

Morpeth Residential Aged Care Morpeth road, Morpeth, NSW

Town Planning Submission
Landscape Design Report

Job Reference Number: 253824

21 February 2020



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253824-MO-LD-000-09

Drawing List

Drawing No.	Title	Scale
253824-MO-LD-000-01	Cover Sheet	NTS
253824-MO-LD-000-02	Drawing List	NTS
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253824-MO-LD-000-04	Existing Tree Schedule	NTS
253824-MO-LD-000-05	Conservation Management Design Response	NTS
253824-MO-LD-000-06	Conservation Management Design Response	NTS
253824-MO-LD-000-07	Conservation Management Design Response	NTS
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PROJECT

Morpeth Aged Care

Morpeth, NSW

DRAWING

Drawing List

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STATUS

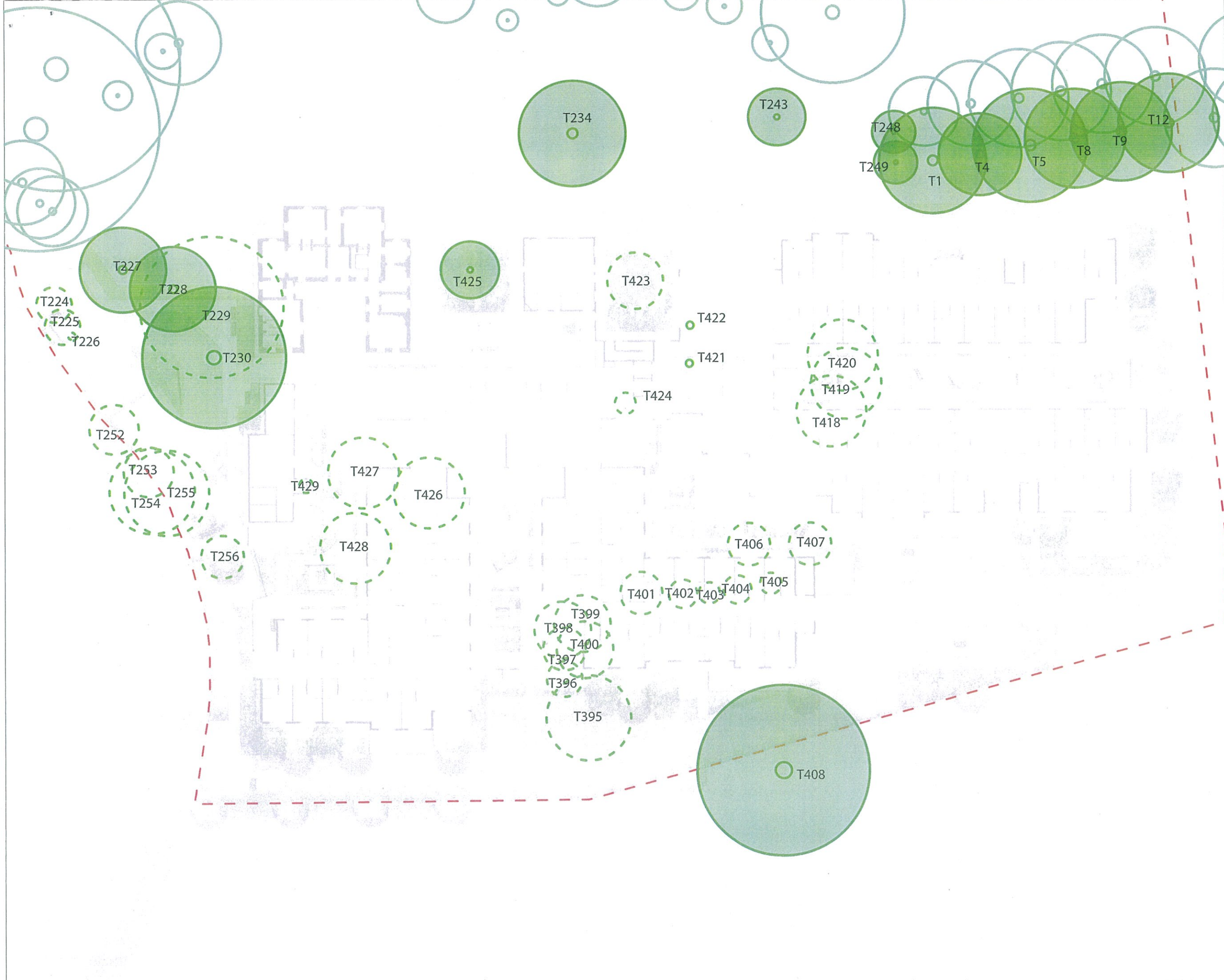
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253824-MO-LD-000-02

REVISION

10



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Legend

- Trees to be retained
- Trees to be removed
- Trees not assessed by Arborist

0 5 10 15 20m

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Morpeth Aged Care

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Existing trees to be retained and removed

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253824-MO-LD-000-03	10

Existing Tree Summary

Tree	Species	H (m)	DBH (m)	Condition
TREES TO BE RETAINED				
1	Lophostemon confertus	16	1.08	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
4	Lophostemon confertus	16	0.69	General tree maintenance required to remove deadwood and detail targeted branch
5	Lophostemon confertus	17	1.30	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
8	Lophostemon confertus	15	0.71	General tree maintenance required to remove deadwood and detail targeted branch
9	Lophostemon confertus	16	0.74	Mechanical damage
12	Lophostemon confertus	15	0.80	General tree maintenance required to remove deadwood and detail targeted branch
227	Ulmus procera	12	0.95	Large Hollows, failed limbs, decayed open wound areas
228	Ulmus procera	10	1.18	Overextended BS, limb failures, in decline, filled with exp. foam
230	Eucalyptus microcorys	19	0.86	Overext. BS 4 Quads, minor / large DW
234	Liquidambar styraciflua	21	1.19	previous branch failures, overext. Branch structure
243	Liquidambar styraciflua	14	0.51	no visible defects
248	Cypress Sp	11	0.60	minor DW
249	Cypress Sp	11	0.38	minor DW
408	Ficus macrophylla	17	1.22	Multistem, minor DW
425	Olea africana	8	0.80	Large wound areas, DW, cavites, callousing, epicormic growth, surface roots
TREES TO BE REMOVED				
224	Ulmus procera	8	0.18	
225	Ulmus procera	7	0.45	Minor DW
226	cupressus funebris	13	0.31	Cypress bark weevil damage
229	Corymbia citriodora	20	0.65	over ext BS -w
252	Melia azedarach	8	0.32	Minor borer activity, DW
253	Jacaranda sp.	12	0.30	No visible defects
254	Eucalyptus saligna	17	0.56	Minor overext.. BS, large DW
255	Eucalyptus saligna	14	0.85	Lge wound areas with decay, terminal leader failed (fruiting body
256	Citharexylum spinosum	10	0.40	Multistem
395	Cinnamomum camphora	13	0.90	Large Dw, multistem
396	Leptospermum petersonii	7	0.20	Multistem, asym, supressed
397	Callistemon 'Harkness'	7	0.30	Multistem, asym, supressed
398	Callistemon 'Harkness'	8	0.40	Slightly asym, minor DW
399	Callistemon 'Harkness'	6	0.40	minor DW, overext. BS
400	Melaleuca quinquenervia	15	0.72	multitem canopy structure
401	Morus nigra	8	0.60	Mulberry DW and epicormic growth
402	Malus sp.	3	0.20	Fruit tree
403	Malus sp.	3	0.10	Fruit tree
404	Malus sp.	3	0.20	Basal wound -decay insect frass
405	Pyrus (fruit)	3	0.19	Basal wound
406	Diospyros sp. (persimmon)	3	0.30	Basal wound
407	Jacaranda sp.	5	0.30	Multistem, asym -w
418	Grevillea robusta	15	0.45	Asym - south, close proximity to shed
419	Agonis flexuosa	11	0.90	multistem
420	Agonis flexuosa	11	0.90	overext. BS / DW, Gymnopilus found @base
421	DEAD	-	-	DEAD

422	DEAD	-	-	DEAD PINE resting on buildings
423	Ceratonia siliqua (carob)	7	0.73	in decline, prev decay & removed limbs, V low branching, epicormic growth
424	Unknown species	4	0.20	Unknown species, in decline
426	Calistemon citrinus	6	0.80	Asym, low branch styb with epicormic regrowth
427	Melia azedarach	13	0.68	Borer damage - small
428	Melia azedarach	13	0.70	Borer damage, minor bracnh failure
429	Cupressus sp.	12	0.26	Close proximity to building

Table Source: Terras Landscape Architects, Closebourne House, Tree Assessment Survey Data, June 2018

