

274-276 HECTOR STREET

BASS HILL, NSW 2197

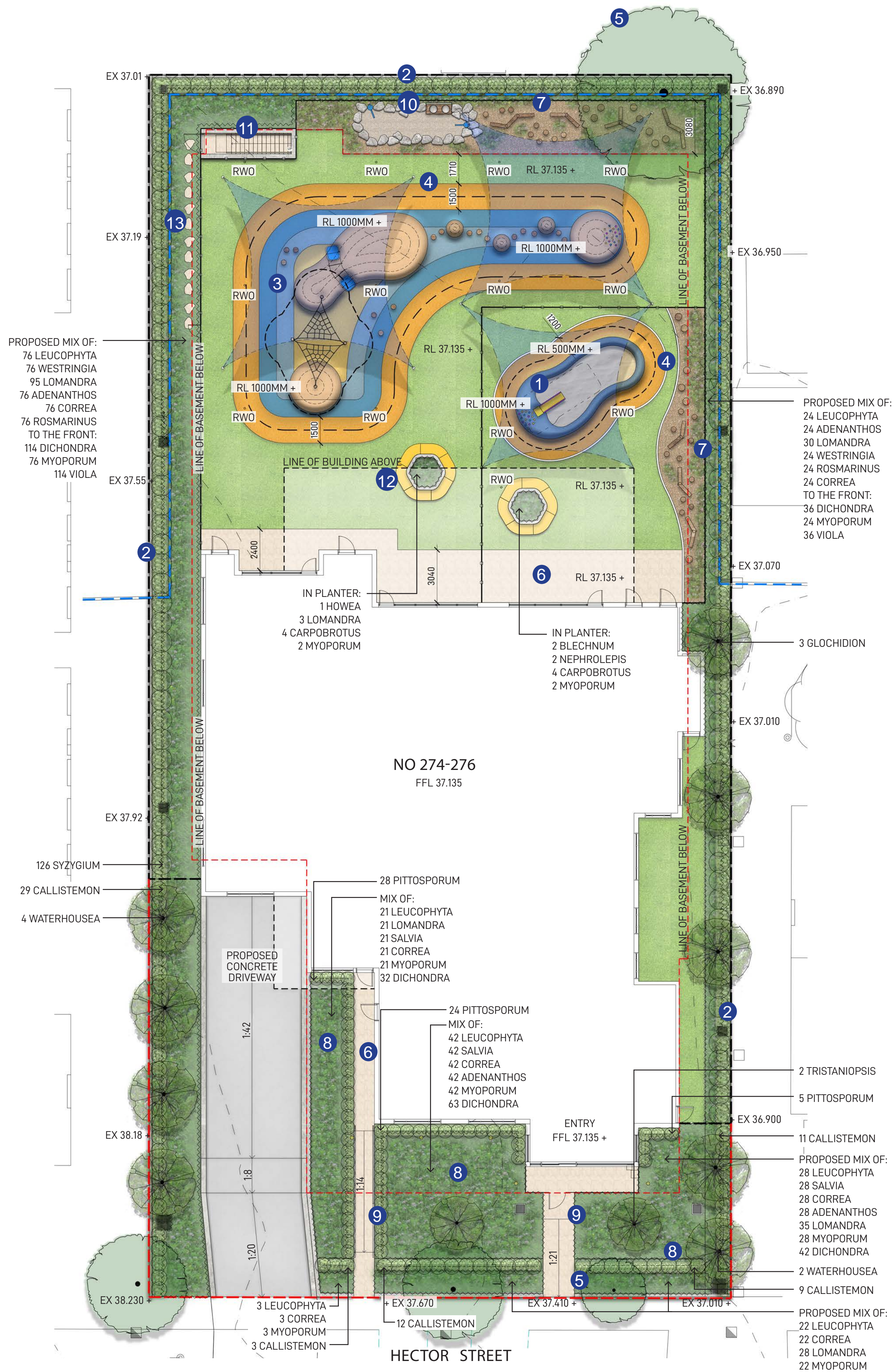
LANDSCAPE DA DOCUMENTATION

EXISTING SITE PLAN



DOCUMENT REGISTER

DRAWING NUMBER	DRAWING NAME	SCALE / DRAWING SIZE
LDA-001	LANDSCAPE COVER SHEET	N/A
LDA-101	GROUND FLOOR LANDSCAPE PLAN	1:150 / A1
LDA-102	FIRST FLOOR LANDSCAPE PLAN	1:150 / A1
LDA-201	PLANT PALETTE	N/A
LDA-301	LANDSCAPE DETAILS	AS SHOWN



