



folia
LANDSCAPE DESIGN

Sheets

PG1	COVER
PG2	SITE PLAN
PG3	ENTRY
PG4	ENTRY SOFTSCAPE
PG5	ENTRY PLANTING PLAN
PG6	COURTYARD & EXIT
PG7	COURTYARD & EXIT SOFTSCAPE
PG8	COURTYARD & EXIT PLANTING PLAN
PG9	WESTERN ENTRANCE
PG10	WESTERN ENTRANCE SOFTSCAPE
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PG12	PLANT SCHEDULE
PG13	HARDSCAPE PLAN
PG14	DETAILS
PG15	SPECIFICATIONS

LEGEND

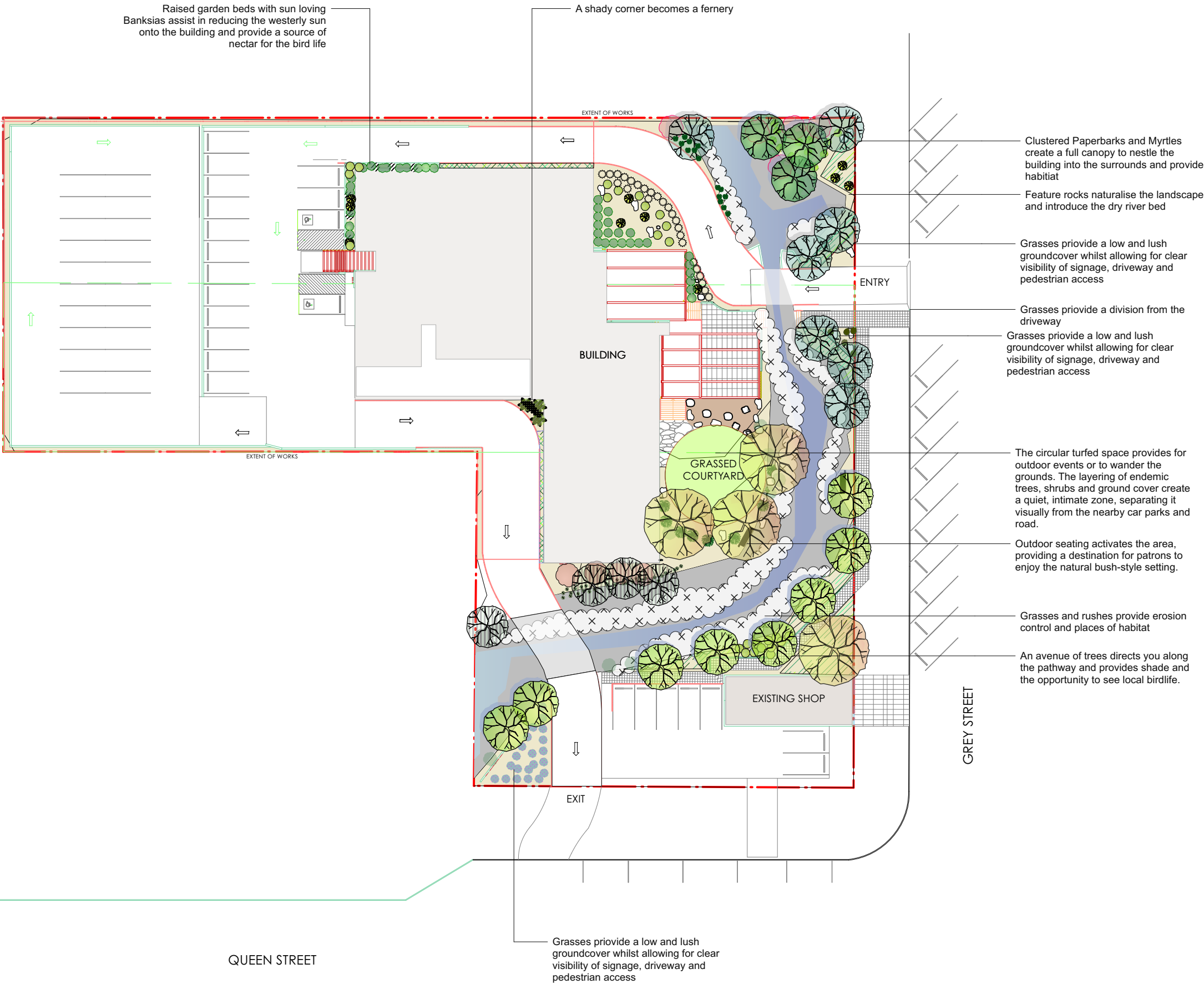
MATERIALS

- DRY RIVER BED BASE
- RIVER STONES
- MULCH
- TURF
- PAVEMENT
- CRAZY PAVING
- FEATURE ROCKS

PLANTS

- TREES
- MASS PLANTING 1- WSUD Planting
- MASS PLANTING 2 - Grasses
- MASS PLANTING 3 - Grasses

Refer to Plant Schedule on PG12



LEGEND

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Dry River Bed as with feature boulders



Strong architectural forms of the endemic Australian Grass Trees welcome you into the building



Flowering Paperbarks and Myrtles provide balance to the building and provide areas for habitat



