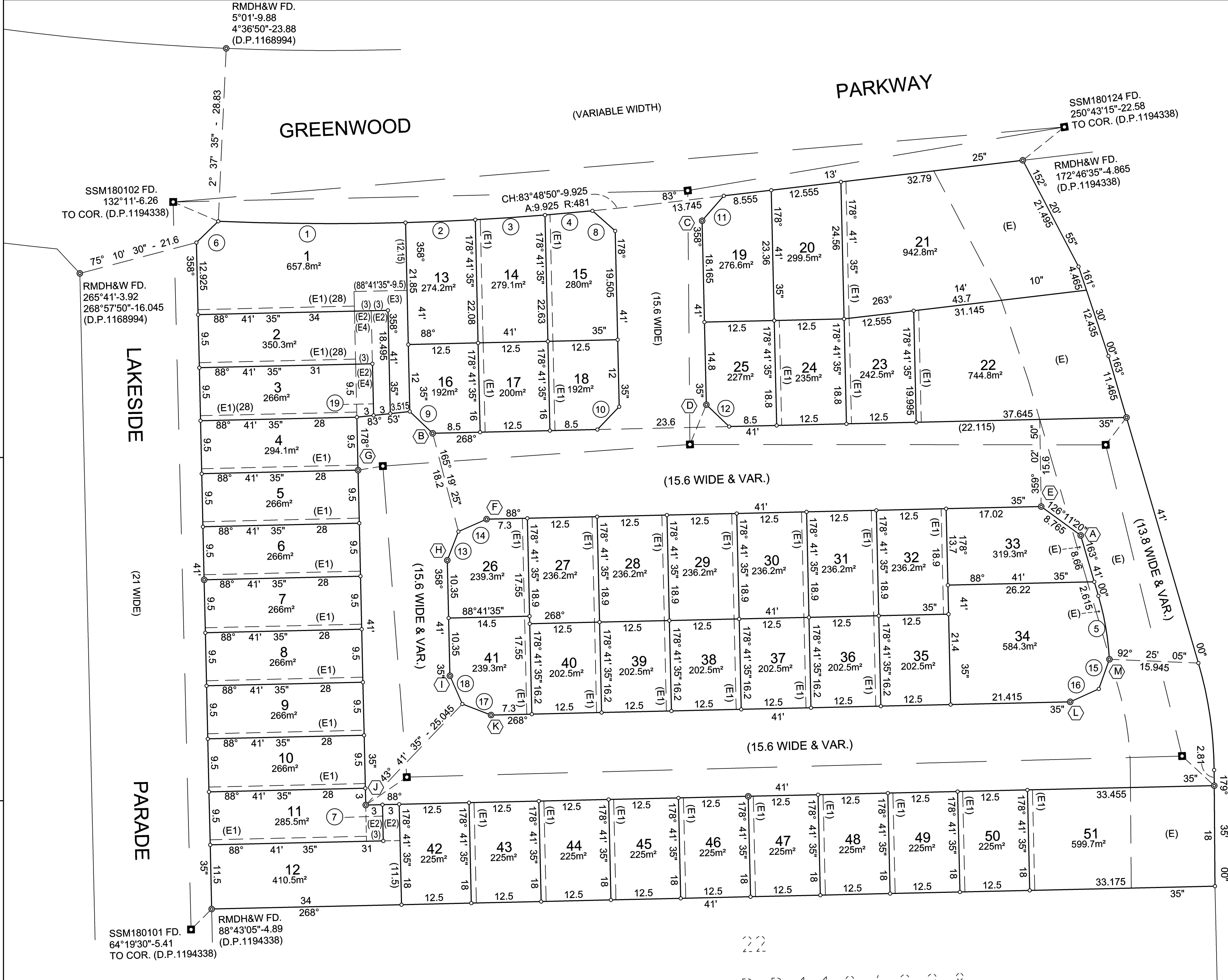




SCHEDULE of CURVED BOUNDARIES				
No	Bearing	Chord	Arc	Radius
1	90°23'55"	33.525	33.53	481
2	87°39'25"	12.5	12.5	481
3	86°10'00"	12.51	12.515	481
4	84°54'50"	8.53	8.53	481
5	170°09'20"	11.54	11.565	51.2

SCHEDULE of LINES		
No	Bearing	Distance
6	45°39'50"	5.46
7	178°41'35"	6.5
8	131°25'50"	5.43
9	313°41'35"	5.655
10	223°41'35"	5.655
11	40°57'30"	5.92
12	313°41'35"	5.655
13	21°11'35"	5.51
14	66°11'35"	5.51
15	199°38'35"	5.63
16	245°40'35"	5.63
17	291°11'35"	5.51
18	336°11'35"	5.51
19	358°41'35"	9.245

- (E) POSITIVE COVENANT (D.P.1194338)
- (E1) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (E2) RIGHT OF ACCESS 3 WIDE
- (E3) RIGHT OF ACCESS 3.5 WIDE
- (E4) EASEMENT FOR SERVICES 3 WIDE

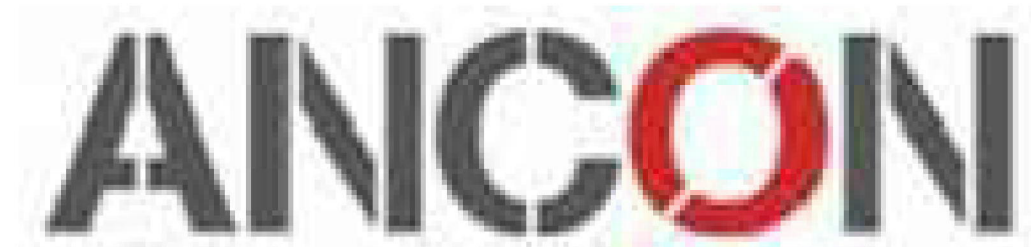
Surveyor: Ian Vincent Myers
Vince Morgan Surveyors
Ph.47215293. email: imyers@vmsurvey.com.au
Date of Survey: XXXXXX
Surveyor's Reference:19170-C

PLAN OF SUBDIVISION OF
LOT 21 D.P.1194338

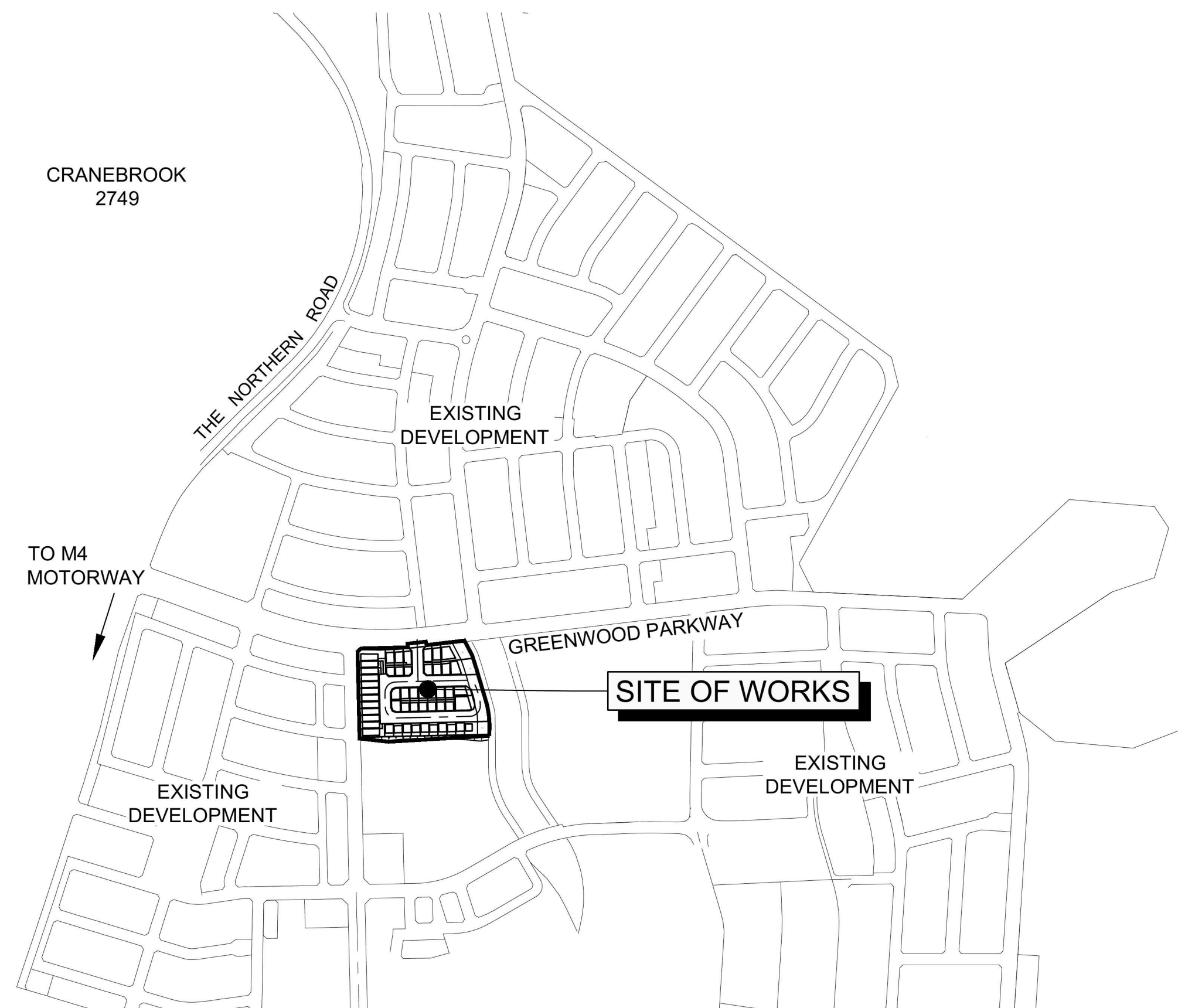
LGA: PENRITH
Locality: JORDAN SPRINGS
Subdivision No.:

Lengths are in metres. Reduction Ratio 1: 500

Registered:



JORDAN SPRINGS - VILLAGE 13
DEVELOPMENT APPLICATION
PROPOSED LOT, ROAD AND DRAINAGE WORKS



LOCALITY SKETCH
PENRITH LGA
Prepared By:

J. WYNDHAM PRINCE
CONSULTING CIVIL INFRASTRUCTURE ENGINEERS
& PROJECT MANAGERS

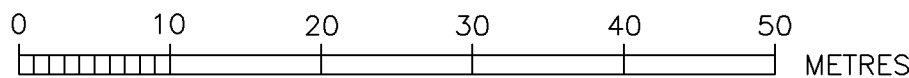
PO Box 4366 PENRITH WESTFIELD NSW 2750
P 02 4720 3300 F 02 4721 7638
W www.jwprince.com.au
E jwp@jwprince.com.au

CIVIL DRAWING INDEX		
Plan Number	Title	Revision
9892/DA01	COVER SHEET & INDEX	A
9892/DA02	TYPICAL SECTIONS	A
9892/DA03	ENGINEERING PLAN	A
9892/DA04	CUT/FILL PLAN	A
9892/DA05	ROAD LONGITUDINAL SECTIONS	A
9892/DA06	GPT ACCESS PLAN	A
9892/DA07	SOIL & WATER MANAGEMENT PLAN	A
9892/DA08	SITE SECTIONS	A

ISSUED FOR DA APPROVAL
NOT FOR CONSTRUCTION

PLAN No.
9892/DA01
FILE No. 9892DA01

A



- WATER SERVICE CO-ORDINATOR:
RMA INFRASTRUCTURE PTY LTD
SHOP 6 - 2 CASTLELEAGH STREET PENRITH N.S.W 2750
PH. 4722274. REFERENCE No.W10073
- FOR
- ANCON DEVELOPMENTS PTY LTD
UNIT 2/5 MCCORMACK ST, ARNDELL PARK N.S.W 2148
PH: 9678 9456 FAX: 9679 8966
2. ALL LOTS WERE DEVELOPED AT TIME OF SURVEY.
3. ALL STRUCTURES TO BE CONSTRUCTED TO PROPOSED SURFACE LEVELS.
4. PIPES TO BE CONCRETE ENCASED SHOWN ACCORDINGLY:
- 
- EACH SECTION OF R.R.J. PIPE SHALL BE CONCRETE ENCASED IN THE FOLLOWING MANNER :
- EACH PIPE JOINT REQUIRES A 12mm THICK COMPRESSIBLE MEMBRANE TO BE INSERTED.
 - AT THE ENDS OF EACH SECTION OF ENCASEMENT A 600mm ROCKER PIPE TO BE INSTALLED.
5. WORKS WITHIN 40 METRES FROM ANY CREEK OR WATER COURSE TO BE CARRIED OUT IN ACCORDANCE WITH SPECIFICATIONS OR APPROVALS GRANTED FROM THE DEPARTMENT OF WATER. NO WORKS ARE TO COMMENCE PRIOR TO AUTHORISATION FROM THE SITE SUPERINTENDENT.
6. ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
7. CURRENT SERVICES SEARCH & SITE CHECK OF ALL EXISTING SERVICES WILL BE NECESSARY PRIOR TO THE COMMENCEMENT OF WORK & APPROPRIATE PROCEDURES, PRECAUTIONS AND CARE NEED TO BE TAKEN BY THE CONSTRUCTOR WHEN WORKING IN CLOSE PROXIMITY TO SERVICES. THE CONSTRUCTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING SERVICES DURING CONSTRUCTION AND ANY DAMAGE TO EXISTING SERVICES IS TO BE RECIPIED AT THE CONSTRUCTORS EXPENSE.
8. THE MINIMUM NUMBER OF FIELD COMPACTION TESTS REQUIRED TO SATISFY SECTION 4.8.5 OF S104 STANDARD SPECIFICATION
- a) PIPE EMBEDMENT ZONE.....1
- b) TRENCH FILL ZONE
- TRENCHES NOT IN ROADWAY.....2
9. ALL WORKS TO BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA - WSA 02-2002-2.2 VERSION 3 (SYDNEY WATER EDITION 1)

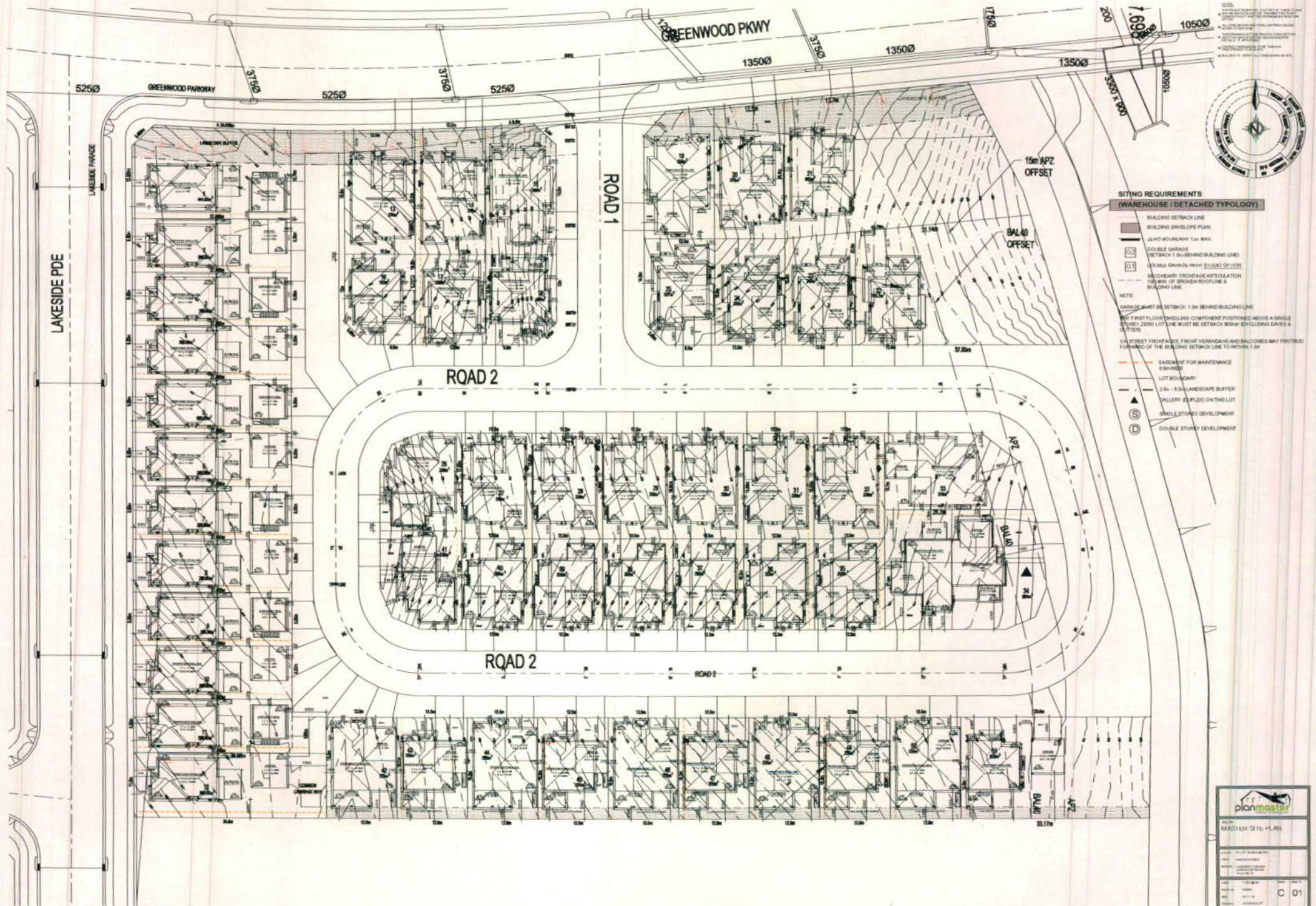
ENVIRONMENTAL REQUIREMENTS.

