

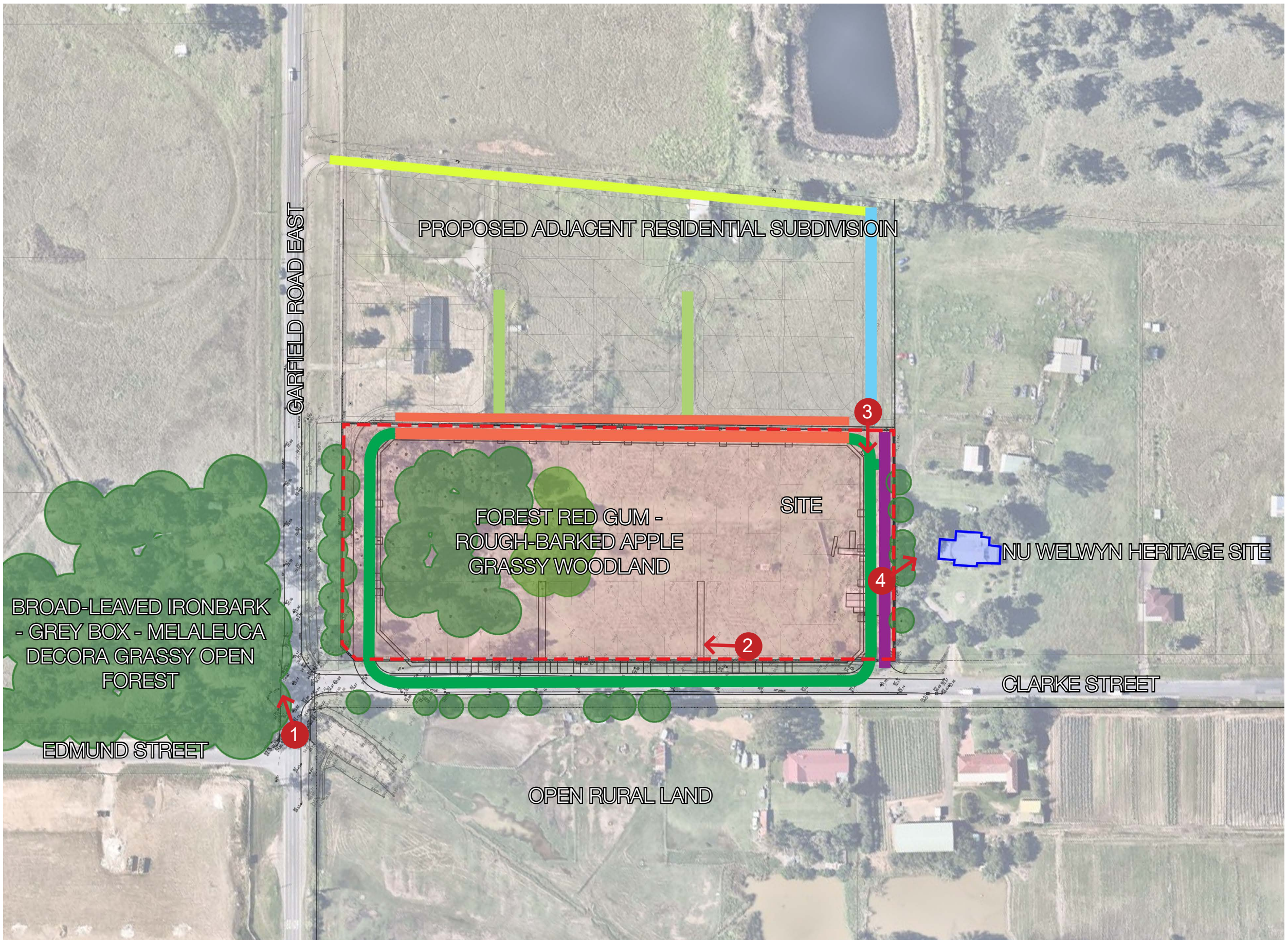
# 21-032W CNR GARFIELD ROAD EAST AND CLARKE STREET, RIVERSTONE

LANDSCAPE DEVELOPMENT APPLICATION PACKAGE

PREPARED FOR:  
LANDEN PROPERTY PTY LTD

PREPARED BY:  
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

DWG NO	DRAWING LIST	SCALE
00	LANDSCAPE COVER SHEET AND CONTEXT PLAN	NTS @ A1
01	LANDSCAPE CONCEPT PLAN	1:500@A1
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04	LANDSCAPE TYPICAL DETAILS AND SPECIFICATIONS	AS SHOWN@ A1



CONTEXT PLAN

## EXISTING CHARACTER



1 Garfield Road East with existing native vegetation forming intermittent clumps on either side of the road.



2 Clarke Street heading north is lined with informal groups of existing native trees. The landscape is characterised by open rural farmland and dams.



3 The eastern boundary is characterised by a row of existing trees with an old post and wire fence running



4 Looking into the neighbouring heritage property of Nu Weylan from the eastern side of the site. An existing *Ulmus parvifolia* (Tree 71) can be seen on the boundary fence.

## PROPOSED ADJACENT RESIDENTIAL SUBDIVISION STREETSCAPE



*Zelkova serrata*



*Melaleuca decora*



*Buckinghamia celsissima*



*Stenocarpus sinuatus*

## PROPOSED STREETSCAPE



*Ulmus parvifolia*



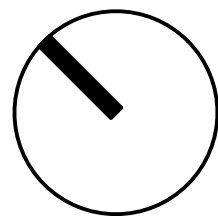
*Stenocarpus sinuatus*



*Ulmus parvifolia*



*Schinus molle*



SCALE:  
NTS @ A1

## Landscape Cover Sheet and Context Plan

**Project:** 21-032W Cnr Garfield Road East and Clarke Street Riverstone  
**Client:** Landen Property PTY LTD  
**Date:** 02.08.2021  
**Revision:** C  
**Drawn:** BL  
**Checked:** JH

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CONCEPT PLAN 1:500

DIALOGUE

- 1 Future entrance road of adjacent subdivision to be lined with plantings of *Zelkova serrata*. The pedestrian path to this site is connected from the north-east and allows access along the extended road corridor

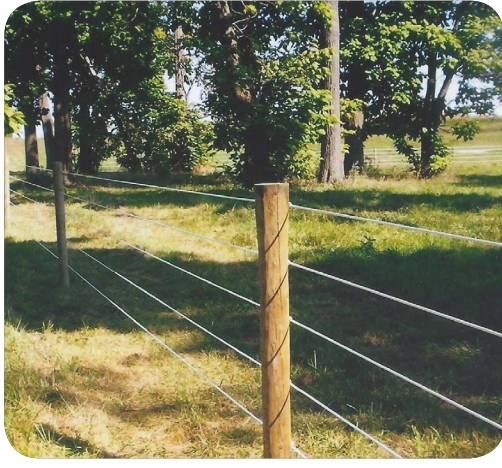
2 Eastern boundary interface consists of an existing row of 5 *Pinus radiata*, and an *Ulmus parvifolia* that are to be retained. These trees sit within the neighbouring property boundary and their retention is critical to maintaining its heritage value. A sandstone log retaining wall allows for the excavation of land outside their tree protection zones to account for the proposed road design

3 Planting of native grasses and low shrubs soften this edge, and provide pockets of colour to the streetscape interface. A combination of both Chinese Elm and Peppercorn trees are planted throughout the garden beds to strengthen the character of the neighbouring heritage property
- 4 Street trees of *Ulmus parvifolia* extend around the internal loop road providing amenity to future residential properties

5 1:5 turf embankment grades down to the neighbouring open farmlands

6 Existing vegetation that is retained provides a natural buffer to the northern boundary to Garfield Road East

INSPIRATION



Rural fence



Sandstone block wall

PLANTING IMAGERY



Westringia fruticosa



Grevillea 'Cherry Clusters'



