

1m HIGH PERIMETER PLANTERBOX.  
SCREEN PLANTING TO PROVIDE PRIVACY TO COMMUNAL AREA.  
GROUNDCOVERS BENEATH- REFER TO PLANT SCHEDULE.

BUILT IN BBQ AND TABLE SETTING FACILITIES  
FOR COMMUNAL DINING

ELECTRICITY SUBSTATION-  
REFER TO ARCHITECTURALS

STONE PAVED TREATMENT TO COMMUNAL DINING AREA

PROPOSED PERGOLA STRUCTURE OVER - SHOWN DASHED  
CLIMBING SPECIES TO COVER- REFER TO PLANT SCHEDULE

OPEN LAWN AREA

BENCH SEATING POINTS THROUGHOUT

DEEP SOIL PLANTING-  
LOCAL NATIVE CANOPY TREES TO COMMUNAL OPEN SPACE  
REFER TO PLANT SCHEDULE

4m WIDE LAND DEDICATION ZONE  
LAY TURF ONLY

PERIMETER SCREEN PLANTING OF MIXED NATIVE  
SHRUBS/ACCENTS/GROUNDCOVERS. REFER TO PLANT SCHEDULE

SECTION B-003

300mm HIGH PERIMETER PLANTERBOX.  
TALL PALMS- 3 x *POINCEAU*  
SCREENING SHRUBS, GRASSES/GROUNDCOVERS BENEATH.  
REFER TO PLANT SCHEDULE.

PEDESTRAIN ACCESS PATH. CONCRETE FINISH.  
UNIVERSAL ACCESS RAMPS GRADES AS REQUIRED

LINE OF BASEMENT BELOW SHOW DASHED

MOUNDED SOILS TO GARDEN BED OVER SLAB TO ACHIEVE REQUIRED  
DEPTHS FOR SMALL TREES

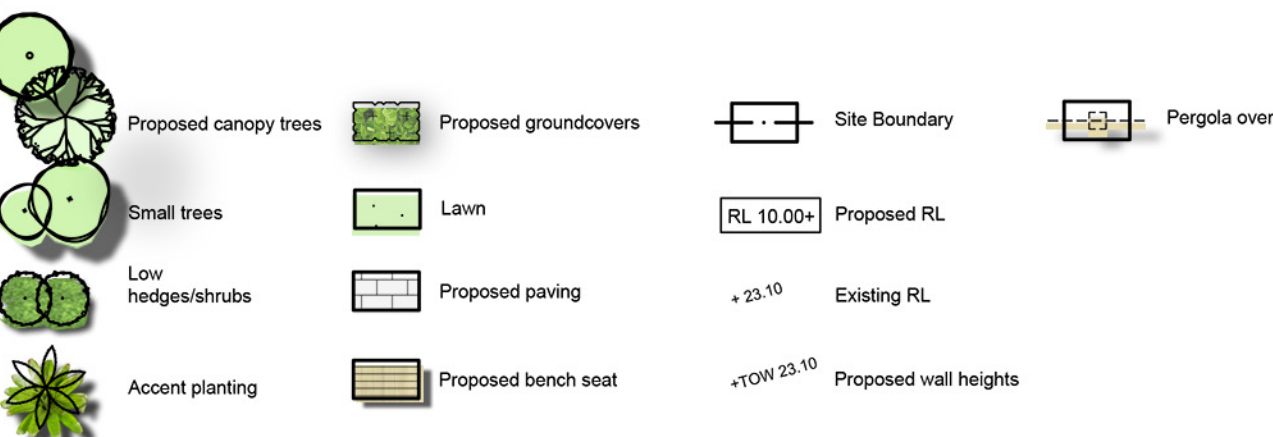
OVERLAND FLOW PATH  
REFER TO ENGINEERS PLANS

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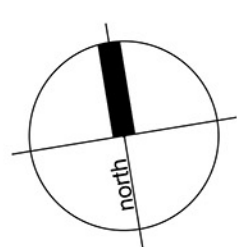
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Issue	Revision Description	Drawn	Check	Date
G	REVISED ARCHITECTURALS	BL	LB	30.10.15
F	AMEND TO REVISED ARCHITECTURALS	BL	LB	19.08.15
E	INCLUDE OVERLAND FLOW + LEVELS	BL	LB	20.05.15
D	AMEND BUILDING LEVELS	BL	LB	19.12.14
C	ISSUE FOR DA	BL	LB	15.12.14
B	INCREASE LAWN AREA	BL	LB	14.12.14
A	DRAFT DA FOR REVIEW	DG	BL	20.11.14

