

# WILTON

## LANDSCAPE PLANNING PROPOSAL

WILTON AND BERWICK PARK ROAD, WOLLONDILLY, NSW 2571

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# 1.0 SITE UNDERSTANDING



1.1 LOCAL CONTEXT AND ENVIRONMENT

Located adjacent to the Nepean River, the site presents high ecological value with an abundance of native flora and fauna to the south.

Two native vegetation communities are identified within the site area, Shale Plains Woodland (a component of CPW) and Shale Sandstone Transition Forest. These vegetation communities form part of the Critically Endangered Ecological Communities.

The dominant species from these two vegetation communities consists of an upper tree canopy of Eucalyptus eugenioides, Eucalyptus tereticornis and, Eucalyptus punctata and lower tree canopy Acacia decurrens and Melaleuca linariifolia.

An understory mix of shrubs and groundcovers is also present. Species include Bursaria spinosa, Daviesia ulicifolia, Indigofera australis, Lissanthe strigossa, Lomandra multiflora, Commelina cyanea, Hardenbergia violacea, and Dianella longifolia

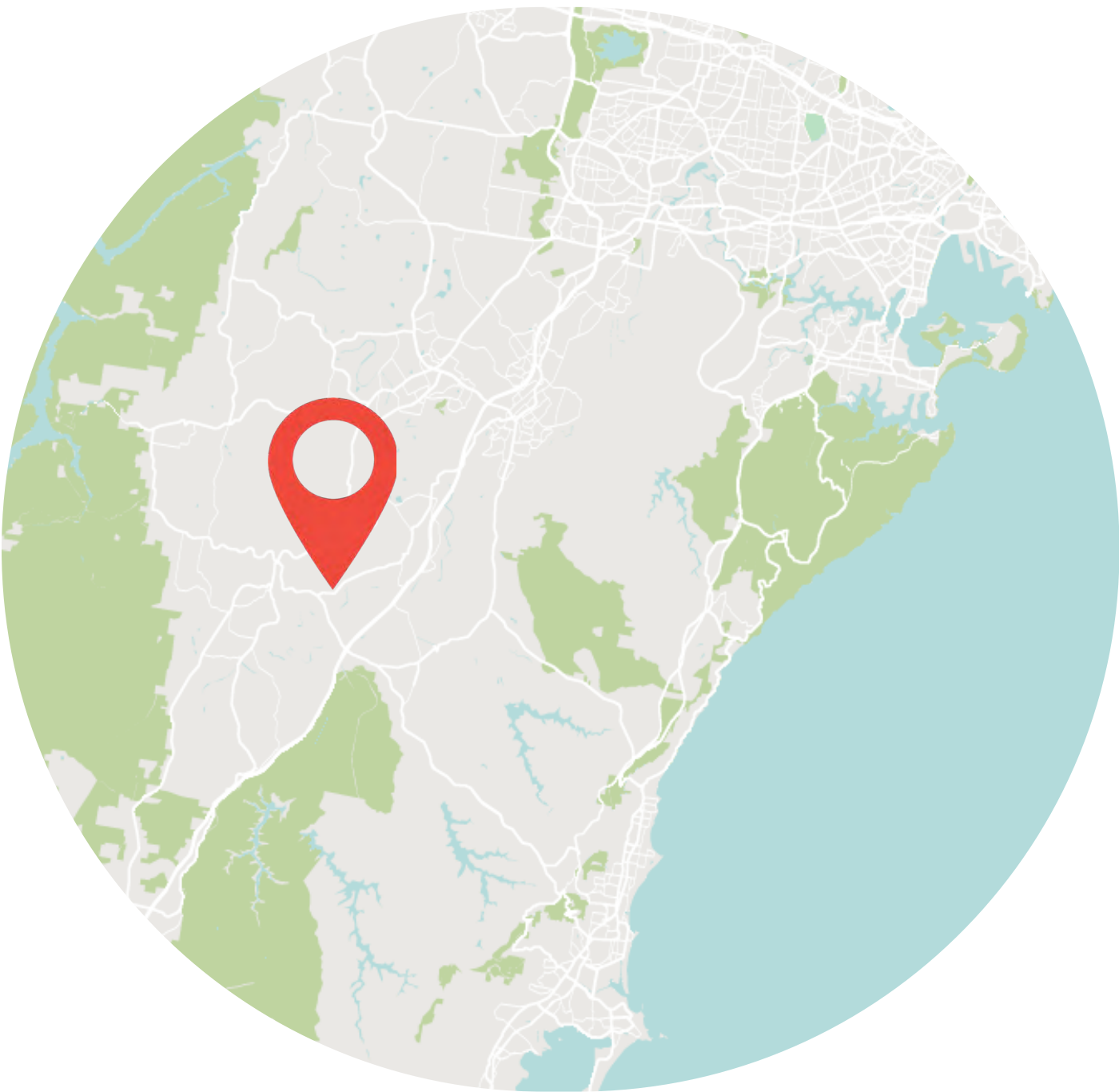
With the vegetation connectivity and the dominant trees being Eucalyptus, the site is considered a core Koala habitat. The proximity to the Nepean River also provides valuable habitats for fauna species such as the Little Corella, Kookaburra, Wombat and Eastern Froglet.

Therefore, the landscape design is intended to enhance the naturally occurring native flora and fauna by integrating and utilizing endemic and indigenous plant species from the identified vegetation communities. The existing vegetation is to be retained and protected to protect existing biodiversity and koala corridors.





1.2 SITE ANALYSIS

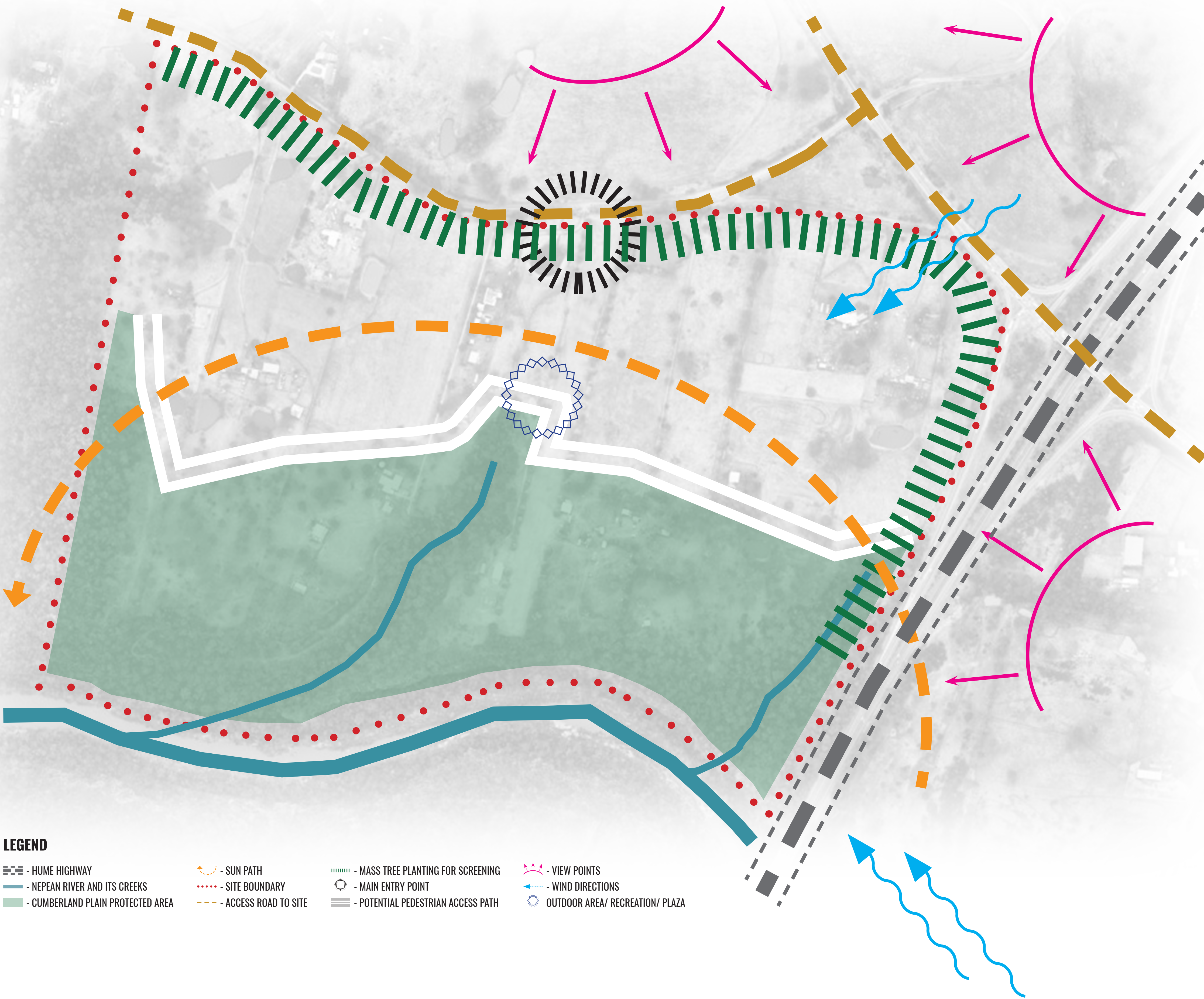


The site is located along Wilton Park road and Berwick road and is within the Wollondilly Local Government Area. It is a approximate total site area of 108.25ha.

The organic rectangular shape of the site is surrounded by the roads and a highway on the north and east. Wilton Park Road and Berwick Road is located to the north of the site and form the primary access into the site.

The Hume Highway is located to the east of the site on an elevated platform.  
The Nepean River is located to the south of the site.

The site is approximately 81km south from Sydney CBD.