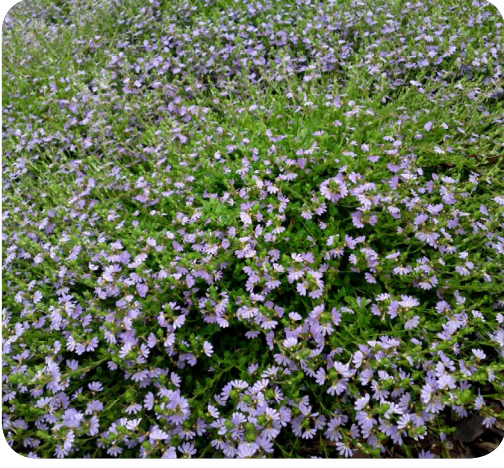
Rhaetia spinescens



Lavender Stoechas 'Avonview'



Chryscephalum apiculatum



Scaevola albida 'Mauve Carpet'

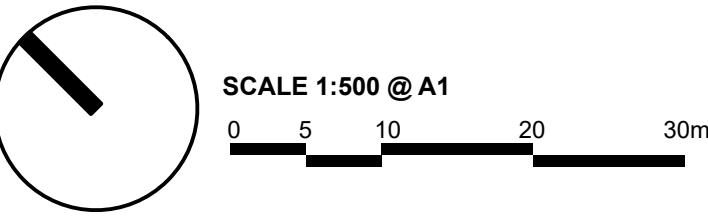
LEGEND

	SITE BOUNDARY		EXISTING TREE RETAINED
	LOT BOUNDARY		EXISTING TREE REMOVED
	EXISTING CONTOUR		TREE PROTECTION ZONE
	PROPOSED CONTOUR		PROPOSED STREET TREE PLANTING
	EXISTING SPOT LEVEL		RETAINING WALL (SANDSTONE BLOCKS)
	PROPOSED SPOT LEVEL		DRIVEWAY LOCATIONS
	TOP OF WALL LEVEL		FOOTPATH (1500mm)
	PROPOSED STORMWATER SERVICE		MASS PLANTING
	PROPOSED STORMWATER PIT		TURF
	RURAL FENCE		

INDICATIVE PLANT LIST

Symbol	Botanical Name	Common Name	H x W (m)
TREES			
	<i>Ulmus parvifolia</i>	Chinese Elm	13 x 10
	<i>Schinus molle</i>	Peppercorn Tree	15 x 10
	<i>Stenocarpus sinuatus</i>	Queensland Fire Wheel	12 x 8
SHRUBS			
	<i>Lavender Stoechas 'Avonview'</i>	Italian Lavender	0.8 x 0.6
	<i>Westringia fruticosa</i>	Native Rosemary	1.5 x 1.5
GROUNDCOVERS			
	<i>Grevillea 'Cherry Clusters'</i>	Grevillea	0.5 x 0.8
	<i>Chryscephalum apiculatum</i>	Common everlasting	0.6 x 1
	<i>Rhaetia spinescens</i>	Creeping Saltbush	1x 2
	<i>Scaevola albida 'Mauve Carpet'</i>	Fan Flower	0.3 x 1

NOTE: All planting works within the Tree Protection Zones (TPZ) are to be installed by hand and under the supervision of the consulting Arborist.



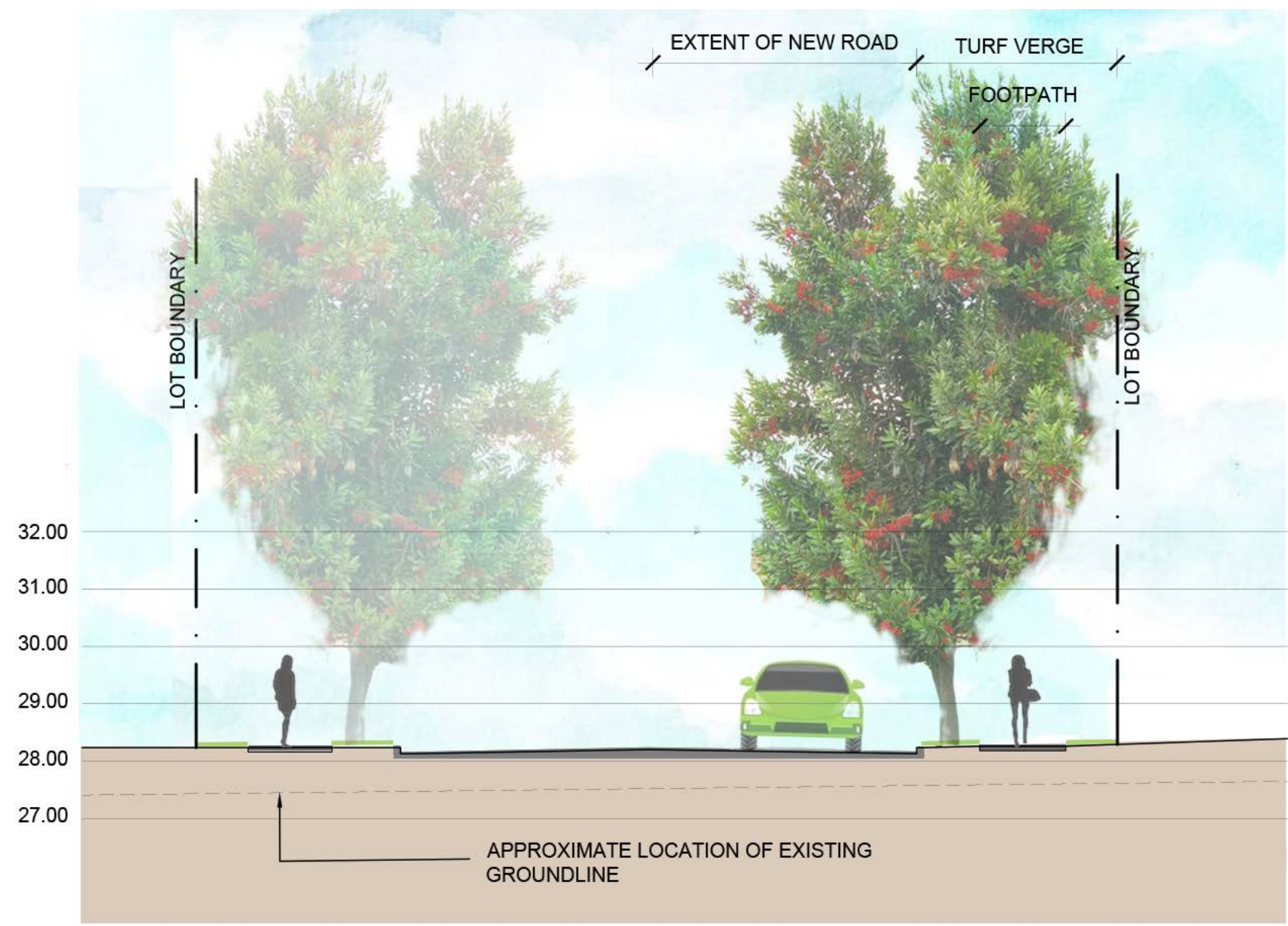
LIST OF CHANGES
REVISION C:
1. - Plans updated to reflect new stormwater drainage layout
2. - Street tree locations adjusted to account for stormwater drainage layout and driveway updates

