



ISSUE	DATE	PURPOSE
REVISION		
A	26.11.15	DRAFT
B	02.12.15	DA ISSUE
C	03.12.15	DA ISSUE
D	31.05.16	DA ISSUE
E	01.06.16	DA ISSUE
F	26.07.16	DA ISSUE
G	15.12.16	DA ISSUE
H	21.12.16	DA ISSUE
I	23.12.16	DA ISSUE
J	20.03.17	DA ISSUE

- KEY PLAN**
- ① FORMAL GARDEN AREA
 - Water Fountains
 - Formal Planting
 - Arbor + Columns (Stone)
 - ② SCULPTURE/ STATUE
 - ③ OUTDOOR TABLE AND CHAIRS
 - ④ PERGOLA WITH SEATING AREA
 - ⑤ SEATING AREAS
 - ⑥ CONTEMPLATION COURTYARD
 - 'Stations of the Cross' on Columns
 - Textured 'Crazy Pavement'
 - Feature Planting and Lighting
 - ⑦ STEPS
 - ⑧ GARDEN SHEDS
 - ⑨ PLAYGROUND
 - ⑩ ORCHARD
 - ⑪ VEGETABLE GARDENS
 - ⑫ BOLLARDS
 - ⑬ DROP-OFF ZONE - FEATURE PAVING
 - ⑭ ACCESSIBLE DROP-OFF ZONE
 - ⑮ RAMP
 - ⑯ SYNTHETIC PUTTING GREEN

LANDSCAPE PLAN - GROUND LEVEL
1:200 @A1

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PROJECT
**Proposed Aged Care Development
62-82 Harrow Road
Bexley**

