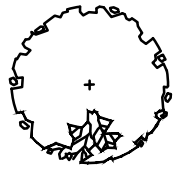


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629-639 PACIFIC HIGHWAY, CHATSWOOD, NSW

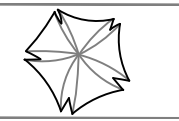
DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
101	PLANT SCHEDULE
201	PLANTING PLAN- GROUND LEVEL
202	PLANTING PLAN- LEVEL 1
203	PLANTING PLAN- LEVEL 2
204	PLANTING PLAN- LEVEL 3
501	LANDSCAPE SPECIFICATION NOTE
601	LANDSCAPE DETAILS
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH 501 LANDSCAPE SPECIFICATION NOTE	



PROPOSED TREE PLANTING

SHRUBS AND ACCENTS



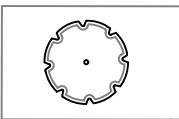
Ac - Acacia cognata



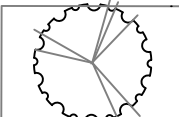
Agv - Anigosanthos Gold Velvet



Al - Acacia limelight



Bs - Banksia spinulosa



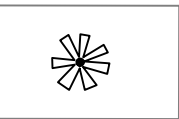
Cg - Casuarina glauca
'Green Wave'



De - Doryanthes excelsa



Ew - Euphorbia wulfenii



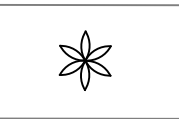
Px - Philodendron 'Xanadu'



Sc - Santolina chamaecyparissus



Sn - Strelitzia nicolai



Wf - Westringia fruticosa

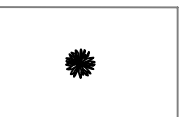
Ferns & Cycads



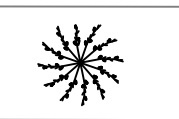
Aa - Asplenium australasicum



Cr - Cycas revoluta



Bsl - Blechnum 'Silver Lady'



Zf - Zamia furfuracea

GRASSES & GROUND COVERS



Aip - Acaena inermis 'Purpurea'



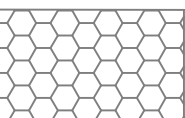
Cci - Casuarina 'Cousin It'



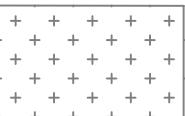
Cg - Carpobrotus glaucescens



Dr - Dianella revoluta



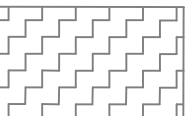
Gs - Goldmoss stonecrop



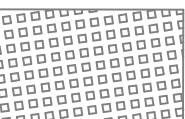
Hs - Hibbertia scandens



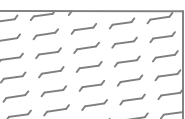
Ll - Lomandra longifolia



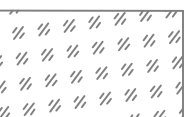
Lt - Lomandra 'Tanika'



Llc - Lomandra 'Little Con'

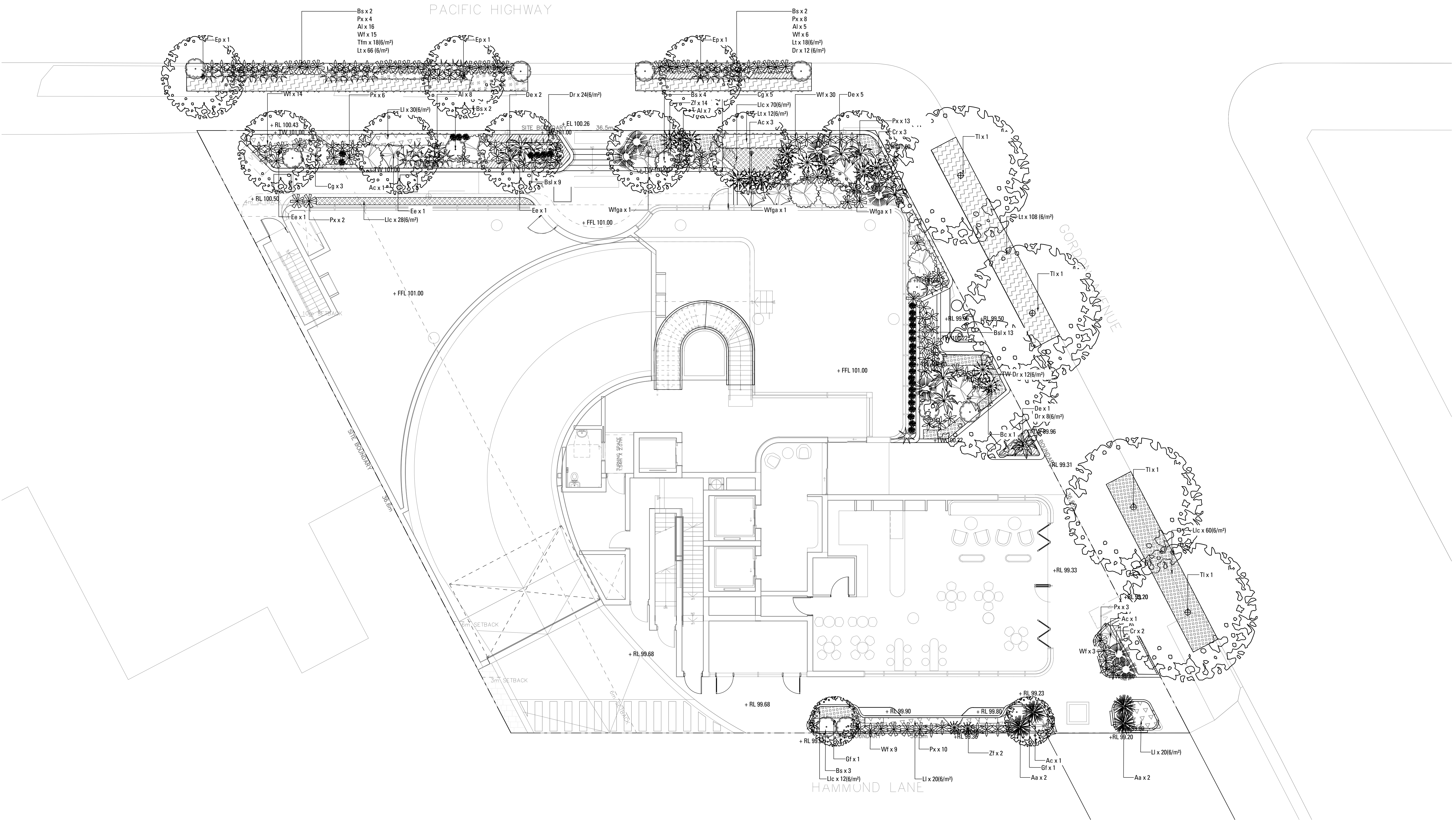


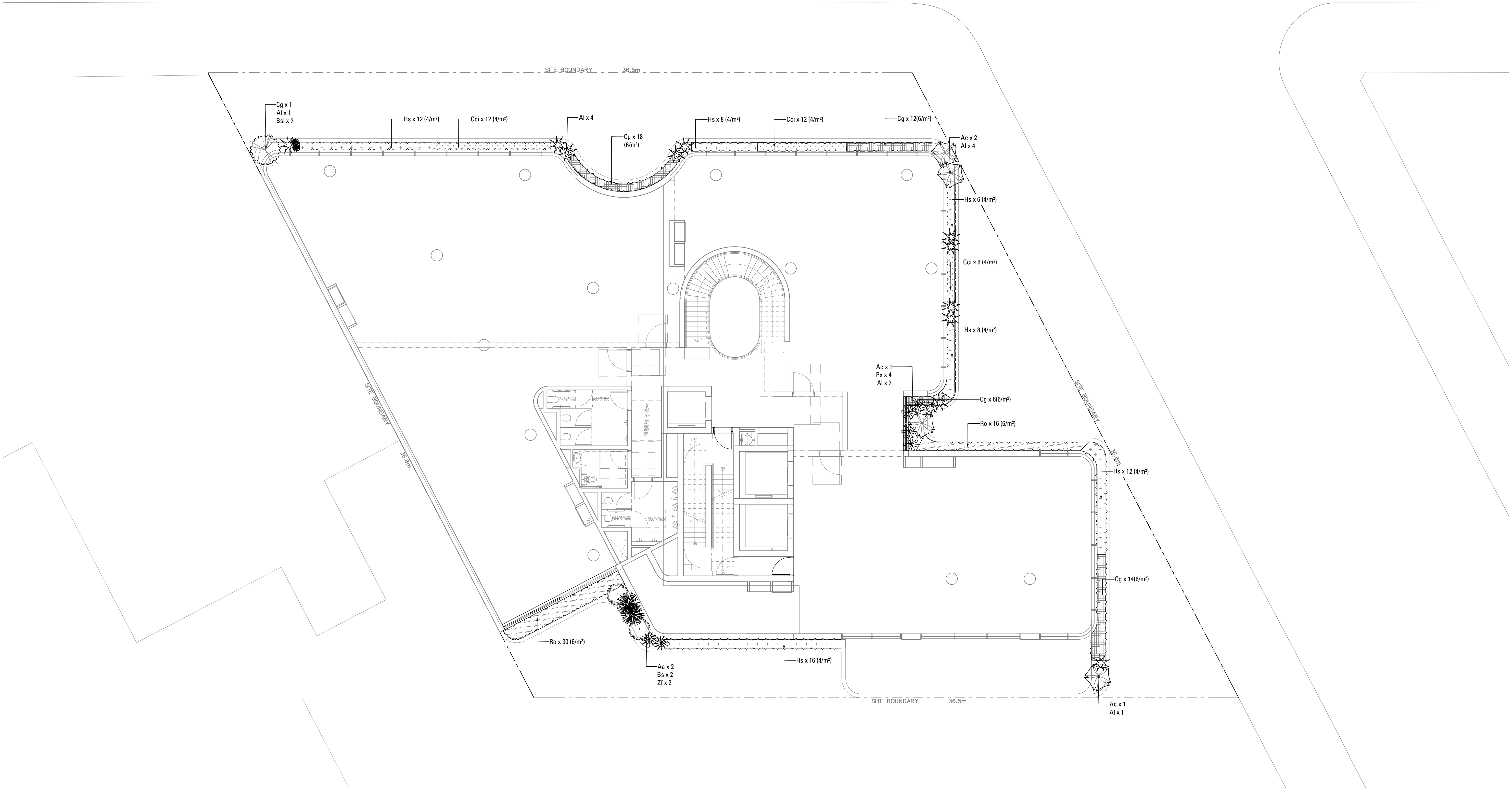
Ro - Rosmarinus officinalis

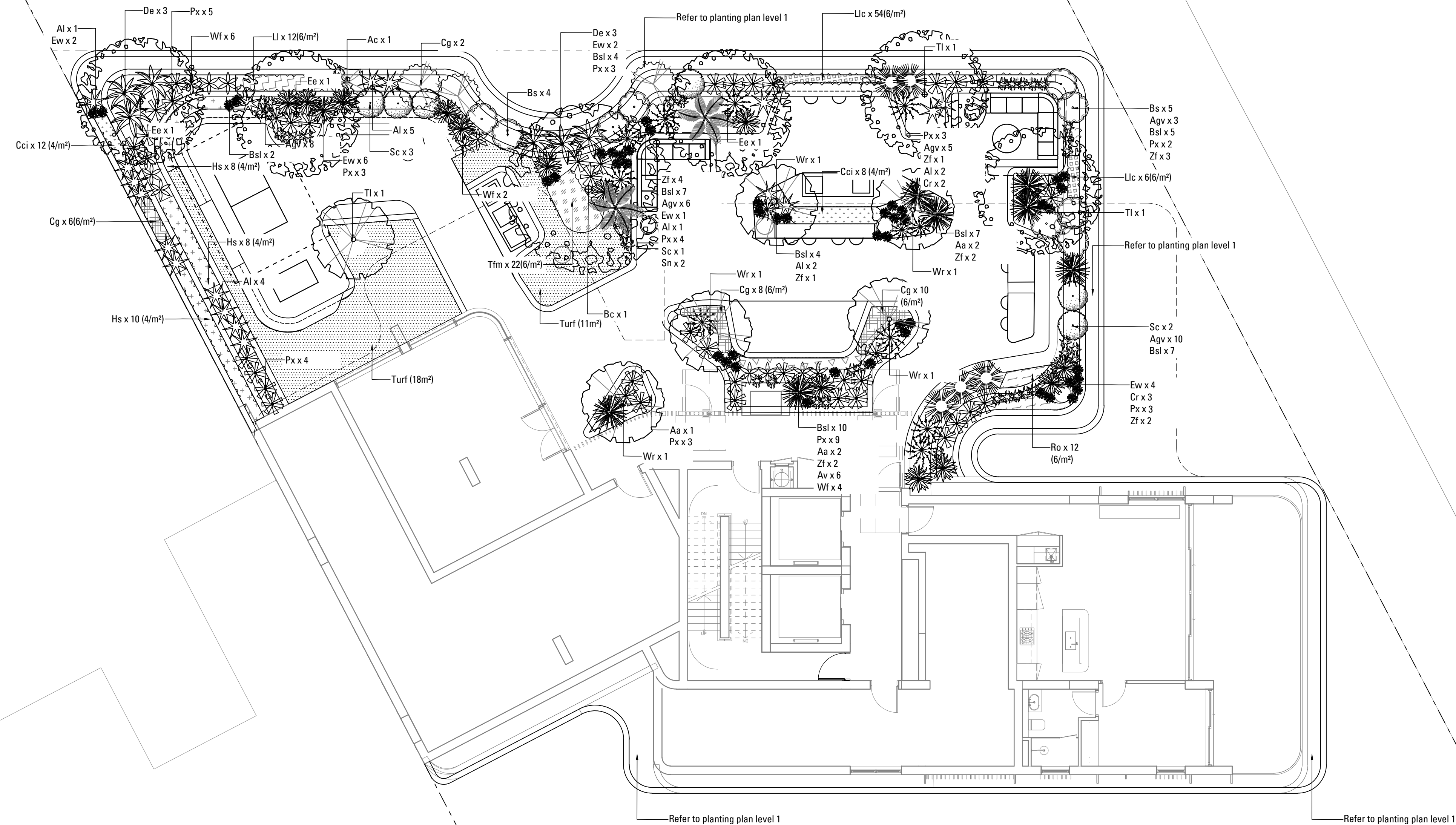


Tfm - Trachelospermum 'Flat
Mat'

