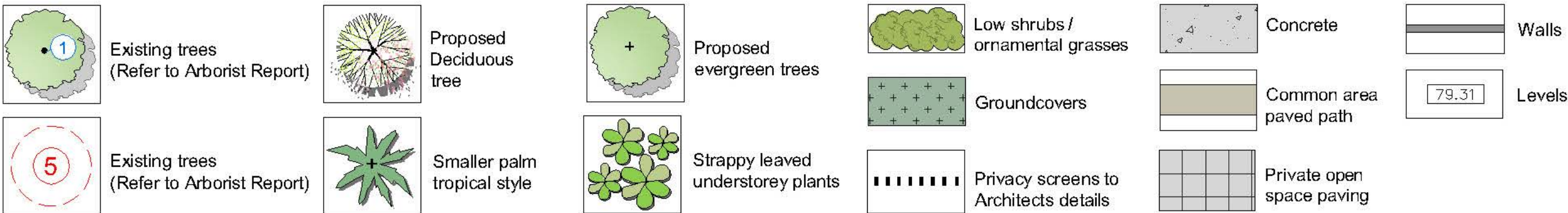


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Project no. 21039



Legend

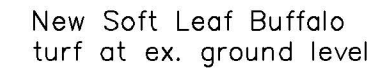


Amendments			
D	27.9.23	RFI update 2	
C	8.6.23	RFI update	
B	6.6.23		
A	7.12.22	Preliminary Review	



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Project: Seniors Housing Development
16-20 Burrawong Crescent & 28 Macarthur Road,
Elderslie, NSW
Dwg: Landscape Site plan

Date: 27.9.23 Scale: As shown@A1
Job Ref: 21/2481
Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.
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DA
ISSUE-D




Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
BIN	Bankisia integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	3
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	4
ERE	Elaeocarpus eumundii	QLD Qondong (native vertical narrow screen tree)	250	2x50x50x1800	7-10.0M	2
LAI	Lagerstroemia indica	Crepe Myrtle (small deciduous tree for planterbox)	350	3x50x50x1800	5-7.0M	2
MLQ	Melaleuca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	3
PYC	Pyrus calleryana 'Capital'	Ornamental Pear (medium deciduous narrow tree)	75Lt	2x50x50x1800	7-10.0M	3
SYF(W)	Waterhousea floribunda 'Sweeper'	Sweeper Waterhousea (Ozbreed® DOW20)	75Lt	3x38x38x1800	8-10.0M	3
TLL	Tristanopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	45Lt	3x50x50x1800	5-7.0M	1
Shrubs / screen planting						
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3.0M	8
CLJ	Callistemon 'Little Jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4M	24
COA	Correa alba	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.2-1.5M	3
CVS	Callistemon viminalis 'Slim'	Slim Culivar Bottlebrush (Hybrid screen hedging bottlebrush)	200mm	nil	2.5-3.0M	16
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0M	81
RAI (OP)	Raphiolepis indica OP	Oriental Pearl (hedging dense flowering plant)	300mm	nil	1.0M	38
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	21
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req. height	3.5.0M	21
WFG	Westringia fruticosa 'Grey Box'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	36
Ferns / Palms / Succulents / ornamental bamboos						
CAA	Cyathea australis	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	9
DOE	Doryanthes excelsior	Gynea Lilly (striking palm like). Tall red flower on spike)	300mm	nil	1.5-2.0M	11
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	3
Groundcovers/Climbers						
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	17
VH	Viola hederacea	Native Violets (native low groundcover)		nil	0.1M	80
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	114
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	49
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	140mm	nil	0.4M	190
DIG	Dietes grandiflora	Wild Iris	200mm	nil	0.7M	5
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	140mm	nil	0.4M	284
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	140mm	nil	0.4M	181
PNA	Pennisetum alopecuroides Nafray	NAFRAY® 'PA300' PBR (flowering ornamental grass)	150mm	nil	0.8-1.0M	88

