

See sheet 6 for overall site plan

Site context photos



Drawing schedule

Sheet 1 : Landscape Masterplan

Sheet 2 : Detail Plan A &
Front Entry Gate Detail

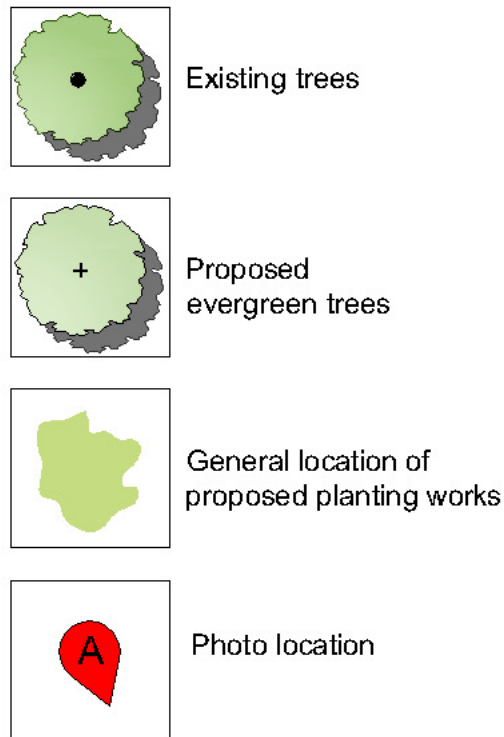
Sheet 3 : Detail Plan B

Sheet 4 : Detail Plan C

Sheet 5 : Detail Plan D

Sheet 6 : Overall Site Plan &
Strategic Screen
Planting

Sheet 7 : Details, Notes and
Planting Schedule



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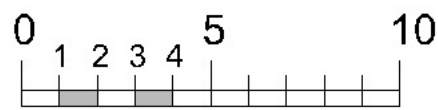
PROJECT: ALTERATIONS & ADDITIONS TO EXISTING RELIGIOUS
ESTABLISHMENT FOR THE INTERNATIONAL BIBLE
STUDENTS ASSOCIATION (IBSA).
12 - 14 ZOUCHE RD.
DENHAM COURT, NSW 2565

DWG: LANDSCAPE MASTERPLAN

DATE: 30.7.19 SCALE: 1:300 @A1
JOB REF: 19/2092 SHEET NO: 1 OF 7
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AMENDMENTS	NORTH

Detail plan B 1:200 @ A1



Note: New turf to adjacent building areas entry. Outlying areas to be re-seeded to paddock grass to match existing.

Maintain & protect existing Casuarina trees. Refer to Arborist's report.

Remove tree #7 in poor condition. Refer to Arborist report.

Garden seating benches at lower lawn level

Existing tree #8.

See sheets 4 & 5 for detail landscape plans for building surrounds

Existing tree #9.

Drainage swale & drainage pits. Refer to Civil Engineer's drawing.

Drainage swale formed in turfed area to direct surface water to drainage pits. (Refer to Civil Engineer's details)

New indigenous trees to supplement existing to maintain semi-open rural character

See sheet 4 for detail plan.

Concrete footpath to direct pedestrian traffic from overflow parking area. See sheet 2.

See sheet 2 for continuation of site

Legend

- Existing trees
- Proposed evergreen trees
- Proposed Deciduous tree
- Succulents
- Low shrubs / ornamental grasses
- Screen plants
- Common open space paving
- Groundcovers
- Gravel/mulch maintained adjacent to building only.
- Grass areas
- Informal stacked boulder walls
- Concrete
- Walls
- Proposed levels
- Existing survey layer under
- Plant symbols, see sheet 7
- Seeded roadway / carparking area



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DWG: DETAIL PLAN B

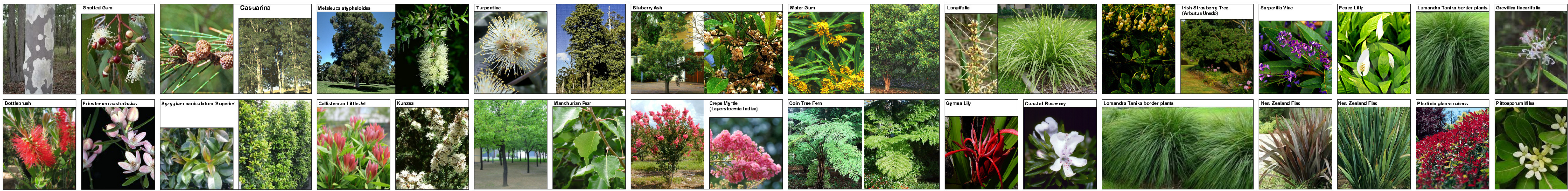
DATE: 30.7.19 SCALE: 1:200 @A1
JOB REF: 19/2092 SHEET NO: 3 OF 7
ISSUE: E