DRAWING TITLE
Landscape Plan - Ground Lvl

Sheet 1 of 5

SCALE
1:200 @ A1

DRAWN	CHECKED	PLOT DATE
SC	DV	20.03.17

PROJECT NO. **H8-15044** L01 DRAWING NO. **L01** REVISION **J**

Suite 25, 13-29 Nichols Street, Surry Hills, NSW, 2010

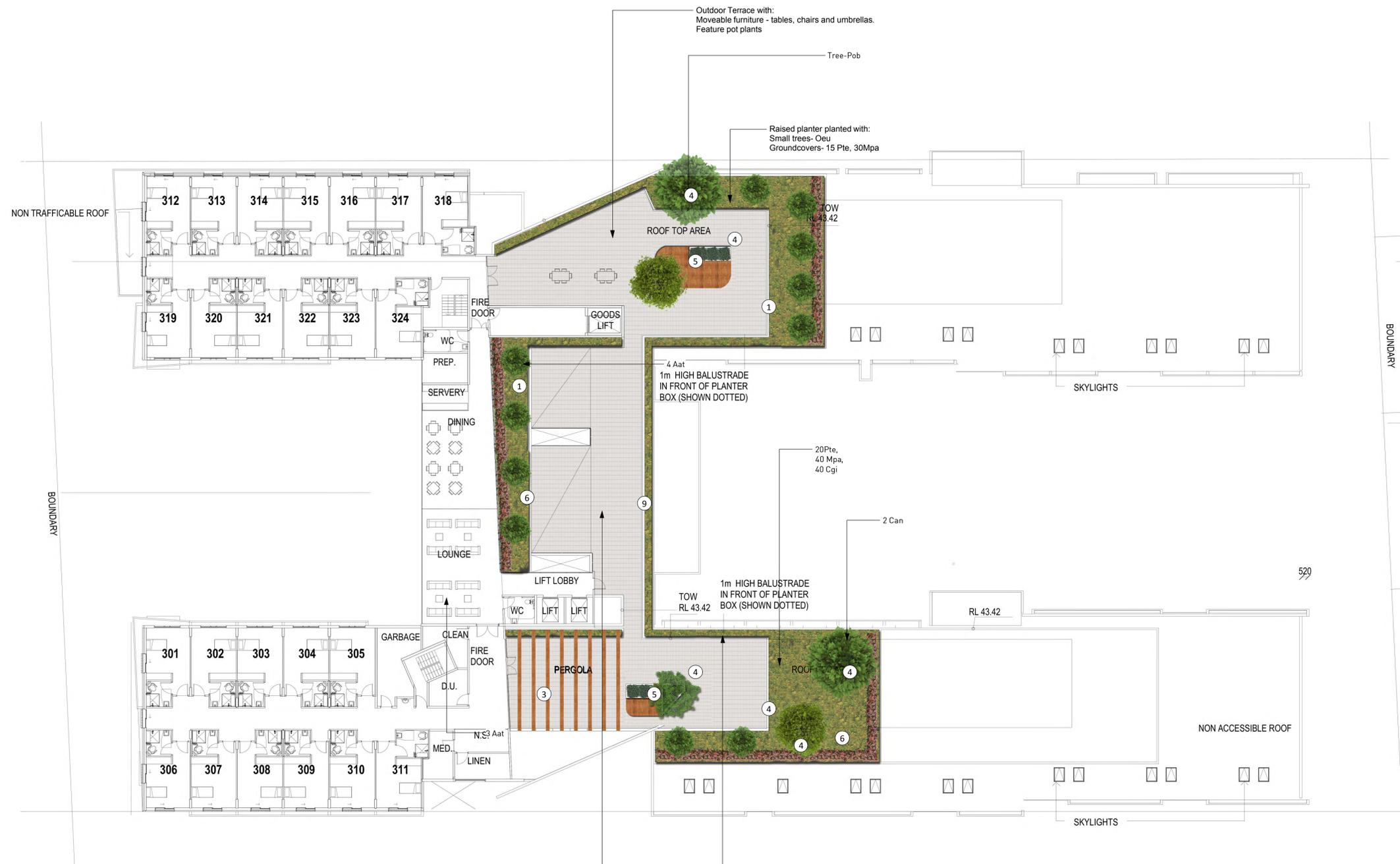
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KEY PLAN

- ① PLANTERS
- ② SEAT
- ③ TIMBER PERGOLA
- ④ TREES
- ⑤ DAYBED
- ⑥ LOW PLANTING IN 1m HIGH PLANTER BOX
- ⑦ MEDIUM SHRUB PLANTING IN 1m HIGH PLANTER BOX
- ⑧ LARGE SHRUB PLANTING IN 1m HIGH PLANTER BOX
- ⑨ PLANTER BOX WITH BALUSTRADE (1m HEIGHT MIN.)
- ⑩ FEATURE TREE IN LARGE POT

Note: All planter boxes to have 1m high (min.) balustrade mounted to top of rear planter wall

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DRAWING TITLE
Landscape Plan - Level 3

