



Uniting - St. Columba's Aged Care

15 Fig Tree Street, Lane Cove, NSW 2066

Landscape Development Application

November 2020

[ISSUED FOR DEVELOPMENT APPLICATION]

Uniting

ARCADIA

ARCADIA

Issue E

Date: November 2020

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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

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01 Summary

Project Proposal & Summary

101

About Uniting St. Columba's

Uniting is a not for profit organisation that specialises in residential aged care, disability care, early learning, counselling services, and retirement living. Uniting holds a strong equality ethic that transcends faith and lifestyle choice, keeping people connected to a large and growing community.

Uniting St Columba's is a welcoming place, with areas designed for residents and visitors – everyone is welcome!

Uniting provides aged care services across NSW and the ACT.

Uniting St Columba's is dedicated to:

Empowering people through value, acceptance, people centered care, and enablement,
Community and innovation by responding to growth, working creatively, and strengthening communities,
Advocacy as not just a religious institution but as a joint communal voice for social change and acceptance,
The value of people through compassion, respect without exceptions, imagination and challenging convention,
Remaining active in sustainability initiatives

Project Proposal Summary

- The care facility will be owned and operated by Uniting
- Extension of the existing St. Columba's Aged Care facility as well as communal/ shared open space
- Common areas to offer privacy when required for family gatherings or quiet discussions, garden courtyards or small breakout areas with comfortable seating, tea and coffee service and good lighting
- Landscaped secure grounds to provide residents with quiet outdoor spaces to sit and relax with family and friends
- Dementia focused garden with specialised offerings
- Environment of comfort and familiarity with a variety of social activities promoting healthy living



02 Analysis

Regional Context



The suburb of Lane Cove is approximately seven kilometres north-west of the Sydney CBD. Located on the northern banks of the Lane Cove River, it is part of Sydney’s north shore and situated within the County of Cumberland’s parish of Willoughby. Lane Cove is a suburb within the Lane Cove local government area.

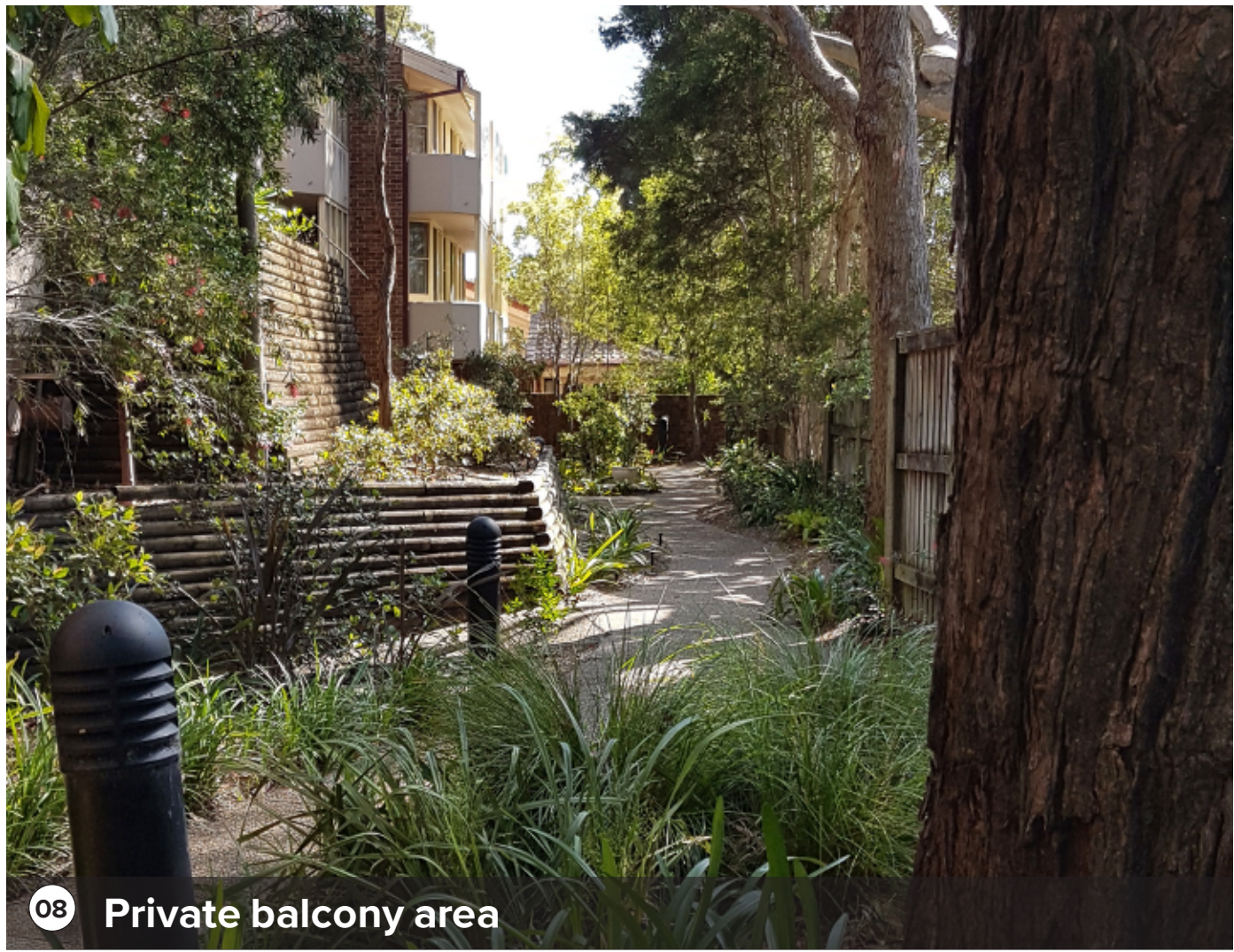
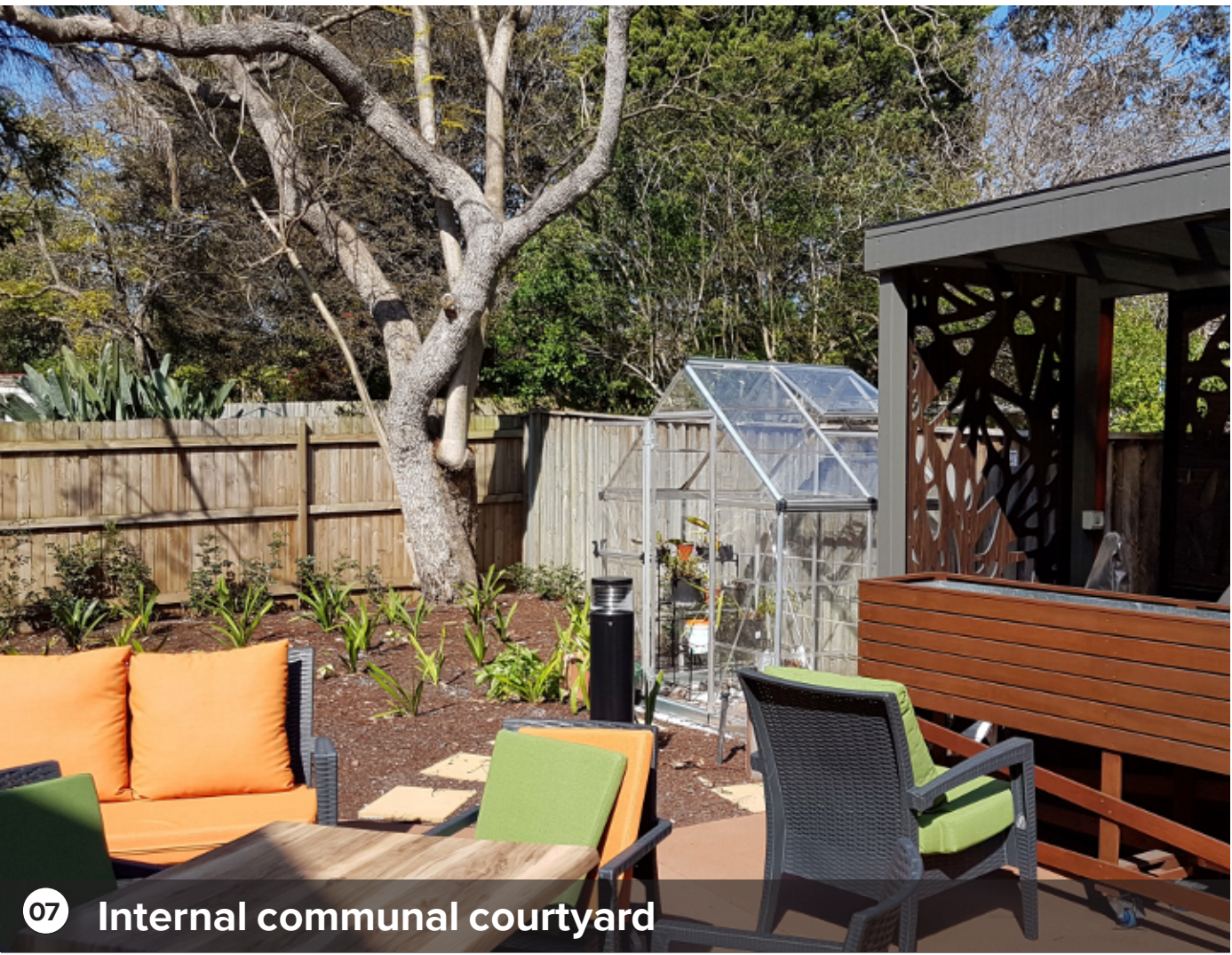
The original inhabitants of the area were the Cam-mer-ray-gal or Cameraygal group or clan. They were one of the seven clans of the wider Gai-mariagal people, who inhabited the northern shores and beaches of Port Jackson.

Lieutenant William Bradley recorded the first written use of the name ‘Lane Cove’ on 2 February 1788, soon after the arrival of the First Fleet in Port Jackson. While surveying the area, he referred to the river into which he sailed by this name. The Aboriginal name for the Lane Cove River was Turumburra.

Local Context



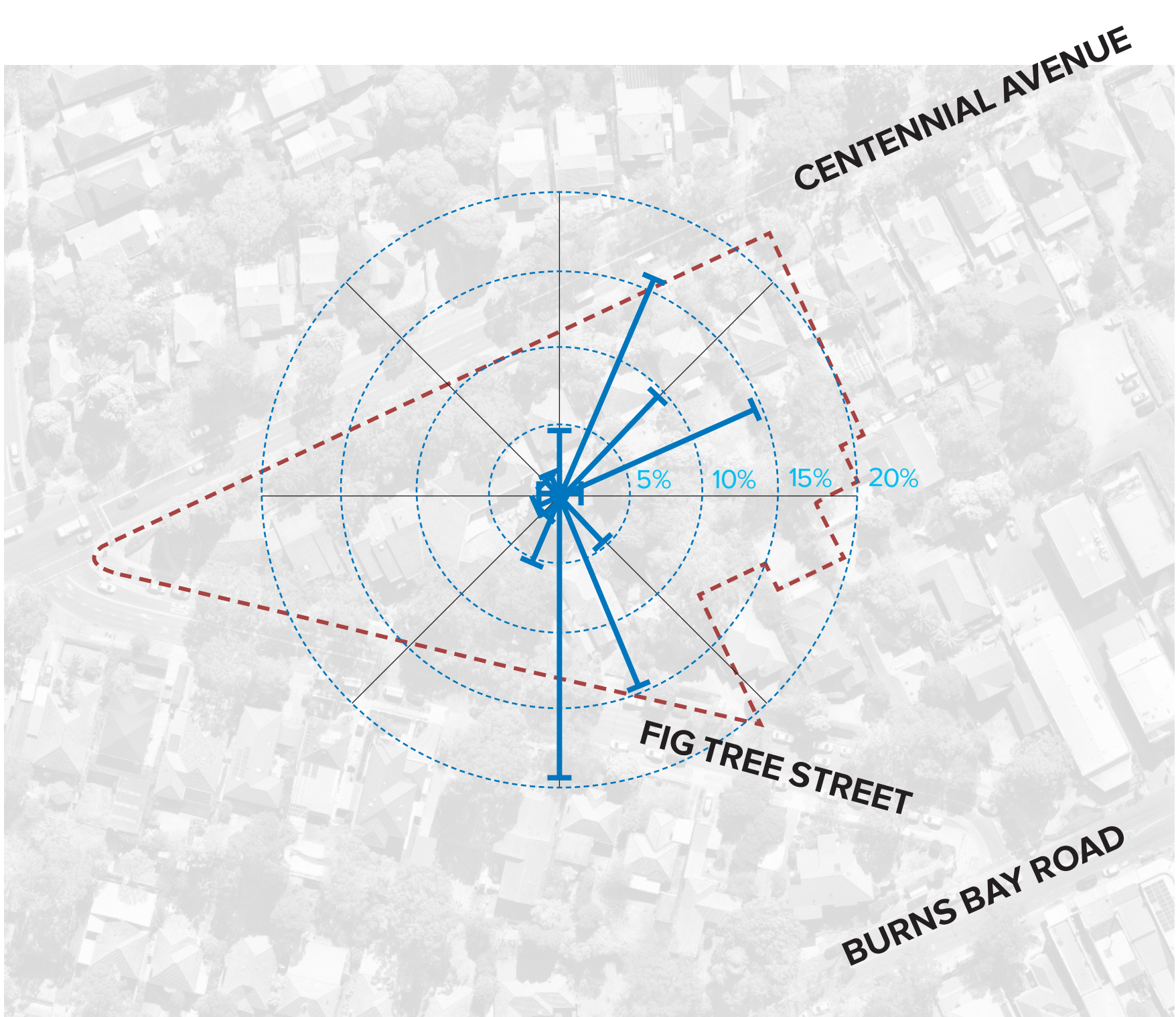
The site currently sits between two major arterial roads, Burns Bay Road and Centennial Avenue. It is located within close proximity to small local centres and recreational points of interest. Notable nearby recreational facilities include Charlish Park, established after world war 2 when the local council saw a need for open public space. The bowling and recreational centre occupies the southern half of the once larger open public space.