Revision			PLANNING PROPOSAL	
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B	16.12.22	For Planning Proposal	PT	BG
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**2.0 DESIGN VISION**



2.1 DESIGN SUMMARY

AIMS:

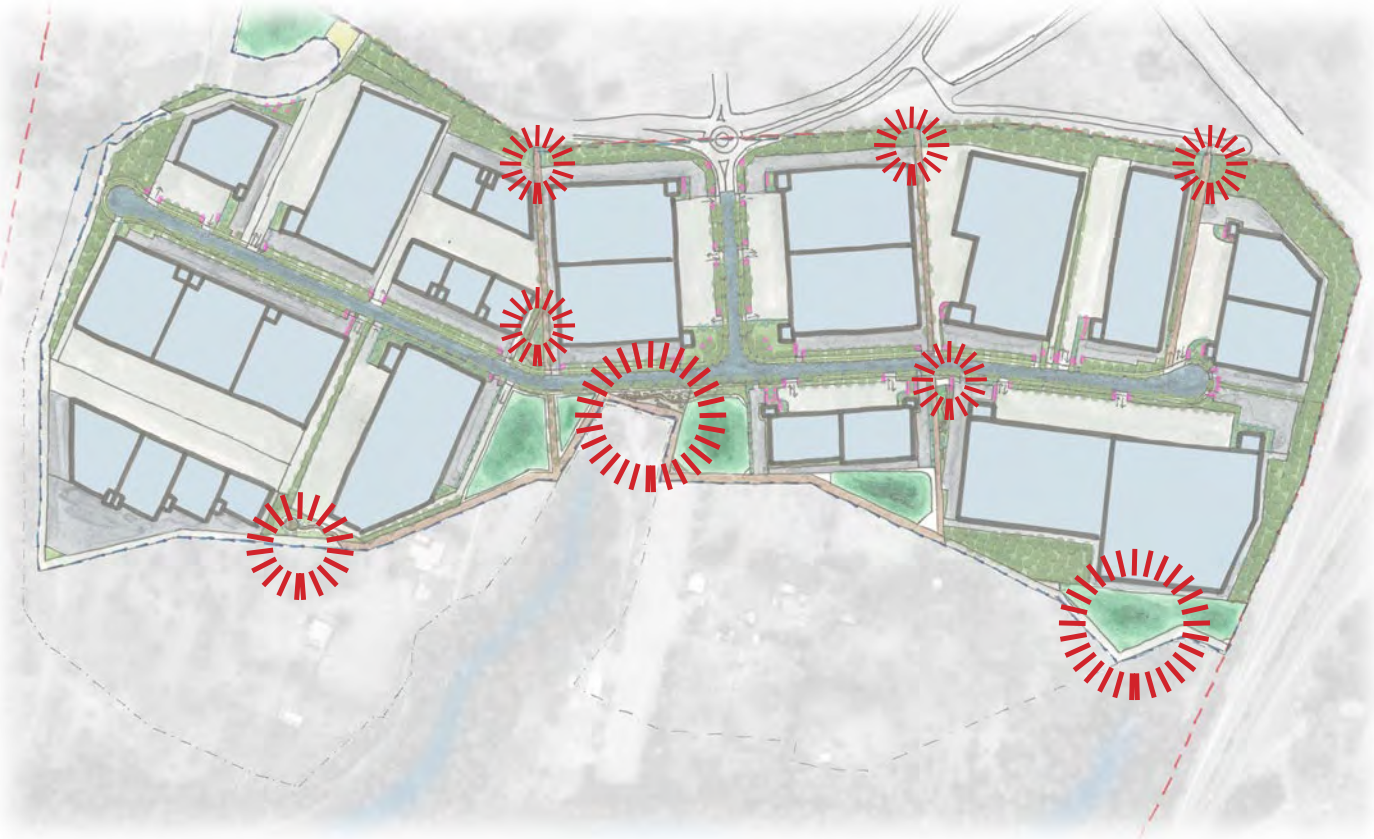
- Protect and acknowledge the cultural significance of the Dharawal people and ancient landscape.
- Understand and recognise ‘the sense of place’ and ‘Connection to Country’.
- Use of appropriate Aboriginal design.
- Protect and maintain the scenic quality of the landscape by identifying important vistas/district views and maintaining visual connections to the Nepean River and rising topography of the Razorback Range. This responds both to importance of scenic values mentioned in regional planning policy but is also a key issue within ‘response to Country’.
- Sympathetically transition the interface of the development to the adjoining Nepean River and Cumberland Plain Protection Area.
- Address the visual connection between the development and the ‘gateway’ into Wollondilly as seen from the Hume Highway.
- Understand the local character of the Upper Nepean and landscape patterns surrounding the development site.
- Create areas of public access so that the significance of the cultural and scenic quality of the landscape can be informed, enjoyed and celebrated.
- Create a net increase in tree canopy cover across the site.

OBJECTIVES:

- Visually soften and screen the development from visual receptors as identified within the visual impact assessment.
- Use existing and proposed landscaping to transition the development into the backdrop of Wollondilly as seen when arriving or traveling past the site via the Hume Highway.
- Maintain the significant view corridor towards the Razorback Ridge when travelling north along the Hume Motorway.
- Use endemic and indigenous plant species from naturally occurring communities such as Cumberland Plain Woodland throughout the design to harmoniously integrate the development into its surrounding context.
- Adopt and apply the Aboriginal Planning Principles as described by WSP.
- Hold workshops with the local aboriginal community including traditional owners, elders and artists to ensure landscape values, stories and connections are appropriately represented and design proposals approved.
- Create identifiable public spaces/focal points and nodes within the development that each interpret and reference the sites unique record of human activity and values. This can be achieved using artwork, signage and plantings of Aboriginal significance.
- Utilise necessary drainage infrastructure such as rain gardens, OSD and water quality basins to integrate parks/public space and walking tracks that highlight the landscape and cultural significance through planting, art works and information signage.
- Populate WSUD elements with planting that will filter water before entering back into the Nepean River. Planting will also utilise reeds and rushes that have cultural significance to Aboriginal communities and are used for weaving and bush tucker collection.
- Retain and protect existing vegetation within the riparian corridor to maintain a visual buffer to the development protecting existing biodiversity and koala corridors.
- Revegetating and enhancing of the riparian corroder as identified in aboriginal and ecological reports.
- Promote biodiversity within areas of the site by using a diverse range of vegetation.
- Provide landscape proposals that not only meet the objectives listed above but that also comply with Planning for Bushfire Guidelines.



SOFTENING EDGES BETWEEN DEVELOPMENT, LANDSCAPE AND COMMUNITY



LANDSCAPE INTERVENTIONS CELEBRATING THE LAND’S VALUES, STORIES AND CONNECTIONS



USING WATER AS A PRIMARY ELEMENT TO SHOW CONNECTION TO COUNTRY



2.2 CONNECTION TO COUNTRY

Wilton is located in the traditional lands of the Dharawal. The Dharawal people see themselves as part of the land and as the project will change the environment significantly, is it important for the landscape to understand and acknowledge ‘Connection to Country’.

To ensure recognition of country, the landscape design seeks to respond to the key issues mentioned in the ‘Aboriginal Design Principles’ written by WSP. These are Ground disturbance, Important viewpoints, Celebrate Country and Tell our Stories.

GROUND DISTURBANCE:

Existing significant vegetation along the Nepean River is to be retained and protected. This is because for Aboriginal people the land is important. Therefore, less disturbance should be presented for the ecosystem to not be affected.

IMPORTANT VIEWPOINTS:

The walking / cycling trial along the green edge promotes views to the Nepean River and a significant view corridor is identified towards the Razorback Ridge from the Hume Motorway.

CELEBRATE COUNTRY:

There are four main art techniques used by the Dharawal people to pass stories from generation to generation. These are paintings, engravings, drawings, and stencils. Therefore, the landscape design seeks incorporates appropriate paintings and stenciling on the main pedestrian pathways, cycleways and garden areas to celebrate Dharawal Country and culture.

TELL OUR STORIES:

The series of gardens within the development make reference to the sites unique stories through the artwork, inscription on signage and planting.



THIS DOCUMENT ACKNOWLEDGES THE DHARAWAL PEOPLE AS THE TRADITIONAL CUSTODIANS OF THIS LAND AND THE ELDERS BOTH PAST AND PRESENT.





# **3.0 DESIGN RESPONSE**



3.0 DESIGN RESPONSE



EARTH

- Retention and protection of the existing vegetation adjacent to the Nepean River. Strengthened with additional endemic and indigenous plant species including those with historical significance.
- Use colour and tones within the landscape to connect people to the Earth. Dark greens of the vegetation to be supplemented with earthy tones of natural materials such as sandstone, corten steel and wood.
- Stencils of Aboriginal art on pedestrian pathways for way finding and to connect open spaces throughout the site.
- Installations acknowledging Indigenous heritage and entry signage features along the front landscape setback while retaining the existing contour lines.

SKY AND WATER

- The creation of public open space and gardens to maintain the relationship with the sky and provide the time to experience it.
- Capture and treatment of water within water quality basins. Open water areas will reflect the sky and strengthen the human connection. Planting around the edge of the basin will filter water before entering back into the natural water course. These include reeds and rushes that were used for bush tucker collection.
- Viewing corridors on the shared pathways towards the south of site of existing vegetation and water streams that will lead to the Nepean River.

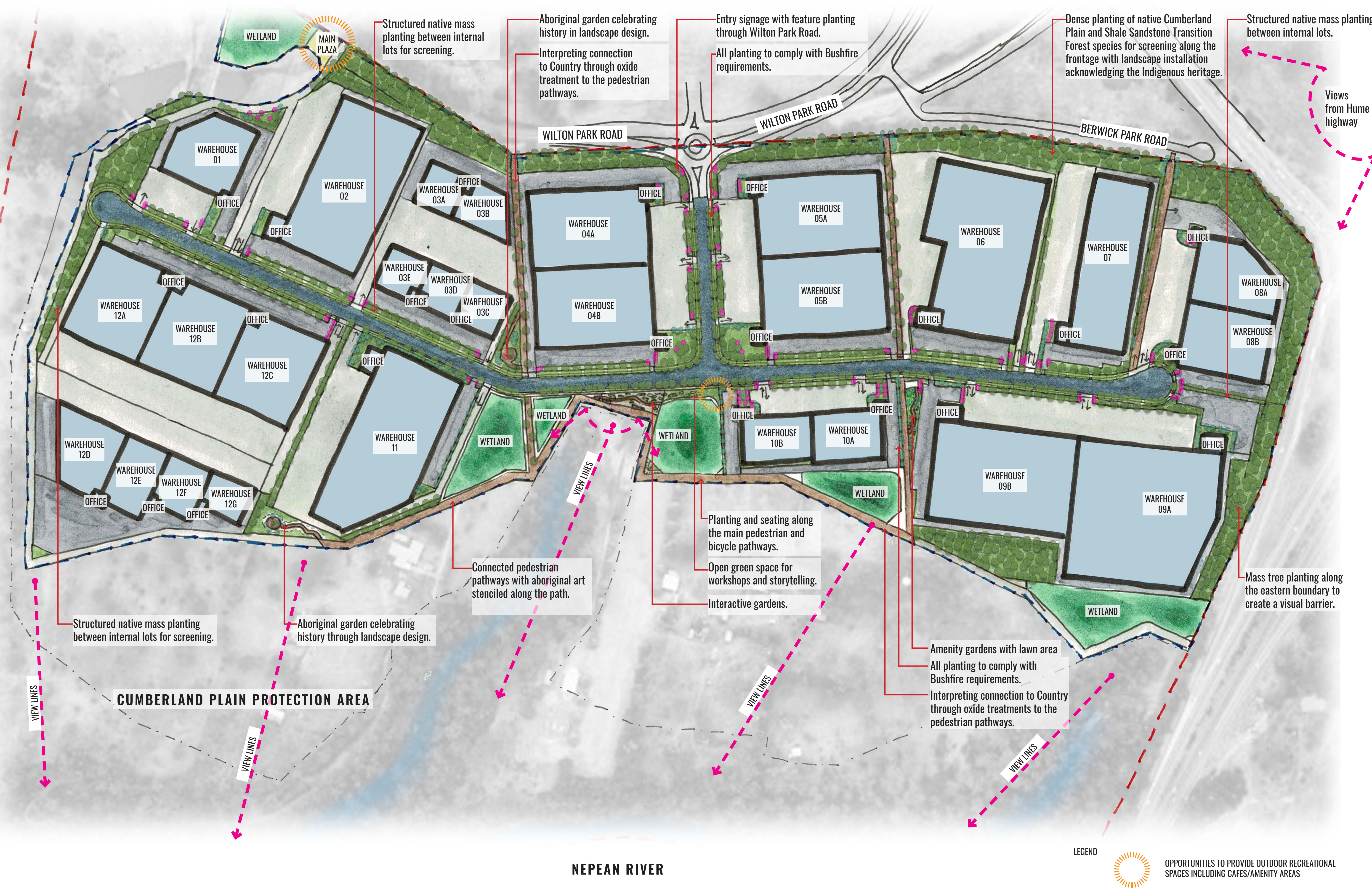
VEGETATION

- The use of historically important tree and planting species within the design which provided food and resources to the Dharawal people.
- Highlight important tree species in garden areas for storytelling.
- Structure native mass planting of species found in the native vegetation communities on site to promote biodiversity.
- Increasing the tree canopy to provide shade and cooling for the public.
- Interactive gardens celebrating bush tucker foods with edible plant species.

PEOPLE AND LANGUAGE

- Celebrating country and storytelling with the use of paintings, engraving drawings, stencils and land art.
- Create identifiable public spaces/focal points in the site for potential workshops and storytelling.
- Commission a local Aboriginal artist to design artwork to signify sense of place.
- Create walkable paths and cycleways to enable the public to experience the connection to the wider landscape.





LEGEND



OPPORTUNITIES TO PROVIDE OUTDOOR RECREATIONAL SPACES INCLUDING CAFES/AMENITY AREAS

Architect:

**watson  
young**

Client:

**ALTIS**  
PROPERTY PARTNERS

Drawing Title:

**3.1 LANDSCAPE CONCEPT PLAN**

DWG No:

**LPP-06**

Scale:

1:1750 @ A1  
1:3500 @ A3

Date:

19.05.23

Job Number:

220404

North:



**WILTON**

Wilton and Berwick Park Road, Wollondilly, NSW 2571

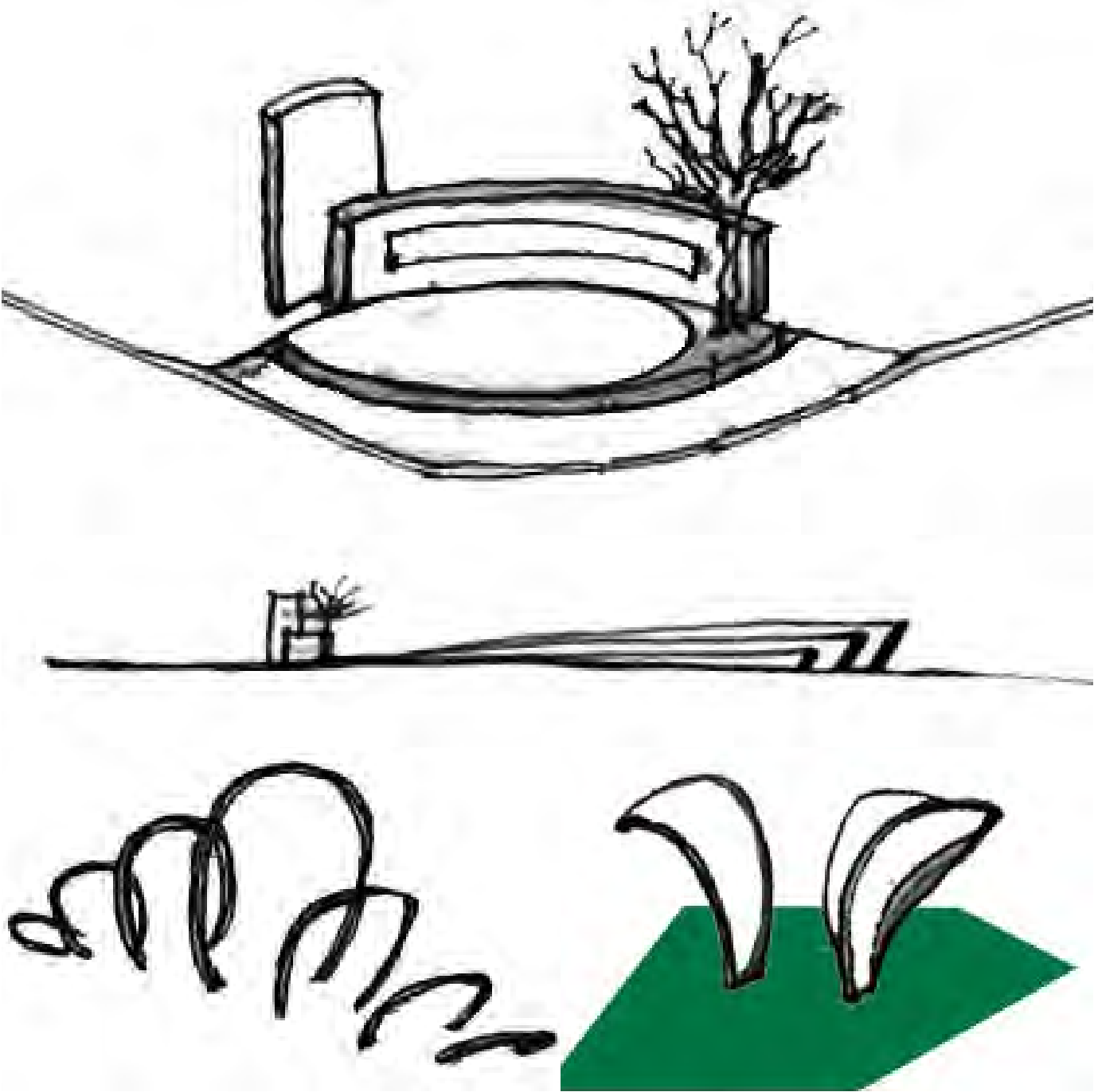
Revision

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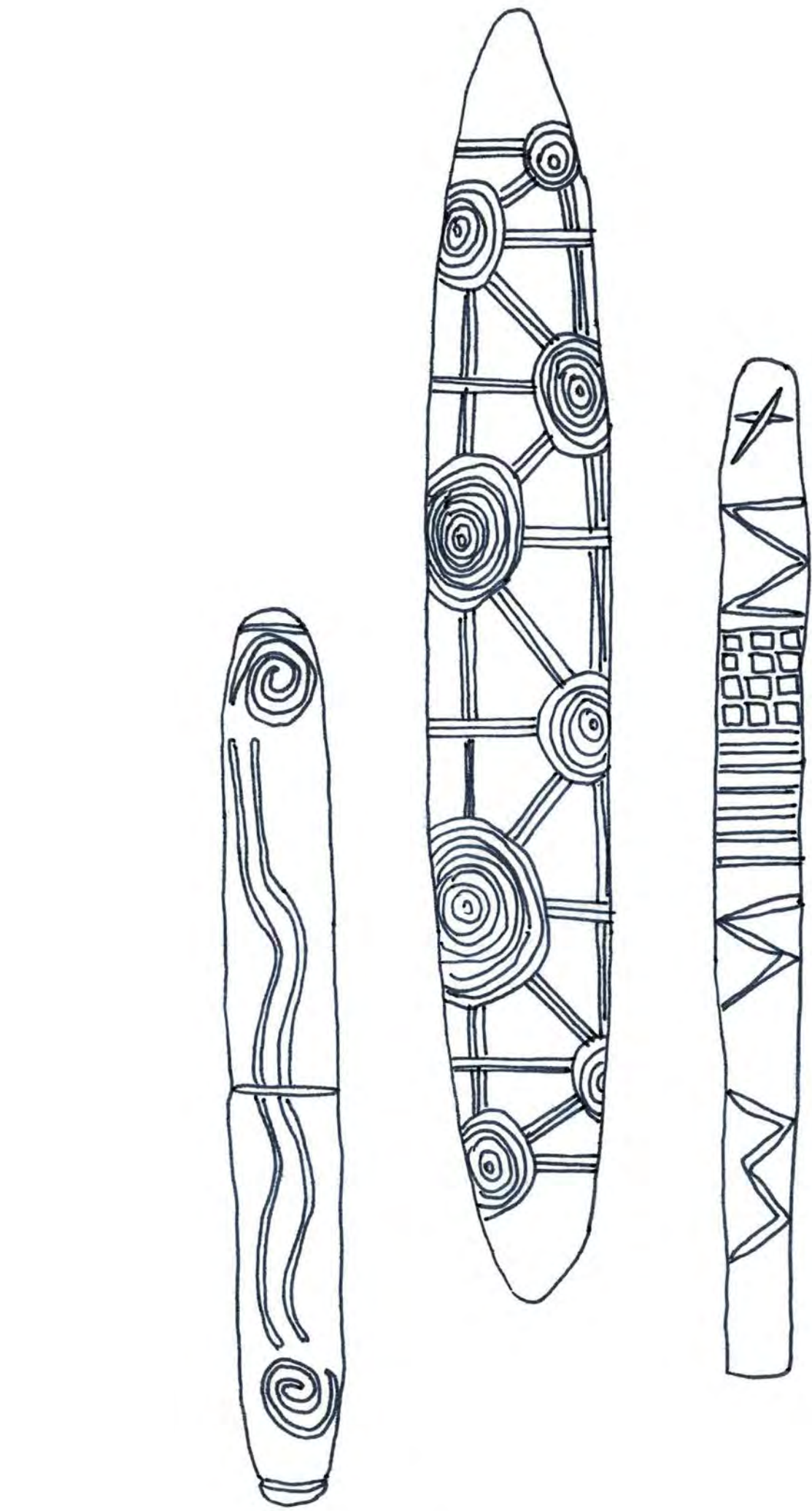
PLANNING PROPOSAL



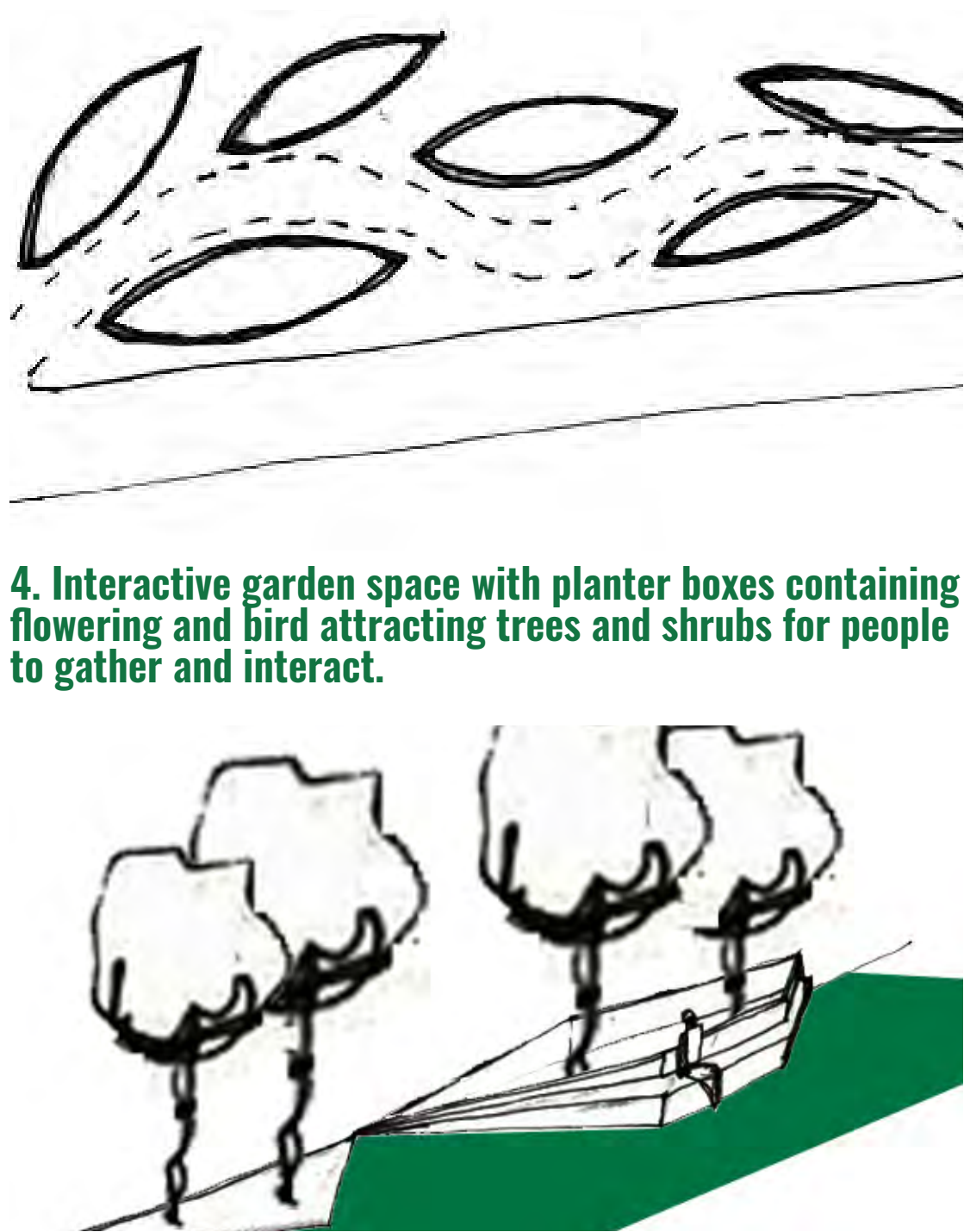
3.2 POTENTIAL ELEMENTS OF DESIGN INTERVENTIONS



1 & 2. Installations acknowledging the Indigenous heritage and entry signage feature along the front landscape setback while retaining the existing contour lines.



3. Incorporation of message stick sculptures for storytelling

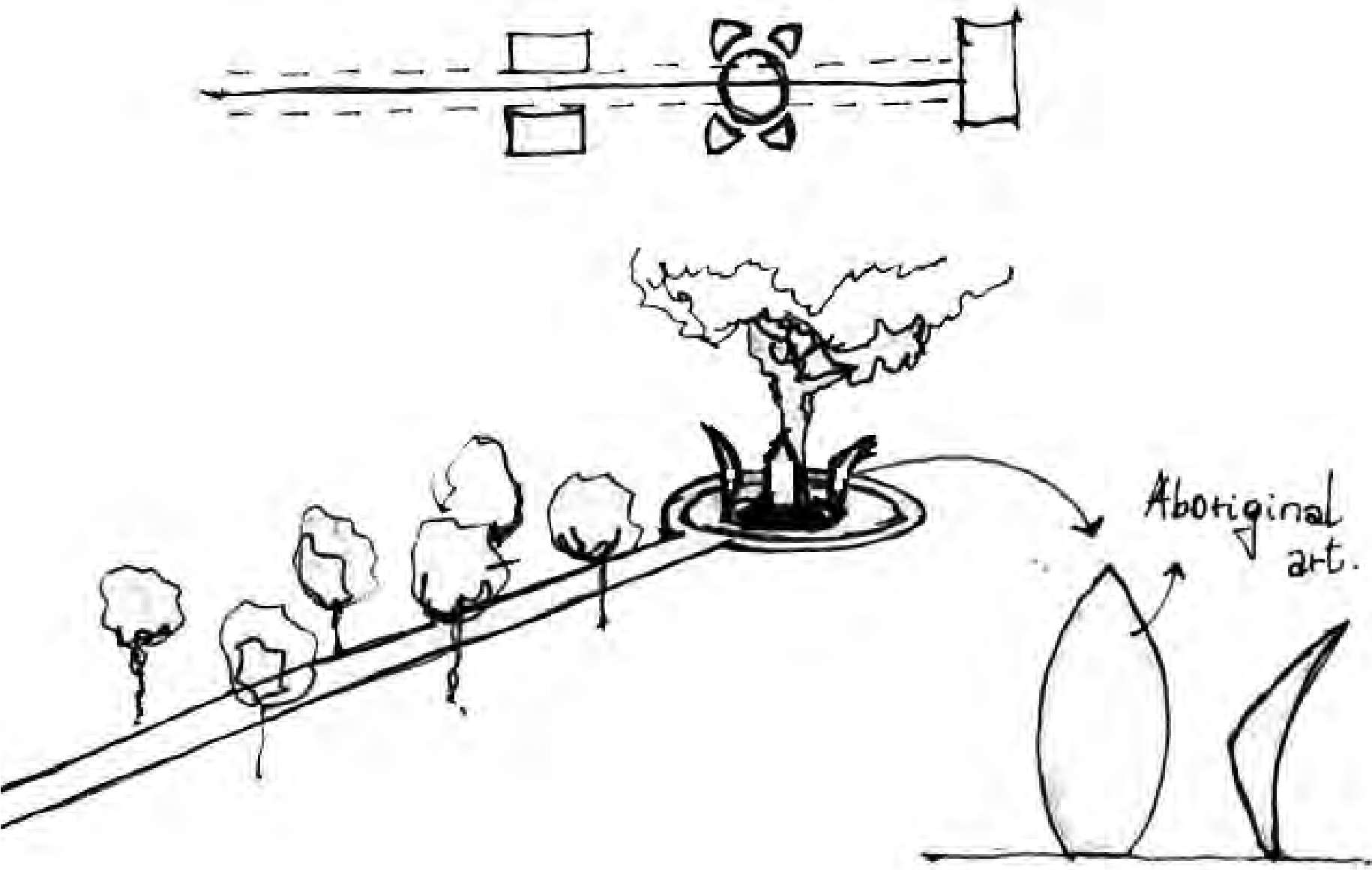


4. Interactive garden space with planter boxes containing flowering and bird attracting trees and shrubs for people to gather and interact.

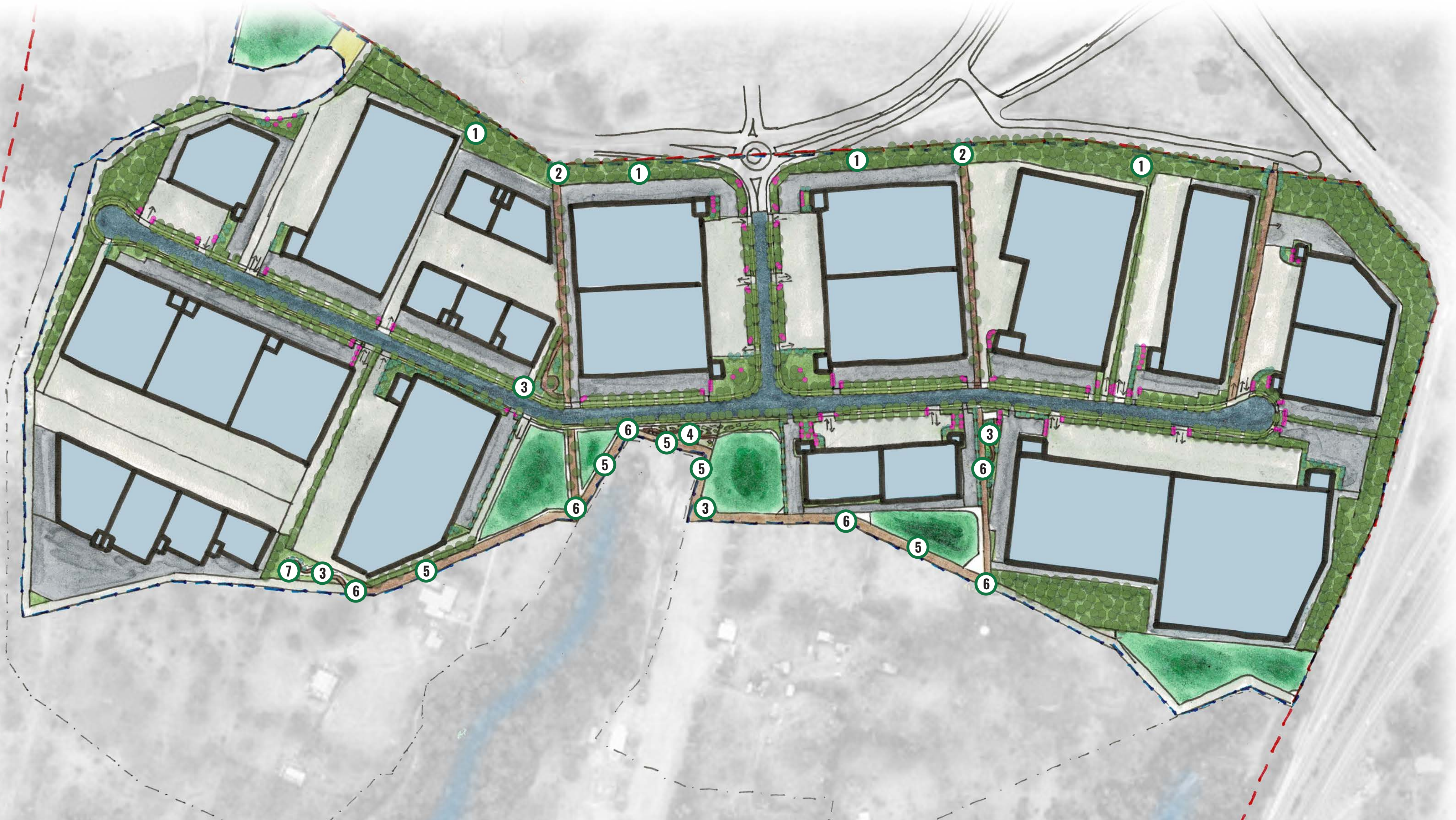
5. Creating planting and seating along the pedestrian access to break monotonous pathways.