Landscape Concept Plan

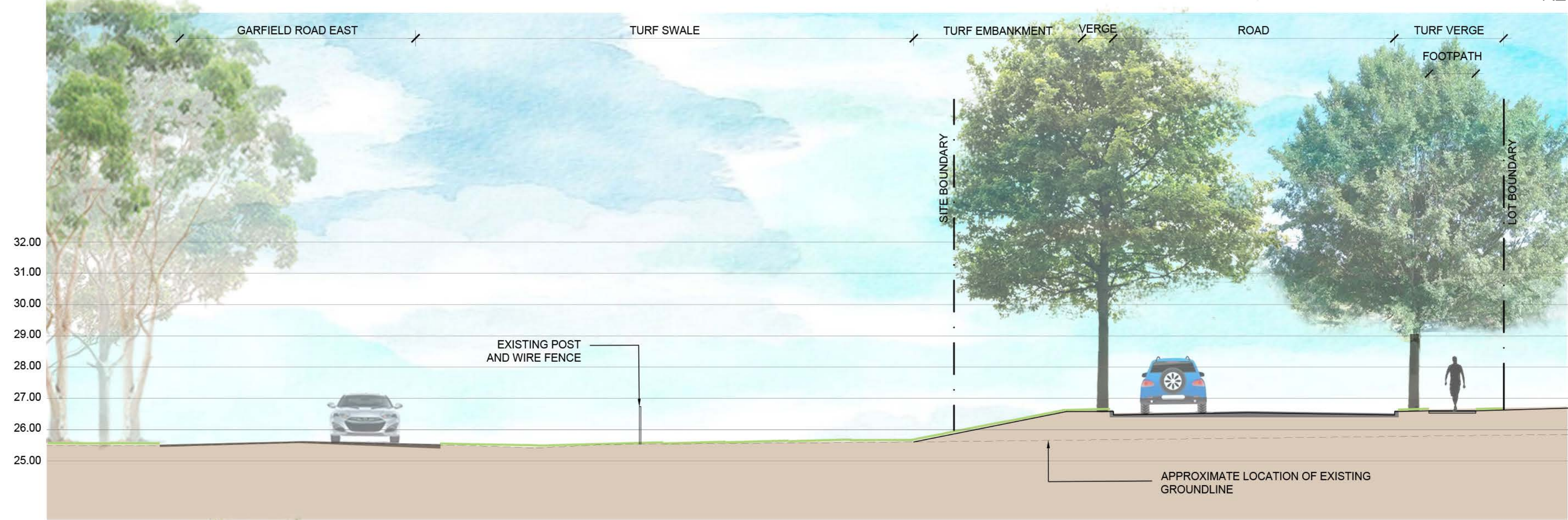
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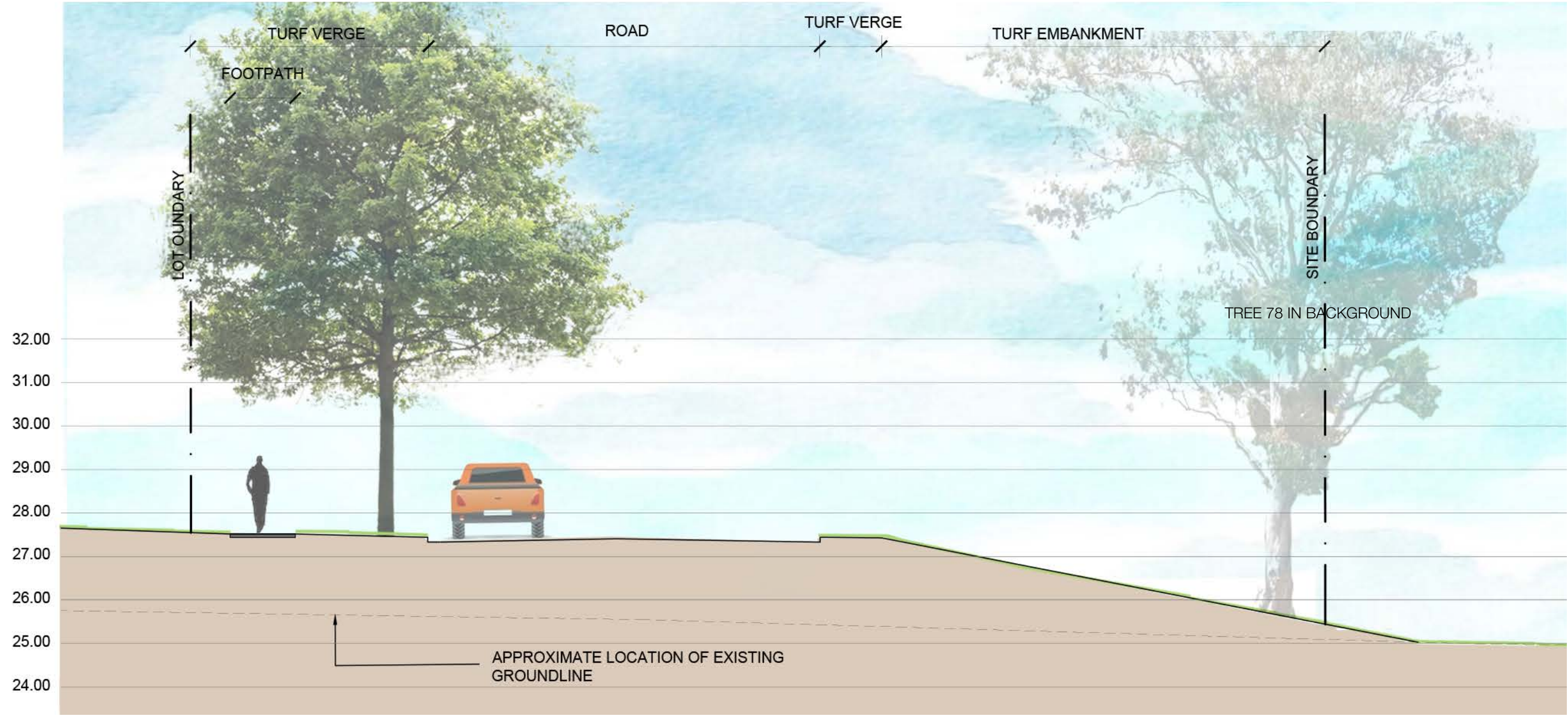




