

EDMONDSON PARK

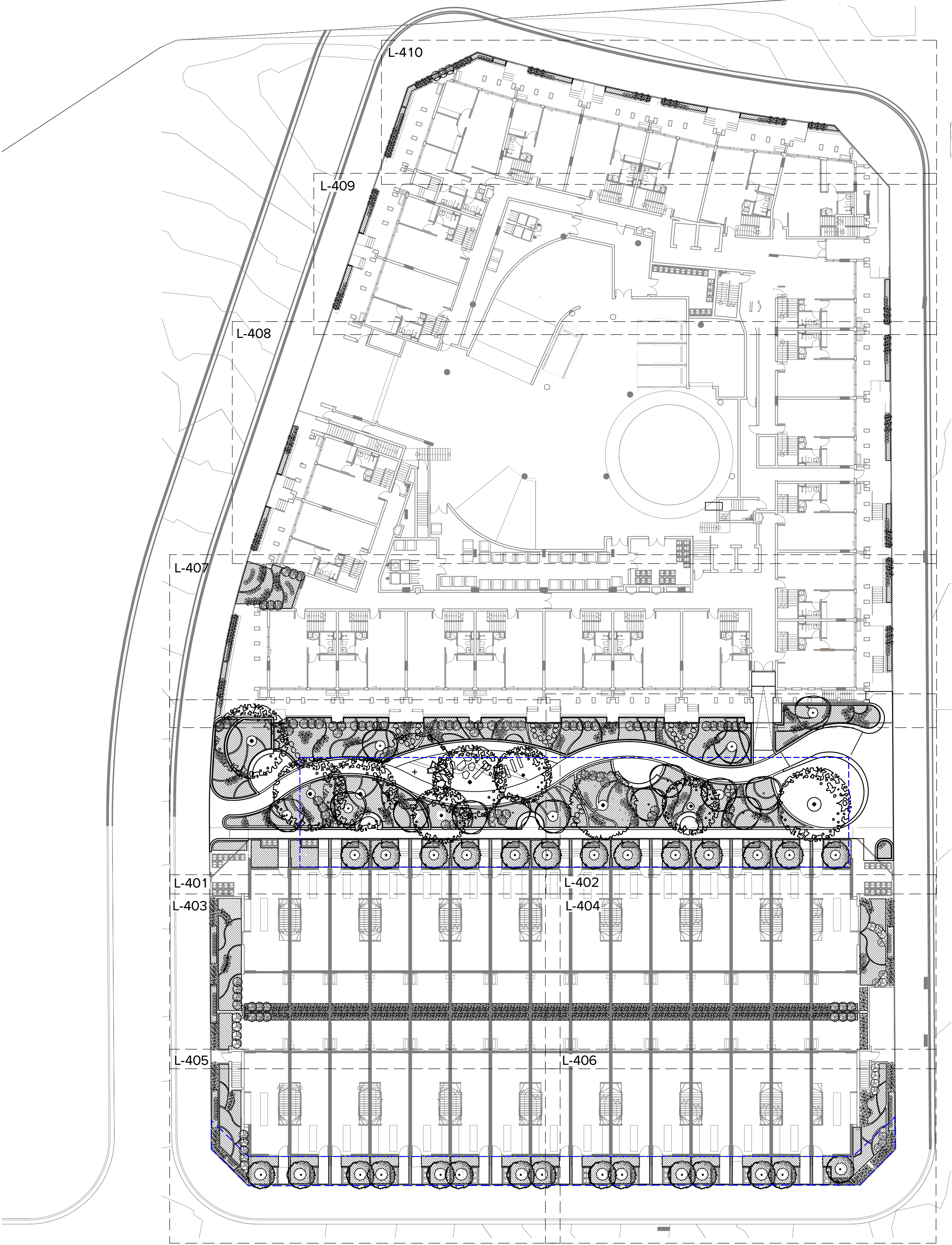
SITE 4 - LANDSCAPE DEVELOPMENT APPLICATION

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
L-000	COVER SHEET
L-101	LANDSCAPE MASTERPLAN
L-400	PLANTING SCHEDULE
L-401	SOFTWARES PLAN - GROUND LEVEL
L-402	SOFTWARES PLAN - GROUND LEVEL
L-403	SOFTWARES PLAN - GROUND LEVEL
L-404	SOFTWARES PLAN - GROUND LEVEL
L-405	SOFTWARES PLAN - GROUND LEVEL
L-406	SOFTWARES PLAN - GROUND LEVEL
L-407	SOFTWARES PLAN - GROUND LEVEL
L-408	SOFTWARES PLAN - GROUND LEVEL
L-409	SOFTWARES PLAN - GROUND LEVEL
L-410	SOFTWARES PLAN - GROUND LEVEL
L-411	SOFTWARES PLAN - PODIUM
L-412	SOFTWARES PLAN - PODIUM
L-601	LANDSCAPE TYPICAL DETAILS
L-701	LANDSCAPE SPECIFICATION

