

LANDSCAPE PLAN FOR DEVELOPMENT APPLICATION
99 Sargents Road, Ebenezer, NSW

LEGEND

SOFT LANDSCAPING

- PROPOSED & EXISTING NATIVE GRASSLAND
Refer Specification notes
- PLANTING AREA
Refer Specification notes
- EXISTING TREES TO BE RETAINED
In accordance with the arborist report and AS 4970 - Protection of trees on development sites
- EXISTING TREES TO BE REMOVED
In accordance with the arborist report and AS 4970 - Protection of trees on development sites
- PROPOSED TREE
25L at time of planting
Refer to planting schedule
- PROPOSED SCREENING SHRUB
200mm at time of planting
Refer to planting schedule
- PROPOSED FEATURE SHRUB
200mm at time of planting
Refer to planting schedule
- PROPOSED GROUNDCOVERS
140mm at time of planting
Refer to planting schedule

HARD LANDSCAPING

- Concrete Driveway / Pathway
Exposed aggregate concrete
To Engineers detail



FENCES / EDGES / FIXTURES

- FENCING
To Architects & Civil detail
- PROPOSED RETAINING WALL
to civil detail

DRAWING SCHEDULE

- LP-01 LANDSCAPE PLAN
- LP-02 SPECIFICATION NOTES, PLANTING SCHEDULE AND DETAILS



A	LANDSCAPE PLAN FOR DEVELOPMENT APPLICATION	JD	29.07.19	<div>Prepared By: JALA DESIGNS Jones & Associates Landscape Architects JALA - Jones & Associates Landscape Architects PO Box 3579, Parramatta NSW 2124 ABN: 376 841 954 19 E: info@jaladesigns.com.au AILA Registered Landscape Architects</div>	<div>Prepared For: BAINI DESIGN PTY LTD 18 Villiers St, Parramatta NSW 2150 P: 1300 553 747 E: info@bainidesign.com.au</div>	<div>Project: PROPOSED RESOURCE MANAGEMENT FACILITY</div>	<div>Drawing Title: LANDSCAPE PLAN</div>	<div>Date: 29.07.2019</div>	<div>Project Number: JALA-19-017</div>
						<div>Subject Site Address: 99 SARGENTS ROAD, EBENEZER NSW 2756</div>	<div><div>0 2 4 6 8 10 12 Metres Scale: 1:300 @ A1 / 1:600 @ A3</div></div>	<div>Scale: 1:300 @ A1 1:600 @ A3</div>	<div>Drawing Number: LP-01</div>

LANDSCAPE SPECIFICATION NOTES

All work and materials shall be in accordance with current Australian Standards components, Local Council Landscape and Tree Code and to best practice.

DRAWING

a - These landscape drawings must be read in combination with the drawing package from the consultant team including arborist, ecology, engineering and architecture drawings.

SCALING

a - This drawing is not to be scaled. All dimensions to be verified on site prior to commencement of works. Discrepancies, ambiguities and/or omissions between this drawing & information supplied by others must be reported immediately for clarification before proceeding.

SITE CLEARANCE

a - Remove general builders rubble, litter and any stones greater than 75mm in size from the areas to be planted. Such materials are to be collected and taken to the Contractors tip or disposed of on site as directed.

WEED REMOVAL

a-The weed contractor must be an accredited commercial operator. Weed Treatment and management/removal will address the identification and removal of Class 1, 2, and 3 declared weeds as per the Land Protection (Pest and Stock Route Management) Act 2002 as well as the top 200 invasive naturalised plants in NSW.

CULTIVATION AND SITE PREPERATION

a-Cultivate subgrade to a depth of 150 mm, to loosen compacted ground. Do not disturb tree roots. Remove any rock, stones extraneous vegetation or building refuse greater than 100mm brought to the surface during cultivation. Where a clay pan or shale like rock lies within 300 mm of the surface, layers are to be ripped to a minimum depth of 300 mm. Ensure positive drainage off all landscaping areas and finished surfaces.

NATIVE GRASSLAND AREAS

a-Existing undisturbed native grassland areas

Step 1 - Remove invasive weeds as per above specification note

Step 2 - Retain native grassland

Step 3 - Allow Assisted natural regeneration to occur and monitor weed removal during establishment period

*Note: By removing invasive weeds, it will allow for native grassland planting to reestablish (this process is called natural regeneration)

b-New graded disturbed areas

Step 1 - Cultivate subgrade as per above specification note

Step 2 - Apply 100mm depth topsoil as per below specification note

Step 3 - Apply Southern Native Revegetation grass seed mix to new grades areas as per below specification

Step 4 - Maintain until establishment as per below specification

c-Southern Native Revegetation grass seed mix (by native seeds company or approved equivalent)

Grass species mix components:

- Kangaroo grass (Themeda triandra)
- Kneed Spear grass (Austrostipa bigeniculata)
- Burra Weeping grass (Microlaena stipoides var. Burra)
- Native Wheat Grass (Anthosachne scabra)
- Vermiculite

Applying:

- While the soil is under preparation, sow a few seeds into a sterile seed raising mix to be kept moist until germination. This will allow for easier identification of lawn seedlings once the lawn is sown.
- Make sure the soil pH is under 6.5 and low in phosphorus.
- When preparing the area, very lightly scratch the surface. Minimal tillage to prevent bringing weed seed to the surface. Spread the seed evenly over the prepared surface and rake it in, so it is lightly covered. Seed sown deeper than 15 mm may not germinate.
- Broad cast seed rather than direct drill. Scattering the seed by hand, it is best to walk in a grid like pattern, first from east to west and then over the same area from north to south. this will give a relatively consistent spread. For larger areas, the best sowing methods are hydromulching (excluding any phosphorus mulching product) or using a simple rotary spreader.
- Do not use any phosphorus fertiliser at the time of seeded. Nitrogen based fertiliser can be added once a root system has been established. Apply Incitec CK 775 fertiliser as per manufacturer specifications.
- Roll or smudge the area after sowing for the best seed to soil contact.
- Successful germination requires adequate moisture for at least three weeks. The Fescue should emerge within a week, but the native grasses will take up to two weeks or longer depending on weather and moisture levels.
- Effective weed control is required. Remove weeds by hand once a month during establishment period. Use the sown seed sample to help identify grass seedlings from weeds.
- Seed will continue to be viable and germinate over a 6-12 month period
- Sowing density : 3-5kg per acre
- Irrigation: Sow all year round. No irrigation. Sow from autumn to spring coincided with rain.

TOPSOIL: PROPOSED PLANTING AREAS

a - Approved topsoil, both site won and imported, shall be led onto site and spread evenly on the approved formation to give a finished depth of 300mm for planted areas. All planting topsoil to be placed on a minimum of 300mm depth and 100mm of mulch as specified. Soil blends to comply with AS 4419.

b - Finished levels of topsoil in planted areas to be 200mm above adjoining paving.

c - Ensure that soil media is ameliorated to increase its waterholding abilities.

d - Strip topsoil from any areas to be regraded. Topsoil to be stockpiled to a maximum height of 1.2m, with adequate protection from wind and water erosion. Ensure that stockpile does not impede stormwater runoff. Apply topsoil to turf and planting areas to achieve the levels indicated.

TOPSOIL: PROPOSED NATIVE GRASSLAND SEEDED AREAS

a - Approved topsoil, both site won and imported, shall be led onto site and spread evenly on the approved formation to give a finished depth of 100mm for proposed native grassland seeded areas. All planting topsoil to be placed on a minimum of 100mm depth. Soil blends to comply with AS 4419.

b - Finished levels of topsoil in native grassland seeded areas to be 200mm above adjoining paving.

c - Ensure that soil media is ameliorated to increase its waterholding abilities.

d - Strip topsoil from any areas to be regraded. Topsoil to be stockpiled to a maximum height of 1.2m, with adequate protection from wind and water erosion. Ensure that stockpile does not impede stormwater runoff. Apply topsoil to turf and planting areas to achieve the levels indicated.

MULCHING

Organic Mulch

a-Mulch is to be pine bark fines (25mm), forest mulch or equivalent, free from soil, weed growth and other problematic green material or damaging matter. Apply mulch evenly to 100mm depth and rake smooth to finish flush with surrounding finished landscape levels. Ensure plant trunks are fee of mulch.

Geotextile Matting

b-On batters 1:4 or steeper, or within drainage channels, install Jute Matting to manufactures specification. Secure matting into the subgrade and secure with steel pins to meet site conditions in accordance with the manufactures recommendations.

SERVICES

a-Refer to engineering drawings for services. The contractor must confrim the 'as built' location of all existing services before excavation works are started. Services shown are indicative only.

MATERIALS & FINISHES

a-Refer Materials & Finishes Schedule for all landscape elements contained within these drawings.

MINOR GRADING & FALLS

a - Finished levels of grass areas to be 25mm above adjoining paving or kerbs. Levels to be arranged to give gentle falls for drainage purposes.

b - New areas to be married in to adjoining soiled areas.

c - Ponding is unacceptable

WATERING

a - Contractor shall be entirely responsible for all watering necessitated by dry weather and it shall be undertaken by stationary rotary sprays.

b - Watering duties are required throughout the 12-week establishment period. All 'new' planting stock must be thoroughly watered before planting, immediately after planting and as required to maintain growth rates free of stress. Recommend watering schedule includes-

- Week 1- everyday;
- Week 2 - 6 - twice per week; and
- Week 6 - 12 - weekly.