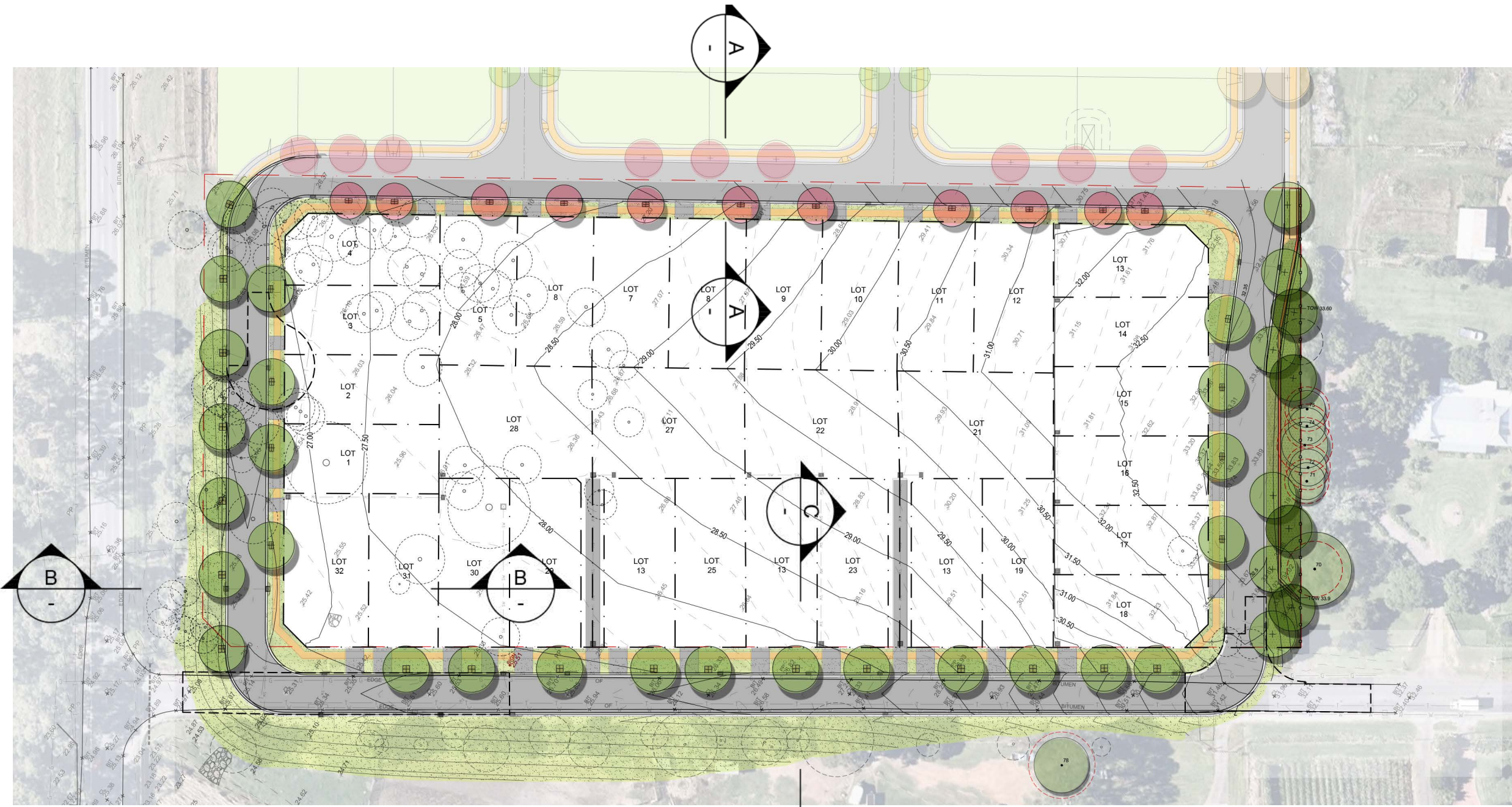
SECTION AA 1:100



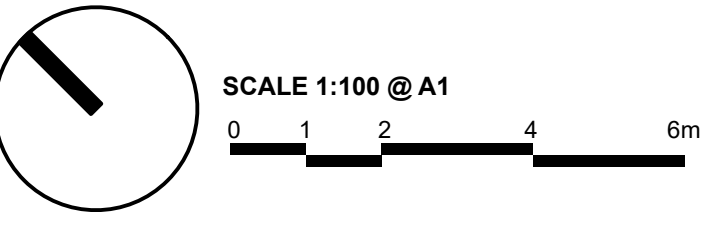
SECTION BB 1:100



SECTION CC 1:100



KEY PLAN



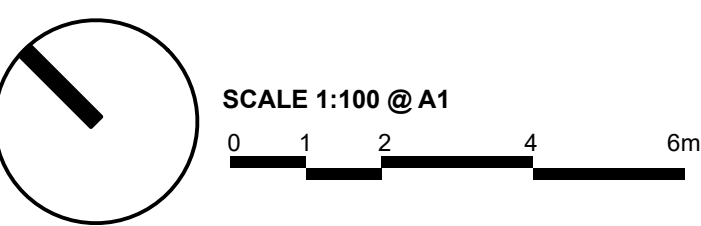
