

LANDSCAPE DA DOCUMENTATION

KEY PLAN



DRAWING REGISTER

DRAWING NUMBER	DRAWING NAME	SCALE / SIZE
LDA-00	LANDSCAPE COVER SHEET	N/A
LDA-01	SITE CONTEXT & INSPIRATION	N/A
LDA-02	LANDSCAPE MASTERPLAN	1:200 @A3
LDA-03	THROUGH SITE LINK LANDSCAPE PLAN	1:200 @A3
LDA-04	ATCHISON STREET LANDSCAPE PLAN	1:200 @A3
LDA-05	ATCHISON STREET PLANTING PALETTE	1:200 @A3
LDA-06	ALBANY LANE PLANTING PALETTE	1:200 @A3
LDA-07	OXLEY STREET LANDSCAPE PLAN	1:200 @A3
LDA-08	BASEMENT LANDSCAPE PLAN	1:200 @A3
LDA-09	LEVEL 1 TO LEVEL3 & LEVEL 5 LANDSCAPE PLAN	1:500 @A3
LDA-10	LEVEL 4 LANDSCAPE PLAN	1:200 @A3
LDA-11	ROOFTOP COMMUNAL AREA LANDSCAPE PLAN	1:200 @A3
LDA-12	ROOFTOP COMMUNAL AREA RENDERINGS AND PLANTING PALETTE	N/A
LDA-13	LANDSCAPE DETAILS	1:20 @A3

SITE CONTEXT



Existing trees



Junction



Streetscape



Public domain



Seating



Paving

INSPIRATION



Basement



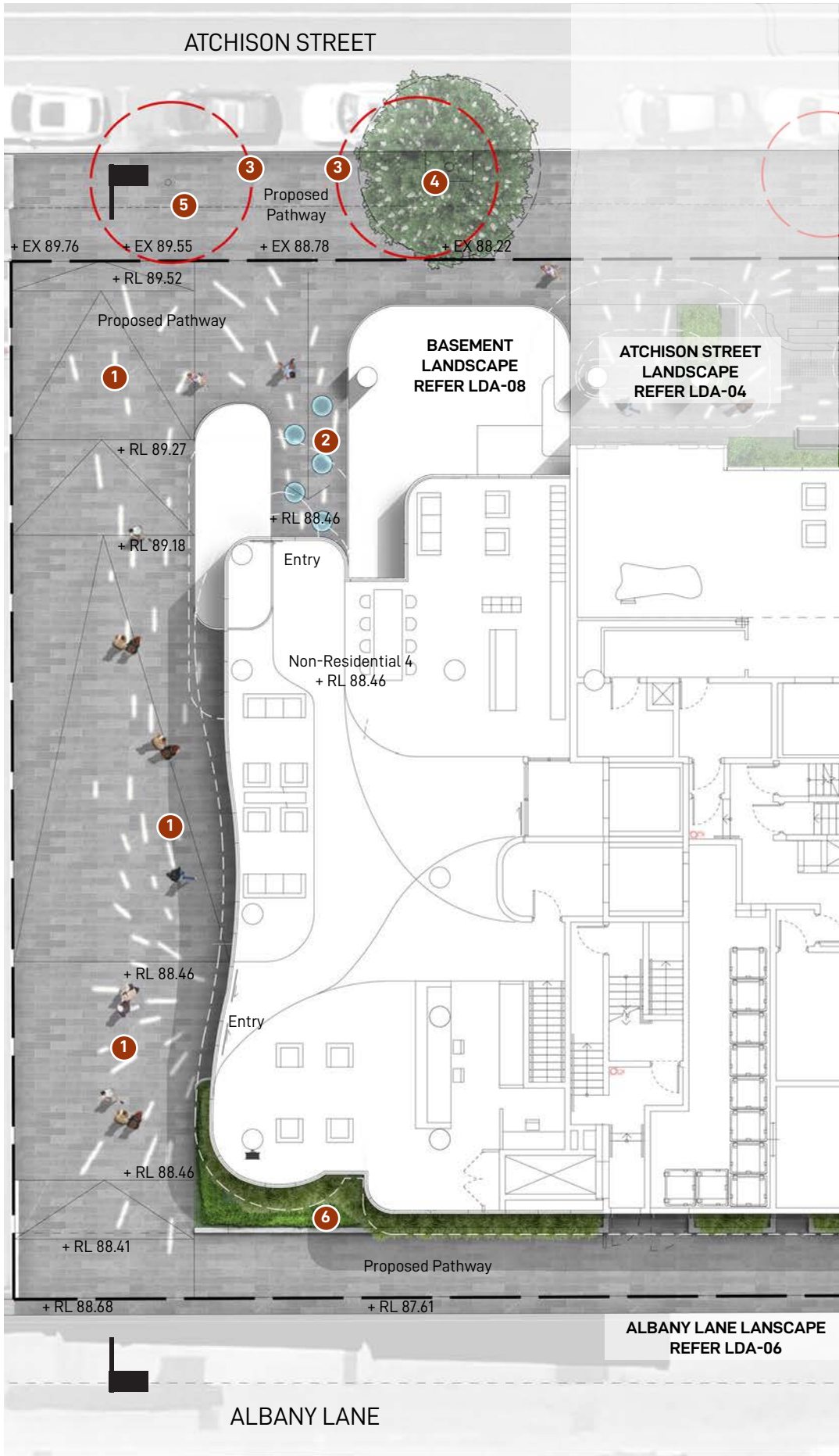
Streetscape



Communal Area







Feature in-ground lighting strips



Skylight to basement

3 Existing street tree to be removed

4 Proposed London Plain street tree, installation detail in accordance with Public Domain Style Manul & Design Codes 2019