MAINTENANCE

a-12 month establishment period:

b-Ensure the planting beds are maintained weed free.Top-up bark mulch to maintain 100mm depth annually. Check ties, guards and stakes annually. Replace any grass/groundcovers/trees/shrubs which fail to establish. Remove guards, ties and stakes during the initial 1 year establishment, check annually.

Management once established: trim vegetation back from paths as buildings as required. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

IRRIGATION:

a-All irrigation installation to landscape areas are to satisfy the local Council water code and AS3500.

GARDEN EDGES

a-Spade edge where noted on drawings and as specified between turf and garden areas. Refer Detail.

HARDSTAND, RETAINING WALLS, DRAINAGE & FENCING

a-Refer to architects and engineering drawings for pavement, walls, fence, steps, levels and drainage.

EXISTING TREES FOR RETENTION

Retain existing trees for retention in accordance with *AS 4970-2009 - Protection of trees on development sites*. Apply 100mm depth mulch to tree surrounds as shown on plan. Edging to be spade edge as detailed. Refer to materials and finishes schedule for mulch and edging type.

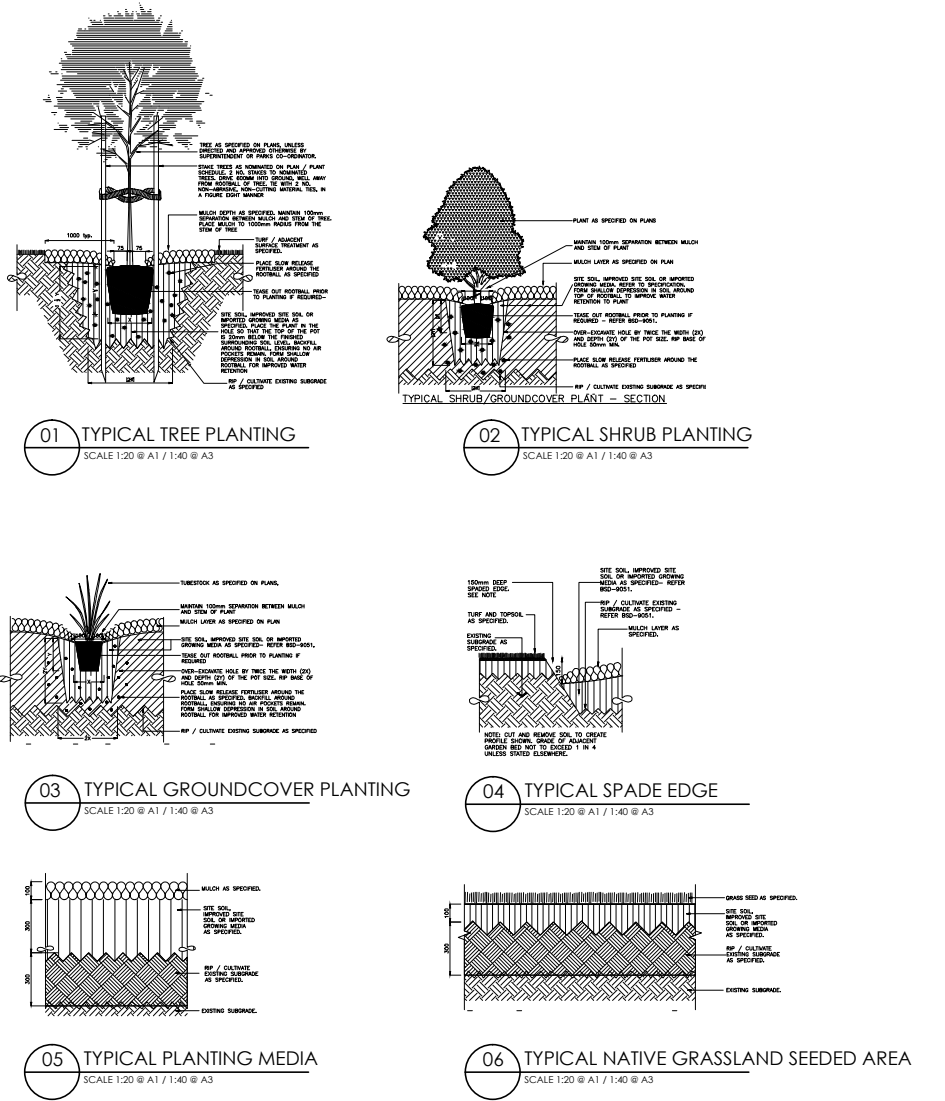
RESPONSIBLE AUTHORITY

The appointed Landscape and Environmental Contractor (under the supervision of the Site Supervisor) is responsible for ensuring the implementation and compliance of this Landscape Plan.

MATERIALS AND FINISHES SCHEDULE

Natrive grassland seeded areas	
Native grassland seeded areas	Southern Native Revegetation grass seed mix (by native seeds company or approved equivalent)
Mulch	
Mulch type 1	100mm depth of organic mulch. