

# LANDSCAPE PLAN - WEST | L-101

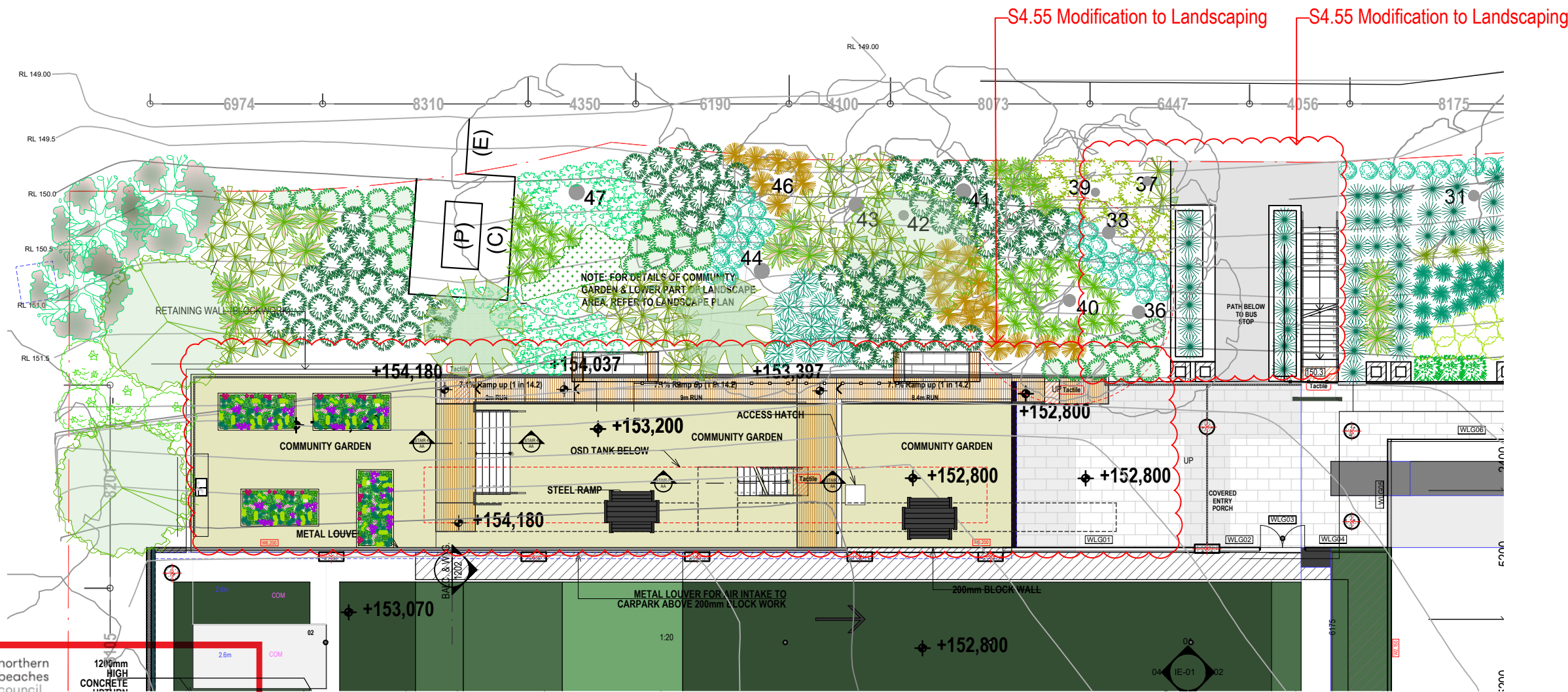
## EXTERNAL COMMUNAL AREA

The vision is to create an outdoor communal area for senior living. The surrounding bushland setting derives its distinctive sense of place. The communal area is designed to promote emotional wellness by providing an outdoor space for social interaction.

The external area is defined by the communal garden and BBQ area. The walkability to this area is the key with ramped walkways to ensure access by all.

Surface finishes will be hard-wearing and durable and suitable for purpose. Variations in finishes will define spaces for particular uses as well as announce arrival and transition zones.

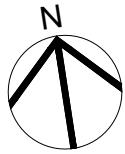
### FRENCHS FOREST ROAD EAST



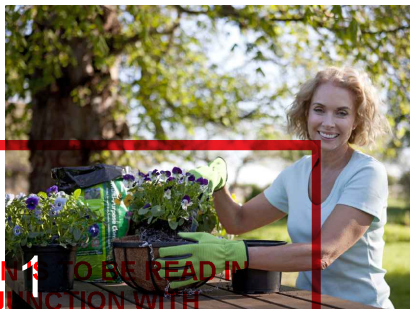
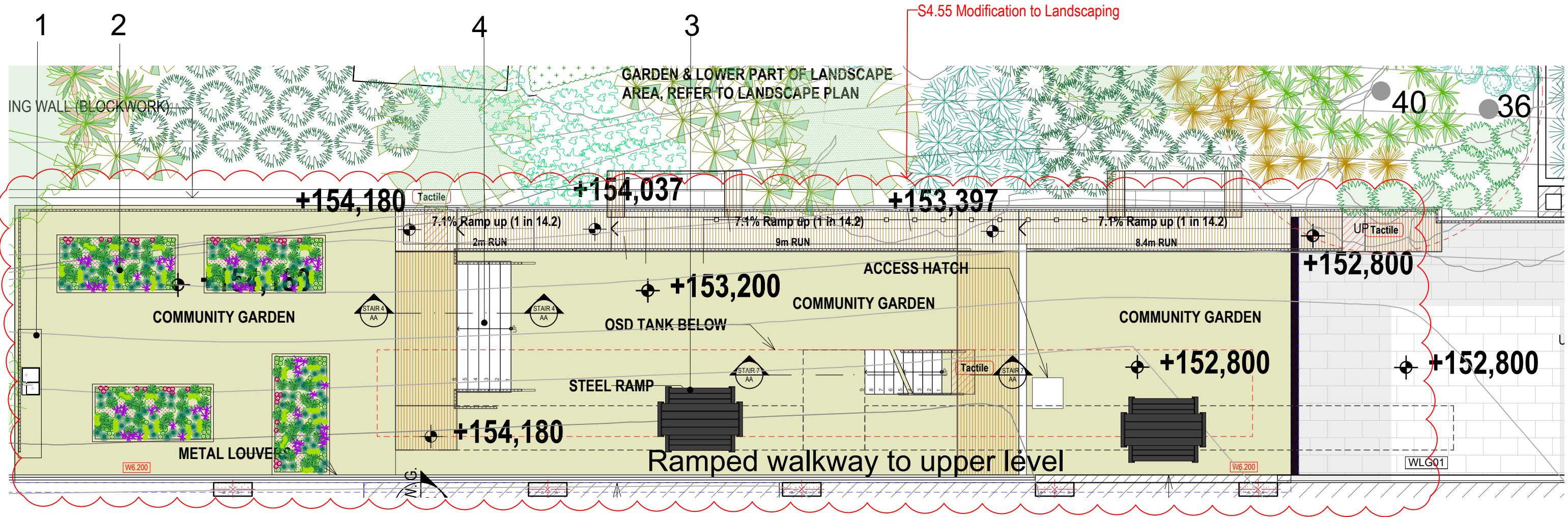
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**MOD2021/0793**





1. Garden Potting table
2. Raised Vegetable garden
3. Picnic Seating
4. Stairs



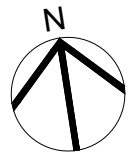


northern  
beaches  
council

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

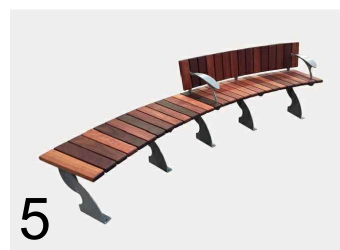
MOD2021/0793





# FRENCHS FOREST ROAD EAST

## LANDSCAPE PLAN - EAST | L-201 EXTERNAL COMMUNAL AREA



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0793

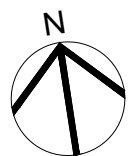
**SPACE**  
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd  
ABN 60 799 663 674 ACN 139 316 251  
info@spacedesigns.com.au  
spacedesigns.com.au  
P 02 9905 7870 F 02 9905 7657  
Suite 138, 117 Old Pittwater Rd,  
Brookvale NSW 2100

SENIORS LIVING :  
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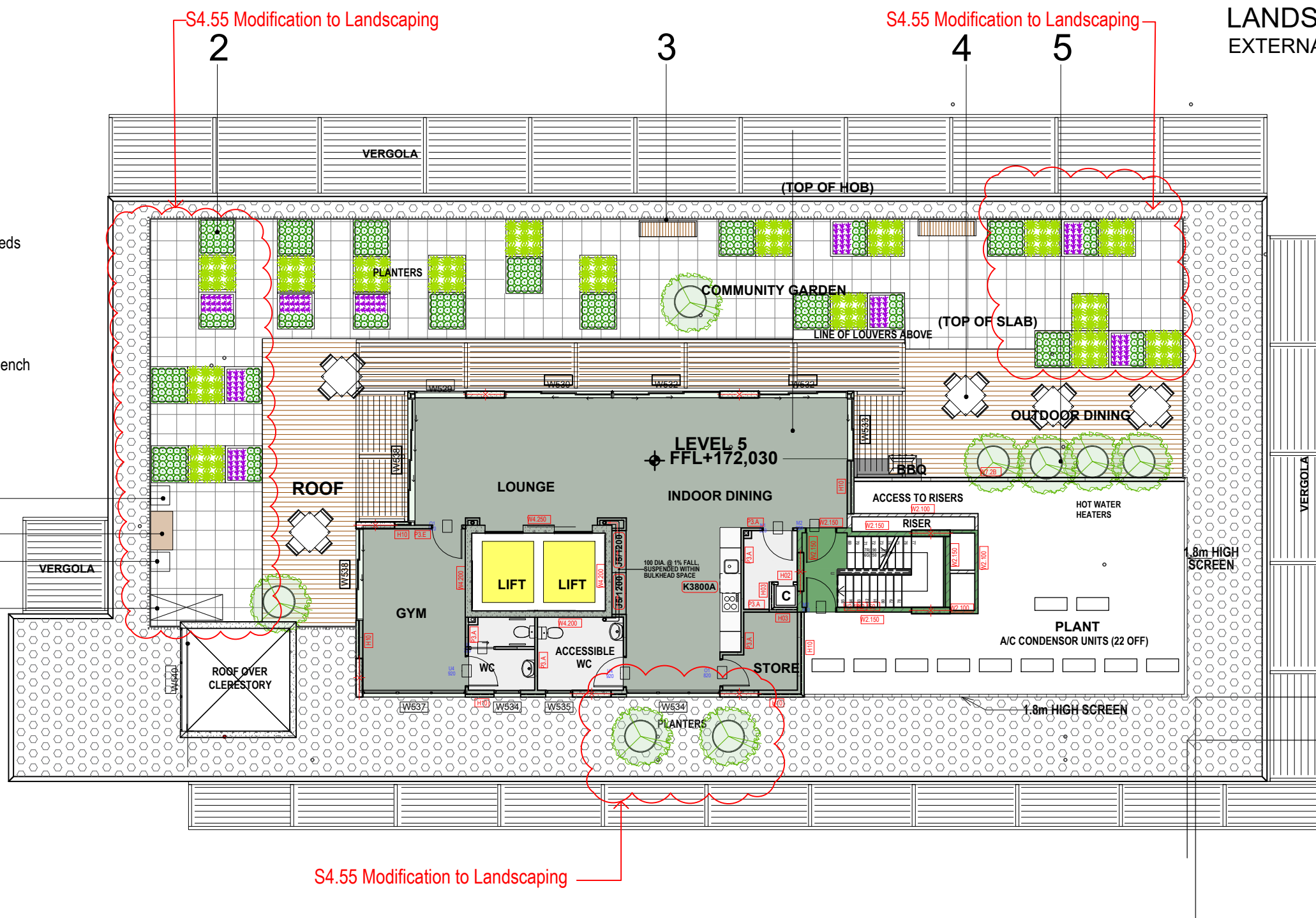
5 Skyline Place, Frenchs Forest  
Issue:G Date:241121





1. Garden shed
2. Raised garden beds
3. Bench seating
4. Picnic Seating
5. Fruit trees
6. Bee hives
7. Compost bin
8. Garden potting bench

6  
8  
7  
1



## LANDSCAPE PLAN - ROOFTOP EXTERNAL ROOFTOP TERRACE AREA | 1.4

The rooftop garden is a place to explore a living landscape. It is a place to escape and emotionally regenerate. The space improves a sense of well-being by encouraging social interaction. Being outdoors in a garden setting is restorative and will encourage active gardening.

The rooftop will feature community gardens that are innovative, water-efficient, self-watering garden beds designed and manufactured in Australia.

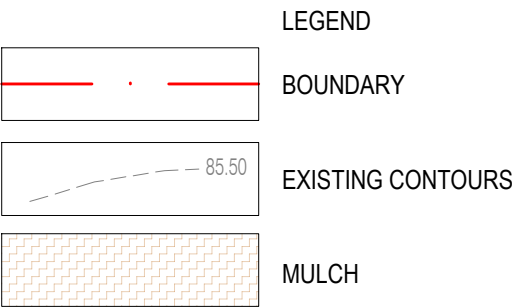
The urban farm will produce fresh vegetables and herbs for the residents as well as for use in the cafe kitchen. The rooftop will also incorporate productive fruit trees and working bee hives.

13854

S4.55 Modification to Landscaping







PLANT PALETTE



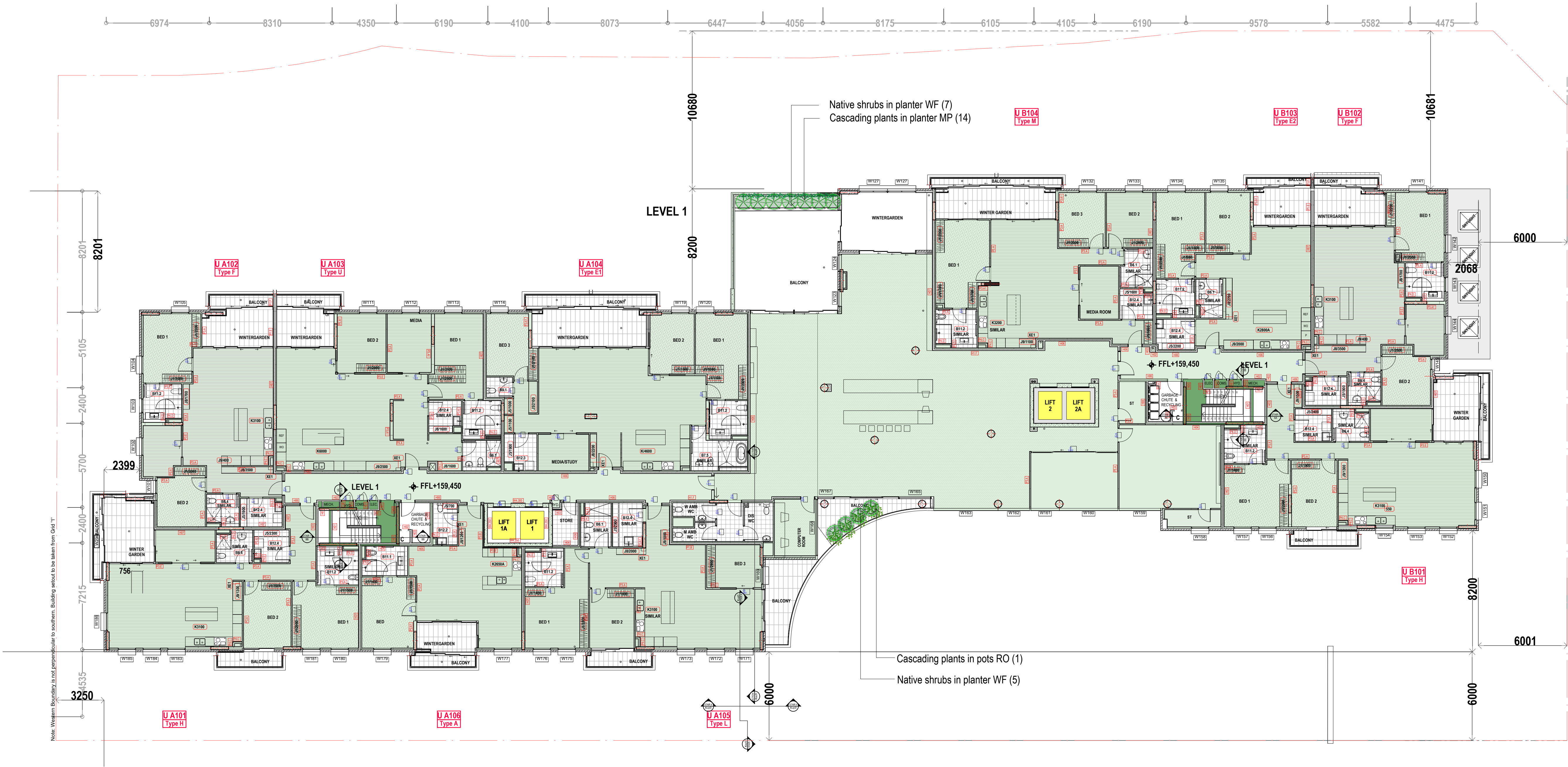
WESTRINGIA FRUTICOSA 'AUSSIE BOX'



MYOPORUM PARVIFOLIUM 'YAREENA'



ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'



PLANTER BOX LANDSCAPE SPECIFICATION NOTES

IMPORTED TOPSOIL

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Planting in Planter Boxes: 'Planter Box Mix', as supplied by, ANL p. 02 9450 1444 or approved alternative. Keep mulch away from plant stem. Finish 30mm below planter.

TREE STOCK

Tree stock to be supplied by production nurseries in accordance with AS 2303-2018 Tree Stock for Landscape Use. Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide Specifying Trees: a Guide to Assessment of Tree Quality.

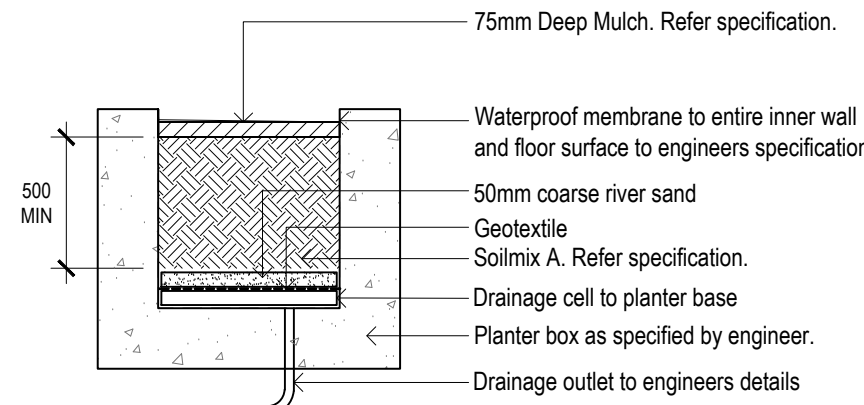
MULCHING

All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planters to receive 50-75mm of garden Mulch, Droughtmaster, ANL p. 02 9450 1444 or approved alternative. Keep mulch away from plant stem. Finish 30mm below planter.

IRRIGATION SYSTEM

New in-ground dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.

The entire irrigation system shall be fully automated and provide drip irrigation to all planterboxes. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and



DETAIL A

TYPICAL RAISED PLANTER BOX

PLANTER BOX MAINTENANCE PLAN

For the successful establishment of planter boxes it is essential that adequate maintenance on a regular basis be provided. After the vegetation has been installed, the requirements for maintenance include; re-release complete fertilizers, inspected for damage and the replacement of dead plants.

**WATERING:** Adequate watering during plant establishment is required for the first few weeks. The rootball and surrounding soil should be adequately moist. As the plants establish the intervals should increase to the first signs of wilting. After 3-6 months the plant should be able to survive on its own.

**FERTILISING:** Fertilising will only be required if the plant is indicating signs of poor condition and slow growth due to nutrient deficiencies. If fertilising is deemed to be necessary it will be carried out after the growing season in late summer to autumn. N:P:K ratios and application rates vary greatly depending on conditions of use. Consult manufacturers for application rates suitable for individual plantings. Fertil granular application with a low phosphorus and nitrogen content, applied in a broad casting fashion to quantities & rates described on fertiliser bags.

**MULCHING:** Following planting tamp lightly to give an even graded surface. Spread 75mm layer of mulch as specified over the surface of all garden beds. Care shall be taken not to mix soil and mulch together. All mulching is to be carried out with AS 4454 composted organic material, low in phosphorus and derived from the raw material, green waste. Mulching materials must be sourced from a certified fully lic months Planter are to be checked to ensure there is sufficient mulch. If additional mulch is required it will be to a maximum depth of 75mm.

**REMOVAL PRUNING:** Pruning will be an ongoing process, which will require the periodical removal of unsightly dead wood and pruning of plants that may cascade over the edge.

**WEEDING:** Weed control measures should aim to eliminate any weed germination and establishment. Weeds are to be controlled while young and before seed set.

**PEST AND DISEASE CONTROL:** Treatment of pests and diseases is important for maintaining healthy plants. Non-chemical controls and treatments should always be considered first. Natural control of pests is Remove the parts affected by disease, hand removal of certain pests.

**REPLANTING:** Should any plants require replacing the same species and pot size shall be used. The following guidelines are recommended:

- Plants are to be removed from their containers with all labels removed.
- A hole is to be excavated at 2-3 times the diameter of the container and at the same depth as the root ball with the sides loosened.
- No organic matter, gravel or coarse material to be placed at the bottom of the planting hole, roughen or prune lightly the outside of the root ball
- All plants are to be planted so the top of the root ball is level with the existing ground level.
- Original site soil is to be used as back fill around plant and plants to be watered in. Apply mulch to a maximum depth of 75mm

SOIL TESTING

If growth of plants is poor or every 3 months during twelve month establishment period, a soil pH test should be performed at 5 different locations. Take each sample to spade depth. Follow the instructions as per is at an acceptable level.

NOTES					
- Contractors to check and verify all dimensions and all levels on site prior to any works.					
- Any discrepancies should be immediately referred to Space Landscape Designs.					
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.					
- Dimensions designed over site. All measurements are in millimetres.					
Rev.	Date	Issue	Checked		
A	01/07/21	Client/Council Issue	CW		
B	29/09/21	34.50 Issue	AE		

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
WF	SHRUBS WESTRINGIA FRUTICOSA 'AUSSIE BOX'	AUSSIE BOX WESTRINGIA	12	0.7m	300mm
MP	GRASSES / GROUND COVERS MYOPORUM PARVIFOLIUM 'YAREENA'	YAREENA	14	0.1m	200mm
RO	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY 'HUNTINGTON CARPET'	5	0.4m	250mm

PLANTER BOX LANDSCAPE SPECIFICATION NOTES

IMPORTED TOPSOIL

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Planting in Planter Boxes: 'Planter Box Mix', as supplied by, ANL p. 02 9450 1444 or approved alternative. Keep mulch away from plant stem. Finish 30mm below planter.

TREE STOCK

Tree stock to be supplied by production nurseries in accordance with AS 2303-2018 Tree Stock for Landscape Use. Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide Specifying Trees: a Guide to Assessment of Tree Quality.

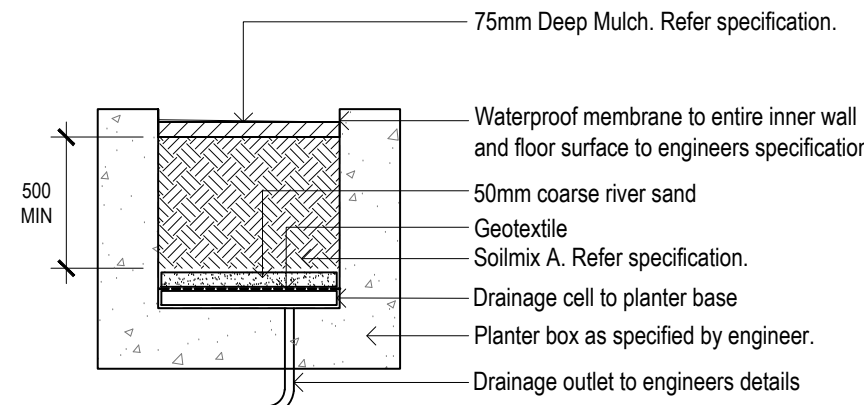
MULCHING

All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planters to receive 50-75mm of garden Mulch, Droughtmaster, ANL p. 02 9450 1444 or approved alternative. Keep mulch away from plant stem. Finish 30mm below planter.

IRRIGATION SYSTEM

New in-ground dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.

The entire irrigation system shall be fully automated and provide drip irrigation to all planterboxes. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and



DETAIL A

TYPICAL RAISED PLANTER BOX

PLANTER BOX MAINTENANCE PLAN

For the successful establishment of planter boxes it is essential that adequate maintenance on a regular basis be provided. After the vegetation has been installed, the requirements for maintenance include; re-release complete fertilizers, inspected for damage and the replacement of dead plants.

**WATERING:** Adequate watering during plant establishment is required for the first few weeks. The rootball and surrounding soil should be adequately moist. As the plants establish the intervals should increase to the first signs of wilting. After 3-6 months the plant should be able to survive on its own.

**FERTILISING:** Fertilising will only be required if the plant is indicating signs of poor condition and slow growth due to nutrient deficiencies. If fertilising is deemed to be necessary it will be carried out after the growing season in late summer to autumn. N:P:K ratios and application rates vary greatly depending on conditions of use. Consult manufacturers for application rates suitable for individual plantings. Fertil granular application with a low phosphorus and nitrogen content, applied in a broad casting fashion to quantities & rates described on fertiliser bags.

**MULCHING:** Following planting tamp lightly to give an even graded surface. Spread 75mm layer of mulch as specified over the surface of all garden beds. Care shall be taken not to mix soil and mulch together. All mulching is to be carried out with AS 4454 composted organic material, low in phosphorus and derived from the raw material, green waste. Mulching materials must be sourced from a certified fully lic months Planter are to be checked to ensure there is sufficient mulch. If additional mulch is required it will be to a maximum depth of 75mm.

**REMOVAL PRUNING:** Pruning will be an ongoing process, which will require the periodical removal of unsightly dead wood and pruning of plants that may cascade over the edge.

**WEEDING:** Weed control measures should aim to eliminate any weed germination and establishment. Weeds are to be controlled while young and before seed set.

**PEST AND DISEASE CONTROL:** Treatment of pests and diseases is important for maintaining healthy plants. Non-chemical controls and treatments should always be considered first. Natural control of pests is Remove the parts affected by disease, hand removal of certain pests.

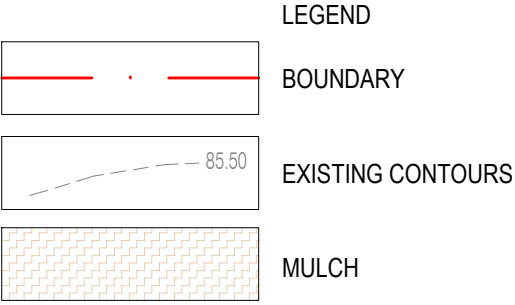
**REPLANTING:** Should any plants require replacing the same species and pot size shall be used. The following guidelines are recommended:

- Plants are to be removed from their containers with all labels removed.
- A hole is to be excavated at 2-3 times the diameter of the container and at the same depth as the root ball with the sides loosened.
- No organic matter, gravel or coarse material to be placed at the bottom of the planting hole, roughen or prune lightly the outside of the root ball
- All plants are to be planted so the top of the root ball is level with the existing ground level.
- Original site soil is to be used as back fill around plant and plants to be watered in. Apply mulch to a maximum depth of 75mm

SOIL TESTING

If growth of plants is poor or every 3 months during twelve month establishment period, a soil pH test should be performed at 5 different locations. Take each sample to spade depth. Follow the instructions as per is at an acceptable level.





PLANT PALETTE



WESTRINGIA FRUTICOSA 'AUSSIE BOX'



LOMANDRA LONGIFOLIA 'TANIKA'



ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'



SEDUM 'GOLD MOUND'



LANDSCAPE SPECIFICATION NOTES

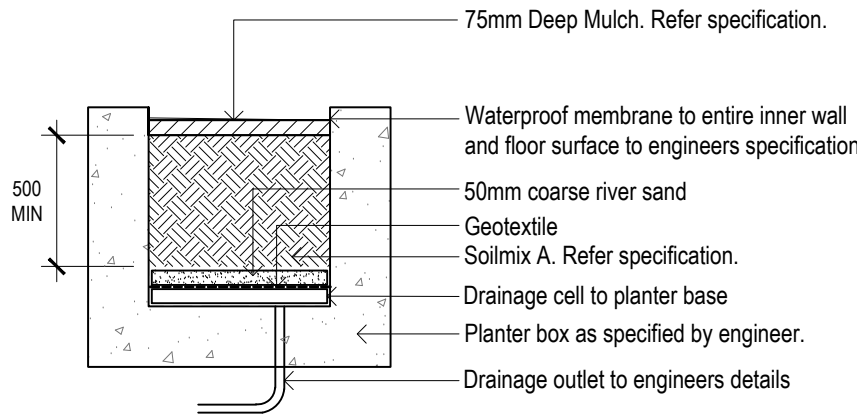
**IMPORTED TOPSOIL**  
All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Planting in Planter Boxes: 'Planter Box Mix', as supplied by, ANL p: 02 9450 1444 or approved alternative.

