

73-75 NORTON STREET

ASHFIELD 2131

site plan

maintenance specification

Maintenance shall apply to all soft landscape materials installed as per landscape plan IS0279DA1-7 and as accepted by Inner West Council including street tree planting. Maintenance of softworks shall be for a minimum of 52 weeks after practical completion.

Minimum recurrent maintenance shall be as per schedule and consist but not be limited to the following works:

- Water all plants twice per week or as necessary to ensure maximum plant growth. For the first 8 weeks from establishment maintain moisture to a depth of 100mm.
- Apply appropriate weed control sprays where necessary.
- Regularly cultivate to ensure water penetration to plants and to keep the area in a neat and tidy condition. Re-mulch as necessary to all mass planted areas.
- Spray to control pests and diseases.
- Apply organic slow release fertiliser to garden areas at 3 monthly intervals through spring and summer. Organic liquid fertilizer to be applied throughout spring & summer as required.
- Apply organic lawn fertiliser to turf areas in September and March and as required. Top dress lawn as required.
- Replace plants which fail with plants of a similar size and quality as originally specified (at contractors cost), prior to next inspection.
- Report any incidence of plants stolen or destroyed by vandalism. Replace as requested.
- Adjust stakes and ties to plants as necessary. Ensure strangulation of plants does not occur.
- Prune and shape plants as required. Shrub plantings to site boundaries are to be pruned to allow for access where required.
- Defects of faults arising out of defective workmanship are to be made good.
- Where turf/ed areas do not establish these areas shall be re-turfed with turf of matching type and vigour.
- Irrigation system and components are to be inspected at regular intervals to ensure correct operation. Minor repairs are to be undertaken to components. System failures are to be reported to body corporate representative for action.
- A final inspection shall be made by the landscape architect at the conclusion of the 52 week maintenance period. Any items requiring rectification shall be repaired to satisfaction of the Landscape Architect.

maintenance schedule

	December-February	March-May	June-August	September-November
WATERING				
Turf	Twice weekly	Fortnightly	As required	Fortnightly
Garden Areas	Twice weekly	Weekly	As required	Weekly
WEED CONTROL				
Turf	Fortnightly	As required	As required	Monthly
Garden Areas	Fortnightly	As required	As required	Fortnightly
PEST CONTROL				
Turf	Fortnightly	As required	As required	Monthly
Garden Areas	Monthly	As required	As required	Quarterly
FERTILISING				
Turf	n/a	March	n/a	September
Garden Areas	Quarterly			Quarterly
PRUNING				
Garden Areas	Weekly	As required	As required	Fortnightly
TOP DRESSING (Annually)				
Turf	n/a	n/a	n/a	September
MOWING				
Turf	n/a	n/a	n/a	n/a
MULCHING (annually)				
Garden Areas	Weekly	As required	As required	Fortnightly
				October

plant schedule - club terrace green wall

Botanic Name	Common Name	Qty	Size	Spacing
Akebia quinata	Chocolate Vine	30	75mm	0.3m
Clematis aristata	Old Man's Beard	30	75mm	0.3m
Epipremnum pinnatum 'Neon'	Golden Devil's Ivy	30	75mm	0.3m
Hoya carnosae	Wax Plant	30	75mm	0.3m
Trachelospermum jasminoides	Chinese Jasmine	30	75mm	0.3m

plant schedule

Key	Botanic Name	Common Name	Height	Width	Qty	Size	Stake
Trees & Canopy							
Ap	Acmena smithii 'DOW30'	Sublime	Lily Pily	4 - 5m	2 - 3.0m	18	45L YES
Au	arbutus unedo	Strawberry tree		4 - 6m	4 - 6m	1	45L YES
Em	Elaeocarpus eumundi	Smoothed leaved Quandong		5 - 10m	2.0 - 3.5m	9	45L YES
Gc	Elaeocarpus reticulatus	Blueberry Ash		5 - 10m	6 - 10m	1	45L YES
gy	Gleditsia triacanthos var. inermis 'Elegantissima'	Thornless Honeylocust		10 - 15m	1.0 - 1.5m	5	45L YES
Ma	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia		3 - 5m	2.0 - 3.5m	3	100L YES
Rf	Randia fitzalanii	Native Gardenia		3 - 5m	2.0 - 3.5m	1	45L YES
Ss	Stenocarpus sinuatus	Firewheel Tree		20 - 25m	10 - 15m	5	45L YES
Ti	Tristanopsis laurina	Kanoaka Water Gum		5 - 10m	3.5 - 6m	1	45L YES
Uc	Ulmus chinensis	Chinese Elm		10 - 15m	6 - 10m	2	200L YES
Shrubs							
be	Buxus microphylla	Japanese Box		1.5 - 3m	1.2 - 2.0m	13	25L NO
ct	Callistemon viminalis 'KPS38'	Red Alert		2.0 - 2.4m	1.0 - 1.5m	76	15L YES
ps	Pittosporum tobira 'Miss Muffett'	Pittosporum 'Miss Muffett'		0.5m	0.5m	14	15L NO
ri	Rhaphiolepis indica 'RAPH01'	Cosmic White		1.5 - 2.0m	1.5m	12	15L YES
sy	Syzygium australe 'Aussie Boomer'	Lilly Pilly		1.5 - 2m	0.8 - 1.2m	8	15L YES
sp	Syzygium australe 'Resilience'	Lilly Pilly		3m	1.5m	20	25L YES
vt	Viburnum odoratissimum 'VOC1'	Dense Fence		2.5m	2m	79	15L YES
Accents & Grasses							
ay	Agave attenuata	Lions Tail		0.6 - 0.75m	0.6 - 0.9m	1	25L N/A
ct	Alpinia caerulea 'Red Back'	Native Ginger		0.9 - 1.5m	0.9 - 1.2m	8	15L N/A
zt	Alpinia mutica	False Cardamom Ginger		0.6 - 0.75m	0.6 - 0.75m	27	5L N/A
ba	Bambusa chungii	Trpaical Blue Bamboo		5 - 10m	2.0 - 3.5m	5	25L YES
bp	Bambusa nana	Nana		3 - 5m	2.0 - 3.5m	8	25L YES
cl	Calathea lutea	Cuban Cigar		1 - 2.5m	1.0 - 1.5m	4	25L N/A
cz	Cordylne petiolaris	Palm Lily		3 - 5m	1.2 - 2.0m	3	15L N/A
ci	Ctenanthe lubbersiana	Bamburanta		0.75 - 0.9m	0.9 - 1.2m	4	5L N/A
cv	Cyathea cooperi	Scaly Tree Fern		10 - 15m	0.6 - 0.9m	4	15L N/A
cy	Cycas revoluta	Dwarf Sago Palm		3 - 5m	1.2 - 2.0m	4	45L N/A
da	Dicksonia antarctica	Soft Treefern		3 - 5m	3.5 - 6m	1	5L N/A
dc	Dracaena draco	Dragon Tree		1.5 - 3m	2.0 - 3.5m	3	75L N/A
df	Drepanostachyum falcatum	Himalayan Weeping Bamboo		3 - 4m	2 - 3.0m	6	25L YES
ga	Gardenia augusta 'KEN04'	O So Fine		0.3m	1m	158	75mm N/A
hp	Himalayacalamus parvatus	Nepalese Blue Bamboo		2 - 3m	1 - 2m	9	25L YES
pc	Philodendron 'Congo'	Chinese Congo		0.5 - 0.8m	1.0 - 1.5m	3	25L N/A
px	Philodendron 'Xanadu'	Philodendron		0.75 - 0.9m	0.9 - 1.2m	118	100mm N/A
pe	Poa labillardieri 'Eskdale'	Eskdale		0.6m	0.5m	8	100mm N/A
rp	Rhaphiolepis indica 'RAPH02'	Cosmic Pink		0.5-0.8m	0.5m	283	5L NO
re	Raphis excelsa	Lady Palm		3 - 5m	2.0 - 3.5m	10	15L N/A
tx	Thysanolaena maxima	Giant Tiger Grass		3m	3m	3	25L N/A
wm	Westringia 'WES05'	Blue Gem		0.4 - 0.5m	1.5m	55	100mm N/A
za	Zamia furfuracea	Carboard Palm		0.9 - 1.5m	0.9 - 1.2m	22	15L N/A
Groundcovers and Mass Planting							
	Carbobrotus glaucescens 'CAR10'	Aussie Rambler		Pig Face	0.2m	2m	55 75mm N/A
	Dianella tasmanica 'NPW2'	Blaze		0.45m	0.45m	60	75mm N/A
	Dianella tasmanica	Flax Lily		0.5m	1m	240	75mm N/A
	Gazania hybrid 'GT20'	Double Gold		0.2m	0.4 - 0.5m	46	75mm N/A
	Liriope muscarii 'LIR1'	Just Right		0.5m	0.5m	256	75mm N/A
	Myoporum parvifolium 'PARV01'	Yareena		0.1m	1m	178	75mm N/A
	Philodendron 'PHIL01'	Little Phil		0.35m	0.35m	99	75mm N/A
	Trachelospermum jasminoides	Star Jasmine		-	-	8	100mm N/A



