

CONTOUR

LANDSCAPE ARCHITECTURE



LANDSCAPE DOCUMENTATION

PROJECT

Diggers At The Entrance - Yungala

ADDRESS

Cnr The Entrance Road,
Archibold Road and Gallipoli Road,
Long Jetty, NSW, 2261

CLIENT

HCL1 Pty Ltd c/o MAM Partnership Pty Ltd

ARCHITECT

ADG architects

PROJECT MANAGER

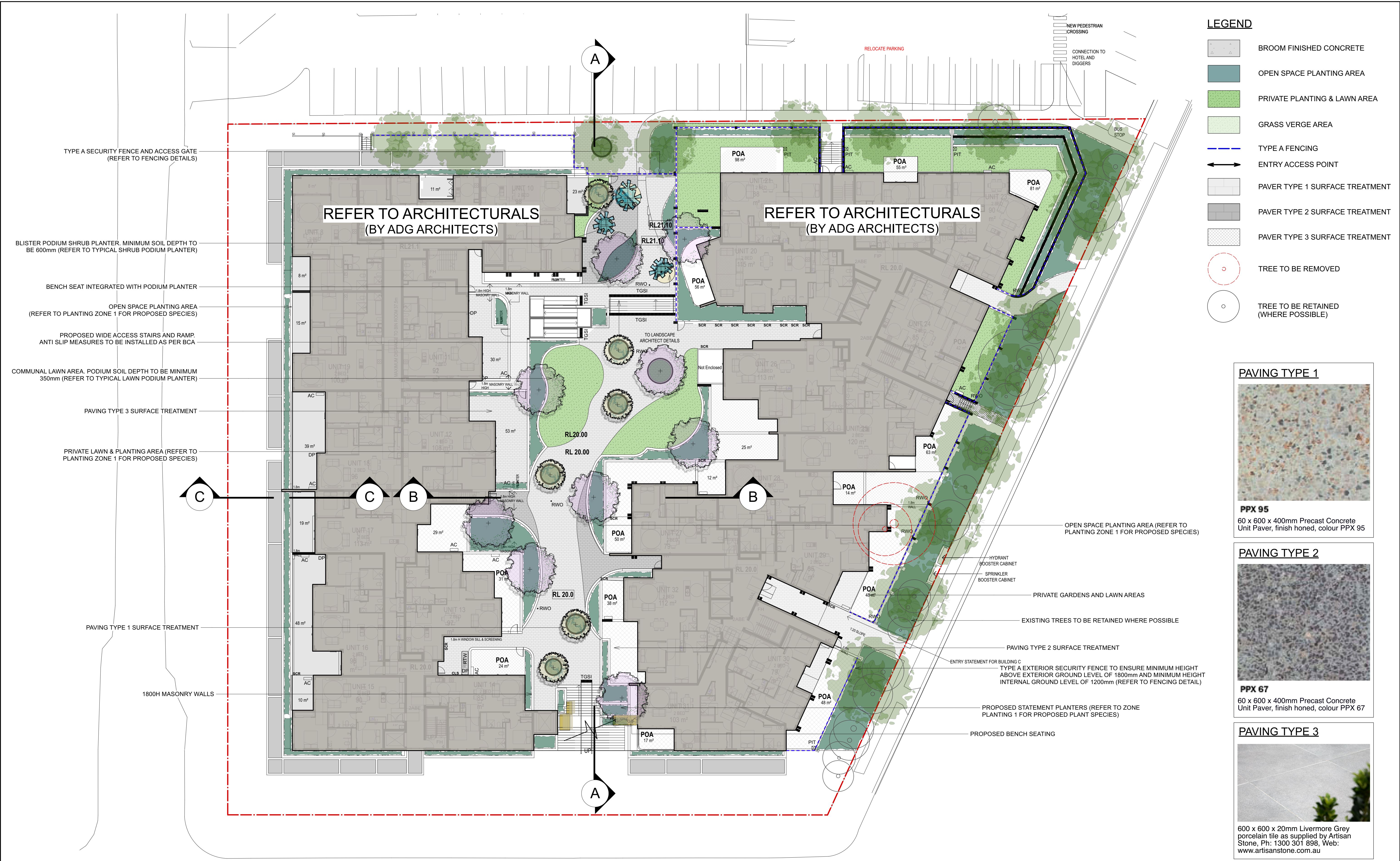


DRAWING INDEX

C0	COVER PAGE	25/11/22	
C1	LANDSCAPE MASTER PLAN	25/11/22	REV G
C2	GL LANDSCAPE PLAN	25/11/22	REV E
C3	L1 LANDSCAPE PLAN	25/11/22	REV E
C4	L2 & L5 LANDSCAPE PLAN	25/11/22	REV E
C5	SECTION AA	25/11/22	REV E
C6	SECTIONS SHEET	25/11/22	REV E
C7	PLANTING ZONE 1 & 2 PLAN	25/11/22	REV E
C8	PLANTING ZONE 3 - 6 PLAN	25/11/22	REV E
C9	CANOPY REPLENISHMENT PLAN	25/11/22	REV E
C10	FENCING DETAILS	02/07/21	REV B
C11	LANDSCAPE DETAILS	02/07/21	REV B
C12	OUTLINE SPECIFICATIONS	02/07/21	REV B



Site Location



LEGEND

- BROOM FINISHED CONCRETE
- OPEN SPACE PLANTING AREA
- PRIVATE PLANTING & LAWN AREA
- GRASS VERGE AREA
- TYPE A FENCING
- ENTRY ACCESS POINT
- PAVER TYPE 1 SURFACE TREATMENT
- PAVER TYPE 2 SURFACE TREATMENT
- PAVER TYPE 3 SURFACE TREATMENT
- TREE TO BE REMOVED
- TREE TO BE RETAINED (WHERE POSSIBLE)

PAVING TYPE 1

PPX 95
60 x 600 x 400mm Precast Concrete Unit Paver, finish honed, colour PPX 95

PAVING TYPE 2

PPX 67
60 x 600 x 400mm Precast Concrete Unit Paver, finish honed, colour PPX 67

PAVING TYPE 3

600 x 600 x 20mm Livermore Grey porcelain tile as supplied by Artisan Stone, Ph: 1300 301 898, Web: www.artisanstone.com.au

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT
Seniors Living
Cnr The Entrance Road,
Archibold Road and Gallipoli Road,
Long Jetty, NSW, 2261

CLIENT:
HCL1 Pty Ltd c/o MAM
Partnership Pty Ltd
ARCHITECT:
ADG architects

NOTES
comply with building code of australia and all relevant australian standards
all works shall be in accordance with development application and construction certificate conditions of consent
all levels to and refer to survey information relating to existing site data
verify all dimensions prior to works
do not scale from drawings
use figured dimensions in preference to scaling
refer all discrepancies to landscape architect for determination
this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of contour landscape architects.

DATE	REV.	ISSUE
07/05/21	A	DRAFT
02/07/21	B	DRAFT
07/09/21	C	DA
21/11/22	D	MOD
25/11/22	E	MOD

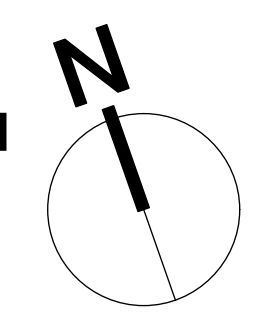
DATE: 25/11/22

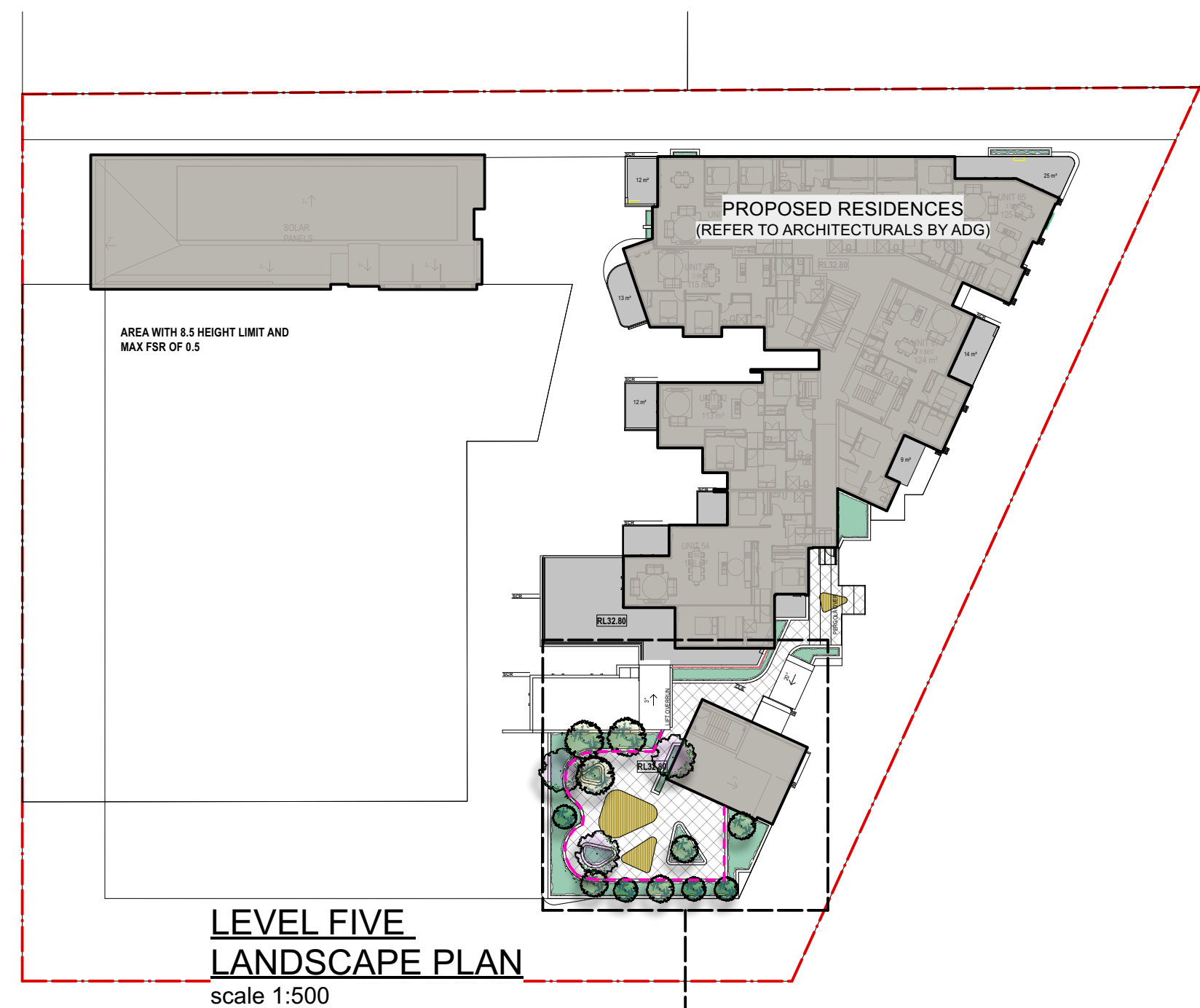
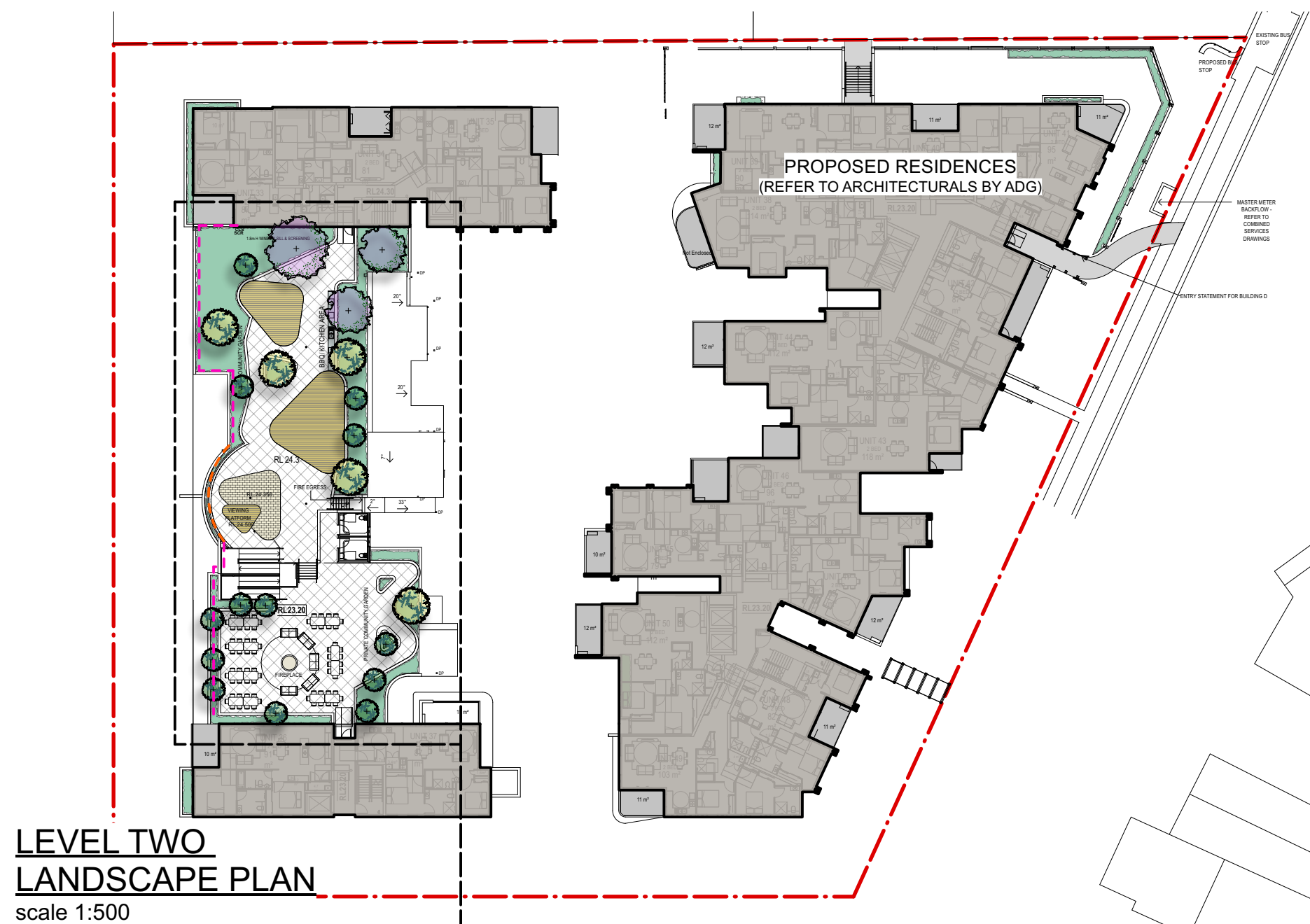
SCALE: 1:200 @ A1
1:500 @ A3