- E1. THE REVIEW OF ENVIRONMENTAL FACTORS IS AN INTEGRAL PART OF THIS DESIGN. ALL EROSION AND SEDIMENTATION CONTROL COMPLIED TO THE STANDARDS OF THE SOIL CONSERVATION SERVICE OF N.S.W
- E2. ALL OPEN STORM WATER GRATES & STORM WATER CHANNELS DOWNSTREAM OF CONSTRUCTION ACTIVITY TO BE ADEQUATELY PROTECTED BY STRAW BALES OR GEOTEXTILE FENCE.
- E3. SILT STOP DEVICES INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY, EFFECTIVELY MAINTAINED AND TO BE REMOVED ONLY AFTER THE AREA HAS BEEN SATISFACTORILY RE - VEGETATED.
- E4. SILTATION CONTROL TO BE CARRIED OUT TO THE SATISFACTION OF THE SITE SUPERINTENDENT.
- E5. ALL STOCKPILES OF EXCAVATED MATERIAL TO BE SURROUNDED BY STRAW BALES AND/OR GEOTEXTILE FENCE TO THE SATISFACTION OF THE SUPERINTENDENT.
- E6. SITE RESTORATION TO BE CARRIED OUT TO THE SATISFACTION OF THE SUPERINTENDENT.
- E7. NO TREES OR VEGETATION TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT AND OR LOCAL GOVERNMENT AUTHORITY.

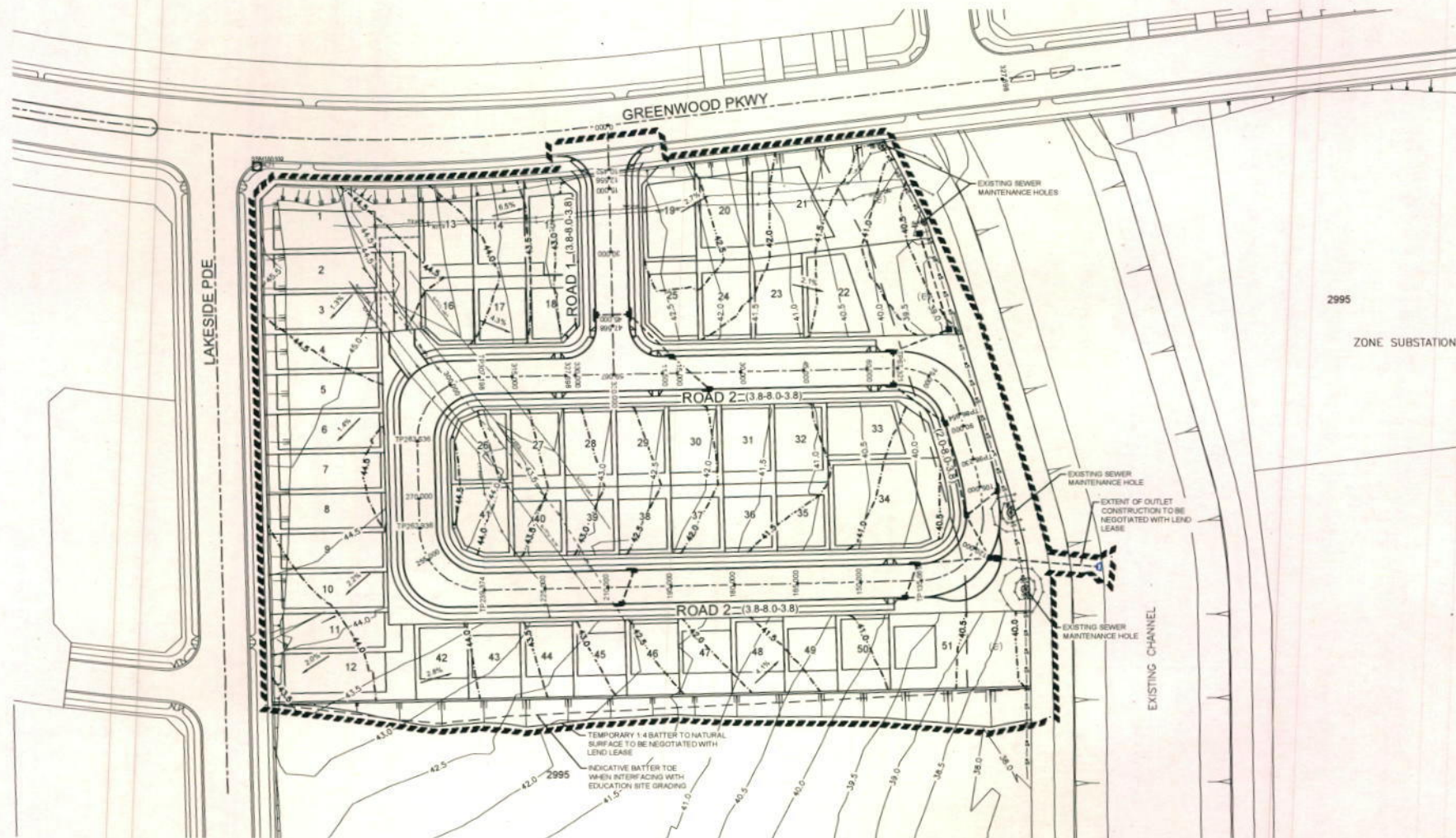


A FOR APPROVAL		NG	02.10.14
No.	AMENDMENT DESCRIPTION	BY	DATE

PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION							UTILITIES						WORK AS CONSTRUCTED CERTIFICATION						PIPE SCHEDULE					AUSTRALIAN HEIGHT DATUM		NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.	Sydney Water SYDNEY WATER CORPORATION									
PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT:- DIAL BEFORE YOU DIG Ph. 1100 ELECTRICITY Ph. GAS Ph. TELECOMMUNICATIONS Ph. GIVING AT LEAST 48 HOURS NOTICE.							TYPE DATE REF. TYPE DATE REF.						DEVELOPER WATER SERVICE CO-ORDINATOR CONSTRUCTOR COMPLETED W.A.C. PREPARED DESIGNER I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.						SIZE DN 150 TYPE U.P.V.C. CLASS SN8 LENGTH 666 PIPE JOINING METHOD / NOTES					SCALES			U.B. DIRECTORY Map 144 E13 41st Edition		Case No.141579WW PENRITH SEWERAGE DRAINS TO WERRINGTON CARRIER No.2 ST MARYS S.T.W.							
																			PLAN 1:500 SECTION { HOR. 1:500 VERT. 1:125					CROSS SECTIONS NATURAL			SHEET 1 OF 2			File No. N/A						
																			LENGTHS, DEPTHS & LEVELS ARE IN METRES.					DESIGN HEAD . . . m			NO BOUNDARY TRAPS REQUIRED.									



Printed: 1 December 2014 4:05:51 AM The Name: J:\9892\2004 - Development Application Approval\Plan\9892\DA03.dwg



LEGEND	
--- 29.0 ---	DESIGN CONTOUR
--- 35.0 ---	EXISTING CONTOUR
- - - - -	LIMIT OF WORKS



REVISIONS		DATE	BY	CHKD	APPD
1	ISSUE FOR DA APPROVAL	01/12/14	AS	YG	MB
2	AMENDMENT		DES	CRN	CHD

J. WYNTHAM PRINCE CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS
PO Box 4364 REMUTH WESTFIELD NSW 2770
P 02 4720 3300 F 02 4721 7638 www.jwprince.com.au info@jwprince.com.au

ACURUTH MGA
DATUM
RND
ORIGIN

CLIENT
ANCON

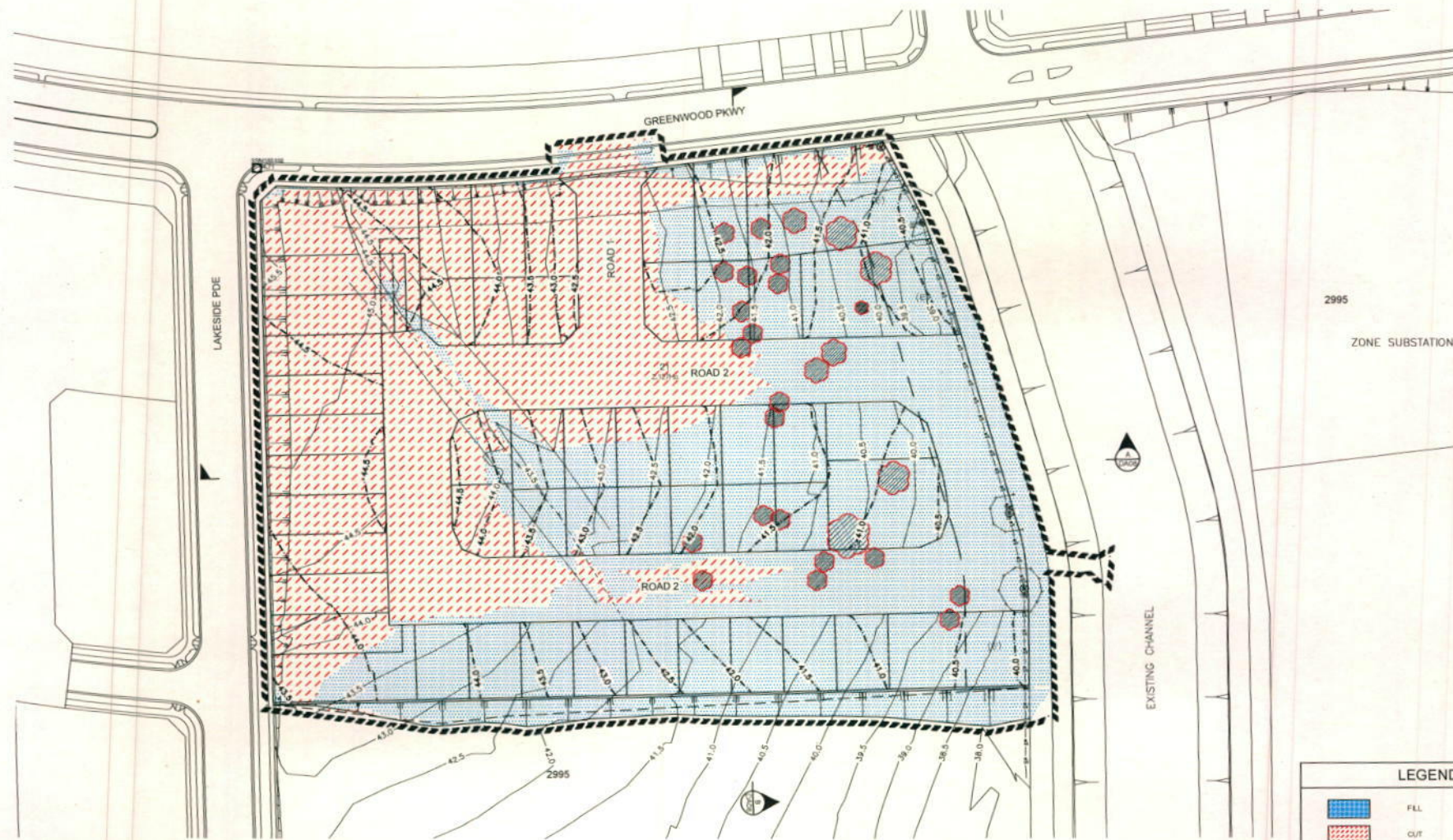
ISSUED FOR DA APPROVAL
NOT FOR CONSTRUCTION

JORDAN SPRINGS
VILLAGE 13 DA
ENGINEERING PLAN

PLAN No: 9892/DA03
FILE No: 9892DA03
SHEET SIZE: A1 ORIGINAL

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS PART OF AN APPROVED CONSTRUCTION CERTIFICATE.

Plot: 1 December 2014 15:56:05 AM File Name: J:\9892\DA04 - Development Application Approval\Plan\9892\DA04.dwg



LEGEND	
	FILL
	CUT
	DESIGN CONTOUR
	EXISTING CONTOUR
	LIMIT OF WORKS
	TREE TO BE RETAINED
	TREE TO BE REMOVED

1:500 (AT A1)
METRES

J. WYNDHAM PRINCE CONSULTING CIVIL/INFRASTRUCTURE ENGINEERS
& PROJECT MANAGERS
PO Box 1364 PEMBERTON VIC 3207
P 02 4720 3300 F 02 4721 7638 W www.jwyndhamprince.com.au E jwp@jwyndhamprince.com.au

AZIMUTH
MGA
DATUM
AND
ORIGIN

CLIENT
ANCON
THIS DRAWING MUST NOT BE USED FOR
CONSTRUCTION UNLESS SIGNED AS PART OF AN
APPROVED CONSTRUCTION CERTIFICATE

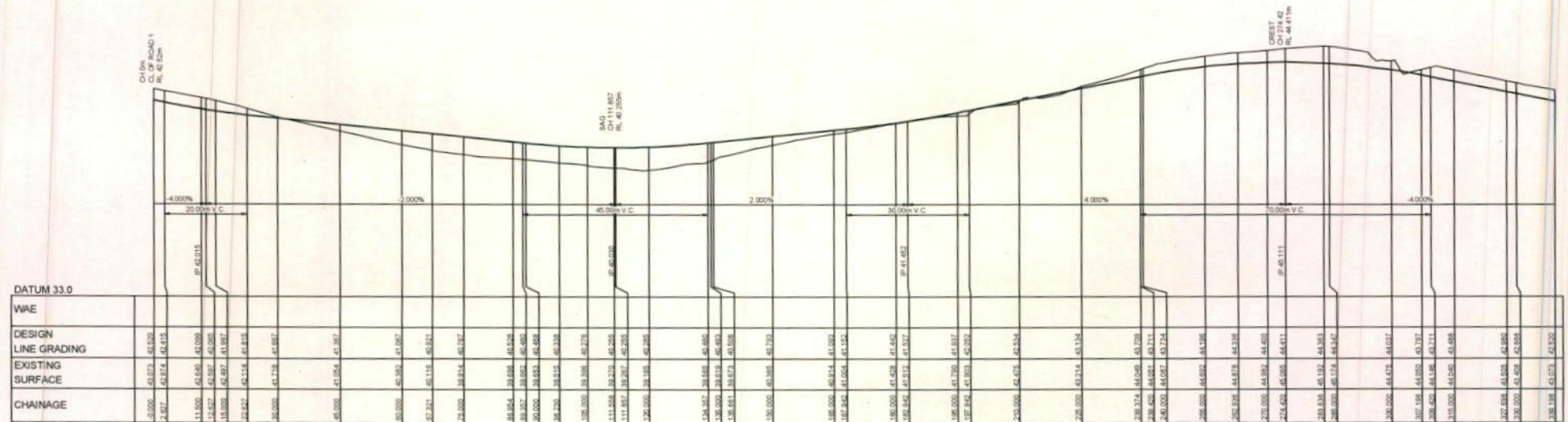
ISSUED FOR DA APPROVAL
NOT FOR CONSTRUCTION

JORDAN SPRINGS
VILLAGE 13 DA
CUT/FILL PLAN

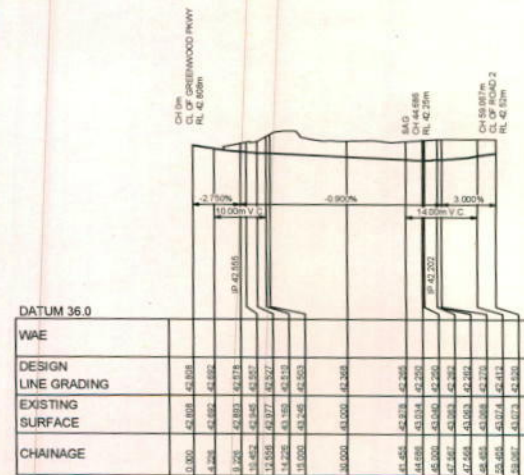
PLAN No
9892/DA04
FILE No: 9892/DA04
SHEET SIZE: A1 ORIGINAL

A

Printed: 1 December 2014 10:13 AM File Name: J:\9892\2DA - Development Application Plans\9892\2DA05.dwg



LONGITUDINAL SECTION ROAD 2
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



LONGITUDINAL SECTION ROAD 1
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