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Morpeth Aged Care

Morpeth, NSW

DRAWING

Existing Tree Summary

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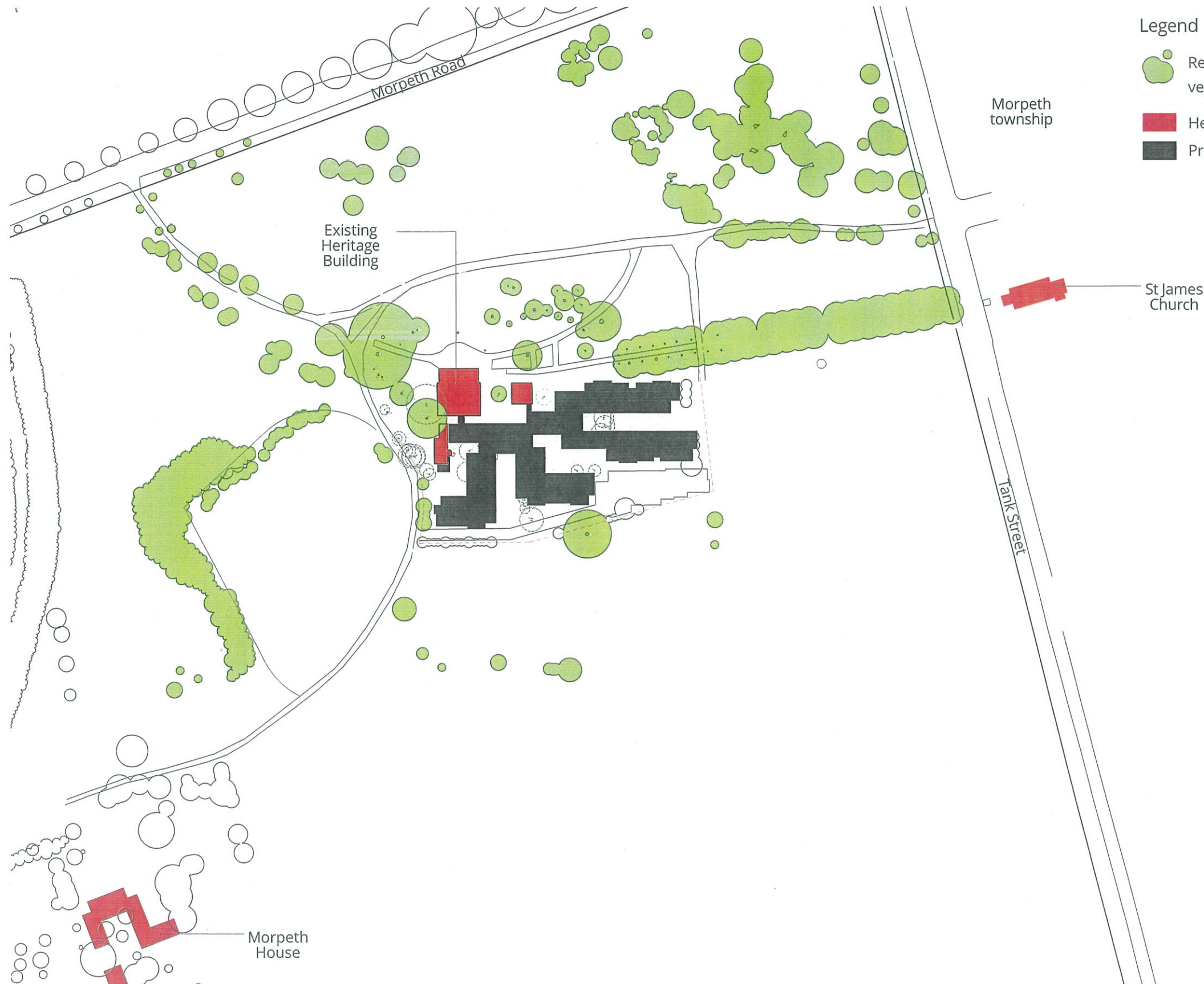
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Vegetation

Wherever possible existing trees have been retained especially those that have heritage significance. All removed trees have a 'Grading of Significance' of 3 (moderate significance) or 4 (little / neutral significance) or no grading at all except for a Carob tree next to The Registry building which while having a significance grading of 2 (high landscape significance) is in poor horticultural

condition.

All trees to be retained, including the Brushbox Avenue which has a grading of significance of 1 (exceptional significance), have been protected by appropriate building setbacks in accordance with

AS4790-2009 'Protection of trees on development sites' and an arborist's advice. (CMP Policy 2.3.5)

New planting selections are based on common species of the Morpeth area and those found growing on the site. Inappropriate planting and weed species will be removed unless they have been deemed to have landscape significance (eg Camphor laurels). There is

Legend

- Retained significant vegetation
- Heritage buildings
- Proposed buildings

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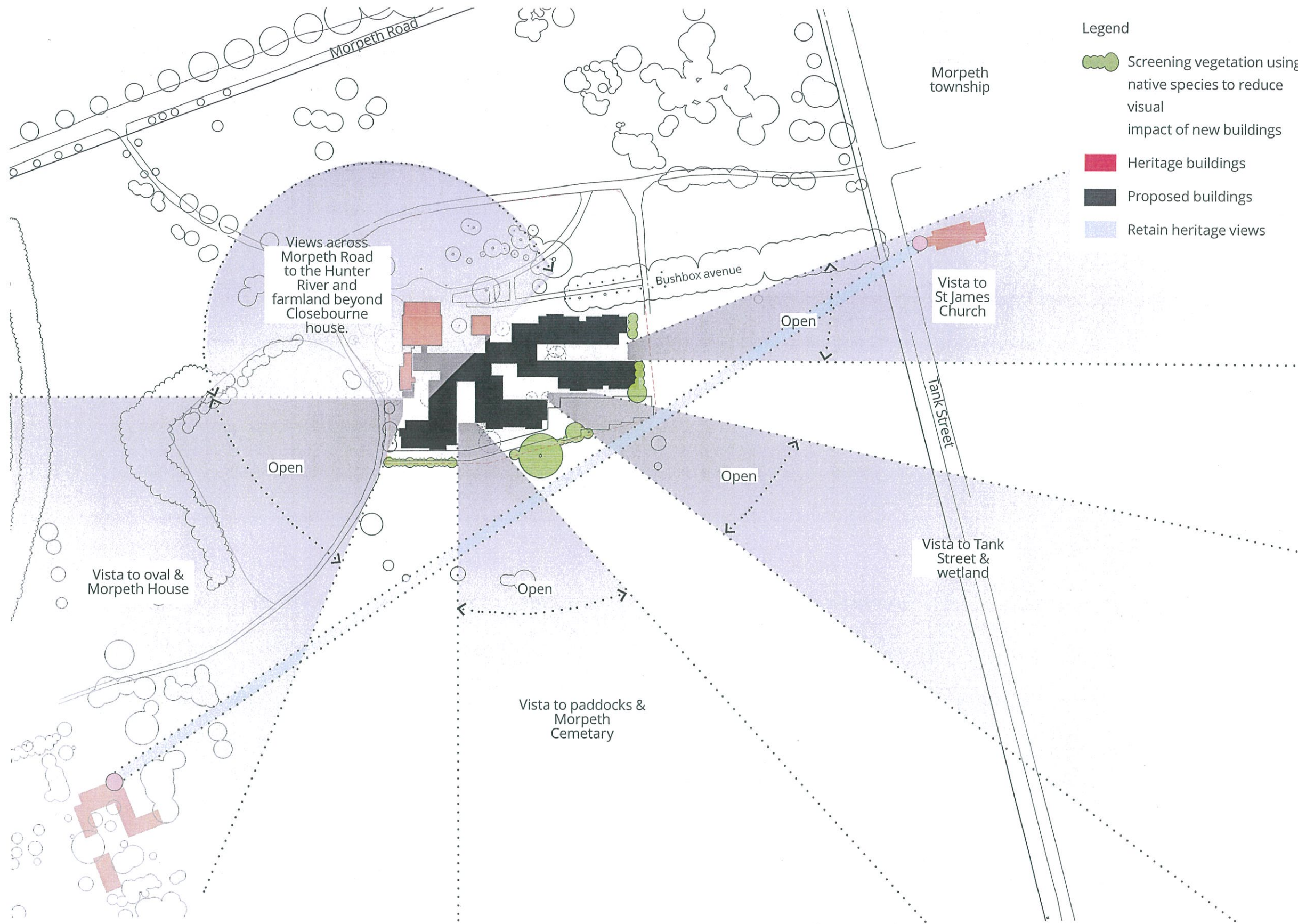
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PROJECT
Morpeth Aged Care
Morpeth, NSW
DRAWING
Conservation Management Design Response

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Legend

- Screening vegetation using native species to reduce visual impact of new buildings
- Heritage buildings
- Proposed buildings
- Retain heritage views

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Visual curtilage and vistas

The landscape design has preserved the visual curtilage of Closebourne House, The Registry (Arkell House) and the Laundry / gym building by keeping vistas to and from the building cluster open in accordance with the Conservation Management Plan (CMP Policies 2.3.2 and 2.3.8). This includes the following vistas:

1. The visual links between the Morpeth and Closebourne House groups across the oval and with the township of

2. Morpeth. (CMP Policy 2.3.3)
3. Visual links to Morpeth Road and the Hunter River across Precinct A graded as having Exceptional Significance
4. Visual links across the rural paddocks to Tank Street, the wetlands and Morpeth Cemetery. (CMP Policies 2.3.4 and 2.3.8)
5. Visual links to the St James' Church precinct.

The built form of the proposed Aged Care development is also softened (screened) in places to preserve the rural character of the site. (CMP Policy 2.3.4)

