

149-163 Milton Street, Ashbury

Landscape Development Application

Prepared for Coronation December 2023



Issue A
Date: December 2023
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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of

Site Context

Regional

The site is located at 149-163 Milton Street, Ashbury. Ashbury is a inner west suburb of Sydney that sits between the neighbouring suburbs of Canterbury and Ashfield.

Located approximately 12km south-west of Sydney's CBD the Ashbury has no railway station however is in close proximity to Ashfield Station which facilitates travel right across Sydney.

♣ Project Site



Site Context

Local

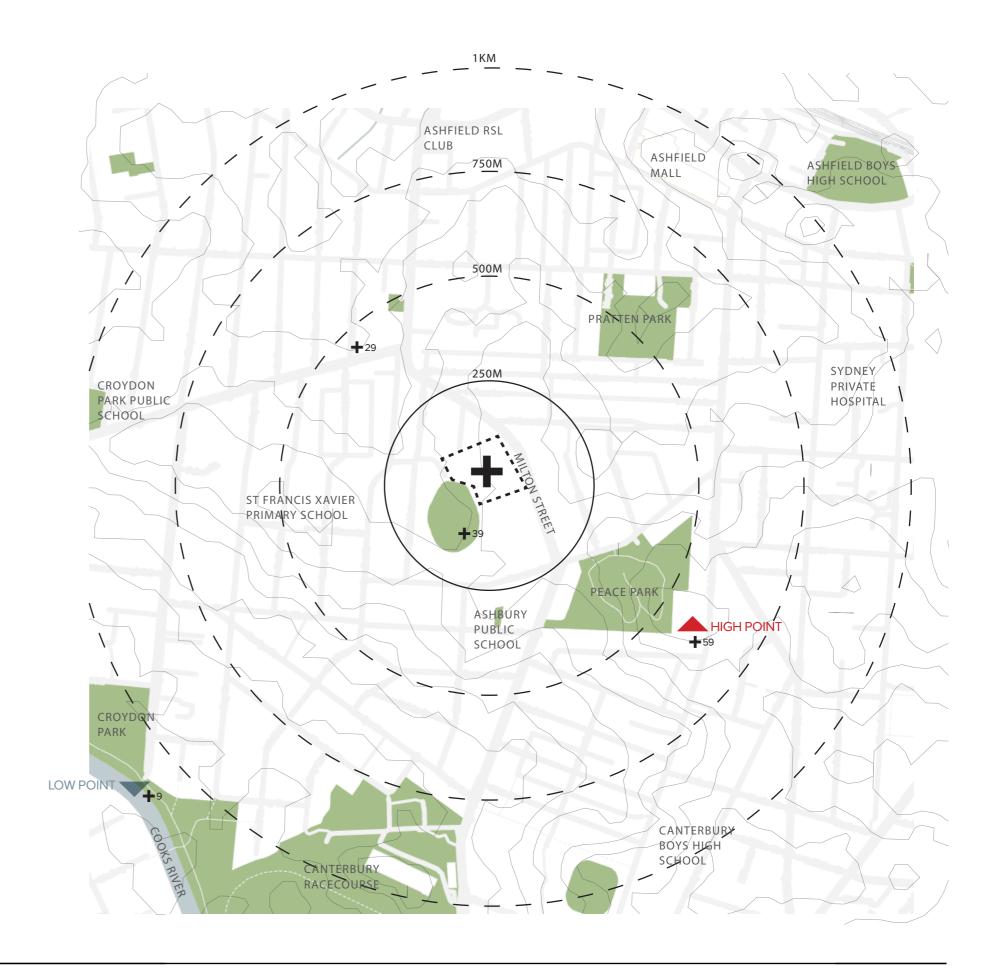
As Ashbury has no commercial precinct the site sits amongst a mostly residential building typology. Peace Park is the main landmark of the suburb as it sits at the highest point in the local area providing regional views.

Primary Schools as well as a number of Aged care centers make up the remaining community facilities of the suburb.

The surrounding suburbs of Ashfield to the North, Croydon Park to the West, Summer Hill to the East and Canterbury to the South are all in walking distance from the site. The surrounding parks in these suburbs are typically sport programmed providing play and green open space.

The Cooks River provides a green link through many suburbs of the inner west.





Connectivity

Ashbury has no railway station but it is relatively close to both Ashfield station (1.5km walk distance) on the Inner West & Leppington Line and Canterbury station (1.8km) on the Bankstown Line. Transit Systems Sydney buses serve Ashbury.

The nearest local centre is Croydon Park (1km to the west). Ashbury is a residential suburb relying on local centres in adjoining suburbs to meet its retail, community and commercial needs.

Ashbury borders the Cooks River and offers excellent access for cyclists and walkers to the Cooks River Cycleway.

+ Pi

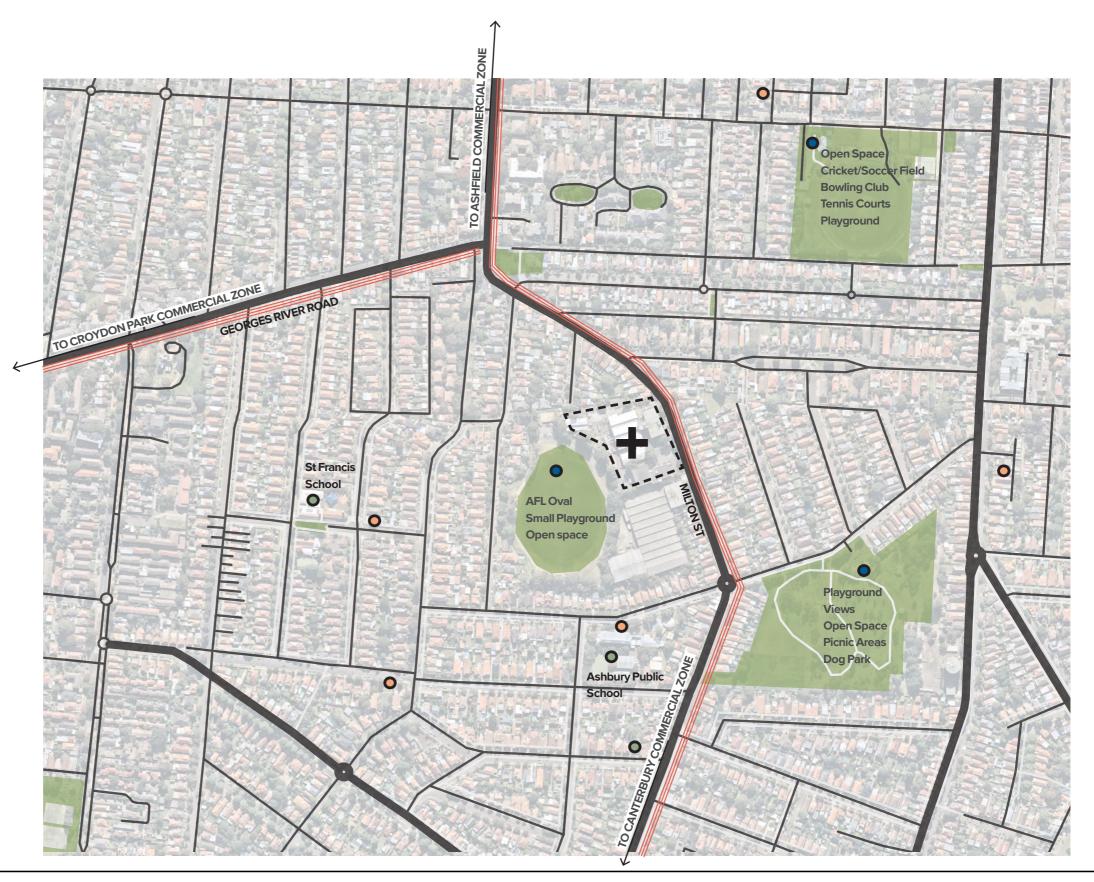
Project Site

Primary Road Secondary Road

Bus Routes

Points of Interest:

- Schools & Child Care Centers
- Places of Worship
- Shopping
- Playgrounds



Neighbourhood Character

Built Form"

The area has a consistent subdivision pattern, building form and streetscape, largely because its development occurred over a relatively short period of time. The single storey, single dwelling streetscape has been largely retained in Ashbury. Ashbury consists of character filled Federation and Californian bungalows which are under heritage conservation.

The suburb provides a domestic and calm atmosphere. A small scale architecture paired with green front yards and tree lined streets characterises the neighbourhood.















Site History

Timeline



The land of Ashbury is home to the Wangal and Cadigal people of the Darug tribe.

Pre 1788

The title of the site was transferred Ashfield Brick Co. Ltd. The brickworks tapped local Wianamatta shale producing brown-toned colours

1912



Subdivision of the brickworks land began in the 1960s which enabled the construction of the factories along the Milton St frontage. The remainder of the site was progressively infill with garbage and became Whitfield Avenue Tip

1960





The land now known as Ashbury was in the area once belonging to Canterbury farm. In 1800 it was subdivided to colonists William Cox and Robert Campbell. This period was the start of the colonisation of the land from its natural state



1919

Widespread housing development began in 1919. Ashbury Public School was built in 1924 which facilitated the local community



1975 - Pres

In 1966 the tip eventually filled before council leased the land to Western Suburbs AFL Club. The oval is now named Wagener Oval



EXCURSUS - The Importance of Front Yards & Streets as Public Spaces

- Active front yards create active streets
- · The transitional zone provides a safe space for neighbours to chat and watch public life
- The front yard as a semiprivate spaces offers the right balance between private and public
- Semiprivate spaces with good visual connections provide a safe space for kids to play and explore
- Active front yards blur the boundary between private and public
- Streets provide space for play, greenery and communities to meet and socialise

"The traditional building form in the older sections of Australian cities in the low rowhouse with a porch and a small front yard facing the access street and a private outdoor backyard behind the house. [...] From the Australian study, [...], it appeared that the front yard played a very important role in the activity in the street spaces, and that the outdoor staying activities and conversations between neighbours had particularly favorable conditions as a direct consequence of the existence of semiprivate outdoor spaces in front of dwellings."

Life between Buildings, Jan Gehl p.189 (Studying movement patterns across a square)

In 1980, Donald Appleyard wrote in his book Livable Streets:

"Streets have become dangerous, unlivable environments, yet most people live on them. Streets need to be redefined as sanctuaries; as livable places; as communities; as resident territory; as places for play, greenery, and local history. Neighborhoods should be protected, though not to the point of being exclusionary."



"I recall the strongly powerful sense of enclosure and of group territory in that cobbled courtyard. We children knew it was 'our space', and when they told us to stay there, our parents knew where we were."