J. WYNDHAM PRINCE

CONSULTING CIVIL INFRASTRUCTURE ENGINEERS
& PROJECT MANAGERS

ALTIMOTH MGA
DATUM
AHD
ORION

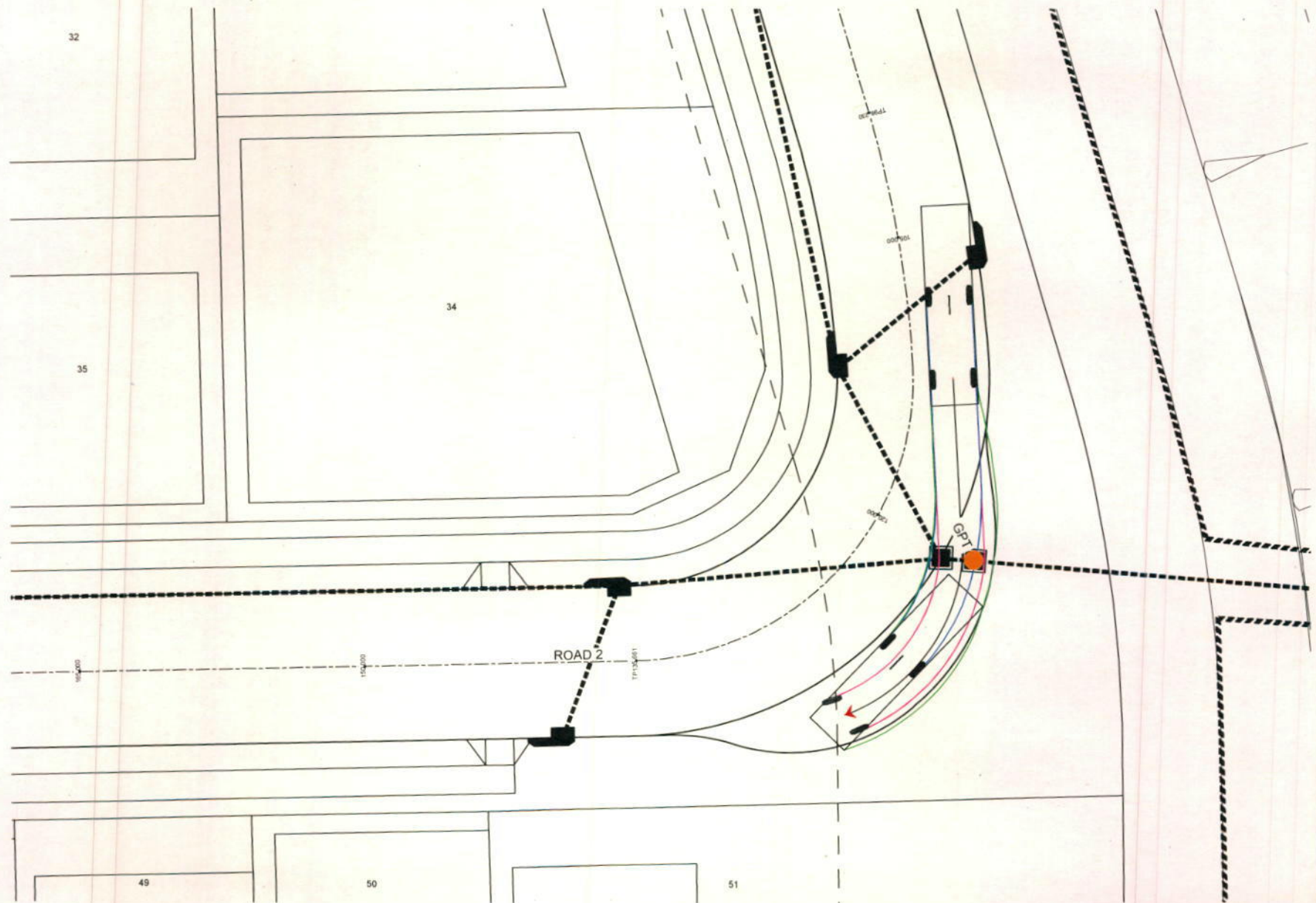
ANCON

ISSUED FOR DA APPROVAL
NOT FOR CONSTRUCTION

JORDAN SPRINGS
VILLAGE 13 DA
ROAD LONGITUDINAL SECTIONS

PLAN No: 9892/DA05
FILE No: 9892DA05
SHEET SIZE: A1 ORIGINAL

Project: 1 December 2014 10:22 AM The Name: J:\8892\DA - Development Application Approval\Plan9892\DA06.dwg



1:100 (AT A1)
METRES

J. WYNDHAM PRINCE CONSULTING CIVIL INFRASTRUCTURE ENGINEERS
& PROJECT MANAGERS

PO Box 1364 WENDITH WICKFIELD NSW 2770
P 02 4720 1300 F 02 4721 7638 W www.jwprince.com.au E jwprince@jwprince.com.au

CLIENT: ANCON
AZIMUTH: MGA
DATUM: AND
ORIGIN:

ANCON

THIS DRAWING MUST NOT BE USED FOR
CONSTRUCTION UNLESS SIGNED AS PART OF AN
APPROVED CONSTRUCTION CERTIFICATE

**ISSUED FOR DA APPROVAL
NOT FOR CONSTRUCTION**

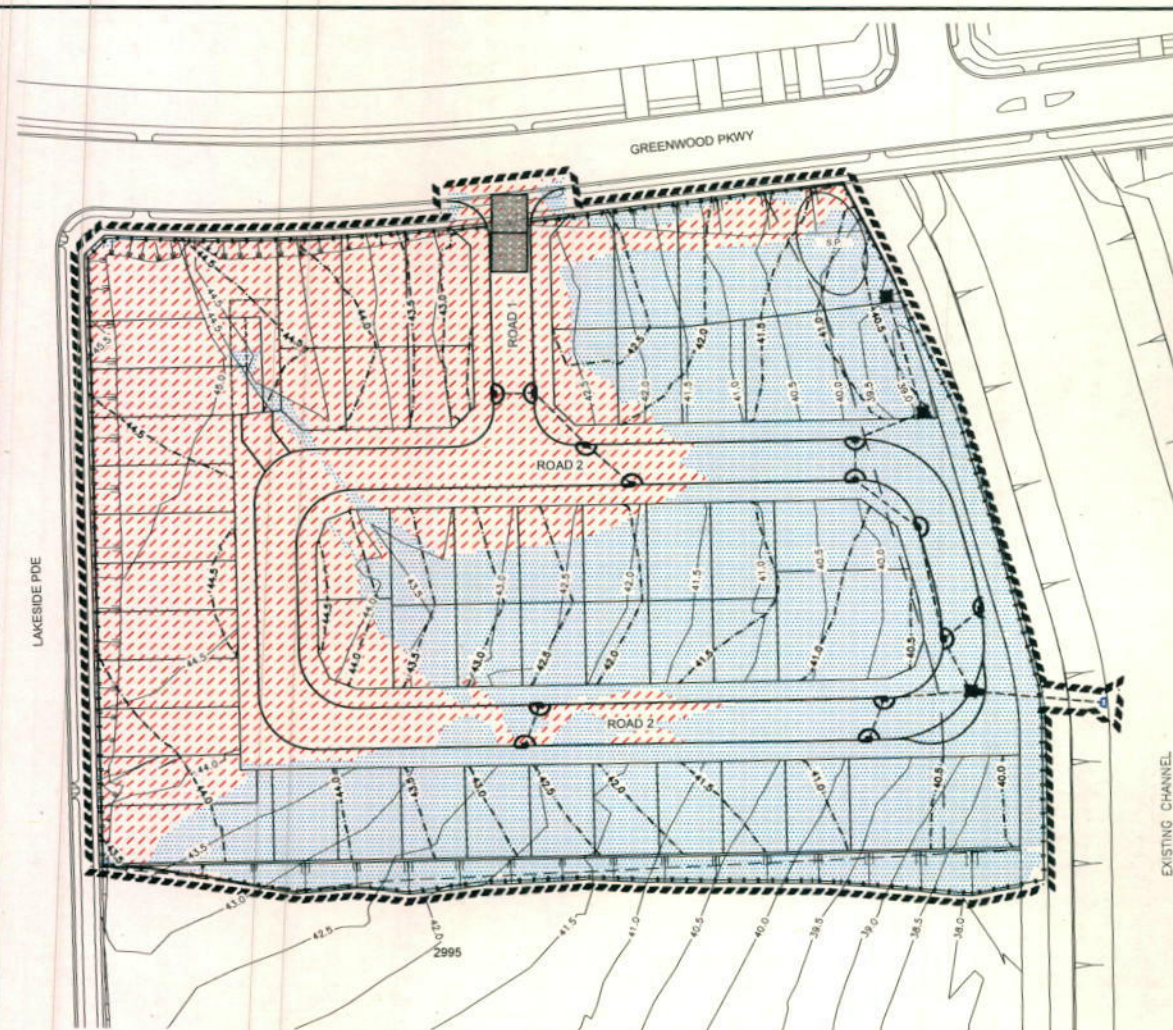
JORDAN SPRINGS
VILLAGE 13 DA
GPT ACCESS PLAN

PLAN No: 9892/DA06

FILE No: 9892/DA06

SHEET SIZE: A1 ORIGINAL

A



1. Site Data Sheet

Site Name: 9892 JORDAN SPRINGS VILLAGE 13

Site Location: PENRITH

Precinct: PENRITH CITY COUNCIL

Description of Site: RESIDENTIAL SUBDIVISION

Site area	Sub-catchments	Remarks
Sub-catchment area (ha)	2.13	
Sub-catchment area (ha)	2.13	

Soil analysis (enter sediment type if known, or laboratory particle size data)

Soil type (C, F or U) known	From Appendix C
% sand (0.075 mm)	45
% silt (0.075 to 0.25 mm)	35
% clay (greater than 0.25 mm)	20
Dispersion percentage	50.0
% of solids not dispersed	27.5
Soil texture group	U

Rainfall data

Design rainfall depth (mm)	See Section 4.3.4 (b) and (c)
Design rainfall depth (mm)	75
Factor to convert to rainfall (mm)	20.0
Design rainfall (mm)	200.0
PSD Factor (mm)	0.1

RUSLE Factors

Factor	Value	Notes
Soil erodibility (K factor)	260	Adapted from data
Soil erodibility (K factor)	0.00	
Soil length (m)	142	
Soil gradient (%)	0.5	
Soil gradient (%)	0.5	
Soil gradient (%)	1.3	
Soil gradient (%)	1	

Calculations

Soil loss (t/ha)	Soil loss (t/ha)	Soil loss (t/ha)
Soil loss (t/ha)	48	See Section 4.3.4 (b)
Soil loss (t/ha)	48	See Section 4.3.4 (b)
Soil loss (t/ha)	48	See Section 4.3.4 (b)

NO SEDIMENT BASIN REQUIRED

GENERAL NOTES:

ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE REQUIREMENTS OF THE "ENVIRONMENT PROTECTION AUTHORITY" AND "DEPT OF LAND AND WATER CONSERVATION" MEASURES OUTLINED IN THE SOIL & WATER MANAGEMENT PLAN MUST BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING AND AFTER THE CONSTRUCTION WORKS.

TOPSOIL FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AND LATER RESPIRED TO AID REVEGETATION IN THOSE AREAS.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

ALL TAIL-OUT DRAINS SHALL BE GRASSED AND TRAPEZOIDAL IN SECTION. STRAW BALES SHALL BE PLACED AS A SEDIMENT CONTROL DEVICE WHERE REQUIRED.

VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING DEVELOPMENT CONFIRMING ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING ROAD ALIGNMENTS.

DISTURBANCE OF VEGETATION SHALL BE LIMITED TO FILL AREAS, ROADSIDE AREAS AND DRAINAGE LINES. NO LOT GRADING SHALL BE CARRIED OUT IN UNDISTURBED AREAS WITHOUT CONSULTATION WITH COUNCIL'S ENGINEER.

ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 14 WORKING DAYS FROM THE COMPLETION OF LAND SHAPING.

MINIMISE DUST BY WATERING WHEN REQUIRED.

STOCKPILE NOTES:

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.

IF STOCKPILES ARE TO BE IN PLACE FOR LONGER THAN 14 DAYS THEN THEY SHALL BE STABILIZED BY COVERING WITH A MULCH OR WITH TEMPORARY VEGETATION.

FOLLOWING CONSTRUCTION TOPSOIL SHALL BE RESPIRED TO A MINIMUM DEPTH OF 100mm ON THE BARE SOIL SURFACES AND REVEGETATE.

ALL STOCKPILES TO BE (MAX) 2m HIGH AND PROTECTED WITH SILT FENCE.

SPECIAL NOTES:

LOCATION AND EXTENT OF SOIL AND WATER MANAGEMENT DEVICES IS DIAGRAMMATIC ONLY AND THE ACTUAL REQUIREMENTS SHALL BE CONFIRMED ON SITE.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE GUIDELINES SET OUT IN "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION" 4TH EDITION AND THE ACCOMPANYING ROAD AND DRAINAGE PLANS.

CONFORMITY WITH THIS PLAN SHALL IN NO WAY REDUCE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AGAINST WATER DAMAGE DURING THE COURSE OF THE CONTRACT.

MANAGEMENT DEVICES SHALL BE MAINTAINED ON A REGULAR BASIS WHERE CLEANING IS REQUIRED, THE SEDIMENT SHALL BE REMOVED TO A POINT NOMINATED BY THE ENGINEER.

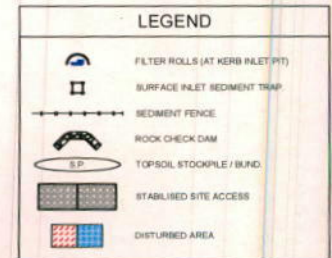
PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS, AND AFTER THE ROAD CENTRELINES HAVE BEEN PEIGNED AND/OR PERMANENTLY MARKED, THE SITE MUST BE INSPECTED BY COUNCIL'S REPRESENTATIVE AND THE APPLICANT'S REPRESENTATIVE TO IDENTIFY AND APPROPRIATELY MARK:

a) THE TREES TO BE RETAINED
b) ALL TREES TO BE LEFT UNDISTURBED AND TO BE CORDONED OFF
c) NO TREES SHALL BE REMOVED WITHOUT COUNCIL'S CLEARANCE
d) MANAGEMENT DEVICES TO REMAIN UNTIL THE END OF THE MAINTENANCE PERIOD.

SEDIMENTATION CONTROL DEVICES:

ALL STRAW BALES SHALL BE BOUND WITH WIRE. STRAW BALES SHALL BE PLACED END TO END IN A SINGLE ROW AND EMBEDDED INTO THE SOIL TO A DEPTH OF 100mm. EACH BALE SHALL BE SECURELY ANCHORED WITH TWO STEEL STAKES DRIVEN DOWN INTO THE GROUND AND LOCATED ON THE BALES CENTRE LINE.

SILT FENCES SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR SIMILAR) BETWEEN POSTS AT 2m (3m MAX) CENTRE TO CENTRE. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



1:500 (AT A1)

10 0 10 20 30 40 50 METRES

J. WYNDHAM PRINCE CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS

PO Box 4366 PENRITH WESTFIELD RD W 270
P 02 4720 3300 F 02 4721 7638 W www.jwprince.com.au E jwprince@jwprince.com.au

ACQUITT MGA
DATUM AND
ORIGIN:

CLIENT
ANCON
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS PART OF AN APPROVED CONSTRUCTION CERTIFICATE.

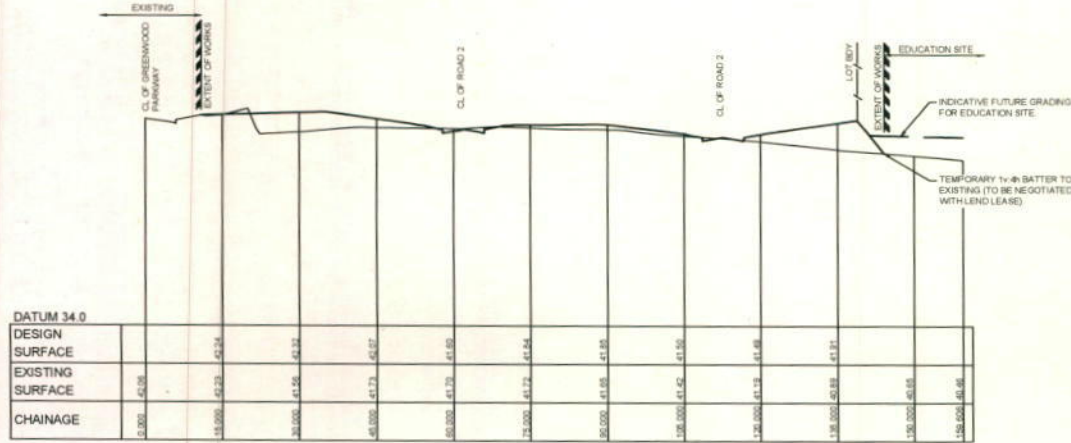
**ISSUED FOR DA APPROVAL
NOT FOR CONSTRUCTION**

JORDAN SPRINGS
VILLAGE 13 DA
SOIL & WATER MANAGEMENT PLAN

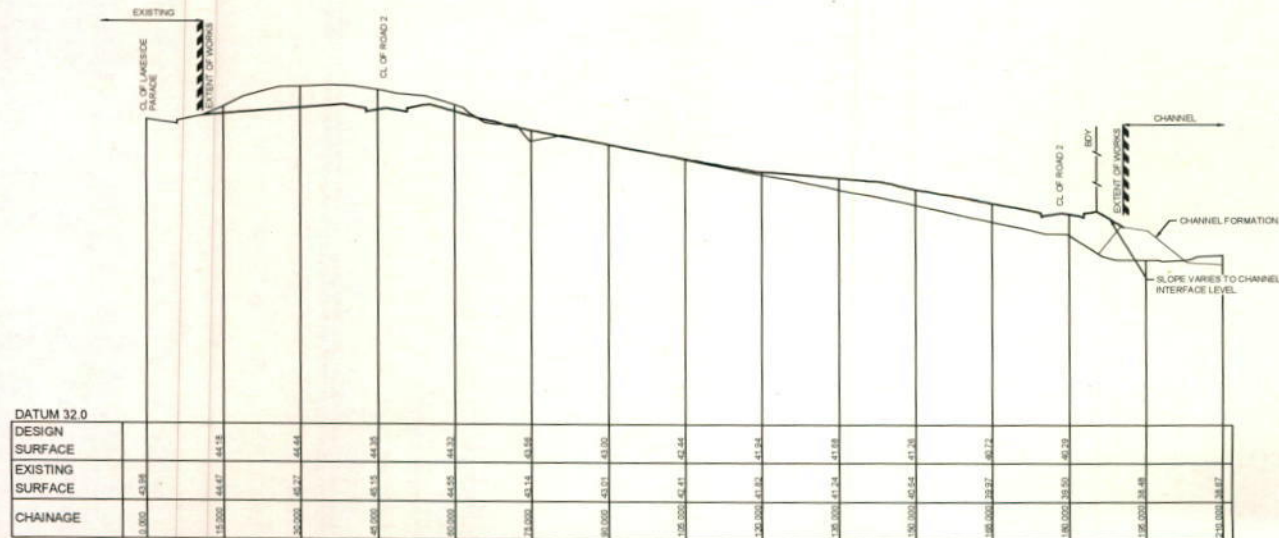
PLAN No: 9892/DA07
FILE No: 9892/DA07
SHEET SIZE: A1 ORIGINAL

DATE	BY	CHK	APP	DATE
01/12/14	AS	TG	MR	RO
01/12/14	DES	CHK	CHK	APP

Issue 1 December 2014 12:56:03 PM File Name: J:\8892\DA08 - Development Application Approval\Plan\DA08A08.dwg



SECTION B
SCALE: H 1:500
V 1:100



SECTION A
SCALE: H 1:500
V 1:100

H 1:500 (AT A1)

0 10 20 30 40 50

METRES

V 1:100 (AT A1)

0 1 2 3 4 5 6 7 8 9 10

METRES

J. WYNDHAM PRINCE

CONSULTING CIVIL INFRASTRUCTURE ENGINEERS
& PROJECT MANAGERS

PO Box 4364 PENRITH WESTFIELD NSW 2150

P 02 4720 3300 F 02 4721 7638 W www.jwprince.com.au E info@jwprince.com.au

AZIMUTH
MGA
DATUM
AND
ORIGIN

CLIENT

ANCON

ISSUED FOR DA APPROVAL
NOT FOR CONSTRUCTION

JORDAN SPRINGS
VILLAGE 13 DA
SITE SECTIONS

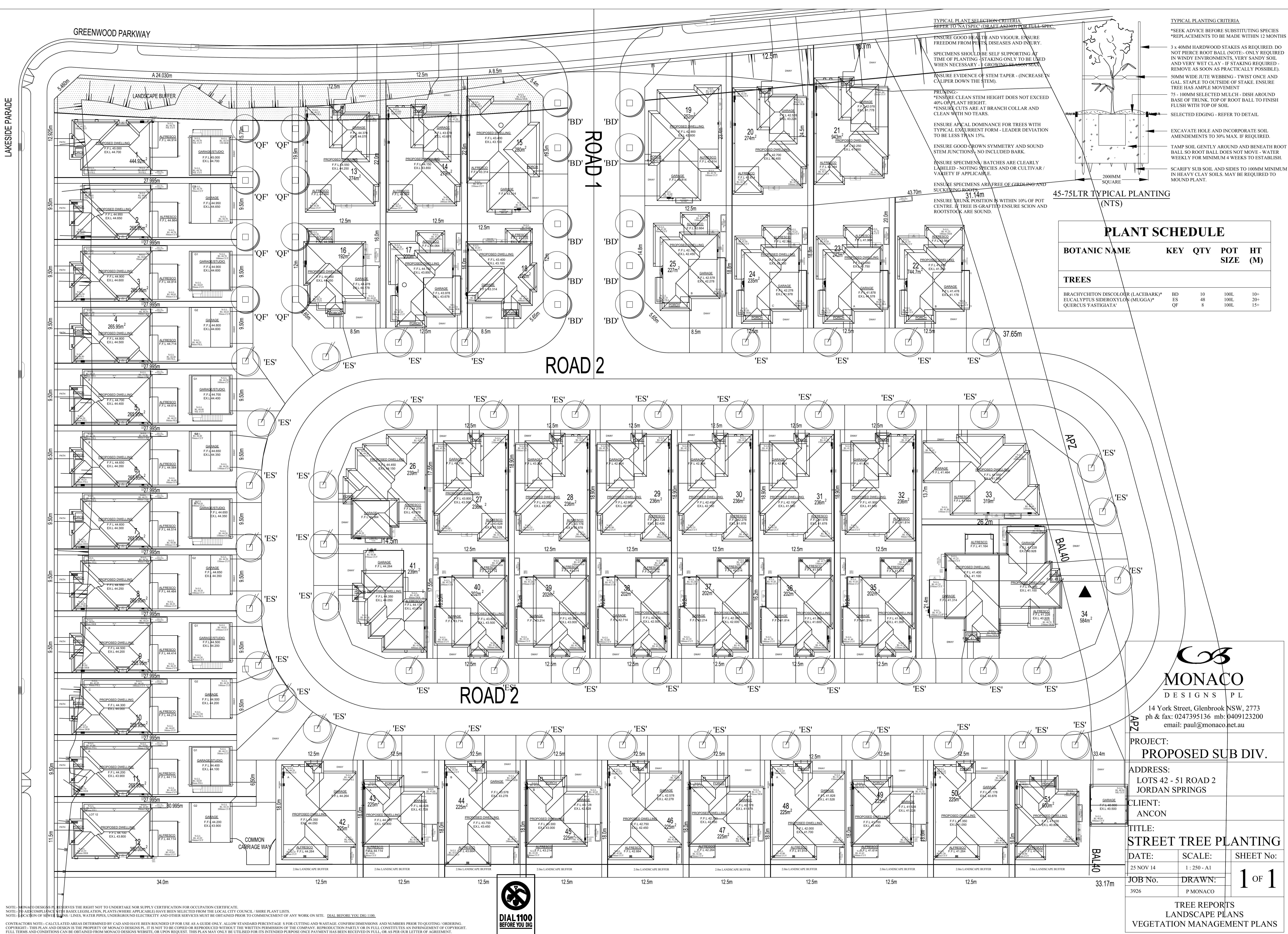
PLAN No:
9892/DA08

FILE No: 9892DA08

SHEET SIZE: A1 ORIGINAL

A

THIS DRAWING MUST NOT BE USED FOR
CONSTRUCTION UNLESS SIGNED AS PART OF AN
APPROVED CONSTRUCTION CERTIFICATE



TYPICAL PLANT SELECTION CRITERIA
REFER TO NATSPEC (DRAFLAND) FOR FULL SPEC

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:-
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANTING HEIGHT.
*ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.

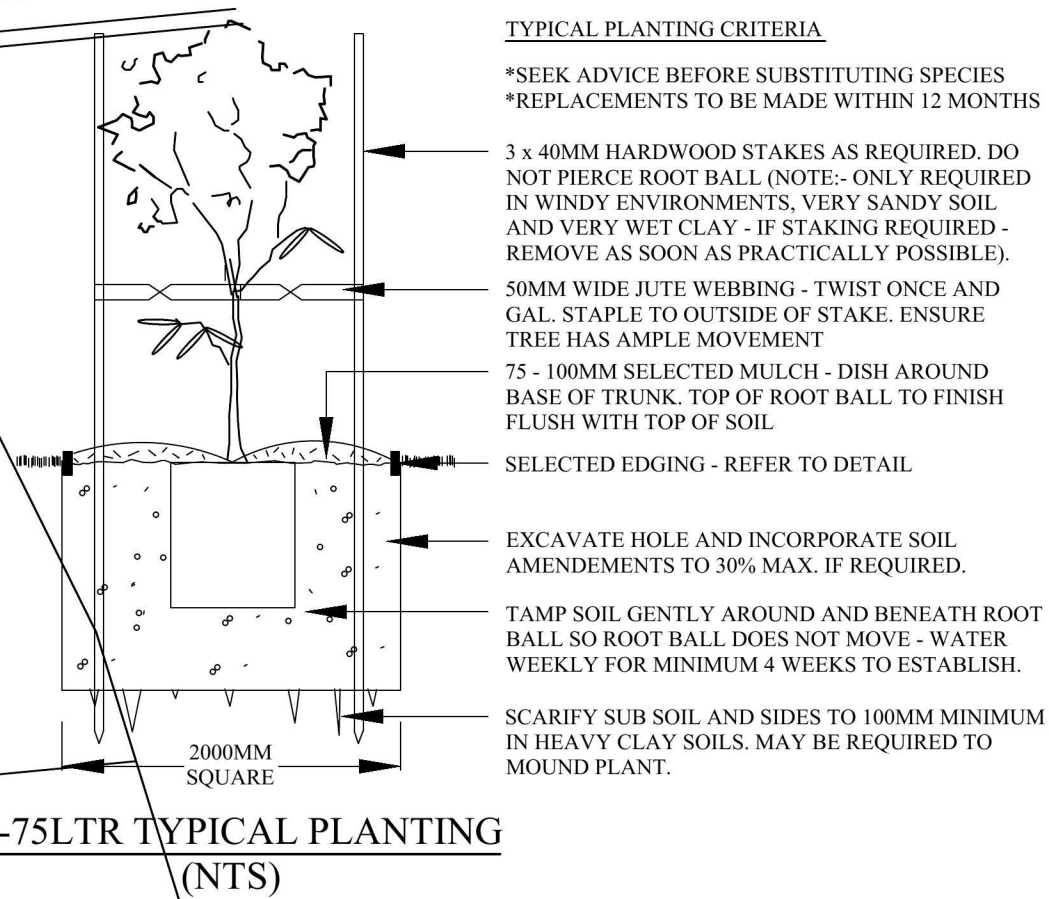
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING BRANCHES.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



PLANT SCHEDULE				
BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)
TREES				
BRACHYCHITON DISCOLOUR (LACEBARK)*	BD	10	100L	10+
EUCALYPTUS SIDEROXYLON (MUGGA)*	ES	48	100L	20+
QUERCUS FASTIGIATA	QF	8	100L	15+

NOTE: MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
NOTE: TO AID COMPLIANCE WITH BASIC LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
NOTE: LOCATION OF SINKHOLES, LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.

COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.



MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED SUB DIV.

ADDRESS:
LOTS 42 - 51 ROAD 2
JORDAN SPRINGS

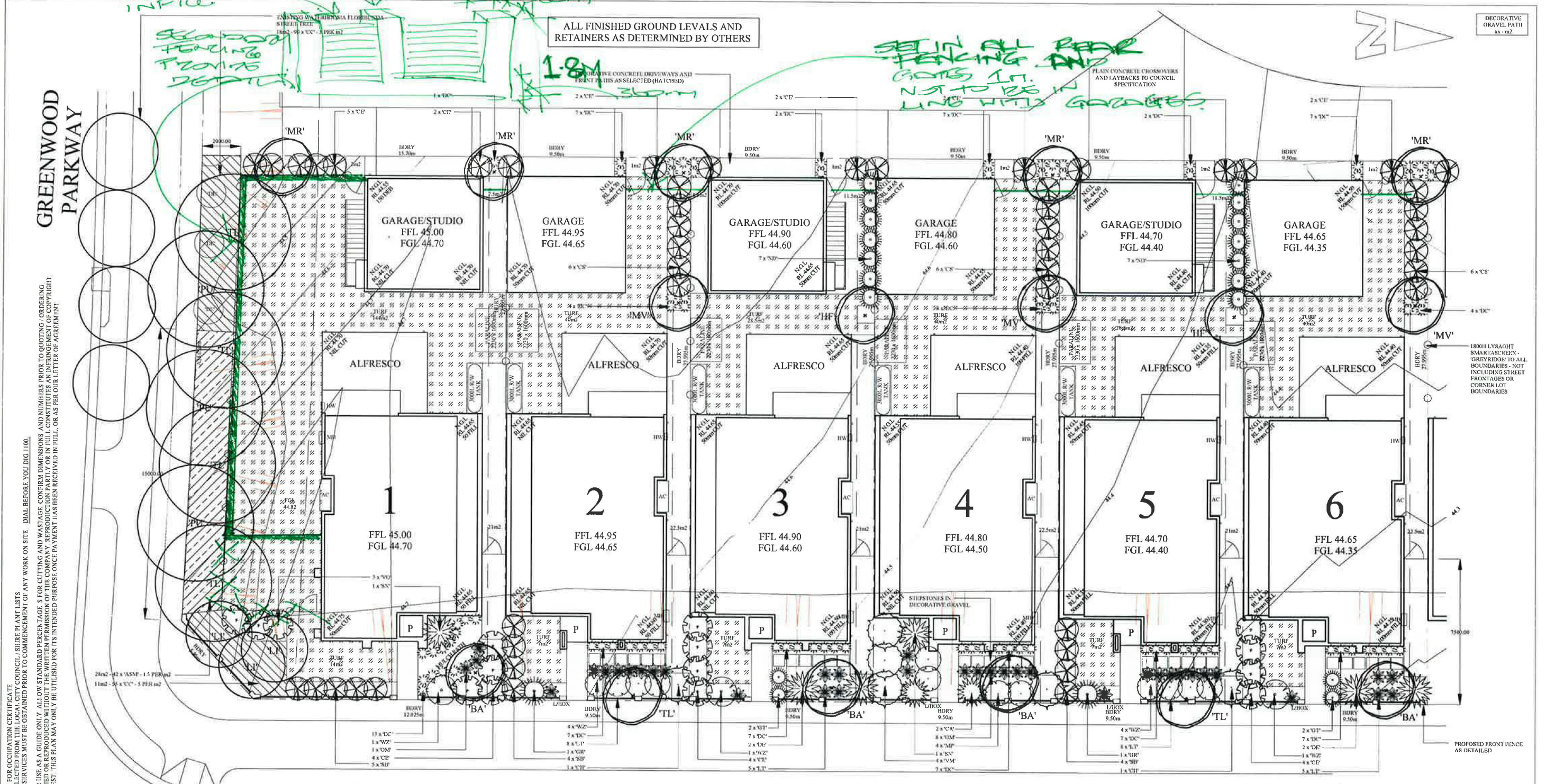
CLIENT:
ANCON

TITLE:
STREET TREE PLANTING

DATE: 25 NOV 14	SCALE: 1 : 250 - A1	SHEET No: 1 OF 1
JOB No. 3926	DRAWN: P MONACO	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS

NOTE: MONACO DESIGNS PL. RESERVES THE RIGHT NOT TO UNDER TAKE OR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE
CONTRACTORS NOTE: CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE 5% FOR CUTTING AND WASTE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING. ORDERING
COPYRIGHT: THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.



PLANT SCHEDULE					
BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
BRACHYCHYTUM ACERIFOLIUM (JILLAWARRA FLAME)*	BA	4	35L	10-	4
HYMENOPHYLLUM FLAVUM (NATIVE FRANGIPANI)*	HF	2	35L	10-	3
MAGNOLIA VULCAN (MAGNOLIA)	MV	3	300MM	8	4
LAGERSTROMIA INDOCA (CRIPPER MYRTLE)	LI	3	35L	8	3
MILAELECA 'REVOLUTION GREEN'	MR	5	25L	9	6
PIRUS USSURIENSIS (FLOWERING PEAR)	PU	3	35L	10+	3
TRISTANODIPSIS LAURINA 'LUSCIOUS' (WATER GUM)*	TL	6	35L	6	4
SHRUBS					
ACEMENA SMITHII 'MINOR' (LILLY PILLY)*	ASM	42	150MM	5	4
CALLISTEMON 'ENDAVOUR' (BOTTLEBRUSH)*	CE	17	200MM	2	1.5
CALLISTEMON 'HANNAH RAY' (BOTTLEBRUSH)*	CH	2	200MM	4	1.5
CAMELLIA SASANQUA (CAMELLIA)	CS	18	200MM	3	1.5
CORYDOLOPSIS ENERGIUM (SILVER BUSH)	CE	145	150MM	0.5	0.5
CORYDOLOPSIS 'REDSTAR' (CORYDOLOPSIS)	CR	2	200MM	1.5	1.5
DIANELLEA CAERULEA (FLAX LILLY)*	DC	78	150MM	0.6	0.6
DORYANTHUS EXCELSIOR (GYMEA LILLY)*	DE	7	200MM	1.5	1.5
GREVILLEA 'BOB'S GORDON' (GREVILLEA)*	GR	2	200MM	1.5	1.5
GREVILLEA 'MI TAMBOURITHA' (PROSIRATE GREVILLEA)*	GT	4	200MM	0.3	0.8
LIRIOPE 'EVERGREEN GIANT'	LEG	-	150MM	0.8	0.8
LOMANDEA 'TANIKI' (MAT RUSH)*	LT	26	150MM	0.6	0.8
MYOPORUM PARVIFOLIUM (CREEPING BOOBIALLA)*	MP	4	200MM	0.4	1.5
NANDINA DOMESTICA (SACRED BAMBOO)	ND	14	200MM	2	1.2
ORTHOSEANTHUS MULTIFLORUS (MORNING FLAG)*	OM	11	150MM	0.6	0.8
STRELITZIA NICOLA (GIANT BIRD OF PARADISE)	SN	2	200MM	2.5	1.5
SYZYGIUM 'HUSI XMAS' (LILLY PILLY)*	SB	13	200MM	2	1.5
VIBURNUM 'MARIESE' (VIBURNUM)	VM	-	200MM	2	1.5
VIBURNUM ODORATISSIMUM	VO	7	200MM	2.5	1.5
WISTARIA 'ZEN' (COAST ROSEMARY)*	WZ	11	200MM	1.5	1.5

TYPICAL PLANT SELECTION CRITERIA
REFER TO 'NATIVE SPECIES' LIST FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
*ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.

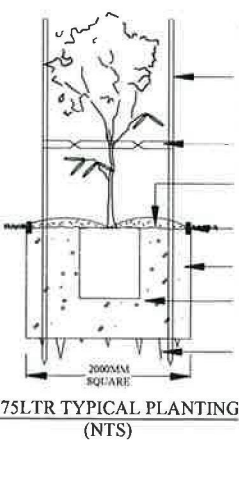
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK PORTION IS WITHIN 10% OF POT CENTRE IF TREE IS GRATED ENSURE SCION AND ROOTSTOCK ARE SOUND.



TYPICAL PLANTING CRITERIA

*SEEK ADVICE BEFORE SUBSTITUTING SPECIES
*REPLACEMENTS TO BE MADE WITHIN 12 MONTHS

1 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT PIERCE ROOT BALL. (NOTE: ONLY REQUIRED IN WINDY ENVIRONMENTS. VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE JUTE WHIPPING - TWIST ONCE AND GAL STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT.

75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.

SELECTED EDGING - REFER TO DETAIL.

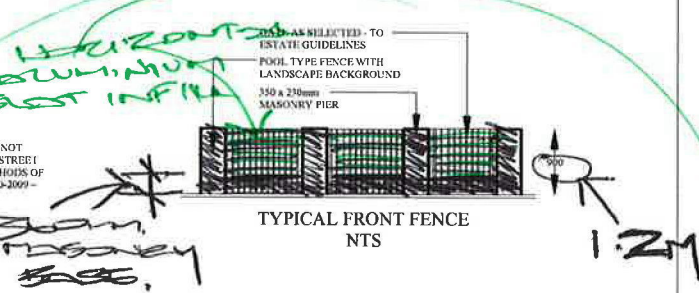
EXCAVATE 100L AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL. SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

SCAFFRY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.

LAKESIDE PARADE

STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED) ANY DAMAGE TO TURF AND STREET TREE TO BE RE-UPPED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4070-2009 - 'PROTECTION OF TREES ON DEVELOPMENT SITES'.