Showcasing the local species in the grounds



Low plantings near the entry for clear visibility

Trees



Xanthorrhoea australis
Australian Grass Tree



Backhousia myrtifolia
Cinnamon Myrtle



Melaleuca ericifolia
Swamp Paperbark

Shrubs



Correa Alba
White Correa



Indigofera australis
Native Indigo



Banksia spinulosa
Birthday Candles



Stackhousia monogyna
Creamy Candles



Aphanopetalum resinosum
Gum Vine



Lomandra confertifolia
Mat Rush



Casuarina Glauca
Cousin It

Grasses and Groundcovers

Dry River Bed



Juncus usitatus
Common Rush



Carex longebrachiata
Bergalia Tussock



Dianella caerulea
Blue Flax-lily



Casuarina Glauca
Cousin It



Lomandra longifolia
Long leaf Lomandra

LEGEND

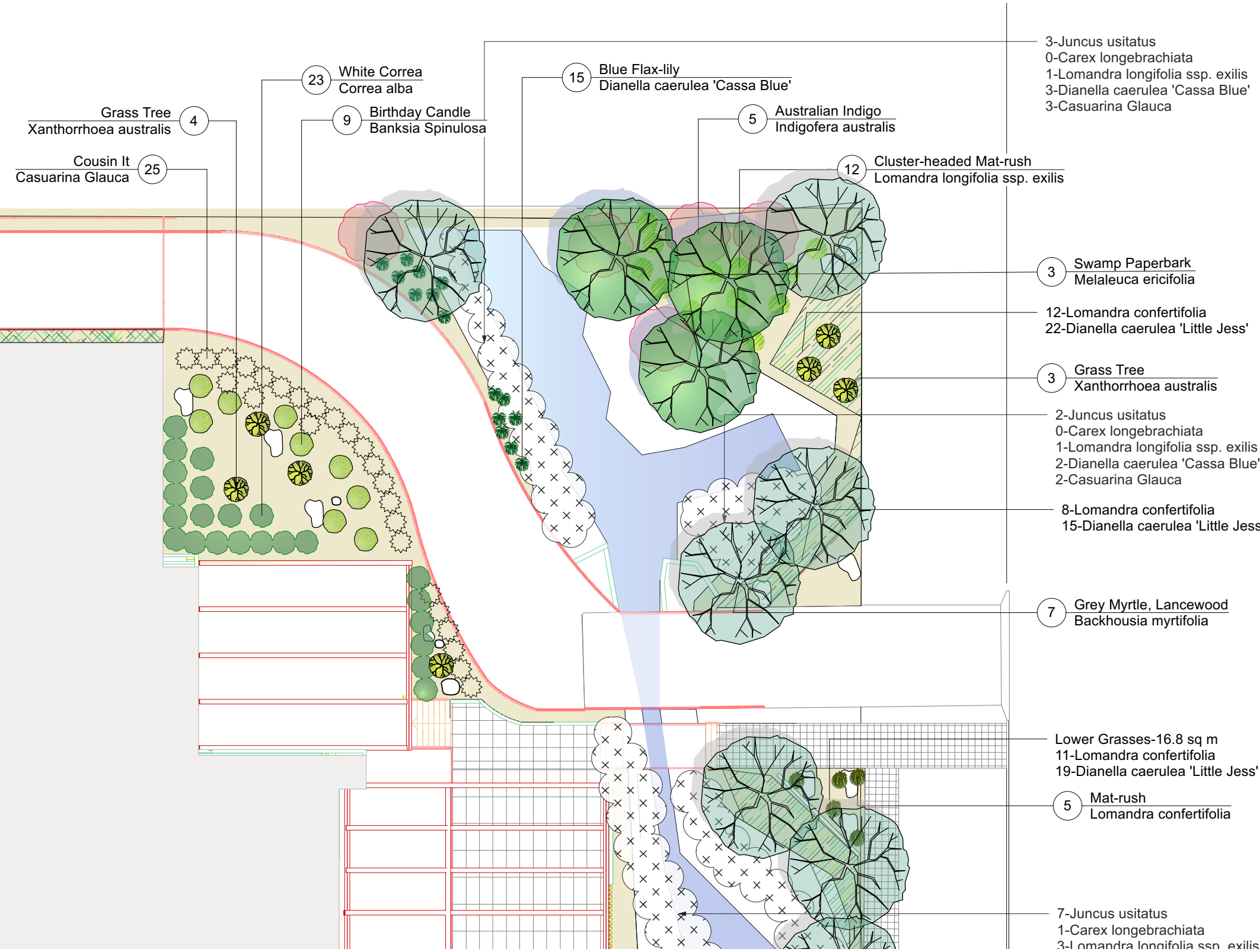
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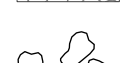
Refer to Plant Schedule on PG12




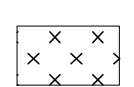
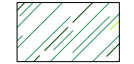
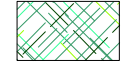


LEGEND

MATERIALS

-  DRY RIVER BED BASE
-  RIVER STONES
-  MULCH
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-  PAVEMENT
-  CRAZY PAVING
-  FEATURE ROCKS

PLANTS

-  TREES
-  MASS PLANTING 1 - WSUD Planting
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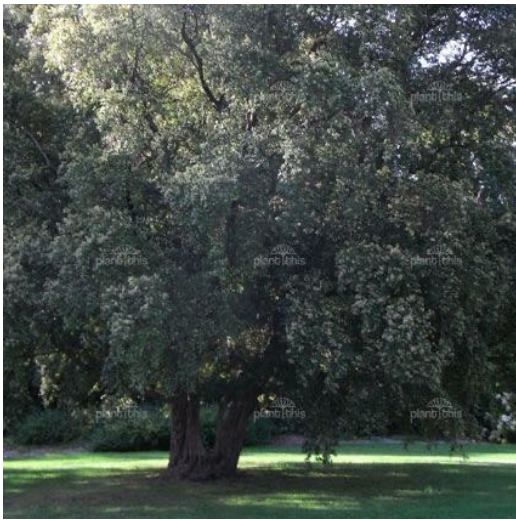
Refer to Plant Schedule on PG12

COURTYARD & EXIT

Trees



Tristaniopsis laurina
Water Gum



Backhousia myrtifolia
Cinnamon Myrtle



Melia azedarach
White Cedar



Hakea salicifolia
Willow-leaved Hakea



Angophora hispida
Dwarf Apple Myrtle

Shrubs



Correa reflexa
Native Fuchsia



Pimelea linifolia
Rice Flower



Lomandra obliqua
Twisted Mat Rush



Xerochrysum bracteatum
Everlasting Daisy



Dianella revouluta
Flax-lily



Lomandra hystrix
Mat Rush



Casuarina Glauca
Cousin It

Ferns, Grasses and Groundcovers

Dry River Bed



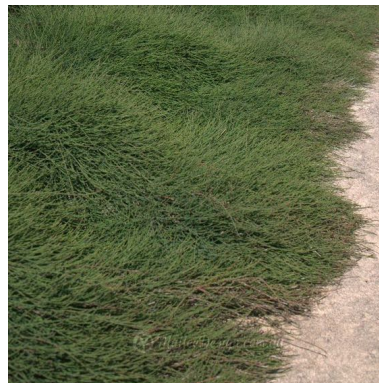
Juncus usitatus
Common Rush



Carex longebrachiata
Bergalia Tussock



Dianella caerulea
Blue Flax-lily



Casuarina Glauca
Cousin It



Lomandra longifolia
Long leaf Lomandra

LEGEND

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PLANTS

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Refer to Plant Schedule on PG12

- 7-Juncus usitatus
- 1-Carex longebrachiata
- 3-Lomandra longifolia ssp. exilis
- 7-Dianella caerulea 'Cassa Blue'
- 7-Casuarina Glauca