design statement

The landscape design has been coordinated with the following:

Inner West Comprehensive Development Control Plan 2016
The NSW Planning & Environment Apartment Design Guide 2015
Part 4: Landscape Design (40)
Part 4: Planting on Structures (4P)

The design intent of internal residential landscaping is to:

- allow for simultaneous use by separate residents,
- promote resident engagement within common open space,
- allow for a broad range of outdoor uses,
- provide active and passive recreation opportunities for children,
- provide clear open sightlines for resident circulation,
- establish distinctive planting treatments to external open space,
- provide small and large canopy plantings to common open space,
- provide hardy low water plantings suitable to aspect and location,
- provide high amenity 'soft' finishes with low ongoing maintenance.

Internal residential site landscaping

Common open space is provided for residents to the first floor and rooftop. A range of outdoor facilities is provided to these areas consistent with their location and aspect.

First floor open space includes a 'Resident Common' for passive recreation opportunities for residents. BBQ facilities are provided to the 'Resident Common' with a range of outdoor furnishings including table settings and seating proposed. Seating walls incorporated into on-structure planters are proposed to 'Residential Common' for incidental use and to cater for use by larger groups. Arbour/shade structures are proposed to further enhance the utility with design to be in keeping with architectural finishes. Canopy and understorey plantings are proposed throughout the external circulation areas to the first floor. Plantings provide for clear sightlines throughout.

Active and passive play areas are provided to the rooftop as well as a 'Sundeck'. The location and layout of playspaces provides for suitable control and surveillance of children using playgrounds. Scale of play spaces is suitable for a range of active and passive play elements. Interpretive play gardens are proposed directly adjacent to passive play area for parent and child engagement. Wetpour softfall is proposed to childrens passive play area. Seating walls are proposed for incidental use in addition to a range of outdoor furnishings. Discrete groupings of pre-cast planters / pots are proposed to the 'Sundeck' as a theme to this area. A resident garden is proposed suitable for vegetable and herb plantings.

A mix of native and exotic groundcovers, accent plantings, screen shrubs, clumping bamboo plantings and deciduous and evergreen trees are proposed. Species are typically low maintenance and have low water requirements as per Sydney Water low water plant list. Planting design intent is to provide lush foliage with contrasting texture, colour and seasonal variation. Larger canopy trees have been located for shade and general amenity with smaller trees located to allow for screening to adjoining dwellings / separation within common open space. Both internal and perimeter screen tree, shrub and bamboo plantings are located to mitigate wind effects in coordination with fixed measures.

Planting areas provide a minimum soil depth of 600mm for groundcovers, accents and shrubs over and above required drainage and waterproofing as per Apartment Design Guide 2015. A minimum soil depth of 1000mm is proposed for trees as per Apartment Design Guide 2015. Pre-cast planters will provide a minimum soil depth of 500mm for groundcovers, accents and shrubs over and above required drainage and waterproofing as per Apartment Design Guide 2015. Automated irrigation is to be provided to all landscape areas.

External lighting will typically be provided to common areas in the form of bollards, recessed luminaires, up lighting and wall mounted luminaires. Lighting requirements to be determined in coordination with relevant standards and codes.

Polish Club Terrace and Norton Street frontage

The design intent of landscaping to Polish Club Terrace and Norton Street frontage is to:

- be suitable to commercial club operations,
- allow for flexibility in future use of terraces,
- enhance internal and external finishes to club,
- establish a distinctive and cohesive planting treatment to main street frontage,
- provide clear open sightlines for safe pedestrian and vehicular circulation
- provide hardy low water plantings suitable to aspect and location
- provide clear and safe pedestrian access / link from Club to Liverpool Road.

Polish Club Terrace

An outdoor terrace is proposed for the commercial activities of the Polish Club located on the ground floor. The terrace is located directly adjacent to the dining and lounge areas of the club and as such the landscape treatment has a strong visual and physical connection to internal club spaces. Proposal is for a mix of exotic accent, shrub, bamboo and small tree plantings with strong foliage characteristics. Upright canopy tree plantings are proposed to utilise deep soil, provide diffuse foliage screening to the northern elevation of the building and improve amenity to Club Terrace.

Plantings are to be provided in a selection of pre-cast planters consistent with Club finishes. Pre-cast planters have been proposed given their suitability to commercial operations. Plantings can be maintained to a high finish whilst allowing flexibility in configuration of terrace furnishing and fittings. Species are typically low maintenance and have low water requirements as per Sydney Water low water plant list. Plantings have been located to mitigate wind effects in coordination with fixed measures.

Pre-cast planters will provide a minimum soil depth of 500mm for groundcovers, accent and shrubs over and above required drainage and waterproofing as per Apartment Design Guide 2015. A minimum soil depth of 800mm is proposed for small trees as per Apartment Design Guide 2015.

External lighting will typically be provided to the common area in the form of bollards, recessed luminaires, up lighting and wall mounted luminaires. Pole top luminaires are proposed to the pedestrian link to Liverpool Road. Lighting requirements to be determined in coordination with relevant standards and codes.

Pedestrian link to Liverpool Road includes shrub and small tree plantings, threshold unit paving and removable bollards to allow for service vehicle access. Masonry Piers incorporating identification signage are proposed to Liverpool Road Frontage.

Norton Street frontage

A 'Green Wall' treatment is proposed to Norton Street Frontage. Extent of 'Green Wall' has been coordinated with architectural design and finishes to Norton Street elevation. Proposal is for a tensioned cable trellis to provide growing structure for Trachelospermum jasminoides. Height of trellis to be RL 42.00 allowing for green wall height to approx 6m from finished levels to adjoining footpath.