Sheet 2 of 5
SCALE
1:200 @ A1

DRAWN	CHECKED	PLOT DATE
SC	DV	21.12.16
PROJECT NO.	DRAWING NO.	REVISION
H8-15044	L02	H

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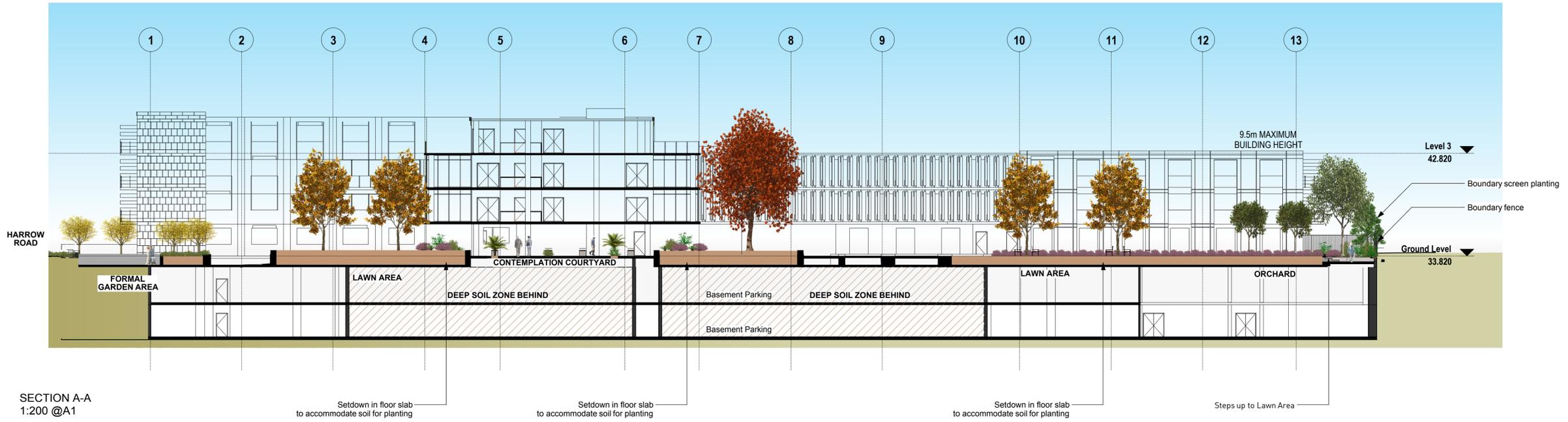
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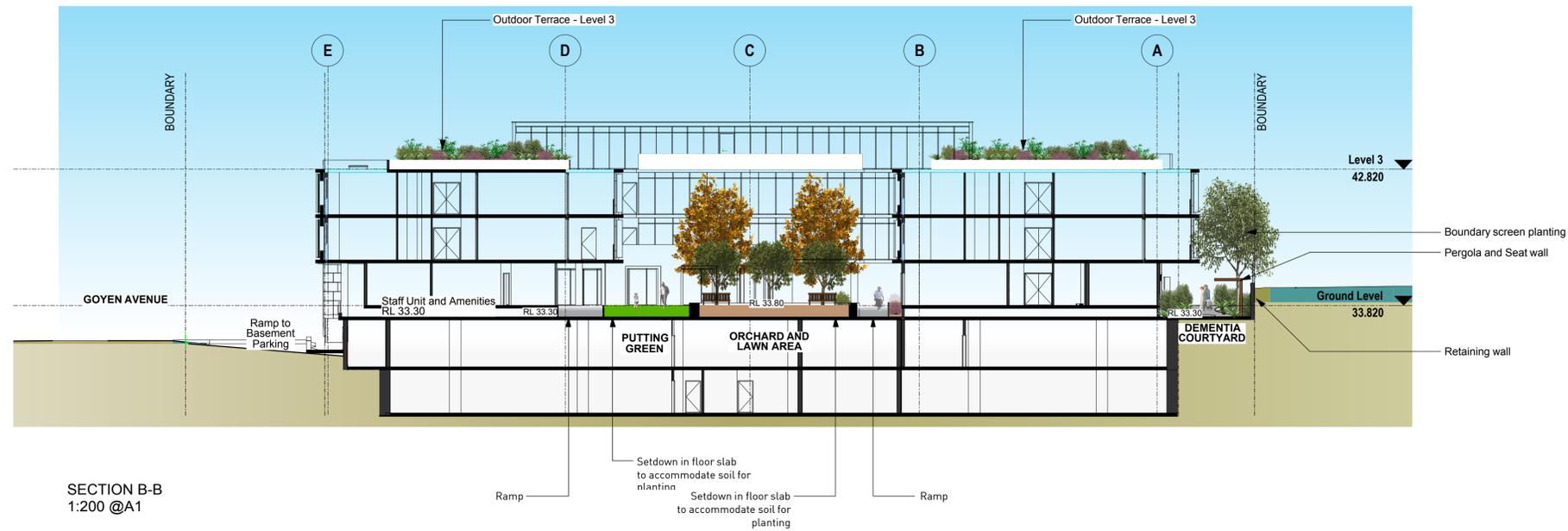