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Morpeth Aged Care

Morpeth, NSW

DRAWING

Conservation Management
Design Response

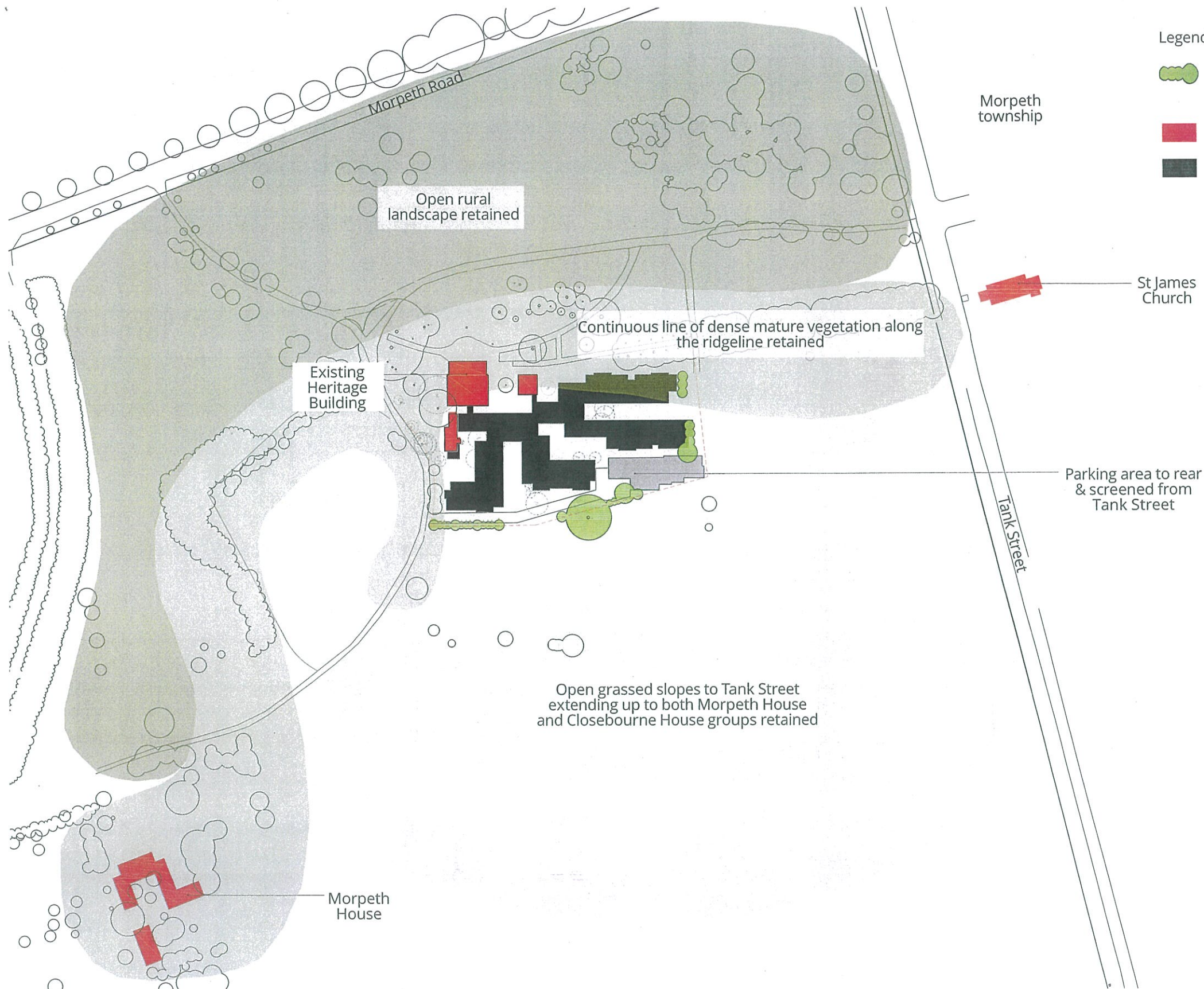
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Landscape Setting

The rural setting of the Morpeth House and Closebourne House groups have been preserved by:

1. Retaining the open rural landscape extending between Morpeth Road, Morpeth entry drive, the Morpeth House and Closebourne House groups up to the intersection with Tank Street and the Brush Box Avenue.
2. Retaining the open grassed slopes to Tank Street.

3. Retaining the continuous line of dense mature planting along the ridge line including the taller tree clusters of Araucaria pines, Kauri pines and Camphor Laurels. (CMP Policy 2.3.1)

Landscape materials for the new works will be selected to compliment both the heritage elements of the site and the proposed new works. Some re-use of materials (eg sandstone

blocks) is proposed in elements such as the Memorial Garden.

Landscape lighting is intended to be subtle and well screened to minimize light spill while achieving safety and security objectives. (CMP Policy 2.3.10)

Parking areas are located behind buildings where possible

Legend

- Screening vegetation using native species
- Heritage buildings
- Proposed buildings

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Morpeth, NSW

DRAWING

Conservation Management
Design Response



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Legend

- 01 Medium tree
- 02 Small tree
- 03 Garden bed
- 04 Raised garden bed
- 05 Exposed aggregate
- 06 Bench seat

- 07 Bench seat with arm rest and back
- 08 Outdoor table seating
- 09 1.8 high trellis privacy screen
- 10 Turf
- 11 Existing trees to be retained
- 12 Courtyard feature trees
- 13 Gravel

- 14 Picnic shelter with picnic seating under
- 15 Concrete plinths with garden sculptures
- 16 Screen planting
- 17 Memorial garden
- 18 Bike Parking
- 19 Existing Bishop Stretch Footing retained and turned into a feature of the garden

- 20 Heritage Pergola to be reinstated
- 21 Existing Carob tree (T423) to be removed. Replace with 1x100L Carob tree Ceratonia siliqua.
- 22 Sandstone removed from existing heritage building to be used as a feature included in garden design.
- 23 Existing Lemon Scented Gum tree (T229) to be removed. Replace with 1x100L Lemon Scented Gum tree Corymbia citriodora further away from building footings

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Morpeth, NSW

DRAWING
Landscape Concept Plan
Ground Floor

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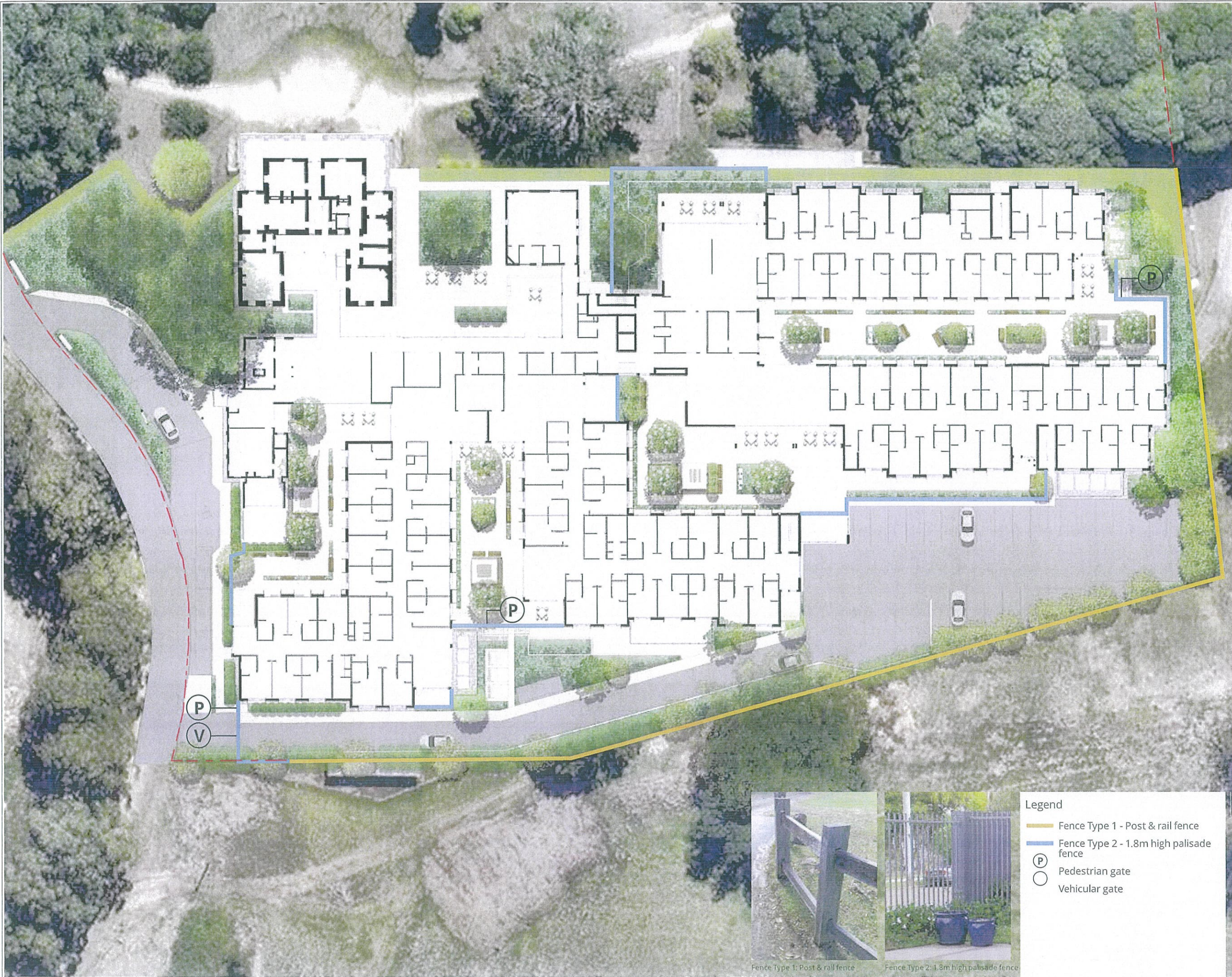
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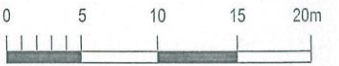
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Morpeth Aged Care