#### LEGEND



Key Plan:



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Client:  
**L & C FOUNDATION  
PTY LTD**

Project:  
**94-98 GEORGE ST  
HORNSBY  
NSW 2077**

Drawing Name:  
**LANDSCAPE WORKS  
BASEMENT LEVEL**

DEVELOPMENT APPLICATION

Scale: 1:100 @ A1  
Job Number: FG 14 303  
Drawing Number: 001  
Issue: G







MASS ACCENT PLANTINGS- *PHORMIUM TENAX*  
SPREADING GROUNDCOVER BENEATH- *MYOPORUM 'YAREENA'*

1m H MASONRY PLANTERBOX- TOW 212.65  
MASS *LOMANDRA 'TANIKA'*

BBO AREA + PICNIC SETTINGS FOR COMMUNAL  
ENTERTAINING. COVERED PERGOLA OVERHEAD

CONCRETE ROOF TO ARCHITECT'S DETAIL  
ACCESS FOR MAINTENANCE ONLY

MEADOW OF HARDY NATIVE GRASSES-  
*PENNISETUM 'NAFRAY'*

FEATURE SPECIMEN- *DRACEANA DRACO*  
MASS *LOMANDRA 'TANIKA'* BENEATH

BENCH SEATING POINTS THROUGHOUT

LOOKOUT POINT-  
BALUSTRADE AS REQUIRED

SYNTHETIC LAWN AREA

GEORGE STREET FACADE BELOW

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Issue	Revision	Description	Drawn	Check	Date
G		ROOF TERRACE ADDED	BL	LB	30.10.15
F		AMEND BOOSTER	BL	LB	20.8.15
E		INCLUDE OVERLAND FLOW + LEVELS	BL	LB	20.5.15
D		AMEND BUILDING LEVELS	BL	LB	19.12.14
C		ISSUE FOR DA	BL	LB	15.12.14
B		ISSUE FOR DA	BL	LB	14.12.14
A		DRAFT DA FOR REVIEW	DG	BL	20.11.14

#### LEGEND



Proposed tall accent

Proposed accents & groundcovers



Synthetic lawn

Proposed paving

Paved banding

Non-accessible roof

Site Boundary

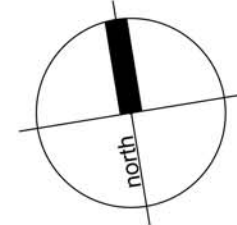
Proposed bench seat

Proposed RL

Proposed wall height

\*\*\*\*\* Balustrade

Key Plan:



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Client:

L & C FOUNDATION  
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Project:

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NSW 2077

Drawing Name:

LANDSCAPE WORKS  
COMMUNAL ROOF TERRACE

Sheet 3 of 4

DEVELOPMENT APPLICATION

Scale: 1:100 @ A1

0 1 2 3 4 5m

Job Number:

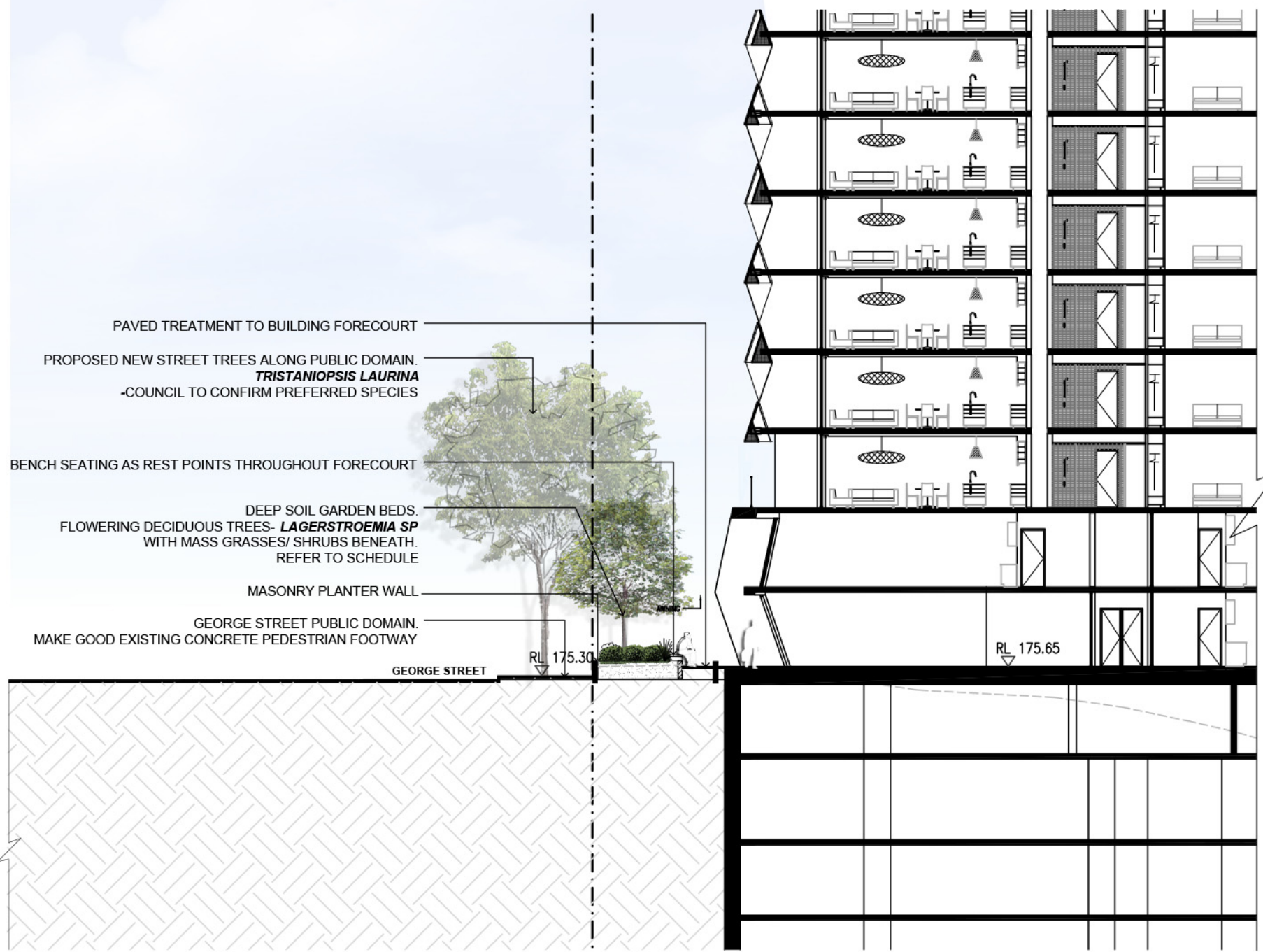
FG 14 303

Drawing Number:

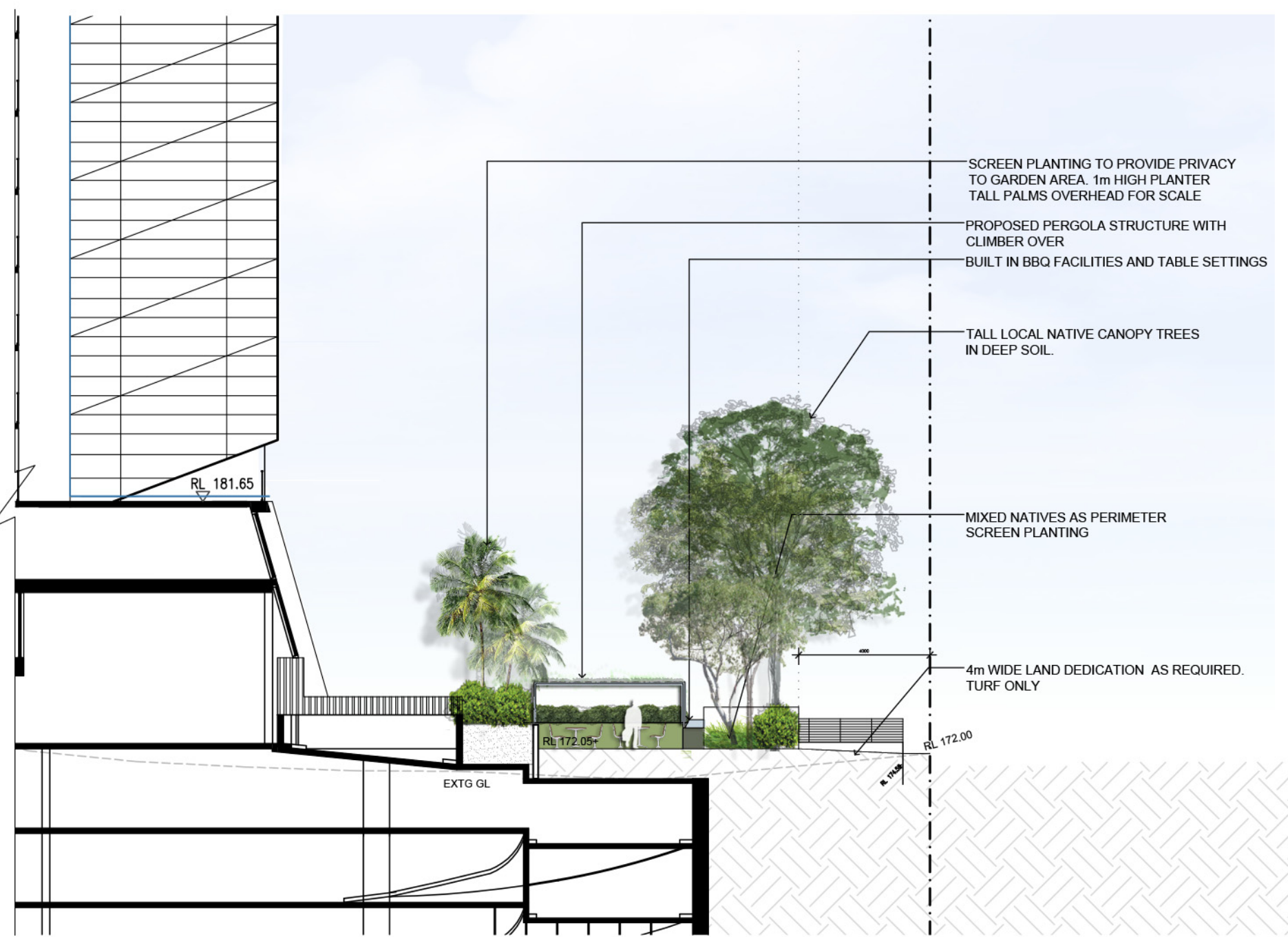
Issue:

003 G





1 SECTION AA  
scale 1:200@A1



2 SECTION BB  
scale 1:200@A1

## LANDSCAPE NOTES

### 1.0 GENERAL NOTES

All landscape works are to be carried out by qualified Landscape tradespersons with appropriate skill set and accreditation. Any changes required to the proposed works are to be approved by the project Landscape architect.

### 2.0 SOFTSCAPE ELEMENTS

#### 2.1 Soil and Garden Bed preparation

All planterboxes are to contain lightweight and free draining planterbox mix with washed river sand drainage layer. Finished soil levels to be no less than 75mm below top of walls at time of planting. 'Peat and Planter Mix' By ANL or equivalent. [www.anlscap.com.au](http://www.anlscap.com.au)

All plantings on grade are to be a mix of cultivated site soils and imported organic mix. Improve site soils with bulk organic matter, cow manure and pelletised 'Dynamic Lifer' during cultivation and before planting.

Horizon A Mix to consist of a mix of existing site topsoils and 'Organic Garden Mix' By ANL or equivalent. [www.anlscap.com.au](http://www.anlscap.com.au)

Horizon B Mix to consist of a mix of existing site soils and 'Structural Soil' By ANL or equivalent.

Where required over slab, soils to be mounded to achieve necessary soil depths to sustain the specified plantings.

#### 2.2 Mulching

All planting areas, unless otherwise specified, to be mulched with ANL (or equivalent) 'Forest Blend' to 50mm deep with catchment dish to be left around base of all plants.

#### 2.2 Turf

Turf areas to have a minimum 100mm layer of 80/20 soil mix as underlay, leveled to falls as required. Turf type to be 'Kings Pride' Buffalo from Active turf supplies.

[www.activeturf.com.au](http://www.activeturf.com.au)

#### 2.3 Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root cut, 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, and in particular shade conditions;
- Grown in their final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
- Containers shall be free from weeds and of appropriate size in relation to their container.

#### 3.0 Tree protection

All existing trees to be removed, or retained and protected, as per Council's direction for the site. Contractor to refer to approvals and Arborist report for tree management and protection details.

#### 4.0 Irrigation

Automatic watering system to be selected and installed to extend to all landscaped areas including lawn areas. The Landscape Contractor is to liaise with Council as necessary, to ensure that the irrigation system conforms with all Water Board, Council & Australian standards and regulations. Contractor is to use rainwater tanks wherever possible.

#### 5.0 Garden edging

All planter beds adjacent to lawn areas to have flush, galvanised steel edging-Size: 100 x 4mm nominal section size in complete long lengths. Secure with welded steel pegs and set into concrete haunch.

#### 6.0 Planterboxes

All new walls to be core-filled blockwork to approved engineers details. Rendered and painted to match architectural finishes.

All planterbox walls to be fully tanked/waterproofed prior to soil works/backfilling.

Apply waterproof membrane to back of reinforced concrete block walls of retaining and planter walls, and concrete slabs in accordance with engineer's details and manufacturer's recommendations.

Prior to filling, planters to be lined with corefute and drainage cell layer to all walls and floors. Geotextile fabric lining and river sand drainage layer (100mm) to be installed and signed off before filling of planterbox mixes. Refer to detail.

#### 7.0 Paving

Paving and stepping pads to be large format granite or similar hard wearing stone. All paving to be sealed prior to installation.

#### 8.0 Timber

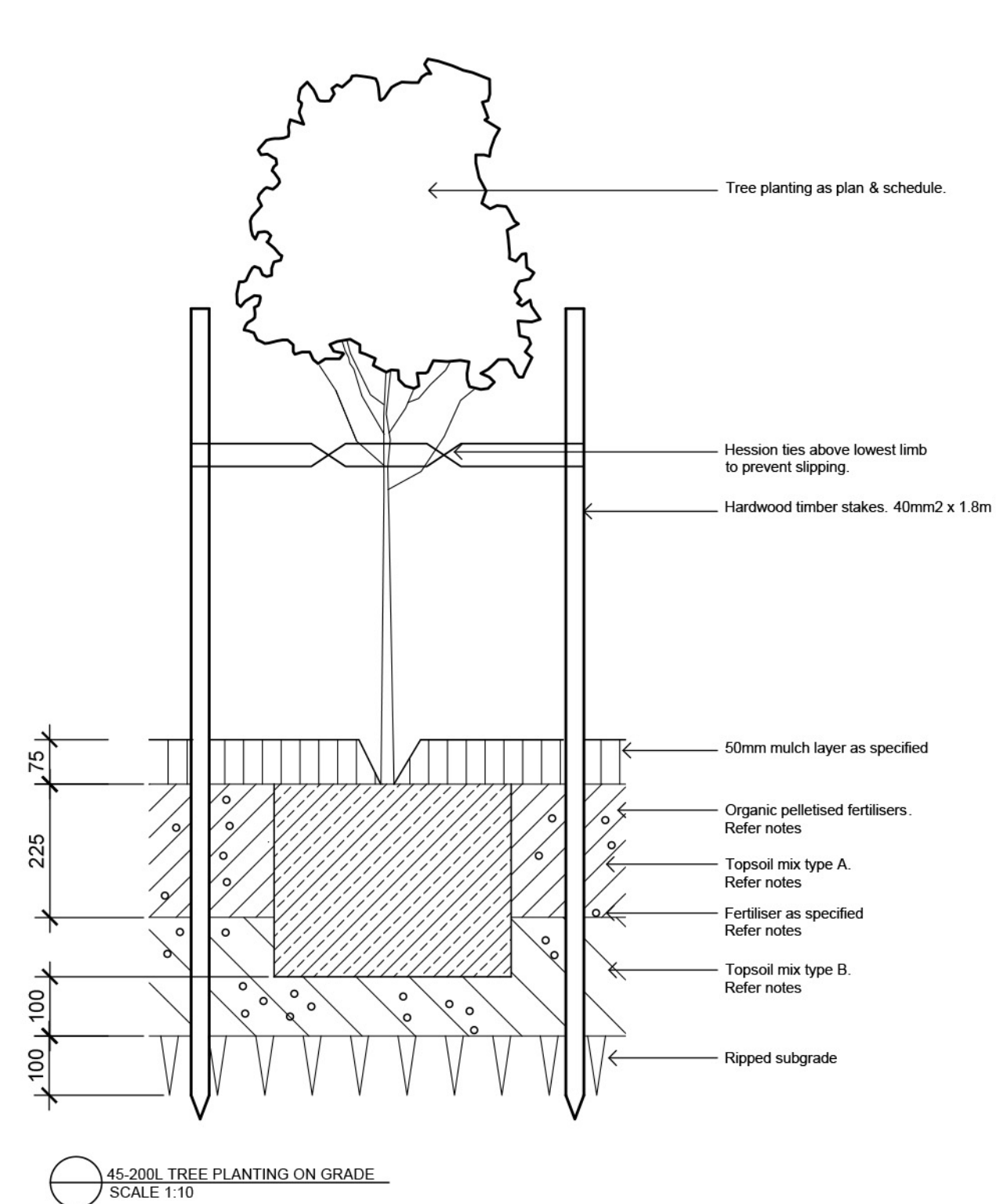
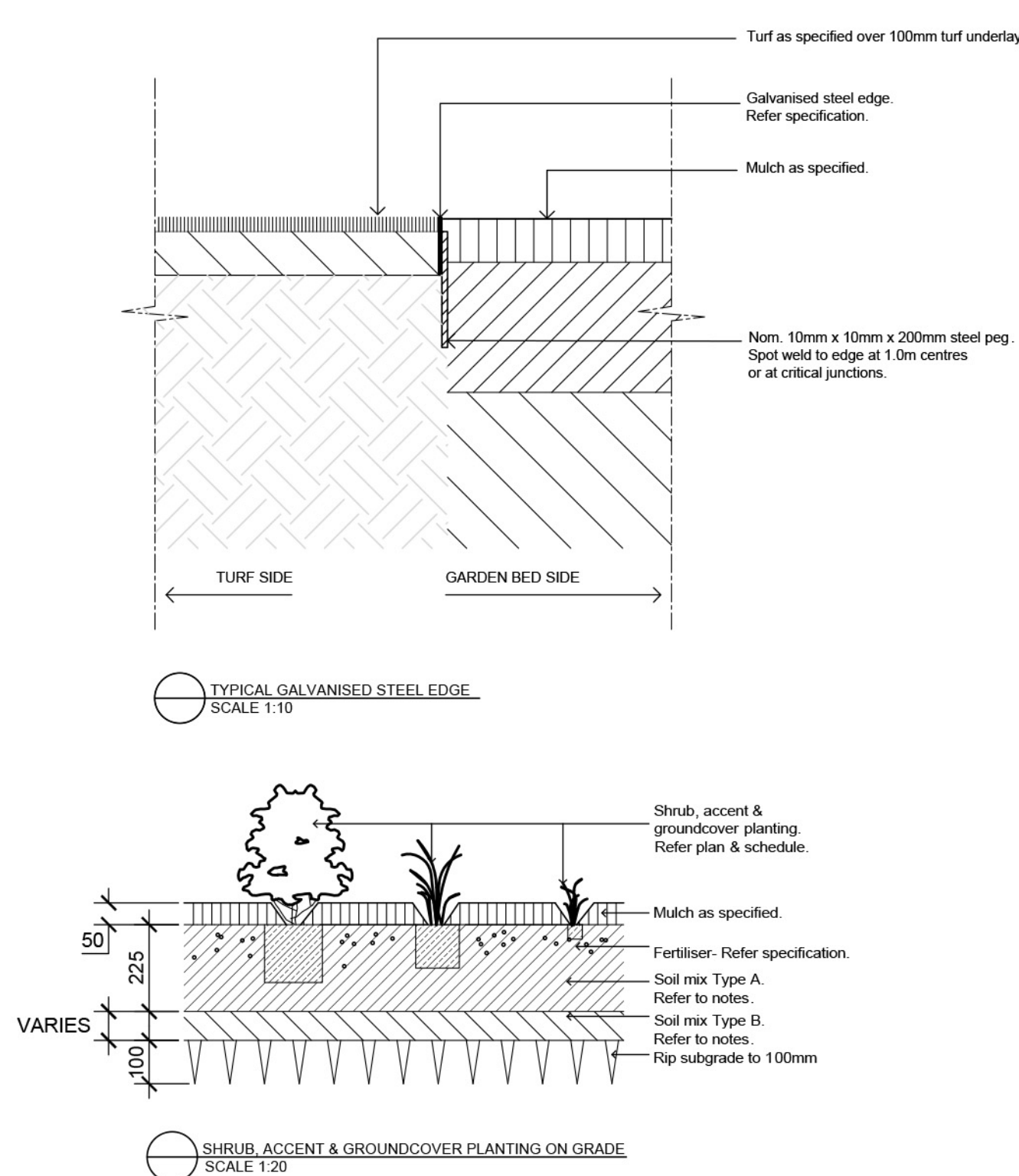
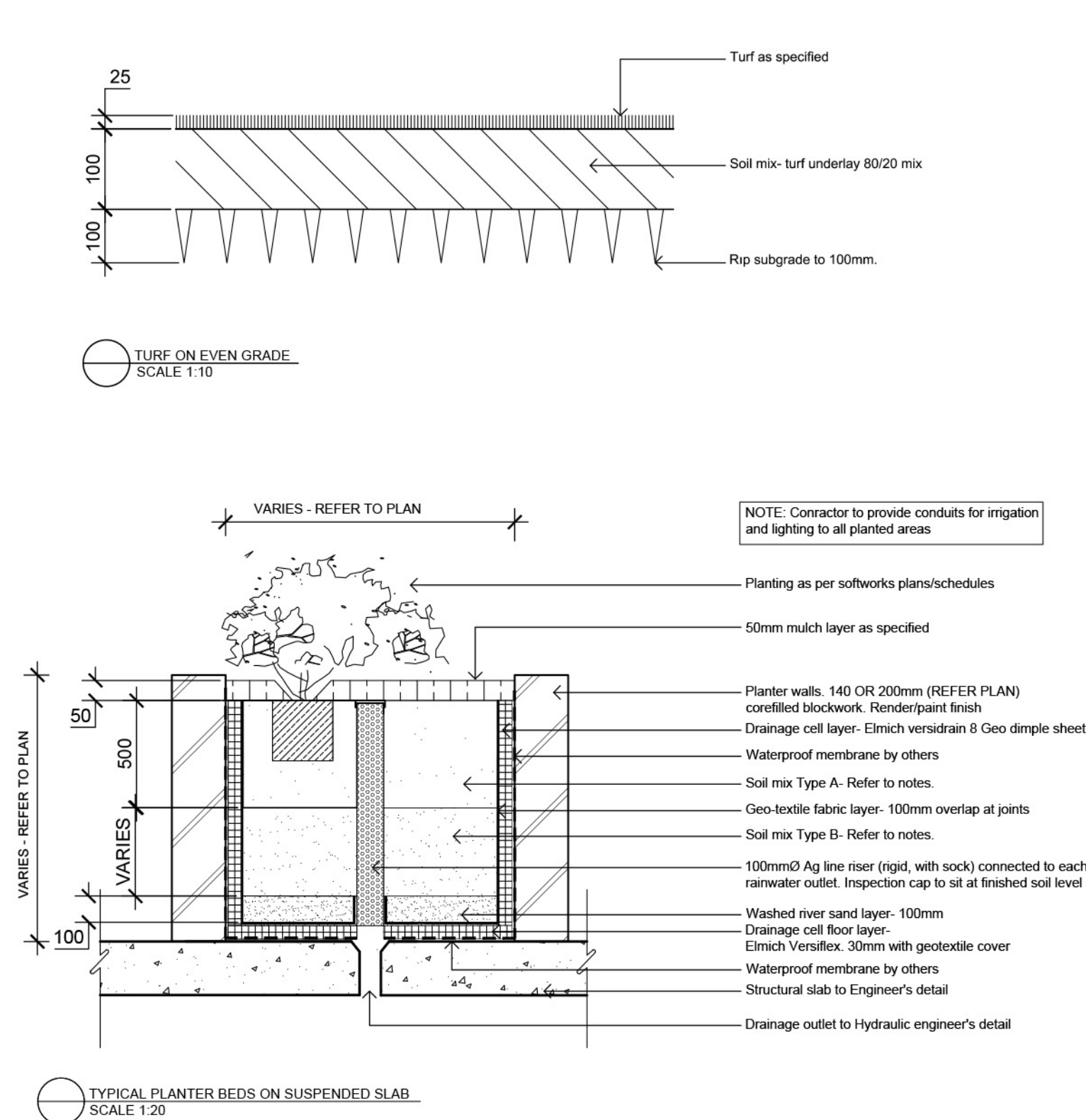
Bench seating. Aluminum or steel framed structure clad with 70 x 19mm spotted gum boards. All timber to be fully seasoned and fit for external use.