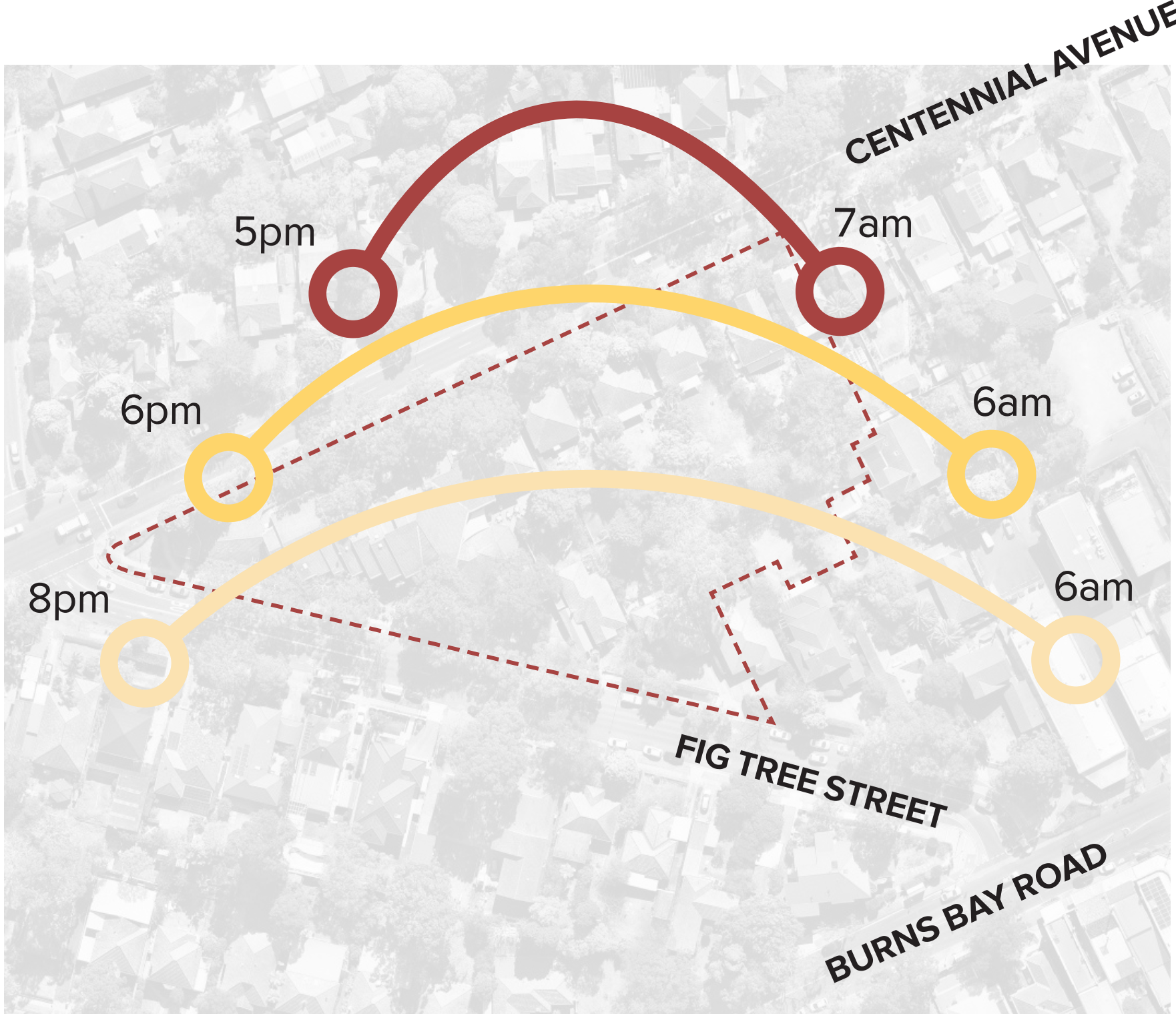
Mature Trees



Wind Impacts



Aspect





03 Landscape Vision

Vision Statement

Create an environment for residents that makes them feel comfortable, safe, and able to experience a sense of familiarity. Creating a space in which the residents can thoroughly enjoy by moving freely and enable opportunities for socialising with other residents, visitors, and Uniting staff.

Key Design Aspects

- Sustainability
- Orientation
- Accessibility
- Socialisation and Solitude
- Meaningful activity
- Reminiscence
- Sensory stimulation
- Safety balanced with independence
- Maintenance
- Sense of Identity
- Lighting



Landscape Principles

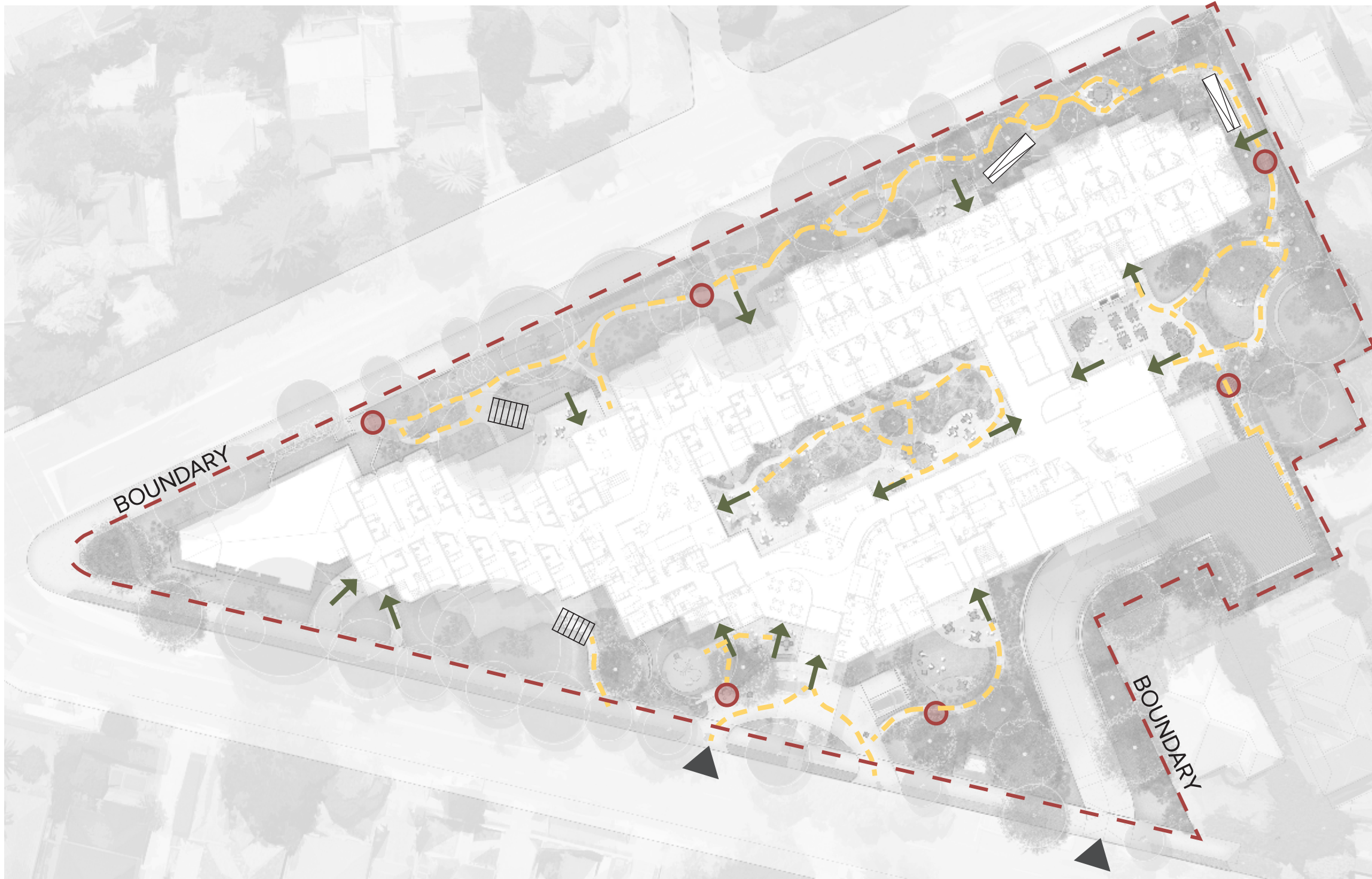
Providing an inclusive environment that is both attractive and functional,

Engaging the senses through a landscape palette of diverse colours, perfumes, and textures,

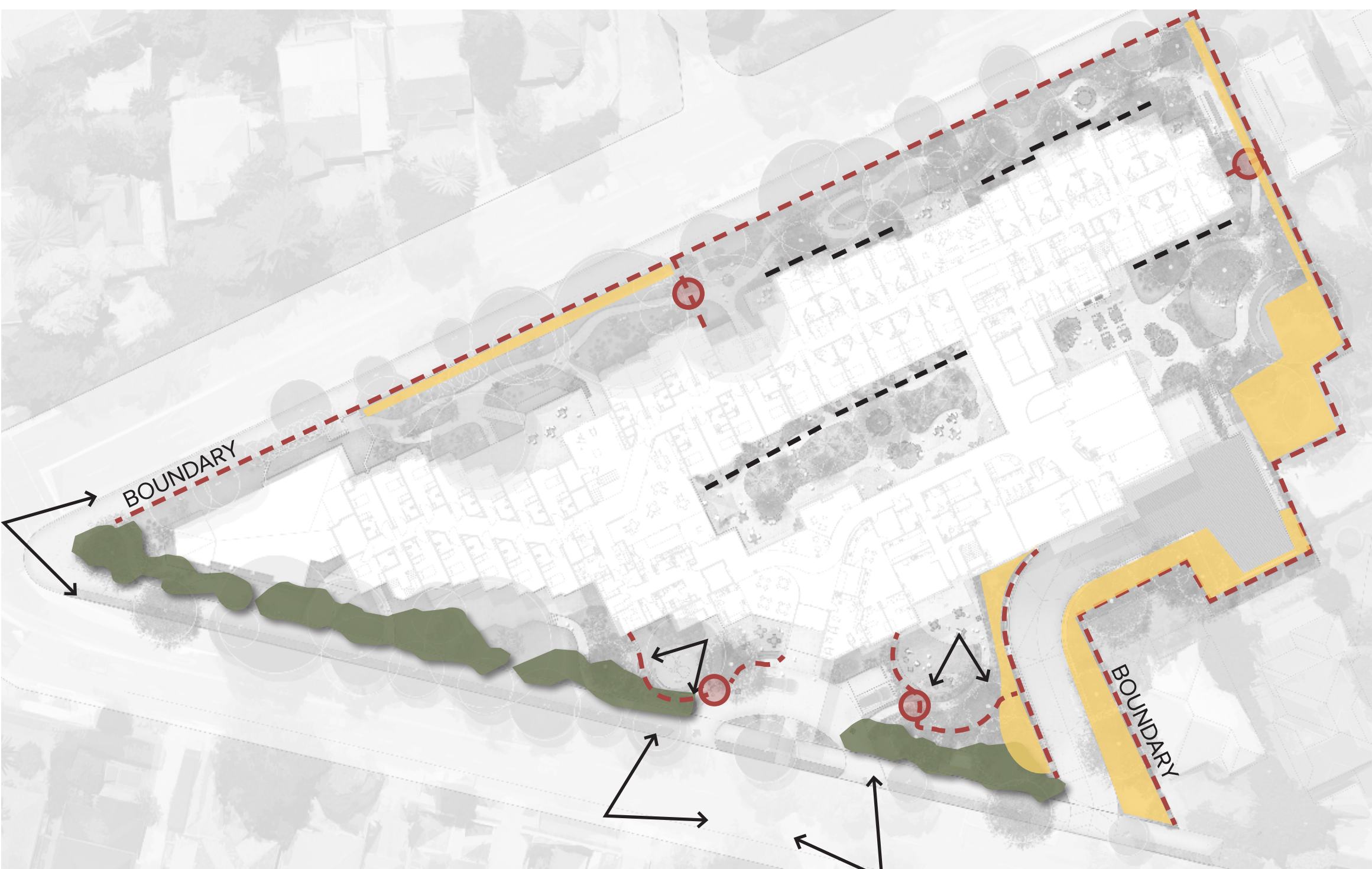
Providing a hierarchy of spaces to cater for a diversity of users,

Ensuring the impact and delivery of the landscape from day one.

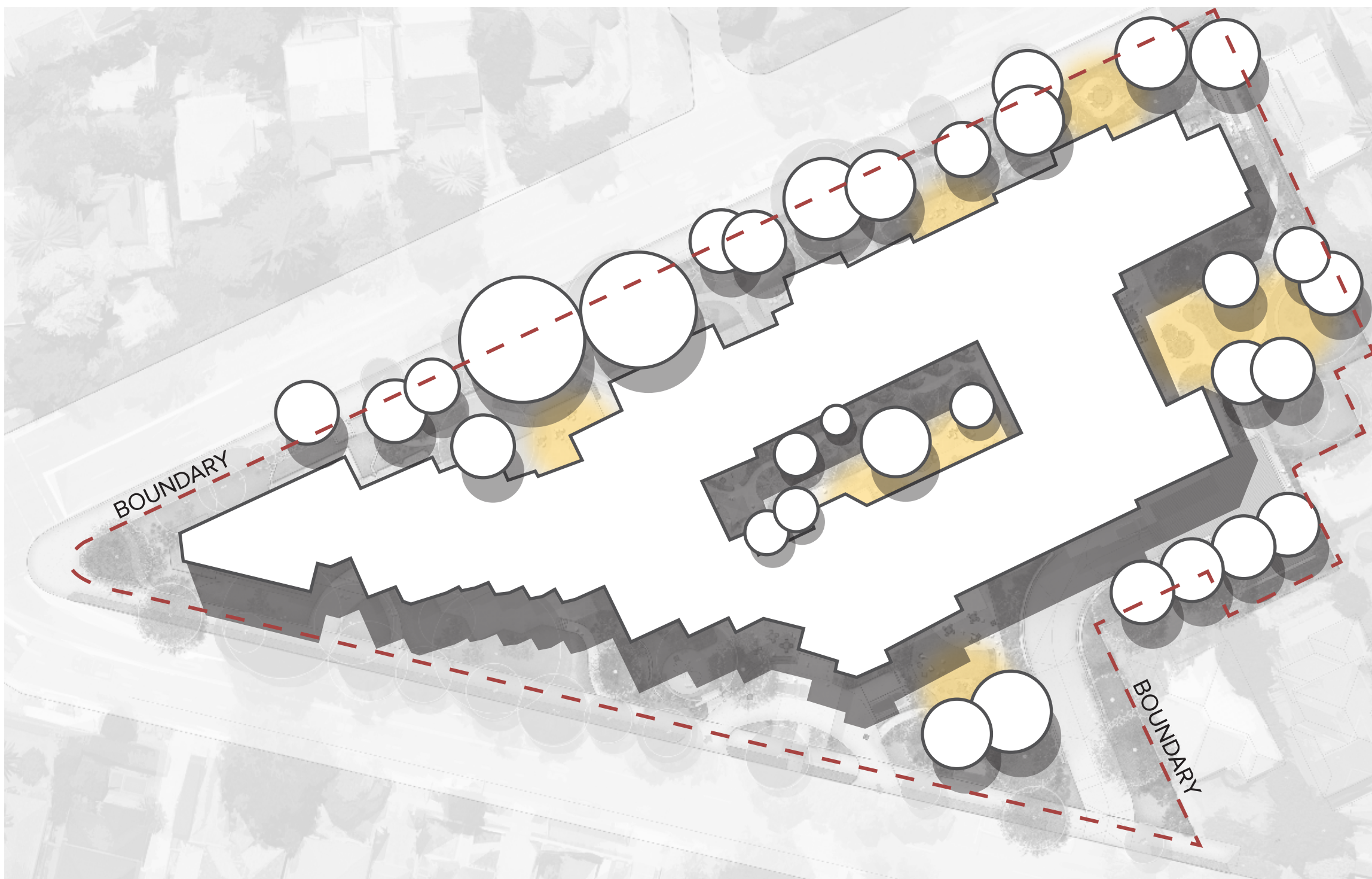
Access & Circulation



Edge Treatment



Shade & Micro-climate



LEGEND

Building Entries	Privacy Screening
Stair Access	Fence/ Wall
Accessible Ramp	Green Buffer (closed)
Connections	Green Buffer (open/ representative)
Driveway Access	Sunny seating areas
Security Gates	Views (internal/ external)

Landscape Hierarchy

- Facilitate a healthy lifestyle
- Provide unique / distinctive amenities
- Create a unique character
- Provide for social interactions
- Promote walking through multiple walkway systems
- Develop a strong sense of place
- Implement environmental initiatives
- Ensure access + safety
- Engage experience + memory

Dementia Focused Garden

Gardens designed to specifically meet the needs of dementia patients enjoyable form of exercise -

LOOP WALK OPPORTUNITY
ENCOURAGES USE OF MOTOR SKILLS
WALKING, REACHING, BENDING
SOCIAL INTERACTION
ACTIVITY HUBS
DISCOVERY