5 Exsiting verge to be removed and replace with pathway

6 ALBANY LANE PLANTING PALETTE



Strelitzia juncea



Alpinia zerumbet



Aspidistra elatior



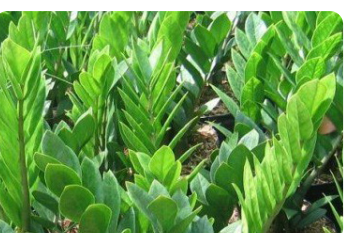
Ctenanthe setosa



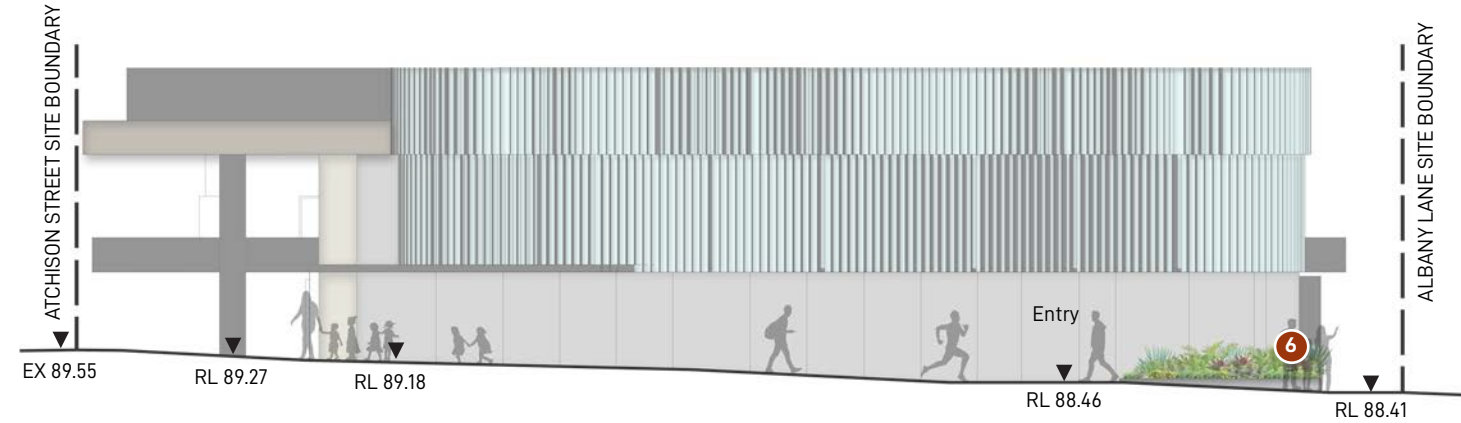
Pogonatherum paniceum



Rhaps excelsa



Zamio culcas zamiifolia



THROUGH SITE LINK SECTION-ELEVATION

THROUGH SITE LINK LANDSCAPE PLAN

GROUND INK

LANDSCAPE ARCHITECTS

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Registered Landscape Architect: Rob Loughman # 7813
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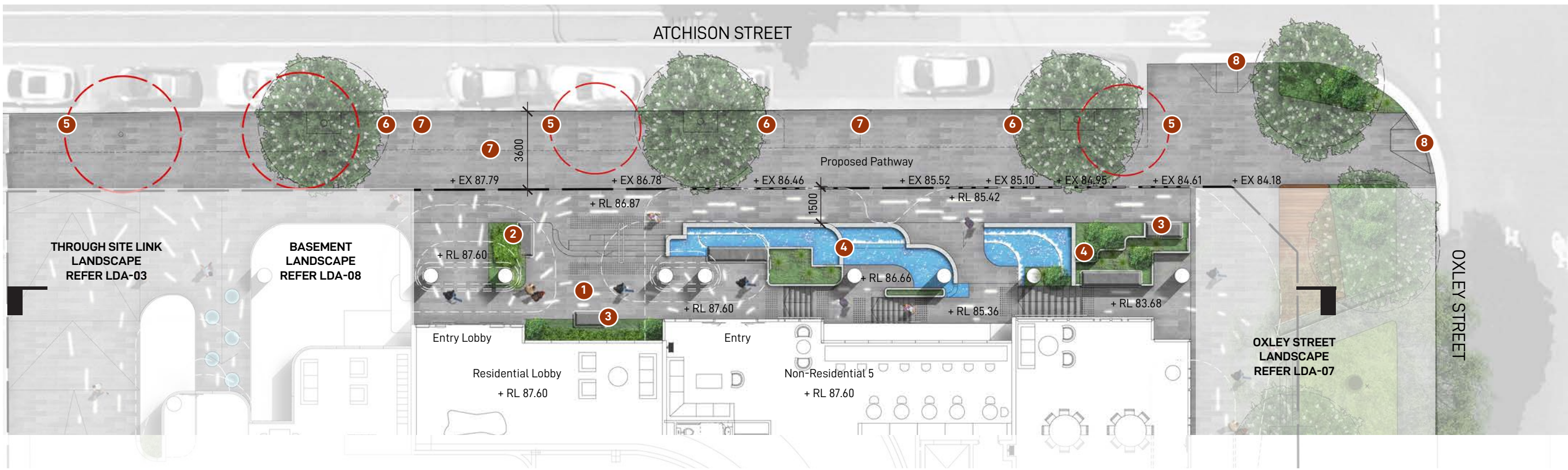
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LDA-03

