

DRAWING LIST

- 01_Site / Context
- 02_Design Character Elements
- 03_Concept Design - Masterplan + Plant Schedule
- 04_Landscape Plan - Arrival Landscape
- 05_Landscape Plan - Courtyards A+B
- 06_Landscape Plan - Courtyards C+D
- 07_Planting Palette + Specification

Appendix

- 100_Landscape Masterplan
- 101_Landscape Detail Plan
- 102_Landscape Detail Plan
- 103_Landscape Detail Plan
- 201_Typical Landscape Details

BANKSTOWN RCF
ELDRIDGE ROAD, BANKSTOWN
LANDSCAPE DEVELOPMENT APPLICATION
JUNE 2016

REGIONAL CONTEXT



LOCAL CONTEXT





TEXTURED FOLIAGE



SMOOTH PATHWAYS



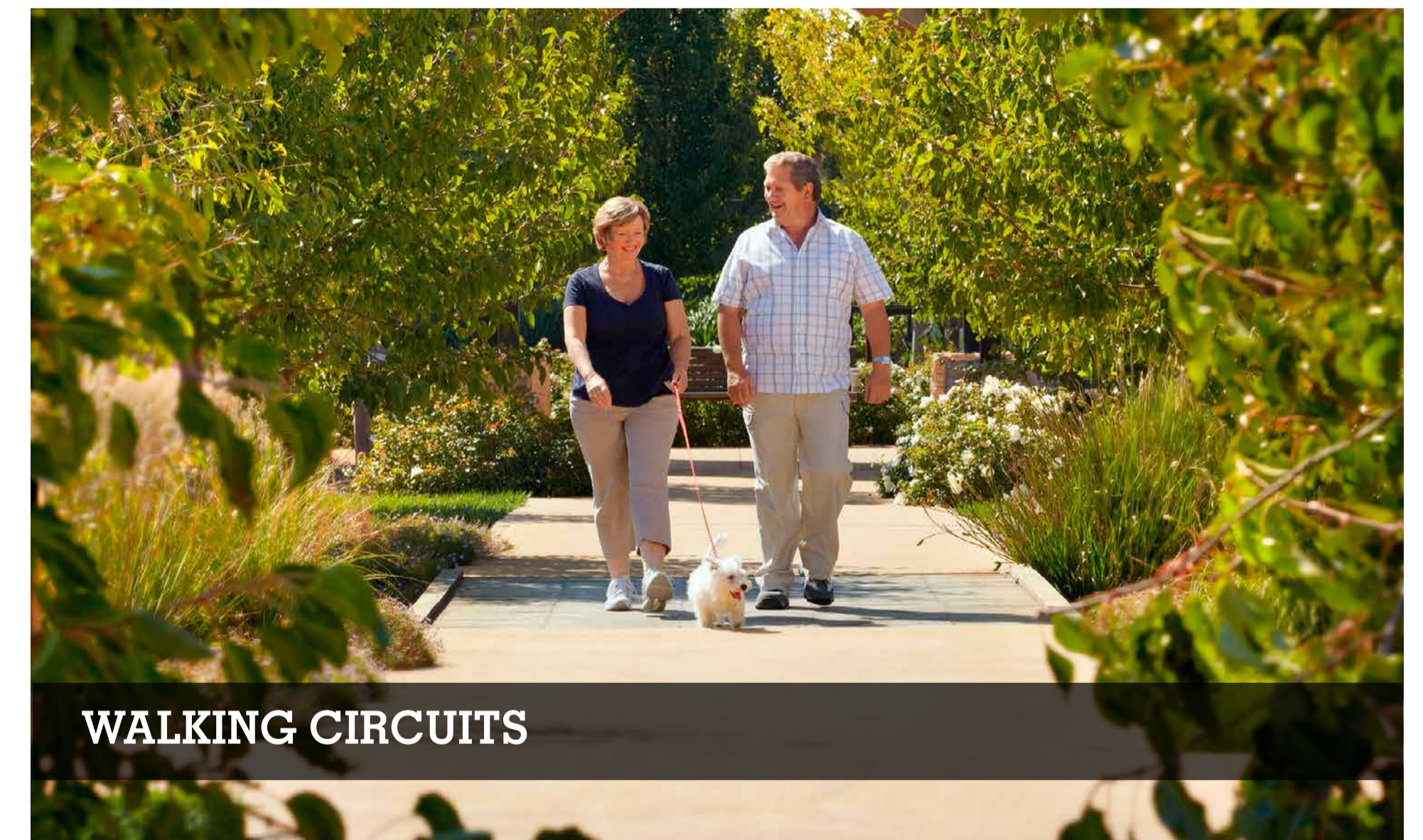
FLOWERS ALIGNING PATHWAYS



WARM FURNITURE



SEASONAL CHANGE



WALKING CIRCUITS



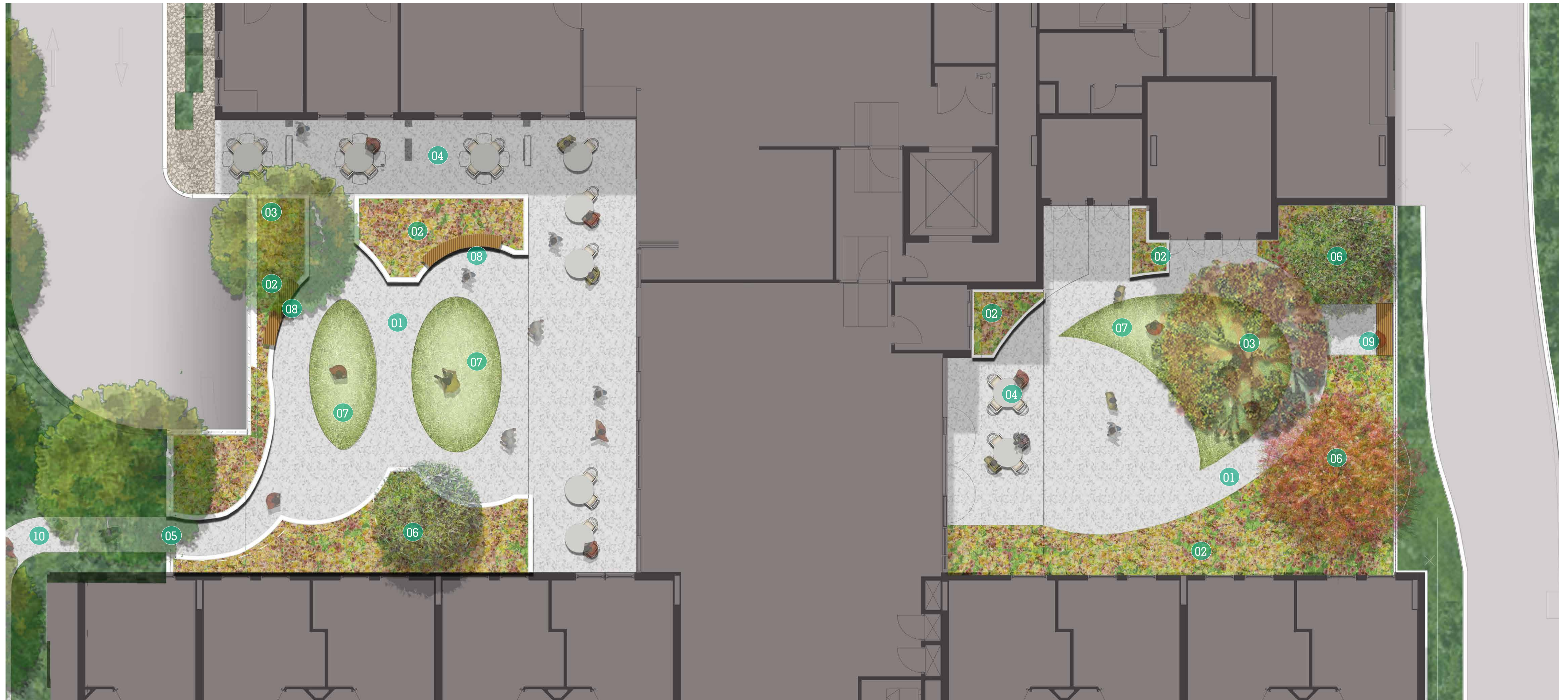
LEGEND

- 01/ Perimeter Egress Path
- 02/ Driveway access to Basement
- 03/ Screen Planting
- 04/ Building Entrance
- 05/ Eldridge Road
- 06/ Existing Laneway Link



LEGEND

- | | |
|--|---|
| 01/ Native Planting to Street Frontage | 08/ Pedestrian link to Street Footpath |
| 02/ Planted Embankment | 09/ Porte Cochere above |
| 03/ Proposed Trees | 10/ Ambulance Drop-off Zone |
| 04/ Gravel Strip | 11/ Substations |
| 05/ Coloured Concrete | 12/ Driveway access to Basement |
| 06/ Entry Signage | 13/ Groundcovers within Substation Easement |
| 07/ Directional Signage | |



LEGEND

- 01/ Concrete Loop Pathway
- 02/ Feature Shrub + Accent Planting
- 03/ Feature Deciduous Tree
- 04/ Table + Chairs
- 05/ Security Gate
- 06/ Shade Trees
- 07/ Turf Area
- 08/ Integrated Wall Seating
- 09/ Bench Seating
- 10/ Egress Path





