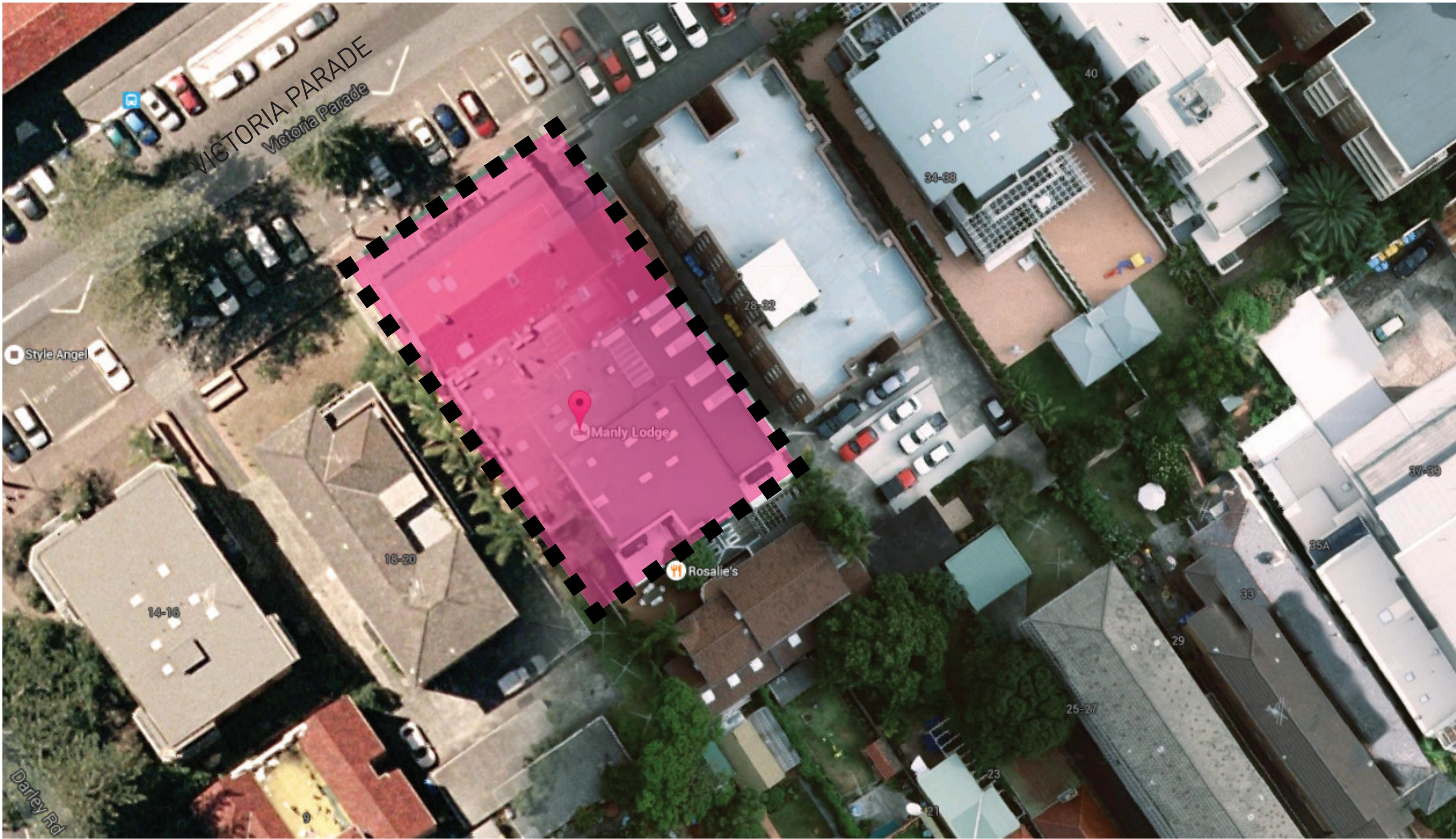


Manly Lodge Redevelopment, Manly, NSW

Landscape Documentation for Development Application



Drawing Register:

Dwg No.	Drawing Name
LDA-000	Landscape Cover Sheet & Design Statement
LDA-001	Site Plan
LDA-002	Landscape Plan
LDA-003	Planting and Finishes Plan
LDA-004	Section A and C
LDA-005	Section B
LDA-006	Atrium View to Water Feature
LDA-007	Typical Landscape Details
LDA-008	Planting Schedule

Design Statement

Victoria Parade Streetscape

The proposal intends a simple and uncluttered look to the streetscape that will maximise the visibility of the hotel facade. Modular unit paving is proposed with stainless steel bollards to the edge of the basement driveway

Ground Floor Landscape

The rear space has a communal garden which is intended for passive activities. The lawn area is achieved by stepping the basement slab down by 300mm to allow sufficient soil depth. Seating is provided with generous bespoke wooden benching and a vista through the building to the garden, is terminated by a Chinese Pistachio tree within deep soil. On the western side of the garden it is proposed to have a raised water feature with gentle falling water. This is planted with a backdrop of bamboo.

