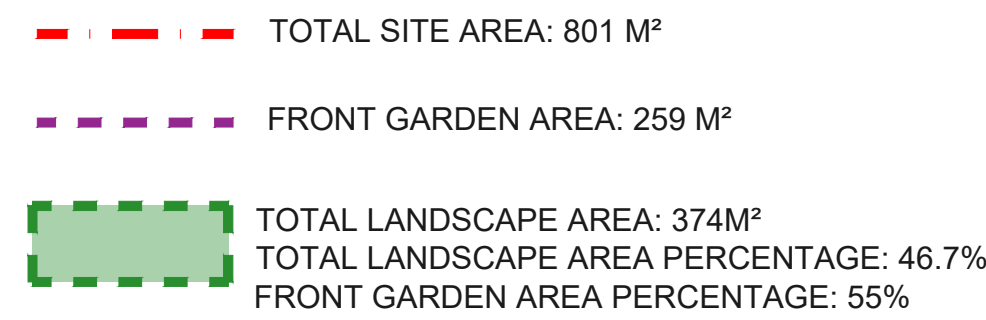


AREA CALCULATION PLAN



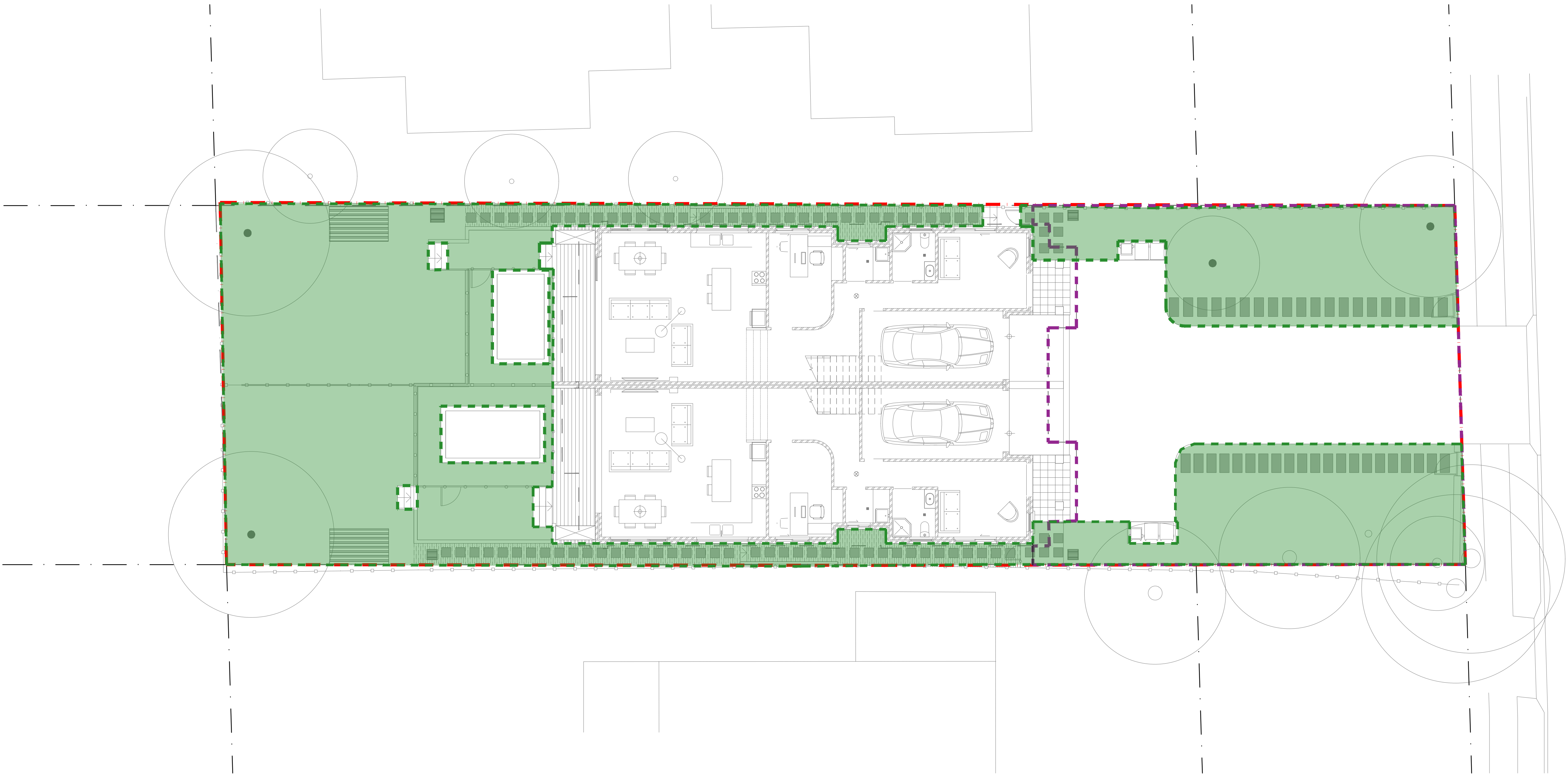
DRAWING LIST

| NO. | DRAWING NAME | SCALE |
|--------|--------------------------|------------|
| LC-000 | COVER SHEET | 1:100 @ A1 |
| LC-200 | GENERAL ARRANGEMENT PLAN | 1:100 @ A1 |
| LC-300 | PLANTING PLAN | 1:100 @ A1 |
| LC-600 | DETAILS | 1:20 @ A1 |
| LC-700 | SPECIFICATION | AS SHOWN |