Morpeth, NSW

DRAWING
Fence Type Plan



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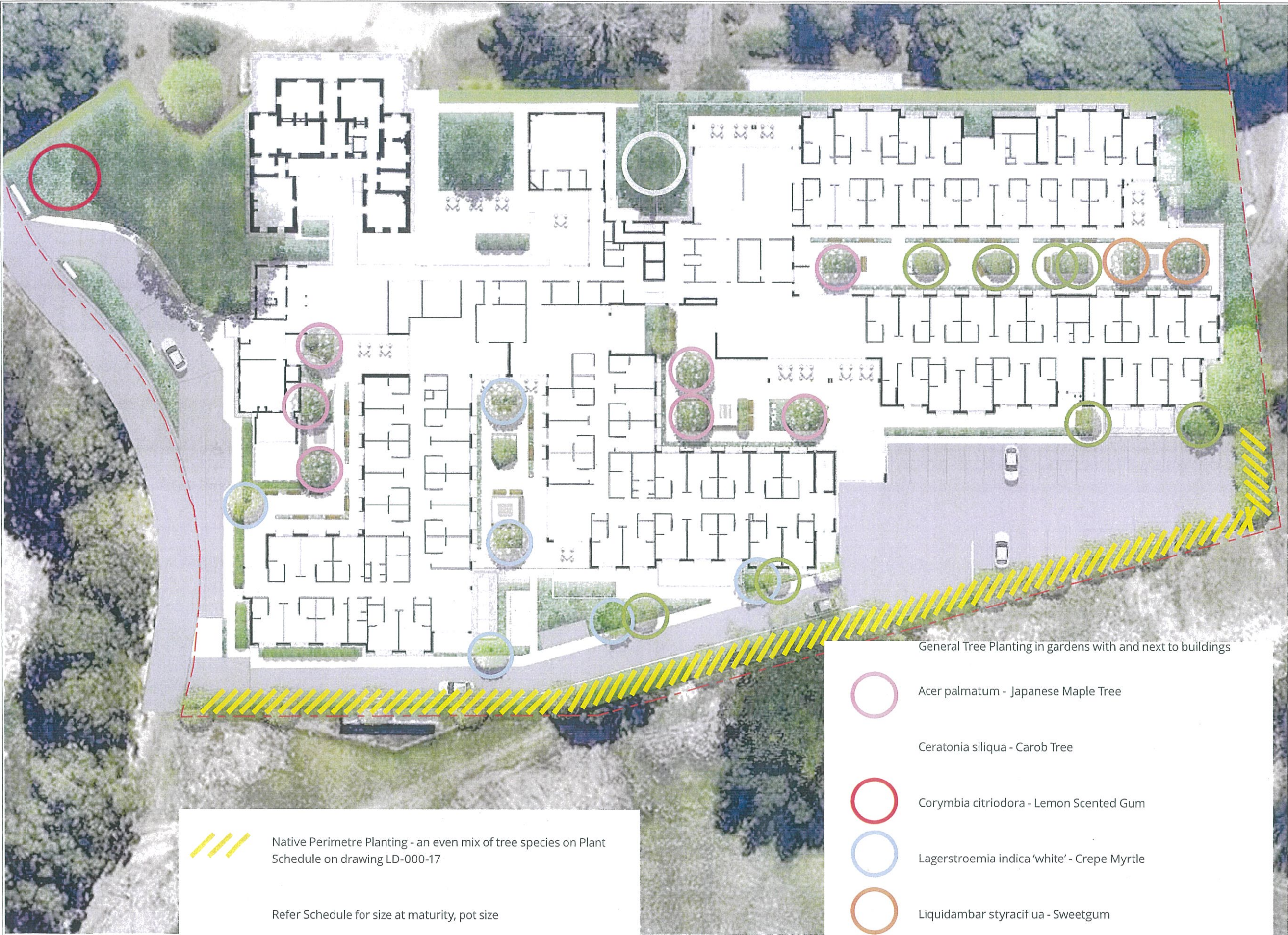
- Legend
- Fence Type 1 - Post & rail fence
 - Fence Type 2 - 1.8m high palisade fence
 - (P) Pedestrian gate
 - (V) Vehicular gate



Fence Type 1: Post & rail fence



Fence Type 2: 1.8m high palisade fence



Native Perimetre Planting - an even mix of tree species on Plant Schedule on drawing LD-000-17

Refer Schedule for size at maturity, pot size



Acer palmatum - Japanese Maple Tree



Corymbia citriodora - Lemon Scented Gum



Lagerstroemia indica 'white' - Crepe Myrtle




Liquidambar styraciflua - Sweetgum



Magnolia grandiflora 'little gem' - Dwarf Evergreen Magnolia

Refer Plant Schedule on drawing LD-000-17 for size at maturity, pot size.

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21.02.20	10	For Development Approval



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Brisbane

CLIENT
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PROJECT
Morpeth Aged Care
Morpeth, NSW

DRAWING
Tree Type Plan



DRAWN
DL

CHECKED
DR

SCALE
A3
1:500

STATUS
**FOR DEVELOPMENT
APPROVAL**

DRAWING NO.
253824-MO-LD-200-03

REVISION
10

Precedent Images



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PROJECT
Morpeth Aged Care

Morpeth, NSW

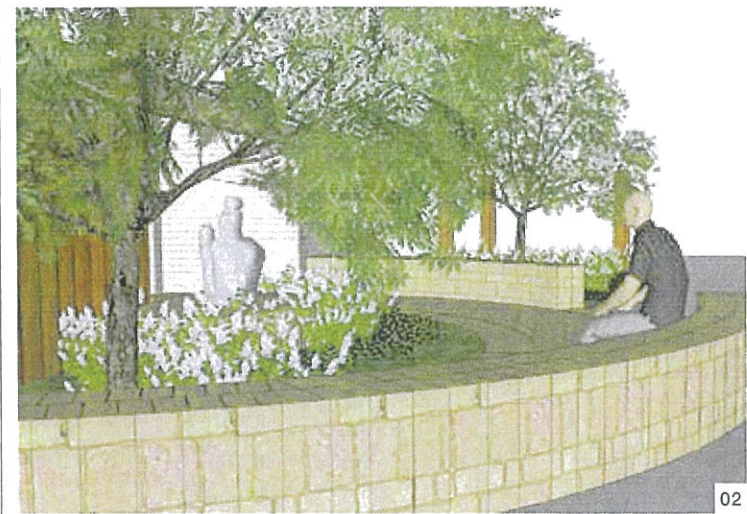
DRAWING
Landscape Character Images

DRAWN	CHECKED	SCALE
DL	DR	A3

STATUS
**FOR DEVELOPMENT
APPROVAL**

DRAWING NO.	REVISION
253824-MO-LD-000-08	10

Memorial Garden



- 01 Curved stone clad walls emphasizing previous concrete block edging. Sandstone tones used to create a connection with existing sandstone throughout site. Timber battens or timber-coloured aluminium battens to plant and bin enclosures.
- 02 Reuse of existing sculpture on a plinth for a focal point
- 03 Reuse of existing concrete seat

Precedent Images



- 04 Sandstone clad wall
- 05 Reuse of existing sculpture
- 06 Reuse of existing concrete seating

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PROJECT

Morpeth Aged Care

Morpeth, NSW

DRAWING

**Landscape Elements
Memorial Garden**

DRAWN

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CHECKED

DR

SCALE

A3

STATUS

**FOR DEVELOPMENT
APPROVAL**

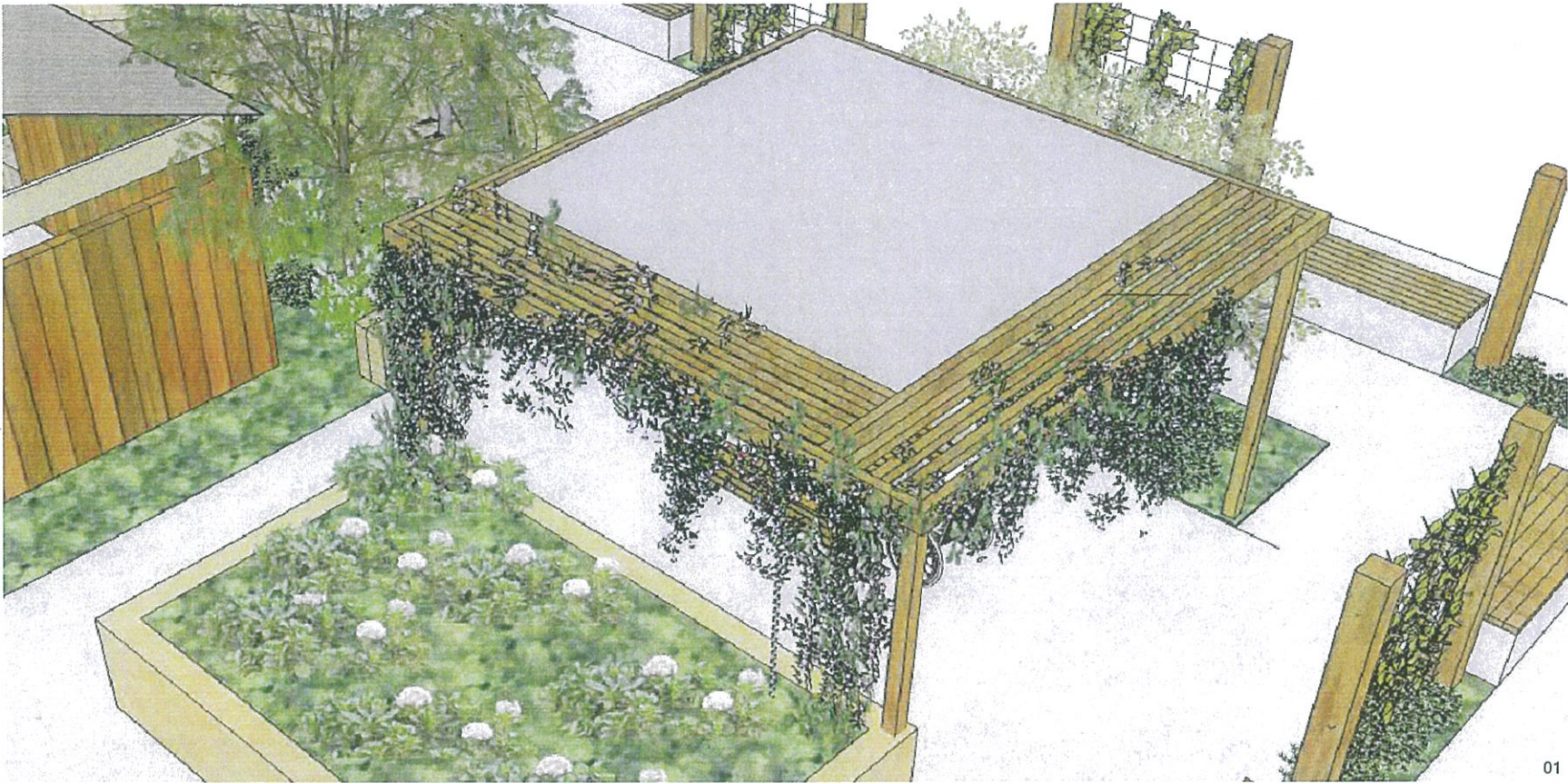
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253824-MO-LD-000-09

