

35 CARTER ROAD, BROOKVALE NSW 2100

LANDSCAPE DA DOCUMENTATION

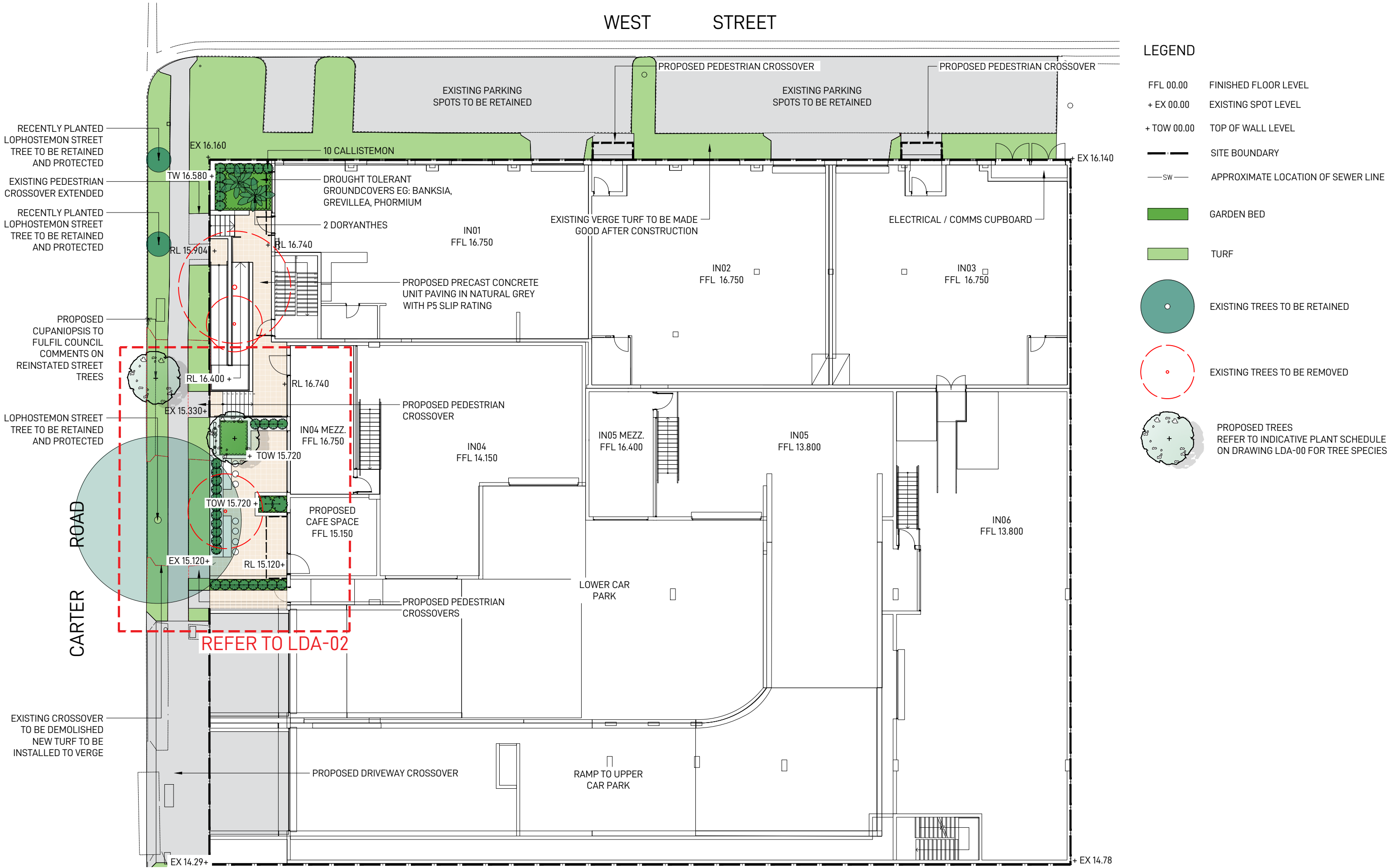
DRAWING REGISTER

DRAWING NUMBER	DRAWING NAME	SCALE / SIZE	REVISION
LDA-00	COVER SHEET	-	B
LDA-01	LANDSCAPE PLAN	1:200 @ A3	B
LDA-02	CAFE AREA DETAIL	1:100 @A3	B
LDA-03	FIRST FLOOR PLAN	1:200 @ A3	B
LDA-04	LANDSCAPE DETAILS	1:20 @A3	B
LDA-05	LANDSCAPE SCHEDULE	-	B