- 6 Birthday Candle
- Banksia Spinulosa

- 5-Juncus usitatus
- 1-Carex longebrachiata
- 2-Lomandra longifolia ssp. exilis
- 5-Dianella caerulea 'Cassa Blue'
- 5-Casuarina Glauca

- 11 Native Fuchsia
- Correa reflexa

- 4 White Cedar
- Melia azedarach var. australasica

- 19-Lomandra confertifolia
- 35-Dianella caerulea 'Little Jess'

- 10 Pink Rice Flower
- Pimelea ferruginea

- 8 Water Gum
- Tristanopsis laurina

- 26 Fish Bones
- Lomandra obliqua

- 11-Juncus usitatus
- 1-Carex longebrachiata
- 5-Lomandra longifolia ssp. exilis
- 11-Dianella caerulea 'Cassa Blue'
- 11-Casuarina Glauca

- 27-Lomandra confertifolia
- 48-Dianella caerulea 'Little Jess'

- 13-Juncus usitatus
- 1-Carex longebrachiata
- 6-Lomandra longifolia ssp. exilis
- 13-Dianella caerulea 'Cassa Blue'
- 13-Casuarina Glauca

- 12 Birthday Candle
- Banksia Spinulosa

- 4 Dwarf Apple
- Angophora hispida

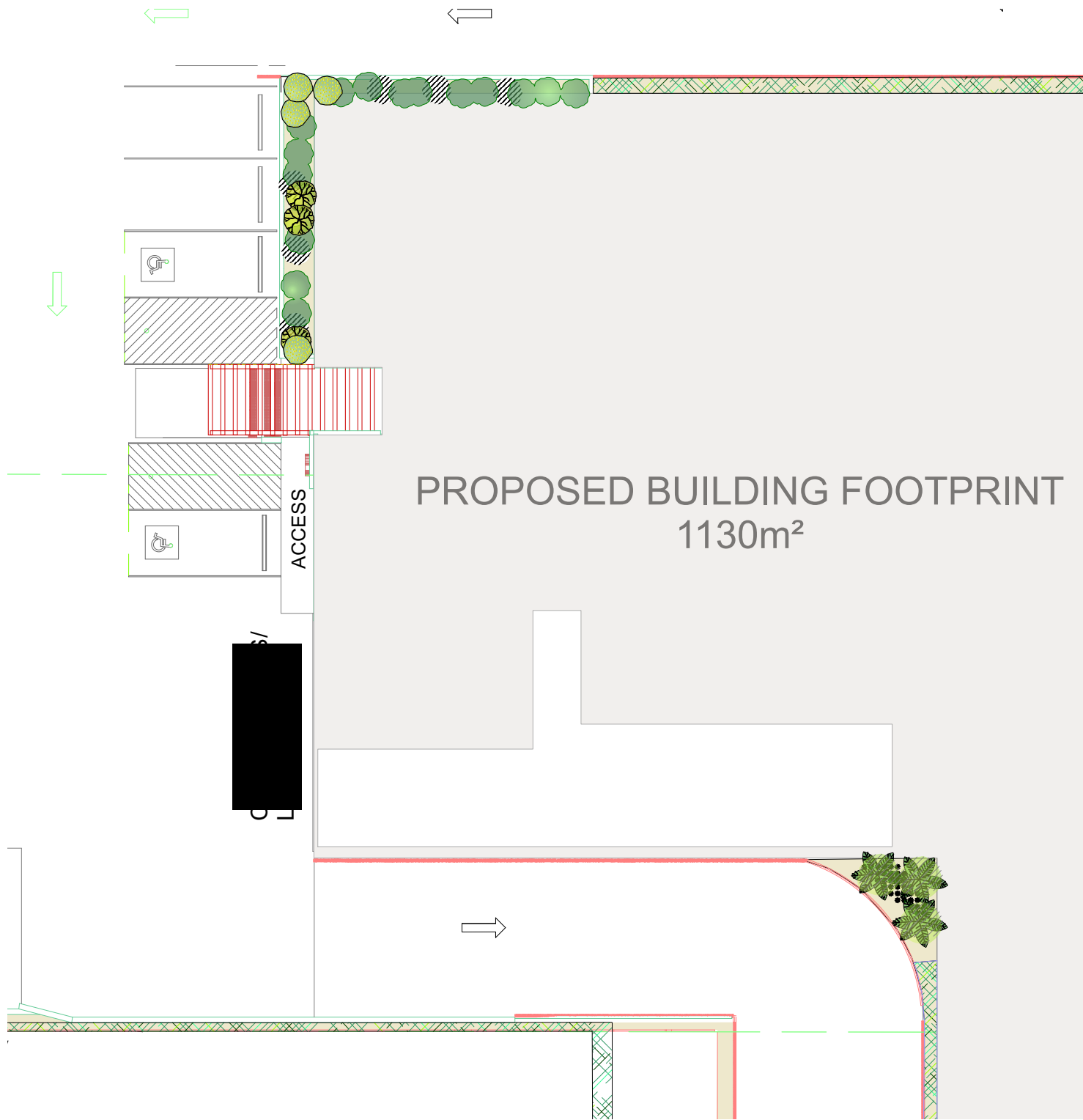
- 23 Blue Flax Lily
- Dianella revoluta
- 8-Lomandra confertifolia
- 15-Dianella caerulea 'Little Jess'

- 34 Everlasting daisy
- Xerochrysum

- 12 Blue Flax-lily
- Dianella caerulea 'Cassa Blue'

- 8 Willow-leaved Hakea
- Hakea salicifolia

- 21 Native Fuchsia
- Correa reflexa



LEGEND

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Refer to Plant Schedule on PG12

WESTERN ENTRANCE

Trees



Dicksonia antarctica
Soft Tree Fern



Xanthorrhoea australis
Australian Grass Tree



Shrubs



Correa Alba
White Correa



Banksia spinulosa
Birthday Candles



Stackhousia monogyna
Creamy Candles

Perennials

Ferns, Grasses and Groundcovers



Adiantum aethiopicum
Miaden Hair Fern



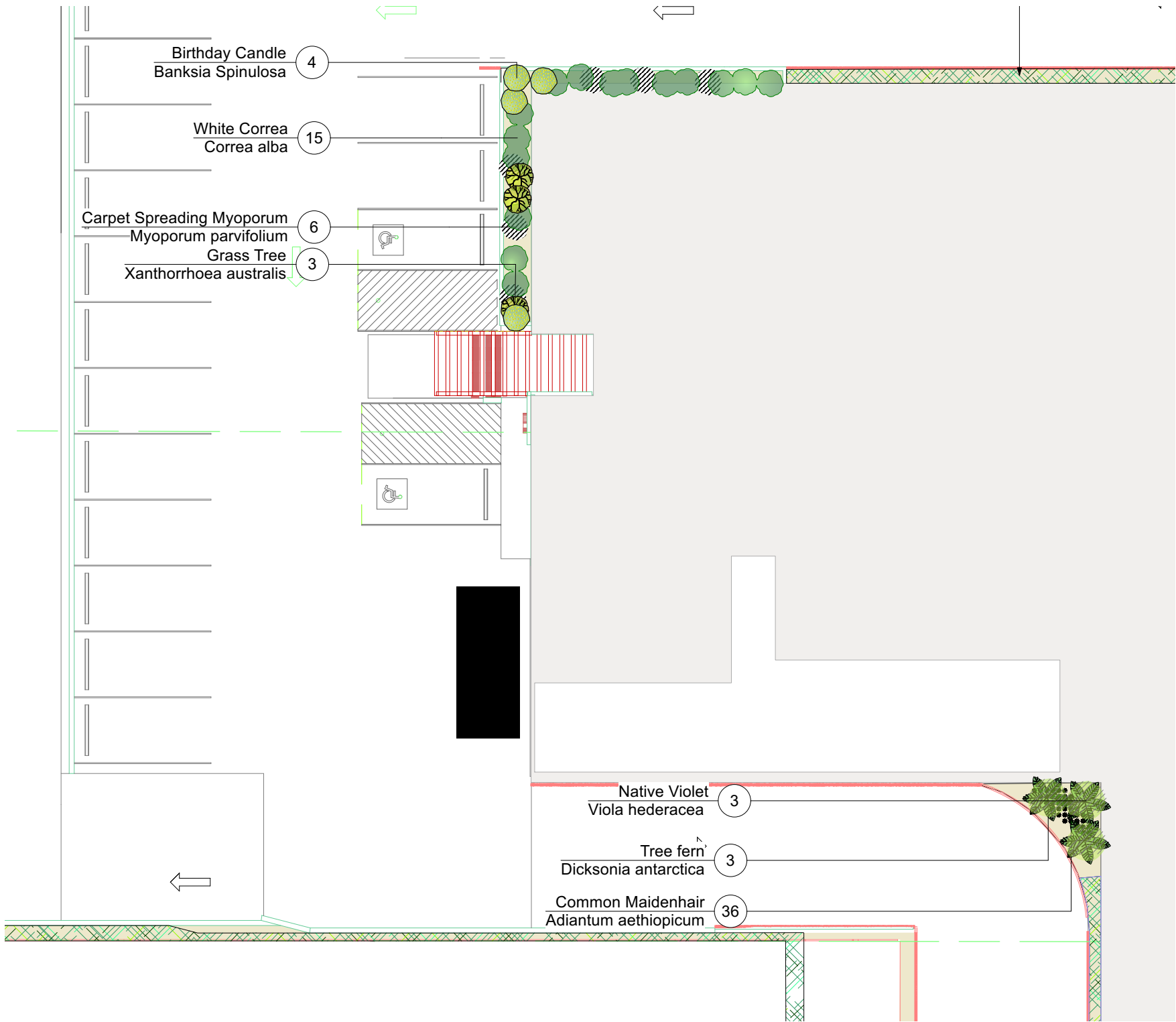
Viola hederacea
Native Violet



Myoporum parvifolium
Creeping Boobialla



No.	Date	Revision	By
A	11/9/2024	Initial Draft	JAD



LEGEND

MATERIALS

















- DRY RIVER BED BASE
- RIVER STONES
- MULCH
- TURF
- PAVEMENT
- CRAZY PAVING
- FEATURE ROCKS

PLANTS
















- TREES
- MASS PLANTING 1 - WSUD Planting
- MASS PLANTING 2 - Grasses
- MASS PLANTING 3 - Grasses

Refer to Plant Schedule on PG12

Plant List



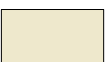
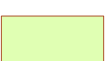



Images	ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Remarks
Trees								
	AnHi	4	Dwarf Apple	Angophora hispida	50L	3 - 5m	1.2 - 2.0m	
	BaMy	7	Grey Myrtle, Lancewood	Backhousia myrtifolia	150L	5 - 10m	3.5 - 6m	
	MeEr	3	Swamp Paperbark	Melaleuca ericifolia	100L	5 - 10m	3.5 - 6m	
	MeAzVa	4	White Cedar	Melia azedarach var. australasica	200L	5 - 10m	6 - 10m	
	TrLa	8	Water Gum	Tristanopsis laurina	50L	5 - 10m	3.5 - 6m	
	XaAu	10	Grass Tree	Xanthorrhoea australis	1.5M	1.50 - 3m	0.9 - 1.2m	
Shrubs								
	BanSpi2	31	Birthday Candle	Banksia Spinulosa	0.5 x 1.0	0.9 - 1.5m	0.9 - 1.2m	
	CoAl	38	White Correa	Correa alba	300MM	0.9 - 1.5m	0.9 - 1.2m	
	CoRe	32	Native Fuchsia	Correa reflexa	200MM	0.9 - 1.5m	0.9 - 1.2m	
	DoViPu	4	Purple Hopseed Bush	Dodonaea viscosa 'Purpurea'	140MM	3 - 5m	2.0 - 3.5m	
	HaSa	8	Willow-leaved Hakea	Hakea salicifolia	500MM	3 - 5m	1.2 - 2.0m	
	InAu	5	Australian Indigo	Indigofera australis	140MM	1.5 - 3m	2.0 - 3.5m	
	MyPa	6	Carpet Spreading Myoporum	Myoporum parvifolium	140MM	0.45 - 0.6m	0.9 - 1.2m	
	PiFe	10	Pink Rice Flower	Pimelea ferruginea	140MM	0.75 - 0.9m	1.2 - 2.0m	
	PuTe	8	Slender Bush-pea	Pultenaea tenuifolia	140MM	0.30 - 0.45m	0.9 - 1.2m	
	StMo	27	Creamy Candles	Stackhousia monogyna	140MM	0.30 - 0.45m	0.3 - 0.6m	