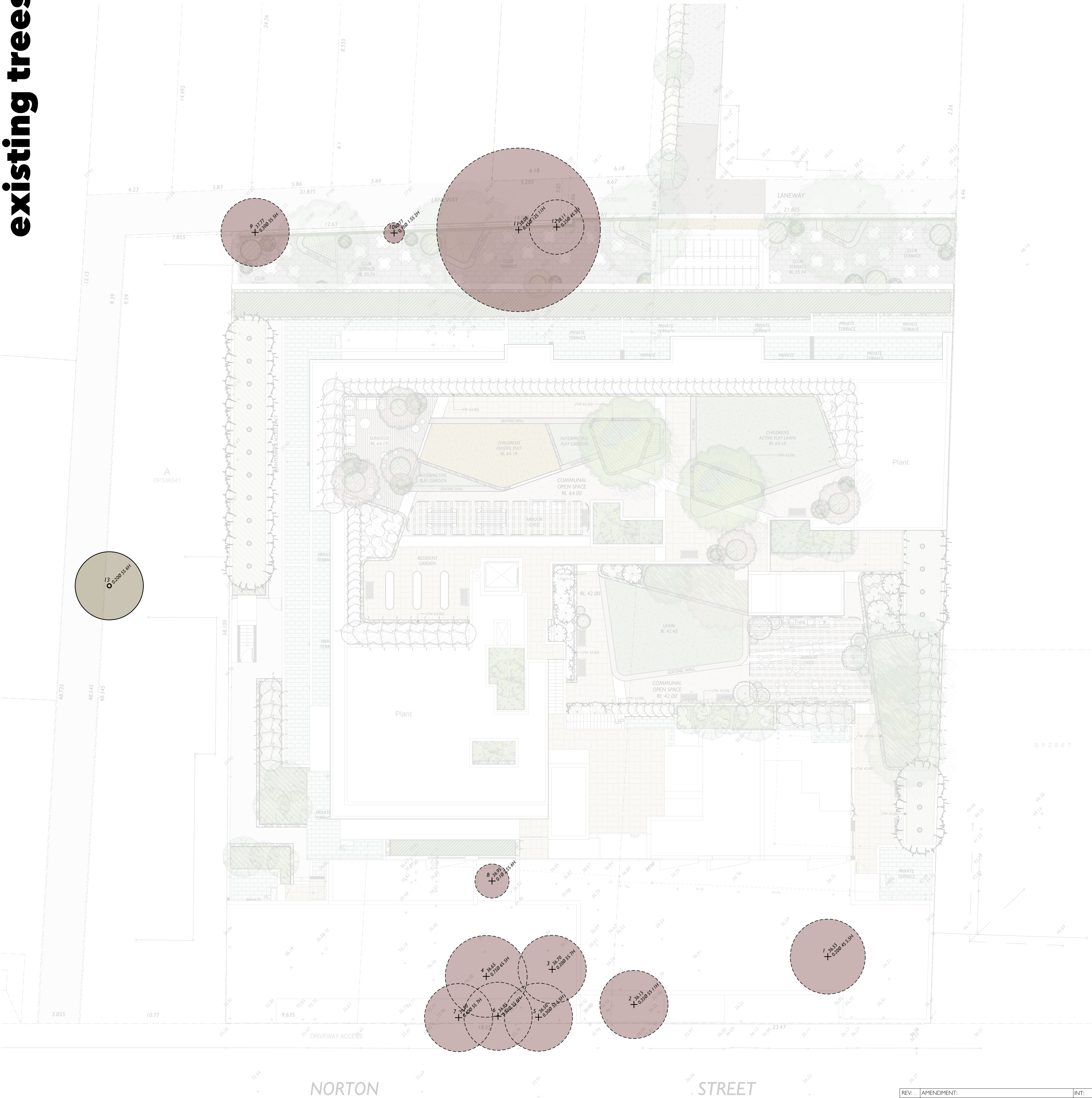
Planting media for climbers is to be contained within an on-structrue planter to Norton Street frontage. A minimum soil depth of 450mm is proposed as per Apartment Design Guide 2015. Maintenance of green wall plantings shall be from ground level with a maintenance platform and anchor points included to awning to allow for maintenance of above height areas.

Full width pavement is proposed to Norton Street frontage in coordination with Council requirements.



73-75 NORTON STREET
ASHFIELD 2131

existing trees



key

- EXISTING LEVELS
- PROPOSED LEVELS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURES TO BE REMOVED
- EXTENT OF BASEMENT UNDER
- TILES TO PRIVATE OPEN SPACE (Refer to detail 1)
- TILES TO COMMON OPEN SPACE (Refer to detail 1)
- TILES TO COMMON OPEN SPACE (Refer to detail 1)
- TILES TO CLUB TERRACE (To arch detail)
- EXTENT OF PLAYGROUND (SOFTFALL FINISH BY OTHERS)
- ASPHALT TO PUBLIC DOMAIN ACCESS (To engineers detail)
- UNIT PAVING TO PUBLIC DOMAIN ACCESS (To engineers detail)
- TILES TO SECONDARY / SERVICE ACCESS (by others)
- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 1000mm) (TO ENG. DETAILS)
- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 800mm) (TO ENG. DETAILS)
- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 600mm) (TO ENG. DETAILS)
- SEATING WALLS / LOW WALLS (min. soil depth 400mm) (TO ENG. DETAILS)
- GREEN WALL - CLUB TERRACE (Tensioned Cable Trellis) - (REFER TO SCHEDULE)
- GREEN WALL - NORTON STREET ELEVATION (Tensioned Cable Trellis)
- INTERPRETIVE CHILDRENS PLAY GARDEN (min. soil depth 400mm)
- MASS PLANTING TO PRE-CAST PLANTER (Carpobrotus glaucescens 'CARIO' Aussie Rambler) @ 0.4m spacing
- GROUND COVER PLANTING (Dianella tasmanica) @ 0.4m spacing
- ACCENT GROUND COVER PLANTING (Dianella tasmanica 'NPW2' Blaze) @ 0.25m spacing
- MASS ACCENT GROUND COVER PLANTING (Gardenia augusta 'KEN04' O So Fine) @ 0.4m spacing
- MASS PLANTING TO PRE-CAST PLANTER (Gazania 'Double Gold') @ 0.4m spacing
- GROUND COVER PLANTING (Liriope muscari 'LIRJ' Just Right) @ 0.4m spacing
- MASS PLANTING TO PRE-CAST PLANTER (Myoporum parvifolium 'PARV01' Yareena) @ 0.4m spacing
- ACCENT GROUND COVER PLANTING (Philodendron 'PHILO1' Little Phil) @ 0.3m spacing
- ACCENT MASS PLANTING (Philodendron 'Xanadu') @ 0.4m spacing
- ACCENT MASS PLANTING (Poa labillardieri 'Eskdale') @ 0.25m spacing
- MASS ACCENT SHRUB PLANTING (Raphiolepis indica 'RAPH02' Cosmic Pink) @ 0.4m spacing
- MASS ACCENT SHRUB PLANTING (Westringia fruticosa 'WES05' Mundi) @ 0.4m spacing

73-75 NORTON STREET
ASHFIELD 2131

ground - The Polish Club



key

- EXISTING LEVELS
- PROPOSED LEVELS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURES TO BE REMOVED
- EXTENT OF BASEMENT UNDER
- TILES TO PRIVATE OPEN SPACE (Refer to detail 1)
- TILES TO COMMON OPEN SPACE (Refer to detail 1)
- TILES TO COMMON OPEN SPACE (Refer to detail 1)
- TILES TO CLUB TERRACE (To arch detail)
- EXTENT OF PLAYGROUND (SOFTFALL FINISH BY OTHERS)
- ASPHALT TO PUBLIC DOMAIN ACCESS (To engineers detail)
- UNIT PAVING TO PUBLIC DOMAIN ACCESS (To engineers detail)
- TILES TO SECONDARY / SERVICE ACCESS (by others)
- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 1000mm) (TO ENG. DETAILS)
- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 800mm) (TO ENG. DETAILS)
- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 600mm) (TO ENG. DETAILS)
- SEATING WALLS / LOW WALLS (min. soil depth 400mm) (TO ENG. DETAILS)
- GREEN WALL - CLUB TERRACE (Tensioned Cable Trellis) - (REFER TO SCHEDULE)
- GREEN WALL - NORTON STREET ELEVATION (Tensioned Cable Trellis)
- INTERPRETIVE CHILDRENS PLAY GARDEN (min. soil depth 400mm)
- MASS PLANTING TO PRE-CAST PLANTER (Carpobrotus glaucescens 'CARLO' Aussie Rambler) @ 0.4m spacing
- GROUND COVER PLANTING (Dianella tasmanica) @ 0.4m spacing
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- MASS ACCENT SHRUB PLANTING (Westringia fruticosa 'WES05' Mundi) @ 0.4m spacing



