

LEGEND & SCHEDULE

Contractor to verify all final planting quantities prior to ordering stock.

Street Trees

Liriodendron tulipifera
Tulip Tree (Exotic)
Pot size: 100L
Mature H x S: 13m x 5m
Qty Required: 6

Feature Plants

Zamia furfuracea
Cardboard Palm (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1.5m
Qty Required: 2

Grasses / Groundcovers

Liriope "Isabella"
Isabella Lily Turf (Exotic)
Pot size: 150mm
Mature H x S: 400mm x 500mm
Qty Required: 60

Other Landscape Items

Existing trees to be removed and replaced with new landscaping

Existing trees proposed to be retained and protected

PLANT PALETTE



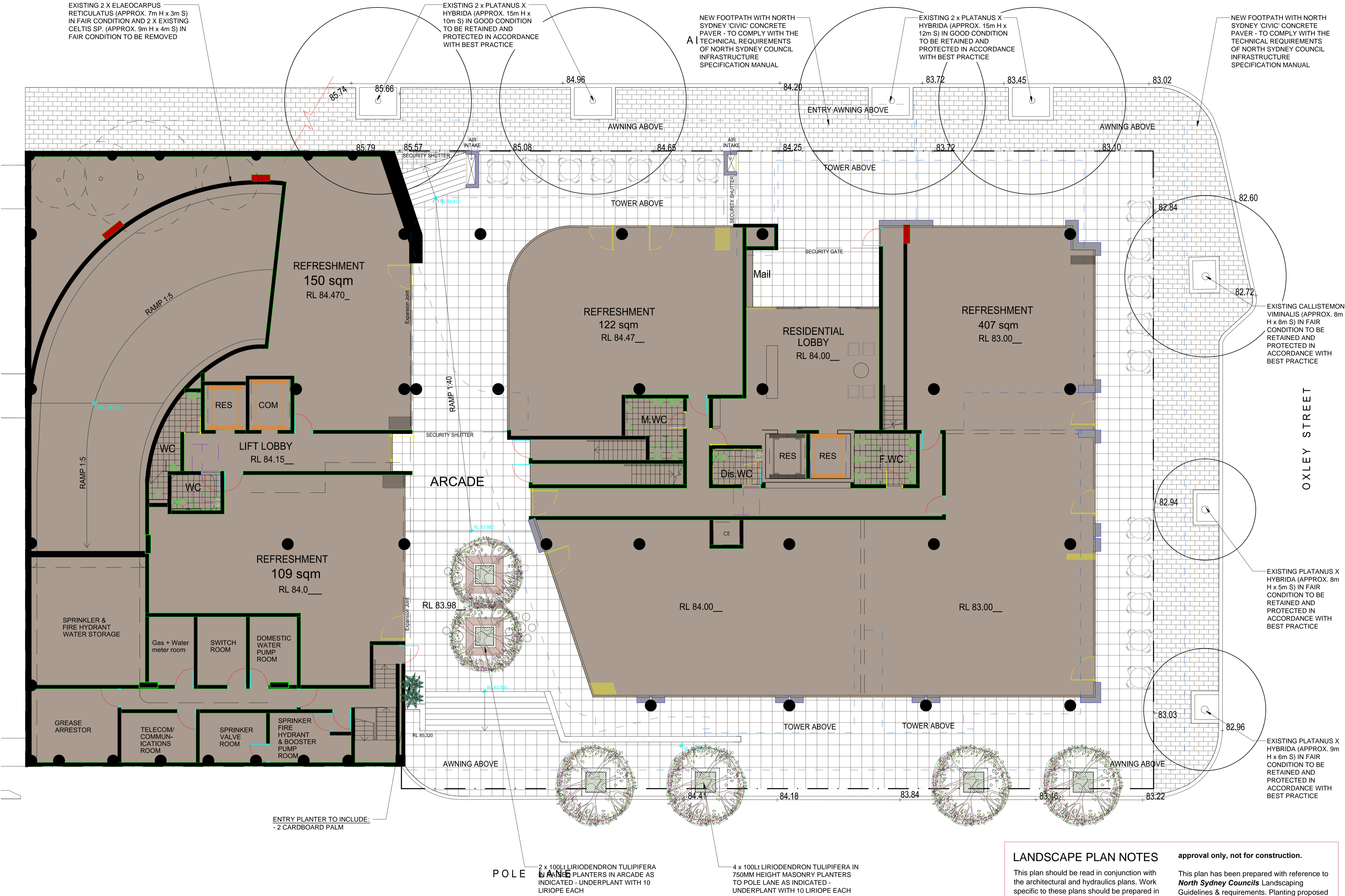
Street Tree: Liriodendron tulipifera



Fern: Zamia furfuracea



Groundcover: Liriope 'Isabella'



LANDSCAPE PLAN NOTES

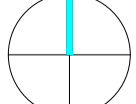
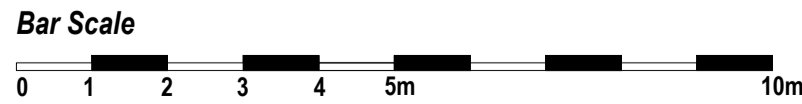
This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining and planter wall details to engineers design.
This plan has been prepared for DA

approval only, not for construction.