Plant List


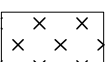
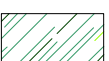
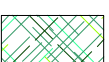
Images	ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Remarks
Ground Covers								
	LoLoSp	82	Cluster-headed Mat-rush	Lomandra longifolia ssp. exilis	140mm	0.75 - 0.90m	0.9 - 1.2m	
	BLS 02	26	Fish Bones	Lomandra obliqua	tubestock	Height	Spread	
	ViHe	3	Native Violet	Viola hederacea	tubestock	0.0 - 0.3m	1.2 - 2.0m	
	Xer	34	Everlasting daisy	Xerochrysum	140mm	0.30 - 0.45m	0.3 - 0.6m	
Grasses								
	CaLo	56	Drooping Sedge	Carex longebrachiata	tubestock	0.60 - 0.75m	0.9 - 1.2m	
	DiaCaeCB-	243	Blue Flax-lily	Dianella caerulea 'Cassa Blue'	---	0.45 - 0.6m	0.3 - 0.6m	
	DiaCaeCB	79	Blue Flax-lily	Dianella caerulea 'Cassa Blue'	tubestock	0.45 - 0.6m	0.3 - 0.6m	
	DiaCaeLJ	154	Paroo Lily, Blue Flax-lily, blueberry lily	Dianella caerulea 'Little Jess'	tubestock	0.45 - 0.6m	0.3 - 0.6m	
	DiaRev	43	Blue Flax Lily	Dianella revoluta	---	0.75 - 0.9m	0.6 - 0.9m	
	LoCo	105	Mat-rush	Lomandra confertifolia	140mm	0.3 - 0.45m	0.6 - 0.9m	
	LomHysTB-	9	Mat-rush, mat rush, 'Tropic Belle'	Lomandra hystrix 'Tropic Belle'	140mm	0.75 - 0.9m	1.2 - 2.0m	
Climbers								
	ApRe	11	Gum Vine	Aphanopetalum resinosum	250mm	1.5 - 3m	0.3 - 0.6m	
Aquatic Plants								
	JuUs	41	Common Rush	Juncus usitatus	140mm	0.9 - 1.5m	0.6 - 0.9m	
Perennials								
	CaGl	66	Cousin It	Casuarina Glauca	250mm	Project Numbers	Comment 1	
Ferns								
	AdAe	36	Common Maidenhair	Adiantum aethiopicum	140mm	0.3 - 0.45m	0.0 - 0.3m	
	F-Da	3	Tree fern	Dicksonia antarctica	400mm	Height	Spread	
Other								
Total		1196						

LEGEND

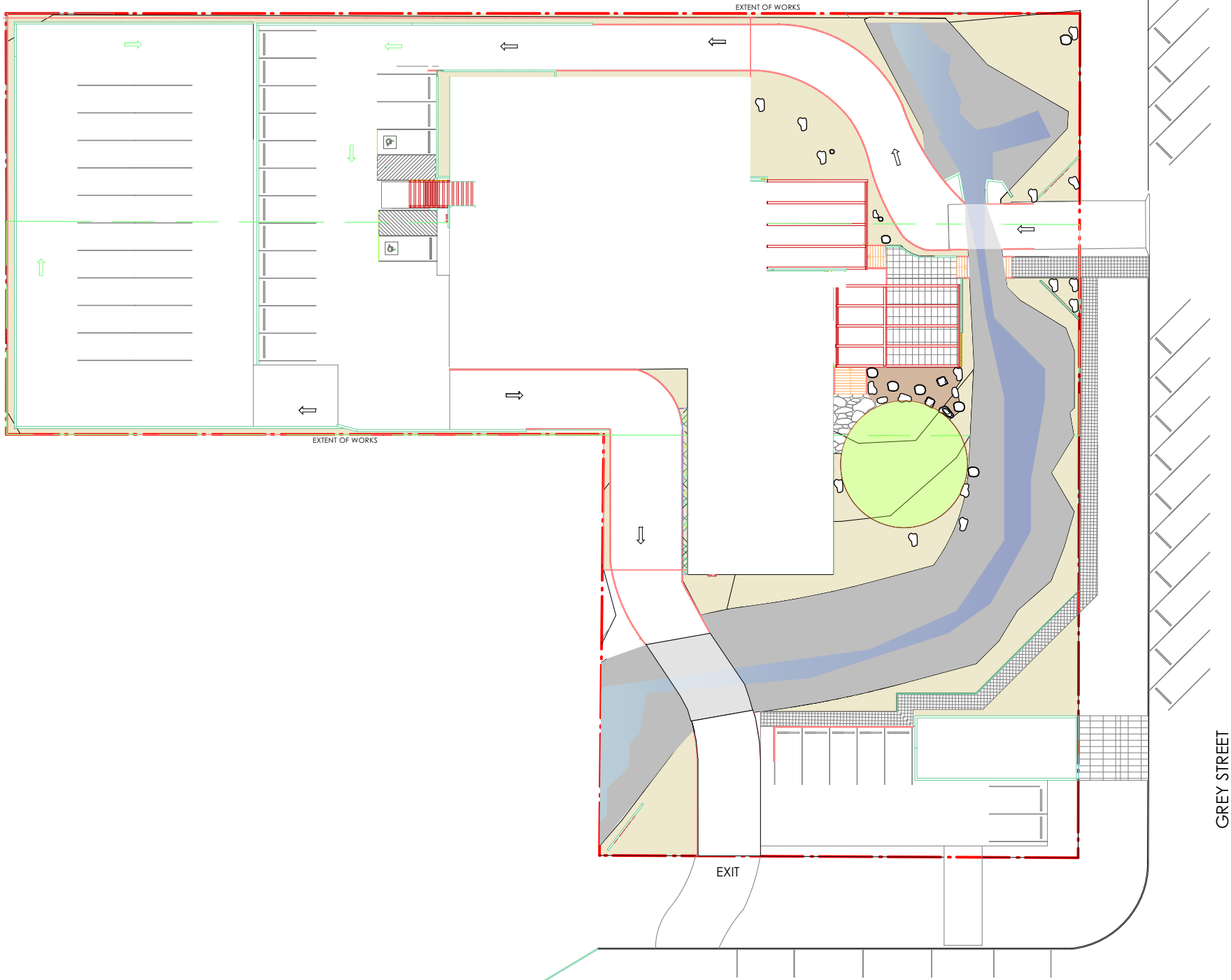
MATERIALS

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-  RIVER STONES
-  MULCH
-  TURF
-  PAVEMENT
-  CRAZY PAVING
-  FEATURE ROCKS

