

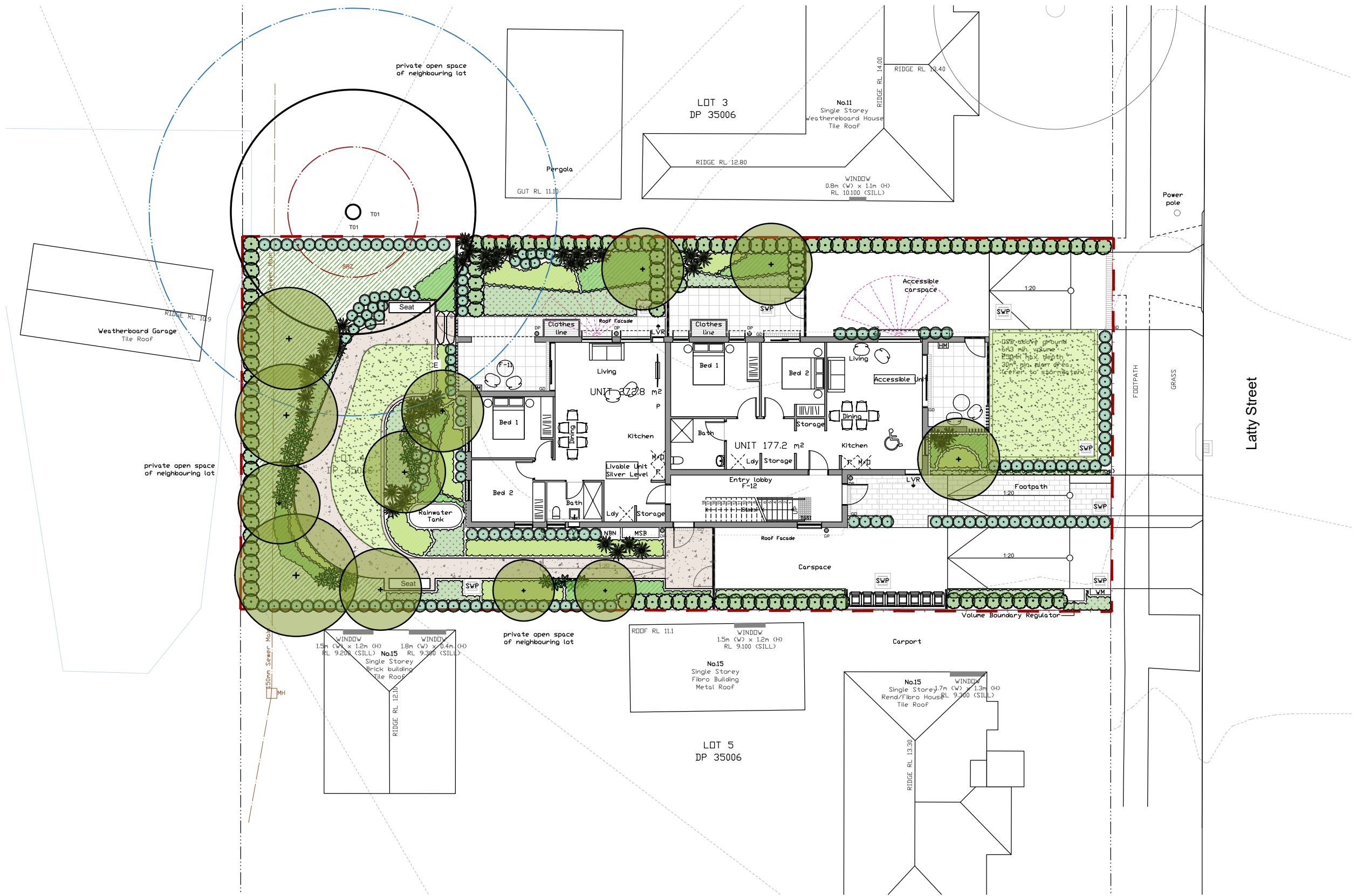
13 Latty Street, Fairfield - LAHC

Landscape Development Application

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
100	Landscape Plan	1:100
500	Details and Specifications	N/A

