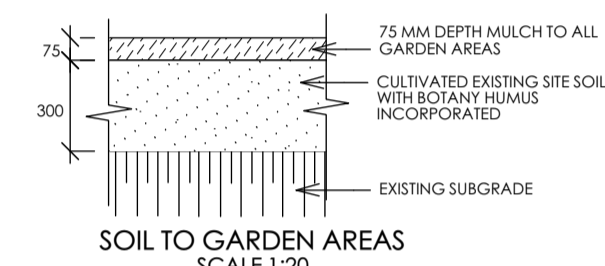
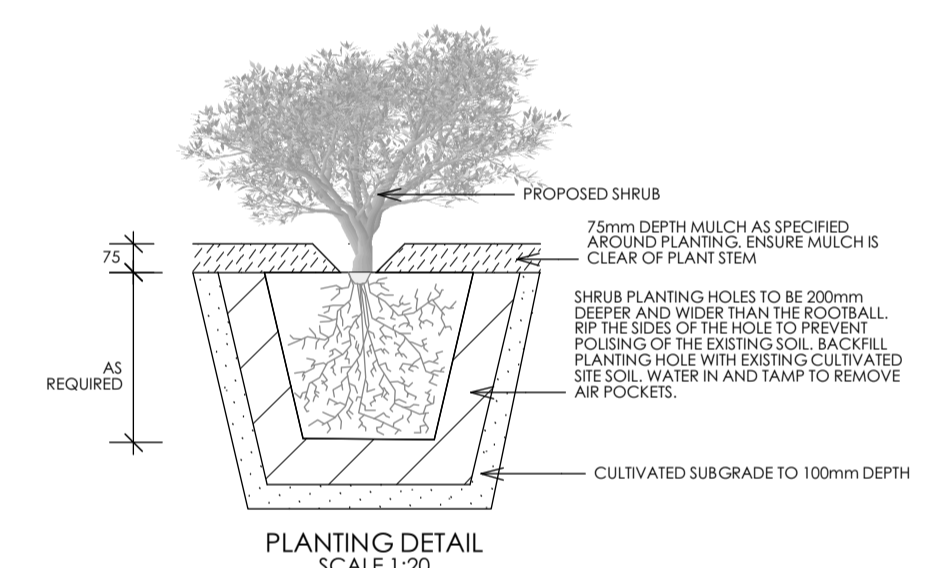