DRAWN: SEC

DRAWING
LEVEL 1
LANDSCAPE PLAN
DRAWING NO: C3

REV: E





LEGEND

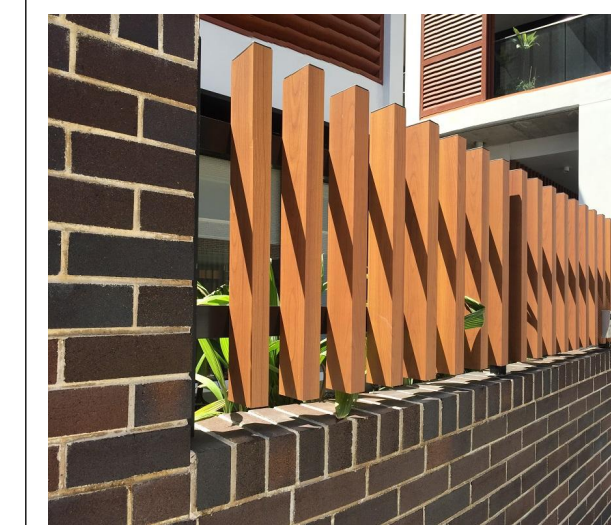
- PAVER TYPE 3 SURFACE TREATMENT
- OPEN SPACE PLANTING AREA
- COMPOSITE DECKING SURFACE TREATMENT
- SANDSTONE FINISH
- TYPE B FENCING
- FEATURE BALUSTRADE

PAVING TYPE 3



600 x 600 x 20mm Livermore Grey porcelain tile as supplied by Artisan Stone, Ph: 1300 301 898, Web: www.artisanstone.com.au

TYPE A FENCING



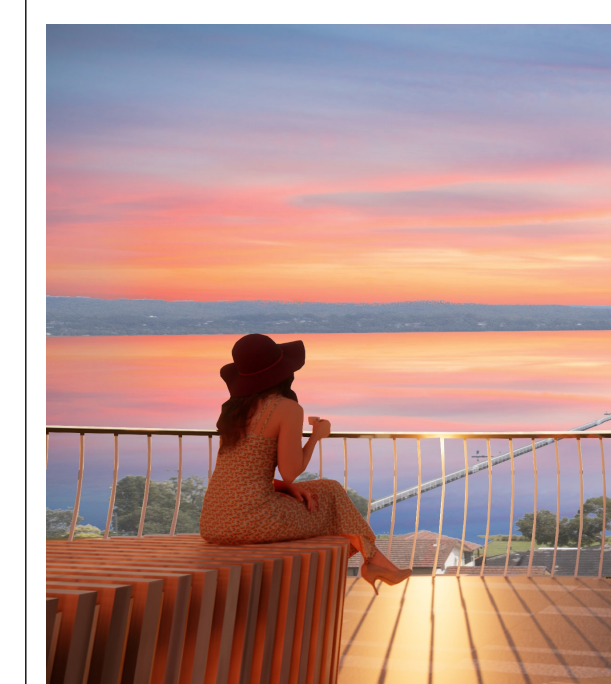
1200 - 1800mm HIGH ALUMINIUM BATTEN FENCE (OR SIMILAR)

TYPE B FENCING

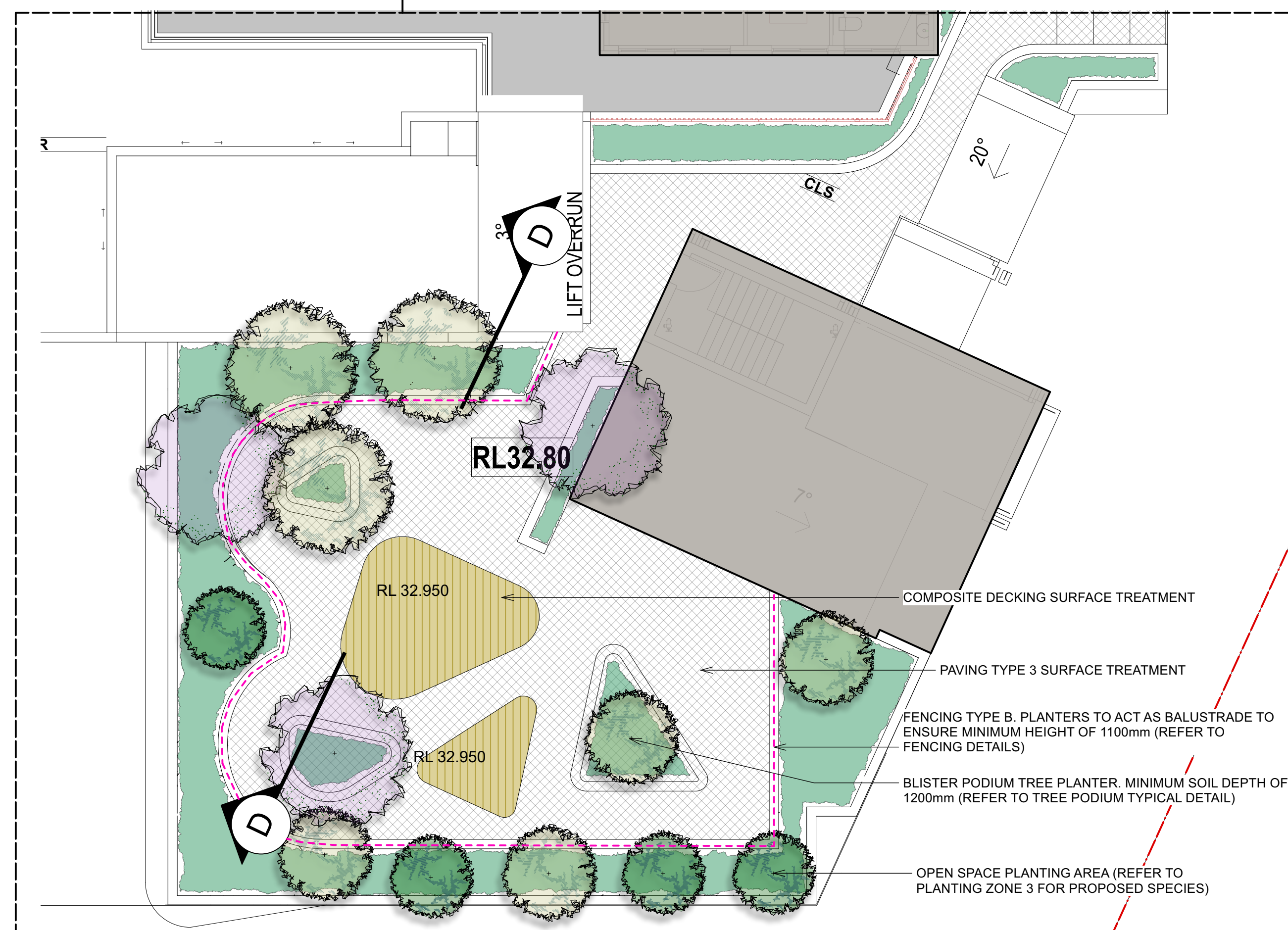
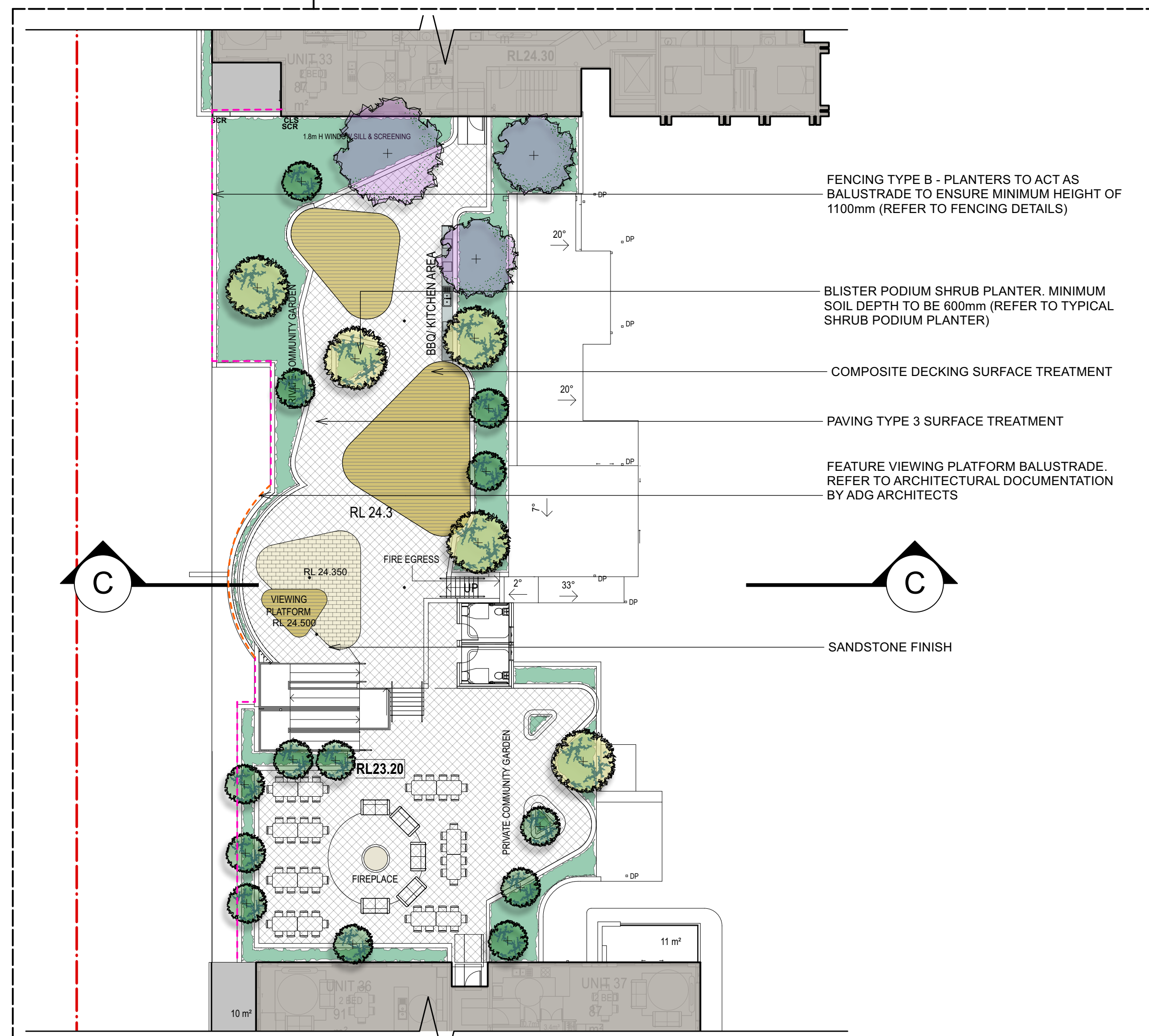