PLANT SCHEDULE						
Symbol	Botanic Name	Common Name	Height x Width (m)	Pot Size	Spacing	Quantity
Trees						
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 10	100L	As Shown	1
LiN	<i>Lagerstroemia indica x fauriei</i> 'Natchez'	White Crepe Myrtle	5 x 4	100L	As Shown	3
Md	<i>Melaleuca decora</i>	White Feather Honeymyrtle	6 x 4	75L	As Shown	2
TL	<i>Tristaniopsis 'Luscious'</i>	Water Gum	10 x 8	75L	As Shown	4
Er	<i>Elaeocarpus reticulatus</i> 'Prima Donna'	Blueberry ash	5 x 4	75L	As Shown	2
Shrubs / Accents						
ABP	<i>Anigozanthos 'Bush Pioneer'</i>	Kangaroo Paw	1.5 x 1	300mm	As Shown	21
ABR	<i>Anigozanthos 'Bush Ranger'</i>	Kangaroo Paw	0.6 x 0.5	300mm	As Shown	5
As	<i>Adenanthos sericeus</i>	Woolly bush	1.5 x 1.5	300mm	As Shown	70
AsM	<i>Acmena smithii 'Minor'</i>	Dwarf Lilly Pilly	3 x 2	300mm	As Shown	118
Ca	<i>Correa alba</i>	White Correa	1 x 1.5	300mm	As Shown	16
De	<i>Doryanthes excelsa</i>	Gymea Lily	2 x 2	300mm	As Shown	39
Ec	<i>Echium candicans</i>	Pride of Madeira	1.5 x 1.5	300mm	As Shown	14
Wf	<i>Westringia fruticosa</i> 'Aussie Box'	Coastal Rosemary	0.7 x 0.7	300mm	As Shown	81
Groundcovers/ Grasses						
Dg	<i>Dietes grandiflora</i>	African iris	1.2 x 1.2	150mm	5/m2	13
Dr	<i>Dichondra repens</i>	Kindney Weed	0.2 x 1.5	150mm	5/m2	79
Hs	<i>Hibbertia scandens</i>	Golden Guinea Flower	0.2 x 1.5	150mm	5/m2	54
LI	<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1	150mm	5/m2	16
LIT	<i>Lomandra longifolia 'Tanika'</i>	Mat Rush 'Tanika'	0.7 x 1	150mm	5/m2	59
Mp	<i>Myoporum parvifolium</i>	Broad leaf form	0.2 x 1.5	150mm	3/m2	37
PN	<i>Pennisetum 'Nanfray'</i>	Swamp Grass	0.6 x 0.6	150mm	5/m2	55
LEG	<i>Liriope muscari 'Evergreen Giant'</i>	Liriope	0.7 x 0.7	150mm	5/m2	79
Low Water Use Planting Matrix						
Dr	<i>Dichondra repens</i>	Kindney Weed	0.2 x 1.5	150mm	5/m2	50
LI	<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1	150mm	5/m2	50
LmM	<i>Lomandra multiflora ssp. Multiflora</i>	Many-flowered Mat-rush	0.3 x 0.9	150mm	5/m2	50
Ju	<i>Juncus usitatus</i>	Common Rush	0.5 x 0.5	150mm	5/m2	50
TM	<i>Themeda 'Mingo'</i>	Kangaroo Grass	0.5 x 0.5	150mm	5/m2	50



Site Plan | 1:200

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Issue	Revision Description	Drawn	Check	Date
F	Architecture Coordination	SJ	CK	25.10.2022
E	Architecture Coordination	SJ	CK	17.10.2022
D	Updated Submission	SJ	SB	13.05.2022
C	Updated Submission	SJ	SB	13.05.2022
B	Final Issue for Development Application	JR	SB	05.05.2022
A	Issue for Development Application	JR	SB	15.02.2022