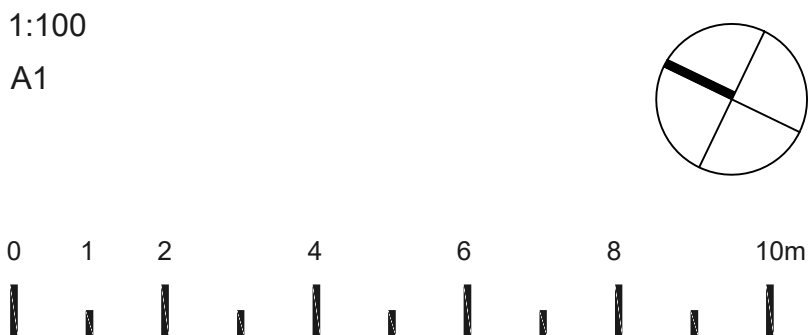
GENERAL NOTE

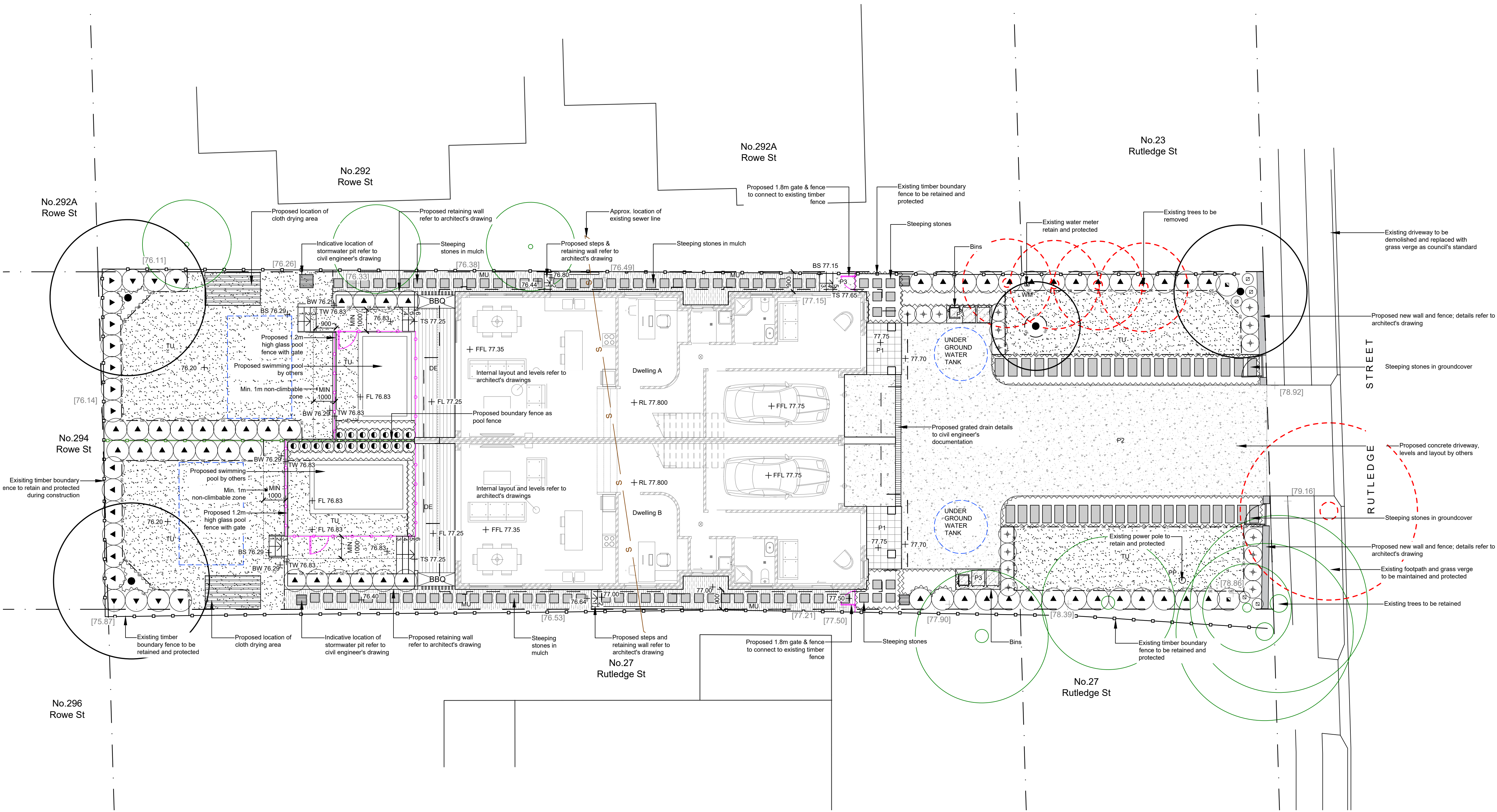
1. REFER TO ARCHITECT'S DRAWINGS FOR ALL INTERNAL BUILDING LAYOUT AND PROPOSED BUILDING LEVELS.
2. ALL DRAINAGE AND STRUCTURAL DETAILS AS PER ENGINEER'S DRAWINGS.
3. THIS DOCUMENTATION SET SHALL BE READ IN CONJUNCTION WITH ARCHITECT'S, CIVIL, STORMWATER, AND STRUCTURAL ENGINEER'S DRAWINGS.
4. LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION. PROPOSED TREES TO BE LOCATED MINIMUM 6M FROM ANY EXISTING SEWER LINES. ALL UNDERGROUND SERVICES TO BE LOCATED AND PROTECTED PRIOR TO ANY EXCAVATION AND INSTALLATION OF TREES.
5. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.
6. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.
7. CONTRACTOR TO CHECK EXISTING LEVELS ALONG SITE BOUNDARY TO CONFIRM EXTENT AND HEIGHT OF PROPOSED RETAINING WALLS. OBTAIN APPROVAL FROM SUPERINTENDENT AND PROJECT LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THIS LANDSCAPE DOCUMENTATION SET IS PRODUCED FOR DA PURPOSE ONLY. IT SHALL NOT BE USED SOLELY AS FOR TENDER OR FOR CONSTRUCTION DRAWINGS.