KEY PLAN





1.0 - GROUND FLOOR LAYOUT PLAN

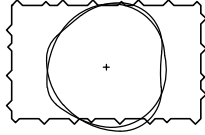


2.0 - PODIUM LAYOUT PLAN

PLANTING LEGEND



CUPANIOPSIS ANARCARDIODES
ELAEOCARPUS RETICULATES
TRISTANIOPSIS LAURINA



MELALEUCA DECORA
ACACIA IMPLEXA



ANGOPHORA SUBVELUTINA
ANGOPHORA COSTATA
EUCALYPTUS MACULATA



PROPOSED SHRUBS/ACCENT PLANT



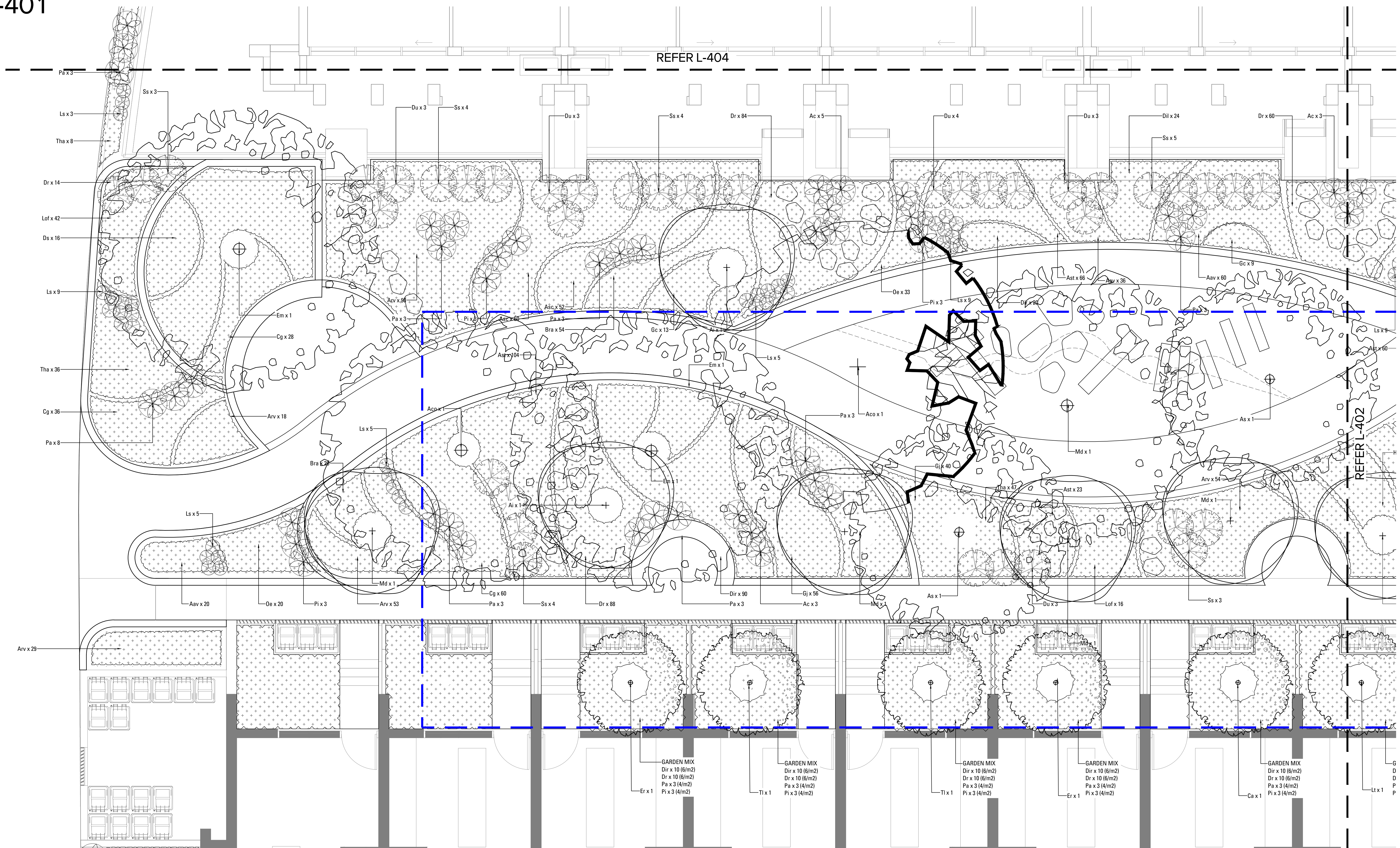
PLANTING BED



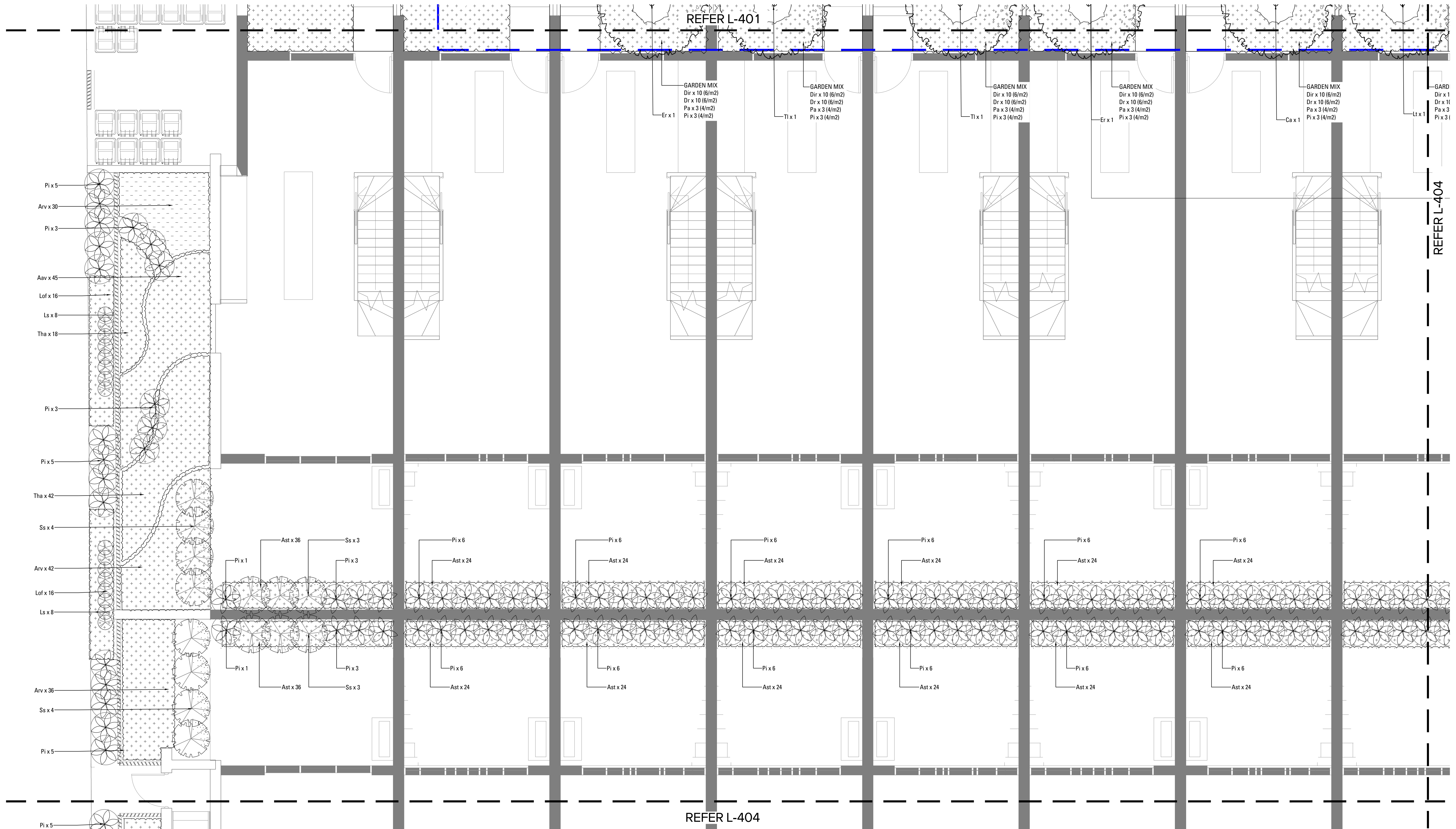
DEEP SOIL ZONE

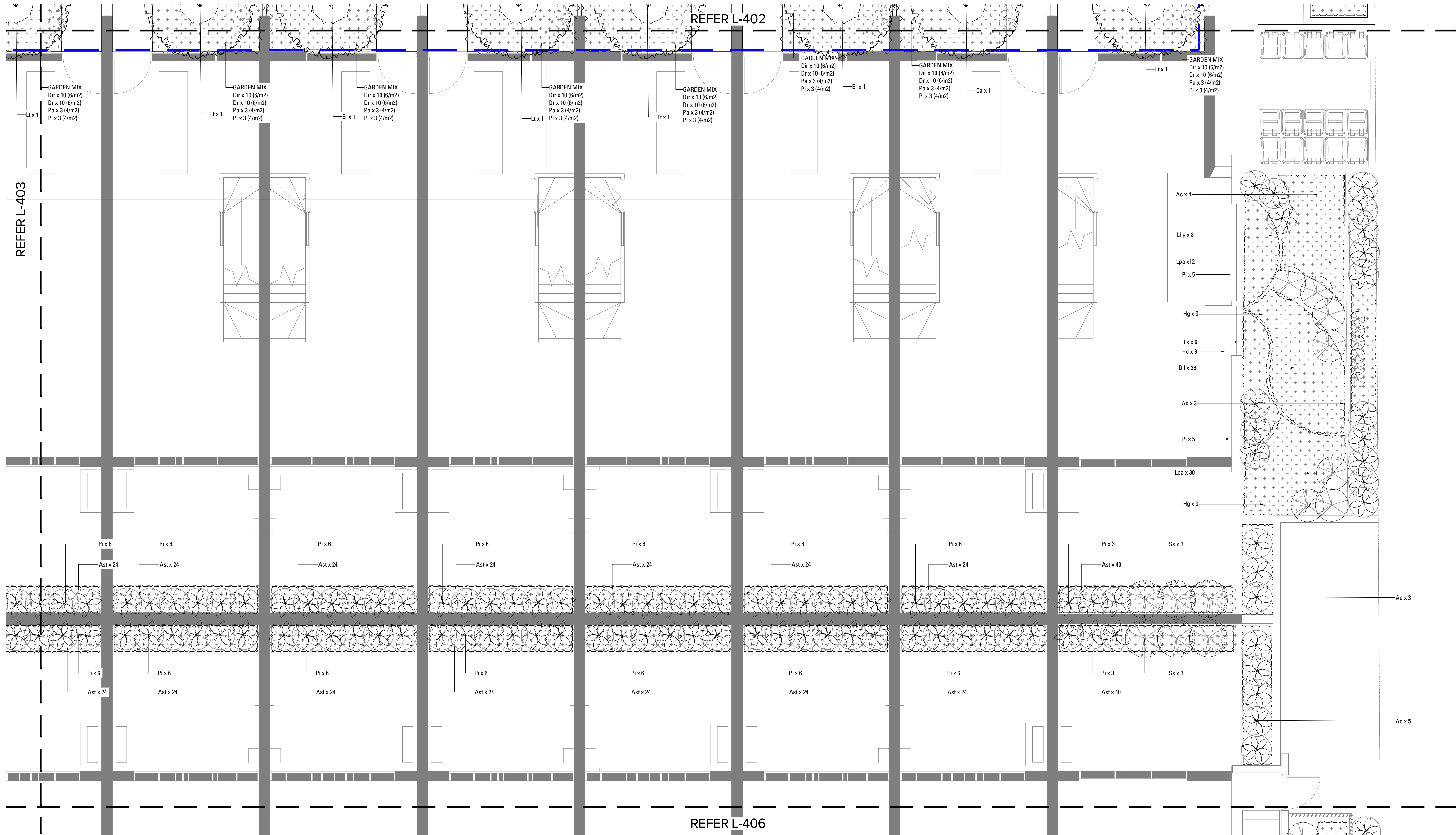
22.852 - EDMONDSON PARK SITE 4 - GROUND FLOOR					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES					
Ai	Acacia implexa	Lightwood	8 x 6	100L	6
As	Angophora subvelutina	Broad Leave Apple	18 x 6	100L	3
Ca	Cupaniopsis anarcardioides	Tuckeroo	7 x 3	100L	7
Aco	Angophora costata	Sydney Red Gum	20 x 10	100L	2
Em	Eucalyptus maculata	Spotted Gum	15 x 10	100L	5
Er	Elaeocarpus reticulatus	Blue Berry Ash	8 x 4	100L	8
Md	Melaleuca decora	White Feather Honeymyrtle	10 x 4	100L	10
Tl	Tristaniopsis laurina	Water Gum	5 x 3	100L	11
SHRUBS & ACCENTS					
Ac	Alpinia caerulea	Native Ginger	2 x 1.2	140mm	53
Du	Daviesia ulicifolia	Gorse Bitter-pea	1.5 x 1.5	140mm	30
Ls	Lissanthes strigosa	Peach Heath	0.5 x 0.5	140mm	220
Pa	Pimelea alba	White Rice Flower	1 x 1	140mm	90
Pi	Prostanthera incisa	Mint Bush	1.5 x 1	140mm	286
Ss	Syzygium 'Superior'	Lilly Pilly Superior	2.5 x 1.5	140mm	73