Community & Event Garden

COMMUNAL OPEN SPACE
PASSIVE & ACTIVE ZONES
RESTORATIVE
MULTI-FUNCTIONAL
INTERGENERATIONAL
INTERACTIVE
FLEXIBLE

Porte-Cochère & Welcome Area

INVITING
REPRESENTATIVE
WELCOMING
FUNCTIONAL

Central Communal Courtyard

COMMUNAL OPEN SPACE
RESTORATIVE
PRIVATE
SOCIAL
LUSH PLANTING
PROTECTED

Staff Break-Out Zone

CALMING
SHELTERED
INVITING
BALANCE OF SUN AND SHADE
RESTORATIVE
INVIGORATING

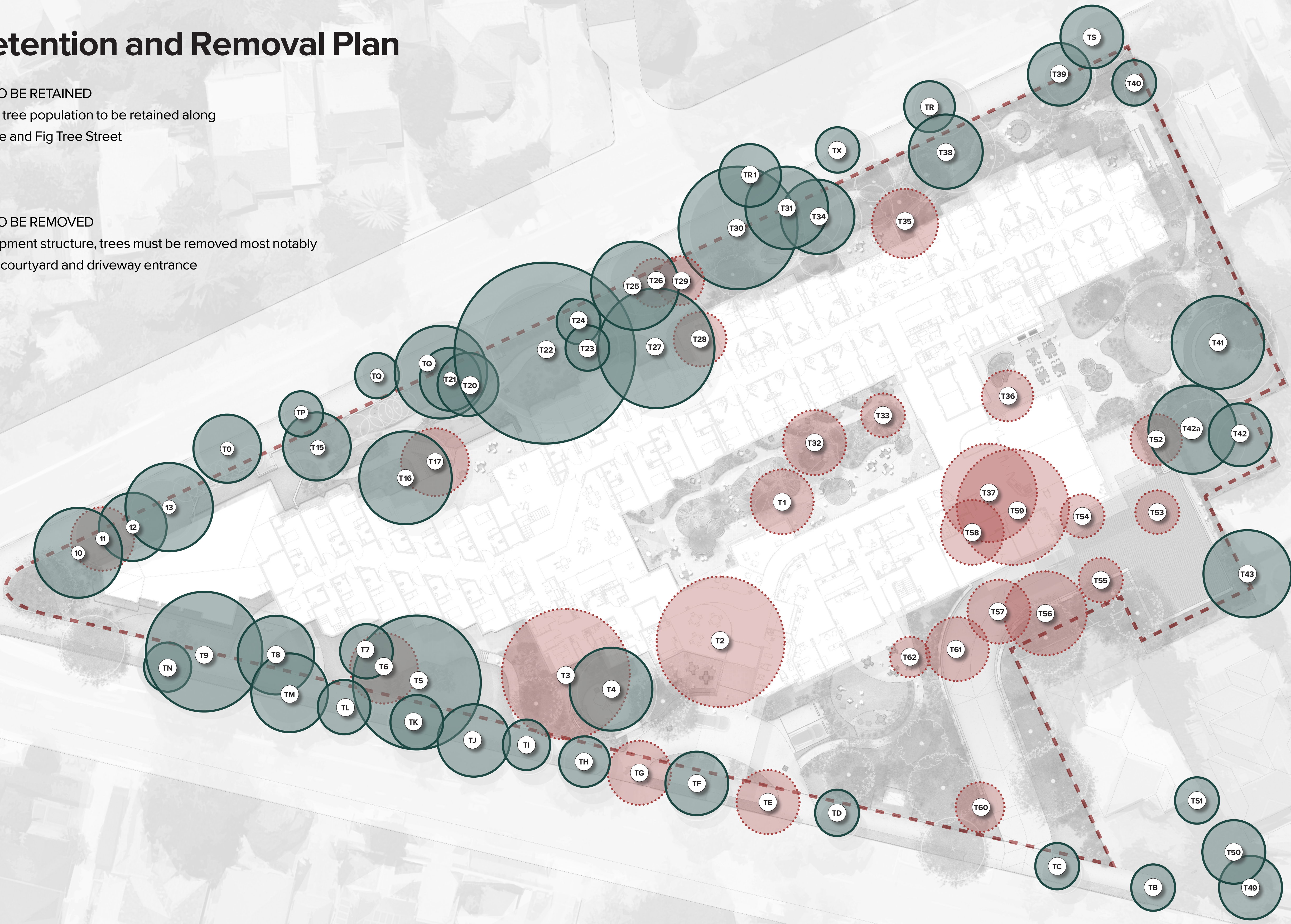
Tree Retention and Removal Plan

- TOTAL TREES TO BE RETAINED
Large and healthy tree population to be retained along Centennial Avenue and Fig Tree Street

64

- TOTAL TREES TO BE REMOVED
Due to the development structure, trees must be removed most notably within the internal courtyard and driveway entrance

29



Note: For tree species and further detail refer to arborist report

Tree Canopy Study

• TOTAL TREES TO BE RETAINED

64

• TOTAL TREES TO BE PROPOSED

Clusters of trees are proposed to provide canopy cover to areas of amenity and to reimburse the quantity of trees to be removed

37

TOTAL SITE TREES

102

CENTENNIAL AVENUE

FIG TREE AVENUE

OVERALL SITE: 8162m²
TOTAL LANDSCAPED AREA : 3655m²

LANDSCAPED AREA PERCENTAGE
TO OVERALL SITE (3655/8162): 45%

CANOPY COVER (TREES ONLY): 2927m² (36% site coverage)
CANOPY COVER (TREES & SHRUBS): 3315m² (40.6% site coverage)

Note: For tree species and further detail refer to arborist report and landscape appendix.



04 Landscape Design

Landscape Masterplan

LEGEND

- 01 Porte-cochère & welcome area
- 02 Dementia focused garden
- 03 Central communal courtyard
- 04 Metal roof over driveway
- 05 Community & event garden
- 06 Main entry
- 07 Internal community cafe
- 08 Driveway to underground car park
- 09 Staff breakout zone
- 10 Buffer planting to site boundary
- 11 Play area
- 12 Street tree planting



401



Porte-cochère & Welcome Area

LEGEND

- 01

Porte-cochère and main entry
- 02

Street tree planting to match existing condition
- 03

Accent planting to create representative entry character
- 04

Paved outdoor cafe terrace framed by low planting to provide spatial segregation but retain view to street front
- 05

Generously proportioned pathways for ease of access
- 06

Layered planting and trees to soften built form and provide a buffer to Fig Tree Street
- 07

Play area
- 08

Access gate to play area and terrace
- 09

Fence within planting
- 10

Open turf area
- 11

Paved seating area with shelter
- 12

Paved terrace with loose furniture - staff breakout zone
- 13

Retaining wall
- 14

Gate to staff area
- 15

Services

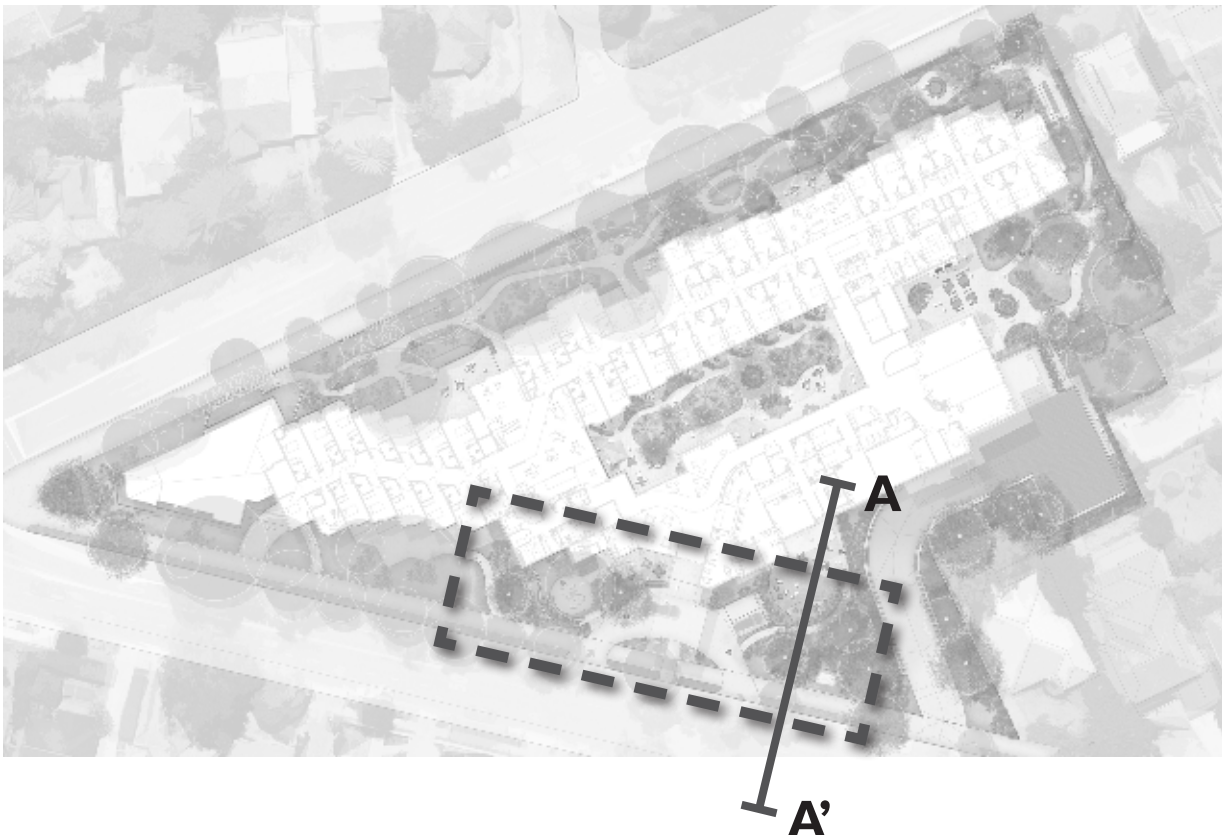
KEY PLAN



LEGEND

- 01 Fig Tree Street
- 02 Street tree planting
- 03 Accent planting to create representative entry character
- 04 Paved terrace with overhead structure providing weather protection
- 05 Turfed open space
- 06 Layered planting and trees to soften built form and provide a buffer / screening to Fig Tree Street
- 07 Public footpath alson Fig Tree Street
- 08 Retaining wall
- 09 Buffer planting to driveway retaining wall
- 10 Paved terrace
- 11 Security fence
- 12 Services

KEY PLAN



SECTION AA' - Staff break-out garden space

EXPERIENCE

Description

The arrival area for many visitors and residents provides generous space to move unrestricted and ensures safety for pedestrians and motorised traffic. A drop-off drive through can be found for the convenience of the residents directly adjacent the main entry. A tranquil, lush, front yard creates an inviting and representative character and provides buffer space between Fig Tree Street and the aged care home. The area offers space for an internal café where the residents can meet with family/ friends or simply enjoy watching activities along the street and neighbouring front yards. A play area connected to the cafe terrace provides a space for younger visitors and family memebbers to spend some quality time with the whole family. Cafe terrace and play area are fenced off for security.

- Elements**
- Internal cafe with seating terrace
 - Entrance feature planting
 - Pick up/ waiting area
 - Flexible and generous space
 - Entrance/ exit
 - Car/ van parking bay
 - Play area
 - Palisade fence and gate
 - Staff break-out garden space

CHARACTER



Community & Event Garden

LEGEND

- 01 Multi-functional paved area, event space, community dining area
- 02 Turf area for events, group activities, outdoor sports
- 03 Seating nooks within planting with integrated timber benches or loose furniture
- 04 Raised planter over basement - partially with integrated seating edge
- 05 Access to dementia courtyard (gated and fenced)
- 06 Lush screen planting to private terraces
- 07 Maintenance access (gated)
- 08 Buffer planting with trees to provide shade and privacy
- 09 Native planting to provide buffer to private residences
- 10 Outdoor kitchen with integrated BBQ
- 11 Existing trees retained
- 12 Raised planter with integrated seating edge
- 13 Paved loop walk
- 14 Accent paving to building entrances



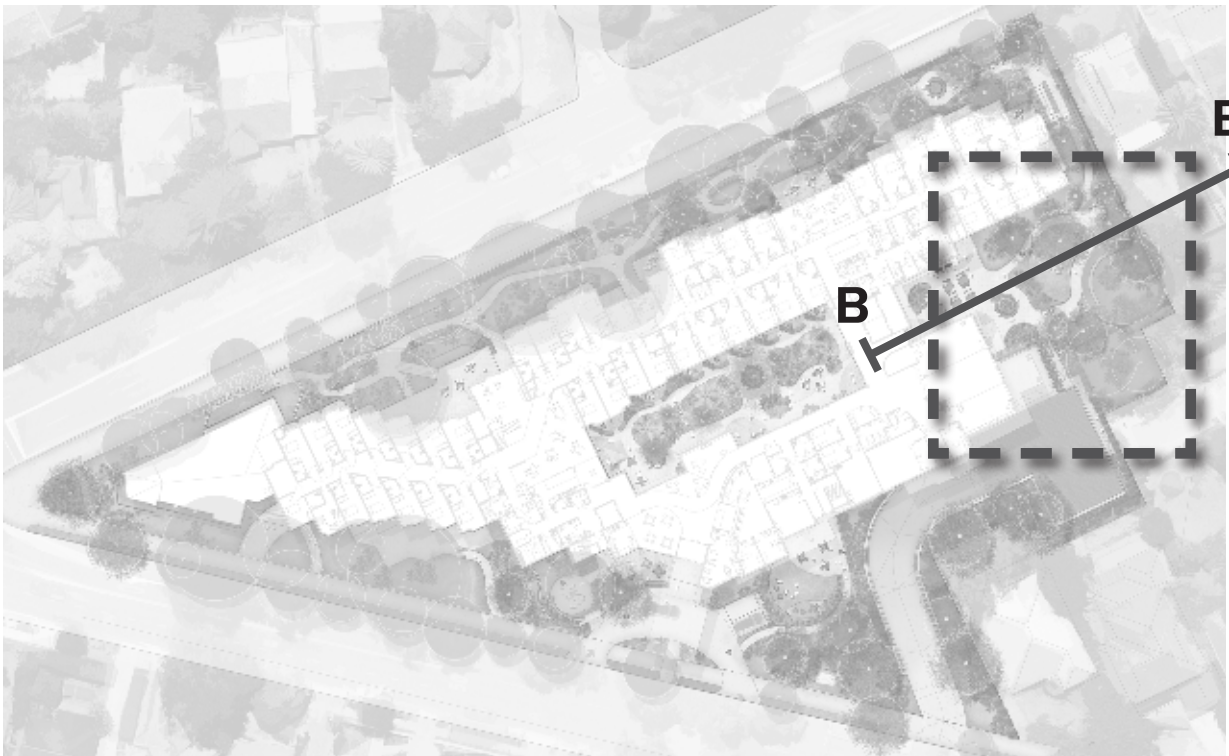
KEY PLAN



LEGEND

- 01 Multi-functional paved area, event space, community dining area
- 02 Large turf area for events, group activities, outdoor sports
- 03 Seating nooks within planting with integrated timber benches or loose furniture
- 04 Paved loop walk
- 05 Access to dementia courtyard (gated and fenced)
- 06 Lush screen planting to private terraces
- 07 Retaining wall with cascading planting
- 08 Tree planting to provide shade
- 09 Outdoor kitchen with integrated BBQ and pergola
- 10 Raised planter - partially with integrated seating edge

KEY PLAN



SECTION BB' - Community & Event Garden

EXPERIENCE

Description

The community & event garden is a green oasis providing residents and visitors with a calming and relaxing atmosphere. Lush planting, seating nooks and terraces, and outdoor lounge areas cater for quite activities and passive recreation – reading, boardgames, a cup of tea or just a short stroll outdoors. Water features add to the calming effect of the space and enhance the visual amenity which can also be enjoyed from the central kitchen, the staff room and adjacent/ above private rooms.