AMENDMENTS	NORTH



Legend

- Existing trees
- Proposed evergreen trees
- Proposed Deciduous tree
- Palm
- Tree Ferns
- Low shrubs / ornamental grasses
- Screen plants
- Common open space paving
- Groundcovers
- Grass areas
- Timber seating
- Balustrading
- River stones
- Concrete
- Walls
- Proposed levels
- Survey layer under
- Plant symbols, see sheet 7



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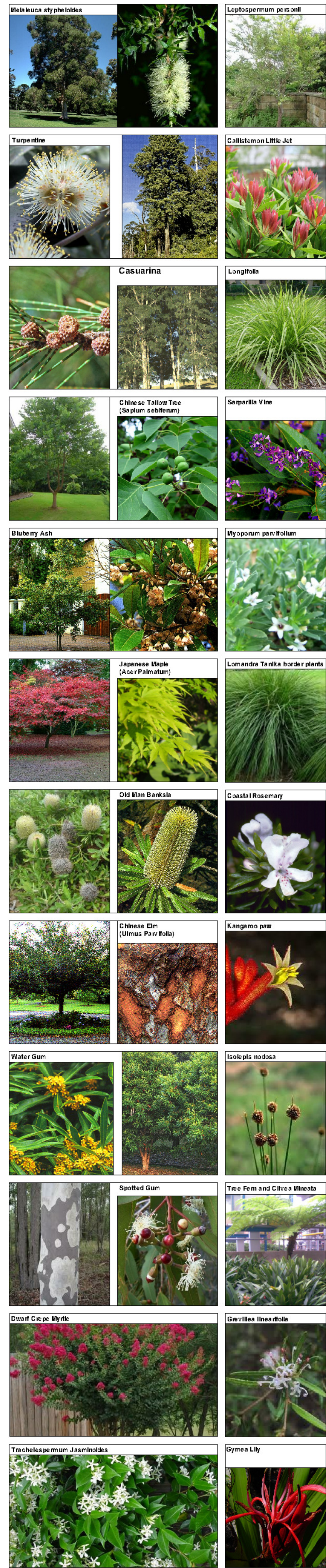
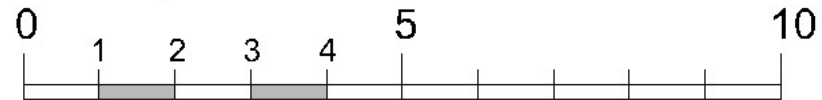
DWG: DETAIL PLAN C