23-951 629-639 PACIFIC HIGHWAY PLANT SCHEDULE										
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	TOTAL QUANTITY	GROUND FLOOR	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL26
	TREES & PALMS									
Bc	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	8 x 4	200lt	2	1	•	1	•	•
Ee	<i>Elaeocarpus eumundii</i>	Quandong	6 x 3	200lt	11	3	•	4	4	•
Ep	<i>Eucalyptus paniculata</i>	Grey Ironbark	50 x 25	200lt	3	3	•	•	•	•
Gf	<i>Glochidion ferdinandi</i>	Cheese Tree	8 x 4	200lt	2	2	•	•	•	•
Tl	<i>Tristaniopsis laurina 'Luscious'</i>	The Water Gum	8 x 4	200lt	9	4	•	3	2	•
Wr	<i>Washingtonia robusta</i>	Mexican fan palm	10 x 3	200lt	5	•	•	5	•	•
Wfga	<i>Waterhousea floribunda 'Green Avenue'</i>	Lilly Pilly	8 x 5	200lt	3	3	•	•	•	•
	FERN + CYCADS									
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	100lt	12	6	2	4	•	•
Bsl	<i>Blechnum 'Silver Lady'</i>	Silver Lady Fern	1.2 x 1	100lt	78	29	2	47	•	•
Cr	<i>Cycas revoluta</i>	Japanese Sago Palm	3 x 2	100lt	14	4	5	5	•	•
Zf	<i>Zamia furfuracea</i>	Jamaican sago	1.5 x 3	100lt	31	14	2	15	•	•
	SHRUBS + ACCENTS									
Al	<i>Acacia limelight</i>	Bower of Beauty Wattle	1 x 1	400mm	69	37	12	20	•	•
Ac	<i>Acacia cognata</i>	River Wattle	4 x 3	300mm	11	6	4	1	•	•
Agv	<i>Anigosanthos Gold Velvet</i>	Kangaroo Paw	1 x 0.5	200mm	32	•	•	32	•	•
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3 x 3	200mm	59	28	2	12	17	•
Cg	<i>Casuarina glauca' Green Wave'</i>	Swamp Sheoak	1 x 1	200mm	19	6	1	3	9	•
De	<i>Doryanthes excelsa</i>	Gymea Lily	8 x 4	200mm	17	11	•	6	•	•
Ew	<i>Euphorbia wulfenii</i>	Spurge	0.5 x 1	150mm	11	•	•	11	•	•
Px	<i>Philodendron 'Xanadu'</i>	Xanadu	1 x 1	150mm	97	43	4	39	11	•
Sc	<i>Santolina chamaecyparissus</i>	Lavender-cotton	0.7 x 1	150mm	6	•	•	6	•	•
Sn	<i>Strelitzia nicolai</i>	Wild banana	6 x 3	400mm	2	•	•	2	•	•
Wf	<i>Westringia fruticosa</i>	Blue Gem	1.5 x 1.3	150mm	120	74	•	12	34	•
	GROUNCOVERS + GRASSES									
Aip	<i>Acaena inermis 'Purpurea'</i>	Spiny-head Mat Rush	1 x 1	200mm	486	•	•	•	486	•
Cci	<i>Casuarina 'Cousin It'</i>	She-oak	1 x 0.1	200mm	106	•	30	20	56	•
Cg	<i>Carpobrutus glaucescens</i>	Pig Face	0.2 x spreading	150mm	126	•	51	27	48	•
Dr	<i>Dianella revoluta</i>	Flax Lily	0.3 x 0.3	150mm	36	24	•	12	•	•
Gs	<i>Goldmoss stonecrop</i>	Mossy stonecrop	0.3 x spreading	150mm	248	46	•	•	202	•
Hs	<i>Hibbertia scandens</i>	Snake Vine	0.15 x 0.4	150mm	190	•	58	26	106	•
Ll	<i>Lomandra longifolia</i>	Spiny-head Mat Rush	1 x 1	200mm	165	49	•	72	44	•
Lt	<i>Lomandra 'Tanika'</i>	Tanika Mat Rush	1 x 1.5	150mm	228	228	•	•	•	•
LLc	<i>Lomandra 'Little Con'</i>	Dwarf Matt Rush	0.4 x 0.4	150mm	241	160	•	60	21	•
Ro	<i>Rosmarinus officinalis</i>	Rosemary	0.5 x 0.3	150mm	143	•	46	12	85	•
Tfm	<i>Trachelospermum 'Flat Mat'</i>	Star Jasmine	0.4 x spreading	150mm	30	30	•	•	•	•









DATE 07.07.2025
SCALE 1:100 @ A1
ISSUE D

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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.

ARBORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ARBORIST 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%

D/W 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

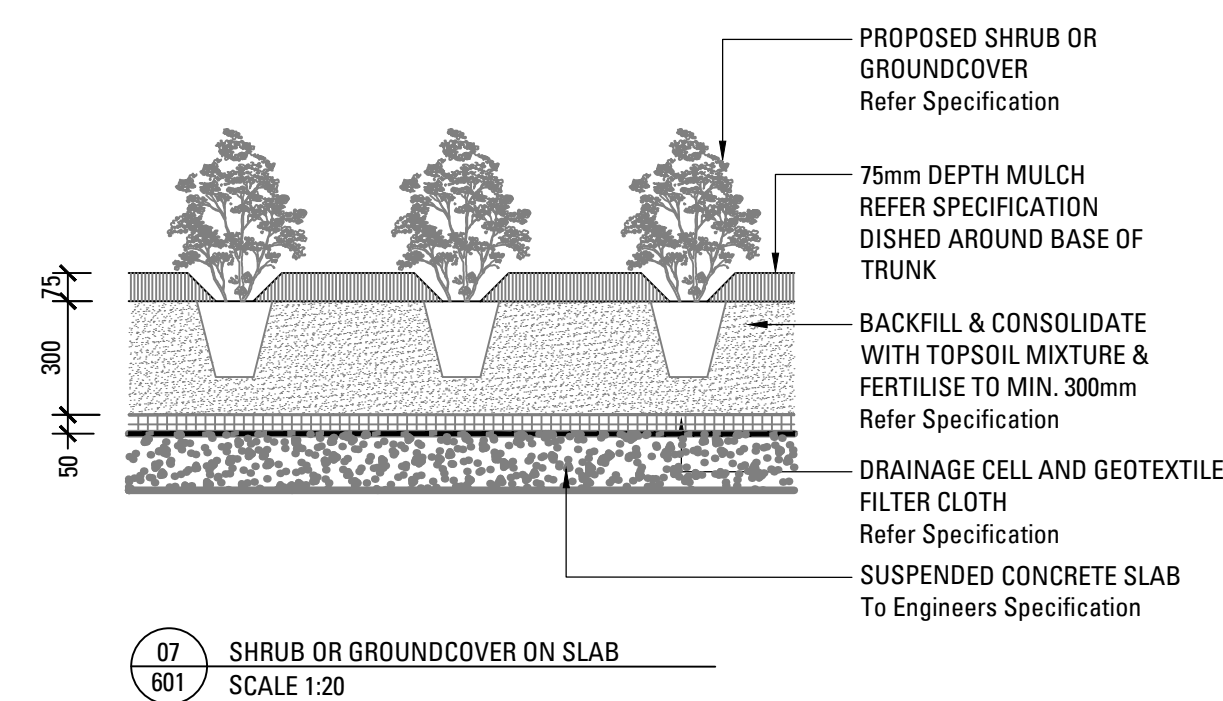
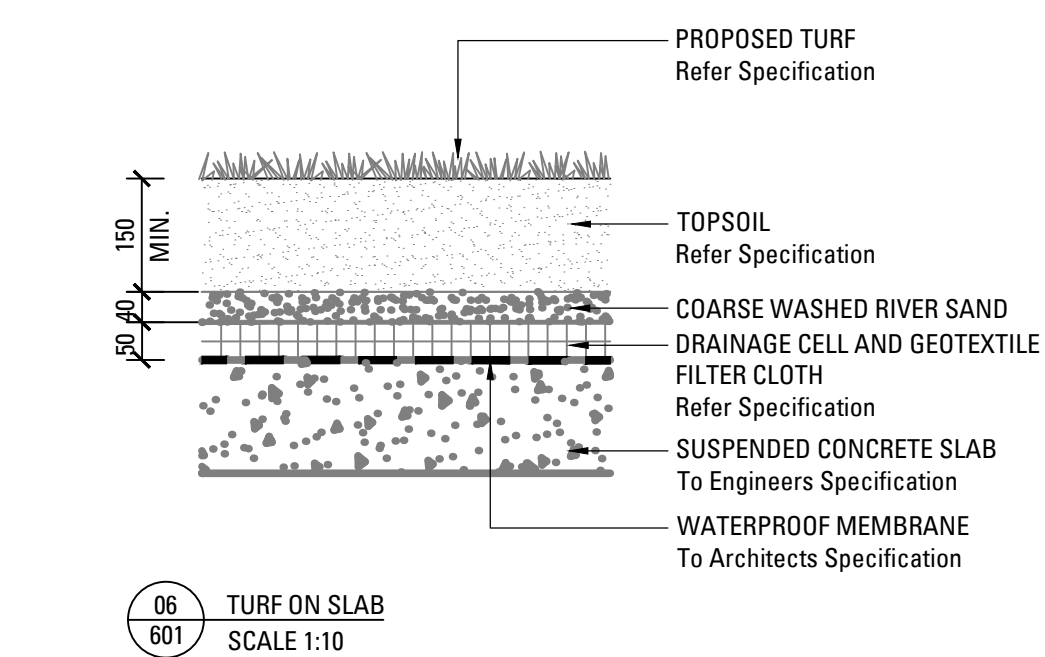
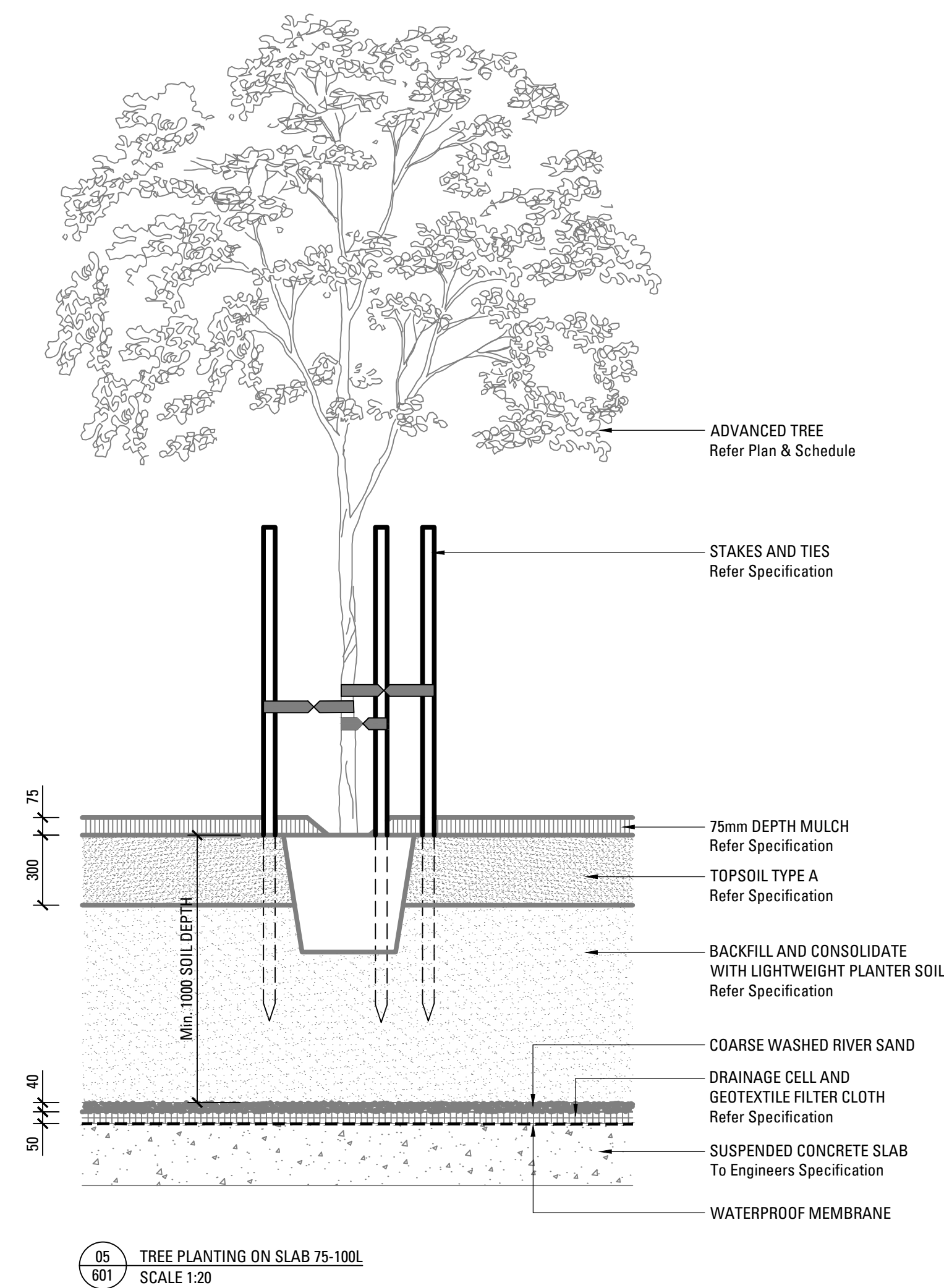
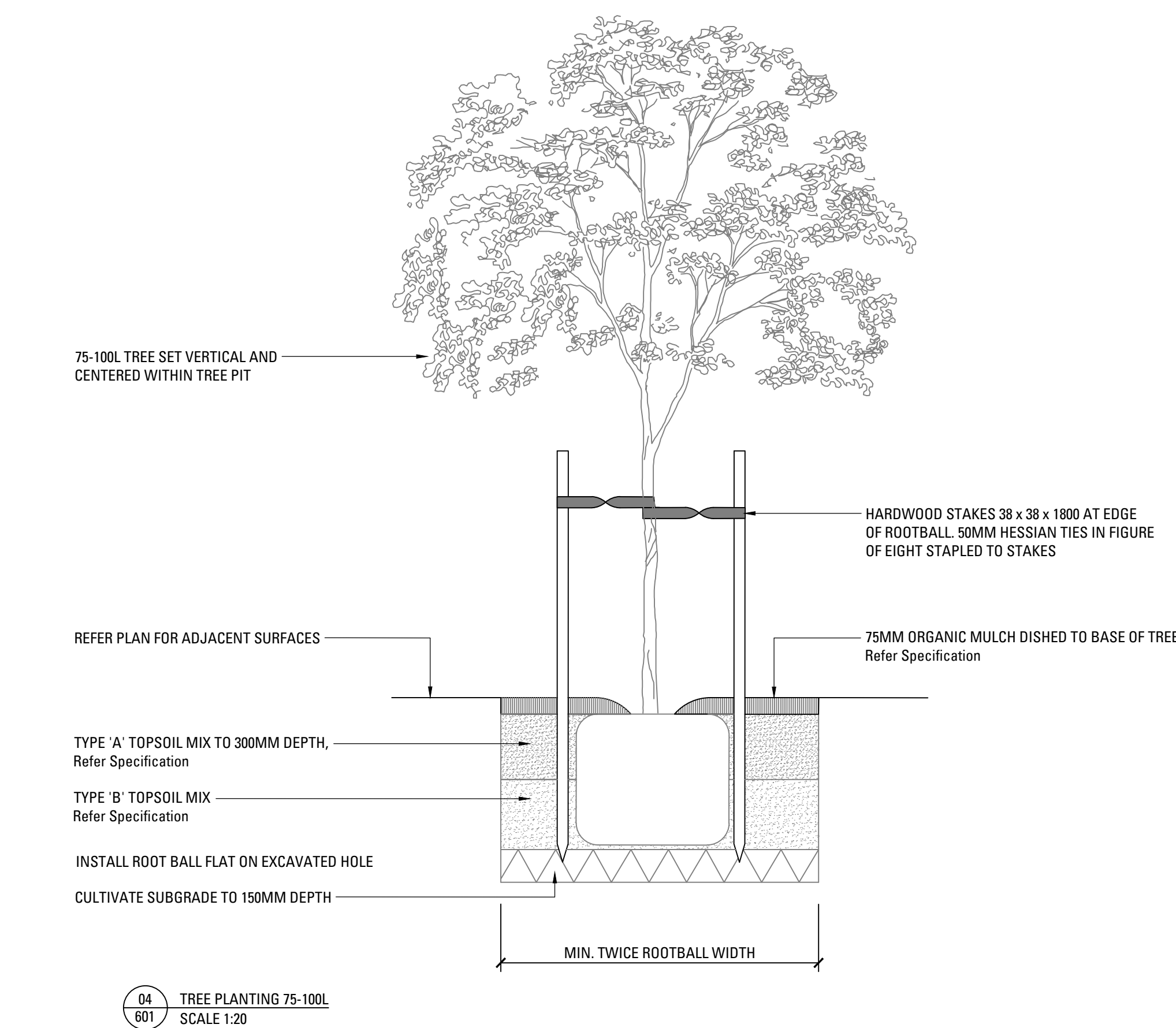
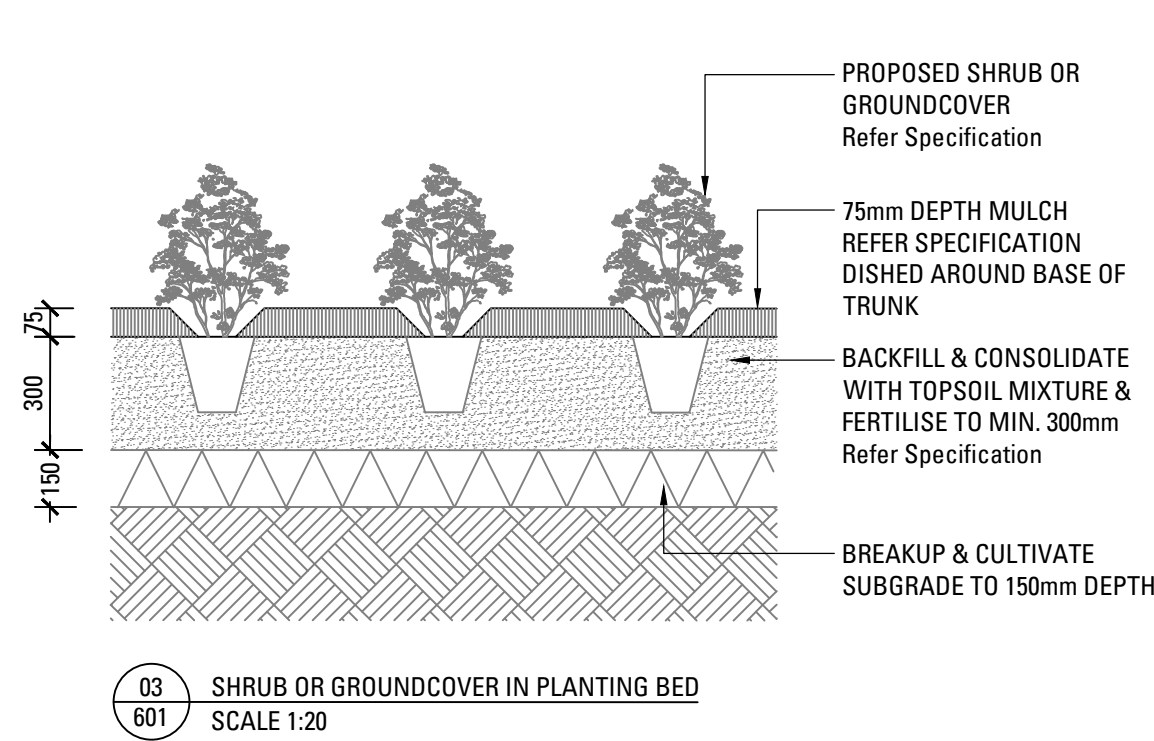
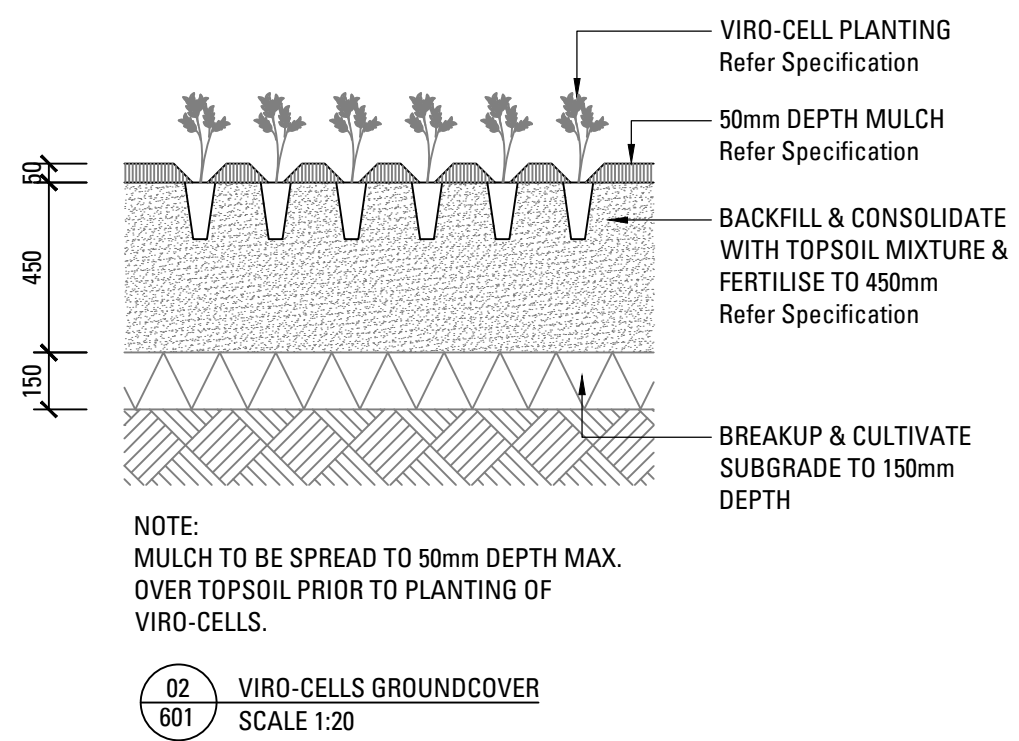
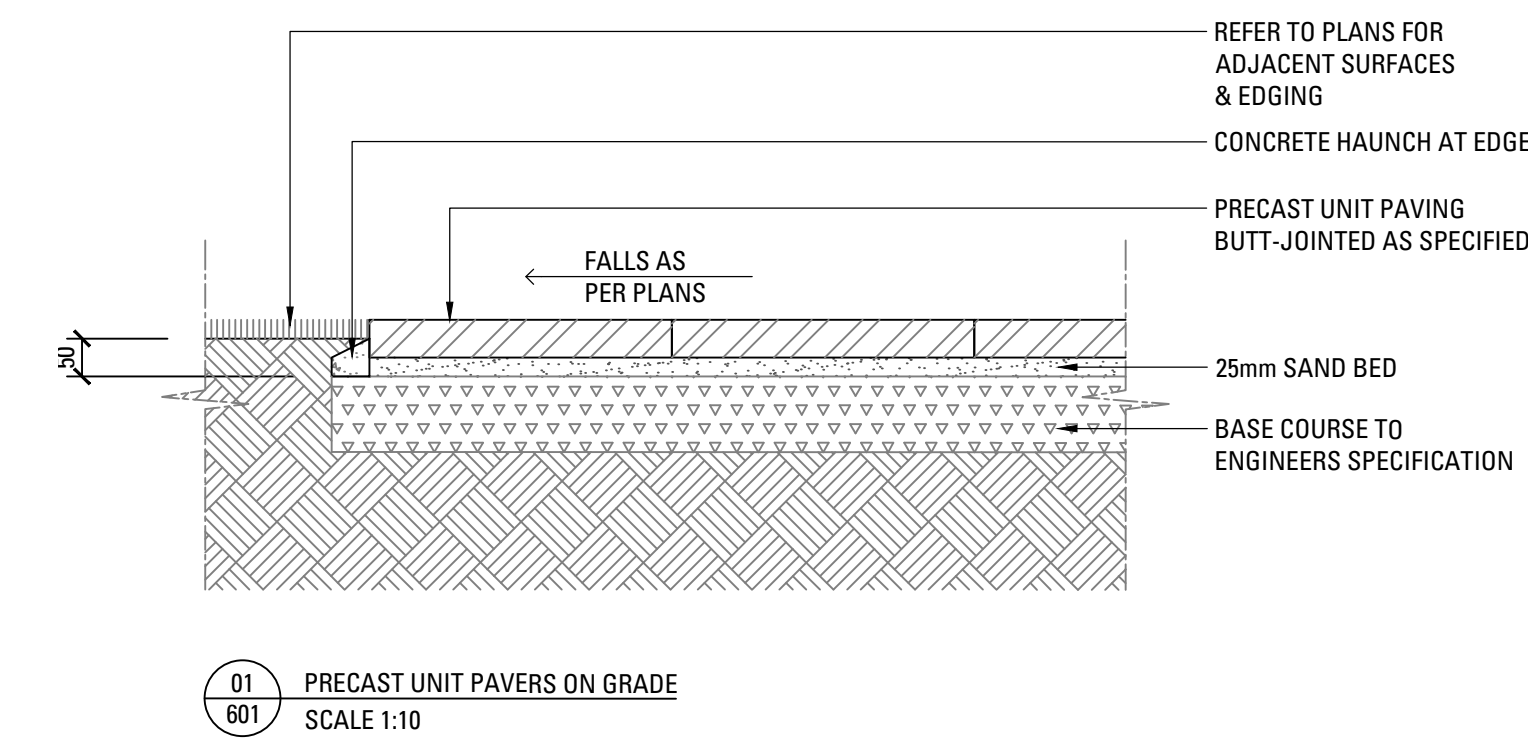
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE 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.

