

# 35 BURBANK AVENUE

EAST HILLS, NSW 2213

# LANDSCAPE DA DOCUMENTATION

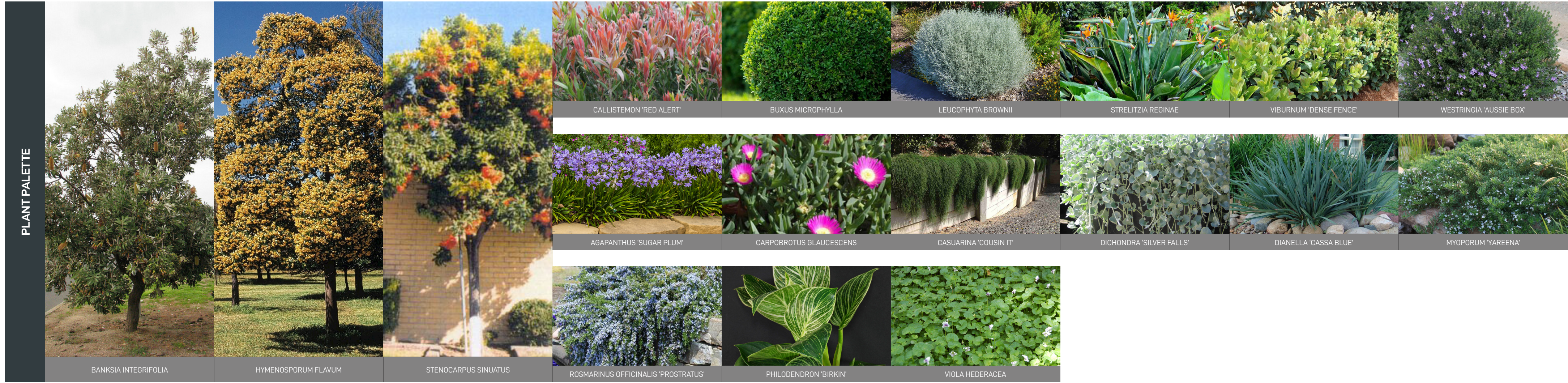
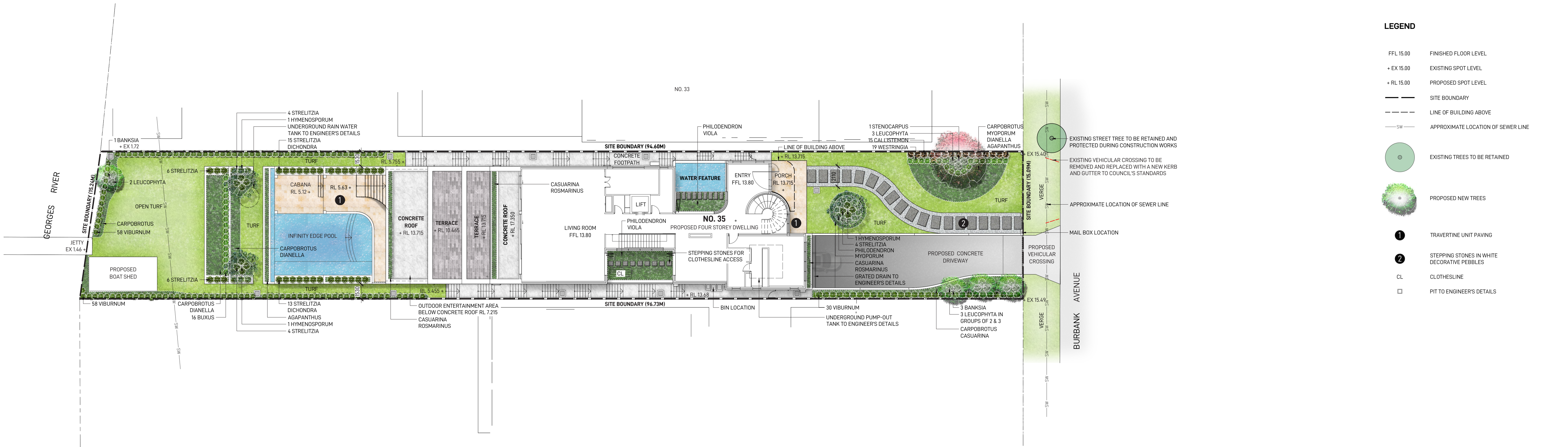
EXISTING SITE PLAN



DOCUMENT REGISTER

DRAWING NUMBER	DRAWING NAME	SCALE / DRAWING SIZE
LDA-00	LANDSCAPE COVER SHEET	-
LDA-01	LANDSCAPE MASTERPLAN	1:200 / A1
LDA-02	LANDSCAPE DETAILS	-