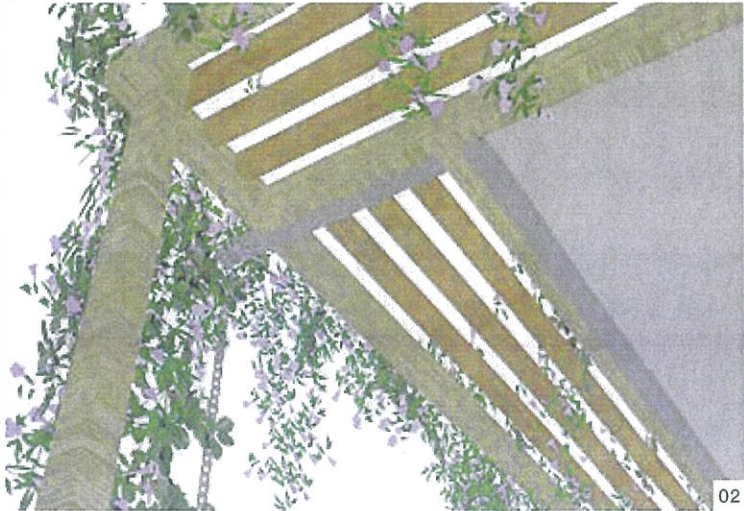
REVISION

10

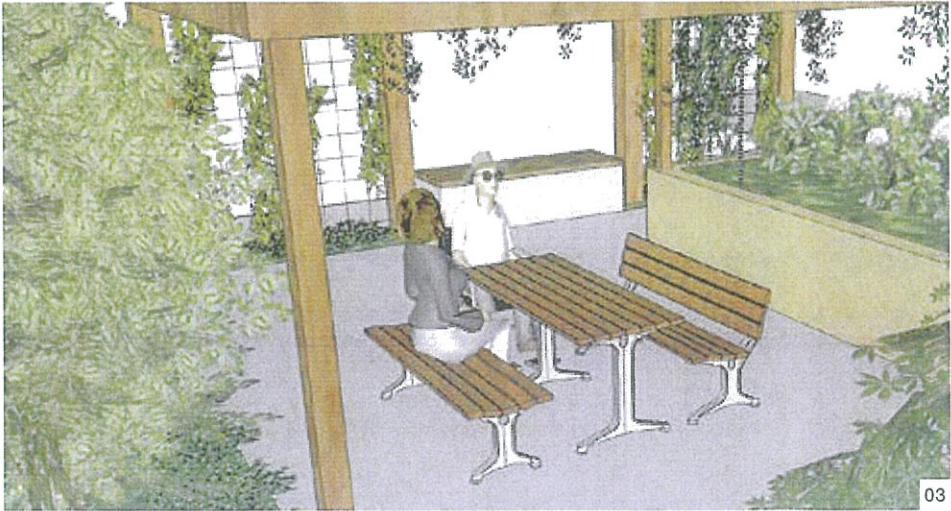
Picnic Shelter



01



02



03

- 01 Courtyard shelters feature a roof for full solar and rain protection. Feature chain in lieu of down-pipe, drainage run-off into raised garden beds. Timber battens or timber-coloured aluminium battens to plant and bin enclosures.
- 02 Battened arbour edge softened with climbing wisteria
- 03 Wheelchair outdoor table setting under each shelter

Precedent Images



04



05



06

- 04 Wisteria growing on arbour
- 05 Chain down pipe
- 06 Two-tone timber picnic shelter

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PROJECT
Morpeth Aged Care

Morpeth, NSW

DRAWING
Landscape Elements Shelter

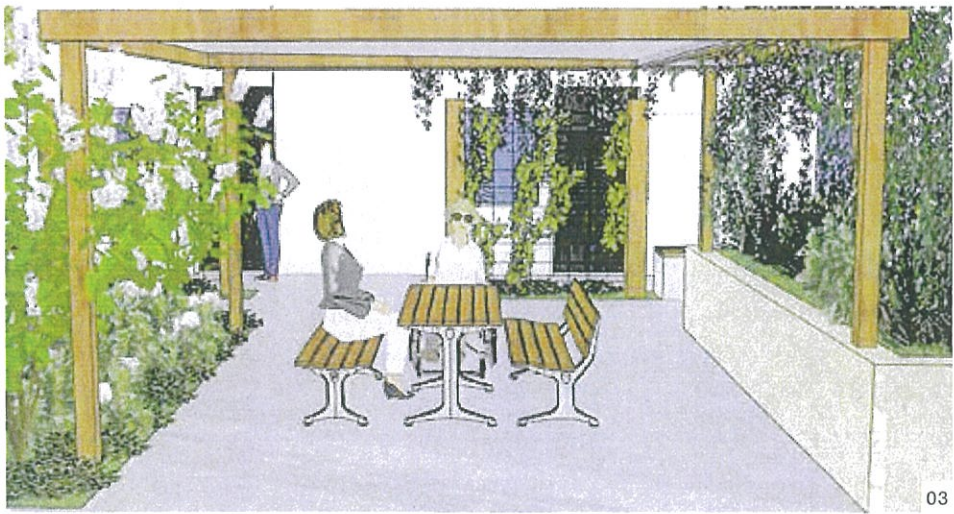
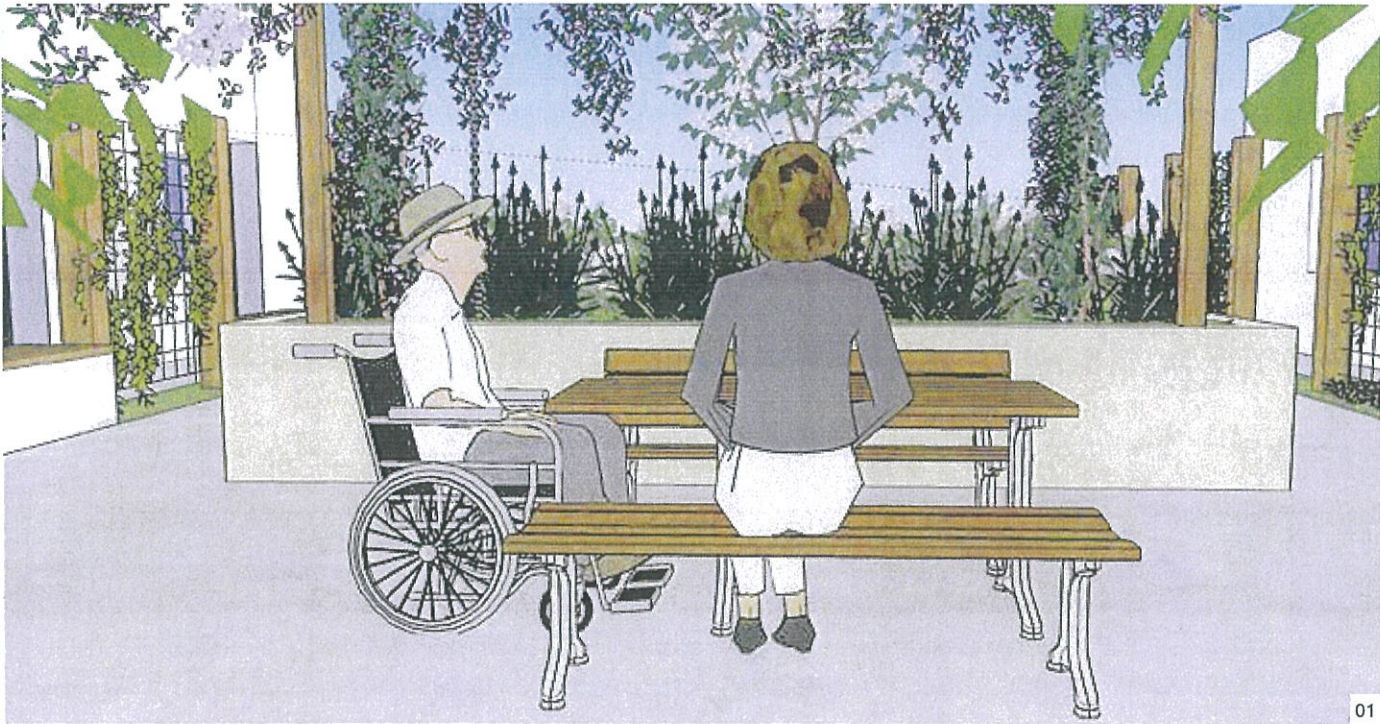
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DL	DR	A3

STATUS
FOR DEVELOPMENT APPROVAL

DRAWING NO.	REVISION
253824-MO-LD-000-10	10

Landscape Elements

Furniture



- 01 Priority seating area, located underneath the shelters will contain a wheelchair accessible table - at one end, the leg will be inward 400mm to allow inclusive wheelchair access
- 02 Seating node under trees
- 03 Incidental seating/perching opportunity on 600mm high planter wall

Furniture Palette



- Wheelchair accessible picnic setting under picnic



- 1500mm long hardwood timber bench seat and powder-coated frame



- 1500mm long hardwood timber bench seat with back rest, arm rests and powder-coated frame



- 1500mm long hardwood timber bench seat with back rest and powder-coated frame

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PROJECT
Morpeth Aged Care
Morpeth, NSW

DRAWING
Landscape Elements
Furniture

DRAWN
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SCALE
A3

STATUS
FOR DEVELOPMENT
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DRAWING NO.
253824-MO-LD-000-11

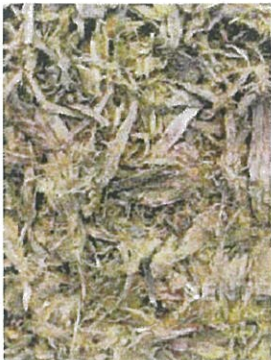
REVISION
10

Materials Palette

Surfaces



Gravel



Mulch



Lightly exposed aggregate



Turf

Walls



Stone clad wall



Rendered block wall

Edging



Concrete edging



Timber edging

Lighting



In-ground up light



Garden up light



Recessed wall light



Bollard & light



Floodlight

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PROJECT

Morpeth Aged Care

Morpeth, NSW

DRAWING

Landscape Elements
Materials Palette

DRAWN	CHECKED	SCALE
DL	DR	A3

STATUS

FOR DEVELOPMENT
APPROVAL

DRAWING NO.	REVISION
253824-MO-LD-000-12	10

General Areas Palette

TREES



Acer palmatum



Lagerstroemia indica 'white'