This plan has been prepared with reference to **North Sydney Councils** Landscaping Guidelines & requirements. Planting proposed using mainly commercially available plant species selected from local planting lists and to suit the aspect of proposed planters.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.



GENERAL NOTE:

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REV DATE NOTATION/AMENDMENT

A	05/09/13	Preliminary concept prepared for review
B	10/09/13	Street tree planting revised
C	16/09/13	Landscape revisions as requested
D	08/05/14	Landscape coordinated with revised architectural design

PROPOSED RESIDENTIAL BUILDING DEVELOPMENT
7 - 19 ALBANY STREET, ST LEONARDS

GF LANDSCAPE PLAN

DWG NO: LPDA 14 - 77 / 1

ISSUE: D

STATUS: SECTION 96 ISSUE

SCALE: 1:100 @ A1

DATE: MAY 2014

DRAWN: D.G

CHECKED: R.F

LEGEND & SCHEDULE

Contractor to verify all final planting quantities prior to ordering stock.

- Palms**
- Howea fosteriana*
Kentia Palm (Native)
Pot size: 1-2m trunks
Mature H x S: 4-7m x 2-3m
Qty Required: 6
- Rhaphis excelsa*
Rhaphis Palm (Exotic)
Pot size: 300mm
Mature H x S: 3m x 2m
Qty Required: 51
- Chamaedora elegans*
Parlour Palm (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 77
- Feature Plants**
- Agave attenuata*
Century Plant (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 46
- Dropanostachyum falcatum*
Blue Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 37
- Alpinia "Red Back"*
Red Back Native Ginger (Native)
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 7
- Shrubs**
- Syzygium "Cascade"*
Cascade Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 2m x 1.5m
Qty Required: 5
- Grasses / Groundcovers**
- Liriope "Isabella"*
Isabella Lily Turf (Exotic)
Pot size: 150mm
Mature H x S: 400mm x 500mm
Qty Required: 35
- Trachelospermum jasminoides*
Star Jasmine (Exotic)
Pot size: 150mm
Mature H x S: 300mm x 1m
Qty Required: 181
- Apidistria elatior*
Cast Iron Plant (Exotic)
Pot size: 150mm
Mature H x S: 600mm x 500mm
Qty Required: 75

PLANT PALETTE



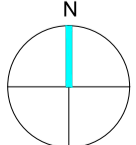
Palm: *Howea fosteriana*



Groundcover: *Liriope 'Isabella'*



Feature Plant: *Dropanostachyum falcatum*



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REV DATE NOTATION/AMENDMENT

REV	DATE	NOTATION/AMENDMENT
A	05/09/13	Preliminary concept prepared for review
B	16/09/13	Landscape revisions as requested
C	08/05/14	Landscape coordinated with revised architectural design
D	27/05/14	Minor notation revisions

PROJECT:

PROPOSED RESIDENTIAL BUILDING DEVELOPMENT
7 - 19 ALBANY STREET, ST LEONARDS

TITLE:

LEVELS 2, 3 & 5 LANDSCAPE PLAN
DWG NO: LPDA 14 - 77 / 2
ISSUE: D

STATUS:

SECTION 96 ISSUE
SCALE: 1:100 @ A1
DATE: MAY 2014
DRAWN: D.G
CHECKED: R.F



LEVELS 2, 3 AND 5 RAISED PLANTER TO INCLUDE:
- 4 STAR JASMINE TO CLIMB TO S/STEEL WIRES TO SUIT WINDOW LOCATIONS TO FUTURE DETAIL
- 6 RHAPHIS PALMS
- 3 BLUE BAMBOO
- 6 AGAVE ATTENUATA
- 9 PARLOUR PALMS
- 4 CAST IRON PLANTS
- 12 STAR JASMINE TO FALL OVER FRONT EDGE

LEVEL 2 CENTRAL RAISED PLANTER TO INCLUDE:
- 4 KENTIA PALMS
- 3 RHAPHIS EXCELSA
- 3 BLUE BAMBOO
- 5 SYZYGIVUM 'CASCADE'
- 2 PARLOUR PALMS
- 7 ALPINIA 'RED BACK'
- 7 AGAVE ATTENUATA
- 25 LIRIOPE 'ISABELLA'
- 25 STAR JASMINE
- STEEPING STONES FOR MAINTENANCE ACCESS