Indicative Pole top luminaire - Liverpool Road pedestrian link

isthmus pty ltd	ACN 107362149
21 Central Avenue	Como 2226
Ph: +612 9528 4903	www.isthmus.com.au
Email: isthmus@isthmus.com.au	

Polish Club Terrace & Public domain entry - Plan

REV:	AMENDMENT:	INT:	DATE:	LANDSCAPE PLAN	DWG: IS0279DA3
				ISSUE: B	
				FIRST	73-75 NORTON STREET, ASHFIELD 2131
				DATE: NOVEMBER 2020	
				SCALE: 1:100@A1 - 1:200@A3	
B	AUTHORITY APPROVAL	MW	26.11.20		
A	AUTHORITY APPROVAL	MW	23.06.20		

73-75 NORTON STREET

ASHFIELD 2131

ground - Norton Street Frontage



key

- 44.27

RL 26.60

RL 25.70

13

0.200

45.5-H

36.55

0.200

45.5-H

EXISTING LEVELS
- 13

0.200

45.5-H

PROPOSED LEVELS
- 13

0.200

45.5-H

EXISTING TREE TO BE RETAINED
- 13

0.200

45.5-H

EXISTING TREE TO BE REMOVED
- 13

0.200

45.5-H

EXISTING STRUCTURES TO BE REMOVED
- 13

0.200

45.5-H

EXTENT OF BASEMENT UNDER
- 13

0.200

45.5-H

TILES TO PRIVATE OPEN SPACE (Refer to detail 1)
- 13

0.200

45.5-H

TILES TO COMMON OPEN SPACE (Refer to detail 1)
- 13

0.200

45.5-H

TILES TO COMMON OPEN SPACE (Refer to detail 1)
- 13

0.200

45.5-H

TILES TO CLUB TERRACE (To arch detail)
- 13

0.200

45.5-H

EXTENT OF PLAYGROUND (SOFTFALL FINISH BY OTHERS)
- 13

0.200

45.5-H

ASPHALT TO PUBLIC DOMAIN ACCESS (To engineers detail)
- 13

0.200

45.5-H

UNIT PAVING TO PUBLIC DOMAIN ACCESS (To engineers detail)
- 13

0.200

45.5-H

TILES TO SECONDARY / SERVICE ACCESS (by others)
- 13

0.200

45.5-H

PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 1000mm) (TO ENG. DETAILS)
- 13

0.200

45.5-H

PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 800mm) (TO ENG. DETAILS)
- 13

0.200

45.5-H

PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 600mm) (TO ENG. DETAILS)
- 13

0.200

45.5-H

SEATING WALLS / LOW WALLS (min. soil depth 400mm) (TO ENG. DETAILS)
- 13

0.200

45.5-H

GREEN WALL - CLUB TERRACE (Tensioned Cable Trellis) - (REFER TO SCHEDULE)
- 13

0.200

45.5-H

GREEN WALL - NORTON STREET ELEVATION (Tensioned Cable Trellis)
- 13

0.200

45.5-H

INTERPRETIVE CHILDRENS PLAY GARDEN (min. soil depth 400mm)
- 13

0.200

45.5-H

MASS PLANTING TO PRE-CAST PLANTER (Carpobrotus glaucescens 'CAR10' Aussie Rambler) @ 0.4m spacing
- 13

0.200

45.5-H

GROUNDCOVER PLANTING (Dianella tasmanica) @ 0.4m spacing
- 13

0.200

45.5-H

ACCENT GROUNDCOVER PLANTING (Dianella tasmanica 'NPW2' Blaze) @ 0.25m spacing
- 13

0.200

45.5-H

MASS ACCENT GROUNDCOVER PLANTING (Gardenia augusta 'KEN04' O So Fine) @ 0.4m spacing
- 13

0.200

45.5-H

MASS PLANTING TO PRE-CAST PLANTER (Gazania 'Double Gold') @ 0.4m spacing
- 13

0.200

45.5-H

GROUNDCOVER PLANTING (Liriope muscari 'LIRJ' Just Right) @ 0.4m spacing
- 13

0.200

45.5-H

MASS PLANTING TO PRE-CAST PLANTER (Myoporum parvifolium 'PARV01' Yareena) @ 0.4m spacing
- 13

0.200

45.5-H

ACCENT GROUNDCOVER PLANTING (Philodendron 'PHILO1' Little Phil) @ 0.3m spacing
- 13

0.200

45.5-H

ACCENT MASS PLANTING (Philodendron 'Xanadu') @ 0.4m spacing
- 13

0.200

45.5-H

ACCENT MASS PLANTING (Poa labillardieri 'Eskdale') @ 0.25m spacing
- 13

0.200

45.5-H

MASS ACCENT SHRUB PLANTING (Rhaphiolepis indica 'RAPH02' Cosmic Pink) @ 0.4m spacing
- 13