AREA CALCULATION PLAN - 1:100@A1



| ISSUE | COMMENTS | DATE |
|-------|------------------------------|------------|
| P1 | Preliminary issue for review | 06.08.2021 |
| P2 | Preliminary issue for review | 24.08.2021 |
| A | For DA Approval | 27.08.2021 |
| B | For DA Approval Update | 08.12.2021 |
| C | Amendments as per DA cond.50 | 29.07.2022 |
| D | For DA Approval Update | 04.10.2022 |
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LEGEND

- Site boundary
- Line of roof above refer to architect's drawing
- Indicative location of absorption trench, refer to civil engineer's detail
- Existing fence to be retained
- Existing levels / contours refer to site survey
- Proposed spot level
- Proposed top of stairs level
- Proposed bottom of stairs level
- Proposed top of wall level
- Proposed bottom of wall level

Hardworks

- Proposed garden edging as detailed and specified
- Proposed 1.8m boundary fence
- Proposed pool fence & gate
- Proposed unit paving refer to architect's drawings
- Proposed vehicular grade concrete pavement
- Proposed concrete pavement
- Proposed timber deck to architect's detail
- Proposed mulch
- Proposed stepping stone in garden bed / mulch

Softworks

- Existing trees to be retained and protected as per AS 4970-2009
- Existing trees incl. tree roots to be removed & shredded; use as garden mulch
- Proposed trees refer to planting schedule
- Proposed shrubs refer to planting schedule
- Proposed ground covers refer to planting schedule
- Proposed turf as detailed and specified

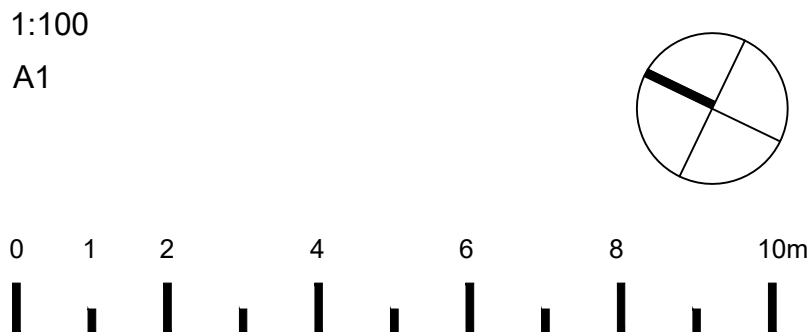
Stormwater
Refer to civil engineer's drawing

- Proposed grated drain
- Proposed stormwater pit

Existing Services
Indicative location only

- Sewer line
- Water meter
- Power pole

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25 Rutledge Street, Eastwood 2122

