

DEVELOPMENT APPLICATION
PROPOSED LANDSCAPE PLANS
CHILD CARE CENTRE
28 - 30 FORREST ROAD, EAST HILLS

DRAWING LIST

SHEET NO.	SHEET TITLE	REVISION	DATE
L/00	COVER SHEET - PLANT SCHEDULE, DETAILS & SPECIFICATION	C	17/09/24
L/01	LANDSCAPE PLAN	C	17/09/24
L/02	PLANT, PLAY EQUIPMENT AND FINISHES PALETTE	C	17/09/24

OUTLINE SPECIFICATION

PREPARATION BY BUILDER

Builder shall remove all existing concrete pathways, fences, footings, walls etc, not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc, and make good all existing kerbs, gutters etc, as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in tender.

INITIAL PREPARATION

Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all services & ensure no damage occurs to them throughout contract. Contractor shall undertake all Preparation. Demolition Works as required to allow for construction of all proposed Works. Levels indicated on Plan are nominal only and shall be confirmed. Final structural integrity of all items and compliance to Australian Standards as noted shall be the sole responsibility of Contractor.

PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained. Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw. Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site. Erosion & pollution control measures shall incorporate the following: Construction of a sediment trap at the vehicle access point to the subject sit, sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect, earth banks to prevent scour of stockpile, sandbag kerb sediment traps, straw bale & geotextile sediment filter, exposed banks shall be pegged with an approved Jute matting in preparation for mass planting.

DRAINAGE WORKS

Supply and installation of all drainage components including plumbing, connection to all drainage items to stormwater system, making good of all surfaces through which plumbing travels, etc. Final drainage solution shall be confirmed onsite prior to installation. Drainage Works shall also include installation of drainage lines to base of all garden areas as detailed and connection of all Drainage Works to existing stormwater disposal system; etc. to the approval of Proprietor.

CONCRETE WORKS

Contractor shall set-out for Concrete Works as detailed and as otherwise required to undertake all Works. Concrete Works shall include but not be limited to all required concrete work for the sandstone work on Garden Edges, Sandpit edges, footings, mounds etc. and as otherwise detailed.

IMPORTED FILL

Shall mean supply and installation of approved imported fill material for use in creating mounds and for filling elsewhere as required to achieve required levels. Sample to be approved by Lan dscape Architect prior to delivery to site.

PLANTING WORKS

Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level.

WATERING

Timing: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

PLANTING MIX

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of 50% Black Soil 20% Coarse Sand 30% Organic Material as available from Australian Native Landscapes, Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