1100mm HIGH PODIUM PLANTER AS BALUSTRADE

FEATURE BALUSTRADE



REFER TO ARCHITECTURAL DOCUMENTATION BY ADG ARCHITECTS



DETAILED LEVEL TWO LANDSCAPE PLAN
scale 1:200

DETAILED LEVEL FIVE LANDSCAPE PLAN
scale 1:100

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT
Seniors Living
Cnr The Entrance Road,
Archibold Road and Gallipoli Road,
Long Jetty, NSW, 2261

CLIENT:
HCL1 Pty Ltd c/o MAM
Partnership Pty Ltd
ARCHITECT:
ADG architects

NOTES
comply with building code of australia and all relevant australian standards
all works shall be in accordance with development application and construction certificate conditions of consent
all levels to and refer to survey information relating to existing site data verify all dimensions prior to works
do not scale from drawings
use figured dimensions in preference to scaling
refer all discrepancies to landscape architect for determination
this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of contour landscape architects.

DATE	REV.	ISSUE
07/05/21	A	DRAFT
02/07/21	B	DRAFT
07/09/21	C	DA
21/11/22	D	MOD
25/11/22	E	MOD

DATE: 25/11/22
SCALE: AS SHOWN @ A1
DRAWN: SEC

DRAWING
**LEVEL 2 & 5
LANDSCAPE PLAN**
DRAWING NO:
C4
REV:
E





PLANTING ZONE 1
GROUND FLOOR



PLANTING ZONE 2
FIRST FLOOR



PLANTING PRINCIPALS:
As this area is the most visible from the surrounding streetscape, the proposed planting shall make a grand statement of locally indigenous plantings that respect the natural landscape and the existing site.

Ample deep soil areas allow for larger tree plantings forward of the development to help provide visual and acoustic privacy to and from the street. These significant plantings will also help to visually ground the proposed development and reduce the scale and bulk.



PLANTING PRINCIPALS:
As this area is the central core of the proposed development, the proposed planting shall make a grand statement of locally indigenous plantings coupled with familiar plantings for aged care residents to create a comforting and familiar plant palette whilst respecting the local landscape.

Deep soil areas allow for larger tree plantings at the entrances to the development which help provide visual and acoustic privacy to and from the street. On podium garden beds will help to visually screen residences reducing the scale and bulk of the development whilst improving the privacy for the residents.



CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT
Seniors Living
Cnr The Entrance Road,
Archibold Road and Gallipoli Road,
Long Jetty, NSW, 2261

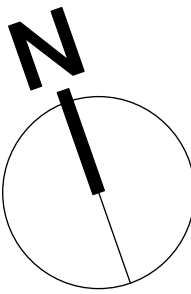
CLIENT:
**HCL1 Pty Ltd c/o MAM
Partnership Pty Ltd**
ARCHITECT:
ADGarchitects

NOTES
comply with building code of australia and all relevant australian standards
all works shall be in accordance with development application and construction certificate conditions of consent
all levels to and refer to survey information relating to existing site data
verify all dimensions prior to works
do not scale from drawings
use figured dimensions in preference to scaling
refer all discrepancies to landscape architect for determination
this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of contour landscape architects.

DATE	REV.	ISSUE
07/05/21	A	DRAFT
02/07/21	B	DRAFT
07/09/21	C	DA
21/11/22	D	MOD
25/11/22	E	MOD

DATE: 25/11/22
SCALE: 1:500 @ A1
DRAWN: SEC

DRAWING
**ZONE 1 & 2
PLANTING PALETTE**
DRAWING NO: C7
REV: E





PLANTING ZONE 3
SECOND FLOOR



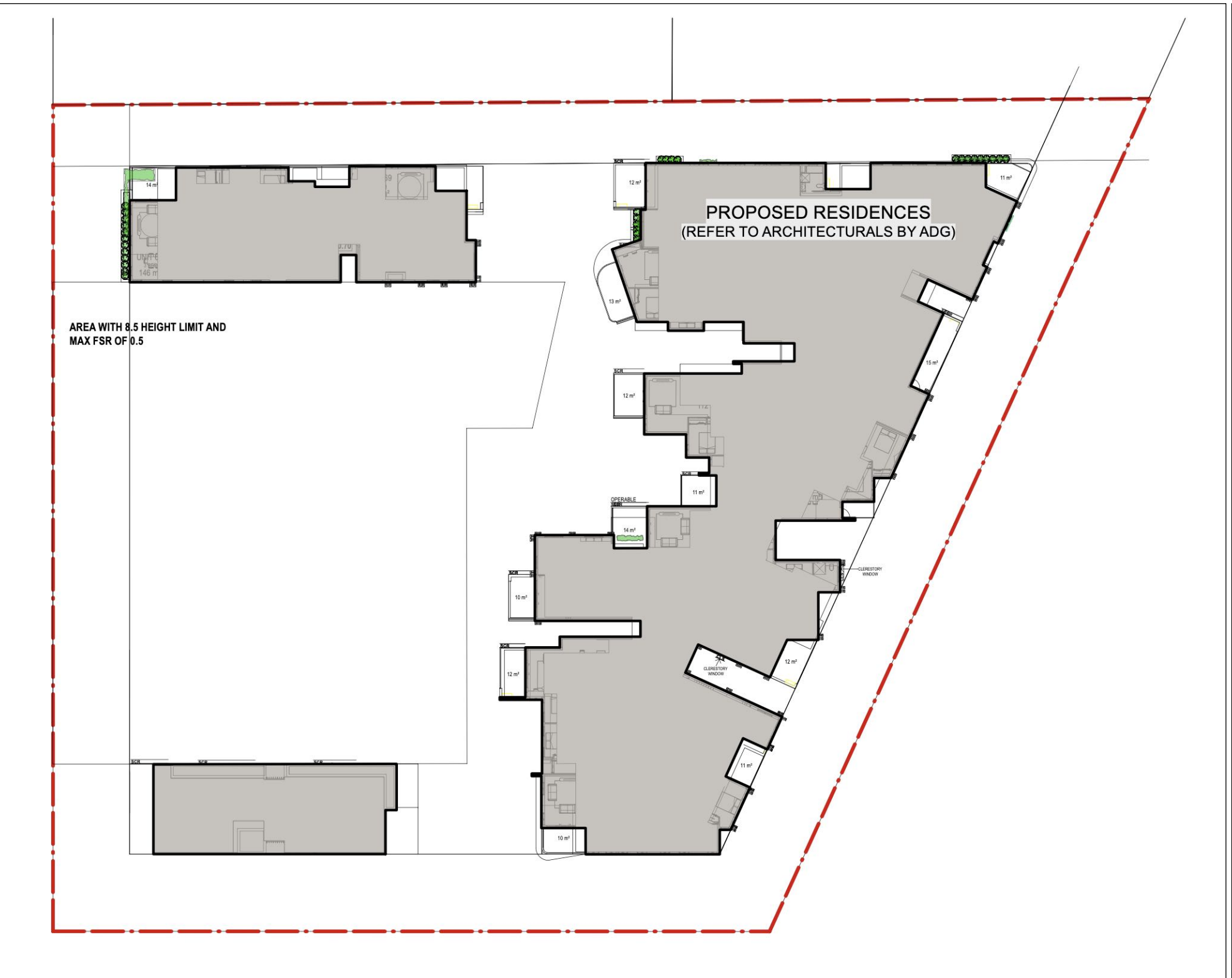
PLANTING PRINCIPALS:

Due to the environmental implications of balcony and roof planting combined with difficult maintenance access, tougher and hardier species have been sought. These will ensure long term viability of challenging planting areas whilst framing enticing views out to the district. Locally indigneous plantings will still be maintained and preferred as will familiar species to the aged residents.