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Dwg: Planting plan

North

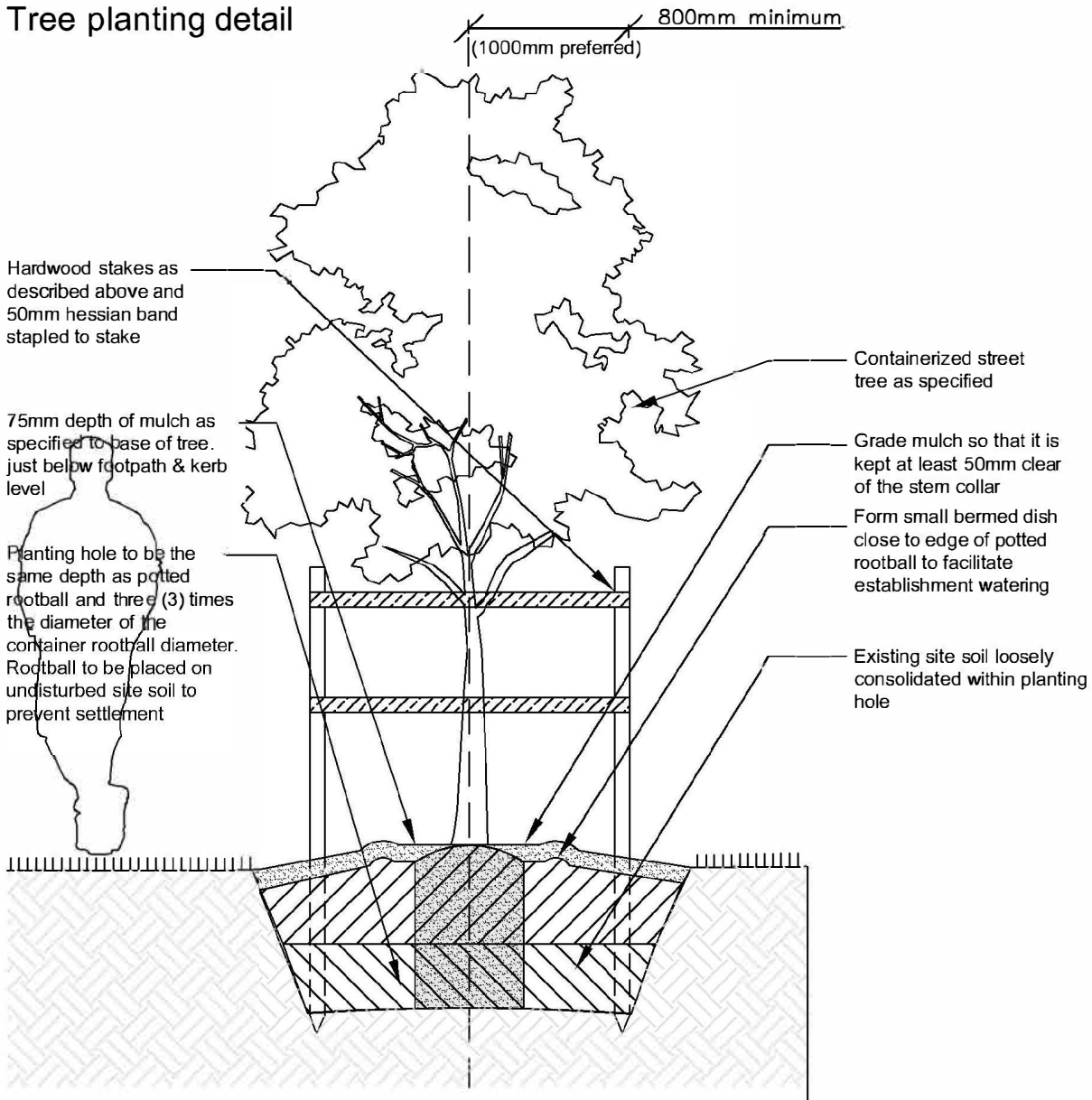


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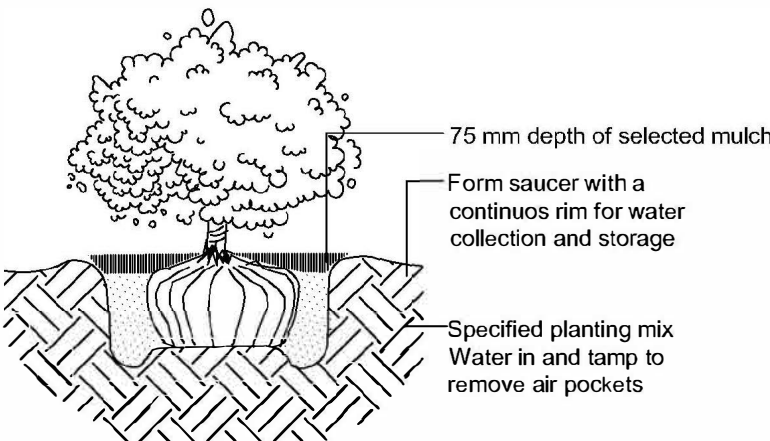
Detail 1