Rev B | 09-Nov-2020

LANDSCAPE DA DOCUMENTATION | 23-35 ATCHISON STREET ST. LEONARDS NSW



DESIGN ELEMENTS



Feature in-ground lighting strips



Project signage

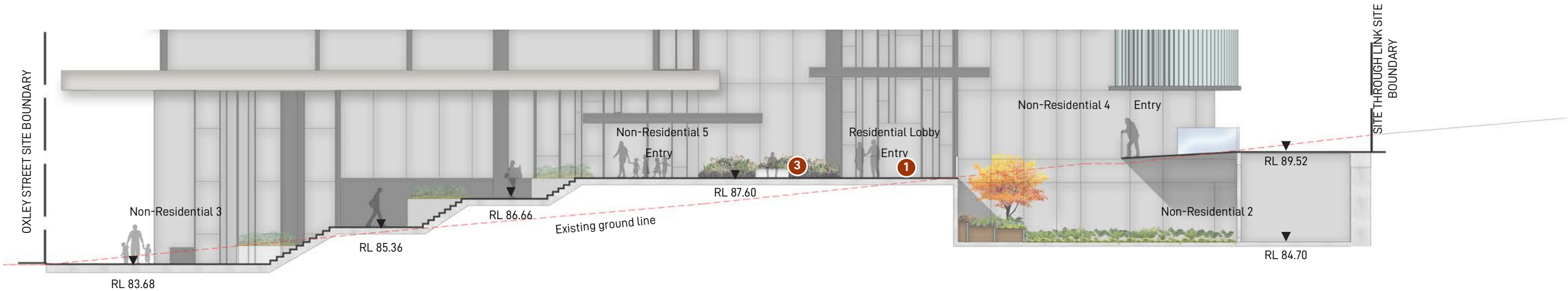


Feature seating



Water cascade

- 5 Existing street tree to be removed
- 6 Proposed London Plain street tree, installation detail in accordance with Public Domain Style Manul & Design Codes 2019
- 7 Exsitng verge & crossover to be removed and replace with pathway
- 8 Proposed Pram ramp



OXLEY STREET SECTION-ELEVATION

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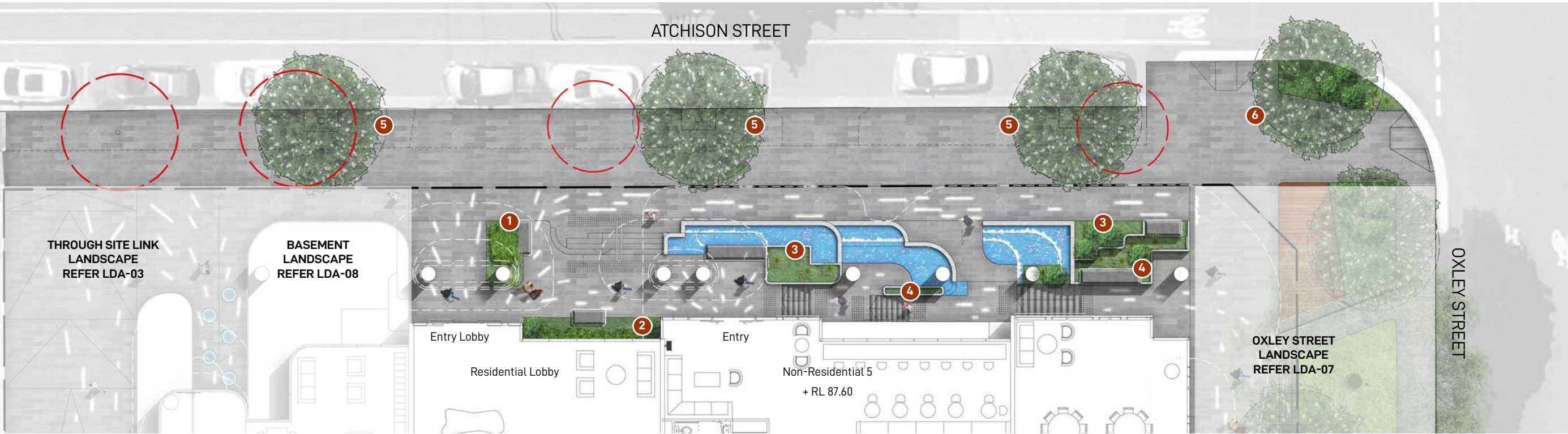
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ATCHISON STREET LANDSCAPE PLAN

LDA-04


Rev B | 09-Nov-2020

LANDSCAPE DA DOCUMENTATION | 23-35 ATCHISON STREET ST. LEONARDS NSW




PLANTING PALETTE

1




Aspidistra elatior

2




Loropetalum 'Pixie'

3




Arthropodium 'Te Puna'


4




Asparagus 'Myersii'




