

11 - 19 Centenary Road, Merrylands, NSW

Landscape Documentation for Development Application

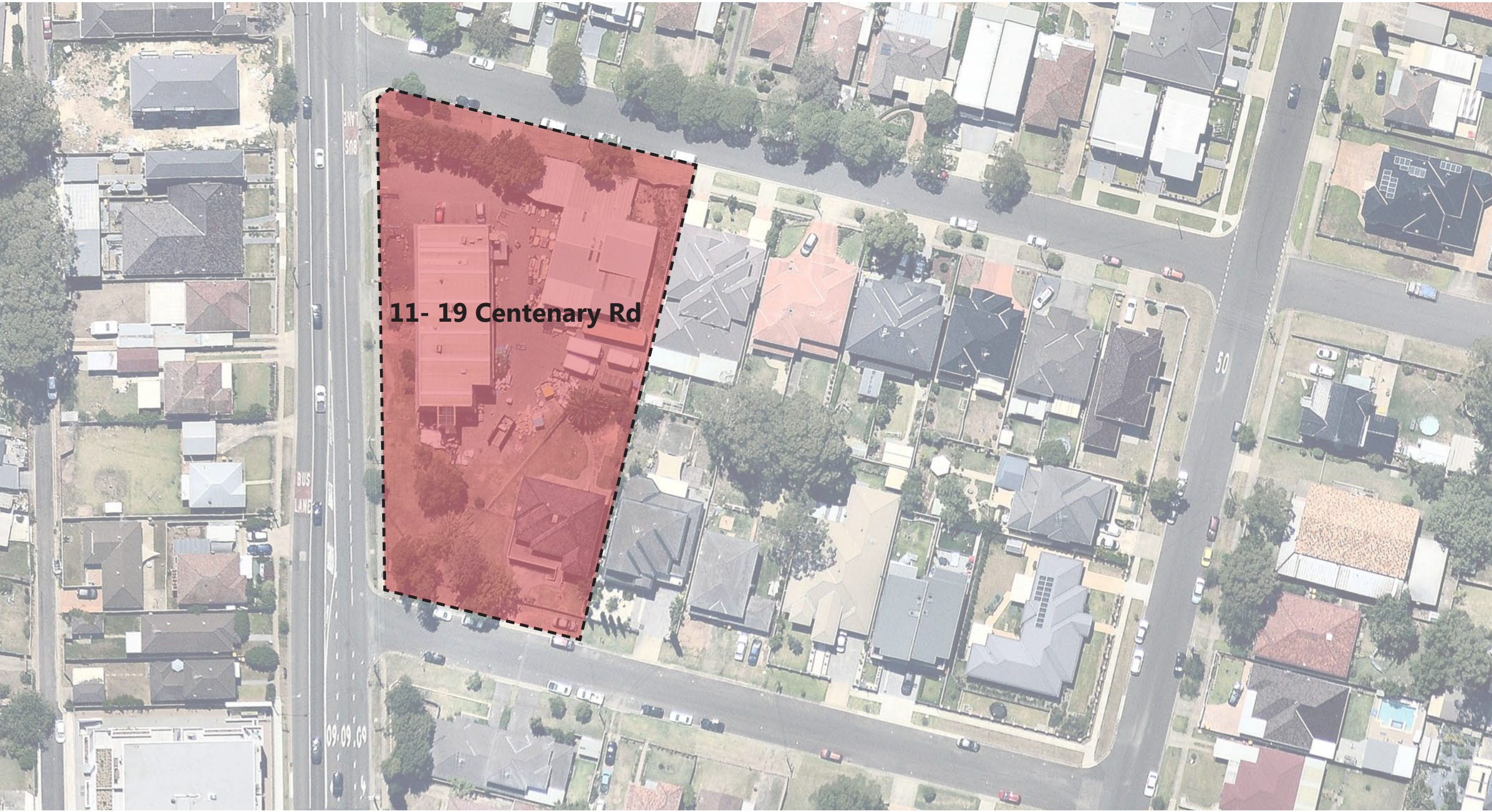


IMAGE TAKEN FROM NEARMAP 2017

Drawing Register:

Dwg No.	Drawing Name
LDA-000	Cover Sheet & Design Statement
LDA-101	Overall Landscape Plan - 1:200
LDA-102	Detailed Landscape Plan & Sections (P1) - 1:100
LDA-103	Detailed Landscape Plan (P2) - 1:100 & Typical Fencing Detail 1:10
LDA-104	Detailed Landscape Plan & Sections (P3) - 1:100
LDA-105	Detailed Landscape Plan & Sections (P4) - 1:100
LDA-201	Landscape Specification & Details - 1:20
LDA-301	Landscape Finishes & Plant Schedule

Design Statement

Landscape Philosophy

Landscape and architecture become one form, with a mix of exotic and native mass planted shrubs and groundcovers. These are intended to be low maintenance and also low water use.

