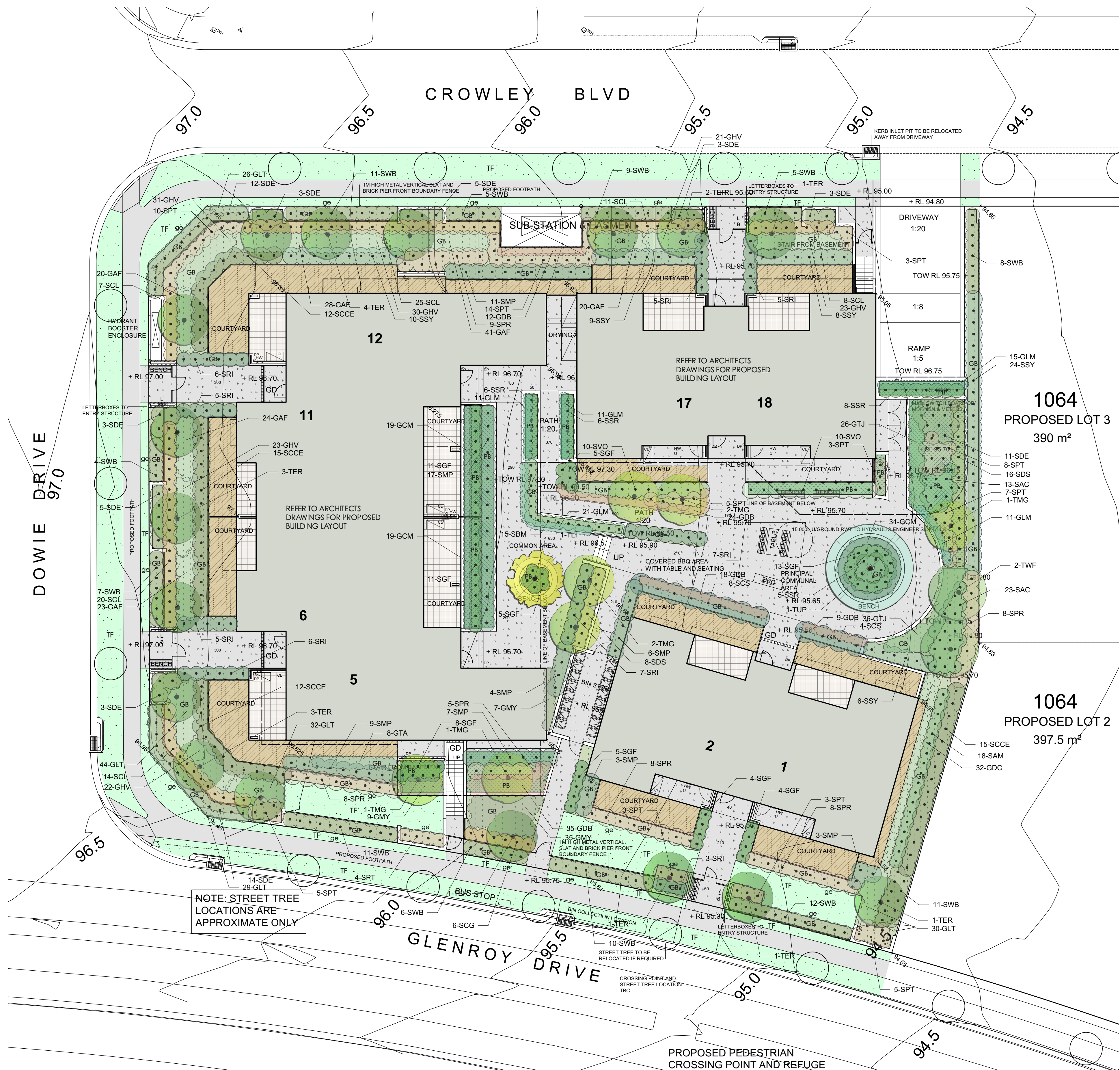


LEGEND

- Existing trees to be retained
- Proposed tree plantings
- Proposed screen shrub plantings
- Concrete driveway / path pavement
- Non slip tiles pavement
- Proposed porous pavement
- Proposed garden bed and plantings
- Proposed planter bed on slab
- Proposed turf area
- Concrete garden edge