Ctenanthe setosa




Raphiolepis 'Oriental Pearl'




Pittosporum 'Miss Muffet'




Hibbertia scandens




Raphiolepis 'Oriental Pearl'



Sansevieria 'Laurentii'




Pandorea 'Lady Di'



Philodendron xanadu


PROPOSED TREES

5



Platanus orientalis

6



Asparagus 'Myersii'

PLANTING PALETTE

1



Aspidistra elatior



Ctenanthe setosa



Zamioculcas zamiifolia

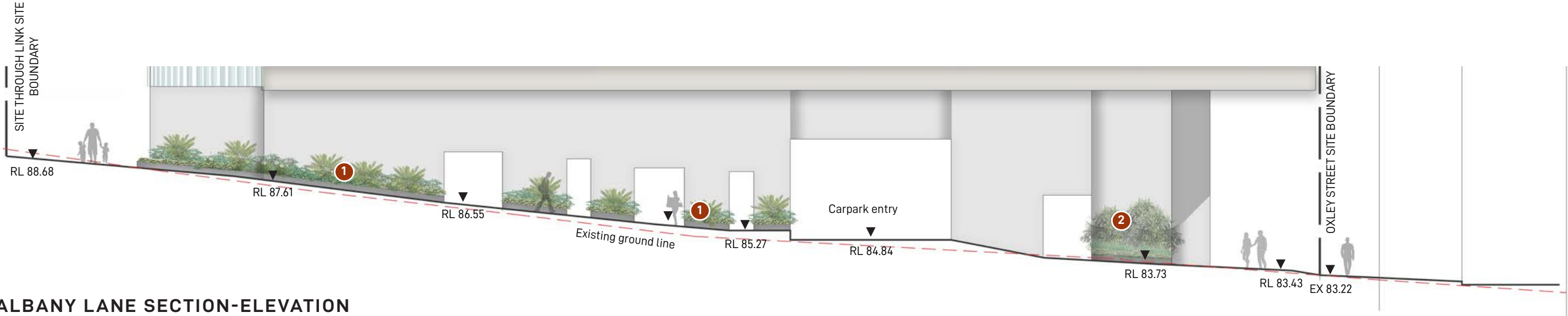
2



Alpinia caerulea



Rhapis excelsa



ALBANY LANE SECTION-ELEVATION



DESIGN ELEMENTS



Basement planting area



Feature seating block with lighting



Composite timber decking



Existing trees to be retained



Existing trees to be retained



Existing trees to be retained



Proposed Waterhousia floribunda street tree on garden bed

9 OXLEY STREET PLANTING PALETTE



Philodendron 'Lickety Split'



Trachelospermum 'Tricolour'



Alpinia caerulea



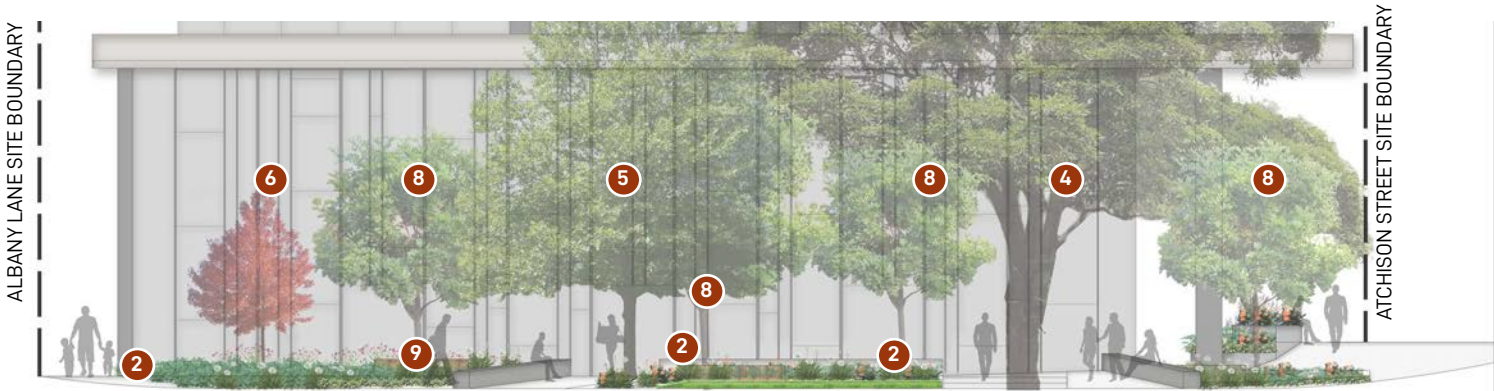
Phormium 'Flamin'



