

# APPENDIX 4

## LANDSCAPE PLANS

### DESIGN INTENT

The main objective of the landscape is to ensure the bushland character of the area is protected while integrating the site into the local context. The vision is to create an outdoor communal area for senior living. The surrounding bushland setting derives the landscape distinctive sense of place.

### GUIDING PRINCIPLES

- Ensuring the proposed landscaping contributes to the bushland character of the area
- Providing high quality open spaces that are functional and responsive to the local environment
- Providing planting and open space that is appropriate to the scale and context of the development
- Retain significant trees where possible

Plant species selection has been carefully considered and based on environmental and design criteria. The planting has been selected on the basis of biodiversity being a mix of native and few hardy exotic plants that require minimal water as well as good aesthetic appearance. The selection adheres to the principle of minimising water by the use of low-water plant species. The plant selection is low maintenance requiring little pruning or fertiliser. The plants selected have been proven over time to handle tough conditions and are drought tolerant species that do not have thorns or prickly foliage, produce large fruit or cones. Species such as callistemon were chosen to provide a flowering small tree that maintains its form and tolerates extended dry periods and medium to heavy frosts. The westringia species have been selected for their extended flowering and grey foliage which provides colour contrast against green plants. They are proven to be drought and frost tolerant and work well in both sandy and heavy clay soils. Appropriate plant species were chosen that are not poisonous, known to be weeds, toxic or a high allergy risk.

The retention of as many existing substantial trees around the perimeter plus planting of new trees allows a continuous tree canopy from the site to the bushland adjacent to Wakehurst Parkway. The planting of new trees will replenishing the tree cover with species growing up to 25m high. The new trees will improve the micro-climate by providing shading and wind breaks throughout the site. A continuous area of 2711square metres allows for the planting of 127 new trees which will cover 35% of the site. The quality and amenity of the communal open space is increased with 570 square metres up to 1m deep of gardens on structures ensuring the establishment and healthy grow of the plants. Large boundary setbacks ensures the leafy ambience for which the area is well know is maintained and enhanced. The selection of native trees and understorey planting will encourage new wildlife corridors between existing areas of bushland and the site.

The community garden is central to the internal open space and is a place for residents and visitors to explore a living and evolving landscape. The space provides an area to escape and provide a sense of well-being by encouraging social interaction and encourage active gardening. The community gardens will be innovative, water efficient, self-watering gardens beds that are designed and manufactured in Australia. The walkability to this area and around the site to all the facilities 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.

The children play area and open turf area was located near the community garden to encourage ageless play. Children are encourage to visit family and friends and interact with the playground as well as the garden. The community garden will generate curiosity and provide learning opportunities to foster a connection to the environment and between generations.




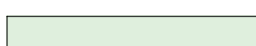



The principles of safe design were key considerations within the design. Trees with low ground covers and grasses were used to maintain sight lines throughout the site and allow a visual coonection from the street between commercial areas. The trees will soften the buildings and provide additional shade along the pathway.This provides a clear definition between various spaces throughout the site.




The proposed landscape contributes to the high quality development. It will improve the site by providing a range of amenities and adding biodiversity with additional canopy trees and thus achieving council's desired future character of the Frenchs Forest Ward.

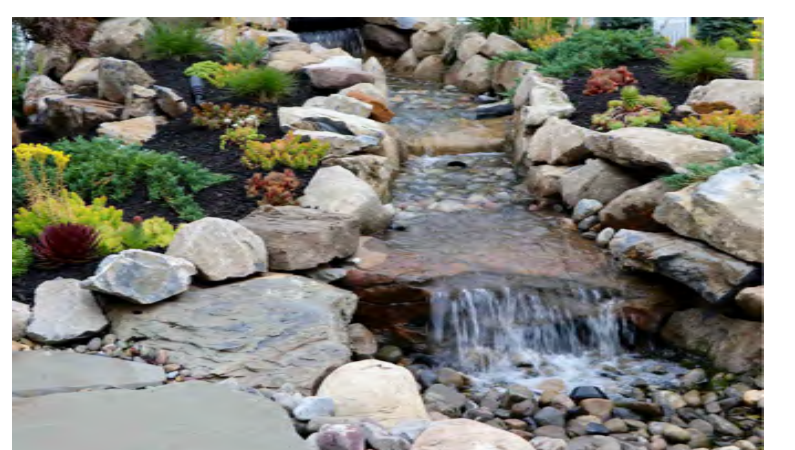
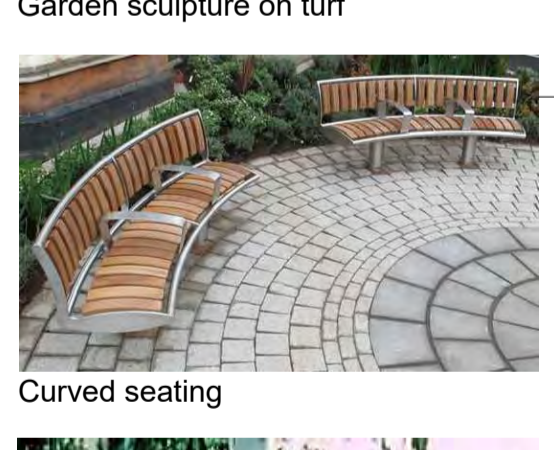
### DRAWING SET

L-000	TITLE PAGE
L-100	LANDSCAPE MASTERPLAN - STAGE 2
L-110	PLANTING PLAN
L-111	PLANT SELECTION
L-120	PLANTING PLAN
L-121	PLANT SELECTION
L-130	PLANTING PLAN
L-131	PLANT SELECTION
L-140	PLANTING PLAN
L-141	PLANT SELECTION
L-150	DETAILS & SPECIFICATIONS