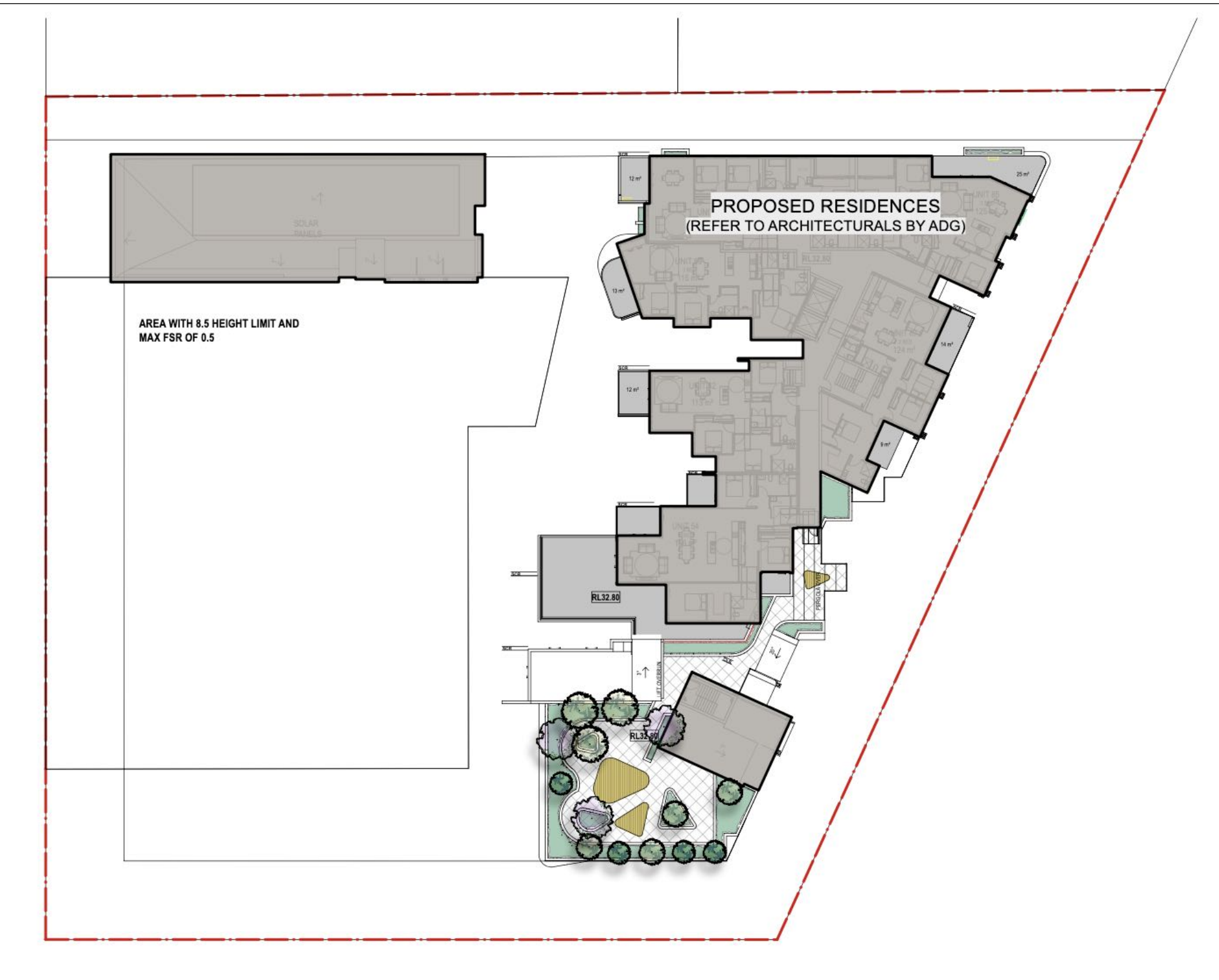
Dense plantings on the podium garden beds will help to improve the aural and visual privacy of residences nearby the upper level communal areas. Balcony planters will also help to soften the bulk of the proposed development and provide a contrast from the built form and materials.



PLANTING ZONE 4
THIRD FLOOR



PLANTING ZONE 5
FOURTH FLOOR



PLANTING ZONE 6
FIFTH FLOOR

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDL

PROJECT
Seniors Living
Cnr The Entrance Road,
Archibold Road and Gallipoli Road,
Long Jetty, NSW, 2261

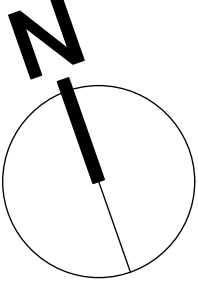
CLIENT:
HCL1 Pty Ltd c/o MAM
Partnership Pty Ltd
ARCHITECT:
ADG architects

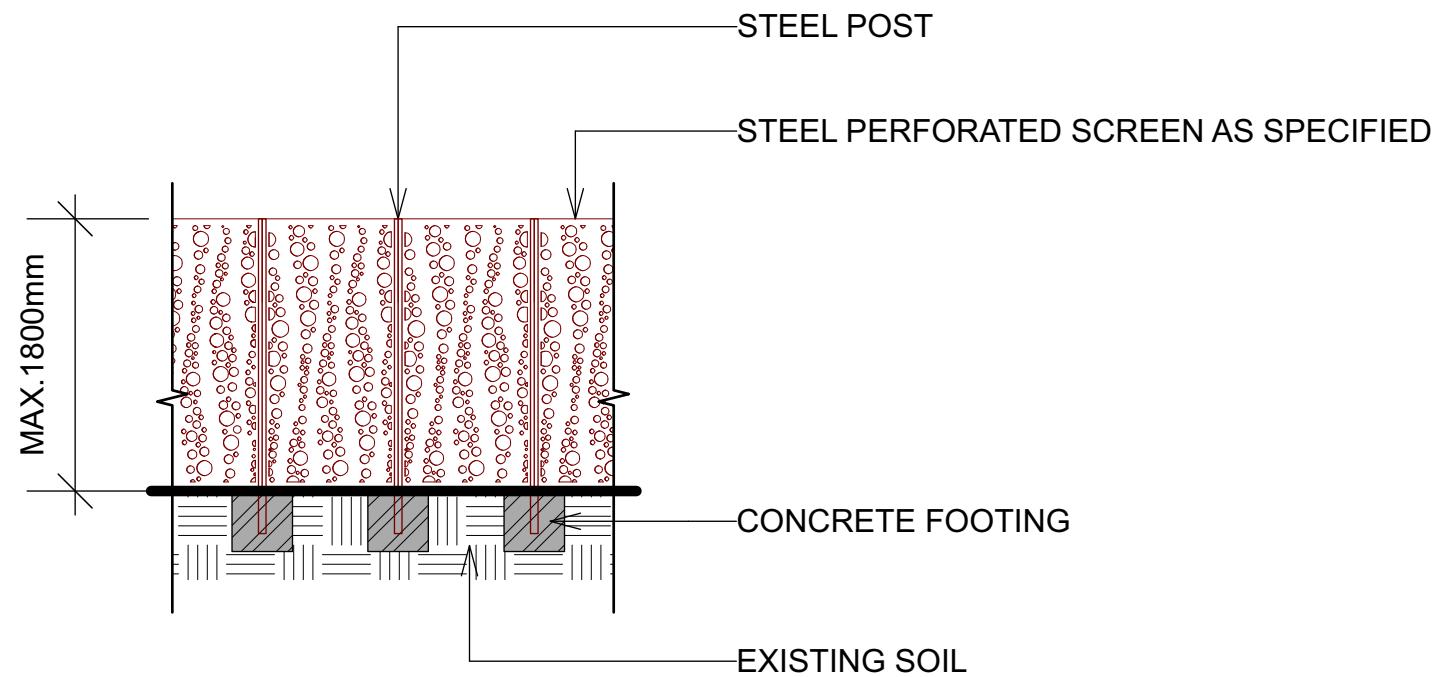
NOTES
comply with building code of australia and all relevant australian standards
all works shall be in accordance with development application and construction certificate conditions of consent
all levels to and refer to survey information relating to existing site data
verify all dimensions prior to works
do not scale from drawings
use figured dimensions in preference to scaling
refer all discrepancies to landscape architect for determination
this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of contour landscape architects.

DATE	REV.	ISSUE
07/05/21	A	DRAFT
02/07/21	B	DRAFT
07/09/21	C	DA
21/11/22	D	MOD
25/11/22	E	MOD

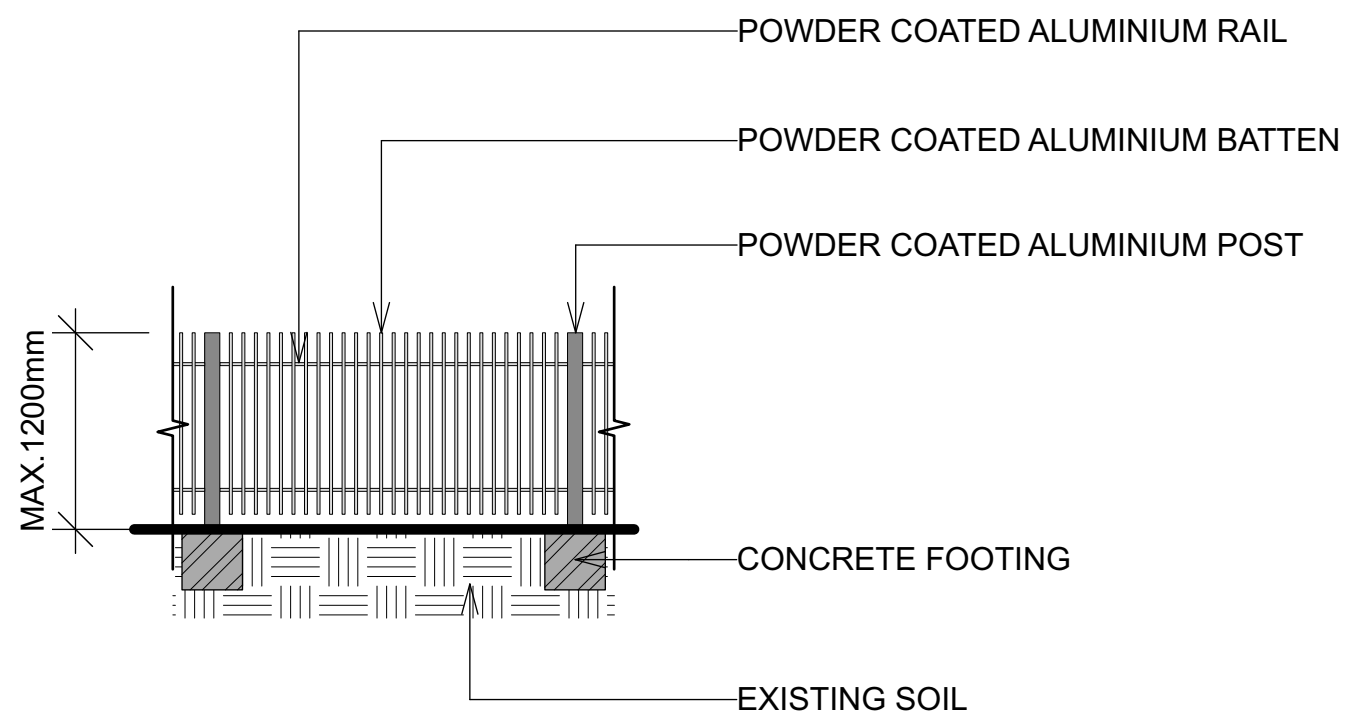
DATE: 25/11/22
SCALE: 1:500 @ A1
DRAWN: SEC

