

PROPOSED MIXED USE DEVELOPMENT

1 VENO STREET, HEATHCOTE NSW 2233

LANDSCAPE CONCEPT PLAN

04.07.2024

FOR COORDINATION
ISSUE F

DRAWING LIST:

- L-01 Coversheet
- L-02 Overall Landscape Masterplan
- L-03 Soil Depth Plan
- L-04 Landscape Masterplan - Bldg A Ground Floor + Level 01
- L-05 Landscape Masterplan - Bldg A Level 05
- L-06 Landscape Masterplan - Bldg B+C Ground Floor
- L-07 Landscape Section 01
- L-08 Landscape Sections 02
- L-09 Landscape Section 03
- L-10 Landscape Section 04
- L-11 Landscape Section 05
- L-12 Landscape Section 06
- L-13 Plant Palette
- L-14 Typical Specification + Maintenance Notes
- L-15 Typical Landscape Details 01
- L-16 Typical Landscape Details 02

ARCHITECT:



CLIENT:

DK
HEATHCOTE
PTY LTD

LANDSCAPE ARCHITECT:



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OVERALL LANDSCAPE MASTER PLAN



CONTEXT PLAN

KEY



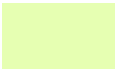


- SITE BOUNDARY
- EXTENT OF BASEMENT BELOW
- EXISTING TREE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- PROPOSED PALMS REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
- TURF REFER TO DETAIL
- CONCRETE SURFACE TO ARCHITECT'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS
- BRICK PAVING TO MATCH HEATHCOTE TOWN CENTRE
- STEPPING STONES

SOIL DEPTH PLAN

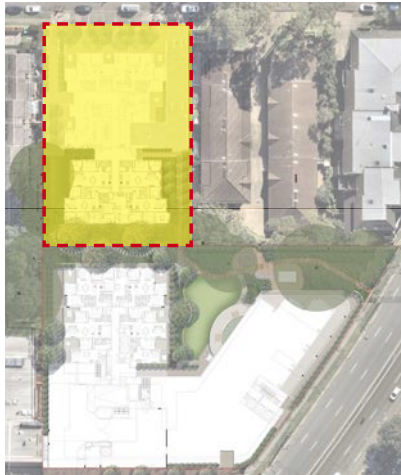
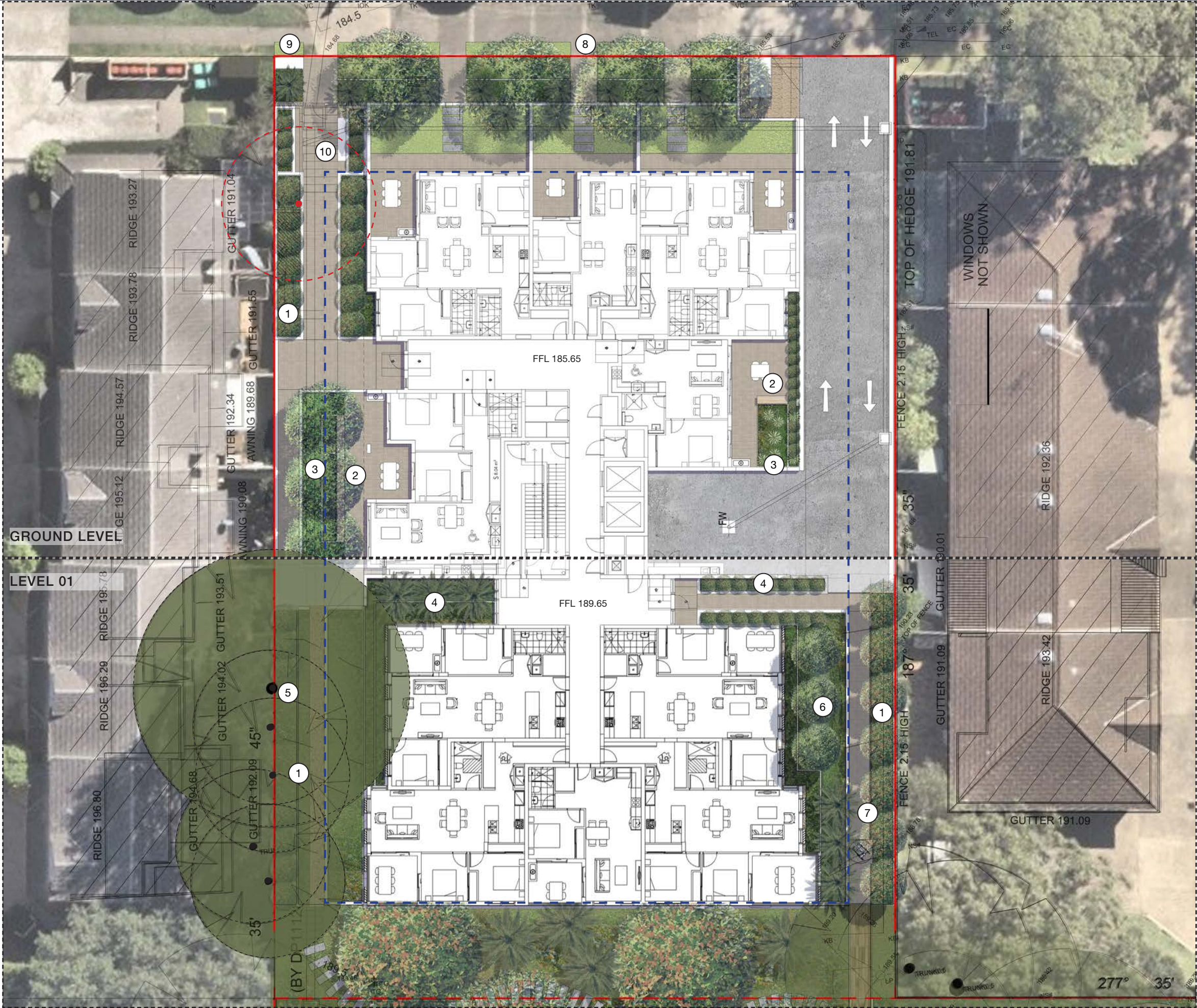