Street Frontage

Landscaping is designed to create an identifiable street presence. Hedging will be kept below 1.5m to comply with CPTED guidelines and aid with visual surveillance. The use of flowering exotic trees mark main entrances into the building. Generally trees on the northern and western aspects are proposed to be deciduous for solar access as per DCP guidelines.

Communal Courtyard

The landscape design is intended to holistically blend into the surrounding architecture, this is achieved by following the geometric lines of the building facade. A number of different spaces have been created that offer areas to relax, play and socialise. Private units which face the courtyard have significant landscape set backs, which allows for a large amount of buffer planting between them and the communal courtyard.

Landscape Management

The common landscape will be maintained by a Community Body Corporate. A low volume drip irrigation system is proposed to optimise establishment of the landscape. Private landscape areas are to be maintained by residents.

This will be used within the public environs. Drainage is an important consideration over podium applications. Drainage cell product will be used to the base in conjunction with vertical planter drainage systems that are connected to the engineered hydraulic system.

A planting palette has been chosen that includes shade tolerance species. These will be planted within areas which receive most shade including the south side of the building and parts of the communal courtyard.

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			-	02.05.17	DRAFT for Development Application	FH	BG			11.05.2017	A	20170314	LDA-000
			A	11.05.17	Development Application	FH	BG						