All cuts to be sealed, final surface coat x 2 of Feast Watson natural decking oil- Clear.

PROPOSED PLANTING SCHEDULE- GROUND FLOOR						
Botanical Name	Common Name	Approx Mature Height (m)	Approx mature Width (m)	Plant Cts	Pot Size	Qty
<b>Trees/Palms</b>						
<i>Tristanopsis laurina</i>	Water Gum	5m	3m	As plan	200L	3
<i>Lagerstroemia 'Natchez'</i>	Crepe myrtle	8m	6m	As plan	200L	2
<b>Tall accent/Screen Plantings</b>						
<i>Acmena smithii</i> var. <i>minor</i>	Lillypilly	clip to 1m	1m	800mm	200mm	12
<b>Shrubs/ Low accent Plantings</b>						
<i>Lomandra 'Tanika'</i>	Tanika	600mm	600mm	600mm	150mm	108
<i>Raphiolepis 'Oriental Pearl'</i>	Hawthorn	600mm	600mm	600mm	200mm	15

PROPOSED PLANTING SCHEDULE- GROUND FLOOR						
Botanical Name	Common Name	Approx Mature Height (m)	Approx mature Width (m)	Plant Cts	Pot Size	Qty
<b>Trees/Palms</b>						
<i>Angophora costata</i>	Sydney Red Gum	15m	5m	As plan	45L	3
<i>Banksia serrata</i>	Old Man Banksia	5m	2m	As plan	45L	1
<i>Howea forsteriana</i>	Kentia Palm	8m	5m	As plan	200L	3
<i>Tristanopsis laurina</i>	Water Gum	5m	3m	As plan	200L	2
<b>Tall accent/Screen Plantings</b>						
<i>Acmena smithii</i> var. <i>minor</i>	Lillypilly	1.5m	2m	800mm	200mm	15
<i>Doranthus palmieri</i>	Giant Spear Lilly	3m	1.2m	300mm	11	
<i>Leptospermum 'petersonii'</i>	Lemon Scented Teatree	5m	2m	800mm	200mm	5
<b>Shrubs/ Low accent Plantings</b>						
<i>Grevillea obtusifolia</i>	Gingin Gem	450mm	Spreading	500mm	150mm	16
<i>Dianella 'Streetscape'</i>	Blue Flax Lily	500mm	500mm	500mm	140mm	42
<i>Hibbertia scandens</i>	Snake Vine	300mm	Spreading	600mm	200mm	10
<i>Lomandra 'Tanika'</i>	Dwarf Mat rush	600mm	600mm	600mm	140mm	74
<i>Pandorea pandorana</i>	Wonga Wonga Vine	Climber	Spreading	500mm	200mm	8
<i>Trachelospermum jasminoides</i>	Star Jasmine	Climber	Spreading	400mm	200mm	120
<i>Westringia 'fruticosa'</i>	Coastal Rosemary	500mm	500mm	300mm	15	
<i>Viola hederacea</i>	Native Violet	150mm	Spreading	500mm	100mm	42

PROPOSED PLANTING SCHEDULE - ROOF						
Botanical Name	Common Name	Approx Mature Height (m)	Approx mature Width (m)	Plant Cts	Pot Size	Qty
<b>Shrubs &amp; Accents</b>						
<i>Dracena draco</i>	Draco	3m	2m	As shown	100L	1
<i>Phormium tenax</i>	Flax	1.5m	1m	500mm	150mm	30
<b>Shrubs/ Low accent Plantings</b>						
<i>Lomandra longifolia</i>	Mat Rush	1.2m	1m	500mm	150mm	15
<i>Lomandra 'Lime Tuff'</i>	Lime Tuff Lomandra	500mm	500mm	400mm	150mm	62
<i>Lomandra 'Tanika'</i>	Dwarf Mat rush	600mm	600mm	600mm	140mm	136
<i>Pennisetum 'Nafray'</i>	Nafray Pennisetum	1m	1m	500mm	150mm	90
<i>Myoporum 'Yareena'</i>	Yareena	200mm	Spreading	500mm	150mm	54



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## LEGEND

Key Plan.

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Formed Gardens Pty Ltd

ABN 29 123 977 702

Client:  
**L & C FOUNDATION  
PTY LTD**

Project:  
**94-98 GEORGE STREET  
HORNSBY NSW 2077**

Drawing Name:  
**LANDSCAPE SECTIONS  
DETAILS AND SCHEDULES**

Sheet 4 of 4

**DEVELOPMENT APPLICATION**

Scale: 1:200 @ A1	Drawing Number: FG14 303	Issue: 004	G
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