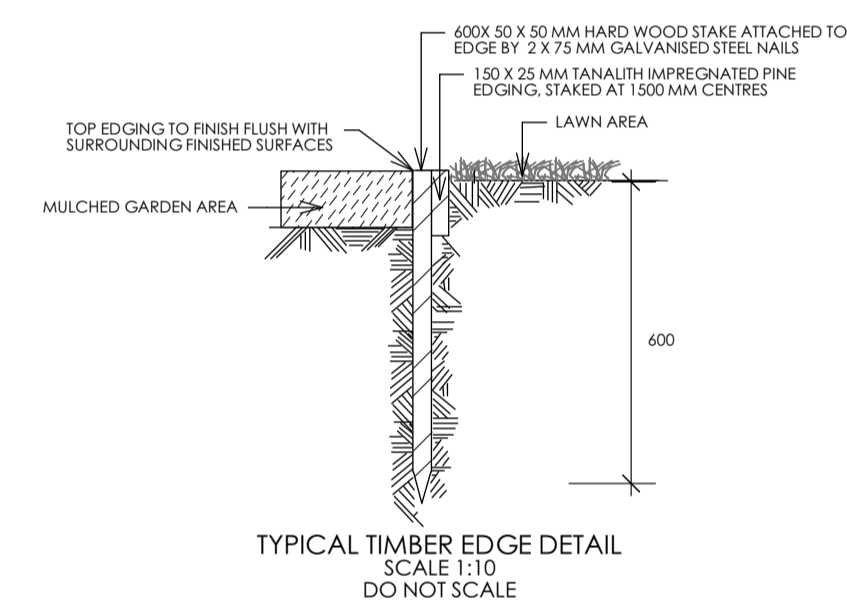
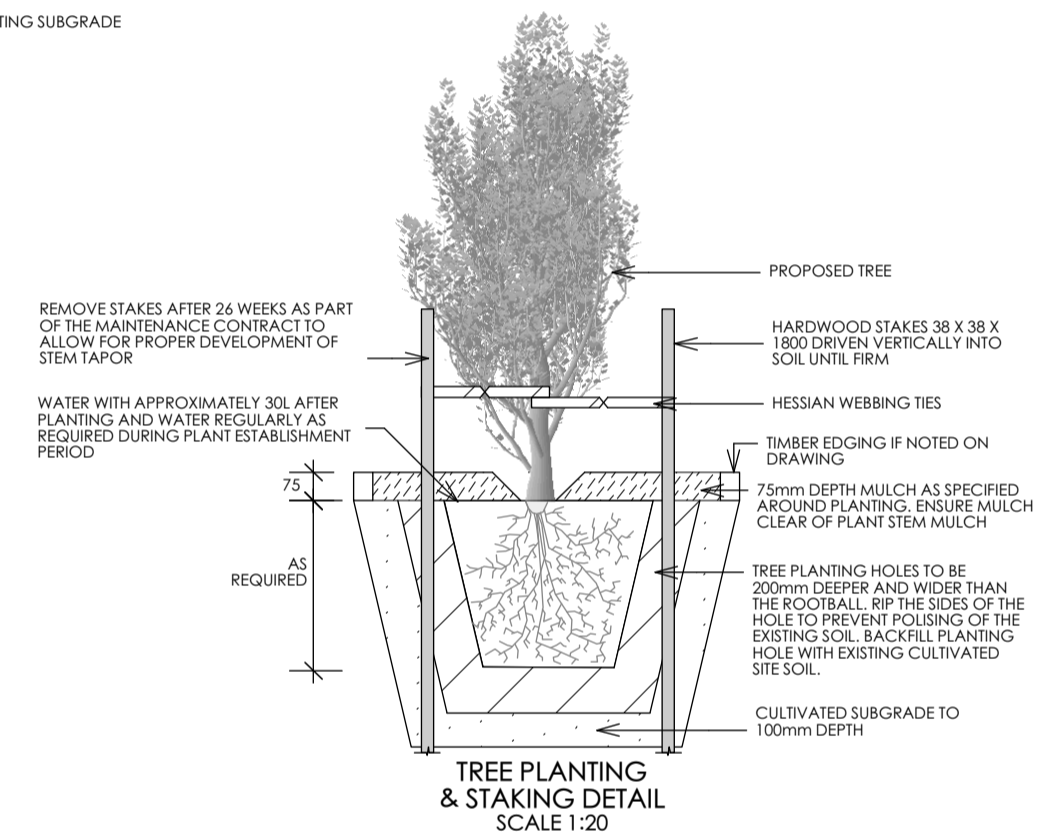