LEGEND

--- SITE BOUNDARY

--- LINE OF BASEMENT

T13
TREE TO BE REMOVED
REFER ARBORIST
REPORT

T21
TREE TO BE RETAINED
REFER ARBORIST
REPORT

PROPOSED EXOTIC TREE
PLANTING

PROPOSED NATIVE TREE
PLANTING

PROPOSED SCREEN
PLANTING

TURF

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AMELIE HOUSING

Architect:
NORDON JAGO ARCHITECTS

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Landscape Architect

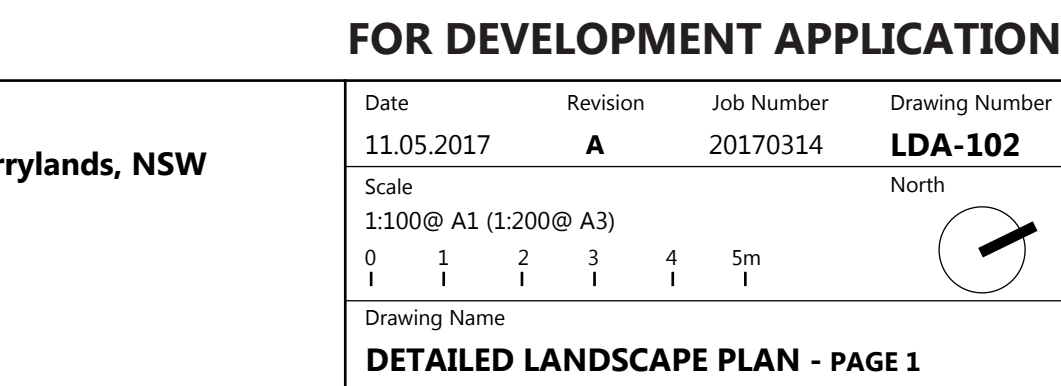
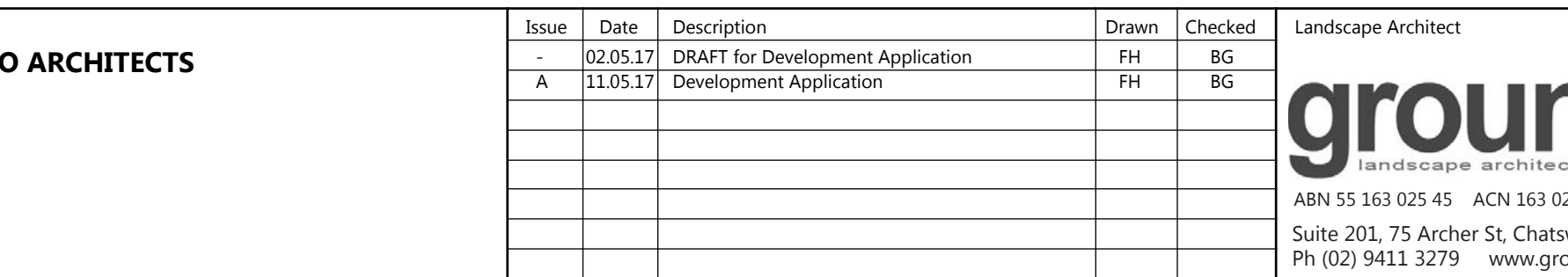
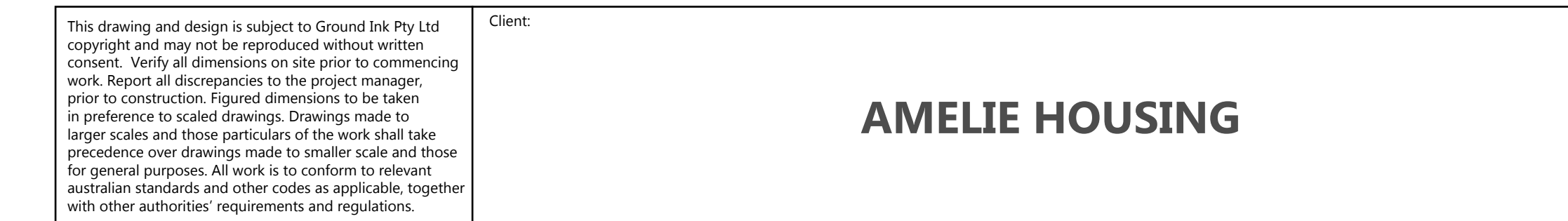
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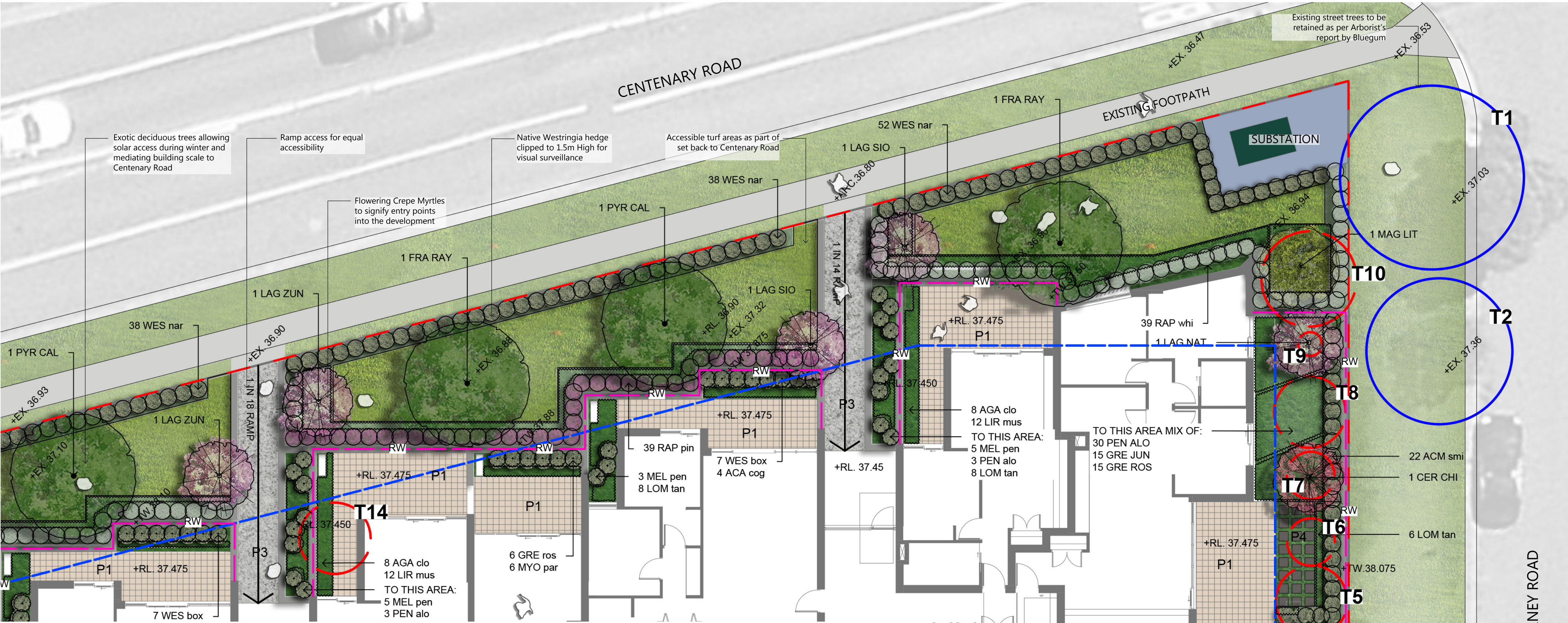
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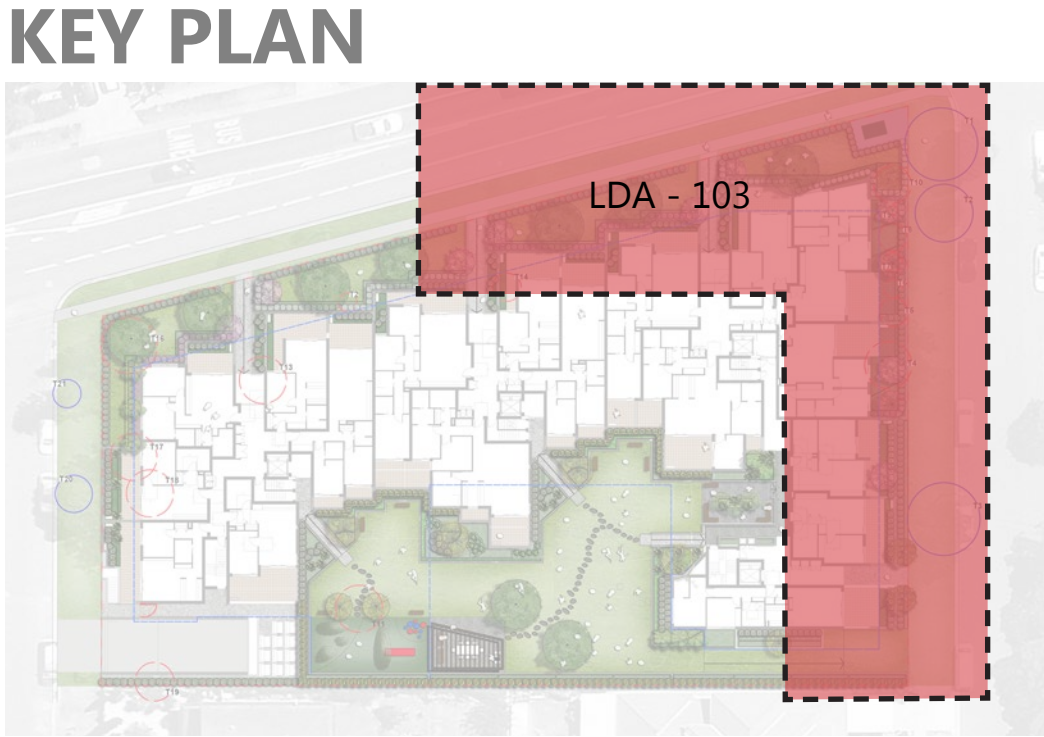
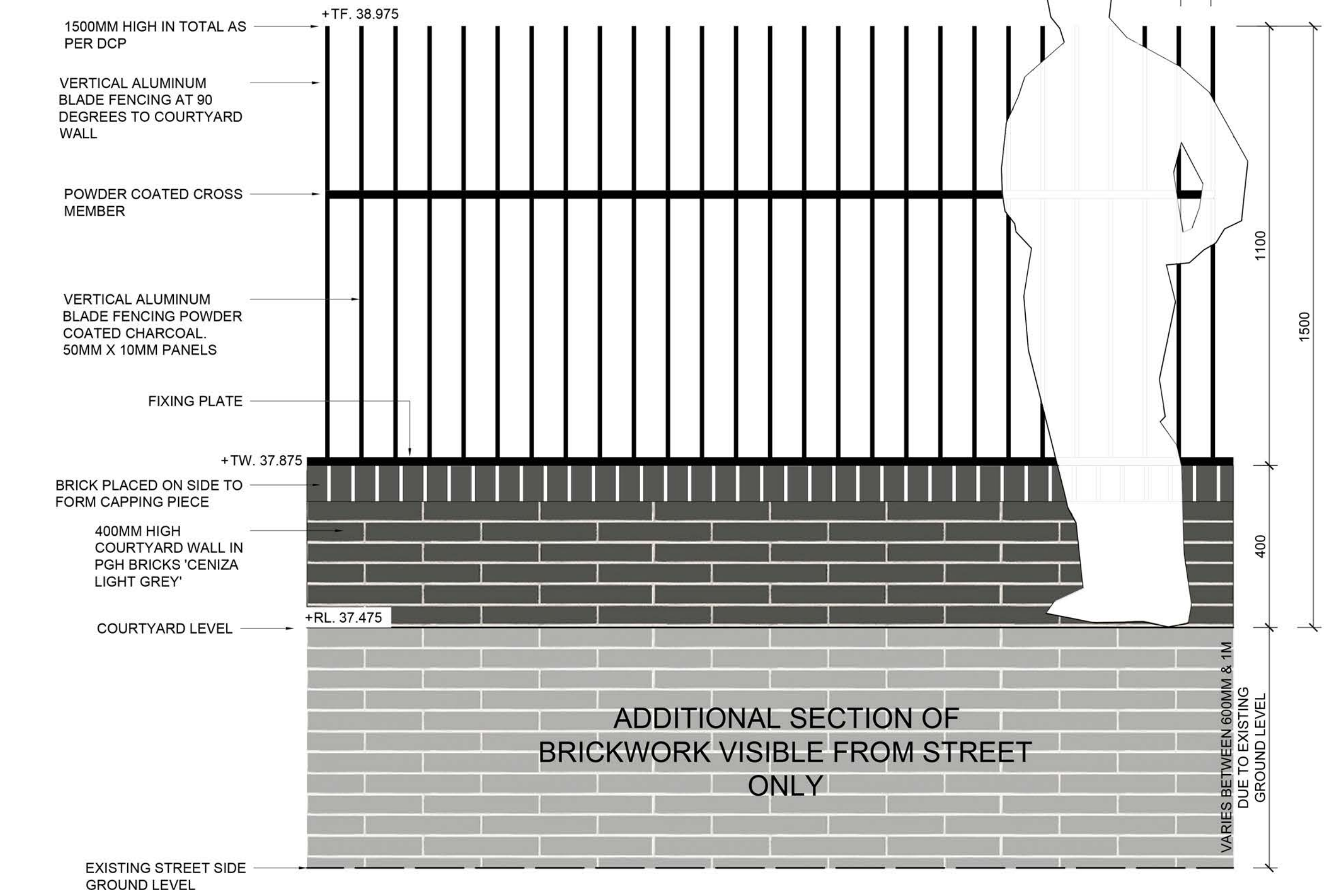
FOR DEVELOPMENT APPLICATION