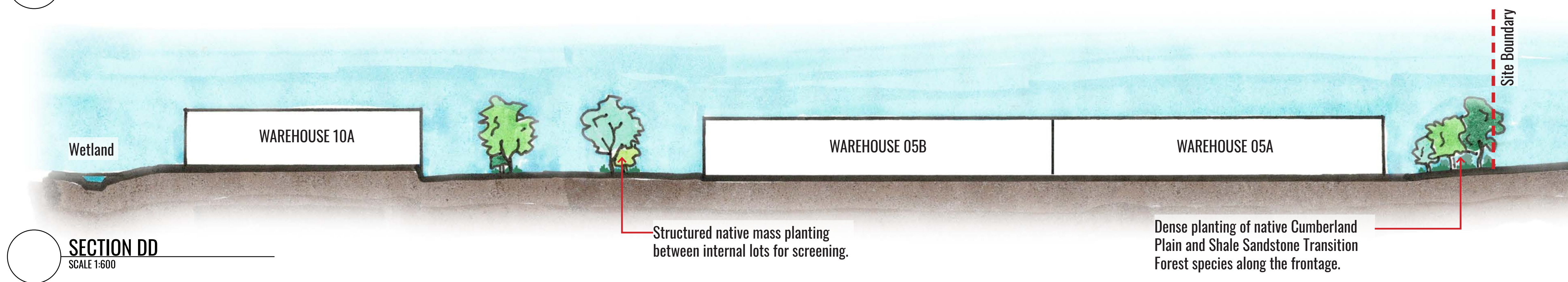
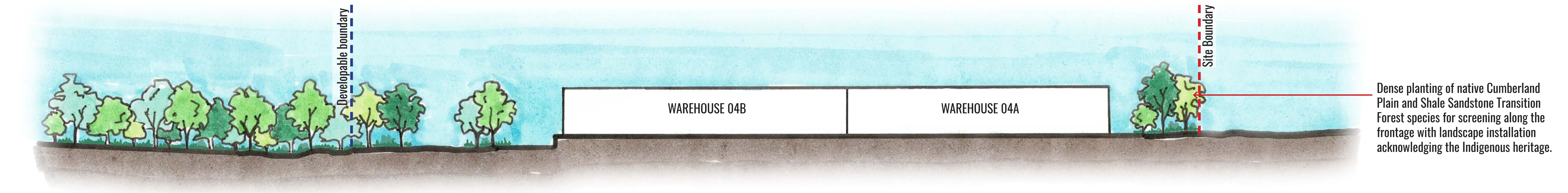
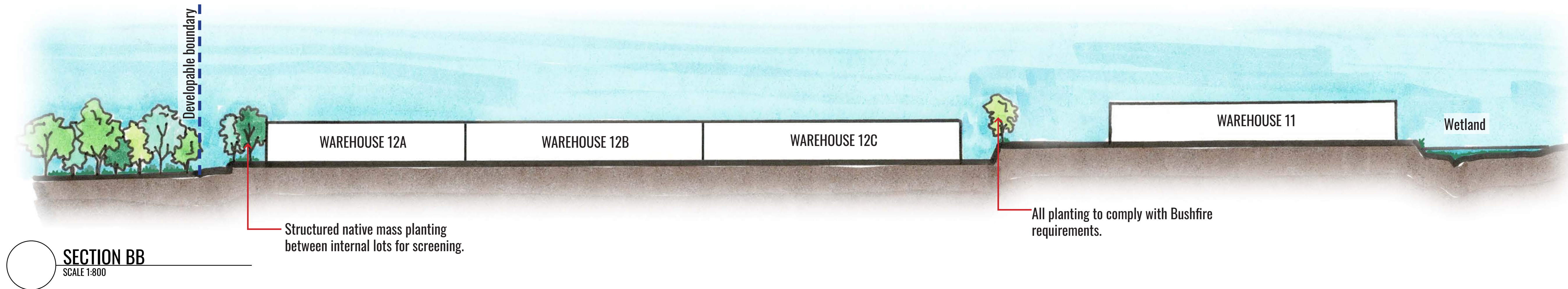
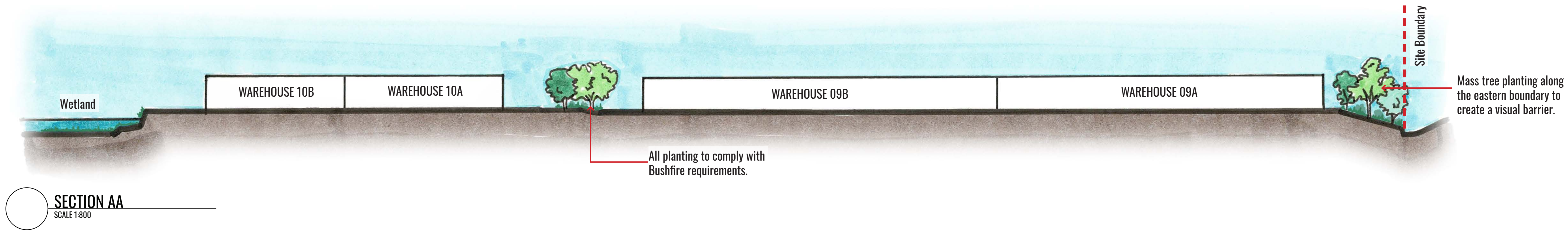
6. Stencils of aboriginal art on pedestrian pathway for wayfinding and to show the continuing the green edge trail.



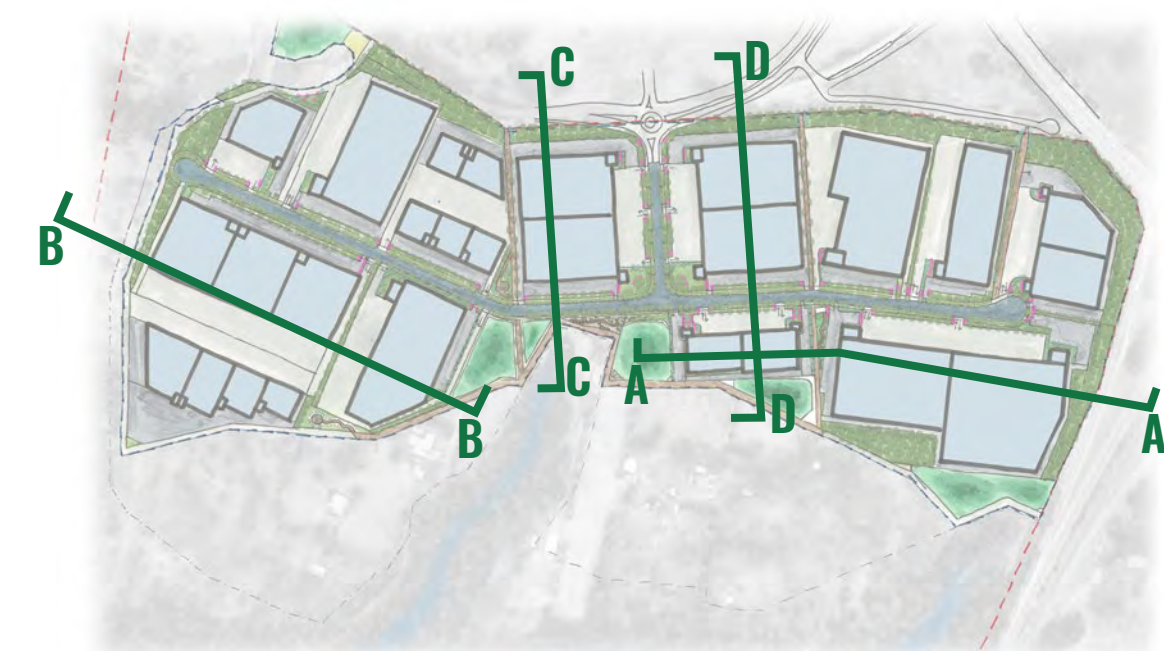
7. Landscape design celebrating the eucalyptus tree which is a significant part of the Aboriginal culture. Curved wooden slates surrounding the eucalyptus tree emphasising its significance.







#### KEY PLAN







# **4.0 GREEN INFRASTRUCTURE**





PROPOSED CANOPY COVER OF DEVELOPMENT AREA

Developable Area = 215, 235m<sup>2</sup>  
Estimated number of proposed trees = 1654  
Estimated approximate canopy cover within Developable Area = **71, 120m<sup>2</sup> = 33% Cover**

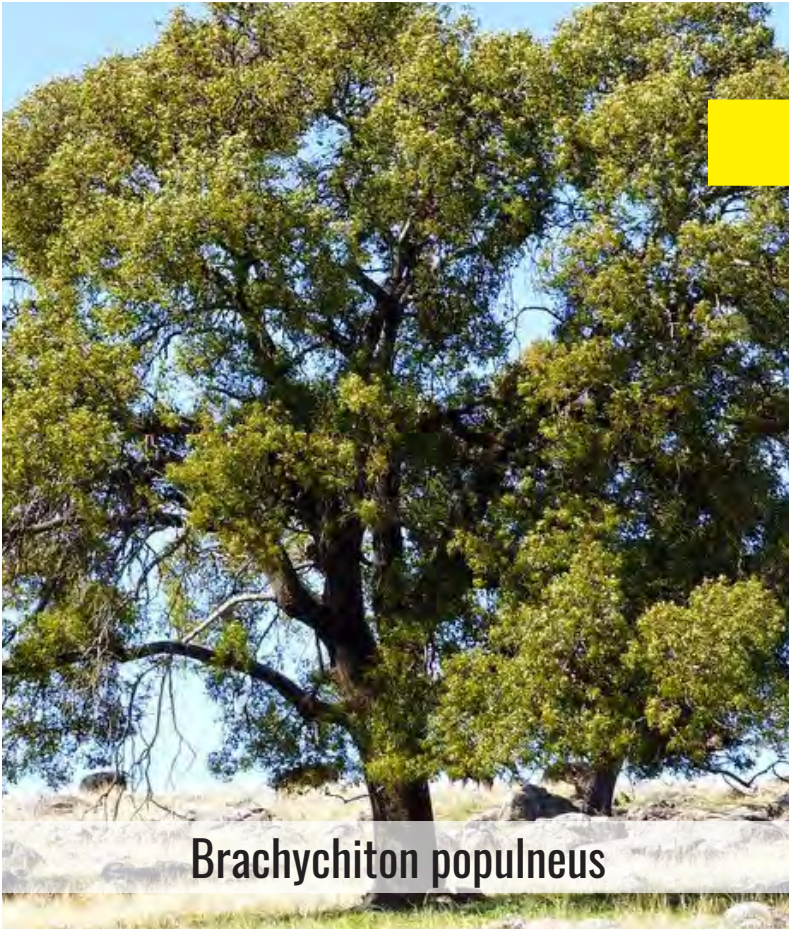
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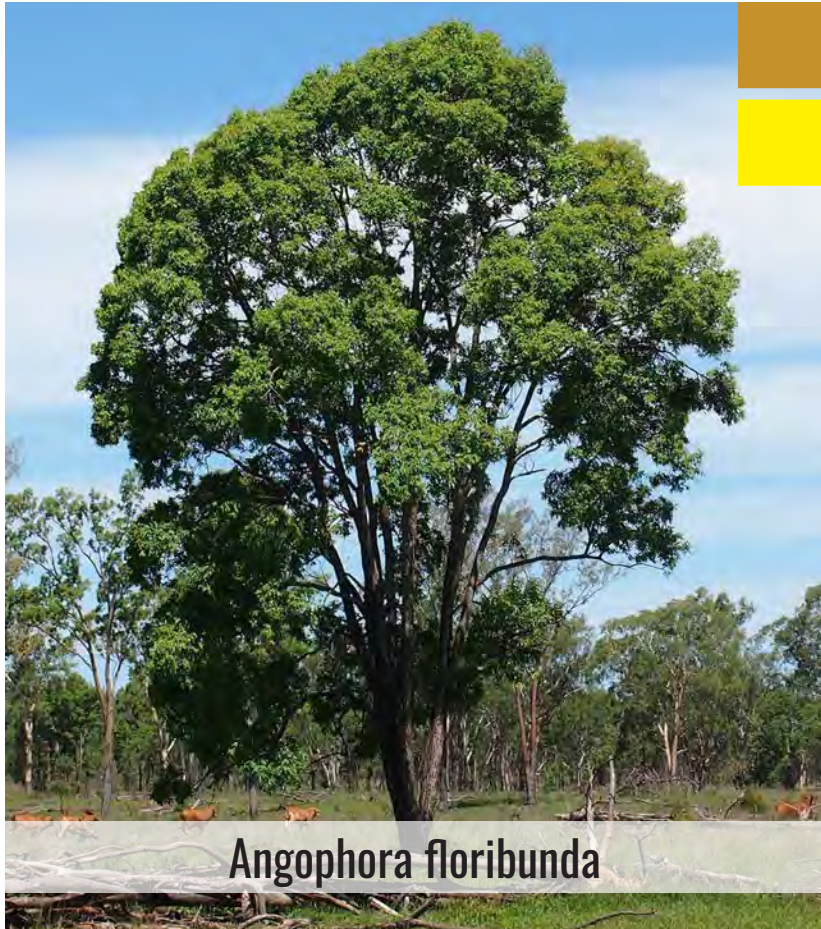
TREE SPECIES