0.200

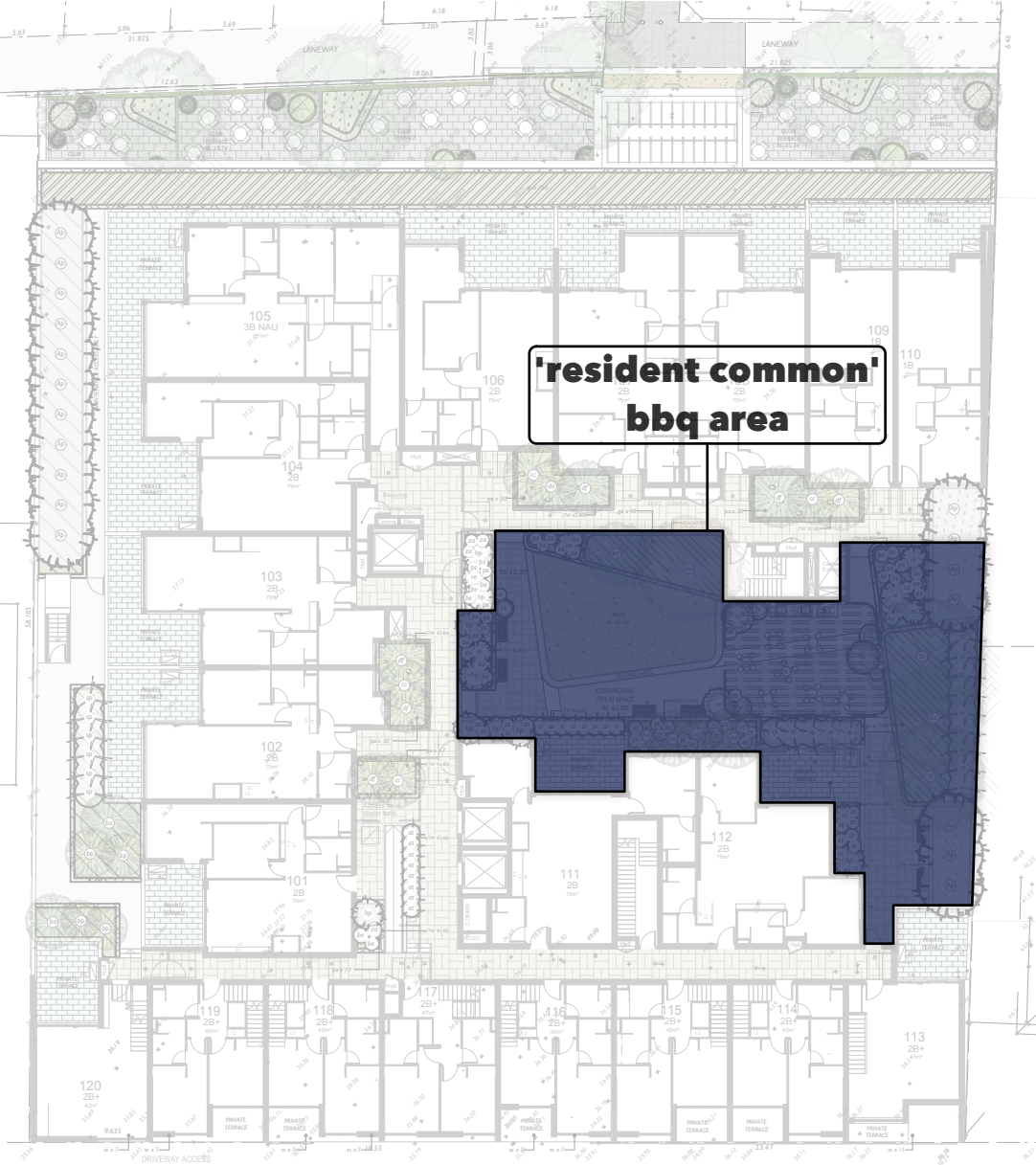
45.5-H

MASS ACCENT SHRUB PLANTING (Westringia fruticosa 'WES05' Mundi) @ 0.4m spacing

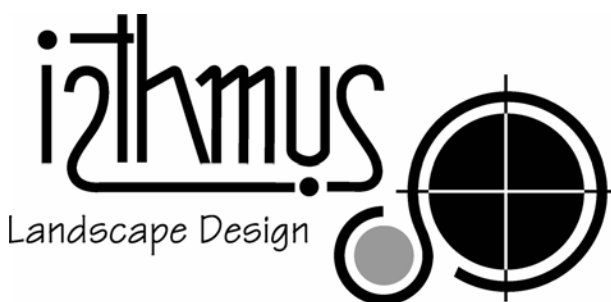
Norton Street Green Wall - Elevation

73-75 NORTON STREET
ASHFIELD 2131

first



common open space



isthmus pty ltd	ACN 107362149
21 Central Avenue	Como 2226
Ph: +612 9528 4903	www.isthmus.com.au
Email: landscape@isthmus.com.au	



key

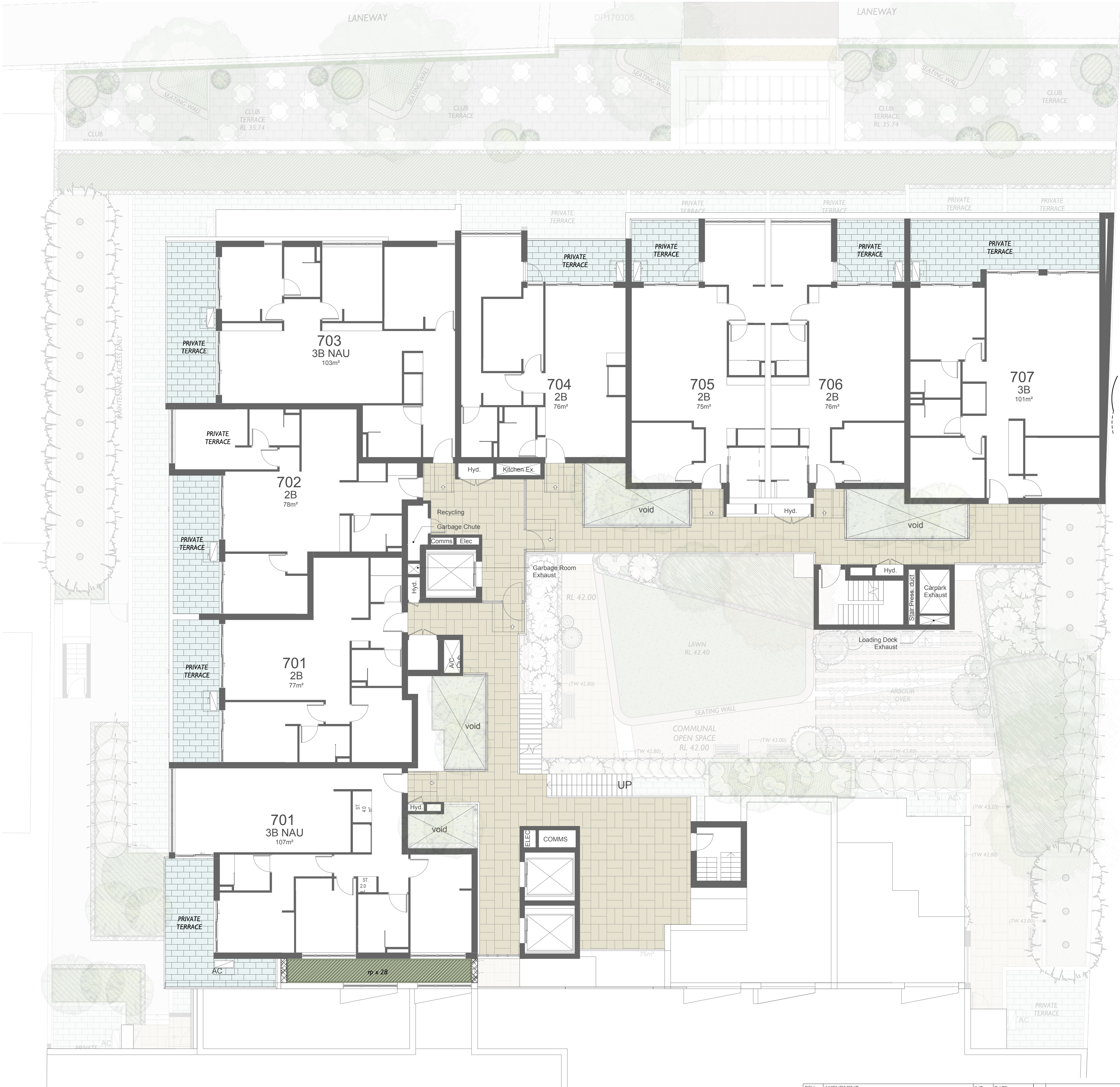
- 44.27 EXISTING LEVELS
- RL 26.60 PROPOSED LEVELS
- RL 25.70
- 13 0 0.200 45.6H EXISTING TREE TO BE RETAINED
- 13 0 0.200 45.5H EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURES TO BE REMOVED
- EXTENT OF BASEMENT UNDER
- TILES TO PRIVATE OPEN SPACE (Refer to detail 1)
- TILES TO COMMON OPEN SPACE (Refer to detail 1)
- TILES TO COMMON OPEN SPACE (Refer to detail 1)
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- EXTENT OF PLAYGROUND (SOFTFALL FINISH BY OTHERS)
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- UNIT PAVING TO PUBLIC DOMAIN ACCESS (To engineers detail)
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- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 600mm) (TO ENG. DETAILS)
- SEATING WALLS / LOW WALLS (min. soil depth 400mm) (TO ENG. DETAILS)
- GREEN WALL - CLUB TERRACE (Tensioned Cable Trellis) - (REFER TO SCHEDULE)
- GREEN WALL - NORTON STREET ELEVATION (Tensioned Cable Trellis)
- INTERPRETIVE CHILDRENS PLAY GARDEN (min. soil depth 400mm)
- MASS PLANTING TO PRE-CAST PLANTER (Carobrotus glaucescens 'CARIO' Aussie Rambler) @ 0.4m spacing
- GROUND COVER PLANTING (Dianella tasmanica) @ 0.4m spacing
- ACCENT GROUND COVER PLANTING (Dianella tasmanica 'NPW2' Blaze) @ 0.25m spacing
- MASS ACCENT GROUND COVER PLANTING (Gardenia augusta 'KEN04' O So Fine) @ 0.4m spacing
- MASS PLANTING TO PRE-CAST PLANTER (Gazania 'Double Gold') @ 0.4m spacing
- GROUND COVER PLANTING (Liriope muscari 'LIR' Just Right) @ 0.4m spacing
- MASS PLANTING TO PRE-CAST PLANTER (Myoporum parvifolium 'PARV01' Yareena) @ 0.4m spacing
- ACCENT GROUND COVER PLANTING (Philodendron 'PHILO1' Little Phil) @ 0.3m spacing
- ACCENT MASS PLANTING (Philodendron 'Xanadu') @ 0.4m spacing
- ACCENT MASS PLANTING (Poa labillardieri 'Eskdale') @ 0.25m spacing
- MASS ACCENT SHRUB PLANTING (Raphiolepis indica 'RAPH02' Cosmic Pink) @ 0.4m spacing
- MASS ACCENT SHRUB PLANTING (Westringia fruticosa 'WES05' Mundi) @ 0.4m spacing