LEGEND

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TREES



SHRUBS / ACCENTS



SHRUBS / ACCENTS



SHRUBS / ACCENTS



GROUNDCOVERS



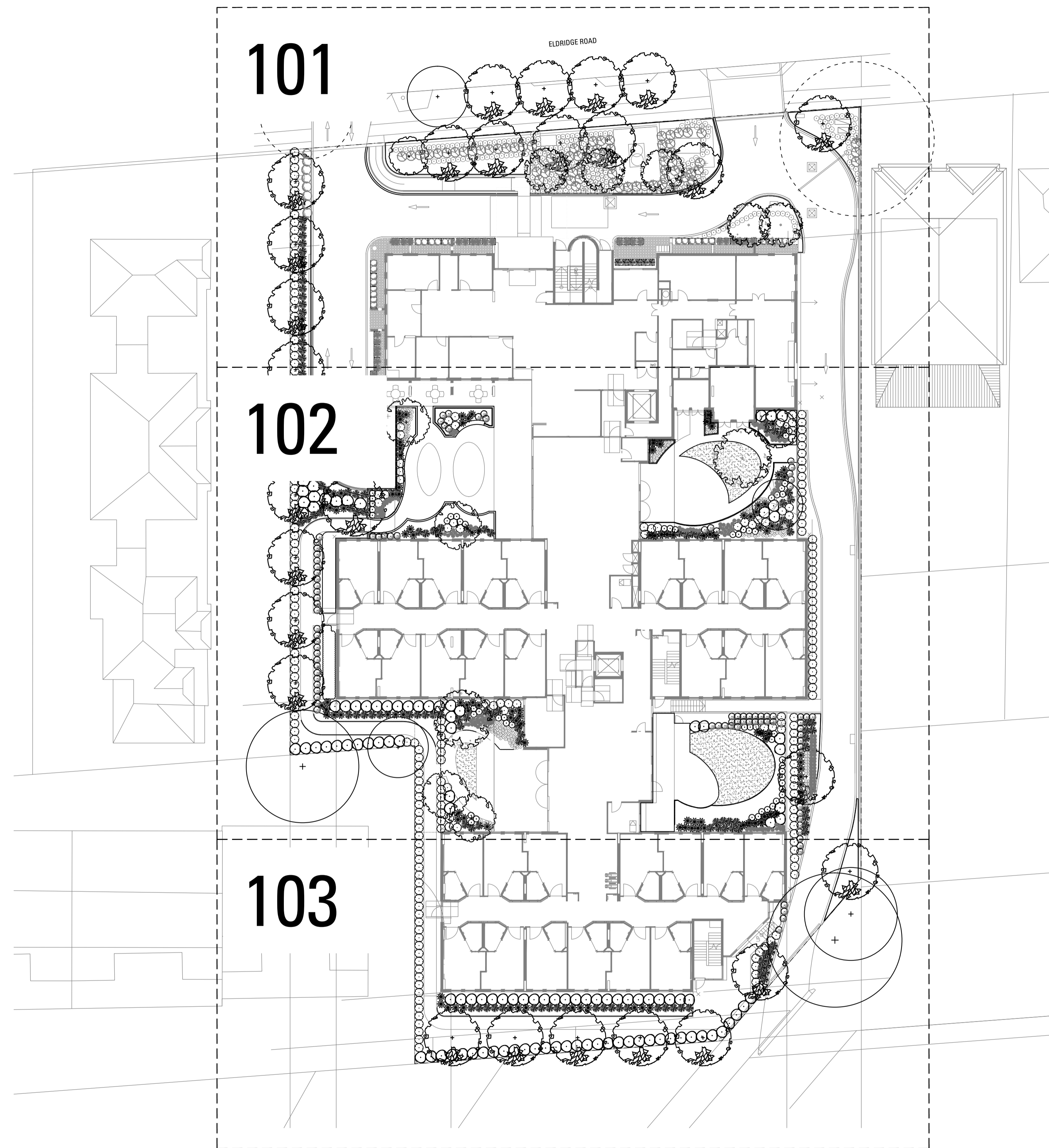
PLANT SCHEDULE

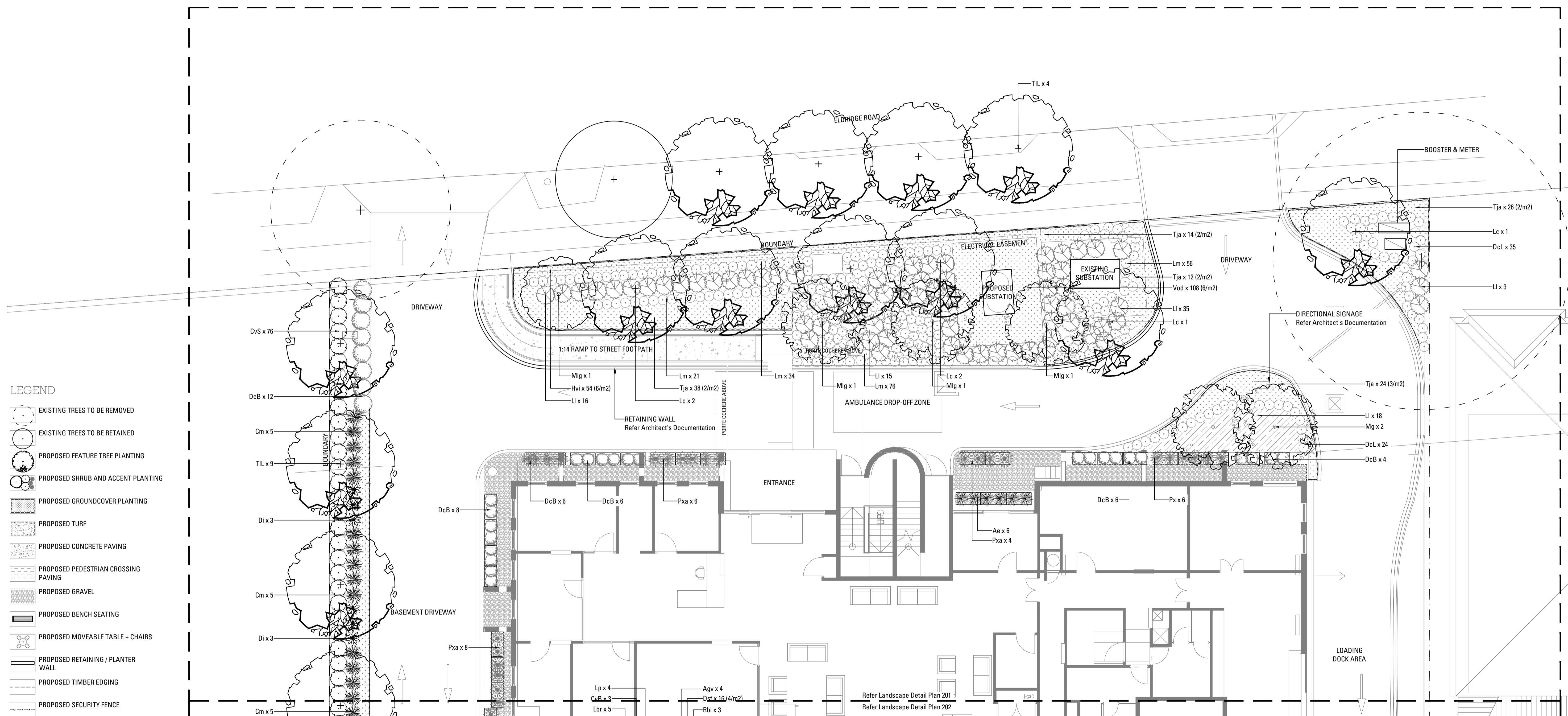
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES & PALMS					
Ace	<i>Acer campestre</i> 'Elsrijk'	Hedge Maple	7 x 6	75L	3
Esr	<i>Eucalyptus</i> 'Summer Red'	Flowering Gum	6 x 5	75L	4
Gts	<i>Gleditsia triacanthos</i> 'Sunburst'	Honey Locust	15 x 7	75L	1
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	10 x 5	75L	14
Mlg	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia	6 x 3	75L	5
Lc	<i>Lophostemon confertus</i>	Queensland Brush Box	20 x 15	75L	6
TIL	<i>Tristaniopsis laurina</i>	Water Gum	15 x 6	75L	4
SHRUBS & ACCENTS					
Agv	<i>Anigozanthos</i> 'Gold Velvet'	Gold Kangaroo Paw	0.6 x 0.4	25L	19
Bf	<i>Boronia floribunda</i>	Pink Boronia	1.0 x 1.0-1.5	25L	8
CvS	<i>Callistemon viminalis</i> 'Slim'	Better John Bottlebrush	0.6-1.2 x 0.6-0.9	45L	117
CvB	<i>Callistemon viminalis</i> 'Better John'	Better John Bottlebrush	0.6-1.2 x 0.6-0.9	25L	138
Gra	<i>Gardenia</i> 'Radicans'	Dwarf Gardenia	0.5 x 1	25L	37
Hbg	<i>Hebe</i> 'Blue Gem'	Blue Veronica	1 x 1	25L	7
Hs	<i>Hebe</i> 'Snowdrift'	Hebe	1.0 x 1.0	25L	17
Lah	<i>Lavandula angustifolia</i> 'Hidcote'	Blue English Lavender	1 x 1	25L	18
LaM	<i>Lavandula angustifolia</i> 'Munstead'	English Lavender	0.4 x 0.5	25L	32
Lbr	<i>Leucophyta brownii</i>	Cushion Bush	0.75 x 1	25L	10
