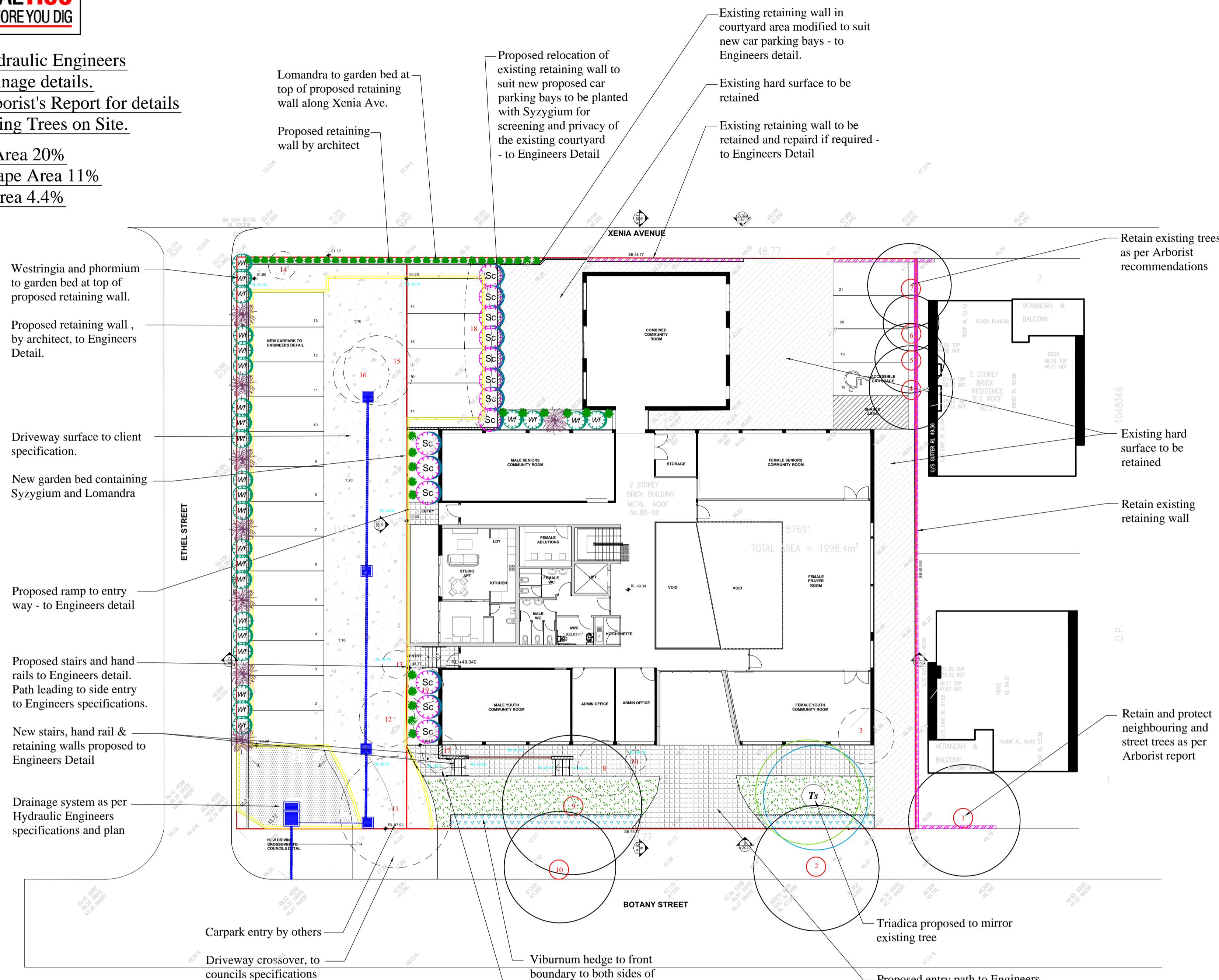




All retaining walls, ramps & stairs proposed - to Engineers Detail

Refer to Hydraulic Engineers plan for drainage details.
Refer to Arborist's Report for details on any existing Trees on Site.

Landscape Area 20%
Soft Landscape Area 11%
Deep Soil Area 4.4%



LANDSCAPE MAINTENANCE SCHEDULE

After a landscape compliance certificate has been issued to the Principal Certifying Authority approving the correct installation of landscape construction works and Practical Completion, the maintenance period shall begin.

Consolidation & landscape maintenance shall include the care and maintenance of the contracted landscape works using acceptable horticultural practices, ensuring that all plants and planting areas experience the optimum growing conditions and are in excellent appearance at all times.