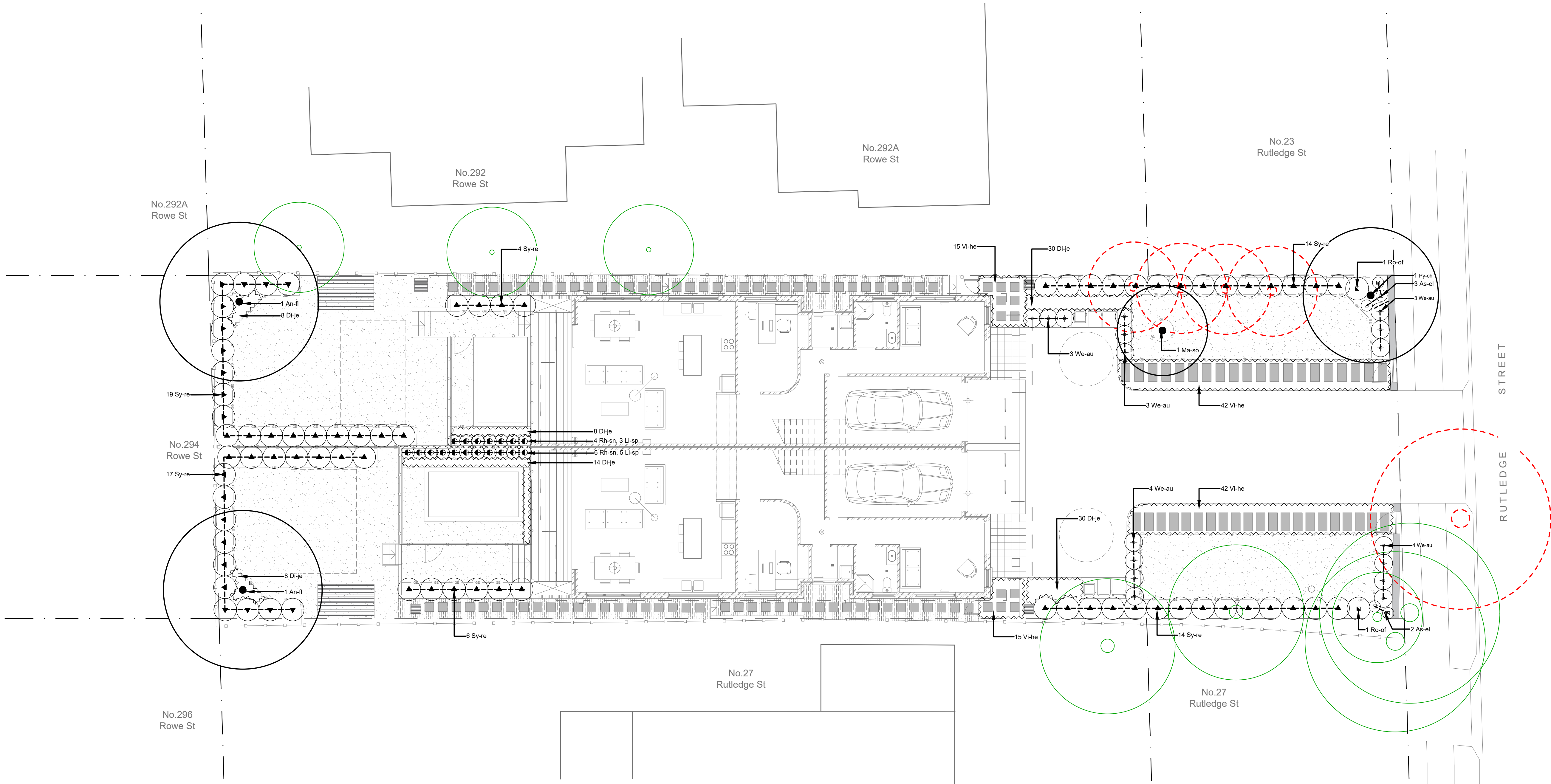
ARCHITECT: AC DESIGN GROUP

DRAWN: YR
CHECKED: KG
DATE CREATED: DEC. 2020
JOB NUMBER: LA201204

GENERAL ARRANGEMENT PLAN

LC-200

ISSUE
D



PROPOSED PLANT SCHEDULE

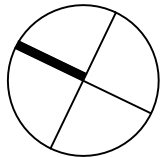
| ID | BOTANICAL NAME | COMMON NAME | POT SIZE | MATURE HEIGHT | SPREAD | SPACING | QTY |
|--------------|-----------------------------------|----------------------|----------|---------------|------------|--------------|-----|
| Trees | | | | | | | |
| An-fl | Angophora floribunda | Rough Barked Apple | 75lt | 20m | 8m | As Shown | 2 |
| Ma-so | Magnolia x soulangeana | Saucer Magnolia | 45lt | 6m | 4m | As Shown | 1 |
| Py-ch | Pyrus calleryana 'Chanticleer' | Ornamental Pear | 75lt | 11m | 6m | As Shown | 1 |
| Shrubs | | | | | | | |
| As-el | Aspidistra elatior | Cast Iron Plant | 100mm | 0.7m | 0.5m | As shown | 5 |
| Li-sp | Liatris spicata | Blazing Star | 200mm | 0.6m | 0.3m | As shown | 8 |
| Rh-sn | Rhaphiolepis indica 'snow maiden' | Indian Hawthorn | 200mm | 0.75m | 0.5m | 0.5m centres | 10 |
| Ro-of | Rosmarinus officinalis | Rosemary | 200mm | 0.8m | 1m | As Shown | 2 |
| Sy-re | Syzygium australe 'Resilience' | Lilly Pilly | 200mm | Trim to 1.5m | Trim to 1m | 1m centres | 74 |
| We-au | Westringia 'Aussie Box' | Aussie Box | 200mm | 0.8m | 0.9m | 0.8m centres | 17 |
| Groundcovers | | | | | | | |
| Di-je | Dianella caerulea 'Little Jess' | Dianella Little Jess | 150mm | 0.4m | 0.4m | 8/m2 | 98 |
| Vi-he | Viola hederacea | Native Violet | tube | 0.1-0.2m | 1m | 4/m2 | 114 |

PRELIMINARY
NOT TO BE USED FOR TENDER OR FOR CONSTRUCTION

t: +61 2 8004 6946 e: info@studioiz.com.au
Suite 403, Tower B, 799 Pacific Hwy, Chatswood NSW 2067
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Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