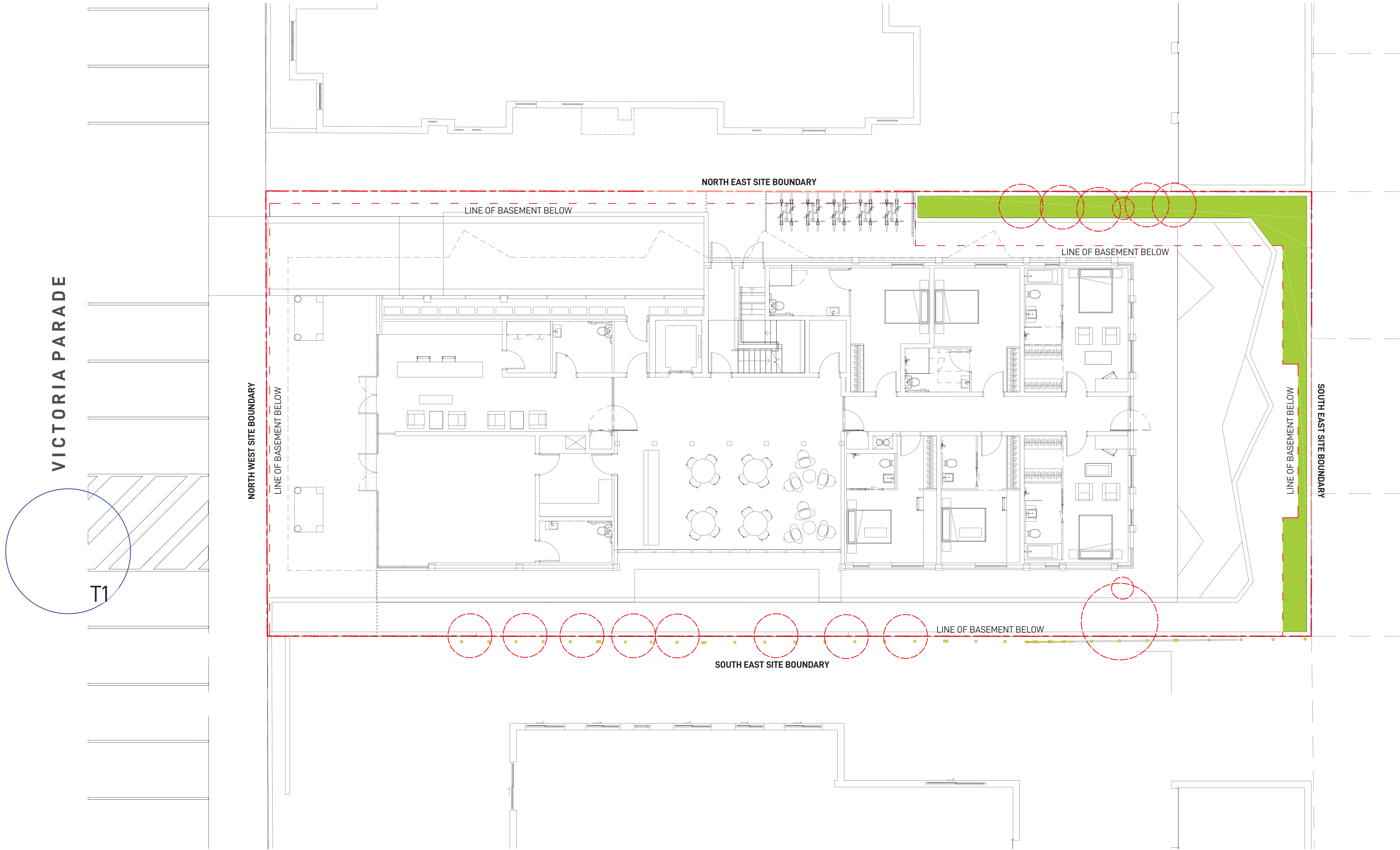
General Planting Philosophy

Four native trees are included in the design to fulfil DCP requirements. Where possible low water use native coastal species are incorporated within shrub and groundcover planting.

Landscape Management

The common landscape will be maintained by a Community Body Corporate. A low volume drip irrigation system is proposed to optimise establishment of the landscape.

This will be used within the public environs. Drainage is an important consideration over podium applications. Drainage cell product will be used to the base in conjunction with vertical planter drainage systems that are connected to the engineered hydraulic system.



