

**LEGEND**

- Existing trees to be removed
- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover plantings
- Concrete pavement
- Concrete unit path pavement
- Non slip patio pavement
- Proposed planting bed on grade
- Proposed turf area
- Proposed planter bed on slab  
PB1 - 600mm depth  
PB2 - 900mm depth
- Garden bed above OSD with no floating mulch
- Timber garden edge
- Unit paver stepping stones

Notes:

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information



**GENERAL NOTES:**

- Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.
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- Read in conjunction with all associated drawings

ISSUE	AMENDMENT	DRAWN	DATE
D	REVISIONS	CL	26.08.19
C	REVISIONS	CL	25.02.19
B	REVISIONS	CL	14.09.18
A	REVISIONS FOR APPROVAL	CL	04.12.17

DESIGNED: GD  
DRAWN: CL  
PREPARED FOR: CROATIA 88 PTY LTD

PREPARED BY: **GD**  
GREENLAND DESIGN  
Landscape Architects  
Greenland Design Pty Ltd  
ABN 73 139 152 855  
Registered Landscape Architect: Bao Ly  
PO Box 3228 Wetherill Park NSW 2164  
T: 0403 164 198  
E: gd@greendesign.com.au

PROJECT: **PROPOSED RESIDENTIAL DEVELOPMENT**  
PROJECT ADDRESS: NO. 190 CROATIA AVENUE EDMONDSON PARK

DRAWING TITLE: **Overall Landscape Plan**

DATE: **AUGUST 2019**  
SCALE: 1:200  
FULL SIZE: A1  
DRAWING NO: **1743.GD.01**  
ISSUE: **D**

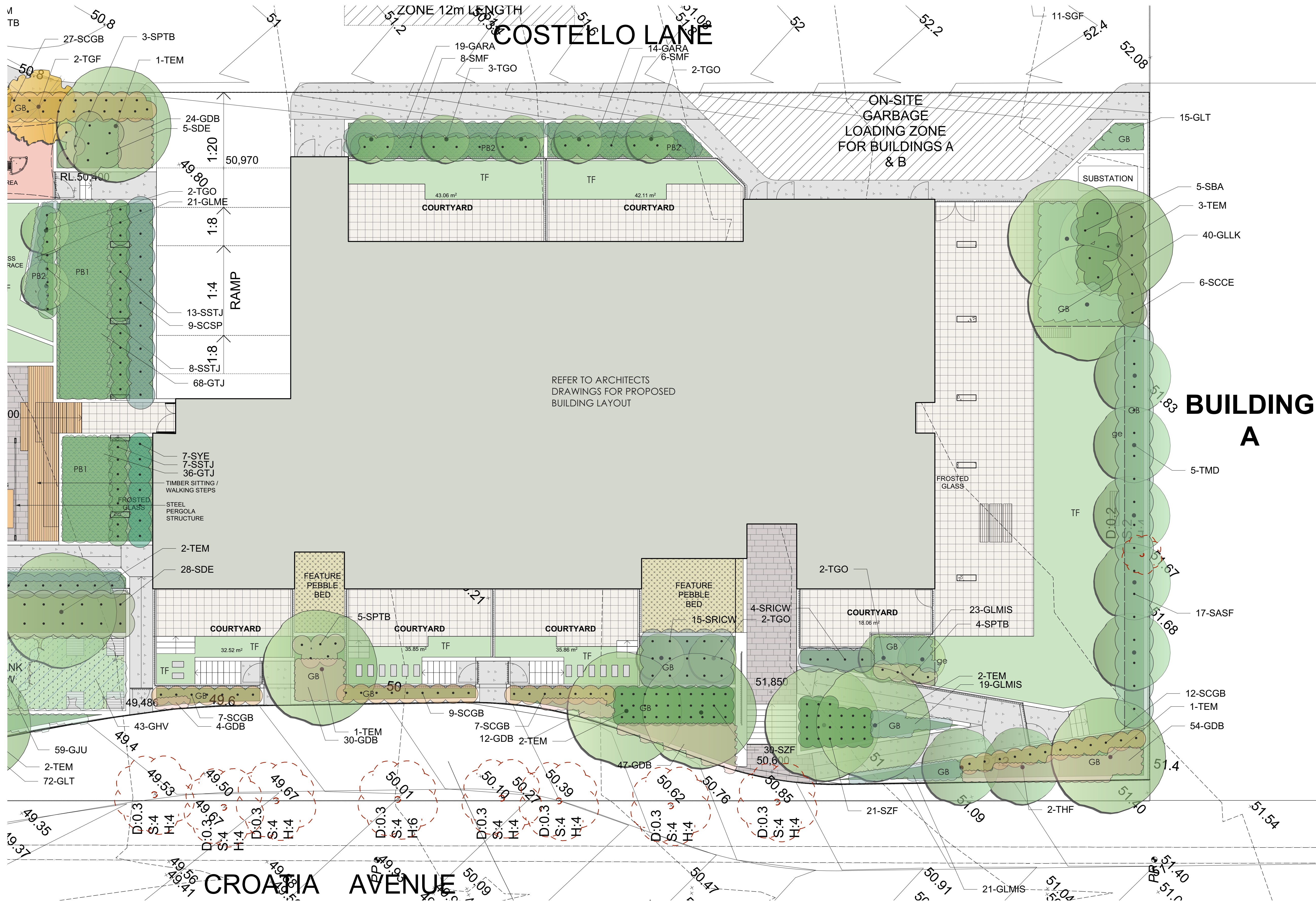


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D	REVISIONS	CL	26.08.19
C	REVISIONS	CL	25.02.19
B	REVISIONS	CL	14.09.18
A	FOR APPROVAL	CL	04.12.17

DESIGNED:	GD
DRAWN:	CL
PREPARED FOR:	CROATIA 88 PTY LTD

PREPARED BY:

**GD**  
GREENLAND DESIGN  