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SECTION A-A
1:200 @A1



SECTION B-B
1:200 @A1

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PROJECT
Proposed Aged Care Development
62-82 Harrow Road
Bexley

DRAWING TITLE
Sections

Sheet 3 of 5
SCALE
1:200 @ A1

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SC	DV	15.12.16

PROJECT NO.	DRAWING NO.	REVISION
H8-15044	L03	F

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FORMAL GARDEN AREA

FUNCTION ROOM GARDENS

LAWN AREAS

PLAYGROUND

ORCHARD

PUTTING GREEN

PROPOSED PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	NATIVE / EXOTIC	AVERAGE MATURE HEIGHT X SPREAD (m)	POT SIZE
GROUND LEVEL GARDENS					
TREES					
Acu	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	N	25 x 2.5	200L
Ber	<i>Banksia ericifolia</i>	Heath Banksia	N	5 x 4	200L
Cau	<i>Citrus aurantiifolia</i>	Lime Tree	E	3 x 3	200L
CM	<i>Citrus x meyeri</i>	Meyer Lemon	E	6 x 3	200L
Can	<i>Cupaniopsis anarcardoides</i>	Tuckeroo	N	6 x 4	400L
Hfo	<i>Howea forsteriana</i>	Kentia Palm	N	18 x 4	200L
Fh	<i>Ficus Hillii</i>	Weeping Fig	N	8 x 6	400L
Ere	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	N	8 x 6	400L
MLG	<i>Magnolia 'Little Gem'</i>	Dwarf Magnolia	E	4 x 3	400L
MaS	<i>Magnolia 'St Marys'</i>	St Marys	E	4 x 3	400L
PC	<i>Pyrus calleryana 'Capital'</i>	Ornamental Pear	E	10 x 3	400L
PN	<i>Pyrus nivalis</i>	Snow Pear	E	6 x 4	400L
Tlo	<i>Tristaniaopsis laurina</i>	Water Gum	N	6 x 4	400L
ULUH	<i>Ulmus glabra</i>	Golden Elm	E	8 x 6	400L
UP	<i>Ulmus parvifolia</i>	Chinese Elm	E	8 x 6	400L
WS	<i>Waterhousia floribunda 'Sweeper'</i>	Weeping Lily Pily	N	10 x 5-8	400L

SHRUBS					
ARW	<i>Azalea 'Red Wing'</i>	Azalea	E	1 x 1	300mm
Cja	<i>Camellia japonica</i>	Japanese Camellia	E	5 x 4	300mm
GF	<i>Gardenia augusta 'Florida'</i>	Gardenia	E	1 x 1	300mm
Mpan	<i>Murraya paniculata</i>	Orange Jasmine	E	3 x 2	300mm
PMM	<i>Pittosporum tobira 'Miss Muffet'</i>	Miss Muffett Pittosporum	E	1 x 1	300mm
SAB	<i>Syzygium 'Aussie Boomer'</i>	Aussie Boomer Lily Pily	N	1.5 x 1.5	300mm

FEATURES					
Aat	<i>Agave attenuata</i>	Agave	E	1 x 1	300mm
AN	<i>Alpinia 'Nutans'</i>	Dwarf Cardamom	E	1 x 1	300mm
Aze	<i>Alpinia zerumbet</i>	Shell Ginger	E	1 x 1	300mm
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	N	1 x 1	300mm
Bnu	<i>Blechnum nudum</i>	Fishbone Water Fern	N	1 x 1	300mm
Cru	<i>Calathea rufigarba</i>	Furry Feather Calathea	E	0.5 x 0.5	300mm
CR	<i>Cordyline fruticosa 'Rubra'</i>	Cordyline	E	2 x 2	300mm
CGS	<i>Ctenanthe 'Grey Star'</i>	Ctenanthe 'Grey Star'	E	1-1.5 x 1-1.5	300mm
Dex	<i>Doryanthes excelsa</i>	Gynera	N	1 x 1	300mm
Mco	<i>Macrozamia communis</i>	Burrawang	N	1.5 x 1.5	300mm
Sni	<i>Strelitzia nicotia</i>	Giant Bird of Paradise	E	12 x 4	25L
Sre	<i>Strelitzia reginae</i>	Bird of Paradise	E	1.5 x 1.5	300mm