DATE: 30.7.19 SCALE: 1:100 @A1
JOB REF: 19/2092 SHEET NO: 4 OF 7
ISSUE: E

AMENDMENTS

NORTH

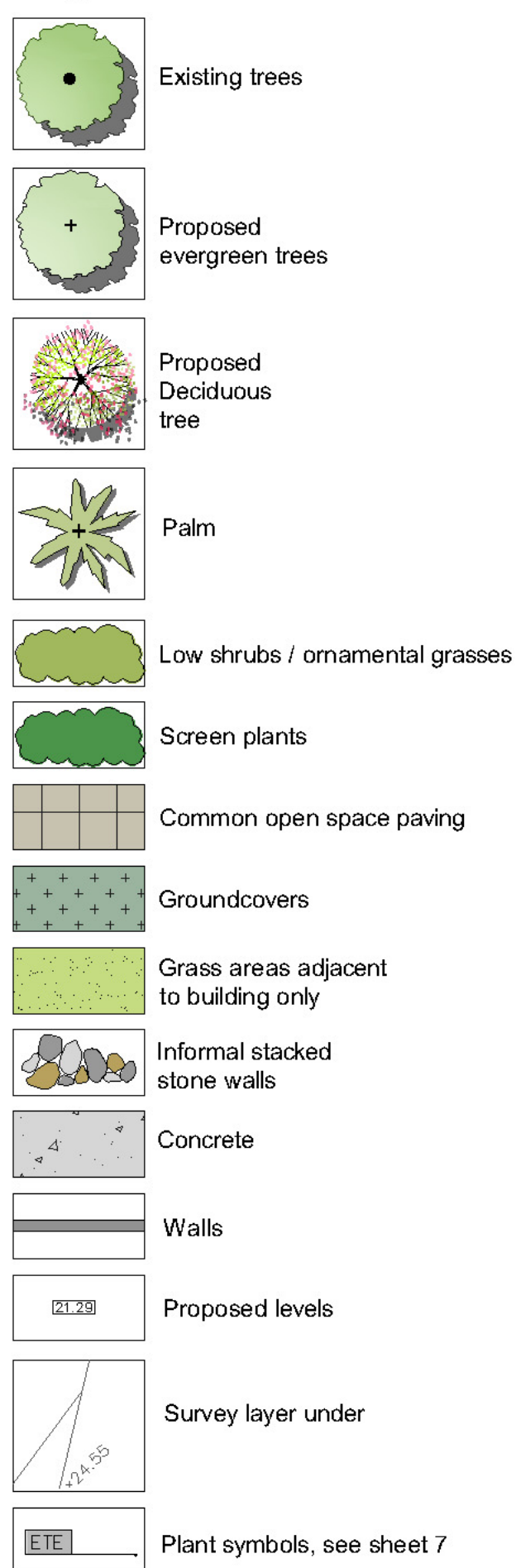
Detail plan D 1:100 @ A1



Stacked stone garden wall



Legend



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DWG: DETAIL PLAN D

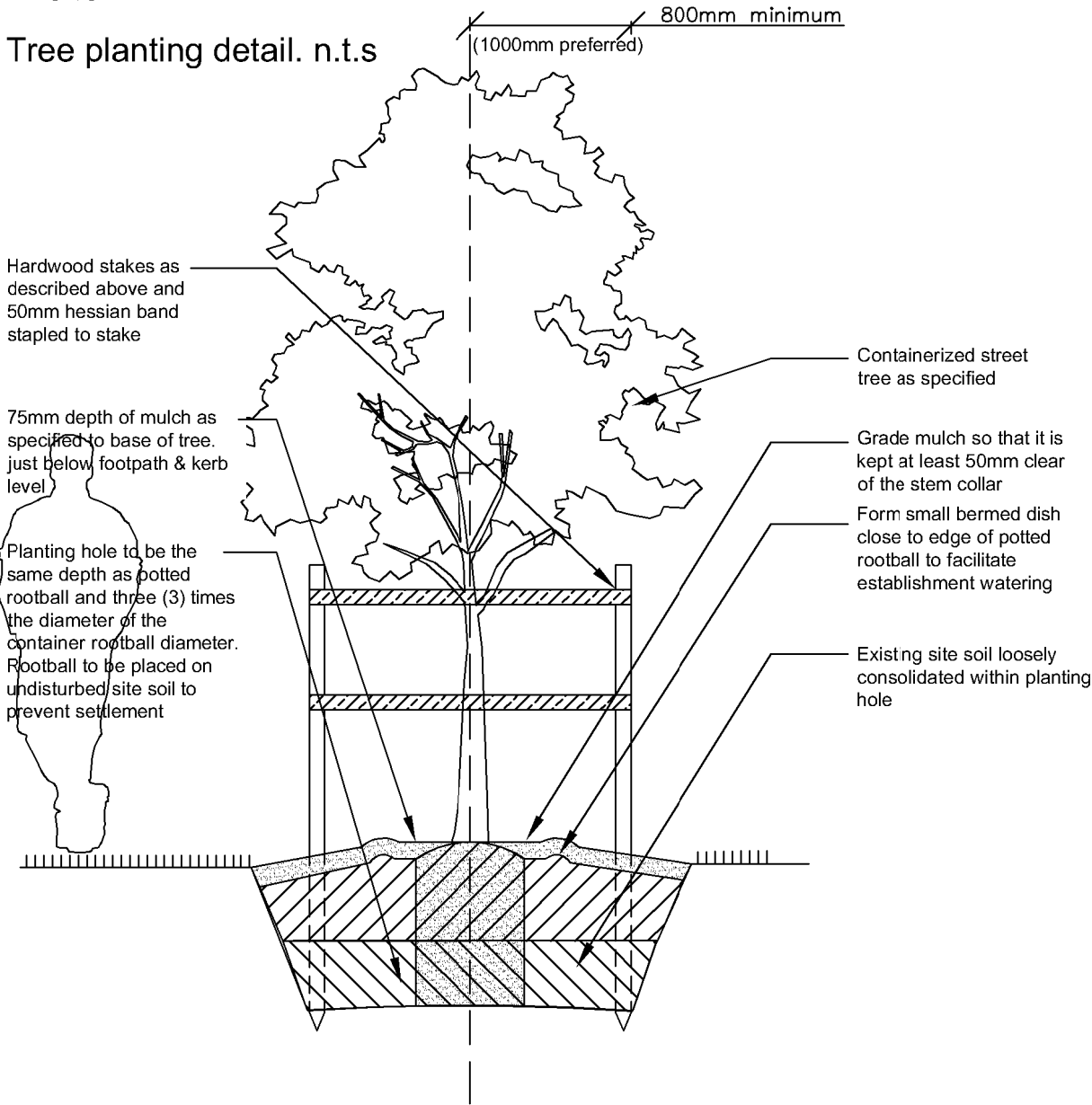
DATE: 30.7.19 SCALE: 1:100 @A1
JOB REF: 19/2092 SHEET NO: 5 OF 7
ISSUE: E