Notes:

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information
- Refer LA.02 for Plant Schedule, landscape details and specification

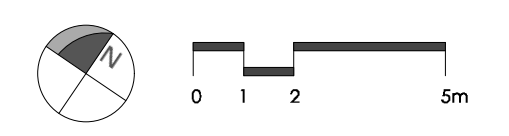


1064 PROPOSED LOT 3
390 m²

1064 PROPOSED LOT 2
397.5 m²

NOTE: STREET TREE LOCATIONS ARE APPROXIMATE ONLY

PROPOSED PEDESTRIAN CROSSING POINT AND REFUGE





Family & Community Services
Land & Housing Corporation

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PHONE No (02) 8753 9000

Barry Rush & Associates Pty Ltd
Architects
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Phone: (612) 9555 9028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
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E	07/06/2017
D	11/05/2017
C	20/04/2017
B	06/02/2017
A	02/12/2016
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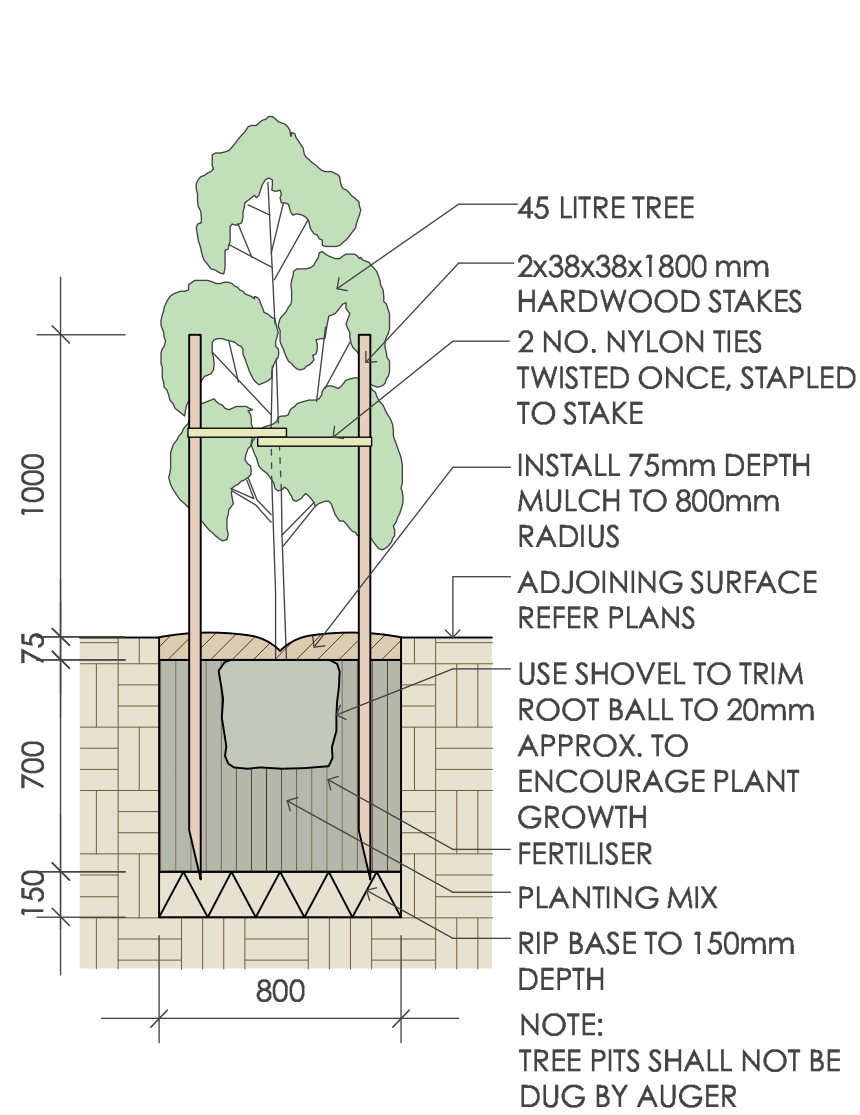
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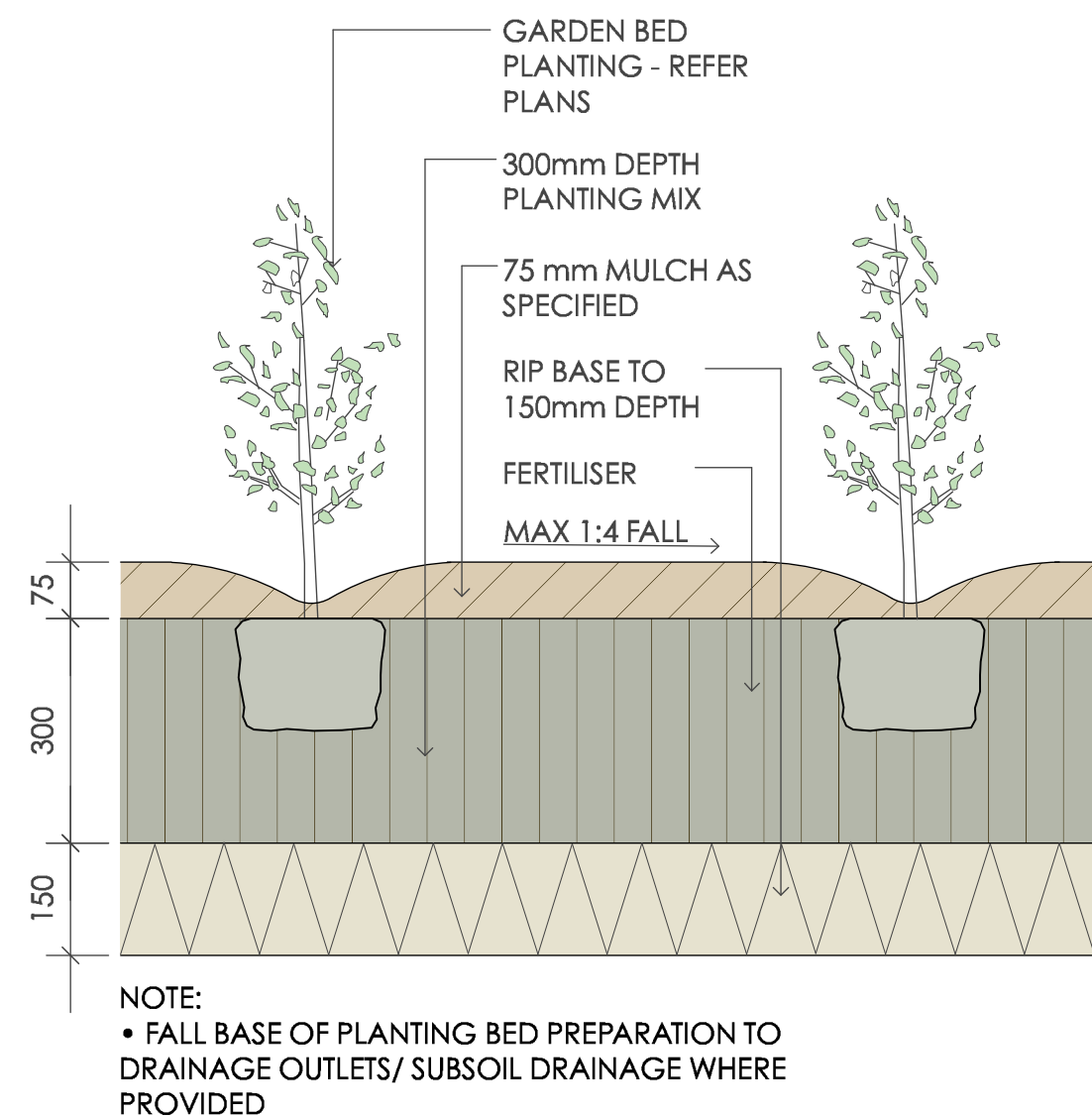
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LOT 1064 DP 12032666	
DOWIE DRIVE CLAYMORE	