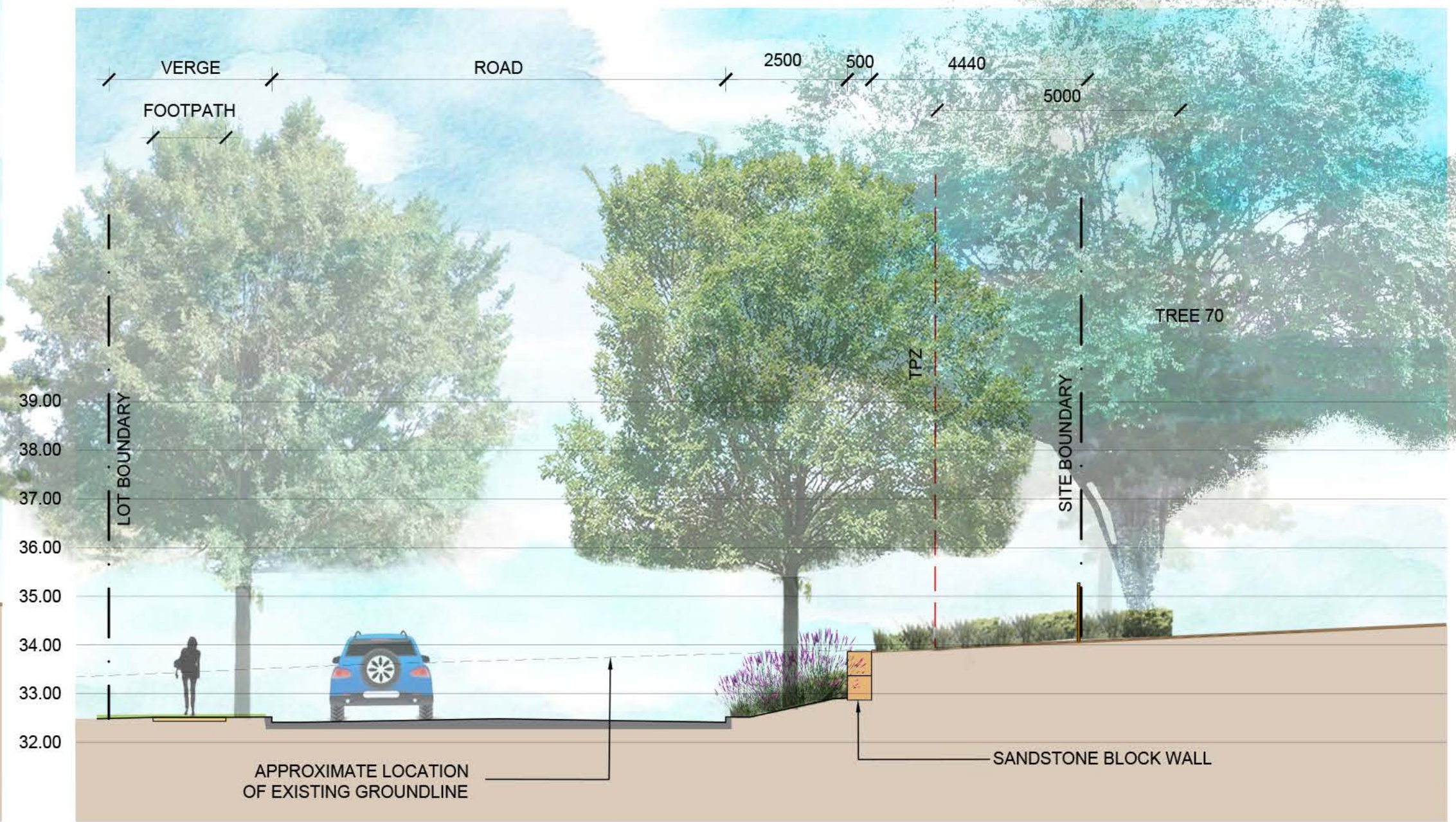
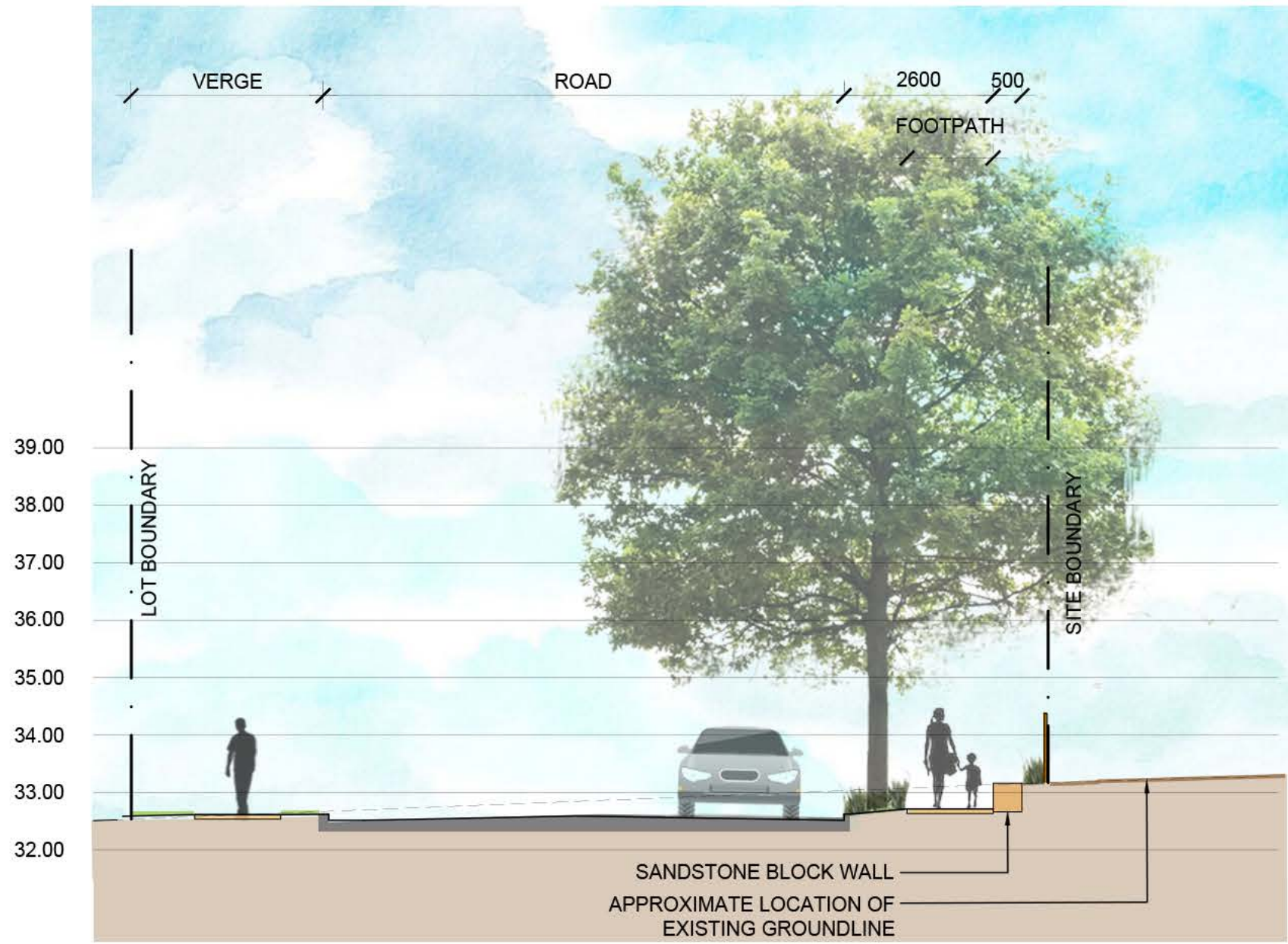
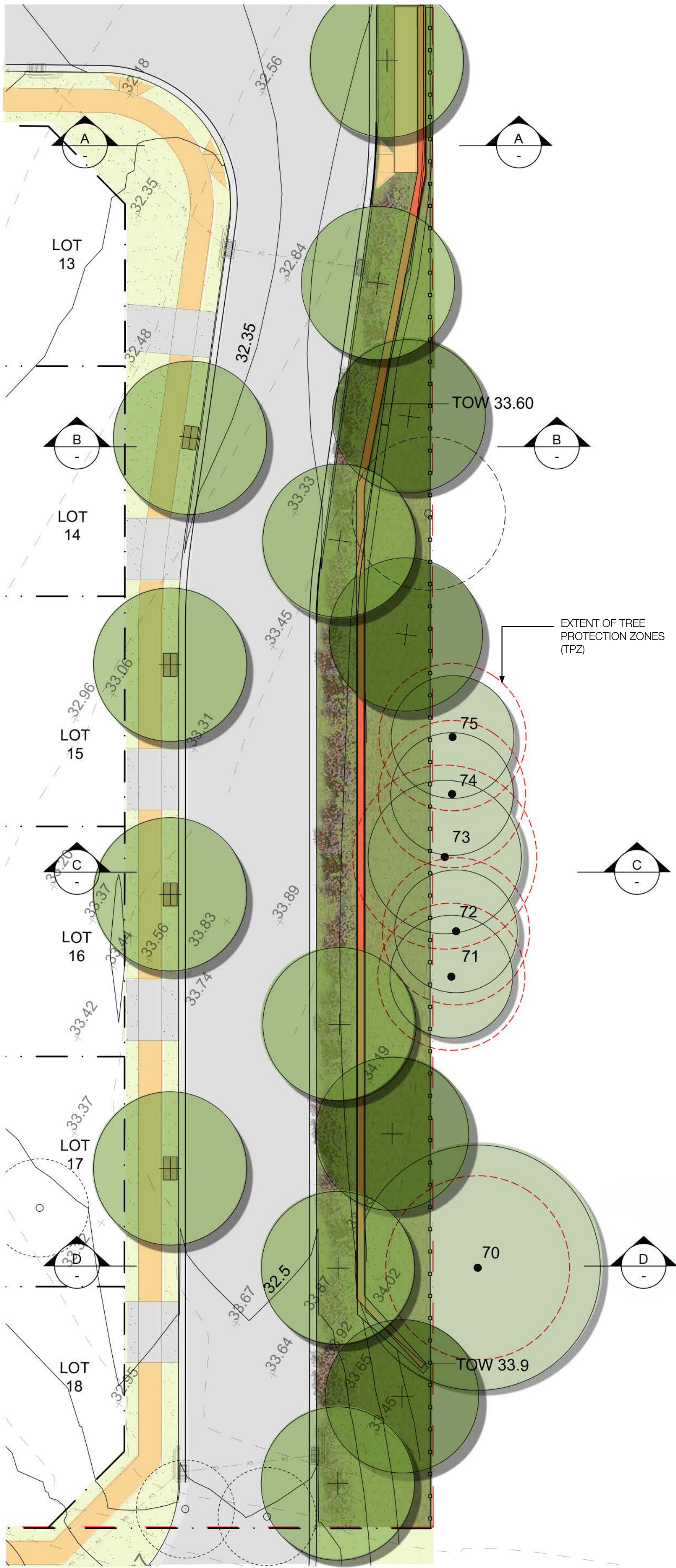
LIST OF CHANGES
REVISION C:
1. - Key plan and section BB updated