Landscape Architects

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PROJECT:

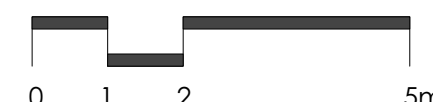
**PROPOSED RESIDENTIAL DEVELOPMENT**

PROJECT ADDRESS:

NO. 190 CROATIA AVENUE EDMONDSON PARK

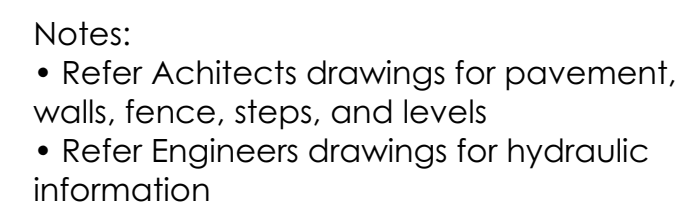
DRAWING TITLE:

**Landscape Plan - Building A**



DATE:	<b>AUGUST 2019</b>
SCALE:	1:100
FULL SIZE:	A1
DRAWING NO.:	<b>1743.GD.02</b>



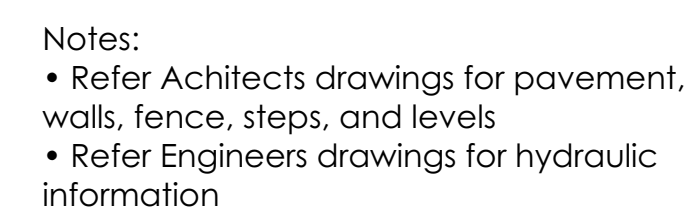


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	D	REVISIONS	CL	26.08.19	GD	CROATIA 88 PTY LTD	<div><div></div><div>GREENLAND DESIGN</div><div>Landscape Architects</div></div> <div>Greenland Design Pty Ltd ABN 73 139 152 855 Registered Landsc. Architect: Bao Ly PO Box 3228 Wetherill Park NSW 2164 T: 0403 164 198 E: gd@greenlanddesign.com.au</div>	PROPOSED RESIDENTIAL DEVELOPMENT	Landscape Plan - Building B Area 1	AUGUST 2019		
	C	REVISIONS	CL	25.02.19	DRAWN:			PROJECT ADDRESS:	NO. 190 CROATIA AVENUE EDMONDSON PARK	<div><div></div><div></div></div>	SCALE: 1:100	ISSUE:
	B	REVISIONS	CL	14.09.18	CL						FULL SIZE: A1	D
A	FOR APPROVAL	CL	04.12.17							DRAWING NO:		
	ISSUE	AMENDMENT		DRAWN	DATE					1743.GD.03		









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	C	REVISIONS	CL	25.02.19	DRAWN:					CL	FULL SIZE: A1	D
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	ISSUE	AMENDMENT		DRAWN	DATE		NO. 190 CROATIA AVENUE EDMONDSON 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LEGEND

Proposed tree plantings

Proposed shrub plantings

Proposed groundcover plantings

Concrete unit path pavement

PB1

Proposed planter bed

TS

Synthetic turf area

Notes:

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information

Building A Level 4 Common Open Space

Building C Level 4 Common Open Space

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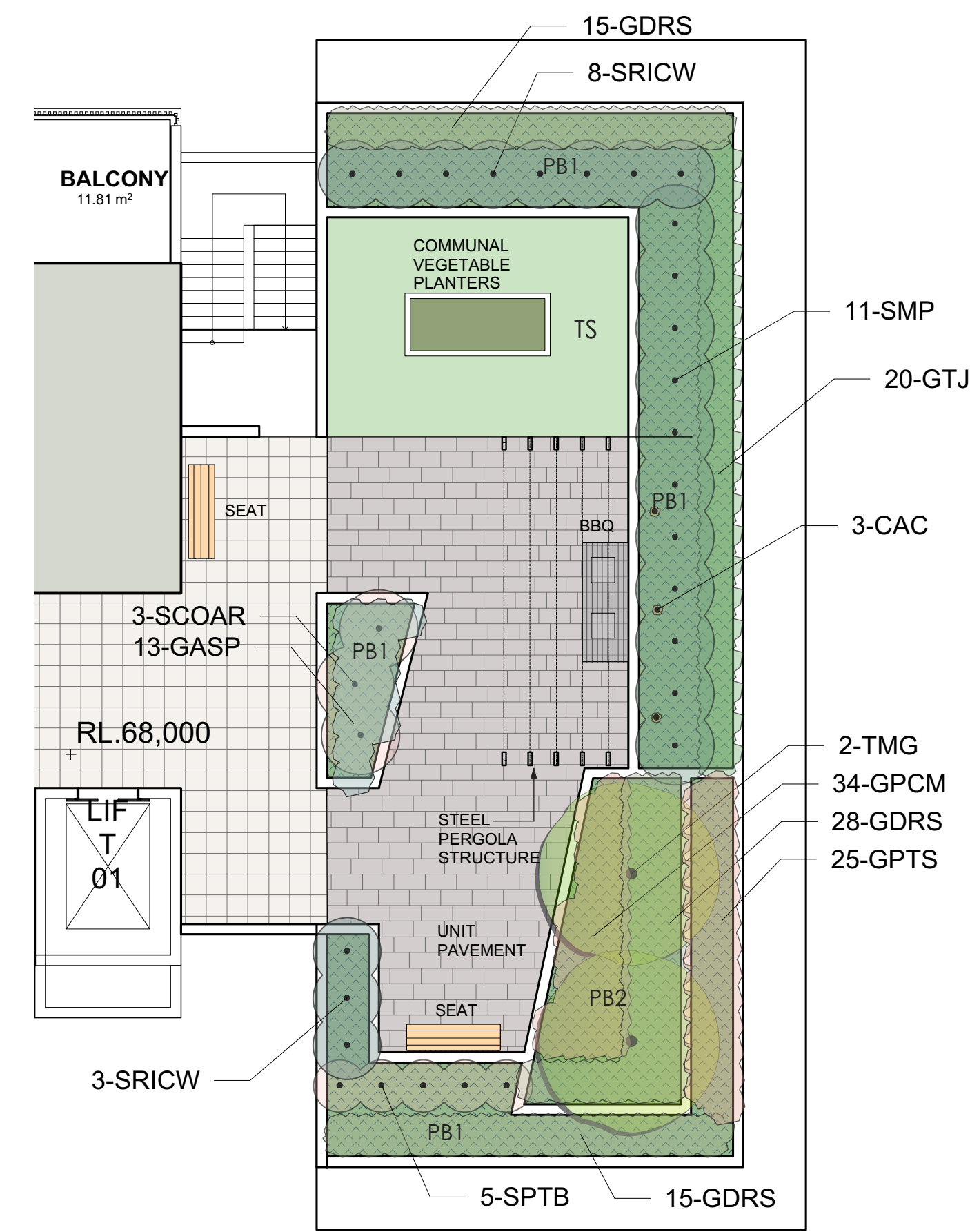