Clare Cooper Marcus, Housing as if People Mattered (1986)



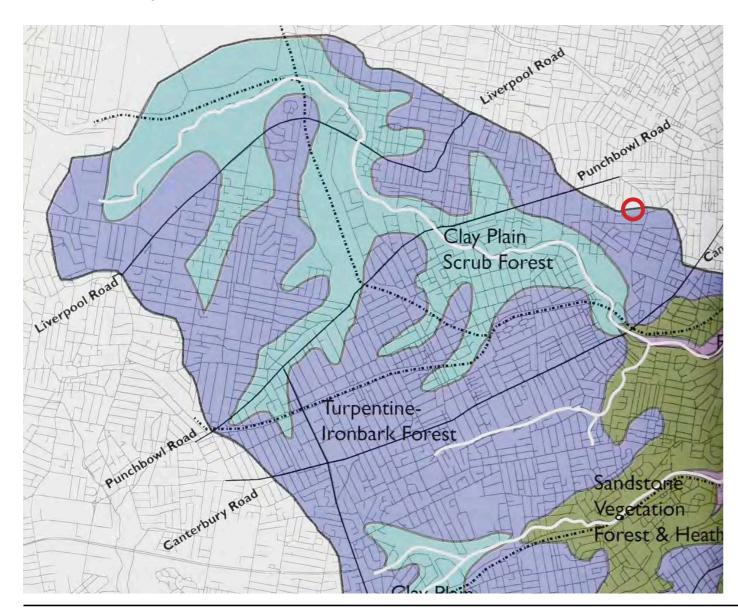
Ecological Heritage

Cooks River Natural Landscape

Despite the degradation of the last 200 years the valley still contains much of its natural heritage but this is under threat and needs protection.

The Ecological heritage of the site has been thoroughly researched with assumptions on the plant communities based on knowledge of the geological clues. Where the Wianamatta Shale lay would have had bigger forest trees and grassy groundcovers. The map below shows the findings from the book 'Missing Jigsaw Pieces - The Bushplants of the Cooks River Valley' by D. Benson, D. Ondinea and V. Bear.

The site lies in the Turpentine Ironbark Forest area but also in close proximity to Clay Plain Scrub Forest and Sandstone Vegetation Forest & Heath.



SYDNEY TURPENTINE IRONBARK FOREST









COOKS RIVER CLAY PLAIN SCRUB FOREST









SANDSTONE VEGETATION FOREST & HEATH



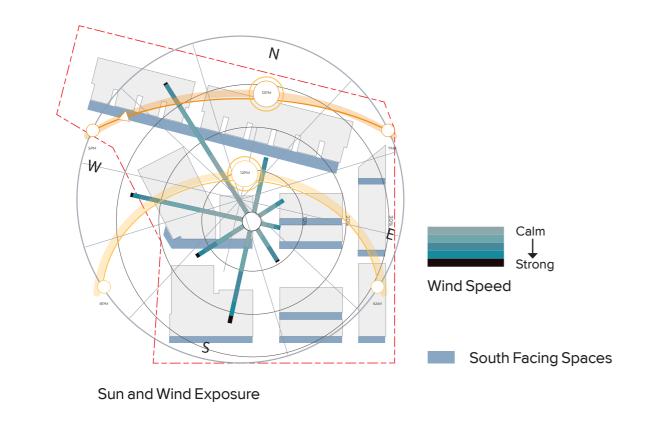


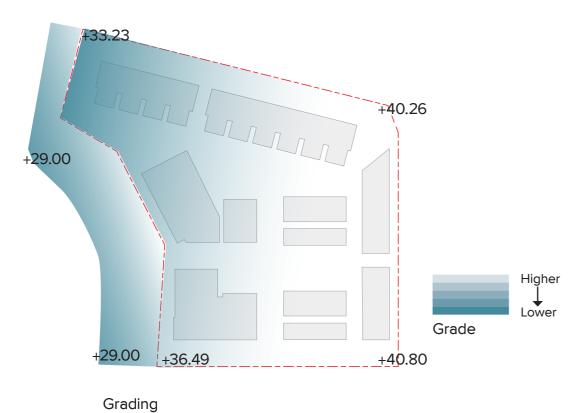




Site Analysis

Site Conditions







Design Response

Vision & Principles

To create and facilitate a community that reflects the nature of the local area it resides in

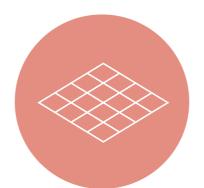
Design within a human scale



Allow for interactions within the neighbourhood



Acknowledge the to natural and industrial heritage of the site



Form a pedestrian network that connects to people and the surrounding areas



Form a series of spaces that respond to seasonal changes in the environment



Design Response

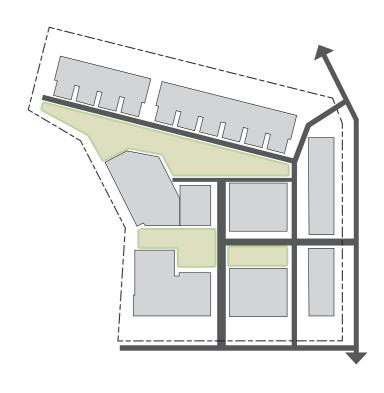
Landscape Typologies

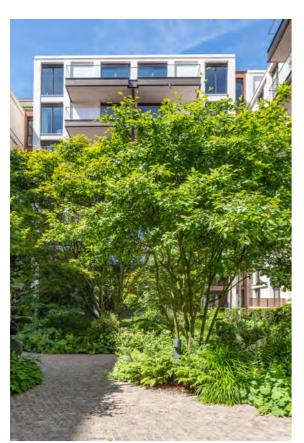


'Communal Space'

The communal space offering for the development is proposed in pockets between building footprints.

As a result, the spaces that are created differ in size and form, this allows for variety of program for communal space. This theory will mean that spaces are created for small groups and large groups in a variety of environmental conditions.











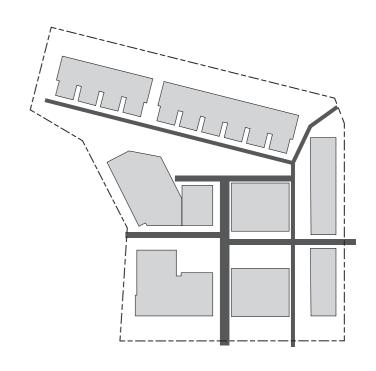




'Pedestrian Thoroughfares'

The pedestrian network throughout the development will have a series of thoroughfares which will facilitate important connections in the site.

Along these linkages, a series of moments will be formed. These moments such as gateways, rest stops, and a change in materiality allows these walkways to become spaces of interest. Given the location of these paths into the site, they are important in forming the character of the site.















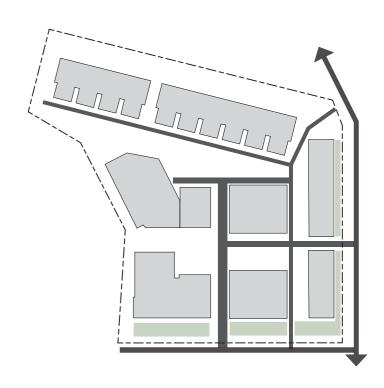
'Street Interface'

The site is bound by Milton St as well as a new street facilitating both this development and the development to the south.

The Milton St terraces provide a defined built edge to the street which will have a front yard access. The elevation along Milton Street will be broken up through pedestrian thoroughfares connecting to the development. These entries are key as they are viewed as the 'front door' into the site, thus creating a entry feature and character is important.

The edge of the site that sits adjacent to Wagener Oval is important in linking the site to its surroundings. An accessible link through to the park is key in this connection. This will look at being provided to the north of the site.

The park offers a variety of views out depending on what level the user is situated. From a level 1 or 2 balcony the user would be amongst the canopy of the trees which is in contrast to the ground floor in which the existing trees may create a more intimate, shady microclimate and character.











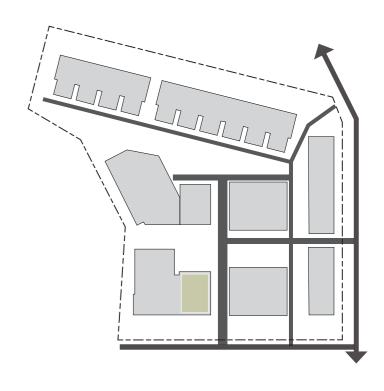


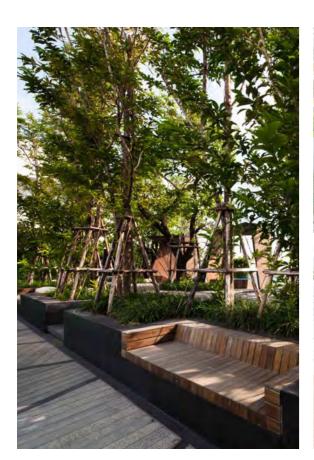


'Rooftops'

The rooftop spaces to Building B and C provide a space for residents to get some retreat and respite, as well as have enough flexible space to hold small events.

With a focus on nature and views out the rooftops allow for a tranquil escape from the lower levels of the development.













Masterplan





Detail Plan



- 1. Open flexible turf areas for outdoor activities, kids play, yoga or family gatherings, park benches
- 2. Accessible path to building entries
- 3. Informal natural children's play area under large trees.
- 4. Accent planting to create zones and rooms and to add interest and depth throughout the communal open space
- 5. Large tree planting in deep soil
- 6. Buffer and privacy planting to private courtyards
- 7. Private terraces and front yards
- 8. Communal Pool and covered outdoor amenity





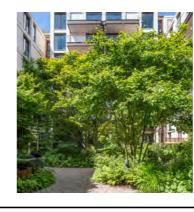
Detail Plan



- 1. Open turf area with tree planting to both sides to provide shade to walkways and open space.
- 2. Stair access to lower communal open space

- 3. Integrated seating benches
- 4. Shade tolerant planting
- 5. Feature palm trees along access paths through the site
- 6. Private Terraces

- 7. Communal BBQ area
- 8. Connection to Milton street
- 9. Accessible ramps to land from lower communal open space







Detail Plan - Building B - Lvl 5











Key Plan

- 1. Outdoor communal kitchen
- 2. Timber decking with deck chairs
- 3. Edge screen planting
- 4. Seating nooks within planting
- 5. Pergola with climbers
- 6. Alfresco dining
- 7. Central modular planters with seating edge
- 8. Loose furniture

Sections - Roof Terraces



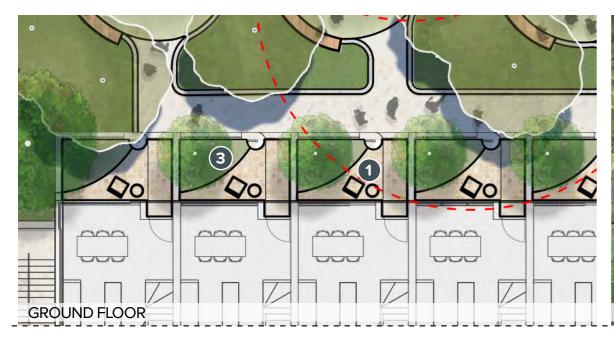
Section Lvl 5 - Scale 1:100 @ A3

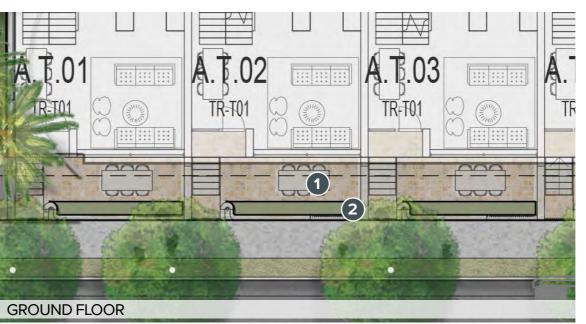


Key Plan

- 1. Edge screen planting
- 2. Pergola with climbers and integrated lighting
- 3. Central modular planters with seating edge
- 4. Freestanding planter pots