Date	Revision	Job Number	Drawing Number
11.05.2017	A	20170314	LDA-101
Scale 1:200@ A1 (1:400@ A3)			
0 2 4 6 8m			
Drawing Name			
OVERALL LANDSCAPE PLAN			





Typical Street Fencing Detail 1:10



- LEGEND
- SITE BOUNDARY
 - LINE OF BASEMENT
 - LINE OF PRIVACY BLADE FENCING
 - TREE TO BE REMOVED REFER ARBORIST REPORT
 - TREE TO BE RETAINED REFER ARBORIST REPORT
 - PROPOSED EXOTIC TREE PLANTING
 - PROPOSED NATIVE TREE PLANTING
 - PROPOSED SCREEN PLANTING
 - GROUNDCOVER PLANTING
 - RETAINING WALL
 - GARDEN EDGING
 - BUFFALO TURF
 - TERRACE PAVING TO ARCHITECTS DETAILS
 - COURTYARD CRAZY PAVING
 - CONCRETE ENTRY PATH
 - STEPPING STONES IN TURF
 - PLAYGROUND SOFT FALL SURFACE / SYNTHETIC TURF
 - PROPOSED LEVEL
 - EXISTING LEVEL
 - TOP OF WALL LEVEL
 - 450 HIGH SEATING BENCH
 - SECTION LOCATION

FOR DEVELOPMENT APPLICATION

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
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Date	Revision	Job Number	Drawing Number
11.05.2017	A	20170314	LDA-103
Scale 1:100@ A1 (1:200@ A3)			
0	1	2	3
1	1	1	1
Drawing Name DETAILED LANDSCAPE PLAN - PAGE 2			

Date	Revision	Job Number	Drawing Number
11.05.2017	A	20170314	LDA-104
Scale 1:100@ A1 (1:200@ A3)			North 
0	1	2	3
4	5m		
Drawing Name DETAILED LANDSCAPE PLAN - PAGE 3			

LANDSCAPE SPECIFICATION

General

Maintenance shall 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. The landscape contractor shall attend the site on a weekly basis to maintain the landscape works for the full term approved at CC stage of the maintenance period (commencing from practical completion).

Rubbish Removal

During the term of the maintenance period the Landscape Contractor shall undertake rubbish removal from the site on a weekly basis to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide, (e.g. 'Roundup', applied in accordance with the manufacturer's directions) or hand weeding.

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.