**LEGEND**

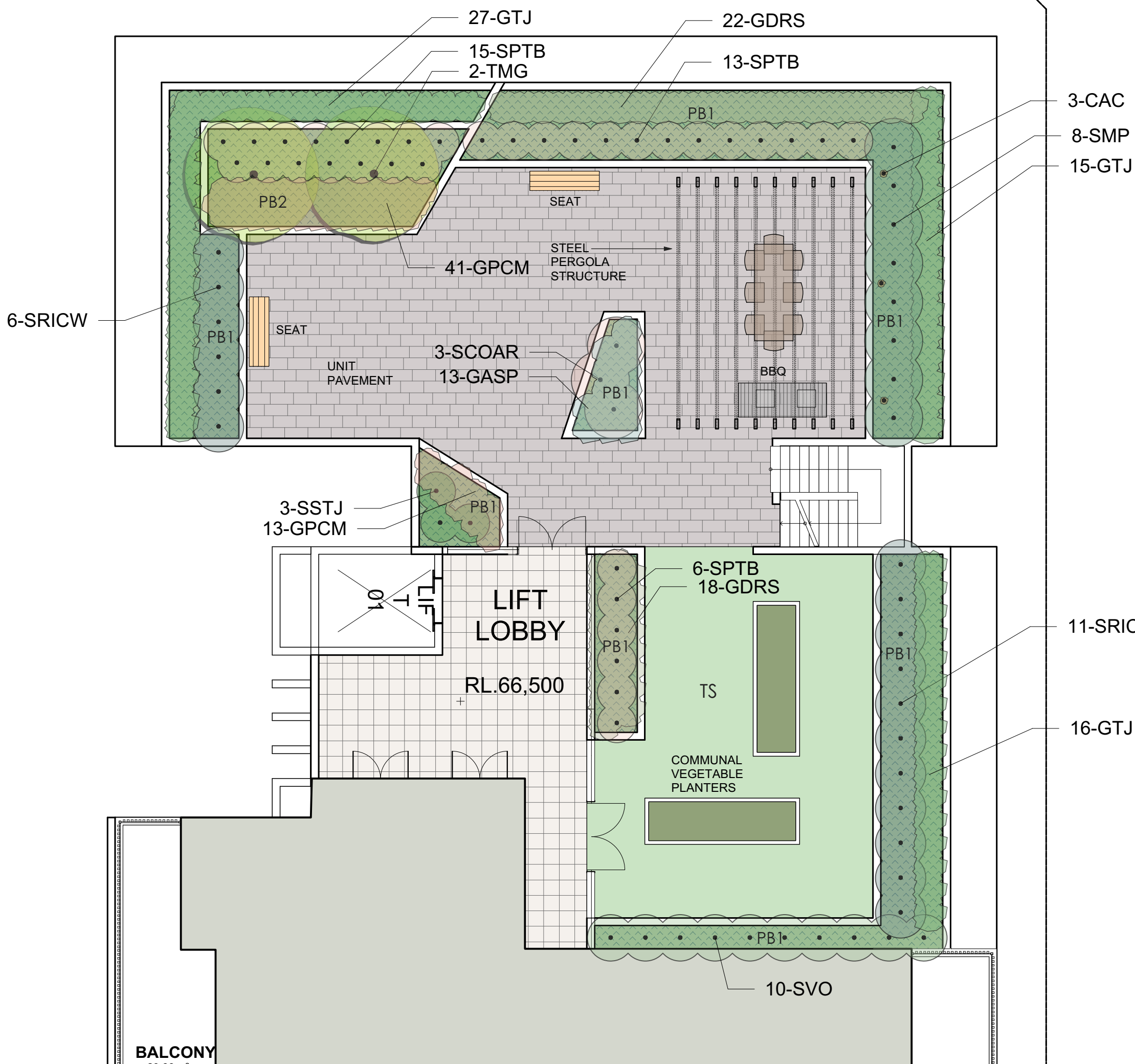
- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover plantings
- Concrete unit path pavement
- Proposed planter bed (PB1)
- Synthetic turfed area (TS)

Notes:

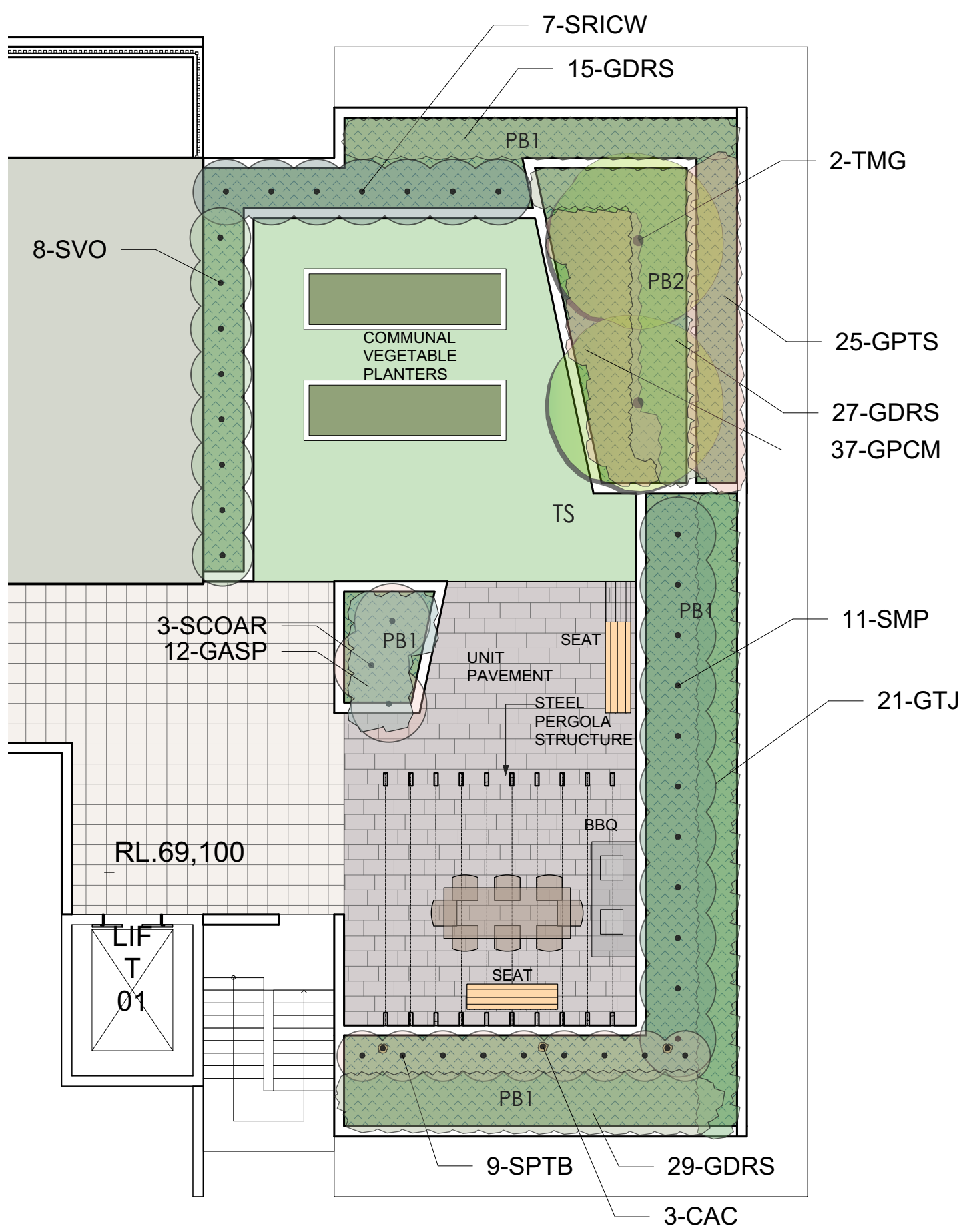
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- Refer Engineers drawings for hydraulic information



Building A Level 5



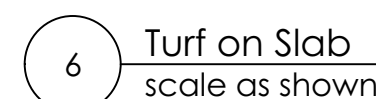
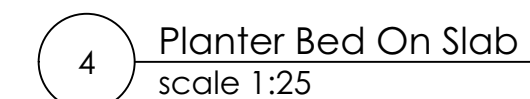
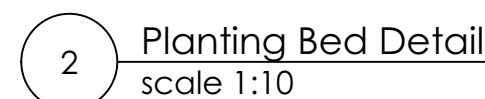
Building B Level 5



Building C Level 5

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<b>ISSUE</b> <b>AMENDMENT</b>					<b>DRAWN</b> <b>DATE</b>					





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					<b>DRAWN:</b>  CL			<b>PROJECT ADDRESS:</b>  NO. 190 CROATIA AVENUE EDMONDSON PARK		<b>SCALE:</b> varies <b>FULL SIZE:</b> A1 <b>ISSUE:</b>  <b>D</b>
					<b>ISSUE</b>  <b>AMENDMENT</b>			<b>DRAWN</b>  <b>DATE</b>		<b>DRAWING NO:</b>  <b>1743.GD.08</b>



Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
TCG	4	NSW Christmas Bush	Ceratopetalum gummiferum	45Litre	2 - 4m	0.9 - 1.2m	N
TEM	19	Grey Box	Eucalyptus maluccana	45Litre	15 - 20m	6 - 10m	N
TER	2	Blueberry Ash	Elaeocarpus reticulatus	45Litre	6 - 8m	3.5 - 6m	N
TGF	6	Cheese Tree	Glochidion ferdinandi	45Litre	8 - 10m	6 - 10m	N
TGO	16	Gordonia	Gordonia axillaris	45Litre	4 - 6m	3.5 - 6m	
THF	2	Native Frangipani	Hymenosporum flavum	45Litre	8 - 12m	3.0 - 4m	N
TUL	11	Crepe Myrtle	Lagerstroemia indica 'Natchez'	45Litre	6 - 8m	3.5 - 6m	
TMD	15	White Feather Honeymyrtle	Melaleuca decora	45Litre	8 - 12m	5 - 8m	N
TMG	8	Little Gem Southern Magnolia	Magnolia grandiflora 'Little Gem'	45Litre	4 - 6m	2.0 - 3.5m	
TTL	6	Water Gum	Tristanopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	N
Shrubs							
SAGN	16	Dwarf Abelia	Abelia x grandiflora 'Nana'	200mm	0.8 - 1.2m	0.8 - 1.2m	
SASF	50	Fire Screen Lilly Pilly	Acmena smithii 'Fire Screen'	200mm	5 - 6m	3.0 - 4.0m	N
SBA	5	Hairpin Banksia	Banksia spinulosa	200mm	1.5 - 2.0m	1.5 - 2.0m	N
SCCE	6	Scarlet Bottlebrush	Callistemon citrinus 'Endevour'	200mm	3 - 5m	2.0 - 3.5m	N
SCGB	185	Bottle Brush	Callistemon "Great Balls of Fire"	200mm	1.0 - 1.5m	1.0 - 1.5m	N
SCOAR	15	Cordylone Red Sensation	Cordylone australis 'Red Sensation'	200mm	2.0 - 3m	3.0 - 4.0m	
SCSP	14	Pure Silk Camellia	Camellia sasanqua 'Pure Silk'	200mm	3 - 5m	1.5 - 2m	
SDE	52	Gymea Lily	Doranthus excelsa	200mm	1.5 - 2m	1.2 - 2.0m	N
SGF	11	Florida Gardenia	Gardenia augusta 'Florida'	200mm	0.8 - 1.0m	1.0 - 1.5m	
SMF	26	Banana Shrub	Michelia figo	200mm	2.0 - 3.0m	2.0 - 3.0m	
SMP	46	Orange Jessamine	Murraya paniculata	200mm	2.0 - 3.0m	2.0 - 3.0m	
SPBB	22	Bronze Flax	Phormium tenax 'Bronze Baby'	200mm	0.6-0.8m	0.6-0.8m	
SPM	11	Miss Muffet	Pittosporum tobira 'Miss Muffet'	200mm	0.8 - 1.0m	1.2 - 1.5m	
SPTB	103	Bronze Warrior Flax	Phormium tenax 'Bronze Warrior'	200mm	1.4-1.6m	1.4 - 1.6m	
SPX	42	Philodendron	Philodendron xanadu	200mm	0.8 - 1.0m	0.8 - 1.0m	
SRICW	148	Cosmic White Rhipsalis	Rhipsalis indica 'Cosmic White'	200mm	1.5 - 2.0m	1.2 - 1.5m	
SSRE	14	Bird Of Paradise	Strelitzia reginae	200mm	0.9 - 1.5m	1.5 - 2.0m	
SSTJ	33	Birds Of Paradise	Strelitzia reginae	200mm	0.9 - 1.5m	0.9 - 1.2m	
SVO	29	Dense Form Viburnum	Viburnum odoratissimum 'Dense Form'	200mm	2 - 3m	1.5 - 2.0m	
SWJG	111	Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N
SYE	11	Spineless Yucca	Yucca elephantipes	200mm	3.0 - 5.0m	1.0 - 1.5m	
SZF	75	Cardboard Plant	Zamia furfuracea	200mm	0.8 - 1.0m	1.2 - 2.0m	
Ground Covers							
GDRS	250	Dichondra 'Silver Falls'	Dichondra repens 'Silver Falls'	150mm	0.2 - 0.3m	0.6 - 1.5m	
GTJ	356	Star Jasmine	Trachelospermum jasminoides	150mm	0.3 - 0.6m	1 - 4m	
GARA	55	Bugleweed	Ajuga reptans 'Atropurpurea'	150mm	0.15 - 0.25m	0.8 - 1.0m	
GLME	68	Giant Lily Turf	Liriope muscari 'Evergreen Giant'	150mm	0.5 - 0.6m	0.5 - 0.6m	
GLT	125	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
GLLK	40	Spiny-headed Mat-Rush	Lomandra longifolia 'Katrinus'	150mm	0.75 - 0.9m	0.9 - 1.2m	N
GHV	200	Meema	Hardenbergia violacea 'Meema'	150mm	0.4 - 0.6m	1.5 - 2.0m	N
GGAO	20	O So Fine Gardenia	Gardenia augusta 'O So Fine'	150mm	0.2 - 0.3m	0.8 - 1.0m	
GWM	12	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GJU	142	Tussock Rush	Juncus usitatus	150mm	0.5 - 0.7m	0.8 - 1.0m	N
GLMIS	96	Isabella Liriope	Liriope muscari 'Isabella'	150mm	0.3 - 0.4m	0.4 - 0.5m	
GPTS	191	Sweet Mist Flax	Phormium tenax 'Sweet Mist'	150mm	0.35 - 0.4m	0.4 - 0.6m	
GCG	70	Pigface	Carpobrotus glaucescens	150mm	0.2 - 0.3m	1.5 - 2.0m	N
CAC	15	Golden Trumpet	Allamanda cathartica	150mm	0.3 - 0.6m	1 - 4m	
GASP	38	Sugar Plum Agapanthus	Agapanthus hybrid 'Sugar Plum'	150mm	0.3 - 0.4m	0.5 - 0.6m	
GPCM	125	Chocomint Mist Flax	Phormium tenax 'Chocomint Mist'	150mm	0.35 - 0.4m	0.3 - 0.4m	
GDB	388	Flax Lily	Dianella tasmanica 'Blaze'	150mm	0.4 - 0.5m	0.4 - 0.6m	N