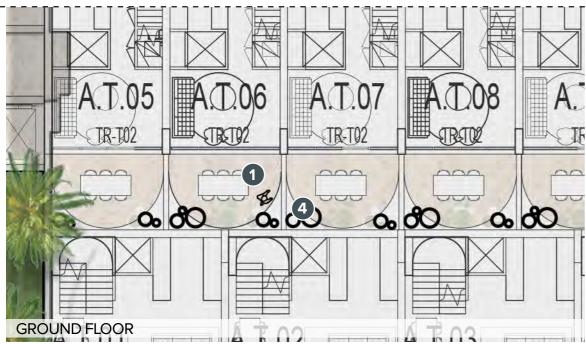
Private Gardens - Building A Typical







Key Plan

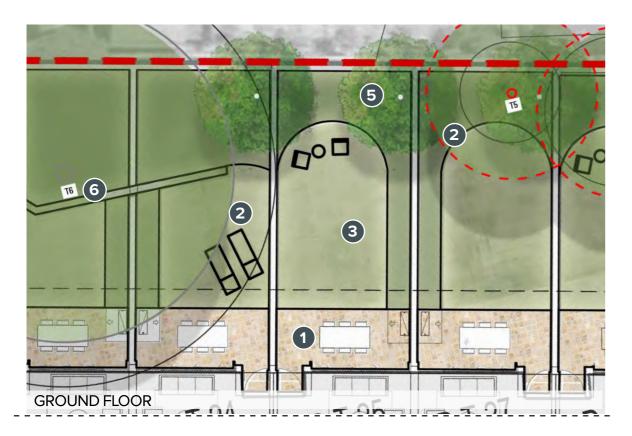


SCALE 1:150 @ A3

- 1. Paved terrace/ courtyard
- 2. Screen planting to adjacent footpath
- 3. Lush front yard planting
- 4. Freestanding pots with shade tolerant planting to edge of courtyard



Private Gardens - Building D Typical





SCALE 1:150 @ A3



KEY PLAN

- 1. Paved terrace/ courtyard
- 2. Lush edge planting
- 3. Turf area
- 4. Lush edge planting to front courtyard
- 5. Medium tree planting to backyard
- 6. Existing tree and wall to be retained



Private Gardens - Building F Typical



SCALE 1:150 @ A3



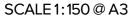
KEY PLAN

- 1. Medium tree planting to front yard
- 2. Lush front yard garden bed
- 3. Paved main entrance from Milton Street
- 4. Paved terrace
- 5. Lush edge planting to backyard
- 6. Stair access to back entrance
- 7. Existing tree to be retained



Private Roof Gardens - Building A + E Typical





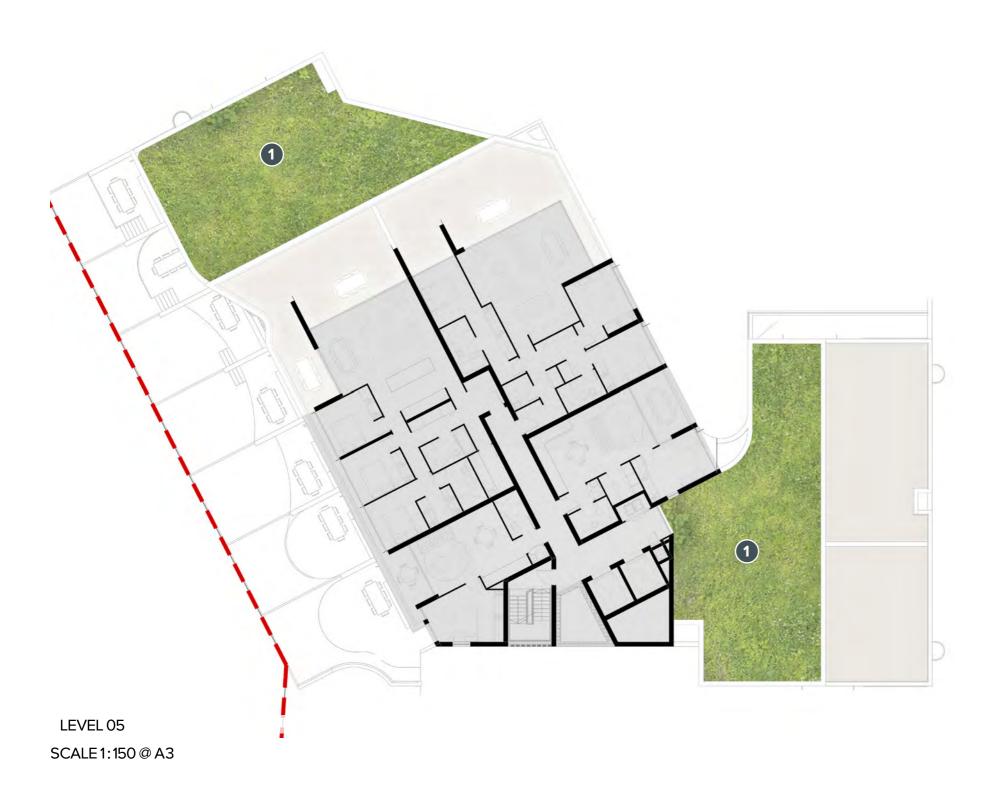


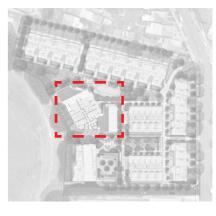
KEY PLAN

- 1. Lush courtyard planting
- 2. Feature pot planting
- 3. Residential entries
- 4. Paved terrace