STRAPPY PLANTS					
AcI	<i>Arthropodium cirratum</i>	Renga Renga Lily	E	1 x 1	150mm
Cmi	<i>Clivia miniata</i>	Clivia	E	1 x 1	150mm
Cpe	<i>Crinum pedunculatum</i>	Swamp Lily	N	1 x 1	150mm
DLJ	<i>Dianella caerulea 'Little Jess'</i>	Paroo Lily	N	0.5 x 1	150mm
DSS	<i>Dianella 'Silver Streak'</i>	Paroo Lily	N	0.5 x 1	150mm
Hsp	<i>Hemeroallis spp</i>	Day Lily	E	1 x 1	150mm
Hil	<i>Hymenocallis littoralis</i>	Spider Lily	E	0.75 x 1	150mm
LJR	<i>Liriope muscari 'Just Right'</i>	Giant Liriope	E	0.5 x 0.5	150mm
LT	<i>Lomandra longifolia 'Tanika'</i>	Spiny Headed Mat Rush	N	0.5 x 1	150mm

GROUNDCOVERS AND CLIMBERS					
AAB	<i>Ajuga australis 'Aussie Bugle'</i>	Australian Bugle	N	0.15 x 1	150mm
AA	<i>Ajuga reptans 'Aurapurplea'</i>	Bugle	E	0.15 x 1	150mm
Ade	<i>Alternanthera dentata</i>	Ruby Leaf Alternanthera	E	0.5 x 1	150mm
Ael	<i>Aspidistra elatior</i>	Cast Iron Plant	E	0.6 x 0.5	150mm
ABIB	<i>Austromyrtus 'Blushing Beauty'</i>	Austromyrtus	N	1.5 x 1	150mm
Bca	<i>Blechnum cartilagineum</i>	Gristle Fern	N	0.3 x 0.5	150mm
Bu	<i>Buxus sempervirens</i>	box	E	0.6 x 0.5	150mm
Can	<i>Cissus antarctica</i>	Kangaroo Vine	N	climber	150mm
Dre	<i>Dichondra repens</i>	Kidney Weed	N	1 x 1	150mm
Fpu	<i>Ficus pumila</i>	Creeping Fig	E	climber	150mm
GR	<i>Gardenia 'Radicans'</i>	Dwarf Gardenia	E	0.3 x 0.4	150mm
Gov	<i>Goodenia ovata</i>	Hop Goodenia	N	1 x 1	150mm
GPRM	<i>Grevillea poorinda 'Royal Mantle'</i>	Prostrate Grevillea	N	0.15 x 5	150mm
Hvi	<i>Hardenbergia violacea</i>	Happy Wanderer	N	climber	150mm
Hsc	<i>Hibbertia scandens</i>	Snake Vine	N	climber	150mm
Jco	<i>Juniperus caunifera</i>	Shore Juniper	E	0.4 x 1	150mm
Kru	<i>Kennedia rubicunda</i>	Dusky Coral Pea	N	climber	150mm
Oja	<i>Ophiopogon japonicus</i>	Mondo Grass	E	0.15 x 0.15	150mm
Ppa	<i>Pandorea pandorana</i>	Wonga Wonga Vine	N	climber	150mm
PX	<i>Philodendron 'Xanadu'</i>	Xanadu	E	1 x 1	150mm
Sae	<i>Scaevola aemula</i>	Fairy Fan Flower	N	0.5 x 0.5	150mm
Tja	<i>Trachelospermum jasminoides</i>	Jasmine	E	climber	150mm
Vhe	<i>Viola hederacea</i>	Native Violet	N	0.15 x 1	150mm