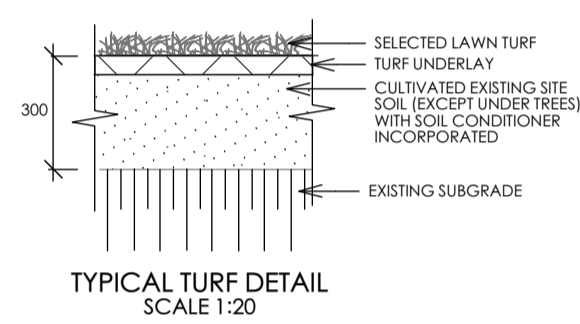
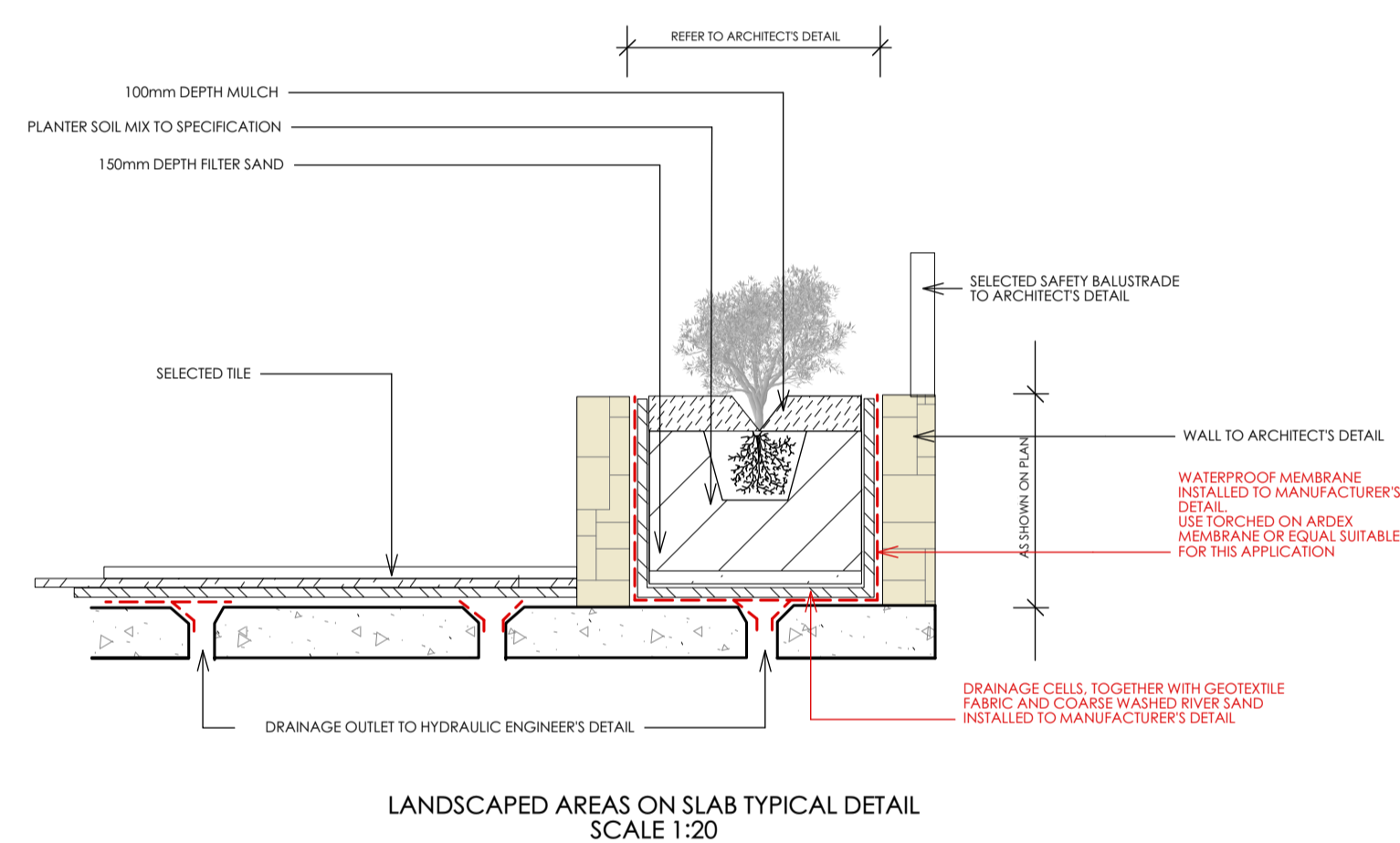