# Landscape Cross Sections

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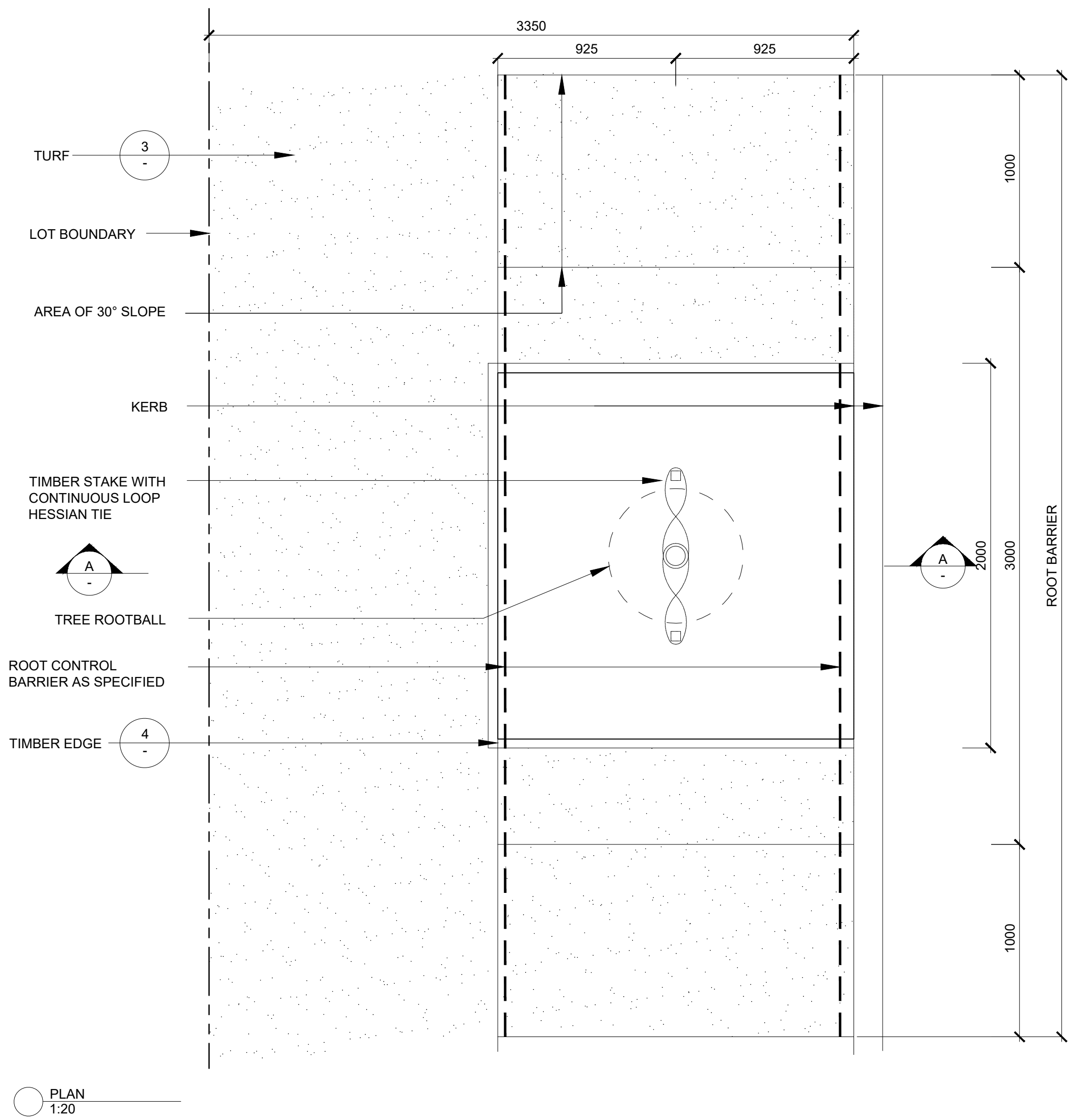
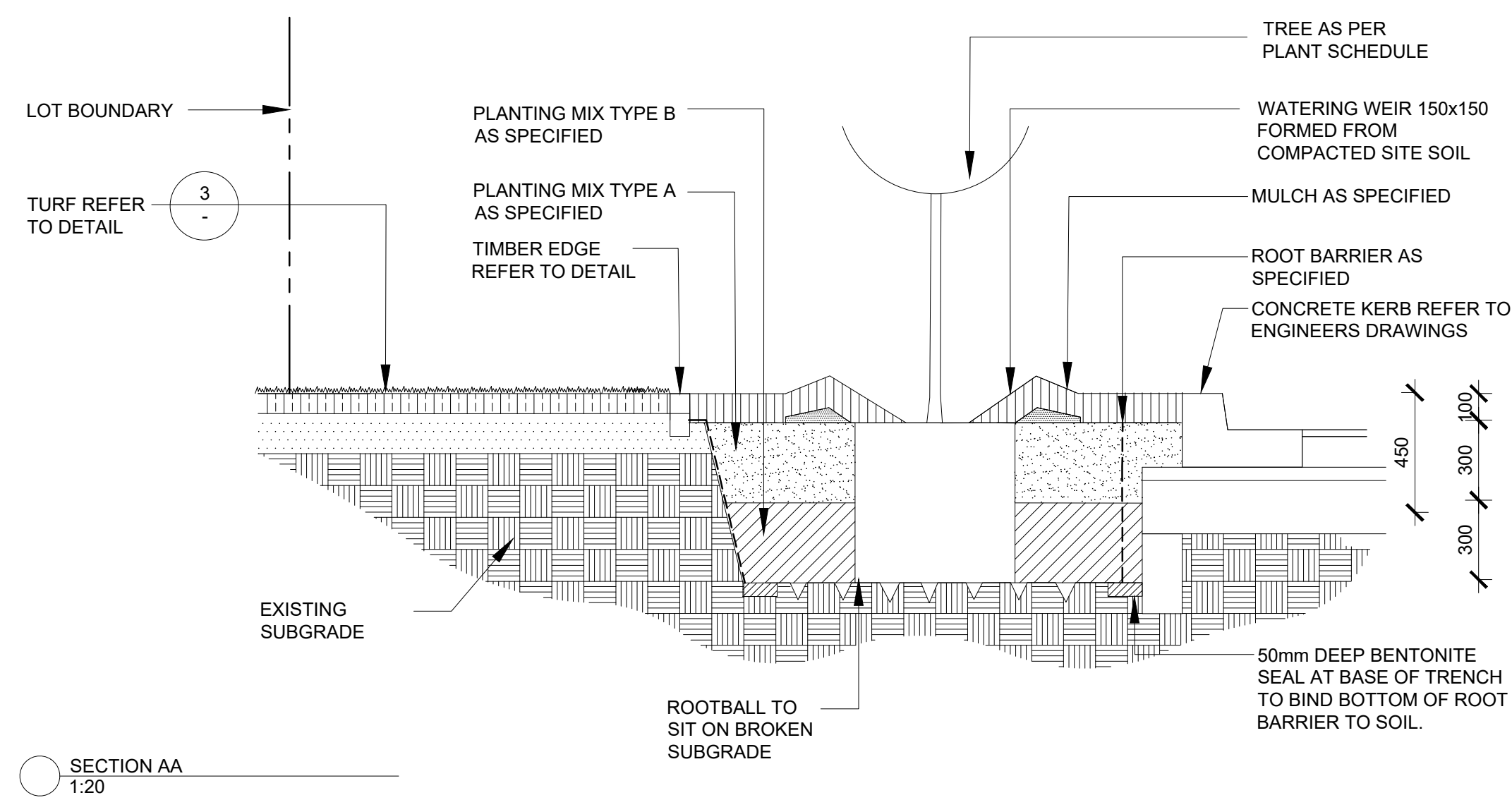


LIST OF CHANGES	
REVISION	DESCRIPTION
1.	Plans updated to reflect new stormwater drainage layout
2.	Section AA updated to reflect new location on plan