Liquidamber styraciflua



Magnolia grandiflora 'Little Gem'

SHRUBS



Acmena smithii 'Allyn Magic'



Agapanthus orientalis



Alpinia caerulea



Camellia sasanqua



Gardenia augusta 'radicans'



Gaura lindheimeri



Lavandula dentata



Nandina domestica 'Nana'



Westringia fruticosa 'Mundi'

LOW COVER



Brachyscome 'Mauve Delight'



Brachyscome 'Radiant Magenta'



Clivia miniata



Chrysocephalum apiculatum



Dichondra repens silver falls



Erigeron karvinskianus



Lithodora diffusa 'Grace ward'



Liriope muscari



Pratia pedunculata



Stachys lanata



Themeda australis 'Mingo'




Viola hederacea



Zoysia tenuifolia

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Morpeth Aged Care
Morpeth, NSW

DRAWING
Plant Palette
General Areas

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DL
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SCALE
A3

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APPROVAL

DRAWING NO.
253824-MO-LD-000-13
REVISION
10

General Areas Palette

CLIMBERS



Pandorea jasminoides



Trachelospermum jasminoides



Wisteria sinensis

EDIBLE HERB GARDEN



Allium schoenoprasum



Allium tuberosum



Lobularia maritima



Matricaria recutita



Mentha arvensis



Ocimum basilicum



Petroselinum crispum



Rosmarinus officinalis

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PROJECT

Morpeth Aged Care

Morpeth, NSW

DRAWING

Plant Palette
General Areas

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253824-MO-LD-000-14	10

Native Perimeter Palette

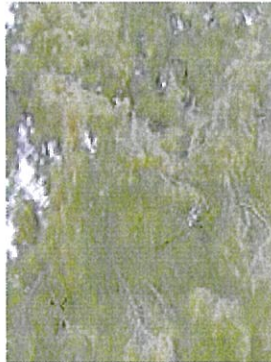
TREES



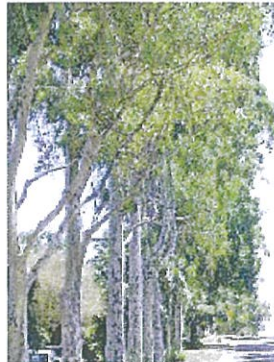
Acacia parvippinnula



Acmena smithii



Allocasuarina torulosa



Corymbia maculata



Cupaniopsis anacardioides



Elaeocarpus obovatus



Eucalyptus crebra



Eucalyptus fibrosa



Eucalyptus oblonga



Eucalyptus paniculata



Eucalyptus punctata



Eucalyptus tereticornis



Hymenosporum flavum



Melia azedarach



Syzygium australe 'Lilly pilly'



Syncarpia glomulifera



Syzygium oleosum

SHRUBS



Acmena smithii 'Allys Magic'



Arthropodium cirratum



Breyenia oblongifolia



Bursaria spinosa



Carex appressa



Cymbopogon refractus



Dianella revoluta



Indigofera australis



Lomandra multiflora



Melaleuca nodosa



Persoonia linearis



Pittosporum revolutum



Syzygium australe 'brush cherry'



Themeda australis

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PROJECT

Morpeth Aged Care

Morpeth, NSW

DRAWING

Plant Palette
Native Perimeter

DRAWN	CHECKED	SCALE
DL	DR	A3

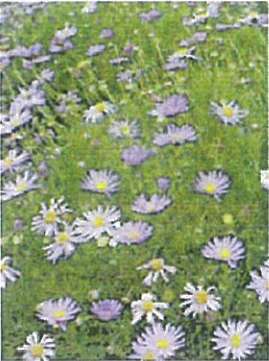
STATUS

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APPROVAL

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253824-MO-LD-000-15	10

Native Perimeter Palette

LOW COVER/GRASS



Brachyscome multifida



Hardenbergia violacea



Patersonia glabrata



Viola hederacea



Wahlenbergia gracilis

CLIMBER



Cissus antarctica



Hibbertia scandens

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PROJECT
Morpeth Aged Care
Morpeth, NSW

DRAWING
Plant Palette
Native Perimeter

DRAWN	CHECKED	SCALE
DL	DR	A3

STATUS
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APPROVAL

DRAWING NO.	REVISION
253824-MO-LD-000-16	10

Planting Schedule

Code	Botanical Name	Common Name	Type	Mature Size H x W (m)	Density	Pot Size
GENERAL AREAS PALETTE						
TREES						
ACE pal	Acer palmatum	Japanese Maple	Tree	4.0 x 4.0	n/a	100L
CER sil	Ceratonia siliqua	Carob Tree	Tree	15.0 x 8.0	n/a	100L
COR cit	Corymbia citriodora	Lemon Scented Gum	Tree	20.0 x 8.0	n/a	100L
LAG ind	Lagerstroemia indica 'white'	Crepe Myrtle	Tree	6.0 x 4.0	n/a	100L
LIQ sty	Liquidambar styraciflua	Sweetgum	Tree	10.0 x 8.0	n/a	100L
MAG LG	Magnolia grandiflora 'little gem'	Dwarf Evergreen Magnolia	Tree	4.0 x 2.5	n/a	100L
CLIMBERS						
PAN jas	Pandorea jasminoides	Pandorea	Climber	0.3 x 1-2	1/m2	200mm
TRA jas	Trachelospermum jasminoides	Chinese Star Jasmine	Climber	0.3 x 1-2	1/m2	200mm
WIS sin	Wisteria sinensis	Chinese Wisteria	Climber	0.3 x 1-2	1/m2	200mm
GARDEN BEDS (Includes trees, shrubs and ground cover.)						
SHRUBS & GRASSES						
ACM smi	Acmena smithii 'Allyns Magic'	Dwarf Lilly Pilly	Shrub	0.8 x 1.0	1/m2	200mm
AGA ori	Agapanthus orientalis	Blue Lily	Grass	1.5 x 1.2	1/m2	200mm
ALP cae	Alpinia caerulea	Native Ginger	Shrub	2.0 x 1.0	1/m2	200mm
CAM sas	Camellia sasanqua	Sasanqua Camellia	Shrub	1.5 x 1.0	1/m2	200mm
GAR aug	Gardenia augusta 'radicans'	Dwarf Gardenia 'radicans'	Shrub	0.5 x 1.0	1/m2	200mm
GAU lin	Gaura lindheimeri	Butterfly Bush	Shrub	1.0 x 0.9	1/m2	200mm
LAV den	Lavandula dentata	French Lavender	Shrub	0.75 x 0.75	4/m2	200mm
NAN dom	Nandina domestica 'nana'	Dwarf Sacred Bamboo	Shrub	0.5 x 0.5	2/m2	200mm
WES fru	Westringia fruticosa 'Mundi'	Mundi Coastal Rosemary	Shrub	1.5 x 1.5	2/m2	200mm
GROUND COVER						
BRA MD	Brachyscome	Mauve Delight	Groundcover	0.2 x 0.5	4/m2	140mm
CHR api	Chryscephalum apiculatum	Yellow Button	Groundcover	0.3 x 1.0	4/m2	140mm
CLI min	Clivia miniata	Kaffir Lily	Clumping Plant	0.5 x 0.5	6/m2	140mm
DIC SF	Dichondra repens	Silver Falls	Groundcover	0.1 x 0.7	6/m2	140mm
ERI kar	Erigeron karvinskianus	Mexican Daisy	Groundcover	0.2 x 0.2	4/m2	140mm
LIT dif	Lithodora diffusa	Grace Ward	Groundcover	0.1 x 0.4	6/m2	140mm
LIR mus	Liriope muscari	Lilyturf	Clumping Plant	0.5 x 0.5	4/m2	140mm
PRA ped	Pratia pedunculata	Trailing Pratia	Groundcover	0.2 x 0.5	6/m2	140mm
STA lan	Stachys lanata	Lambs-ear	Clumping Plant	0.4 x 0.5	4/m2	140mm
THE aus	Themeda australis 'mingo'	Kangaroo Grass	Clumping Plant	0.3 x 0.6	4/m2	140mm
VIO hed	Viola hederacea	Native Violet	Groundcover	0.15 x 1.5	4/m2	140mm
ZOY ten	Zoysia tenifolia	Korean Carpet Grass	Groundcover	0.2 x 0.2	6/m2	140mm
EDIBLE HERB GARDEN (EXAMPLE SPECIES)						
ALL sch	Allium schoenoprasum	Chives	Herb	0.3 x 0.3	8/m2	200mm
ALL sch	Allium tuberosum	Garlic Chives	Herb	0.3 x 0.3	8/m2	200mm
LOB mar	Lobularia maritima	Sweet Alyssum	Herb	0.3 x 0.3	8/m2	200mm
MAT rec	Matricaria recutita	German Chamomile	Herb	0.5 x 0.3	8/m2	200mm
MEN arv	Mentha arvensis	Wild Mint	Herb	0.5 x 0.3	8/m2	200mm
OCI bas	Ocimum basilicum	Sweet Basil	Herb	0.5 x 0.5	4/m2	200mm
PET cri	Petroselinum crispum	Parsley	Herb	0.6 x 0.3	8/m2	200mm
ROS off	Rosmarinus officinalis	Rosemary	Shrub	1.5 x 1.5	2/m2	200mm

Note:
Plant densities and quantities are indictative and are subject to change during detailed design phase.
Pot size of tree may increase but not decrease. Species subject to availability

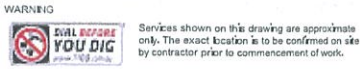
Refer drawing 253824-MO-LD-200-03 for tree locations on plan (refer key above for species type).