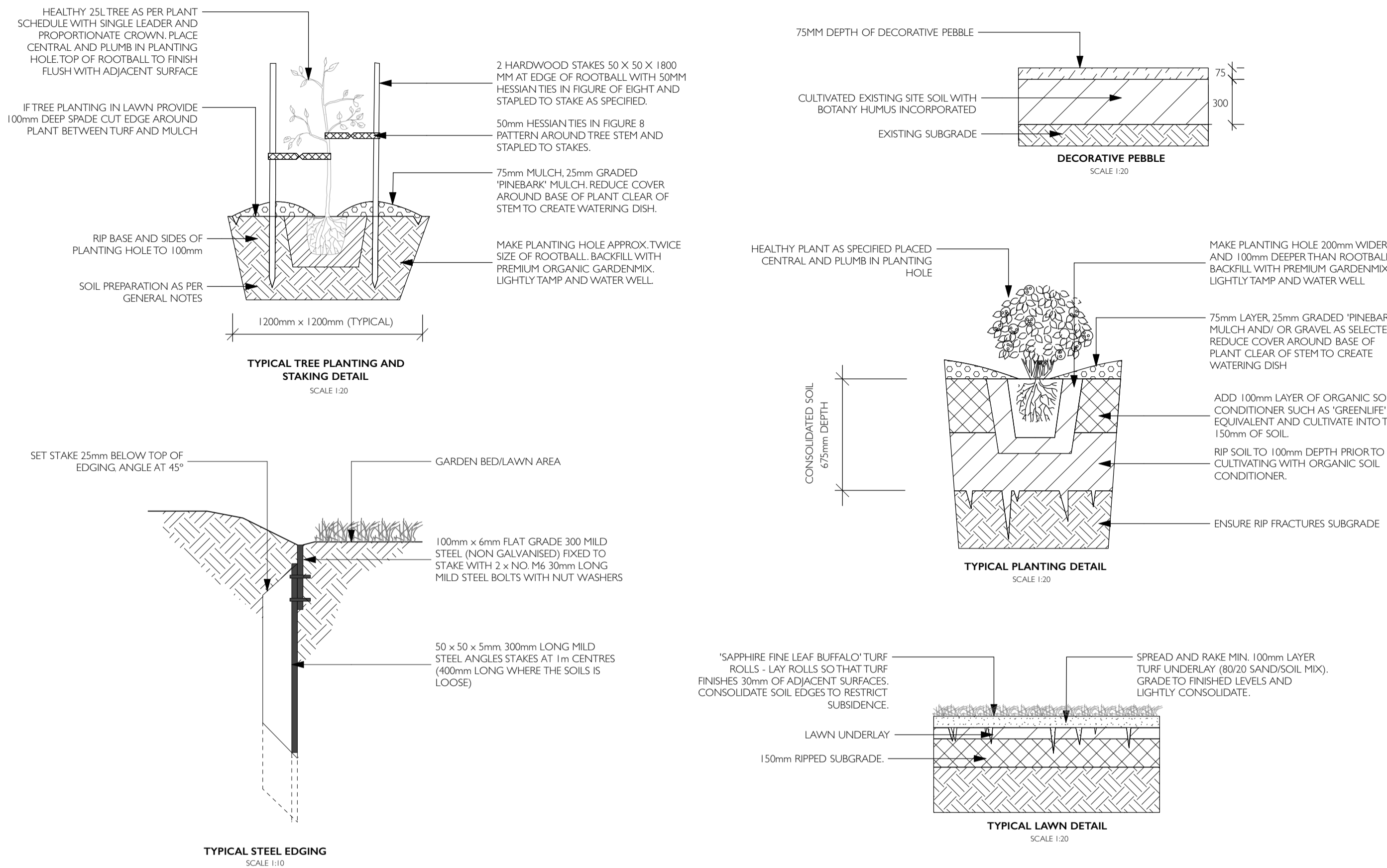
MULCH TO GARDEN BED

Mulch to planter beds shall be graded 'pinebark' mulch, free from fines and is available from Australian Native Landscapes Pty Ltd Phone [02] 9450 1444, or approved equivalent. Spread mulch so that after settling, it is smooth and evenly graded between design surface levels. Flush with adjacent finished levels of the required depths (75mm); and sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches). Place after the preparation of the garden bed, planting and all other work.

PLANT MATERIAL

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

TYPICAL LANDSCAPE DETAILS



STAKES

Stakes: Trees in 2 x 50x50x1800mm Hardwood Stake with double Nylon tie. Staking Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

Ties: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the mainstem and the other as necessary to stabilise the plant.

SOFFFALL

TBC. Final colour to Client approval in accordance with Australian Standards set out in AS/NZS 4422:1996 Rubber Underlay soft fall layer under all playground equipment as per playground manufacturer's directive in accordance with Australian Standards set out in AS/NZS 4422:1996. Depth of base material is the responsibility of the installer to ensure it complies with the playground manufacturer's directive and in accordance with Australian Standards set out in AS/NZS 4422:1996. Also refer plans and details.

TIMBER DECK

Shall mean supply and installation of Timber Decks with Treated Pine Decking (90 x 120mm). Deliver timber to site in unbroken wrapping or containers and store so that its moisture content is not adversely affected. Do not store on the substrate until the moisture content of the background is suitable for the installation of the floor. Do not store in areas of wet plaster.. Apply 2 coats of Osmose Protim Timbercare "Raincoat UV Plus" water repellent coating to all surfaces of each timber plank.

DECORATIVE PEBBLES

Install 100mm depth of 75mm - 300mm diameter washed Nepean River pebbles as available from Australian Native Landscapes, Terrey Hills.

DRAINAGE CELL

Shall mean Atlantis Flo-Cell - 30mm thickness in size to suit as available from <http://atlantiscorporation.com.au/>. Install and supply as per manufacturer's specification - Refer Detail.

SAND

Shall mean supply and installation of washed river sand as available from <https://turtlenursery.com.au>.

GEO TEXTILE FILTER FABRIC

Shall mean Shade Australia Geo Fabric - .5mm thickness in size to suit as available from <https://anlscpe.com.au/Products/hardware-and-building-products/Miscellaneous/geo-textile-filter-fabric-Refer-Detail>.

WATERPROOFING WORKS

Waterproofing Works shall include (as applicable) installation of waterproof sealant to all proposed masonry walls, planter boxes extending down to proposed concrete slab as required.

FEES, PERMITS AND APPROVALS

The Contractor shall be responsible for securing all necessary inspections and approvals. Before commencement of any works on the site the Contractor shall obtain approval from the Superintendent for the works to proceed and submit the necessary notification forms to all authorities having jurisdiction. These shall include but are not limited to the following:: Connection Fees & Inspection Fees, Water Authority Document Inspection Fees, Water Authority Service Connection Charges, Water Authority, The Contractor shall pay all fees, permits, royalties, deposits, and charges and shall produce documentary evidence to the Superintendent upon request.