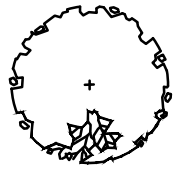


23-951

629-639 PACIFIC HIGHWAY, CHATSWOOD, NSW

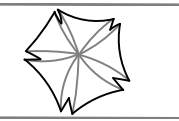
DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
101	PLANT SCHEDULE
201	PLANTING PLAN- GROUND LEVEL
202	PLANTING PLAN- LEVEL 1
203	PLANTING PLAN- LEVEL 2
204	PLANTING PLAN- LEVEL 3
501	LANDSCAPE SPECIFICATION NOTE
601	LANDSCAPE DETAILS
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH 501 LANDSCAPE SPECIFICATION NOTE	



PROPOSED TREE PLANTING

SHRUBS AND ACCENTS



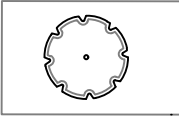
Ac - Acacia cognata



Agv - Anigosanthos Gold Velvet



Al - Acacia limelight



Bs - Banksia spinulosa



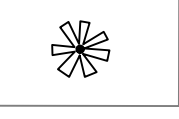
Cg - Casuarina glauca
'Green Wave'



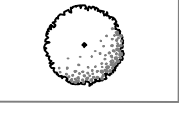
De - Doryanthes excelsa



Ew - Euphorbia wulfenii



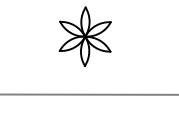
Px - Philodendron 'Xanadu'



Sc - Santolina chamaecyparissus

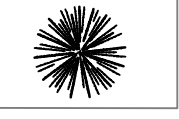


Sn - Strelitzia nicolai



Wf - Westringia fruticosa

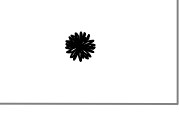
Ferns & Cycads



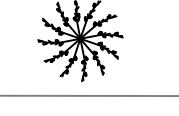
Aa - Asplenium australasicum



Cr - Cycas revoluta

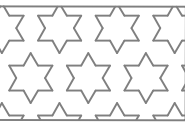


Bsl - Blechnum 'Silver Lady'



Zf - Zamia furfuracea

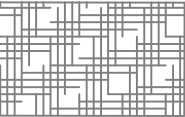
GRASSES & GROUND COVERS



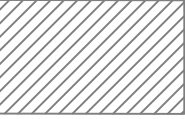
Aip - Acaena inermis 'Purpurea'



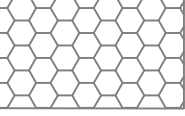
Cci - Casuarina 'Cousin It'



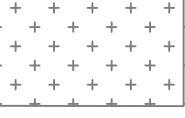
Cg - Carpobrotus glaucescens



Dr - Dianella revoluta



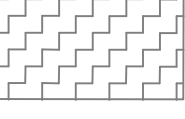
Gs - Goldmoss stonecrop



Hs - Hibbertia scandens



Ll - Lomandra longifolia



Lt - Lomandra 'Tanika'



Llc - Lomandra 'Little Con'



Ro - Rosmarinus officinalis



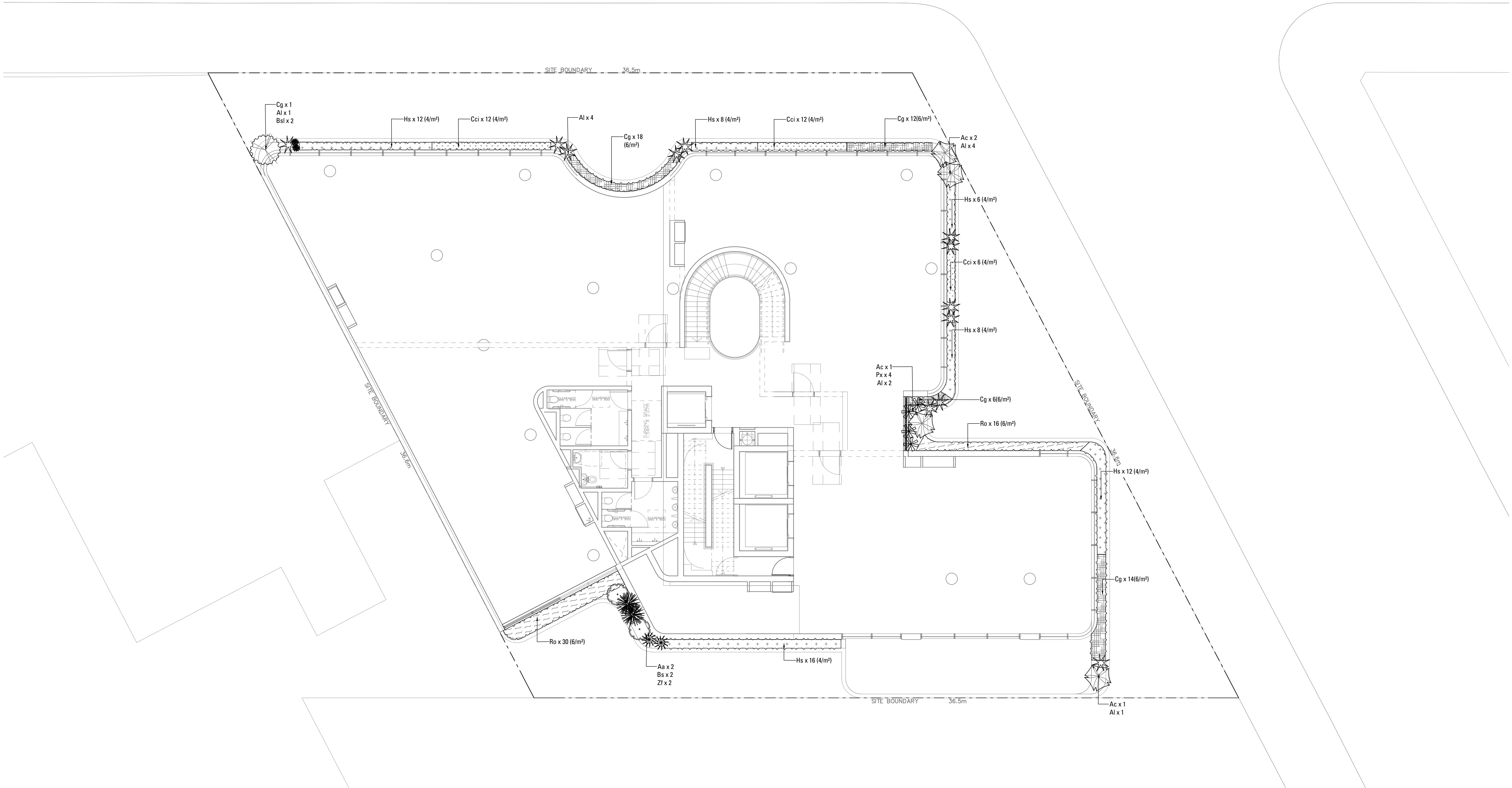
Tfm - Trachelospermum 'Flat
Mat'