Tree planting detail



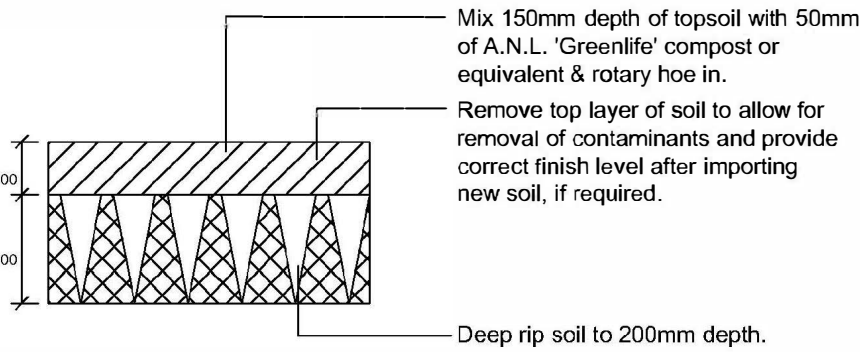
Detail 3.

Shrub planting detail n.t.s



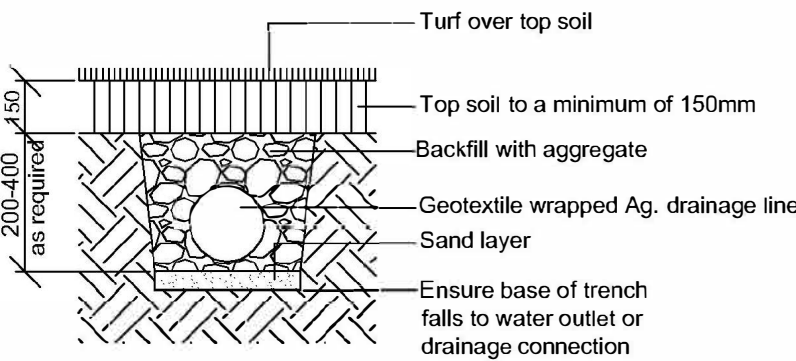
Detail 5.

Soil preparation detail n.t.s.



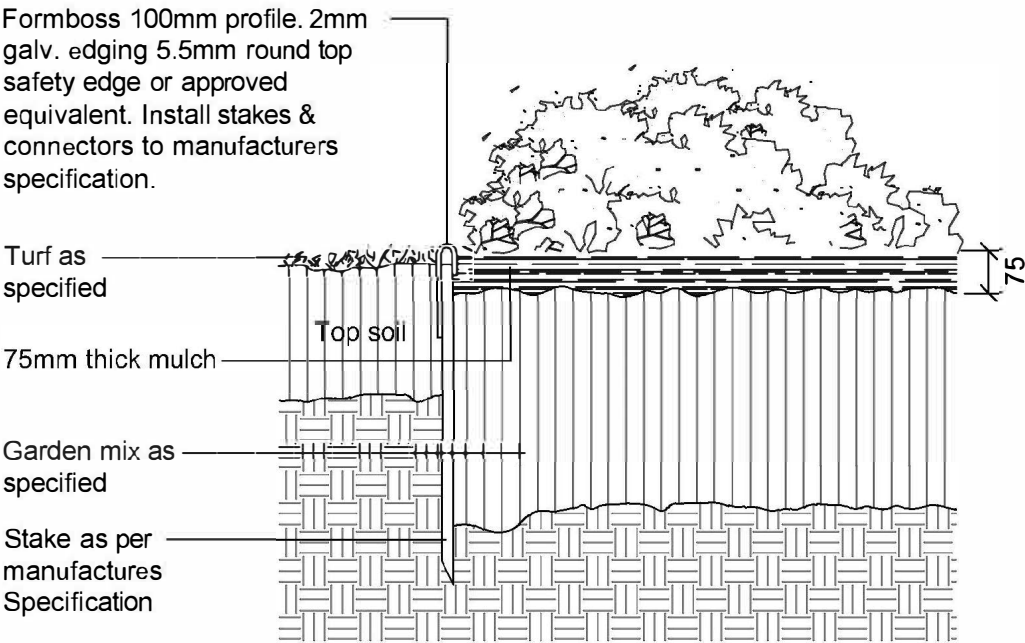
Detail 7.