Frequency: as required.

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Irrigation

A low volume drip irrigation system may be installed at the discretion of the Developer. Position of control box, solenoids and irrigation conduits to be designed by qualified irrigation engineer at CC stage. Controllers shall be mounted on a stable wall, power rack, or formed and constructed concrete based pedestal mount. Performance specification to be provided by landscape architect, nominally 25mm delivered to plant areas each week during establishment (depending on weather conditions). After establishment, irrigation rates can be decreased in certain areas of the landscape depending on the species.

Watering

Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.

Frequency: Weekly or as required.

Drainage

All landscape areas are to have positive drainage to SW systems. If areas of poor drainage are identified on site then this should be brought to the site superintendents attention. Install agg lines if required.

Soils

The landscape contractor shall supply and install 'Organic Garden Mix', as supplied by ANL, to a depth of 300mm to all garden beds as shown on the landscape plans.

Turf Areas

The landscape contractor shall supply and install turf underlay under all turf areas, consisting of 100mm thick layer of screened top soil.

Cultivation

All garden beds to be cultivated to a min depth of 150mm and tree pits to the depth of the root ball only. If additives such as gypsum are required conduct this after cultivation into the top 100mm of soil.

Planting

All planting to be grown to NATSPEC specifications. Contractor to prepare site for planting including watering, handling, setting out and excavation. Excavate a hole for each plant large enough to provide not less than 100mm all around the root system of the plant. For tree planting each hole shall be dug with a shovel, backhoe or similar tool. Individual holes shall be excavated to allow root system to sit flat on the excavated hole and 400mm to each side of the root system. Backfill planting holes with existing site soil and topsoil as described in section 'Soil', plant / Tree shall be set plumb, with the root ball set slightly below the final soil level.

Mulching

The Landscape Contractor shall supply and install organic mulch to all garden beds shown on the landscape plans, to a minimum depth of 75mm. All mulch is to be free of deleterious matter such as soil, weeds and sticks. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstall depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Maintain watering rings around trees. Top up mulch levels prior to handover to client.

Turfing

The landscape contractor shall supply and install Sir Walter Buffalo turf in stretcher pattern to all turf areas shown on the landscape plans and is to finish flush with adjacent surfaces. Turf to be a min thickness of 50mm with a 40mm mowing height. Contractor to allow for fertilising, laying, tamping, watering, top dressing, maintenance and mowing.

Pest and Disease Control

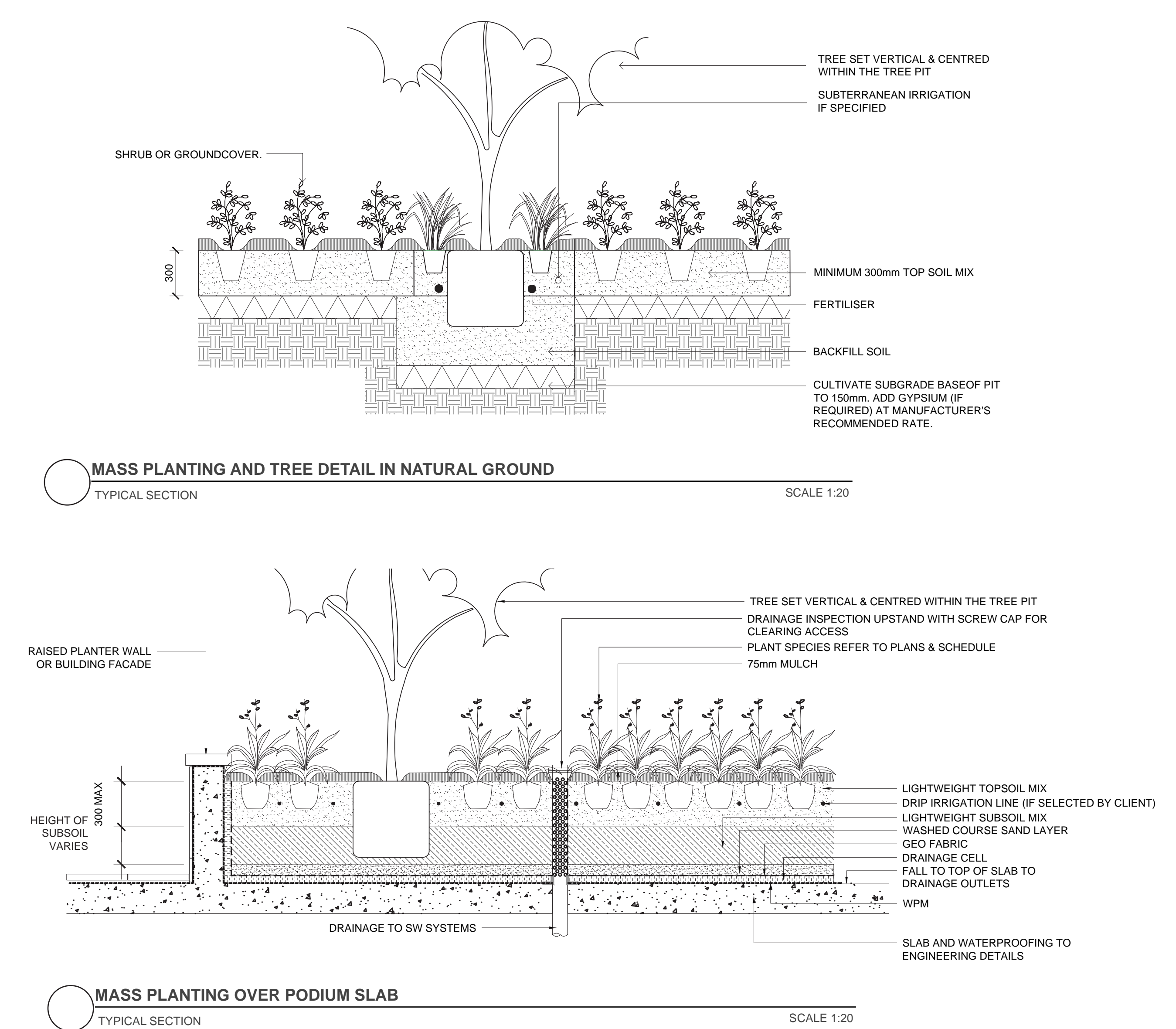
The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions.