GREENLAND DESIGN	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
TWELVE MONTHS MAINTENANCE SCHEDULE												
Plant Care												
Monitoring												
Pruning as required												
Deadhead /tip pruning												
Slow release fertilise												
Rapid soluble fertilise as required												
Cut back perennials and grasses												
Watering as required												
Garden Bed												
Edging												
Remove weeds and herbicide spraying as required												
Top up mulch as required												
Dead foliage removal												
Pest Management												
Monitoring and herbicide spraying as required												
Turfed Area												
Fertilise												
Make good turf as required												
Winter clean up												
Remove dead foliage and pruning as required												

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

Planting mix for free 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@andreasensgreen.com.au or approved equivalent.

Tured 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.

Loose Nepean River Pebble

MATERIAL: Nepean river pebble gravel to be of uniform size or graded material in the size 20mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Ph: (02) 9450 1444.

Timber Edge

MATERIAL: Timber edging shall consist of:

Edging: 100 x 50mm hardwood

Pegs: 50 x 50 x 400mm hardwood.

Fastenings: to be 75x3.75mm diam. galvanised nails

INSTALLATION: Setout alignment of timber edges on site for approval of Superintendent. Excavate to approved alignment and place edge band within trench to confirm peg locations. Install pegs and affix timber edge in accordance with details. All timber edging to finish flush with adjoining turf.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall convenience at the granting of practical completion and shall extend for 12 months.

Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Superintendent. 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 by 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 Superintendent 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.

IRRIGATION SYSTEM AND REQUIREMENTS

DESCRIPTION OF WORKS

The scope of works in this section comprises the design and specification (for comment by Superintendent), supply, and installation of fully automated commercial drip irrigation system to all landscaped areas and to Councils requirements.

The general location and extent of the areas to be irrigated is as shown on plans and includes:

- Planter bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week.
- Garden bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week.
- Turfed areas to be irrigated by "Uniram" dripline at 500mm intervals, capable of delivering 30mm / week.

The Contractor shall provide shop drawings and materials and equipment specifications for comment by the Superintendent. Notwithstanding comments on the irrigation design being provided by the Superintendent responsibility for the technical design, operation and adequacy of performance of the irrigation system will remain with the Contractor.