23-951 629-639 PACIFIC HIGHWAY PLANT SCHEDULE										
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	TOTAL QUANTITY	GROUND FLOOR	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL26
TREES & PALMS										
Bc	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	8 x 4	200lt	2	1	•	1	•	•
Ee	<i>Elaeocarpus eumundii</i>	Quandong	6 x 3	200lt	11	3	•	4	4	•
Ep	<i>Eucalyptus paniculata</i>	Grey Ironbark	50 x 25	200lt	3	3	•	•	•	•
Gf	<i>Glochidion ferdinandi</i>	Cheese Tree	8 x 4	200lt	2	2	•	•	•	•
Tl	<i>Tristaniopsis laurina 'Luscious'</i>	The Water Gum	8 x 4	200lt	9	4	•	3	2	•
Wr	<i>Washingtonia robusta</i>	Mexican fan palm	10 x 3	200lt	5	•	•	5	•	•
Wfga	<i>Waterhousea floribunda 'Green Avenue'</i>	Lilly Pilly	8 x 5	200lt	3	3	•	•	•	•
FERN + CYCADS										
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	100lt	12	6	2	4	•	•
Bsl	<i>Blechnum 'Silver Lady'</i>	Silver Lady Fern	1.2 x 1	100lt	78	29	2	47	•	•
Cr	<i>Cycas revoluta</i>	Japanese Sago Palm	3 x 2	100lt	14	4	5	5	•	•
Zf	<i>Zamia furfuracea</i>	Jamaican sago	1.5 x 3	100lt	31	14	2	15	•	•
SHRUBS + ACCENTS										
Al	<i>Acacia limelight</i>	Bower of Beauty Wattle	1 x 1	400mm	69	37	12	20	•	•
Ac	<i>Acacia cognata</i>	River Wattle	4 x 3	300mm	11	6	4	1	•	•
Agv	<i>Anigosanthos Gold Velvet</i>	Kangaroo Paw	1 x 0.5	200mm	32	•	•	32	•	•
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3 x 3	200mm	59	28	2	12	17	•
Cg	<i>Casuarina glauca' Green Wave'</i>	Swamp Sheoak	1 x 1	200mm	19	6	1	3	9	•
De	<i>Doryanthes excelsa</i>	Gymea Lily	8 x 4	200mm	17	11	•	6	•	•
Ew	<i>Euphorbia wulfenii</i>	Spurge	0.5 x 1	150mm	11	•	•	11	•	•
Px	<i>Philodendron 'Xanadu'</i>	Xanadu	1 x 1	150mm	97	43	4	39	11	•
Sc	<i>Santolina chamaecyparissus</i>	Lavender-cotton	0.7 x 1	150mm	6	•	•	6	•	•
Sn	<i>Strelitzia nicolai</i>	Wild banana	6 x 3	400mm	2	•	•	2	•	•
Wf	<i>Westringia fruticosa</i>	Blue Gem	1.5 x 1.3	150mm	120	74	•	12	34	•
GROUNCOVERS + GRASSES										
Aip	<i>Acaena inermis 'Purpurea'</i>	Spiny-head Mat Rush	1 x 1	200mm	486	•	•	•	486	•
Cci	<i>Casuarina 'Cousin It'</i>	She-oak	1 x 0.1	200mm	106	•	30	20	56	•
Cg	<i>Carpobrutus glaucescens</i>	Pig Face	0.2 x spreading	150mm	126	•	51	27	48	•
Dr	<i>Dianella revoluta</i>	Flax Lily	0.3 x 0.3	150mm	36	24	•	12	•	•
Gs	<i>Goldmoss stonecrop</i>	Mossy stonecrop	0.3 x spreading	150mm	248	46	•	•	202	•
Hs	<i>Hibbertia scandens</i>	Snake Vine	0.15 x 0.4	150mm	190	•	58	26	106	•
Ll	<i>Lomandra longifolia</i>	Spiny-head Mat Rush	1 x 1	200mm	165	49	•	72	44	•
Lt	<i>Lomandra 'Tanika'</i>	Tanika Mat Rush	1 x 1.5	150mm	228	228	•	•	•	•
LLc	<i>Lomandra 'Little Con'</i>	Dwarf Matt Rush	0.4 x 0.4	150mm	241	160	•	60	21	•
Ro	<i>Rosmarinus officinalis</i>	Rosemary	0.5 x 0.3	150mm	143	•	46	12	85	•
Tfm	<i>Trachelospermum 'Flat Mat'</i>	Star Jasmine	0.4 x spreading	150mm	30	30	•	•	•	•



DATE 07.07.2025
SCALE 1:100 @ A1
ISSUE D

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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.

ARBORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ARBORIST 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%
D/W 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

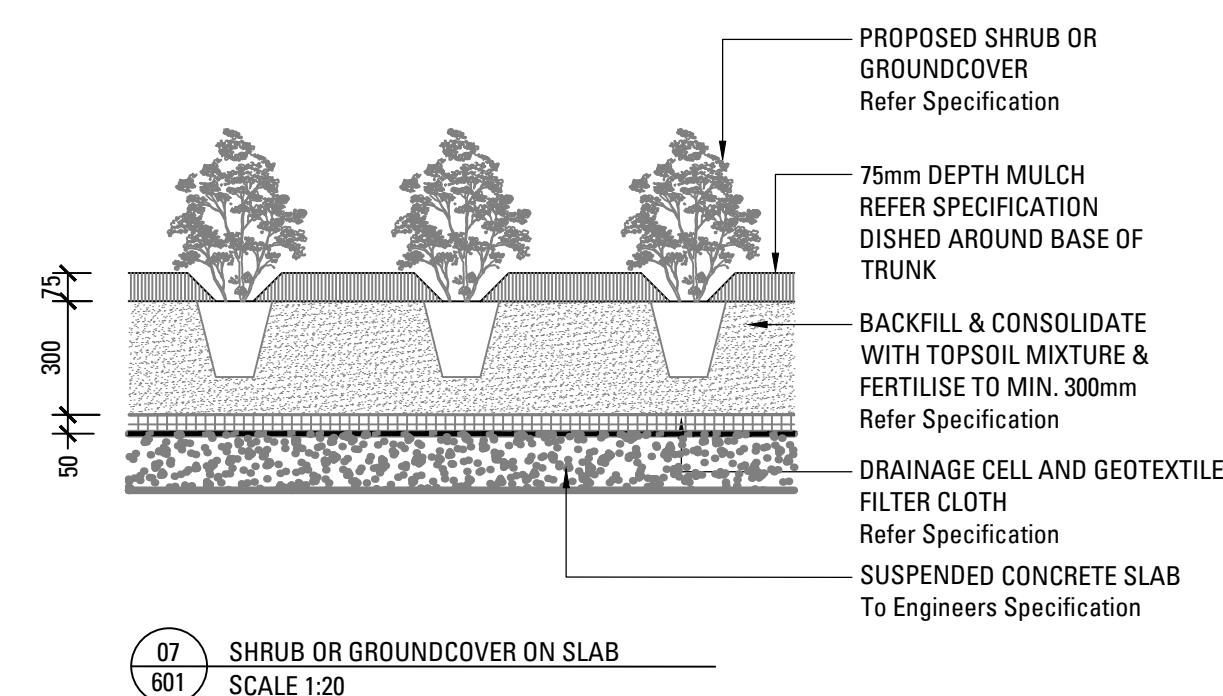
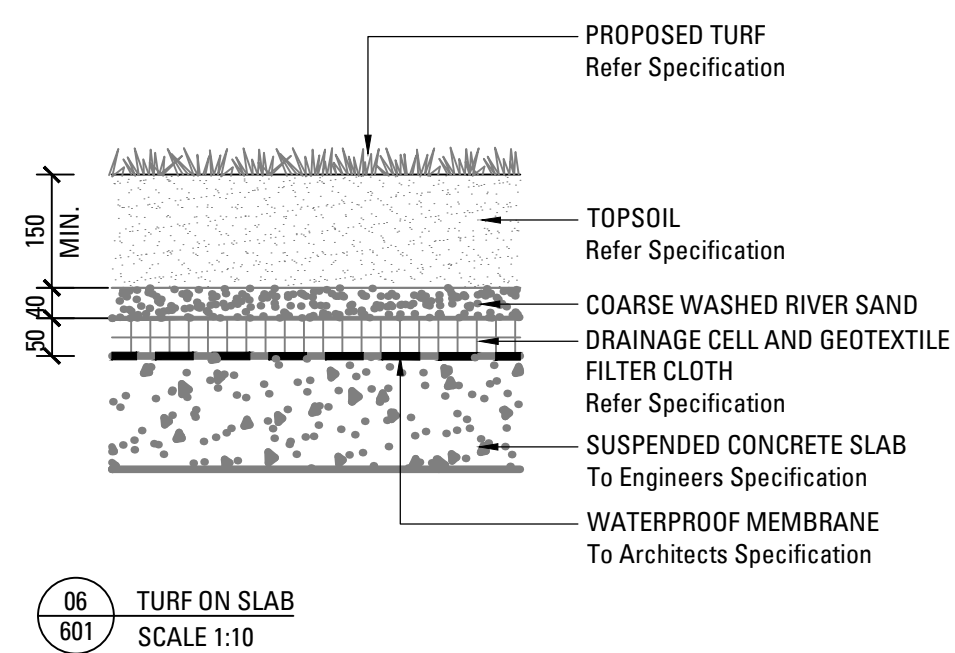
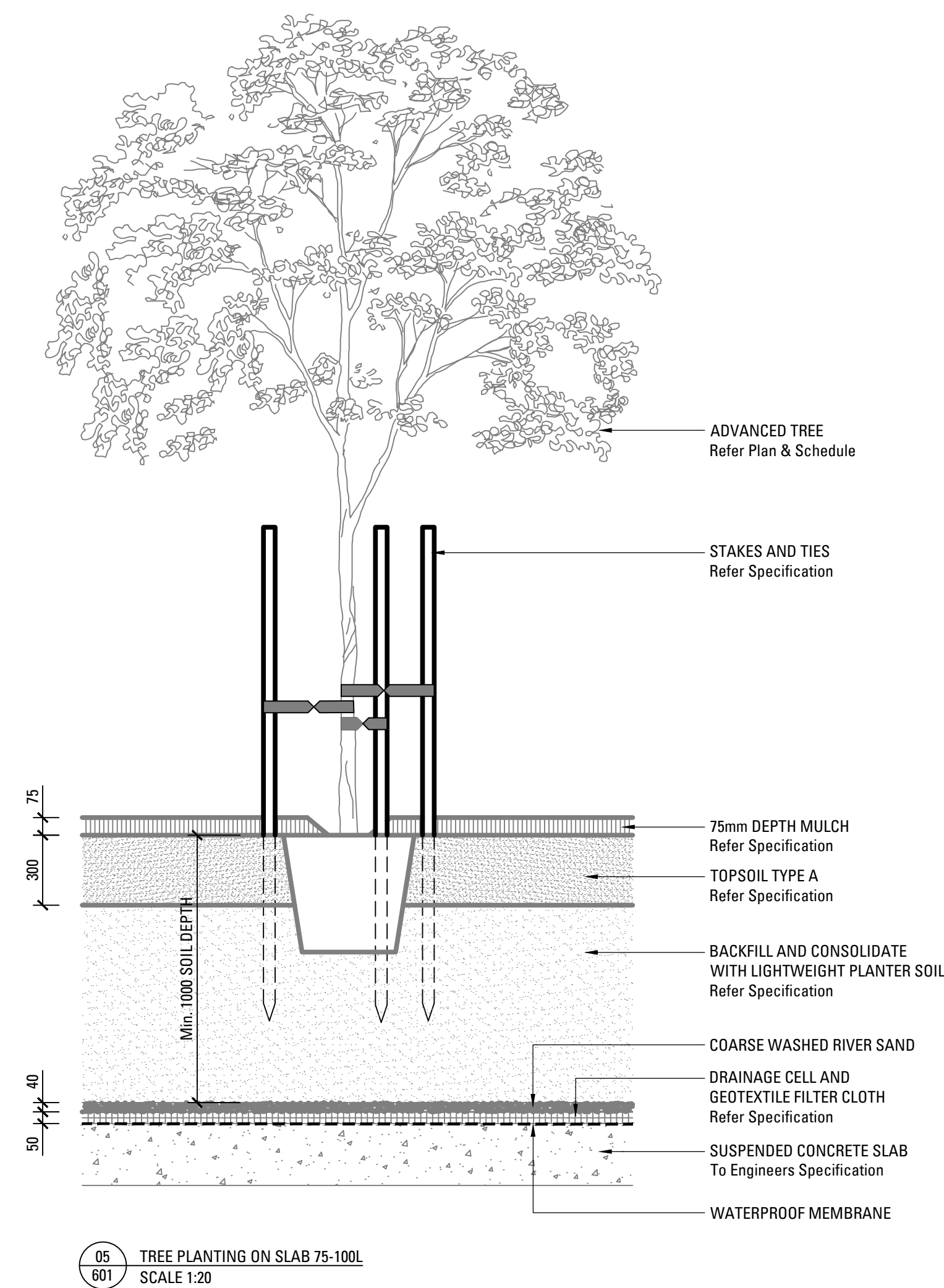
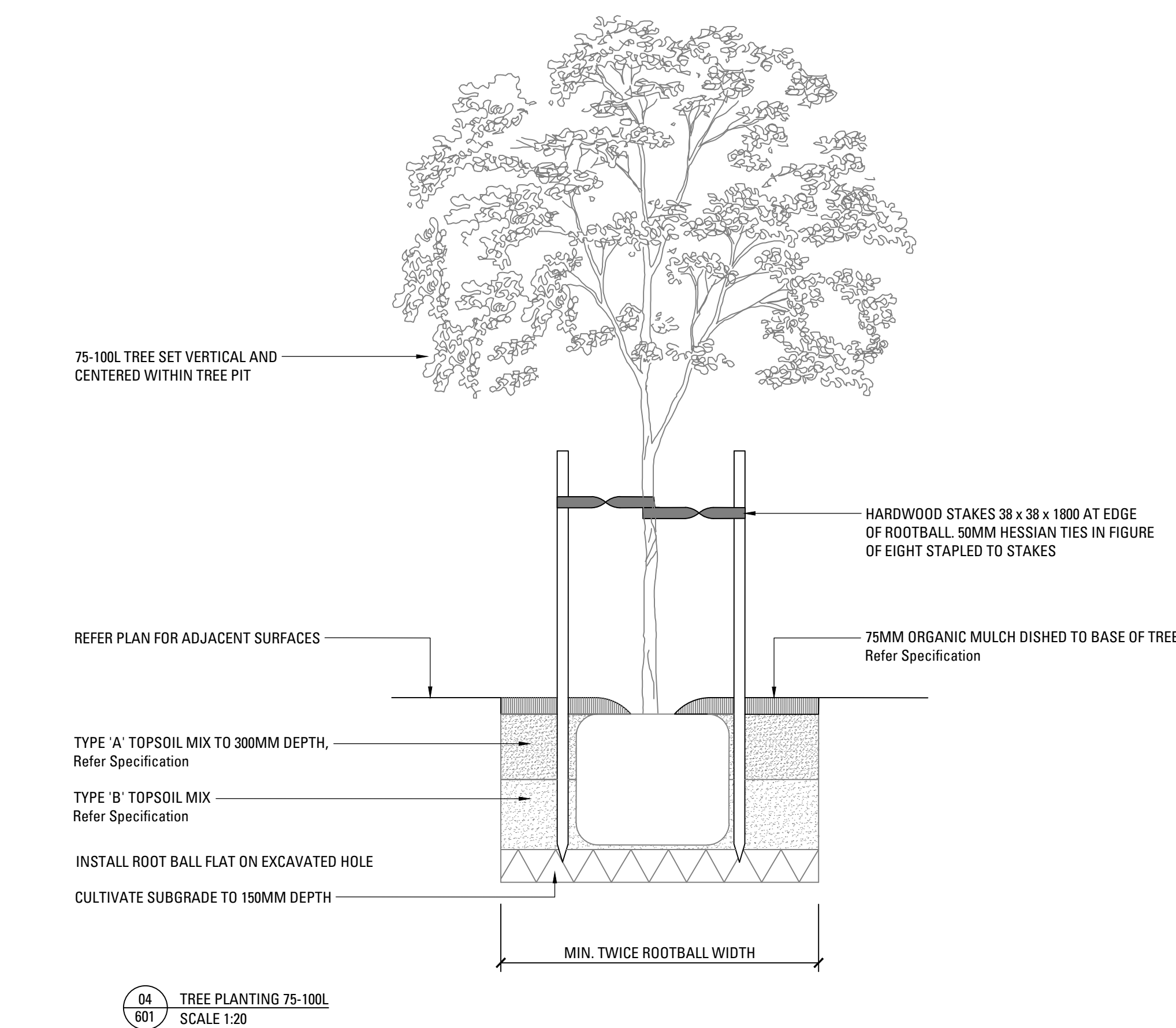
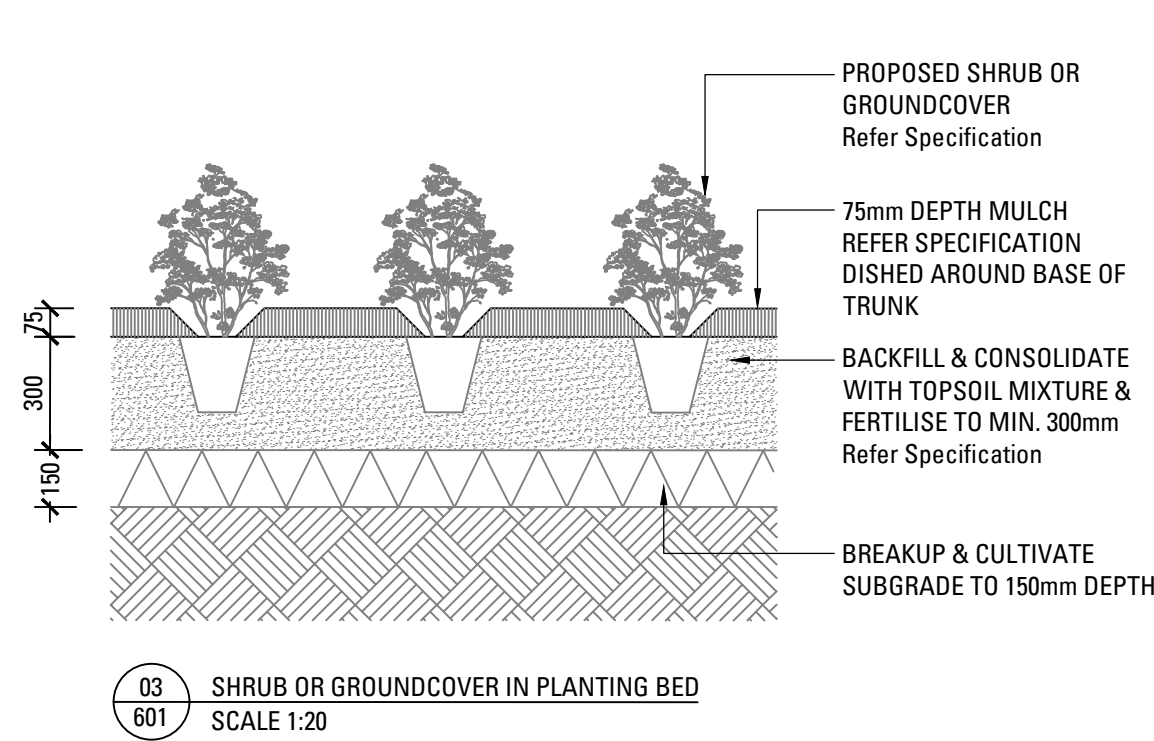
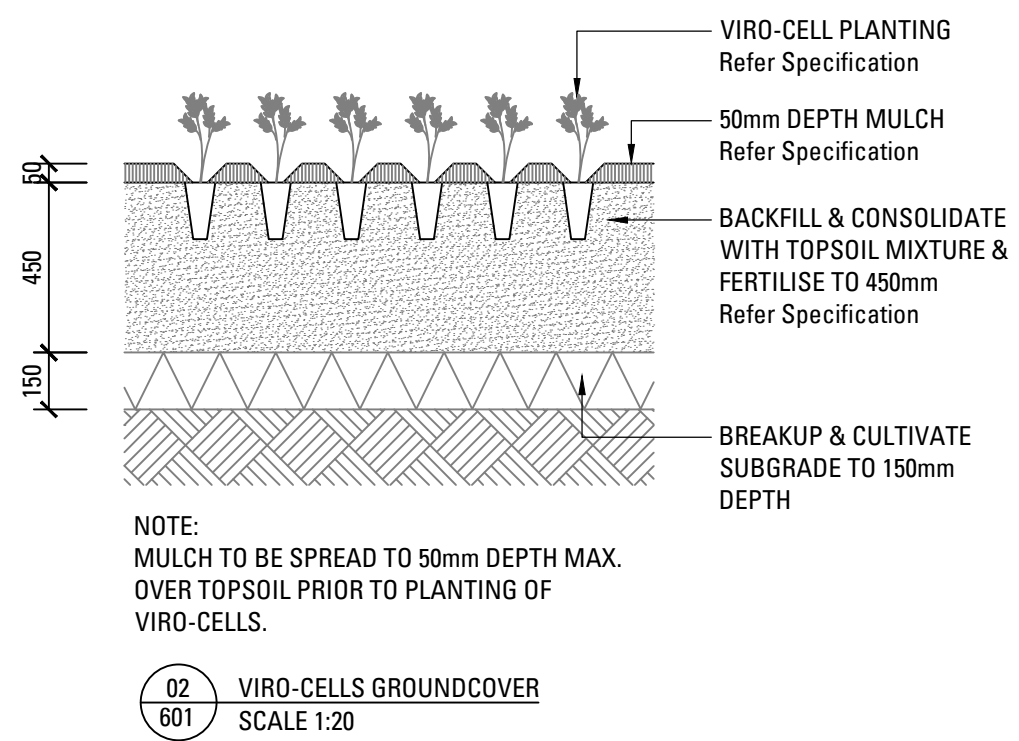
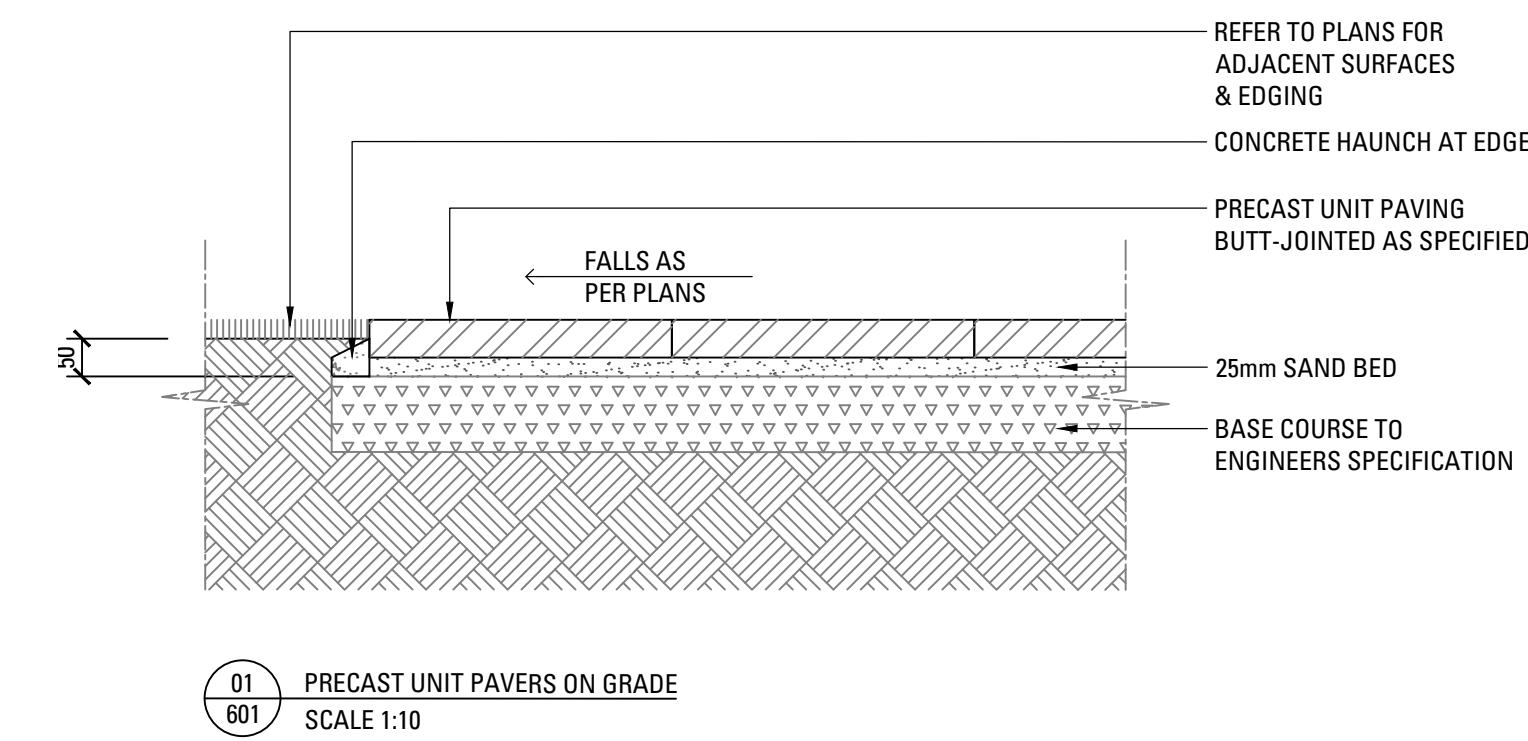
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE 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.