# DEVELOPMENT APPLICATION PROPOSED LANDSCAPE PLANS MULTI RESIDENTIAL DEVELOPMENT 71 PARK AVENUE, KINGSWOOD

## DRAWING LIST

SHEET NO.	SHEET TITLE	DATE
L/00	COVER SHEET	08/06/18
L/01	LANDSCAPE PLAN- GROUND LEVEL	08/06/18
L/02	LANDSCAPE PLAN-LEVEL 3	08/06/18
L/03	LANDSCAPE PLAN-ROOF	08/06/18

### LANDSCAPE DETAILS



### OUTLINE LANDSCAPE SPECIFICATION

**Preparation by Builder:** Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

**Initial Preparation:** Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

**Tree Protection:** Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

**Soil Preparation:** Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractor's responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

**Lawn Edging and Stepping Stones:** (i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick set in, to lines nominated on plan as brick edging. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

**Retaining Walls:** Positions, detail and heights of retaining walls shall be by others.

**Planting:** Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

**Staking:** All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

**Mulching:** Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

**Turfing:** Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and return councils nature strip as required.

**Fencing:** Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

**Paving:** Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

**Irrigation:** Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board.

**Completion:** Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

**Maintenance Period:** A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, retrimming, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstale mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

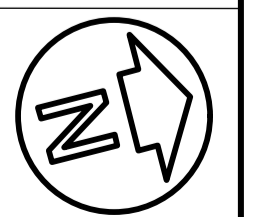
(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

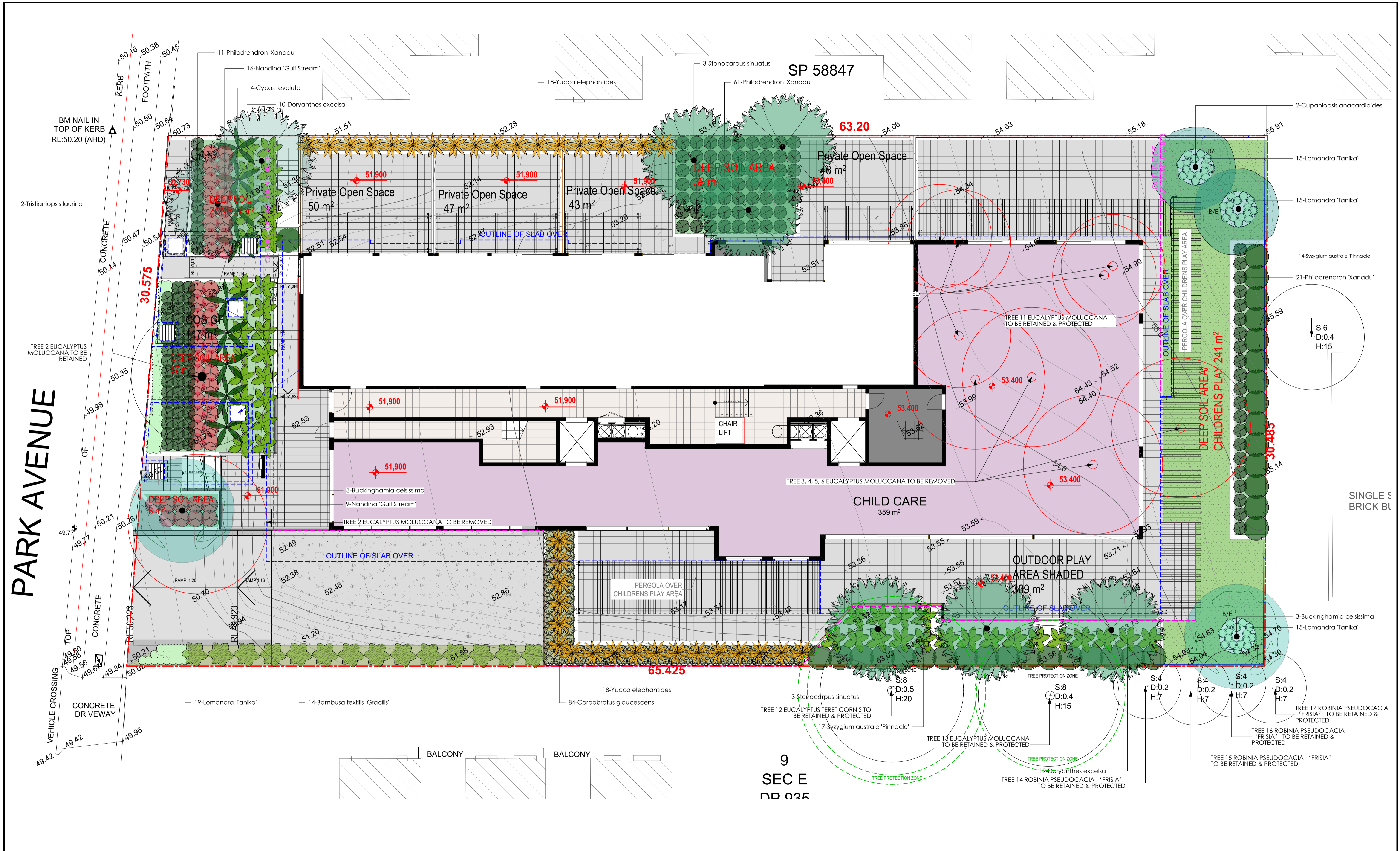
(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