PLANT SCHEDULE					
BOTANICAL NAME	NATIVE	HEIGHT	POT SIZE	SPACING	QUANTITY
TREES					
BANKSIA INTEGRIFOLIA (COAST BANKSIA)	✓	15M	100L	AS SHOWN	4
HYMENOSPORUM FLAVUM (NATIVE FRANGIPANI)	✓	10M	100L	AS SHOWN	3
STENOCARPUS SINUATUS (QUEENSLAND FIREWHEEL TREE)	✓	15M	200L	AS SHOWN	1
SHRUBS					
CALLISTEMON 'RED ALERT'	✓	2M	300MM	700MM CENTRES	15
BUXUS MICROPHYLLA (JAPANESE BOX)		1M	200MM	600MM CENTRES	16
LEUCOPHYTA BROWNII (CUSHION BUSH)	✓	1M	200MM	600MM CENTRES	13
STRELITZIA REGINAE (BIRD OF PARADISE)		2M	300MM	700MM CENTRES	52
VIBURNUM 'DENSE FENCE'		2M	300MM	800MM CENTRES	146
WESTRINGIA 'AUSSIE BOX'	✓	0.8M	200MM	600MM CENTRES	19
GRASSES AND GROUNDCOVERS					
AGAPANTHUS 'SUGAR PLUM'		0.4M	150MM	5 / SQM	-
CARPOBROTUS GLAUCESCENS (PIGFACE)	✓	0.4M	150MM	3 / SQM	-
CASUARINA 'COUSIN IT'	✓	0.3M	150MM	4 / SQM	-
DICHONDRA 'SILVER FALLS'		0.3M	150MM	5 / SQM	-
DIANELLA 'CASSA BLUE'	✓	0.5M	150MM	5 / SQM	-
MYOPORUM 'YAREENA'	✓	0.3M	150MM	4 / SQM	-
ROSMARINUS OFFICINALIS 'PROSTRATUS'		0.5M	150MM	4 / SQM	-
PHILODENDRON 'BIRKIN'		0.8M	150MM	7 / SQM	-
VIOLA HEDERACEA (NATIVE VIOLET)	✓	0.3M	150MM	5 / SQM	-

LANDSCAPE ARCHITECT

GROUND INK

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ARCHITECT

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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