Elements

- activity zones to encourage mental stimulation
- a seating zone for relaxation and reflection
- lush, shade loving planting provides a calm, tranquil environment.
- private spaces for table top activities and reading
- loop track to encourage walking
- water feature provides calming atmosphere

CHARACTER



Central Communal Courtyard

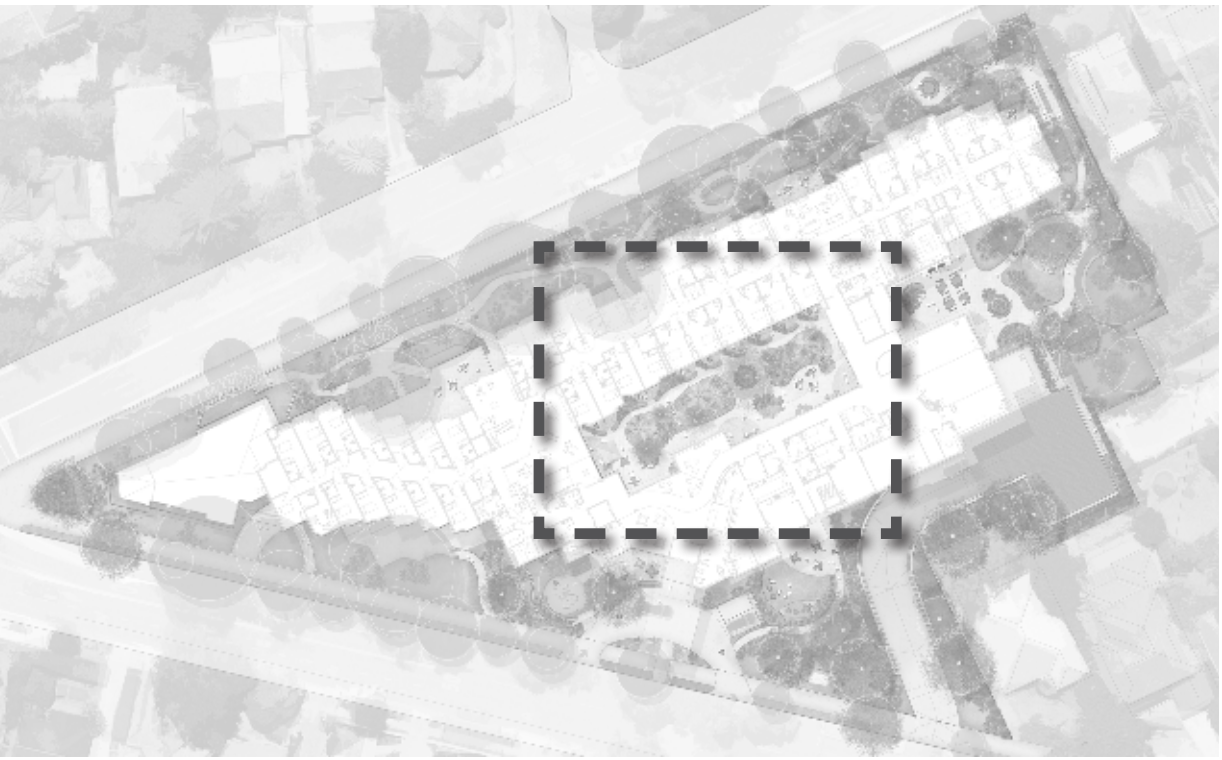
LEGEND

- 01 Deep soil planting at grade
- 02 Planting to private terraces to provide privacy and spatial segregation
- 03 Private terrace with direct access to central courtyard
- 04 Water feature/ bird bath
- 05 Integrated seating to raised planter
- 06 Raised planter over basement
- 07 Sunny outdoor seating area
- 08 Central courtyard tree with integrated seating edge
- 09 Outdoor dining area
- 10 Outdoor extension to library - quiet seating area
- 11 Undercover walkway and seating area with loose furniture
- 12 Accent paving to building entries and private terraces
- 13 Stepping stones through lower planting



LANDSCAPE PLAN - CENTRAL COMMUNAL COURTYARD

KEY PLAN

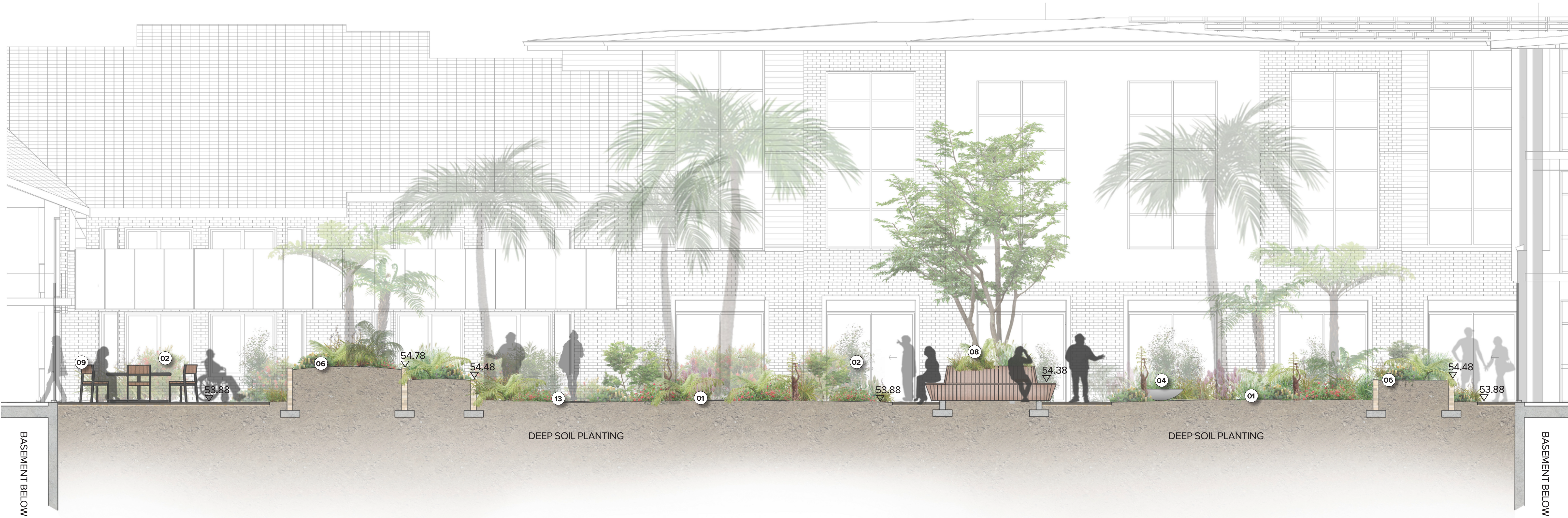
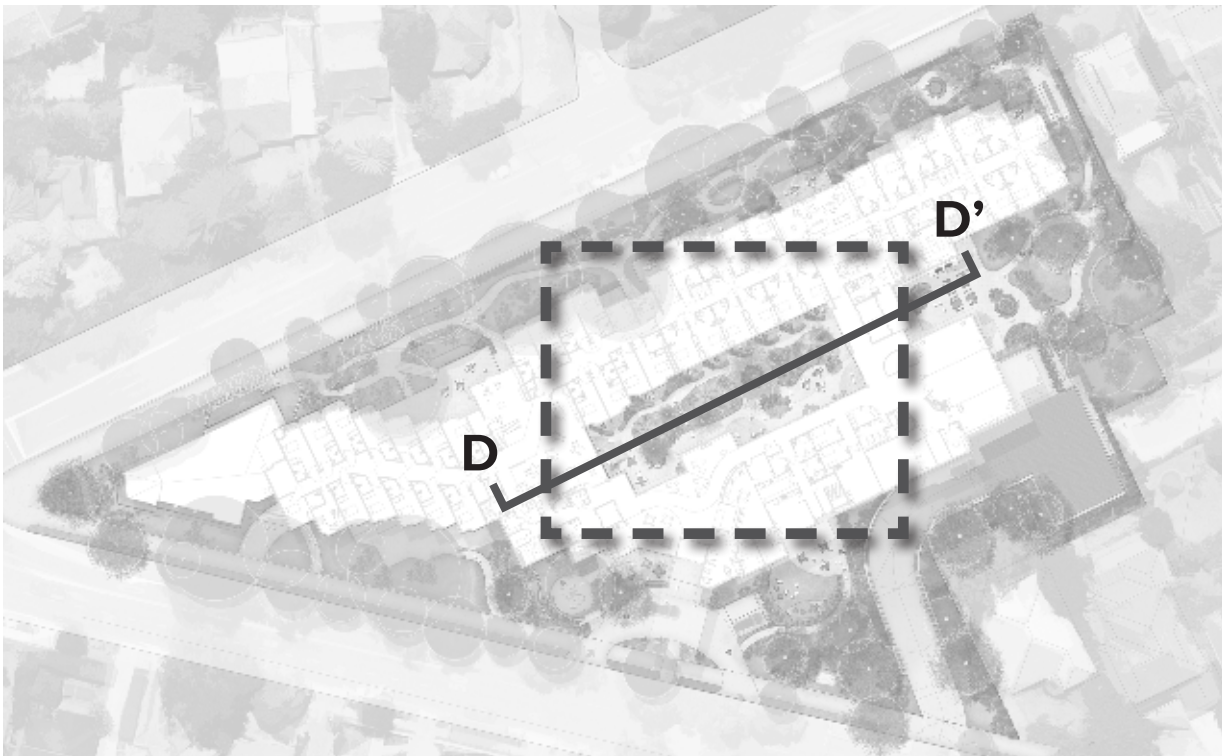


SECTION CC' - Central Courtyard 1:50 @ A1

LEGEND

- 01 Deep soil planting at grade
- 02 Planting to private terraces to provide privacy and spatial segregation
- 03 Private terrace with direct access to central courtyard
- 04 Water feature/ bird bath
- 05 Integrated seating to raised planter
- 06 Raised planter over basement
- 07 Sunny outdoor seating area
- 08 Central courtyard tree with integrated seating edge
- 09 Outdoor dining area
- 10 Outdoor extension to library - quiet seating area
- 11 Undercover walkway and seating area with loose furniture
- 12 Accent paving to building entries and private terraces
- 13 Stepping stones through lower planting

KEY PLAN



SECTION DD' - Central Communal Courtyard

EXPERIENCE

Description

A lush and green central courtyard provides space for outdoor dining, reading, short walks or simply enjoying the garden from a secluded seating area surrounded by planting.

Raised planters frame the space and structure it into different rooms, nooks and intimate seating areas. Loose and integrated furniture provide enough flexibility to use the courtyard for different events and activities throughout the year.

A water feature creates a focal point in the back of the courtyard and invites birds to take a bath.

- Elements**
- space for tables and chairs in secluded zones
 - nooks within lush planting provide calming places to sit
 - undercover walkway and seating area
 - privacy screening and planting for adjacent residents
 - feature lighting for visual amenity and safety
 - water feature or bird bath
 - raised planters to add planting in areas on slab
 - central community tree with integrated timber seating edge

CHARACTER



Advantages of Dementia Gardens

- Gardens designed to specifically meet the needs of dementia patients
- Nature has restorative and healing powers
- Provides an enjoyable form of exercise
- Increases the levels of activity and maintains mobility and flexibility
- Encourages use of motor skills - walking, reaching, bending, light gardening works
- Reduces stress levels and promotes relaxation
- Improves the senses of wellbeing due to increased social interaction

Design Principles

- SUSTAINABILITY
- ORIENTATION
- ACCESSIBILITY
- SOCIALISATION AND SOLITUDE
- MEANINGFUL ACTIVITY
- REMINISCENCE
- SENSORY STIMULATION
- SAFETY BALANCED WITH INDEPENDENCE

KEY PLAN



EXPERIENCE

Description

It is important to keep residents active and focused on what they can do not on what they can't. With this simple loop track, residents can move around freely and don't keep coming up against barriers and borders. Residents should be able to experience exercise, fresh air, daylight, views of nature and social contact. Along the loop a series communal spaces with different functions and characters are come across to keep the senses experiencing those daily chores that may slightly change regularly.

The activity zones are inspired by local places of interest which are shown on the feature wall separating the garden space from Centennial Avenue.

- Elements**
- easy to navigate loop path
 - activity zones to encourage mental and physical stimulation
 - seating zones for relaxation, reflection and to observe plants and wildlife
 - spaces to meet and socialise
 - a planting palette that provides colour and visual stimulation as well as privacy
 - a feature wall to create interest and depth to the narrow space