Ag. drainage line n.t.s.



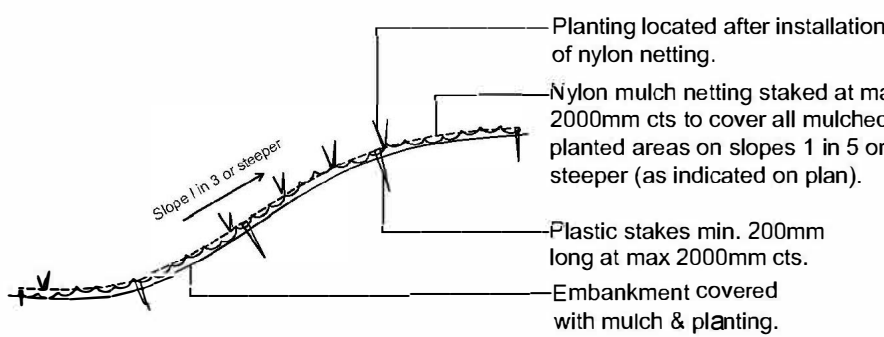
Detail 2.

Metal edging typical detail n.t.s



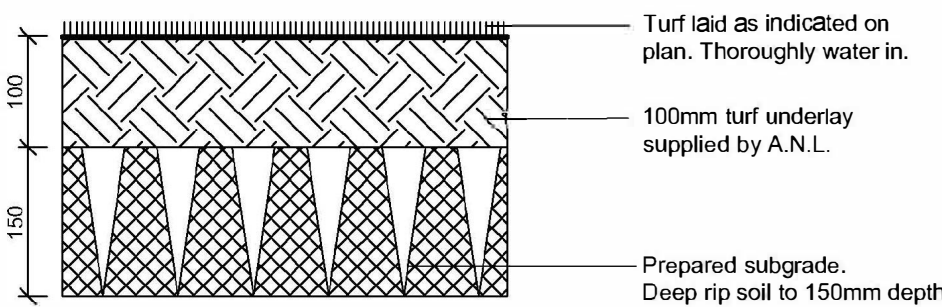
Detail 4.

Bank stabilisation detail n.t.s.



Detail 6.

Turf over soil n.t.s



General construction notes

1.Site preparation

Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation

All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings

Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Mulching

All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

5. Fertiliser

All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

6. Staking

To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation

7. Turfing

Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 150mm depth prior to installation.

8. Structural

All structural details whatsoever to Engineer's details.

Landscape maintenance strategy

Initial installation maintenance

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the adjacent nature strip turf on the Lumley Street frontage at regular intervals to maintain an average height of 40mm.

Ongoing maintenance

The owner's corporation shall have a contracted landscape maintenance arrangement in place for the life of the development. All common open space areas are to be maintained as listed below. In addition the individual owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance to the same standards as listed below. No removal or changes to landscape and vegetation are to occur in any area of the development (common or private) without the approval of the owner's corporation and to enable all include the following:

- Regular hand watering of gardens as required.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy & foliage of trees / shrubs.
- Minimum 2 monthly assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil, Yates pest spray or equivalent is to be employed if required
- Garden/lawn masonry edging to be inspected every 12 months after first three years after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- Ensure all tree staking and wire support guys for palms are in good condition, tensioned and secured properly.
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site in a timely manner.

B3.0 EXTERNAL COMMON AREAS INCLUDING LANDSCAPING

B3.1 General

Good landscaping designs recognise the site, soils and climate, and can be easily maintained. For Common Area External Lighting: refer Section B10.2c.

B3.2 Performance Requirements

- Meet the access requirements of the NCC.
- Assist visitors to find their way through the site with appropriate signage.
- Common areas are low maintenance and usable by all tenants.
- Provide a sense of security for tenants.