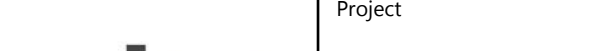
Frequency: weekly inspection

Fertilising

Pellets shall 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 or similar approved. KOKEI pellets shall 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. Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

TYPICAL DETAILS



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			A	11.05.17	Development Application	FH	BG			Scale:			
										1:20 @ A1			
Drawing Name LANDSCAPE SPECIFICATION & DETAILS													

PLANT SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Spacing	Pot Size
Trees					
COR FIC	Corymbia ficifolia 'Baby Orange'	Flowering Gum	4m	As shown	75L
CER CHI	Cercis chinensis 'Avondale'	Chinese Redbud	3m	As shown	75L
FRA GRI	Fraxinus griffithii	Evergreen Ash	6m	As shown	100L
CUP ANA	Cupaniopsis anacardioides	Tuckeroo	8m	As shown	75L
ELA RET	Elaeocarpus reticulatus	Blueberry Ash	8m	As shown	75L
GIN BIL	Ginkgo biloba	Ginkgo	25m	As shown	75L
HOW FOS	Howea forsteriana	Kentia Palm	8m	As shown	45L
LAG SIO	Lagerstroemia indica x L.faurieri 'Sioux'	Crepe Myrtle	4m	As shown	75L
LAG ZUN	Lagerstroemia indica x L.faurieri 'Zuni'	Crepe Myrtle	4m	As shown	75L
MAG LIT	Magnolia 'Little Gem'	Little Gem	5m	As shown	100L
PYR CAL	Pyrus calleryana 'Bradford'	Bradford Pear	7m	As shown	100L
QUE COC	Quercus coccinea	Red Oak	10m	As shown	100L
TRI LAU	Tristaniopsis laurina 'Luscious'	Water Gum	8m	As shown	75L
Shrubs					
ASP aus	Asplenium australasicum	Bird's Nest Fern	1m	1m centres	150mm
CAM whi	Camellia sasanqua 'White'	White Camellia Sasanqua	3m	0.7m centres	150mm
COR alb	Correa alba	Native Fuschia	1m	0.7m centres	150mm
GRE jun	Grevillea juniperina 'Gold Cluster'	Prostrate Grevillea	0.3m	0.7m centres	150mm
GRE ros	Grevillea rosmarinifolia 'Crimson Villea'	Grevillea	0.8m	As shown	150mm
HAR vio	Hardenbergia violacea 'Meema'	Meema	0.5m	0.7m centres	150mm
PHI xan	Philodendron Xanadu	Xanadu	0.7m	0.6m centres	150mm
RAP ind	Raphiolepis 'Cosmic Pink'	Pink Indian Hawthorn	0.8m	0.7m centres	150mm
RAP sno	Raphiolepis indica 'Cosmic White'	White Indian Hawthorn	1.5m	0.7m centres	150mm
SYZ cas	Syzygium 'Cascade'	Cascade Lilly Pilly	2m	0.7m centres	150mm
SYZ fra	Syzygium francisii 'Little Gem'	Little Gem Lilly Pilly	1.5m	0.7m centres	150mm
SYZ pin	Syzygium 'Pinnacle'	Pinnacle Lilly Pilly	6m	0.7m centres	150mm
WES gre	Westringia fruticosa 'Grey Box'	Grey Box Coastal Rosemary	0.4m	0.5m centres	150mm
WES fru	Westringia fruticosa 'Naringa'	Coastal Rosemary	1.4m	0.75m centres	150mm
Groundcovers / Low Shrub					
AGA clo	Agapanthus 'Cloudy Days'	Cloudy Days Agapanthus	1m	4/m2	150mm
AGA ori	Agapanthus orientalis	Blue & White Agapanthus	0.5m	4/m2	150mm
ART cir	Arthropodium cirratum	NZ Rock Lily	0.6m	4/m2	150mm
CLI min	Clivea miniata	Clivea	0.6m	4/m2	150mm
CRI ped	Crinum pedunculatum	Swamp Lilly	0.6m	4/m2	200mm
DIA cae	Dianella caerulea	Dianella	0.5m	5/m2	150mm
LOM tan	Lomandra longifolia 'LM300'	Lomandra Tanika	0.6m	5/m2	150mm
LIR mus	Liriope muscari	Lily Turf	0.5m	5/m2	150mm
LIR var	Liriope muscari 'Variegata'	Variegated Liriope	0.6m	5/m2	150mm
MEL pen	Melaleuca pentagona 'Little Penta'	Honey Myrtle	0.4m	4/m2	150mm
MYO par	Myoporum parvifolium	Creeping Boobialla	0.2m	4/m2	150mm
PEN alo	Pennisetum alopecuroides 'Pennstripe'	Pennstripe Fountain Grass	0.45m	5/m2	150mm
PEN naf	Pennisetum alopecuroides 'Nafray'	Swamp Foxtail	0.9m	5/m2	150mm
TRA jas	Trachelospermum jasminoides	Star Jasmine	0.5m	4/m2	150mm