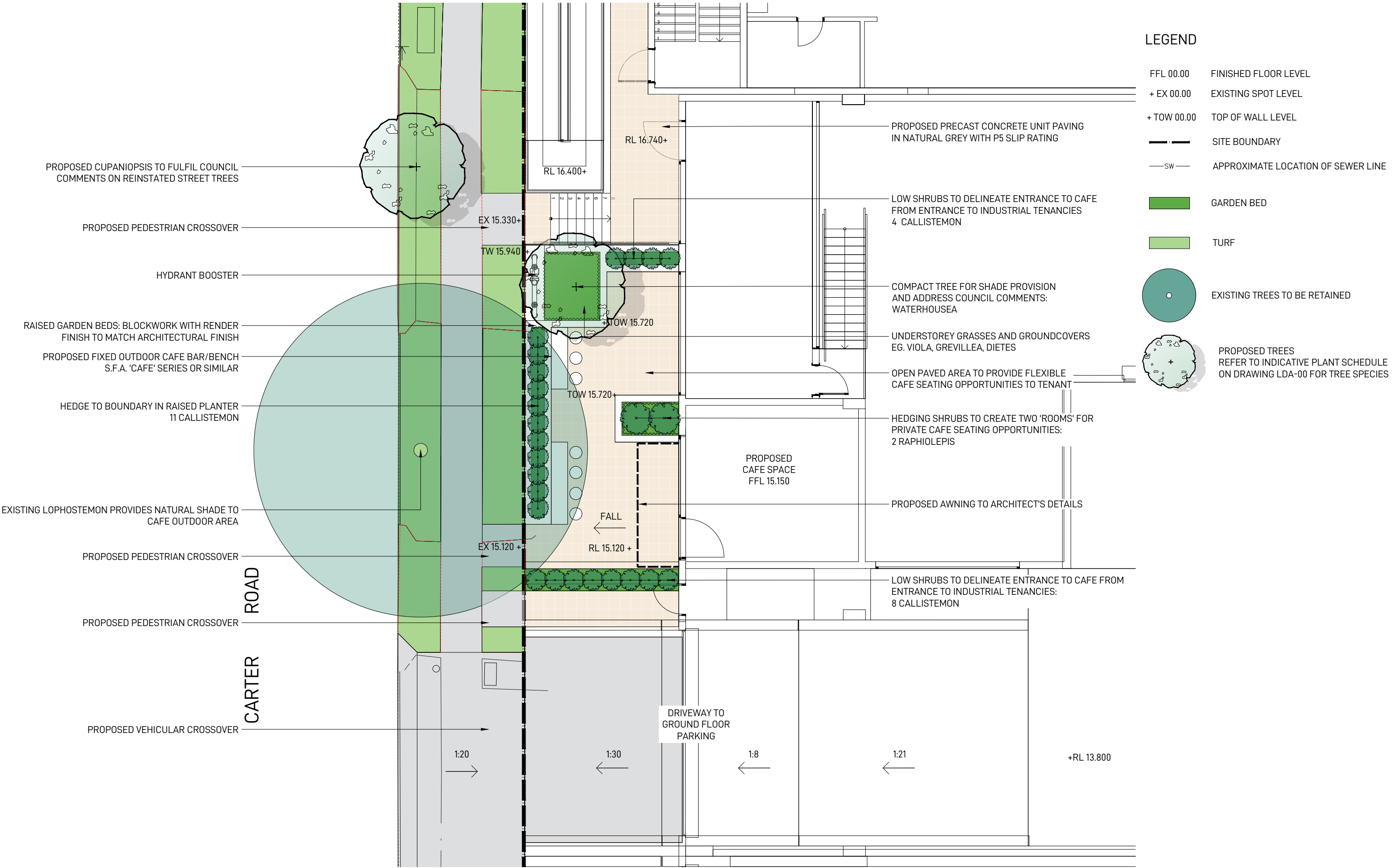
INDICATIVE PLANT SCHEDULE

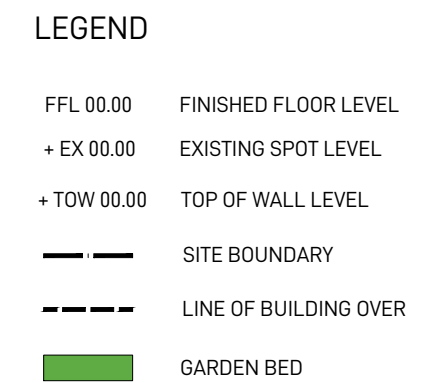
BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	NATIVE	INSTALL SIZE	SPACING	QUANTITY
TREES						
CUPANIOPSIS ANACARDIOIDES	TUCKEROO	6-8M	√	100L	AS SHOWN	1
WATERHOUSEA 'SWEEPER'	'SWEEPER' WATERHOUSEA	6-8M	√	100L	AS SHOWN	1
FEATURE PLANTS						
DORYANTHES EXCELSA	GYMEA LILY	1.5M	√	300MM	AS SHOWN	4
MEDIUM SHRUBS						
RAPHIOLEPIS 'ORIENTAL PEARL'	INDIAN HAWTHORN	1M		300MM	AS SHOWN	10
SMALL SHRUBS						
CALLISTEMON 'BETTER JOHN'	BOTTLEBRUSH 'LITTLE JOHN'	0.5-1M	√	200MM	AS SHOWN	38
GRASSES AND GROUNDCOVERS						
BANKSIA 'BIRTHDAY CANDLES'	BANKSIA 'BIRTHDAY CANDLES'	0.5M	√	140MM	4/M2	-
DIANELLA CAERULEA	BLUE FLAX LILY	0.75M	√	140MM	4/M2	-
DIETES IRIOIDES	BUTTERFLY IRIS	0.75M		140MM	4/M2	-
GREVILLEA 'CHERRY CLUSTER'	CHERRY CLUSTER GREVILLEA	0.4M	√	140MM	5/M2	-
PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX	0.75M		140MM	4/M2	-
VIOLA HEDERACEA	NATIVE VIOLET	0.1M	√	140MM	6/M2	-
CLIMBING PLANTS						
HARDENBERGIA 'MEEMA'	PURPLE CORAL PEA 'MEEMA'	0.75M (CLIMBING)	√	200MM	-	-
CASCADING / CLIMBING PLANTS						
MYOPORUM 'YAREENA'	CREEPING BOOBIALLA	0.2M (2M TRAILING)	√	140MM	6/M2	-
CARPOBROTUS 'AUSSIE RAMBLER'	PIGFACE 'AUSSIE RAMBLER'	0.2M (1M TRAILING)	√	140MM	6/M2	-