Legend

SITE IMAGE

Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Client
LAHC

Project
13 Latty St - Fairfield

Drawing Name
Coversheet

DEVELOPMENT APPLICATION




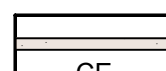


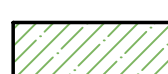
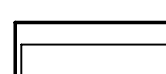



Scale
Job Number
SS22-4856
Drawing Number
Issue
000 F

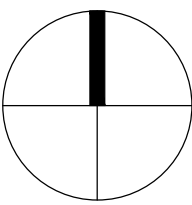
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 Site Boundary	 SRZ	 Proposed Grasses and Groundcovers	 Proposed Concrete Edge
 Existing Trees to be retained	 Proposed trees	 Low Water Use Matrix	 Proposed Seats
 TPZ	 Proposed Shrubs and Accents	 Proposed Concrete Pavement (Refer to Architects Drawings for other pavement types)	



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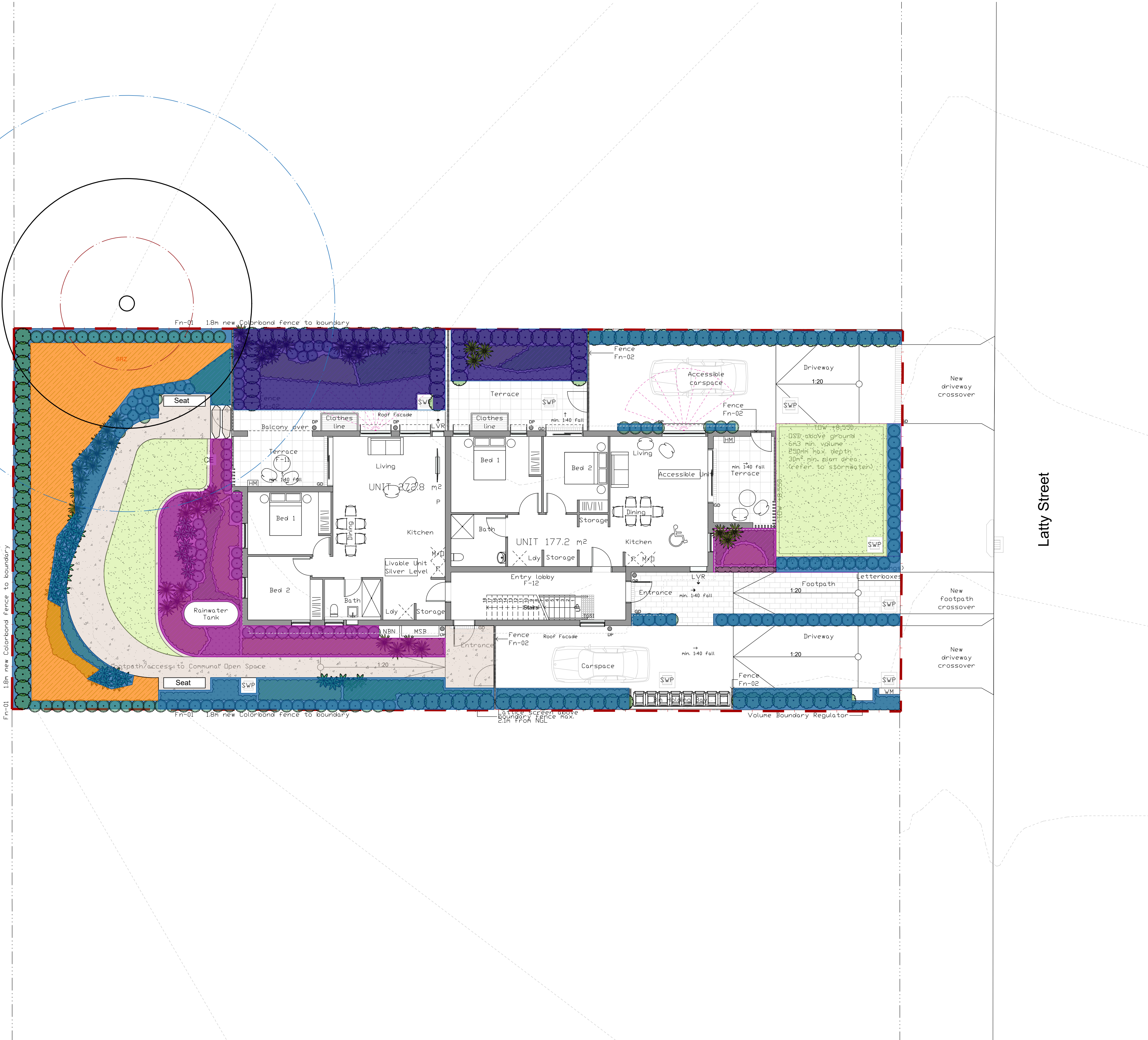
Drawing Name
Landscape Plan