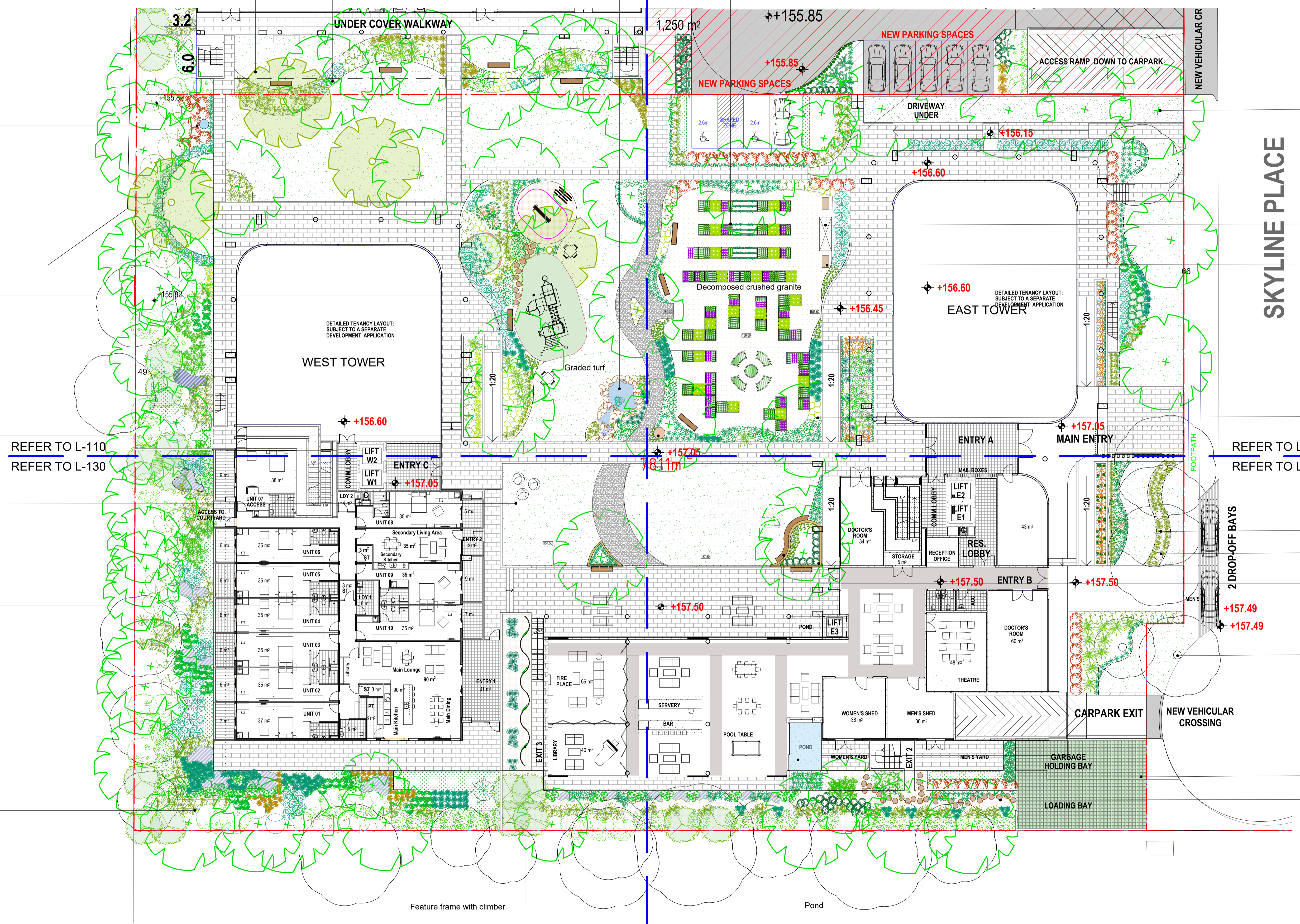
- LEGEND**
-  BOUNDARY
  -  MULCH
  -  SEATS
  -  SYNTHETIC TURF
  -  TURF
  -  PAVING
  -  DECOMPOSED CRUSHED GRANITE

-  EXISTING TREE TO BE RETAINED
-  PROPOSED CANOPY TREES
-  PROPOSED DECIDUOUS TREES



Deciduous trees for summer shade and winter sun

Large canopy trees with turf under for visual connection between commercial areas



Large canopy trees with turf under for visual connection between commercial areas



Evenly sloped garden bed with informal plantings of grasses and ground covers

Mulch under existing trees

Existing trees to be retained

Raised garden bed 600mm high with large trees

Existing trees to be retained



Informal stepping stones through mulched garden

REFER TO L-110

REFER TO L-130

REFER TO L-120

REFER TO L-140

**NOTES**

1. Consult to check and verify all dimensions and all levels on site prior to any works.

2. Any discrepancies should be immediately referred to Space Landscape Designs.

3. All work to comply with all C.A. Statutory Authorities and relevant Australian Standards.

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Rev.	Date	Issue	Checked
A	14/11/2021	Preliminary Issue	AE
B	23/10/2021	Preliminary Issue	AE
C	05/01/21	Preliminary Issue	AE
D	28/01/21	Preliminary Issue	AE
E	01/02/21	DA Issue	AE

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Suite 138, 117 Old Pittwater Rd.  
Brookvale NSW 2100

CLIENT: Platino Properties  
PROJECT: Seniors Living  
ADDRESS: 5 Skyline Place,  
FRENCHS FOREST 2086

DRN: T. Browne (B.LArch)  
DATE: 01/02/2021  
SCALE: 1:200@A1  
PROJECT NO: 201744

**DRAWING TITLE:**  
LANDSCAPE MASTERPLAN  
STAGE 2

DRAWING No: L-100

Rev: E







TREES



ANGOPHORA COSTATA



ACMENA SMITHII



BETULA UTILIS 'JACQUEMONTII'



CERATOPETALUM GUMMIFERUM



EUCALYPTUS HAEMASTOMA



EUCALYPTUS PIPERITA



ELAEOCARPUS RETICULATUS



EUCALYPTUS ROBUSTA



JACARANDA MIMOSIFOLIA

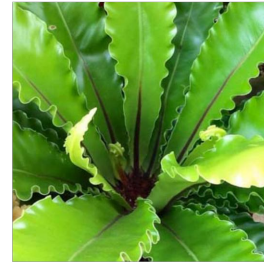


TRISTANIOPSIS LAURINA 'LUSCIOUS'



WATERHOUSIA FLORIBUNDA 'SWEEPER'

SHRUBS, GRASSES AND GROUND COVERS



ASPLENIUM AUSTRALASICUM



BANKSIA SPINULOSA



CALLISTEMON VIMINALIS 'BETTER JOHN'



CRINUM PEDUNCULATUM



CALLISTEMON VIMINALIS 'SCARLET FLAME'



DILLWYNIA RETORTA



EPACRIS LONGIFLORA



PITTSOPORUM 'GOLF BALL'



WESTRINGIA FRUITICOSA 'BLUE GEM'

SHRUBS, GRASSES AND GROUND COVERS



XANTHORRHOEA AUSTRALIS



ADIANTUM AETHIOPICUM



BLECHNUM NUDUM



DIANELLA CAERULEA



DIANELLA CAERULEA 'LITTLE JESS'



DICHONDRA REPENS



FICINIA NODOSA



GLYCINE CLANDESTINA



HIBBERTIA SCANDENS



LOMANDRA LONGIFOLIA



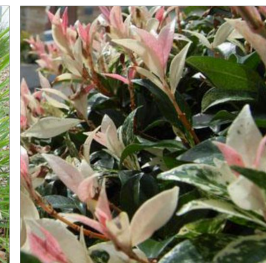
LIRIOPE MUSCARI 'JUST RIGHT'



LOMANDRA LONGIFOLIA 'NYALLA'



LOMANDRA LONGIFOLIA 'TANIKA'



TRACHELOSPERMUM JASMINOIDES 'TRI-COLOUR'

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 - Dimensions recognised over scaling. All measurements are in millimetres.