LEVELS 2, 3 AND 5 RAISED PLANTER TO INCLUDE:
- 4 STAR JASMINE TO CLIMB TO S/STEEL WIRES TO SUIT WINDOW LOCATIONS TO FUTURE DETAIL
- 4 RHAPHIS PALMS
- 2 BLUE BAMBOO
- 2 AGAVE ATTENUATA
- 3 PARLOUR PALMS
- 4 CAST IRON PLANTS
- 8 STAR JASMINE TO FALL OVER FRONT EDGE

LEVELS 2, 3 AND 5 RAISED PLANTER TO INCLUDE:
- 4 STAR JASMINE TO CLIMB TO S/STEEL WIRES TO SUIT WINDOW LOCATIONS TO FUTURE DETAIL
- 4 RHAPHIS PALMS
- 3 BLUE BAMBOO
- 3 AGAVE ATTENUATA
- 9 PARLOUR PALMS
- 12 STAR JASMINE TO FALL OVER FRONT EDGE

LEVELS 2, 3 AND 5 RAISED PLANTERS TO INCLUDE:
- 4 STAR JASMINE TO CLIMB TO S/STEEL WIRES TO SUIT WINDOW LOCATIONS TO FUTURE DETAIL
- 1 RHAPHIS PALM
- 10 CAST IRON PLANTS
- 4 STAR JASMINE TO FALL OVER FRONT EDGE

LEGEND & SCHEDULE

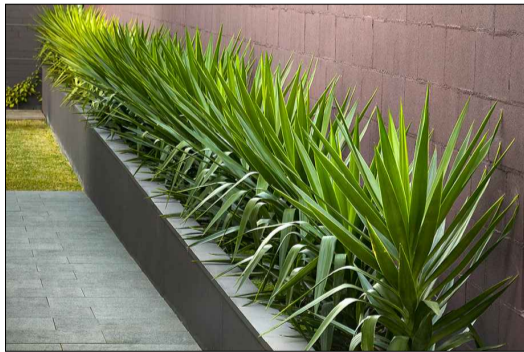
Contractor to verify all final planting quantities prior to ordering stock.

- Palms**
- Howea fosteriana*
Kentia Palm (Native)
Pot size: 12m trunks
Mature H x S: 4.7m x 2.3m
Qty Required: 10
 - Rhaphis excelsa*
Rhaphis Palm (Exotic)
Pot size: 300mm
Mature H x S: 3m x 2m
Qty Required: 8
 - Chamaeodora elegans*
Parlour Palm (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 11
- Feature Plants**
- Agave attenuata*
Century Plant (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 9
 - Bambusa textilis 'Gracilis'*
Slender Weavers Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 4m x 1.5m
Qty Required: 52
 - Yucca 'Carnival'*
Carnival Yucca (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 26
- Hedging Plants**
- Metrosideros 'Tahiti'*
Dwarf NZ Xmas Bush (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 27
 - Rhaphiolepis 'Springtime'*
Pink Indian Hawthorn (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 80
- Grasses / Groundcovers**
- Liriope 'Isabella'*
Isabella Lily Turf (Exotic)
Pot size: 150mm
Mature H x S: 400mm x 500mm
Qty Required: 108
 - Scaevola 'Purple Fusion'*
Purple Fusion Fan Flower (Native)
Pot size: 150mm
Mature H x S: 300mm x 600mm
Qty Required: 116
 - Lomandra 'Tanika'*
Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 500mm x 600mm
Qty Required: 165
 - Trachelospermum jasminoides*
Star Jasmine (Exotic)
Pot size: 150mm
Mature H x S: 300mm x 1m
Qty Required: 12
 - Apidistria elatior*
Cast Iron Plant (Exotic)
Pot size: 150mm
Mature H x S: 600mm x 500mm
Qty Required: 55
 - Pennisetum 'Rubrum'*
Purple Swamp Foxtail (Native)
Pot size: 150mm
Mature H x S: 900mm x 900mm
Qty Required: 139