DEVELOPMENT APPLICATION

Scale
Job Number
SS22-4856
Drawing Number
Issue
100 E

Lot Area = approx. 780m²

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D	Architecture Coordination
C	Architecture Coordination
B	Architecture Coordination
A	Issue for Development Application
Issue	Revision Description

SJ	CK	28.10.2022
SJ	CK	25.10.2022
SJ	CK	17.10.2022
JR	SB	15.02.2022
Drawn	Check	Date

Legend

Low Water Use Plants (Communal Area) - Fairfield Council BASIX List	Area = 53.47m ²
Low Water Use Plants (Common Area) - Native but not in Council List	Area = 107.06m ²
Low Water Use Plants (Private Garden Areas) - Native but not in Council List	Culmulative Area = 55.45m ²
Medium Water Use Plants - Native and Non-Native Mix	Culmulative Area = 51.35m ²

Lawn Area = 57.79m²

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Landscape Architects
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Redfern NSW 2016
Australia
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Fax: (61 2) 9698 2877
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Client
LAHC

Project
13 Latty St - Fairfield

Drawing Name
Basix Calculation Plan

DEVELOPMENT APPLICATION

Scale 1:100 @ A1
Job Number
SS22-4856

0 1 2 3 4 5m
Drawing Number
Issue

101 D

GENERAL NOTES

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES

Trees to be Retained and Protected
Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground, if a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees
Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling
Except as otherwise note in the contract, bulk excavation is excluded from the landscape works. Trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

Sub-soil Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks.

HARDWORKS

Garden Walls, Fences, Steps, TGSI and Edging
Construct garden walls as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation.

SOFTWORKS

Soil Testing
Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

Subsoil
Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
• Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge;
• Smooth and free from stones or lumps of soil;
• Graded to drain freely, without ponding, to catchment points;
• Graded evenly to adjoining surfaces; and
• Ready for planting.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants
Supply plants in accordance with the landscape drawings and

schedules, which have the following characteristics:
• Large healthy root systems, with no evidence of root curl, restriction or damage;
• Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
• Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
• Grown in final containers for not less than twelve weeks;
• Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
• Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation
Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Embankment Stabilisation
Where necessary to prevent soil erosion or soil movement, stabilise embankments. As a minimum this should be on slopes >1:3. Stabilise embankments using biodegradable fibre reinforced with heavy weight polymer mesh. Lay mesh from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300 mm anchor trenches at top and bottom, backfilled with soil over the mesh and compacted, and U-shaped galvanised steel pegs at 1000 mm centres and 250mm centres at edge overlaps. Plant after matting is installed.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths and all trunk service trenches, where their proximity poses a threat to the stability of the infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm, after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
• Plants (>25 lt): 1 off 38 x 38 x 1200mm;
• Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
• Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

Watering

All landscape areas are proposed to be manually irrigated. Hose taps should be installed where practical at locations to allow the use of maximum hose lengths of 30m.

Watering must be carried out at regular intervals. This should be high frequency immediately after installation and as required to establish planting and at times of low rainfall.