Green Roof Gardens - Building B





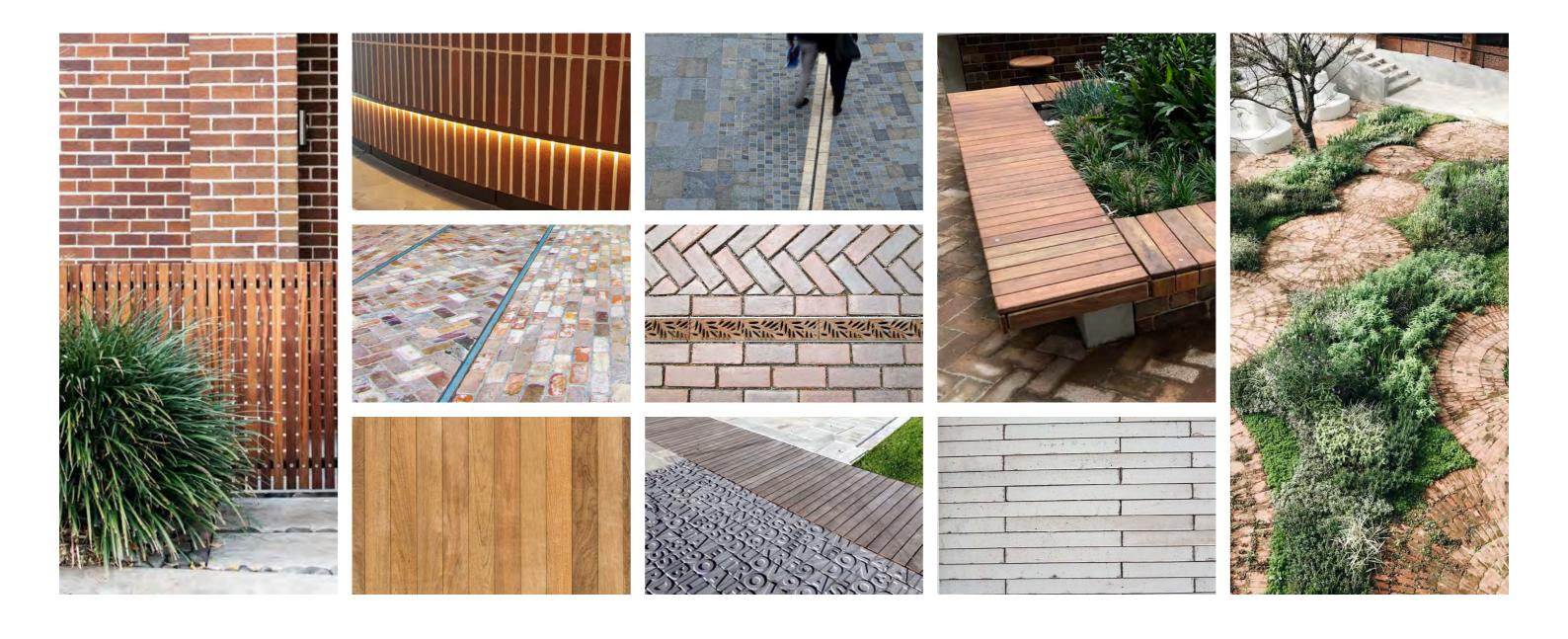
KEY PLAN

LEGEND

1. Low maintenance Green roof - accessed by maintenance team.



Materials, Colours & Textures



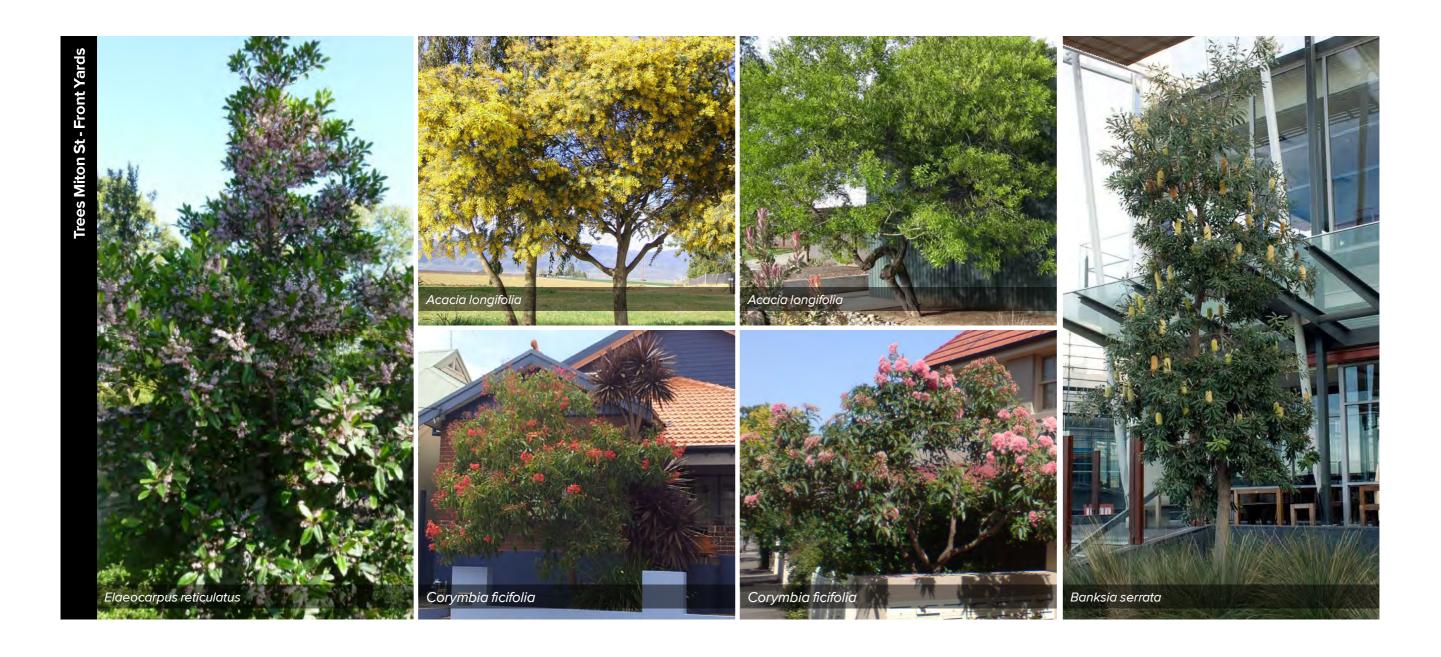
Planting Character



Date Issue

Planting Palette

Front Yard Trees



ARCADIA

149-163 MILTON STREET

ASHBURY, NSW

DRAWING SCHEDULE

DRAWING NO. **DRAWING TITLE**

COVER SHEET 000

LANDSCAPE MASTERPLAN

PLANT SCHEDULE 400

SOFTWORKS PLANS 401-410

LANDSCAPE DETAILS 501

502 LANDSCAPE DETAILS

LANDSCAPE SPECIFICATION 601

KEY PLAN

SCALE: 1:1000 @ A1

GROUND FLOOR 05

LOCATION PLAN

SCALE: NTS



EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

PROPOSED TREE PLANTING

PROPOSED SHRUB AND ACCENT PLANTING

PROPOSED PLANTING TO

PRIVATE GARDENS PROPOSED TURF AREA



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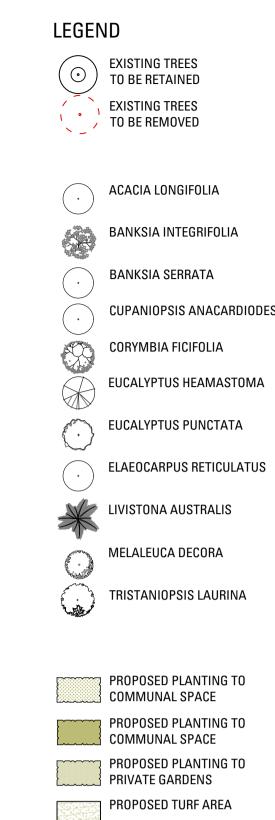


CLIENT ARCHITECT

PREPARED BY Arcadia Landscape Architecture Coronation SJB Architects

DATE December 2023 **SCALE** as shown @ A1 **ISSUE** MOD - A





Updated Plan Includes:

Propose Communal Pool Retain Deep Soil Space Car Park Exhaust Shaft Integrated within Pergola to Outdoor Dining Space

Central Spine Amendments to Circulation and Lawn Space







PREPARED BY Arcadia Landscape Architecture **CLIENT** Coronation SJB Architects **ARCHITECT**

ISSUE MOD - A

DATE December 2023 **SCALE** 1:400 @ A1

PLANT SCHEDULE 400

49-16	3 MILTON STREET ASHBU	RY PLANT SCHEDULE			
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE	PROPOSED POT SIZE	QUANTITY
			(h x w) (m)		
	TREES & PALMS				
Al	Acacia longifolia	Sydney Golden Wattle	10 x 10	200L	4
Bi	Banksia integrifolia	Coastal Banksia	15 x 6	200L	5
Bs	Banksia serrata	Old Man Banksia	6 x 2	200L	7
Ca Cf	Cupaniopsis anacardiodes Convenio ficifolio	Tuckeroo	8 x 6 10 x 12	200L 200L	5 11
Eh	Corymbia ficifolia Eucalyptus he amastoma	Red Flowering Gum Scribbly Gum	10 x 12 12 x 12	200L 200L	6
Ep	Eucalyptus punctata	Grey Gum	20 x 10	200L	9
Er	Elae o carpus reticulatus	Blueberry Ash	15 x 10	200L	22
La	Livistona australis	Cabbage Tree Palm	15 x 5	200L	21
Md	Melaleuca de cora	White Feather Honeymyrtle	10 x 8	200L	6
TI	Tristaniopsis laurina	Water Gum	12 x 6	200L	70
	SHRUBS & ACCENTS				
As	Acacia suaveolens	Sweet Wattle	2 x 1	300mm	2-4/sqm
Acs	Acmena smithii 'Sublime'	Lilly Pilly	4 x 2	300mm	2-4/sqm
Alc	Alpinia caerulea	Native Ginger	2 x 2	300mm	2-4/sqm
Ay	Anigozanthos 'Yellow Gem'	Kangaroo Paw	1 x 1	300mm	2-4/sqm
Be Cv	Banksia ericifolia Callistemon viminalis 'Macarthur'	Heath-leaved Banksia Bottle Brush	7 x 2.5 2 x 1.5	300mm 300mm	2-4/sqm 2-4/sqm
Cb	Ctenanthe burle marxii	Fishbone Prayer Plant	0.3 x 0.5	300mm	2-4/ sqm
De	Doryanthes excelsa	Gyme a Lily	3 x 2	45L	2-4/sqm
Hs	Hakea sericea	Pink Spider Flower	2 x 1	300mm	2-4/sqm
Ka	Kunzea ambigua	Tick Bush	3 x 2	300mm	2-4/sqm
Pv	Pultenaea villosa	Hairy Bush-pea	2.5 x 2	300mm	2-4/sqm
Ve	Viburnum 'Emerald Luster'	Emerald Lustre Viburnum	3 x 2	300mm	2-4/sqm
Wf	Westringia fruticosa	Coastal Rosemary	2 x 3	300mm	2-4/sqm
Xb	Xerochrysum bracte atum	Strawflower	0.9 x 0.5	300mm	2-4/sqm
	FERNS & CYCADS				
Aa	Adiantum aethiopicum	Common Maidenhair Fern	0.5 x 0.5	200mm	2-4/sqm
Ae	Aspidistra elatior	Cast Iron Plant	1.2 x 1.5	200mm	2-4/sqm
Aau	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	200mm	2-4/sqm
Bn Cc	Blechnum nudum Cyathea cooperi	Fishbone Water Fern Australian Tree Fern	1 x 1 5 x 2	200mm 100L	2-4/sqm as shown
	Oyalinea coopen	Australian Free Fern	3 7 2	1002	us siloviii
	GROUNDCOVERS				
Dr	Dichondra repens	Kidney Weed	0.2 x spreading	140mm	6/sqm
Bi	Brachyscome iberidifolia	Swan River Daisy	0.5 x 0.5	140mm	6/sqm
Cg Hv	Casuarina glauca 'Cousin It' Hardenbergia violacea	She Oak False Sardaparilla	0.2 x 2 0.2 x 2	140mm 140mm	6/sqm 6/sqm
Pp	Pratia purpurascens	Trailing Pratia	0.2 x 1	140mm	6/sqm
Vh	Viola hederacea	Native Violet	0.15 x spreading	140mm	6/sqm
Wm	Westringia 'Mundi'	Mundi Westringia	0.4 x 1.5	140mm	4/sqm
	PLANTING MATRIX 01				
Dmi	Dichelachne micrantha	Shorthair Plume-grass	1.2 x 0.2	140mm	6/sqm
Dr	Dichondra repens	Kidney Weed	0.2 x spreading	140mm	6/sqm
Fg	Festuca glauca	Blue Fescue	0.25 x 0.25	140mm	6/sqm
Ms	Microlaena stipoides	Weeping Grass	0.2 x 0.2	140mm	6/sqm
Po	Patersonia occidentalis	Purple Flag	0.5 x 0.5	300mm	6/sqm
Tt	Themeda triandra	Kangaroo Grass	1 x 0.5	140mm	6/sqm
	PLANTING MATRIX 02				
Bs	Banksia spinulosa	Hairpin Banksia	1.5 x 1	140mm	6/sqm
DSS	Dianella caerula 'Silver Streak'	Silver Streak Lily	0.5 x 0.5	140mm	6/sqm
Lg	Laxmannia gracilis	Slender Wire Lily	0.4 x 0.4	140mm	6/sqm
LI	Lomandra longifolia	Spiny Headed Mat Rush	1 x 1	140mm	6/sqm
Tt	Themeda triandra	Kangaroo Grass	1 x 0.5	140mm	6/sqm
	PLANTING MATRIX 03				
Am	Arthropodium milleflorum	Pale Vanilla Lily	1 x 0.4	140mm	6/sqm
Cg	Casuarina gluaca	Cousin it 'She Oak'	0.5 x 1	140mm	6/sqm
Dr	Dianella revoluta	Spreading Flax Lily	1 x 1.5	140mm	6/sqm
LT	Lomandra 'Tanika'	Mat Rush	0.6 x 0.6	140mm	6/sqm
Vh	Viola hederacea	Native Violet	0.15 x spreading	140mm	6/sqm

