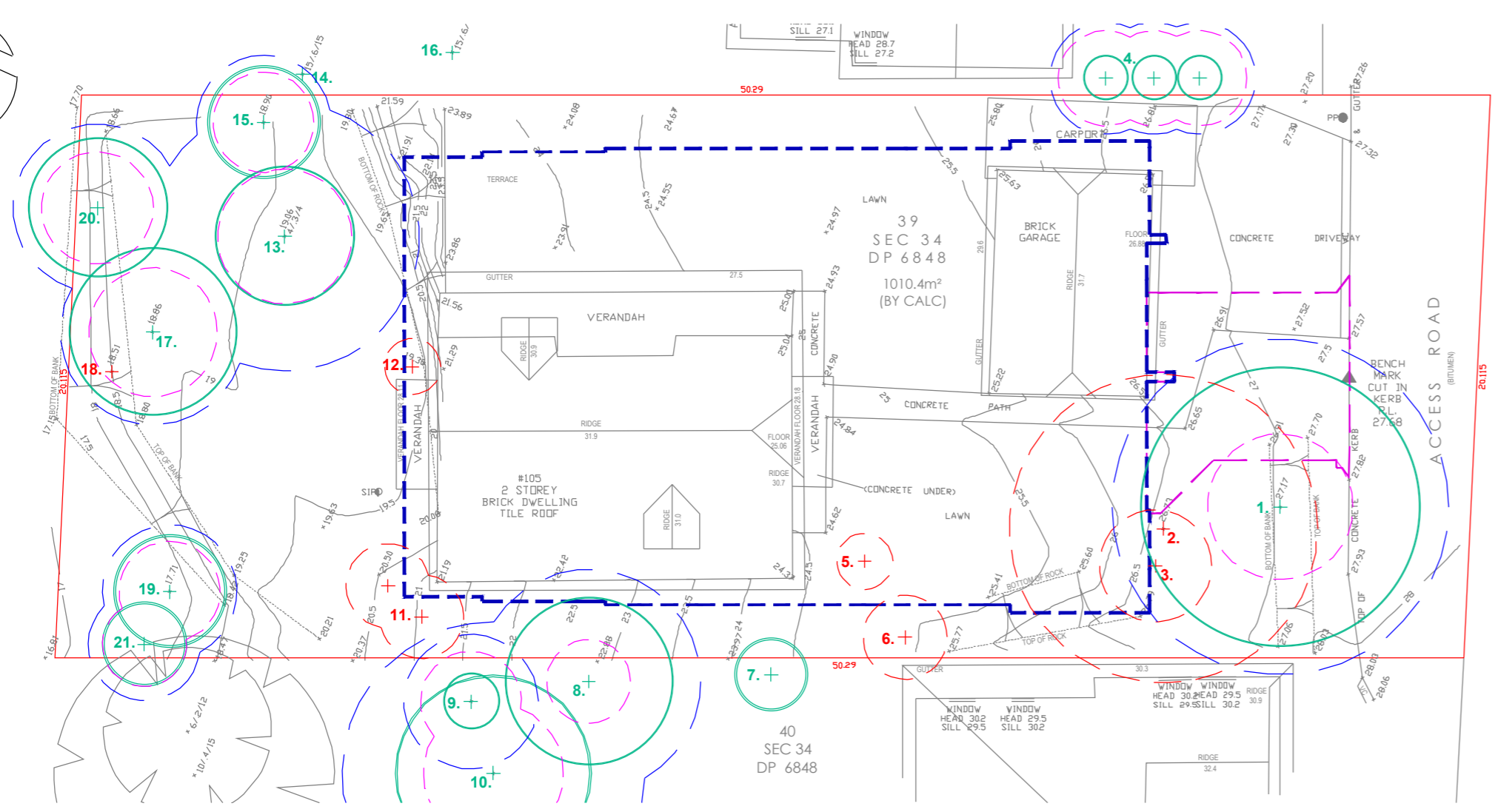
Rev. no.	Description:	Date:	Rev. no.	Description:	Date:

ARBORIST:	JACKSONS NATURE WORKS
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105 LETITIA STREET
OATLEY

TITLE:	LANDSCAPE PLAN	SCALES:	1:100 @A2
STATUS:	CDC	SHEET 2 OF 4	REVISION:
CHECKED:	MFG	DRAWING NO.	
DRAWN:	MAG		
DATE:	01.08.2023		



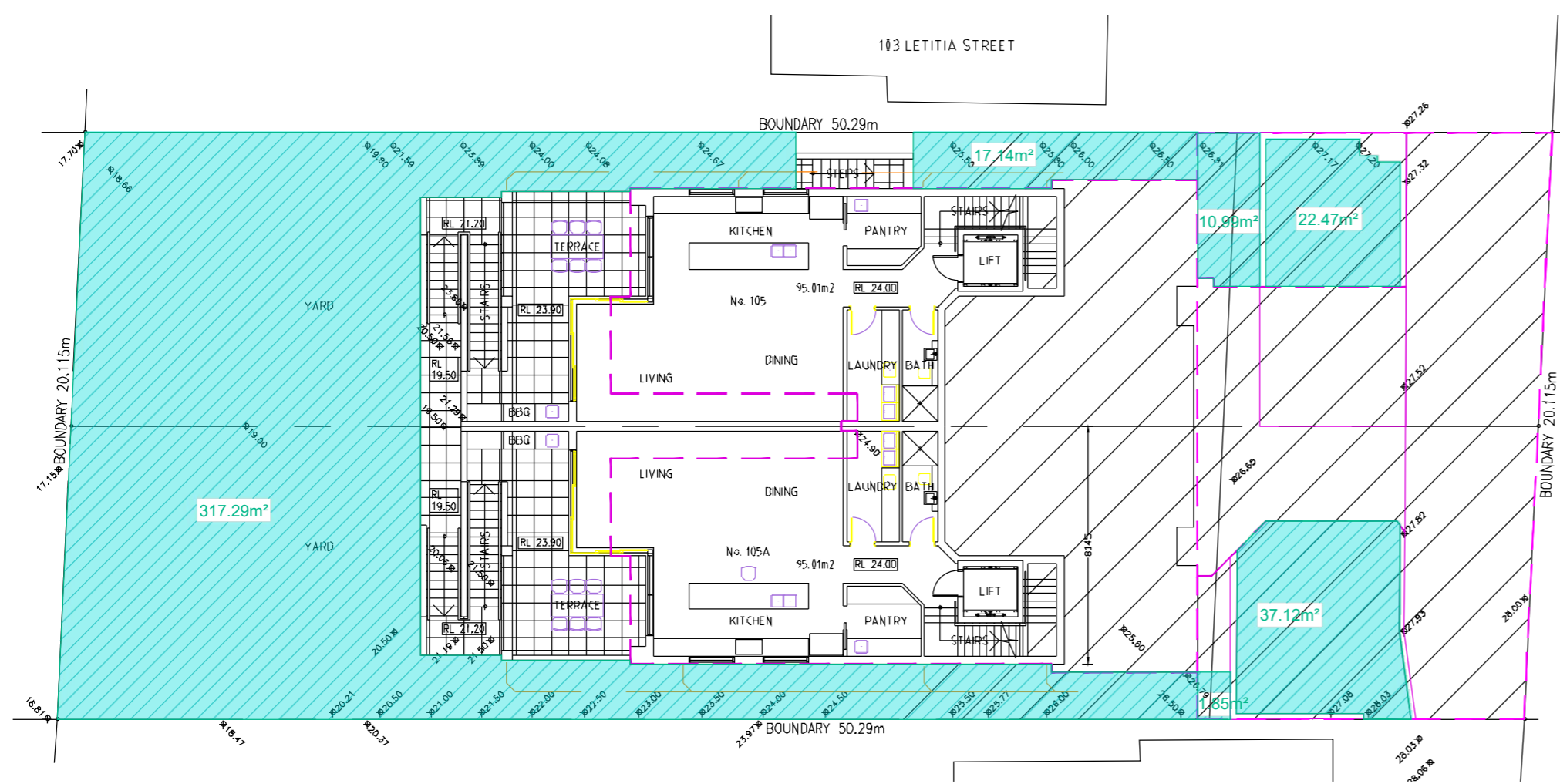
EXISTING TREE PLAN 1:200

Legend

- Proposed building line
- Proposed driveway line
- Proposed basement line
- Existing trees to be retained (1.+)
- Existing trees to be removed (2.+)
- Tree protection zone (TPZ)
- Structural root zone (SRZ)

Tree No	Botanical Name	Age Class	Height (m)	Spread (m)	D.B.H. (cm)	D.B.H. (cm)	TPZ (radius m)	SRZ (radius m)	Condition comments as seen on site	ULS	Landscape significance	Retention value
1	<i>Juglans regia</i>	M	13	10	50	75	6.0	2.9	G vitality, small amount of decay @ 2.5m	1	High	High
2	<i>Eucalyptus piperita</i>	M	13	11	100	115	13.7	3.5	Approved for removal TA 2023/0228	4	N/A	N/A
3	<i>Glochidion arifolium</i>	M	6	4	2x10	20	2.0	1.7	G vitality	3	Low	Low
4	<i>Chamaecyparis obtusa 'Cypress' z J</i>	M	4	1.5	15	20	2.0	1.7	G vitality, ND	2	Medium	High
5	<i>Carissapachm guineense</i>	M	5	2	10	15	2.0	1.5	F vitality, very thin canopy	5	Low	Low
6	<i>Morus nigra</i>	M	4.5	3	10	15	2.0	1.5	Exempt species	4	Low	Low
7	<i>Bambusa spp.</i>	M	6	2.5	-	-	-	-	G vitality, ND	3	Low	Medium
8	<i>Borassus</i>	M	6	6	-	-	4.0	1.5	G vitality, ND	2	Medium	Medium
9	<i>Juglans regia</i>	M	9	1	20	25	2.4	1.8	F vitality, large amount DW, ND	2	Medium	High
10	<i>Juglans regia</i>	M	12	7	45	50	5.4	2.5	F vitality, large dead and decayed stems, ND	2	Medium	High
11	<i>Pithecolobium subulatum z 2</i>	M	3.5	3	2x10	20	2.0	1.7	G vitality	2	Low	Low
12	<i>Eucalyptus sp.</i>	M	6	2	20	25	2.4	1.8	F vitality, all canopy ER	2	Low	Low
13	<i>Glochidion arifolium</i>	M	6	5	40	45	4.8	2.4	F vitality, all ER from stump	2	Low	Low
14	<i>Styphelia</i>	-	-	-	-	-	-	-	-	-	-	-
15	<i>Glochidion arifolium</i>	M	5	4	20	25	2.4	1.8	G vitality	1	High	High
16	<i>Styphelia</i>	-	-	-	-	-	-	-	-	-	-	-
17	<i>Jacaranda mimosifolia</i>	M	9	6	3x15, 10	40	3.3	2.3	F vitality, decay at base	2	Medium	High
18	Dead Tree	D	8	-	-	-	-	-	-	-	-	-
19	<i>Jacaranda mimosifolia</i>	M	5	4	20	25	2.4	1.8	G vitality	2	Medium	High
20	<i>Glochidion arifolium</i>	M	6	5	25	30	3.0	2.0	G vitality	1	Medium	High
21	<i>Pithecolobium subulatum</i>	M	4	3	10	15	2.0	1.5	A vitality, DW	2	Low	Medium

REFER TO ARBORIST REPORT AS PREPARED BY JACKSON NATURE WORKS FOR DETAILED TREE INVENTORY, TREE PROTECTION AND TREE MANAGEMENT REQUIREMENTS



LANDSCAPE AREA PLAN 1:200



LANDSCAPE AREA CALCULATIONS

site area = 1010.40m²
 landscape area required = 405.2m² (50% - 100m²)
 landscape area proposed = 406.86m²

frontage landscape area required = 58.65m² (25%)
 frontage landscape area proposed = 72.43m²

minimum 50% behind building line required = 202.6m²
 minimum 50% behind building line proposed = 334.43m²