Frequency to be adjusted as required at all times to maintain healthy plant growth.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:
• Replacing failed plants;
• Pruning;
• Insect and pest control;
• Fertilising;
• Stakes and ties;
• Maintaining mulch;
• Mowing and top dressing;
• Irrigation and watering;
• Erosion control; and
• Weeding and rubbish removal.

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best.

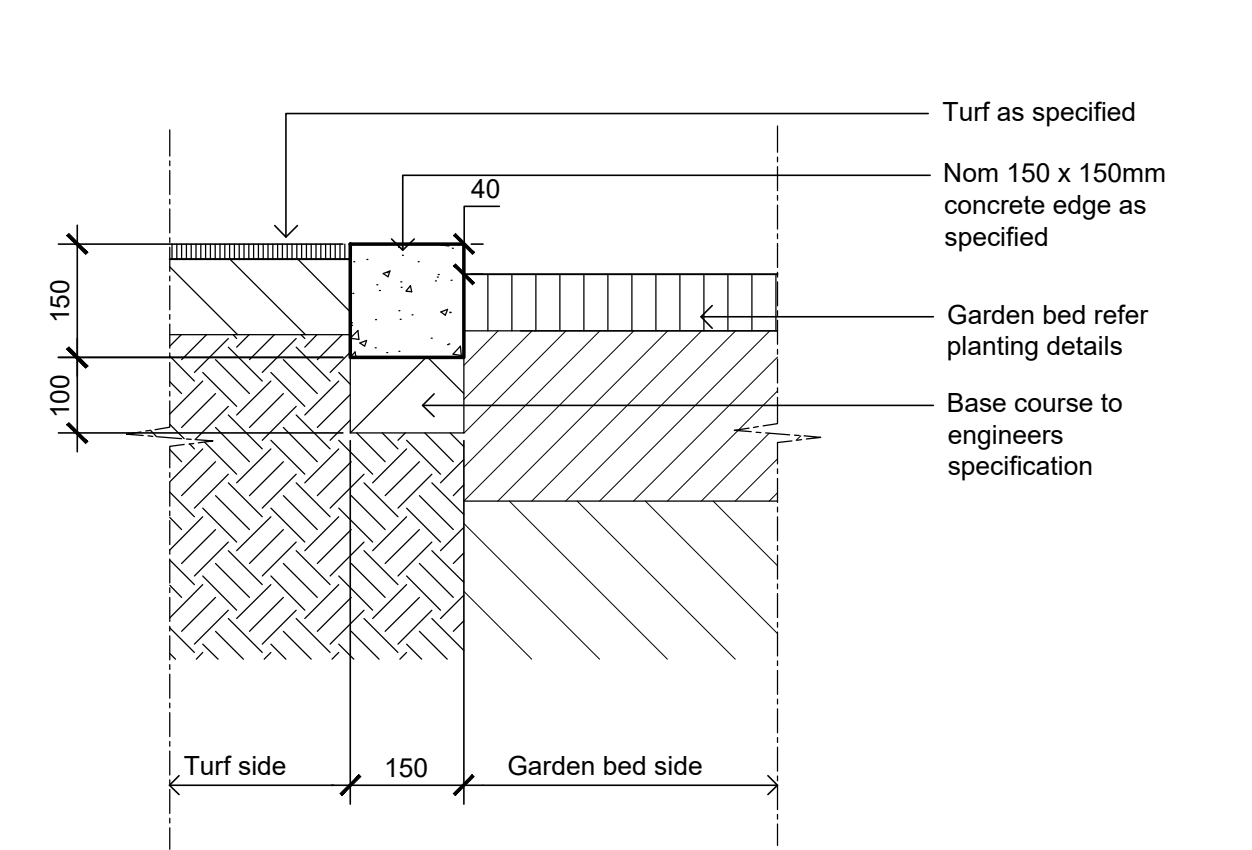
Maintenance Activities
Schedule the following activities to occur on a timely basis.

• **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.
• **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type.