LANDSCAPE CONCEPT

DATE:	SCALE:	SHEET No:
07 NOV 14	1 : 100 - A1	1 OF 11
JOB No.	DRAWN:	
3926	CI / PM	

PROJECT:	PROPOSED DEVELOPMENT
CLIENT:	ANCON
ADDRESS:	LOTS 1 - 12 CNR LAKESIDE PDE AND GREENWOOD PWY JORDAN SPRINGS

MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

DECORATIVE GRAVEL PATH 30-100

ALL FINISHED GROUND LEVELS AND RETAINERS AS DETERMINED BY OTHERS

PLANTING SHOWN ON SHEET #1

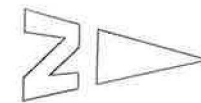
PLAIN CONCRETE CROSSOVERS AND LAYBACKS TO COUNCIL SPECIFICATION

COMMON CARRIAGEWAY

GENERAL NOTES:-

- LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN
- GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOA TABLE DECORATIVE GRAVEL
- MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 70MM AS SELECTED
- CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED
- PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, IE TURF / GARDEN, TURF / GRAVEL PATH ETC
- WEEDMATS BENEATH GRAVEL PATHWAYS SUGGESTED
- PREMIUM ORGANIC GARDEN MIX TO BE USED
- ALL PLANTS TO BE HEALTHY AND VIGOROUS
- CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION
- REFER TO HYDRAULICS PLAN FOR OSD DETAILS
- DO NOT SCALE ARCHITECTURALS OFF DRAWING
- EXISTING TREE SPREAD APPROXIMATE ONLY
- SITE SURVEY PROVIDED BY OTHERS
- BUFFALO TURF SUGGESTED

1800H LYSAGHT SMARTSCREEN - 'GREYRIDGE' TO ALL BOUNDARIES - INCLUDING INTERNALS - NOT INCLUDING CORNER LOT BOUNDARIES OR STREET FRONTAGES



BETWEEN TO BE HORIZONTAL SLATS IN GREY PLOGGS

STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED). ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970-2009 - 'PROTECTION OF TREES ON DEVELOPMENT SITES'

STREET TREES AND UNDERPLANTING EXISTING

TURF - INSTALL FLUSH WITH EDGING

TURF UNDERLAY
100 X 25MM TYPINE EDGING
2 X GAL SCREWS

TYPICAL EDGING (NTS)

TYPICAL FRONT FENCE NTS

LANDSCAPE CONCEPT

DATE: 07 NOV 14
SCALE: 1:100 - A1
JOB No. 3926
DRAWN: CJ / PM

PROJECT: PROPOSED DEVELOPMENT
CLIENT: ANCON
ADDRESS: LOTS 1-12 CNR LAKESIDE PDE AND GREENWOOD PWY JORDAN SPRINGS

MONACO
DESIGNS PL
14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PLANT SCHEDULE

BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
BRACHYDICTYON ACERIFOLIUS (ILLAWARRA FLAME)*	BA	2	35L	10+	4
HYMENOPHYLLUM PLAVUM (NATIVE FRANGIPANI)*	HF	3	35L	10+	4
MAGNOLIA 'VULCAN' (MAGNOLIA)	MA	4	300MM	8	4
MELALEUCA 'REVOLUTION GREEN' (TEA TREE)*	MR	2	35L	8	3
PERSEA 'CHANTICLEER' (FLOWERING PEAR)	PC	1	35L	10+	5
TRISTANOPSIS LAURINA (WATER GUM)*	TL	4	35L	6	4
SHRUBS					
CALLISTEMON 'ENDEAVOUR' (BOTTLEBRUSH)*	CE	20	200MM	2	1.5
CALLISTEMON 'HANNAH RAY' (BOTTLEBRUSH)*	CH	8	200MM	4	1.5
CAMELLIA SASANOUE (CAMELLIA)	CS	33	200MM	3	1.5
CORYDINE 'REDSTAR' (CORYDINE)	CR	6	200MM	1.5	1.5
DIANELIA CAERULEA (FLAX LILLY)*	DC	65	150MM	0.6	0.6
DORYANTHES EXCELSIOR (GYMEA LILY)*	DE	2	200MM	1.5	1.5
GREVILLEA 'ROBYN GORDON' (GREVILLEA)*	GR	15	200MM	1.5	1.5
GREVILLEA 'MT TAMBORITHA' (PROSTRATE GREVILLEA)*	GT	2	200MM	0.3	0.3
LOMANDRA 'TANIKI' (MAT RUSH)*	LT	21	150MM	0.6	0.8
MYOPORUM PARVIFOLIUM (CREEPING BOOBBALL)*	MP	8	200MM	0.1	1.5
SANDRA DOMESTICA (SACRED BAMBOO)	ND	21	200MM	2	1.2
ORTHOSEPTANTHUS MELIOLATUS (MORNING FLAG)*	OM	10	150MM	0.6	0.8
STREPTITZIA NICOLAI (GIANT BIRD OF PARADISE)	SN	2	200MM	2.5	1.5
SYZYGIUM BUSH SMAS (LILLY PILLY)*	SB	8	200MM	1	1.5
VIBURNUM ODOBATISSIMUM (VIBURNUM)	VO	8	200MM	2	1.5
WESTRINGIA 'ZENIA' (COAST ROSEMARY)*	WZ	9	200MM	1.5	1.5

* - NATIVE SPECIES

TYPICAL PLANT SELECTION CRITERIA

REFER TO NATSPEC (ENR481/AS240) FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
*ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.

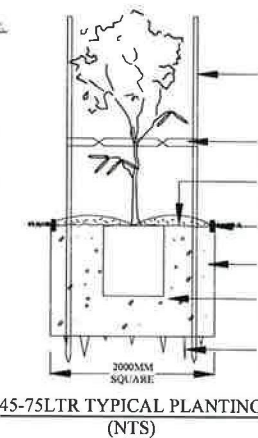
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



TYPICAL PLANTING CRITERIA

*SEEK ADVICE BEFORE SUBSTITUTING SPECIES
*REPLACEMENTS TO BE MADE WITHIN 12 MONTHS

3 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT PIERCE ROOT BALL (NOTE: ONLY REQUIRED IN WINDY ENVIRONMENTS. VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS ANGLE MOVEMENT.

75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.

SELECTED EDGING - REFER TO DETAIL.

EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.

LAKESIDE PARADE



DIAL 1100 BEFORE YOU DIG

DECORATIVE
GRAVEL PATH
800 x 100

ALL FINISHED GROUND LEVELS AND
RETAINERS AS DETERMINED BY OTHERS

GREENWOOD PKWY

NOT P.O.S. FACING TO
GREENWOOD PARKWAY
AROUND

PLANT SCHEDULE

BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
--------------	-----	-----	----------	--------	---------

TREES

ELAEAGARPUS RETICULATUS (BUDBERRY ASH)*	ER	2	35L	8	4
HYMENOPHYLLUM FLAVUM (NATIVE FRANKLINIA)*	HF	2	35L	10	8
PYRUS URSURIENSIS (ORNAMENTAL PEAR)	PU	2	35L	10	8
LEPTOSPERMUM PETERSONII (LEMON SCENTED TEA TREE)*	LE	1	35L	4	4
MAGNOLIA 'VULCAN' (MAGNOLIA)	MV	4	35L	8	4
TRIS LAMPSONIA LAURINA (WATER GUM)*	TL	1	35L	6	4

SHRUBS

ACMENA 'CHERRY SURPRISE' (LILLY PILLY)*	AC	4	200MM	1.5	1.5
BANKSIA 'BIRTHDAY CANDLES' (PROSTRATE BANKSIA)*	BB	2	200MM	0.3	0.8
CALLISTEMON 'ENDEAVOUR' (BOTTLEBRUSH)*	CE	6	200MM	2	1.5
CAMELLIA JAPONICA (CAMELLIA)	CJ	3	200MM	3	1.5
DIANELLA CAERULEA (FLAX LILY)*	DC	43	150MM	0.6	0.6
DORANTHUS EXCELSIOR (GYNEA LILY)*	DE	2	200MM	1.5	1.5
ESCALLONIA IVEYI (ESCALLONIA)	EI	3	200MM	2.5	2
GREVILLEA 'HONEY GEM' (GREVILLEA)*	GH	9	200MM	1.5	1.5
GREVILLEA 'MT TAMBORELLA' (PROSTRATE GREVILLEA)*	GT	2	200MM	0.3	0.8
LEPTOSPERMUM 'PACIFIC BEAUTY' (TEA TREE)*	LP	2	200MM	2.5	2
LOMANDBA 'KATIE BELLES' (MAY RUSH)*	LK	16	150MM	1	1
ORTHROSANTHUS MULTIFLORUS (MORNING FLAG)*	OM	1	150MM	0.6	0.8
STRELITZIA NICOLAI (GIANT BIRD OF PARADISE)	SN	5	200MM	2	1.5
SYZYGIA 'MIDNIGHT' (DWARF LILLY PILLY)*	ST	11	200MM	0.8	0.8

NATIVE SPECIES

REQUIRED TO ADDRESS
GREENWOOD PARKWAY AND
ACTIVATE P.O.S.

TYPICAL PLANT SELECTION CRITERIA

REFER TO 'NATSPEC' (DRAFT 1/2014) FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF-SUPPORTING AT TIME OF PLANTING. STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING -

*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.

*ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.

ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JOINTS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTS ARE SOUND.

TYPICAL PLANTING CRITERIA

*SEEK ADVICE BEFORE SUBSTITUTING SPECIES

*REPLACEMENTS TO BE MADE WITHIN 12 MONTHS

3 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT Pierce ROOT BALL (NOTE: ONLY REQUIRED IN WINDY ENVIRONMENTS. VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT.

75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.

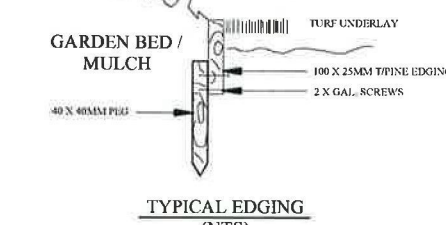
SELECTED EDGING - REFER TO DETAIL.

EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL. SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.

45-75LTR TYPICAL PLANTING (NTS)



TYPICAL EDGING (NTS)

GENERAL NOTES:-

- * LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- * GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL.
- * MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 70MM AS SELECTED.
- * CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- * PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET. IE TURF / GARDEN, TURF / GRAVEL, PATH ETC.
- * WEEDMAT BENEATH GRAVEL PATHWAYS SUGGESTED.
- * PREMIUM ORGANIC GARDEN MIX TO BE USED.
- * ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- * CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION.
- * REFER TO HYDRAULICS PLAN FOR OSD DETAILS.
- * DO NOT SCALE ARCHITECTURAL OFF DRAWING.
- * EXISTING TREE SPREAD APPROXIMATE ONLY.
- * SITE SURVEY PROVIDED BY OTHERS.
- * BUFFALO TURF SUGGESTED.

STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED). ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970-2009 - PROTECTION OF TREES ON DEVELOPMENT SITES.

NOTE: MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.

NOTE: TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.

NOTE: LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE: CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE \$ FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING. COPYRIGHT: THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.



MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED DWELLINGS

ADDRESS:
13-18 GREENWOOD PARKWAY
JORDAN SPRINGS

CLIENT:
ANCON

TITLE:
LANDSCAPE CONCEPT

DATE:	SCALE:	SHEET No:
07 NOV 14	1:100 - A1	
JOB No.	DRAWN:	3 OF 11
3926	CJ / PM	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS

ROAD 2

DECORATIVE GRAVEL PATH 85 - m2

ALL FINISHED GROUND LEVELS AND RETAINERS AS DETERMINED BY OTHERS

STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED). ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970:2009 - PROTECTION OF TREES ON DEVELOPMENT SITES.

GREENWOOD PARKWAY

GOES TO BE SET BACK 2M BEHIND EXISTING FACADES OR ADJACENT BUILDING LINE WHICHEVER IS FURTHER BACK.

BOUNDARY WITH 10M FENCE REDESIGN

STREET FRONTAGE FENCING AS PER INSTALLATION GUIDELINES

LANDSCAPE BUFFER

ROAD 1

TL

19

FFL42.900
FGL42.600

20

FFL42.700
FGL42.400

21

FFL42.250
FGL41.950

GARAGE
FFL42.528
FGL42.228

GARAGE
FFL42.078
FGL41.778

ALFRESCO
FFL42.164

ALFRESCO
FFL42.814

ALFRESCO
FFL42.614

GARAGE
FFL42.814

DECORATIVE CONCRETE DRIVEWAYS AND FRONT PATHS AS SELECTED (HATCHED)

GENERAL NOTES:-

- LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- GARDEN BEDS IN OSD BASIN TO CONSIST OF NON-FLOATABLE DECORATIVE GRAVEL.
- MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 100MM AS SELECTED.
- CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, IE TURF / GARDEN, TURF / GRAVEL, PATH ETC.
- WEEDMATS BENEATH GRAVEL PATHWAYS SUGGESTED.
- ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION.
- REFER TO HYDRAULICS PLAN FOR OSD DETAILS.
- DO NOT SCALE ARCHITECTURALS OFF DRAWING.
- EXISTING TREE SPREAD APPROXIMATE ONLY.
- SITE SURVEY PROVIDED BY OTHERS.
- BUFFALO TURF SUGGESTED.

TYPICAL PLANT SELECTION CRITERIA

REFER TO "NATIVE" (NATIVE) AND "NATIVE" FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF-SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:-

*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.

*ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.

ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRATED ENSURE SCION AND ROOTSTOCK ARE SOUND.

TYPICAL PLANTING CRITERIA

*SEEK ADVICE BEFORE SUBSTITUTING SPECIES. *REPLACEMENTS TO BE MADE WITHIN 12 MONTHS.

3 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT PIERCE ROOT BALL (NOTE: ONLY REQUIRED IN WINDY ENVIRONMENTS, VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE RITE WEBBING - TWIST ONCE AND GAL STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT.

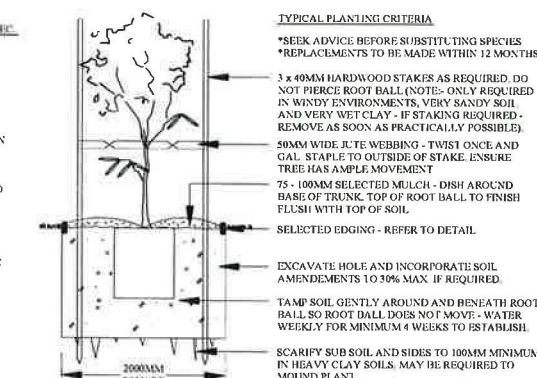
75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.

SELECTED EDGING - REFER TO DETAIL.

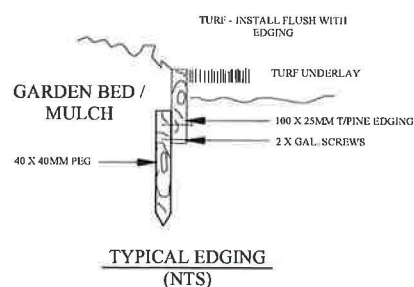
EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 10% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL. SO ROOT BALL DOES NOT MOVE. WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.



45-75LTR TYPICAL PLANTING (NTS)



TYPICAL EDGING (NTS)

PLANT SCHEDULE

BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
MAGNOLIA SOULINGIANA (MAGNOLIA)	MS	1	35L	8	5
MELALEUCA DECORA (PICKY PAPERBARK)*	MD	2	35L	6	4
PYRUS CHANTICLER (FLOWERING PEAR)	PC	2	35L	8	5
ROBINIA TRISIA (ROBINIA)	RF	3	35L	12	5
TRISTANOPSIS LAURINA (WATER GUM)*	TL	2	35L	6	4
SHRUBS					
ACMENA CHERRY SURPRISE (LILLY PILLY)*	AC	0	200MM	1.5	1.5
BANKSIA GIANT CANDLES (BANKSIA)*	BG	2	200MM	2	1.5
CALLISTEMON CAPTAIN COOK (BOTTLEBRUSH)*	CC	0	200MM	1	1
CALLISTEMON VENDORA (BOTTLEBRUSH)*	CE	25	200MM	2	1.5
CALLISTEMON HANNAH RAY (BOTTLEBRUSH)*	CH	1	200MM	2.5	1.5
DIANELLA CAERULEA (FLAX LILY)*	DC	8	150MM	0.6	0.6
DIANELLA SILVER STREAK (VAGUEGATED FLAX LILY)*	DS	11	150MM	0.6	0.6
DORYANTHEX EXCELSIOR (GYMEA LILY)*	DE	1	200MM	1.5	1.5
GREVILLEA ROBINS GORDON (GREVILLEA)*	GR	6	200MM	1.5	1.5
LOMANDEA KATRINUS (MATT RUSH)*	LK	7	150MM	1	1
MURRAYA PANICULATA (ORANGE JESSAMINE)	MP	11	200MM	1	1
STRELITZIA REGINAE (BIRD OF PARADISE)*	SR	2	200MM	1.5	1.5
SYZYGIUM BUSH XMAS (LILLY PILLY)*	SB	4	200MM	2	1.5
SYZYGIUM TINY TREX (DWARF LILLY PILLY)*	ST	-	200MM	0.8	0.8

* - NATIVE SPECIES

NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.

NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.

NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE S FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING. COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS PL, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.



MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED DWELLINGS

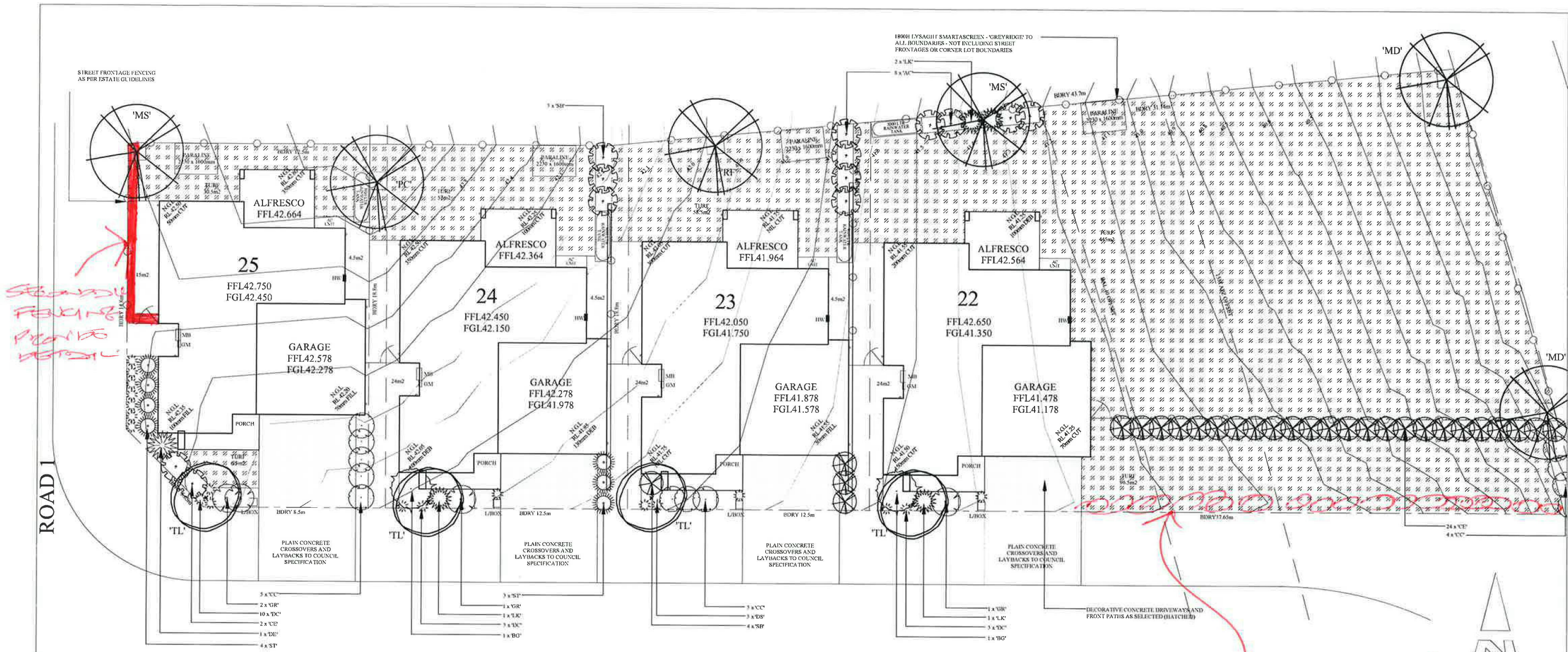
ADDRESS:
LOTS 19 - 25 CNR GREENWOOD PWY
AND ROAD 1 - JORDAN SPRINGS

CLIENT:
ANCON

TITLE:
LANDSCAPE CONCEPT

DATE:	SCALE:	SHEET No:
07 NOV 14	1:100 - A1	4 of 11
JOB No:	DRAWN:	
3926	CJ / PM	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS



STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED) ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970-2009 - 'PROTECTION OF TREES ON DEVELOPMENT SITES'

GENERAL NOTES:-

- LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL.
- MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 70MM AS SELECTED.
- CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL PH AS REQUIRED.
- PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET. IE TURF / GARDEN, TURF / GRAVEL PATH ETC.
- WEEDMATS BENEATH GRAVEL PATHWAYS SUGGESTED.
- PREMIUM ORGANIC GARDEN MIX TO BE USED.
- ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION.
- REFER TO HYDRAULICS PLAN FOR OSD DETAILS.
- DO NOT SCALE ARCHITECTURAL OFF DRAWING.
- EXISTING TREE SPREAD APPROXIMATE ONLY.
- SITE SURVEY PROVIDED BY OTHERS.
- BUFFALO TURF SUGGESTED.

PLANT SCHEDULE

BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
MAGNOLIA SOULINGIANA (MAGNOLIA)	MS	2	35L	8	5
MEALUECA DECORA (PRICKY PAPERBARK)*	MD	2	35L	6	4
PYRUS CHANTICLEER (FLOWERING PEAR)	RF	1	35L	12	5
ROBINIA 'TRISIA' (ROBINIA)	TL	4	35L	6	4
TRISTANOPSIS LAURINA (WATER GUM)*					
SHRUBS					
ACMENA 'CHERRY SURPRISE' (LILLY PILLY)*	AC	8	200MM	1.5	1.5
BANKSIA GIANT CANDLES (BANKSIA)*	IG	2	200MM	2	1.5
CALLISTEMON 'CAPTAIN COOK' (BOTTLEBRUSH)*	CC	12	200MM	1	1
CALLISTEMON 'ENDAVOUR' (BOTTLEBRUSH)*	CE	26	200MM	2	1.5
CALLISTEMON 'HANKAY RAY' (BOTTLEBRUSH)*	CH	~	200MM	2.5	1.5
DIANELLA CAERULEA (FLAX LILY)*	DC	16	150MM	0.6	0.6
DIANELLA 'SILVER STREAK' (VARIEGATED FLAX LILY)*	DS	3	150MM	0.6	0.6
DORYANTHES EXCELSIOR (GYMEA LILY)*	DE	1	200MM	1.5	1.5
GREVILLEA 'ROBYN GORDON' (GREVILLEA)*	GR	4	200MM	1.5	1.5
LOMANDRA 'KATHINUS' (MAY RUSH)*	LK	4	150MM		1
MURRAYA PANICULATA (ORANGE JESSAMINE)	MP	~	200MM		
STRELITZIA REGINAR (BIRD OF PARADISE)*	SR	~	200MM	1.5	1.5
SYZYGIUM 'BUSH XMAS' (LILLY PILLY)*	SB	7	200MM	2	1.5
SYZYGIUM 'TINY TREY' (DWARF LILLY PILLY)*	ST	7	200MM	0.8	0.8

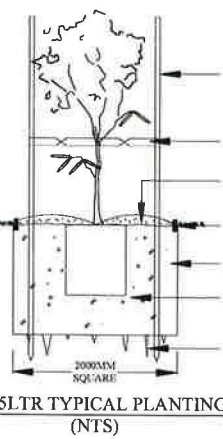
* - NATIVE SPECIES

NOTE: MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE. NOTE: TO ADD COMPLIANCE WITH BASIC LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS. NOTE: LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. [DIAL BEFORE YOU DIG 1100](#).

CONTRACTORS NOTE: CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE: 5 FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING. COPYRIGHT: THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.

TYPICAL PLANT SELECTION CRITERIA
REFER TO 'NATSPEC' (DRAFT 08/2019) FOR FULL SPEC.

- ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.
- SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.
- ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).
- PRUNING:-
 - *ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
 - *ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.
- ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.
- ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JOINTS - NO INCLUDED BARK.
- ENSURE SPECIMENS / PATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.
- ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.
- ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



TYPICAL PLANTING CRITERIA

- *SEEK ADVICE BEFORE SUBSTITUTING SPECIES
- *REPLACEMENTS TO BE MADE WITHIN 12 MONTHS
- 3 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT PIERCE ROOT BALL (NOTE: ONLY REQUIRED IN WINDY ENVIRONMENTS. VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).
- 50MM WIDE FUTE WEBBING - TWIST ONCE AND GAL. STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT.
- 75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.
- SELECTED EDGING - REFER TO DETAIL.
- EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.
- TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL SO ROOT BALL DOES NOT MOVE. WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.
- SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.



MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED DWELLINGS

ADDRESS:
LOTS 19 - 25 CNR GREENWOOD PWY
AND ROAD 1 - JORDAN SPRINGS

CLIENT:
ANCON

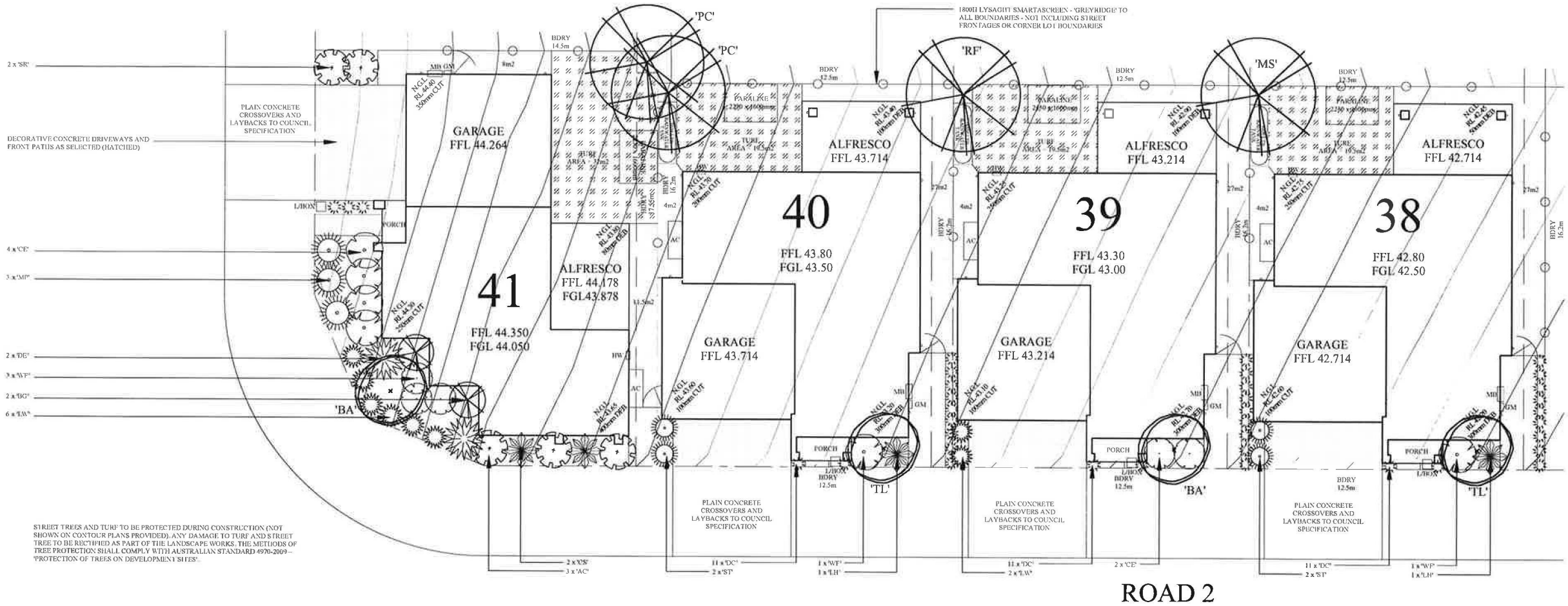
TITLE:
LANDSCAPE CONCEPT

DATE: 07 NOV 14	SCALE: 1 : 100 - A1	SHEET No: 5 of 11
JOB No. 3926	DRAWN: CI / PM	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS

DECORATIVE GRAVEL PATH 8.5 - m2

ALL FINISHED GROUND LEVELS AND RETAINERS AS DETERMINED BY OTHERS



STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED). ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970-2009 - 'PROTECTION OF TREES ON DEVELOPMENT SITES'.

GENERAL NOTES:-

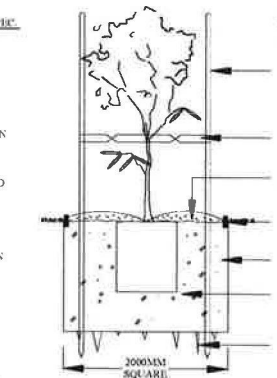
- * LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- * GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLATABLE DECORATIVE GRAVEL.
- * MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 70MM AS SELECTED.
- * CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- * PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, IE TURF / GARDEN, TURF / GRAVEL PATH ETC.
- * WEEDMATS BENEATH GRAVEL PATHWAYS SUGGESTED.
- * PREMIUM ORGANIC GARDEN MIX TO BE USED.
- * ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- * CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION.
- * REFER TO HYDRAULICS PLAN FOR OSD DETAILS.
- * DO NOT SCALE ARCHITECTURALS OFF DRAWING.
- * EXISTING TREE SPREAD APPROXIMATE ONLY.
- * SITE SURVEY PROVIDED BY OTHERS.
- * BUFFALO TURF SUGGESTED.

TYPICAL PLANT SELECTION CRITERIA (REFER TO NATSPEC (DRAFT AS2200) FOR FULL SPEC.)

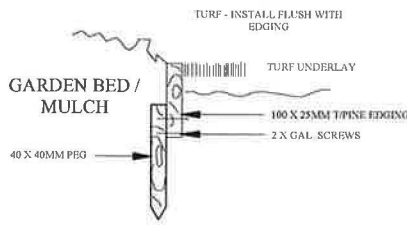
- ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.
- SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - GROWING SEASON MAX.
- ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWNS THE STEM).
- PRUNING:
 - * ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
 - * ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.
- ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.
- ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JOINTS - NO INCLUDED BARK.
- ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.
- ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.
- ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFFED ENSURE SCION AND ROOTS STOCK ARE SOUND.

TYPICAL PLANTING CRITERIA

- * SEEK ADVICE BEFORE SUBSTITUTING SPECIES.
- * REPLACEMENTS TO BE MADE WITHIN 12 MONTHS.
- 3 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT PIERCE ROOT BALL (NOTE: ONLY REQUIRED IN WINDY ENVIRONMENTS. VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).
- 50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT.
- 75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.
- SELECTED EDGING - REFER TO DETAIL.
- EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.
- TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL. SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.
- SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.



45-75LTR TYPICAL PLANTING (NTS)



TYPICAL EDGING (NTS)

PLANT SCHEDULE

BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
BRACHYCHITON ACERIFOLIUS (ILLAWARRA FLAME)*	BA	2	35L	6	4
MAGNOLIA SOULINGIANA (MAGNOLIA)	MS	1	300MM	8	5
MELALEUCA REVOLUTION GREEN (PAPERBARK)*	MR	-	35L	6	4
PYRUS CHANTICLER (FLOWERING PEAR)	PC	2	35L	10	5
ROBINIA 'FRISIA' (ROBINIA)	RF	1	35L	12	5
TRISTANOPSIS LAURINA 'LUSCIOUS' (WATER GUM)*	TL	2	35L	6	4
SHRUBS					
ACMENA 'LILLY MAGIC' (DWARF LILLY PILLY)*	AA	-	200MM	1	1
ACMENA 'CHERRY SURPRISE' (LILLY PILLY)*	AC	3	200MM	1.5	1.5
BANKSIA 'GIANT CANDLES' (BANKSIA)*	BG	2	200MM	3	1.5
CALLISTEMON 'ENDAVOUR' (BOTTLEBRUSH)*	CE	6	200MM	2	1.5
CAMELLIA JAPONICA (CAMELLIA)*	CJ	-	200MM	3	1.5
CORYDINE STRICTA (SLENDER PALM LILY)	CS	2	200MM	2	1.5
DIANELLA CAERULEA (FLAX LILY)*	DC	3	150MM	0.6	0.6
DORYANTHEX EXCELSIOR (GYMEA LILY)*	DE	2	200MM	1.5	1.5
GREVILLEA 'ROBIN GORDON' (GREVILLEA)*	GR	-	200MM	1.5	1.5
LOMANDRA 'LIVESTRAX' (FLOWERING MAT RUSH)*	LH	2	150MM	1.2	1.5
LOMANDRA 'WINGARRA' (MAT RUSH)*	LW	8	150MM	0.8	0.8
MYOPORUM PARVIFOLIUM (CREEPING BOOBIALLA)*	MP	3	200MM	0.1	1.5
SYZYGIUM 'RUSH XMAS' (LILLY PILLY)*	SR	-	200MM	1	1.5
SYZYGIUM 'RESILIENCE' (LILLY PILLY)*	SR	2	200MM	1.5	1.5
SYZYGIUM 'TINY TREX' (DWARF LILLY PILLY)*	ST	4	200MM	0.8	0.8
WESTRINGIA FRUTICOSA (COAST ROSEMARY)*	WF	3	200MM	1.5	1.5

* - NATIVE SPECIES

NOTE: MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
NOTE: TO ADD COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
NOTE: LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE: CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE S FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
COPYRIGHT: THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.



MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED DWELLINGS

ADDRESS:
LOTS 26 - 29 / 38 - 41 ROAD 2
JORDAN SPRINGS

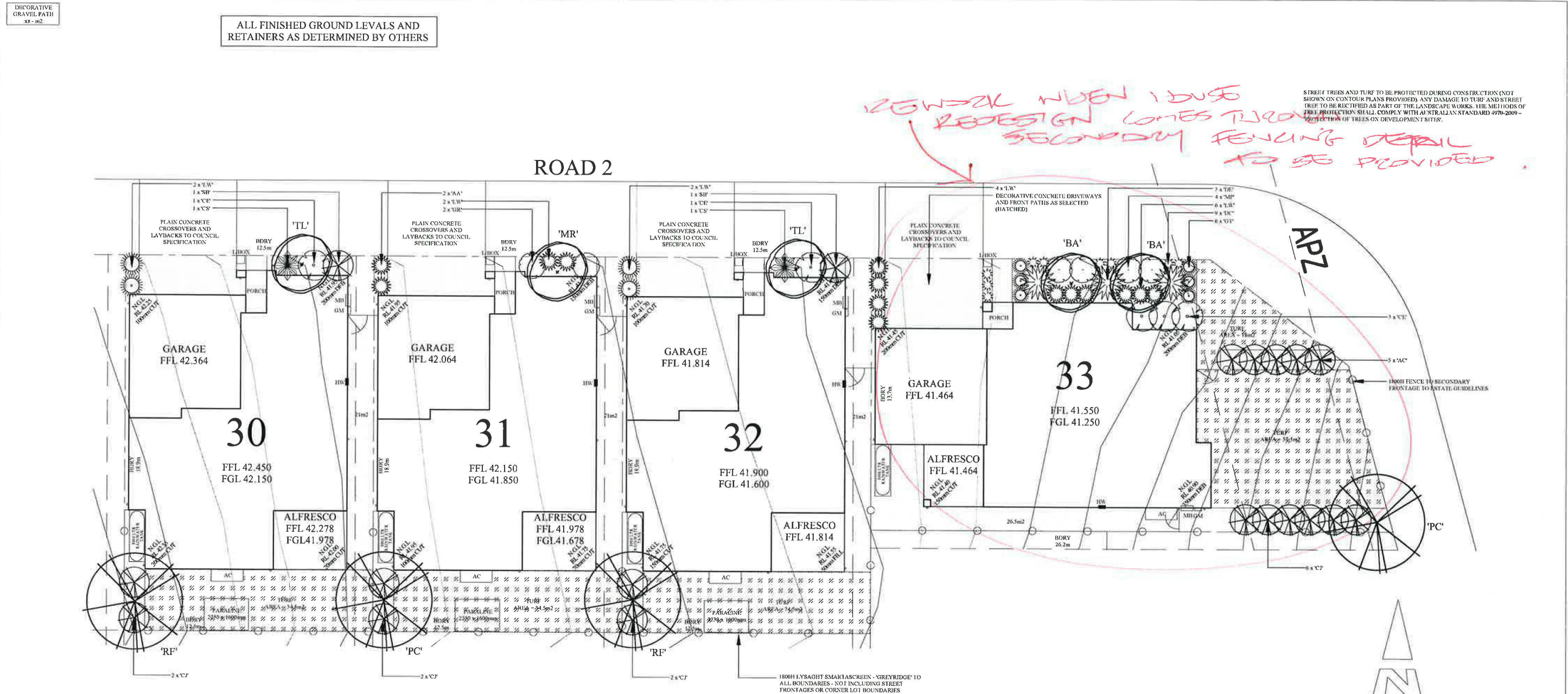
CLIENT:
ANCON

TITLE:
LANDSCAPE CONCEPT

DATE:	SCALE:	SHEET No:
07 NOV 14	1 : 100 - A1	7 OF 11
JOB No.	DRAWN:	
3926	CJ / PM	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS





PLANT SCHEDULE				
BOTANIC NAME	KEY	QTY	POT SIZE	HT WTH (M) (M)
TREES				
BRACHYCHITON ACERIFOLIUS (ILLAWARRA FLAME)*	BA	2	35L	6 4
MAGNOLIA SOULINGIANA (MAGNOLIA)	MS	1	300MM	8 5
MEI ALGUA 'REVOLUTION GREEN' (PAPERBARK)*	MR	1	35L	6 4
PYRUS 'CHANCELLER' (FLOWERING PEAR)	PC	2	45L	0.9 0.8
ROBINIA 'FRISIA' (ROBINIA)	RF	2	35L	12 5
TRISTANOPSIS LAURINA 'LUSCIOUS' (WATER GUM)*	TL	2	35L	6 4
SHRUBS				
ACMENA 'LILLY MAGIC' (LILLY PILLI)*	AA	2	150MM	1 1
ACMENA 'CHERRY SURPRISE' (LILLY PILLI)*	AC	3	200MM	1.5 1.5
BANKSIA 'GIANI CANDLES' (BANKSIA)*	BO	1	200MM	3 1.5
CALLISTEMON 'ENDIAVOUR' (BOTTLEBRUSH)*	CE	5	200MM	2 1.5
CAMELLIA JAPONICA (CAMELLIA)	CJ	12	200MM	3 1.5
CORYLINUS STRICTA (SLENDER PALM LILLY)*	CS	2	200MM	2 1.5
DIANELLA CAERULEA (FLAX LILLY)*	DC	9	150MM	0.6 0.6
DORYANTHES EXCELSIOR (GYMEA LILLY)*	DE	3	200MM	1.5 1.5
GRAPTELEA 'ROBYN GORDON' (GREVILLEA)*	GR	2	200MM	1.5 1.5
GREVILLEA 'MT TAMBOURITHA' (PROSTRATE GREVILLEA)*	GI	2	200MM	0.3 0.8
LOMANDRA HYSTRIX (FLOWERING MAT RUSH)*	LH	1	150MM	1.5 1.5
LOMANDRA 'WINGARRA' (MAT RUSH)*	LW	16	150MM	0.8 0.8
MYOPORUM PARVIFOLIUM (CREEPING ROOIBALIA)*	MP	4	200MM	0.1 1.5
SYZYGIUM 'BUSH XMAS' (LILLY PILLI)*	SB	2	200MM	1.5 1.5
SYZYGIUM 'TINY TREX' (DWARF LILLY PILLI)*	ST	1	200MM	0.8 0.8
WESTRINGIA FRUTICOSA (COAST ROSEMARY)*	WF	1	200MM	1.5 1.5

* - NATIVE SPECIES

TYPICAL PLANT SELECTION CRITERIA
REFER TO 'NATIVE SPECIES' (DRAFT AS2500) FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF-SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:-
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT
*ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.

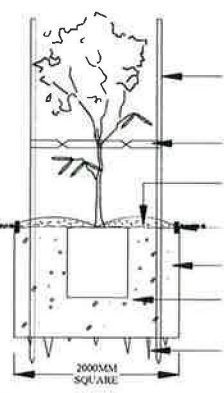
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTS LOCK ARE SOUND.



45-75L TYPICAL PLANTING (NTS)

TYPICAL PLANTING CRITERIA

*SEEK ADVICE BEFORE SUBSTITUTING SPECIES
*REPLACEMENTS TO BE MADE WITHIN 12 MONTHS

3 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT Pierce ROOT BALL (NOTE: ONLY REQUIRED IN WINDY ENVIRONMENTS, VERY SANDY SOIL AND VERY WEI CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE RITE WEBBING - TWIST ONCE AND GAT - STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT.

75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.

SELECTED EDGING - REFER TO DETAIL.

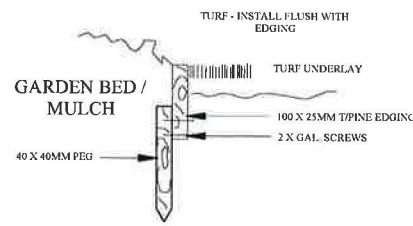
EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL. SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.

GENERAL NOTES:-

- * LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- * GARDEN BEDS IN OSD BASIN TO CONSIST OF NON-FLOATABLE DECORATIVE GRAVEL.
- * MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 100MM AS SELECTED.
- * CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- * PROVIDE TIMBER LODGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, IE TURF / GARDEN, TURF / GRAVEL, PATH ETC.
- * WEEDMAT BENEATH GRAVEL PATHWAYS SUGGESTED.
- * PREMIUM ORGANIC GARDEN MIX TO BE USED.
- * ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- * CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION.
- * REFER TO HYDRAULICS PLAN FOR OSD DETAILS.
- * DO NOT SCALE ARCHITECTURALS OFF DRAWING.
- * EXISTING TREE SPREAD APPROXIMATE ONLY.
- * SITE SURVEY PROVIDED BY OTHERS.
- * BUFFALO TURF SUGGESTED.



TYPICAL EDGING (NTS)



NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.
CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE: S FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS PL, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.

MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED DWELLINGS

ADDRESS:
LOTS 30 - 37 ROAD 2
JORDAN SPRINGS

CLIENT:
ANCON

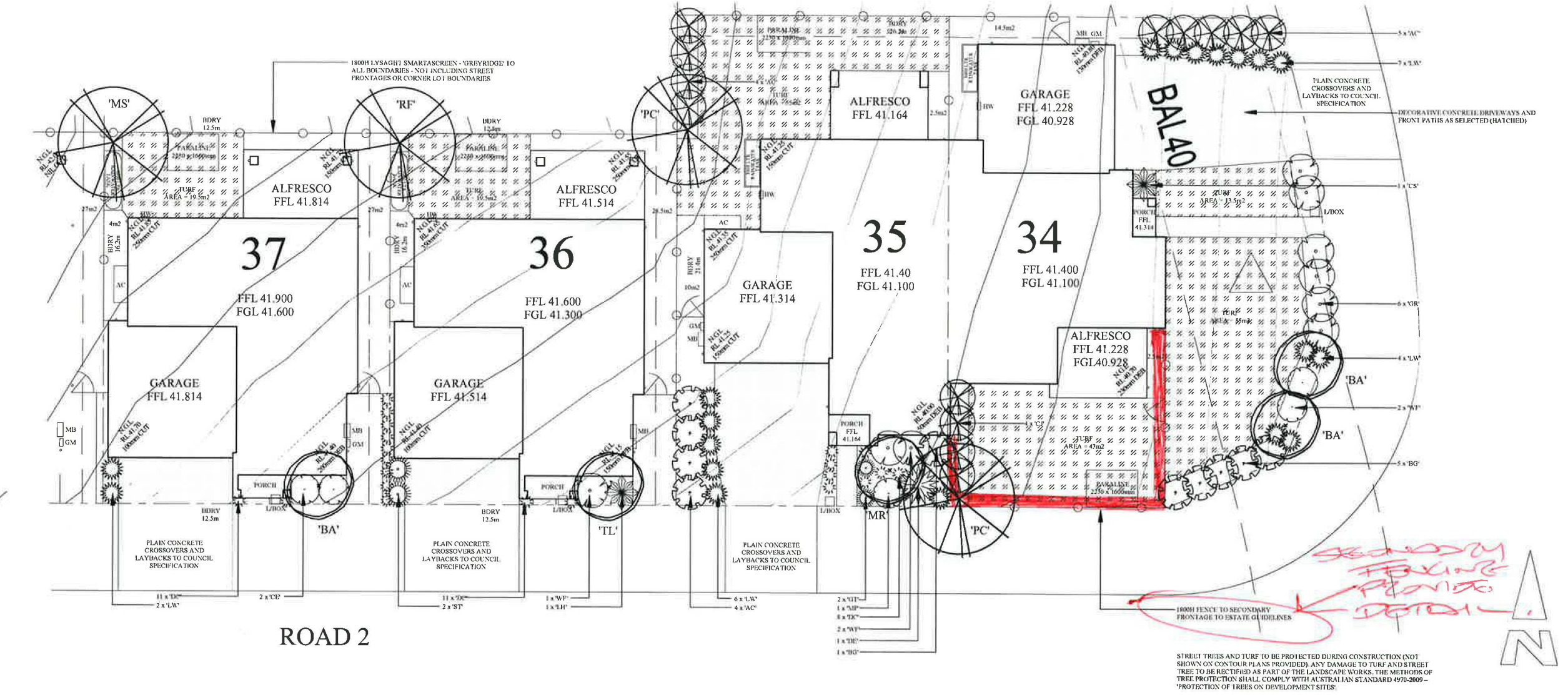
TITLE:
LANDSCAPE CONCEPT

DATE: 07 NOV 14	SCALE: 1:100 - A1	SHEET No: 8 of 11
JOB No. 3926	DRAWN: CJ / PM	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS

DECORATIVE GRAVEL PATH xx - m2

ALL FINISHED GROUND LEVELS AND RETAINERS AS DETERMINED BY OTHERS



STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED). ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4376-2009 - "PROTECTION OF TREES ON DEVELOPMENT SITES"

PLANT SCHEDULE

BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
BRACHYCHITON ACERIFOLIUS (ILLAWARRA FLAME)*	BA	3	35L	6	4
MAGNOLIA SOULINGIANA (MAGNOLIA)	MS	1	300MM	8	5
MELALEUCA REVOLUTION GREEN (PAPERBARK)*	MR	1	35L	6	4
PYRUS CHANTICLEER (FLOWERING PEAR)	PC	2	45L	10	8
ROBINIA 'FRISIA' (ROBINIA)	RF	1	35L	12	5
TRISTANOPSIS LAURINA 'LUSCIOUS' (WATER GUM)*	TL	1	35L	6	4
SHRUBS					
ACMENA 'ALYN MAGIC' (LILLY PILLY)*	AA	-	150MM	1	1
ACMENA 'CHERRY SUPRIS' (LILLY PILLY)*	AC	15	200MM	1.5	1.5
BANKSIA GIANT CANDLES (BANKSIA)*	BO	6	200MM	3	1.5
CALLISTEMON 'ENDEAVOUR' (BOTTLEBRUSH)*	CE	2	200MM	2	1.5
CAMELLIA JAPONICA (CAMELLIA)	CI	4	200MM	3	1.5
CORYDINE STRICTA (SLENDER PALM LILY)*	CS	1	200MM	2	1.5
DIANELLA CABRILEA (FLAX LILY)*	DC	30	150MM	0.6	0.6
DORYANTHES EXCELSIOR (GYMEA LILY)*	DE	1	200MM	1.5	1.5
GREVILLEA 'ROBIN GORDON' (GREVILLEA)*	GR	6	200MM	1.5	1.5
GREVILLEA 'MT TAMBOURAH' (PROSTRATE GREVILLEA)*	GT	2	200MM	0.3	0.8
LOMANDBA 'WINGARRA' (MAT RUSH)*	LW	19	150MM	0.8	0.8
MYOPORUM PARVIFOLIUM (CREEPING BOOBIALLA)*	MP	1	200MM	0.1	1.5
SYZYGIUM 'BUSHY XMAS' (LILLY PILLY)*	SB	-	200MM	HEIGHT	-
SYZYGIUM 'TINY TRE' (DWARF LILLY PILLY)*	ST	2	200MM	0.8	0.8
WESTRINGIA FRUTICOSA (COAST ROSEMARY)*	WF	5	200MM	1.5	1.5

* - NATIVE SPECIES

TYPICAL PLANT SELECTION CRITERIA

REFER TO 'NATIVE SPECIES' (SHEET A2) FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING -
* ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
* ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.

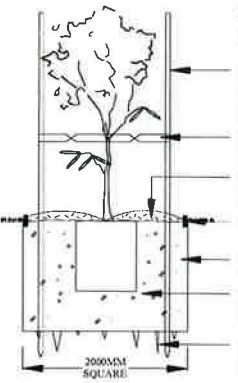
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



45-75L TYPICAL PLANTING (NTS)

TYPICAL PLANTING CRITERIA

* SEEK ADVICE BEFORE SUBSTITUTING SPECIES
* REPLACEMENTS TO BE MADE WITHIN 12 MONTHS

3 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT PIERCE ROOT BALL. (NOTE: ONLY REQUIRED IN WINDY ENVIRONMENTS, VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT.

75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.

SELECTED EDGING - REFER TO DETAIL

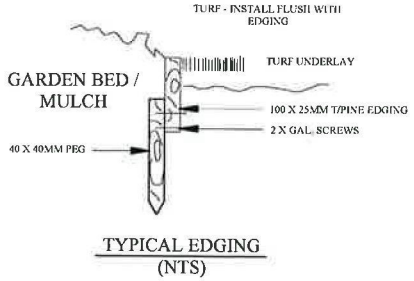
EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL. SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.

GENERAL NOTES:-

- * LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- * GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL.
- * MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 100MM AS SELECTED.
- * CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- * PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, IE TURF / GARDEN, TURF / GRAVEL PATH ETC.
- * WEEDMAT BENEATH GRAVEL PATHWAYS SUGGESTED.
- * PREMIUM ORGANIC GARDEN MIX TO BE USED.
- * ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- * CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION.
- * REFER TO HYDRAULICS PLAN FOR OSD DETAILS.
- * DO NOT SCALE ARCHITECTURALS OFF DRAWING.
- * EXISTING TREE SPREAD APPROXIMATE ONLY.
- * SITE SURVEY PROVIDED BY OTHERS.
- * BUFFALO TURF SUGGESTED.



TYPICAL EDGING (NTS)



NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.

NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.

NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE S FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.

COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE USED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.



14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

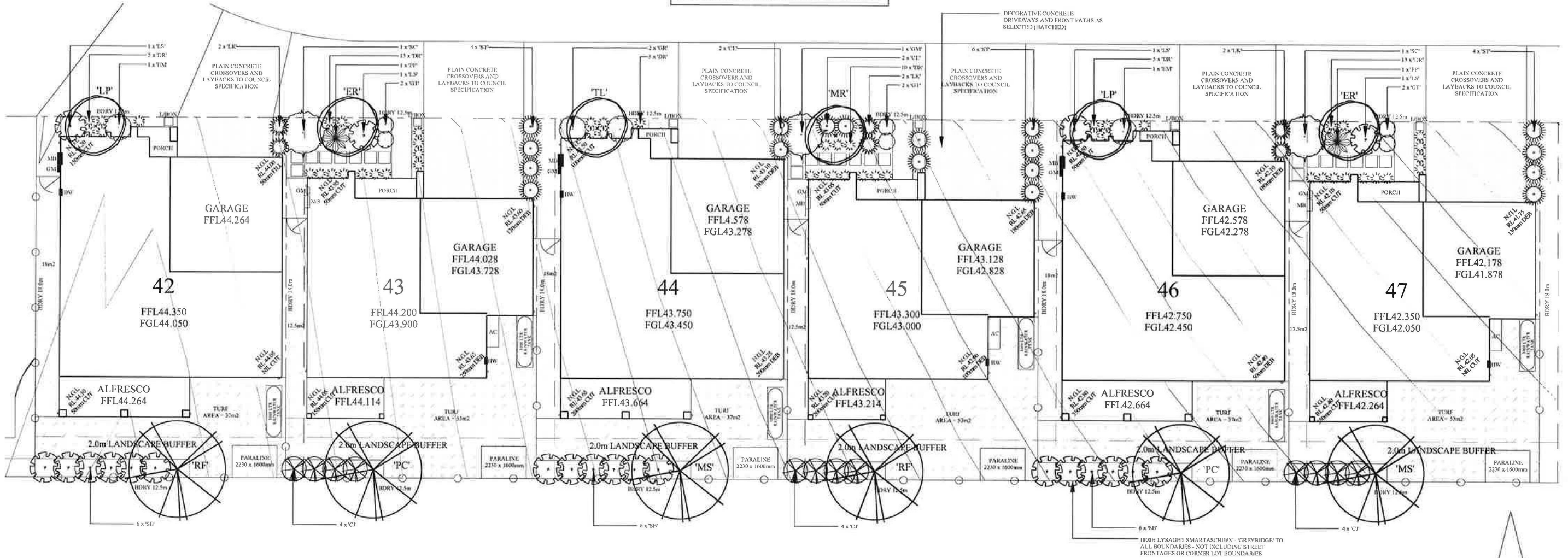
PROJECT: PROPOSED DWELLINGS		
ADDRESS: LOTS 30 - 37 ROAD 2 JORDAN SPRINGS		
CLIENT: ANCON		
TITLE: LANDSCAPE CONCEPT		
DATE: 07 NOV 14	SCALE: 1:100 - A1	SHEET No: 9 of 11
JOB No. 3926	DRAWN: CJ / PM	
TREE REPORTS LANDSCAPE PLANS VEGETATION MANAGEMENT PLANS		

STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED). ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970-2009 - PROTECTION OF TREES ON DEVELOPMENT SITES.