B3.3 LAHC Deemed to Satisfy Solution(s)

B3.2a – Meeting the access requirements of the NCC achieved by the following methods

- Meet the requirements for access for people with a disability in Table D3.1 of the NCC.
- Ground floor dwellings in multi-unit developments having a direct street frontage also to have an accessible path of travel to the common areas.
- Paths:
 - Maximum 1:20 gradient
 - Integral slip resistant surfaces
 - Class 1 dwellings: 1000mm min clear width
 - Class 2 developments: 1200mm min clear width
 - Circulation routes are direct.
- Ramps:
 - Maximum 1:14 gradient with landings in accordance with AS1428-2009
 - Minimise use of ramps and retaining walls, and integrate into landscape design
 - Integral slip resistant surfaces
 - 'Switchback' ramps into buildings have landings suitable for ambulance trolleys.
- Steps, where unavoidable:
 - 300mm going and 150mm riser, maximum, with no projecting nosing
 - Steps finish and start with full steps and do not 'disappear' because of cross falls
 - Handrails provided both sides.
- Do not provide podium level lobby entries above the footpath accessed only by stairs.
- Do not compromise dwelling privacy and security if providing access to dwellings via external verandas.

B3.2b – Assisting visitors achieved by the following methods

- Signage design:
 - In accordance with the LAHC Component Requirements
 - Site maps to have clear typography and appropriately coloured symbols
 - Signage within lobbies and at entrance areas appropriately sized and reconfigurable
 - Combine pictograms and/or Braille in accordance with NCC.
- Signage identifies:
 - Street address
 - Block numbers
 - Location of any public on-site facilities
 - Bus stops, taxi ranks
 - Parking restrictions.
- Dwellings with direct frontage to the street to have their own numbered letterbox. All letterboxes preferably integrated into front fence.

B3.2c – Low maintenance and usability achieved by the following methods

- Soft Landscaping:
 - Usable flat outdoor areas slopes: between 1:20 and 1:100
 - Slopes for turf and garden beds: 1:10 maximum
 - Overland flow paths directed away from buildings
 - Prevent wet walls: paths and landscaping must not be above building floor levels
 - Garden bed widths: 1000mm minimum. Minimise turf areas generally. Pave up to boundary where distance to building is less than 1500mm
 - Weed matting (non-plastic type) under all private courtyard garden beds
 - Plant and shrub species: indigenous flora and/or xeriscape garden types, readily available in local nurseries, all to approval. Trees adjacent to building: mature height 3.0m max with non-invasive root systems. Refer Section D
 - Shade trees near car spaces: crown must allow good surveillance from dwellings.
 - Street tree species are consistent with Council's requirements
 - Make provision for raised garden beds or small sections of vertical gardens for gardeners with mobility issues
- Water Sensitive Urban Design (WSUD) measures to be considered.
- Open space is 'attached' to individual dwellings as much as possible, using low and high fences, with planting placed inside these fences. See B4.0 Dwellings.
- Maintenance contractors must be able to access common open space without passing through the private open space of a dwelling
- Common use drying lines, if briefed: one max for 1-11 dwellings, two max for 12-20 dwellings, three min thereafter, screened from the street. Provide wheelchair access and appropriate sized paved area under.
- Waste and Recycling Storage areas: sized to Council requirements, located no more than 30m from each dwelling, and within easy access to collection points on street. Wheelchair access from each block and appropriate sized paved area provided.
- Seating, garden beds and any covered areas are useable for most of the year, screened for wind protection and for privacy from the street. BBQ's provided when briefed.
- External shade structures are roofed, providing year-round weather protection. Exposed frames and posts constructed of suitably finished steel, not timber.
- Do not use piped watering systems for gardens or lawns.
- Do not use coloured concrete to waste and recycling storage area paving.
- Do not place garden beds against buildings. Provide paved path where suitable.
- Do not lay turf in private courtyards/private open space.
- Do not use concrete edging around garden beds.
- Do not render and paint concrete block retaining walls.
- Do not use advanced tree species.
- Do not use noxious or allergenic plant species.
- Do not plant trees and shrubs in lawns.

B3.2d – Providing a sense of security for tenants achieved by the following methods

- Incorporate Crime Prevention through Environmental Design (CPTED) principles, especially through passive surveillance and fencing measures.
- Rear and side boundary fences: 1800mm high, with rails spaced to prevent a child from climbing.
- Front (where directed) and side boundary (to cut off) fence: consistent with streetscape and to Council requirements. If no Council requirement, fencing is 900-1200mm semi-transparent, with 900mm wide clear pedestrian gate, 2700mm min width vehicle gates.
- Corner blocks must have 900-1200mm semi-transparent perimeter fencing fronting streets/laneways.
- Do not use 'spear points' fencing where impaling is possible.

LAHC
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North

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DA
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