REV:	AMENDMENT:	INT:	DATE:	LANDSCAPE PLAN	DWG: IS0279DA5
				ISSUE: B	
B	AUTHORITY APPROVAL	MW	26.11.20	DATE: NOVEMBER 2020	
A	AUTHORITY APPROVAL	MW	23.06.20	SCALE: 1:100@A1 - 1:200@A3	



73-75 NORTON STREET
ASHFIELD 2131

seventh

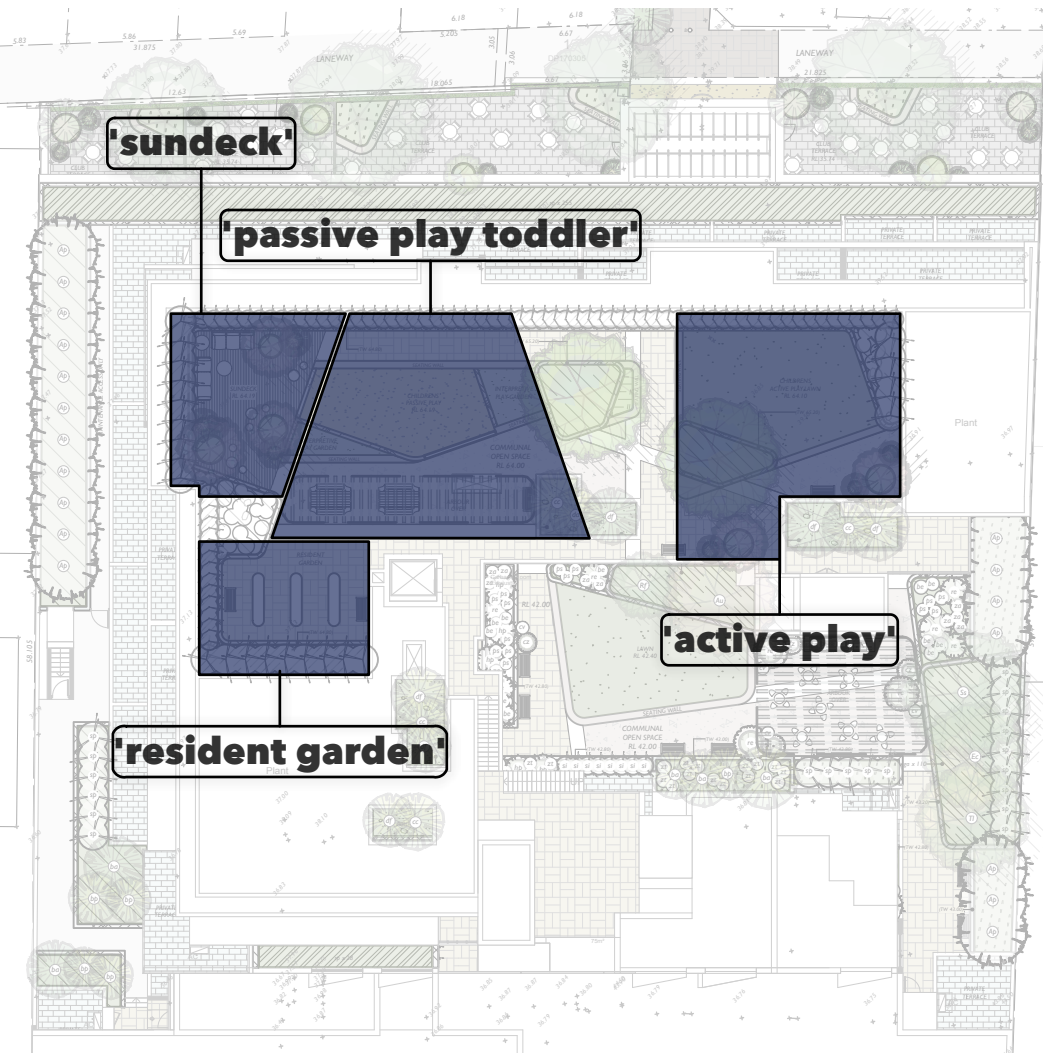


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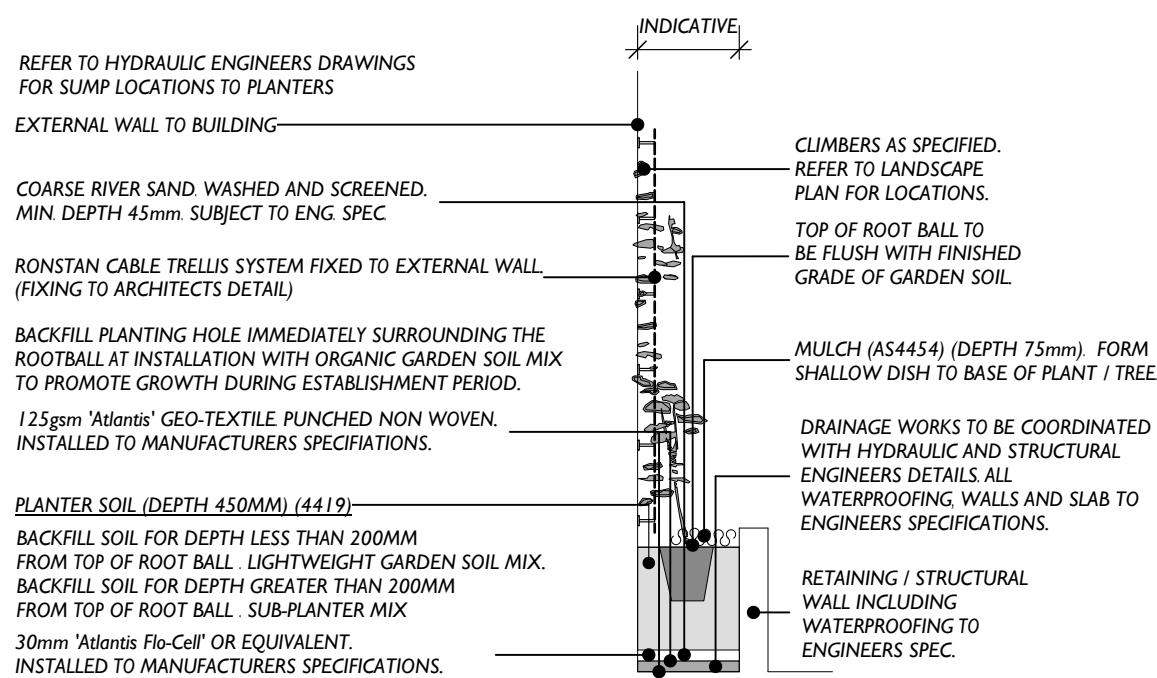
- EXISTING LEVELS
- PROPOSED LEVELS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURES TO BE REMOVED
- EXTENT OF BASEMENT UNDER
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- MASS PLANTING TO PRE-CAST PLANTER (Carpobrotus glaucescens 'CAR10' Aussie Rambler) @ 0.4m spacing
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- GROUND COVER PLANTING (Liriope muscari 'LIRJ' Just Right) @ 0.4m spacing
- MASS PLANTING TO PRE-CAST PLANTER (Myoporum parvifolium 'PARV01' Yareena) @ 0.4m spacing
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73-75 NORTON STREET
ASHFIELD 2131