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1:100
A1



25 Rutledge Street, Eastwood 2122

ARCHITECT: AC DESIGN GROUP

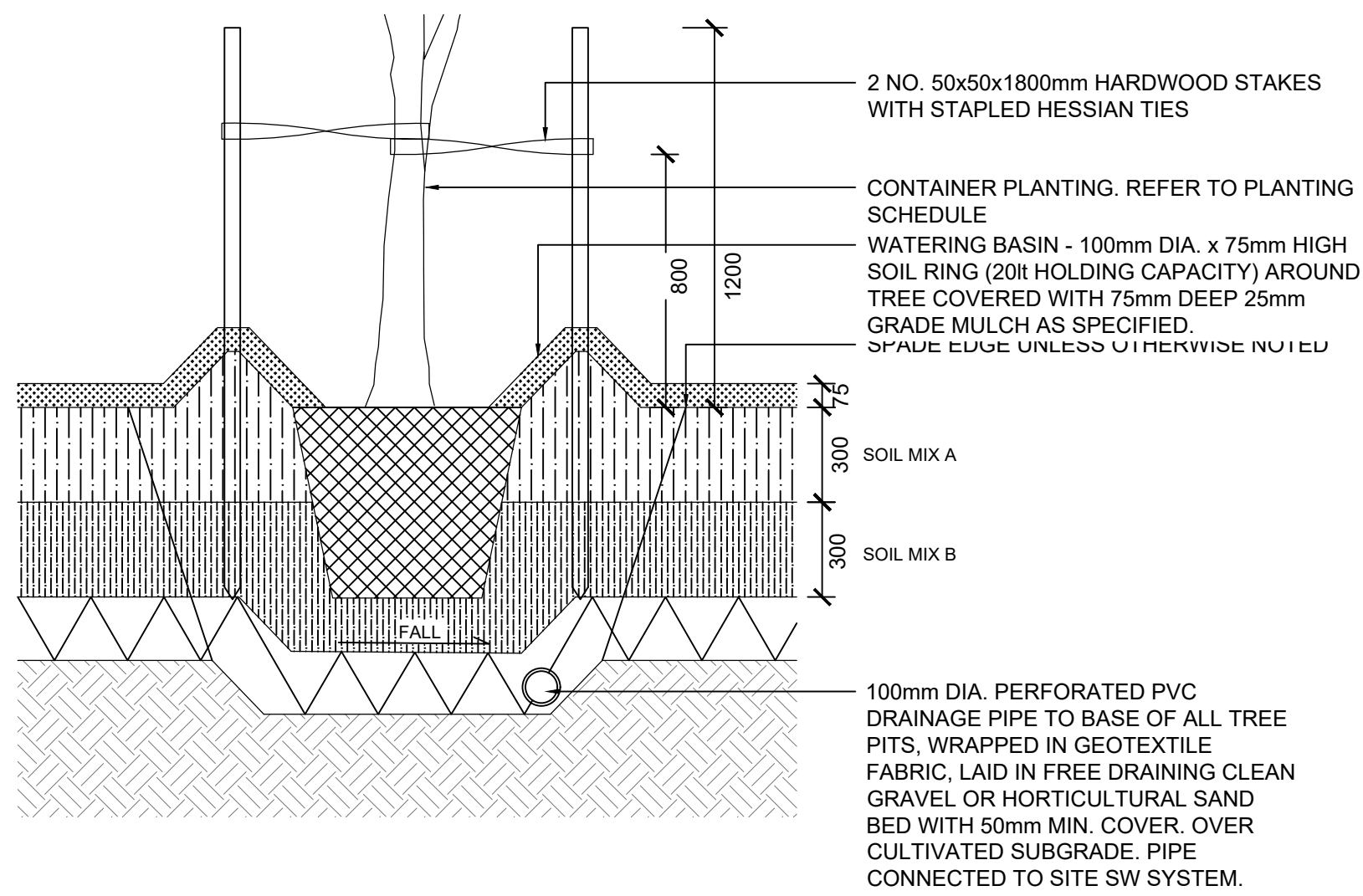
DRAWN: YR CHECKED: KG DATE CREATED: DEC. 2020 JOB NUMBER: LA201204