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A	01/02/21	DA Issue	AE

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 Brookvale NSW 2100

CLIENT: Platino Properties  
 PROJECT: Seniors Living  
 ADDRESS: 5 Skyline Place,  
 FRENCHS FOREST 2086

DRN: T.Browne (B.LArch)  
 DATE: 01/02/2021  
 SCALE: 1:100@A3  
 PROJECT NO: 201744

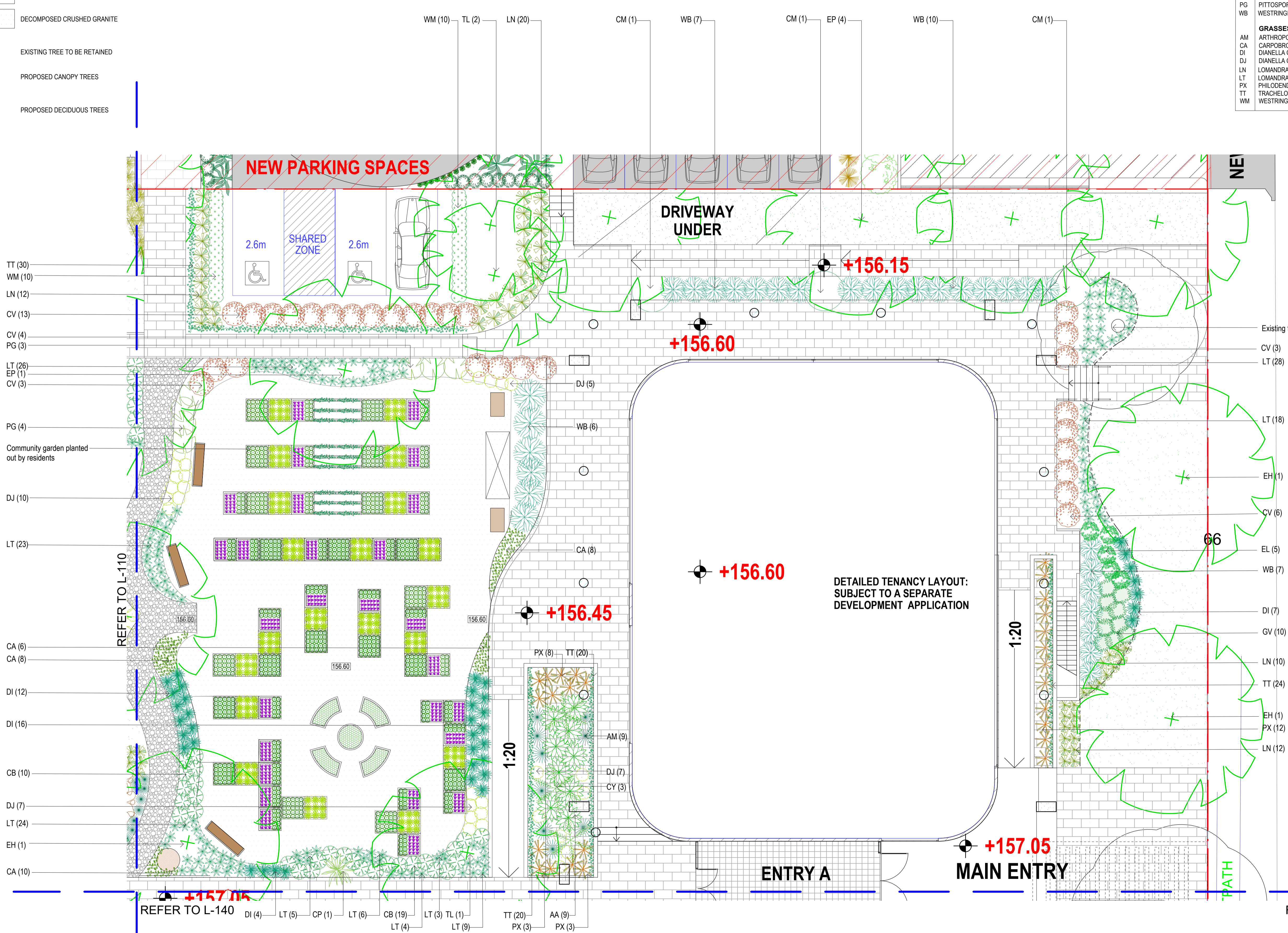
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 DRAWING No:  
**L-111**  
 Rev: **A**



**LEGEND**

- BOUNDARY
- MULCH
- SEATS
- SYNTHETIC TURF
- TURF
- PAVING
- DECOMPOSED CRUSHED GRANITE
- EXISTING TREE TO BE RETAINED
- PROPOSED CANOPY TREES
- PROPOSED DECIDUOUS TREES