PLANT PALETTE



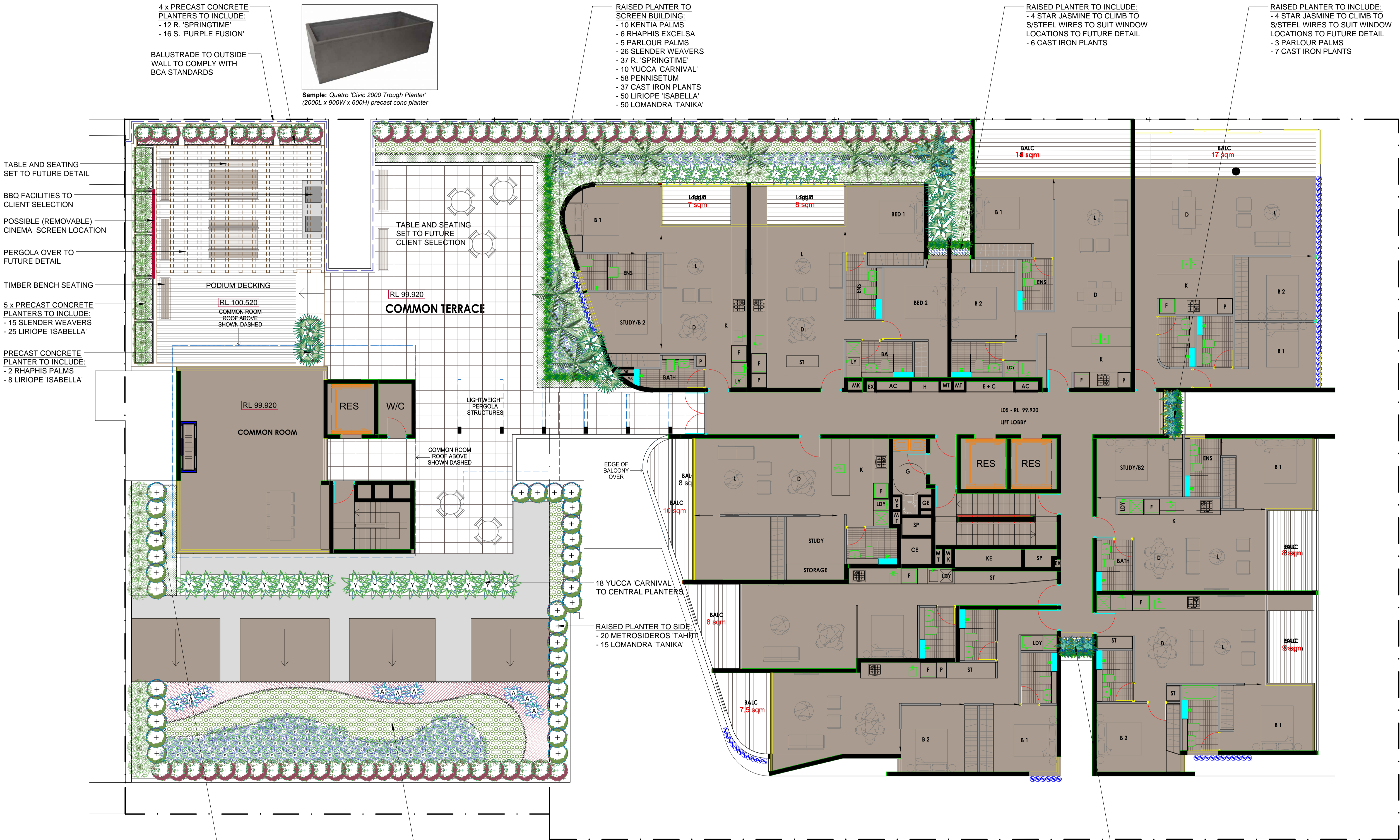
Bamboo: *Bambusa textilis 'Gracilis'*



Feature Plant: *Yucca 'Carnival'*



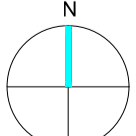
Feature Grass: *Pennisetum 'Rubrum'*



- RAISED PLANTER TO INCLUDE:
- 3 KENTIA PALMS
 - 6 SLENDER WEAVERS
 - 7 METROSIDEROS 'TAHITI'
 - 25 LIRIOPE 'ISABELLA'

- LOW MASS PLANTING TO LARGE RAISED PLANTER TO INCLUDE:
- 9 AGAVE ATTENUATA
 - 5 SLENDER WEAVERS
 - 5 METROSIDEROS 'TAHITI'
 - 31 R. 'SPRINGTIME'
 - 81 PENNISETUM 'RUBRUM'
 - 100 LOMANDRA 'TANIKA'
 - 100 S. 'PURPLE FUSION'

- RAISED PLANTER TO INCLUDE:
- 4 STAR JASMINE TO CLIMB TO S/STEEL WIRES TO SUIT WINDOW LOCATIONS TO FUTURE DETAIL
 - 3 PARLOUR PALMS
 - 5 CAST IRON PLANTS



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REV DATE NOTATION/AMENDMENT

REV	DATE	NOTATION/AMENDMENT
A	05/09/13	Preliminary concept prepared for review
B	16/09/13	Landscape revisions as requested
C	08/05/14	Landscape coordinated with revised architectural design
D	27/05/14	Minor architectural revisions

PROJECT:
PROPOSED RESIDENTIAL BUILDING DEVELOPMENT
7 - 19 ALBANY STREET, ST LEONARDS

TITLE:
LEVEL 6 LANDSCAPE PLAN

DWG NO:
LPDA 14 - 77 / 3

ISSUE:
D

STATUS:
SECTION 96 ISSUE

SCALE:
1:100 @ A1

DRAWN:
D.G

DATE:
MAY 2014

CHECKED:
R.F

LEGEND & SCHEDULE

Contractor to verify all final planting quantities prior to ordering stock.