CHARACTER



LOCAL INSPIRATION

01 Lane Cove National Park & Bush Walk



02 North Sydney Oval



03 Carisbrook House



04 Lane Cove River



ACTIVATION/ EVENT SPACE

01 Walking Track/ Loop Walk, Stimulating Barefoot Path



02 Physical and Social Activities

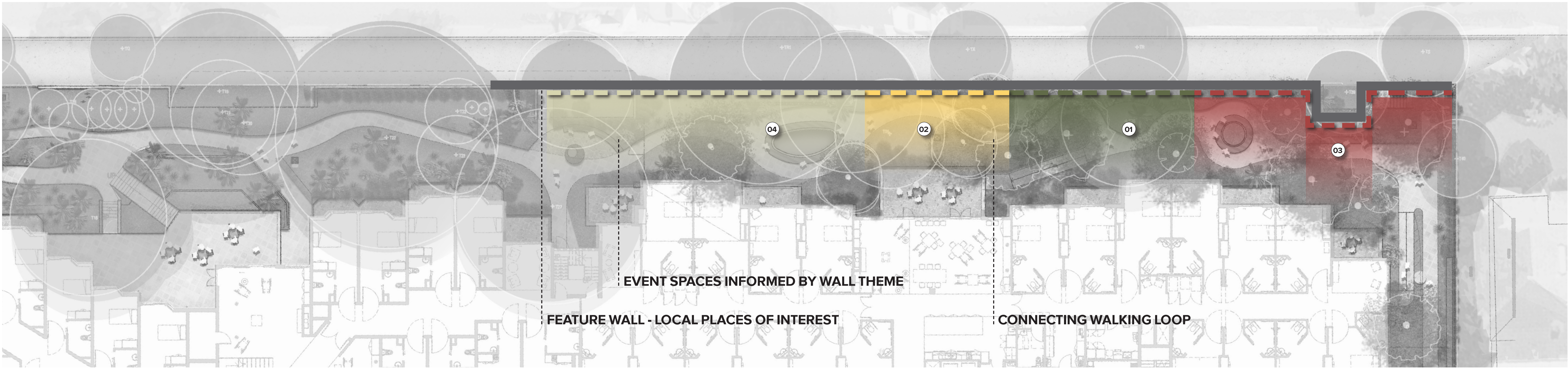


03 Seating and Rest Areas, Garden Nooks



04 Water Features, Birdbath





Streetscape

Centennial Avenue Elevation

- LEGEND
- 01

Existing brick wall
- 02

New brick wall to match existing
- 03

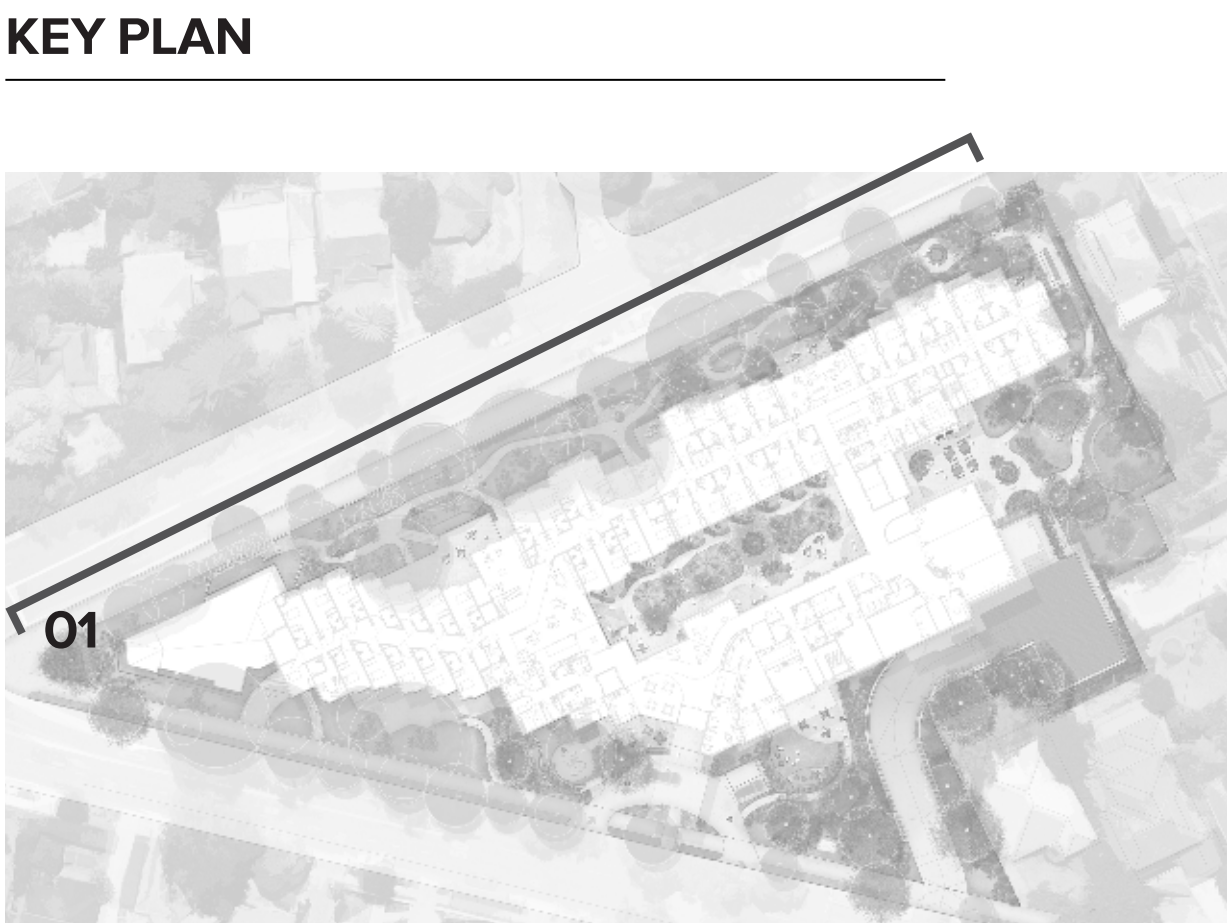
Permeable palisade fence - powder-coated charcoal
- 04

Planting to front of wall to soften streetscape interface
- 05

Planting of Dementia Courtyard visible through palisade fence
- 06

Street tree planting
- 07

Propose new building extension in background

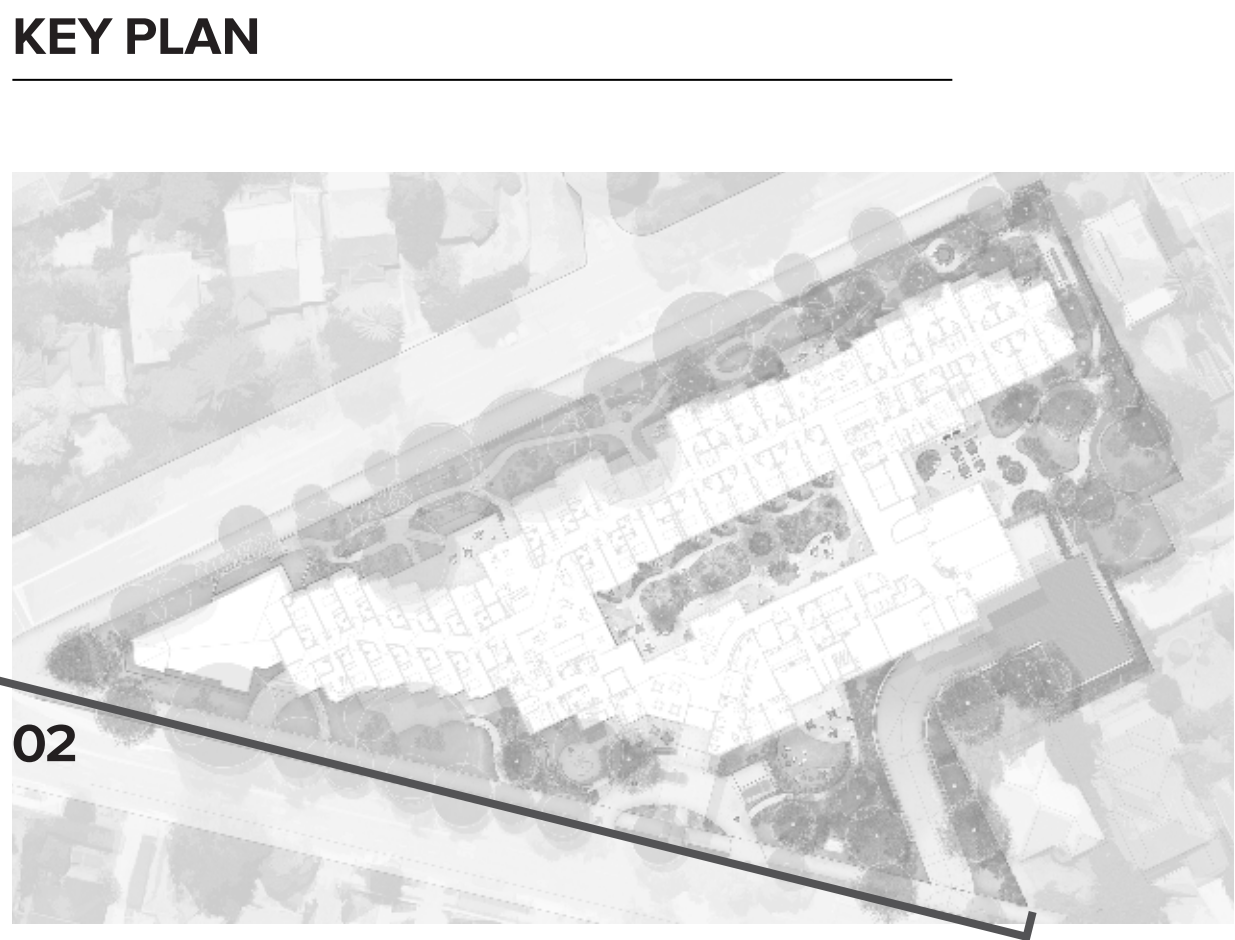


Elevation 01 - Centennial Avenue

Streetscape

Fig Tree Street Elevation

- LEGEND**
- 01 Street Tree Planting
 - 02 Driveway
 - 03 Entry Portico
 - 04 Electrical Substation
 - 05 Palisade Security Fence to Staff Breakout Zone
 - 06 Native buffer planting
 - 07 Private residence No. 9 Fig Tree Street
 - 08 Accent planting to entry



Elevation 02 - Fig Tree Street

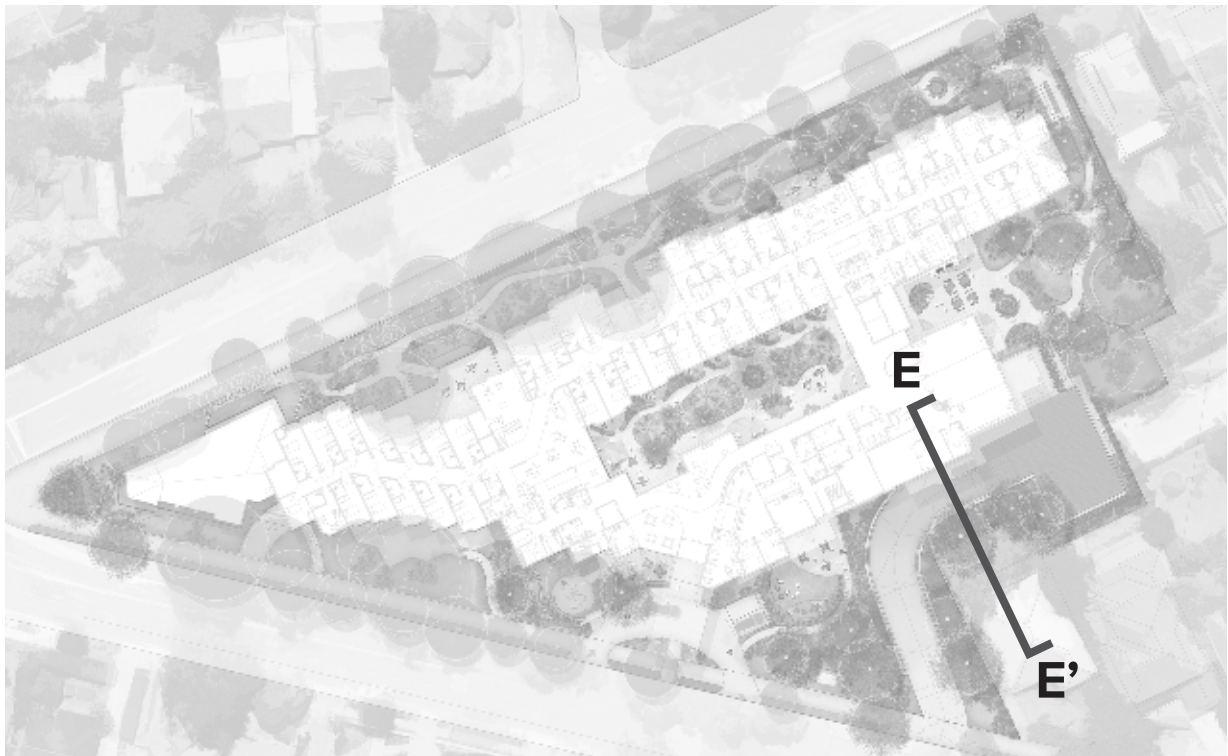
Streetscape

Fig Tree Street Section

LEGEND

- 01 Driveway
- 02 2400mm high timber paling fence
- 03 Native buffer planting
- 04 Private residence No. 9 Fig Tree Street
- 05 Large tree planting to screen views from the upper levels into adjacent private residences
- 06 Private backyard (indicative only)

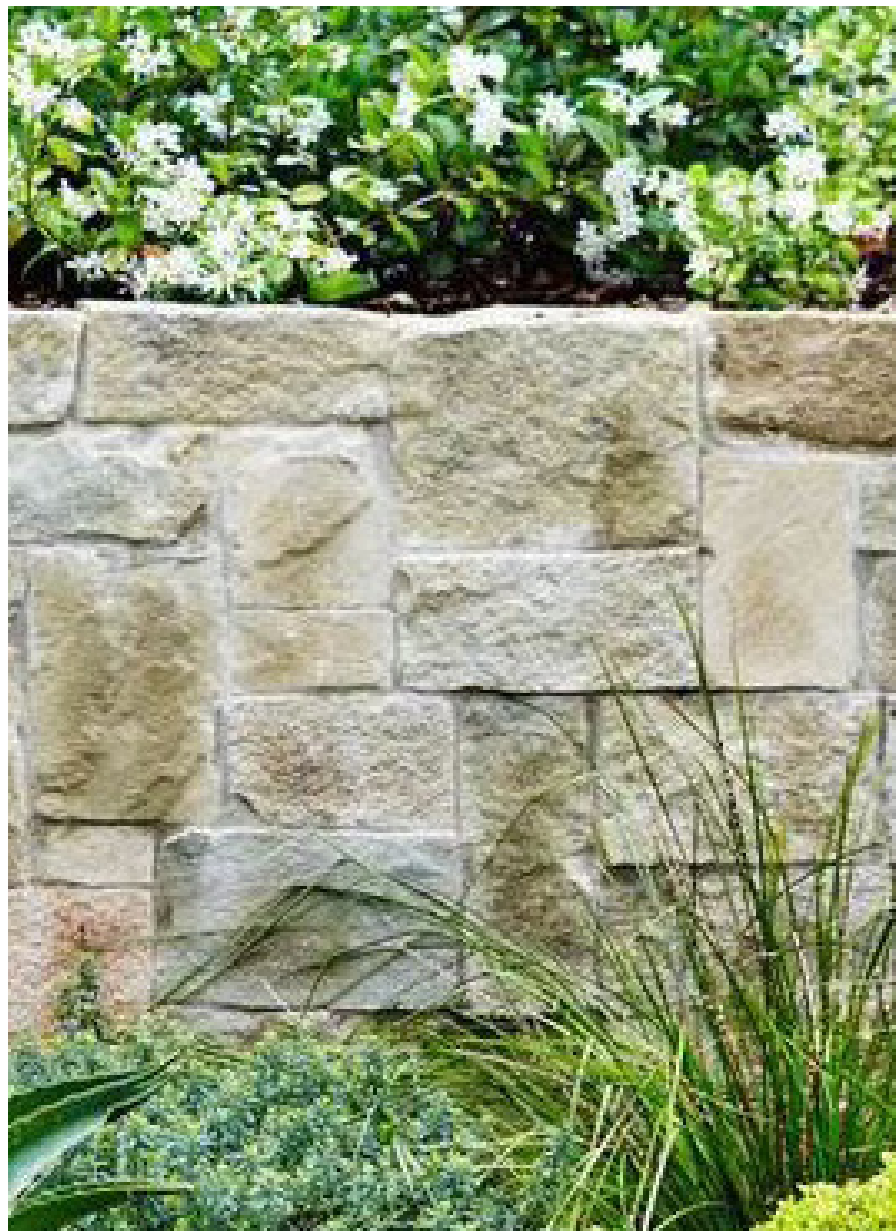
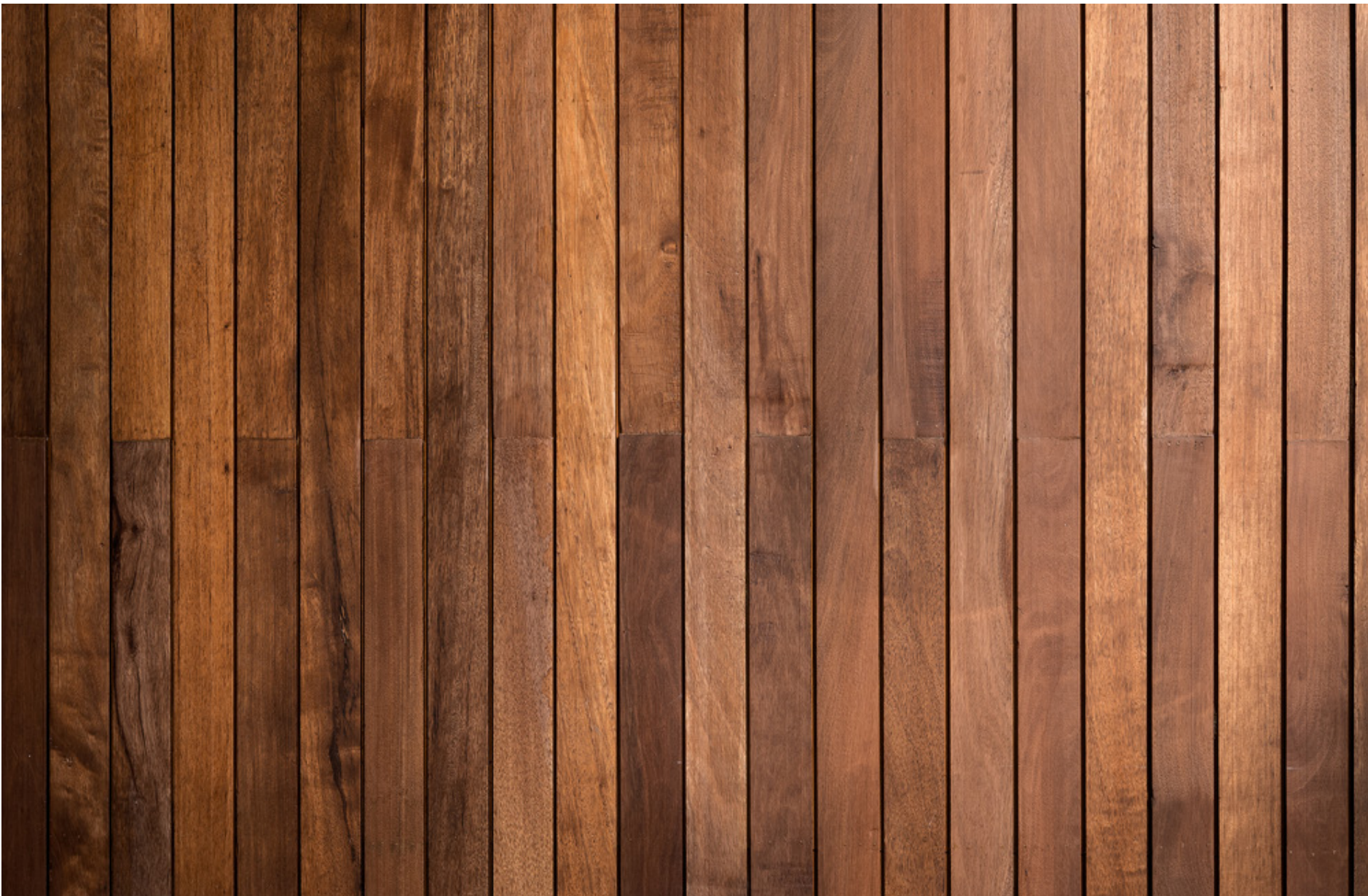
KEY PLAN