Corymbia maculata



Brachychiton populneus



Angophora floribunda



Acacia decurrens



Melaleuca linariifolia



Eucalyptus tereticornis



Tristaniopsis laurina

SMALL TREES AND SHRUBS



Doryanthes excelsa



Dodonaea triquetra



Lissanthe strigosa



Elaeocarpus reticulatus 'Prima Donna'



Correa alba



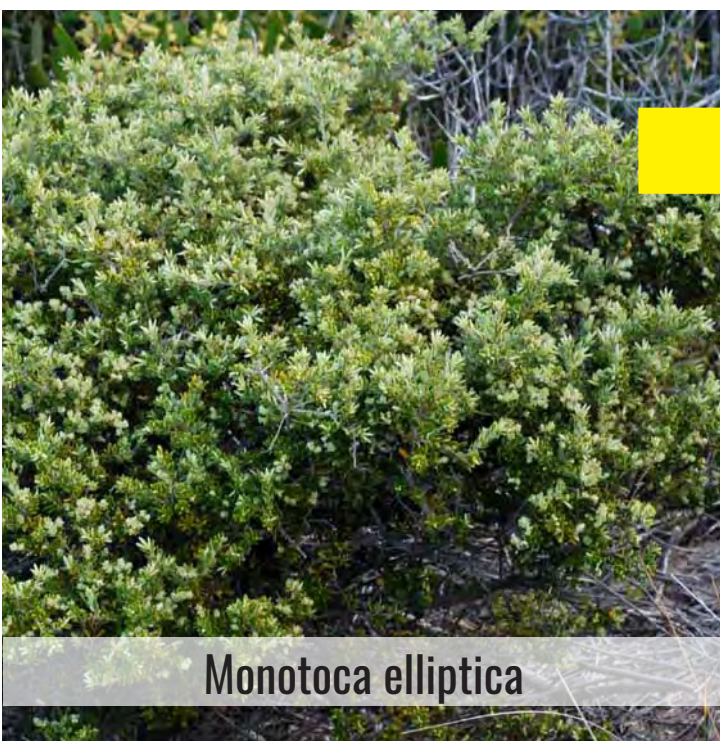
Leptospermum 'Pink Cascade'



Acacia binervia



Daviesia ulicifolia



Monotoca elliptica



Hymenosporum flavum 'Gold Nugget'



Callistemon viminalis 'Little John'

GRASSES AND GROUNDCOVERS



Pratia purpurascens



Dichondra repens



Lomandra multiflora



Glycine tabacina



Hardenbergia violacea



Correa alba 'Star Showers'



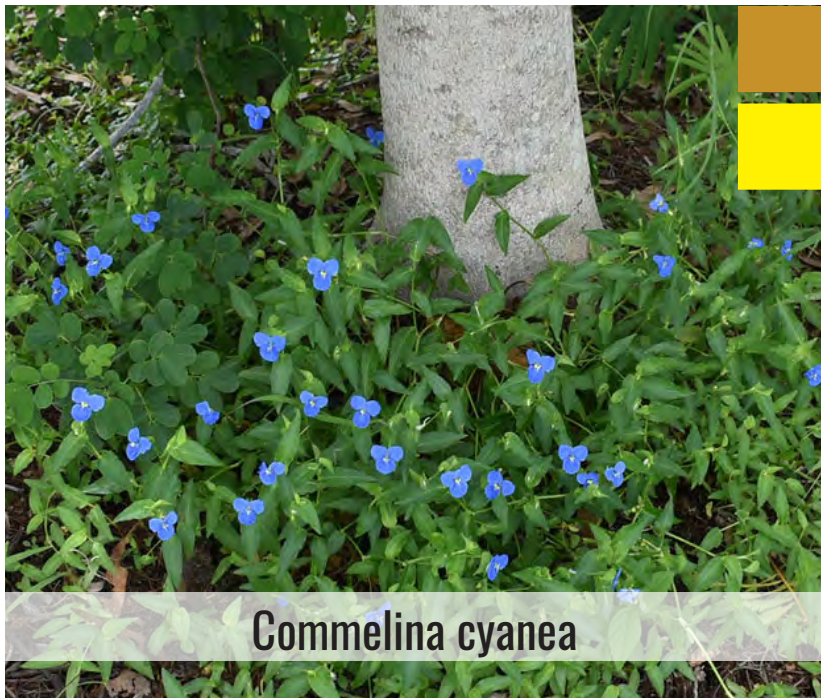
Dianella caerulea



Themeda australis



Mentha satereioides



Commelina cyanea



Dianella longifolia



Dianella revoluta



Carpobrotus rossii 'White hot'



Lomandra longifolia

- NATIVE    - CUMBERLAND PLAIN AND SHALE SANDSTONE TRANSITION FOREST SPECIES (LOCALLY INDIGENOUS TO AREA)

- EXOTIC





Syncarpia glomulifera



Fraxinus pennsylvanica 'Urbanite'



Quercus palustris Green Pillar



Pyrus calleryana 'Capital'



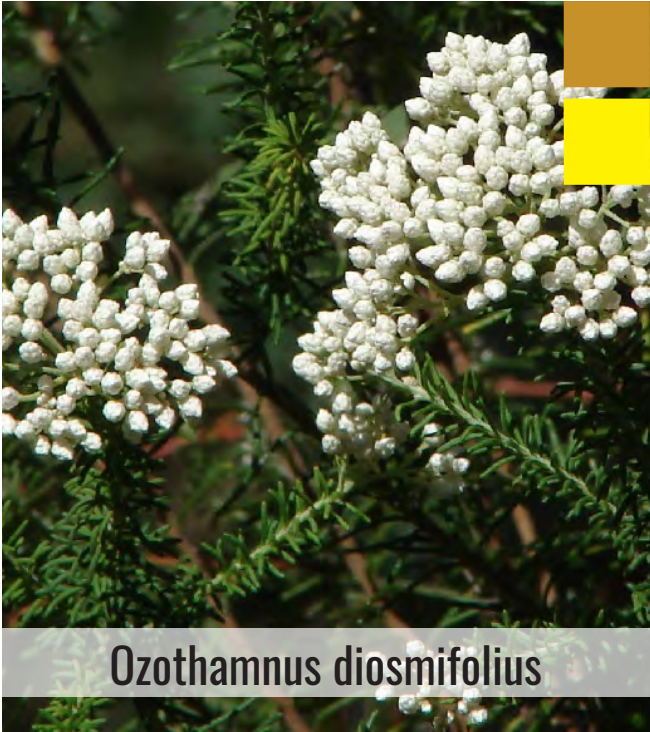
Bursaria spinosa



Acmena smithii



Pimelea linifolia



Ozothamnus diosmifolius



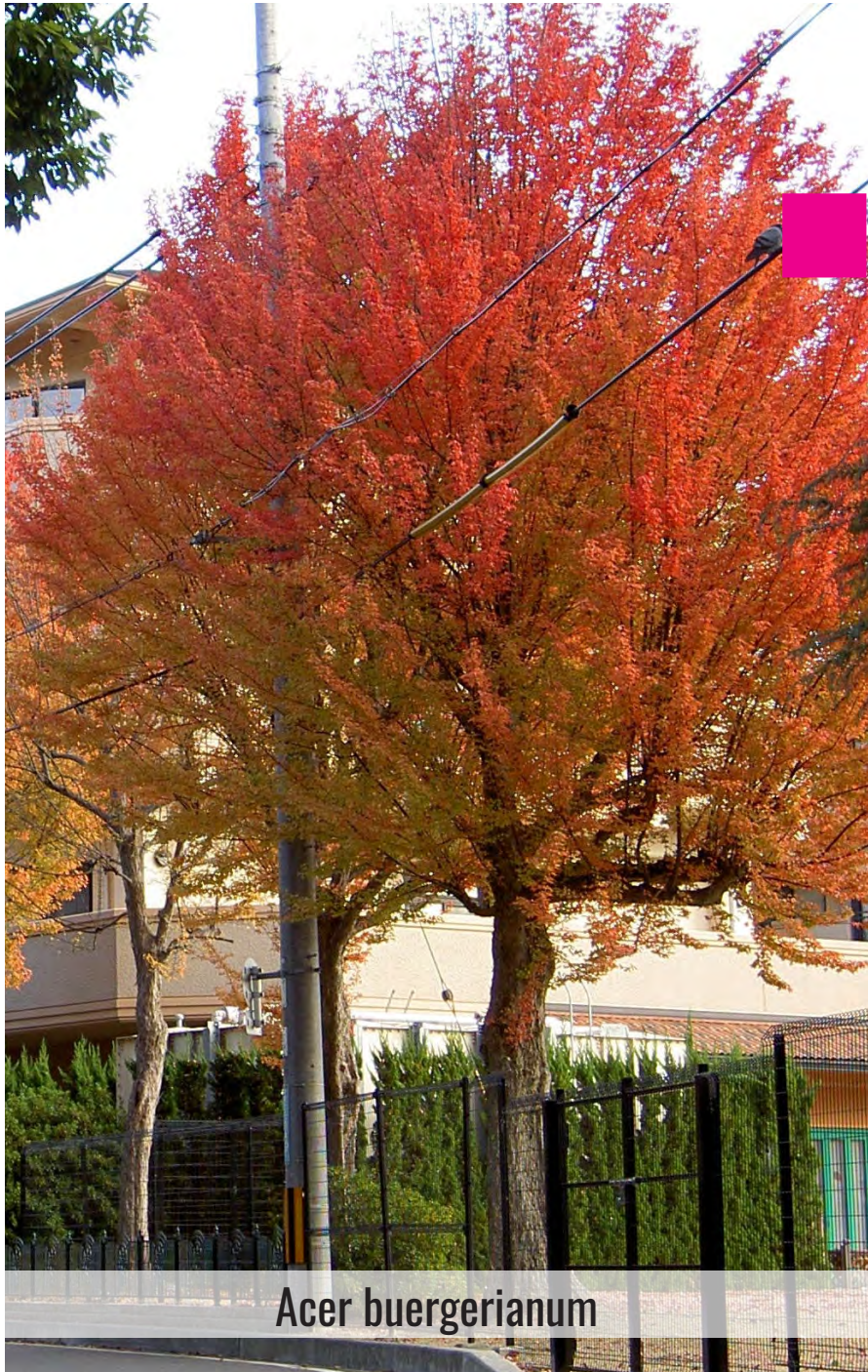
Westringia 'Blue Gem'