DRAWING
**ZONE 3, 4, 5 & 6
PLANTING PALETTE**
DRAWING NO:
C8
REV:
E

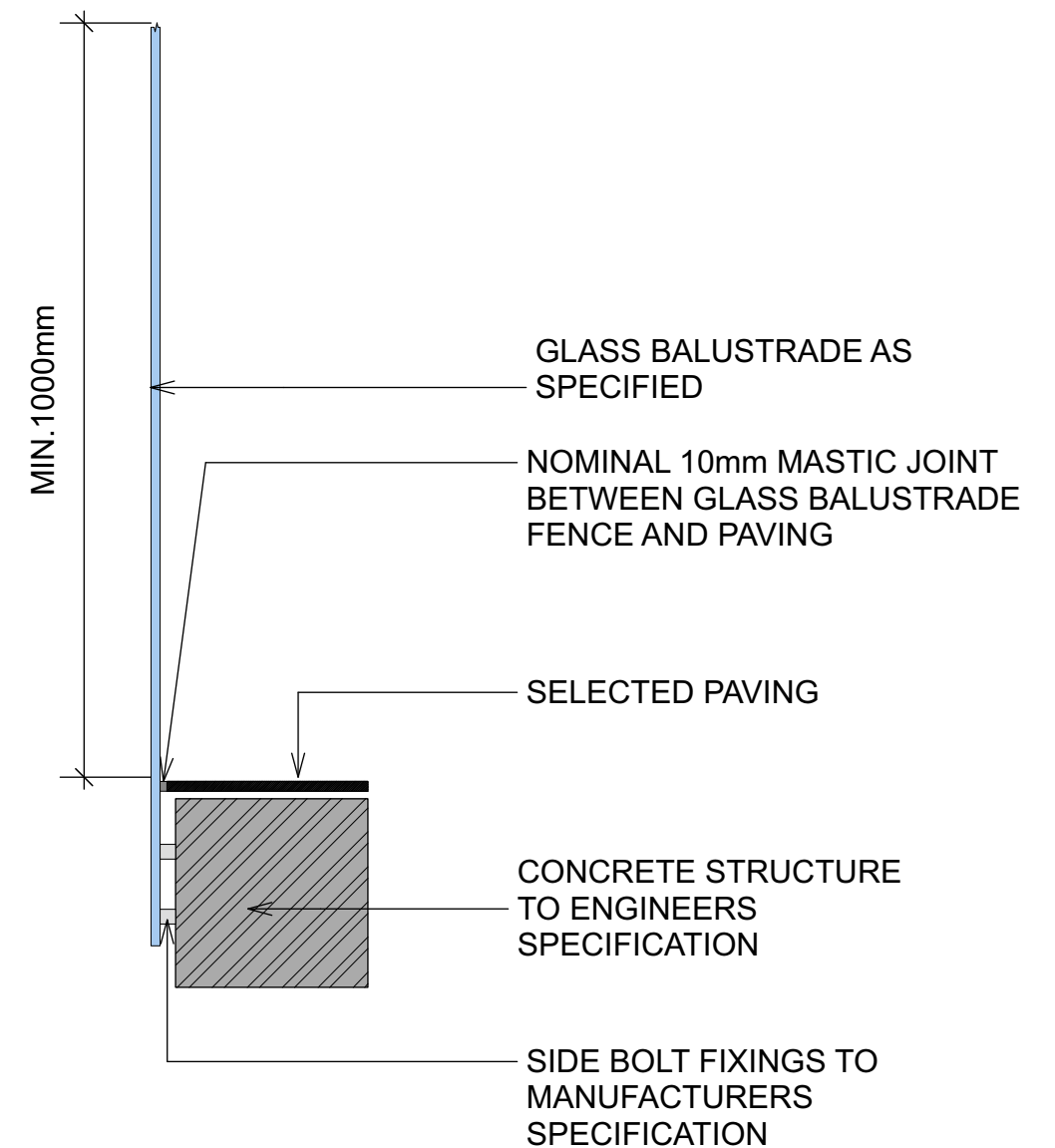




FENCE TYPE A TYPICAL DETAIL
scale 1:50



FENCE TYPE B TYPICAL DETAIL
scale 1:50



FENCE TYPE C TYPICAL DETAIL
scale 1:10

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT
Seniors Living
Cnr The Entrance Road,
Archibold Road and Gallipoli Road,
Long Jetty, NSW, 2261