Code	Botanical Name	Common Name	Type	Mature Size H x W (m)	Density	Pot Size
NATIVE PERIMETER PALETTE						
TREES						
ACA par	Acacia parvipinnula	Silver Stem Wattle	Tree	10.0 x 5.0	n/a	100L
ACM smi	Acmena smithii	Lilly Pilly	Tree	12.0 x 6.0	n/a	100L
ALL tor	Allocasuarina torulosa	Forest Oak	Tree	10.0 x 7.0	n/a	100L
COR mac	Corymbia maculata	Spotted Gum	Tree	35.0 x 10.0	n/a	100L
CUP ana	Cupaniopsis anacardioides	Tuckeroo	Tree	10.0 x 5.0	n/a	100L
ELA obo	Elaeocarpus obovatus	Blueberry Ash	Tree	12.0 x 4.0	n/a	100L
EUC cre	Eucalyptus crebra	Narrow Leaved Iron Bark	Tree	25.0 x 10.0	n/a	100L
EUC fib	Eucalyptus fibrosa	Broad-Leaved	Tree	35.0 x 10.0	n/a	100L
EUC pan	Eucalyptus paniculata	Grey Ironbark	Tree	10.0 x 5.0	n/a	100L
EUC pun	Eucalyptus punctata	Grey Gum	Tree	10.0 x 5.0	n/a	100L
EUC obl	Eucalyptus oblonga	Stringybark	Tree	15.0 x 5.0	n/a	100L
EUC ter	Eucalyptus tereticornis	Forest Red Gum	Tree	30.0 x 15.0	n/a	100L
HYM fla	Hymenosporum flavum	Native Frangipani	Tree	10.0 x 5.0	n/a	100L
MEL aze	Melia azedarach	White Cedar	Tree	12.0 x 8.0	n/a	100L
SYN glo	Syncarpia glomulifera	Turpentine Tree	Tree	25.0 x 12.0	n/a	100L
SYZ aus	Syzygium australe 'Lilly Pilly'	Pinnacle	Tree	10.0 x 1.5	n/a	100L
SYZ ole	Syzygium oleosum	Blue Lilly Pilly	Tree	7.0 x 4.0	n/a	100L
GARDEN BEDS (Includes trees, shrubs and ground cover.)						
SHRUBS & GRASSES						
ACM smi	Acmena smithii 'Allyns Magic'	Dwarf Lilly Pilly	Shrub	1.0 x 0.5	2/m2	200mm
ART cir	Arthropodium cirratum	Rock Lily	Shrub	0.6 x 1.0	1/m2	200mm
BRE obl	Breynia oblongifolia	Coffee Bush	Shrub	3.0 x 2.0	1/m2	200mm
BUR spi	Bursaria spinosa	Native Blackthorn	Shrub	6.0 x 3.0	1/m2	200mm
CAR app	Carex appressa	Tall Sedge	Grass	1.0 x 1.0	2/m2	200mm
CYM ref	Cymbopogon refractus	Barbed Wire Grass	Grass	1.0 x 0.5	2/m2	200mm
DIA rev	Dianella revoluta	Flax Lily	Grass	1.0 x 1.5	1/m2	200mm
IND aus	Indigo australis	Australian Indigo	Shrub	2.5 x 2.0	1/m2	200mm
LOM mul	Lomandra multiflora	Club Rush	Shrub	0.45 x 0.45	2/m2	200mm
MET col	Metrosideros collina Fiji Fire	Fiji Fire	Shrub	3.0 x 3.0	1/m2	200mm
PER lin	Persoonia linearis	Narrow-Leaved Geebung	Shrub	4.0 x 2.5	1/m2	200mm
PIT rev	Pittosporum revolutum	Yellow Pittosporum	Shrub	3.0 x 2.0	1/m2	200mm
SYZ aus	Syzygium australe 'brush cherry'	Brush Cherry	Shrub	6.0 x 8.0	1/m2	200mm
THE aus	Themeda australis	Kangaroo Grass	Grass	0.7 x 0.5	2/m2	200mm
GROUND COVERS						
BRA mul	Brachyscome multifida	Rocky Daisy	Groundcover	0.4 x 1.0	4/m2	140mm
HAR vio	Hardenbergia violacea	Happy Wanderer	Groundcover	0.3 x 1.0	4/m2	140mm
PAT gla	Patersonia glabrata	Native Iris	Clumping Plant	0.2 x 0.3	4/m2	140mm
VIO hed	Viola hederacea	Native Violet	Groundcover	0.15 x 1.0	4/m2	140mm
WAH gra	Wahlenbergia gracilis	Australian Bluebell	Groundcover	0.2 x 0.4	4/m2	140mm
CLIMBER						
CIS ant	Cissus antarctica	Kangaroo Vine	Climber	0.5 x 3.0	2/m2	200mm
HIB sca	Hibbertia scandens	Snake Vine	Climber	3.0 x 5.0	1/m2	200mm



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PROJECT
Morpeth Aged Care
Morpeth, NSW

DRAWING
Plant Schedule

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A3

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FOR DEVELOPMENT
APPROVAL

DRAWING NO.
253824-MO-LD-000-17

REVISION
10

General Specification Notes

1. GENERAL

Scope of works as shown on drawings. All garden areas to have minimum internal width of 600mm. A durable edge is to be provided between all garden beds and turfed areas or areas of other loose material.

2. TREES TO BE RETAINED

Trees to be retained shall be protected from damage in accordance with
AS 4970 'Protection of trees on development sites.' Any necessary pruning, including remedial pruning for hazard reduction and the removal of dead and hazardous wood shall be undertaken in accordance with AS4373 'Pruning of Amenity Trees'.

3. CULTIVATION

Subsoil is to be cultivated prior to spreading topsoil to a minimum depth of 200mm unless this will adversely affect the roots of established trees.

4. TOPSOIL

Standards: To AS 4419 'Soils for landscaping and garden use.' Priority is to be given to using existing site topsoil provided it meets or can be cost-effectively ameliorated to meet the Australian Standard. If additional soil is required to meet the minimum depths, the imported topsoil is to meet the Australian Standard.
Minimum depths:
• To garden beds - 300mm
• To tree holes in deep planting areas - 1000mm deep over an area of 1500mm x 1500mm
• To tree holes and pits - 400mm or 1.5 x rootball depth - whichever is greater - over an area of twice the rootball diameter for trees supplied in pots or bags

5. MULCH

Standards: To AS4454 'Compost, soil conditioners and mulches'
Mulch Type: Hardwood chips (20-30mm) - 100mm deep

6. FERTILISER

Fertiliser shall be a slow-release type in pellet form with a nine month release period and having Nitrogen:Phosphorus:Potassium (N:P:K) ratio of 6.3:1.8:2.8. 'Kokei' fertiliser pellets or equivalent approved.

7. TREES

Minimum sizes:
Street trees - min 45 litre stock
Other areas - 25 litre stock
Trees adjacent to pathways, entries, parking areas and driveways shall be capable of attaining a 1.8m clear trunk height on maturity.
Staking: All trees shall be staked.
All trees supplied are to comply with AS 2303 - Tree Stock for Landscape Use.

6. SHRUBS AND GROUNDCOVERS

Minimum sizes:
Shrubs - 200mm stock
Groundcovers - 140mm stock
Native grasses - tubestock
Shrubs shall not exceed 1m height along street frontages, pathways and adjacent to open space areas.
Landscaping, planting and mounding shall not interfere with visibility along a pathway.
Planting densities and stock sizes are to ensure full coverage of mulched planting areas within 2 years.

7. PEDESTRIAN PAVEMENTS

All pedestrian pavements shall be stable and usable in all weathers.
All pedestrian surfaces shall have a classification of 'W' or 'V' to AS/ NZS 4586 'Slip Resistance classification of new pedestrian surface materials'.

8. IRRIGATION

All garden beds and planter boxes in courtyard areas shall be irrigated by a reticulated irrigation system. Irrigation controllers shall be located in accessible areas. Storage tank harvesting roof water with potable backup to be provided.
Hose cocks shall be provided in each private landscape and recreation area.
The irrigation system is to be designed by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a diploma of Irrigation, or with equivalent experience.

9. DRAINAGE

All pavements, turf and planted areas shall be adequately drained.
All garden beds and planter boxes shall be drained with subsurface drains connected to stormwater. Wherever possible surface run off shall be directed towards garden beds, turf or other permeable surfaces where water quality is conducive to plant growth.

10.LIGHTING


Lighting shall be provided to entries, driveways, parking areas and pedestrian pathways.
Standards: To AS/NZS 1158 'Lighting for Roads and Public Spaces'.

11. ESTABLISHMENT AND DEFECTS LIABILITY

An establishment period of 12 weeks from the date of practical completion shall apply to landscape softworks (planting).
A defects liability period of 12 months from the date of practical completion shall apply to landscape hardworks.

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PROJECT
Morpeth Aged Care
Morpeth, NSW

DRAWING
Specifications

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Landscape Ground Floor Plan



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Morpeth, NSW

DRAWING
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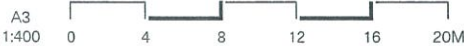
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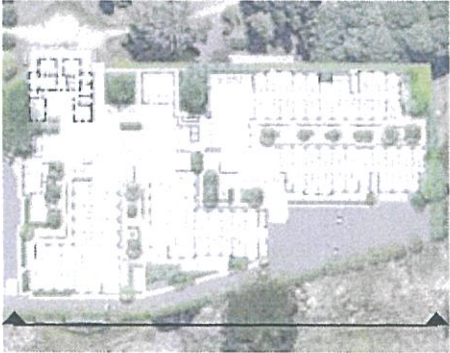
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Landscape Southern Elevation

NOTE: All landscape drawings utilises architectural outputs as the base.