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
<b>TREES</b>					
CY	CYATHEA AUSTRALIS	ROUGH TREE FERN	3	4m	45Ltr
EH	EUCALYPTUS HAEMASTOMA	SCIBBLI GUM	3	15m	75Ltr
EP	EUCALYPTUS PIPERITA	SYDNEY PEPPERMINT	5	20m	75Ltr
TL	TRISTANIOPSIS LAURINA 'LUSCIOUS'	WATER GUM	3	8m	75Ltr
<b>SHRUBS</b>					
AA	ASPLENIUM AUSTRALASICUM	BIRDS NEST FERN	9	1m	200mm
CB	CALLISTEMON VIMINALIS 'BETTER JOHN'	BETTER JOHN BOTTLEBRUSH	29	0.7m	200mm
CM	CALLISTEMON VIMINALIS 'MACARTHUR'	MACARTHUR BOTTLEBRUSH	3	1.8m	200mm
CP	CRINUM PEDUNCULATUM	RIVER LILY	1	2m	250mm
CV	CALLISTEMON VIMINALIS 'SCARLET FLAME'	DWARF BOTTLEBRUSH	29	1.2m	200mm
EL	EPACRIS LONGIFLORA	NATIVE FUSCHIA	5	1m	200mm
GV	GREVILLEA ROSMARINIFOLIA 'CRIMSON VILLEA'	CRIMSON VILLEA	10	0.8m	200mm
PG	PITTOSPORUM 'GOLF BALL'	GOLF BALL	7	0.8m	200mm
WB	WESTRINGIA FRUTICOSA 'BLUE GEM'	BLUE GEM WESTRINGIA	30	1.2m	250mm
<b>GRASSES / GROUND COVERS</b>					
AM	ARTHROPODIUM CIRRATUM 'MATAPOURI BAY'	RENGA RENGAL LILY	9	0.5m	200mm
CA	CARPOBROTUS GLAUCESCENS	PIG FACE	32	0.2m	200mm
DI	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILLY	39	0.5m	200mm
DJ	DIANELLA CAERULEA 'LITTLE JESS'	LITTLE JESS FLAX LILLY	29	0.4m	200mm
LN	LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA	54	0.9m	140mm
LT	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	156	0.6m	140mm
PX	PHILODENDRON SELLOUM 'XANADU'	PHILODENDRON	26	1m	250mm
TT	TRACHELOSPERMUM JASMINOIDES 'TRICOLOUR'	VARIEGATED JASMINE	94	0.2m	200mm
WM	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI WESTRINGIA	20	0.4m	200mm



**SKYLINE PLACE**

**NOTES:**  
 - Confirm to check and verify all dimensions and all levels on site prior to any works.  
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 - All work to comply with B.C.A. Disability Authorities and relevant Australian Standards.  
 - Dimensions designed over walls. All measurements are in millimeters.

Rev.	Date	Issue	Checked
A	20/01/21	Preliminary Issue	AE
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C	01/02/21	DA Issue	AE

Checked  
 AE  
 AE

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CLIENT: Platino Properties  
 PROJECT: Seniors Living  
 ADDRESS: 5 Skyline Place,  
 FRENCHS FOREST 2086

DRN: T.Browne (B.LArch)  
 DATE: 28/01/2021  
 SCALE: 1:100@A1  
 PROJECT No: 201744

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 DRAWING No:  
 L-120

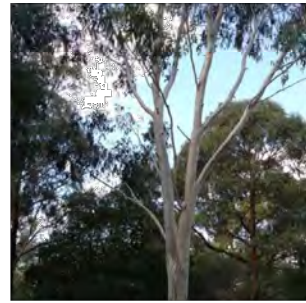
STAGE 2  
 Rev. C



TREES AND SHRUBS



CYATHEA AUSTRALIS



EUCALYPTUS HAEMASTOMA



EUCALYPTUS PIPERITA

SHRUBS, GRASSES AND GROUND COVERS



EPACRIS LONGIFLORA



GREVILLEA ROSMARINFOLIA 'CRIMSON VILLEA'



PITTOSPORUM 'GOLF BALL'

SHRUBS, GRASSES AND GROUND COVERS



LOMANDRA LONGIFOLIA 'TANIKA'



PHILODENDRON 'XANADU'



TRACHELOSPERMUM JASMINOIDES 'TRI-COLOUR'



TRISTANIOPSIS LAURINA 'LUSCIOUS'



ASPENIUM AUSTRALASICUM



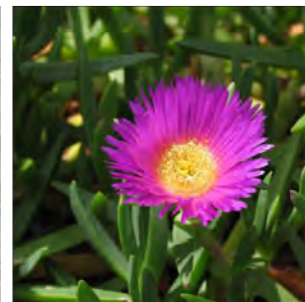
CALLISTEMON VIMINALIS 'BETTER JOHN'



WESTRINGIA FRUTICOSA 'BLUE GEM'



ARTHROPODIUM CIRRATUM 'MATAPOURI BAY'



CAROBROTUS GLAUDESCENS



WESTRINGIA FRUTICOSA 'MUNDI'



CALLISTEMON VIMINALIS 'MACARTHUR'



CRINUM PEDUNCULATUM



CALLISTEMON VIMINALIS 'SCARLET FLAME'



DIANELLA CAERULEA 'CASSA BLUE'



DIANELLA CAERULEA 'LITTLE JESS'



LOMANDRA LONGIFOLIA 'NYALLA'

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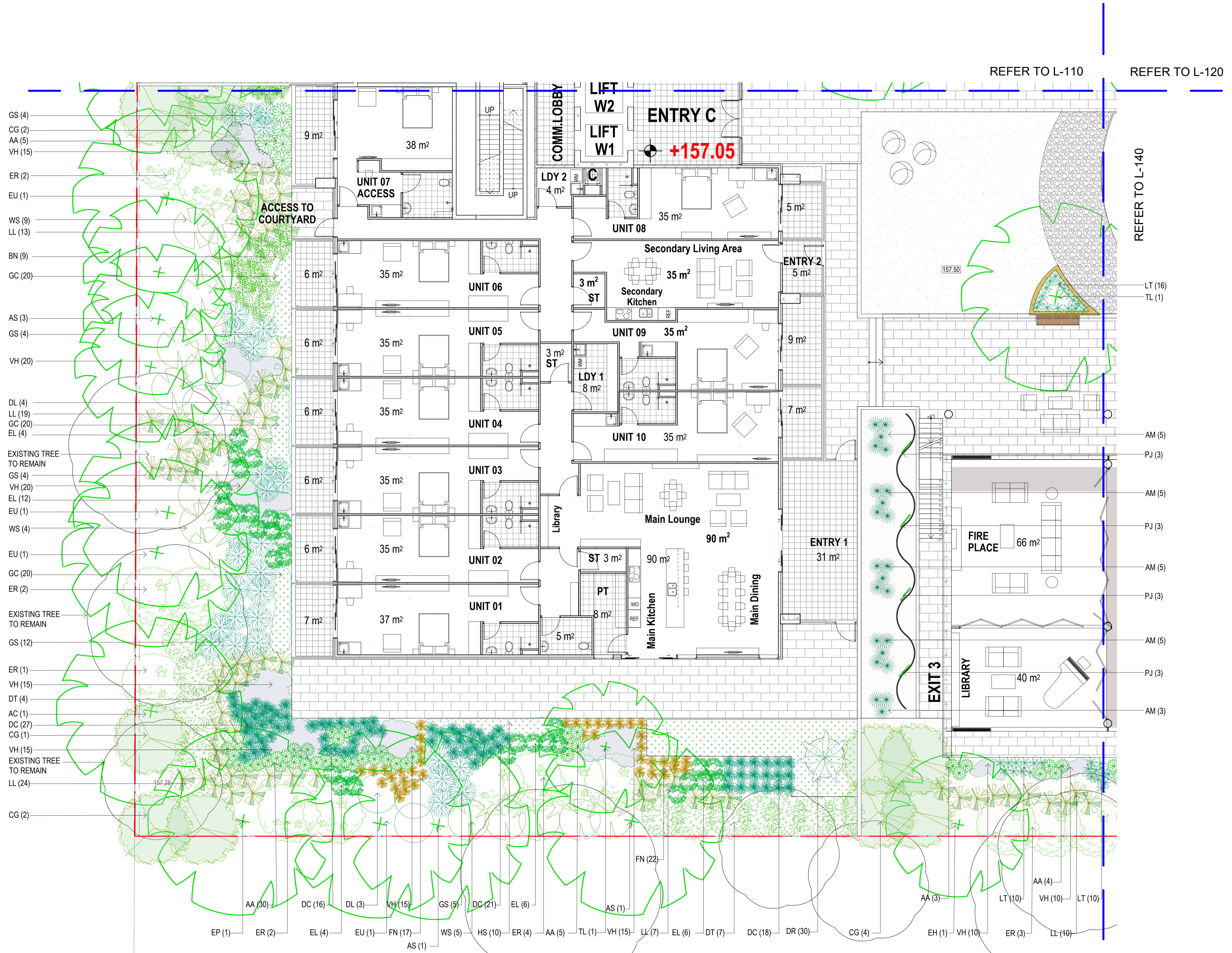
DRN: T.Browne (B.LArch)  
 DATE: 01/02/2021  
 SCALE: 1:100@A3  
 PROJECT NO: 201744

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**PLANT SELECTION - L120**  
 DRAWING No:  
**L-121**  
 Rev: **A**



**LEGEND**

- BOUNDARY
- MULCH
- SEATS
- SYNTHETIC TURF
- TURF
- PAVING
- DECOMPOSED CRUSHED GRANITE
- EXISTING TREE TO BE RETAINED
- PROPOSED CANOPY TREES
- PROPOSED DECIDUOUS TREES



**PROPOSED PLANT SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
<b>TREES</b>					
AC	ANGOPHORA COSTATA	SMOOTH-BARKED APPLE	1	10m	75Ltr
AS	ACMENA SMITHII	LILLY PILLY	5	12m	75Ltr
CG	CERATOPETALUM GUMMIFERUM	NSW XMAS BUSH	9	7m	75Ltr
EH	EUCALYPTUS HAEMASTOMA	SCIBBLY GUM	1	15m	75Ltr
EP	EUCALYPTUS PIPERITA	SYDNEY PEPPERMINT	1	20m	75Ltr
ER	ELAEOCARPUS RETICULATUS	BLUESBERRY ASH	14	6m	45Ltr
EU	EUCALYPTUS ROBUSTA	SWAMP MAHOGANY	4	25m	75Ltr
TL	TRISTANOPSIS LAURINA 'LUSCIOUS'	WATER GUM	2	8m	75Ltr
WS	WATERHOUSIA FLORIBUNDA 'SWEEPER'	SWEEPER	18	10m	75Ltr
<b>SHRUBS</b>					
AA	ASPLENIUM AUSTRALASICUM	BIRDS NEST FERN	35	1m	200mm
CP	CRINUM PEDUNCULATUM	RIVER LILY	13	2m	250mm
CV	CALLISTEMON VIMINALIS 'SCARLET FLAME'	DWARF BOTTLEBRUSH	10	1.2m	200mm
DL	DILLWYNIA RETORTA	EGGS & BACON	7	3m	250mm
DT	DODONAEA TRIQUETRA	HOP BUSH	11	3m	250mm
EL	EPACRIS LONGIFLORA	NATIVE FUSCHIA	32	1m	200mm
GS	GREVILLEA SPECIOSA	RED SPIDER FLOWER	29	1.5m	200mm
<b>GRASSES / GROUND COVERS</b>					
AM	ARTHROPODIUM CIRRRATUM 'MATAPOURI BAY'	RENGA RENGAL LILY	23	0.5m	200mm
BN	BLECHNUM SP	BLECHNIUM	9	1m	200mm
DC	DIANELLA CAERULEA	BLUE FLAX LILLY	82	0.4m	200mm
DR	DICHONDRA REPENS	KIDNEY WEED	30	0.1m	140mm
FN	FICINIA NODOSA	KNOBBY CLUB RUSH	39	0.7m	140mm
GC	GLYCINE CLANDESTINA	LOVE CREEPER	60	0.3m	100mm
HS	HIBBERTIA SCANDENS	GOLDEN GUINEA FLOWER	10	0.1m	100mm
LL	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	73	1.0m	200mm
LT	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	20	0.6m	200mm
PJ	PANDOREA JASMINOIDES 'ALBA'	WHITE TRUMPET CREEPER	12	0.2m	200mm
VH	VIOLA HEDERACEA	NATIVE VIOLET	130	0.1m	200mm

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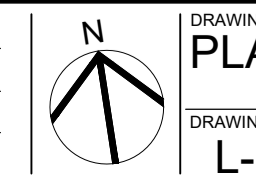
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 PROJECT NO: 201744



DRAWING TITLE: **PLANTING PLAN**  
 DRAWING No: **L-130**

STAGE 2  
 Rev. C



TREES



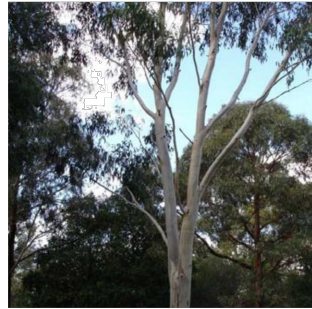
ANGOPHORA COSTATA



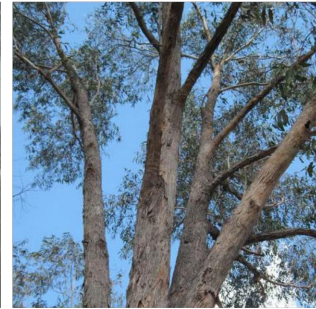
ACMENA SMITHII



CERATOPETALUM GUMMIFERUM



EUCALYPTUS HAEMASTOMA



EUCALYPTUS PIPERITA



ELAEOCARPUS RETICULATUS



EUCALYPTUS ROBUSTA



TRISTANIOPSIS LAURINA 'LUSCIOUS'



WATERHOUSIA FLORIBUNDA 'SWEEPER'