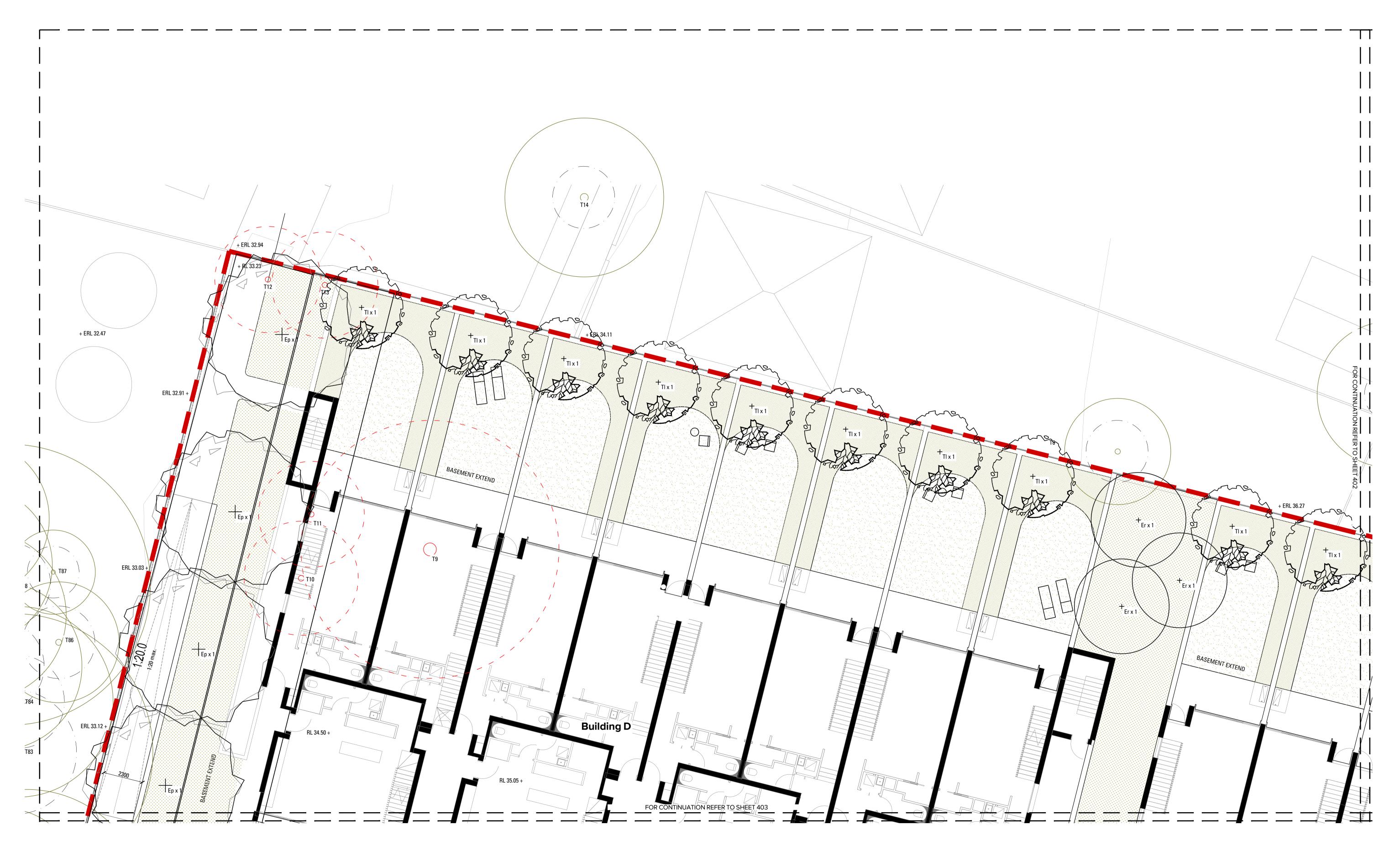


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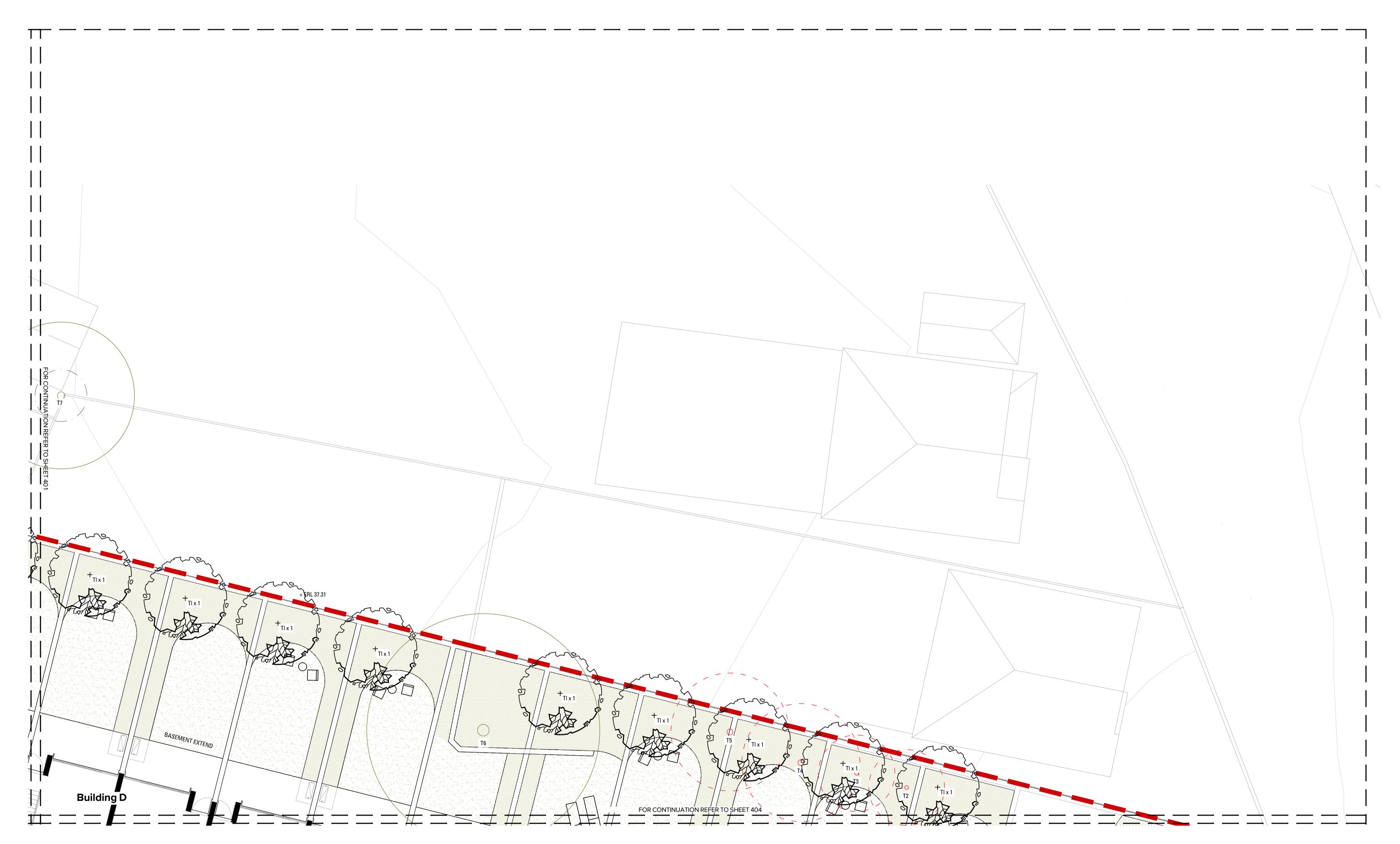


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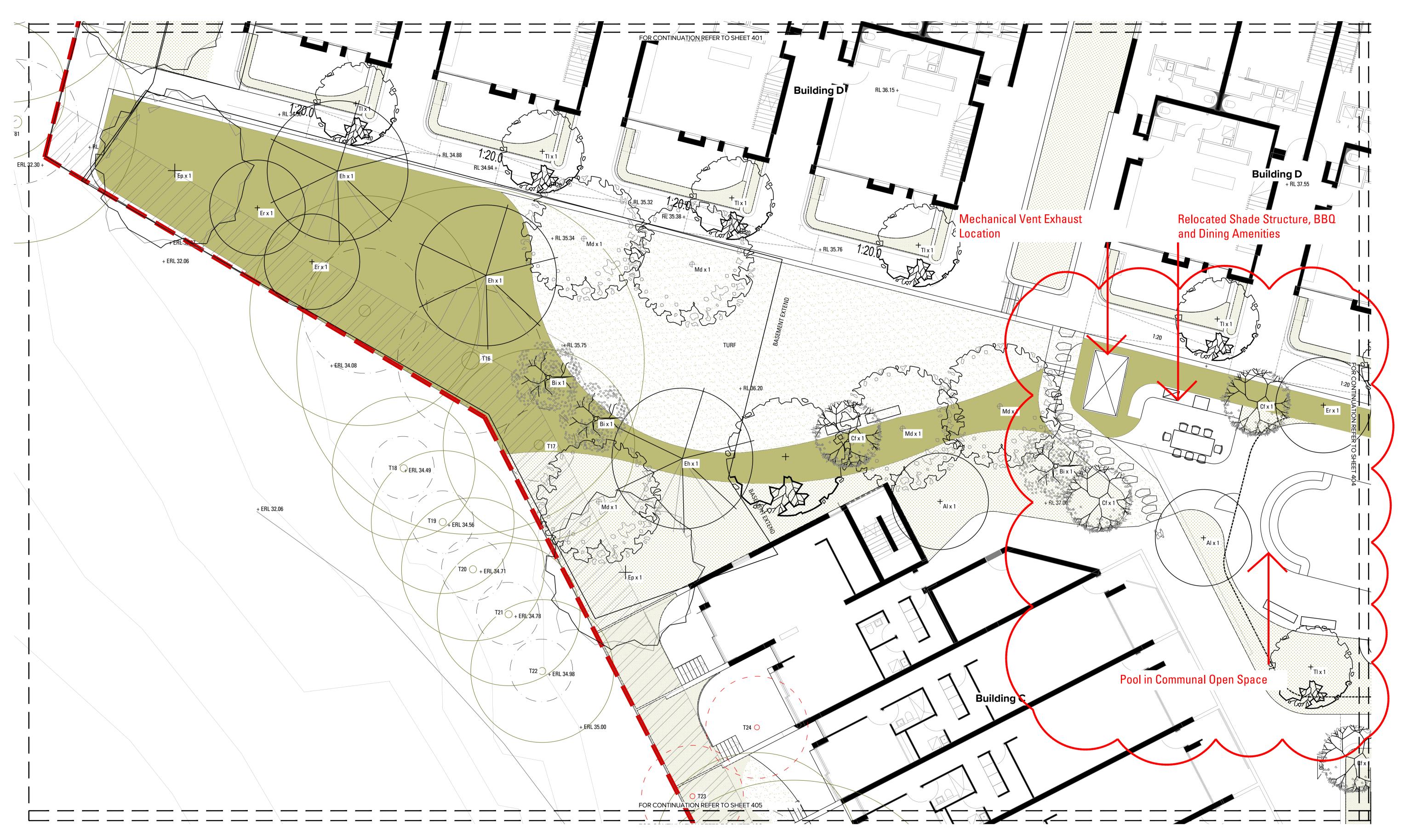