LEGEND

- SITE BOUNDARY
- - - PROPOSED 1800MM HIGH FENCING ON BOUNDARY TO ARCHITECT'S DETAILS
- - - EXISTING SEWER LINE
- - - LINE OF BASEMENT BELOW
- PERIMETER PLAYGROUND FENCING TO ARCHITECT'S DETAILS
- FFL + FINISHED FLOOR LEVEL
- RL + PROPOSED SPOT LEVEL
- EX + EXISTING SPOT LEVEL
- RWO RAIN WATER OUTLET
- 1 PROPOSED SANDPIT WITH SOFTFALL MOUNDING AND SMALL EMBANKMENT SLIDE
- 2 PROPOSED SCREEN PLANTING ON BOUNDARY PROVIDING PRIVACY TO NEIGHBOURS
- 3 PROPOSED SOFTFALL PLAY ZONE WITH MOUNDS, CLIMBING NET AND TUNNELS PROVIDING ADVENTURE PLAY
- 4 PROPOSED SOFTFALL LOOP TRACK & SHADE SAIL PROVIDING EXERCISE AND PLAY OPPORTUNITIES
- 5 EXISTING TREES TO BE RETAINED
- 6 PROPOSED PERMAEABLE PAVING
- 7 PROPOSED TIMBER LOG NATURE PLAY ON MULCH
- 8 PROPOSED LOW FEATURE PLANTING PROVIDING GREENING AMENITY
- 9 PROPOSED ENTRY PATH TO ARCHITECT'S DETAILS
- 10 PROPOSED DRY CREEK BED WITH WATER PUMP & MUD KITCHEN PROVIDING WATER PLAY OPPORTUNITIES
- 11 PROPOSED STAIR TO BASEMENT CARPARK BELOW
- 12 PROPOSED RAISED PLANTER WITH LOW FEATURE PLANTING AND PERIMETER SEATING
- 13 PROPOSED STEPPING STONES IN GROUNDCOVERS PROVIDING ACCESS FROM CARPARK STAIRCASE

INDICATIVE PLANT IMAGES



GLOCHIDION FERDINANDII



TRISTANIOPSIS 'LUSCIOUS'