LEVEL 03 ROOFGARDENS

TREES					
Can	<i>Cupaniopsis anarcardoides</i>	Tuckeroo	N	6x4	400L
Oeu	<i>Olea europaea</i>	Olive	E	6x4	200L
Pob	<i>Plumeria obtusa</i>	Frangipani	E	6x4	200L
SHRUBS					
Lst	<i>Lavandula stoechas</i>	French Lavender	E	1x1	300mm
Raf	<i>Rosmarinus officinalis</i>	Rosemary	E	1x1	300mm
Sle	<i>Salvia leucantha</i>	Mexican Sage Bush	E	1x1	300mm
Wfr	<i>Westringia fruticosa</i>	Coastal Rosemary	N	1.5x1.5	300mm

FEATURES					
Aat	<i>Agave attenuata</i>	Agave	E	1x1	300mm
Byu	<i>Beschorneria yuccoides</i>	Mexican Lily	E	1x1	300mm
Pte	<i>Pharmium tenax</i>	NZ Flax	E	1.5x1	300mm

GROUNDCOVERS & CLIMBERS					
AcO	<i>Aptenia cordifolia</i>	Baby Sun Rose	E	0.15 x 1	150mm
BBC	<i>Banksia 'Bridal Candles'</i>	Dwarf Banksia	N	0.5 x 1	150mm
Bnu	<i>Brachycome multifida</i>	Cut Leaf Daisy	N	0.15 x 1	150mm
Cgl	<i>Carpobrotus glaucescens</i>	Pig Face	N	0.15 x 1	150mm
Cap	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	N	0.5 x 1	150mm
Ccn	<i>Convolvulus cneorum</i>	Silverbush	E	0.6 x 1	150mm
Cel	<i>Caranidium elatum</i>	White Paper Daisy	E	1 x 0.3	150mm
Cspp.	<i>Cotyledon spp.</i>	Cotyledon	E	0.15 x 1	150mm
Cte	<i>Crassula tetragona</i>	Crassula	E	0.15 x 1	150mm
EQO	<i>Echeveria 'Violet Queen'</i>	Echeveria	E	0.15 x 0.15	150mm
Gza	<i>Gazania tomentosa</i>	Gazania	E	0.5 x 1	150mm
KPP	<i>Kalanchoe tomentosa 'Panda Plant'</i>	Kalanchoe	E	0.3 x 1	150mm
LPB	<i>Limnium peresii 'Peresii Blue'</i>	Blue Statice	E	0.3 x 0.5	150mm
MDM	<i>Mesembryanthemum 'Dwarf Mauve'</i>	Mesembryanthemum	E	0.3 x 1	150mm
Mspa	<i>Mesembryanthemum spp</i>	Mesembryanthemum	E	0.3 x 1	150mm
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobialla	N	0.3 x 1	150mm
Sgl	<i>Senecio glaucescens</i>	Senecio	E	0.3 x 1	150mm
Sse	<i>Senecio serpens</i>	Senecio	E	0.3 x 1	150mm

'CONTEMPLATION COURTYARD'

TREES					
Cco	<i>Cyathea cooperi</i>	Scaly Tree Fern	N	10 x 3	200L
Dan	<i>Dicksonia antarctica</i>	Soft Tree Fern	N	15 x 3	200L
Hfo	<i>Howea forsteriana</i>	Kentia Palm	N	18 x 4	200L
STRAPPY PLANTS					
Cim	<i>Clivea miniata</i>	Natal Lily	E	0.3 x 0.5	150mm
Cpe	<i>Crinum pedunculatum</i>	Swamp Lily	N	1 x 1	150mm
Dre	<i>Dianella revoluta</i>	Flax Lily	N	1 x 2	150mm