Liriope muscari



Doryanthes excelsa



OXLEY STREET SECTION-ELEVATION

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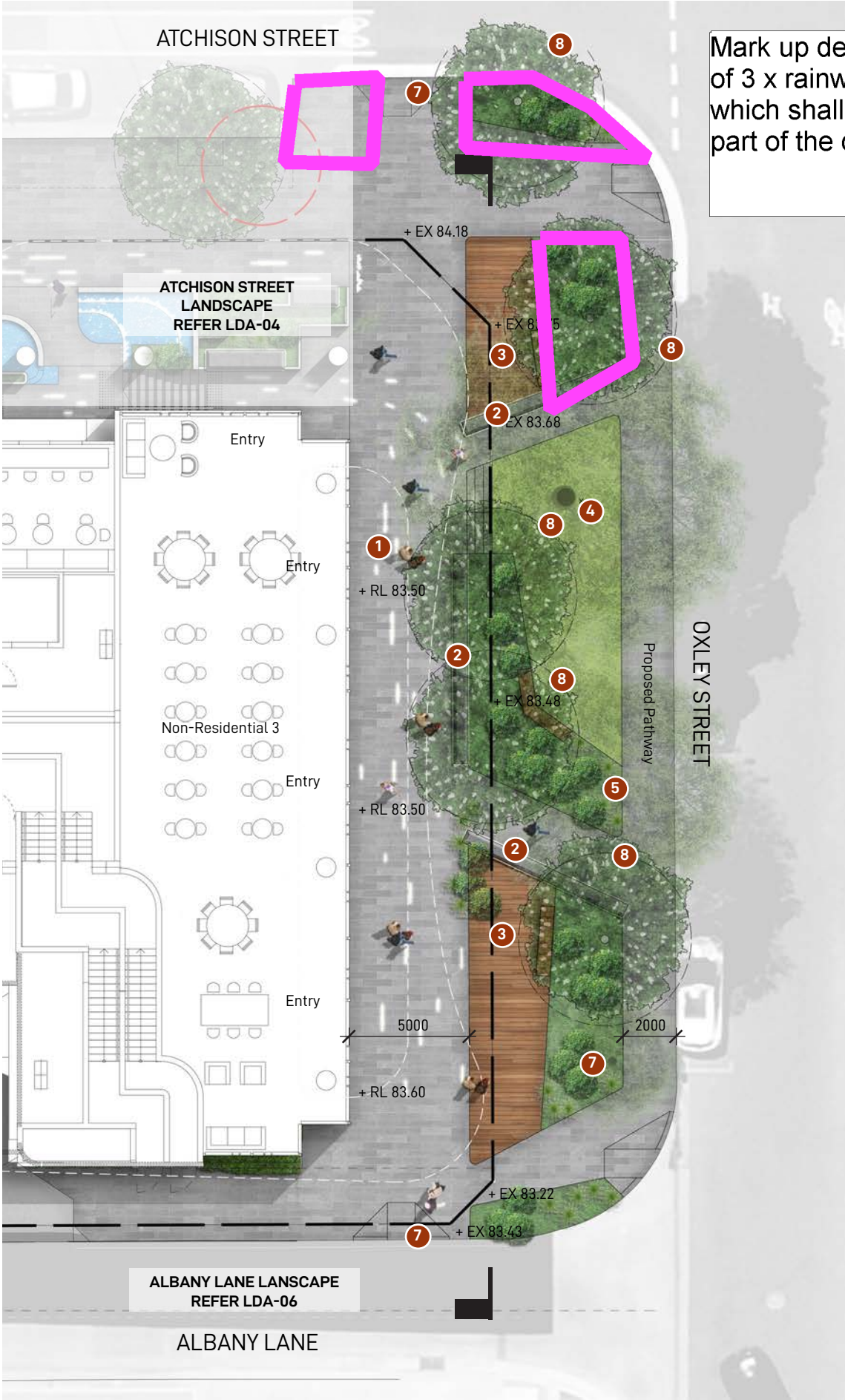
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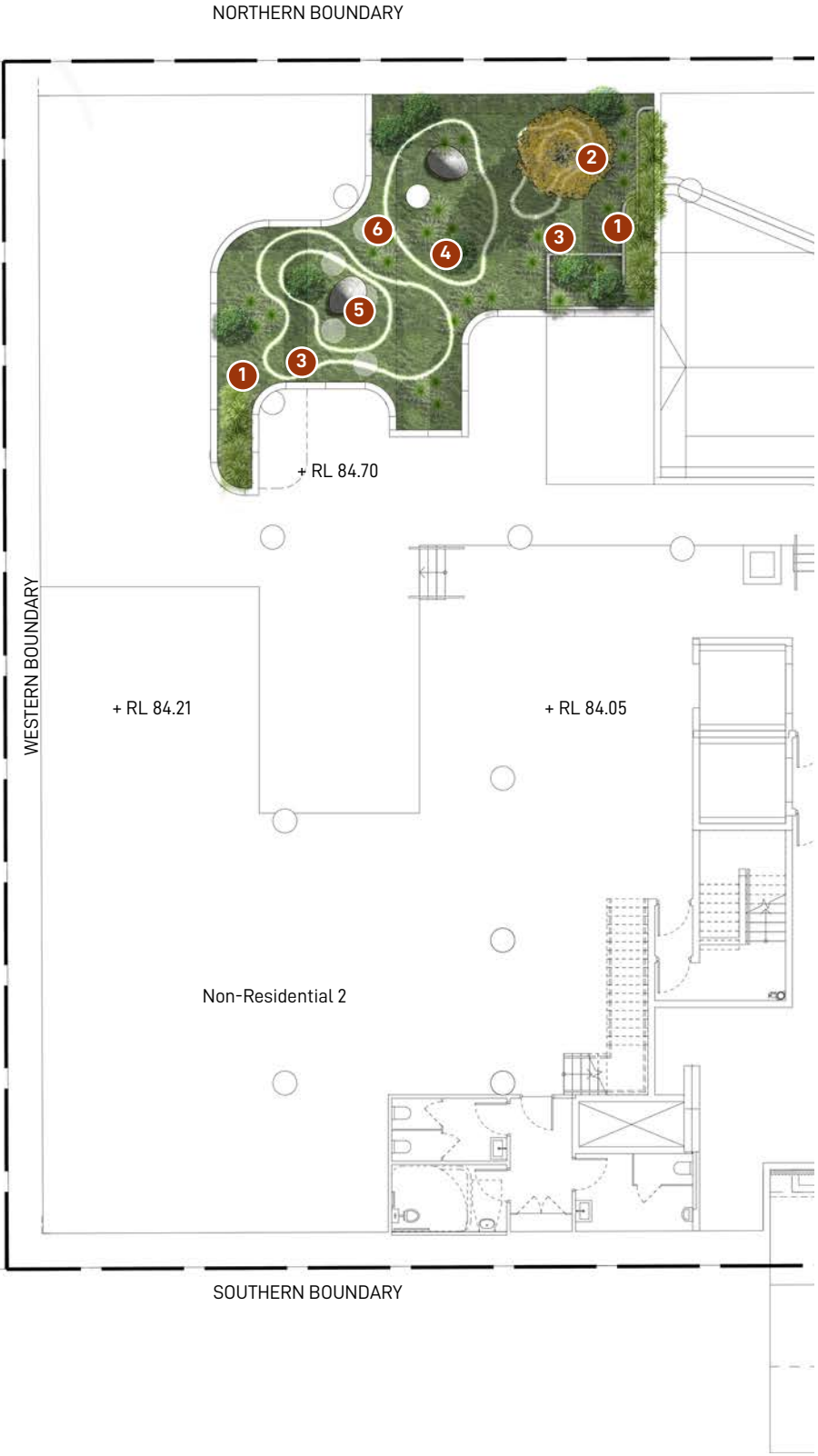
OXLEY STREET LANDSCAPE PLAN