LEGEND

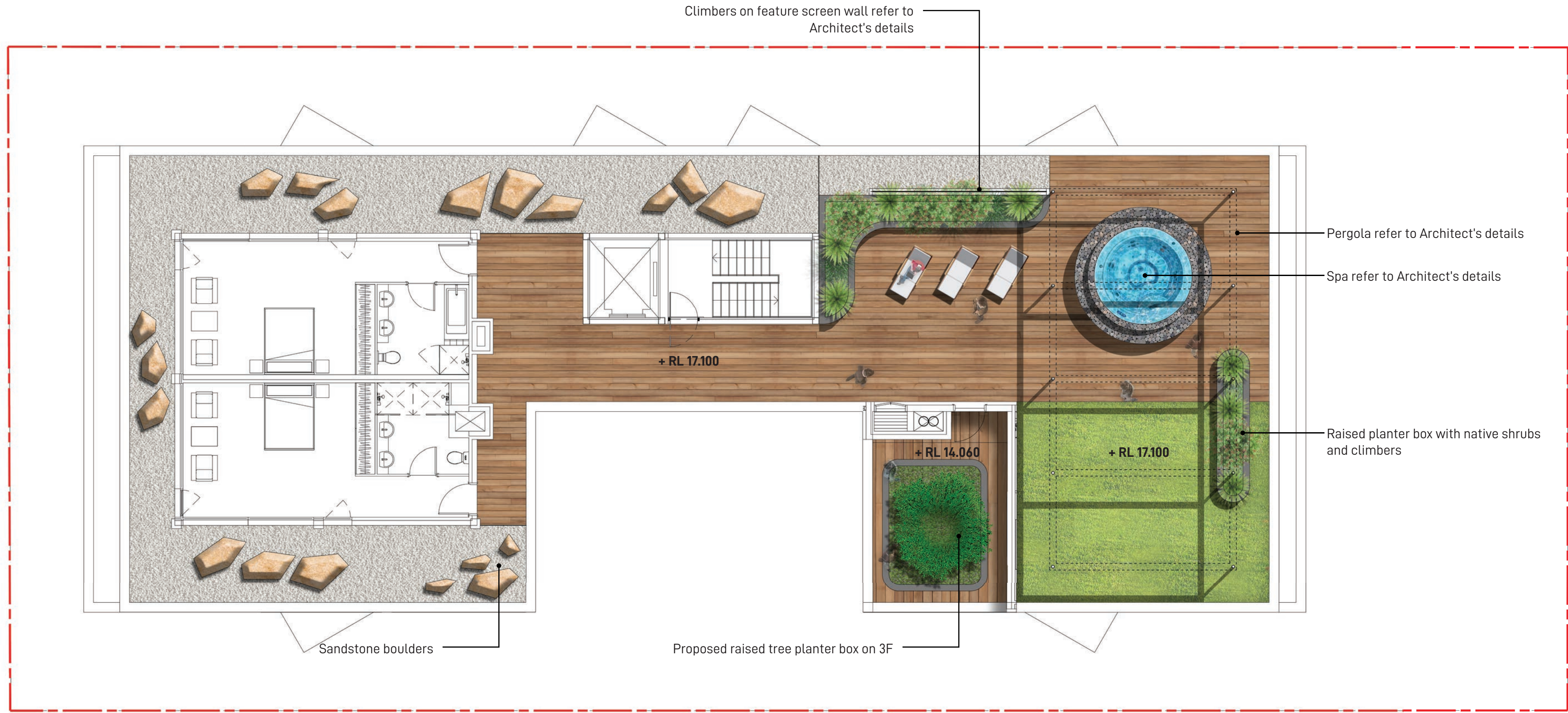
Trees to be removed

Tree to be protected and retained

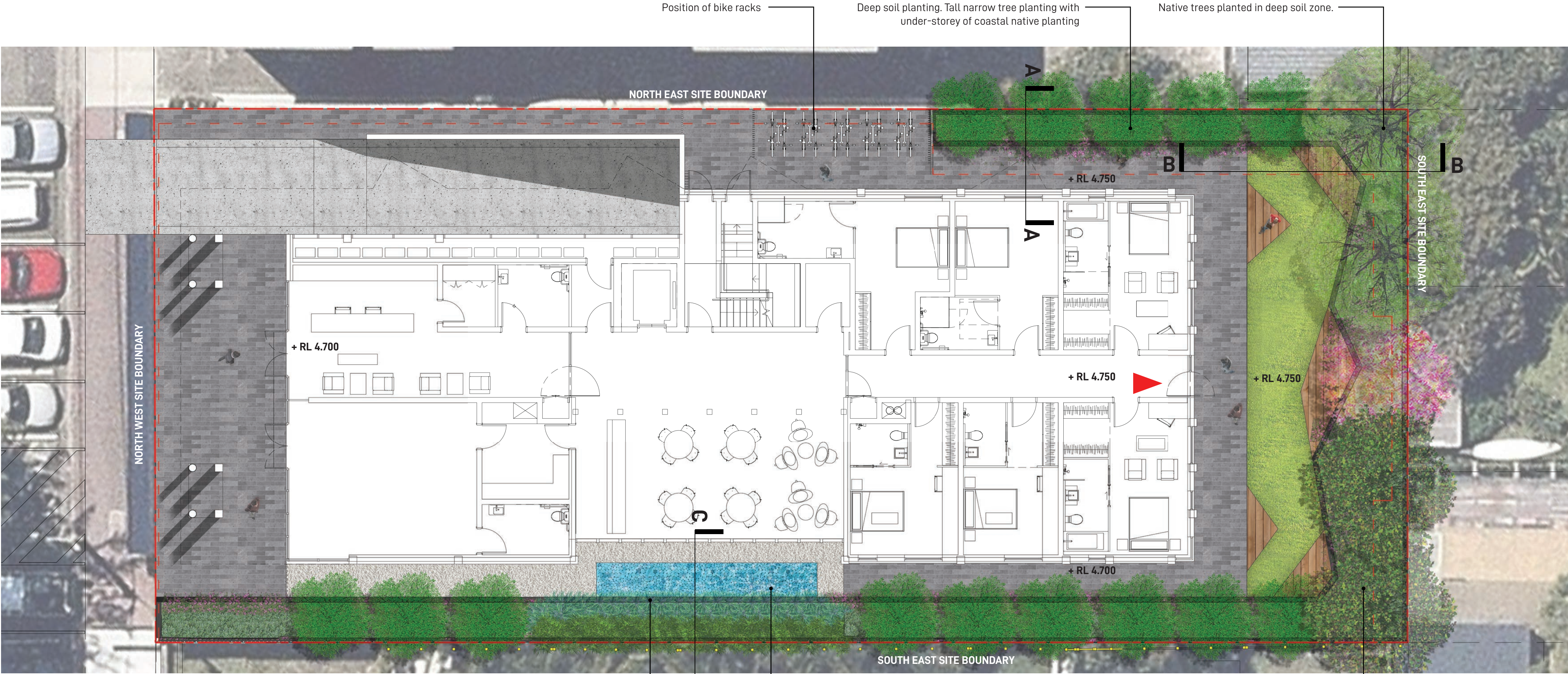
Deep soil area

Note : T1 Araucaria heterophylla is to be protected and retained. All other trees are to be removed as per Arborist recommendations. Refer to report CIA - LAM 06/15 carried out by N.S.W TREE SERVICES P/L ARBORICULTURAL CONSULTANTS.

SITE PLAN



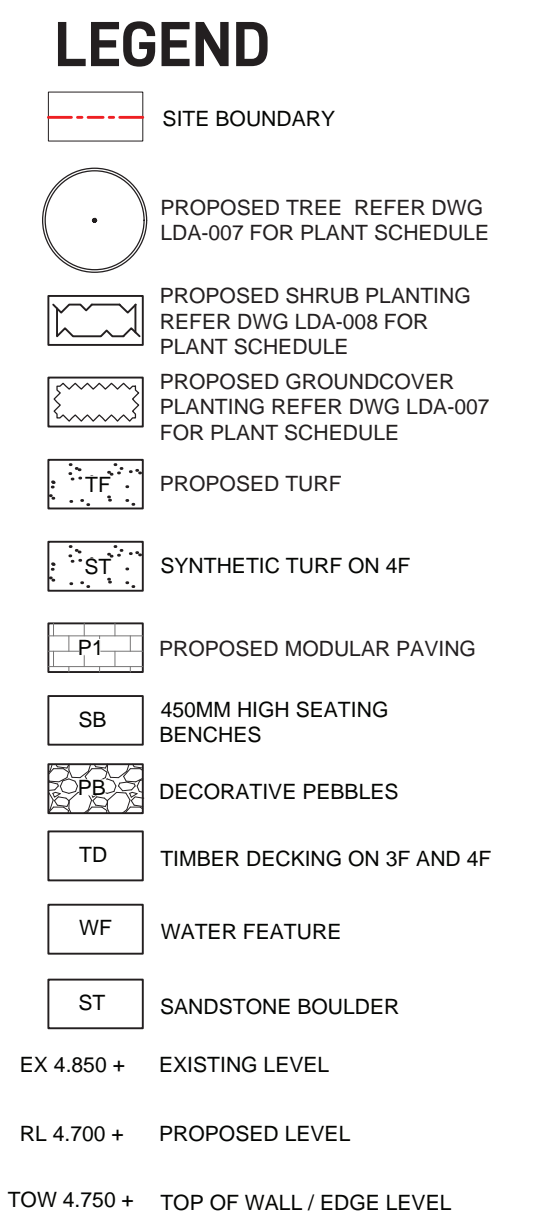
3F & 4F LANDSCAPE PLAN



GROUND FLOOR LANDSCAPE PLAN

LEGEND

- Site boundary line
- + RL 4.700
Proposed level (for further information refer to Planting and Finishes Plan)
- Pin oaks
- Native tree planting
- Feature tree
- Turf
- Modular unit paving (Nominally 600 x 400mm x 40mm)
- Wooden seating benches
- Decorative pebbles
- Timber decking on 3F & 4F
- Synthetic turf on 4F
- Level Entry/Exit to common landscape
- Section locations