Pxa	<i>Philodendron</i> 'Xanadu'	Xanadu	1 x 1	25L	22
Rbl	<i>Rosmarinus</i> 'Blue Lagoon'	Blue Lagoon Rosemary	1 x 1	25L	30
Soi	<i>Salvia officinalis</i>	Sage	0.75 x 0.5	25L	41
Sp	<i>Syzygium australe</i> 'Pinnacle'	Lily Pilly	4 x 0.8	45L	57
Wn	<i>Westringia fruticosa</i> 'Naringa'	Native Rosemary	1.5 x 1	45L	30
GRASSES / STRAPPY LEAF					
Cm	<i>Clivia miniata</i>	Bush Lily	1 x 1	200mm	43
DcB	<i>Dianella caerulea</i> 'Breeze'	Flax Lily	0.7 x 0.7	200mm	42
DcC	<i>Dianella caerulea</i> 'Cassa Blue'	Flax Lily	0.4 x 0.4	200mm	51
DcL	<i>Dianella caerulea</i> 'Little Jess'	Flax Lily	0.5 x 0.5	200mm	195
Di	<i>Diets bicolor</i>	Peacock Flower	0.8-1.0 x 0.8-0.9	200mm	38
Lm	<i>Liriope muscari</i> 'Isabella'	Lilyturf	0.5 x 0.5	200mm	185
Ll	<i>Lomandra longifolia</i> 'Verday'	Mat Rush	0.6 x 0.8	200mm	96
Lp	<i>Libertia peregriana</i>	NZ Iris	0.5 x 0.5	200mm	89
FERNS & CYCADS					
Ae	<i>Aspidistra elatior</i> 'Variegata'	Cast Iron Plant	0.8 x 0.8	25L	76
Bn	<i>Blechnum nudum</i>	Fishbone Water Fern	1.0 x 1.0	25L	40
Zf	<i>Zamia furfuracea</i>	Cardboard Plant	1.5 x 1.5	45L	22
GROUNDCOVERS & CLIMBERS					
Bm	<i>Brachyscome multifida</i>	Cut leaf Daisy	0.25 x spreading	150mm	18
Dst	<i>Dichondra</i> 'Silver Falls'	Silver Falls Kidney Weed	0.15 x spreading	150mm	48
Hvi	<i>Hardenbergia violacea</i>	Happy Wanderer	0.2 x 3.0	150mm	180
Tja	<i>Trachelospermum jasminoides</i> 'Flat Mat'	Star Jasmine	0.3 x spreading	150mm	387
Vod	<i>Viola odorata</i>	Sweet Violet	0.2 x 0.3	150mm	285

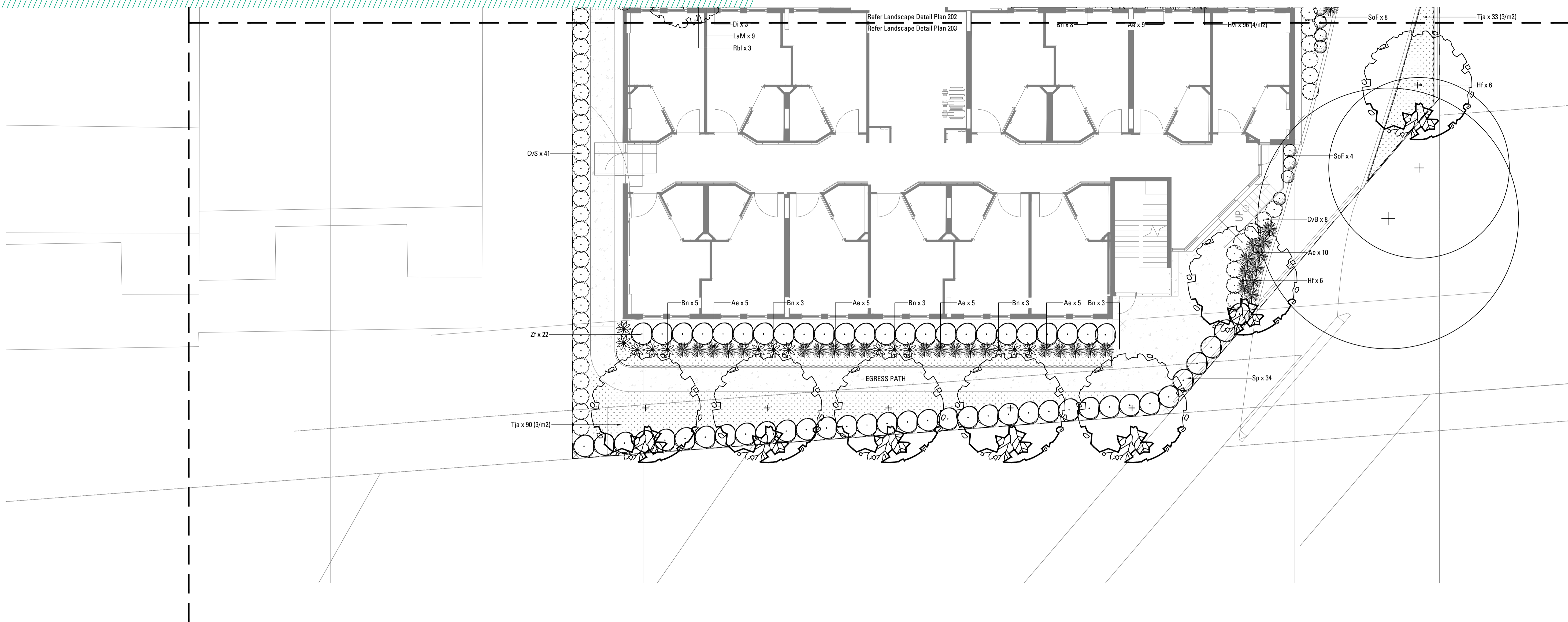
APPENDIX

100_Landscape Masterplan
101_Landscape Detail Plan
102_Landscape Detail Plan
103_Landscape Detail Plan
201_Typical Landscape Details