GROUNDCOVERS & CLIMBERS					
Bca	<i>Blechnum cartilagineum</i>	Gristle Fern	N	0.3 x 0.5	150mm
Cgl	<i>Carpobrotus glaucescens</i>	Pig Face	N	0.15 x 1	150mm

Planting Themes

Ground Level Planting



'Dementia Courtyard'



'Contemplation Courtyard'



Formal Garden Area



Roof Garden



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PROJECT

Proposed Aged Care Development
62-82 Harrow Road
Bexley

DRAWING TITLE

Proposed Planting

Sheet 4 of 5

SCALE

1:200 @ A1

DRAWN	CHECKED	PLOT DATE
SC	DV	15.12.16

PROJECT NO. DRAWING NO. REVISION

H8-15044 L04 G

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SPECIFICATION NOTES

SERVICES

Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is 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.

PLANTING MIXTURE

Must be homogenous blend of soil and additives in the following proportions:
 Existing site soil if suitable or Imported Topsoil 50%
 Compost 30%
 D/W Sand 20%
 Soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with Australian Standards.

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:

Type 1 (Mass planting):
 Pine bark: From mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

COMPOST

Must be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral pH. Provide a certificate of proof of pH upon request. Must be 'Spent Mushroom Compost'. Typical of the compost used throughout the mushroom industry with neutral pH value free from grass and weed growth. Provide a certificate of proof of pH value of compost upon request.

PLANT MATERIAL

All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants must be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees must have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

FERTILISER

MASS PLANTING AREAS: Fertiliser must be 'Nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.

TURF: Must be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.

TREES IN GRASS AND SUPER ADVANCED TREES:

Pellets must be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets must be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING

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

- a. 5-15 litre size plant 1x(1200x25x25mm)
 - b. 35-75 litre size plant 2x(1500x38x38mm)
 - c. 100-greater than 200litre 3x(1800x50x50mm)
- Ties must 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.

LANDSCAPE MAINTENANCE PROGRAM

Maintenance must 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 must include, but must not be limited to, watering, mowing, fertilising, reseeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing, maintaining the site in a neat and tidy condition as follows:-

GENERAL

The landscape contractor must maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor must attend to the site on a weekly basis. The maintenance period must commence at practical completion and continue for a period of 12 months.

WATERING

Grass, trees and garden areas must be watered regularly so as to ensure continuous healthy growth.

RUBBISH REMOVAL

During the term of the maintenance period the landscape contractor must remove rubbish that may occur and reoccur throughout the maintenance period. This work must be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

REPLACEMENTS

The landscape contractor must replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements must be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements must be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

STAKES AND TIES

The landscape contractor must 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.

PRUNING

Trees and shrubs must be pruned as directed by the Landscape Architect. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning and beneficial to the condition of the plants. Any damaged growth must be pruned. All pruned material must be removed from the site.

MULCHED SURFACES

All mulched surfaces must 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.

PEST AND DISEASE CONTROL

The landscape contractor must 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.

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 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

SOIL SUBSIDENCE

Any soil subsidence or erosion which may occur after the soil filling and preparation operations must be made good by the landscape contractor at no cost to the client.

IRRIGATION OVERVIEW - Confirm with irrigation contractor and client at tender stage

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump. Confirm with hydraulic engineer.

DRIPLINE

Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers. Install line at 500mm spacings with the first line to be 150mm in from edge. Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