Hg	Helmholtzia glaberrima	Stream Lily	1.5 x 1.5	140mm	14
GRASSES & RUSHES					
Aav	Anigozanthos flavidus 'Amber Velvet'	Amber Velvet	0.5 x 0.4	140mm	327
Arv	Anigozanthos flavidus 'Regal Velvet'	Regal Velvet	0.5 x 0.4	140mm	397
Asc	Asperula conferta	Common Woodruff	0.2 x 0.5	100mm	148
Ast	Arthropodium strictum	Chocolate Lily	0.3 x 0.3	100mm	1311
Bra	Brunoniella australis	Light Blue Trumpet	0.1 x 0.2	100mm	104
Dil	Dianella longifolia	Blueberry Lily	1 x 0.8	140mm	186
Dir	Dianella revoluta	Blue Flax Lily	0.6 x 0.8	140mm	456
Loi	Lomandra filiformis	Wattle Mat Rush	0.3 x 0.3	140mm	366
Lom	Lomandra multiflora	Many Flowered Mat Rush	0.7 x 0.5	140mm	207
Tha	Themeda australis	Kangaroo Grass	0.8 x 0.8	140mm	380
Lhy	Lomandra hystrix (Katie Belles)	Lomandra Katie Belles	1.2 x 1.5	140mm	20
Lpa	Libertia paniculata	Grass Flag	0.7 x 0.5	140mm	78
GROUNDCOVERS					
Dr	Dichondra repens	Kidney Weed	0.1 x 1	140mm	353
Gh	Goodenia hederacea	Ivy Goodenia	0.4 x 0.8	140mm	53
Gj	Grevillea juniperina 'Gold Cluster'	Gold Cluster	0.3 x 1	140mm	96
Hd	Hibbertia diffusa	Wedge Guinea Flower	0.3 x 1	140mm	91
Oe	Oxalis exilis	Shady Wood-sorrel	0.3 x 0.8	100mm	73
GARDEN MIX					
Dir	Dianella revoluta	Blue Flax Lily	0.6 x 0.8 (6/m2)	140mm	280
Dr	Dichondra repens	Kidney Weed	0.1 x 1 (6/m2)	140mm	280
Pa	Pimelea alba	White Rice Flower	1 x 1 ((2/m2)	140mm	84
Pi	Prostanthera incisa	Mint Bush	1.5 x 1 (2/m2)	140mm	84

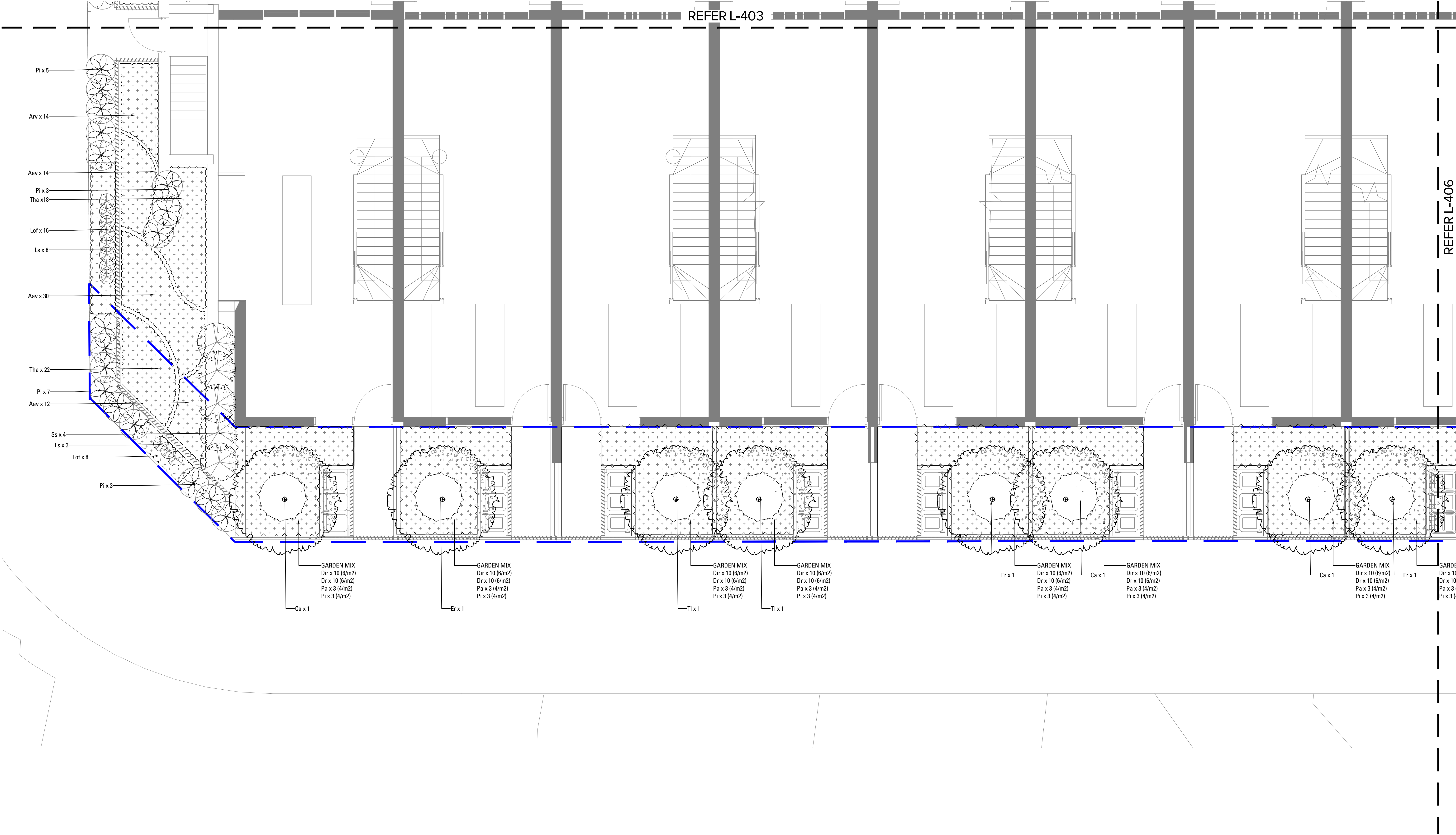
22.852 - EDMONDSON PARK SITE 4 - PODIUM					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES					
Ee	Elaeocarpus 'Eumundi'	Blueberry Ash	10 x 4	100L	2
Hf	Hymenosporum flavum	Native Frangipani	10 x 5	100L	91
Md	Melaleuca decora	White Feather Honeymyrtle	10 x 4	100L	3
Tl	Tristaniopsis laurina 'Luscious'	Water Gum	10 x 5	100L	3
SHRUBS & ACCENTS					
Ac	Alpinia caerulea	Native Ginger	2 x 1.2	140mm	23
Du	Daviesia ulicifolia	Gorse Bitter-pea	1.5 x 1.5	140mm	7
Hg	Hymenosporum 'Golden Nugget'	Golden Nugget Frangipani	0.75 x 0.75	100mm	107
Pr	Philodendron 'Rojo Congo'	Rojo Congo	1.2 x 1.5	140mm	57
Px	Philodendron 'Xanadu'	Xanadu	0.75 x 0.75	140mm	169
Pa	Pimelea alba	White Rice Flower	1 x 1	140mm	21
Pi	Prostanthera incisa	Mint Bush	1.5 x 1	140mm	34
Ss	Syzygium 'Superior'	Lilly Pilly Superior	2.5 x 1.5	140mm	18
GRASSES & RUSHES					
Aav	Anigozanthos flavidus 'Amber Velvet'	Amber Velvet	0.5 x 0.4	140mm	93
Arv	Anigozanthos flavidus 'Regal Velvet'	Regal Velvet	0.5 x 0.4	140mm	156
Ast	Arthropodium strictum	Chocolate Lily	0.3 x 0.3	100mm	378
Dil	Dianella longifolia	Blueberry Lily	1 x 0.8	140mm	106
Dir	Dianella revoluta	Blue Flax Lily	0.6 x 0.8	140mm	401
Loi	Lomandra filiformis	Wattle Mat Rush	0.3 x 0.3	140mm	193
Lom	Lomandra multiflora	Many Flowered Mat Rush	0.7 x 0.5	140mm	56
Tha	Themeda australis	Kangaroo Grass	0.8 x 0.8	140mm	80
GROUNDCOVERS & CLIMBERS					
Cg	Carprobotus glaucescens	Pig Face	0.3 x 2	140mm	148
Dr	Dichondra repens	Kidney Weed	0.1 x 1	140mm	38
Ds	Dichondra repens 'Silver Falls'	Silver Falls	0.1 x 1	140mm	70
Gh	Goodenia hederacea	Ivy Goodenia	0.4 x 0.8	140mm	98
Gj	Grevillea juniperina 'Gold Cluster'	Gold Cluster	0.3 x 1	140mm	94
Hm	Hardenbergia 'Meema'	Meema	0.3 x 2	140mm	129
Oe	Oxalis exilis	Shady Wood-sorrel	0.3 x 0.8	100mm	53
Se	Senecio serpenes	Blue Chalk Stick	0.4 x 0.6	140mm	131