The landscape maintenance period shall be a minimum of 3 months (12 weeks) or as required by Council, or requested by client, from the certificate date, and shall include, but not be limited to the following maintenance works;

- Replacement of dead, damaged, stolen, unhealthy or diseased plants (at the reasonable discretion of client / landscape designer)
- Watering all garden areas as required by hand, adhering to water restriction regulations, to ensure plant establishment.
- Clearing litter and other debris from landscaped & lawn areas
- Monitoring for pests and diseases & treat as required
- Fertilising with approved fertiliser at rates applicable to plant species
- Mowing lawn areas, watering, edging and weeding as required
- Topping up mulch areas to maintain a depth of a min.75mm to keep garden beds moist and free of weeds
- Repairing areas of soil subsistence or erosion
- Maintaining all hard and semi permeable areas including topping / raking gravel areas, cleaning / weeding paving etc)

TREE SURVEY						
No#	Tree Species	Common Name	Approx. Height	Approx. Spread	Tree Cond.	Proposed Action
1	Magnolia x soulangeana	Saucer Magnolia	7m	8m	G	Neighbour/Protect
2	Lophostemon confertus	Brush Box	9m	9m	G	Street Tree / Protect
3	Schefflera actinophylla	Queensland Umbrella Tree	7m	4m	G	Remove / Exempt Tree
4	x cupressocyparis leylandii	Leyland Cypress	9m	6m	G	Retain & Protect
5	x cupressocyparis leylandii	Leyland Cypress	8m	5m	G	Retain & Protect
6	x cupressocyparis leylandii	Leyland Cypress	2m	4m	P	Retain & Protect
7	x cupressocyparis leylandii	Leyland Cypress	9m	6m	G	Retain & Protect
8	Phoenix canariensis	Canary Island Date Palm	1.5m	4m	G	Remove / Exempt Tree
9	Triadica sebifera	Chinese Tallow Tree	10m	10m	G	Retain & Protect
10	Lophostemon confertus	Brush Box	9m	8m	G	Street Tree / Protect
11	Lagerstromia indica	Cape Myrtle	8m	8m	G	Remove
12	Syagrus romanzoffiana	Cocos Palm	8m	2m	G	Remove / Exempt Tree
13	Cyathea australis	Coin Spot Tree Fern	5m	2m	F	Remove
14	Dypsis lutescens	Golden Cane Palm	5m	2m	F	Remove
15	x cupressocyparis leylandii	Leyland Cypress	8m	5m	G	Remove
16	Triadica sebifera	Chinese Tallow Tree	7m	4m	G	Remove
17	Melia azadirach	White Cedar	5m	2m	F	Remove per Arborist report
18	Murraya paniculata Hedge	Murraya Hedge	2m	10m	G	Remove
19	Euphorbia pulcherrima	Poinsettia	2.5m	2.5m	F	Remove
20	Syagrus romanzoffiana	Cocos Palm	4m	2.5m	F	Remove / Exempt Tree

Tree Survey is based on a site visit conducted by a horticulturalist at the time of the landscape design and may vary from the information shown on the survey plan for the project. Arboreal techniques have been used to determine heights and spreads of trees on the subject site.

KEY: D = Dead VP = Very Poor P = Poor F = Fair G = Good VG = Very Good E = Excellent J = Juvenile

NB: This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall and planter box details to engineers design. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared with reference to Georges River Councils Landscaping Guidelines & Requirements. Planting proposed uses a combination of native and exotic, commercially available plant species.

Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL.

Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.

LEGEND & SCHEDULE

Trees

- Triadica sebifera** (25Lt Pots). Chinese Tallowwood (Exotic) (approx: 8m x 8m) Qty Required: 1

Hedges

- Viburnum odoratissimum** (250mm Pots). Sweet Viburnum (Exotic) (approx 3m x 2m) Qty Required: 25

Shrubs

- Syzygium 'Cascade'** (150mm Pots). Cascade Lilly Pilly (Native) (approx: 2-3m x 2m) Qty Required: 15
- Phormium tenax 'Purpurea'** (150mm Pots). New Zealand Flax (Exotic) (approx: 1m x 750mm) Qty Required: 8
- Westringia fruticosa** (150mm Pots). Coastal Rosemary (Native) (approx: 1.5m x 1.5 m) Qty Required: 25

Native Grasses

- Lomandra "Tanika"** (150mm pots) Tanika Mat Rush (Native) (approx: 500mm x 650mm) Qty Required: 49

Other Landscape Items

- Garden edging to bound all lawn and garden areas not adjacent hard surfaces - Style nom. by client
- Turf to graded & drained open areas - Shade Master Buffalo suggested for shaded areas
- Existing Tree to be Removed
- Existing Trees to be Retained
- Existing Trees with Tree Protection Fencing to Arborist specifications

BELINDA PEKERT
LANDSCAPE DESIGNS
Phone: 0411 036 323

Client: Nasscon PTY LTD
Project: 88-94 Botany St, Carlton
Council: Georges River Council