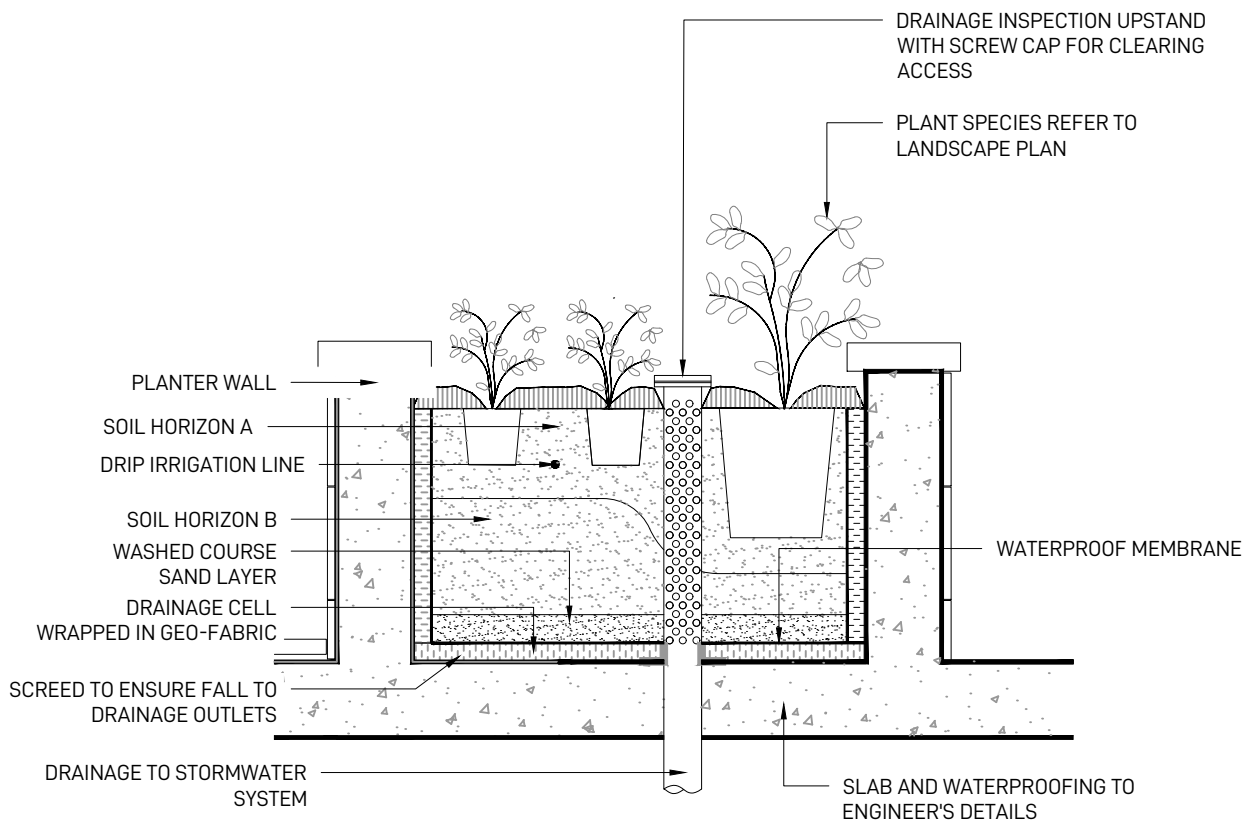
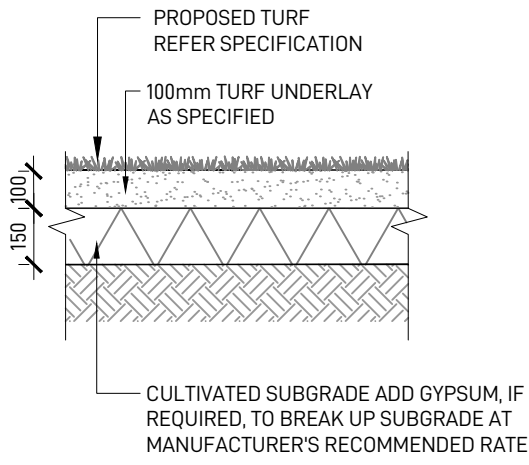
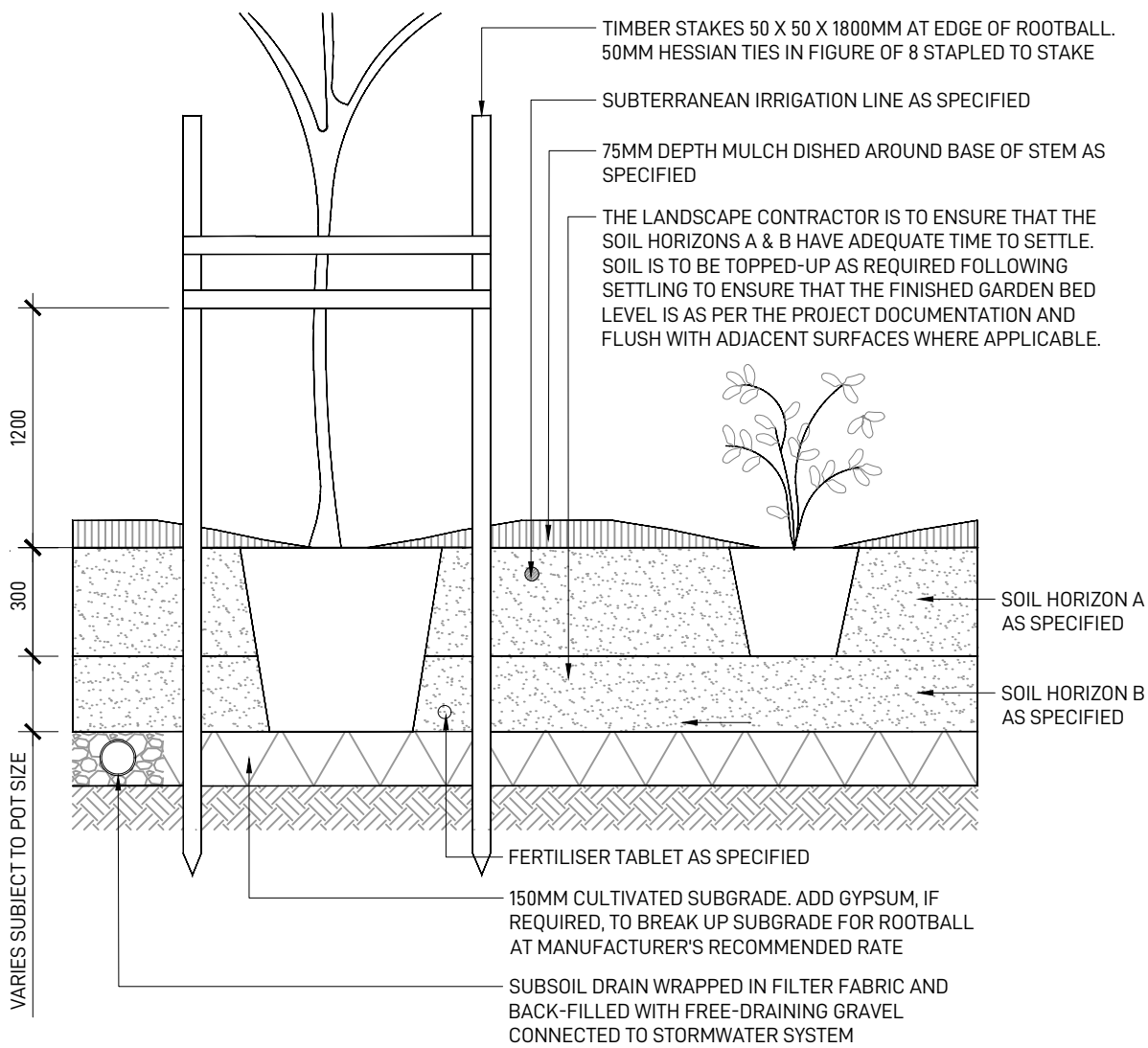
<div>LANDSCAPE ARCHITECT</div> <div>GROUND INK</div> <div>LEVEL 4, SUITE 19 / 56 NERIDAH STREET CHATSWOOD NSW 2067 PH. (02) 9411 3279 WWW.GROUNDINK.COM.AU</div> <div>© GROUND INK PTY LTD THIS DESIGN AND DRAWING IS PROTECTED BY COPYRIGHT.</div>	<div>NOTE</div> <div>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL WORK IS TO CONFORM TO RELEVANT AUSTRALIAN STANDARDS AND OTHER CODES AS APPLICABLE. LOCATION OF UNDERGROUND SERVICES TO BE PROVEN ON SITE AND PROTECTED IF NECESSARY PRIOR TO CONSTRUCTION. DIAL BEFORE YOU DIG. PLANT SPECIES AND QUANTITIES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED ON FUTURE PROJECT REQUIREMENTS.</div>	ISSUE	DATE	DESCRIPTION	DRAWN	REVIEW	DRAWING TITLE	DATE	JOB NUMBER	DRAWING NUMBER	
		A	14.10.24	CONCEPT ISSUE	AG	RL		COVER SHEET	22-11-24	20240314	LDA-00
		B	19.11.24	DA ISSUE	AG	RL			PROJECT 35 CARTER ROAD BROOKVALE, NSW 2100		
		C	22.11.24	DA ISSUE	AG	RL				REV C	