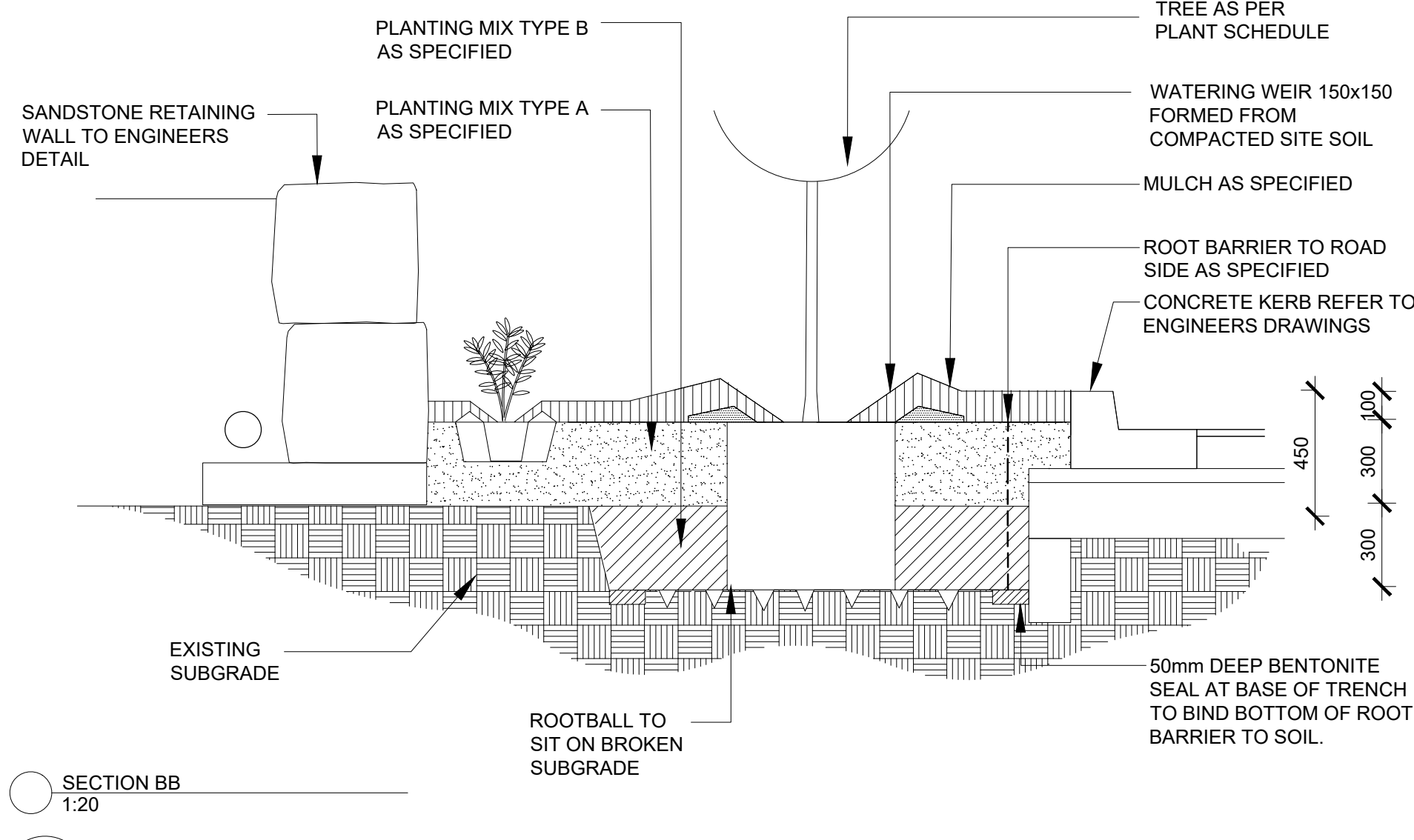
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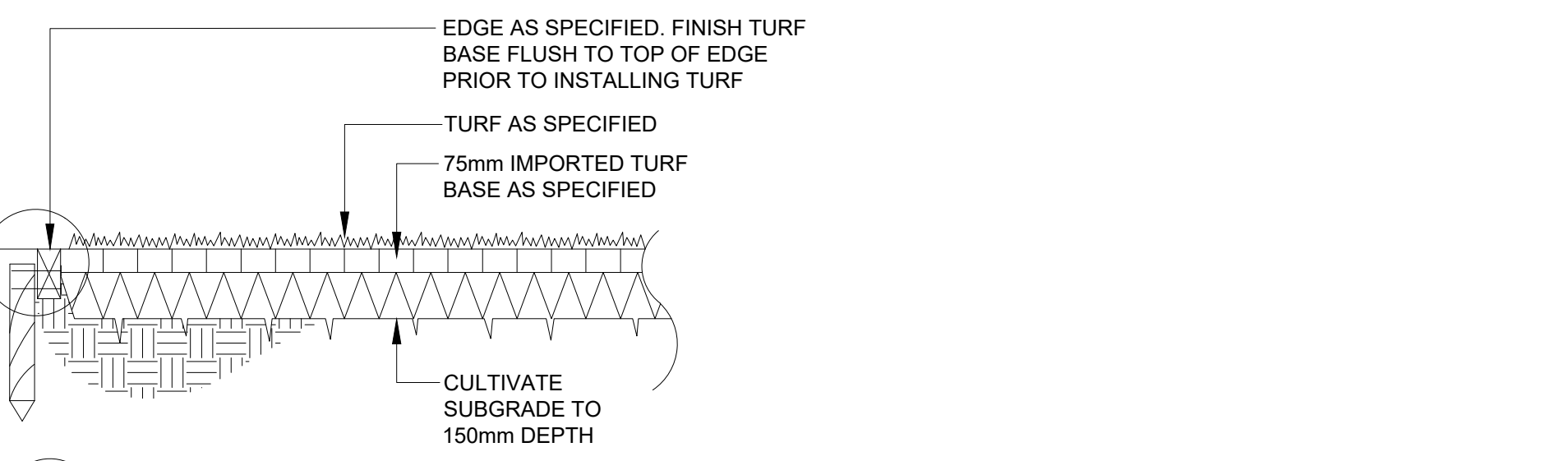




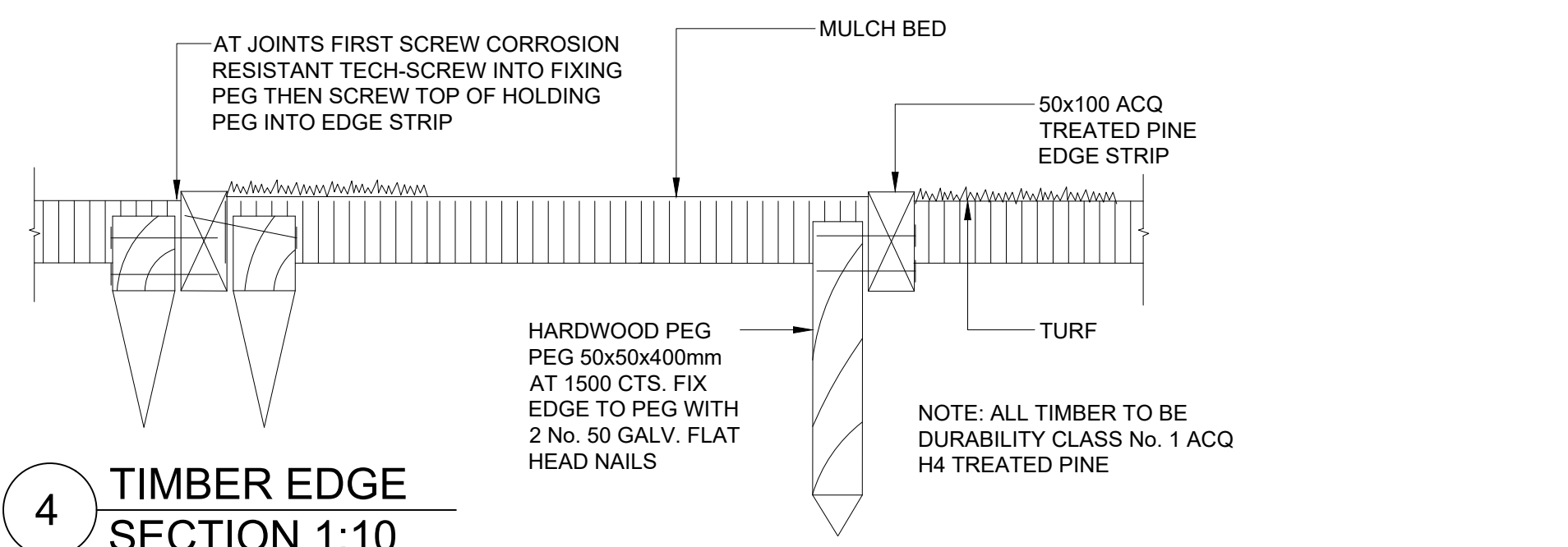
1 STREET TREE PLANTING DETAIL TYPE 1  
1:20



2 STREET TREE PLANTING DETAIL TYPE 2  
1:20



3 TURF  
SECTION 1:20



4 TIMBER EDGE  
SECTION 1:10

## SPECIFICATION NOTES

### SERVICES

Before landscape work is commenced. The Landscape Contractor is to establish the position of all services and ensure tree planting is to be 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. Dial Before You Dig - It is the landscape contractor's full responsibility to complete a full services search and take all required measures to ensure protection of these services including potholing to confirm locations. The client in no way will be held responsible for any damage caused to services as a result of the contract works.