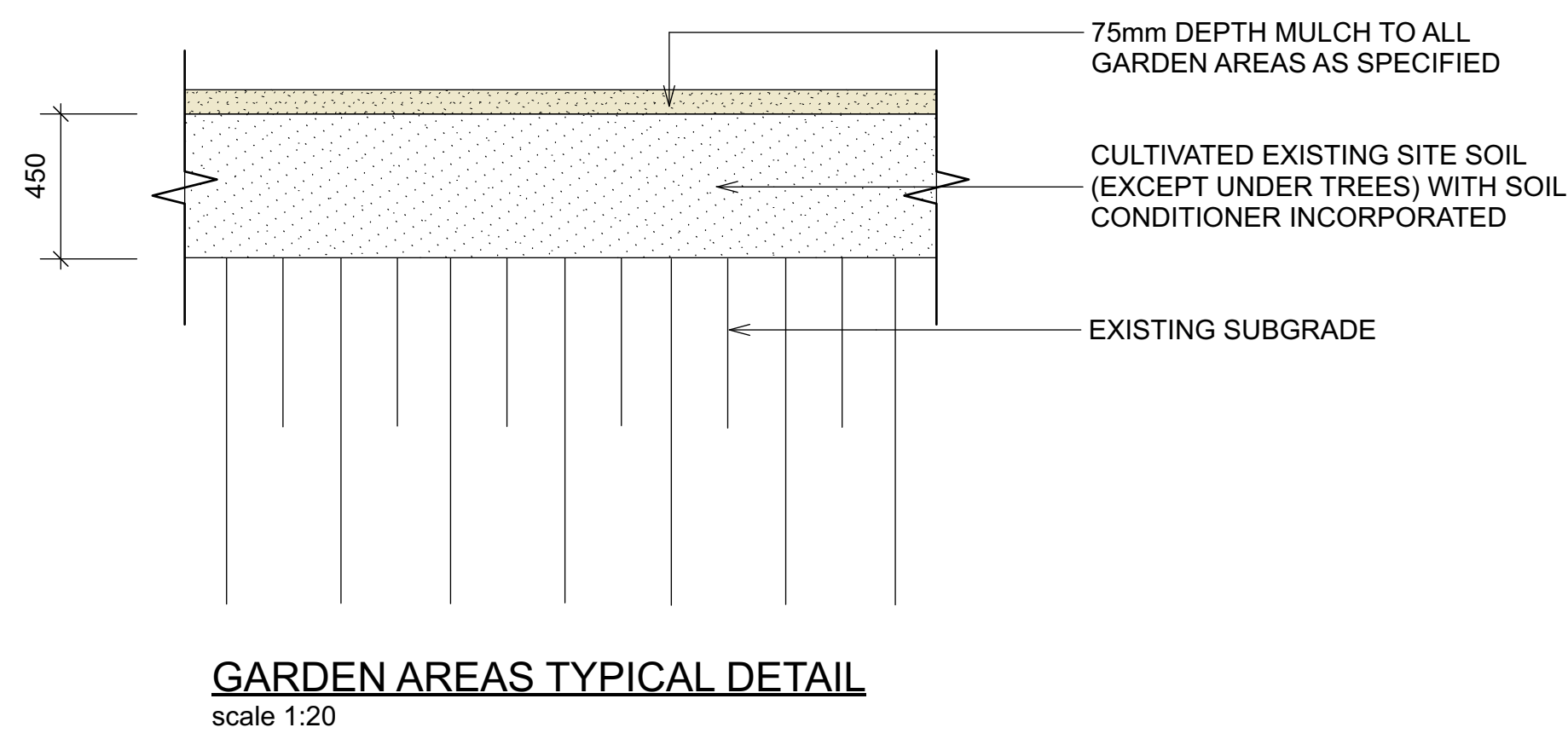
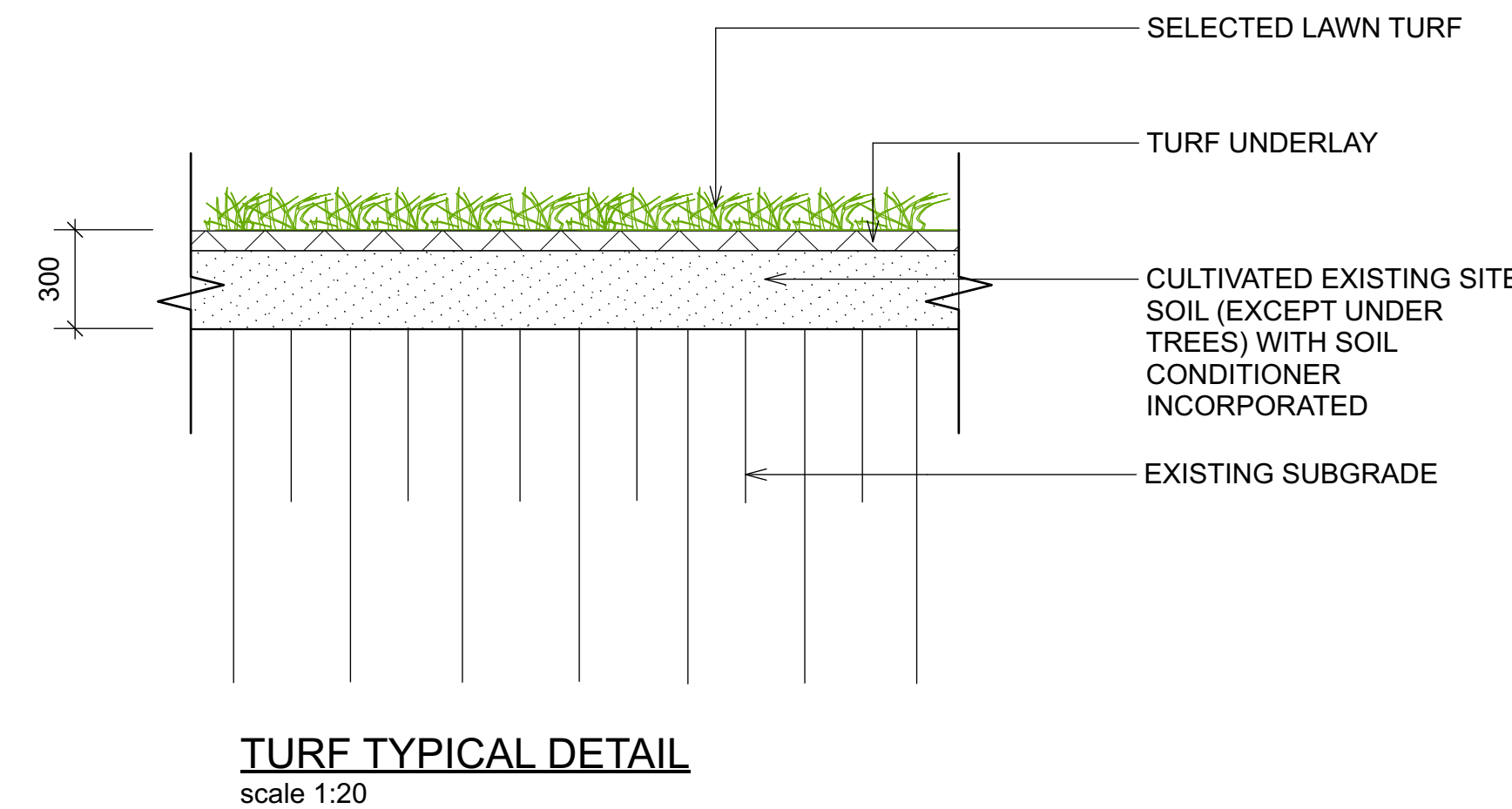
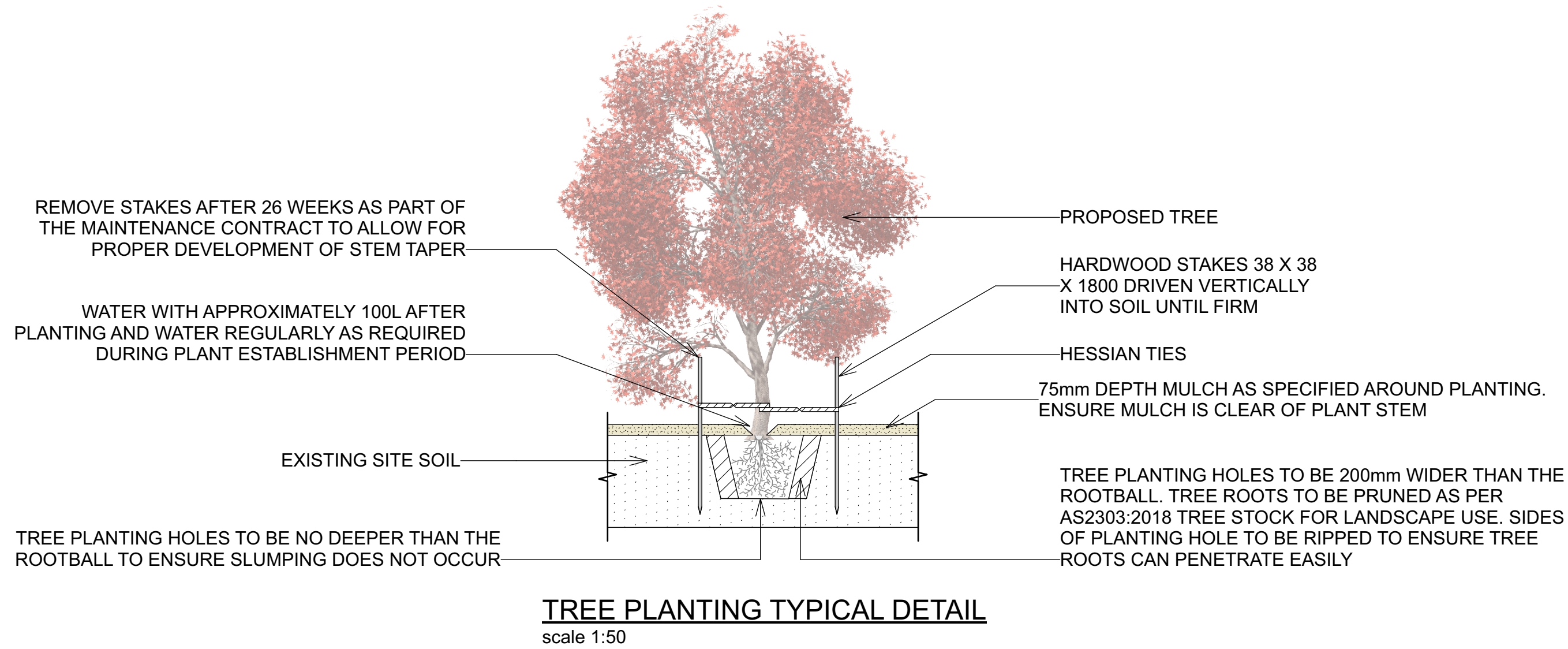
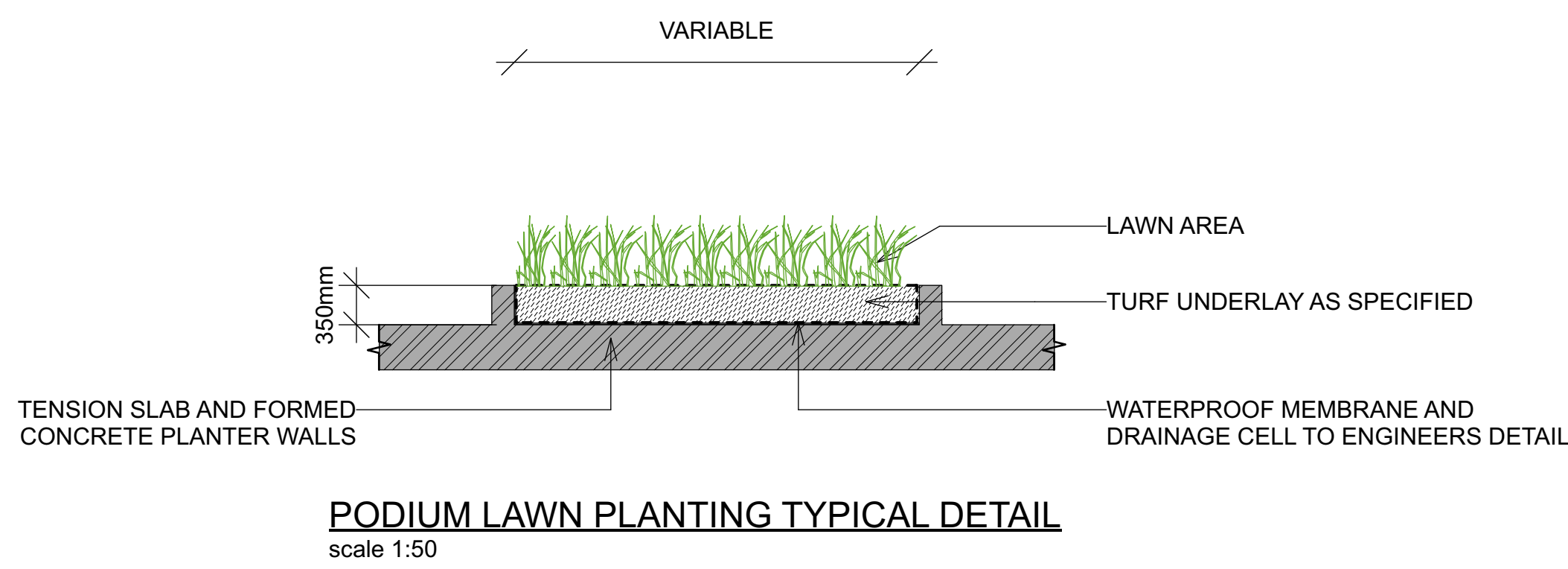
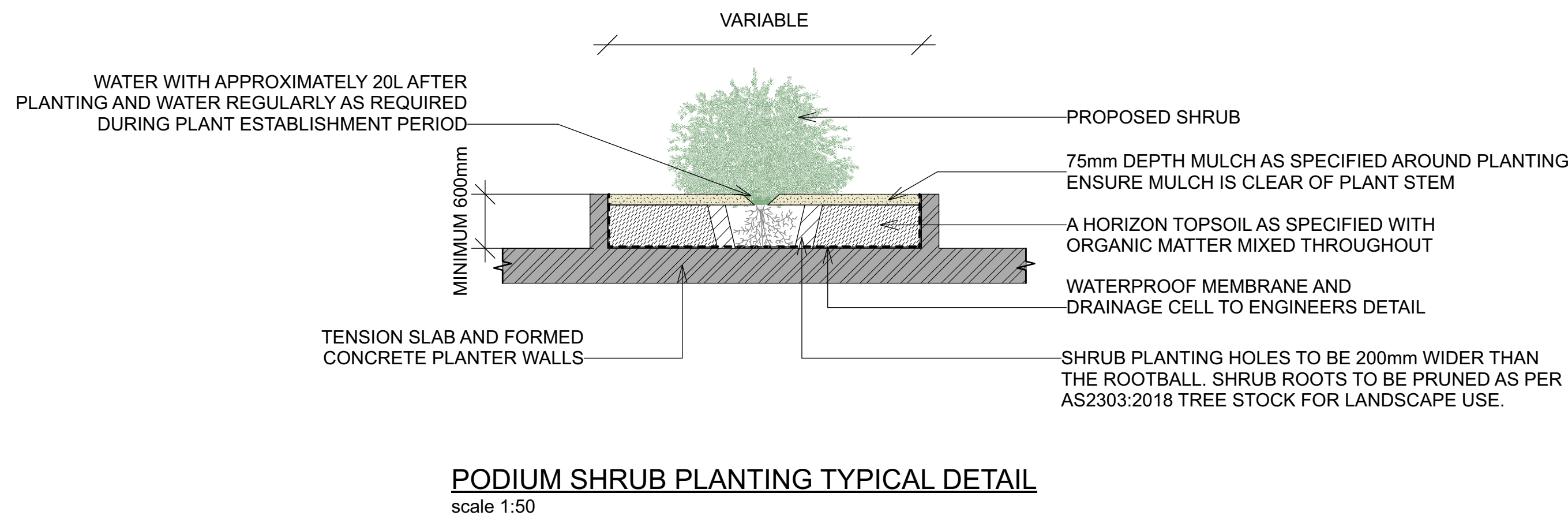
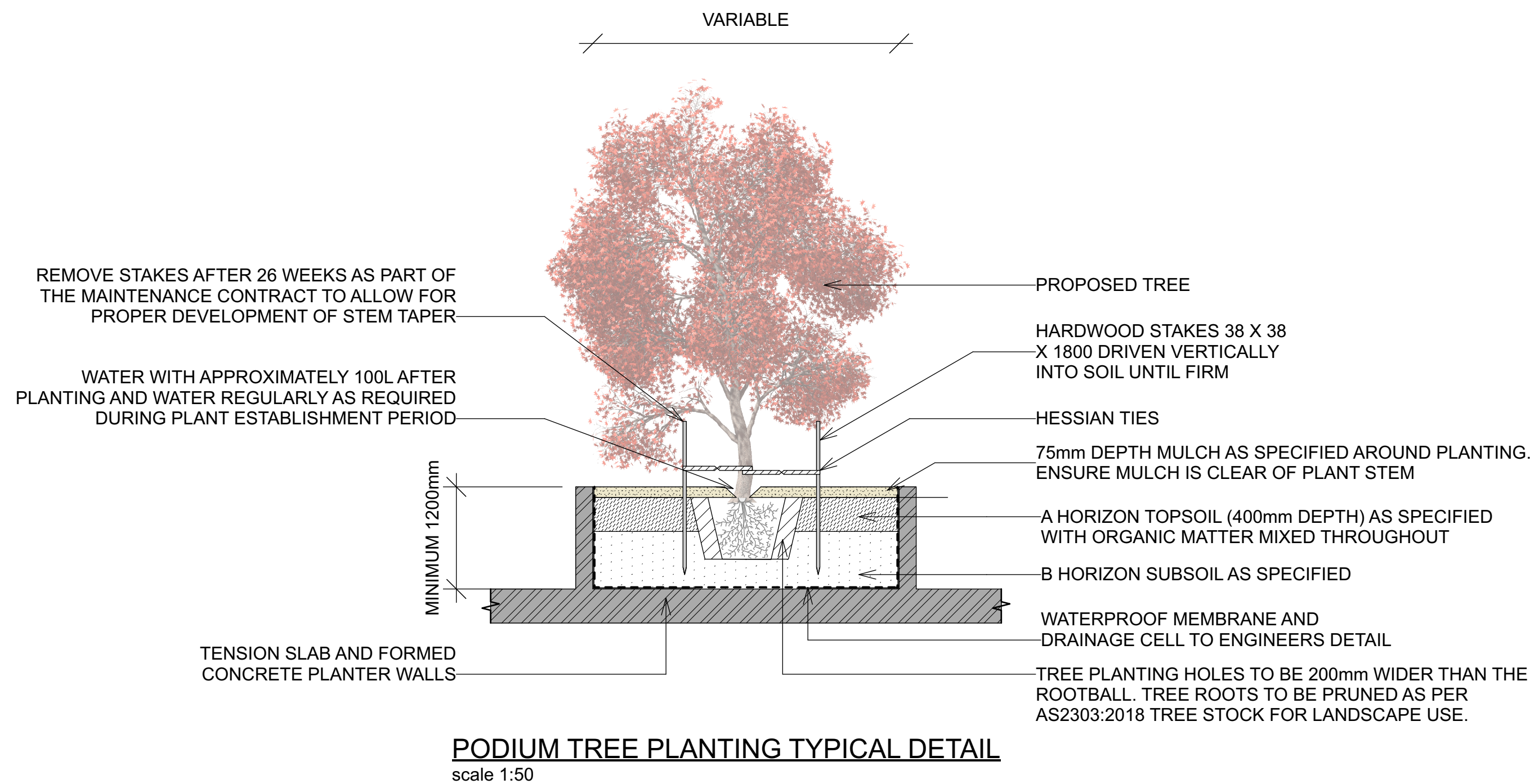
CLIENT:
HCL1 Pty Ltd c/o MAM
Partnership Pty Ltd
ARCHITECT:
ADG architects