LANDSCAPE ARCHITECT GROUND INK <small>LEVEL 4, SUITE 19 / 56 NERIDAH STREET CHATSWOOD NSW 2067 PH. (02) 9411 3279 WWW.GROUNDINK.COM.AU © GROUND INK PTY LTD THIS DESIGN AND DRAWING IS PROTECTED BY COPYRIGHT.</small>	NOTE VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL WORK IS TO CONFORM TO RELEVANT AUSTRALIAN STANDARDS AND OTHER CODES AS APPLICABLE. LOCATION OF UNDERGROUND SERVICES TO BE PROVEN ON SITE AND PROTECTED IF NECESSARY PRIOR TO CONSTRUCTION. DIAL BEFORE YOU DIG. PLANT SPECIES AND QUANTITIES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED ON FUTURE PROJECT REQUIREMENTS.	ISSUE	DATE	DESCRIPTION	DRAWN	REVIEW	DRAWING TITLE GROUND FLOOR LANDSCAPE PLAN	DATE	JOB NUMBER	DRAWING NUMBER
		A	14.10.24	CONCEPT ISSUE	AG	RL		22-11-24	20240314	LDA-01
		B	19.11.24	DA ISSUE	AG	RL		PROJECT 35 CARTER ROAD BROOKVALE, NSW 2100		
		C	22.11.24	DA ISSUE	AG	RL		SCALE 1:200 @ A3 0 1 2 3 4M		
								NORTH REV C		