WATERHOUSEA FLORIBUNDA



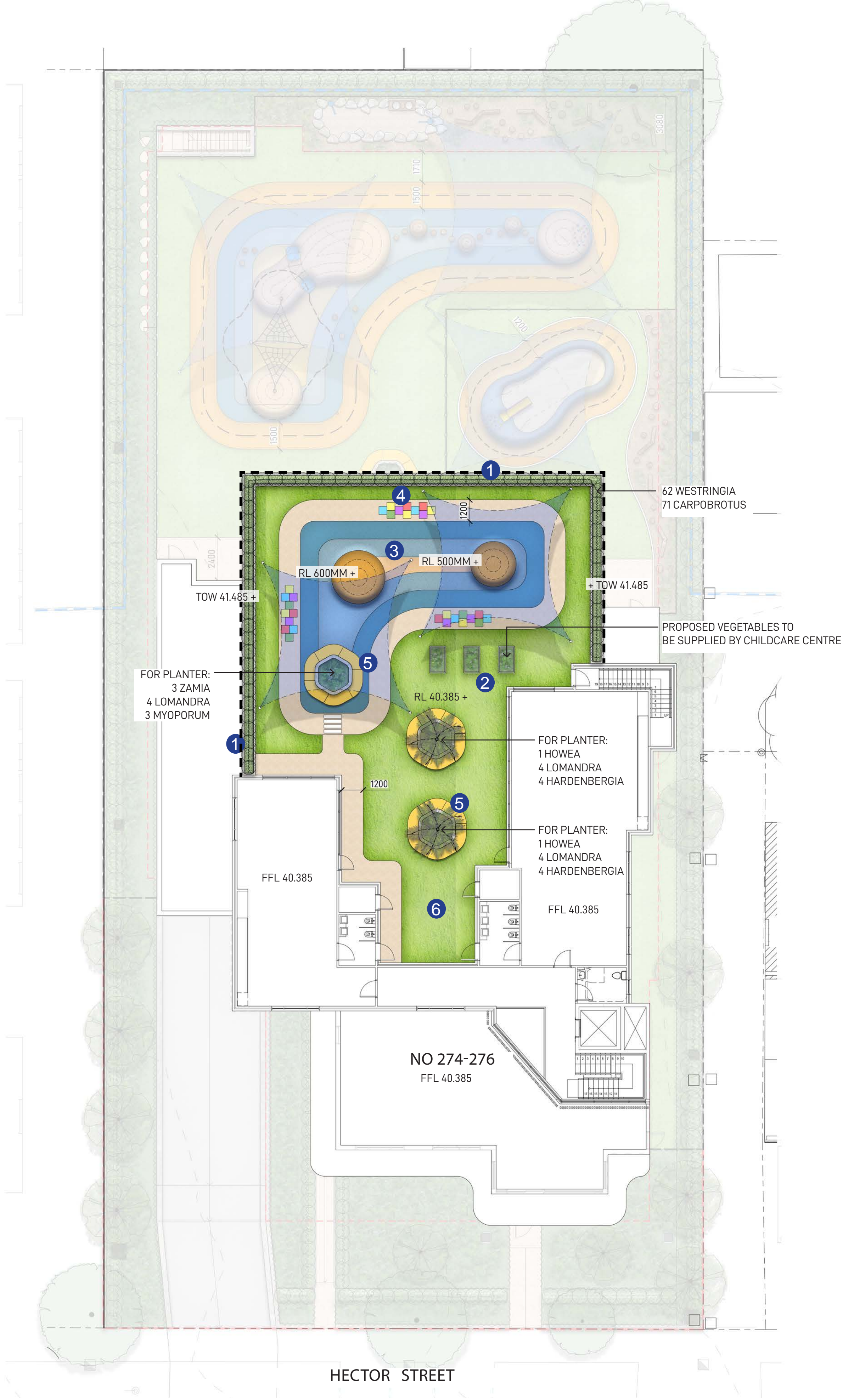
CALLISTEMON 'GREAT BALLS OF FIRE'



PITTOSPORUM 'MISS MUFFET'



SYZYGIUM 'RESILIENCE'



- LEGEND**
- PROPOSED BALUSTRADE TO ARCHITECT'S DETAILS
 - FFL + FINISHED FLOOR LEVEL
 - RL + PROPOSED SPOT LEVEL
 - TOW TOP OF WALL LEVEL
 - 1 PROPOSED RAISED PERIMETER PLANTER WITH FEATURE LOW SCREEN PLANTING PROVIDING AMENITY
 - 2 PROPOSED VEGETABLE GARDENS
 - 3 PROPOSED SOFTFALL PLAY ZONE WITH MOUNDS & SHADE SAIL PROVIDING PLAY OPPORTUNITIES
 - 4 PROPOSED CONCRETE LOOP TRACK WITH HOPSCOTCH
 - 5 PROPOSED BENCH SEATING FOR SMALL GROUPS WITH FEATURE PALM PLANTING PROVIDING SHADE AMENITY
 - 6 PROPOSED OPEN SYNTHETIC TURF FOR RECREATIONAL AND PLAY OPPORTUNITIES

INDICATIVE PLANT IMAGES



HOWEA FORSTERIANA



ZAMIA FURFURACEA



WESTRINGIA 'GREY BOX'



LOMANDRA 'LIME TUFF'