- Palms**
- Chamaeodora elegans*
Parlour Palm (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 36 (6 per level)
- Grasses / Groundcovers**
- Trachelospermum jasminoides*
Star Jasmine (Exotic)
Pot size: 150mm
Mature H x S: 300mm x 1m
Qty Required: 96 (16 per level)
- Apisdistra eliator*
Cast Iron Plant (Exotic)
Pot size: 150mm
Mature H x S: 600mm x 500mm
Qty Required: 150 (25 per level)
- Feature Plants**
- Yucca "Carnival"*
Carnival Yucca (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 66
(22 per level for levels 7, 8 & 9)

PLANT PALETTE



Feature Plant: Yucca 'Carnival'



Palm: Chamaeodora elegans



Groundcover: Trachelospermum jasminoides



Groundcover: Apisdistra eliator

AILA Associate



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PROJECT:

**PROPOSED RESIDENTIAL
BUILDING DEVELOPMENT**
7 - 19 ALBANY STREET,
ST LEONARDS

TITLE:

**LEVELS 7 - 12
LANDSCAPE PLAN**

DWG NO:
LPDA 14 - 77 / 4

ISSUE:
C

STATUS:

SECTION 96 ISSUE

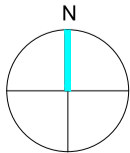
SCALE:
1:100 @ A1

DRAWN:
D.G

DATE:
MAY 2014

CHECKED:
R.F

Bar Scale
0 1 2 3 4 5m 10m



LEGEND & SCHEDULE

Contractor to verify all final planting quantities prior to ordering stock.

Palms



Rhapis excelsa
Rhapis Palm (Exotic)
Pot size: 300mm
Mature H x S: 3m x 2m
Qty Required: 2

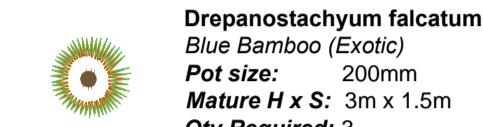


Chamaeodora elegans
Parlour Palm (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 12



Howea forsteriana
Kentia Palm (Native)
Pot size: 1-2m trunks
Mature H x S: 4-7m x 2-3m
Qty Required: 6

Feature Plants



Drepanostachyum falcatum
Blue Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 3



Yucca 'Carnival'
Carnival Yucca (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 2

Grasses / Groundcovers

Trachelospermum jasminoides
Star Jasmine (Exotic)
Pot size: 150mm
Mature H x S: 300mm x 1m
Qty Required: 28

Apidistra elatior
Cast Iron Plant (Exotic)
Pot size: 150mm
Mature H x S: 600mm x 500mm
Qty Required: 32