SHRUBS, GRASSES AND GROUND COVERS



ASPENIUM AUSTRALASICUM



CRINUM PEDUNCULATUM



CALLISTEMON VIMINALIS 'SCARLET FLAME'



DILLWYNIA RETORTA



DODONAEA TRIQUETRA



EPACRIS LONGIFLORA



GREVILLEA SPECIOSA



ARTHROPODIUM CIRRATUM 'MATAPOURI BAY'



BLECHNUM NUDUM

SHRUBS, GRASSES AND GROUND COVERS



DIANELLA CAERULEA



DICHONDRA REPENS



FICINIA NODOSA



GLYCINE CLANDESTINA



HIBBERTIA SCANDENS



LOMANDRA LONGIFOLIA



LOMANDRA LONGIFOLIA 'TANIKA'



PANDOREA JASMINOIDES 'ALBA'



VIOLA HEDERACEA

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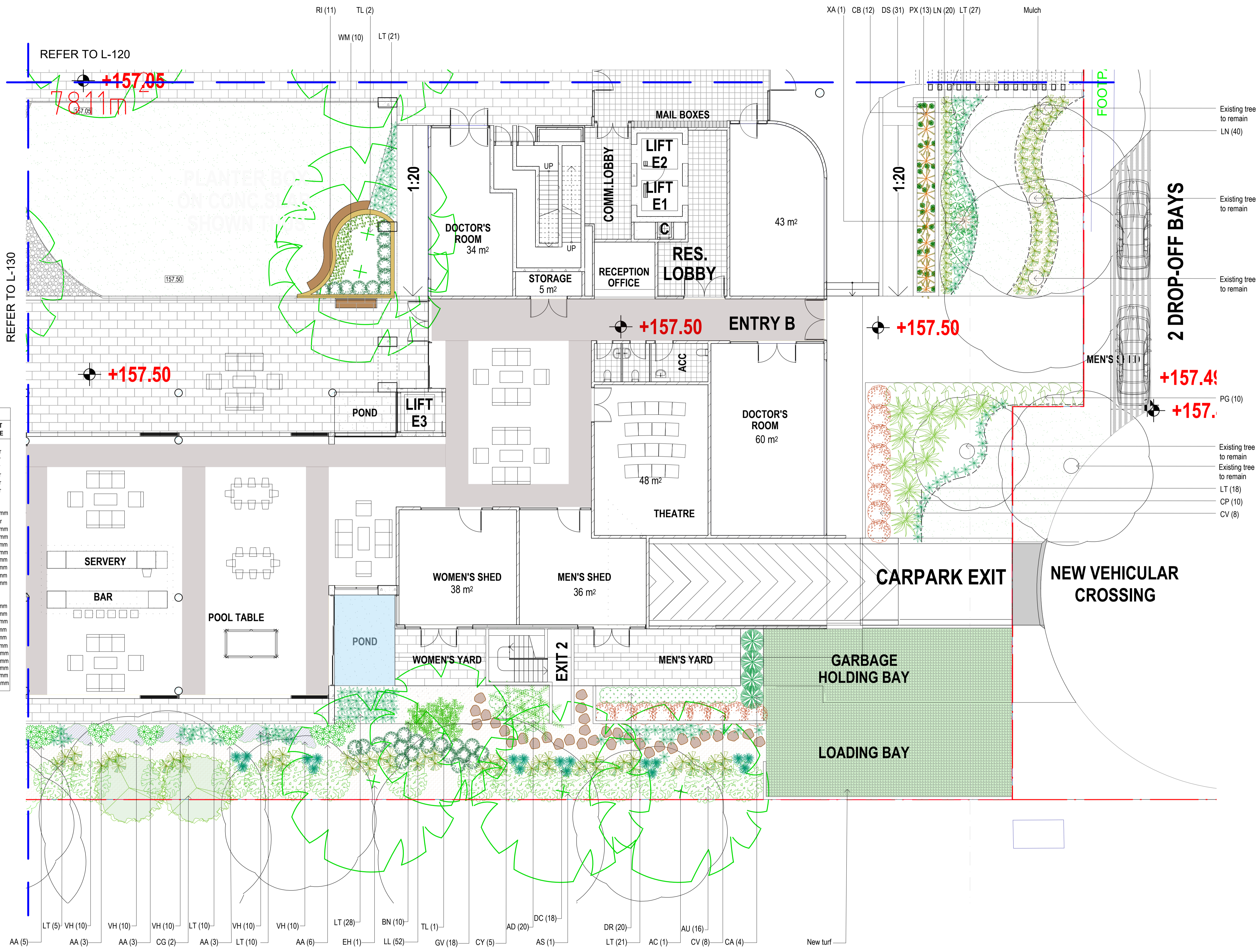
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 PROJECT NO: 201744

DRAWING TITLE:  
**PLANT SELECTION - L130**  
 DRAWING No:  
**L-131**  
 Rev: **A**



- LEGEND**
- BOUNDARY
  - MULCH
  - SEATS
  - SYNTHETIC TURF
  - TURF
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PROPOSED PLANT SCHEDULE					
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AS	ACMENA SMITHII	LILLY PILLY	1	12m	75Ltr
CG	CERATOPETALUM GUMMIFERUM	NSW XMAS BUSH	2	7m	75Ltr
CY	CYATHEA AUSTRALIS	ROUGH TREE FERN	5	4m	45Ltr
EH	EUCALYPTUS HAEMASTOMA	SCIBBL GUM	1	15m	75Ltr
TL	TRISTANIOPSIS LAURINA 'LUSCIOUS'	WATER GUM	3	8m	75Ltr
<b>SHRUBS</b>					
AA	ASPLENIUM AUSTRALASICUM	BIRDS NEST FERN	17	1m	200mm
AU	ACMENA SMITHII 'SUBLIME'	SUBLIME	16	5m	45Ltr
CA	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	4	3m	250mm
CB	CALLISTEMON VIMINALIS 'BETTER JOHN'	BETTER JOHN BOTTLEBRUSH	12	0.7m	200mm
CP	CRINUM PEDUNCULATUM	RIVER LILY	10	2m	250mm
CV	CALLISTEMON VIMINALIS 'SCARLET FLAME'	DWARF BOTTLEBRUSH	16	1.2m	200mm
GV	GREVILLEA ROSMARINIFOLIA 'CRIMSON VILLEA'	CRIMSON VILLEA	18	0.8m	200mm
PG	PITTIOSPORUM 'GOLF BALL'	GOLF BALL	10	0.8m	200mm
RI	RHAPHIOLEPIS INDICA 'ORIENTAL PEARL'	ORIENTAL PEARL	11	1m	250mm
XA	XANTHORRHOEA AUSTRALIS	GRASS TREE	1	2m	250mm
<b>GRASSES / GROUND COVERS</b>					
AD	ADIANTUM AETHIOPICUM	COMMON MAIDENHAIR	20	0.4m	140mm
BN	BLECHNUM SP	BLECHNUM	10	1m	140mm
DC	DIANELLA CAERULEA	BLUE FLAX LILLY	18	0.4m	200mm
DR	DICHONDRA REPENS	KIDNEY WEED	20	0.1m	140mm
DS	DICHONDRA 'SILVER FALLS'	SILVER FALLS	31	0.1m	140mm
LL	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	52	1.0m	140mm
LN	LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA	60	0.9m	140mm
LT	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	141	0.6m	140mm
PX	PHILODENDRON SELLOUM 'XANADU'	PHILODENDRON	13	1m	250mm
VH	VIOLA HEDERACEA	NATIVE VIOLET	50	0.1m	140mm
WM	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI WESTRINGIA	10	0.4m	200mm