Leucopogon juniperinus



Lagerstroemia indica 'Natchez'



Acer buergerianum



Lomandra longifolia 'Tanika'



Damperiera linearis 'Cobalt Blue'



Scaevola aemula



Anigozanthos 'Bush Crystal'



Viola hederacea



Gazania tomentosa



Linum marginale



Poa labillardieri



Brachyscome multifida



Astroloma humifusum



Westringia fruticosa 'Mundi'



Senecio serpens



4.3 MASTER PLAN PLANTING SCHEDULE

Botanical Name	Common Name	Mature Height	Spacing**	Native	Cumberland Plain /Shale Sandstone Transition Forest	Pot Size
Street Trees						
<i>Angophora floribunda</i>	Rough-barked apple	20m	As shown	✓	✓	100L
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	15m	As shown	✓		100L
<i>Syncarpia glomulifera</i>	Turpentine Tree	20m	As shown	✓	✓	100L
Trees						
<i>Acacia decurrens</i>	Sydney Green Wattle	2-15m	As shown	✓	✓	100L
<i>Acer buergerianum</i>	Trident Maple	8m	As shown			100L
<i>Angophora floribunda</i>	Rough-barked apple	20m	As shown	✓	✓	100L
<i>Corymbia maculata</i>	Spotted Gum	20m	As shown	✓	✓	100L
<i>Brachychiton populneus</i>	Kurrajong	10-20m	As shown	✓		
<i>Eleocharpus reticulatus 'Prima Donna'</i>	Blueberry Ash	8m	As shown	✓		100L
<i>Eucalyptus eugenioides</i>	Thin-Leaved Stringy Bark	25m	As shown	✓	✓	100L
<i>Eucalyptus gummifera</i>	Red Bloodwood	20-35	As shown	✓	✓	100L
<i>Eucalyptus punctata</i>	Greybark	25m	As shown	✓	✓	100L
<i>Eucalyptus tereticornis</i>	Forest Red Gum	25m	As shown	✓	✓	100L
<i>Fraxinus pennsylvanica 'Urbanite'</i>	Fraxinus (Ash)	12m	As shown			100L
<i>Hymenosporum flavum</i>	Native Frangipani	8m	As shown	✓		100L
<i>Lagerstroemia indica 'Natchez'</i>	White Crepe Myrtle	6m	As shown			100L
<i>Lagerstroemia indica x fauriei 'Sioux'</i>	Hot Musk Pink Crepe Myrtle	5m	As shown			100L
<i>Melaleuca linariifolia</i>	Flax Leaf Paperbark	10m	As shown	✓	✓	100L
<i>Melaleuca styphelioides</i>	Prickly Paperbark	20m	As shown	✓	✓	100L
<i>Pyrus calleryana 'Capital'</i>	Ornamental Pear	6m	As shown			100L
<i>Quercus palustris 'Pringreen' Green Pillar</i>	Fastigiated Pin Oak	14m	As shown			100L
<i>Syncarpia glomulifera</i>	Turpentine Tree	20m	As shown	✓	✓	100L
<i>Tristaniopsis laurina</i>	Water Gum	12m	As shown	✓		100L
Shrubs						
<i>Acmena smithii</i>	Lily Pilly	2-3m	1.25m Ctrs	✓		200mm
<i>Acacia binervia</i>	Coast Myall	2-6m	As shown	✓		200mm
<i>Bursaria spinosa</i>	Native Blackthorn	1.5m	As shown	✓	✓	200mm
<i>Callistemon viminalis 'Little John'</i>	Little John Bottlebrush	0.8m	As shown	✓		200mm
<i>Correa alba</i>	Native Fuschia	1.5m	As shown	✓		200mm
<i>Daviesia ulicifolia</i>	Gorse Bitter-Pea	2m	As shown	✓	✓	200mm
<i>Dodonaea triquetra</i>	Hop Bush	3m	As shown	✓	✓	200mm
<i>Doryanthes excelsa</i>	Gymea Lily	1-6m	As shown	✓		200mm
<i>Hymenosporum flavum 'Gold Nugget'</i>	Dwarf Native Fragnipani	0.5-0.75m	As shown	✓		200mm
<i>Indigofera australis</i>	Australian indigo	1.5m	As shown	✓	✓	200mm
<i>Leucopogon juniperinus</i>	Bearded Heath	1m	As shown	✓	✓	200mm
<i>Lissanthe strigosa</i>	Native Cranberry	1m	As shown	✓	✓	200mm
<i>Monotoca elliptica</i>	Tree Broom Heath	3m	As shown	✓		200mm
<i>Ozothamnus diosmifolius</i>	Rice Flower	1.5m	As shown	✓	✓	200mm
<i>Pimelea linifolia</i>	Slender Rice Flower	0.5m	As shown	✓	✓	200mm
<i>Syzygium australe</i>	Brush Cherry	10m	As shown	✓		200mm
<i>Telopea speciosissima</i>	Waratah	3-4m	As shown	✓		200mm
<i>Westringia 'Blue Gem' [WES03]</i>	Native Rosemary	1-1.5m	As shown	✓		200mm
<i>Westringia fruticosa 'Grey Box' [WES04]</i>	Westringia Grey Box	0.3-0.45m	As shown	✓		200mm
<i>Xanthorrhea arborea</i>	Grass Tree	2m	As shown	✓		200mm
Grasses + Groundcover						
<i>Angiozanthos 'Bush Crystal'</i>	Kangaroo Paw	0.8m	4/m2	✓		140mm
<i>Astroloma humifusum</i>	Cranberry Heath	0.5m	4/m2	✓		140mm
<i>Brachyscome multifida 'Break O Day'</i>	Rock Daisy	0.2-0.3m	3/m2	✓		140mm
<i>Carpobrotus rossii 'White hot'</i>	Native Pig Face	0.2-0.4m	3/m2	✓		140mm
<i>Commelina cyanea</i>	Scuvy Weed	0.4m	5/m2	✓	✓	Tubestock
<i>Correa alba 'Star Showers'</i>	Native Fuchsia	0.4m	4/m2	✓		Tubestock

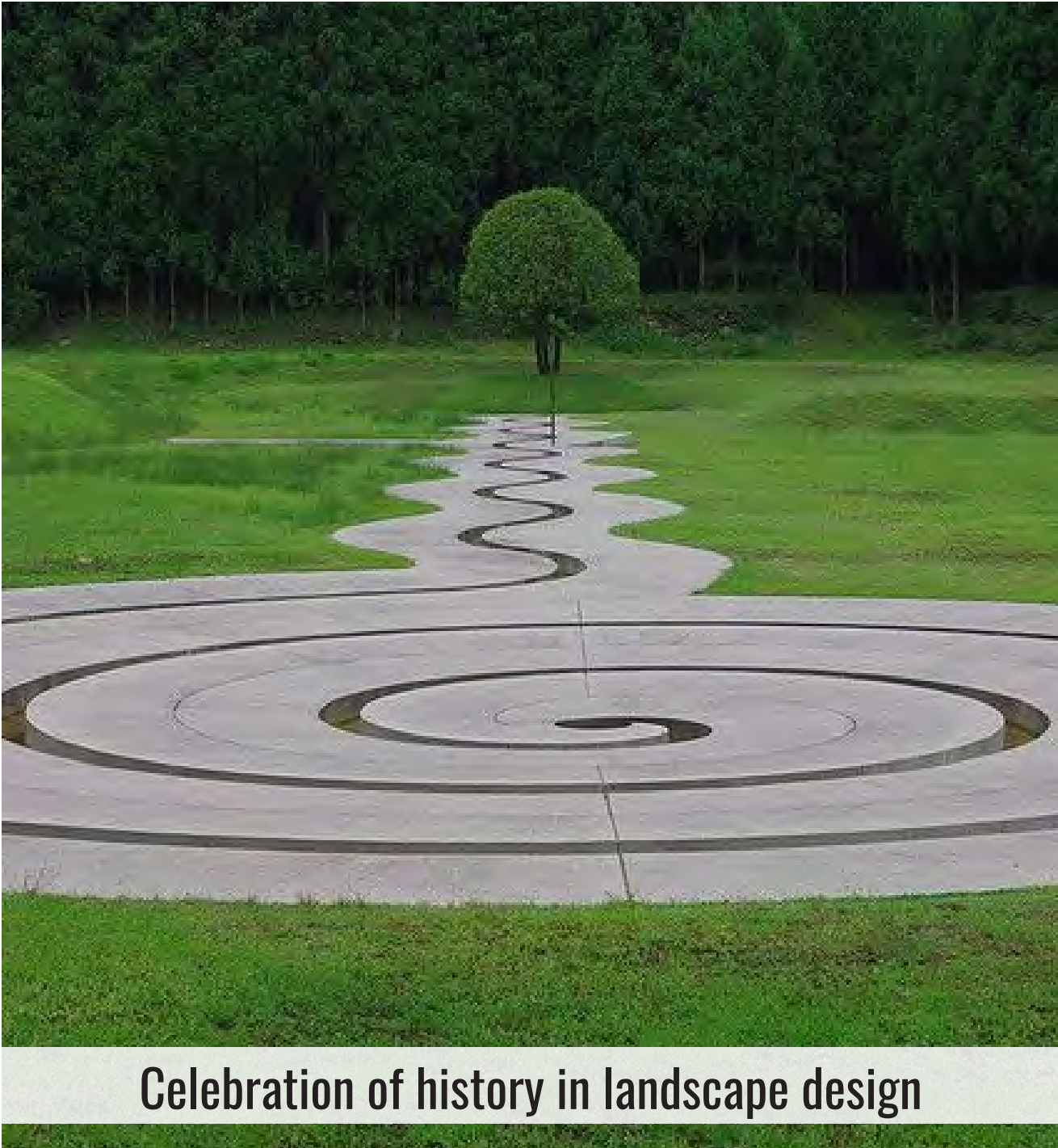
<i>Dampiera linearis 'Cobalt Mound'</i>	Dampiera	0.3m	4/m2	✓		140mm
<i>Dianella caerulea</i>	Blue flax-lily	0.7m	5/m2	✓		Tubestock
<i>Dianella longifolia</i>	Flax Lilly	0.8m	5/m2	✓	✓	Tubestock
<i>Dianella revoluta</i>	Native Flax	0.3m	5/m2	✓	✓	Tubestock
<i>Dichondra repens</i>	Kidney Weed	0.3m	5/m2	✓	✓	Tubestock
<i>Glycine tabacina</i>	Love Creeper	0.3m	4/m2	✓	✓	140mm
<i>Hardenbergia violacea</i>	Purple Coral Pea	0.5m	3/m2	✓	✓	140mm
<i>Linum marginale</i>	Native Flax	01.-0.6m	5/m2	✓		Tubestock
<i>Lomandra longifolia</i>	Matrush	1.0m	5/m2	✓	✓	Tubestock
<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	0.5m	5/m2	✓		Tubestock
<i>Lomandra multiflora</i>	Mat Rush	0.5-0.6m	5/m2	✓	✓	Tubestock
<i>Mentha satureioides</i>	Creeping Mint	0.2-0.4m	3/m2	✓	✓	140mm
<i>Poa labillardieri</i>	Tussock Grass	0.5m	5/m2	✓	✓	Tubestock
<i>Pratia purpurascens</i>	Whiteroot	0.1-0.2m	4/m2	✓	✓	Tubestock
<i>Senecio serpens</i>	Blue Chalksticks	0.3m	3/m2			140mm
<i>Scaevola aemula</i>	Fan Flower	0.5m	4/m2	✓		140mm
<i>Themeda australis</i>	Kangaroo Grass	0.8m	5/m2	✓	✓	Tubestock
<i>Viola hederacea</i>	Native Violet	0.3m	4/m2	✓		140mm
Street Verge Grasses + Groundcover						
<i>Dampiera linearis 'Cobalt Mound'</i>	Dampiera	0.3m	4/m2	✓		Tubestock
<i>Gazania tomentosa</i>	Silver Leaf Gazania	0.3m	4/m2			Tubestock
<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	0.4m	5/m2	✓		Tubestock
<i>Myoporum parvifolia 'Yareena' [PARV01]</i>	Creeping Boobialla	0.2m	3/m2	✓		Tubestock
<i>Pennisetum 'Nafray'</i>	Foxtail Fountain Grass	0.7m	5/m2	✓		Tubestock
<i>Scaevola aemula</i>	Fan Flower	0.4m	4/m2	✓		Tubestock
<i>Viola hederacea</i>	Native Violet	0.3m	4/m2	✓		Tubestock
<i>Westringia fruticosa 'Mundi'</i>	Native Rosemary	0.4m	6/m2	✓		140mm
**Final plant positioning to be determined at CC stage						