LDA-07

Rev B | 09-Nov-2020

LANDSCAPE DA DOCUMENTATION | 23-35 ATCHISON STREET ST. LEONARDS NSW





DESIGN ELEMENTS



Basement planting area



Feature deciduous tree



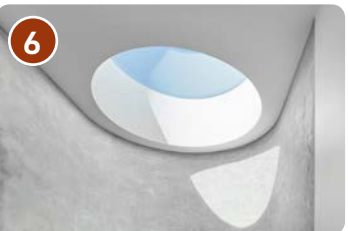
Lighting sculpture/ installation



Chrome/ reflective installation



Feature stone sculptures



Skylight above

BASEMENT LANDSCAPE PLANTING PALETTE



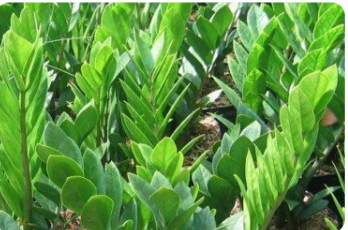
Acer 'Sango Kaku'



Aspidistra elatior



Ctenanthe setosa



Zamiodulcas zamiifolia



LEVEL 1 LANDSCAPE PLAN



LEVEL 2 LANDSCAPE PLAN



LEVEL 3 LANDSCAPE PLAN



LEVEL 5 LANDSCAPE PLAN

1 NORTH-FACING PLANTING



Carpobrotus glaucescens



Sansevieria 'Laurentii'



Casuarina 'Cousin It'



Trachelospermum 'Tricolour'

2 SOUTH-FACING PLANTING



Camellia 'Elegans Champagne'



Peperomia 'Lemon Lime'