CONTEXT PLAN

SOIL DEPTH KEY

LEGEND	SOIL DEPTH	AREA (m ²)	VOLUME (m ³)
	1200mm	9.62m ²	11.54m ³
	1100mm	108.57m ²	119.43m ³
	1000mm	140.57m ²	140.57m ³
	800mm	21.99m ²	17.59m ³
	600mm	143.02m ²	85.81m ³

LANDSCAPE CONCEPT PLAN - BLDG A GROUND LEVEL + LEVEL 01



CONTEXT PLAN

KEY

- SITE BOUNDARY
- EXTENT OF BASEMENT BELOW
- EXISTING TREE RETAINED
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- MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
- TURF REFER TO DETAIL
- CONCRETE SURFACE TO ARCHITECT'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS
- STEPPING STONES

DESIGN NOTES

- DEEP SOIL ZONE
- SANDSTONE SEAT
- 1m HT PLANTER BOX
- 600mm HT PLANTER BOX
- EXISTING TREES TO BE RETAINED
- SOIL MOUNDED TO 800mm DEPTH
- SCREENING TREES (6-8m HT)
- TURPENTINE TREE PLANTING
- BOOSTER ASSEMBLY TO ENGINEER'S DETAILS
- MAILBOX TO ARCHITECT'S DETAILS

PROJECT
PROPOSED MIXED USE DEVELOPMENT
1 VENO STREET, HEATHCOTE
NSW 2233

DRAWING TITLE
LANDSCAPE CONCEPT PLAN
- BLDG A GROUND LEVEL +
LEVEL 01

PROJECT NO.
H8-24022

PURPOSE
FOR
COORDINATION

SCALE
1:250 @A3

REVISION
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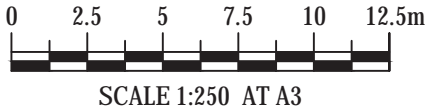
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04.07.2024

DRAWN
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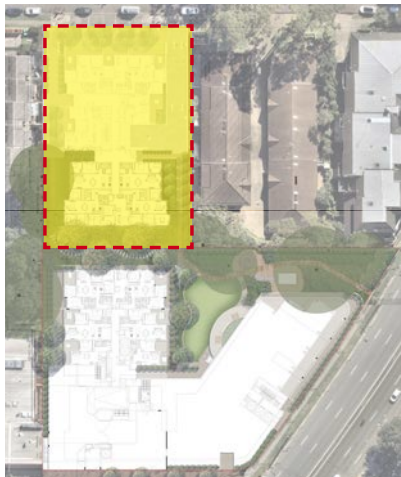
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DV

PAGE
L04

CLIENT
DK HEATHCOTE
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LANDSCAPE CONCEPT PLAN - BLDG A LEVEL 05



CONTEXT PLAN

KEY

- SITE BOUNDARY
- EXTENT OF BASEMENT BELOW
- EXISTING TREE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
- PAVED SURFACE TO ARCHITECT'S DETAILS

DESIGN NOTES

- 1m HT PLANTER BOX WITH SMALL TREE
- SANDSTONE SITTING CUBES
- "OFF THE SHELF" PLANTER WITH SEATING BY QUATRO DESIGN
- TABLES WITH BENCHES
- BENCH
- PERGOLA
- BBQ AREA

LANDSCAPE CONCEPT PLAN - BLDG B+C GROUND LEVEL



CONTEXT PLAN



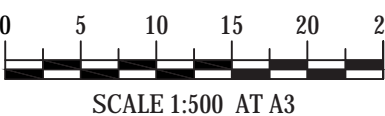
KEY

- SITE BOUNDARY
- BASEMENT LINE
- EXISTING TREE RETAINED
- PROPOSED TREE PLANTING
REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS
REFER TO DETAIL AND PLANT SCHEDULE
- PAVED SURFACE
TO ARCHITECT'S DETAILS
- COMPACTED DECOMPOSED
GRANITE SURFACE
- BRICK PAVING TO MATCH
HEATHCOTE TOWN CENTRE

DESIGN NOTES

- TURF AREA (OVER DEEP SOIL)
- SITTING WALL
- ROOF OVER TO ARCHITECT'S DETAILS
- TABLES AND SEAT
- 2X BBQ (ON BENCH)
- BUSH TUCKER GARDEN
- GAZEBO
- BOARDWALK
- "CUBBY" HOUSE (FOR KIDS)
- STEPPING STONES / ACCESS PATH
- PLANTER BOX (MIN. 1m HT)
- TURPENTINE TREE PLANTING (PROPOSED)
- Tristaniopsis laurina* STREET TREE PLANTING TO COUNCIL'S SPECIFICATION
- BRICK PAVING + BANDS TO MATCH HEATHCOTE TOWN CENTRE
- EXISTING FOOTPATH + TURF VERGE RETAINED
- "RAINFOREST" STYLE ENDEMIC PLANTING