Client <b>PAM CORNERSTONE P/L</b>	Architect <b>URBAN LINK PTY LTD</b>	Project <b>PROPOSED MULTI RESIDENTIAL DEVELOPMENT</b>	Notes 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work. 2. Do not scale from drawings. 3. If in doubt contact Landscape Architect. 4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects. 5. This plan has been prepared for D.A purposes only. 6. All Building Works shall be installed to Structural Engineers detail	Revision	Description	Date	DRAWING <b>PROPOSED LANDSCAPE PLAN- COVER SHEET</b> ADDRESS <b>71 PARK AVENUE, KINGSWOOD.</b> A Total Concept Landscape Architects & Swimming Pool Designers 45 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122, Fax: (02) 9957 5922 <b>atc</b> a total concept landscape architects & swimming pool designers	DWG # <b>L/00</b>
				A	PRELIMINARY	24/01/17		
				B	AMENDMENTS TO ARCHITECTURAL PLANS & LANDSCAPE CONFIGURATION	09/02/17	DATE # 24/01/17	
				C	AMENDMENTS TO ARCHITECTURAL PLANS	17/02/17	SCALE # A1 1:100	
				D	STORMWATER OSD PLAN	21/02/17	DRAWN JC	
				E	RE-SUBMISSION	11/12/17	CHKD JRS	
				F	COUNCIL LETTER DATED 07.06.18	08/06/18	PROJECT #	





Legend	
	PROPOSED LAWN AREA
	PROPOSED PAVED AREA
	PROPOSED TIMBER LAWN EDGE
	TREE PROTECTION ZONE
	BASEMENT LINE BELOW
	PROPOSED 1.8m HIGH HORIZONTAL TIMBER SLAT COURTYARD FENCE
	PROPOSED 1.5m HIGH HORIZONTAL TIMBER SLAT BOUNDARY FENCE
	OUTLINE OF SLAB OVER
	PROPOSED RETAINING WALL
	PROPOSED 1.8m HIGH TIMBER PALING FENCE
	PROPOSED CONCRETE DRIVEWAY
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED

Architect

**URBAN LINK** PTY LTD

Project

**PROPOSED MULTI RESIDENTIAL DEVELOPMENT**

CLIENTS

**PAM CORNERSTONE P/L**

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DRAWING

**PROPOSED LANDSCAPE PLAN- GROUND LEVEL**

ADDRESS

**71 PARK AVENUE, KINGSWOOD.**

DWG #

L/01

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45 West Street, North Sydney NSW 2060  
Tel: (02) 9957 5122 Fax: (02) 9957 5922

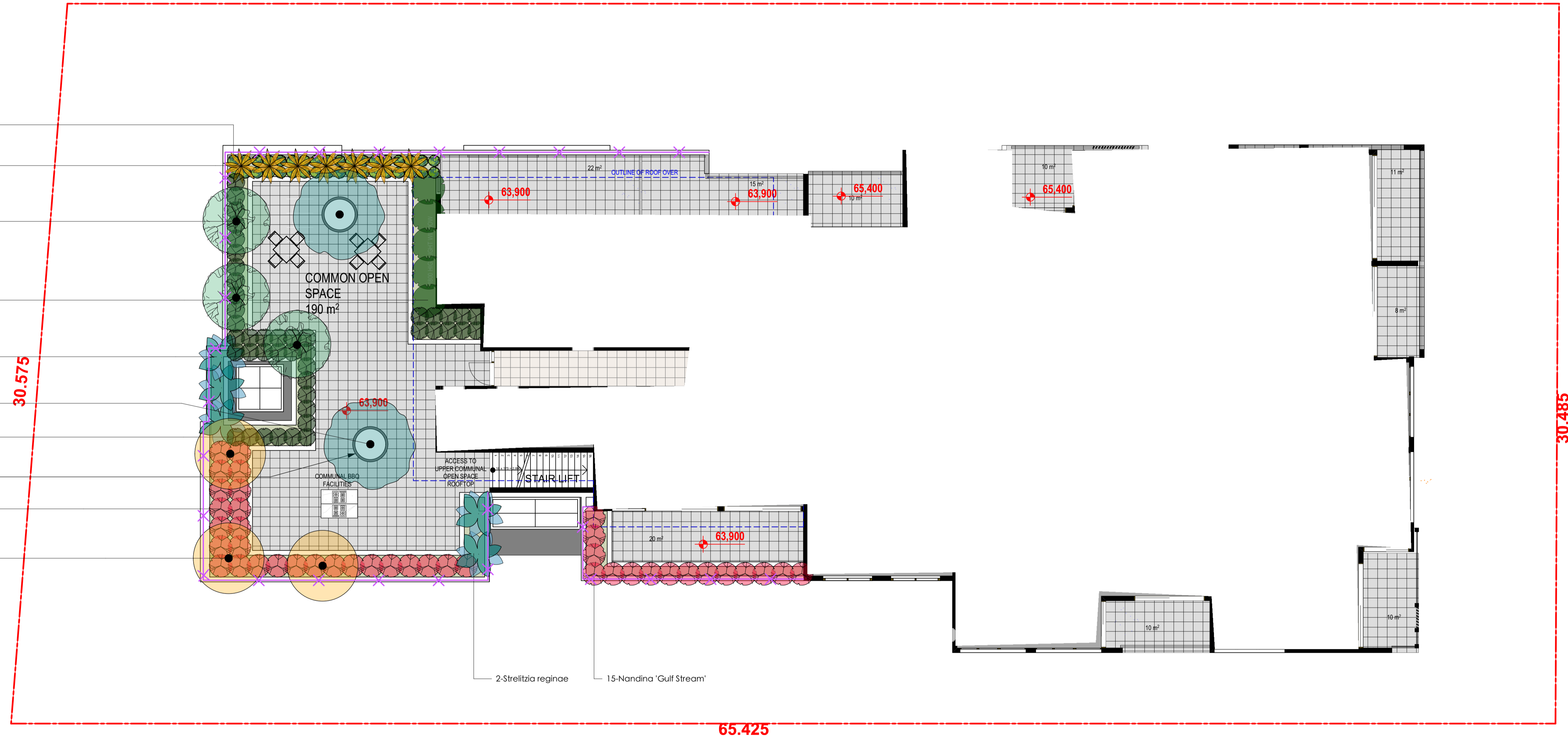
DATE # 24/01/17  
SCALE @ A1 1:100  
DRAWN JC  
CHKD JRS  
PROJECT #