Excavation  
Do not excavate by machine within 1m of existing underground services.

### SOILS AND CONDITIONER

#### PLANTING MIXTURE

Planting Mix Type A shall be "Landscape Mix". Available from Solico, Ph (02) 4272 9944 or an approved equivalent.

Planting Mix Type B shall be a medium to coarse washed river sand or an approved equivalent.

#### IMPORTED SOIL MATERIAL AND PLANTING MIX

Provide product data sheets compliance to standard and validation certificates to the Superintendent from the manufacturer or supplier as to the physical, chemical and weed free status of each of the materials provided. Imported Garden Mixes shall be used for all planting works unless otherwise specified

#### TURF

Turf Underlay shall be "Turf Special" Available from Solico, Ph (02) 4272 9944 or an approved equivalent.

Provide a one (1)kg sample of imported topsoil mixes, if required, for approval. No imported topsoil shall be delivered to site prior to approval of the sample provided.

#### TOPDRESS MATERIAL

Topdress material shall be as specified in AS 4419 - 1999. Topdress material shall be clean washed river sand, free from any clay lumps, clods, weeds, tree roots, sticks, organic matter, rubbish and material toxic to plant growth and the like, and shall have a neutral pH and minimal salt content (measured oven dry of 0.1%).

### MULCH

Application: 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.

Mulch Type: Shall be COTTAGE MULCH. Available from Solico, Ph (02) 4272 9944 or an approved equal.

### PLANTS

#### SUPPLY

The Landscape Contractor is responsible for organising the delivery of plant stock to site and checking plant stock prior to accepting delivery on site to ensure the plants possess the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
- Trees must, unless required to be multi-stemmed, have a single leading shoot.
- Any plants or trees that are accepted by the landscape contractor that do not meet this specification will be replaced at the contractor's expense.

Replacement: Replace damaged or failed plants with plants of the same type and size.

#### PLANTING

Do not plant in unsuitable weather conditions such as extremes of heat or cold, wind or rain. Before planting begins, complete cultivation, soil placement, fertilisation etc as previously specified. Before plants are installed all pot sizes shall have their roots pruned with an appropriate, clean, sharp instrument to eliminate any root confusion occurring at edge of pot zone.

Before planting begins, thoroughly water the plants and the planting area. Keep the area and plants moist during planting. Water the plants immediately after planting, and thereafter as required to maintain growth rates free of stress.

The contractor shall give notice, of not less than 24 hours, for inspections as nominated in inspect and hold point schedule

#### ROOT PRUNING

Remove tree from container and root prune one inch on sides and bottom to ensure all circling roots have been either severed or aligned radially into the surrounding soil. Plant as per detail.

#### ROOT CONTROL BARRIER

TYPE: Root Stop Root Barrier

PRODUCT CODE: RS600

LOCATION: Street tree plantings

SIZE: 600mm deep roll

SUPPLIER: Arbor Green (Tel: 1300 760 642)

INSTALLATION: The top of root control barrier to be located 150mm closer to the street tree trunk than the vase of the root control barrier. The angling of the root control barrier encourages root growth in a downward direction.

#### TURF

Turf shall be of even thickness free from weeds and other foreign matter, lay in stretcher pattern with joints staggered and close butted. Deliver turf on site within 24 hours of being cut, and lay within 36 hours or being cut. Prevent it from drying out between cutting and laying.

Establishment

Watering: Water as necessary to keep soil moist to a depth of 100mm.

Protection: Protect newly turfed areas against traffic until grass is established.

Making Good: Lift failed turf and relay with new turf.

Fertilising: Two weeks after laying, fertilise turf as specified.

Topdressing: When the turf is established, lightly topdress to a depth of 10mm with topdress material as specified. Rub the dressing well into the joints and correct any unevenness of surface.

Mowing: When the turf is established, mow at regular intervals to maintain an average height of 50mm.

Turf Type: Kikuyu

Recommended Supplier: A registered Turf grower to be approved by the Landscape Architect.

### FERTILISER

#### MASS PLANTING AREAS

Type: Nutricote Standard Black 270 Day (16: 4.4: 8.3)

Installation: Evenly distribute 5g per litre (rootball size) of fertiliser onto backfill area around rootball prior to placing mulch.

#### TREE PLANTING

Type: Nutricote Standard Brown 360 Day blend (16: 4.4: 8.3)

Installation: Distribute 5g per litre (rootball size) of fertiliser into backfill around rootball. Apply in 3 evenly spread layers as hole is filled. First layer is to be half way up the rootball, second layer 3/4 up the rootball and third layer 50-100mm from the soil finished surface level. This application ensures that the nutrients leeches evenly downwards into the soil profile and encourages outward root system growth.

TURF

Kikuyu: Yates Dynamic Lifter Turf Lifter (10: 4: 6)

### STAKING AND TYING

Stakes shall be straight plantation grown hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

Size: 1 - 2.5M HIGH PLANS 2x(50 x 50 x 1800mm)

No: 2 per plant as per the planting detail. 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.

### EROSION CONTROL MATTING

Type: Jute Mat Thick

Thickness: 6mm

Pins: 4 x 300mm pins per m2

Supplier: Geofabrics Australia (telephone: 1300 60 60 20)

## 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 and plant replacement, cultivation, pruning, aerating, renovating, topdressing, maintaining the site in a neat and tidy condition as follows:-

### 1.0 GENERAL

The Landscape Contractor shall maintain the landscape works for the term of the maintenance (or plant establishment) period to the satisfaction of the Landscape Architect and Client. 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 fifty two (52) weeks.

### 2.0 WATERING

Grass and trees shall be watered regularly so as to ensure continuous healthy growth.

### 3.0 RUBBISH REMOVAL

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.

### 4.0 REPLACEMENTS

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 is to report any evidence of theft or vandalism to the Landscape Architect within one day of them occurring.

### 5.0 STAKES AND TIES

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.

### 6.0 PRUNING

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 beneficial to the condition of the plants. Any damaged growth shall be pruned. All pruned material shall be removed from the site.

### 7.0 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.

### 8.0 PEST AND DISEASE 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 prior to spraying.

### 9.0 GRASS AND TURF AREAS

The Landscape Contractor shall maintain all grass and turf areas by watering, weeding, reseeding, rolling, mowing, trimming or other operations as necessary.

Apply lawn fertiliser as specified in fertilisers at the completion of the first and the last mowing, and at times as necessary to maintain healthy grass cover. Carry out last mowing and fertilisation not less than seven (7) days before the end of the maintenance period. Remove grass clippings from site.

Grass and turf areas shall be sprayed with approved selective herbicide against broad leaved 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.

Grass and turf areas shall be kept mown to maintain a healthy and vigorous sward within the 30-75mm range, average 50mm.

### 10.0 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 1000mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

### 11.0 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.

### 12.0 COMPLETION

Notwithstanding anything to the contrary in the Contract, The Landscape Architect may instruct the Landscape Contractor to perform urgent maintenance works. Should the Landscape Contractor fail to carry out these works within seven (7) days of such a notice, the Landscape Contractor reserves the right to employ others to carry out such works and charges costs of these works to the Landscape Contractor.