PLANTS

-  TREES
-  MASS PLANTING 1-
WSUD Planting
-  MASS PLANTING 2 -
Grasses
-  MASS PLANTING 3 -
Grasses

Refer to Plant Schedule on PG12



QUEEN STREET

GREY STREET

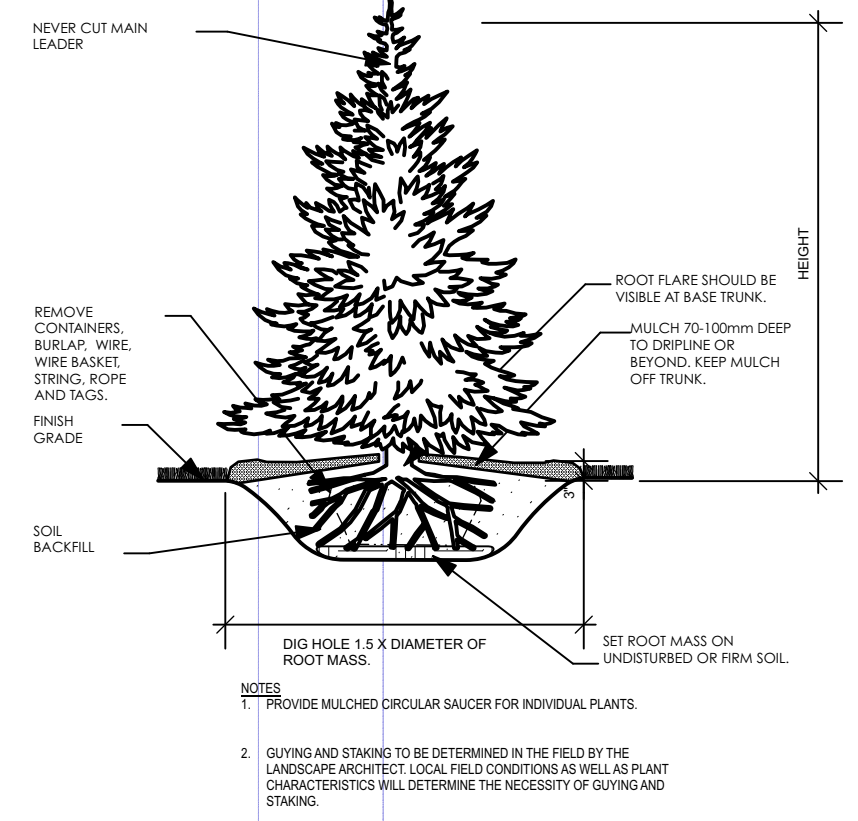
EXIT

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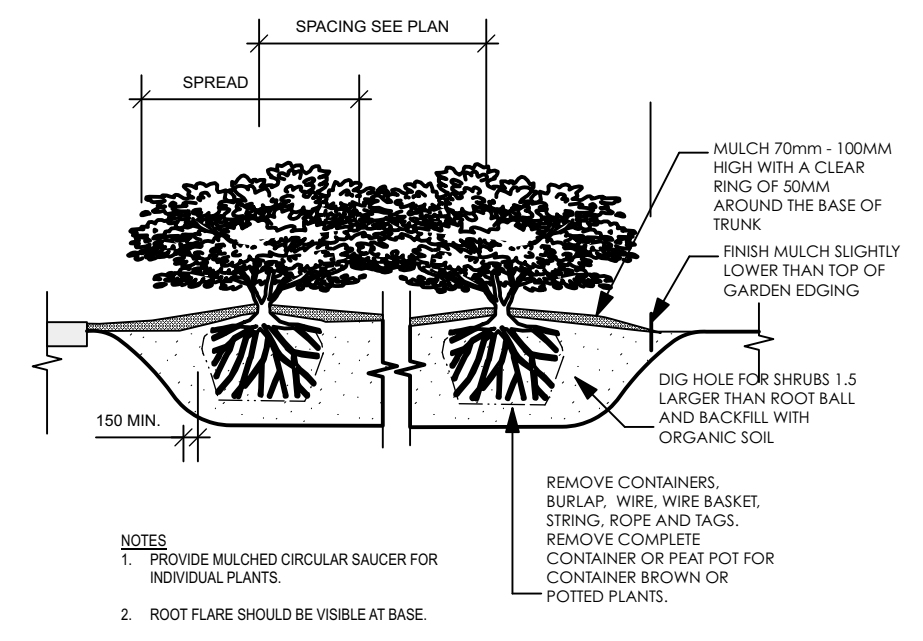


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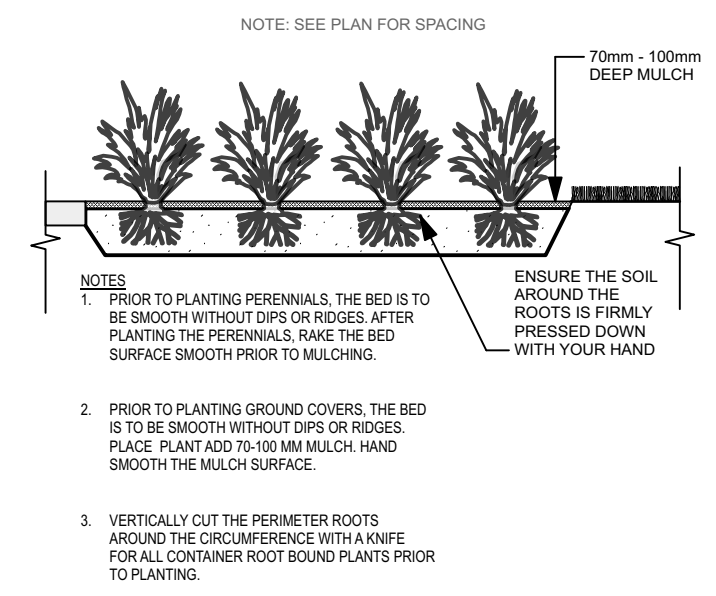
TYPICAL TREE PLANTING



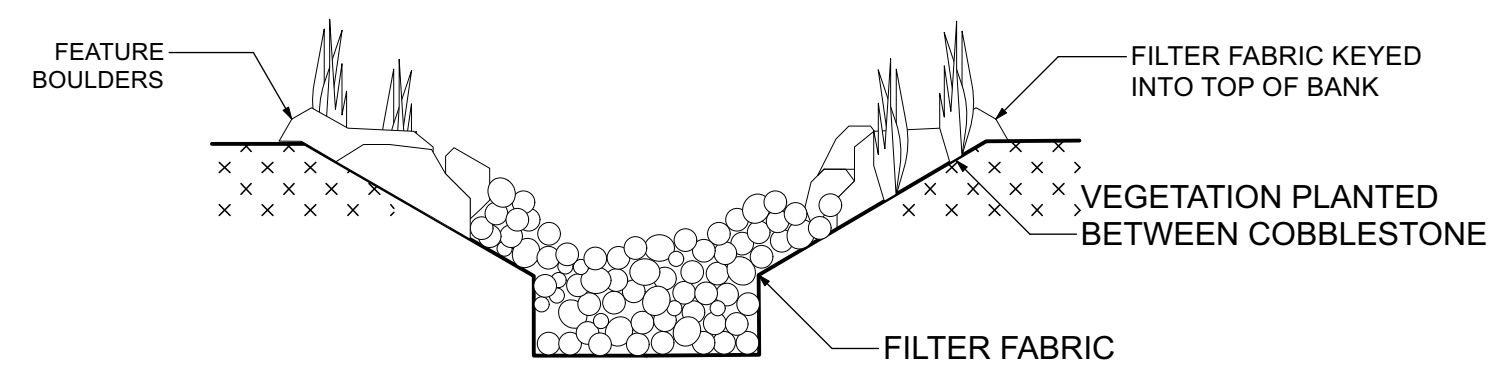
TYPICAL SHRUB PLANTING



TYPICAL PERENNIALS PLANTING



DRY RIVER BED



SPECIFICATION

1.01 GENERAL

1.1 EXISTING SERVICES

Existing services on site include stormwater drainage, water, and associated power service conduits. Locations of all services should be established prior to excavation of planting holes and installation of trees. The drawings DO NOT indicate the extent of existing services. Existing services must be confirmed by the contractor prior to excavation. Do not excavate by machine within 1m of existing underground services without prior approval or identification of service location by the site superintendent.

1.2 PROTECTION OF EXISTING FEATURES

During installation protect all existing trees, shrubs and other specified vegetation, features and improvements, structures and utilities. Protect trees to be retained from damage from groundworks. Take necessary precautions, including the following:
Harmful Materials: Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks, even for short periods. Prevent wind blown materials such as cement from harming trees and plants.
Damage: prevent damage to tree bark. Do not attach stays, guys and the like to trees.
Work under trees: Do not add or remove topsoil within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible.
Roots: Where it is necessary to cut tree roots, use means such that the cutting does not unduly disturb the remaining root system.
Compacted Ground: Avoid compaction of the ground under trees.

1.3 GENERAL HOLD POINTS

During the pre-construction, construction and post construction phases a series of hold & witness points have been laid out to ensure compliance with the specification.

NOTE: Inspections are to be arranged with at least 5 working days notice before the inspection.

Hold Point	Completed	Notes
Completion of subgrade preparation prior to spreading of any imported soil or ameliorated site soil (in accordance with AS4419-2018)	YES/NO	Delivery dockets, receipts must be provided. Inspection required by Landscape Designer
Batch Certificates for all imported soil in accordance with AS4419 - 2018. Should site soil be utilised for planting purposes, soil testing must be conducted in accordance with AS4419 – 2018. A copy of the results must be provided to the superintendent, where amelioration of the soil is required, evidence of this application must be communicated and will form a hold point.	YES/NO	Test results to be supplied to Landscape Designer
Where ameliorated stockpiled soil or site soil is required and utilised for planting purposes in accordance with AS4419-2018, evidence of associated amelioration measures must be provided	YES/NO	Test results, delivery dockets, receipts must be provided.
Completion of nominated soil spreading, mulching, associated proprietary products and beginning of planting in accordance with the landscape specifications.	YES/NO	Inspection and sign off required by Landscape Designer
Completion of all landscape works in accordance with the Landscape Construction Specification and subject DA approval consent.	YES/NO	Inspection required by Landscape Architect at practical completion to issue Defects Report and Compliance Report/Practical Completion Certificate.
Manufacturer's warranty and maintenance information for all proprietary products.	YES/NO	Supply all warranties and information for proprietary products to Landscape Designer. To be provided within 1 month of Practical Completion

2.0 MATERIALS

2.1 PLANT MATERIAL

Discrepancies within the planting schedule and the drawing should be referred to Folia Landscape Design for clarification. Make no substitutions unless approved. Substitutions shall not be approved unless the contractor complies with this specification. Contractor to verify quantities against plant rates and quantities on drawings prior to commencement of work.

Contractor is required to check all numbers on drawings and confirm with schedule prior to ordering. Numbers on drawings to take precedent along with square metre rates.

Plant material: Plants shall be of the species, sizes and quantities as shown on the drawing. Plants shall be vigorous, well established, of good form, not soft or forced, free from disease and insect pests. Plants shall have large healthy root systems.

2.2 SOILS

Top 300mm soil to be equal to AS4419-2018 'Organic Soil' with texture to AS4419-2018 Table K1- Sandy Loam. Below 300mm do not incorporate organic matter. Below 300mm soil to be equal to AS4419-2018 'Soil blend' with max 5% organic matter content. Texture to AS4419-2018 Table K1- Sandy Loam.

2.2.1 DEFINITIONS

Site topsoil: Soil excavated from the site which has the following characteristics:
Contains minimum 2% organic matter, supports plant life, and is free from unwanted matter

Unwanted matter (in topsoil): Stones over 25mm diameter, clay lumps, weeds and tree roots, sticks and rubbish and material toxic to plants.

Topsoil: Where available use ameliorated site topsoil. Where unavailable, import topsoil from an off-site source approved by the Superintendent, equivalent to specification above.

Source Landscape Soil: Soil to be used for these landscape works shall be: Ameliorated Site Topsoil or Imported General Purpose Soil to the areas and locations as specified. Soil for the works shall be free from noxious weeds etc. Soil shall be assumed to be placed to all revegetated areas and backfill to all plantings. Unless otherwise directed by site superintendent, the landscape contractor is responsible for the removal and or disposal of all spoil or excess soil excavated in the process of implementing the landscape works.

2.2.2 SOIL TESTS

Test soil and ameliorate in accordance with soil test results. Where unavailable for reuse import suitable topsoil to support native plant growth.

Sampling: As recommended in AS 4419 (2018) Appendix A (when on site soil is to be used).
Sampling technique: Follow sampling techniques and guidelines according to AS 4419 (2018). Where discrepancies arise, refer to the Superintendent for clarification prior to proceeding with any works.

The Contractor shall arrange for the following soil tests to be carried out:
• One test of any proposed imported topsoil; and
• Where site topsoil is to be used, one site topsoil test by an approved soil testing laboratory as specified, from topsoil stockpiles.

Type of Soil Test Required: The Contractor shall specify that a 'major soil test' is required, for the purpose of analysing the characteristics and recommendations for use as a landscaping topsoil for native species.

Results: The results of all soil tests should be submitted to the superintendent prior to work commencing.

Lead time: Allow a minimum of 10 full working days for completion of soil testing, and check with laboratory to ensure testing will not delay landscaping works. Supply soil tests to site superintendent once available and according to the hold and witness point schedule.

Soil test results are only valid if soil is stockpiled for less than 12 months. If soil has been stockpiled for a longer period, new tests need to be done as described in AS 4419 (2018)

2.2.3 SUBSOIL

Excavated Planting Beds: Where defined planting beds are indicated on the landscape drawings with specific species scheduled and no turfing shown, treat as an excavated landscape planting bed
Excavation technique: Excavate to backfill with ameliorated site soil or imported general purpose soil to bring to levels shown on the drawings to allow for mulching and placement of imported soil. Rip and cultivate to depths as shown on the drawings.

2.2.4 SOIL TEXTURES

Use soils described by the following terms (or their equivalents) which comply generally with the texture classifications and typical uses of AS4419 – (2018) Table K1 Medium textured - Sandy loam

2.2.5 SOIL LEVELS

Finished soil levels shall allow turf or mulch to be finished to top of kerb, gravel pavement, existing levels or as otherwise shown on drawings.

Consolidation
Tamp lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
• Finished to design levels.
Smooth and free from stones or lumps of soil.
• Graded to drain freely, without ponding, to catchment points.
• Graded evenly into adjoining ground surfaces.
• Ready for planting. Backfill Soil: Backfill holes using ameliorated site topsoil. Stock pile site soil onsite. Confirm stockpiles of site soil with superintendent prior to placement of materials. Site soil to be free from debris and weeds.

2.2.6 ADDITIVES

Additive types and rates: The Contractor shall incorporate additives to the subsoil or topsoil at rates recommended by the soil test results. This may include but not limited to PH neutral compost, lime, gypsum, urea, potash.

Application: Where subsoil additives are recommended by the soil tests apply additives after cultivation of the subsoil.

Where site topsoil is to be stockpiled for reuse, incorporate additives as recommended in soil tests by cultivating through the topsoil. For excavated garden beds or backfill to planting holes, incorporate additives into stockpiled topsoil prior to placement. In all situations, ensure additives are thoroughly mixed through topsoil.

2.2.7 FERTILISERS AND SOIL CONDITIONERS

Fertiliser: Apply fertilisers according to the manufacturer's recommendations and recommended rates. Native plant slow release fertiliser applied at manufacturers recommendation - N:P:K 17:1.6:8.7

2.3 TURF

Supplier: Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Turfing to make good any additional areas disturbed during construction works. In areas where this is not possible due to vegetation management works or other, contractor to consult with Landscape Designer.

TURF TYPE SHALL BE: BUFFALO 'Fine Leaf '(unless specified) Selected turf must be 25 mm thick of dense, well rooted grass. Turf must be verdant and fresh when delivered and be free of weeds, soil pests and disease and must be accompanied with a "Certificate of Authenticity" from the supplier. The turf must be mown and freshly cut in long lengths, of uniform width not less than 300 mm, and in sound unbroken condition.

3.0 EXECUTION

3.1 PLANTING OPERATIONS

Before planting begins thoroughly water the plants and planting areas. Water plants again immediately after planting.

Turf Underlay: Turf underlay used must be topsoil material, but may be general purpose topsoil in accordance with AS4419-2018. The soil mix must not contain any of the following:
• Materials toxic to humans and plant health.
• Plant roots of diameter greater than 12 mm.
• Clay lumps.
• Stones greater than 10 mm size.

4.0 PLANT ESTABLISHMENT

4.1 SCOPE

The maintenance period for the Landscape Contractor will be 52 weeks.

All rubbish related to landscape works shall be removed by the landscape contractor before it is allowed to accumulate.

Period: The Planting Establishment Period commences at the date of Practical Completion. The duration of the plant establishment period is 52 weeks.

Program: The maintenance schedule will be advised once Practical Completion has occurred.

Log Book: Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Refer to reporting section.

Recurrent Works: Throughout the Planting Establishment Period, continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, staking and tying, replanting, cultivating, pruning and keeping the site neat and tidy.

Pruning: Pruning of trees to comply with AS4373-2007 with emphasis on deadwooding, formative pruning and crown lifting.

Replacements: Continue to replace failed, damaged or stolen plants for the extent of the Planting Establishment Period. Mulched

Surfaces: Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.

Stakes and Ties: Adjust or replace as required. Remove stakes & ties six months into the Planting Establishment Period.

Site Water: The contractor shall assume there is no site water available other than that which is provided as part of the works. The contractor shall be responsible for supplying water and/or paying for water for the duration of the works.

For reporting procedures refer to relevant section.

Landscape maintenance is to be done in accordance with NSW Rural Fire Service - Planning for Bushfire Protection. This include but not limited to:
Prune low branches as trees grow to create a 2m clear zone underneath trees.
Remove plant material and debris that may cause build up of fuel load.

5.0 REPORTING

Practical Completion Reports

Following an inspection of the restoration area and rectification of any defects identified by Folia Landscape Design is to submit a 'Practical Completion Report' to the Principle Certifying Authority. This report will confirm that the works have been installed as per the approved plans, or outline any deviations from the plans, and any rectifications required.

Plant Establishment

During plant establishment of the proposed landscape works, areas should be checked regularly for plant health and weed invasion. Maintenance will vary in intensity over the life of the establishment period. Regular inspections will reduce the potential for minor infestations becoming major problems. All rubbish related to landscape works shall be removed by the landscape contractor before it is allowed to accumulate. During the maintenance period the landscape contractor shall undertake the following: Regular watering, weeding, mulching, plant replacement and other activities as required to promote healthy growth.

A '**Maintenance Log**' is to be completed by the contractor verifying that satisfactory maintenance of the works has been undertaken and that any necessary rectification measures have been carried out to a high professional standard. All works undertaken are to be recorded with reference to the Maintenance Schedule. The 'Maintenance Log' is to be available at anytime to the Client and Site Superintendent. A report is to be produced summarising the inspection and providing any recommendations for rectification works to be carried out.