EXISTING FACILITIES, UTILITIES AND SERVICES

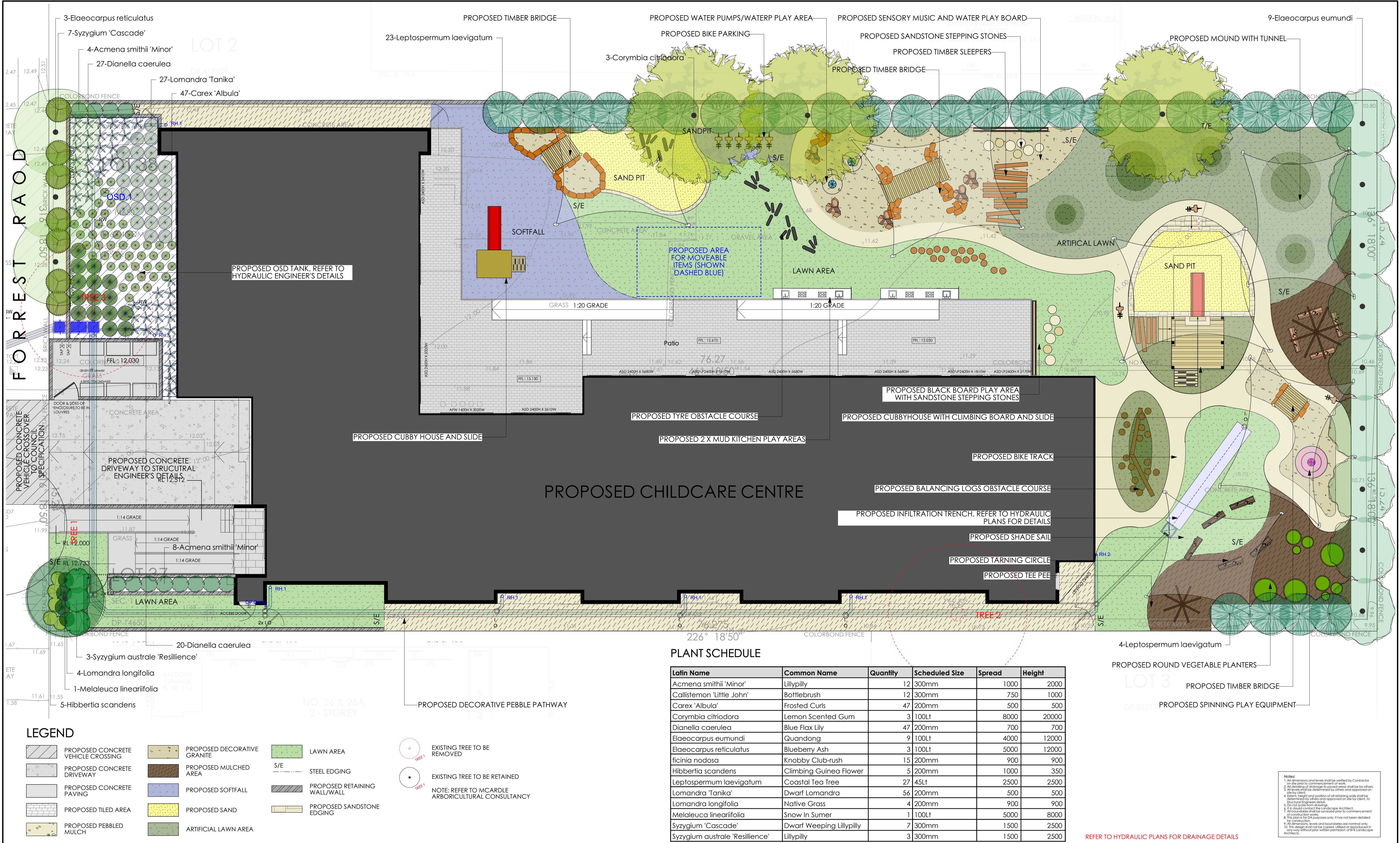
The Contractor's attention is drawn to the existence of utility services within the works site. The Contractor shall be fully responsible for ascertaining exact locations and levels of services or consumer mains which may be encountered during the course of the works. The Contractor shall liaise and consult with services authorities as required during the course of the project. Any damage to services or infrastructure facilities caused by any actions of the Contractor shall be repaired entirely to the satisfaction of the owner of such services and costs incurred shall be borne solely by the Contractor. When a service must be interrupted to enable the carrying out of works under this contract such interruption shall be at a time agreed with the responsible authority or owner and the Superintendent. The Contractor shall organise and be responsible for all necessary notifications and approvals required. Costs of relocation diversion, temporary removal and replacement of any service shall be borne by the Contractor.



MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall commence at the granting of practical completion and shall extend for 26 weeks. Maintenance shall consist of the following works: Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week. Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas, and tree pits in turf free of weed or rogue grass growth. Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas. Spray to control pests and diseases. Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent. Report any incidence of plants stolen or destroyed by vandalism. Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur. Prune and shape plants as directed or where necessary. Make good any defects or fault arising out of defective workmanship or materials. Fertilise lawn areas to maintain healthy growth. Make good any erosion or soil subsidence, which may occur including soft areas in pathways. Mow lawn to maintain neat healthy growth. A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. All detailing of drainage to paved areas shall be by others, to be confirmed by client.
3. All levels shall be determined by others and approved on site by client.
4. Plant, depth and position of all retaining walls and be determined by others and approved on site by client, to be confirmed by client.
5. If it should contact the Landscape Architect.
6. All boundaries shall be surveyed prior to commencement of construction works.
7. The plans for DA purposes only, it has not been detailed for construction.
8. All dimensions, levels and boundaries are nominal only.
9. The design shall not be copied, altered or reproduced in any way without prior written permission of B+E Landscape Architects.

COVER SHEET (DEVELOPMENT APPLICATION)		REVISION - "C" 17/09/24 - COUNCIL RFI DATED (03/11/23)			C	L00
<div>LANDSCAPE ARCHITECT A 211/2B WHARF ROAD, MELROSE PARK NSW 2114 M 0412 262 282 E BOWIE@BELANDSCAPEARCHITECTS.COM.AU</div> <div></div>	<div>CLIENT</div> <div>SYDNEY WIDE FORMWORK</div>	NOMINATED LANDSCAPE ARCHITECT		PROJECT: 28 - 30 FORREST ROAD, EAST HILLS		
		BOWIE WONG		DRAWN: BW		
		REFER TO SCALE		DATE: 14TH JUNE 2023		



LANDSCAPE PLAN - CHILD CARE CENTRE		REVISION - "C" 17/09/24 - COUNCIL RFI DATED (03/11/23)		<div></div> <div>L01</div>
<div>LANDSCAPE ARCHITECT A 211/2B WHARF ROAD, MELROSE PARK NSW 2114 M 0412 262 282 E BOWIE@BELANDSCAPEARCHITECTS.COM.AU</div> <div></div>	<div>CLIENT</div> <div>SYDNEY WIDE FORMWORK</div>	NOMINATED LANDSCAPE ARCHITECT PROJECT: 28 - 30 FORREST ROAD, EAST HILLS		
		BOWIE WONG DRAWN: BW		
		SCALE 1:100 @ A1 DATE: 14TH JUNE 2023 PROJECT: DAWSON VU		
				C

PROPOSED PLANT PALETTE



CORYMBIA 'SUMMER RED'



ACMENA SMITHII MINOR



SYZYGIUM AUSTRALE RESILLIENCE



ACER SANGU KAKU



HIBBERTIA SCANDENS



CORYMBIA CITRIODORA



ELAEOCARPUS EUMUNDI



ELAEOCARPUS RETICULATUS



LEPTOSPERMUM LAEVIGATUM



LOMANDRA 'TANIKA'



MELALEUCA LINEARIIFOLIA



SYZYGIUM 'CASCADE'

PROPOSED PLAY EQUIPMENT & FINISHES



STEPPING LOGS



CREEK BED WITH BRIDGE



BIKE TRACK



CUBBY HOUSE



SOFTFALL



SANDPIT



TEE PEE



TYRE OBSTACLE COURSE



TIMBER SLEEPER STEPPERS



WATER PUMP/PLAY



ROUND VEGETABLE PLANTERS



MOUNDS



MUD KITCHEN

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3. All levels shall be determined by others and approved on site by client.
4. Plant, height and position of all retaining walls shall be determined by others and approved on site by client to Structural Engineer detail.
5. Do not scale from drawings.
6. If it should contact the Landscape Architect.
7. All boundaries shall be surveyed prior to commencement of construction.
8. The plans are for GA purposes only, it has not been detailed for construction.
9. All dimensions, levels and boundaries are nominal only.
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PLANTING, PLAY EQUIPMENT AND FINISHES PALETTE

LANDSCAPE ARCHITECT
A 211/2B WHARF ROAD, MELROSE PARK NSW 2114
M 0412 262 282
E BOWIE@BELANDSCAPEARCHITECTS.COM.AU



CLIENT

SYDNEY WIDE FORMWORK

REVISION - "C" 17/09/24 - COUNCIL RFI DATED (03/11/23)

NOMINATED LANDSCAPE ARCHITECT

PROJECT: 28 - 30 FORREST ROAD, EAST HILLS

BOWIE WONG

DRAWN: BW

DATE: 14TH JUNE 2023

PROJECT: DAWSON VU

C

L02