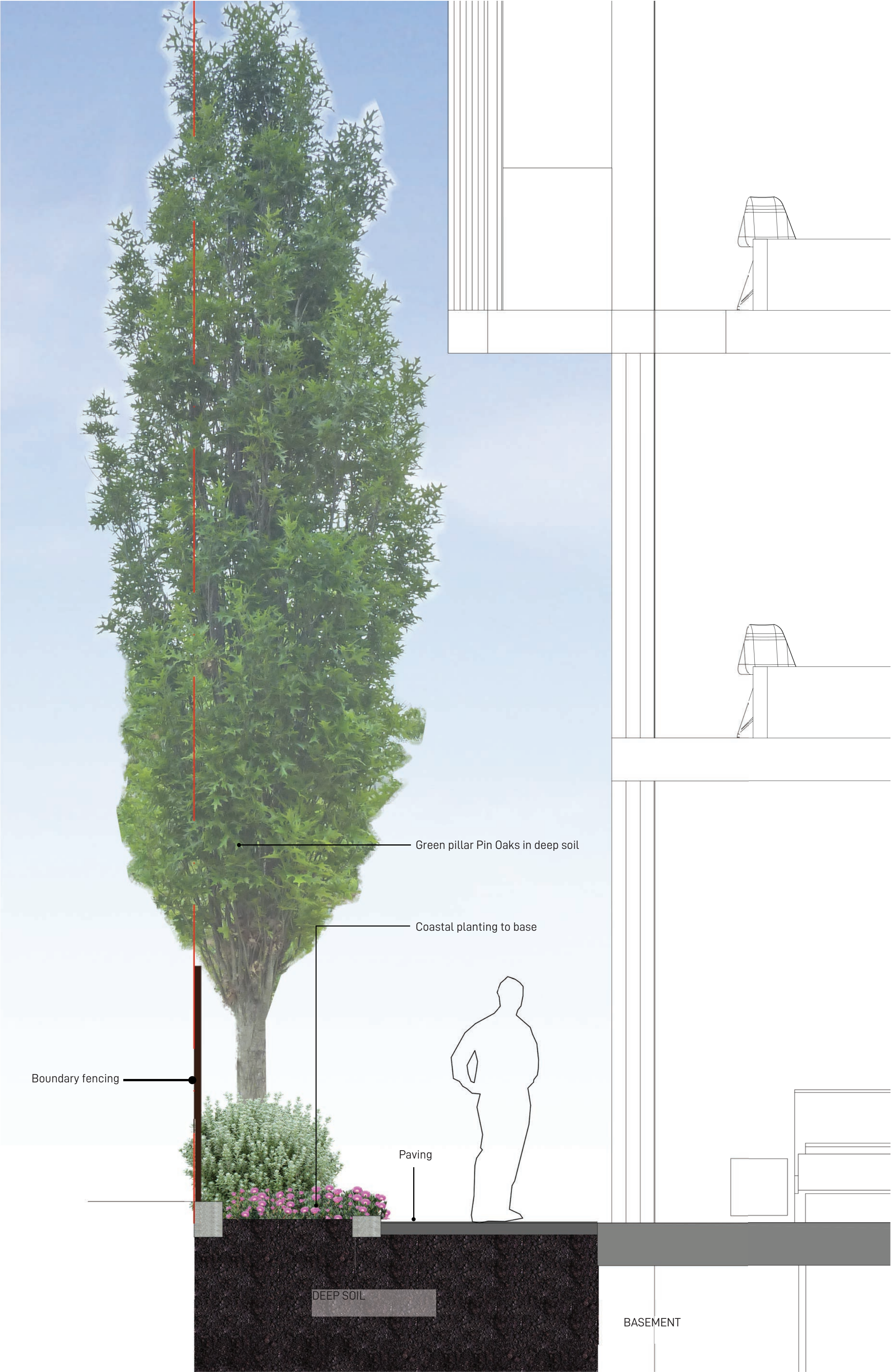
PLANTING & FINISHES PLAN

1:100 / A1

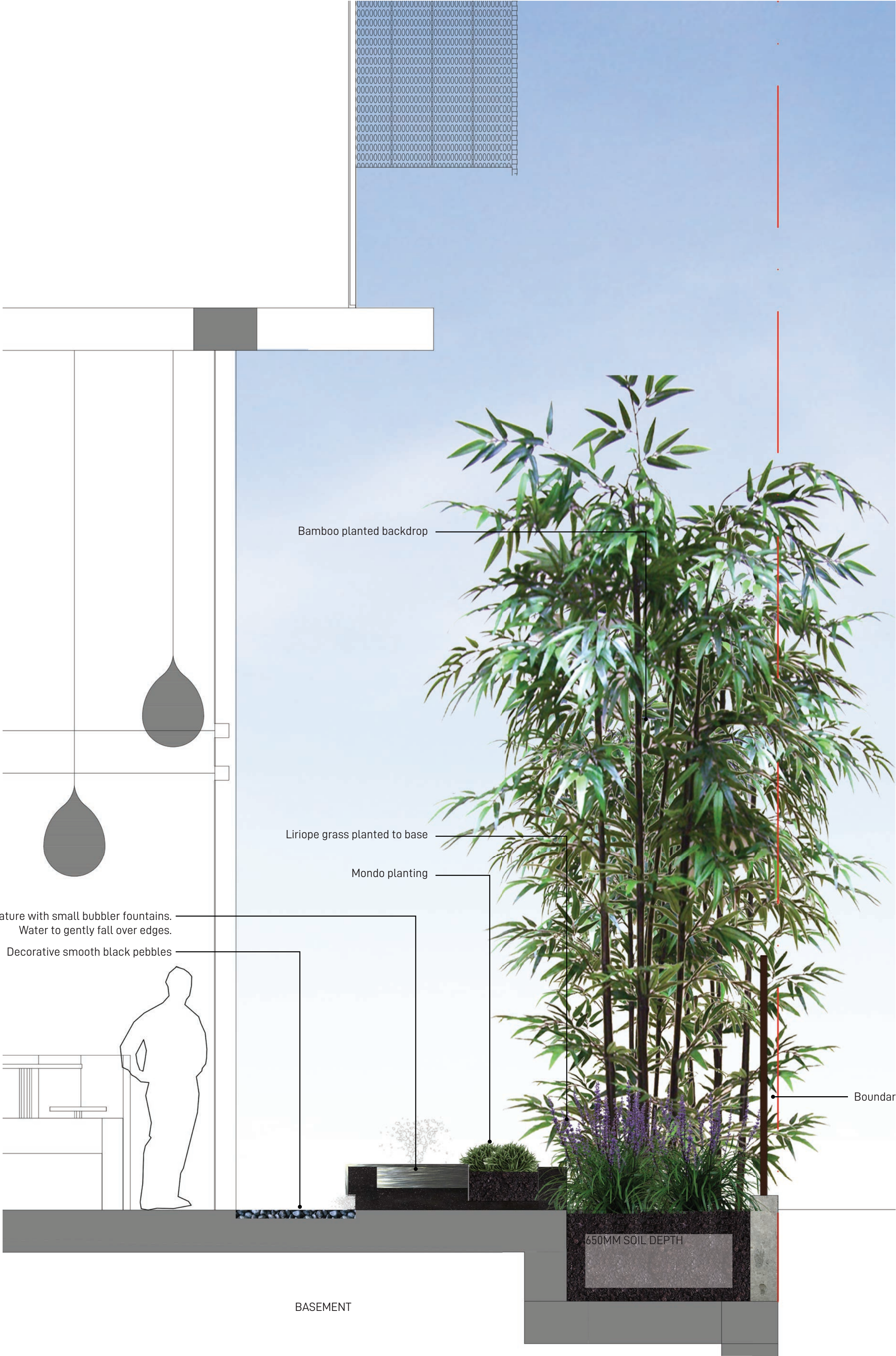
0 1 2m

LDA-004

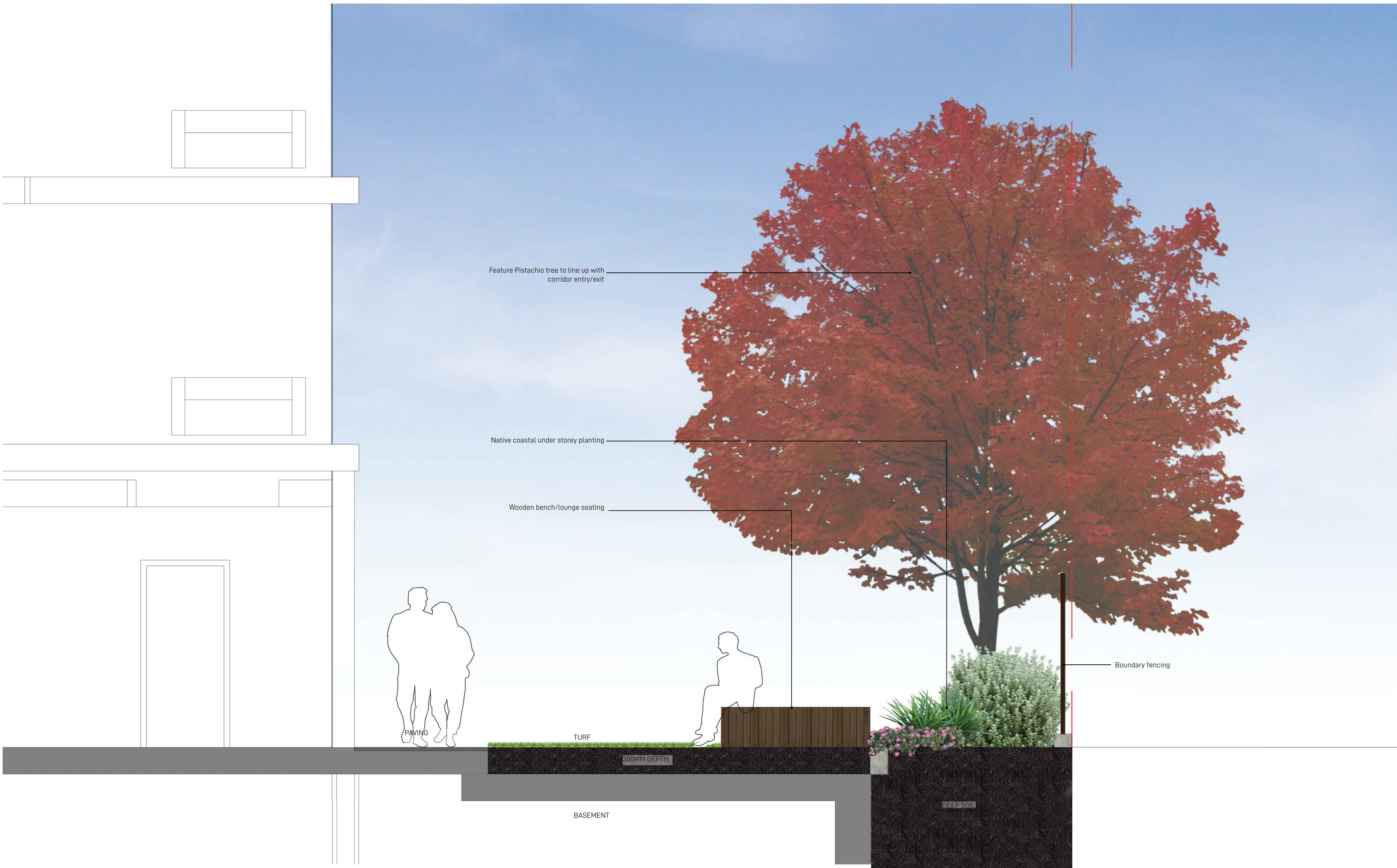
Revision C | 01-11-19



SECTION A - 1:20

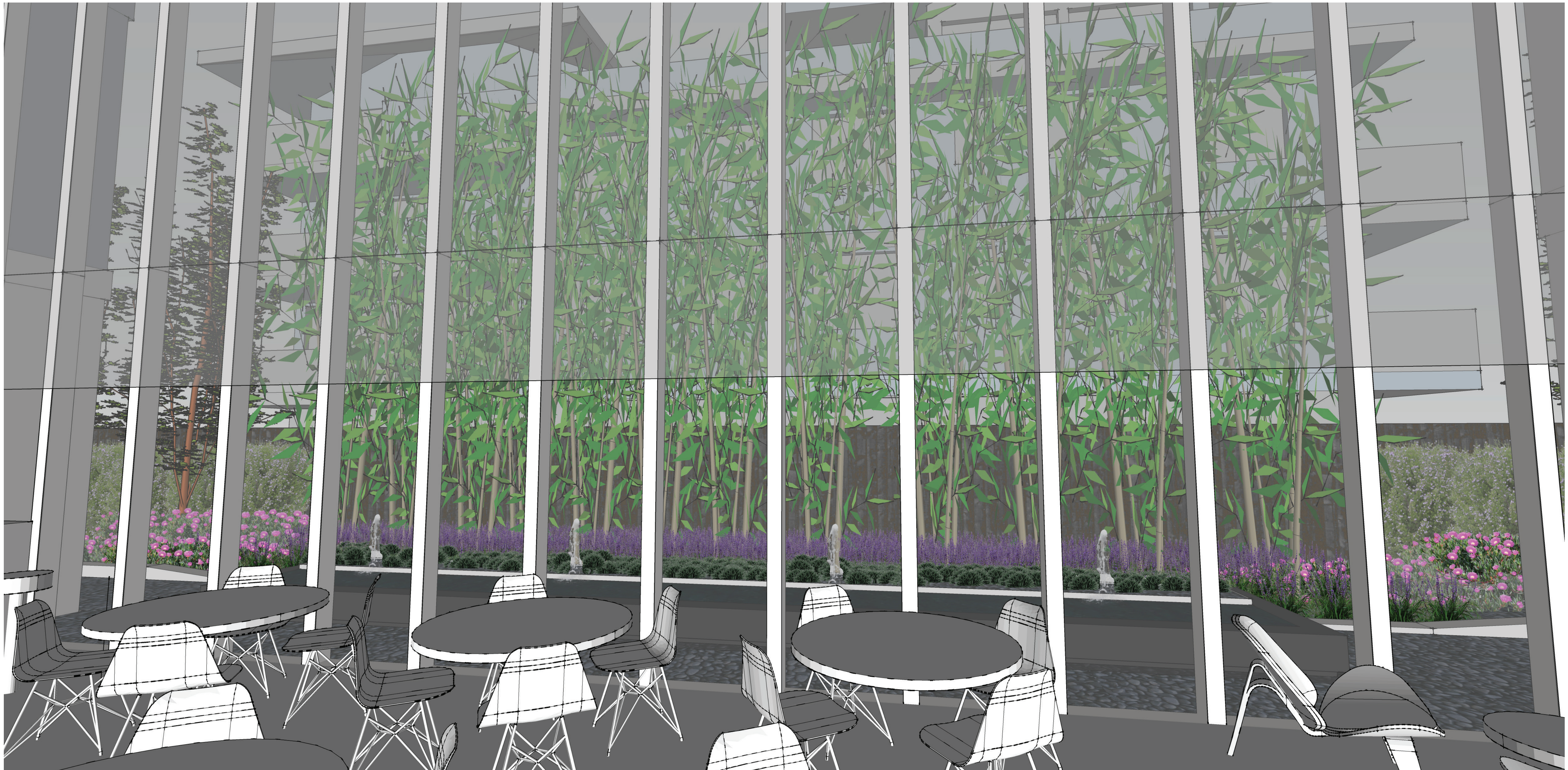


SECTION C - 1:20



SECTION B - 1:20

SECTION B



GROUND **ink**

LANDSCAPE ARCHITECTS

Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279 ABN 55 163 025 456
www.groundink.com.au Registered Landscape Architect: Rob Loughman # 7813

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. Dial before you dig. Location of underground services to be proven on site and protected if necessary prior to construction. Plant species and quantities shown are indicative only and are subject to change based on future project requirements.
 © Ground Ink Pty Ltd

ATRIUM VIEW TO WATER FEATURE

Manly Lodge Redevelopment

Manly NSW

LDA-007

Revision C | 01-11-19

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 term 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 grassed, 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.

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.

Stakes

Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

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.

Mulched Surfaces

All planter beds and garden areas shall have a minimum depth of 75mm Forest Fines mulch. 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.

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.