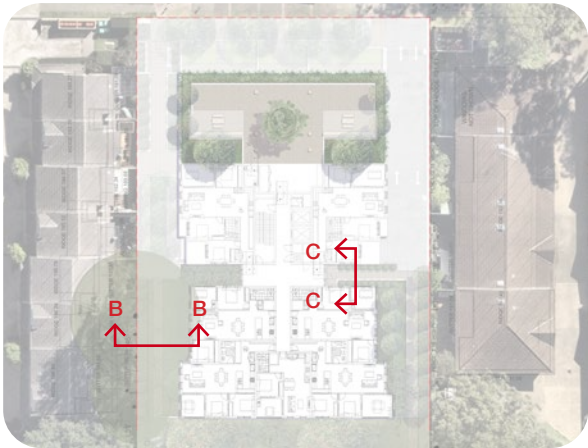
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LANDSCAPE SECTIONS 01



LANDSCAPE SECTIONS 02



KEYPLAN

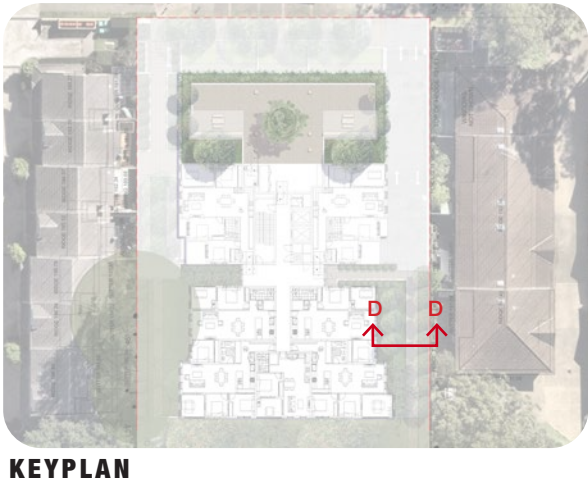


01 SECTION B-B
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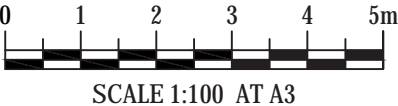


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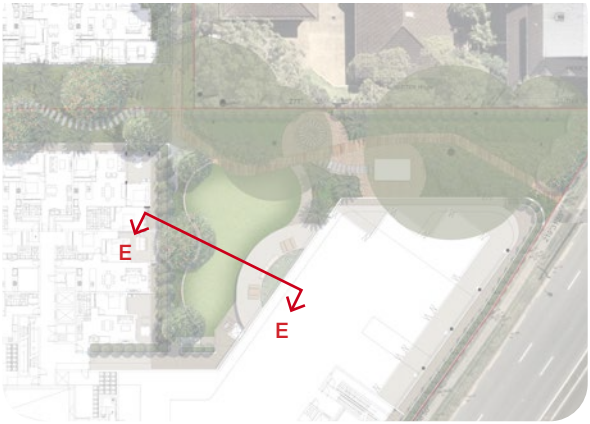
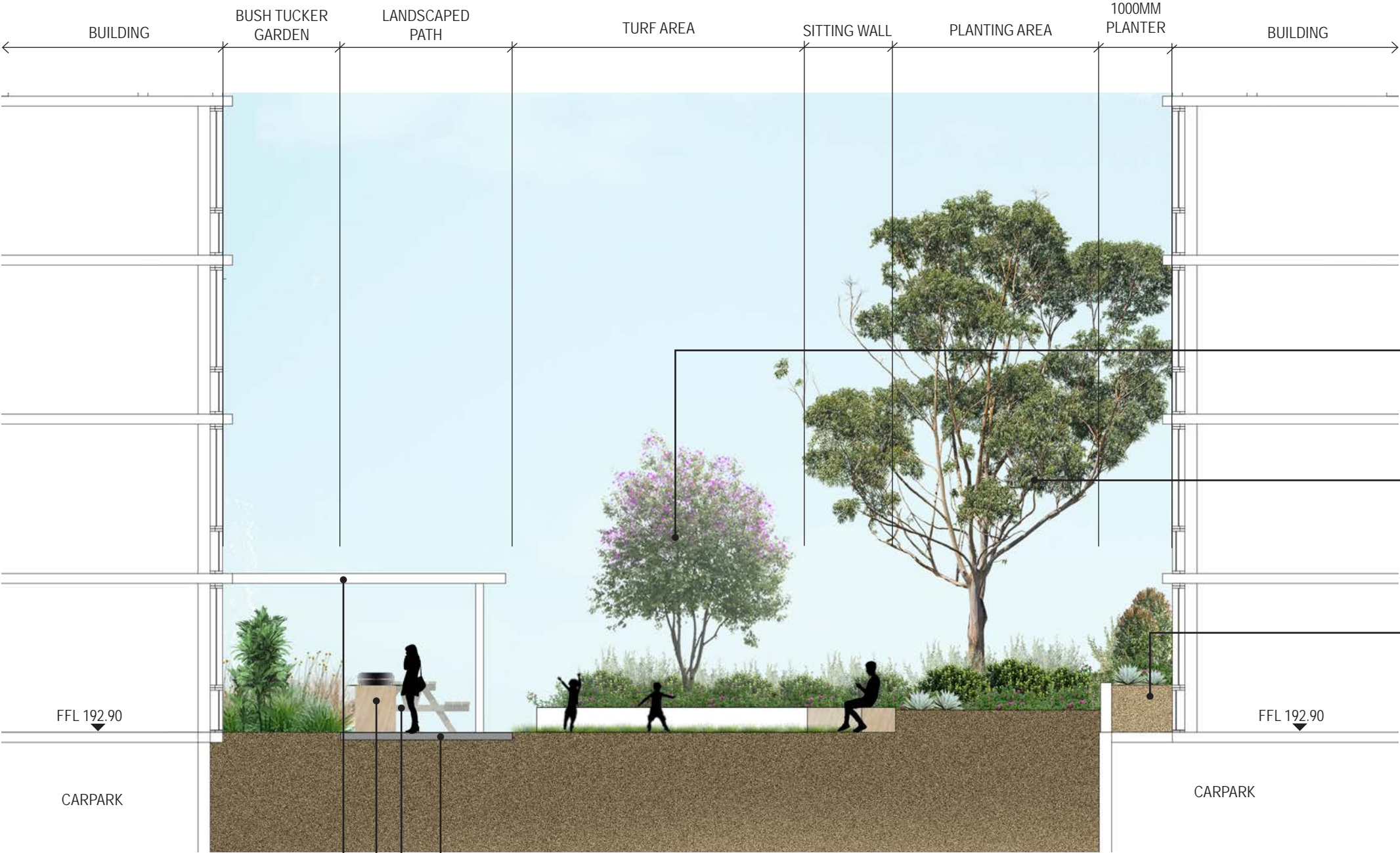
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LANDSCAPE SECTION 04