CARPOBROTUS GLAUCESCENS



HARDENBERGIA VIOLACEA

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
DRAFT	17.05.22	DA DRAFT ISSUE	ML	RL
A	20.05.22	DA ISSUE	ML	RL
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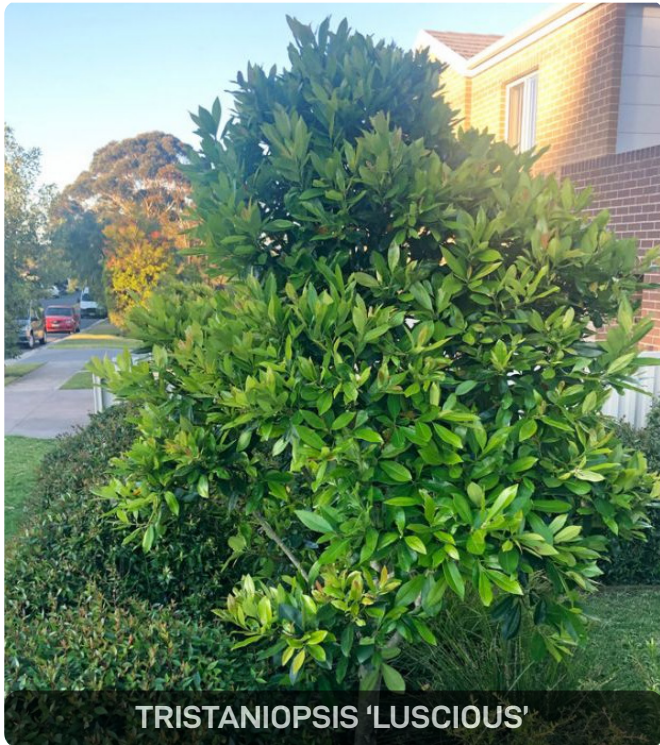
TREES



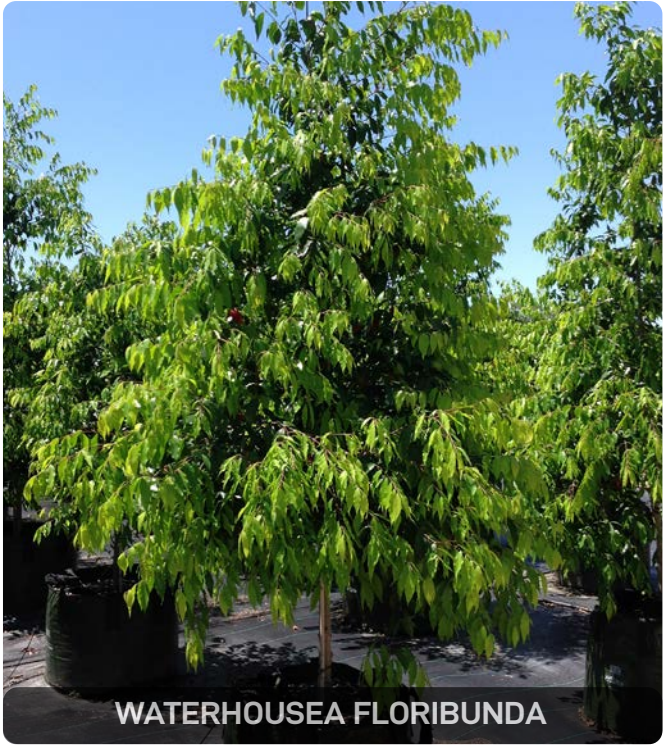
GLOCHIDION FERDINANDI



HOWEA FORSTERIANA



TRISTANIOPSIS 'LUSCIOUS'



WATERHOUSEA FLORIBUNDA

SHRUBS



ADENANTHOS 'SILVER STREAK'



BLECHNUM 'SILVER LADY'



CALLISTEMON 'GREAT BALLS OF FIRE'



CORREA ALBA



LEUCOPHYTA BROWNII



LOMANDRA 'LIME TUFF'



NEPHROLEPIS EXALTATA



PITTOSPORUM 'MISS MUFFET'



SALVIA 'SANTA BARBARA'



SYZYGIIUM 'RESILIENCE'



ROSMARINUS OFFICINALIS



WESTRINGIA 'GREY BOX'



