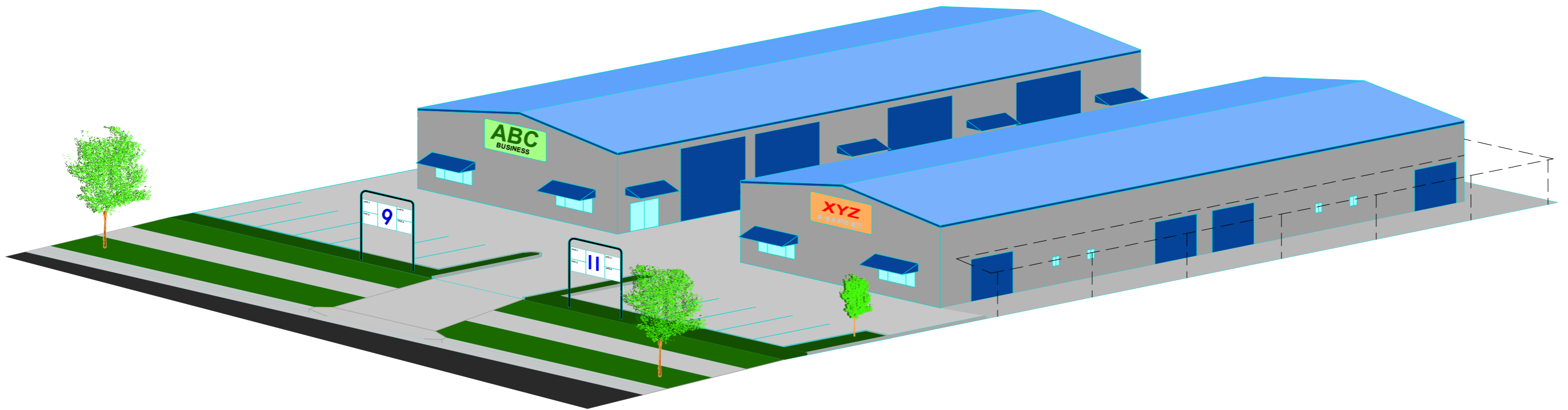

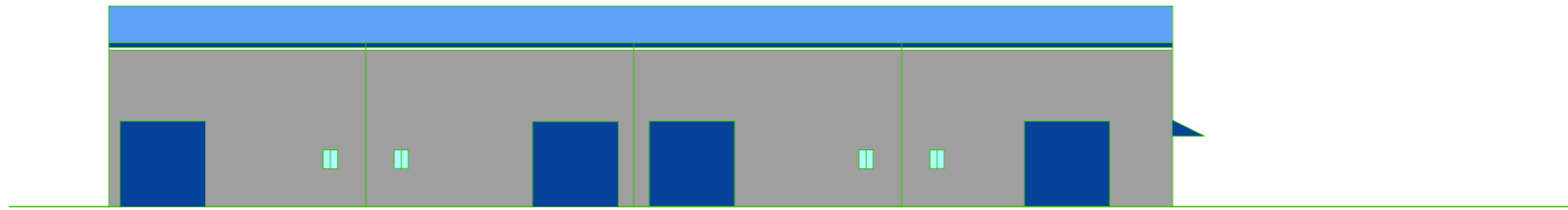


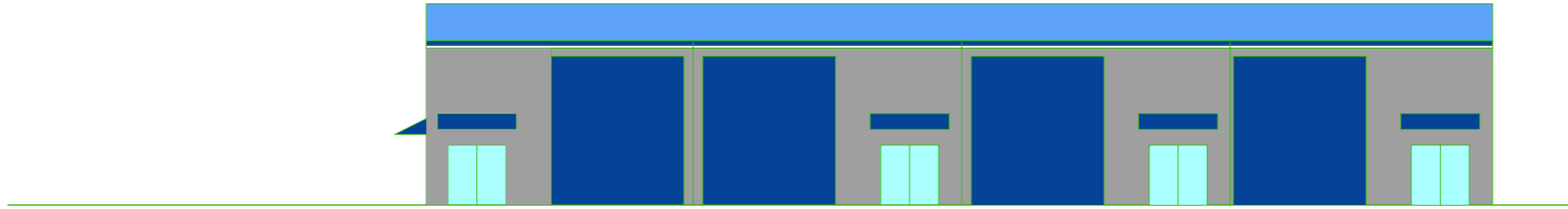
These are the plans referred to in
 Development Application No.:
 DA2023 - 49
 and determined as APPROVED on: 23 May 2023
 PORT MACQUARIE-HASTINGS COUNCIL