Soil

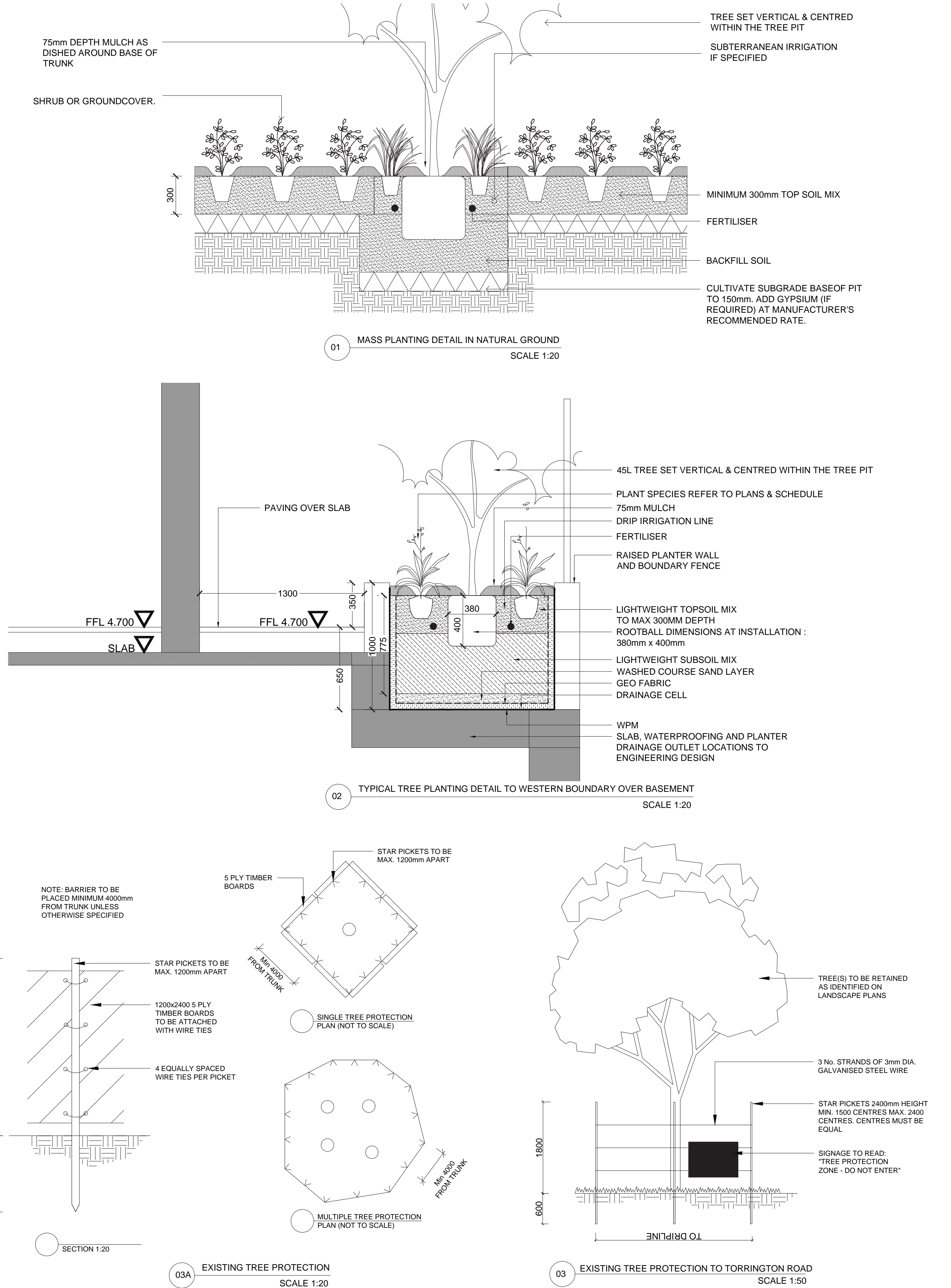
Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes.

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

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.



Planting Schedule

Code	Botanical name	Common name	Native	Pot size	Mature height	Planting density	Qty	Rootball Size
Trees								
EUC HAE	Eucalyptus haemastoma	Scribbly gum	✓	45Lt	12m	As Shown	2	380mm x 400mm
GLO FER	Glochidion ferdinandi	Cheese Tree	✓	45Lt	10m	As Shown	2	380mm x 400mm
PIS CHI	Pistacia chinensis	Chinese Pistachio		45Lt	8m	As Shown	1	380mm x 400mm
QUE GRE	Quercus palustris 'Pringreen'	Green Pillar		45Lt	10m	As Shown	14	380mm x 400mm
Bamboo								
BAM tex	Bambusa textilis Gracilis	Slender weavers		35Lt	5m	700mm Centres	18	350mm x 350mm
Climbers								
PYR ven	Pyrostegia venusta	Orange Trumpet Creeper		200mm	5m	2/m²	2	
STE flo	Stephanotis floribunda	Madagascar Jasmine		200mm	3m	2/m²	2	
TRA jas	Trachelospermum jasminoides	Star Jasmine		200mm	6m	2/m²	6	
Shrubs								
COR alb	Correa Alba	White Correa	✓	200mm	1.2m	800mm Centres	75	
WES fru	Westringia fruticosa	Coastal Rosemary	✓	200mm	1.5m	800mm Centres	18	
Groundcovers								
CAR gla	Carpobrotus glaucescens	Pigface	✓	150mm	0.1m	3/m²	46	
DIA cae	Dianella caerulea	Dianella	✓	150mm	0.6m	5/m²	34	
LIR mus	Liriope muscari 'Amethyst'	Amethyst	✓	150mm	0.45m	4/m²	25	
LOM tan	Lomandra longifolia 'Tanika'	Tanika	✓	150mm	0.6m	5/m²	88	
OPO jap	Ophiopogon japonicus	Mondo Grass		150mm	0.2m	11/m²	44	
SEN ser	Senecio serpens	Blue Chalk Sticks	✓	150mm	0.3m	3/m2	64	

Planting Palette Imagery



Eucalyptus haemastoma



Glochidion ferdinandi



Pistacia chinensis



Quercus palustris 'Pringreen' Green Pillar



Bambusa textilis Gracilis



Pyrostegia venusta



Stephanotis floribunda



Trachelospermum jasminoides



Correa alba



Westringia fruticosa



Carpobrotus glaucescens



Dianella caerulea



Liriope muscari



Lomandra Tanika



Ophiopogon japonicus



Senecio serpens