ZAMIA FURFURACEA

GROUNDCOVERS



CARPOBROTUS GLAUDESCENS



DICHONDRA REPENS



HARDENBERGIA VIOLACEA



MYOPORUM PARVIFOLIUM

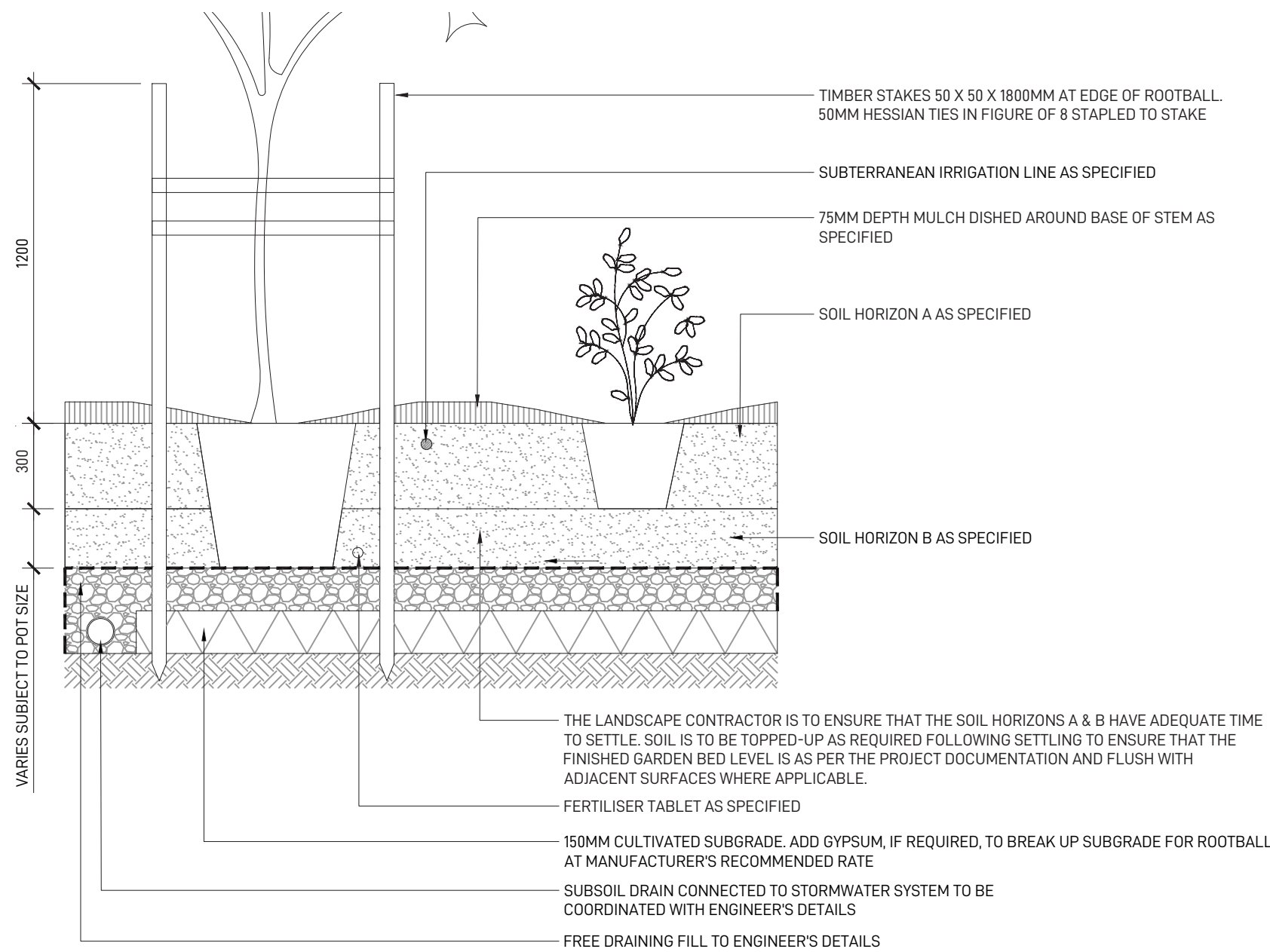


VIOLA HEDERACEA

INDICATIVE PLANT PALETTE

PLANT NAME	EXPECTED MATURE HEIGHT	POT SIZE	SPACING	NATIVE	QUANTITY
TREES					
GLOCHIDION FERDINANDI (CHEESE TREE)	15M	100L	AS SHOWN	✓	3
HOWEA FORSTERIANA (KENTIA PALM)	6M	45L	AS SHOWN	✓	3
TRISTANIOPSIS 'LUSCIOUS'	8M	100L	AS SHOWN	✓	2
WATERHOUSEA FLORIBUNDA (WEeping LILLY PILLY)	15M	100L	AS SHOWN	✓	6
SHRUBS & GRASSES					
ADENANTHOS 'SILVER STREAK'	2M	200MM	4/M2	✓	170
BLECHNUM 'SILVER LADY'	1.2M	200MM	4/M2		2
CALLISTEMON 'GREAT BALLS OF FIRE'	3M	300MM	AS SHOWN	✓	64
CORREA ALBA (WHITE CORREA)	1.5M	200MM	4/M2	✓	216
LEUCOPHYTA BROWNII (CUSHION BUSH)	1.2M	200MM	4/M2	✓	216
LOMANDRA 'LIME TUFF'	0.4M	200MM	5/M2	✓	224
NEPHROLEPIS EXALTATA (BOSTON FERN)	1.5M	200MM	4/M2		2
PITTOSPORUM 'MISS MUFFET'	1M	200MM	AS SHOWN	✓	57