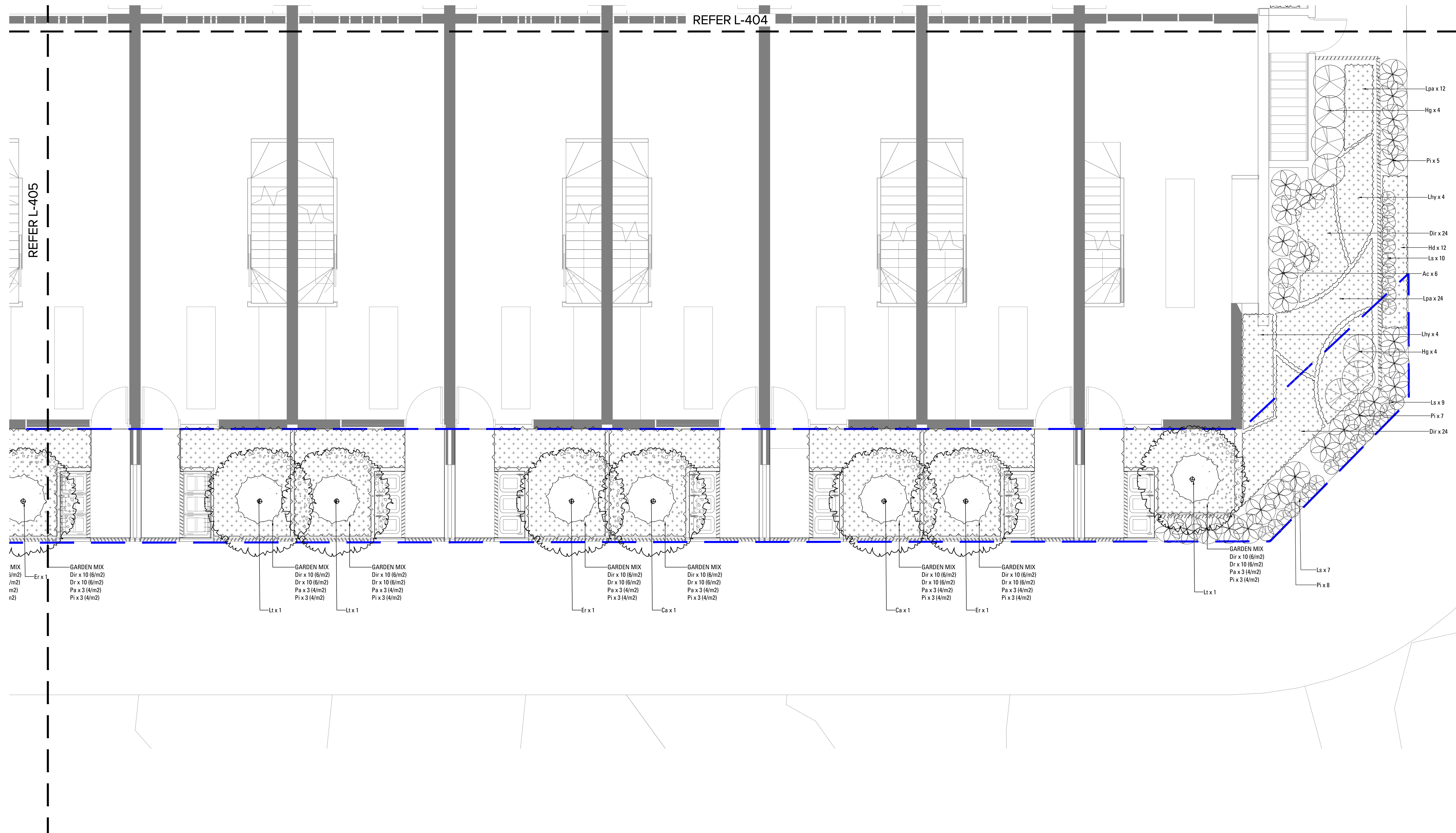


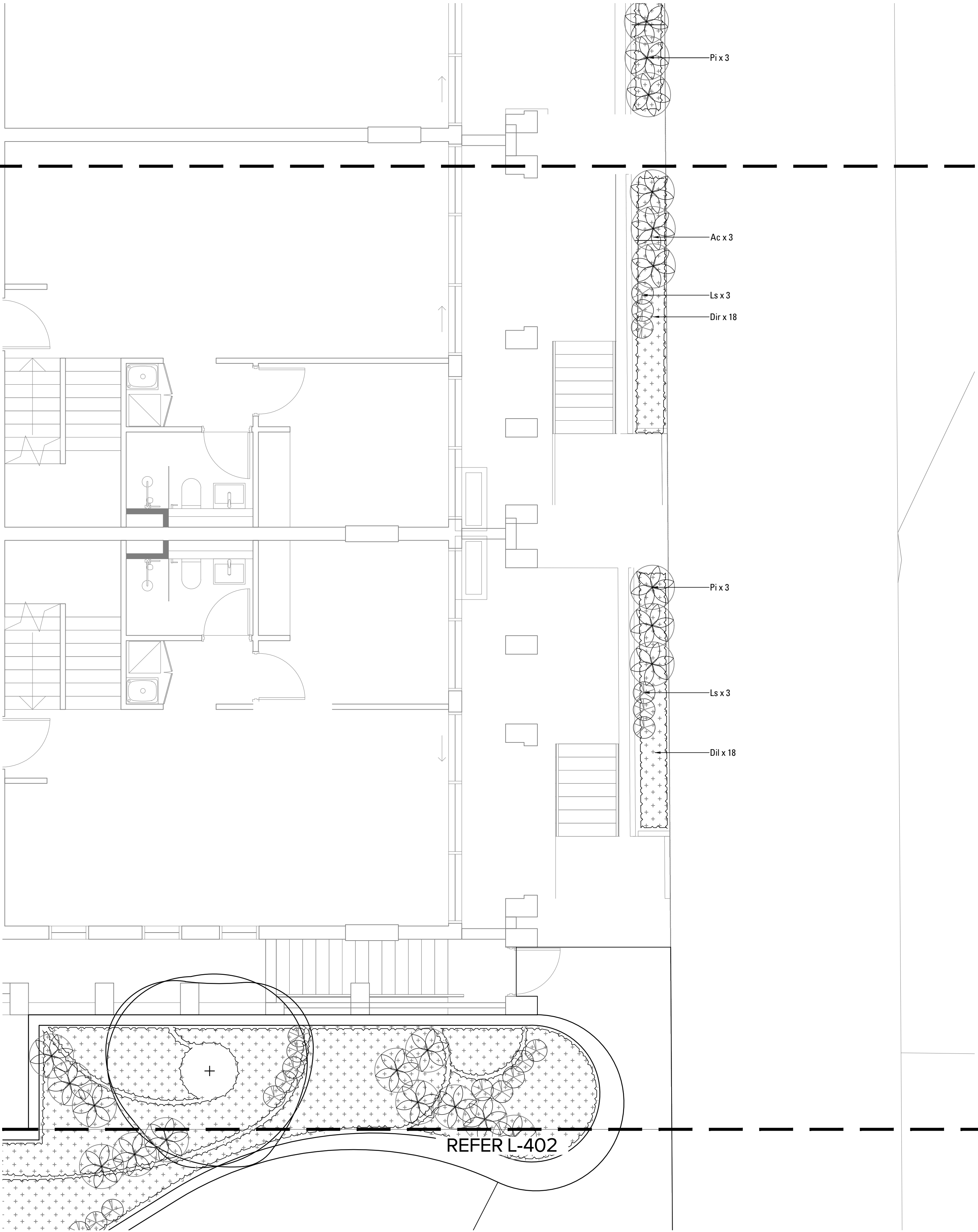
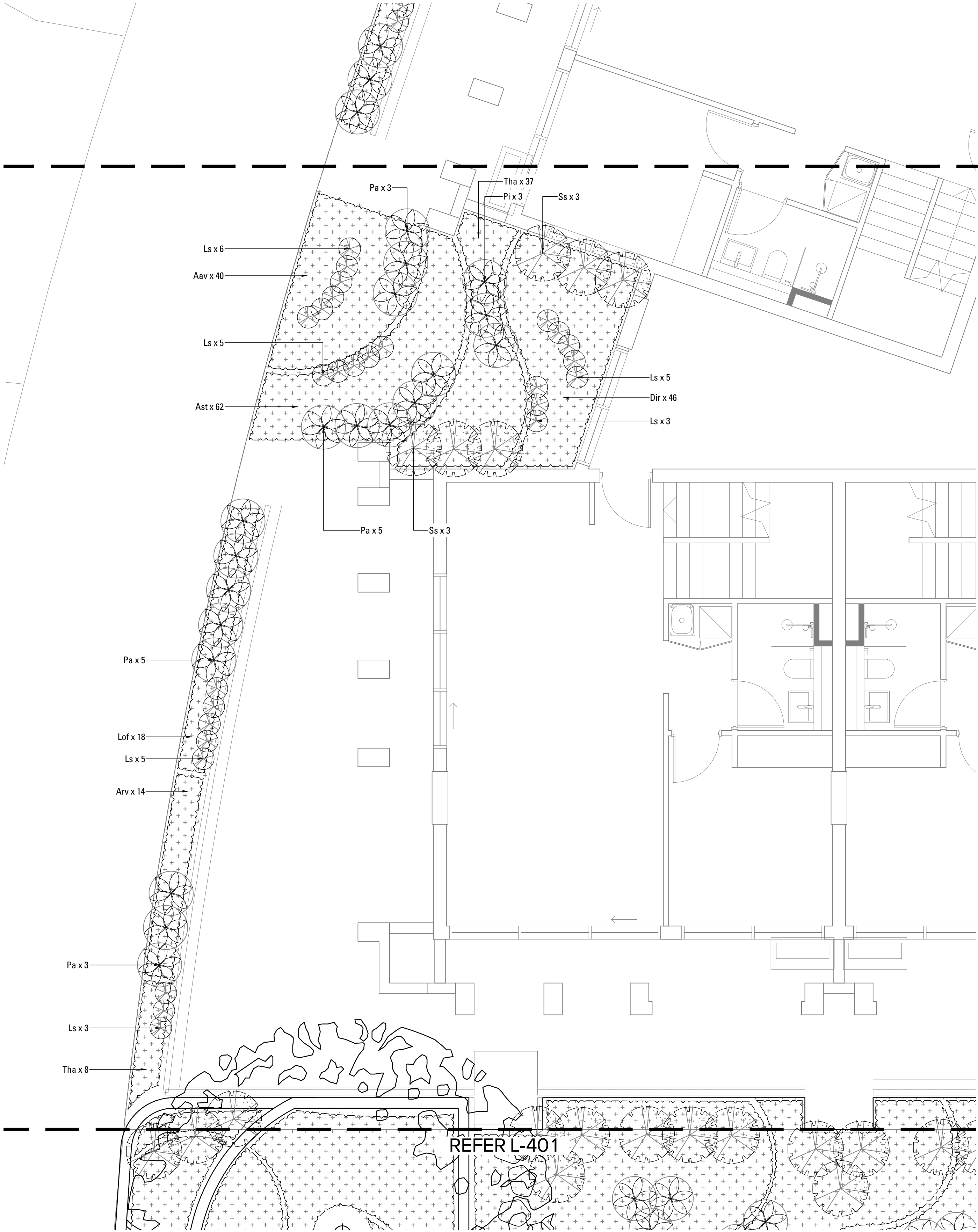
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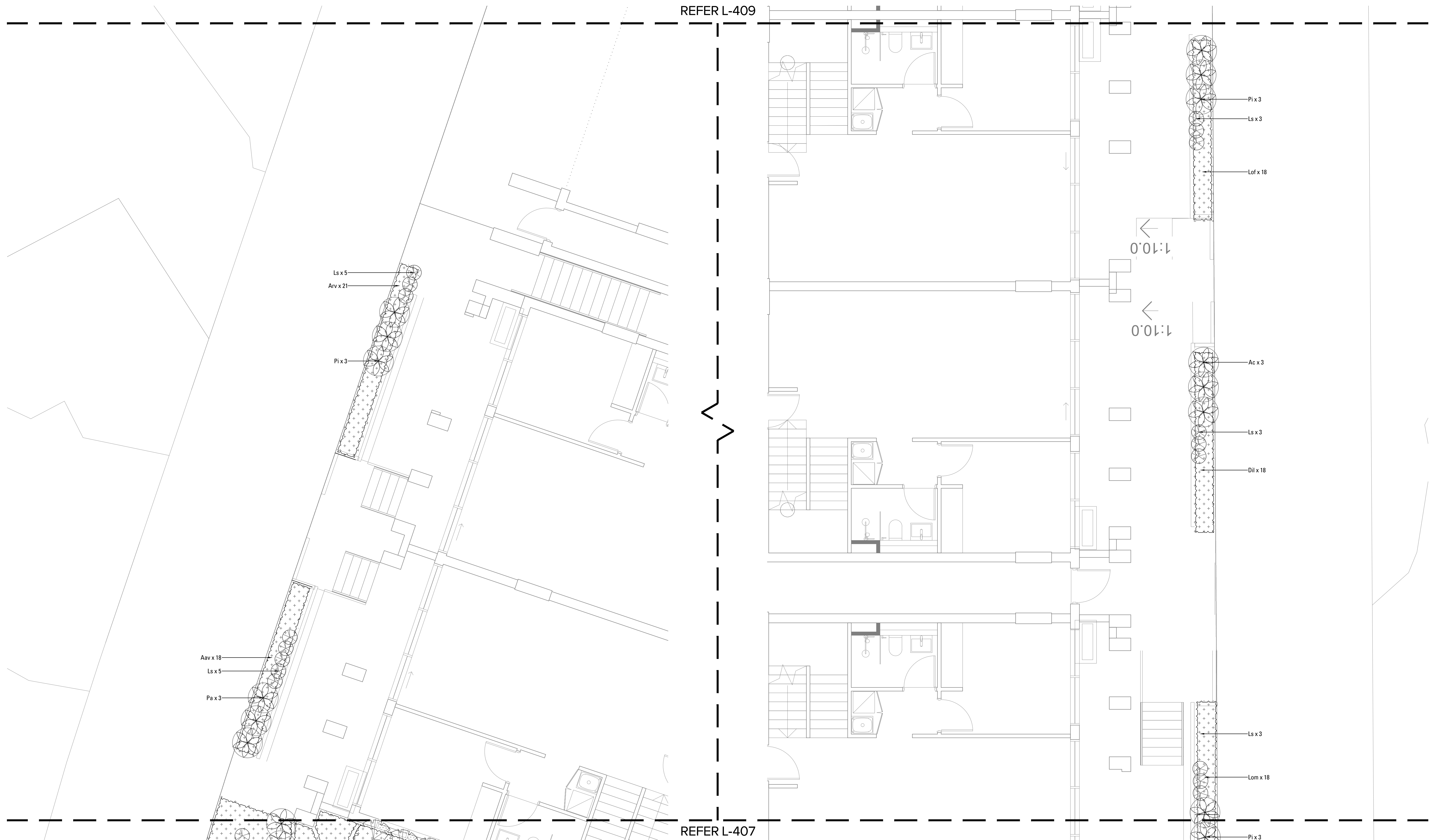