KEYPLAN

PROPOSED SMALL
FEATURE TREE
(3-5M HT)

PROPOSED LARGE
FEATURE CANOPY
TREE
(TURPENTINE)

1m DEPTH PLANTER BOX
(PLANTER TUB)

FFL 192.90

CARPARK

FFL 192.90

CARPARK

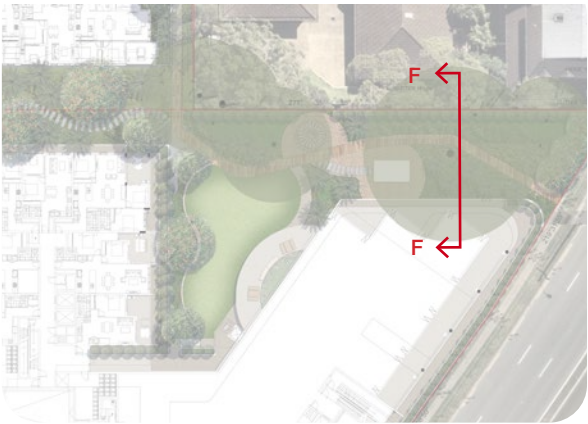
01 SECTION E-E
Scale 1:100@A3

FOOT PATH
TABLE AND SEAT
BBQ BENCH
ROOF OVER TO
ARCHITECT'S DETAILS

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED MIXED USE DEVELOPMENT 1 VENO STREET, HEATHCOTE NSW 2233	LANDSCAPE SECTION 04	H8-24022	FOR COORDINATION	1:100 @A3	F	04.07.2024	KM	DV	L 10	DK HEATHCOTE PTY LTD



LANDSCAPE SECTION 05



KEYPLAN

01 SECTION F-F
Scale 1:100@A3

LANDSCAPE SECTION 06



PLANT PALETTE

PLANT SCHEDULE

CODE	BOTANICAL NAME	POT SIZE	DENSITY
TREES			
ELA RET	<i>Elaeocarpus reticulatus</i>	75L	As Shown
TRI LAU	<i>Tristaniopsis laurina</i> 'Luscious'	100L	As Shown
MAG COL	<i>Magnolia</i> 'Coolwyn Gloss'	200L	As Shown
HOW FOR	<i>Howea forsteriana</i>	400L	As Shown
CYA AUS	<i>Cyathea australis</i>	75L	As Shown
BAN INT	<i>Banksia integrifolia</i>	100L	As Shown
SHRUBS			
GRE ROB	<i>Grevillea</i> 'Robyn Gordon'	200mm	2/m²
PIT MIS	<i>Pittosporum</i> 'Miss Muffet'	200mm	3/m²
ALC SIL	<i>Alcantarea</i> 'Silver Plum'	200mm	As Shown
AGA ATT	<i>Agave attenuata</i>	200mm	As Shown
SYZ AUS	<i>Syzigium australe</i> 'Southern Form'	300mm	1/m²
CAL CIT	<i>Callistemon citrinus</i>	300mm	1/m²
DOR EXC	<i>Doryanthes excelsa</i>	300mm	1/m²
WES FRU	<i>Westringia fruticosa</i>	200mm	2/m²
COR ALB	<i>Correa alba</i>	200mm	2/m²
PHI XAN	<i>Philodendron Xanadu</i>	200mm	2/m²
TEL SPE	<i>Telopea speciosissima</i>	200mm	2/m²
BAN SPI	<i>Banksia spinulosa</i>	200mm	2/m²
GROUNDCOVERS			
DIC SIL	<i>Dichondra</i> 'Silver falls'	150mm	4/m²
GRE ROY	<i>Grevillea</i> 'Royal Mantle'	150mm	4/m²
CAR GLA	<i>Carpobrotus glaucescens</i>	150mm	4/m²
HAR VIO	<i>Hardenbergia violacea</i>	150mm	4/m²
LOM LON	<i>Lomandra longifolia</i>	150mm	4/m²
TET TET	<i>Tetragonia tetragonioides</i>	150mm	4/m²
DIA CAE	<i>Dianella caerulea</i>	150mm	4/m²



NOTE:
Plant species sourced from Sutherland Shire Environmental Specification 2020
Plant Selection Guide

TYPICAL SPECIFICATION + MAINTENANCE NOTES

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.

PLANTING MIXTURE - (300mm DEPTH)

Imported Garden Mix.
Type: Premium
Available: Australian Native Landscapes (ANL)

TURF SOIL MIX (150mm DEPTH)

Type: Turf underlay
Available: Australian Native Landscapes (ANL)

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: (75mm DEPTH)
Type 1:
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 “GO Compost” as available from Soilco or approved equal.

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 Shirleys No. 17 or approved equal 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. 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.

TURF

Obtain turf from a specialist grower of cultivated turf. turf shall be of even thickness, free from weeds and other foreign matter; lay in stretcher pattern with joints staggered and close butted, perpendicular to gradient of FSL. Water immediately after laying.
TURF TYPE: Couch (Confirm with council prior to construction)

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, re-seeding, 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. Landlord to maintain all landscape areas in perpetuity (life of the development).

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 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

General: Prune to reflect the natural growth flowering and regrowth habit of the individual species. Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.
Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.
Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified ‘arborist’.

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. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

PEST AND DISEASE 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, re-seeding, 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.

MAITENANCE PERIOD: (26 Weeks) - Confirm with Project Manager

IRRIGATION PERFORMANCE SPECIFICATION NOTES

IRRIGATION OVERVIEW - Confirm with Project Manager at tender stage

EXTENT (Setback, Carpark, Garden and Turf Areas)

All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump

DRIPLINE

Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers.
Install line at 500mm spacings with the first line to be 150mm in from edge. Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

CONTROL VALVES

24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side. Controller to be Toro greenkeeper or approved equal with a rain switch. Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.

CONTROL WIRES


Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

Provide a backflow prevention device to Sydney water standards AS 3500.

RELEVANT AUSTRALIAN STANDARDS

Soil: AS4419, AS3743, AS4454.
Mulch: AS4454.
Tree Stock: AS2303.
Pruning: AS4373.
Tree Protection: AS4970.
Contractors to comply with the above Australian Standards.

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED MIXED USE DEVELOPMENT 1 VENO STREET, HEATHCOTE NSW 2233	TYPICAL SPECIFICATION + MAINTENANCE NOTES	H8-24022	FOR COORDINATION	NTS	F	04.07.2024	KM	DV	L 14	DK HEATHCOTE PTY LTD

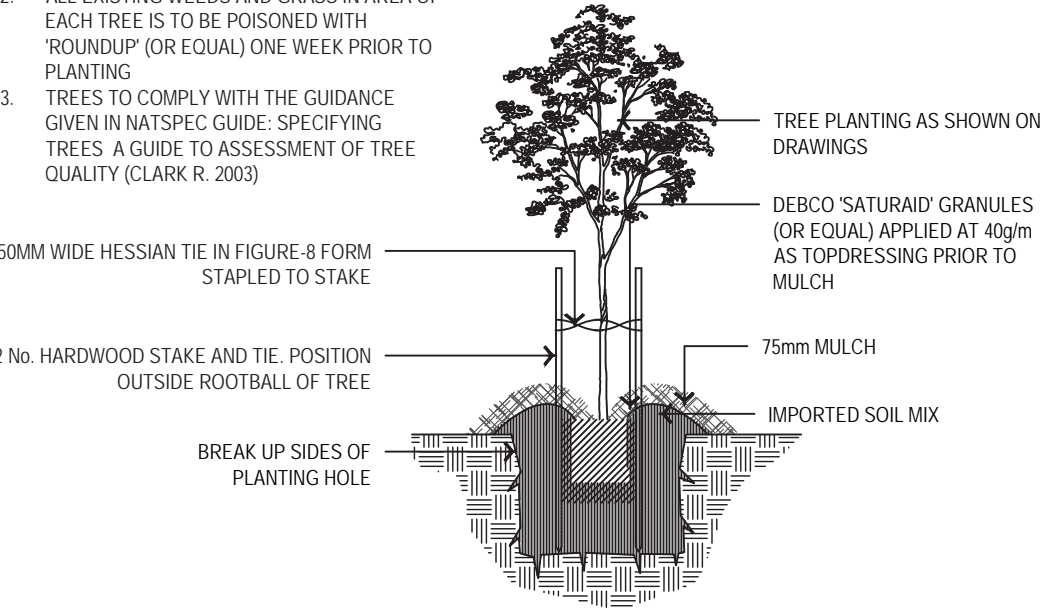


HABIT8
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TYPICAL LANDSCAPE DETAILS 01

NOTE:

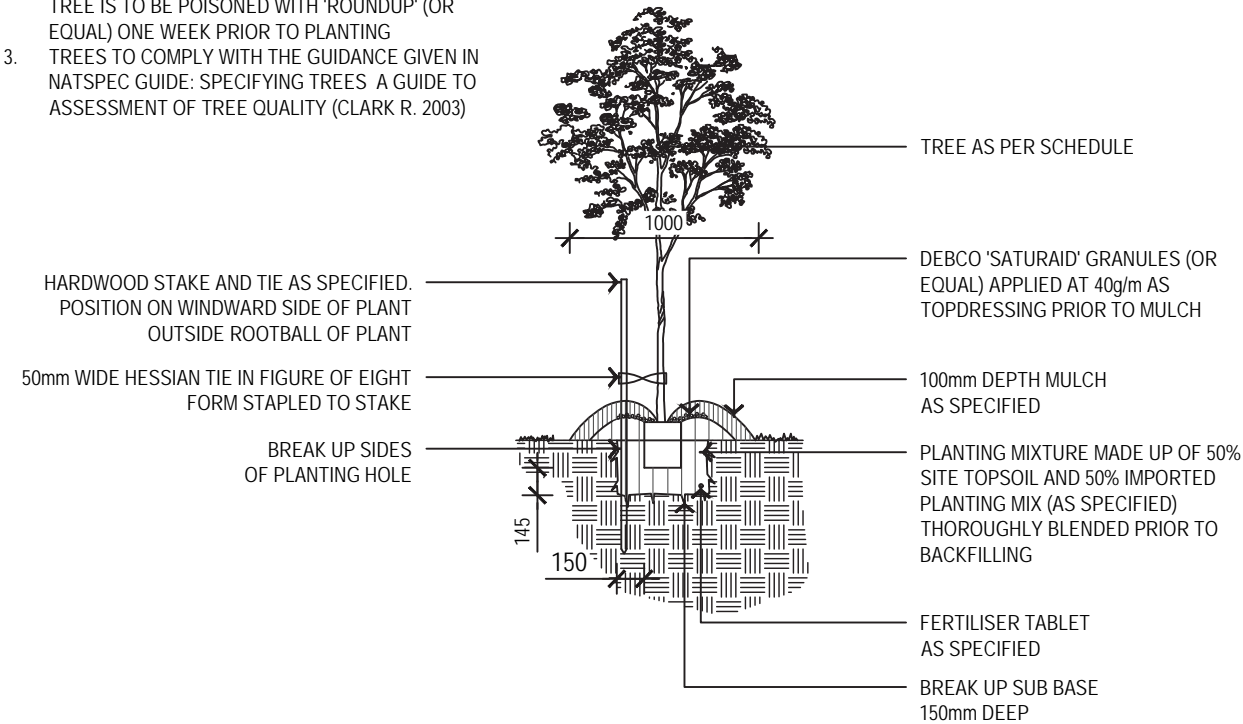
- 1. ENSURE PLANTS ARE WATERED THOROUGHLY PRIOR TO PLANTING AND IMMEDIATELY FOLLOWING PLANTING PROCEDURE
- 2. ALL EXISTING WEEDS AND GRASS IN AREA OF EACH TREE IS TO BE POISONED WITH 'ROUNDUP' (OR EQUAL) ONE WEEK PRIOR TO PLANTING
- 3. TREES TO COMPLY WITH THE GUIDANCE GIVEN IN NATSPEC GUIDE: SPECIFYING TREES A GUIDE TO ASSESSMENT OF TREE QUALITY (CLARK R. 2003)



01 TYPICAL TREE PLANTING DETAIL UNDER 100L
1:40 @A3
(IN GARDEN BED)

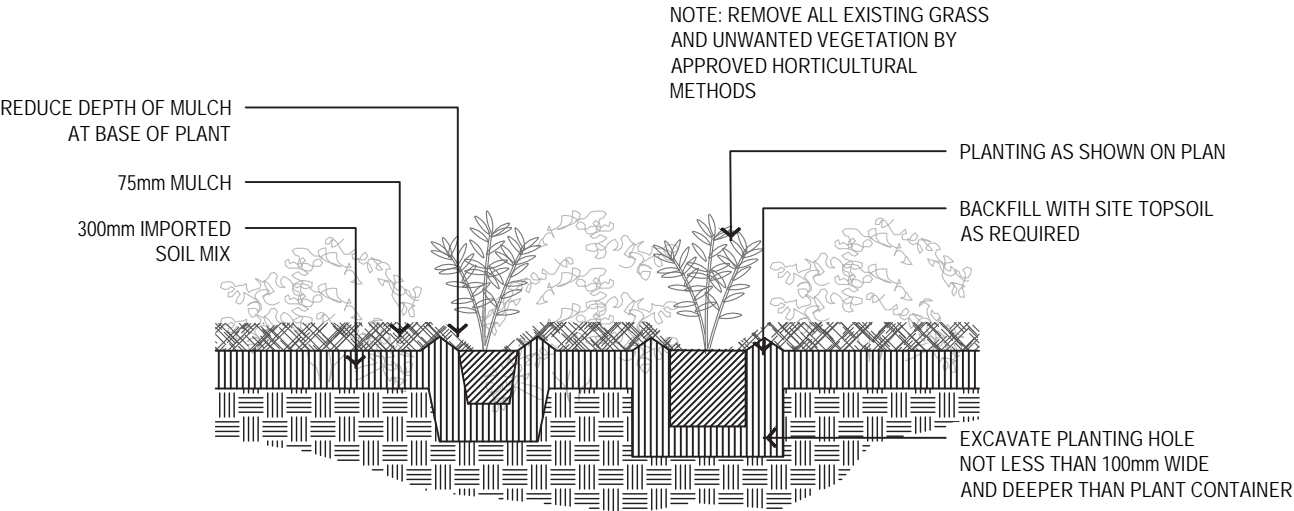
NOTE:

- 1. ENSURE PLANTS ARE WATERED THOROUGHLY PRIOR TO PLANTING AND IMMEDIATELY FOLLOWING PLANTING PROCEDURE
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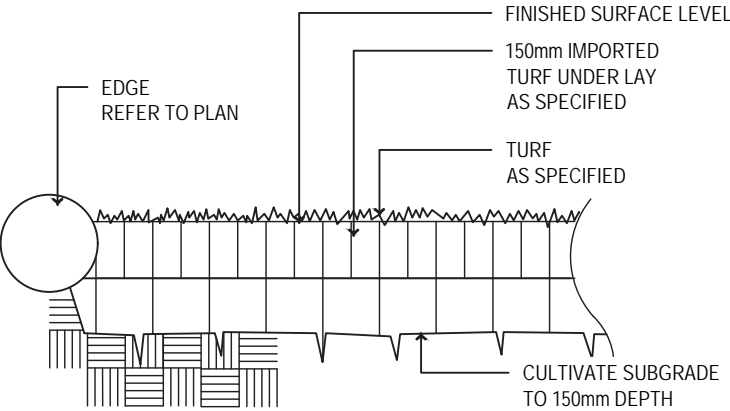


02 TYPICAL TREE PLANTING DETAIL OVER 100L
1:40 @A3

NOTE: REMOVE ALL EXISTING GRASS AND UNWANTED VEGETATION BY APPROVED HORTICULTURAL METHODS



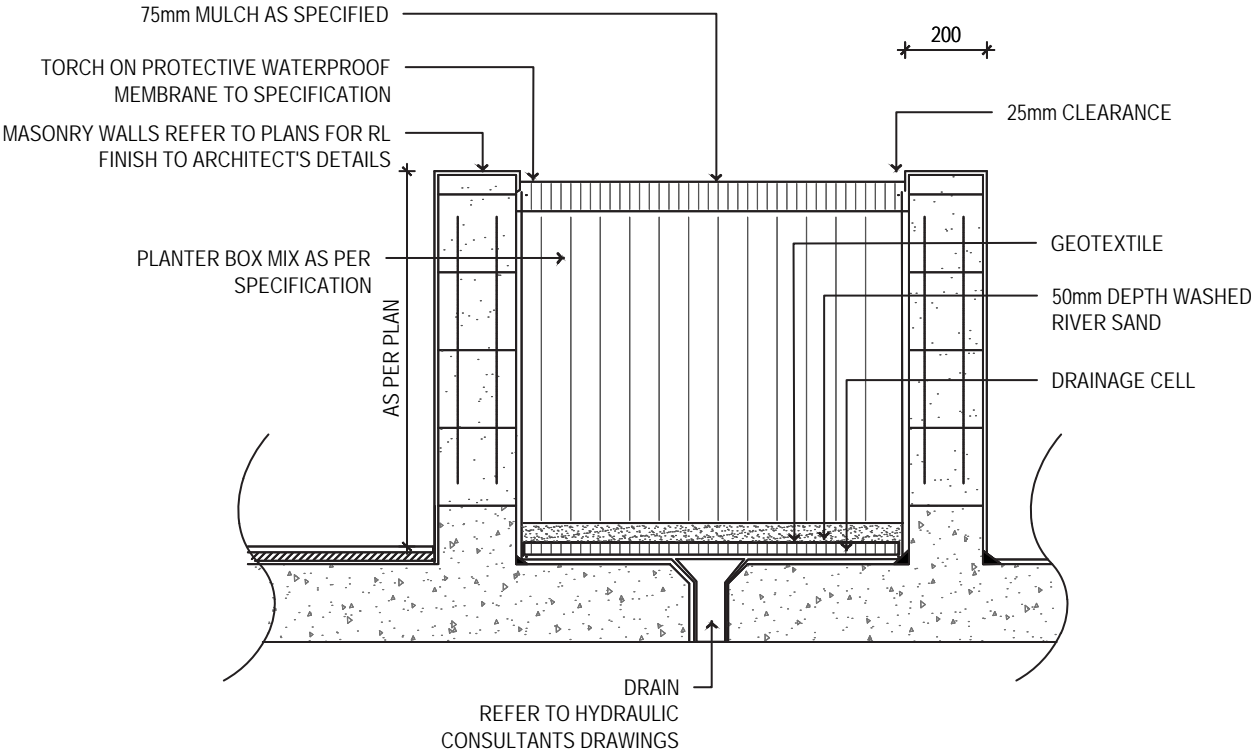
03 MASS PLANTING DETAIL
1:20 @A3



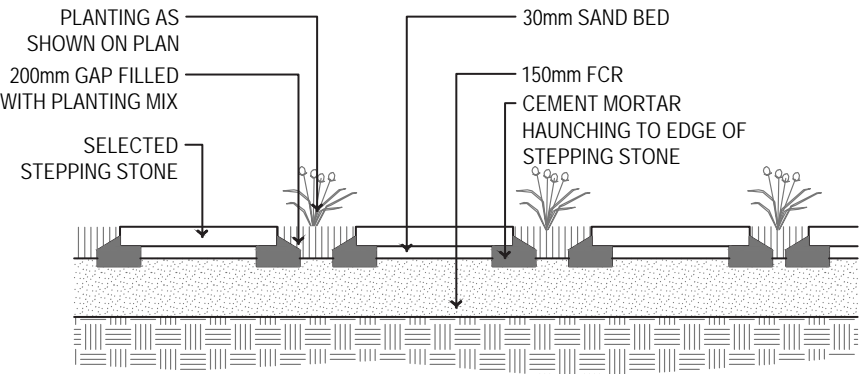
04 TURF DETAIL
1:20 @A3

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