AMENDMENTS	NORTH

See sheet 4 for detail plan continuation

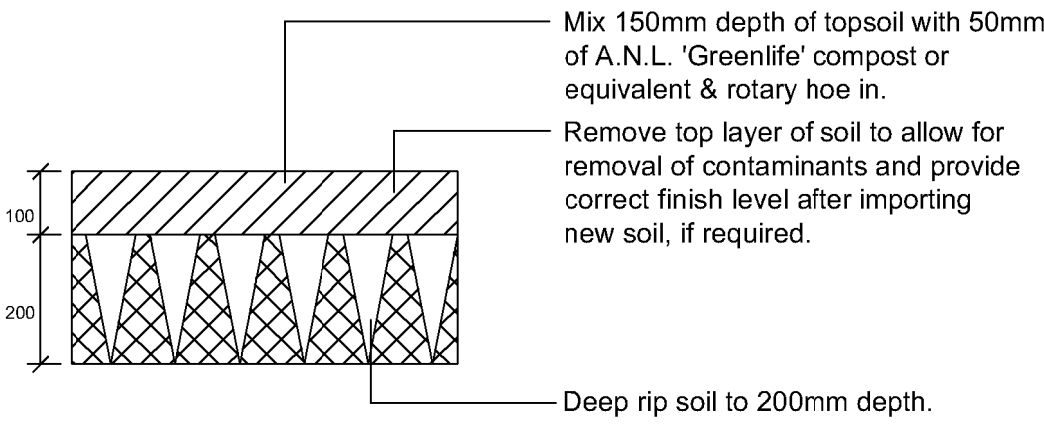
Detail 1.

Tree planting detail. n.t.s



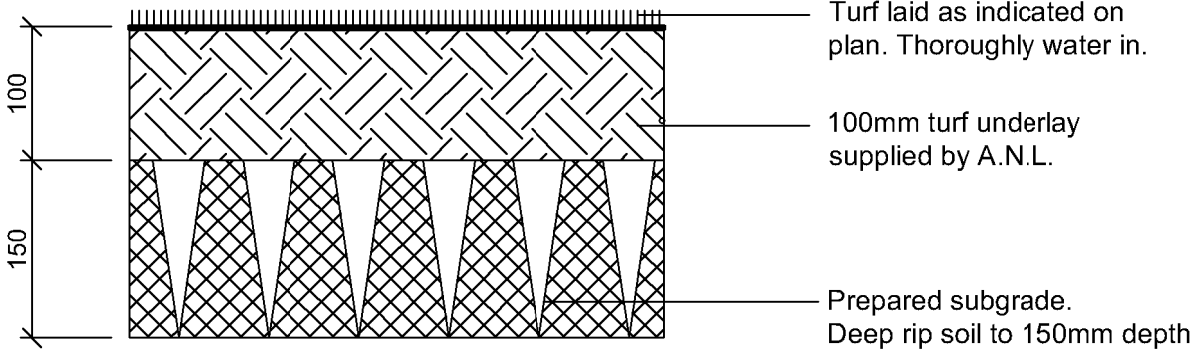
Detail 2.

Soil preparation detail n.t.s.



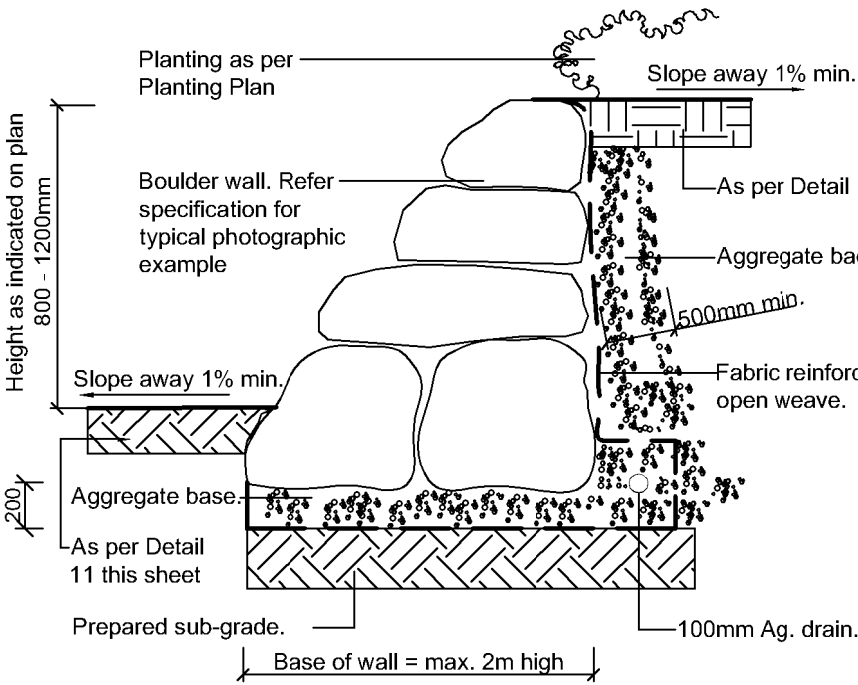
Detail 3.

Turf over soil n.t.s



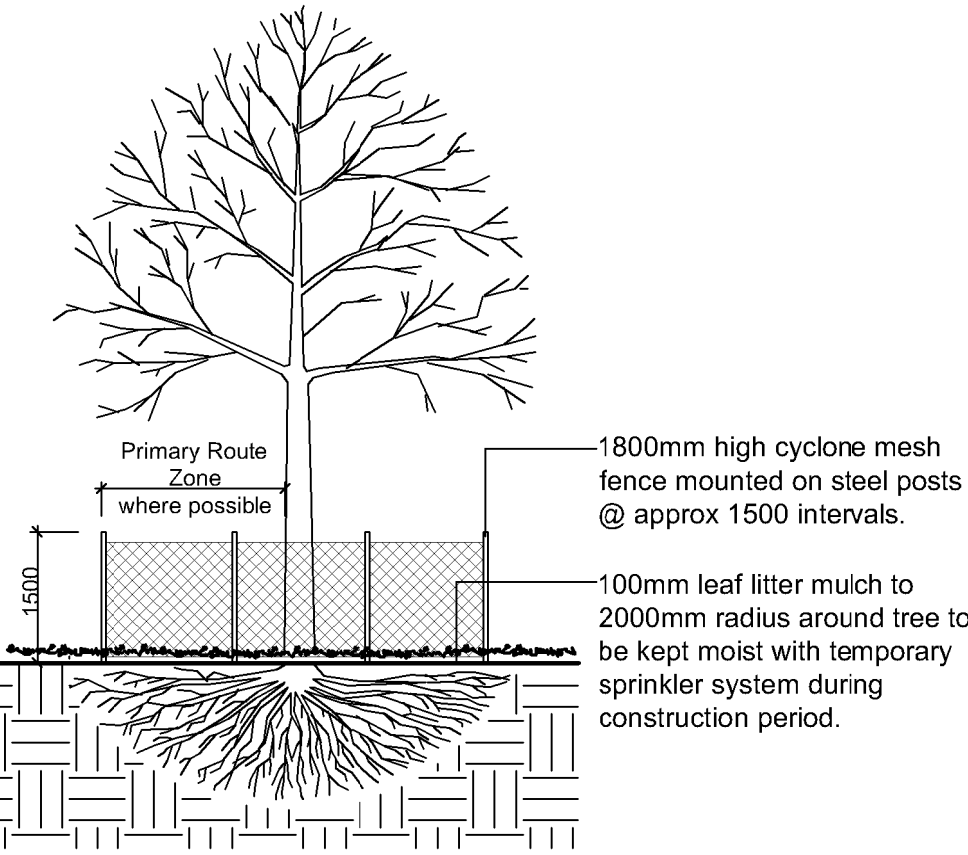
Detail 4.

Stacked stone retaining wall detail n.t.s



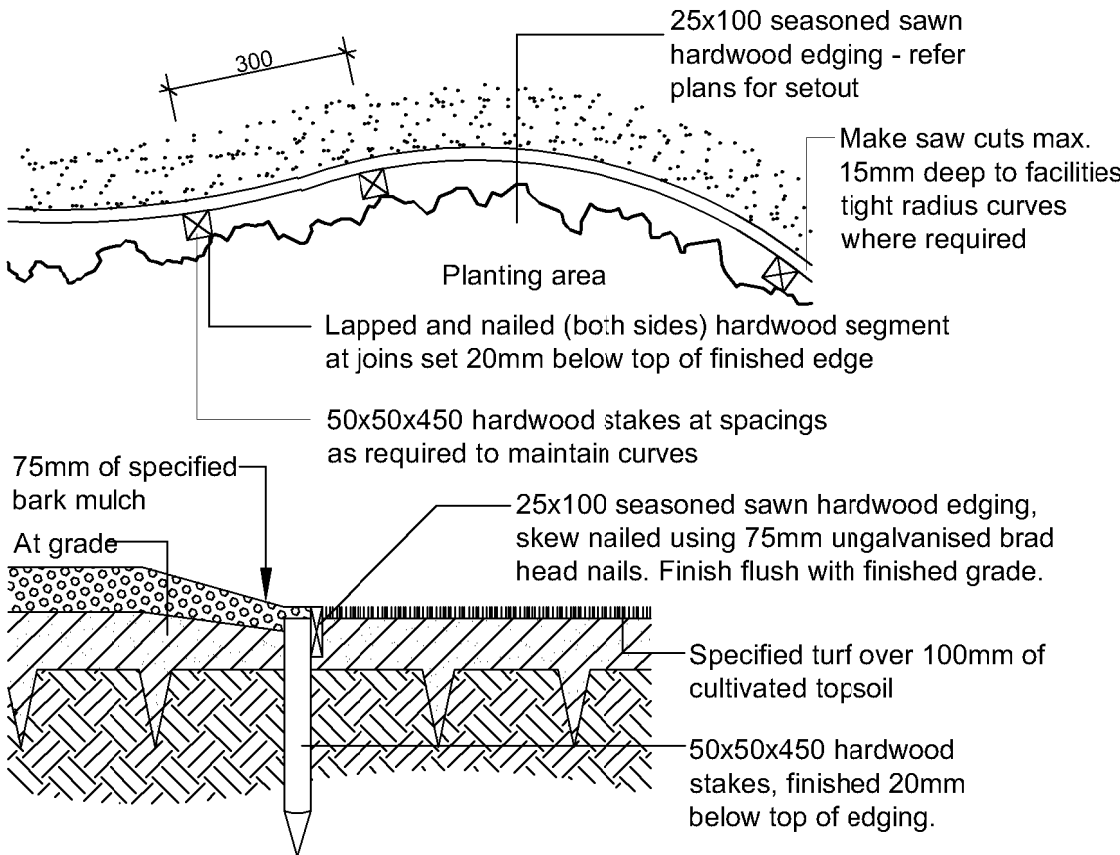
Detail 5.