DECORATIVE GRAVEL PATH 25 - 50mm

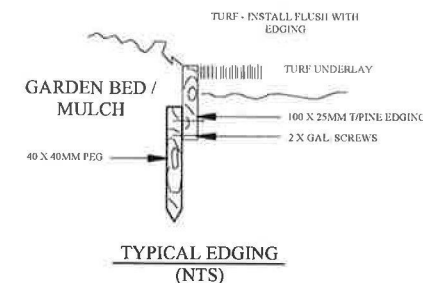
ALL FINISHED GROUND LEVELS AND RETAINERS AS DETERMINED BY OTHERS

ROAD 2



GENERAL NOTES:-

- LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- GARDEN BEDS IN OSD BASES TO CONSIST OF NON-FLOATABLE DECORATIVE GRAVEL.
- MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 70MM AS SELECTED.
- CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, IE TURF / GARDEN, TURF / GRAVEL, PATH ETC.
- WEDMAT BENEATH GRAVEL PATHWAYS SUGGESTED.
- PREMIUM ORGANIC GARDEN MIX TO BE USED.
- ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION.
- REFER TO HYDRAULICS PLAN FOR OSD DETAILS.
- DO NOT SCALE ARCHITECTURALS OFF DRAWING.
- EXISTING TREE SPREAD APPROXIMATE ONLY.
- SITE SURVEY PROVIDED BY OTHERS.
- BUFFALO TURF SUGGESTED.



PLANT SCHEDULE					
BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
ELAEAGARUS RETICULATUS (BLUEBERRY ASH)*	ER	2	35L	6	4
LEPTOSPERMUM PETERSONII (LEMON SCENTED TEA TREE)*	LP	2	35L	4	4
MAGNOLIA SOULINGIANA (MAGNOLIA)	MS	2	300MM	10	5
MELALEUCA REVOLUTION GREEN*	MR	1	35L	6	4
PYRUS CHANTICLIER (FLOWERING PEAR)	RF	2	35L	12	5
ROBINIA 'FRISA' (ROBINIA)	RF	2	35L	12	5
TRISTANTOPSIS LAURINA (WATER GUM)*	TL	1	35L	6	4
SHRUBS					
ACMENA 'CHERRY SURPRISE' (LILLY PILLY)*	AC	4	200MM	1.5	1.5
CALISTEMON 'LITTLE JOHN' (BOTTLEBRUSH)*	CL	4	200MM	1	1
CAMELLIA JAPONICA (CAMELLIA)	CJ	12	200MM	3	1.5
DIANELLA REVOLUTA (FLAX LILY)*	DR	51	150MM	0.6	0.6
EROSTEMON MYOPOROIDES (WAX FLOWER)*	EM	2	200MM	1.5	1.5
GREVILLEA 'MOONLIGHT' (GREVILLEA)*	GM	1	200MM	3	2
GREVILLEA 'ROBYN GORDON' (GREVILLEA)*	GR	2	200MM	1.5	1.5
GREVILLEA 'MT TAMBORITHA' (PROSTRATE GREVILLEA)*	GT	6	200MM	0.3	0.3
LEPTOSPERMUM SCOPARIUM (MANUKA)	LS	4	200MM	1.5	1.5
LIRIOPE 'SAMANTHA' (LIRIOPE)	LI	1	150MM	0.3	0.6
LOMANDRA 'KATIE BELLES' (FLOWERING MAT RUSH)*	LK	6	150MM	1	1
PHORMIUM 'PUPURPUREA' (FLAX)	PP	2	200MM	1.5	1.5
SYZYGIUM 'BUSH XMAS' (LILLY PILLY)*	SB	18	200MM	3	1.5
SYZYGIUM 'CASCADY' (POWDER PUFF LILLY PILLY)*	SC	2	200MM	2	1.5
SYZYGIUM 'TINY TREX' (DWARF LILLY PILLY)*	ST	14	200MM	0.8	0.8

TYPICAL PLANT SELECTION CRITERIA

REFER TO 'SATISFIED' DRAFT AND/ OR FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:-

*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.

*ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.

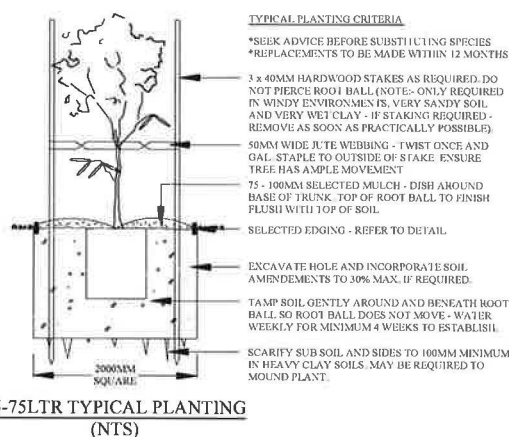
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURSIVE FORM - LEADER DEVIATION TO BE LESS THAN 15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED UNSURECION AND ROOTSTOCK ARE SOUND.



NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.

NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.

NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE S FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING. COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.

MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.nct.au

PROJECT:
PROPOSED DWELLINGS

ADDRESS:
LOTS 42 - 51 ROAD 2
JORDAN SPRINGS

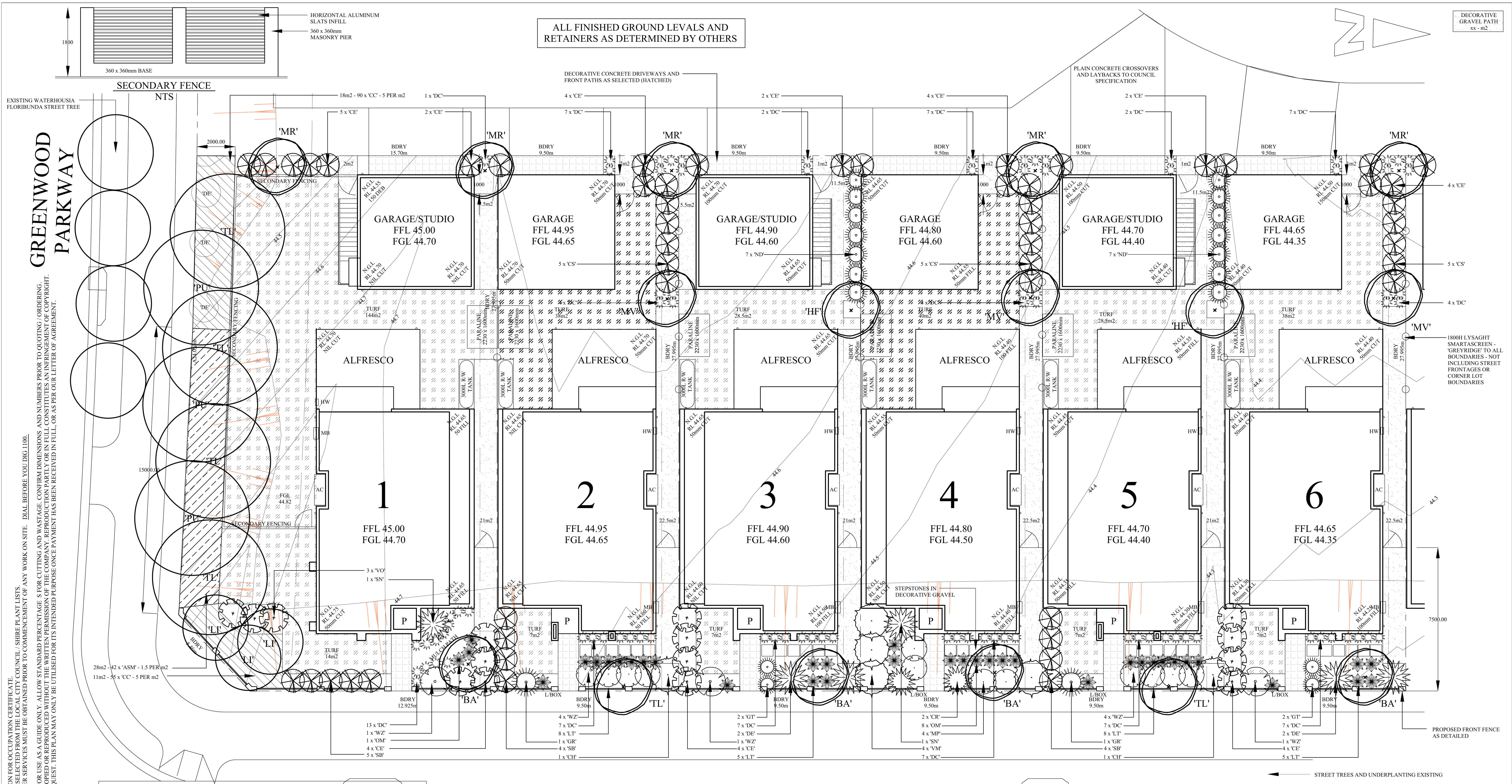
CLIENT:
ANCON

TITLE:
LANDSCAPE CONCEPT

DATE:	SCALE:	SHEET No:
07 NOV 14	1:100 - A3	
JOB No.	DRAWN:	10 of 11
3926	CJ / PM	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS





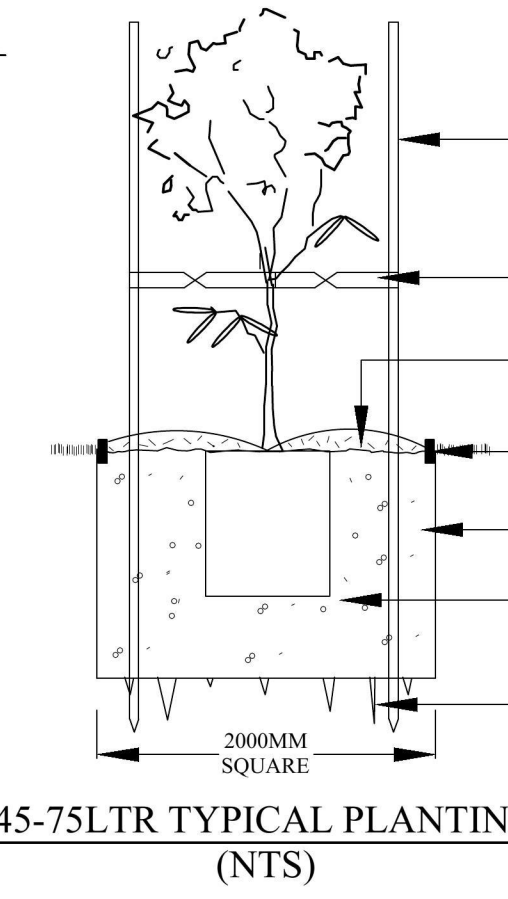
NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.
CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE 8 FOR CUTTING AND WASTE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO CUTTING / ORDERING.
COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.

PLANT SCHEDULE					
BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
BRACHYCHYTUM ACERIFOLIUM (ILLAWARRA FLAME)*	BA	4	35L	10+	4
HYMENOSPORUM FLAVUM (NATIVE FRANGIPANI)*	HF	2	35L	10+	3
MAGNOLIA 'VULCAN' (MAGNOLIA)	MY	3	300MM	8	4
LAGERSTROEMIA INDICA (CREPE MYRTLE)	LI	3	35L	8	3
MELALEUCA 'REVOLUTION GREEN'	MR	5	25L	9	6
PYRUS USSURIENSIS (FLOWERING PEAR)	PU	3	35L	10+	5
TRISTANOPSIS LAURINA 'LUSCIOUS' (WATER GUM)*	TL	6	35L	6	4
SHRUBS					
ACMENA SMITHII 'MINOR' (LILLY PILLY)*	ASM	42	150MM	5	4
CALLISTEMON 'ENDEAVOUR' (BOTTLEBRUSH)*	CE	23	200MM	2	1.5
CALLISTEMON 'HANNAH RAY' (BOTTLEBRUSH)*	CH	2	200MM	4	1.5
CAMELLIA SASANKUA (CAMELLIA)	CS	15	200MM	3	1.5
CONVOLVULUS CNEORUM (SILVER BUSH)	CC	145	150MM	0.5	-
CORDYLINE 'REDSTAR' (CORDYLINE)	CR	2	200MM	1.5	1.5
DIANELLA CAERULEA (FLAX LILLY)*	DC	78	150MM	0.6	0.6
DORYANTHES EXCELSIOR (GYMEA LILLY)*	DE	7	200MM	1.5	1.5
GREVILLEA 'ROBYN GORDON' (GREVILLEA)*	GR	2	200MM	1.5	1.5
GREVILLEA 'MT TAMBORITHA' (PROSTRATE GREVILLEA)*	GT	4	200MM	0.3	0.8
LIRIOPE 'EVERGREEN GIANT'	LEG	-	150MM	0.8	0.8
LOMANDRA 'TANIKAI' (MAT RUSH)*	LT	26	150MM	0.6	0.8
MYOPORUM PARVIFOLIUM (CREEPING BOOBIALLA)*	MP	4	200MM	0.1	1.5
NANDINA DOMESTICA (SACRED BAMBOO)	ND	14	200MM	2	1.2
ORTHOANTHUS MULTIFLORUS (MORNING FLAG)*	OM	11	150MM	0.6	0.8
STRELITZIA NICOLAI (GIANT BIRD OF PARADISE)	SN	2	200MM	2.5	1.5
SYZYGIUM 'BUSH XMAS' (LILLY PILLY)*	SB	13	200MM	2	1.5
VIBURNUM 'MARIESET' (VIBURNUM)	VM	-	200MM	2	1.5
VIBURNUM ODORATISSIMUM	VO	7	200MM	2.5	1.5
WESTRINGIA 'ZENA' (COAST ROSEMARY)*	WZ	11	200MM	1.5	1.5

* = NATIVE SPECIES

TYPICAL PLANT SELECTION CRITERIA
REFER TO 'NATSPEC' (DRAFT AS2303) FOR FULL SPEC.

- ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.
- SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.
- ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).
- PRUNING:-
 - *ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
 - *ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.
- ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURSANT FORM - LEADER DEVIATION TO BE LESS THAN 15%.
- ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.
- ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.
- ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.
- ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



TYPICAL PLANTING CRITERIA

- *SEEK ADVICE BEFORE SUBSTITUTING SPECIES
- *REPLACEMENTS TO BE MADE WITHIN 12 MONTHS
- 3 x 40MM HARDWOOD STAKES AS REQUIRED. DO NOT PIERCE ROOT BALL (NOTE- ONLY REQUIRED IN WINDY ENVIRONMENTS, VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).
- 50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT
- 75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL.
- SELECTED EDGING - REFER TO DETAIL
- EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.
- TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.
- SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.

LAKESIDE PARADE

STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION (NOT SHOWN ON CONTOUR PLANS PROVIDED). ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970-2009 - 'PROTECTION OF TREES ON DEVELOPMENT SITES'.

25 NOV 14 - UPDATE AS PER DRC MARK UPS

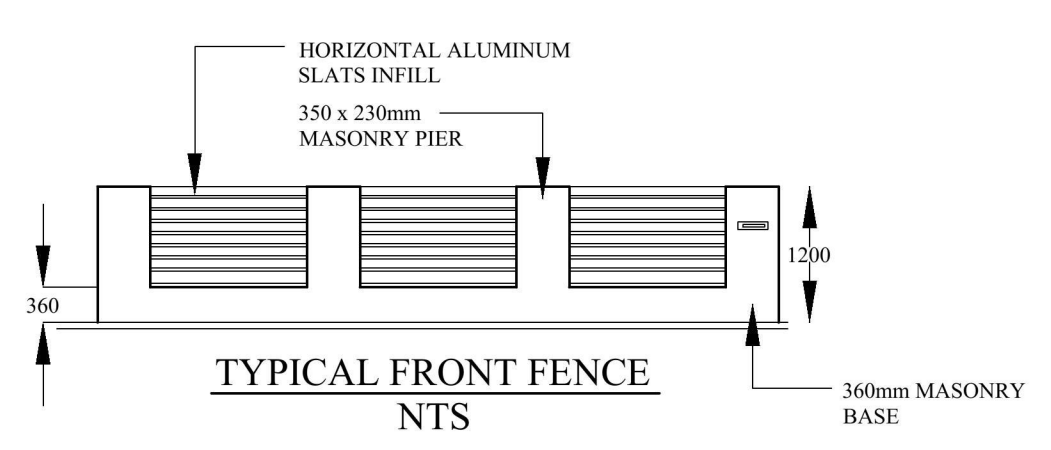
LANDSCAPE CONCEPT

DATE:	SCALE:	SHEET No:
07 NOV 14	1 : 100 - A1	
JOB No.	DRAWN:	1 OF 11
3926	CJ / PM	

PROJECT:
PROPOSED DEVELOPMENT

CLIENT:
ANCON

ADDRESS:
LOTS 1 -12 CNR LAKESIDE PDE AND GREENWOOD PWY JORDAN SPRINGS



MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au