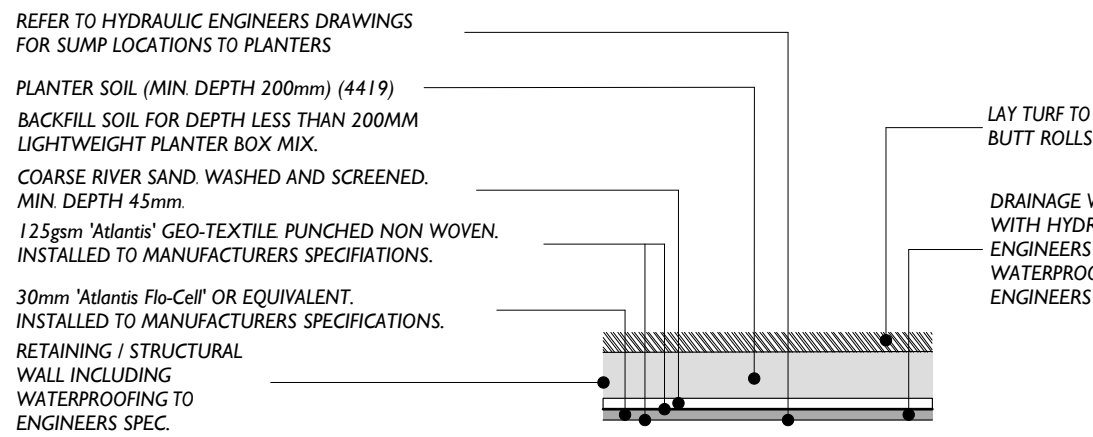
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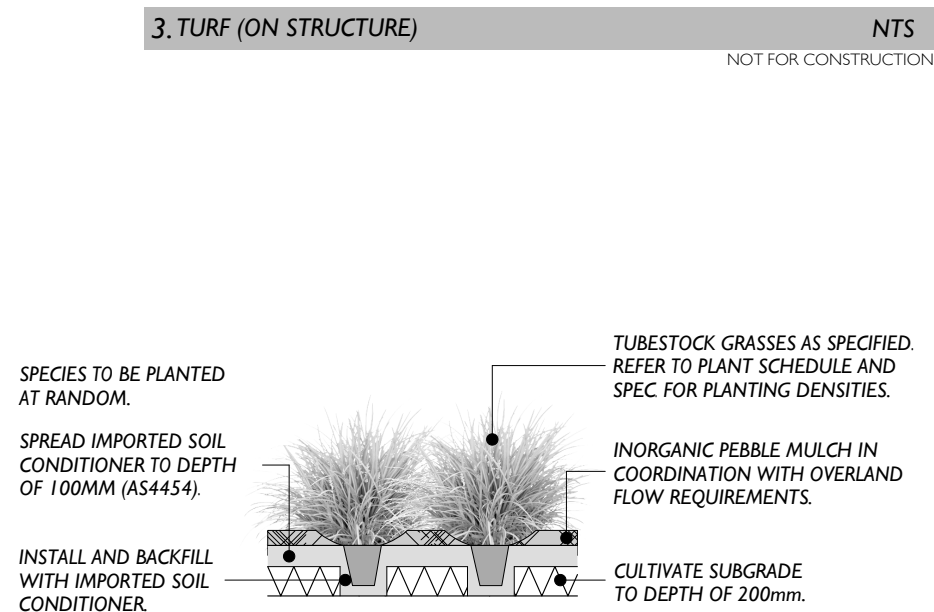
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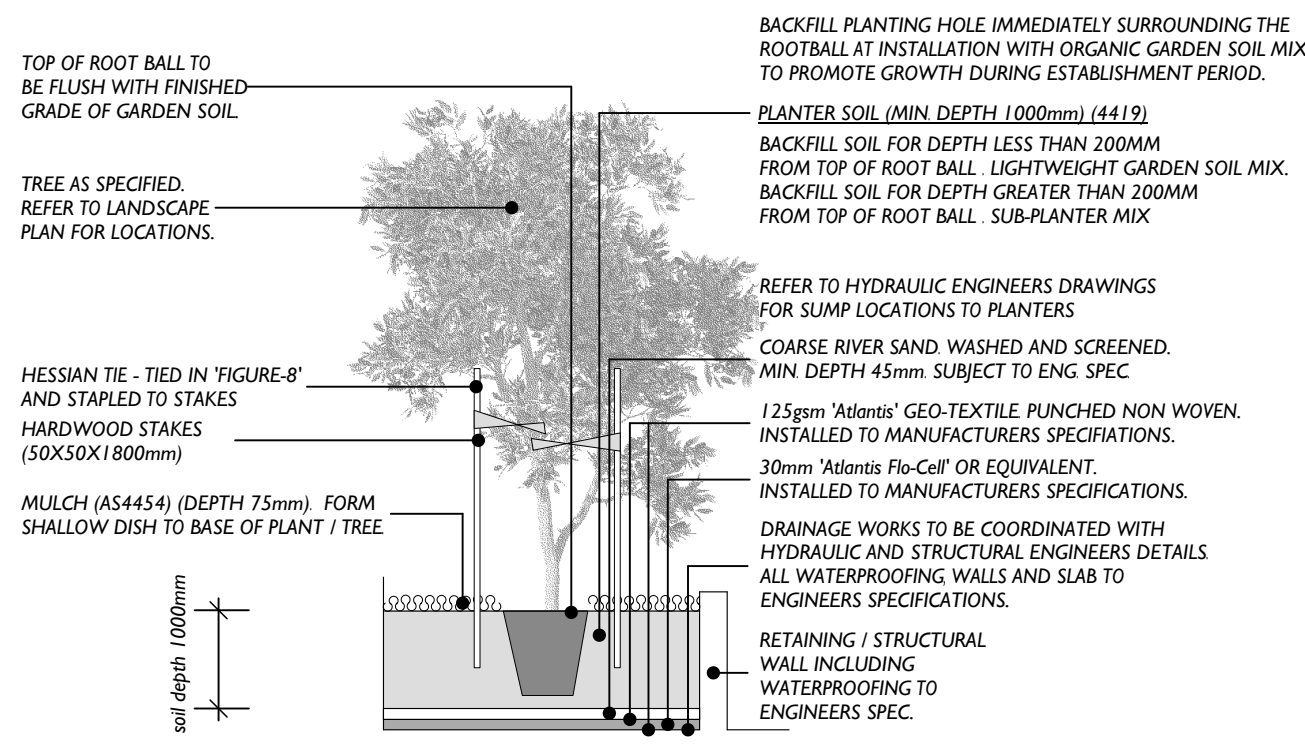
1. ON STRUCTURE CABLE TRELLIS GREEN WALL NTS