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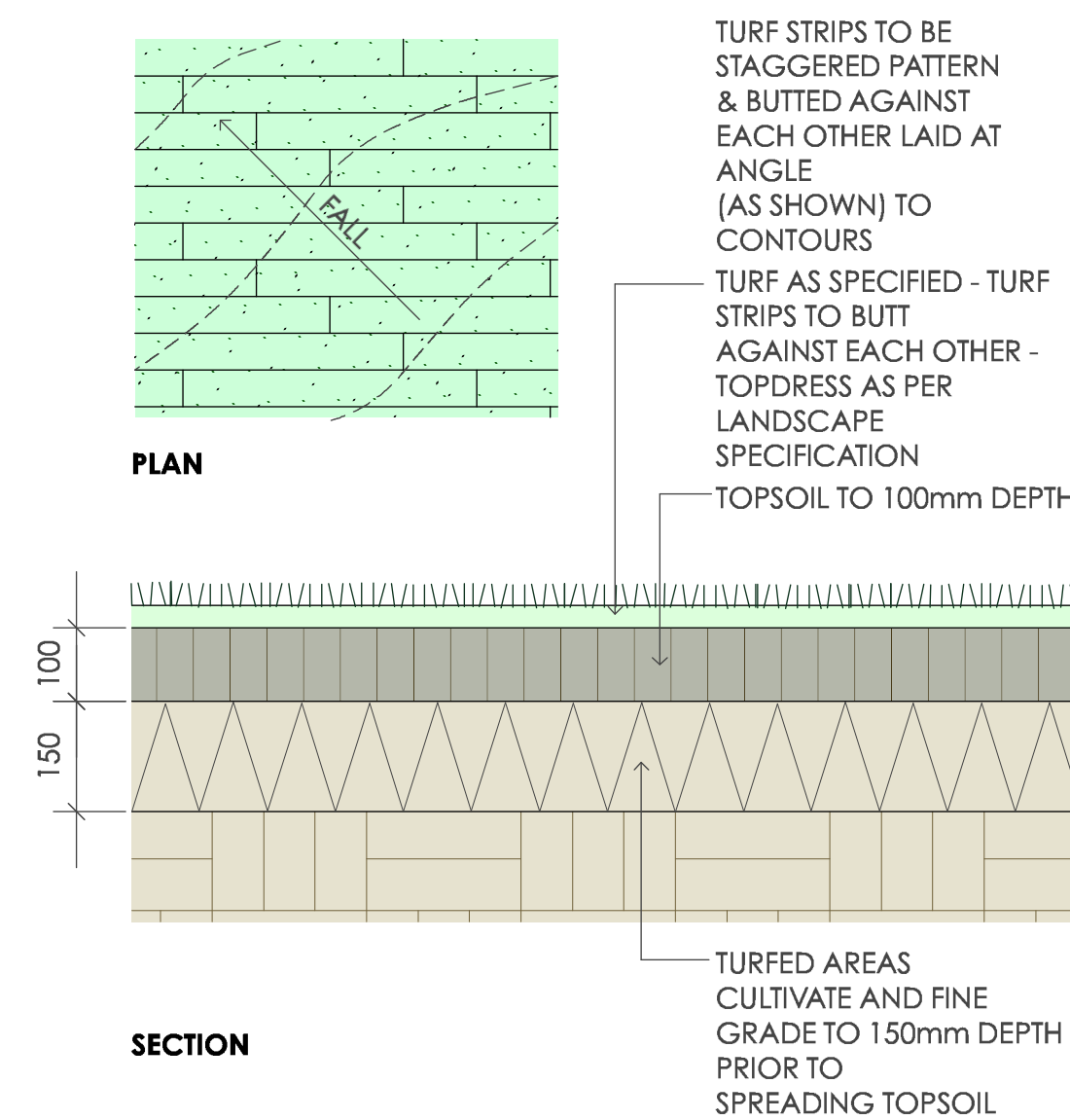