Tree protection measure
Type 2 n.t.s.



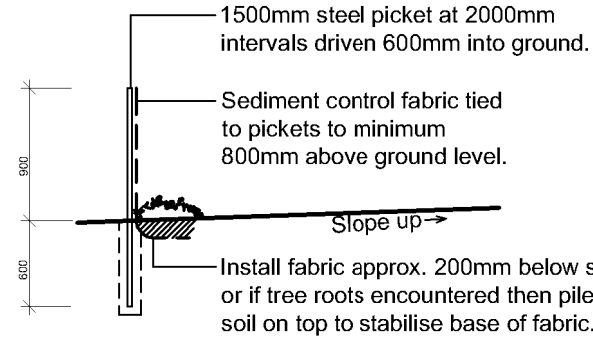
Detail 6.

Timber edge detail n.t.s.



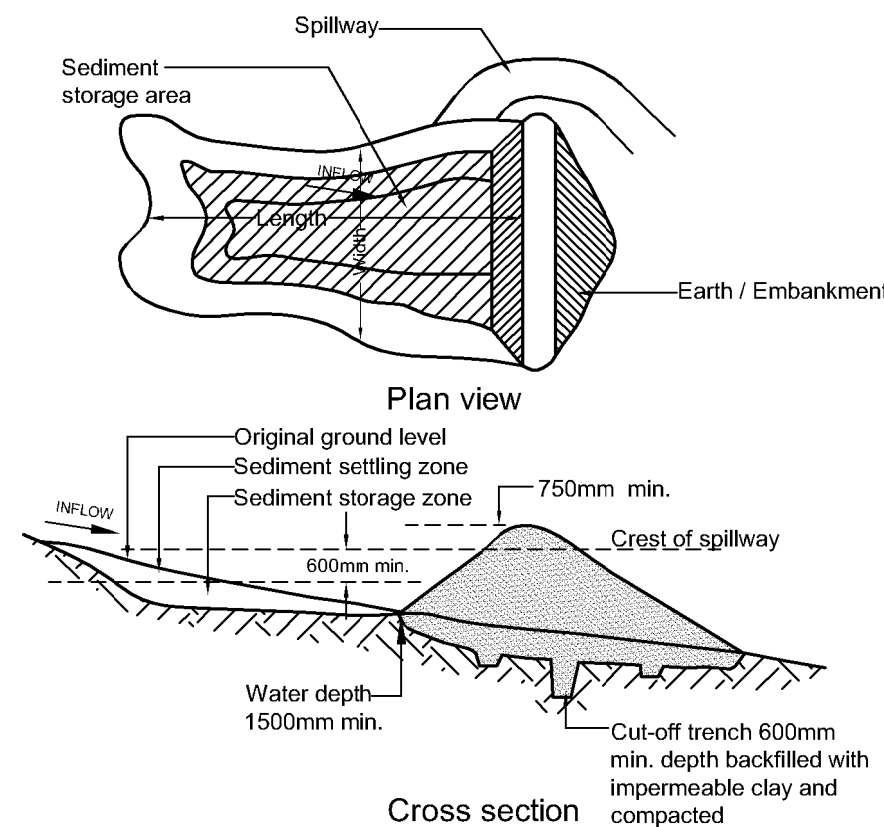
Detail 7.

Sedimentation control fence



Detail 8.