ARCADIA

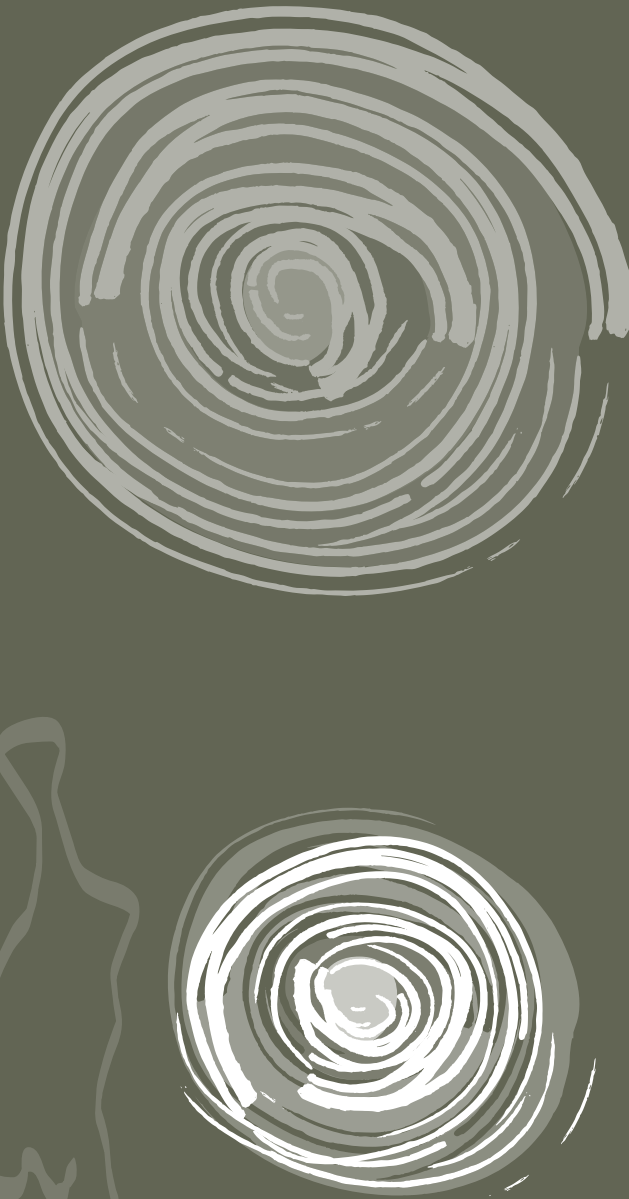
629-639 Pacific Highway, Chatswood Development Application

Prepared for
July 2024

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.

Draft	Issued 19 July 2023	Authorised by SJ, RC
Draft	Issued 27 July 2023	Authorised by SJ, RC
REV A	Issued 18 August 2023	Authorised by SJ, RC
REV B	Issued 7 Sep 2023	Authorised by NW, RC
REV C	Issued 31 July 2023	Authorised by MB
REV D	Issued 07 July 2025	Authorised by MB

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Connecting to Cammeraygal Country

Telling the story of the Cammeraygal/Gai-maraigal

The Cammeraygal/Gai-maraigal people were known and respected as a fierce and strong clan, adept travellers and knowledge-holders.

Resources link the Cammeraygal/Gai-maraigal people to the spear - the 'cammy' and also to the clever-ones - knowledge-holders that are said to communicate with ancestors and Dreaming spirits.

As a part of our design process, we have investigated Indigenous history to inform a Country-appropriate response. During our research, we have connected with the shared histories of ridgelines, travel and connection. For eons, Aboriginal people have made, travelled and cared for pathways - 'murus' - which were usually formed along ridgelines. Sacred murus used for ceremonial travel between nations stretched for thousands of kilometres through numerous nations - types of ancient highways. Songlines - songs that used stars to teach and guide pathways - connect Indigenous nations all around Australia and are an integral part of Aboriginal dreaming.

Located on a ridgeline, it is highly likely that the Pacific Highway was formed along sacred Cammeraygal/Gai-maraigal murus, which provides an opportunity for exploration of the themes surrounding totemic associations, topography, murus and songlines. This process should be enriched via collaboration with cultural leaders throughout the design process.

Regional Context



Chatswood is a thriving suburb within in Inner-Western Sydney that continues to grow as the area continues to density and grow. The area is home to 26,500 people who have been drawn into the inner city living, plentiful shopping and the multicultural influences that have shaped the area.....

LOCAL CENTERES

Historically, Willoughby's urban areas developed as a series of villages along the main ridgelines, each with their own identity, and always bounded by or close to large tracts of natural bushland, creek systems and national parks.

NATURAL SYSTEMS

The Chatswood area has undergone significant urban densification following its settlement and forms a break in the ecological corridors of Lane Cove National Park and Middle Harbour. The greater Willoughby area however does contains significant tracts of local bushland as well as a visually significant tree canopy across both natural and urban areas.

Strategic Context



FUTURE LANDUSE

The proposed development site lies at the boundary of B3 commercial zoned landuse and forms a key gateway site to the Chatswood CBD and transport interchange along Railway Street. The site has potential to provide enhanced precinct identity.



ACTIVE GROUND PLANE

There is currently a low occurrence of activated frontages in the site vicinity along Railway Street. By providing retail activated frontages, the proposed development site can provide even more vibrancy to an existing key pedestrian thoroughfare.



PUBLIC DOMAIN

The development site will act as a catalyst for public life by enhancing and extending public open space amenity within and adjacent the site, providing a strong anchor space to complement the proposed future square at the entrance to the transport interchange and associated public linkages.

People

Who is Chatswood ?

Chatswood is a vibrant and populous suburb, with a significant number of residents. The population has likely been growing due to its proximity to Sydney's CBD and its attractive amenities.

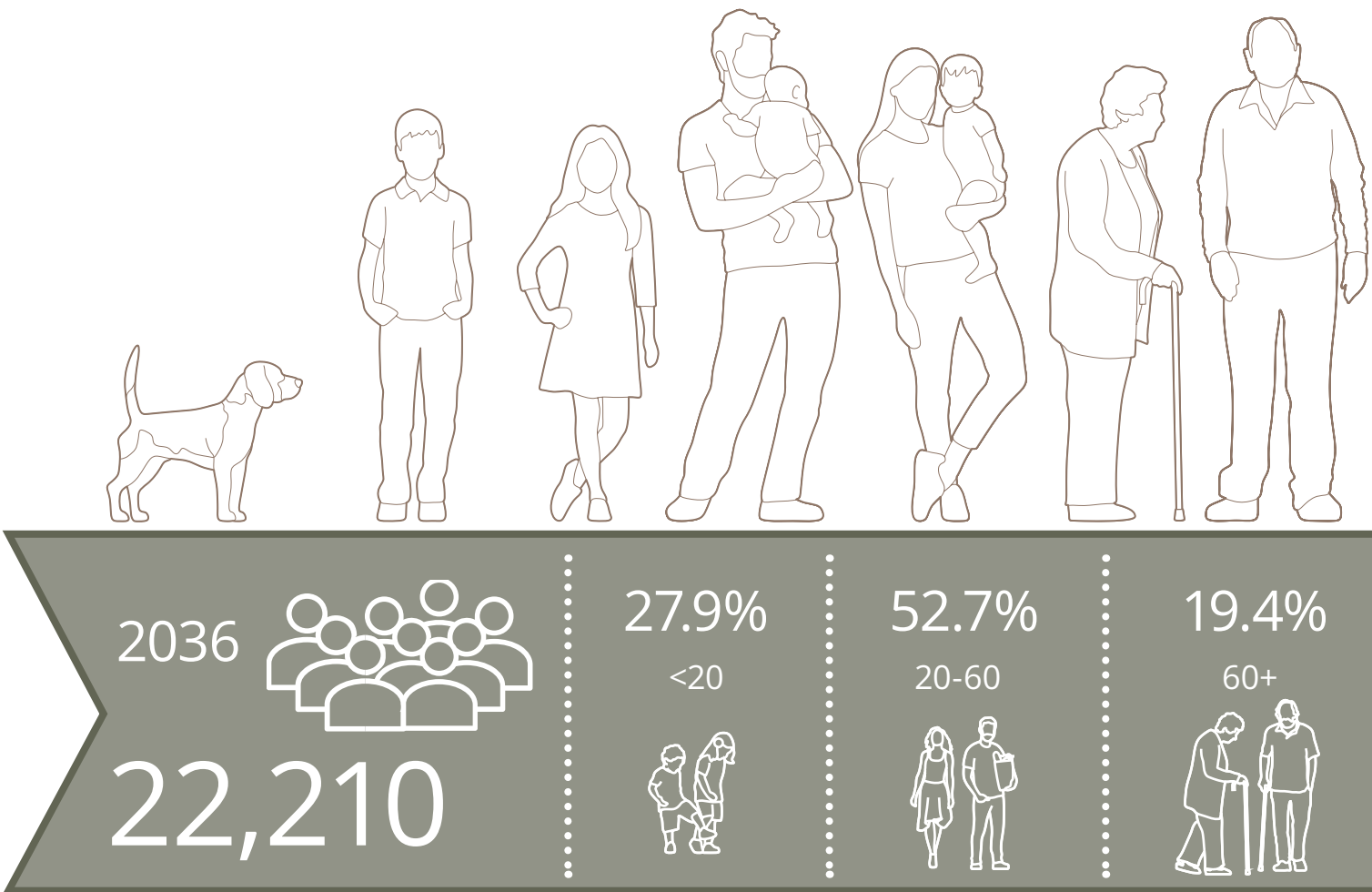
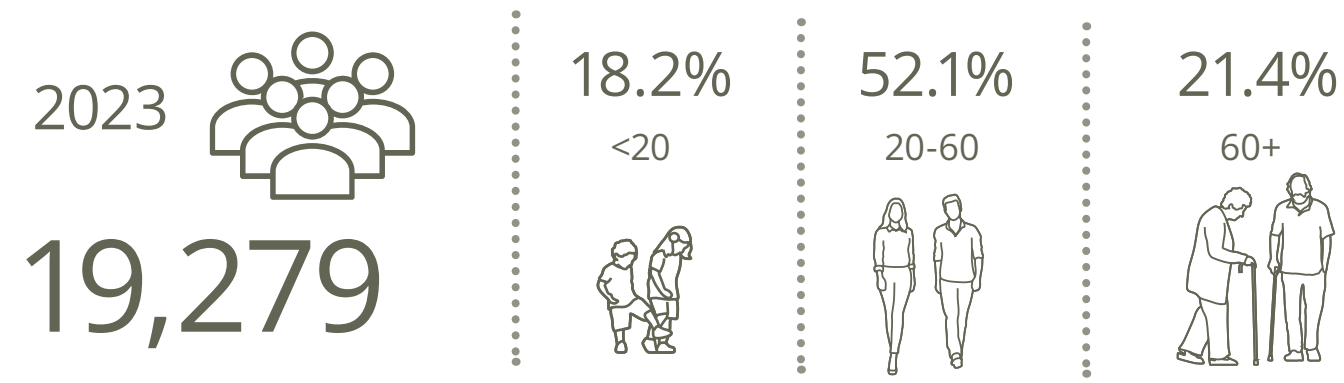
It is renowned for its multicultural environment. It has a substantial population of residents with diverse ethnic backgrounds, reflecting a broad range of cultures and traditions.

Chatswood's demographic makeup may include a higher percentage of educated individuals due to its accessibility to educational institutions and employment opportunities in nearby Sydney.

It offers a mix of residential options, including apartments, townhouses, and houses. Due to its proximity to the city and amenities, the cost of living and housing might be relatively higher compared to other suburbs in the region.

Given its multicultural nature, residents in Chatswood may speak a variety of languages, including English and other languages from different countries.

CHATSWOOD POP. STATS



Households



Ancestry



Source: Willoughby City Council, Population Forecast
<https://forecast.id.com.au/willoughby/about-forecast-areas?WebID=130>

“The challenge for any urban infill projects will be to provide for a wide range of aspirations and abilities with limited public space.”

Historical Timeline

Ancient Geological Context

The site is situated on the Hornsby plateau, a sedimentary sandstone plateau formed following the continental uplift of the late Triassic period. Millions of years of erosion from ancient Jurassic rivers formed the jagged, ventricular landscape characteristic of Sydney's ridge-lines, before draining into the vast and deep canyons we now call Sydney Harbour and Hawkesbury River. Following the last ice age (approximately 12,000 years ago), glacial melt caused the sea levels to rise, flooding drainage canyons and forming the rivers and harbours we know today.

Dreaming stories tell of the migration of our first people following the last ice age, from the flooding canyons to higher ground, where clan groups lived and cared for Country for thousands of years.

Cammeraygal/ Gai-maraigal

The Cammeraygal/Gai-maraigal Clan of the Guringai Nation are the traditional custodians of the land where Chatswood now stands. The Cammeraygal/Gai-maraigal people were known as fierce warriors and a strong people - it is thought that their name is derived from the word for spear, Cammy.

The Cammeraygal clan occupied the lands surrounding North Sydney, Willoughby and Neutral Bay for thousands of years. Evidence of complex stone tools points to an organised system of trade throughout the region. It is known through oral accounts and written accounts of colonisers that Koories travelled along songlines for trade and ceremony, many of these sacred paths form the highway system that we know today.

12,000BP - 1788

At the time of European arrival, the people of the Guringai nation occupied the lands North of Sydney Harbour to Hawkesbury River, including the land upon which Chatswood now stands.

A coastal people, the role of water was pivotal to the livelihood of the Guringai clans, who would travel along murus (pathways) between inland areas and coastal spots for agriculture, fishing and trade. Many of the arterial roads in Sydney are formed along these ancient murus, including the Pacific highway, upon which Chatswood is built around.

During the early years of colonisation, many of the clans that made up the Guringai Nation, including the Cammeraygal were decimated by small pox and became unable to maintain control of their ancestral lands.

Colonisation - present

Utilising the ancient Dharug and Guringai murus to establish trading routes, the lands North of Sydney were colonised during the early 1800s.

Once the rail arrived in the 1880s, the area quickly developed into a railway town and then a suburban haven to what it is today.

Site Analysis

- KEY
- B

BUS STOP

←

A1 HIGHWAY

M

CHATSWOOD METRO STATION

|||||

NORTH SHORE & WESTERN LINE

|||||

NORTH SHORE TO HORNSBY AND BEROWRA VIA CITY

|||||

METRO NORTH WEST LINE

—

GREEN LINK (7 MINUTE WALK 2 MINUTE CYCLE TO METRO)

□

SITE

■

SUMMER SUN

■

WINTER SUN
- An aerial map of the site area. A red dashed rectangle indicates the site location, situated at the intersection of Pacific Highway and Gordon Avenue. To the north of the site is Chatswood Oval. A green line, representing the Green Link, runs north from the site towards Chatswood Oval. Several bus stops, marked with a 'B' in a blue circle, are located along Pacific Highway and Gordon Avenue. The Chatswood Metro Station, marked with an 'M' in a blue circle, is located further north. Various colored lines represent different transport corridors: orange for the North Shore & Western Line, red for the North Shore to Hornsby and Berowra via City, and blue for the Metro North West Line. A 500M radius circle is centered on the site. A green arrow points from the site towards Chatswood Oval.
- TRANSPORT AND CONNECTIONS
- The site sits along major transport corridors being Pacific Highway and it is highly exposed with noise along this spine. It also brings community to key destinations being the Oval and Chatswood Station to the north.

Gordon Avenue is key turning point to pedestrian to skip the noise of Pacific Highway. This will connect them to key active transport corridor to key destinations mentioned above.
- A diagram overlaid on an aerial view of the site. It shows the sun's path for summer (orange arc) and winter (yellow arc) around the site. The summer sun path starts at 7PM, goes up to 12PM, and then down to 7AM. The winter sun path starts at 7AM, goes up to 12PM, and then down to 7PM. Concentric circles represent sun height percentages: 5%, 10%, 15%, 20%, and 25%. A red dashed rectangle outlines the site. A wind rose diagram is centered on the site, showing wind direction and frequency. The wind rose has several segments, with the largest ones pointing towards the site from the north and west. The diagram is overlaid on an aerial view of the site area, showing the surrounding streets and buildings.
- SOLAR ORIENTATION & WIND
- The site will receives maximum sunlight from its orientation, location and density arrangement around it. Most of the amenity will be composed to leverage this orientation and allowing residents and future community to enjoy this amenity with location of alfresco dining in the same direction.
- 08 629-639 Pacific Highway | Project No. 23-951
- ⌚

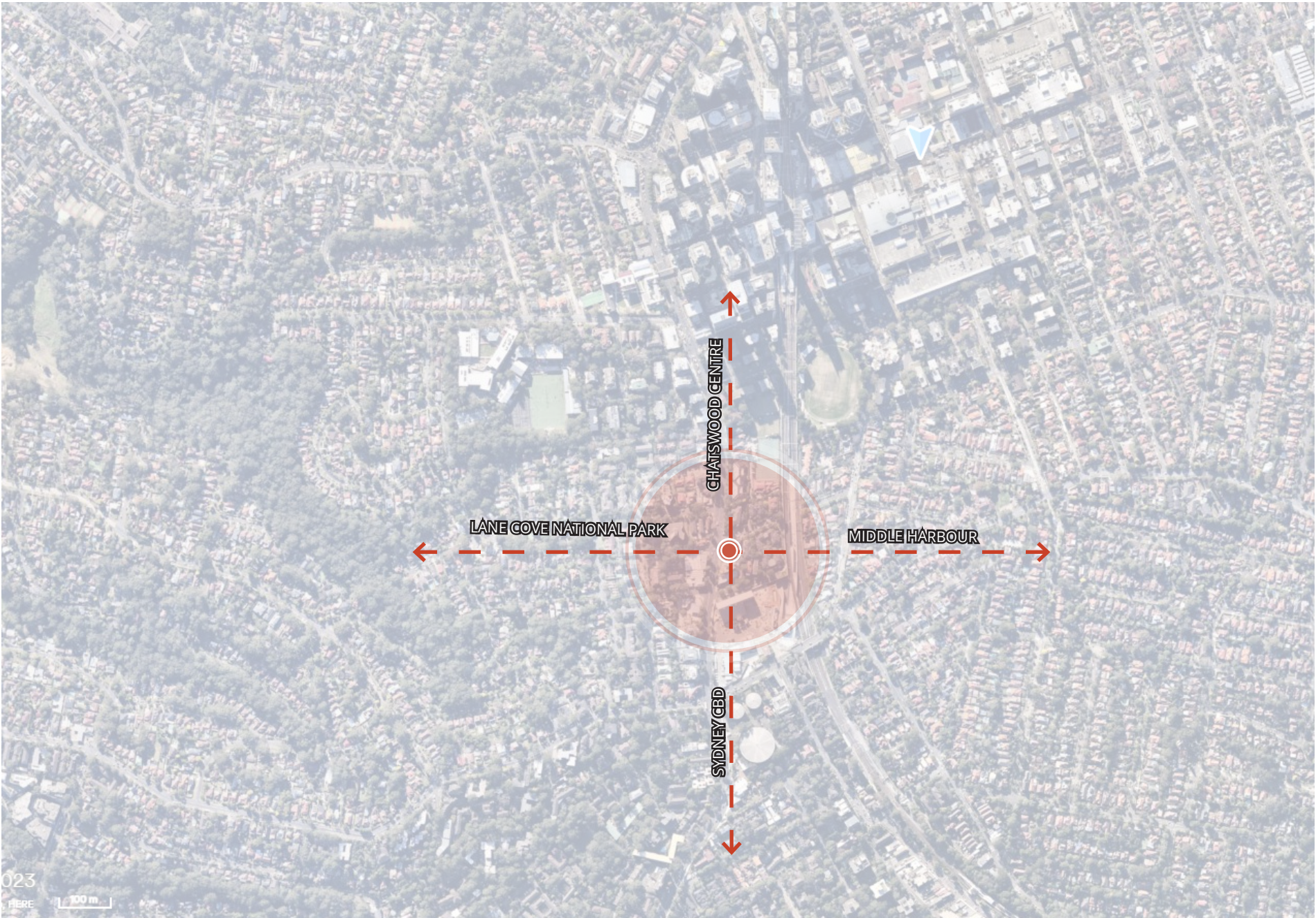
ARCADIA

Site Analysis

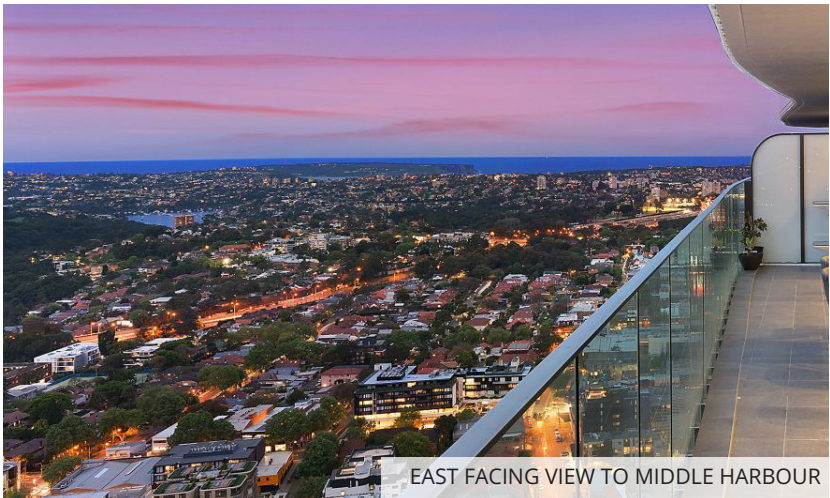
VIEWS AND VISTAS

The site sits along key ridgelines providing district views as you go above the groundfloor levels. This district views will provide skylines of Chatswood to the north, Lane Cove National Park to the west, North Sydney and Sydney CBD glimpse to the south and view towards middle harbour to the east.

Communal terraces are composed to leverage these key views and sightlines to provide borrowed landscape amenity to future residents and visitors.