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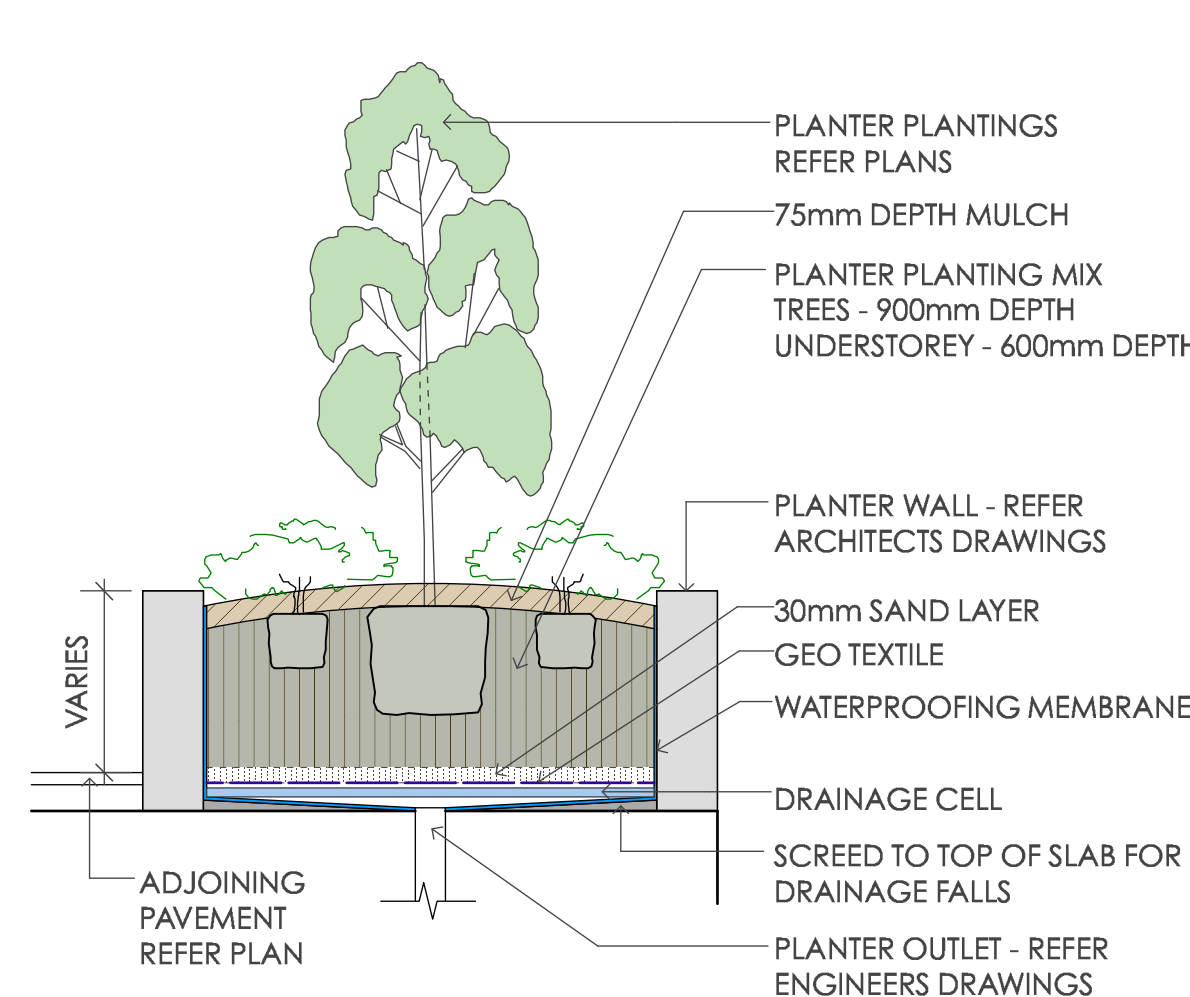
1 45 Litre Tree Planting
scale 1:25