PLANT IMAGES




Fraxinus griffithii



Ginkgo biloba



Lagerstroemia indica x *L.faurieri* 'Sioux'



Tristaniopsis laurina 'Luscious'



Correa alba



Grevillea rosmarinifolia 'Crimson Villea'



Rhaphiolepis 'Cosmic Pink'



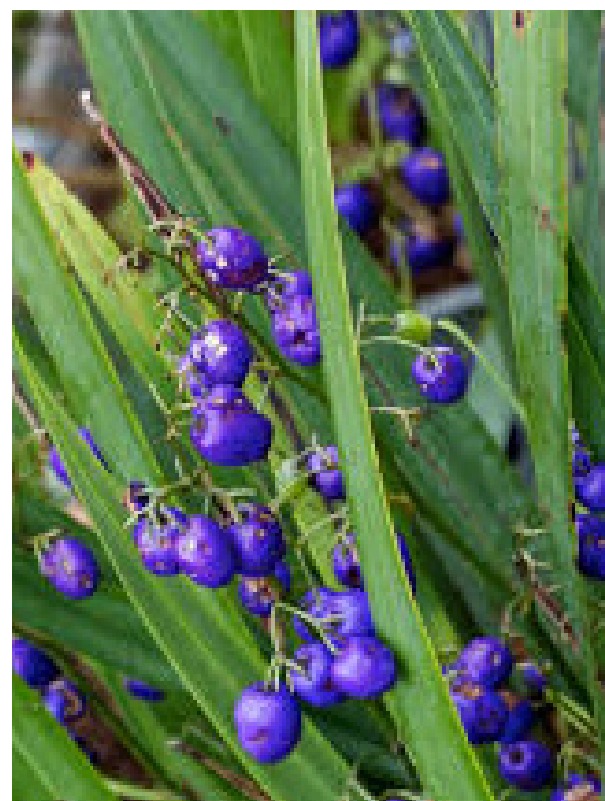
Syzygium 'Pinnacle'



Westringia fruticosa 'Naringa'



Agapanthus 'Cloudy Days'



Dianella caerulea



Crinum pedunculatum



Liriope muscari



Lomandra Tanika



Rosmarinus officinalis 'Prostratus'



Pennisetum alopecuroides

FOR DEVELOPMENT APPLICATION

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