PLANTING PLAN

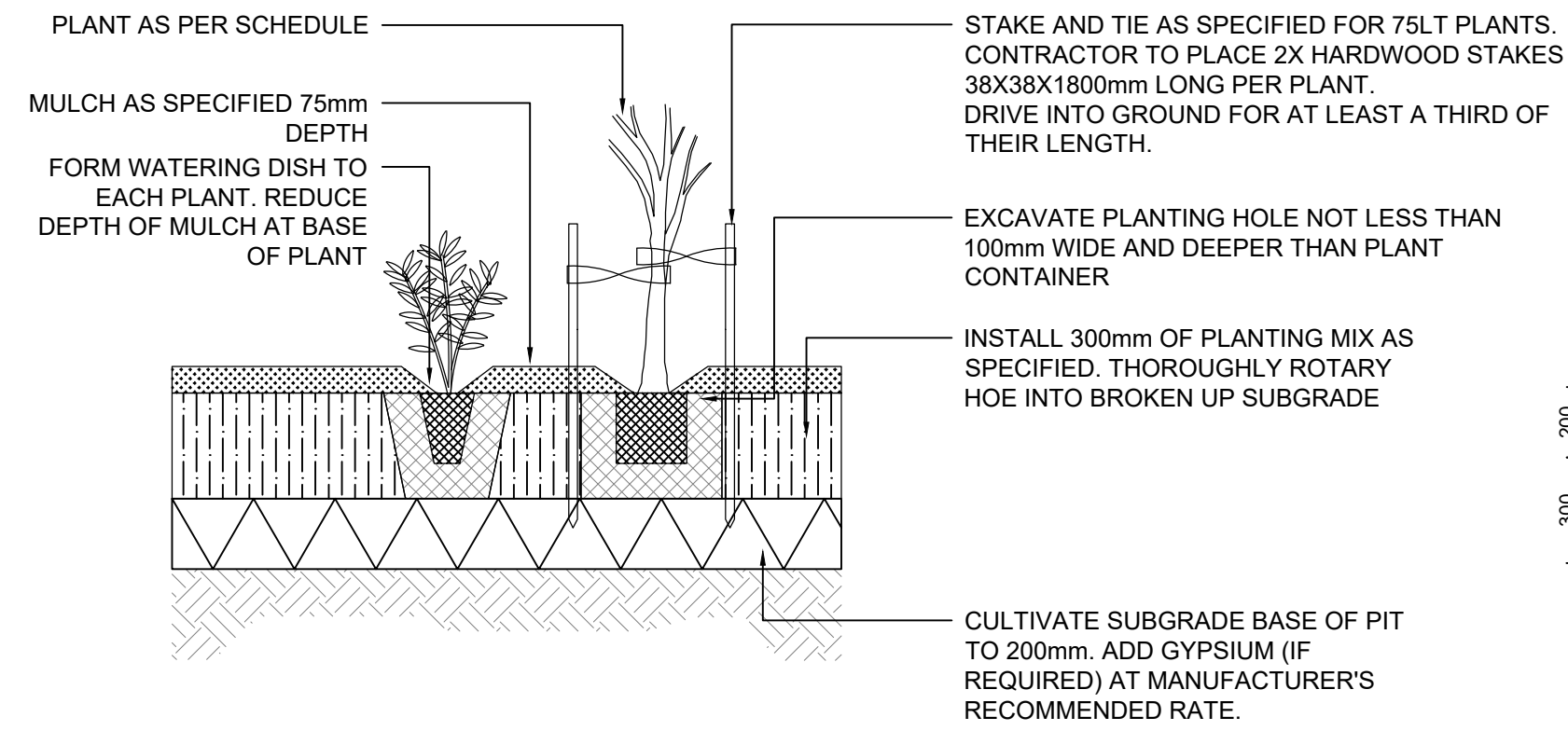
LC-300

ISSUE

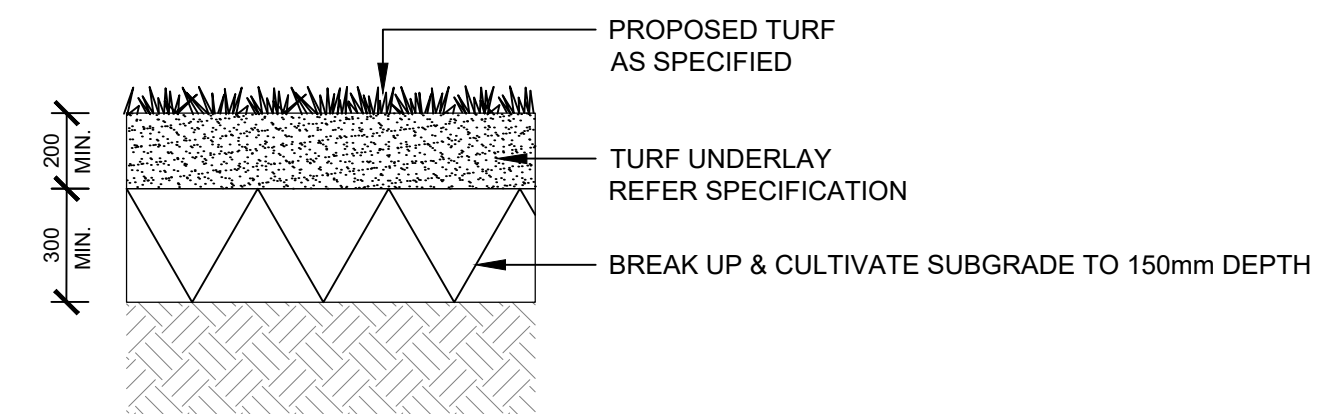
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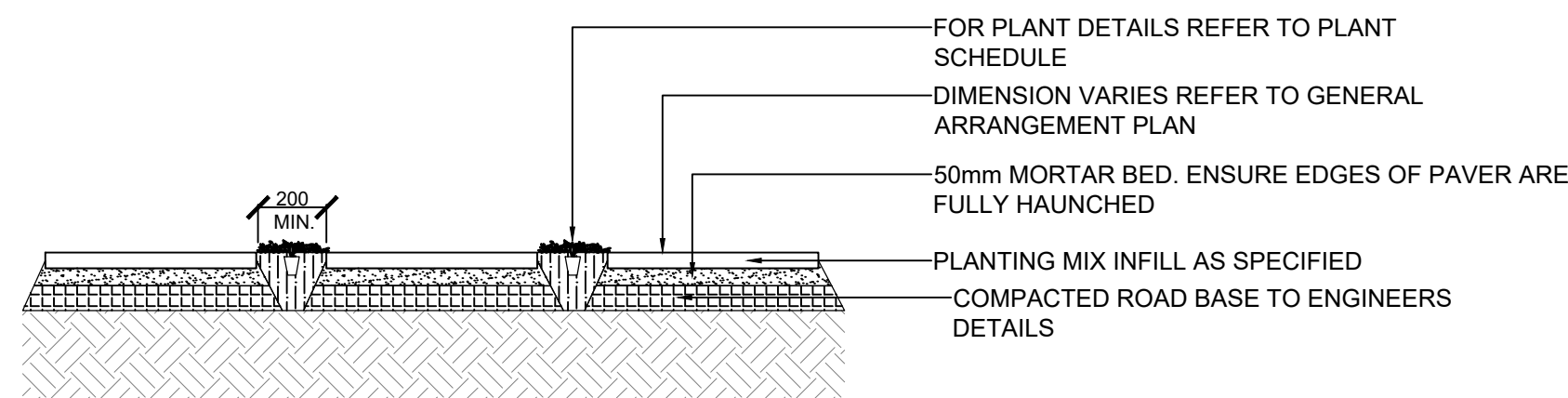
01 TREE PLANTING
TYPICAL DETAIL 1:20