**NOTES:**  
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 2. Any discrepancies should be immediately referred to Space Landscape Designs.  
 3. All work to comply with B.C.A. Disability Suburbs and relevant Australian Standards.  
 4. Contractors to provide their own site. All measurements are in millimetres.

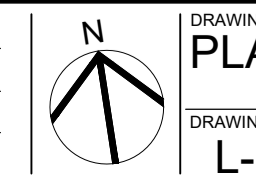
Rev.	Date	Issue	Checked
A	20/01/20	Preliminary Issue	AE
B	28/01/21	Preliminary Issue	AE
C	01/02/21	DA Issue	AE

**SPACE**  
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CLIENT: Platino Properties  
 PROJECT: Seniors Living  
 ADDRESS: 5 Skyline Place,  
 FRENCHS FOREST 2086

DRN: T.Browne (B.LArch)  
 DATE: 01/02/2021  
 SCALE: 1:100@A1  
 PROJECT NO: 201744



DRAWING TITLE: **PLANTING PLAN**  
 DRAWING No: L-140

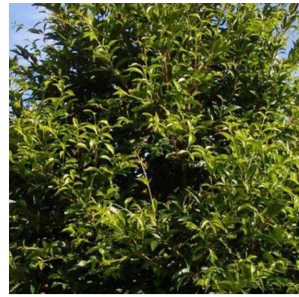
STAGE 2  
 Rev. C



TREES AND SHRUBS



ANGOPHORA COSTATA



ACMENA SMITHII



CERATOPETALUM GUMMIFERUM



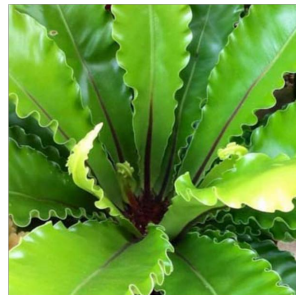
CYATHEA AUSTRALIS



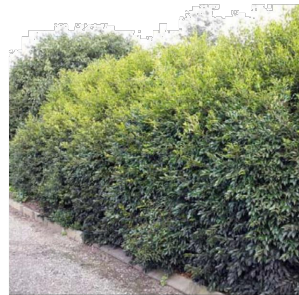
EUCALYPTUS HAEMASTOMA



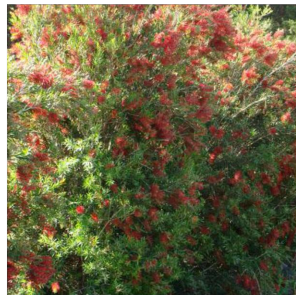
TRISTANIOPSIS LAURINA 'LUSCIOUS'



ASPLENium AUSTRALASICUM



ACMENA SMITHII 'SUBLIME'



CALLISTEMON VIMINALIS 'SLIM'

SHRUBS, GRASSES AND GROUND COVERS



CALLISTEMON VIMINALIS 'BETTER JOHN'



CRINUM PEDUNCULATUM



CALLISTEMON VIMINALIS 'SCARLET FLAME'



GREVILLEA ROSMARINFOLIA 'CRIMSON VILLEA'



PITOSPORUM 'GOLF BALL'



RHAPHIOLEPIS INDICA 'ORIENTAL PEARL'



XANTHORRHOEA AUSTRALIS



ADIANTUM AETHIOPICUM



BLECHNUM NUDUM

SHRUBS, GRASSES AND GROUND COVERS



DIANELLA CAERULEA



DICHONDRA REPENS



DICHONDRA ARGENTEA 'SILVER FALLS'



LOMANDRA LONGIFOLIA



LOMANDRA LONGIFOLIA 'NYALLA'



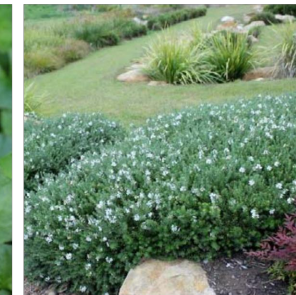
LOMANDRA LONGIFOLIA 'TANIKA'



PHILODENDRON 'XANADU'



VIOLA HEDERACEA



WESTRINGIA FRUTICOSA 'MUNDI'

NOTES:  
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 - Dimensions recognised over scaling. All measurements are in millimetres.