**LANDSCAPE PLAN
UPPER FLOOR PLAN**

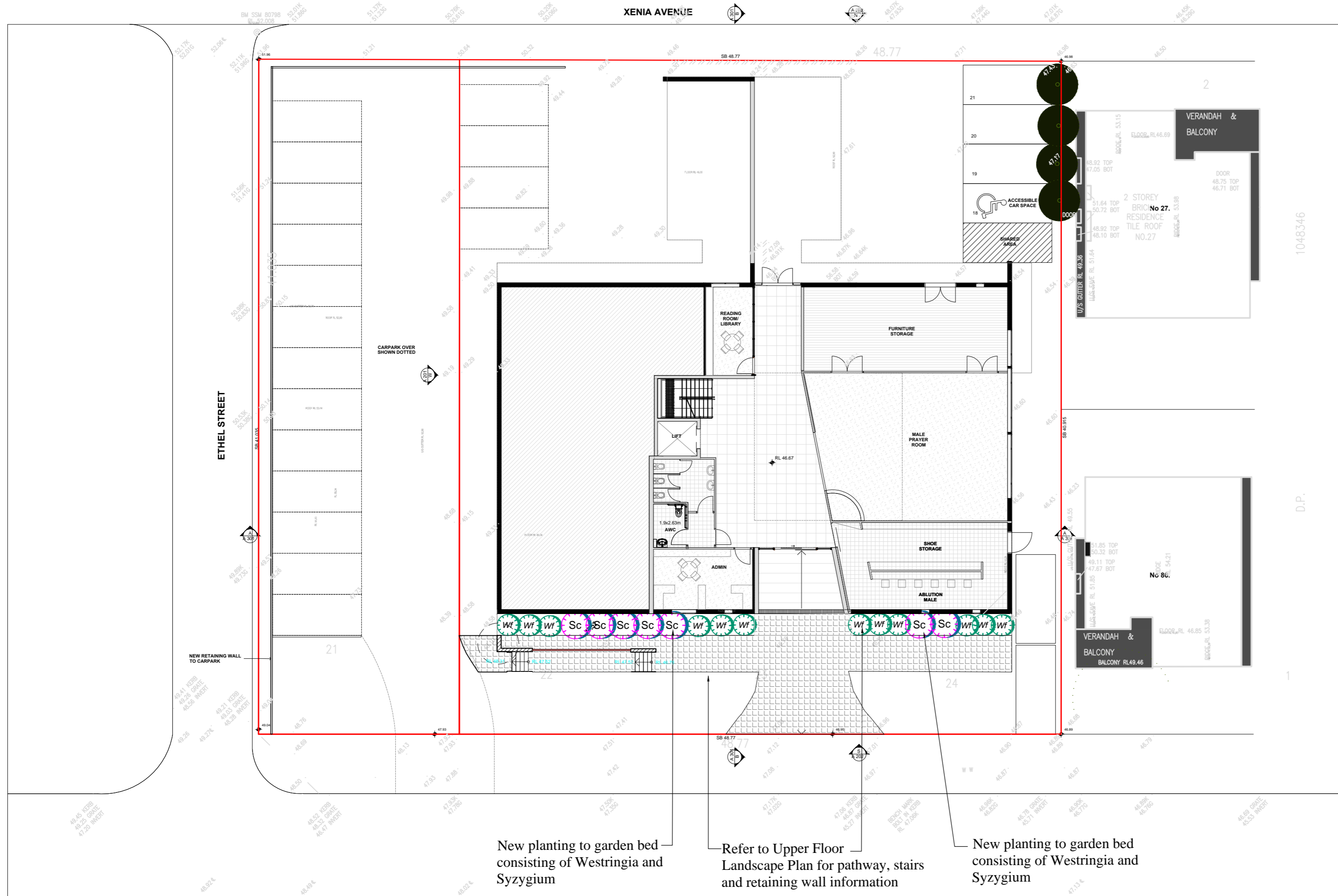
SCALE: 1:200 @ A1 **DATE:** 16 December 2019 **DRAWING NO.:** 1B/ 2

All retaining walls, ramps & stairs
 proposed - to Engineers Detail

LEGEND & SCHEDULE

Shrubs

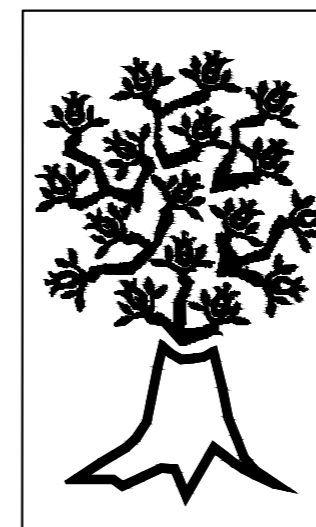
- 
Syzygium 'Cascade' (150mm Pots).
Cascade Lilly Pilly (Native)
 (approx: 2-3m x 2m)
 Qty Required: 7
- 
Westringia fruticosa (150mm Pots).
Coastal Rosemary (Native)
 (approx: 1.5m x 1.5 m)
 Qty Required: 12



New planting to garden bed
 consisting of Westringia and
 Syzygium

Refer to Upper Floor
 Landscape Plan for pathway, stairs
 and retaining wall information

New planting to garden bed
 consisting of Westringia and
 Syzygium



BELINDA PEKERT
 LANDSCAPE DESIGNS

Phone: 0411 036 323

Client: **Nasscon PTY LTD**
 Project: **88-94 Botany St, Carlton**
 Council: **Georges River Council**



LANDSCAPE PLAN
GROUND FLOOR

SCALE: 1:200 @ A2 DATE: 16 December 2019 DRAWING NO.: 2B/ 2