CHECKED

1A

07.03.22

DA ISSUE

MK

RL

2B

11.03.22

DA ISSUE

MK

RL

3C

16.03.22

DA ISSUE

MK

RL

DRAWING TITLE

LANDSCAPE MASTERPLAN

DATE

JOB NUMBER

DRAWN

CHECKED

DRAWING NUMBER

16-MAR-22

20220308

MK

RL

LDA-01

PROJECT

35 BURBANK AVENUE

EAST HILL, NSW 2213

SCALE

1:200 / A1

0

2

4

6M

1

1

1

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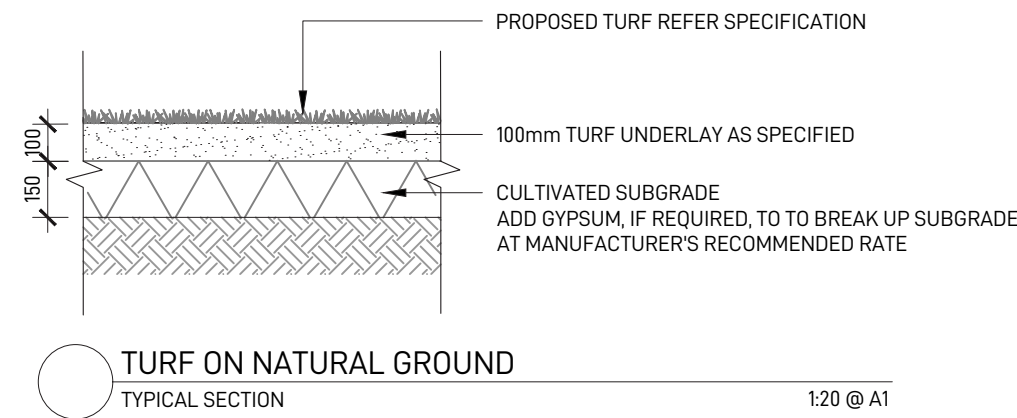
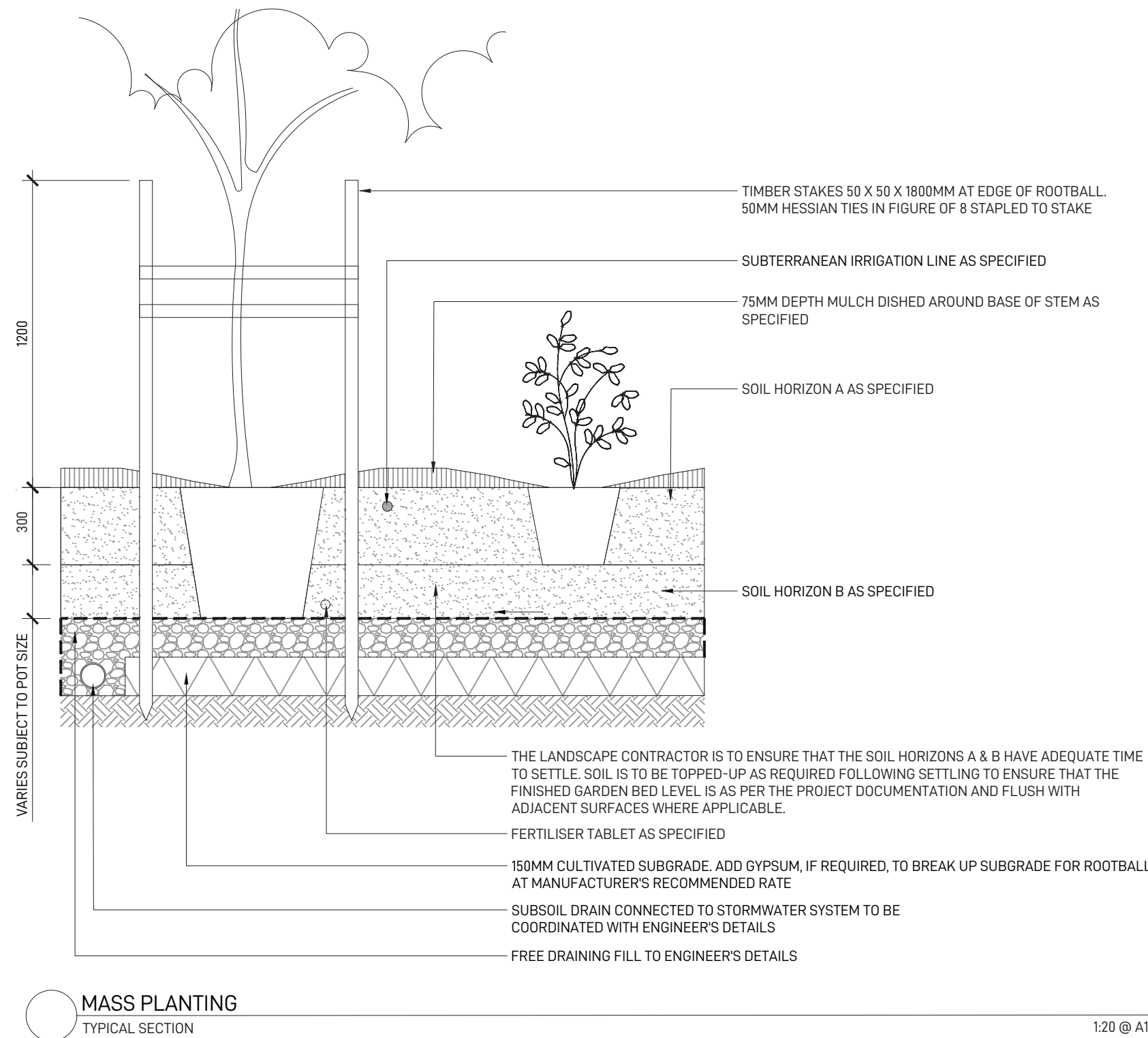
REV

C

NORTH



TYPICAL LANDSCAPE DETAILS



MAINTENANCE SCHEDULE

MAINTENANCE	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 = <b>W</b> -WEEKLY, <b>2M</b> - EVERY TWO MONTHS, <b>AR</b> - 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 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 - GARDEN BEDS ON SLAB**  
THIS SPECIFICATION DESCRIBES THE FORMULATION OF AN OPEN GRANULAR WELL DRAINED GROWING MEDIA WITH A SATURATED DENSITY OF LESS THAN 2400 KG/M3 (2.4KG/L) FOR USE IN ON-SLAB APPLICATIONS, INCLUDING GREEN ROOFS WITH AN EXPECTATION OF LONGEVITY. IT IS A TOPSOIL FORMULATION TO BE USED IN THE SURFACE 300MM OF ALL ON-SLAB INSTALLATIONS INCLUDING PLANTER BOXES, CONTAINERS AND GARDEN BEDS. IN ORDER TO MAINTAIN STRUCTURE AND POROSITY OVER EXTENDED PERIODS, AND TO AVOID SLUMPING AND VOLUME LOSS OVER TIME, THE FORMULATION MUST EMPLOY LOW DENSITY MINERAL COMPONENTS SUCH AS ASH, PERLITE, SCORIA, PUMICE AND DIATOMACEOUS EARTH, OR ARTIFICIAL COMPONENTS SUCH AS UREA FORMALDEHYDE AND STYROFOAM. PHYSICALLY THE MEDIA PROPERTIES OF A POTTING MEDIA AND IS ASSESSED USING THE METHODOLOGY OF AS 3743.

**CULTIVATION**  
ALL GARDEN BEDS TO BE CULTIVATED TO A MIN DEPTH OF 150MM AND TREE PIT 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.

**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 6.31.8:2.9 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.

LANDSCAPE ARCHITECT

GROUND **ink**

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B	11.03.22	DA ISSUE	MK	RL
C	16.03.22	DA ISSUE	MK	RL

DRAWING TITLE

LANDSCAPE DETAILS

DATE	JOB NUMBER	DRAWN	CHECKED	DRAWING NUMBER
16-MAR-22	20220308	MK	RL	LDA-02

PROJECT

35 BURBANK AVENUE  
EAST HILL, NSW 2213

SCALE  
N/A

REV  
C