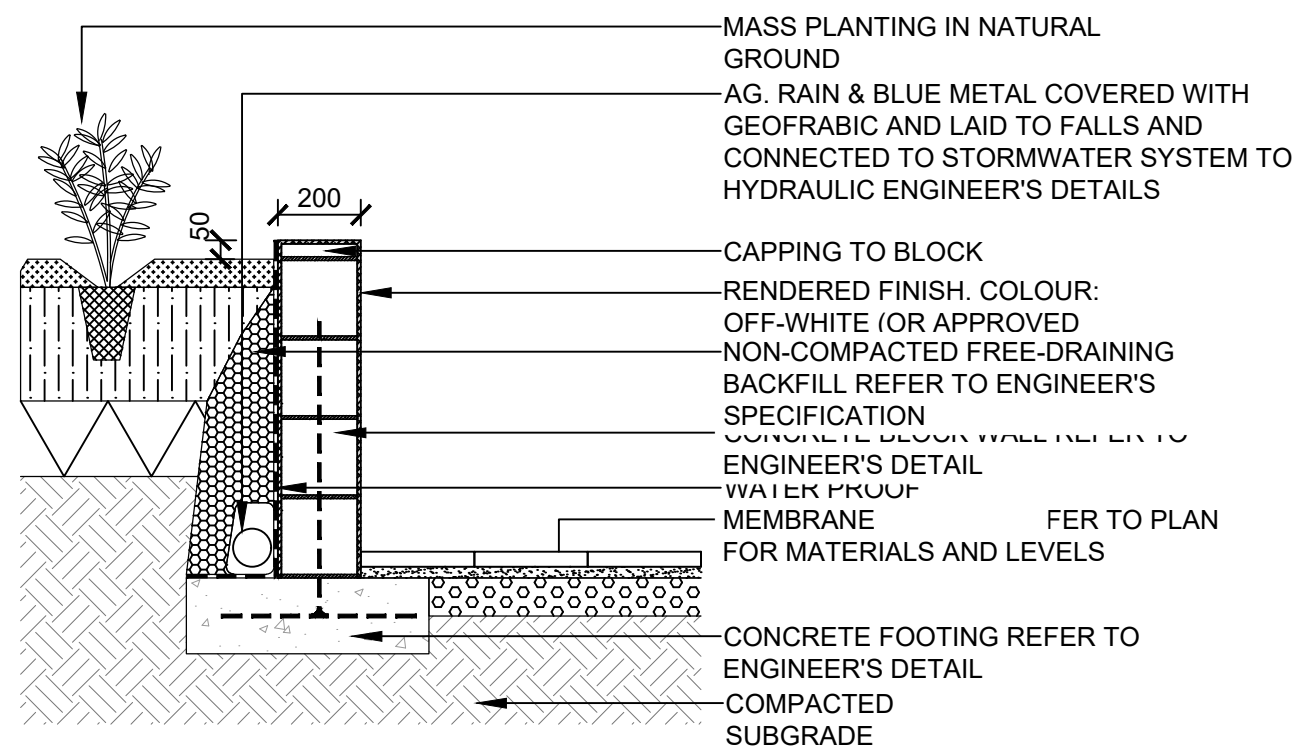
02 MASS PLANTING
TYPICAL DETAIL 1:20



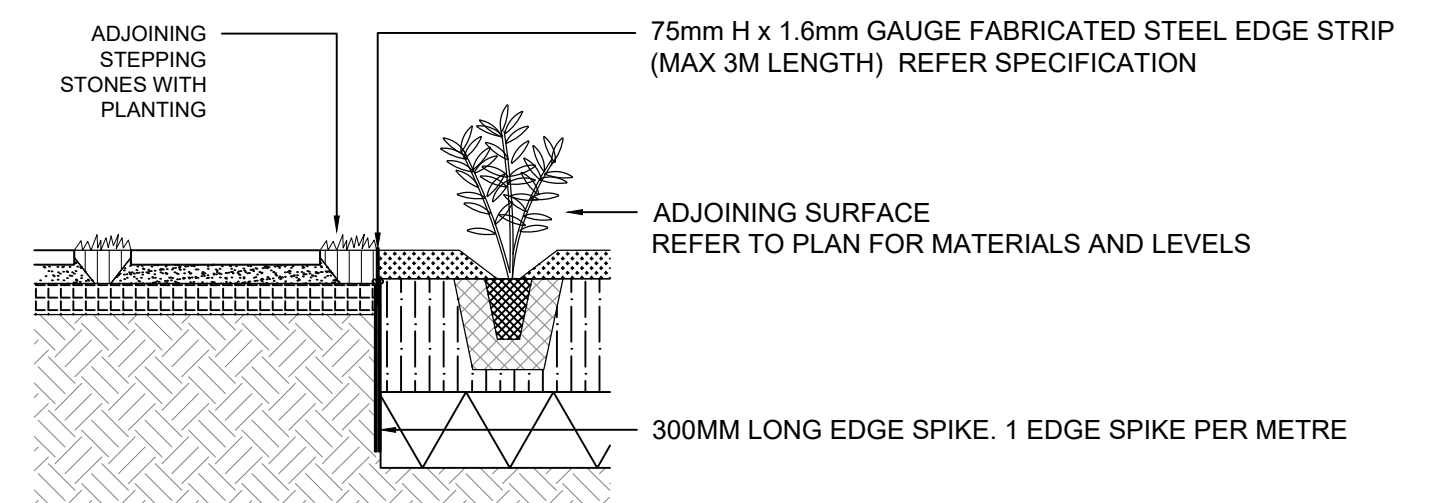
03 TURF
TYPICAL DETAIL 1:20



04 STEPPING STONE IN GROUNDCOVER DETAIL
TYPICAL DETAIL 1:20



05 CONCRETE BLOCK RETAINING WALL
TYPICAL DETAIL 1:20



06 STEEL GARDEN EDGE
TYPICAL DETAIL 1:20

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|---|--|---|---|
| <u>GENERAL NOTES</u> | <u>SOFTWARES</u> | <u>Stakes and ties</u> Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes: | <u>LANDSCAPE MAINTENANCE</u> |
| References All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice. | Soil Testing Where site soil is to be retrieved from and stored for reuse on site, undertake at least two (2) soil tests, in locations as advised by the Project Manager. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development. | <ul style="list-style-type: none"> Plants (>25 lt): 1 off 38 x 38 x 1200mm; Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm; Advanced (>100 lt): 3 off 50 x 50 x 2400mm. | The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to: |
| Workmanship and Materials The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states. | Subsoil Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation. | Turfing Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner: <ul style="list-style-type: none"> In stretcher pattern, joints staggered and close butted; Parallel long sides of level areas, with contours on slopes; and To finish flush, after lightly tamping, with adjacent finished surfaces and design levels. | <ul style="list-style-type: none"> Replacing failed plants Pruning Insect and pest control Fertilising Maintaining and removing stakes and ties Maintaining mulch Mowing and top dressing Irrigation and watering Erosion control Weed and rubbish removal |
| <u>HARDWORKS</u> | Furniture, Handrails, Balustrades Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on Provide all footings and fixings required for the items to be stable and in accordance with applicable codes, BCA, and Australian standards. | Turf to be: <i>'Sapphire' Soft Leaf Buffalo</i> - by All About Turf (or approved similar) https://allaboutturf.com.au/turf-variety/sapphire-buffalo-turf/ | Maintenance Log Book Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences. |
| Garden walls, fences, steps, and Edging Construct garden walls, fences, steps, and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, to comply with BCA, Australian Standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs, concrete stairs, concrete strength, reinforcing and joint placement. | Topsoil Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics: <ul style="list-style-type: none"> Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges Smooth and free from inorganic matter, stones or clods of soil Graded to drain freely, without ponding, to catchment and/or sub-soil drains Graded evenly to adjoining surfaces Ready for planting | IRRIGATION All proposed landscape areas shall be irrigated. | Maintenance Activities During the defects maintenance period schedule the following activities to occur on a timely basis. |
| Continuous, Unit and Loose Pavement Install the scheduled material pavement to the locations shown on plan. Ensure that all sub-grade / subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the sub-grade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. | Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Topsoil to be installed to depth of 300mm for tree and mass planting garden beds, 100mm of turf underlay should be used under turf areas. | The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design. | <ul style="list-style-type: none"> Plant replacement - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation. |
| Samples Samples to be provided for each type of landscape material for client's approval prior to ordering and installation. Confirm with superintendent for quantity of samples to be provided. | Compost Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants. | DRAINAGE All landscape areas are to have positive drainage to SW systems. If areas of poor drainage are identified on site then this should be brought to the site superintendents attention. Install agg lines if required. | <ul style="list-style-type: none"> Pruning - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis. |
| | Fertiliser Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design. | TREE PROTECTION NOTES | <ul style="list-style-type: none"> Insect, disease and pest control - Avoid spraying: <ul style="list-style-type: none"> a. if ever possible b. in wet weather or if wet weather is imminent c. if target plants are still wet after rain d. in windy weather e. if non-target species are too close |