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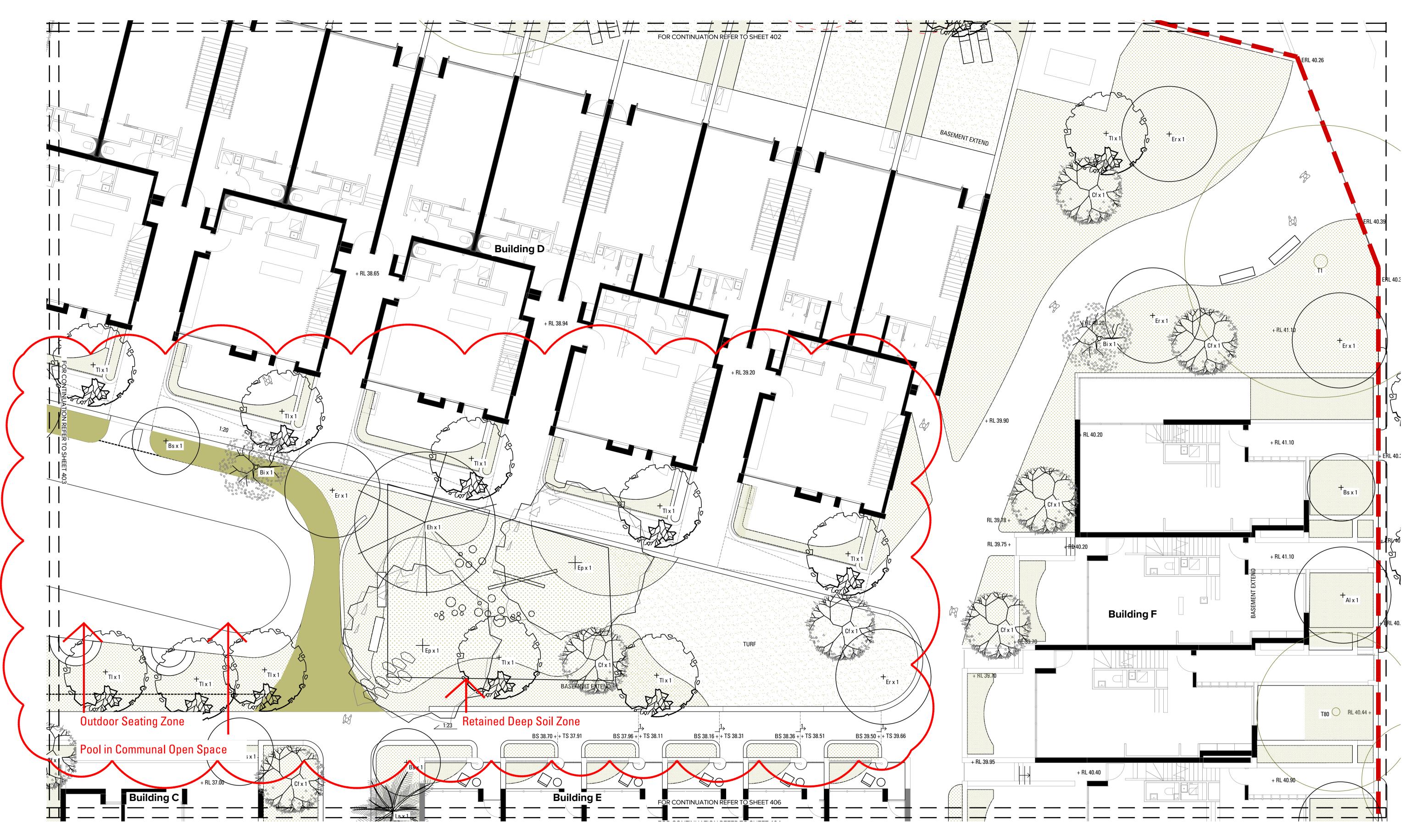




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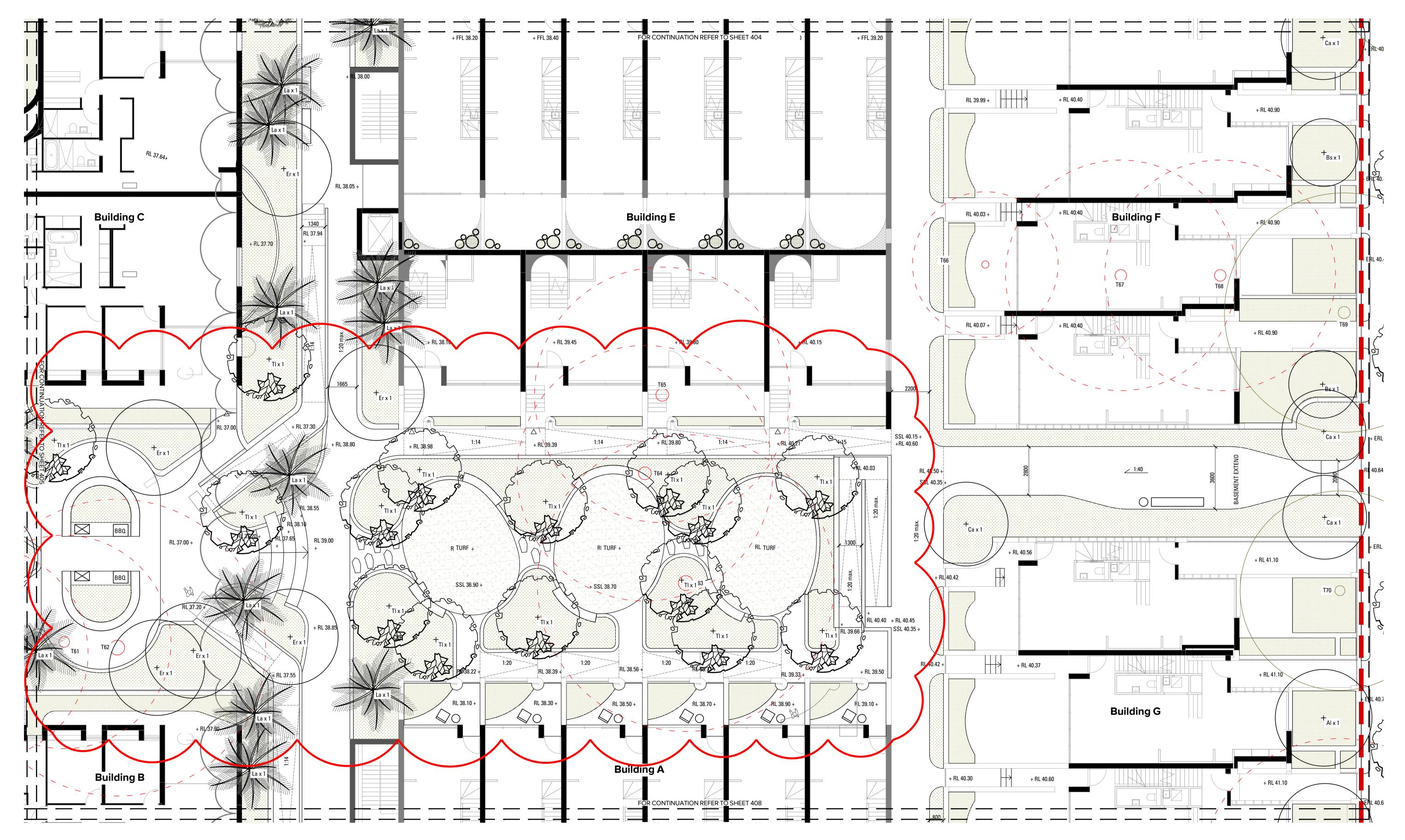


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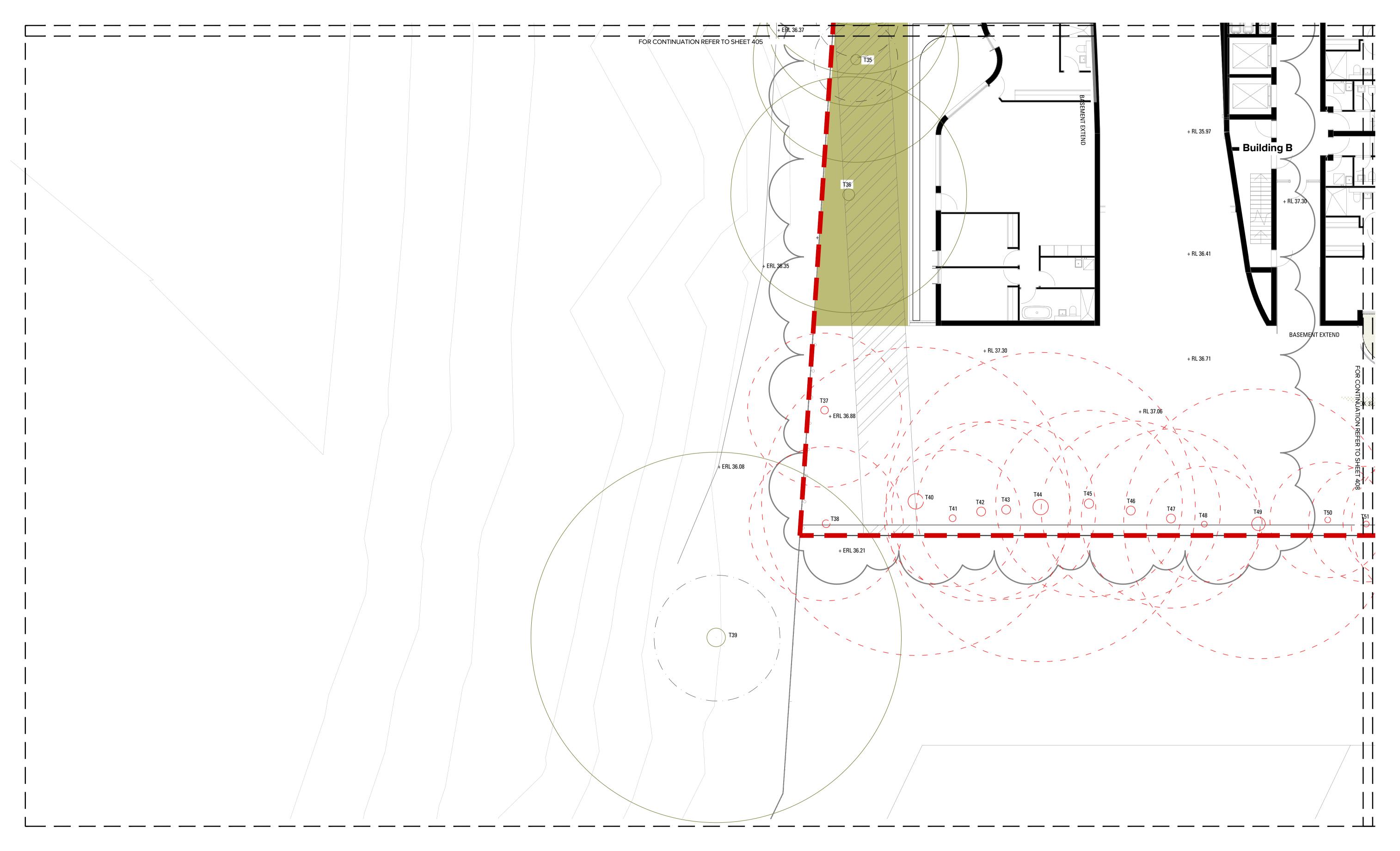