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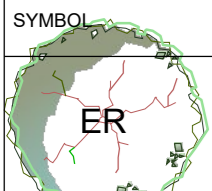
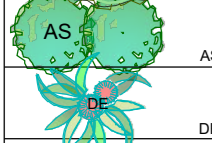
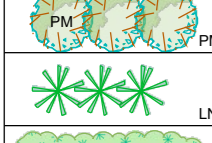
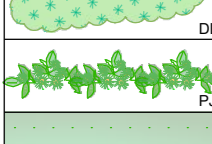
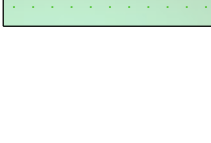



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FOR COMPLYING DEVELOPMENT APPROVAL ONLY

PLANT SCHEDULE * minimum 50% native species

SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
	* <i>Elaeocarpus reticulatus</i>	1	25ltr	7m+	yes	Blueberry Ash
	* <i>Acmena smithii</i> 'Firescreen' underpruned to 0.5m AGL	6	5ltr	3-4m	no	Lilly Pilly
	* <i>Doryanthes excelsa</i>	5	5ltr	2m	no	Gymea Lily
	Phormium 'Maori Queen'	9	150mm	1.2m	no	NZ Flax
	* <i>Lomandra longifolia</i> 'Nyalla'	26	150mm	0.8m	no	Blue Mat Rush
	* <i>Dianella 'Lucia'</i>	45	150mm	0.3m	no	Dwarf Flax Lily
	<i>Pandorea jasminoides</i>	4	5ltr	climber	trellis	Bower Vine
	Sapphire Buffalo Turf					

12 MONTH ESTABLISHMENT MAINTENANCE

MAINTENANCE SCHEDULE SPRING - SUMMER

Week	September				October				November				December				January				February							
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Gardens																												
Watering Irrigated Beds	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hand Watering non-irrigated Beds	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wedding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mulching	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fertilising	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pruning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pest & Disease Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement plants	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf areas																												
Watering	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wedding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fertiliser	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pest & Disease Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement plants	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MAINTENANCE SCHEDULE AUTUMN - WINTER																												
Week	March				April				May				June				July				August							
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Gardens																												
Watering Irrigated Beds	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hand Watering non-irrigated Beds	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wedding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mulching	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fertilising	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pruning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pest & Disease Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement plants	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf areas																												
Watering	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wedding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fertiliser	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pest & Disease Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement plants	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NOTE: ALL MAINTENANCE REQUIREMENTS ARE CONDITIONAL ON WEATHER AND INDIVIDUAL PLANT REQUIREMENTS (SUCH AS PRUNING TO DAMAGED BRANCHES, PEST INFESTATIONS ETC AT ANY TIME); TASKS SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE SITE AND PLANT/LAWN CIRCUMSTANCES																												

LANDSCAPE GUIDELINES

1. GENERAL
 1.1 The Contractor shall familiarise themselves with the site prior to tender.
 1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
 1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
 1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
 1.5 No substitute of material shall be made unless approval is given by the Superintendent.
 1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.

2. SITE PREPARATION
 2.1 Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.

3. MASS PLANTED AREAS
 3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
 3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.