**atc**  
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landscape architects & swimming pool designers

SP 58847

63.20

- 36-Russelia equisetiformis
- 7-Yucca elephantipes
- 3-Juniperus chinensis 'Kaizuka' Cloud Pruned
- 5-Syzygium australe 'Pinnacle'
- 3-Strelitzia reginae
- 2-Podocarpus elatus
- 34-Philodendron 'Xanadu'
- PROPOSED POT PLANTERS
- 26-Nandina 'Gulf Stream'
- 3-Citrus limon 'Eureka'



30.575

63.900

63.900

65.425

30.485

CONCEPT IMAGES FOR POT PLANTERS



Legend	
	PROPOSED PAVED AREA
	PROPOSED RETAINING WALL
	PROPOSED 1.2m HIGH BALUSTRADE FENCE
	PROPOSED POT PLANTERS

Architect

Project

**PROPOSED MULTI RESIDENTIAL DEVELOPMENT**

CLIENTS

**PAM CORNERSTONE P/L**

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DRAWING

**PROPOSED LANDSCAPE PLAN- LEVEL 5**

ADDRESS

**71 PARK AVENUE, KINGSWOOD.**

DATE # 24/01/17

SCALE @ A1 1:100

DRAWN JC

CHKD JRS

PROJECT #

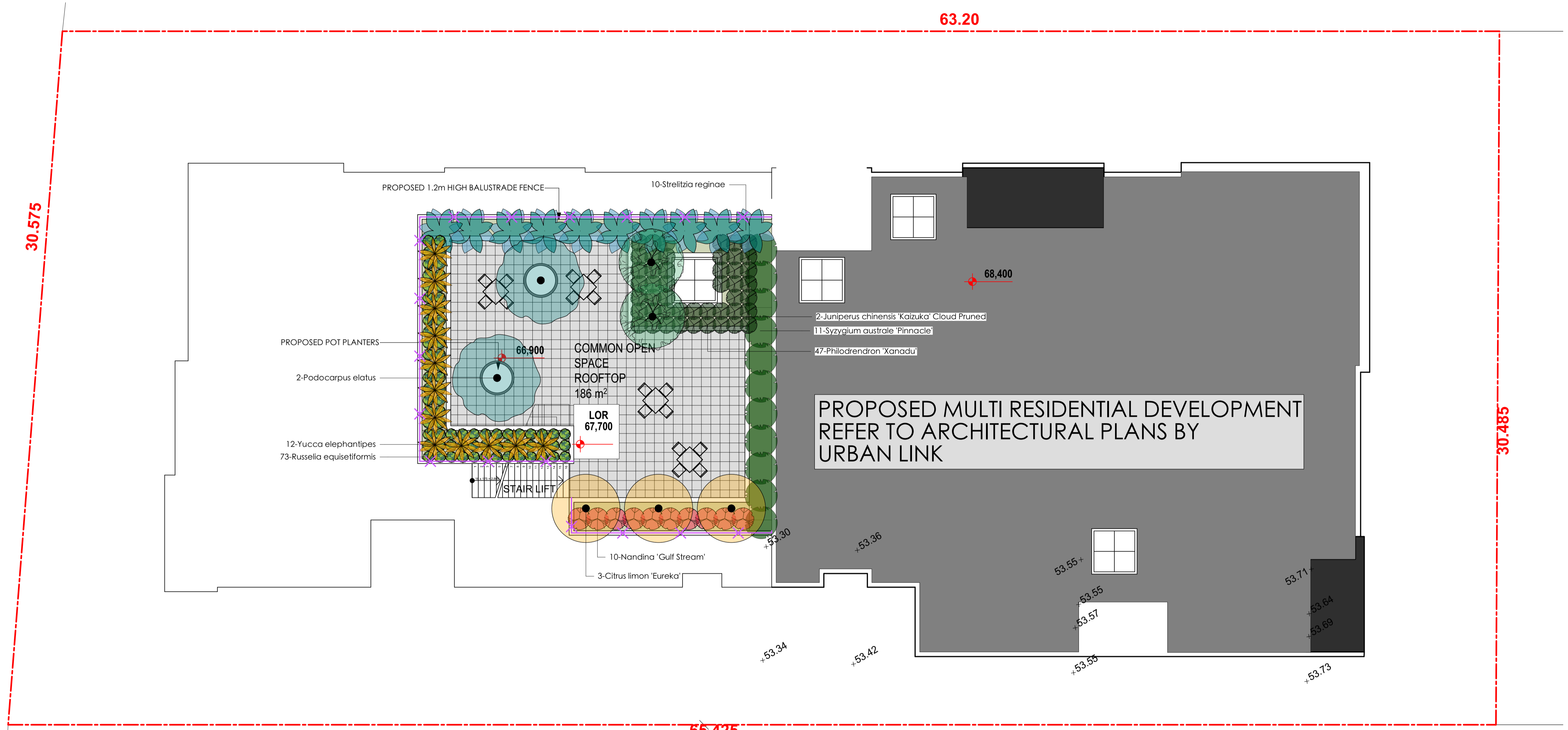
**A Total Concept Landscape Architects & Swimming Pool Designers**