Sedimentation control basin n.t.s



General construction notes

1. Site preparation

Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools.

To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or topped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within the dripline of any existing trees to be retained on or adjacent to the site. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the drip line of existing trees. Vehicular access shall not be permitted within three (4) metres of any tree.

2. Soil preparation

All proposed planting areas to be ripped (by hand in tree protection zones) to 200mm and clay soils to be treated with clay breaker. Harvested existing top soil from site and store on site and mix with 25% A.N.L. Greenlife compost or approved equivalent. Apply at least 200mm soil depth to planting areas. All additional soil to be 150mm depth of good quality planting mix to be imported and combined with 50mm A.N.L. Greenlife compost or approved equivalent. To be worked in with rotary hoe or by hand in tree protection zones. In general all care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.

3. New plantings

Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix.

Mature heights of planting as shown on planting schedule show the greatest height possible in ideal conditions. These heights are subject to particular site conditions, possible container environments and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Mulching

All planting areas to be mulched with a minimum 75mm thick cover of recycled hardwood mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of vegetative reproductive parts of all weed species

5. Fertiliser

To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support and to finish a minimum of 1000-1200mm above finished levels (see construction details this sheet)

All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

Mass planted areas: allow one slow release Agriform pellet per 5-25 litre plant. All fertilisers to be applied in accordance with the manufacturers instructions.

Turfed areas: Supply and install Agriform slow release fertiliser or approved equivalent lawn start fertiliser applied at the rate recommended by the manufacturer

6. Staking

To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support and to finish a minimum of 1000-1200mm above finished levels (see construction details this sheet)

7. Engineering

All structural and hydraulic details whatsoever to Engineer's details.

8. Maintenance

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
APA	Acer palmatum	Japanese Maple (Versatile small deciduous garden tree)	75Lt	3x50x50x1800	5-7.0M	1
ASM	Acmena smithii	Lilly Pilly (Native tree)	300mm	3x50x50x1800	10-15.0M	9
BAS	Banksia serrata	Old Man Banksia (Small native. Gnarled trunk & serrated leaves)	300mm	3x50x50x1800	4-6.0M	5
BIN	Banksia integrifolia	Coast Banksia (medium indigenous tree)	45Lt	3x50x50x1800	12-15.0M	5
CAG	Casuarina glauca	Swamp She-Oak (Med native tree)	300mm	3x50x50x1800	18-13.0M	42
CYM	Corymbia maculata	Spotted Gum (Tall native tree)	45Lt	3x50x50x1800	15-20.0M	9
EMO	Eucalyptus moluccana	Grey Gum (Tall native tree)	45Ltmm	3x50x50x1800	15-20.0M	3
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	300mm	3x50x50x1800	6-8.0M	8
ETE	Eucalyptus teriticornis	Forest red Gum (indigenous canopy tree)	45Lt	3x50x50x1800	15-25.0M	8
LAI	Lagerstroemia indica	Crepe Myrtle (small deciduous tree for planterbox)	45Lt	3x50x50x1800	5-6.0M	2
LAI(D)	Lagerstroemia Ind x L. lauriei 'Tonto	Dwarf Crepe Myrtle	300mm	3x50x50x1800	3.0-4.0M	3
LPT	Leptospermum laevigatum	Coastal Tea Tree (hardy native shrub or small tree)	300mm	nil	3-6.0M	1
MAE	Magnolia Exmouth	Magnolia (flowering evergreen small tree)	45Lt	3x50x50x1800	6-8.0M	1
MLQ	Melaleuca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	45Lt	3x50x50x1800	12-15.0M	3
MLS	Melaleuca stypheloides	Prickly Paperbark (indigenous small-med tree)	300mm	3x50x50x1800	12-15.0M	17
NYS	Nyssa sylvatica	Tupelo (Bright red autumn foliage)	45Lt	3x50x50x1800	8-10.0M	1
PIS	Pistachia chinensis	Chinese Pistachio (Hardy deciduous tree. Common street tree)	45Lt	3x50x50x1800	7-10.0M	1
PYC	Pyrus calleryana 'Capital'	Ornamental Pear (medium deciduous narrow tree)	45Lt	2x50x50x1800	7-10.0M	1
SAS	Triadica (Sapium) sebiferum	Chinese Tallowood (Deciduous medium tree)	45Lt	3x50x50x1800	12-15.0M	1
SYG	Syncarpia glomulifera	Turpentine (indigenous canopy tree)	45Lt	3x50x50x1800	18-25.0M	9
TRL	Tristaniaopsis laurina	Water Gum (indigenous small-med tree)	45Lt	3x50x50x1800	5-7.0M	6
ULP	Ulmus parvifolia	Chinese Elm (medium deciduous narrow tree)	75Lt	3x50x50x1800	8-12.0M	3