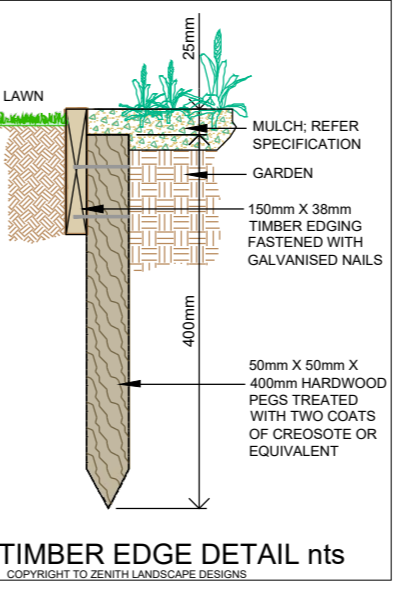
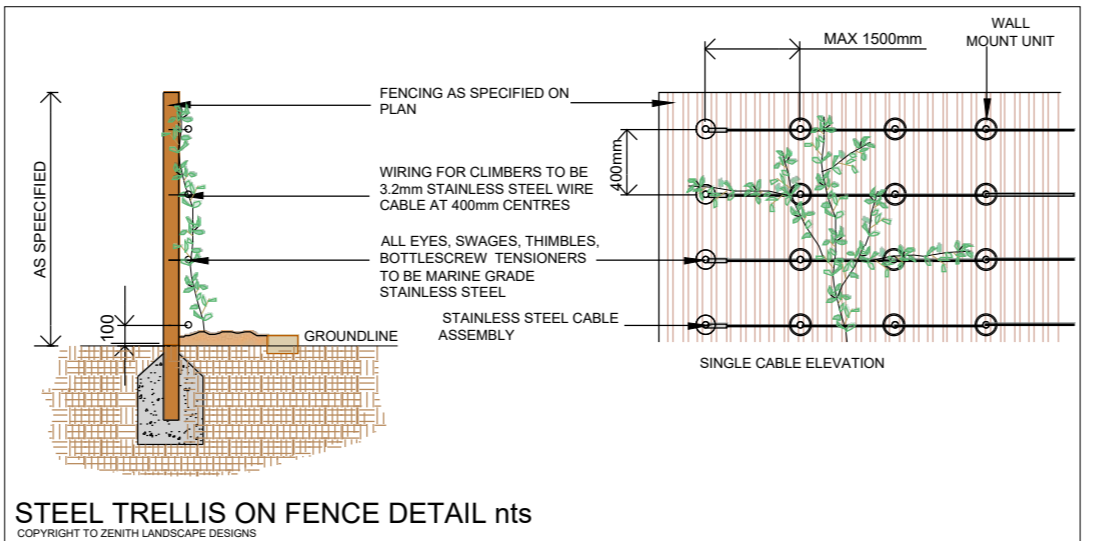
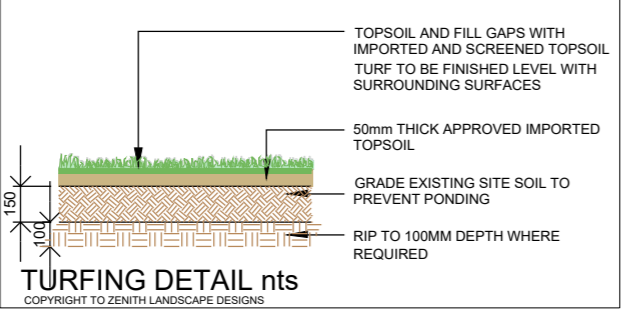
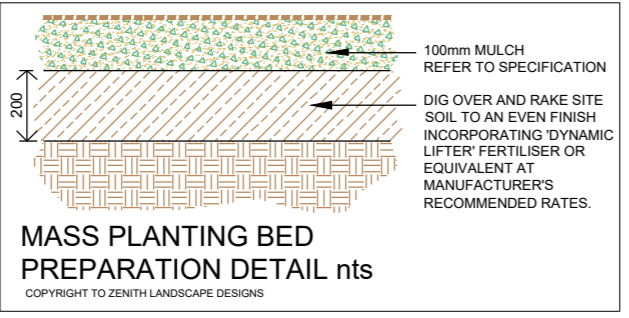
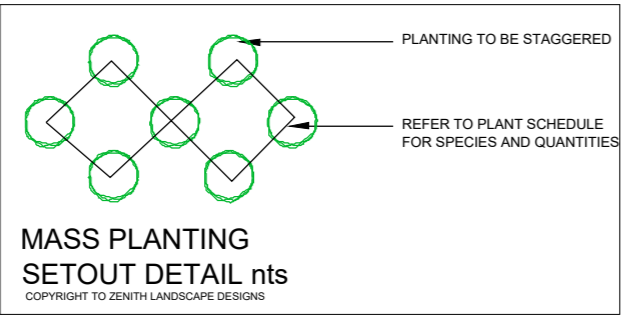
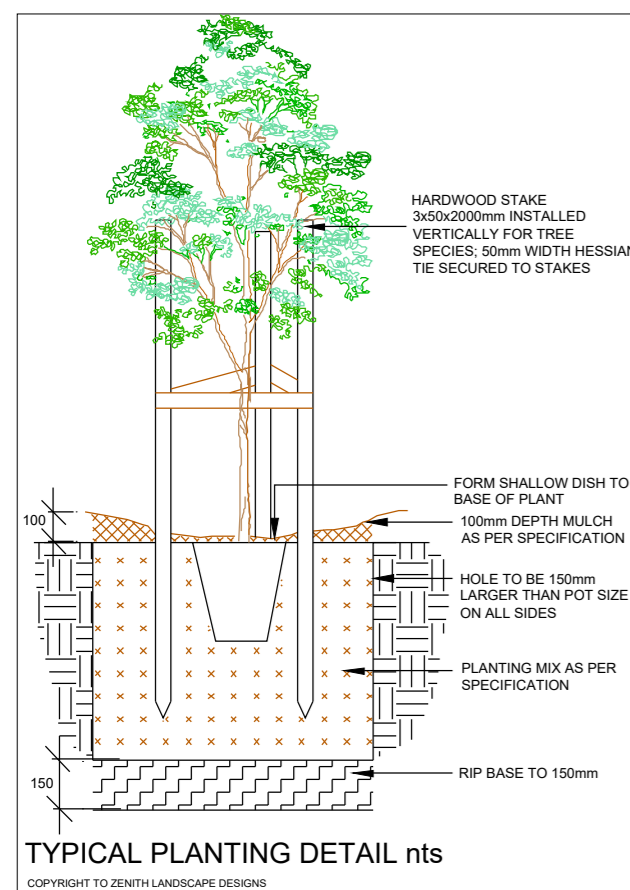
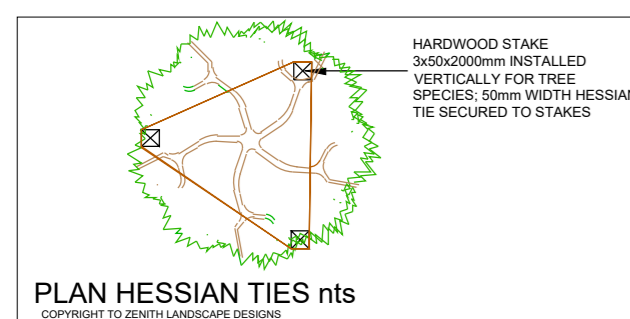
4. PLANTING
 4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - "Guide to Purchasing Landscape Trees" AS 2303 - 2018, Tree Stock for Landscape use and NATSPEC Specifying Trees: a guide to assessment of tree quality (2003).
 4.2 All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
 4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
 4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
 4.5 All plant material should be watered thoroughly immediately after planting.
 4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
 4.7 Labels shall be removed entirely from the plants.

5. STAKING
 5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.

6. TURF AREAS
 6.1 Turf areas should be cultivated before turfing by ripping or harrowing.
 6.2 At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.

7. MULCH
 7.1 All imported Composts, Soil conditioners and Mulches to meet AS 4454.
 7.2 Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
 7.3 Mulch for OSD basin garden beds shall be 20mm Nepean River Gravel or similar laid to a minimum 50mm depth.

8. SOIL MIXES
 8.1 All imported soil to meet AS4419 Soils for Landscaping and Garden Use
 8.2 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.



DISCLAIMER
 Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

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- NOTES**
- Vehicular pavement, fencing and built structure details shall be to Architect's specification.
 - All surface and sub-surface drainage requirements shall be to Engineers details.
 - Numeric dimensions should be taken in preference to scaling.
 - All dimensions should be checked on-site prior to commencing construction.
 - Contractors shall verify the location of all site features prior to commencing works.
 - Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
 - A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
 - This plan is to be read in conjunction with the architectural and engineering plans.
 - It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

FOR COMPLYING DEVELOPMENT APPROVAL ONLY

TITLE: LANDSCAPE PLAN	SCALES: AS SPEC.@A2
STATUS: CDC	DRAWING No. SHEET 4 OF 4
CHECKED: MFG	REVISION:
DRAWN: MAG	DATE: 01.08.2023
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