MASS PLANTING
TYPICAL SECTION
1:20 @ A3

TURF
TYPICAL SECTION
1:20 @ A3

MASS PLANTING ON SLAB
TYPICAL SECTION
1:20 @ A3

<div>LANDSCAPE ARCHITECT</div> <div>GROUND INK</div> <div>LEVEL 4, SUITE 19 / 56 NERIDAH STREET CHATSWOOD NSW 2067 PH. (02) 9411 3279 WWW.GROUNDINK.COM.AU</div> <div>© GROUND INK PTY LTD THIS DESIGN AND DRAWING IS PROTECTED BY COPYRIGHT.</div>	<div>NOTE</div> <div>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL WORK IS TO CONFORM TO RELEVANT AUSTRALIAN STANDARDS AND OTHER CODES AS APPLICABLE. LOCATION OF UNDERGROUND SERVICES TO BE PROVEN ON SITE AND PROTECTED IF NECESSARY PRIOR TO CONSTRUCTION. DIAL BEFORE YOU DIG. PLANT SPECIES AND QUANTITIES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED ON FUTURE PROJECT REQUIREMENTS.</div>	ISSUE	DATE	DESCRIPTION	DRAWN	REVIEW	DRAWING TITLE	DATE	JOB NUMBER	DRAWING NUMBER	
		A	14.10.24	CONCEPT ISSUE	AG	RL		LANDSCAPE DETAILS	22-11-24	20240314	LDA-04
		B	19.11.24	DA ISSUE	AG	RL			PROJECT		
		C	22.11.24	DA ISSUE	AG	RL				35 CARTER ROAD BROOKVALE, NSW 2100	
									SCALE 1:20 @ A3		REV C
										0 0.2 0.4 0.6 0.8 1M	

MAINTENANCE SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INSPECTIONS	2M		2M		2M		2M		2M		2M	
WATERING	W	W	W	W	W	W	W	W	W	W	W	W
WEED AND PEST MANAGEMENT	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
LITTER REMOVAL	2M		2M		2M		2M		2M		2M	
REMOVAL OF DEAD/DYING TREE LIMBS	2M		2M		2M		2M		2M		2M	
PLANT REPLACEMENT IF REQUIRED	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
MULCHING	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
TREE STAKE ADJUSTMENTS	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
FERTILISING	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
PLANTING ESTABLISHMENT PERIOD - 12 MONTHS												
LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS												
KEY W-WEEKLY, 2M- EVERY TWO MONTHS, AR- AS REQUIRED												
THE CONTRACTOR IS TO ALLOW 52 WEEKS PLANTING ESTABLISHMENT PERIOD FROM THE DATE OF PRACTICAL COMPLETION. CONTRACTOR TO MAINTAIN A LOG BOOK TO KEEP A RECORD OF MAINTENANCE EVERY MONTH. REPLACEMENTS OF FAILED, DAMAGED OR STOLEN PLANTS TO BE CARRIED OUT DURING THE MAINTENANCE PERIOD. IRRIGATION SYSTEMS TO BE INSTALLED AND MAINTAINED DURING THE MAINTENANCE PERIOD. LANDSCAPE MAINTENANCE REPORT SHALL BE SUBMITTED TO THE PRINCIPLE CERTIFYING AUTHORITY BY THE CONTRACTOR.												

OUTLINE LANDSCAPE SPECIFICATION

GENERAL
MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THE LANDSCAPE CONTRACTOR SHALL ATTEND THE SITE ON A WEEKLY BASIS TO MAINTAIN THE LANDSCAPE WORKS FOR THE FULL TERM APPROVED AT CC STAGE OF THE MAINTENANCE PERIOD (COMMENCING FROM PRACTICAL COMPLETION).

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL UNDERTAKE RUBBISH REMOVAL FROM THE SITE ON A WEEKLY BASIS TO ENSURE THE SITE REMAINS IN TIDY CONDITION.

WEED ERADICATION
WEED GROWTH THAT MAY OCCUR IN, PLANTED OR MULCHED AREAS IS TO BE REMOVED USING ENVIRONMENTALLY ACCEPTABLE METHODS I.E. NON-RESIDUAL GLYPHOSATE HERBICIDE, (E.G. 'ROUNDUP', APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS) OR HAND WEEDING.

TREE REPLACEMENT
TREES SHALL SHOW SIGNS OF HEALTHY VIGOROUS GROWTH AND BE FREE FROM DISEASE AND NOT EXHIBIT SIGNS OF STRESS PRIOR TO HANDOVER TO THE CLIENT. ANY TREES OR PLANT THAT DIE OR FAIL TO THRIVE, OR ARE DAMAGED OR STOLEN WILL BE REPLACED. REPLACEMENT MATERIAL SHALL HAVE THE MAINTENANCE PERIOD EXTENDED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT CONDITIONS. TREES AND PLANT MATERIALS SHALL BE EQUAL TO THE MINIMUM REQUIREMENTS OF SPECIES SPECIFIED AND APPROVED MATERIAL DELIVERED TO SITE. SHOULD THE CONDITION DECLINE FROM THE APPROVED SAMPLE THE SUPERINTENDENT RESERVES THE RIGHT TO REJECT THE TREE / PLANTS.
FREQUENCY: AS REQUIRED.