ALA Associate



PLANT PALETTE



Feature Plant: *Yucca 'Carnival'*



Groundcover: *Trachelospermum jasminoides*



Palm: *Chamaeodora elegans*



Groundcover: *Apidistra elatior*

Street tree planting with Terrabond treatment



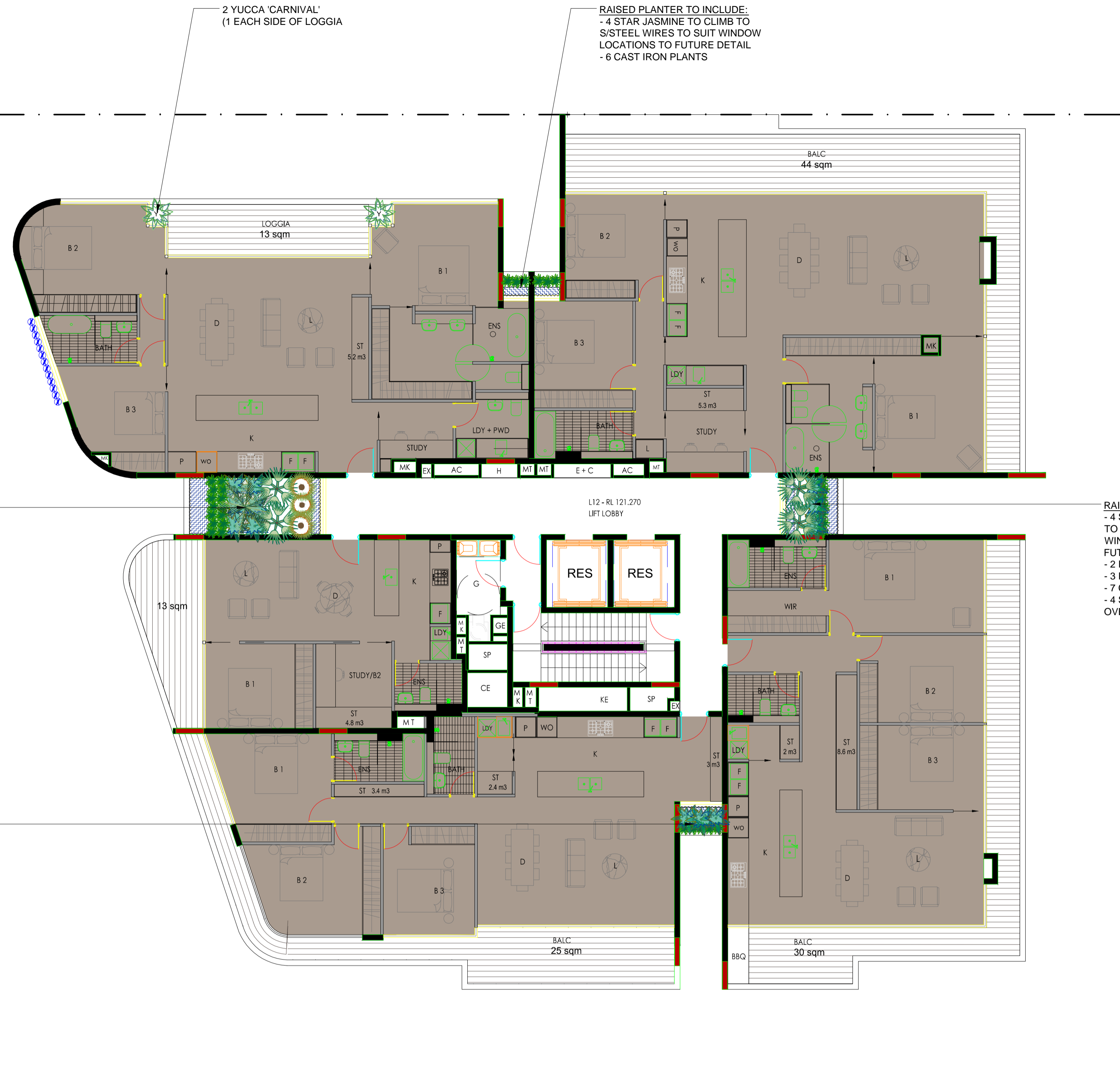
INSET PLAN: LEVEL 13 PLANTERS

RAISED PLANTER TO INCLUDE:

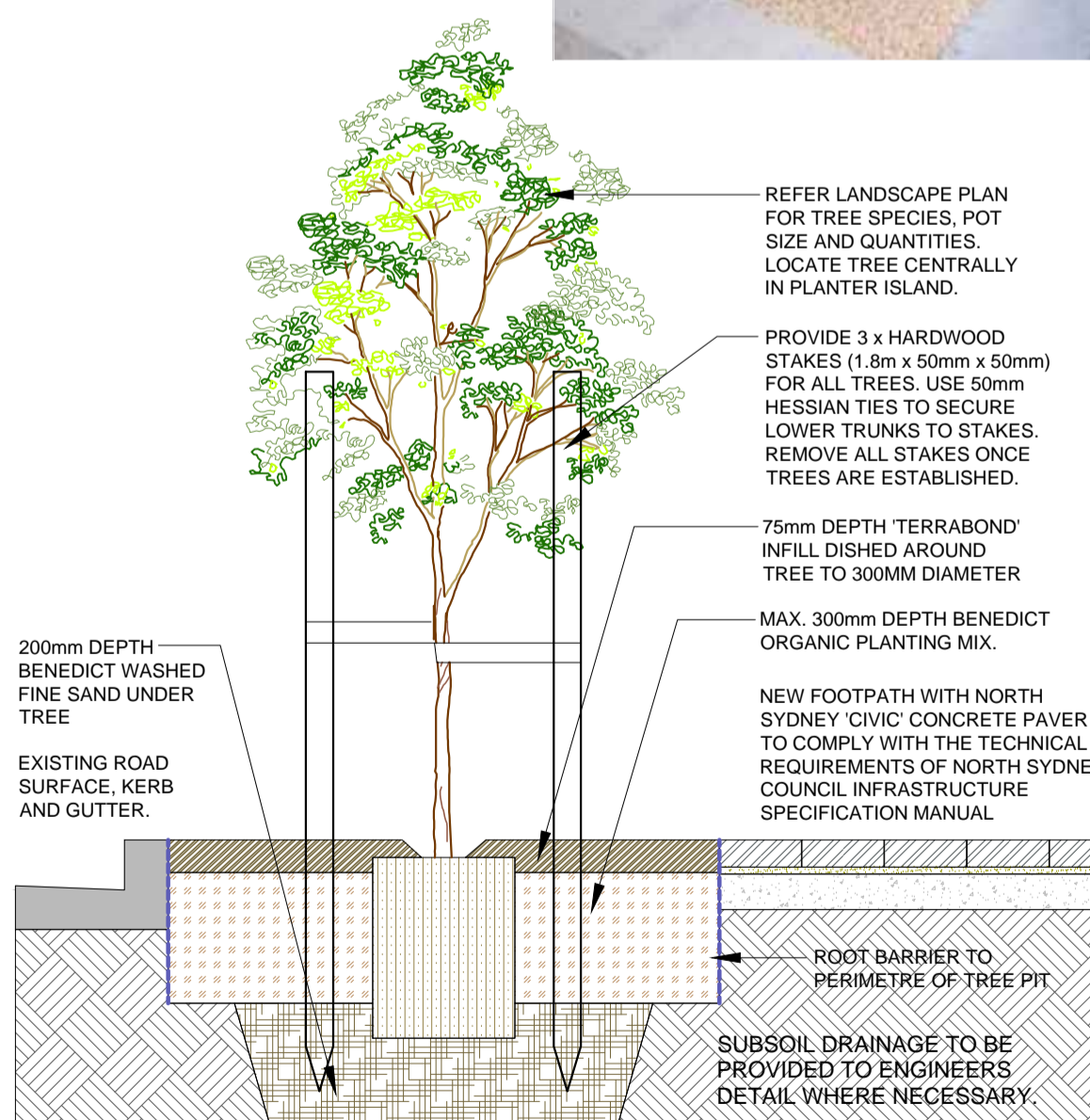
- 4 STAR JASMINE TO CLIMB TO S/STEEL WIRES TO SUIT WINDOW LOCATIONS TO FUTURE DETAIL
- 1 KENTIA PALM
- 3 BLUE BAMBOO
- 2 RHAPHIS EXCELSA
- 6 PARLOUR PALMS
- 14 CAST IRON PLANT
- 8 STAR JASMINE TO FALL OVER FRONT EDGE

RAISED PLANTER TO INCLUDE:

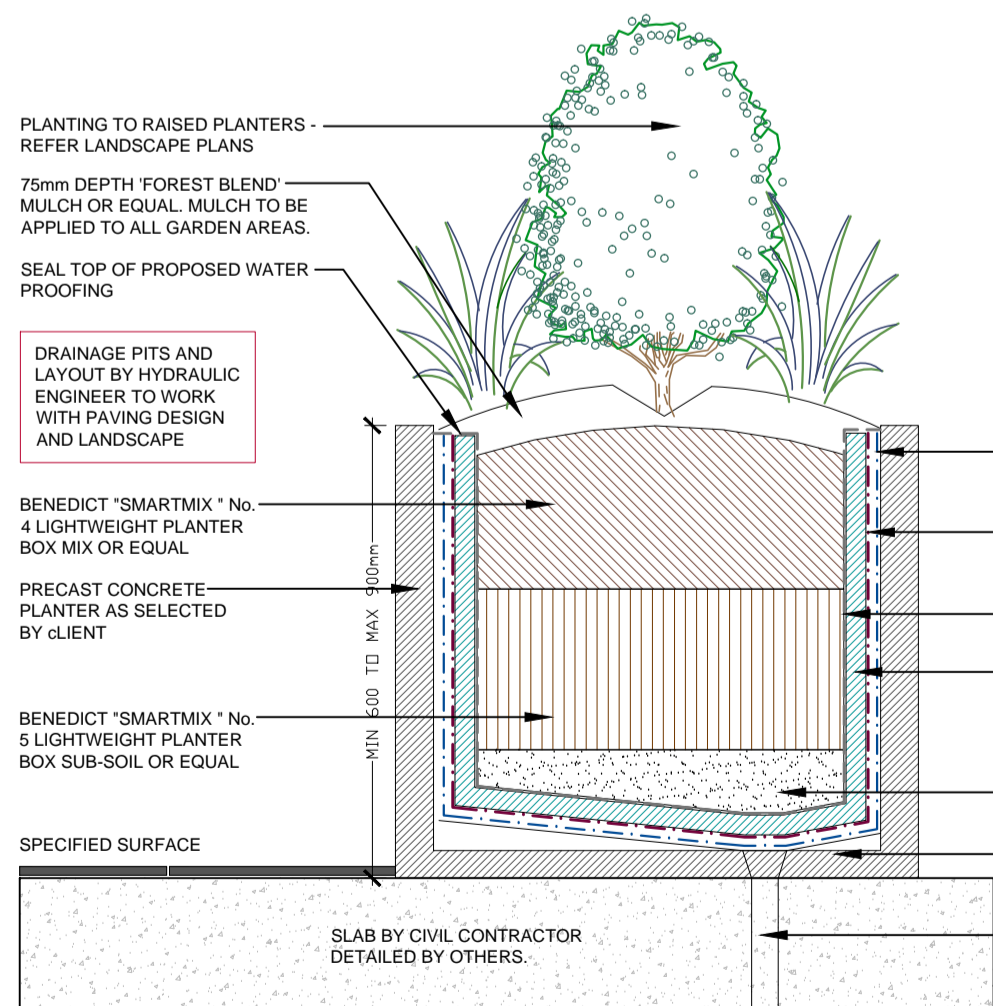
- 4 STAR JASMINE TO CLIMB TO S/STEEL WIRES TO SUIT WINDOW LOCATIONS TO FUTURE DETAIL
- 3 PARLOUR PALMS
- 5 CAST IRON PLANTS



PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO NATSPEC. GUIDE 'SPECIFYING TREES' BY ROSS CLARKE. QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT. THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.



STREET TREE IN PAVING DETAIL SCALE: 1:20



PRECAST PLANTER SOIL PREP DETAIL N.T.S

LANDSCAPE WORKS SPECIFICATION

HARDSCAPE WORKS

1.01 GENERAL

The Contractor shall undertake the installation of all landscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided. Paving to comply with Pavement Slip Resistance AS 1428/1. Planters on-slab - refer to the details provided and the architectural plans for size & dimensions. Structural Waterproof details and specification for on-slab planting areas to be provided by the civil / hydraulic engineer. Planting and soil specification as per landscape details.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Details are typical and may vary on site. All landscape works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from landscape variations should be brought to the attention of the Landscape Architect.

IRRIGATION WORKS

2.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all raised planter garden areas, in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, City of Sydney Council By-Laws and Ordinances.

Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface drip lines to irrigate all raised planter garden areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.

- All piping and fittings shall be buried 50mm below the finished soil levels in garden areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure that the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required context, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty:

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

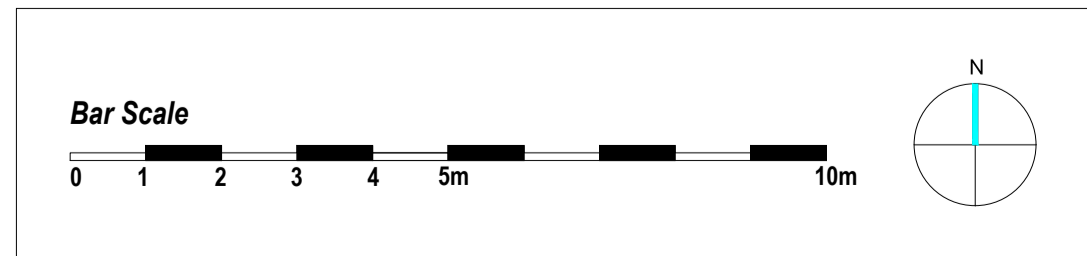
3.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items as required:

- Watering all planters and nature strip / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolon or unhealthy plants.
- Planter drainage maintenance shall be undertaken to ensure that planters are free draining, to minimise excessive water retention and eliminate root rot disease to plants.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing & edging nature strip lawn 14 days in summer or 28 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the Project Manager or Landscape Architect, the responsibility will be signed over to the client.



GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. P&P plans may vary slightly to Scale to the indicated plan. Report any discrepancies to the Landscape Architect before proceeding with the work.
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REV	DATE	NOTATION/AMENDMENT
A	05/09/13	Preliminary concept prepared for review
B	10/09/13	Street tree planting detail revised
C	16/09/13	Landscape revisions as requested
D	08/05/14	Landscape coordinated with revised architectural design

PROJECT:
PROPOSED RESIDENTIAL BUILDING DEVELOPMENT
7 - 19 ALBANY STREET, ST LEONARDS

TITLE:
LEVEL 13 LANDSCAPE PLAN
DRAWN BY:
LPDA 14 - 77 / 5
ISSUE:
D

STATUS:
SECTION 96 ISSUE
SCALE:
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