Key Plan



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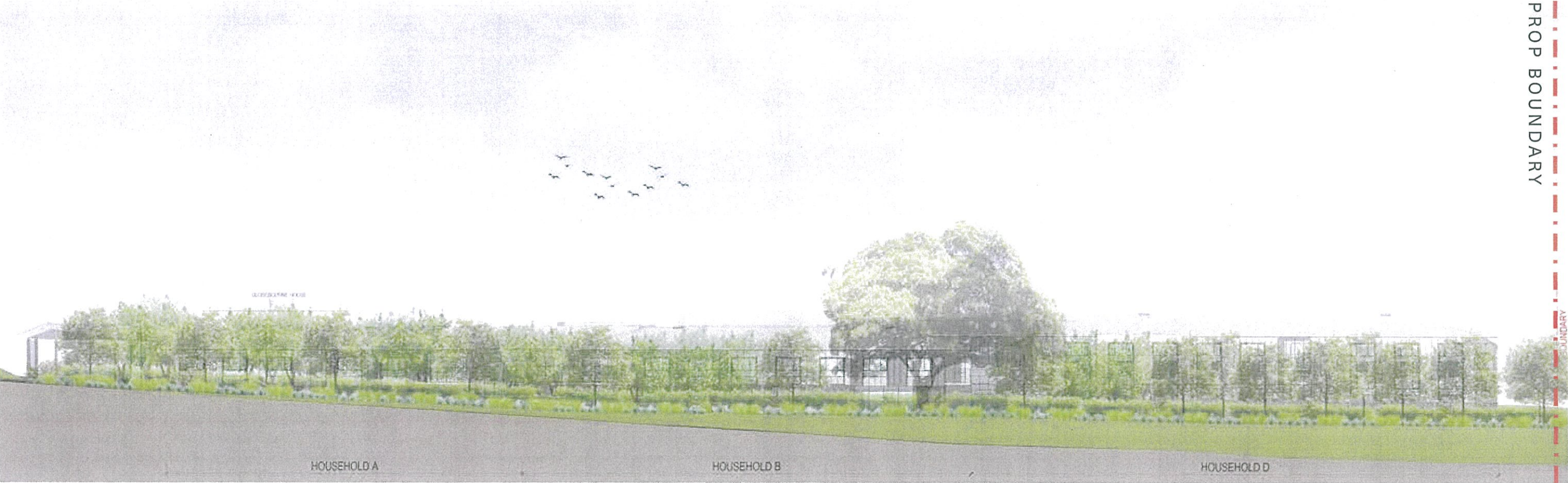
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DRAWING
Southern Elevation

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Landscape Boundary Section 1


NOTE: All landscape drawings utilises architectural outputs as the base.



Key Plan



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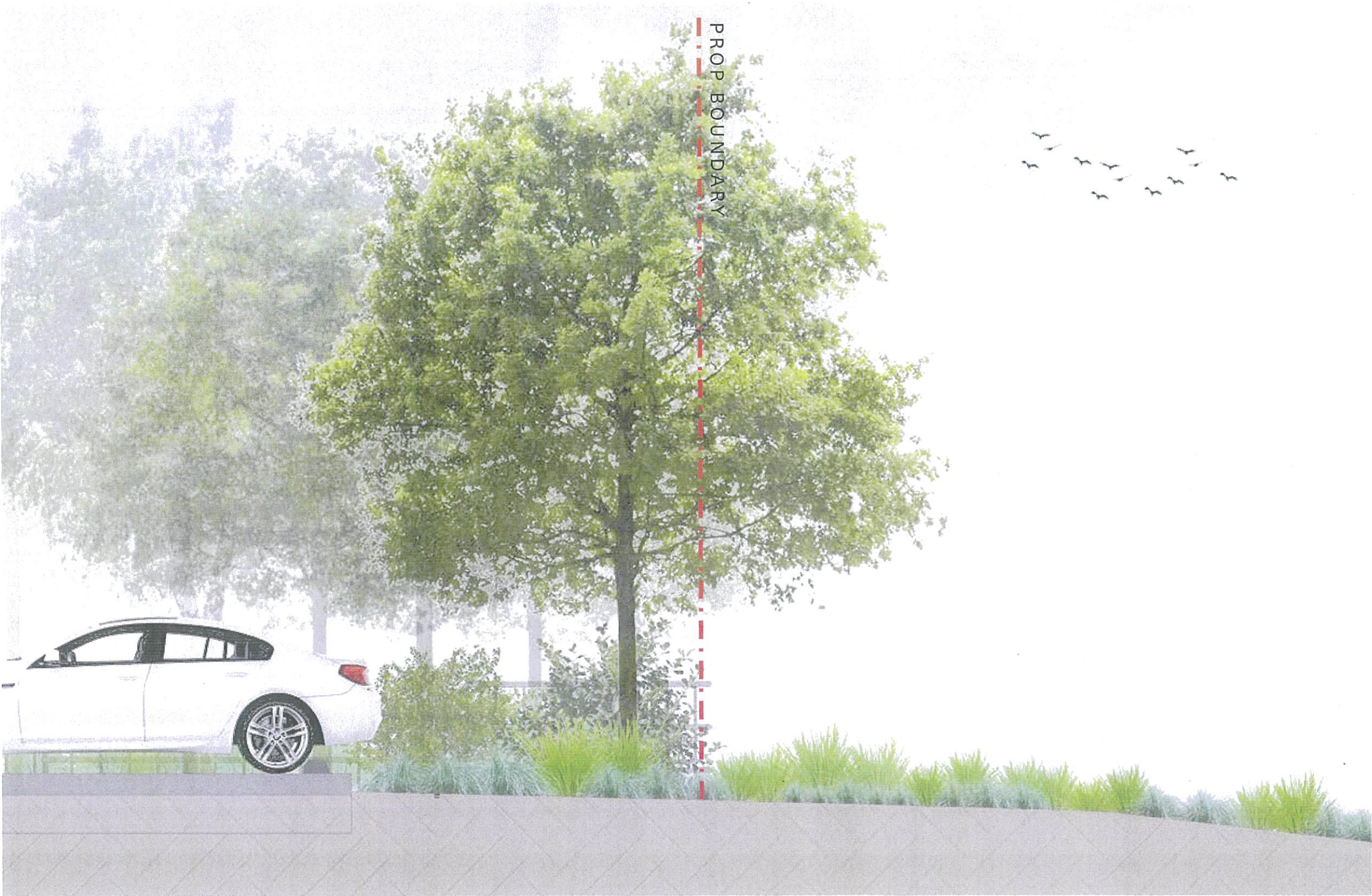
PROJECT
Morpeth Aged Care
Morpeth, NSW
DRAWING
Boundary Section 1

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Landscape Boundary Sectional Elevation 2

NOTE: All landscape drawings utilises architectural outputs as the base.




PROP BOUNDARY



Key Plan



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Boundary Section 2

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Landscape Boundary Section 3

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Key Plan



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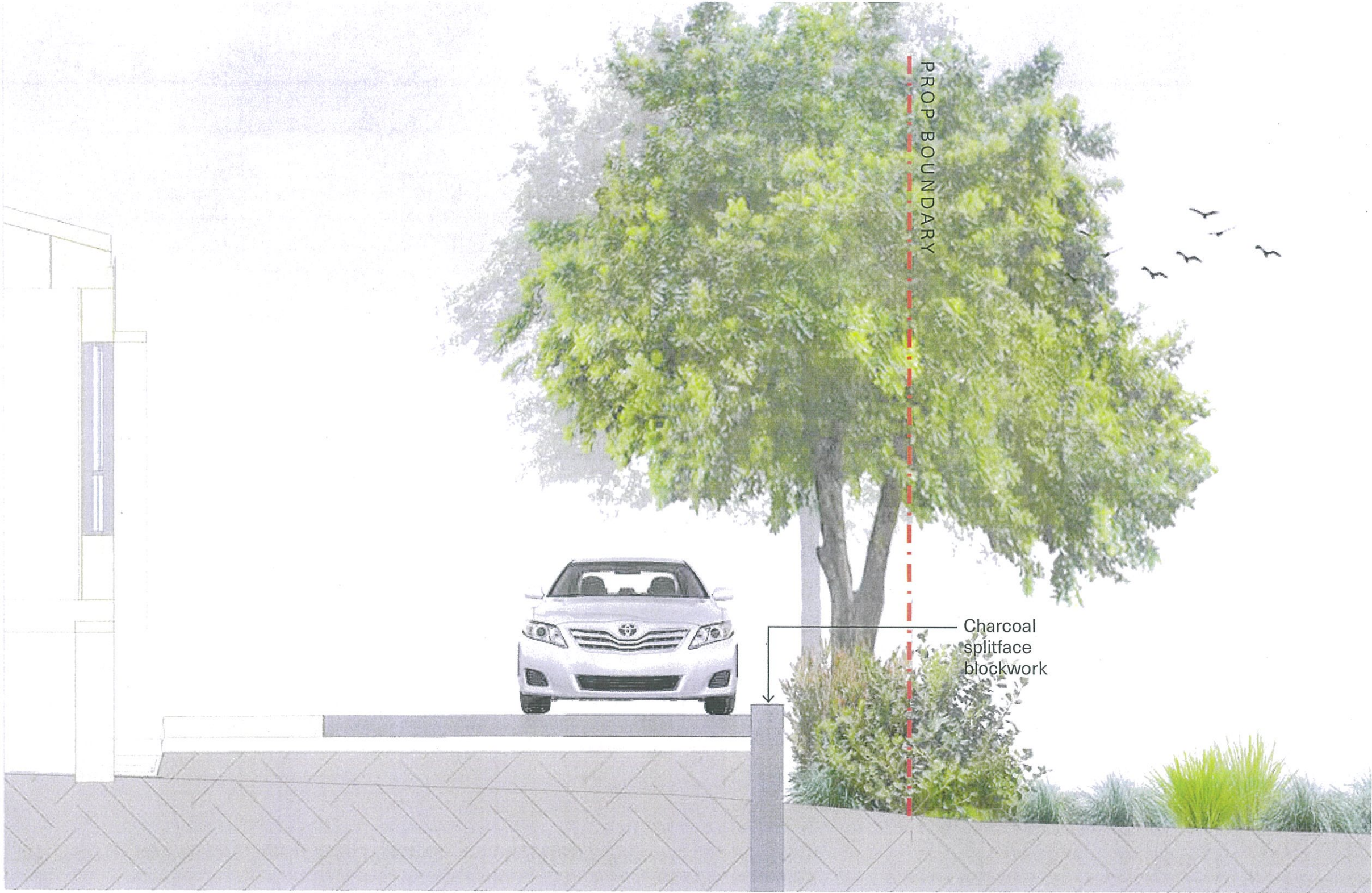
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Boundary Section 3

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