NATIVE PLANTS WITH HISTORICAL USES SCHEDULE

Botanical Name	Common Name	Mature Height
Trees		
<i>Acacia decurrens</i>	Sydney Green Wattle	2-15m
<i>Acacia implexa</i>	Hickory Wattle	10m
<i>Corymbia maculata</i>	Spotted Gum	20m
<i>Brachychiton populneus</i>	Kurrajong	10-20m
<i>Eucalyptus botryoides</i>	Southern Mahogany	10-40m
<i>Eucalyptus eugenioides</i>	Thin-Leaved Stringy Bark	25m
<i>Eucalyptus gummifera</i>	Red Bloodwood	20-35
<i>Eucalyptus piperita</i>	Sydney Peppermint	20m
<i>Eucalyptus punctata</i>	Greybark	25m
<i>Eucalyptus tereticornis</i>	Forest Red Gum	25m
<i>Melaleuca ericifolia</i>	Swamp Paperbark	9m
<i>Melaleuca linariifolia</i>	Flax Leaf Paperbark	10m
<i>Pittosporum undulatum</i>	Sweet Pittosporum	12m
Shrubs		
<i>Acmena smithii</i>	Lily Pilly	2-3m
<i>Acacia binervia</i>	Coast Myall	2-6m
<i>Acacia terminalis</i>	Sunshine Wattle	6m
<i>Bursaria spinosa</i>	Native Blackthorn	1.5m
<i>Dodonaea triquetra</i>	Hop Bush	3m
<i>Doryanthes excelsa</i>	Gymea Lily	1-6m
<i>Leptomeria acida</i>	Acid Drops	1-3m
<i>Leptospermum polygalifolium</i>	Lemon Scented Teatree	1-4m
<i>Leucopogon juniperinus</i>	Bearded Heath	1m
<i>Lissanthe strigosa</i>	Native Cranberry	1m
<i>Monotoca elliptica</i>	Tree Broom Heath	3m
<i>Persoonia linearis</i>	Narrow-Leaved Geebung	2-3m
<i>Pteridium esculentum</i>	Bracken Fern	2-9m
<i>Syzygium australe</i>	Brush Cherry	10m
<i>Telopea speciosissima</i>	Waratah	3-4m
<i>Xanthorrhea arborea</i>	Grass Tree	2m
Grasses + Groundcover		
<i>Astroloma humifusum</i>	Native Cranberry	0.5m
<i>Commelina cyanea</i>	Scuvy Weed	0.4m
<i>Convolvulus erubescens</i>	Blushing Bindweed	0.1m
<i>Cymbonotus lawsonianus</i>	Bears Ear	0.3m
<i>Dianella caerulea</i>	Blue flax-lily	0.7m
<i>Dianella longifolia</i>	Flax Lilly	0.8m
<i>Dianella revoluta</i>	Native Flax	0.3m
<i>Gastrodia sesamoides</i>	Common Potato	0.1-0.7m
<i>Glycine tabacina</i>	Love Creeper	0.3m
<i>Linum marginale</i>	Native Flax	01.-0.6m
<i>Lomandra longifolia</i>	Matrush	1.0m
<i>Lomandra multiflora</i>	Mat Rush	0.5-0.6m
<i>Mentha satureioides</i>	Creeping Mint	0.2-0.4m
**Final plant positioning to be determined at CC stage		



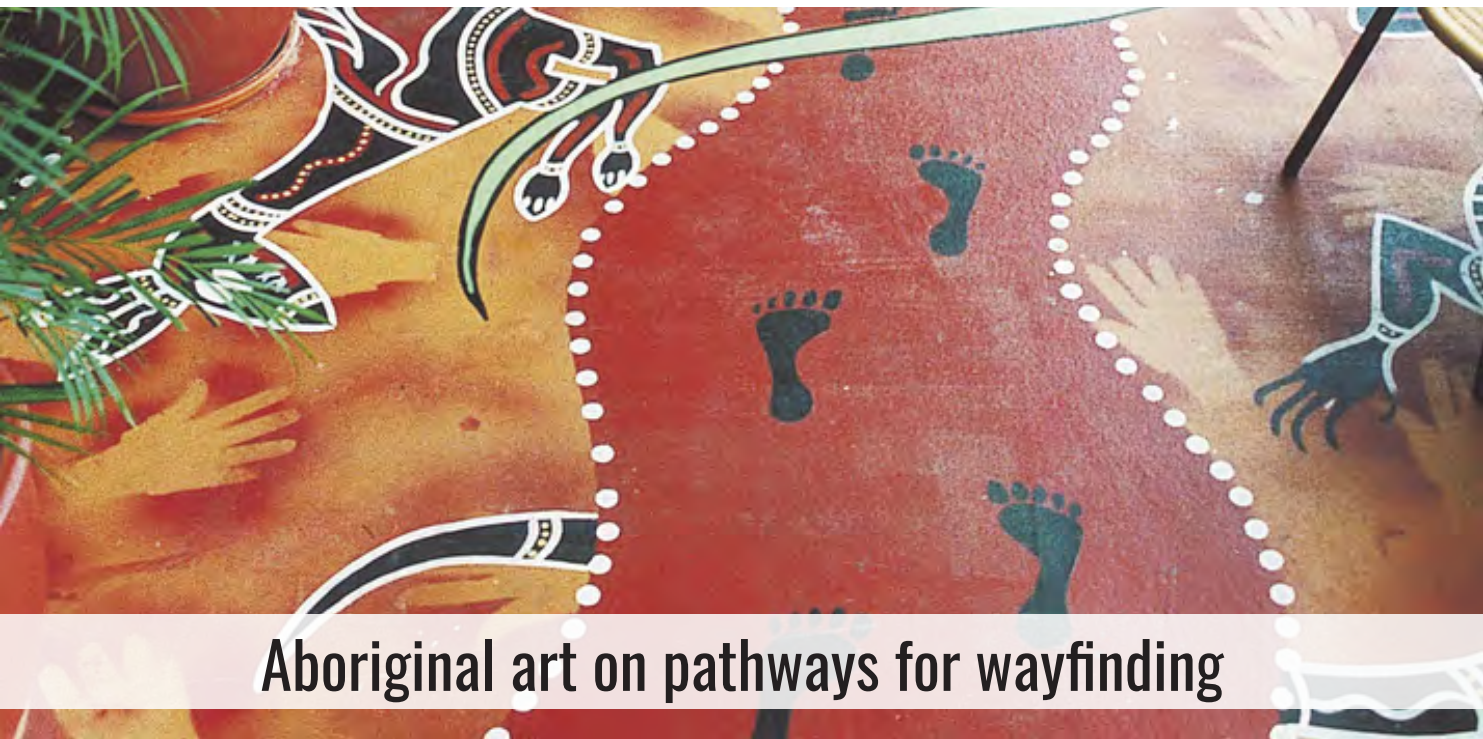
4.4 DESIGN INSPIRATIONS



Celebration of history in landscape design



Creating curiosity and interest along pathways



Aboriginal art on pathways for wayfinding



Pedestrian and bike path



Wall murals on warehouses



Interactive gardens



Pathways through wetlands with interpretive boards



Planting and seating along pedestrian pathways



Landscape installation appreciating the Indigenous heritage



Landscape installation appreciating the Indigenous heritage

4.4 MATERIALS PALETTE



Timber



Granite pavers



Corten



Sandstone



Pebbles





**5.0 TYPICAL DETAILS**



5.1 TYPICAL MAINTENANCE PLAN

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a **weekly basis** to maintain the landscape works commencing from practical completion.

Rubbish Removal

The Landscape Contractor shall undertake rubbish removal from the site on a **weekly basis** to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's direction.

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the initial maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants. Frequency: as required.

Stakes

Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces

All planter beds and garden areas shall have a minimum depth of 75mm organic mulch. All mulch is to be free of deleterious matter such as soil, weeds, sticks and should conform to AS 4454. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client & estate management. Organic mulch is not to be used within 1m of a building. Use pebble mulch in these areas instead.

Soil In Natural Ground

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil (if available) and 50% new topsoil equal or equivalent to 'Greenlife Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Soil to conform to AS4419 refer to typical detail.

Pest and Disease Control

The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions. Frequency: weekly inspection

Fertilising

Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

Irrigation

A sub surface dripper style, electrically automated self timed irrigation system is recommended to be supplied to all garden bed areas within the estate. Regular checks are to be made to ensure continued successful operation. The Landscape Contractor shall be responsible for coordination and engagement of a specialist irrigation designer and installation contractor to design, supply and install an automatic subterranean drip irrigation system to all landscape areas. The irrigation system will need to provide designated landscaped areas with enough water for vigorous healthy plant growth. As a general rule landscaped areas will need 20-25mm, species dependant, of water per week. The landscape Contractor will need to monitor natural rainfall using a rain switch in order to set irrigation flow rates accordingly on a monthly basis.

Standards

All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haege 2017).

5.1 TYPICAL LANDSCAPE DETAILS