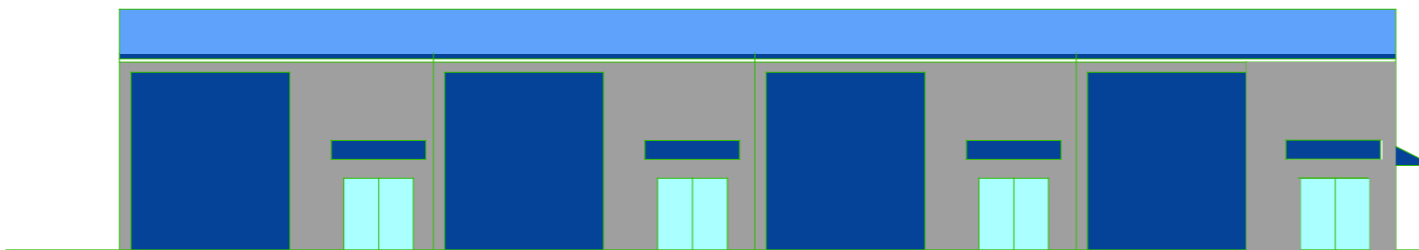
	Client	G & T Burge	Address Proposed Lots 13 & 14 in subdivision of Lot 100 DP 1228060 Fernbank Creek Rd THRUMSTER	Drawing Title Sheet (Concrete/Steel Construction)	Revision	Date	Notes
	Project	FCI_131401					



South East Elevation (Building 2)

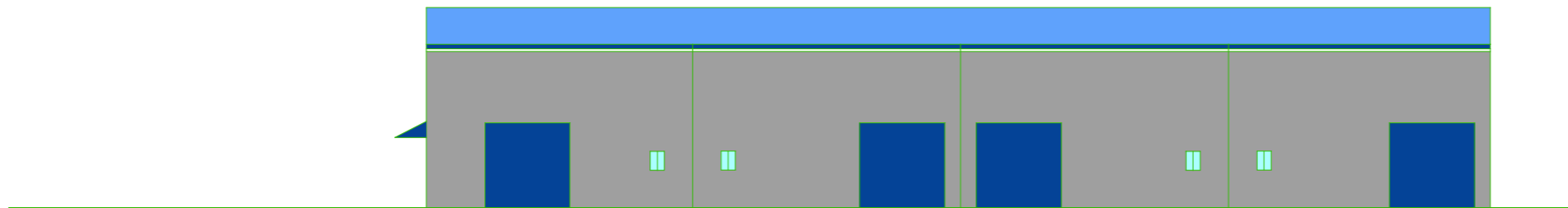


North West Elevation (Building 2)

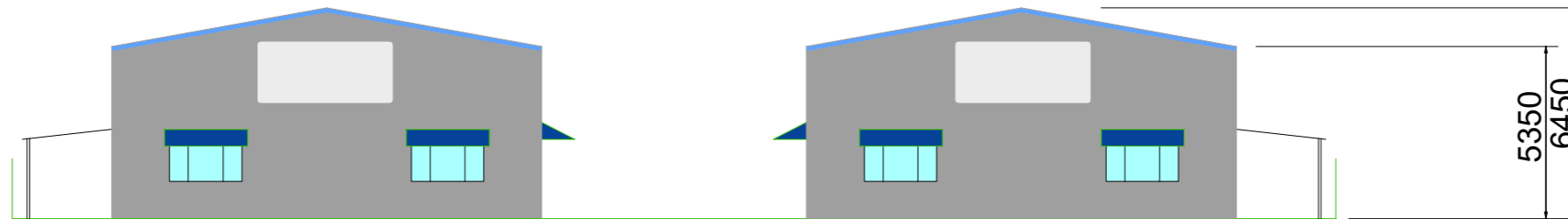


South East Elevation (Building 1)

These are the plans referred to in
Development Application No.:
DA2023 - 49
and determined as APPROVED on: 23 May 2023
PORT MACQUARIE-HASTINGS COUNCIL



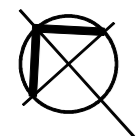
North West Elevation (Building 1)