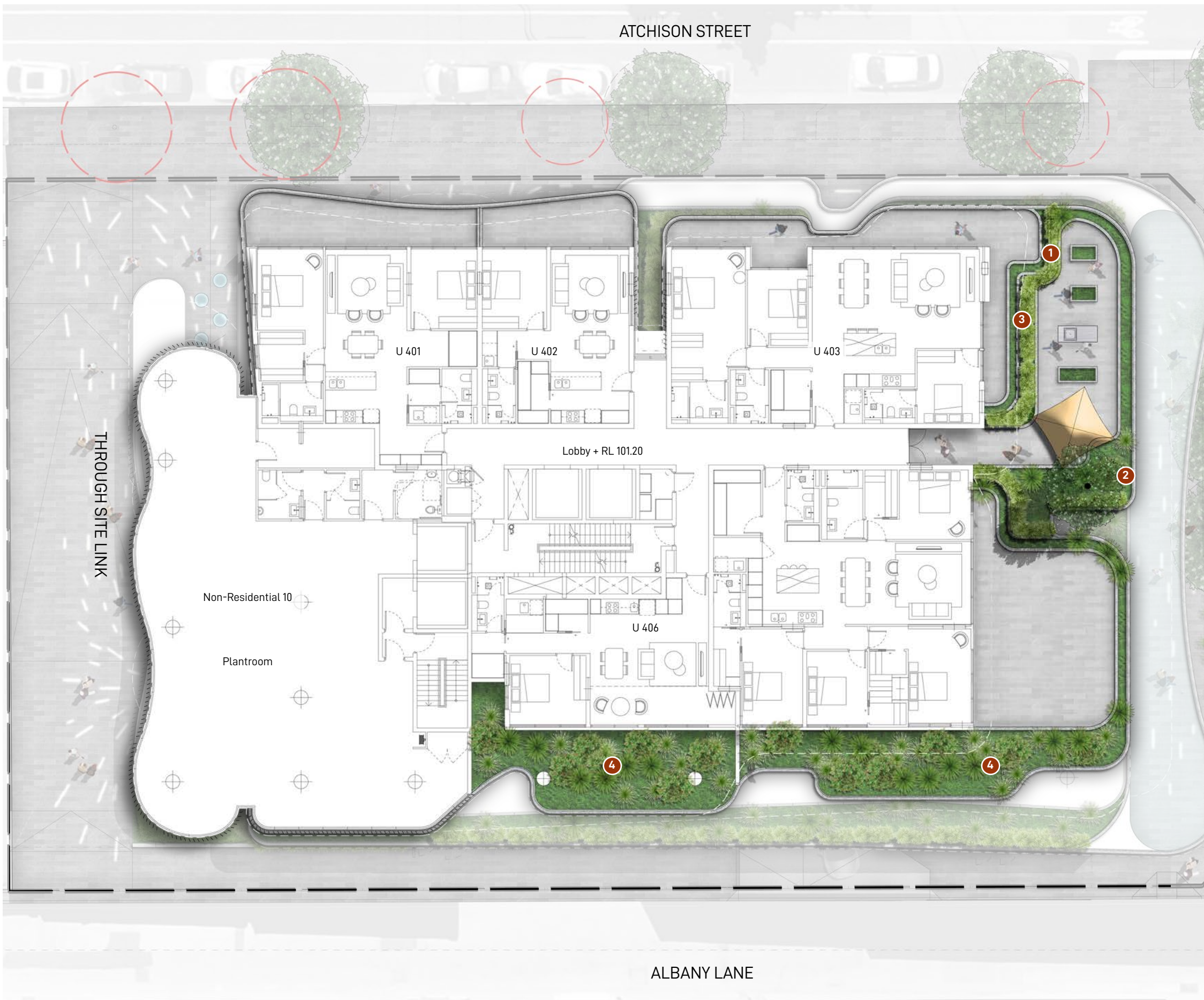
Philodendron 'Lickety Split'



Spathiphyllum wallisii



Zamiodulcas zamiifolia



DESIGN ELEMENTS



GRC planter box as veggie garden

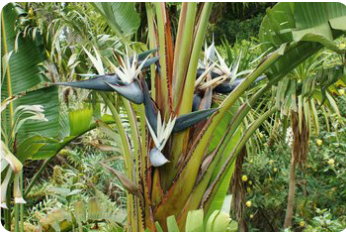


Magnolia 'Kay Parris'

3 NORTH-FACING PLANTING



Carpobrotus glaucescens



Strelitzia juncea



Acacia 'Mini Cog'



Echium candicans



Casuarina 'Cousin It'

4 SOUTH-FACING PLANTING



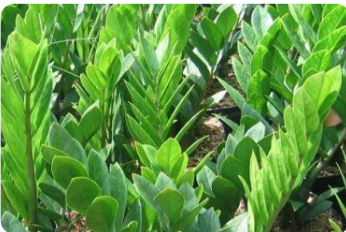
Alpinia caerulea



Camellia 'Elegans Champagne'



Dichondra repens



Zamiodulcas zamiifolia



DESIGN ELEMENTS



Fire pit with lounge



Seating opportunities



Decking area



Hedge planting for amenity



GRC tree planter box



Outdoor furniture and BBQ area



Natural turf active space



PLANTING PALETTE



Magnolia 'Kay Parris'



Pittosporum 'James Stirling'



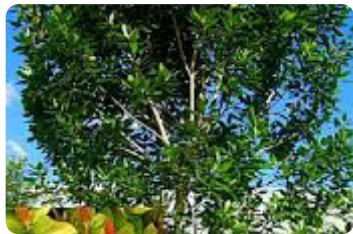
Camellia 'Elegans Champagne'



Acacia 'Mini Cog'



Pittosporum 'Miss Muffet'



Tristaniopsis 'Luscious'



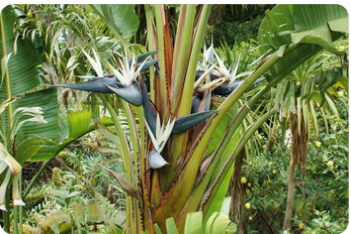
Casuarina 'Cousin It'



Lomandra 'Evergreen Baby'



Liriope muscari



Strelitzia juncea



Pandorea 'Lady Di'



Dianella 'Emerald Arch'



Sansevieria laurentii



Arthropodium 'Te Puna'