BANKSTOWN RCF
ELDRIDGE ROAD, BANKSTOWN
APPENDIX LANDSCAPE PLANS + DETAILS
DECEMBER 2015



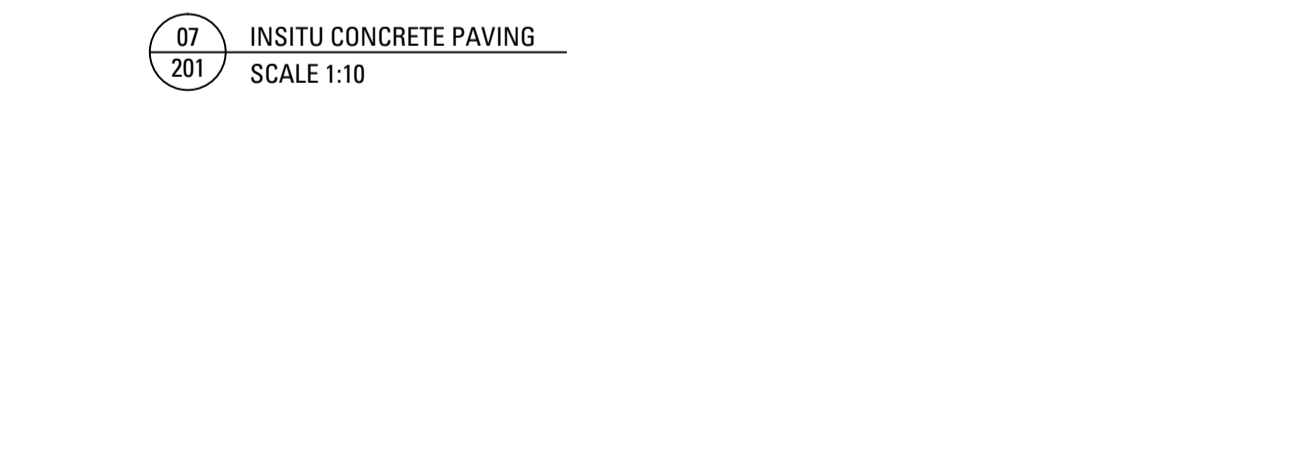
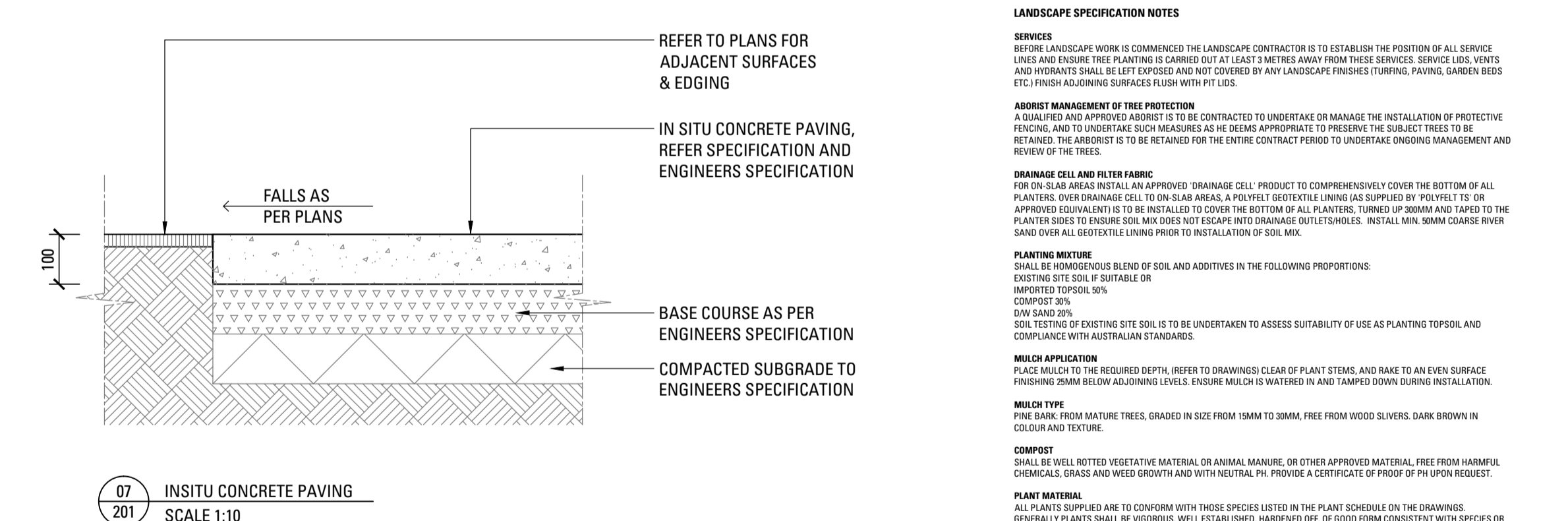
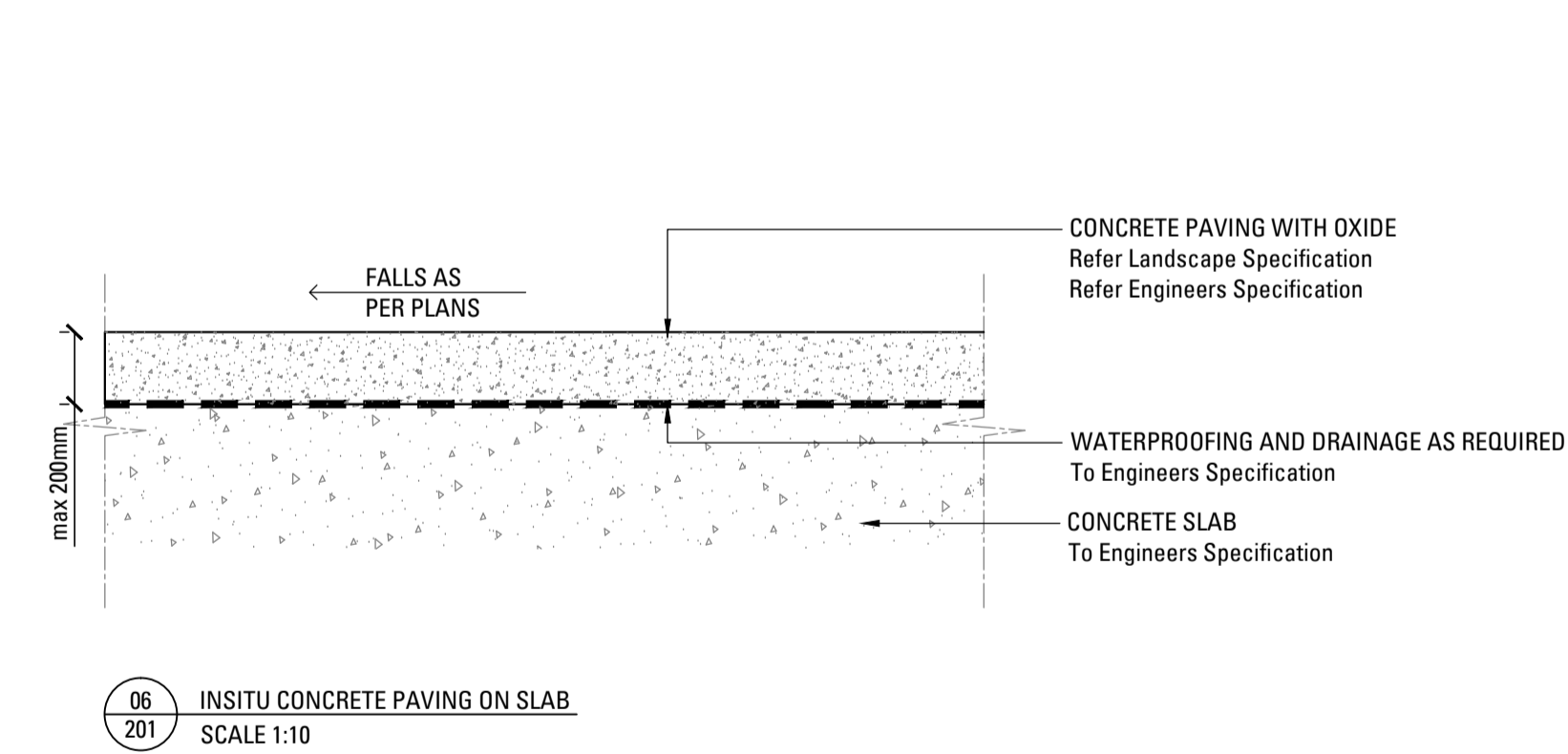