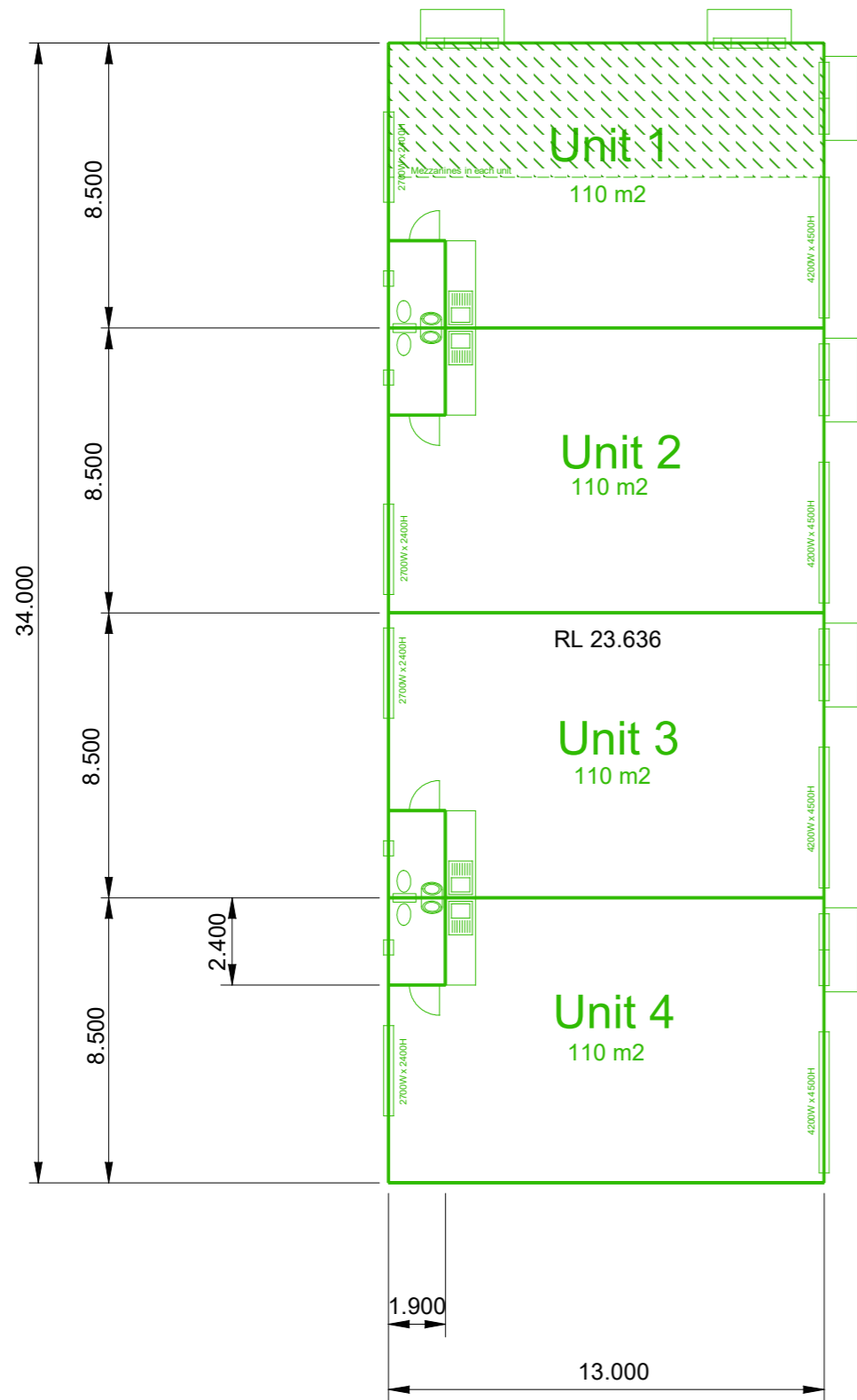
North East Elevation



1:200 scale @ A3

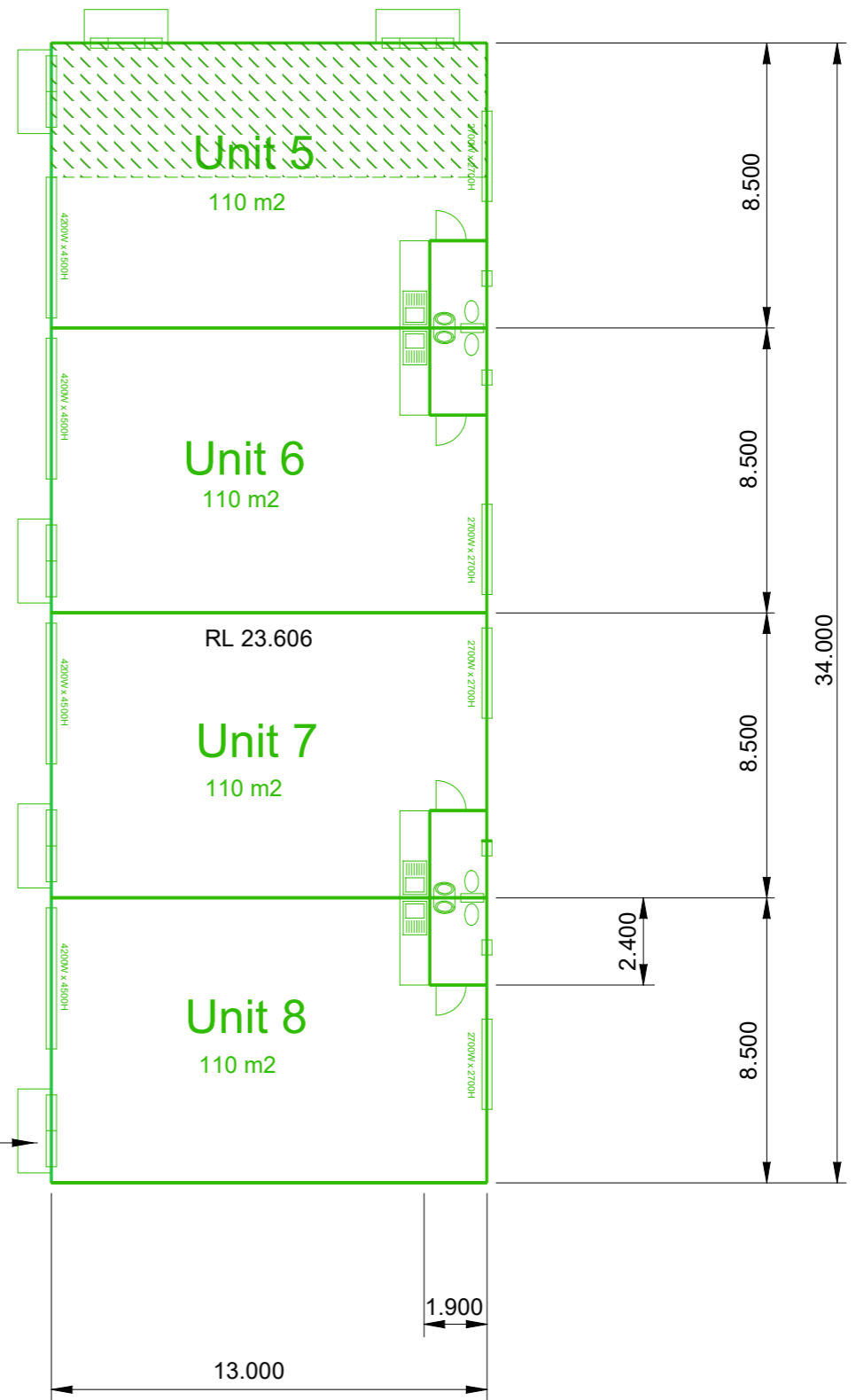


Client	G & T Burge	Address	Proposed Lots 13 & 14 in subdivision of Lot 100 DP 1228060 Fernbank Creek Rd THRUMSTER	Drawing	Elevations (Concrete/Steel Construction)	Revision	Date	Notes
	Project					FCI_131401		



Building 1

These are the plans referred to in
 Development Application No.:
 DA2023 - 49
 and determined as APPROVED on: 23 May 2023
 PORT MACQUARIE-HASTINGS COUNCIL

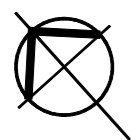


Building 2

Awning over front door
(each unit)



1:200 scale @ A3

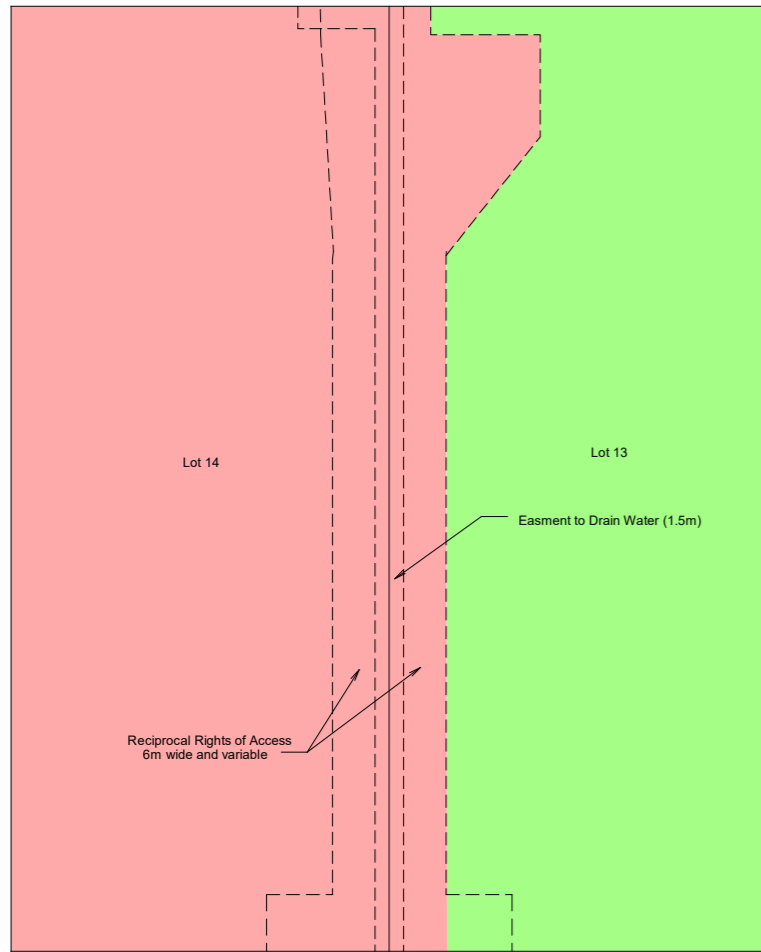


Client	G & T Burge
Project	FCI_131401

Address
 Proposed Lots 13 & 14
 in subdivision of Lot 100 DP 1228060
 Fernbank Creek Rd
 THRUMSTER

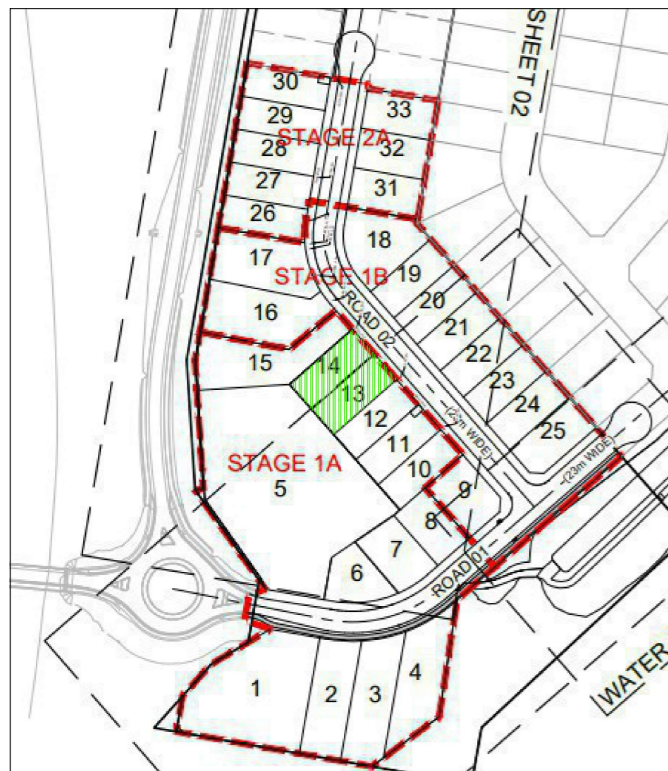
Drawing
 Floor Plan
 (Concrete/Steel Construction)

Revision	Date	Notes

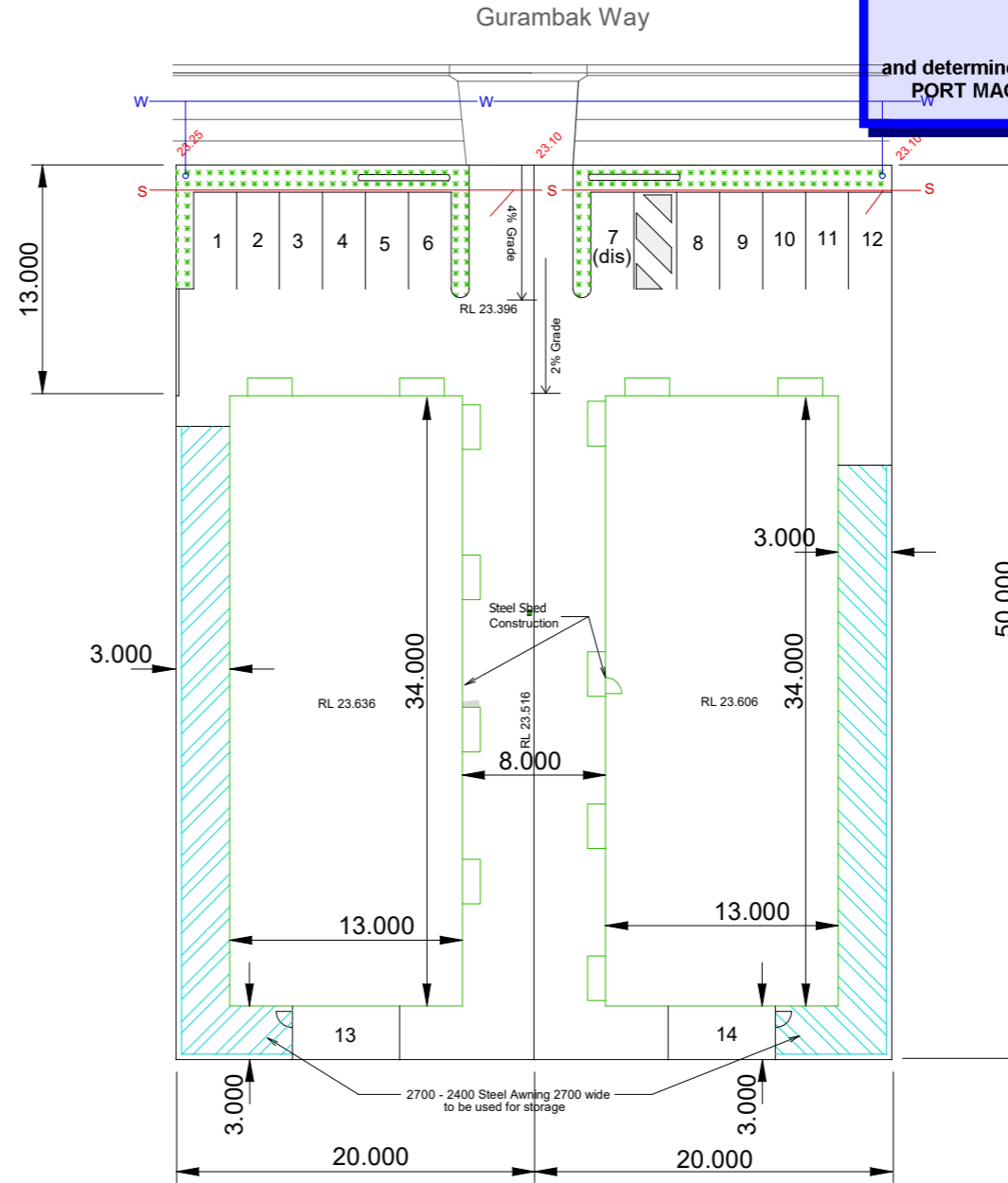


Right of Access and Stormwater Easement location & Staging

- Stage 1
- Stage 2
- Stage 3 - Strata subdivision of units on Lot 14
- Stage 4 - Strata subdivision of units on Lot 13
- Stage 5 - Construct mezanines



Location



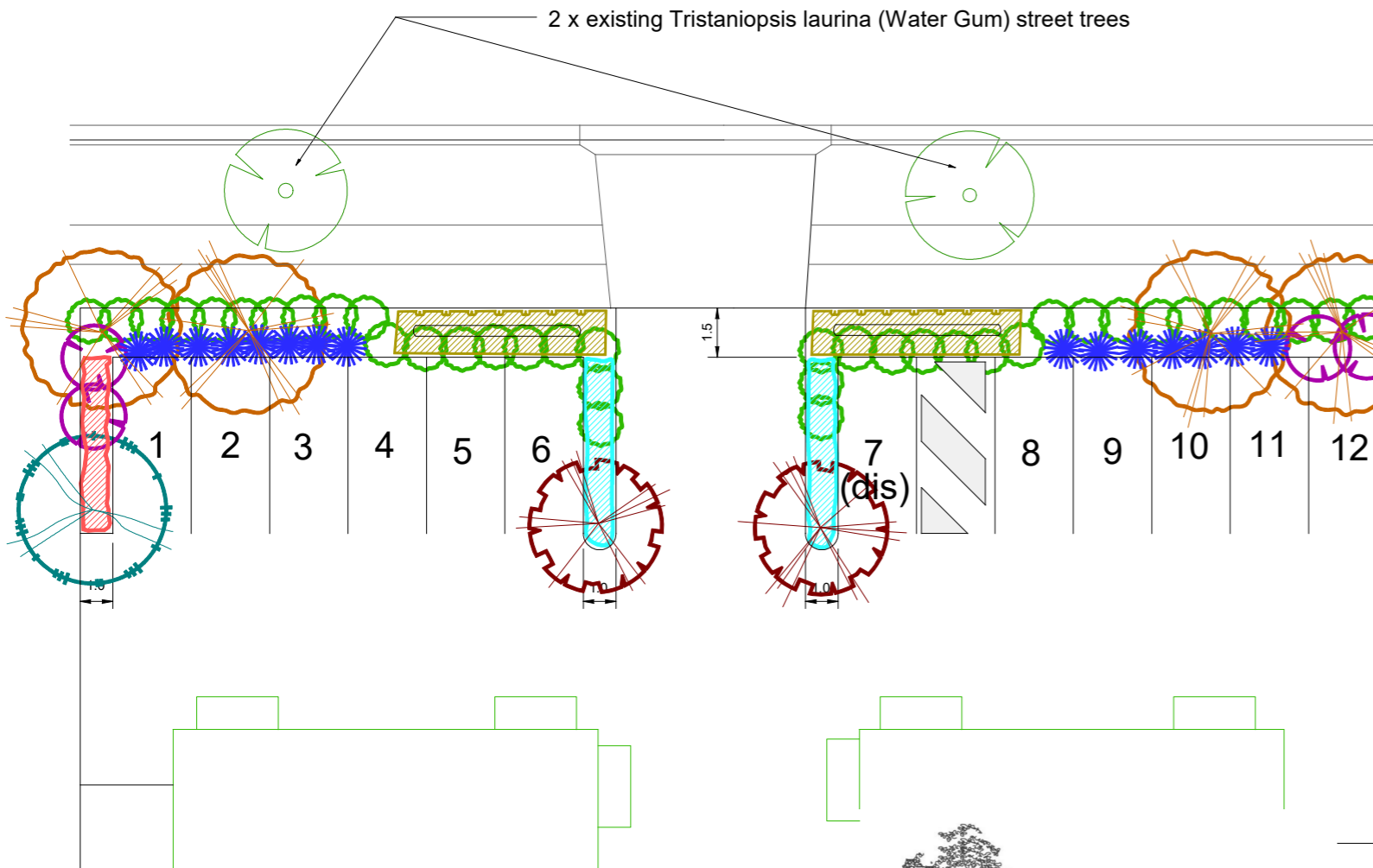
Site Plan

These are the plans referred to in
 Development Application No.:
 DA2023 - 49
 and determined as APPROVED on: 23 May 2023
 PORT MACQUARIE-HASTINGS COUNCIL



1:400 scale @ A3

	Client	G & T Burge	Address Proposed Lots 13 & 14 in subdivison of Lot 100 DP 1228060 Fernbank Creek Rd THRUMSTER	Drawing Site Plan (Concrete/Steel Construction)	Revision	Date	Notes
	Project	FCI_131401					



**These are the plans referred to in
Development Application No.:**

DA2023 - 49

**and determined as APPROVED on: 23 May 2023
PORT MACQUARIE-HASTINGS COUNCIL**

LEGEND

- TL - *Tristaniopsis laurina*
"Water Gum"
- CA - *Cupaniopsis anacardioides*
"Tuckeroo"
- ER - *Elaeocarpus reticulatus*
"Blueberry Ash"
- LL - *Lomandra longifolia*
"Spiny-headed Mat Rush"
- GR - *Grevillia* "Robyn Gordon"
- GF - *Grevillia* "Fireworks"
- MP - *Myoporum parvifolium*
"Robbo's Bush"
- GP - *Grevillia* "Poorinda Royal Mantle"
- TJ - *Trachelospermum jasminoides*
"Star Jasmine"

LANDSCAPE WORK SPECIFICATION

1.0 PRELIMINARIES

1.1 GENERAL

The following general conditions should be considered prior to the commencement of any landscape works on site:

- The landscape plan should be read in conjunction with relevant architectural plans and service plans prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be subject to site under the instruction of the landscape architect.
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.2 PROTECTION OF EXISTING TREES

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 2m from the trunk. The fencing shall be maintained for the full construction period.

1.3 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers as required by Council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted shall reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed onsite by the landscape architect.
- Sandbag kerb sediment traps.
- Straw bale & geotextile sediment filter.

2.0 SOIL WORKS

2.1 MATERIALS

Proposed Planting

New planting areas shall consist of a 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported top soil mix when site topsoil runs out.

2.2 INSTALLATION

Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material. The following subgrade levels shall apply:

- Area Planting Beds:** 300mm below existing levels with specified imported soil mix. Note that all subgrades shall consist of a relatively free draining natural material, and with no builders' waste material.

Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

Drainage Works

Install surface and subsurface drainage where required and as detailed on the relevant drawing. Ensure subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

Placement and Preparation of Specified Soil Conditioner and Mixes

Cultivate trees in beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

Planting Beds - Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

3.0 PLANTING

3.1 MATERIALS

Quality and Size of Plant Material

All plant material shall be to the type and size specified. If the specified plant species cannot be sourced, replace with a similar alternative in terms of origin, mature height and spread.

The quality assessment criteria and size of the plant material should be assessed based on the following:

- Above Ground Assessment** - Plant true to type, good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is specially dominant, has even crown symmetry, even trunk position in pot, and good stem structure.
- Below Ground Assessment** - Good root division & direction, root ball occupancy, root ball depth, height of crown.

No plant shall be accepted which does not conform to the standards listed above.

Stakes and Ties

Provide a minimum of 2 x stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

Fertilisers

Fertilisers shall be approved slow-release fertilisers suitable for the proposed planting types.

Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

3.2 INSTALLATION

Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage.

Planting

All plant material shall be planted as soon as possible after delivery. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a minimum of 2 x stakes.

Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

4.0 IRRIGATION WORKS

An automated drip-irrigation system is to be installed to all garden bed areas. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-Laws and Ordinances.

4.1 DESIGN REQUIREMENTS

The design of the irrigation system shall:

- Be installed prior to all planting works.
- Incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all planting bed areas.
- Incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- Ensure that the irrigation application rate does not exceed the infiltration rate of the soil or creates run-off.
- Ensure all piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galvanised wire pins.

4.2 SERVICES CO-ORDINATION

Co-ordination required by the Project Manager to provide the required conduit, pipe work and penetration through drive slabs for water and power provisions. Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

4.3 WARRANTY

The irrigation system is to be supported with a full 12 month warranty, to cover labour and all parts.

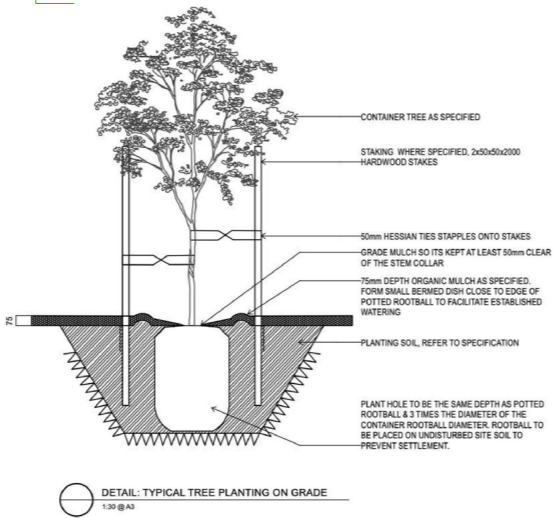
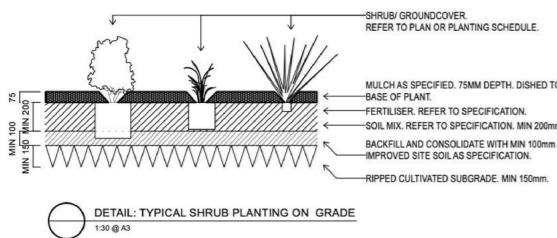
5.0 LANDSCAPE MAINTENANCE

The maintenance period for the landscape works shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). Maintenance shall mean the care and maintenance of landscape works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to the following items where and as required:

- Watering all planting and irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolon or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilising with approved fertilisers at correct rates.
- Adjusting ties to stakes.

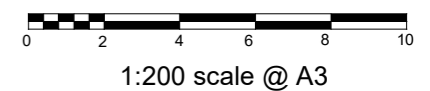
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the Project Manager, the responsibility will be signed over to the client.



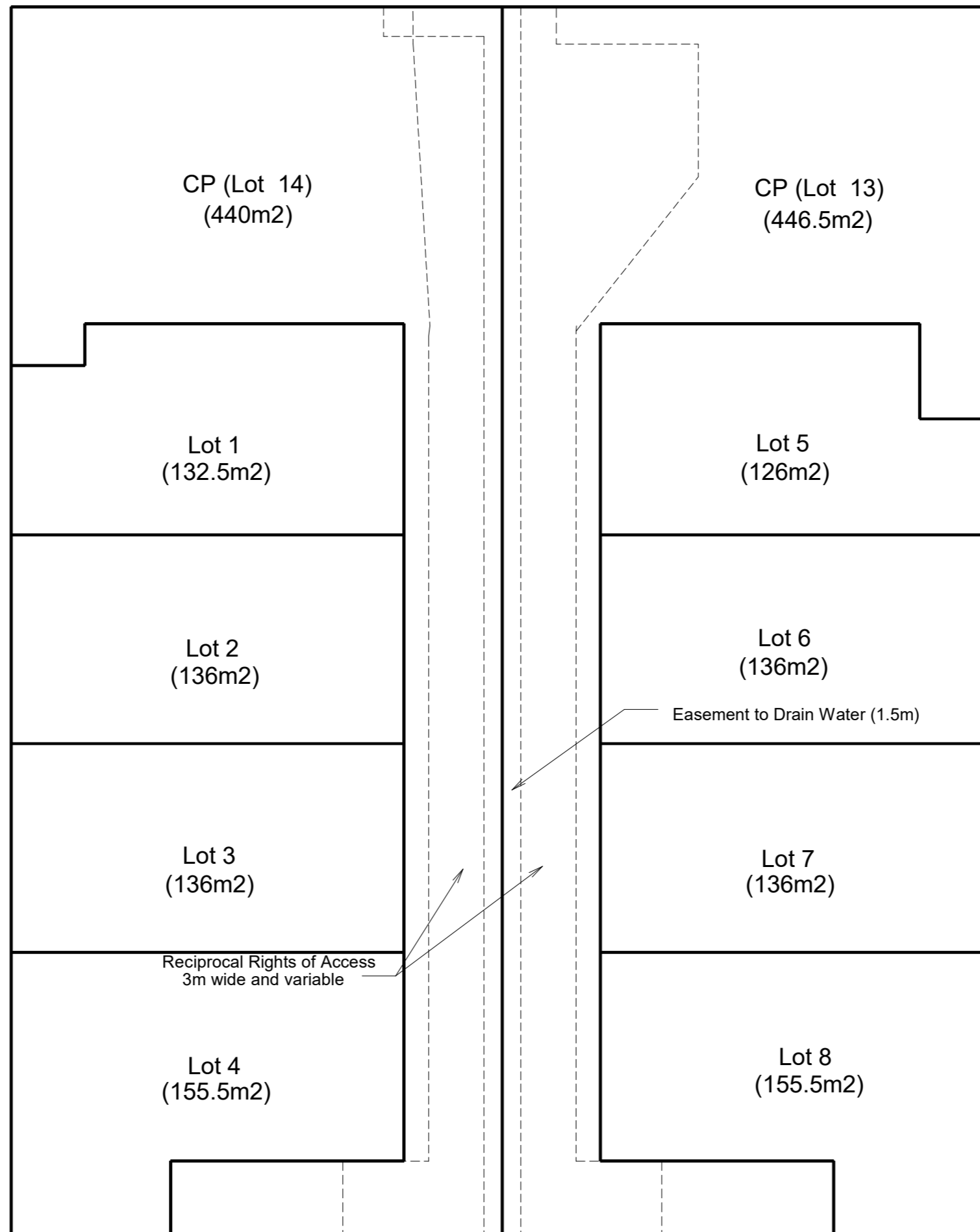
Plant Schedule

Symbol	Botanic Name	Common Name	Mature Height	Mature Spread	Plant Spacing	Container Size	Number
TREES							
CA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8-15 metres	6-15 metres	As shown	300mm	4
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8-15 metres	3-5 metres	As shown	300mm	1
TL	<i>Tristaniopsis laurina</i>	Water Gum	8-20 metres	5-15 metres	As shown	300mm	2
SHRUBS							
GF	<i>Grevillea</i> 'Fireworks'	<i>Grevillea</i> 'Fireworks'	1-1.3 metres	1-1.3 metres	1 metre	75mm tube stock	17
GR	<i>Grevillea</i> 'Robyn Gordon'	<i>Grevillea</i> 'Robyn Gordon'	1-1.5 metres	1-1.5 metres	1 metre	75mm tube stock	4
GROUNDCOVERS							
GP	<i>Grevillea</i> 'Poorinda Royal Mantle'		Prostrate	3-5 metres	1 metre	Tube stock	5
LL	<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	0.7-1 metre	0.7-1 metre	0.6 metres	Tube stock	39
MP	<i>Myoporum parvifolium</i>	Creeping boobialla	Prostrate	2-3 metres	1 metre	Tube stock	10
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	Prostrate	2-3 metres	1 metre	Tube stock	14

Note: if the specified plant species cannot be sourced, replace with a similar alternative in terms of origin, mature height and spread.

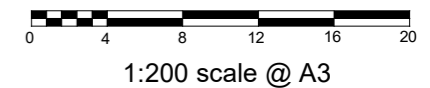


<p>Boston PLANNING PO Box 4008 Shellharbour Village NSW 2529 Milan Marecic 0418 674 124 milan@bostonplanning.com.au</p>	Client	G & T Burge	Address	Drawing																
	Project	FCI_131401				Proposed Lots 13 & 14 in subdivision of Lot 100 DP 1228060 Fernbank Creek Rd THRUMSTER	Landscaping Plan													
					<table border="1" style="width: 100%;"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Notes</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Revision	Date	Notes												
Revision	Date	Notes																		



These are the plans referred to in
 Development Application No.:
 DA2023 - 49
 and determined as APPROVED on: 23 May 2023
 PORT MACQUARIE-HASTINGS COUNCIL

This approved Strata Plan is permitted to be
 undertaken in Stages with a Strata Plan on
 each of Lot 13 and Lot 14



	Client	G & T Burge	Address Proposed Lots 13 & 14 in subdivision of Lot 100 DP 1228060 Fernbank Creek Rd THRUMSTER	Drawing	Draft Strata Plan	Revision	Date	Notes
	Project	FCI_131401						