PLANT SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Native	Spacing	Pot Size	Quantity
TREES							
ACE SAN	Acer 'Sango Kaku'	Japanese Maple	4m		As Shown	45L	TBC
CYA COO	Cyathea cooperi	Australian Tree Fern	3m	✓	As Shown	45L	TBC
MAG KAY	Magnolia 'Kay Parris'	Magnolia	5m		As Shown	45L	TBC
PLA ORI	Platanus orientalis	Cut Leaf Plane Tree	20m		As Shown	45L	TBC
TRI LUS	Tristaniopsis 'Luscious'	Water Gum	8m	✓	As Shown	45L	TBC
WAT FLO	Waterhousia floribunda	Weeping Lily Pily	8m	✓	As Shown	45L	TBC
SHRUBS							
ALP CAE	Alpinia caerulea	Native Ginger	3m	✓		200mm	TBC
ALP ZER	Alpinia zerumbet	Shell Ginger	2m			200mm	TBC
CAM ELE	Camellia 'Elegans Champagne'	Japanese Camellia	4m			300mm	TBC
CTE SET	Ctenanthe setosa	Never Never Plant	1m			200mm	TBC
DPR EXC	Doryanthes excelsa	GyMEA Lily	1.2m	✓		200mm	TBC
ECH CAN	Echium candicans	Pride of Madeira	1.2m			300mm	TBC
LOR PIX	Loropetalum 'Pixie'	Chinese Fringe Flower	1m			300mm	TBC
PHI LIC	Philodendron 'Lickety Split'	Tree Philodendron	1.2m			200mm	TBC
PHI XAN	Philodendron xanadu	Xanadu	1m			200mm	TBC
PHO FLA	Phormium tenax 'Flamin'	New Zealand Flax	1m			200mm	TBC
PIT MIS	Pittosporum 'Miss Muffet'	Japanese Cheesewood	1m			200mm	TBC
RHA ORI	Rhaphiolepis 'Oriental Pearl'	Indina Hawthorn	1m			200mm	TBC
RHA EXC	Rhapis excelsa	Lady Palm	6m			300mm	TBC
STR JUN	Strelitzia juncea	Narrow-leaved Bird of Paradise	2m			300mm	TBC
GRASSES AND GROUNDCOVERS							
ACA MIN	Acacia 'Mini Cog'	River Wattle	0.5m	✓		200mm	TBC
ART TEP	Arthropodium 'Te Puna'	New Zealand Rock Lily	0.6m			200mm	TBC
ASP MYE	Asparagus 'Myersii'	Asparagus Fern	0.5m			140mm	TBC
ASP ELA	Aspidistra elatior	Cast Iron Plant	0.6m			200mm	TBC
CAR GLA	Carpobrotus glaucescens	Pigface	0.2m	✓		140mm	TBC
CAS COU	Casuarina 'Cousin It'	Swamp Sheoak	0.3m	✓		200mm	TBC
DIA EME	Dianella 'Emerald Arch'	Flax Lily	0.6m	✓		140mm	TBC
DIC REP	Dichondra repens	Kidney Weed	0.1m	✓		140mm	TBC
HIB SCA	Hibbertia scandens	Snake Vine	0.5m	✓		140mm	TBC
LIR MUS	Liriope muscari	Lilyturf	0.4m			140mm	TBC
LOM EVE	Lomandra 'Evergreen Baby'	Mat-rush	0.4m	✓		140mm	TBC
PAN LAD	Pandorea 'Lady Di'	Wonga Vine	Climber	✓		200mm	TBC
PEP LEM	Peperomia 'Lemon Lime'	Baby Rubberplant	0.4m			140mm	TBC
POG PAN	Pogonatherum paniceum	Baby Panda Grass	0.5m			200mm	TBC
SAN LAU	Sansevieria 'Laurentii'	Snake Plant	0.8m			200mm	TBC
SPA WAL	Spathiphyllum wallisii	Peace Lily	0.6m			200mm	TBC
TRA TRI	Trachelospermum 'Tricolour'	Asiatic Jasmine	0.4m			200mm	TBC
ZAM ZAM	Zamioculcas zamiifolia	Zanzibar Gem	0.6m			200mm	TBC

OUTLINE LANDSCAPE SPECIFICATION

General
Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a weekly basis to maintain the landscape works for the full term approved at CC stage of the maintenance period (commencing from practical completion).

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

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

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

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

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

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

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

Soils
Horizon B - Garden beds on slab
This specification describes the formulation of an open granular well drained growing media with a saturated density of less than 2400 kg/m3 (2.4kg/L)

for use in on-slab applications, including green roofs with an expectation of longevity. It is a topsoil formulation to be used in the surface 300mm of all on-slab installations including planter boxes, containers and garden beds. In order to maintain structure and porosity over extended periods, and to avoid slumping and volume loss over time, the formulation must employ low density mineral components such as ash, perlite, scoria, pumice and diatomaceous earth, or artificial components such as urea formaldehyde and styrofoam. Physically the media properties of a potting media and is assessed using the methodology of AS 3743.

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

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

Mulching
The Landscape Contractor shall supply and install 10mm Pine Bark Mulch to all garden beds shown on the landscape plans, to a minimum depth of 75mm. All mulch is to be free of deleterious matter such as soil, weeds and sticks. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Maintain watering rings around trees. Top up mulch levels prior to handover to client.

Turfing
The landscape contractor shall supply and install Sapphire Buffalo turf in stretcher pattern to all turf areas shown on the landscape plans and is to finish flush with adjacent surfaces. Turf to be a min thickness of 50mm with a 40mm mowing height. Contractor to allow for fertilising, laying, tamping, watering, top dressing, maintenance and mowing. The landscape contractor shall supply and install turf underlay under all turf areas, consisting of 100mm thick layer of screened top soil.

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

Fertilising
Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys KOKEI pellets, analysis 6.3:1.8:2.9 or similar approved. KOKEI pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree. Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.