NORTH FACING VIEW TO CHATSWOOD CENTRE



EAST FACING VIEW TO MIDDLE HARBOUR

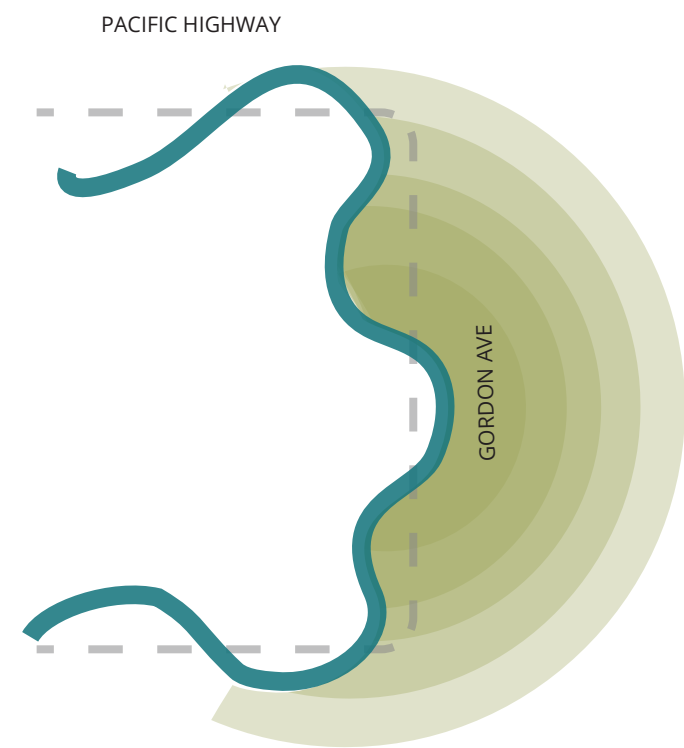


SOUTH FACING VIEW TO SYDNEY CBD

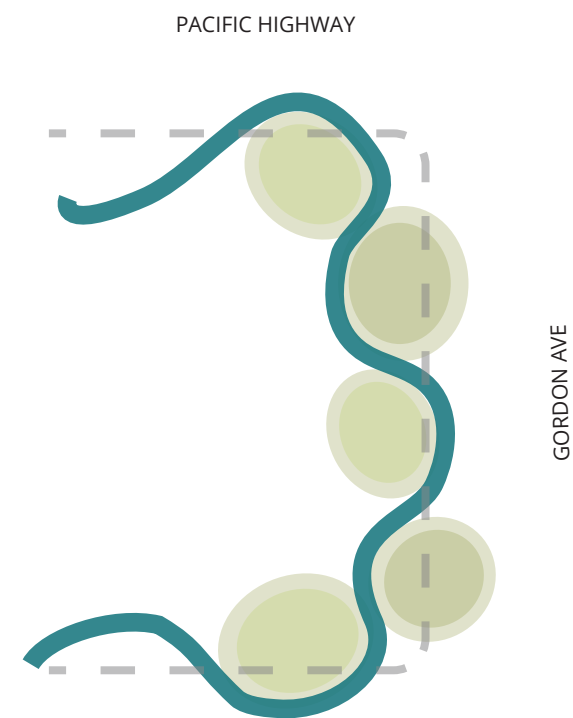


WEST FACING VIEW TO LANE COVE NATIONAL PARK

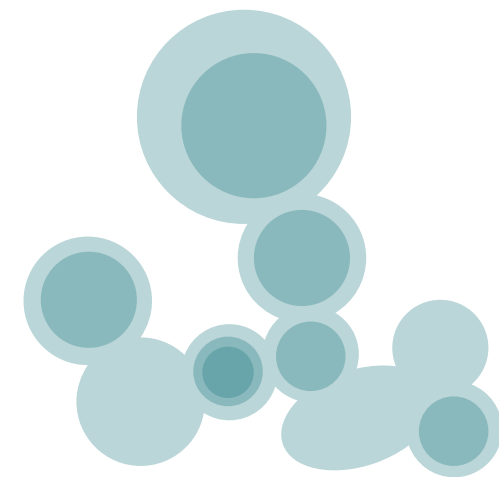
Design Principles



Enhance public domain and visual amenity for pedestrian and local residents

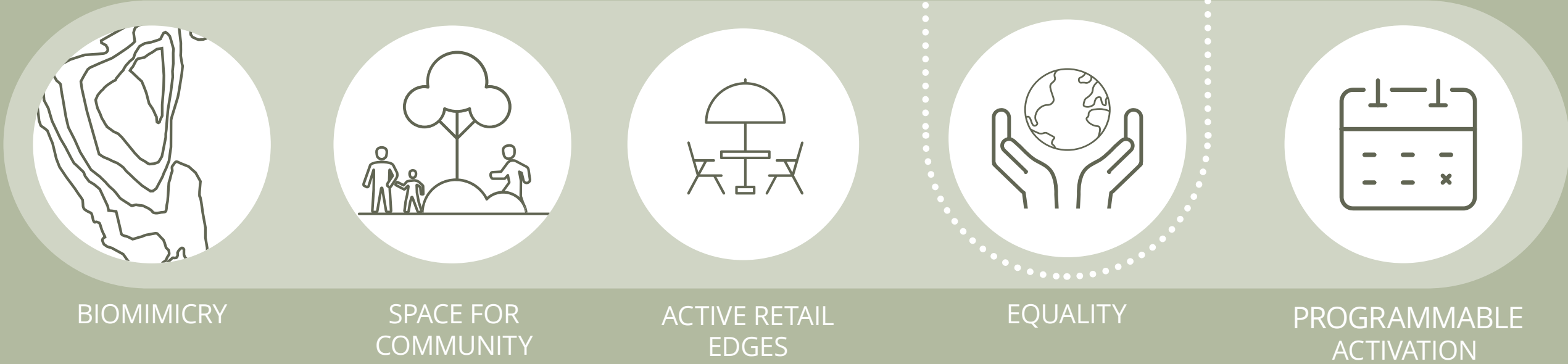


Expand urban greening with local plants to support urban habitat for fauna and insects



Provide contemporary community living amenity that builds social capital for residents

How to regenerate our
urban environment?



Landscape Concept Ground Floor

- KEY
- 1

BUILDING ACCESS
- 2

RETAIL SEATING IN PLANTER
- 3

STREET VERGE/ TREE PLANTING
- 4

LUSH RAISED PLANTER BED
- 5

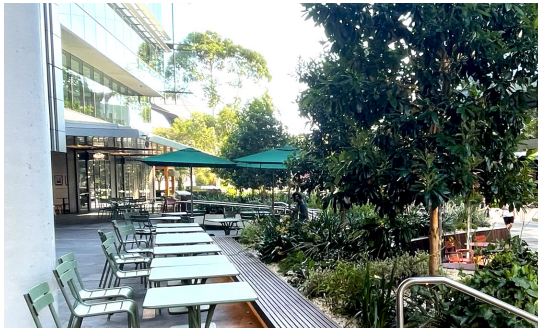
COBBLE STONE PAVING AT ENTRY OF HAMMOND LANE
- 6

PUBLIC ART - SIGNAGE ON PLANTER WALL
- 7

HYDRANT BOOSTER
- SITE BOUNDARY



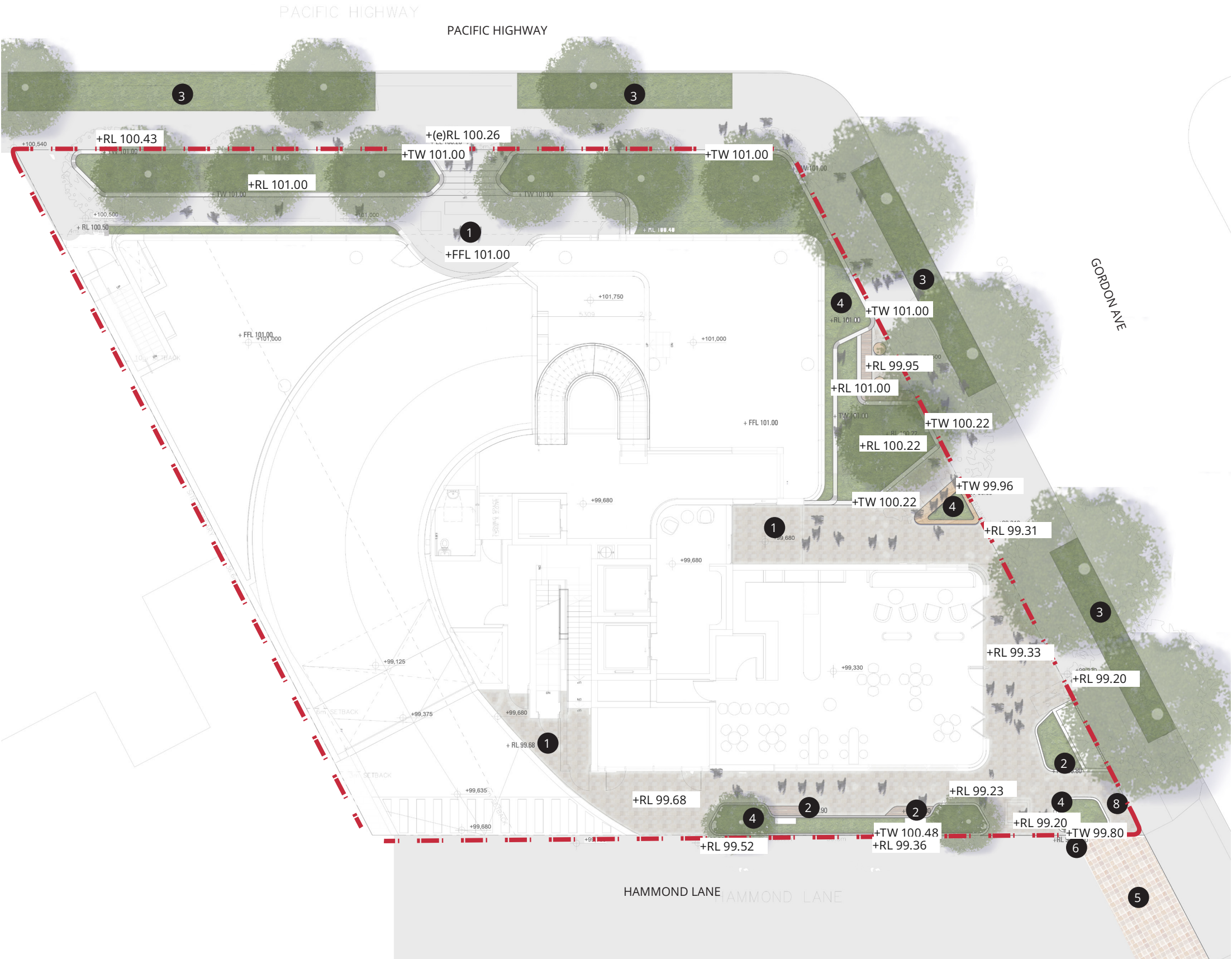
LUSH RAISED PLANTER WITH SEATING



RETAIL SEATING IN PLANTER



COBBLE STONE PAVEMENT



Soil Depth Plan Ground Floor

- KEY
- DEEP SOIL
 - PLANTER SOIL DEPTH OVER 600MM
 - PLANTER SOIL DEPTH 1000MM
 - SITE BOUNDARY
 - BASEMENT 1 BOUNDARY

Soil Depth Requirements to Promote Healthy Tree Growth

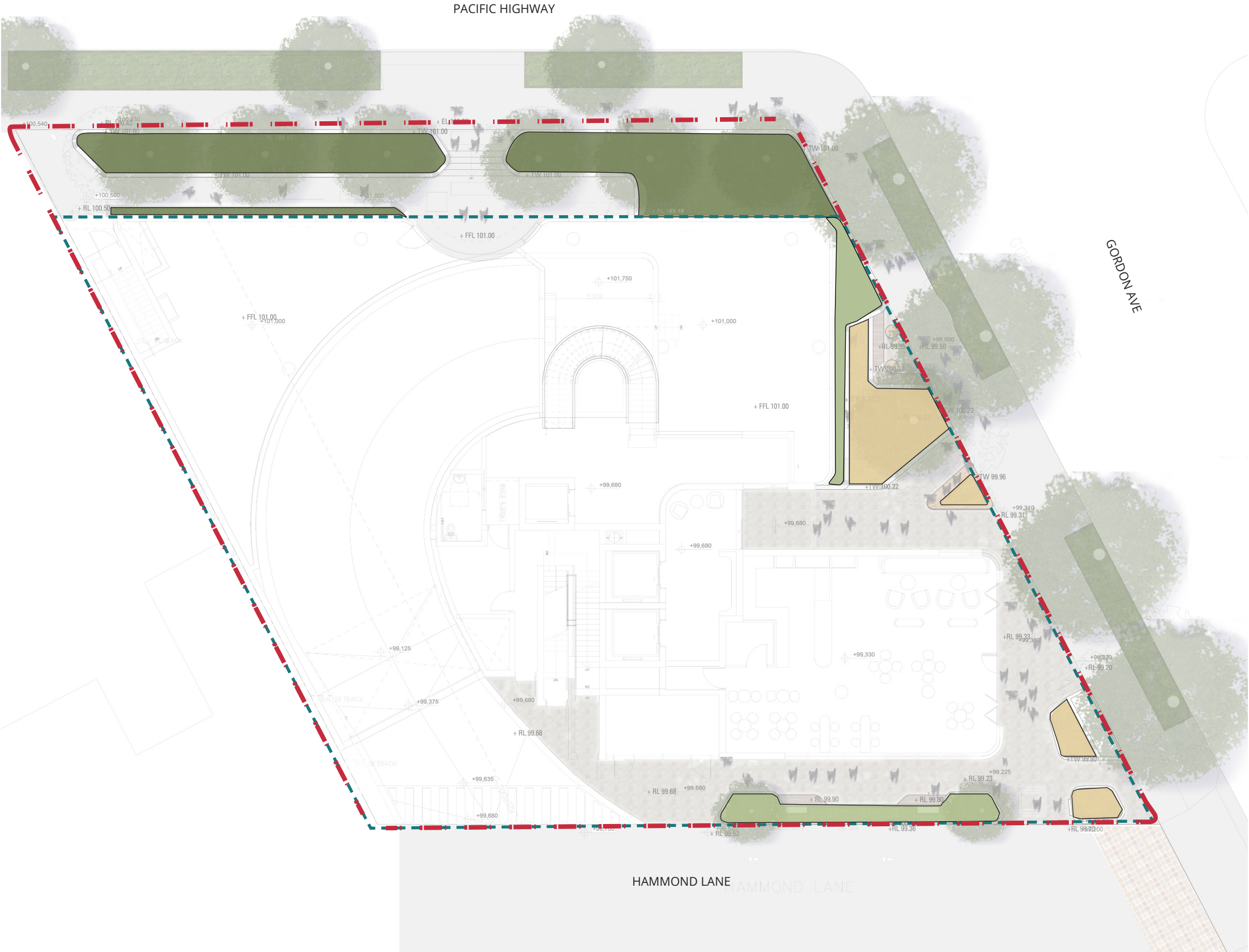
Proposed planting over structure have been designed to meet the minimum soil standards and best practice guidelines identified in the Apartment Design Guide - NSW Department of Planning, Section 4P.

Raised planters over structure provide contiguous soil volume that is suitable for tree planting and in line with ADG's standards as below:

- Small Trees (6-8m high) – 9m3 soil per tree – Minimum soil depth 800mm
- Medium Trees (8-12m high) – 35m3 soil per tree – Minimum soil depth 1000mm
- Large Trees (12-18m high) – 150m3 soil per tree – Minimum soil depth 1200mm

Other raised podium planters include a minimum soil depth of 500mm for shrubs, 400mm for groundcovers and 200mm for turf areas.

Moreover, planting zones located within the 4 metre setback along the Pacific Highway frontage allows for soil depths greater than 6 metres and is connected to deep soil areas outside of our property boundary.