NOTES
comply with building code of australia and all relevant australian standards
all works shall be in accordance with development application and construction certificate conditions of consent
all levels to shd
refer to survey information relating to existing site data
verify all dimensions prior to works
do not scale from drawings
use figured dimensions in preference to scaling
refer all discrepancies to landscape architect for determination
this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of contour landscape architects.

DATE	REV.	ISSUE
02/07/21	A	DRAFT
07/09/21	B	DA

DATE: 07/09/21
SCALE: AS SHOWN @ A3
DRAWN: LH

DRAWING
**LANDSCAPE
DETAILS**
DRAWING NO:
C10
REV:
B



CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT
Seniors Living
Cnr The Entrance Road,
Archibold Road and Gallipoli Road,
Long Jetty, NSW, 2261

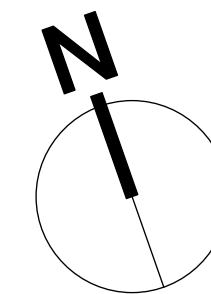
CLIENT:
HCL1 Pty Ltd c/o MAM
Partnership Pty Ltd
ARCHITECT:
ADG architects

NOTES
comply with building code of australia and all relevant australian standards
all works shall be in accordance with development application and construction certificate conditions of consent
all levels to and refer to survey information relating to existing site data
verify all dimensions prior to works
do not scale from drawings
use figured dimensions in preference to scaling
refer all discrepancies to landscape architect for determination
this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of contour landscape architects.

DATE	REV.	ISSUE
07/05/21	A	DRAFT
07/09/21	B	DA

DATE: 07/09/21
SCALE: AS SHOWN @ A1
DRAWN: LH

DRAWING
**LANDSCAPE
DETAILS**
DRAWING NO:
C11
REV:
B



OUTLINE LANDSCAPE SPECIFICATION

ALL LANDSCAPE WORKS SHALL BE EXECUTED BY A COMPETENT LANDSCAPE CONTRACTOR EXPERIENCED IN HORTICULTURAL PRACTICE AND LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL HOLD A CURRENT NSW STRUCTURAL LANDSCAPE LICENSE OR BE A MEMBER OF THE NSW LANDSCAPE CONTRACTORS ASSOCIATION. IRRIGATION WORKS SHALL BE EXECUTED BY A CONTRACTOR SUITABLY QUALIFIED AND LICENSED BY THE NSW DEPARTMENT OF FAIR TRADING FOR URBAN IRRIGATION.

THESE GENERAL LANDSCAPE SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH DETAILED DOCUMENTATION PREPARED BY CONTOUR LANDSCAPE ARCHITECTURE, STRUCTURAL ENGINEERING PLANS, STORMWATER ENGINEER PLANS, ARCHITECTURAL DOCUMENTATION AND ALL D.A. CONSENT CONDITIONS.

LANDSCAPE HARDWORKS DEMOLITION, BULK EARTHWORKS, RETAINING WALLS, STONE FACING, PLANTER BOXES, PAVING, DRAINAGE, WATERPROOFING, FENCING AND ALL SITE CONSTRUCTION INDICATED SHALL BE EXECUTED IN ACCORDANCE WITH LANDSCAPE ARCHITECTURAL, ARCHITECTURAL + ENGINEERING SPECIFICATIONS LANDSCAPE WORKS SHALL GENERALLY BE UNDERTAKEN IN ACCORDANCE WITH DA APPROVED PLANS AND CONSTRUCTION CERTIFICATE PLANS AND DETAILS AND SHALL BE COMPLIANT WITH:

AS4970-2009 Protection of trees on development sites
AS 4970-2009/Amdt 1-2010 Protection of trees on development sites
AS4373-2007 Pruning of amenity trees
AS4419-2003 Soils for landscaping and garden use
AS4454-2012 Composts, soil conditioners and mulches
AS3743-2003 Potting mixes
AS/NZ3500:2015 Plumbing and drainage Set

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICES LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICES LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOTE COVERED BY ANY LANDSCAPE FINISHES (TURNING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

MANAGEMENT OF TREE PROTECTION (AS REQUIRED)
A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO PRESERVE 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.

CARE SHALL BE TAKEN DURING THE ENTIRE PERIOD OF WORKS TO ENSURE NO DAMAGE TO ROOTS OR CANOPIES OF TREES TO BE RETAINED. NO STORING OF BUILDING MATERIALS, WASHING OF EQUIPMENT, DISPOSAL OF CHEMICALS, ETC. SHALL BE PERMITTED BENEATH CANOPY OF TREES TO BE RETAINED.. NO EXCAVATION OR TRENCHING SHOULD OCCUR BENEATH CANOPIES EXCEPT FOR COUNCIL-APPROVED WORKS. ALL EXCAVATION BENEATH TREE CANOPIES SHALL BE UNDERTAKEN TO COUNCIL / PROJECT ARBORIST INSTRUCTIONS. PROJECT ARBORIST SHALL BE ADVISED AND ATTEND SITE IF TREE ROOTS GREATER THAN 50MM DIAMETER ARE ENCOUNTERED.

PREPARATION BY BUILDER
BUILDER SHALL REMOVE ALL EXISTING CONCRETE PATHWAYS, FENCES, FOOTINGS, WALLS, ETC. NOT NOTED TO BE RETAINED AND COMPLETE ALL NECESSARY EXCAVATION WORK PRIOR TO COMMENCEMENT ON SITE BY LANDSCAPE CONTRACTOR. BUILDER SHALL ALSO INSTALL NEW RETAINING WALLS, KERBS, LAYBACK KERB, CROSSOVER, PATHWAYS, ETC. AND MAKE GOOD ALL EXISTING KERBS, GUTTERS, ETC. AS NECESSARY AND TO APPROVAL OF COUNCIL. BUILDER SHALL ENSURE THAT A MINIMUM 600MM OF TOPSOIL IN GARDEN AREA AND A MINIMUM 150MM OF TOPSOIL IN LAWN AREAS EXISTS. SHOULD REQUIRED DEPTHS NOT EXIST BUILDER SHALL CONTACT LANDSCAPE ARCHITECT AND ASK FOR INSTRUCTIONS PRIOR TO COMPLETION OF EXCAVATION WORKS.

ALL LEVELS AND SURFACE DRAINAGE SHALL BE DETERMINED BY OTHERS AND APPROVED ON SITE BY LANDSCAPE CONTRACTOR.

SOIL PREPARATION + PLANTING SOILS
CULTIVATE TO A DEPTH OF 450MM ALL PROPOSED GARDEN AREAS AND 300mm FOR ALL LAWN AREA. DO NOT CULTIVATE BENEATH EXISTING TREES TO BE RETAINED. IN AREAS WHERE FILL IS REQUIRED GAIN REQUIRED SHAPES AND LEVELS USING A PREMIUM GRADE SOIL MIX. IN AREAS WHERE EXCAVATION IS REQUIRED (IF IN CLAY) OVER EXCAVATE AS REQUIRED TO ALLOW FOR INSTALLATION OF 600MM DEPTH OF PREMIUM GRADE TOPSOIL MIX TO GARDEN AREAS AND 300M DEPTH OF PREMIUM GRADE TOPSOIL MIX TO LAWN AREAS.

SUBGRADE PREPARATION
BEFORE LAYING TOPSOIL, THE FOLLOWING SUBGRADE TREATMENT MUST BE APPLIED TO ALL FINISHED SUBGRADE AREAS:
1. FAIR + TRIM TO RELATIVE LEVEL TO ACCOMMODATE REQUIRE OVERALL SOIL DEPTH
2.REMOVE ROCK >100mm DIAMETER
3. REMOVE RUBBISH SUCH AS CONSTRUCTION GENERATED WASTER, PLASTICS, METALS, GLASS
4. APPLY GYPSUM AND LIME AT MANUFACTURER'S RECOMMENDED RATES
5. LOOSEN SUBGRADE TO 200mm DEPTH LEAVING SURFACE 'KEYED' TO ACCEPT TOPSOIL

CONTRACTOR SHALL UNDERTAKE PH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A PH WITHIN THE 5.5 - 7.5 RANGE. MIX IN GYPSUM AT MANUFACTURER'S RECOMMENDED RATES IF CLAY SOIL ENCOUNTERED.

UNDERTAKE ALL REQUIRED ACTION TO ENSURE THAT NO ROOTBALLS OF PROPOSED PLANTS SIT IN CLAY WELLS AND THAT ALL GARDEN AREAS AND LAWN AREAS DRAIN SATISFACTORILY. NOTE IT IS INTENDED THAT WHEREVER POSSIBLE EXISTING LEVELS SHALL NOT BE ALTERED THROUGH GARDEN AND LAWN AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE END RESULT OF THE PROJECT IS THAT ALL LAWN AND GARDEN AREAS DRAIN SUFFICIENTLY (BOTH SURFACE AND SUBSTRATE), ARE AT REQUIRED FINISH LEVELS AND HAVE SUFFICIENT SOIL DEPTHS TO ENABLE LAWN AND PLANTS TO THRIVE AND GROW. SHOULD ALTERNATIVE WORKS TO THOSE SPECIFIED REQUIRED TO ACHIEVE THAT RESULT, CONTRACTOR SHALL INFORM BUILDER AT TIME OF TENDER AND REQUEST INSTRUCTIONS.