65 West Street, North Sydney NSW 2060

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landscape architects & swimming pool designers

DWG # L/02



CONCEPT IMAGES FOR POT PLANTERS



PLANTING SCHEDULE NOTE: PROPOSED PLANT SCHEDULE FOR THE ENTIRETY OF SITE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Bambusa textilis 'Gracilis'	Slender Weavers	14	35lt	1500	4000
Buckinghamia celsissima	Ivory Curl Tree	6	75lt	6000	10000
Carpobrotus glaucescens	Pigface	84	140mm	600	1500
Citrus limon 'Eureka'	Eureka Lemon	6	45lt	3000	5000
Cupaniopsis anacardioides	Tuckeroo	2	75lt	5000	10000
Cycas revoluta	Sago Palm	9	25lt	2500	2000
Dorvantes excelsa	Gymee Lily	45	250mm	1500	2500
Juniperus chinensis 'Kaizuka' Cloud Pruned	Hollywood Juniper Cloud Pruned	5	75lt	3000	3000
Lomandra 'Tanika'	Dwarf Lomandra	130	140mm	500	500
Nandina 'Gulf Stream'	Sacred Bamboo	100	200mm	1000	1000
Philodendron 'Xanadu'	Dwarf Philodendron	231	200mm	800	1000
Podocarpus elatus	Illawarra Plum	4	45lt	4000	5000
Russelia equisetiformis	Coral Plant	109	200mm	500	1200
Stenocarpus sinuatus	Firewheel Tree	6	75lt	6000	15000
Strelitzia reginae	Bird of Paradise	15	250mm	2000	2000
Syzygium australe 'Pinnacle'	Lillypilly	48	45lt	1500	8000
Tristaniaopsis laurina	Water Gum	2	75lt	6000	10000
Yucca elephantipes	Yucca	55	250mm	1500	2000

**Legend**

- PROPOSED PAVED AREA
- PROPOSED RETAINING WALL
- PROPOSED 1.2m HIGH BALUSTRADE FENCE
- PROPOSED POT PLANTERS

**Architect**

**URBAN LINK PTY LTD**

**Project**

**PROPOSED MULTI RESIDENTIAL DEVELOPMENT**

**CLIENTS**

**PAM CORNERSTONE P/L**

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**DRAWING**

**PROPOSED LANDSCAPE PLAN- LEVEL 5**

ADDRESS  
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DWG # **L/03**