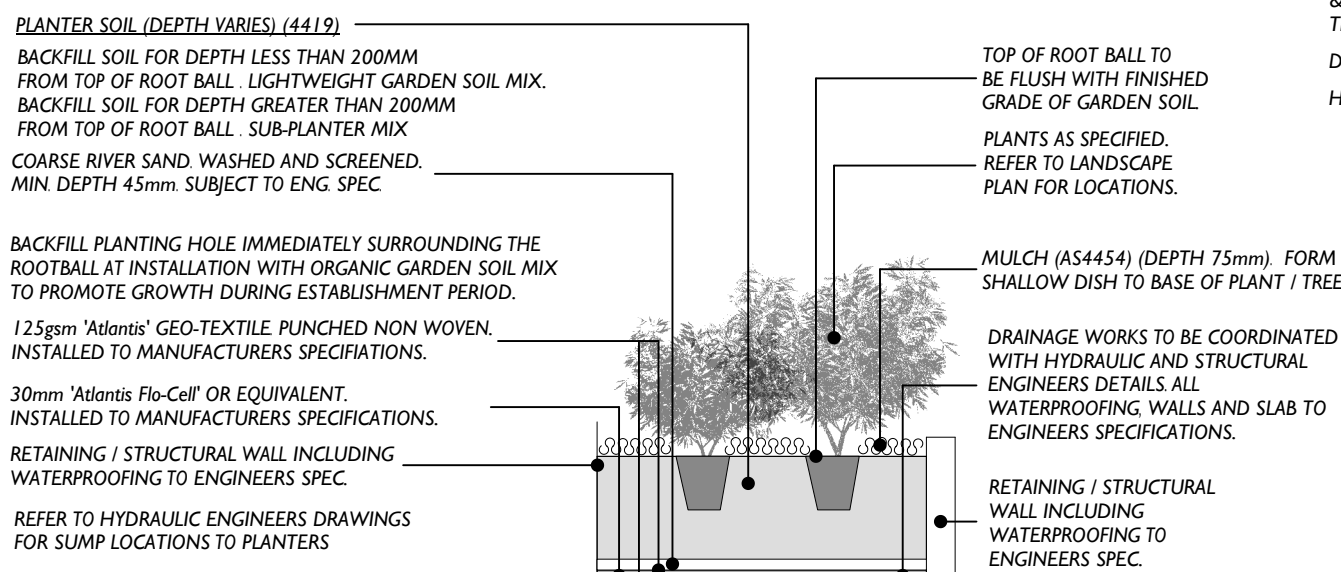
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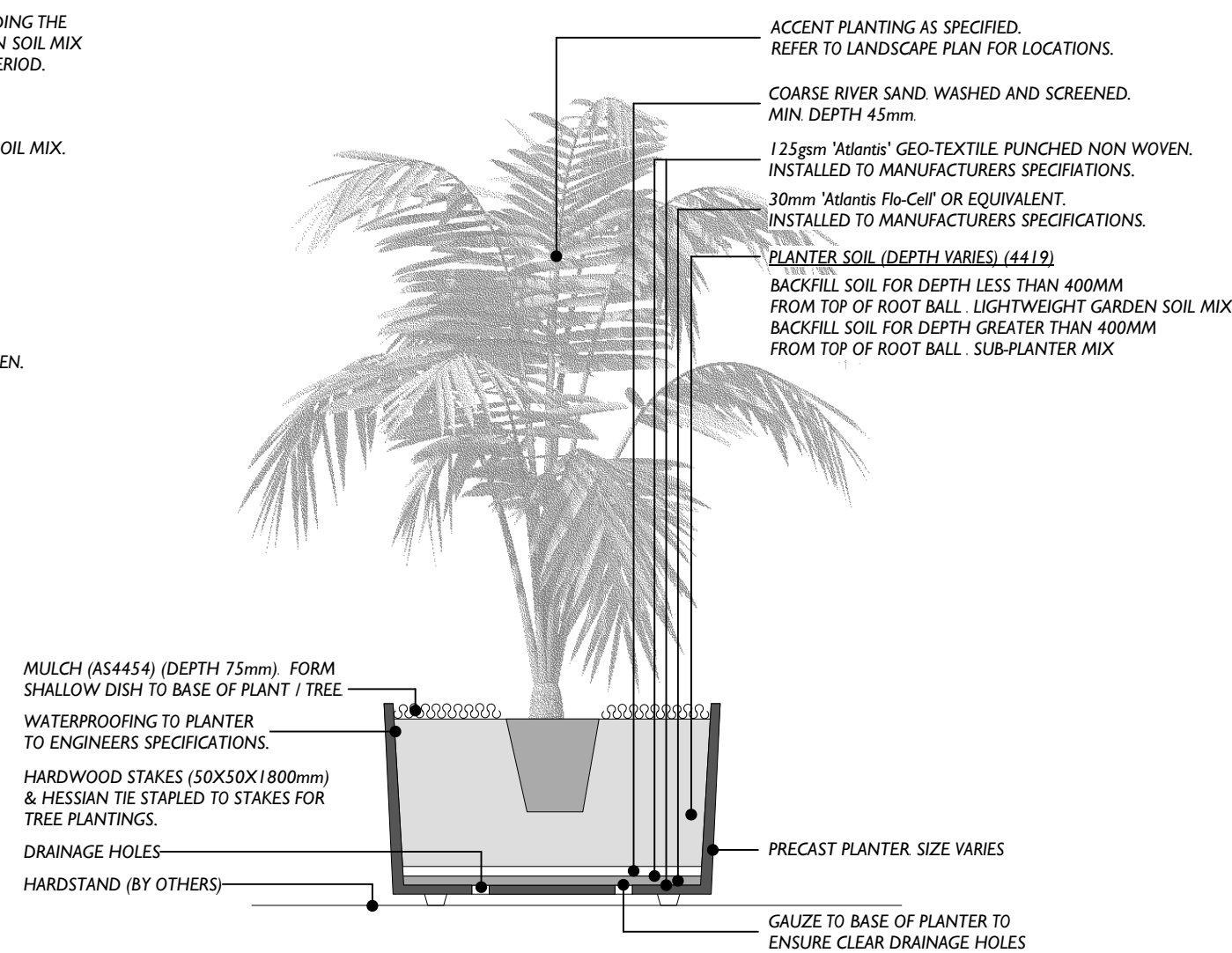
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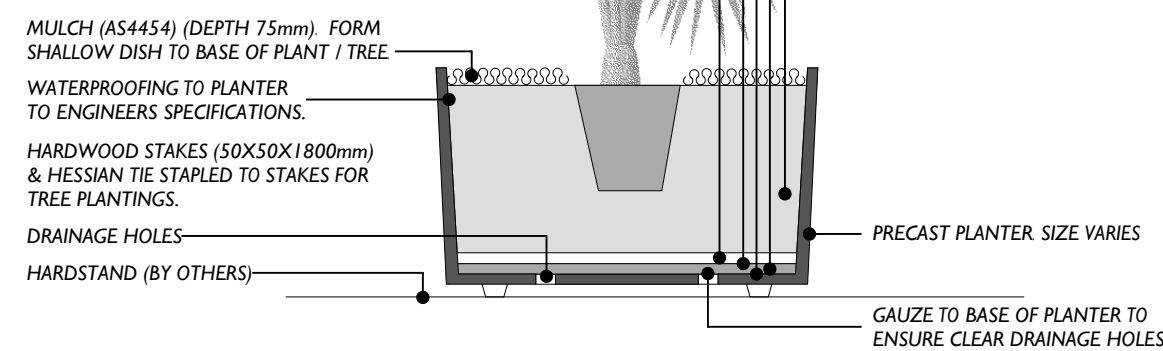
4. ACCENT GRASS MASS PLANTING NTS



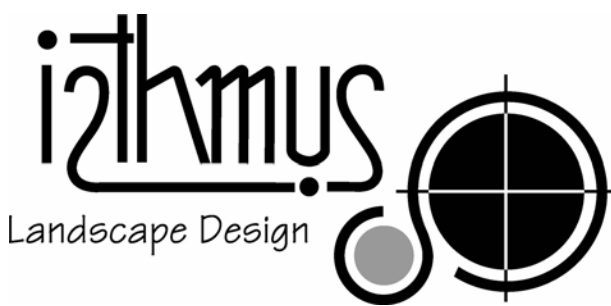
5. ON STRUCTURE TREE PLANTING - GROUND FLOOR NTS



6. ON STRUCTURE SHRUB SCREEN PLANTING NTS



7. PRECAST PLANTER NTS



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Email: landscape@isthmus.com.au	

4. ACCENT GRASS MASS PLANTING NTS

5. ON STRUCTURE TREE PLANTING - GROUND FLOOR NTS

7. PRECAST PLANTER NTS

REV.	AMENDMENT:	INT.	DATE:
B	AUTHORITY APPROVAL	MW	26.11.20
A	AUTHORITY APPROVAL	MW	23.06.20

LANDSCAPE PLAN		DWG: IS0279DA7
ROOFTOP		ISSUE: B
73-75 NORTON STREET, ASHFIELD 2131		
DATE:	NOVEMBER 2020	
SCALE:	1:100@A1 - 1:200@A3	

key

- 44.27 RL 26.60 RL 25.70 0.200 45.6H
- 13 O 0.200 45.6H
- 36.55 + 0.200 45.5.5H
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