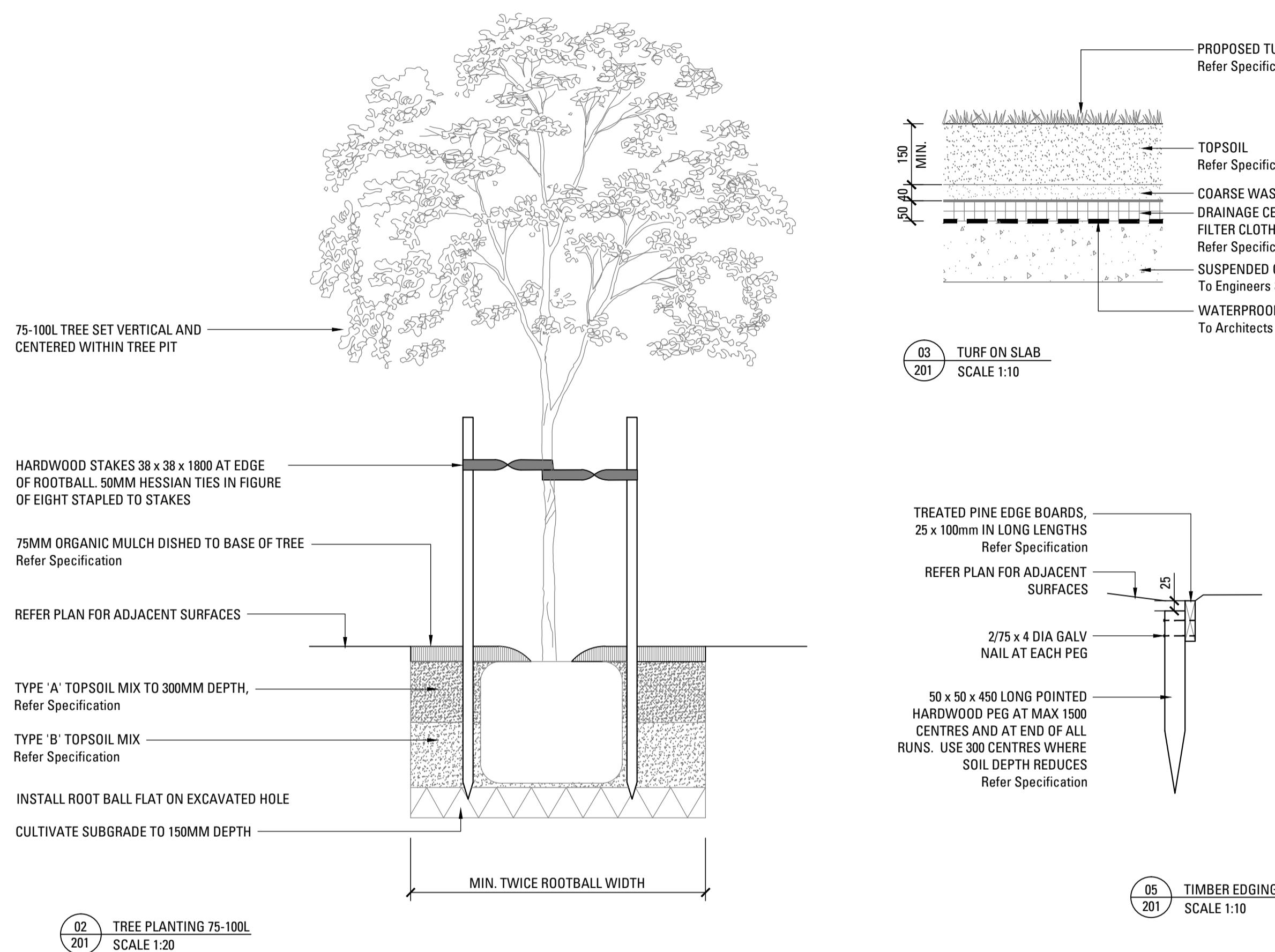
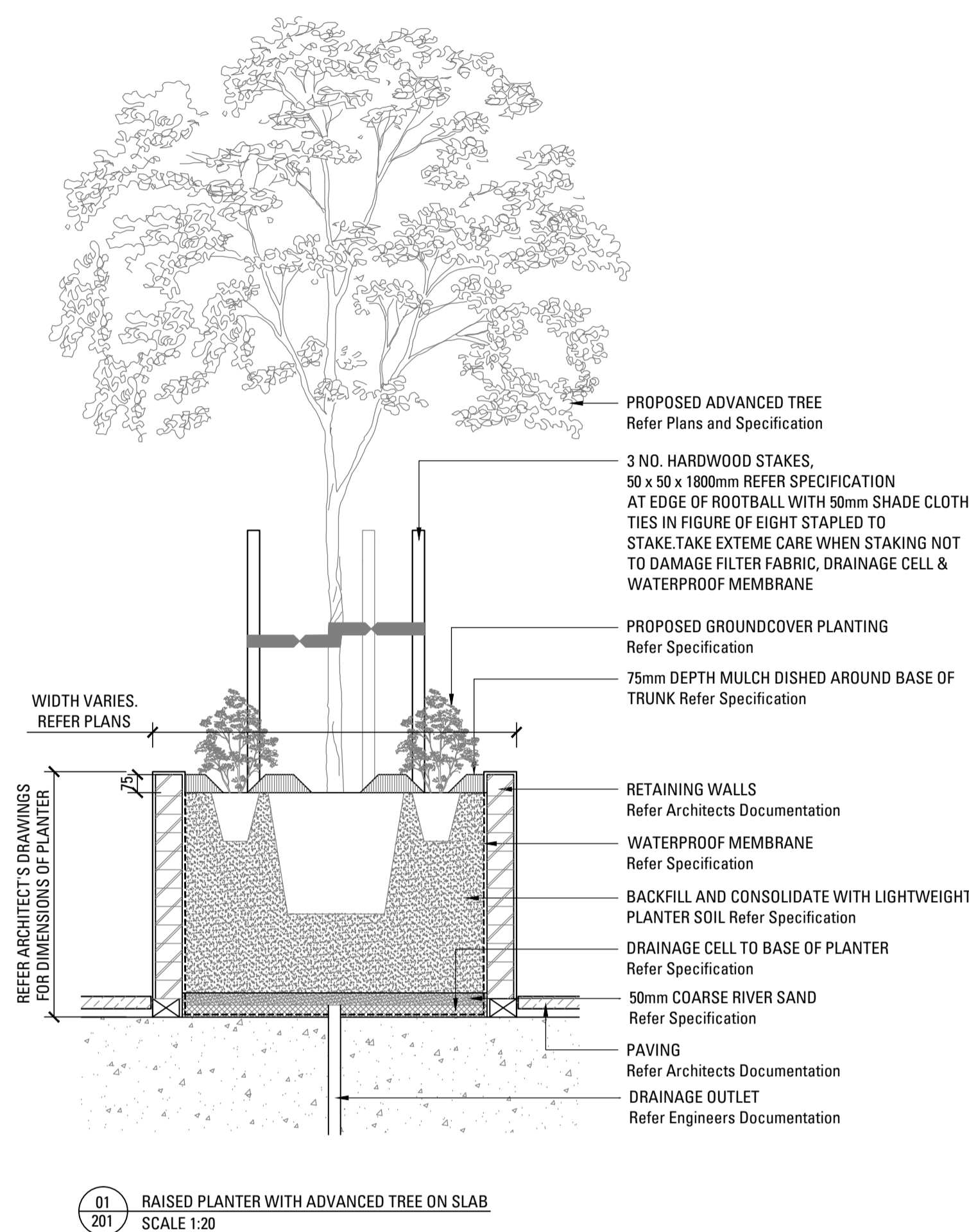




LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED FEATURE TREE PLANTING
- PROPOSED SHRUB AND ACCENT PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED TURF
- PROPOSED CONCRETE PAVING
- PROPOSED PEDESTRIAN CROSSING PAVING
- PROPOSED GRAVEL
- PROPOSED BENCH SEATING
- PROPOSED MOVEABLE TABLE + CHAIRS
- PROPOSED RETAINING / PLANTER WALL
- PROPOSED TIMBER EDGING
- PROPOSED SECURITY FENCE





LANDSCAPE 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 LINES, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) UNLESS ALLOWING SURFACES FLUSH WITH FINISH.

ADJUST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING AND TO DETERMINE WHICH BARRIERS ARE DEEMED APPROPRIATE TO PROTECT THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED DRAINAGE CELL. PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS OVER DRAINAGE CELL TO ON-SLAB AREAS. A POLYESTER GEOTEXTILE LINING (AS SUPPLIED BY PROVIDER) TO BE APPROVED EQUIVALENT IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS. TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLET/SIDES. INSTALL MIN. 300MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
SHALL BE HOMOGENEOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR IMPORTED TOPSOIL 30%
COMPOST 30%
SUN SAND 30%
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 MAKE TO AN EVEN SURFACE. FINISHING 20MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE
PINE BARK FROM MATURE TREES. GRADED IN SIZE FROM 10MM TO 30MM. FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST
SHALL 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.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE WINDHOLE, 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 SHALL 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 SHALL BE NUTRIENTS 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
SHALL BE 80 WATER BUFFALO, SHIRELAYS NO. 17 OR APPROVED 60L GALV FODDER SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO LAYING TURF.

TREES IN GRASS AND GROUND COVER AREAS
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS. EQUAL TO SHIRELAYS KNOX PELLETS. MAXIMUM 0.8 L PER 2.2 METER PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT. 100MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 200MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKES AND TIES
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECEIVING 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 TIEING, REPLANTING, CULTIVATING, PRUNING, HEATING, REWATERING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. 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 TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND ACCUMULATE 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.

REPLACEMENTS
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD IN THE LANDSCAPE. THE CONTRACTOR'S COST OF 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.

STAKES AND TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TIE 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 SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE CANOPY FOLIAGE OR MISCELLANEOUS PRUNING AND REMOVAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTITUTED IF NECESSARY BY ENSURING THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR AND TAMPED DOWN AT ALL TIMES.

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.

GRASS AND TURF AREAS
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SIZE AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BRIBD AND UNDESIRABLE WEEDS AS DIRECTED 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 LIFT FOR LAWNS AT A RATE OF ONE PER HECTARE. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. UNDESIRABLE WEEDS IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SHARP MOWING HEIGHT IN 30MM.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (E.G. ROUNDUP) IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND WEED GROWTH THAT MAY OCCUR IN RECUR THROUGHOUT GRASSES, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 100MM DIAMETER AROUND THE BASE OF TREES IN UNGRADED AREAS CONTINGUOUS THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR DROGGS WHICH MAY OCCUR AFTER THE SOIL FINISHING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE COUNCIL.