SECTION EE' - Landscape Interface with No. 9 Fig Tree Street

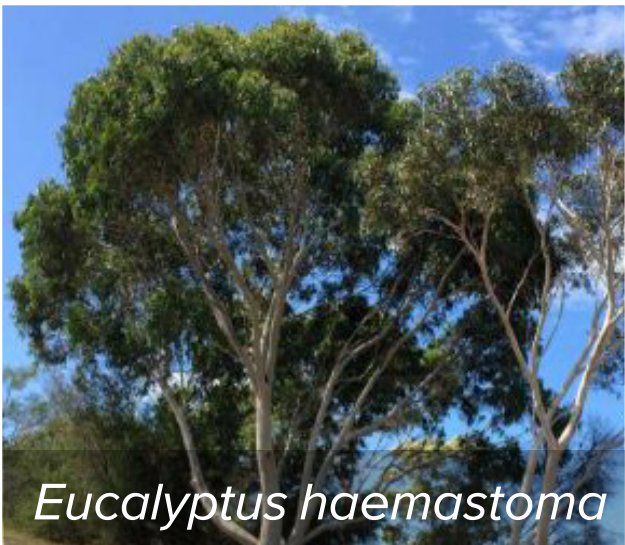


05 Landscape Systems





Trees



Eucalyptus haemastoma



Tristaniopsis laurina



Banksia serrata



Elaeocarpus reticulatus



Corymbia gummifera



Angophora costata

Ferns



Blechnum 'Silver Lady'



Calochlaena dubia



Cyanthea cooperi



Asplenium australasicum

Shrubs



Callistemon citrinus



Anigozanthos 'Big Red'



Acacia floribunda



Westringia fruticosa



Kunzea ambigua

Accents



Aspidistra elatior



Banksia spinulosa

Grasses & Groundcovers



Dianella caerulea



Pennisetum advena



Lomandra longifolia



Pennisetum alopecurioides



Dichondra repens



Ajuga reptans



Hardenbergia violacea



Themeda australis



Alternanthera dentata 'Little Ruby'



Lavandula angustifolia



Liriope muscari

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES					
AI	<i>Acacia irrorata</i>	Green Wattle	8 x 8	100L	3
AC	<i>Angophora costata</i>	Sydney red Gum	20 x 10	100L	5
AA	<i>Archontophoenix alexandrae</i>	Alexandra Palm	20 x 20	100L	3
BS	<i>Banksia serrata</i>	Old Man Banksia	12 x 7	100L	6
CG	<i>Corymbia gummifera</i>	Red Bloodwood	20 x 10	100L	5
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	15 x 10	100L	6
EH	<i>Eucalyptus haemastoma</i>	Scribbly Gum	20 x 10	100L	1
MQ	<i>Melaleuca quinquenervia</i> (Street Tree)	Broad-leafed Paperbark	18 x 8	100L	2
TLL	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	10 x 5	100L	6
SHRUBS & ACCENTS					
Af	<i>Acacia floribunda</i>	Sally Wattle	6 x 3-4	200mm	8
As	<i>Acmena smithii</i>	Lillypilly	5 x 6 (pruned)	200mm	40
Ad	<i>Alternanthera dentata</i> 'Little Ruby'	Little Ruby Alternanthera	0.4 x 0.9	150mm	198
Abr	<i>Anigozanthos</i> 'Big Red'	Kangaroo Paw	1.5 x 1.5	200mm	222
Ac	<i>Arthropodium cirratum</i>	NZ Rock Lily	0.5 x 0.6	200mm	101
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.6 x 0.6	200mm	60
Bo	<i>Banksia oblongifolia</i>	Rusty Bankisa	0.5-2 x 1-1.5	200mm	89
Bsp	<i>Banksia spinulosa</i>	Hairpin Banksia	1.5 x 1.5	200mm	59
Clj	<i>Callistemon citrinus</i> 'Little John'	Dwarf Bottlebrush (red)	1.2 x 1.2	200mm	149
Ka	<i>Kunzea ambigua</i>	Tick Bush (white, scented flowers)	5 x 2	200mm	22
La	<i>Lavandula angustifolia</i>	English Lavender	0.6 x 1.2	200mm	25
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.5	200mm	53
GRASSES & RUSHES					
Dc	<i>Dianella caerulea</i>	Flax-Lily	0.5 x 1	150mm	1149
Dr	<i>Dianella revoluta</i> 'Little Rev'	Little Rev	0.4 x 0.7	150mm	618
Lm	<i>Liriope muscari</i>	Lily Turf	0.35 x 0.5	150mm	204
LI	<i>Lomandra longifolia</i>	Spiny Headed Mat-Rush	1 x 1	150mm	1149
Lt	<i>Lomandra</i> 'Tanika'	Mat Rush	0.6 x 0.6	150mm	618
Par	<i>Pennisetum advena</i> 'Rubrum'	Crimson Fountaingrass	1 x 1	150mm	1149
Pa	<i>Pennisetum alopecurioides</i>	Foxtail Fountain Grass	1 x 1	150mm	618
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 1	150mm	1149
FERNS & CYCADS					
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	29
Bsl	<i>Blechnum</i> 'Silver Lady'	Silver Lady	1 x 1	300mm	17
Cd	<i>Calochlaena dubia</i>	Soft Bracken Fern	1.2 x 1.2	200mm	4
Ca	<i>Cyanthea cooperi</i>	Tree Fern	12 x 4	100L	5
Cr	<i>Cycad revoluta</i>	Cycad	3 x 2	300mm	53
GROUNDCOVERS & CLIMBERS					
Ar	<i>Ajuga reptans</i> 'Catlins Giant'	Bugleweed	0.2 x 1	150mm	173
Cg	<i>Carpobrotus glaucescens</i>	Pig Face	0.25 x spreading	150mm	95
Dre	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	150mm	1007
Gj	<i>Grevillea juniperina</i>	Bushman's Clothes	0.2 x spreading	150mm	804
Hv	<i>Hardenbergia violacea</i>	False Srasparilla	0.25 x spreading	150mm	234

“Using native plants that are local to Lane Cove is worthwhile for a number of reasons. It helps preserve the historic and aesthetic landscape qualities of the area. Secondly, planting the local species helps maintain the ecological viability of the native fauna by providing habitat for many birds, mammals, reptiles and insects that are still found throughout the area.

The third reason is that local plants, selected with care, are already adapted to the local soils and microclimates, so they often grow more rapidly and need less constant attention.”

<http://www.habitatnetwork.org>

IRRIGATION:

All softscaped areas to be irrigated (refer to specification in Appendix - sheet 701).



Appendix

UNITING - ST COLUMBA'S AGED CARE

15 FIGTREE STREET, LANE COVE, NSW 2066

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
101	LANDSCAPE PLAN
102	LANDSCAPE PLAN
103	LANDSCAPE PLAN
104	LANDSCAPE PLAN
105	LANDSCAPE PLAN
601	LANDSCAPE DETAILS - PAVING
651	LANDSCAPE DETAILS - PLANTING
701	SPECIFICATIONS

PLANT SCHEDULE

18-573 Uniting St. Columba's Aged Care - Development Application					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES					
Al	<i>Acacia irrorata</i>	Green Wattle	8 x 8	100L	3
AC	<i>Angophora costata</i>	Sydney red Gum	20 x 10	100L	5
AA	<i>Archontophoenix alexandrae</i>	Alexandra Palm	20 x 20	100L	3
BS	<i>Banksia serrata</i>	Old Man Banksia	12 x 7	100L	6
CG	<i>Corymbia gummifera</i>	Red Bloodwood	20 x 10	100L	5
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	15 x 10	100L	6
EH	<i>Eucalyptus haemastoma</i>	Scribbly Gum	20 x 10	100L	1
MQ	<i>Melaleuca quinquenervia</i> (Street Tree)	Broad-leafed Paperbark	18 x 8	100L	2
TLL	<i>Tristaniopsis laurina 'Luscious'</i>	Water Gum	10 x 5	100L	6
SHRUBS & ACCENTS					
Af	<i>Acacia floribunda</i>	Sally Wattle	8 x 3-4	200mm	8
As	<i>Acmena smithii</i>	Lillypilly	5 x 6 (pruned)	200mm	40
Ad	<i>Alternanthera dentata 'Little Ruby'</i>	Little Ruby Alternanthera	0.4 x 0.9	150mm	198
Abr	<i>Anigozanthos 'Big Red'</i>	Kangaroo Paw	1.5 x 1.5	200mm	222
Ac	<i>Arthropodium cirratum</i>	NZ Rock Lily	0.5 x 0.6	200mm	101
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.6 x 0.6	200mm	60
Bo	<i>Banksia oblongifolia</i>	Rusty Banksia	0.5-2 x 1-1.5	200mm	89
Bsp	<i>Banksia spinulosa</i>	Hairpin Banksia	1.5 x 1.5	200mm	59
Cj	<i>Callistemon citrinus 'Little John'</i>	Dwarf Bottlebrush (red)	1.2 x 1.2	200mm	149
Ka	<i>Kunzea ambigua</i>	Tick Bush (white, scented flowers)	5 x 2	200mm	22
La	<i>Lavandula angustifolia</i>	English Lavender	0.6 x 1.2	200mm	25
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.5	200mm	53
GRASSES & RUSHES					
Dc	<i>Dianella caerulea</i>	Flax-Lily	0.5 x 1	150mm	1149
Dr	<i>Dianella revoluta 'Little Rev'</i>	Little Rev	0.4 x 0.7	150mm	618
Lm	<i>Liriope muscari</i>	Lily Turf	0.35 x 0.5	150mm	204
Li	<i>Lomandra longifolia</i>	Spiny Headed Mat-Rush	1 x 1	150mm	1149
Lt	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm	618
Par	<i>Pennisetum advena 'Rubrum'</i>	Crimson Fountaingrass	1 x 1	150mm	1149
Pa	<i>Pennisetum alopecuroides</i>	Foxtail Fountain Grass	1 x 1	150mm	618
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 1	150mm	1149
FERNS & CYCADS					
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	29
Bsl	<i>Blechnum 'Silver Lady'</i>	Silver Lady	1 x 1	300mm	17
Cd	<i>Calochlaena dubia</i>	Soft Bracken Fern	1.2 x 1.2	200mm	4
Ca	<i>Cyanthea cooperi</i>	Tree Fern	12 x 4	100L	5
Cr	<i>Cycad revoluta</i>	Cycad	3 x 2	300mm	53
GROUNDCOVERS & CLIMBERS					
Ar	<i>Ajuga reptans 'Catlins Giant'</i>	Bugleweed	0.2 x 1	150mm	173
Cg	<i>Carpobrotus glaucescens</i>	Pig Face	0.25 x spreading	150mm	95
Dre	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	150mm	1007
Gj	<i>Grevillea juniperina</i>	Bushman's Clothes	0.2 x spreading	150mm	804
Hv	<i>Hardenbergia violacea</i>	False Srasparilla	0.25 x spreading	150mm	234

KEY PLAN SCALE: 1500@A1



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E	Development Application	VO	AL	13.11.20
D	Development Application	VO	AL	26.08.20
C	Development Application	VO	AL	18.08.20
B	Draft DA	BM	AL	06.02.20
A	Draft DA	VO	AL	30.10.19

Issue: Revision Description Drawn Check Date

Not for Construction

Project
UNITING - ST.COLUMBA'S AGED CARE

Lane Cove NSW
Development Application

Morrison Design Partnership

Drawing No. 000 Drawing Name COVERPAGE

Job No. 18-573
Issue E
Scale 1:100 @ A1

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LEGEND

SOFTWORKS

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING

PROPOSED SHRUB & ACCENT PLANTING

- Acacia floribunda
- Acmena smithii
- Alternanthera dentata 'Little Ruby'
- Anigozanthos 'Big Red'
- Arthropodium cirratum
- Aspidistra elatior
- Banksia oblongifolia
- Banksia spinulosa
- Callistemon citrinus 'Little John'
- Kunzea ambigua
- Lavandula angustifolia
- Liriope muscari
- Westringia fruticosa
- Cyanthea cooperi
- Cycad revoluta
- Blechnum 'Silver Lady'
- Asplenium australasicum
- Calochlaena dubia

PROPOSED GRASSES & GROUND COVER PLANTING

- Existing Matrix (make good)
- Grass Matrix 1
- Grass Matrix 2
- Ajuga reptans 'Catkins Giant'
- Carpobrotus glaucescens
- Dichondra repens
- Grevillea juniperina
- Hardenbergia violacea

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**UNITING - ST.COLUMBA'S
AGED CARE**

Lane Cove NSW
Development Application

Morrison Design Partnership

Drawing No.	Drawing Name
101	LANDSCAPE PLAN

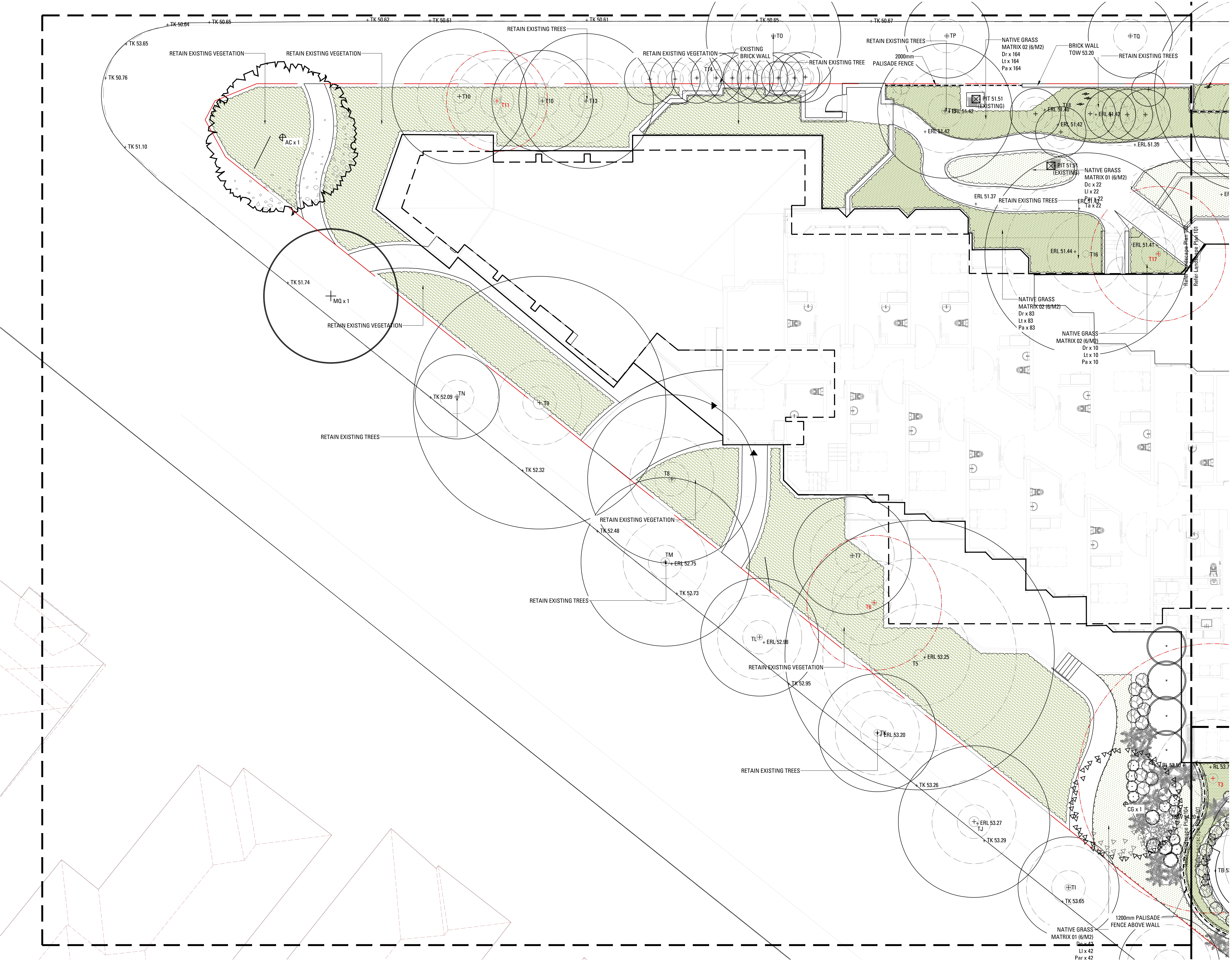
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LEGEND

SOFTWARES

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UNITING - ST.COLUMBA'S AGED CARE

Lane Cove NSW
Development Application

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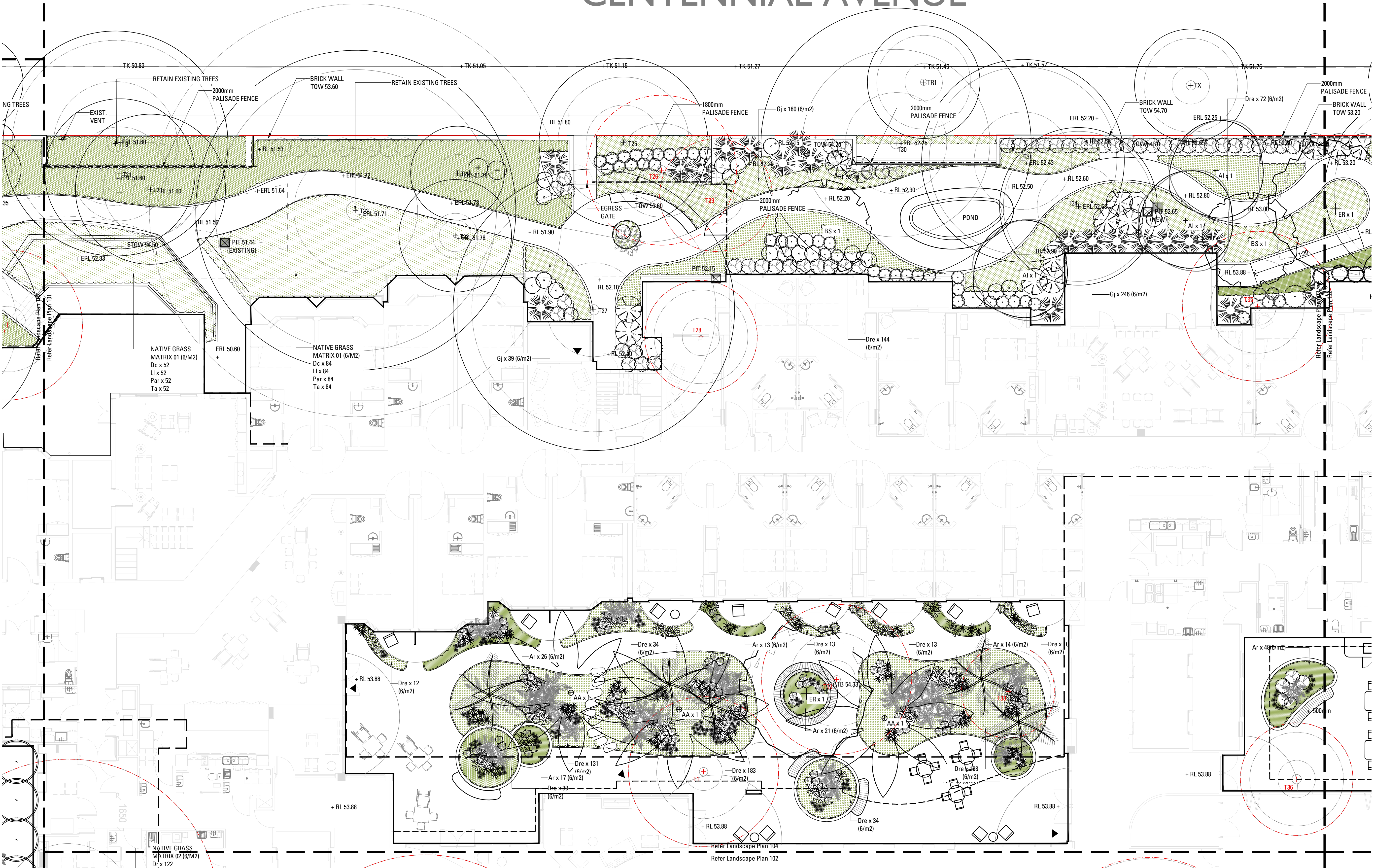
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Drawing Name LANDSCAPE PLAN

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CENTENNIAL AVENUE



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LEGEND

SOFTWARE

-  EXISTING TREES TO BE REMOVED
 EXISTING TREES TO BE RETAINED
 PROPOSED TREE PLANTING

PROPOSED SHRUB & ACCENT PLANTING

- | | |
|---|-------------------------------------|
|  | Acacia floribunda |
|  | Acmena smithii |
|  | Alternanthera dentata 'Little Ruby' |
|  | Anigozanthos 'Big Red' |
|  | Arthropodium cirratum |
|  | Aspidistra elatior |
|  | Banksia oblongifolia |
|  | Banksia spinulosa |
|  | Callistemon citrinus 'Little John' |
|  | Kunzea ambigua |
|  | Lavandula angustifolia |
|  | Liriope muscari |
|  | Westringia fruticosa |
|  | Cyanthea cooperi |
|  | Cycad revoluta |
|  | Blechnum 'Silver Lady' |
|  | Asplenium australasicum |
|  | Calochiaena dubia |

PROPOSED GRASSES & GROUND COVER PLANTING

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**UNITING - ST.COLUMBA'S
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Development Application

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Drawing No.	Drawing Name
103	LANDSCAPE PLAN

Job No.	18-573
Issue	E
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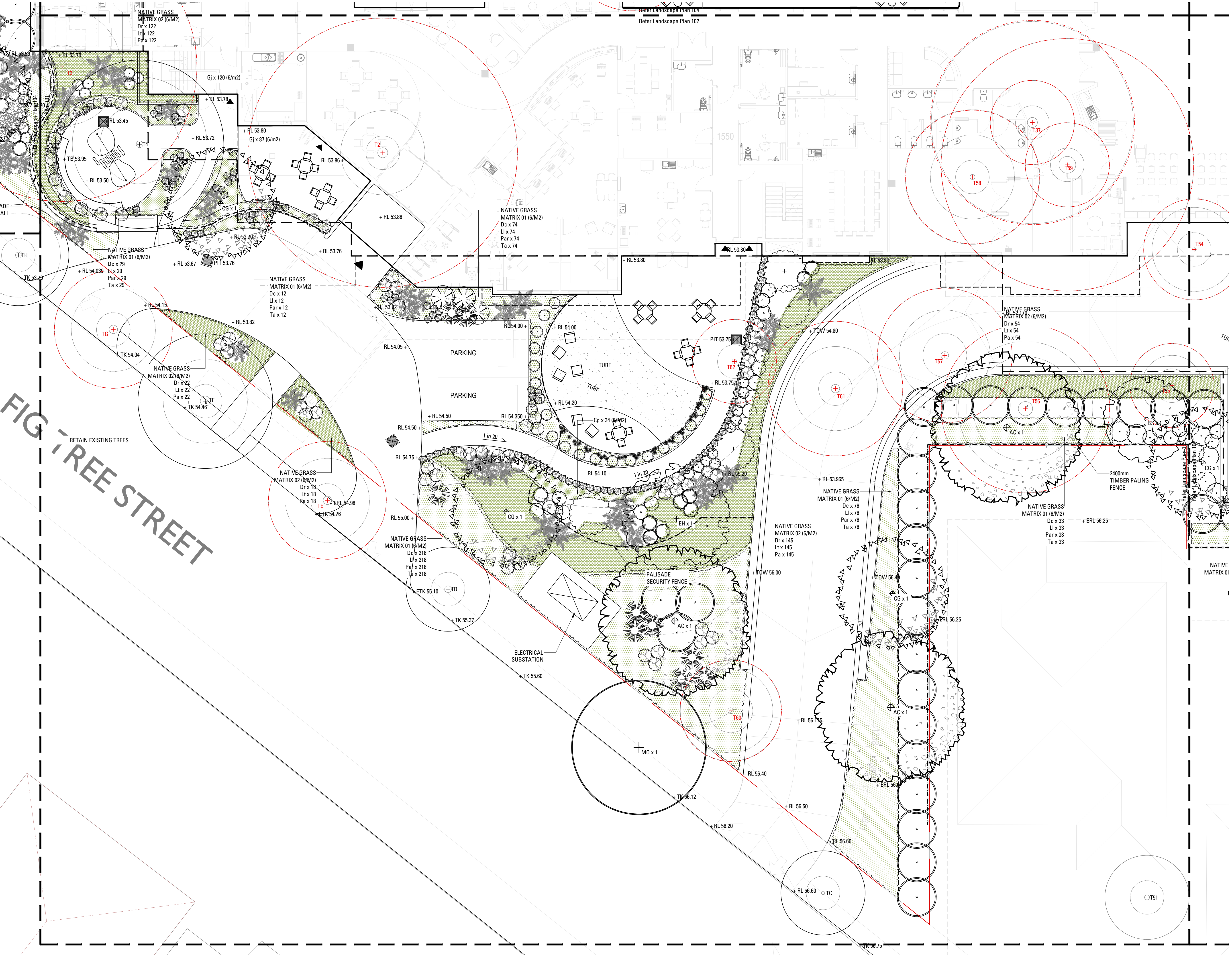


FIG 1: TREE STREET

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LEGEND

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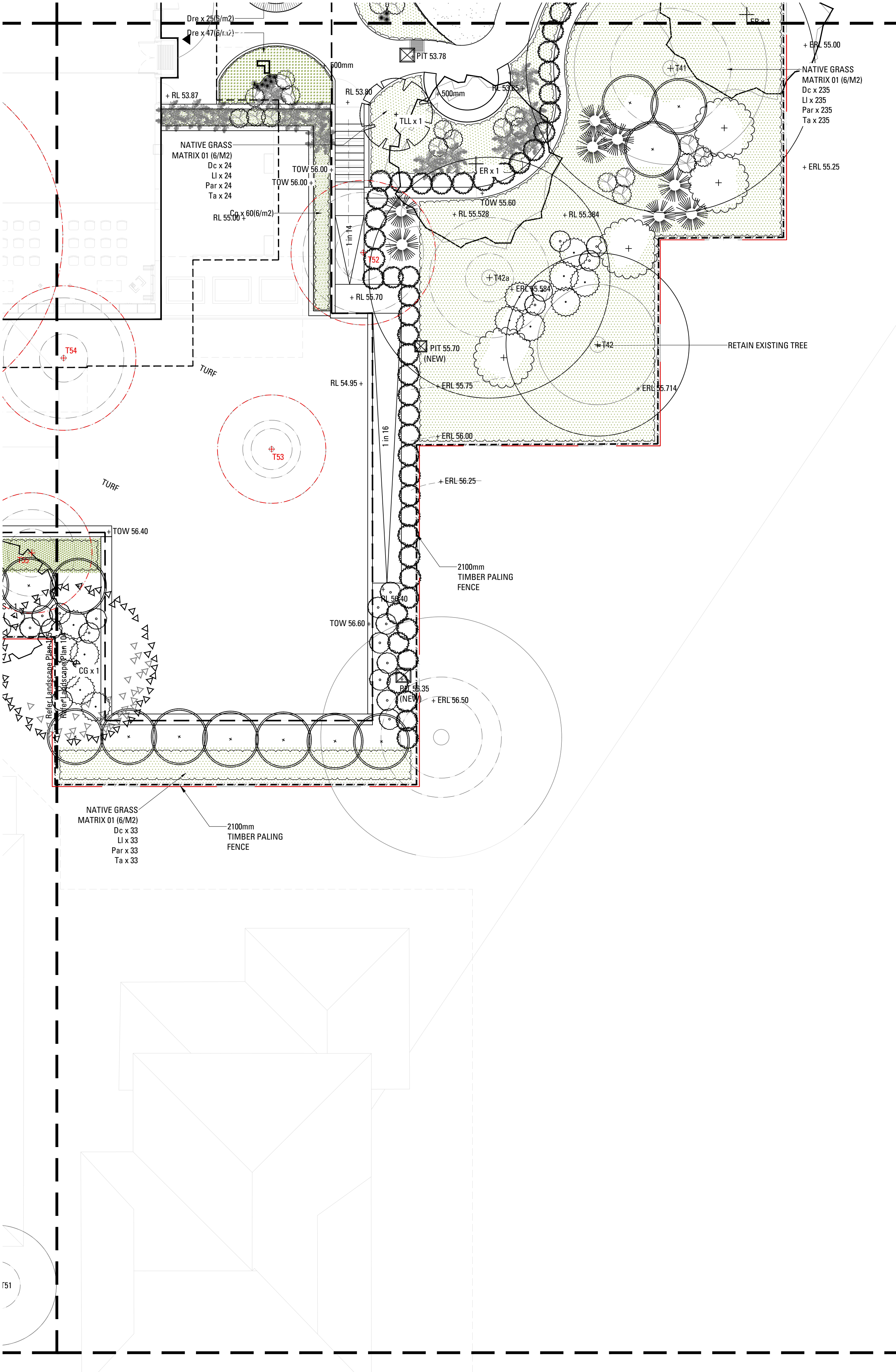
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Drawing Name LANDSCAPE PLAN

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Refer Landscape Plan 105
Refer Landscape Plan 103

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LEGEND

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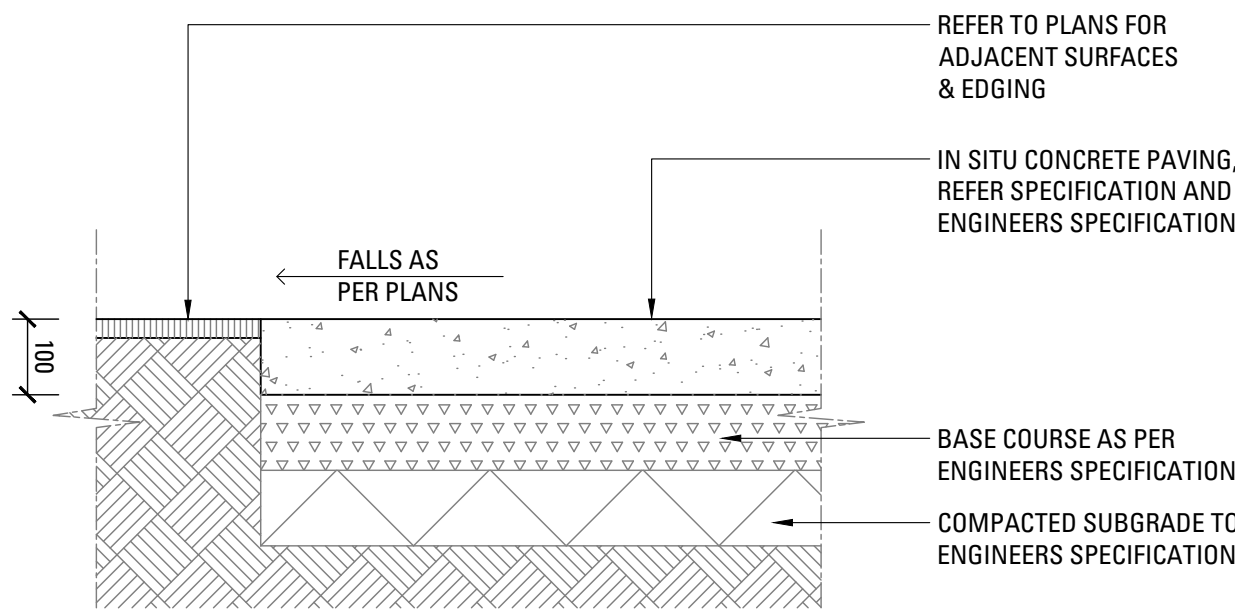
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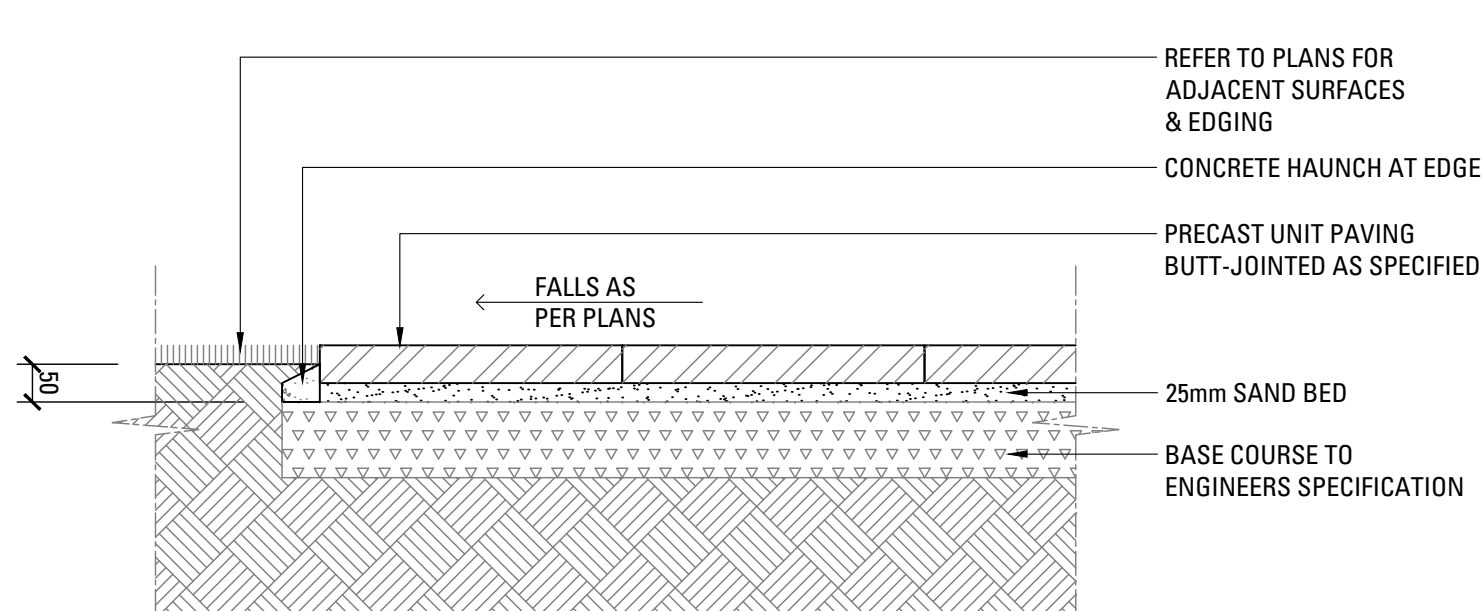
Drawing No. 105
Drawing Name LANDSCAPE PLAN

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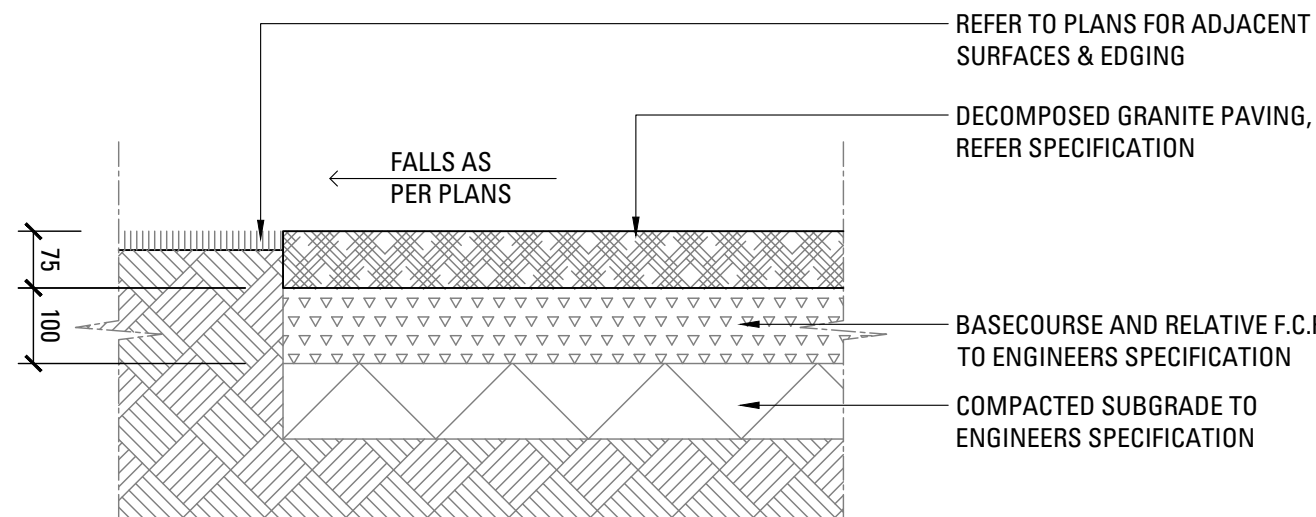
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01 INSITU CONCRETE PAVING
601 SCALE 1:10



02 PRECAST UNIT PAVERS ON GRADE
601 SCALE 1:10



03 DECOMPOSED GRANITE PAVING ON GRADE
601 SCALE 1:10

E	Development Application	VO	AL	13.11.20
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Project
UNITING - ST.COLUMBA'S AGED CARE

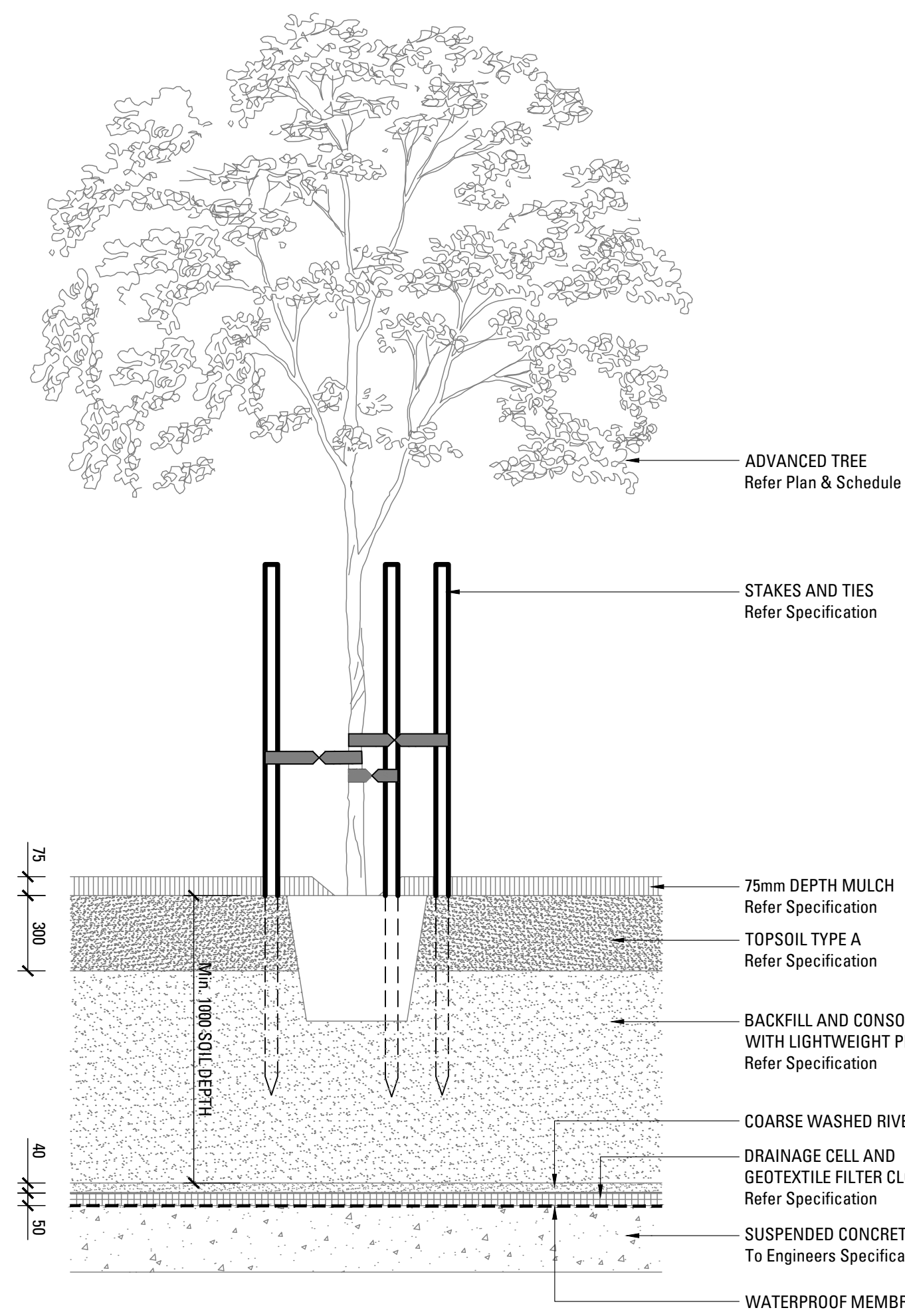
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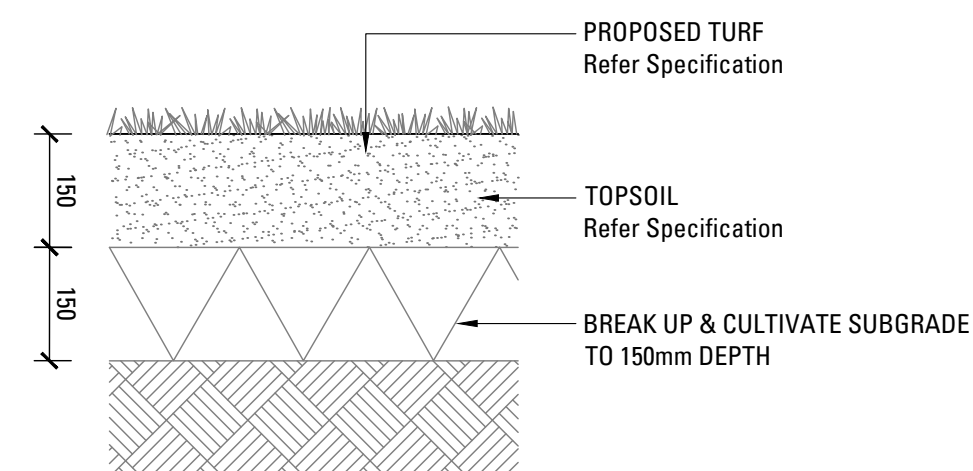
Drawing No. 601 Drawing Name LANDSCAPE DETAILS - PAVING

Job No. 18-573 Issue E Scale

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02 TREE PLANTING ON SLAB 75-100
651 SCALE 1:20



06 TURF ON GRADE
651 SCALE 1:10

PROPOSED SHRUB OR
GROUND COVER
Refer Specification

75mm DEPTH MULCH
REFER SPECIFICATION
DISHED AROUND BASE OF
TRUNK

BACKFILL & CONSOLIDATE
WITH TOPSOIL MIXTURE &
FERTILISE TO MIN. 300mm
Refer Specification

Not for Construction

Lane Cove NSW
Development Application

Drawing No.	Drawing Name
651	LANDSCAPE DETAILS - PLANTING

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LANDSCAPE SPECIFICATION NOTES

SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS 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.

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
DNW SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION

PLACE MULCH TO THE 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.

MULCH TYPE

PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST

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

PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF

SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:

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. 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.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND

SIZED ACCORDING TO SIZE

OF PLANTS TO BE STAKED.

A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)

B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)

C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)

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.

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING

TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF

TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

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. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING

GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

E	Development Application	VO	AL	13.11.20	
D	Development Application	VO	AL	26.08.20	
C	Development Application	VO	AL	18.08.20	
B	Draft DA	BM	AL	06.02.20	
A	Draft DA	VO	AL	30.10.19	
Issue	Revision	Description	Drawn	Check	Date

Not for Construction

Project

UNITING - ST.COLUMBA'S AGED CARE

Lane Cove NSW Development Application

Morrison Design Partnership

Drawing No.	Drawing Name
701	LANDSCAPE SPECIFICATION

Job No.	18-573
Issue	E
Scale	

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