PRUNING
SELECTIVE PRUNING MAY BE REQUIRED DURING THE ESTABLISHMENT PERIOD TO PROMOTE A BALANCED CANOPY STRUCTURE. THESE ACTIVITIES SHALL BE CARRIED OUT TO THE BEST HORTICULTURAL AND INDUSTRY PRACTICE. ALL PRUNED MATERIAL IS TO BE REMOVED FROM SITE.

IRRIGATION
A LOW VOLUME DRIP IRRIGATION SYSTEM MAY BE INSTALLED AT THE DISCRETION OF THE DEVELOPER. POSITION OF CONTROL BOX, SOLENOIDS AND IRRIGATION CONDUITS TO BE DESIGNED BY QUALIFIED IRRIGATION ENGINEER AT CC STAGE
CONTROLLERS SHALL BE MOUNTED ON A STABLE WALL, POWER RACK, OR FORMED AND CONSTRUCTED CONCRETE BASED PEDESTAL MOUNT. PERFORMANCE SPECIFICATION TO BE PROVIDED BY LANDSCAPE ARCHITECT, NOMINALLY 25MM DELIVERED TO PLANT AREAS EACH WEEK DURING ESTABLISHMENT (DEPENDING ON WEATHER CONDITIONS). AFTER ESTABLISHMENT, IRRIGATION RATES CAN BE DECREASED IN CERTAIN AREAS OF THE LANDSCAPE DEPENDING ON THE SPECIES.

WATERING
IMPLEMENT AN APPROPRIATE HAND WATERING REGIME IN AREAS NOT IRRIGATED IN ASSOCIATION WITH CURRENT WATERING PROGRAMME TO MAINTAIN PLANT HEALTH AND VIGOUR. THE PROGRAM SHALL REFLECT SEASONAL CONDITIONS AND PLANT SPECIES.
FREQUENCY: WEEKLY OR AS REQUIRED.

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.

SOILS
HORIZON A - GARDEN BEDS ON NATURAL GROUND
A SANDY LOAM TO CLAY LOAM TOPSOIL MIX DESIGNED FOR GENERAL PURPOSE, ON-GRADE LANDSCAPE GARDEN BED PLANTING OF GRASSES, WOODY AND HERBACEOUS ANNUALS AND PERENNIALS THAT HAVE HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH, AND ARE NOT SUBJECT TO COMPACTION BY PEDESTRIAN AND OTHER FOOT TRAFFIC.
HEAVIER TEXTURED SOILS IN THIS SPECIFICATION MAY REQUIRE ENGINEERED

SOLUTIONS WHERE EXCESSIVE WETNESS IS ANTICIPATED. NOTE THAT ORGANIC SOIL VARIANT SHOULD NOT BE CHOSEN FOR LOW P PLANTINGS AND SHOULD NOT BE USED BELOW 300MM. PLANTING METHODS INCLUDE DIRECT SEEDING, TUBE AND POTTED SPECIMENS UP TO 45L

HORIZON B – LARGER POTTED PLANTING BELOW 300MM
A SANDY, WELL DRAINED MEDIUM WITH LOW ORGANIC MATTER FOR BACKFILLING BELOW 300MM FROM THE SURFACE IN LARGER POTTED SPECIMENS OVER 45L OR 400MM DEPTH OF ROOT BALL, SEMI-ADVANCED, ADVANCED AND SUPER ADVANCED TREE PLANTING. THE SPECIFICATION MAY USE A SMALL PROPORTION OF SITE WON TOPSOIL OR SUBSOIL, PROVIDED THE ORGANIC MATTER UPPER LIMIT IS NOT EXCEEDED.

CULTIVATION
ALL GARDEN BEDS TO BE CULTIVATED TO A MIN DEPTH OF 150MM AND TREE PITS TO THE DEPTH OF THE ROOT BALL ONLY. IF ADDITIVES SUCH AS GYPSUM ARE REQUIRED CONDUCT THIS AFTER CULTIVATION INTO THE TOP 100MM OF SOIL.