SALVIA 'SANTA BARBARA'	0.9M	200MM	4/M2		91
SYZYGIIUM 'RESILIENCE'	4M	300MM	AS SHOWN	✓	126
ROSMARINUS OFFICINALIS (ROSEMARY)	1.5M	200MM	4/M2		100
WESTRINGIA 'GREY BOX'	1M	200MM	4/M2	✓	162
ZAMIA FURFURACEA (CARDBOARD PALM)	1.5M	200MM	4/M2		3
GROUNDCOVERS					
CARPOBROTUS GLAUDESCENS (PIGFACE)	0.3M	150MM	6/M2	✓	79
DICHONDRA REPENS (KIDNEY PLANT)	0.2M	150MM	6/M2	✓	287
HARDENBERGIA VIOLACEA (NATIVE SARSPARILLA)	0.4M	150MM	5/M2	✓	8
MYOPORUM PARVIFOLIUM (CREEPING BOOBIALLA)	0.2M	150MM	4/M2	✓	223
VIOLA HEDERACEA (NATIVE VIOLET)	0.2M	150MM	6/M2	✓	150

TYPICAL LANDSCAPE DETAILS



MASS PLANTING AND TREE DETAIL

TYPICAL SECTION

SCALE 1:20

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 TO BE INSTALLED BY A QUALIFIED IRRIGATION ENGINEER. POSITION OF CONTROL BOX, SOLENOIDS AND IRRIGATION CONDUITS TO BE DESIGNED BY THE 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 PITS 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