| | Plants Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics: <ul style="list-style-type: none"> Large healthy root systems, with no evidence of root curl, restriction or damage; Vigorous, well established, free from disease and pests, of good form consistent with the species/variety; Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions; Grown in final containers for not less than twelve weeks; Trees, unless required to be multi-stemmed, shall have a single leading shoot; and Containers shall be free from weeds and of appropriate size in relation to the specified plant size. | 1. The tree protection zone (TPZ) is a radial distance measured from the centre of the trunk of the tree and calculated in accordance with AS 4970-2009 (Protection of Trees on Development Sites) 2. The Structural Root Zone (SRZ) provides the bulk of mechanical support and anchorage for a tree. This is also a radial distance measured from the centre of the trunk and calculated in accordance with AS 4970-2009 (Protection of trees on development sites). 3. Incursions within the SRZ are not recommended as they are likely to result in the severance of woody roots which may compromise the stability of the tree or lead to its decline and demise. 4. Tree protection shall be in accordance with AS 4970-2009 (Protection of trees on development sites.) 5. Tree Protection Fence - All trees within the site to be retained shall be protected prior to and during construction from all activities that may result in detrimental impact by erecting a suitable protective fence beneath the canopy to the full extent of the tree protection zone. 6. As a minimum, the fence should consist of temporary chain wire panels of 1.8m in height, supported by steel stakes as required and fastened together and supported to prevent sideways movement using corner braces where required. The fence shall be erected prior to the commencement of any work on-site and shall be maintained in good condition for the duration of construction. Where tree protection zones merge together a single fence encompassing the area is deemed to be adequate. Existing site boundary fences may form part of the enclosure. 7. Tree Protection Signs - Signs shall be installed on the tree protection fence to prevent unauthorised movement of plant and equipment or entry to the tree protection zone. The signs shall be securely attached to the fence using cable ties or equivalent. Signs shall be placed at minimum 10 metre intervals. The wording and layout of the sign shall comply with AS 4970-2009 8. Trunk Protection - Where provision of tree protection fencing is in impractical due to its proximity to the proposed building footprint, trunk protection shall be erected around nominated trees to avoid accidental damage. The trunk protection shall consist of a layer of carpet underfelt (or similar) wrapped around the trunk, followed by 1.8m lengths of softwood timbers (90x45mm in section) aligned vertically with 2mm galvanised wire or galvanised hoop strap. Recycled timber (such as demolition waste) may be suitable for this purpose, subject to the approval of the project arborist. The timber shall be wrapped around the trunk (over the carpet underfelt), but not fixed to the tree to avoid mechanical injury or damage to the trunk. Trunk protection should be installed prior to any site works and maintained in good condition for the duration of the construction period. Carpet underfelt (alone) is sufficient for trees with a trunk diameter of less than 200mm. 9. Demolition and excavation within the tree protection zones of trees to be retained shall be undertaken under the supervision of the site arborist. 10. Tree Damage - Care shall be taken when operating cranes, drilling rigs and similar equipment near trees to avoid damage to tree canopies (foliage and branches). Under no circumstances shall branches be torn-off by construction equipment. Where there is potential conflict between tree canopy and construction activities, the advice of the site arborist must be sought. 11. In the event of any tree becoming damaged for any reason during the construction period, a consulting arborist (Australian Qualification Framework Level 5) shall be engaged to inspect and provide advice on any remedial action to minimise any adverse impact. Such remedial action shall be implemented as soon as practicable and certified by the arborist. | <ul style="list-style-type: none"> Fertilising - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including: <ul style="list-style-type: none"> Product brand / manufacturer's name chemical / product name chemical contents application quantity and rate date of application and location results of application, and use approval authority |
| | Plant Installation Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting. | | <ul style="list-style-type: none"> Stakes and ties - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks. |
| | Embankment Stabilisation < | | |

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