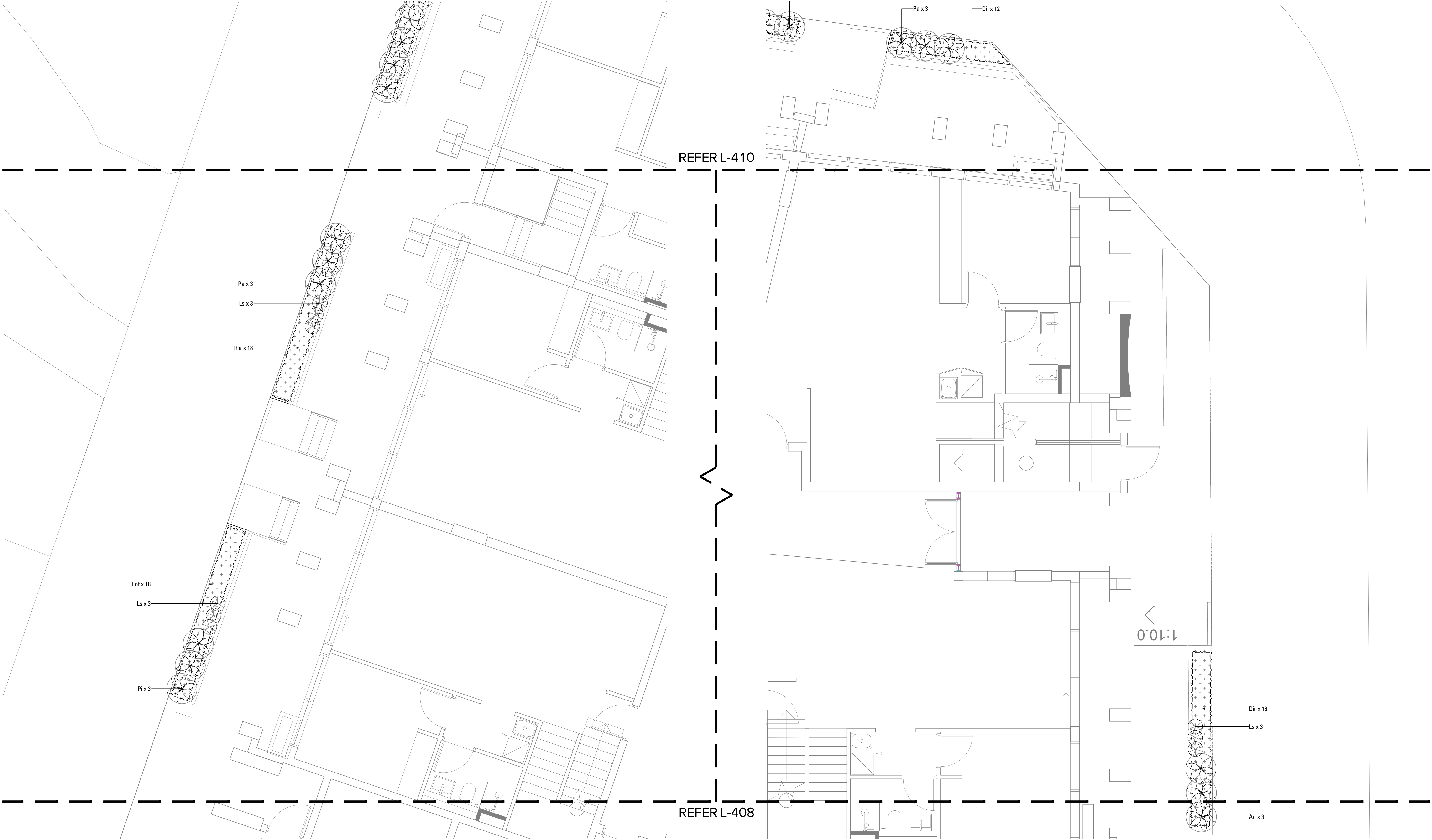


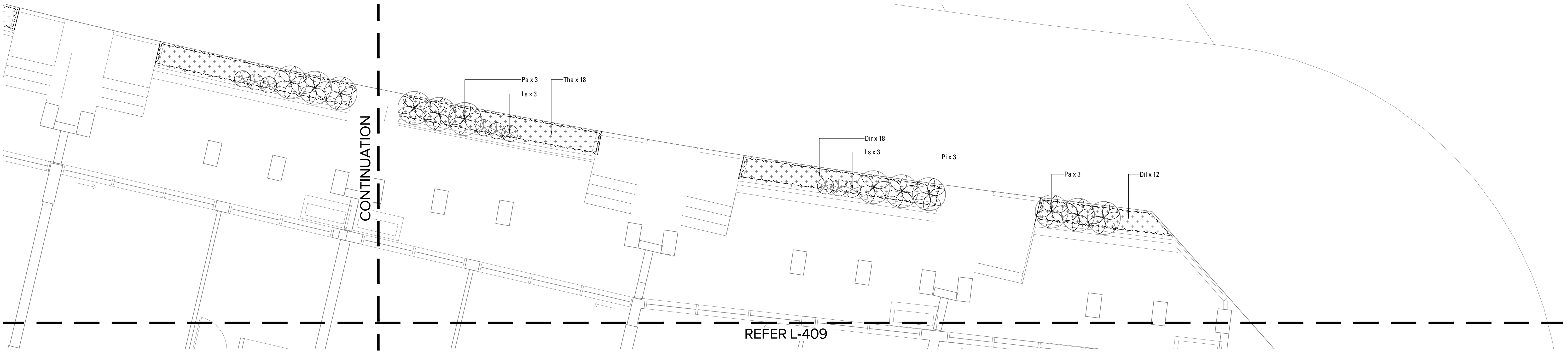
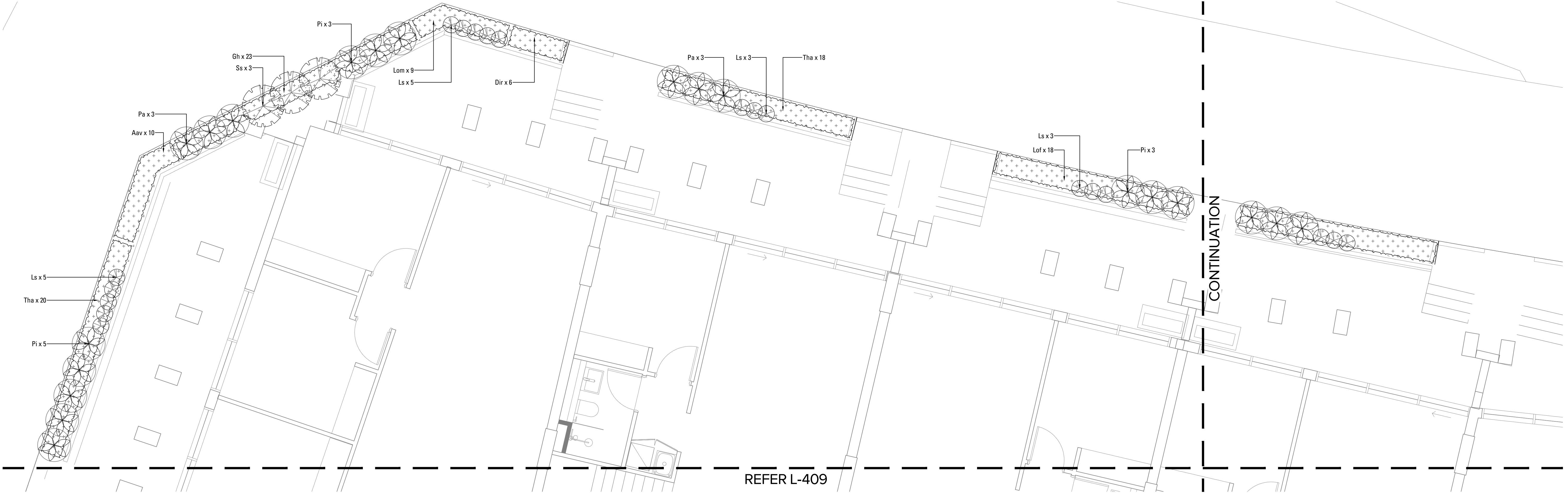