2 Planting Bed Detail
scale 1:10



3 Turfing
scale as shown



4 Planter Bed On Slab
scale 1:25

Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
TER	17	Blueberry Ash	Elaeocarpus reticulatus	45Litre	6 - 8m	3.5 - 6m	N
TLI	1	Crepe Myrtle	Lagerstroemia indica 'Natchez'	45Litre	6 - 8m	3.5 - 6m	N
TMG	7	Little Gem Southern Magnolia	Magnolia grandiflora 'Little Gem'	45Litre	4 - 6m	2.0 - 3.5m	N
TUP	1	Chinese Elm	Ulmus parvifolia 'Burnley Select'	45Litre	6 - 9m	10 - 15m	N
TWF	2	Weeping Lilly Pilly	Waterhousia floribunda	45Litre	6 - 8m	3.5 - 6m	N
Shrubs							
SAC	36	Green Mist	Acmena 'Alyn Magic'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
SAM	18	Alyn Magic	Acmena 'Alyn Magic'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
SBA	1	Hairpin Banksia	Banksia spinulosa	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SBE	1	Heath-leaved Banksia	Banksia ericifolia	200mm	2 - 4m	2.5 - 4m	N
SBM	15	Japanese Box	Buxus microphylla var japonica	200mm	0.6 - 0.8m	0.8 - 1.0m	N
SBS	1	Common Boxwood	Buxus sempervirens	200mm	1 - 1.5m	0.9 - 1.2m	N
SCCE	55	Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'	200mm	3 - 5m	2.0 - 3.5m	N
SCG	7	Bottle Brush	Callistemon 'Great Balls of Fire'	200mm	1 - 1.2m	1.0 - 1.5m	N
SCL	86	Little John	Callistemon 'Little John'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SCS	12	Sasanqua Camellia	Camellia sasanqua	200mm	3 - 5m	3.5 - 6m	N
SDE	63	Gymea Lily	Doryanthes excelsa	200mm	1.2 - 2m	1.2 - 2.0m	N
SDS	24	Duranta Gold	Duranta 'Sheenas Gold'	200mm	0.8 - 1.2m	0.9 - 1.2m	N
SGF	66	Florida Gardenia	Gardenia augusta 'Florida'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
SGH	1	Grevillea	Grevillea 'Honey Gem'	200mm	1.5 - 3m	1.2 - 2.0m	N
SGS	1	Superb Grevillea	Grevillea x 'Superb'	200mm	1.5 - 3m	1.2 - 2.0m	N
SMF	1	Banana Shrub	Michelia figo	200mm	1.5 - 3m	2.0 - 3.5m	N
SMP	61	Orange Jessamine	Murraya paniculata	200mm	1.5 - 3m	3.5 - 6m	N
SNN	1	Dwarf Sacred Bamboo	Nandina domestica 'Nana'	200mm	0.6m	0.8m	N
SPR	46	Red Robin Photinia	Photinia 'Red Robin'	200mm	2 - 3m	1.5 - 2.5m	N
SPT	71	New Zealand Flax	Phormium tenax 'Flamin'	200mm	0.6-0.9m	0.8 - 1.0m	N
SRI	50	Indian Hawthorn	Rhaphiolepis indica 'Oriental Pearl'	200mm	0.9 - 1.5m	1.2 - 2.0m	N
SSR	25	Bird Of Paradise	Strelitzia reginae var juncea	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SSY	1	Cascade Lilly Pilly	Syzygium 'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SSY	57	Select Form Lilly Pilly	Syzygium 'Select Form'	200mm	3 - 4m	1.2 - 2.0m	N
SSYF	1	Royal Flame Lilly Pilly	Syzygium 'Royal Flame'	200mm	1.5 - 2m	1.0 - 1.5m	N
SVQ	21	Dense Form Viburnum	Viburnum odoratissimum 'Dense Form'	200mm	3 - 4m	2 - 3m	N
SWB	99	Blue Gem	Westringia 'Blue Gem'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
Ground Covers							
GHV	151	False Sarsaparilla	Hardenbergia violacea 'Meema'	150mm	0.75 - 0.9m	1.2 - 2.0m	N
GAF	156	Kangaroo Paw 'Gold Velvet'	Anigozanthos 'Gold Velvet'	150mm	0.75 - 0.9m	0.3 - 0.6m	N
GCM	69	Bush Lily	Clivia miniata	150mm	0.45 - 0.6m	0.3 - 0.6m	N
GHP	1	Licorice Plant	Helichrysum petiolare 'Limelight'	150mm	0.3 - 0.45m	0.6 - 0.9m	N
GLT	162	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
GDC	32	Blue Flax-lily	Dianella caerulea	150mm	0.6 - 0.75m	0.6 - 0.9m	N
GDB	99	Flax Lily	Dianella tasmanica 'Blaze'	150mm	0.4 - 0.5m	0.4 - 0.6m	N
GLM	70	Giant Lily Turf	Liriope muscari 'Evergreen Giant'	150mm	0.0 - 0.3m	0.0 - 0.3m	N
DC	1	Paroo Lily, Blue Flax-lily	Dianella caerulea	150mm	0.6 - 0.75m	0.6 - 0.9m	N
LK	1	Spiny-headed Mat-Rush	Lomandra longifolia 'Katrinus'	150mm	0.75 - 0.9m	0.9 - 1.2m	N
GDG	1	Blue Wild Iris	Dietes grandiflora	150mm	0.75 - 0.9m	0.0 - 0.3m	N
GMV	52	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GTA	9	Asian Jasmine	Trachelospermum asiaticum	150mm	n/a	3 - 5m	N
GTJ	63	Star Jasmine	Trachelospermum jasminoides	150mm	0.3 - 0.6m	1 - 4m	N
GWM	1	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GBB	1	Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of