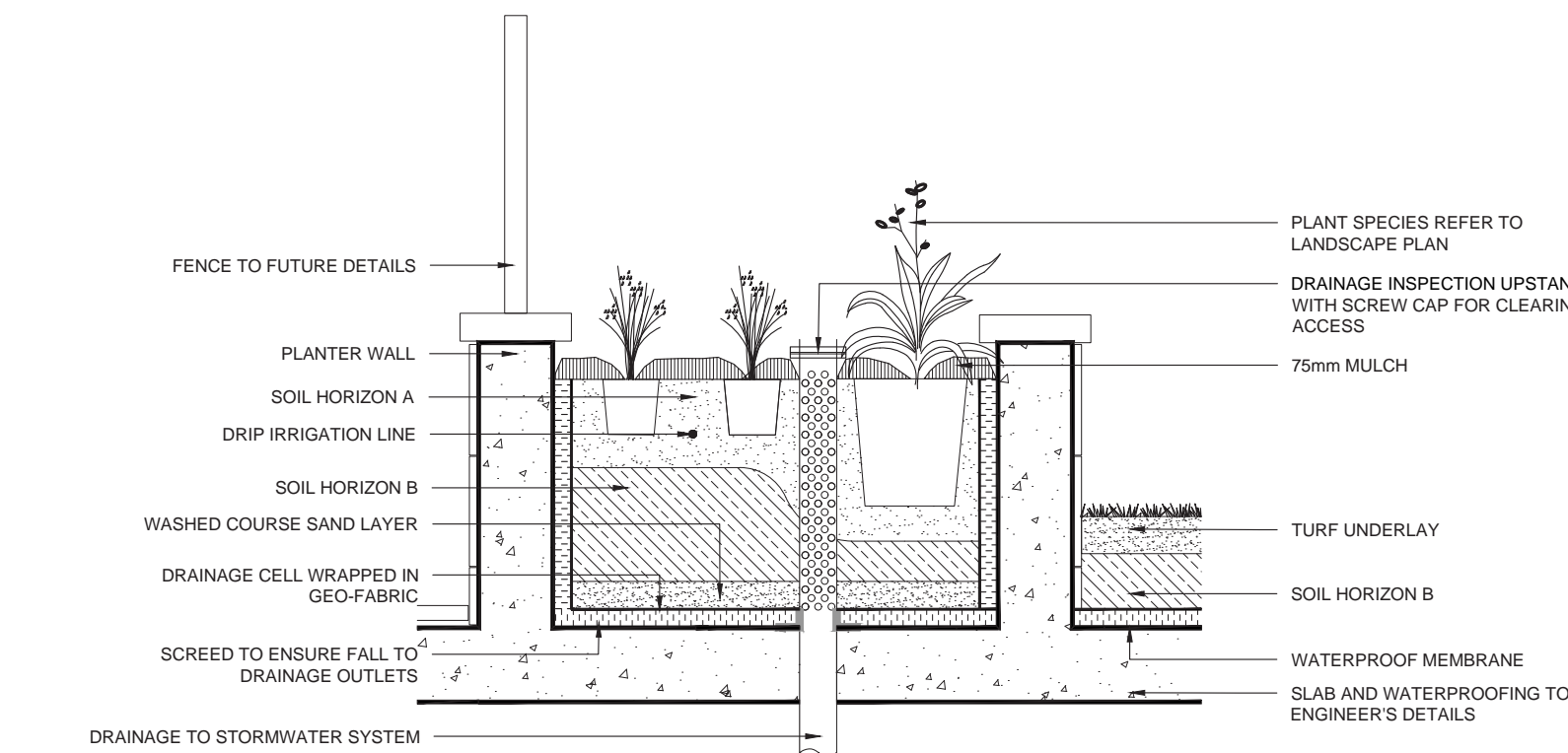
THE LANDSCAPE CONTRACTOR SHALL SPRAY FOR PESTS AND DISEASE INFESTATIONS WHEN THE PEST AND FUNGAL ATTACK HAS BEEN POSITIVELY IDENTIFIED AND WHEN THEIR POPULATIONS HAVE INCREASED TO A POINT THAT WILL BECOME DETRIMENTAL TO PLANT GROWTH. APPLY ALL PESTICIDES TO MANUFACTURER'S DIRECTIONS. FREQUENCY: WEEKLY 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 6.31.82.9 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.

TURFING

THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL SAPHIRE BUFFALO TURF IN STRETCHER PATTERN TO ALL TURF AREAS SHOWN ON THE LANDSCAPE PLANS AND IS TO FINISH FLUSH WITH ADJACENT SURFACES. TURF TO BE A MIN THICKNESS OF 50MM WITH A 40MM MOWING HEIGHT. CONTRACTOR TO ALLOW FOR FERTILISING, LAYING, TAMPING, WATERING, TOP DRESSING, MAINTENANCE AND MOWING. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TURF UNDERLAY UNDER ALL TURF AREAS, CONSISTING OF 100MM THICK LAYER OF SCREENED TOP SOIL.



ON SLAB GARDEN BED

TYPICAL SECTION

SCALE 1:20

LANDSCAPE ARCHITECT

GROUND **ink**

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WWW.GROUNDINK.COM.AU ABN 55 163 025 456 ACN 163 025 456
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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.

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DRAWING TITLE

LANDSCAPE DETAILS

DATE	JOB NUMBER	DRAWN	CHECKED	DRAWING NUMBER
27-SEP-22	20220523	ML	RL	LDA-301

PROJECT

274-276 HECTOR STREET
BASS HILL, NSW

SCALE
N/A

REV
B