Landscape Concept

Level 02 - Communal Roof Terrace

- KEY
- 1

INTEGRATED BENCH SEATING IN RAISED PLANTER
- 2

BBQ AMENITIES
- 3

EXTENDABLE DINING TABLE
- 4

TREE PLANTING IN 1200MM MOUND UP SOIL
- 5

LOUNGE SEATING WITH ROUND TABLE
- 6

GAME & ACTIVITY SPACE
- 7

HIGH TABLE BENCH AND SEATING
- 8

PING-PONG AND FOOTBALL TABLES
- 9

LUSH RAISED PLANTER BED
- 10

BESPOKE CABANAS
- 11

SUN LOUNGE DECK
- 12

CASCADING PLANTER 700MM SOIL DEPTH
- SITE BOUNDARY



BESPOKE CABANAS



CASCADING PLATING ON PARAMETER



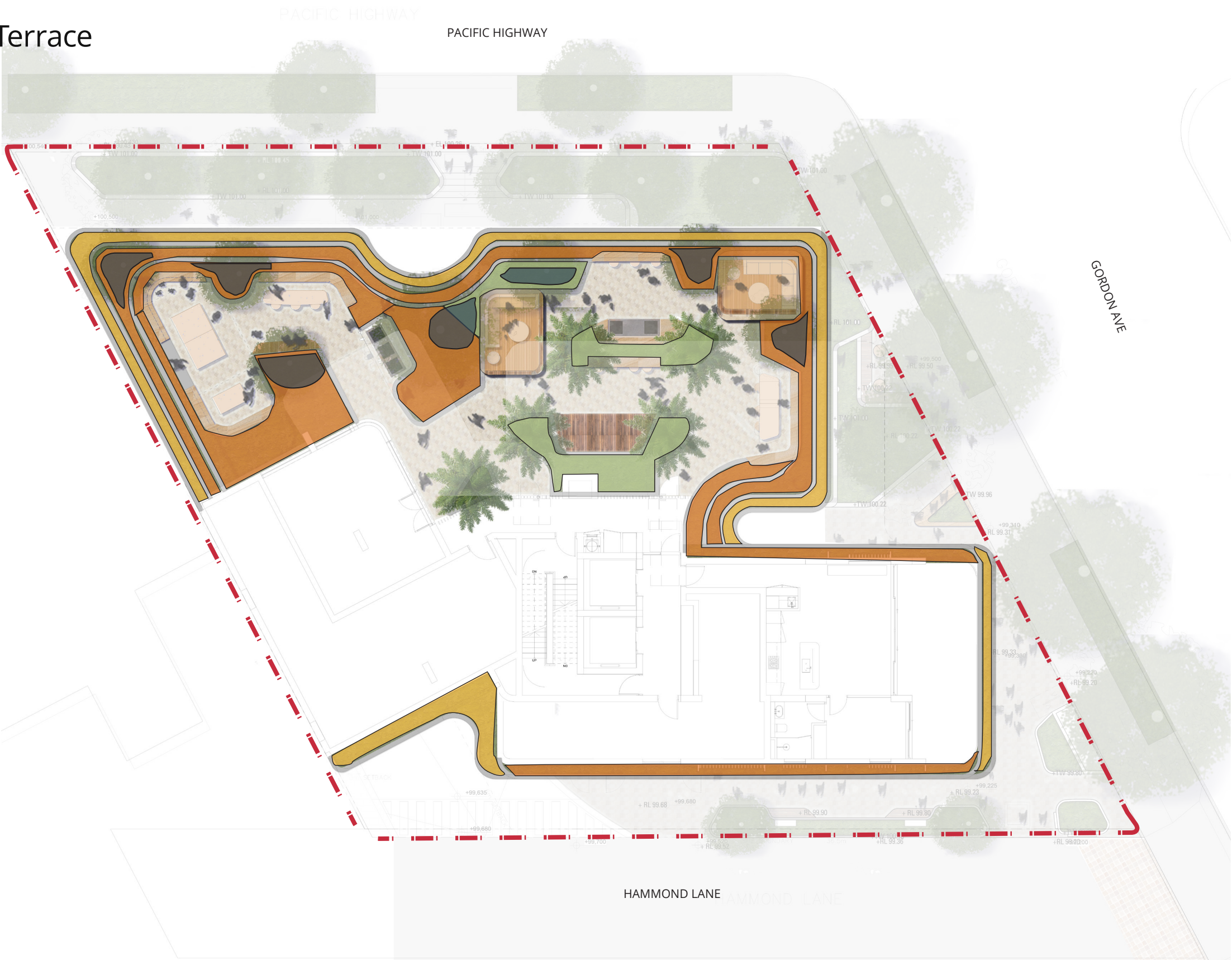
SEATING BENCH IN PLANTER



BBQ AMENITIES

Soil Depth Plan Level 02 - Communal Roof Terrace

- KEY
- PLANTER SOIL DEPTH 550MM
 - PLANTER SOIL DEPTH 700MM(LEVEL 1 PARAMETER)
 - PLANTER SOIL DEPTH 900MM
 - SOIL DEPTH MOUND UP TO 1200MM
 - SITE BOUNDARY



Landscape Concept

Level 03 - Green Roof & Outdoor Communal Space

- KEY
- 1

GREEN ROOF
- 2

AUGMENTED CLIMBING WALL
- 3

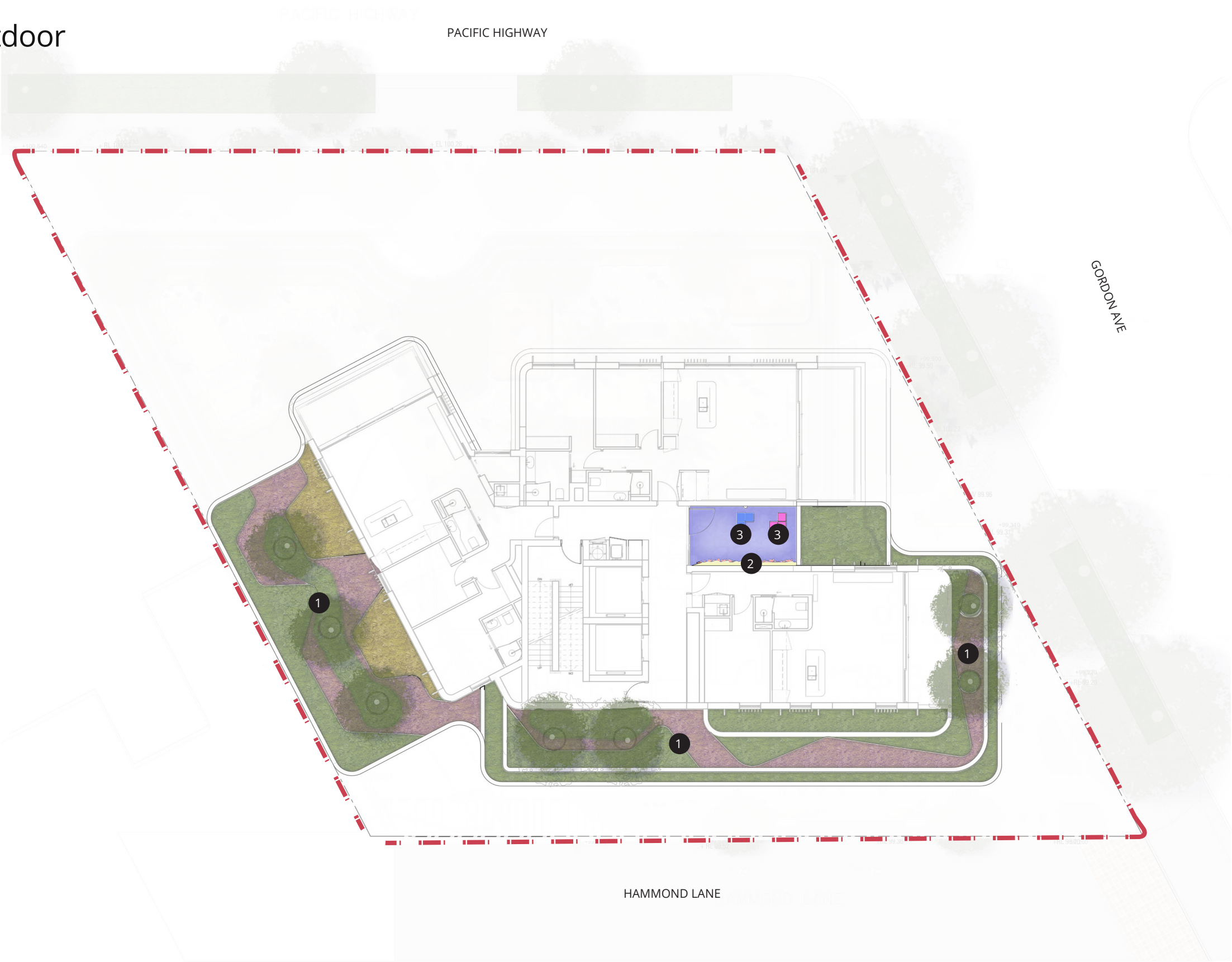
EPDM SOFTBLOCKS
- SITE BOUNDARY



AUGMENTED CLIMBING WALL

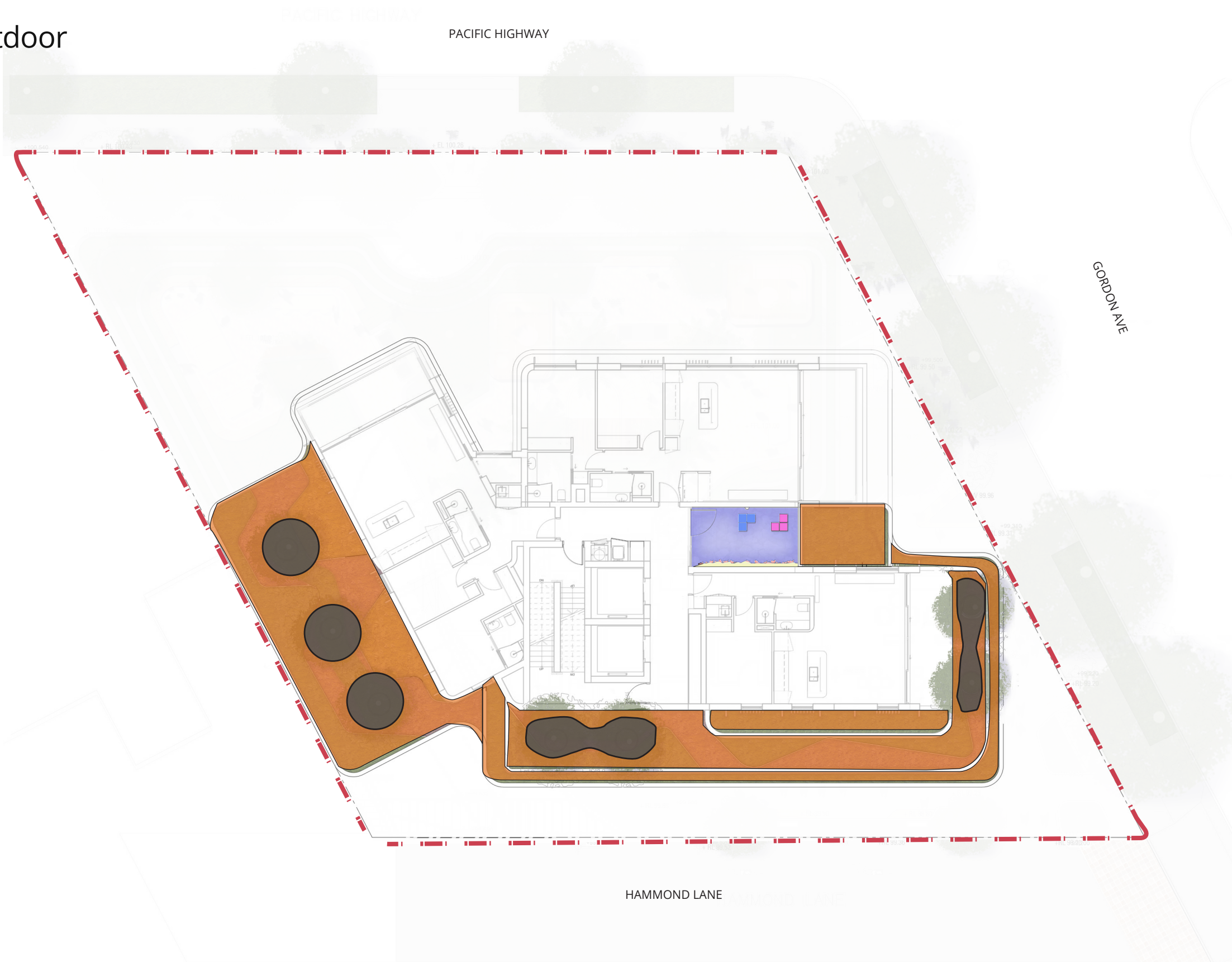


GREEN ROOF



Soil Depth Plan
Level 03 - Green Roof & Outdoor
Communal Space

- KEY
- SOIL DEPTH MOUNDED UP TO 1200MM
 - PLANTER SOIL DEPTH 550MM
 - SITE BOUNDARY



Landscape Concept

Level 26 - Private Roof Terrace

- 1 OUTDOOR DINING TABLE WITH CHAIRS
- 2 BBQ AMENITIES
- 3 PRIVATE JACUZZI
- SITE BOUNDARY



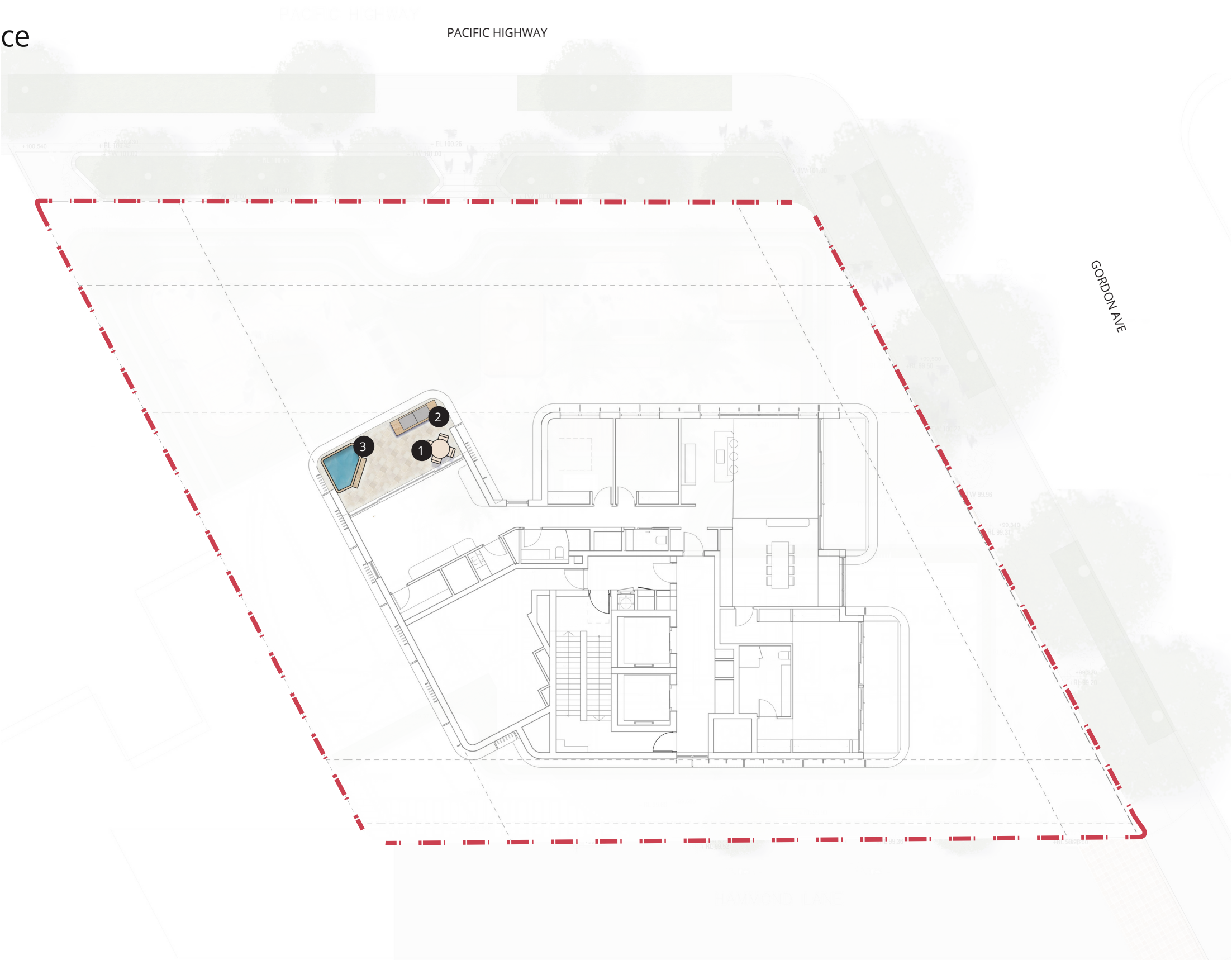
PRIVATE JACUZZI



OUTDOOR DINING TABLE



BBQ AMENITIES



ARCADIA