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A	01/02/21	DA Issue

Checked  
AE

**SPACE**  
LANDSCAPE DESIGNS

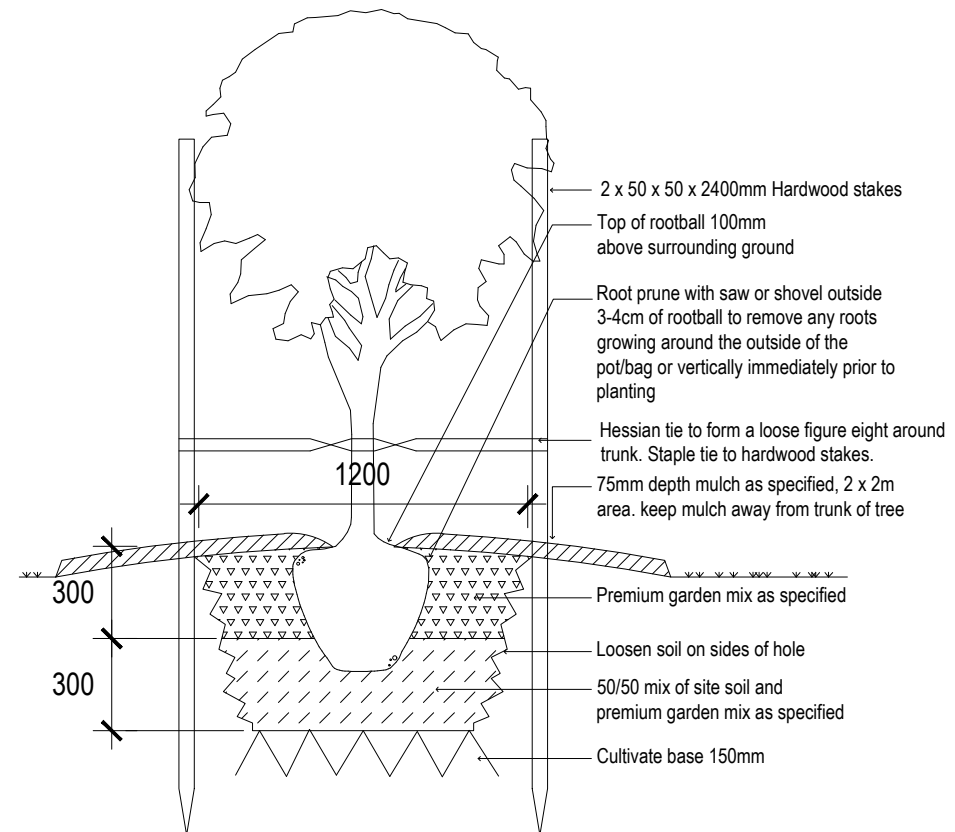
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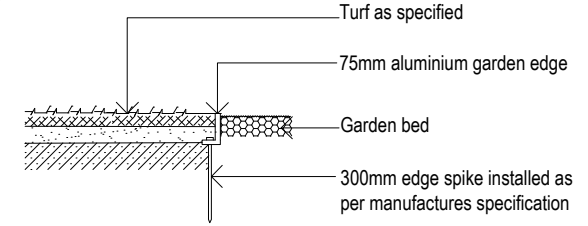
DRN: T.Browne (B.LArch)  
 DATE: 01/02/2021  
 SCALE: 1:100@A3  
 PROJECT NO: 201744

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**PLANT SELECTION - L140**  
 DRAWING No:  
**L-141**  
 Rev: **A**

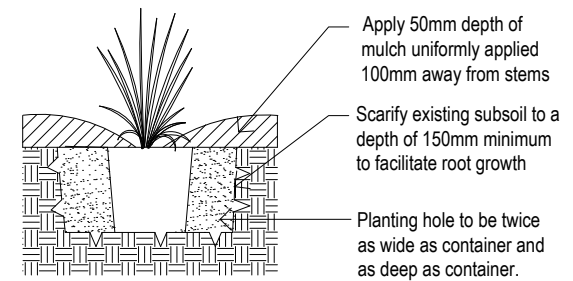




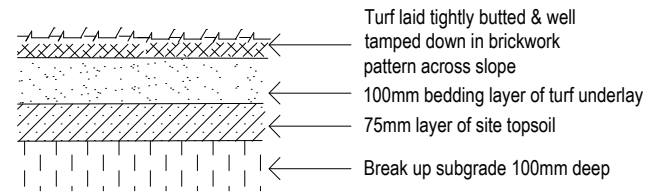
DETAIL A  
TREE PIT NTS



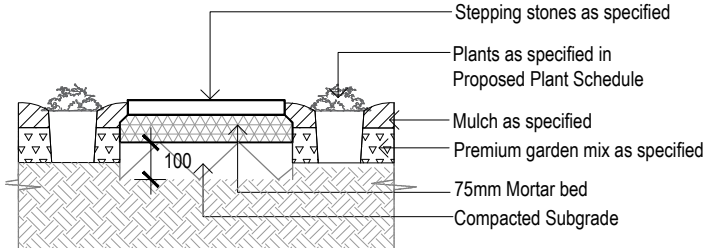
DETAIL D  
ALUMINIUM EDGE DETAIL N.T.S



DETAIL B  
SHRUB PLANTING DETAIL N.T.S



DETAIL C  
TURF DETAIL N.T.S



DETAIL E  
TYPICAL STEPPING STONE SCALE N.T.S.

**LANDSCAPE SPECIFICATION NOTES**

**SITE PREPARATION**  
Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

**PROTECTION OF EXISTING TREES:**  
Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained. The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm. Protect all trees affected by demolition & construction. Take necessary precautions to protect the Structural Root Zone (SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites. Tree protection measures shall remain intact until the completion of all construction works. Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:

- entry of machinery or storage of building materials, parking of any kind of vehicle
- erection or placement of site facilities, removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections).
- attaching any signs or any other objects to the tree, placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist

Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

**REMOVAL OF EXISTING TREES**  
All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of Amenity Trees.

**ELIMINATE WEEDS**  
Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

**EXCAVATION & SUB SOIL PREPARATION**  
Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

**SUB SOIL DRAINAGE**  
Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding. Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to SW system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

**REUSE EXISTING TOPSOIL**  
Existing site topsoil should be salvaged & appropriately stockpiled where possible.

**IMPORTED TOPSOIL**  
All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Turf Areas: 'Turf Underlay', Tree Pit and Shrub Planting: 'Premium Garden 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*.

**STAKING**  
Install 2 x 2400mm x 50mm x 50mm hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

**ALUMINIUM GARDEN EDGING**  
Supply and install Link Edge 75mm as per Landscape Plan. Compact and level the base in the required area as indicated on Landscape Plan. Half hammer spikes into prepunched holes (approx 4 spikes every 3m length) starting from the first hole in the end of the Link Edge. Use spike washers supplied by manufacturer. Half hammer subsequent spikes in pivotal areas along the length. (Especially at points where a curve is required). Connect lengths together by using fish-plate connectors supplied by manufacturer. Check position of Link Edge is correct before hammering spikes firmly into ground.

**DECOMPOSED GRANITE PATHWAY**  
New pathway minimum depth of 100mm with level surface and crossfall of min. 5%. compacted and stabilised with 5% of off white cement. Colour to be advised.

**MULCHING**  
All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planting area impacted by building works to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

**TURFING**  
New turf- Sapphire Softed Leafed Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

**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.

**STEPPING STONES**  
Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish 20mm above adjacent surface. Fill gaps with ??? as specified.

**PLANTER BOXES**  
All planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.

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PROJECT NO: 201744



DRAWING TITLE:  
**DETAILS & SPECIFICATIONS**  
DRAWING No:  
**L-150**  
Rev: **A**