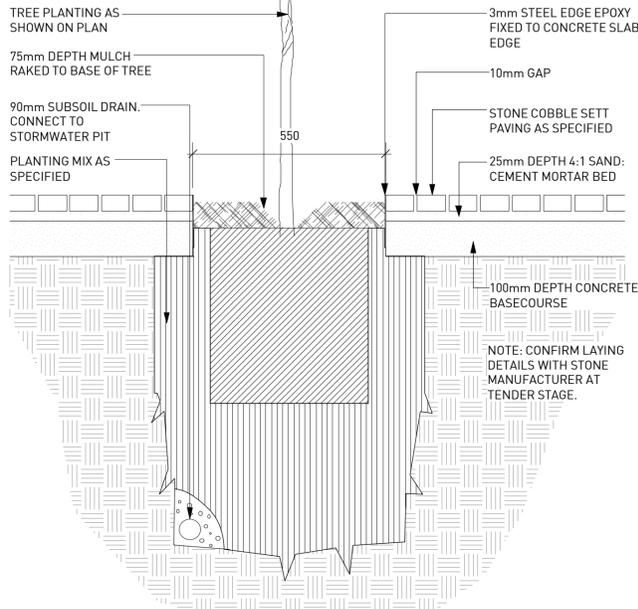
CONTROL VALVES

24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side. Controller to be Toro greenkeeper or approved equal with a rain switch. Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.

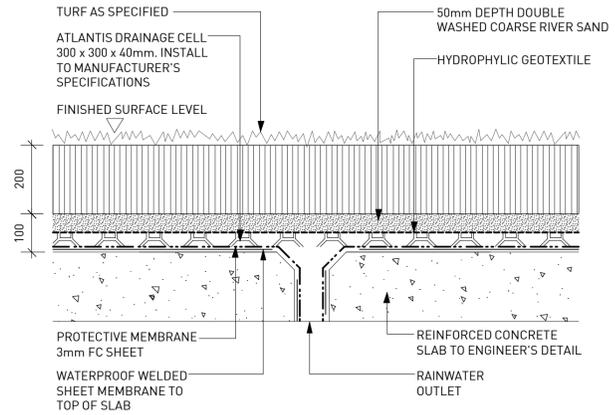
CONTROL WIRES

Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

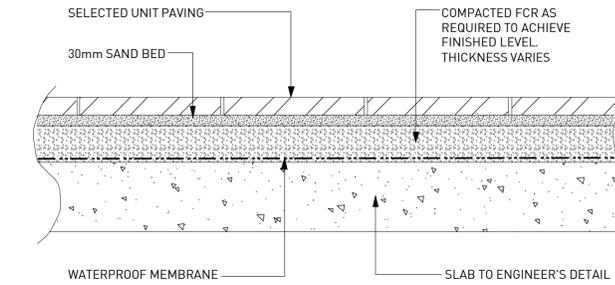
Provide a backflow prevention device to Sydney water standards AS 3500.



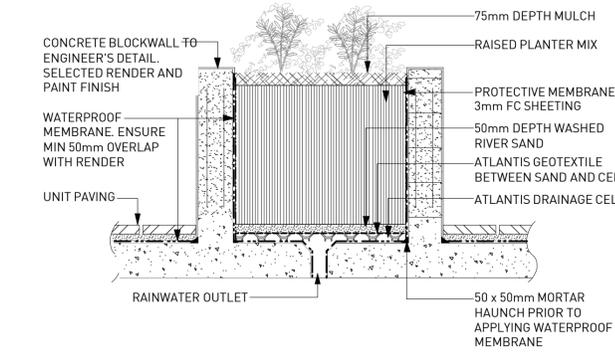
4 Tree Planting in Natural Ground Typical Detail
 L05 1:10@A1



1 Typical Turf Detail
 L05 1:10@A1



2 Paving on Slab Detail
 L05 1:10@A1



3 Typical Raised Planter Detail
 L05 1:20@A1

ISSUE	REVISION	DATE	PURPOSE
A		07.12.15	DA ISSUE
B		31.05.16	DA ISSUE
C		01.06.16	DA ISSUE
D		15.12.16	DA ISSUE

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CLIENT

St Basils

PROJECT

Proposed Aged Care Development
 62-82 Harrow Road
 Bexley

DRAWING TITLE

Specification Notes and Details

Sheet 5 of 5

SCALE

AS SHOWN

DRAWN	CHECKED	PLOT DATE
SC	DV	15.12.16

PROJECT NO.	DRAWING NO.	REVISION
H8-15044	L05	D

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