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TYPICAL LANDSCAPE DETAILS 02

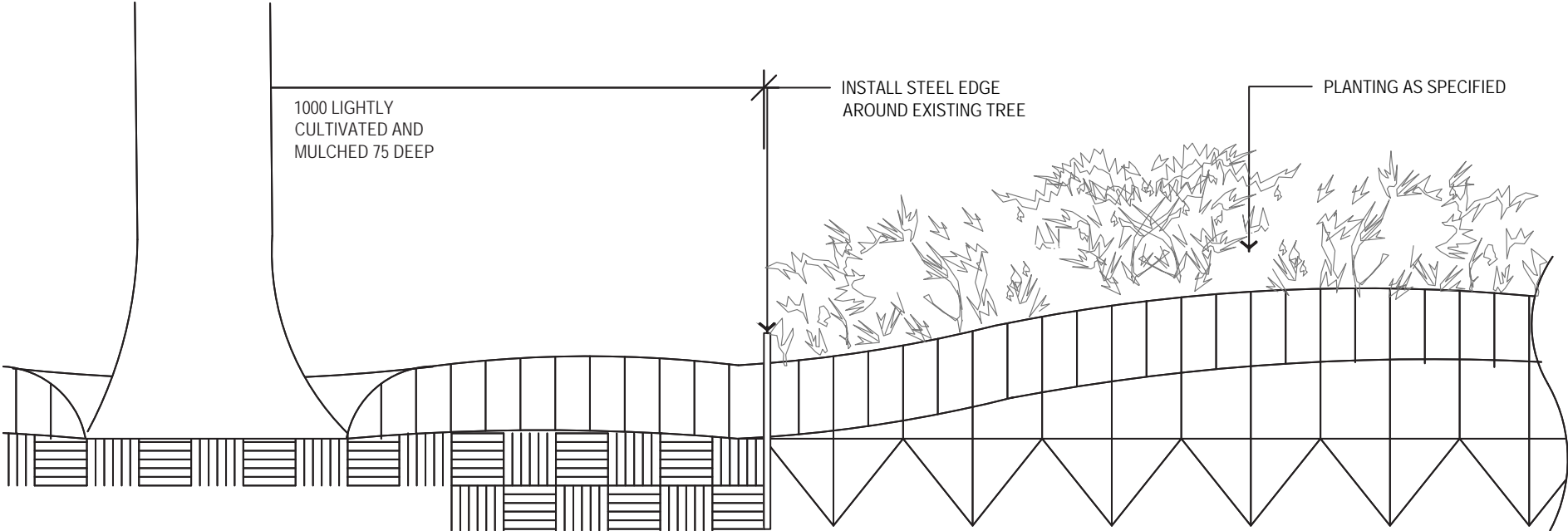


01 PLANTER BOX DETAIL
1:20 @A3

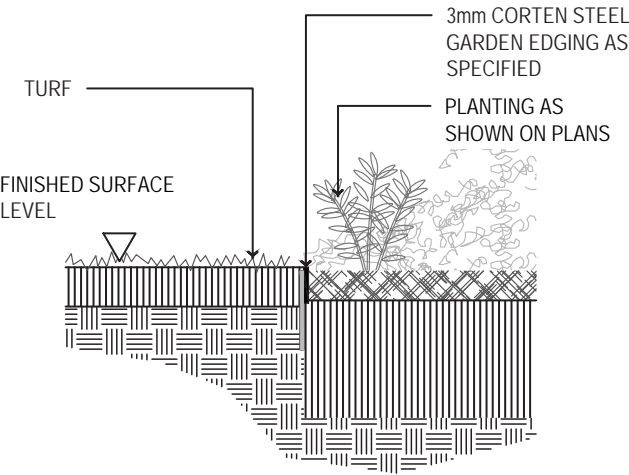


02 STEPPING STONES DETAIL
1:20 @A3

1. REMOVE ALL WEEDS AND RUBBISH AROUND 1000 RADIUS OF TREE
2. CULTIVE (BY HAND) TO 150 DEEP
3. INSTALL 100mm PLANTING MIX AND THOROUGHLY TURN INTO CULTIVATED TOPSOIL
4. INSTALL 75mm MULCH AS SPECIFIED



03 EXISTING TREE ON PLANTING DETAIL
1:10 @A3



04 STEEL EDGING DETAIL
1:20 @A3