Shrubs / small feature trees

APD	Acer dissectum 'Arto Purpureum'	Dwarf Cut Leaf Maple (Low deciduous garden tree)	250mm	nil	1.52-2.0M	1
BMJ	Buxus microphylla 'Japonica'	Japanese Box Hedge (formal low hedging plant)	150mm	nil	0.4-1.2M	50
CBJ	Callistemon 'Better John'	Better John Dwarf Bottlebrush	150mm	nil	0.6-0.9M	11
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	200mm	2x50x50x1800	3-3.5M	4
CLJ	Callistemon 'Little Jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4M	22
CVE	Callistemon citrinus 'Endeavor'	Endeavor Crismson Bottlebrush (Flowering native small tree)	200mm	nil	3-4.0M	1
EOM	Eriostemon australasius	Pink Wax Flower (flowering native shrub)	200mm	nil	2.0M	5
GRL	Grevillea linearifolia	Spider Flower (native flowering shrub)	200mm	nil	2-3.0M	1
HBG	Hebe 'Blue Gem'	Blue Hebe (small flowering shrub)	150mm	nil	0.8-1.0M	3
KUA	Kunzea ambigua	Tick Bush (flowering native shrub)	150mm	nil	2-3.0M	1
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	2
SPP	Syzygium 'Superior'	Superior Lilly Pilly (flowering screen plant Can be hedged)	200mm	hedged to req.height	1.6-2.8M	12
WF	Westringia fruticosa	Coastal Rosemary (native shrub. Can be informally hedged)	200mm	hedged	1-1.5M	15
WFG	Westringia fruticosa 'Grey Box'	Ozbreed Grey Box® (hardy low screen can be hedged)	150mm	hedged	0.4-0.7M	14

Ferns / Palms / Succulents / ornamental bamboos

AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	150mm	nil	0.5M	5
CAA	Cyathaea australis	Tree Fern (Native tree ferns)	200mm	nil	2-4.0M	13
DOE	Doryanthe excelsor	Gymea Lilly (striking palm like). Tall red flower on spike)	200mm	nil	1.5-2.0M	51
PHP	Phormium tenax 'Purpureum'	Purple Flax (purple foliage strappy leaved plant)	200mm	nil	0.8-1.2M	5

Groundcovers/Climbers

BKK	Banksia spinulosa 'Birthday Candles'	Birthday Candles (Low shrub/groundcovet)	200mm	nil	0.6M	10
DIR	Dichondra repens	Kidney weed (native carpet groundcover)	tubestock	nil	0.1M	50
HVI	Hardenbergia violacea	Native sarsaparilla (native groundcover)	tubestock	nil	2.0M	635
KER	Kennedia rubicunda	Dusky Coral Pea (native groundcover)	150mm	nil	0.3M	22
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	72
MYP	Myoprum parvifolium	Creeping Boobialla (native cascading groundcover)	150mm	nil	0.2M	84
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hyrid groundcover)	150mm	nil	0.2M	8
VH	Viola hederacea	Native Violets (native low groundcover)	tubestock	nil	0.1M	15

Ornamental grasses/strappy leaved plants

AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	100mm	nil	0.5M	20
DIG	Diets grandiflora	Wild Iris (low vertical hardy wild iris)	150mm	nil	0.7-0.9M	14
ISN	Isoplexis (Ficinia) nodosa	Knobby Club Rush (native ornamental grass)	150mm	nil	0.6M	28
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	20
LOM	Lomandra longifolia	Spiny Mat Rush (Tall hardy grass like clumping plant)	150mm	nil	1-1.2M	48
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	tubestock	nil	0.4M	702

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

After the above nominated defects period has concluded the owners of the development are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including monthly checks for function of system, to check for leaks and to ensure general good working operation. All battery timers and irrigation lines to be checked every two months as part of the owners corporation maintenance schedule
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs.
- Minimum 2 monthly assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed if required
- Garden/lawn masonry edging to be inspected every 12 months after first three years after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- The developer shall engage the consultant Arborist to report on the ongoing health of the adjoining western boundary trees 6 months after the practical completion of works.
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas in the development including all first floor raised planters over slab structures. (Turfed areas to be excluded and are to be watered by hand as required with hoses from hose cocks). Dripline supply system only to be incorporated. Sub-contractor is to provide an irrigation design to meet the following require ments.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's plans.

Chemical root control: Provide standard chemical root inhibiting chemical cartridges. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 2.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

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DWG: DETAILS, NOTES AND PLANTING SCHEDULE

DATE:	30.7.19	SCALE:	AS SHOWN @A1
JOB REF:	19/2092	SHEET NO:	7 OF 7
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Builder must verify all dimensions of the site before work commences.
All work to be done in accordance with the relevant Australian Standards.
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AMENDMENTS

NORTH

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