**TREE STOCK**  
Tree stock to be supplied by production nurseries in accordance with AS 2303-2018 Tree Stock for Landscape Use. Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide Specifying Trees: a Guide to Assessment of Tree Quality.

**MULCHING**  
All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planters to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch away from plant stem. Finish 30mm below planter.

**IRRIGATION SYSTEM**  
New inground dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.  
The entire irrigation system shall be fully automated and provide drip irrigation to all planterboxes. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and sizing of irrigation components. Irrigation system to be connected to water tank to supplement water from mains.

**WATERING**  
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.



PLANTER BOX MAINTENANCE PLAN

For the successful establishment of planter boxes it is essential that adequate maintenance on a regular basis be provided. After the vegetation has been installed, the requirements for maintenance include: removal of weeds, light fertilization with slow release complete fertilizers, inspected for damage and the replacement of dead plants.

**WATERING**  
Adequate watering during plant establishment is required for the first few weeks. The rootball and surrounding soil should be adequately moist. As the plants establish the intervals should increase and then the plant should only be watered at the first signs of wilting. After 3-6 months the plant should be able to survive on its own.

**FERTILISING**  
Fertilising will only be required if the plant is indicating signs of poor condition and slow growth due to nutrient deficiencies. If fertilising is deemed to be necessary it will be carried out after the second seasons growth at the end of the second growing season in late summer to autumn. N:P:K ratios and application rates vary greatly depending on conditions of use. Consult manufacturers for application rates suitable for individual plantings. Fertilisers may be applied to the soil in an organic granular application with a low phosphorus and nitrogen content, applied in a broad casting fashion to quantities & rates described on fertiliser bags.

**MULCHING**  
Following planting tamp lightly to give an even graded surface. Spread 75mm layer of mulch as specified over the surface of all garden beds. Care shall be taken not to mix soil and mulch together. All mulching is to be carried out with AS 4454 composted organic material, low in phosphorous and derived from the raw material, green waste. Mulching materials must be sourced from a certified fully licensed Australian Standard producer. Every 6 months Planter are to be checked to ensure there is sufficient mulch. If additional mulch is required it will be to a maximum depth of 75mm.

**REMEDIAL PRUNING**  
Pruning will be an ongoing process, which will require the periodical removal of unsightly dead wood and pruning of plants that may cascade over the edge.

**GENERAL PRUNING**  
Grasses should be trimmed after 3 years preferably in winter. Trim in a ball shape, usually about half the height.

**WEEDING**  
Weed control measures should aim to eliminate any weed germination and establishment. Weeds are to be controlled while young and before seed set.

**PEST AND DISEASE CONTROL**  
Treatment of pests and diseases is important for maintaining healthy plants. Non-chemical controls and treatments should always be considered first. Natural control of pests is encouraged using the following measures: Remove the parts affected by disease, hand removal of certain pests.

**REPLANTING**  
Should any plants require replacing the same species and pot size shall be used. The following guidelines are recommended:

- Plants are to be removed from their containers with all labels removed.
- A hole is to be excavated at 2-3 times the diameter of the container and at the same depth as the root ball with the sides loosened.
- No organic matter, gravel or coarse material to be placed at the bottom of the planting hole.
- Roughen or prune lightly the outside of the root ball
- All plants are to be planted so the top of the root ball is level with the existing ground level.
- Original site soil is to be used as back fill around plant and plants to be watered in.

Apply mulch to a maximum depth of 75mm.

**SOIL TESTING**  
If growth of plants is poor or every 3 months during twelve month establishment period, a soil pH test should be performed at 5 different locations. Take each sample to spade depth. Follow the instructions as per the pH colourimetric kit: to check the soil pH is at an acceptable level.

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
WF	SHRUBS WESTRINGIA FRUTICOSA 'AUSSIE BOX'	AUSSIE BOX WESTRINGIA	9	0.7m	250mm
LT	GRASSES / GROUND COVERS LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	9	0.6m	200mm
RO	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY 'HUNTINGTON CARPET'	6	0.4m	250mm
SG	SEDUM 'GOLD MOUND'	GOLD MOUND	10	0.3m	140mm