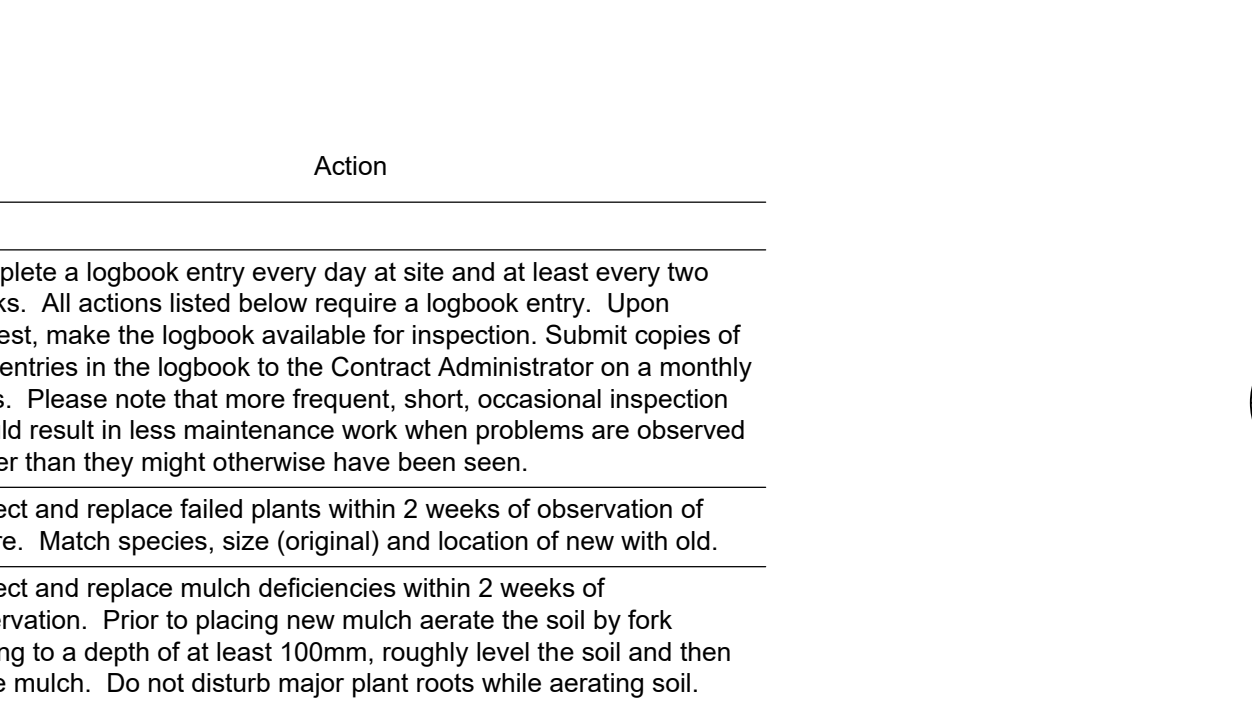
• **Insect and pest control** - Avoid spraying:
○ if ever possible;
○ in wet weather or if wet weather is imminent;
○ if target plants are still wet after rain;
○ in windy weather; and
○ if non-target species are too close.
Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in the logbook all relevant details of spraying activities including:
○ Product brand / manufacturer's name,
○ Chemical / product name,
○ Chemical contents,
○ Application quantity and rate,
○ Date of application and location,
○ Results of application, and
○ Use approval authority.

• **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:
○ Product brand / manufacturer's name,
○ Fertiliser / product name,
○ Application quantity and rate, and
○ Date of application and location.
• **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).
• **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstall the mulch as necessary to ensure correct depth as specified.
• **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface.
• **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required. Provide additional watering, if necessary.
• **Erosion control** - Where necessary, maintain the erosion control devices in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary.
• **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set.