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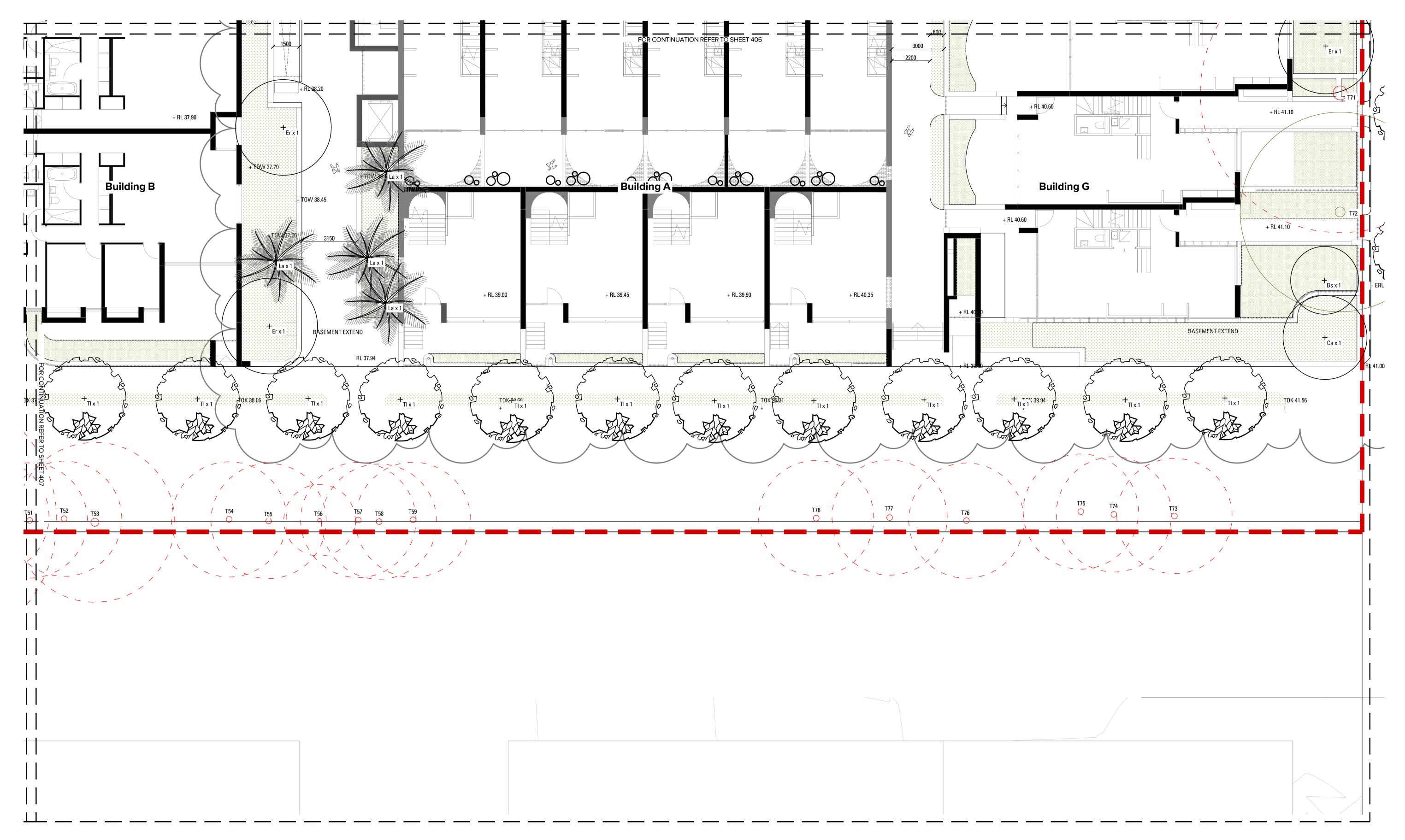


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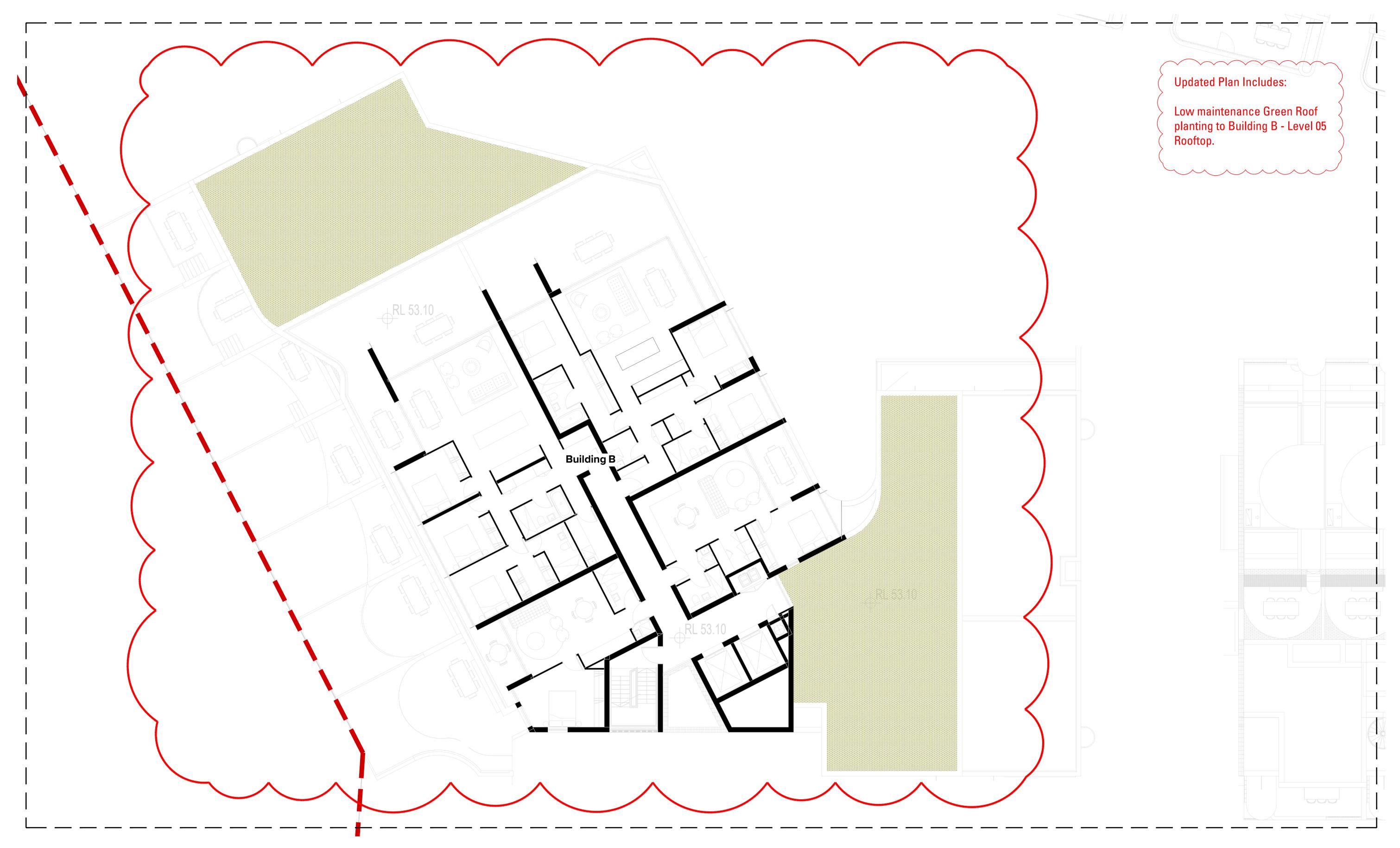




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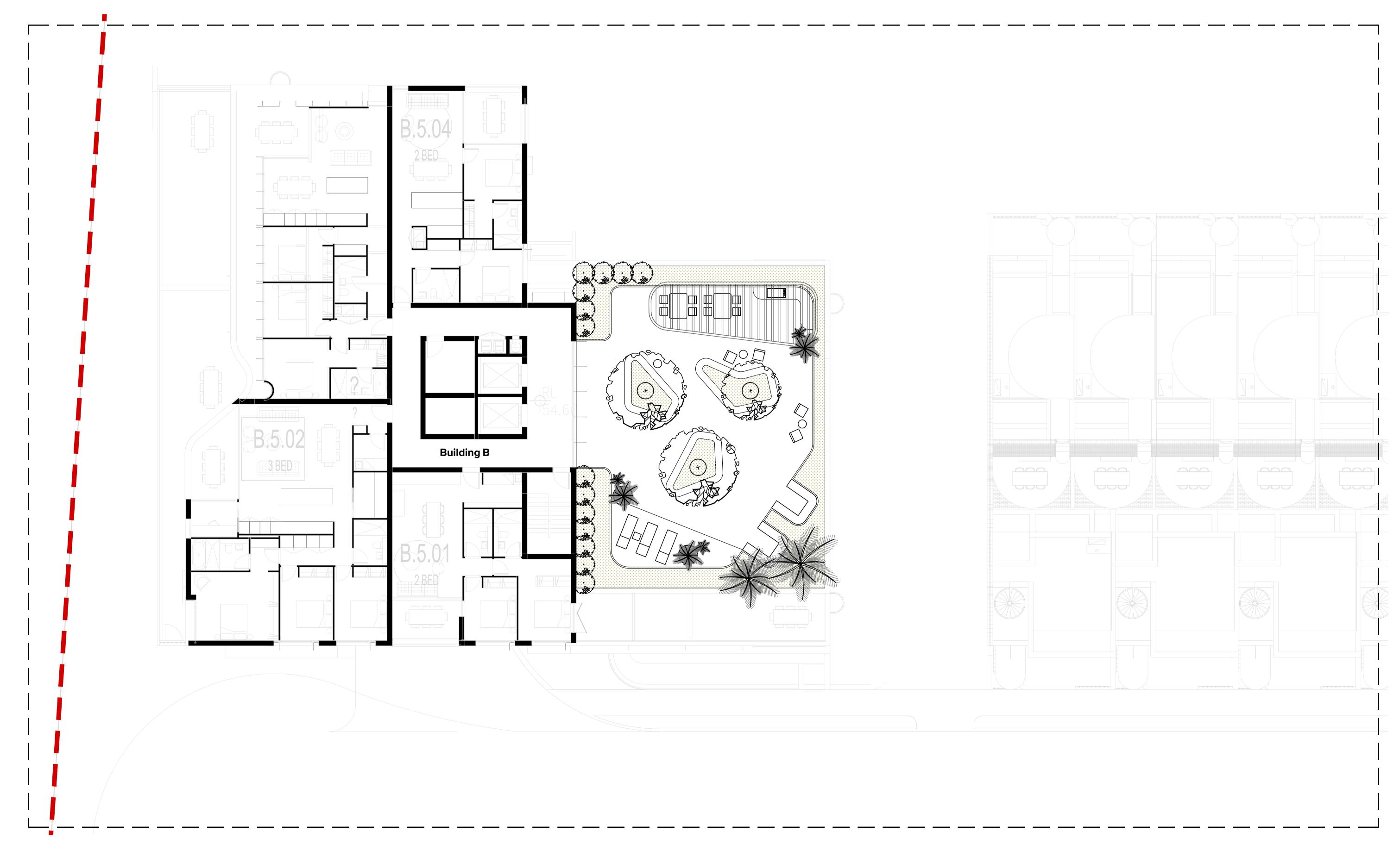