WIRE (FOR CLIMBERS)
WIRE FOR THE USE AS TRELLIS FOR CLIMBING PLANTS SHALL BE VERTICAL 316-GRADE STAINLESS STEEL (7X7 WIRE ROPE) FIXED TO CONCRETE VIA STAINLESS STEEL EYELETS, INCLUDING TENSION TURN BUCKLES.

PLANTING
ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE. TREES SHALL BE GROWN TO NATSPEC. GENERAL PLANT MATERIAL (EXOTICS AND ENDEMIC) SUPPLY PLANTS IN ACCORDANCE WITH PLANTING SCHEDULE. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE CONSENT OF THE SUPERVISING LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE GROWN TO NATSPEC AND SHALL BE VIGOROUS, WELL ESTABLISHED, FREE OF DISEASE AND PESTS, HARDENED OFF, TRUE TO FORM, AND GROWN IN THEIR FINAL CONTAINERS FOR NOT LESS THAN 12 WEEKS. TREES SHALL HAVE A SINGLE LEADING SHOOT AND POTS FREE FROM WEEDS.

IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING.

PLANT HOLES SHALL BE DUG APPROXIMATELY TWICE THE WIDTH AND TO 100MM DEEPER THAN PLANT ROOTBALLS THAT THEY ARE TO RECEIVE. BASE AND SIDES OF HOLE SHALL BE FURTHER LOOSENED. FERTILISER, FOLLOWED BY 100MM DEPTH OF TOPSOIL MIX SHALL THEN BE PLACED INTO BASE OF HOLE AND LIGHTLY CONSOLIDATED. BASE OF HOLE SHALL THEN BE WATERED. REMOVE PLANT CONTAINER AND INSTALL PLANT INTO HOLE. ROOTBALL SHALL BE BACKFILLED WITH SURROUNDING TOPSOIL AND TOPSOIL FIRMED INTO PLACE. AN APPROVED SHALLOW DISH SHALL BE FORCED TO CONTAIN WATER AROUND BASE OF STEM. BASE OF STEM OF PLANT SHALL FINISH FLUSH WITH FINISHED SOIL LEVEL. ONCE INSTALLED PLANT SHALL BE THOROUGHLY WATERED AND MAINTAINED FOR THE DURATION OF THE CONTRACT.

STAKES + TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO THE SIZE OF PLANTS TO BE STAKED:

- 1. 5-15 LITRE SIZE PLANT 1X 1200 X 25 X 25MM
- 2. 35-75 LITRE SIZE PLANT 2X 1500 X 38 X 38MM
- 3. 100+ LITRE SIZE PLANT 3X 1800 X 50 X 50MM

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

FERTILIZER
AT PLANTING SPREAD SLOW RELEASE FERTILIZER AROUND DRIP LINE OF ALL PLANTS AT MANUFACTURER'S RECOMMENDED RATES
GENERAL APPLICATION:
EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - ALL PURPOSE NPK 19.4 : 1.6 : 6
NATIVE PLANTS: EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - NATIVE GARDENS NPK 17.9 : 0.8 : 7.3

COMPOST
SHALL BE WELL-ROTTED BEGETATIVE MATTER OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEEK GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

MULCH
ENSURE ALL MULCH IS FREE OF WEED SEED AND VEGETATIVE MATERIAL. PROVIDE SAMPLE OF MULCH FOR CLIENT APPROVAL PRIOR TO DELIVERY.

PLACE MULCH TO REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

EDGING
EDGING SHALL BE INSTALLED AT THE JUNCTION OF LAWN AND GARDEN AREAS AS INDICATED ON DRAWINGS (REFER TO DETAIL) . EDGE SHALL BE FINISHED LEVEL WITH LAWN OR ADJOINING GRAVEL. EDGE

LAWN
TURF SHALL BE 'SIR WALTER' BUFFALO. TURF ROLLS SHALL BE A MINIMUM OF 25mm THICK SUPPLIED FROM A SPECIALIST GROWER OF CULTIVATED TURF. IT SHALL BE OF EVEN THICKNESS, FREE FROM WEEDS. TURF SHALL BE DELIVERED WITHIN 24HRS OF CUTTING AND LAID WITHIN 24 HRS OF DELIVERY. CONTRACTOR SHALL LAY CLOSE BUTTED IN STRETCHER PATTERN WITH STAGGERED JOINTS TO FINISH FLUSH WITH ADJOINING SURFACES AFTER TAMPING. LIGHTLY TAMP TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING. DO NOT USE ROLLER. ENSURE TURF ROLLS ARE NOT ALLOWED TO DRY OUT AND WATER IMMEDIATELY AFTER LAYING AS NECESSARY TO ENSURE TOPSOIL IS KEPT MOIST TO 100mm DEPTH. PROTECT NEWLY LAID TURF FROM PEDESTRIAN AND VEHICULAR TRAFFIC UNTIL ESTABLISHED. FERTILISE WITHIN 2 WEEKS OF LAYING WITH AN APPROVED LAWN FERTILISER APPLIED TO MANUFACTURER'S RECOMMENDATIONS. APPLY ADDITIONAL FERTILISER AS REQUIRED TO MAINTAIN HEALTHY GROWTH. ONCE ESTABLISHED, MOW TO MAINTAIN GRASS HEIGHT BETWEEN 30-50mm.

AT SAME TIME MAKE GOOD ALL EXISTING LAWN AREAS USING SAME LAWN TYPE. LAWNS IN SHADE SHALL BE OVERSOWN WITH AN APPROVED SEED MIX. ALLOW TO RETRIM AND RETURF COUNCIL NATURE STRIP AS REQUIRED.

ARTIFICIAL TURF
ARTIFICIAL TURF SHALL BE CLASSIC GT AS AVAILABLE FROM https://aptasiapacific.com.au/ (REFER TO DRAWINGS FOR DETAILS)
SUBGRADE PREPARATION
1. TRIM AND GRADE EXISTING SUBSOIL
2.REMOVE ROCK >100mm DIAMETER
3. INSTALL 75mm COMPACTED ROAD BASE
4. INSTALL 20mm GRADED RIVER SAND
ENSURE ALL ARTIFICIAL TURF FINISHES FLUSH WITH ADJACENT SURFACES AND GARGEN EDGING. ENSURE ALL ARTIFICIAL TURF IS GRADED FOR SURFACE WATER TO FALL TOWARDS GARDEN AREAS AND OR DESIGNATED PITS.

FENCING
(REFER TO DRAWINGS)

PAVING & CONCRETE WORKS
AREAS TO BE PAVED SHALL BE EXCAVATED OR FILLED TO ALLOW FOR INSTALLATION OF BEDDING MATERIALS. LEVELS AND FALLS SHALL BE AS PER PLAN. SURFACE DRAINAGE ON PAVING SHALL BE TOWARDS GRATED DRAINS INSTALLED BY BUILDER WITH ALL DRAINS CONNECTED TO STORMWATER SYSTEM.

IRRIGATION

PUMP
GRUNDFOS 4-54 CONNECTED TO RAINWATER TANK - FINAL SIZING TO ONSITE CONFIRMATION
GARDEN BEDS
EMITTER: 'NETAFIM TECHLINE AS' 13MM DRIP TUBE SPACING: 1.6LPH @ 0.4M SPACING
ROWS: 0.4M APART
APPLICATION RATE: 10.0MM/HOUR
TOTAL WATER USE: 52LPM
ALL DRIP TUBE SHALL BE LAID ACROSS ANY SLOPES. A MINIMUM OF 19MM LDPE PIPE SHALL BE USED AS COLLECTOR AND HEADER MANIFOLDS. DRIP TUBE SHALL BE PINNED DOWN EVERY 2.0M OR AS REQUIRED. FLUSH VALVES MUST BE INSTALLED AT THE ENDS OF EACH ZONE AND AT LOW POINTS.
VACUUM BREAKERS MUST BE INSTALLED AT HIGH POINTS OF EACH ZONE
IRRIGATION CONTROLLER
THE IRRIGATION CONTROLLER SHALL BE AN OUTDOOR 'HUNTER EXCORE' WATER PROOF CONTROLLER, OR EQUIVALENT. THIS SHALL BE POSITIONED IN A SUITABLE LOCATION.
COMMUNIAL GARDENS AND GROUND FLOOR UNITS 1, 2 & 3 SHALL BE ON SEPERATE ZONING
RAIN SENSOR
THE RAIN SENSOR SHALL BE A 'HUNTER RAIN CLICK' OR EQUIVALENT. THIS SHALL BE MOUNTED IN A POSITION SUCH THAT IT IS NOT OBSTRUCTED FROM THE ELEMENTS BY BUILDINGS OR PLANTINGS.
SOLENOID VALVES
THE SOLENOID VALVES SHALL BE 'HUNTER PGV' 25MM DIAMETER, OR EQUIVALENT. ALL SOLENOID VALVES SHALL BE HOUSED IN HIGH DENSITY POLYETHYLENE VALVE BOXES, FINISHED FLUSH WITH GRADE LEVEL. SOLENOID VALVES SHALL BE POSITIONED TO SUITABLE LOCATIONS.
PRESSURE REDUCTION VALVES (IF REQUIRED)
'BERMAD' 30PSI X 20MM ADJUSTABLE PRESSURE REDUCTION VALVES SHALL BE INSTALLED ON ALL DRIP ZONES AS REQUIRED. THESE SHALL BE INSTALLED DIRECTLY INTO THE SOLENOID VALVE.
CROSSINGS
WHERE IRRIGATION PIPES CROSS UNDER PATHS OR THROUGH WALLS THEY SHALL BE ENCLOSED IN AN OVERSIZE PVC CONDUIT OR POLY PIPE SUBSTITUTED FOR COPPER PIPE.
NOTE:
- ALL COMPONENTS MUST COMPLY WITH SYDNEY WATER AND COUNCIL REQUIREMENTS.
- ALLOW TO PROVIDE SEPERATE ZONING FOR THE IRRIGATION AREAS BETWEEN COMMUNIAL AND PRIVATE GARDEN AREAS

CONTOUR

LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDL

PROJECT

Seniors Living

Cnr The Entrance Road,
Archibold Road and Gallipoli Road,
Long Jetty, NSW, 2261

CLIENT:

HCL1 Pty Ltd c/o MAM
Partnership Pty Ltd

ARCHITECT:

ADGarchitects

NOTES

comply with building code of australia and all relevant australian standards
all works shall be in accordance with development application and construction certificate conditions of consent
all levels to and refer to survey information relating to existing site data
verify all dimensions prior to works
do not scale from drawings
use figured dimintions in preference to scaling
refer all discrepancies to landscape architect for determination
this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of contour landscape architects.

DATE	REV.	ISSUE
07/05/21	A	DRAFT
02/07/21	B	DRAFT

DATE:

02/07/21

DRAWING

OUTLINE LANDSCAPE SPECIFICATIONS

DRAWING NO:

C12

REV:

B

SCALE:

N/A

DRAWN:

LH