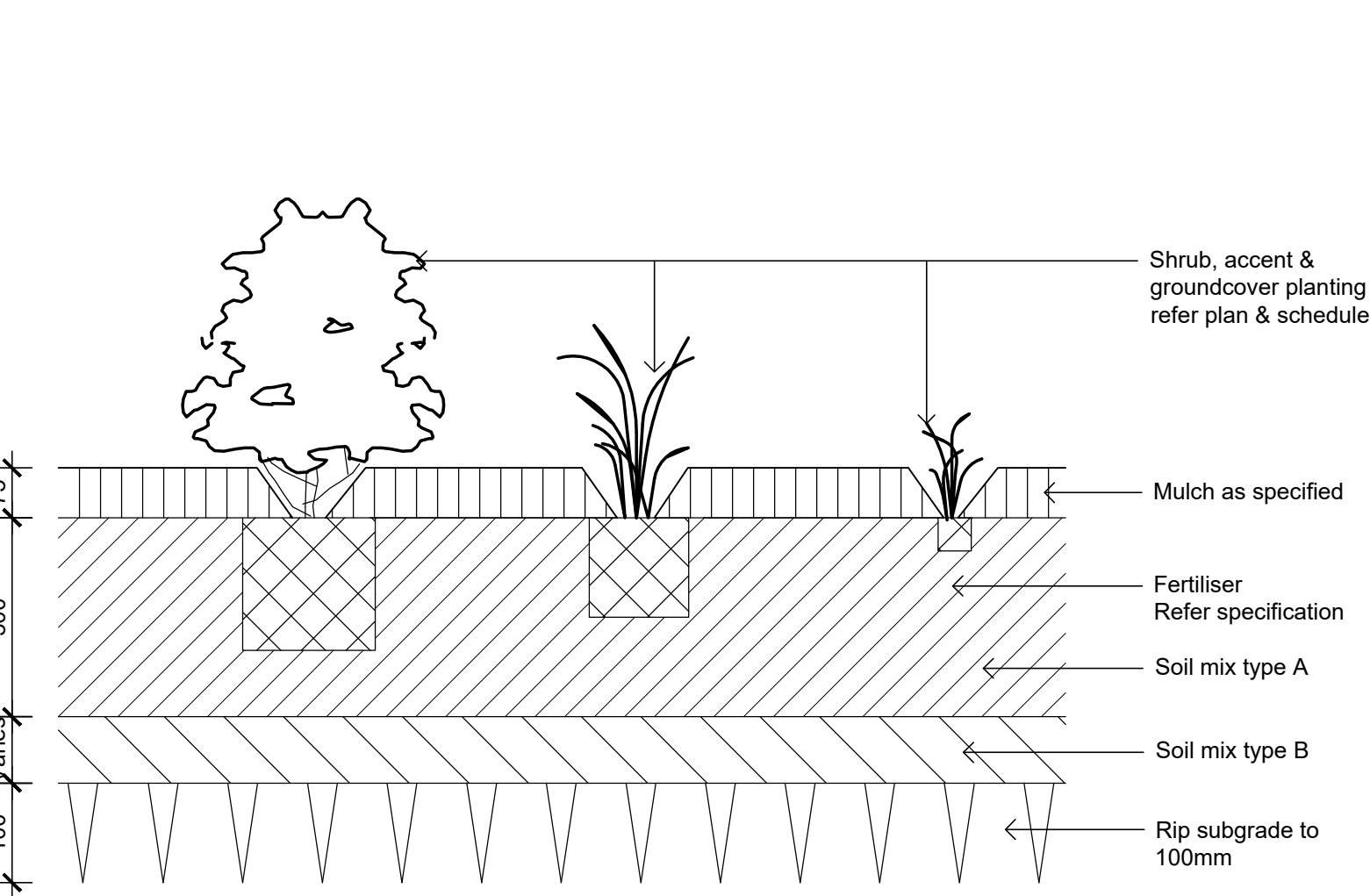
01 Detail Turf on Even Grade



02 Typical Concrete Edge



03 Detail 75-200L Tree Planting on Grade



04 Detail Shrub Accent & Groundcover Planting on Grade



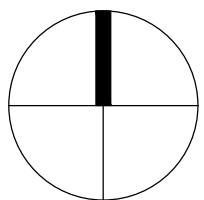
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