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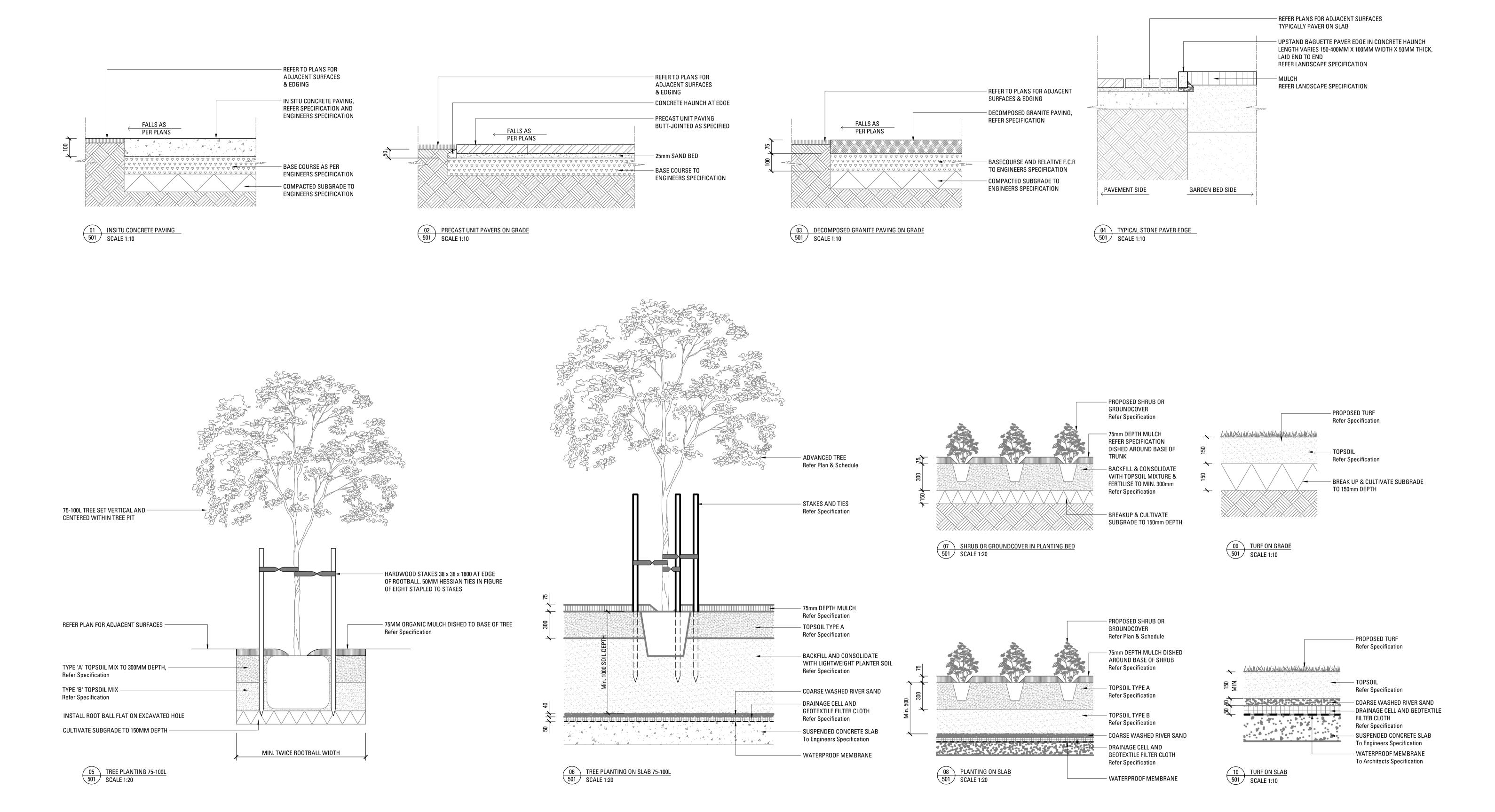


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LANDSCAPE DETAILS 50



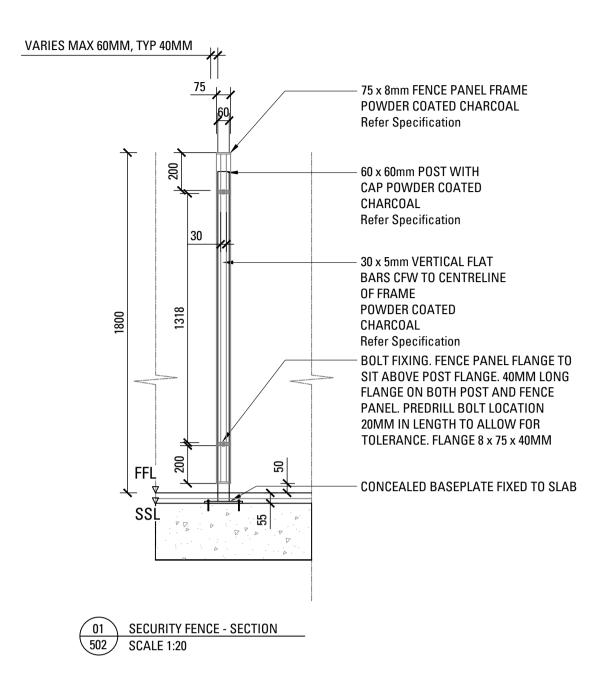


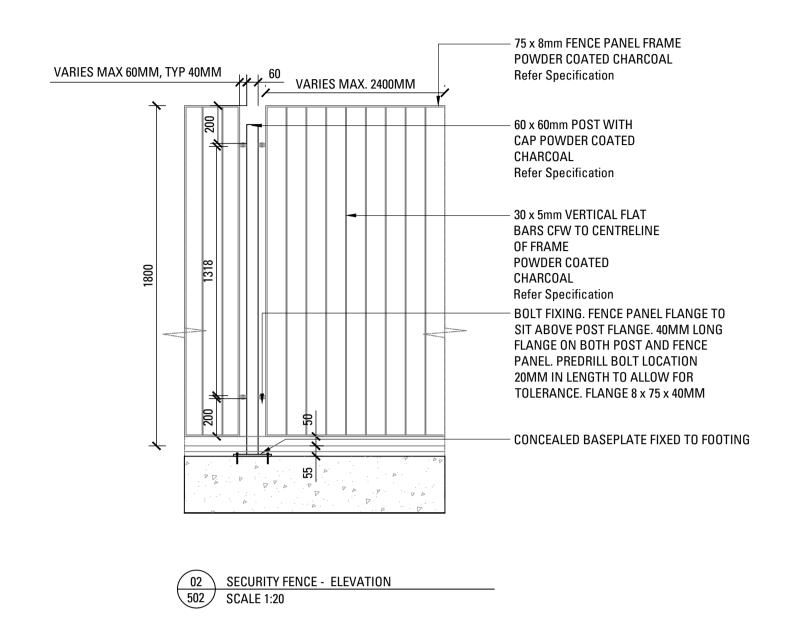
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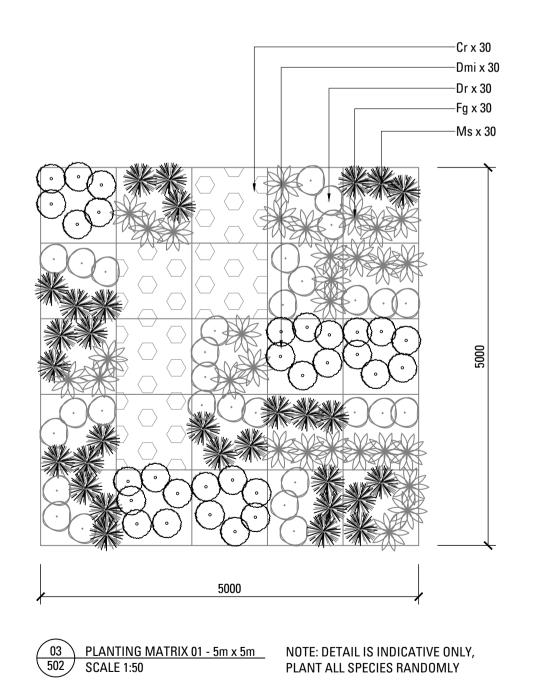
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ARCHITECT SJB Architects

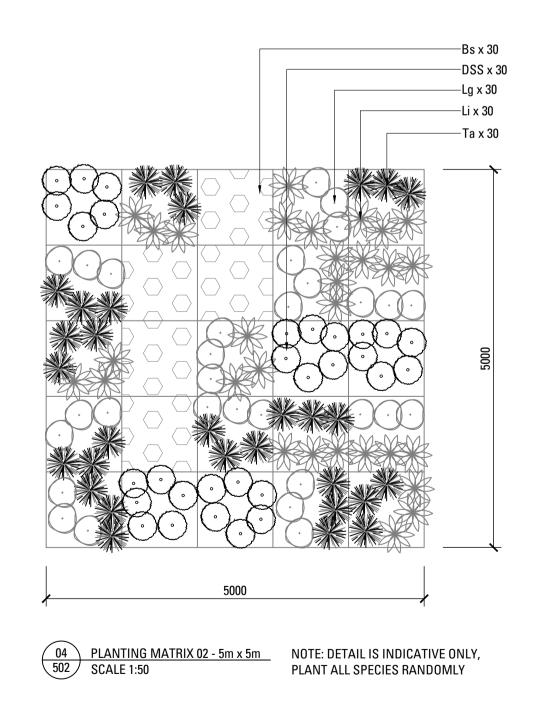
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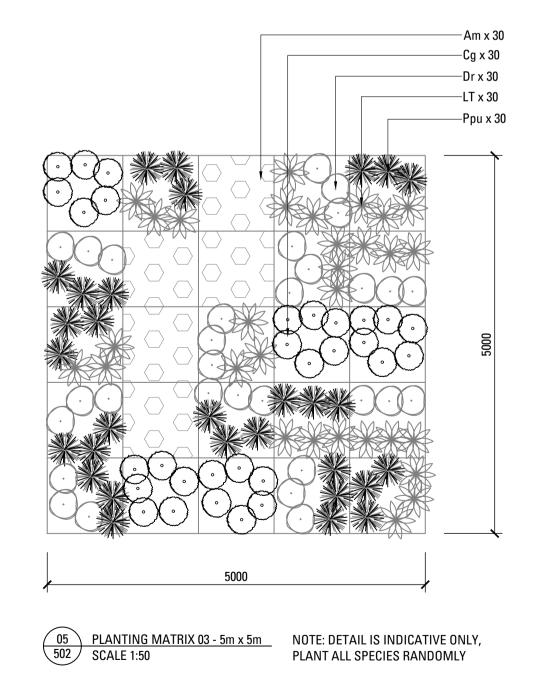
LANDSCAPE DETAILS 502













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DATE December 2023 SCALE as shown @ A1 ISSUE MOD - A LANDSCAPE SPECIFICATION

LANDSCAPE SPECIFICATION NOTES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS: EXISTING SITE SOIL IF SUITABLE OR

IMPORTED TOPSOIL 50%

COMPOST 30%

D/W SAND 20%

SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN **COLOUR AND TEXTURE.**

SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:

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 6.3:1.8:2.9. 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.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND

SIZED ACCORDING TO SIZE

OF PLANTS TO BE STAKED.

A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)

B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM) C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING

TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE **OUTLETS INSTALLED BY OTHERS.**

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM, PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S.

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

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. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH "DYNAMIC LIFTER" FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM

WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.



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PREPARED BY Arcadia Landscape Architecture CLIENT Coronation **ARCHITECT** SJB Architects

December 2023 DATE **SCALE**

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