- 50% Black Soil
- 20% Coarse Sand
- 30% Organic Material

as available from Australian Native Landscapes, Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Planter Mix:

Planter mix shall be Peat and Planter Mix as supplied by Australian Native Landscape Pty Ltd (ph [02] 9450 1444 or approved equivalent).

Planter Drainage Cell:

Planter drainage cell shall be VersiCell as supplied by Elmich Australia Pty Ltd (ph [02] 9648 2073 or approved equivalent).

Mulch:

Mulch to garden bed:

Mulch shall mean hardwood mulch (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone [02] 9450 1444, or approved equivalent.

Mulch to planter beds:

Mulch to planter beds shall be Pine bark mini nuggets mulch (25mm grade), free from fines and as available from Australian Native Landscapes Pty Ltd Phone [02] 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:

- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).

Place after the preparation of the planting bed, planting and all other work.

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound. Plants are available from **Andreasens Green** wholesale nursery, contact Darren (02) 8777 4713, email darren@andreasengreen.com.au or approved equivalent.

Turfed areas:

All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie
- TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Porous Pavement

MATERIAL: Porous pavement shall be Stonestel Pour On Gravel binder pavement colour Gold as available from Pour On Pty Ltd (Phone 1300 392 155) or approved equivalent. Install to manufacturer's recommendations. Sample to be provided for approval by Superintendent.

Concrete Edge

MATERIALS: Concrete to be off white colour.

INSTALLATION: Supply and install 150 x 100mm (width) reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through rinsing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

Bench

MATERIALS:

Park bench to be Model No. CMP4 bench with stainless steel frame, hardwood battens, supported on fabricated steel base as available from:

Street Furniture Australia Pty Ltd

Tel: 1800 027 799

SEATING COLOUR/FINISH:

- Frame: Black power coated finish
- Battens: Eco-certified hardwood oiled

INSTALLATION:

Sub surface fixing as manufacturers details. Ensure that seat posts are installed plumb and vertical and that seat battens are horizontal. Where seats are located on sloping ground, coordinate with supplier to provide seat with custom leg lengths to enable horizontal installation.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by the Principle's Authorised Person. The maintenance period shall convenience at the granting of practical completion and shall extend for 26 weeks.

Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by the Principle's Authorised Person. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas, and tree pits in turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Fertilise lawn areas to maintain healthy growth.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- Mow lawn to maintain neat healthy growth.
- A final inspection shall be made by the Principle's Authorised Person before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

NOTE:

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.



Family & Community Services

Land & Housing Corporation

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ASHFIELD NSW BC1800
PHONE No [02] 8753 9000

NOMINATED ARCHITECT:

Barry Rush & Associates Pty Ltd

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Email: info@barryrush.com.au
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BUSINESS PARTNER:
LAND AND HOUSING CORPORATION
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ASHFIELD NSW 2131
PHONE No [02] 8753 9000

PROJECT:

PROPOSED SENIORS LIVING HOUSING

LOT 1064 DP 12032666

DOWIE DRIVE CLAYMORE

TITLE:

LANDSCAPE DETAILS
& SPECIFICATION

FILE: 1527.LA01

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