PLANTING
ALL PLANTING TO BE GROWN TO NATSPEC SPECIFICATIONS. CONTRACTOR TO PREPARE SITE FOR PLANTING INCLUDING WATERING, HANDLING, SETTING OUT AND EXCAVATION. EXCAVATE A HOLE FOR EACH PLANT LARGE ENOUGH TO PROVIDE NOT LESS THAN 100MM ALL AROUND THE ROOT SYSTEM OF THE PLANT. FOR TREE PLANTING EACH HOLE SHALL BE DUG WITH A SHOVEL, BACKHOE OR SIMILAR TOOL. INDIVIDUAL HOLES SHALL BE EXCAVATED TO ALLOW ROOT SYSTEM TO SIT FLAT ON THE EXCAVATED HOLE AND 400MM TO EACH SIDE OF THE ROOT SYSTEM. BACKFILL PLANTING HOLES WITH EXISTING SITE SOIL AND TOPSOIL AS DESCRIBED IN SECTION 'SOIL', PLANT / TREE SHALL BE SET PLUMB, WITH THE ROOT BALL SET SLIGHTLY BELOW THE FINAL SOIL LEVEL.

MULCHING
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL 10MM PINE BARK MULCH TO ALL GARDEN BEDS SHOWN ON THE LANDSCAPE PLANS, TO A MINIMUM DEPTH OF 75MM. ALL MULCH IS TO BE FREE OF DELETERIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS. MULCHED SURFACES ARE TO BE KEPT CLEAN AND TIDY AND FREE OF ANY DELETERIOUS MATERIAL AND FOREIGN MATTER. REINSTATE DEPTHS TO A UNIFORM LEVEL OF 75MM WITH MULCH AS SPECIFIED, MULCH TO BE FREE OF ANY WOOD MATERIAL IMPREGNATED WITH CCA OR SIMILAR TOXIC TREATMENT. MAINTAIN WATERING RINGS AROUND TREES. TOP UP MULCH LEVELS PRIOR TO HANDOVER TO CLIENT.

TURFING
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL SAPPHIRE BUFFALO TURF IN STRETCHER PATTERN TO ALL TURF AREAS SHOWN ON THE LANDSCAPE PLANS AND IS TO FINISH FLUSH WITH ADJACENT SURFACES. TURF TO BE A MIN THICKNESS OF 50MM WITH A 40MM MOWING HEIGHT. CONTRACTOR TO ALLOW FOR FERTILISING, LAYING, TAMPING, WATERING, TOP DRESSING, MAINTENANCE AND MOWING. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TURF UNDERLAY UNDER ALL TURF AREAS, CONSISTING OF 100MM THICK LAYER OF SCREENED TOP SOIL.

PEST AND DISEASE CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY FOR PESTS AND DISEASE INFESTATIONS WHEN THE PEST AND FUNGAL ATTACK HAS BEEN POSITIVELY IDENTIFIED AND WHEN THEIR POPULATIONS HAVE INCREASED TO A POINT THAT WILL BECOME DETRIMENTAL TO PLANT GROWTH. APPLY ALL PESTICIDES TO MANUFACTURER'S DIRECTIONS.
FREQUENCY: WEEKLY INSPECTION

FERTILISING
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9 OR SIMILAR APPROVED. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE. GENERALLY CHECK FOR SIGNS OF NUTRIENT DEFICIENCIES (YELLOWING OF LEAVES, FAILURE TO THRIVE), AND ADAPT FERTILISER REGIME TO SUIT. FERTILISER SHOULD BE APPLIED AT THE BEGINNING AND THE END OF THE (SUMMER) GROWING SEASON.

<div>LANDSCAPE ARCHITECT</div> <div>GROUND INK</div> <div>LEVEL 4, SUITE 19 / 56 NERIDAH STREET CHATSWOOD NSW 2067 PH. (02) 9411 3279 WWW.GROUNDINK.COM.AU</div> <div>© GROUND INK PTY LTD THIS DESIGN AND DRAWING IS PROTECTED BY COPYRIGHT.</div>	<div>NOTE</div> <div>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL WORK IS TO CONFORM TO RELEVANT AUSTRALIAN STANDARDS AND OTHER CODES AS APPLICABLE. LOCATION OF UNDERGROUND SERVICES TO BE PROVEN ON SITE AND PROTECTED IF NECESSARY PRIOR TO CONSTRUCTION. DIAL BEFORE YOU DIG. PLANT SPECIES AND QUANTITIES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED ON FUTURE PROJECT REQUIREMENTS.</div>	ISSUE	DATE	DESCRIPTION	DRAWN	REVIEW	<div>DRAWING TITLE</div> <div>LANDSCAPE SPECIFICATION</div>	DATE	JOB NUMBER	DRAWING NUMBER
		A	14.10.24	CONCEPT ISSUE	AG	RL		22-11-24	20240314	LDA-05
		B	19.11.24	DA ISSUE	AG	RL		<div>PROJECT</div> <div>35 CARTER ROAD</div> <div>BROOKVALE, NSW 2100</div>		
		C	22.11.24	DA ISSUE	AG	RL				
								REV		
					C					