The irrigation works shall include all mechanical, hydraulic requirements to the performances required and includes but is not limited to the following:

- Design of dripline irrigation system and related hydraulic / electrical works for approval by the relevant authorities and for comment by the Superintendent.
- Attainment of all relevant authority approvals and inspections.
- Connection to water service
- Construction and testing of new irrigation pipework
- Instruction of operators.
- Maintenance of continuity of use, repair and/or replacement of utility services affected by the installation of the irrigation system.
- Excavation, shoring, dewatering and backfilling in all classes of material.
- Modification of existing structures commissioning of all works constructed under this project.
- All other works necessary for the required performance of the irrigation system.
- Excavation & backfill
- Maintenance period of 12 months.
- A minimum warranty period of 12 months for parts and labour on pumps, control system components and irrigation components.
- Visit site once a month during the warranty period to check the and monitor performance of the equipment and operators.

FEES PERMITS AND APPROVALS

The Contractor shall be responsible for securing all necessary inspections and approvals. Before commencement of any works on the site the Contractor shall obtain approval from the Superintendent for the works to proceed and submit the necessary notification forms to all authorities having jurisdiction. These shall include but are not limited to the following:

- |                                   |                   |
|-----------------------------------|-------------------|
| Connection Fees & Inspection Fees | -Water Authority  |
| Document Inspection Fees          | - Water Authority |
| Service Connection Charges        | - Water Authority |

The Contractor shall pay all fees, permits, royalties, deposits, and charges and shall produce documentary evidence to the Superintendent upon request.

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	D	REVISIONS	CL	26.08.19	DRAWN: CL			PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT ADDRESS:  NO. 190 CROATIA AVENUE EDMONDSON PARK	Landscape Details & Specification	AUGUST 2019
	C	REVISIONS	CL	25.02.19							
	B	REVISIONS	CL	14.09.18							
	A	FOR APPROVAL	CL	04.12.17							
	ISSUE	AMENDMENT		DRAWN	DATE					DRAWING NO:  1743.GD.09	





Steel structure pergola



Grassed Terrace



Timber sitting / walking steps



Water feature



Feature raised planter



Unit pavement



Timber bench



OSD plantings



Private courtyard planter and screening element



Upper levels courtyard and pergola



Residential front fence



Courtyard buffer plantings

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	D	REVISIONS	CL	26.08.19	GD			DRAWN:	PROPOSED RESIDENTIAL DEVELOPMENT	Landscape Example Images	AUGUST 2019
	C	REVISIONS	CL	25.02.19							
	B	REVISIONS	CL	14.09.18							
	A	FOR APPROVAL	CL	04.12.17							
	CL										
ISSUE	AMENDMENT	DRAWN	DATE			PROJECT ADDRESS:		SCALE: varies	ISSUE:		
						NO. 190 CROATIA AVENUE EDMONDSON PARK		FULL SIZE: A1	D		
								DRAWING NO:			
								1743.GD.10			



TREES



Hymenosporum flavum



Eleocharpus eumundi



Waterhousia floribunda



Tristaniopsis laurina 'Luscious'



Eleocharpus reticulatus



Lagerstroemia indica 'Natchez'



Magnolia 'Little Gem'



Pyrus calleryana 'Capital'

SHRUBS



Callistemon citrinus 'Endeavour'



Acmena smithii 'Firescreen'



Banksia ericifolia



Michelia figo



Camellia sasanqua 'Pure Silk'



Viburnum 'Dense Fence'



Doryanthes excelsa



Westringia fruticosa



Gardenia augusta 'Florida'



Rhapsiolepis 'Oriental Pearl'



Rhapsiolepis 'Snow Maiden'



Strelitzia reginae



Cordyline australis 'Red Sensation'



Callistemon 'Great Balls of Fire'



Duranta 'Sheena's Gold'



Phormium tenax 'Bronze Warrior'



Abelia x grandiflora 'Nana'

GROUNDCOVERS



Ajuga reptans 'Atropurpurea'



Hardenbergia 'Meema'



Trachelospermum jasminoides



Lomandra 'Katrinus'



Lomandra 'Tanika'



Dichondra repens 'Silver Falls'



Carpobrotus glaucescens



Dianella tasmanica 'Blaze'



Myoporum parvifolium



Westring 'Mundi'



Liriope muscari 'Evergreen Giant'

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	D	REVISIONS	CL	26.08.19	DRAWN: CL					SCALE: varies	ISSUE: D
	C	REVISIONS	CL	25.02.19						FULL SIZE: A1	
	B	REVISIONS	CL	14.09.18							
	A	FOR APPROVAL	CL	04.12.17						DRAWING NO: 1743.GD.11	
	ISSUE	AMENDMENT	DRAWN	DATE				PROJECT ADDRESS: NO. 190 CROATIA AVENUE EDMONDSON PARK			