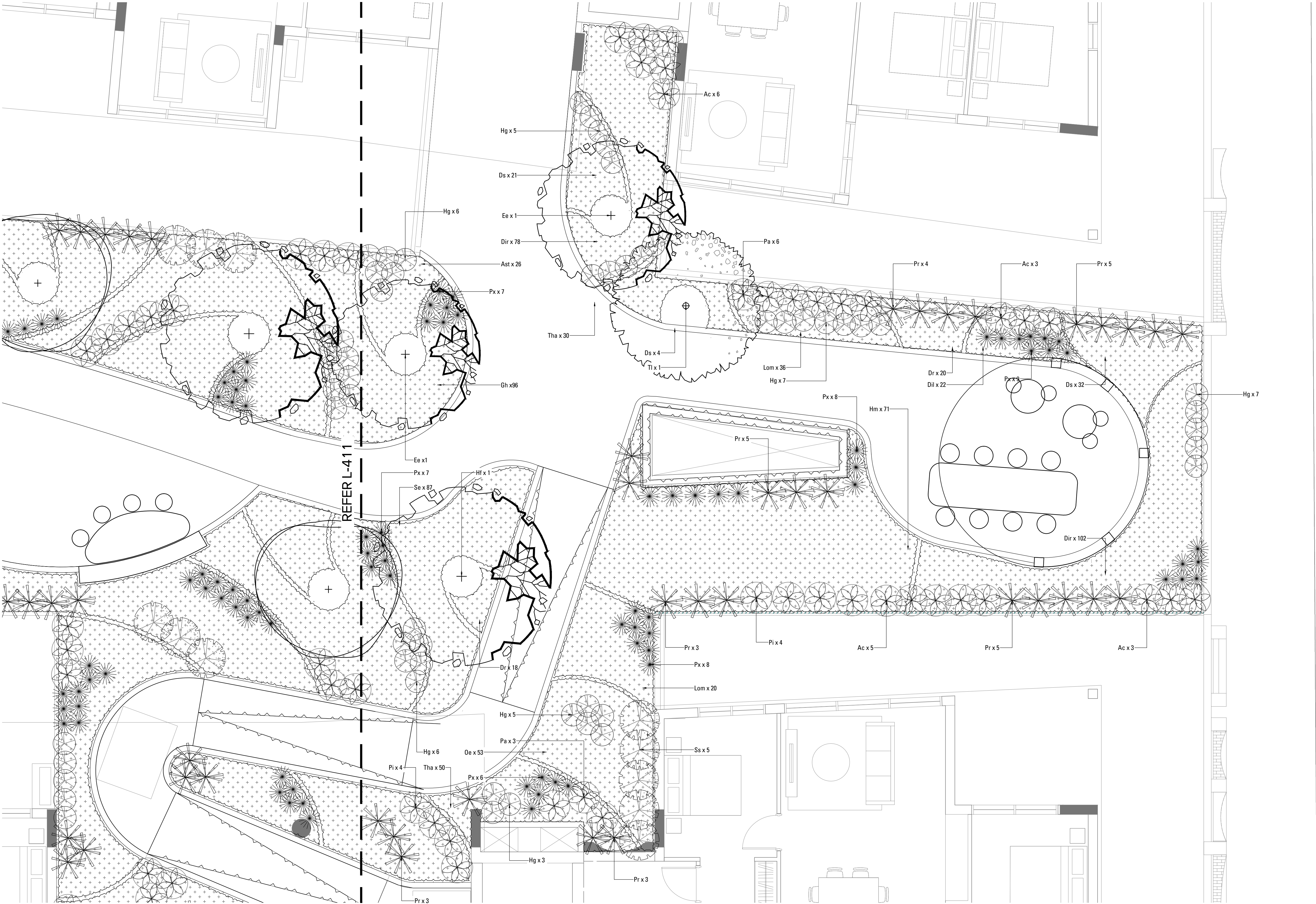


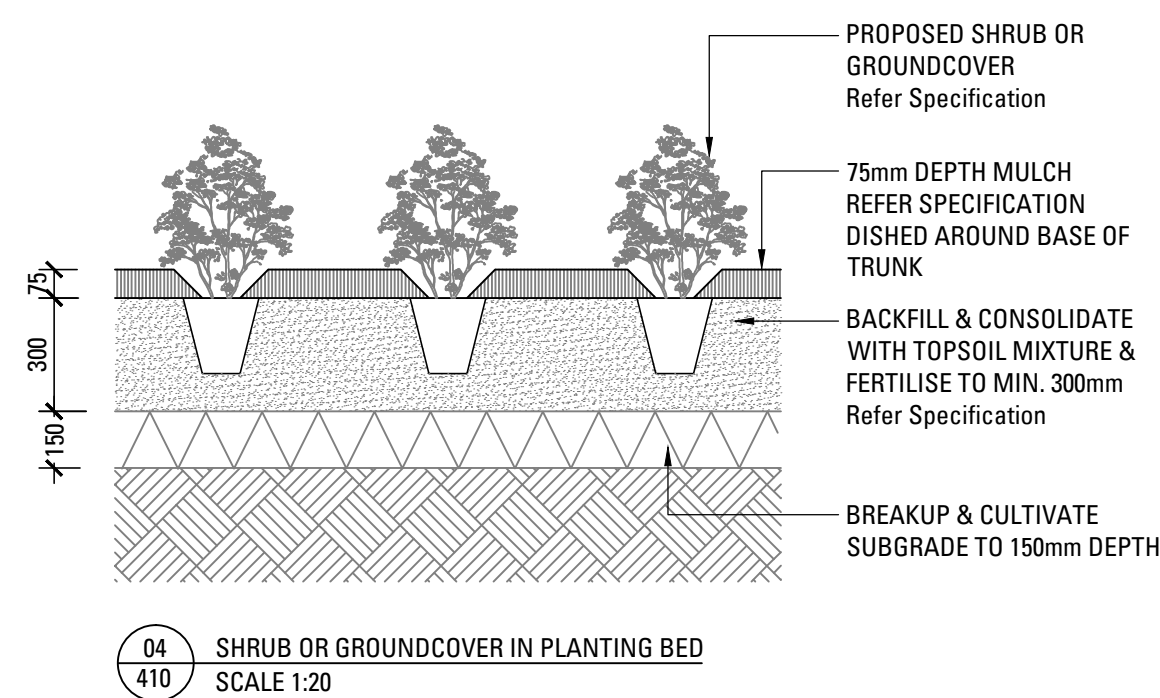
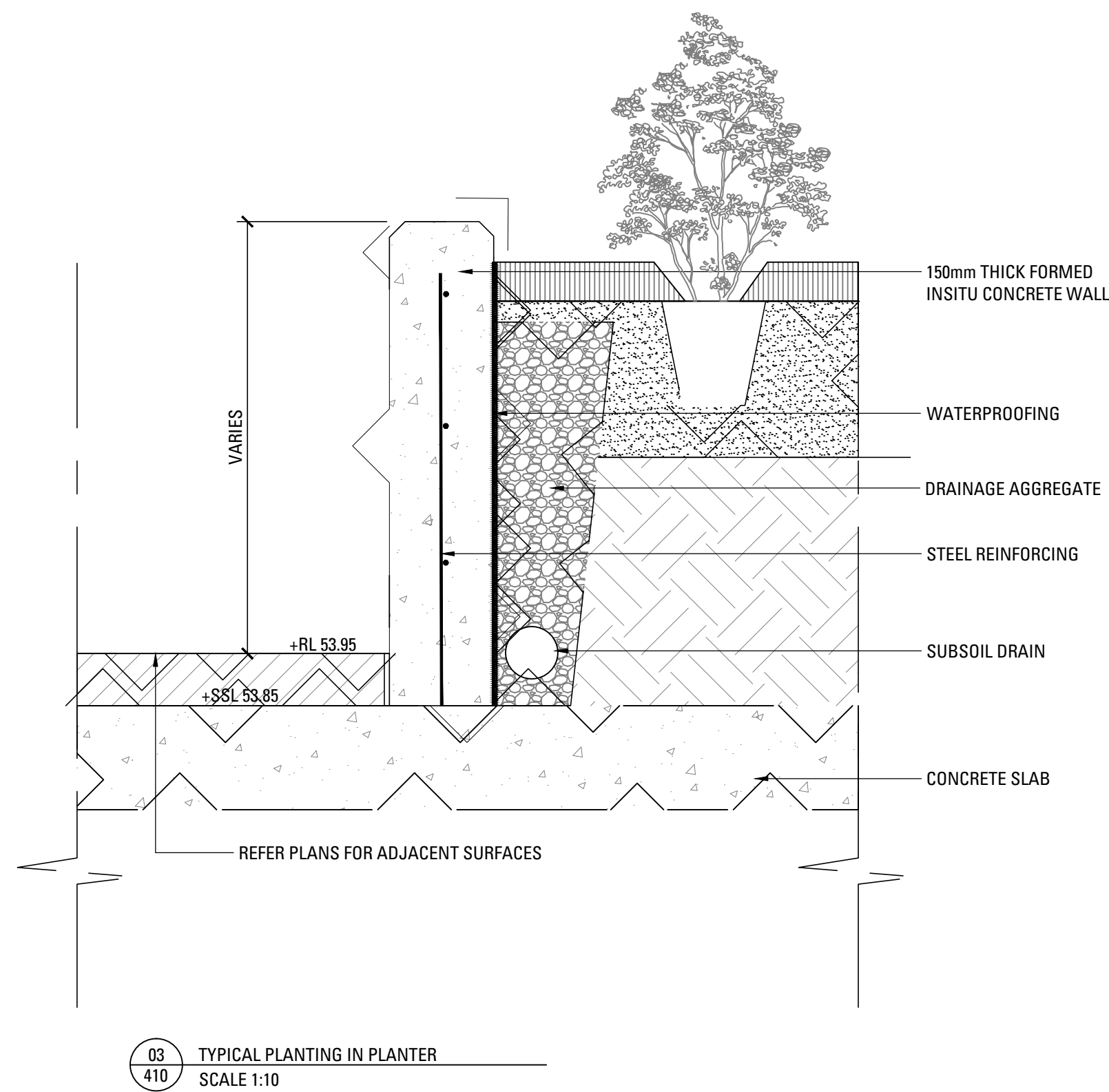
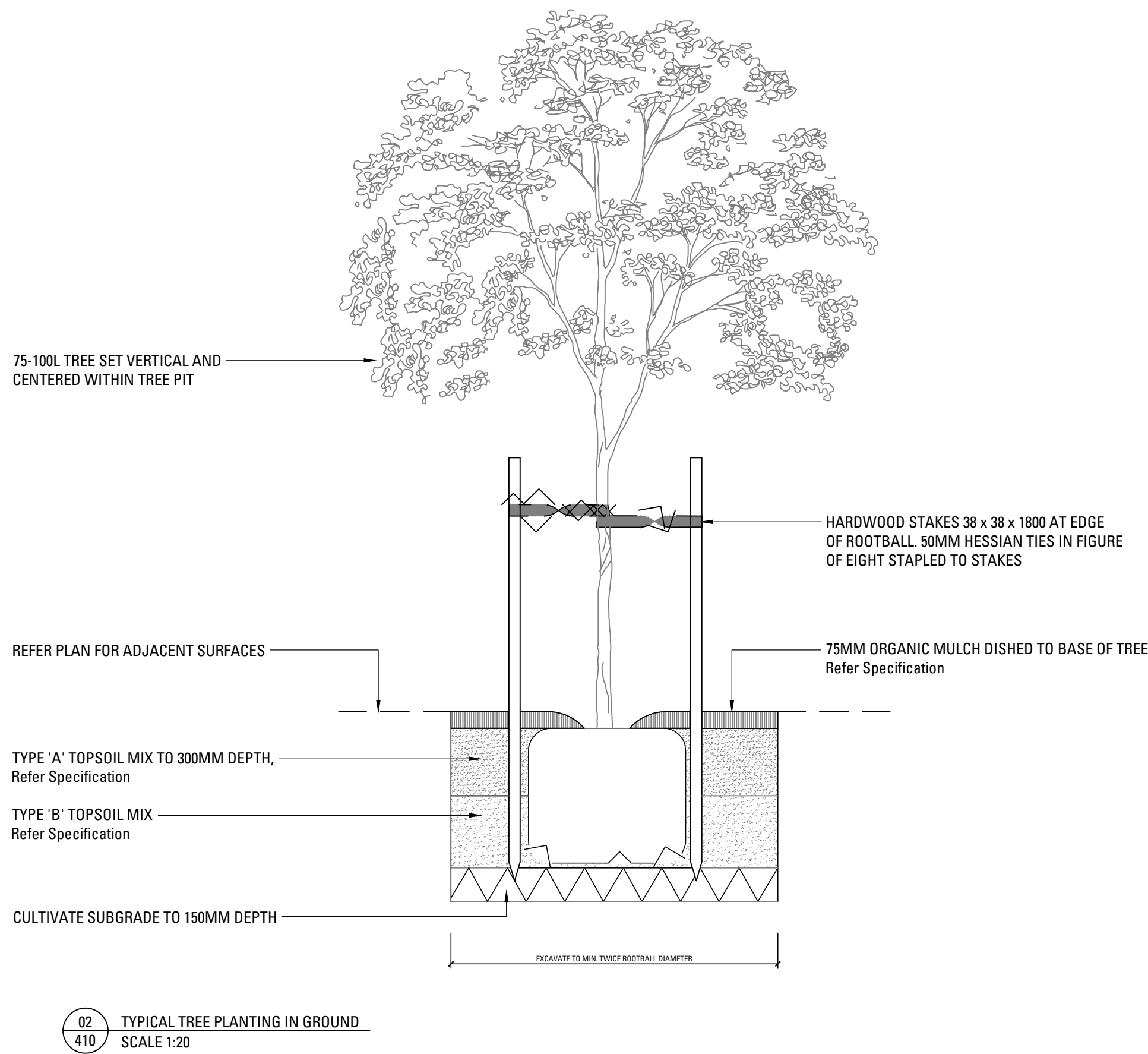
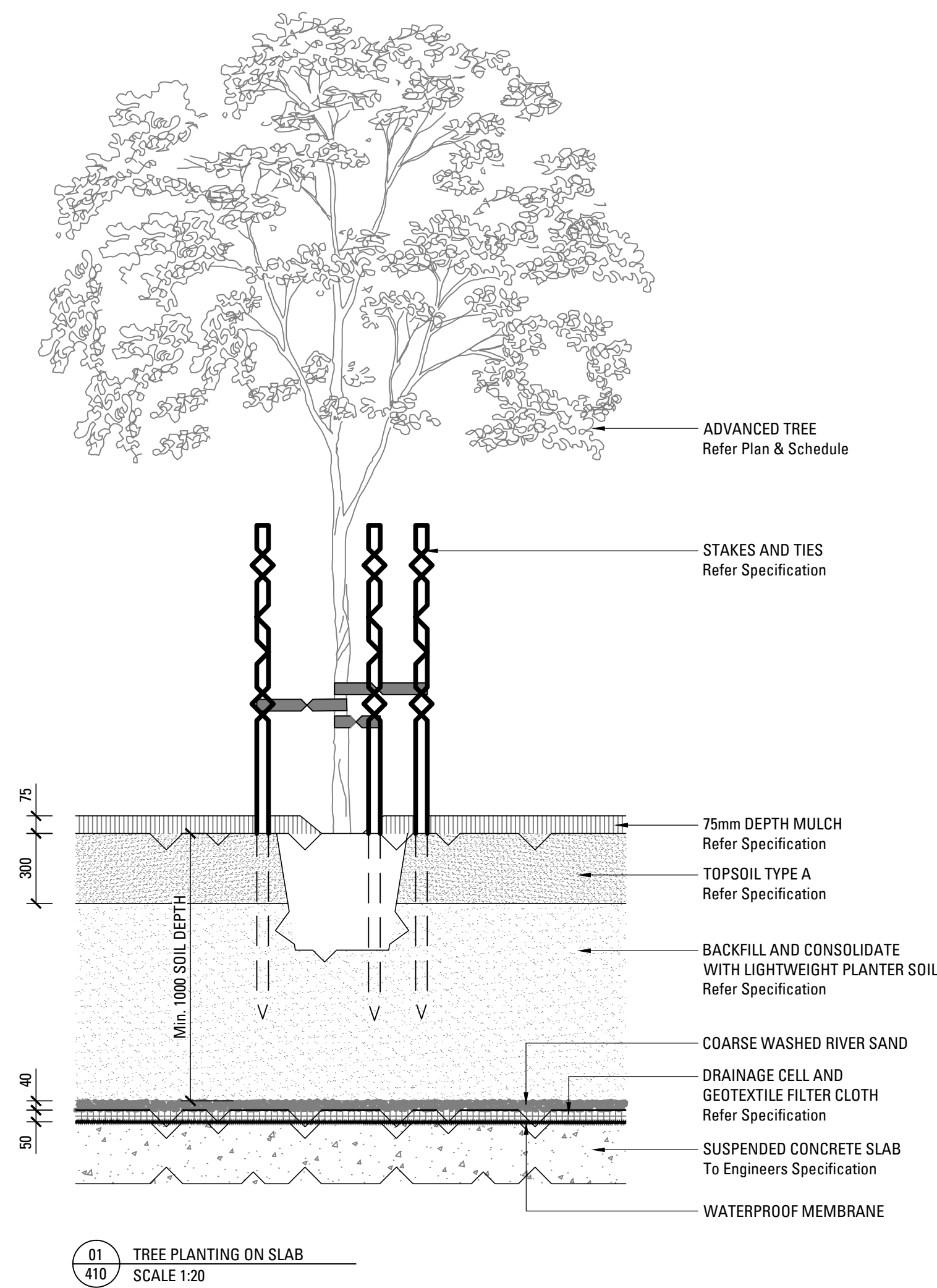












LANDSCAPE SPECIFICATION NOTES

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%
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.

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.

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.

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.



SITE 4 EDMONDSON PARK
Buchan Avenue, Edmondson Park, NSW
DEVELOPMENT APPLICATION

PREPARED BY	Arcadia Landscape Architecture	DATE	03/05/2024
CLIENT	(Urban Property Group)	SCALE	
ARCHITECT	(COX Architecture)	ISSUE	C

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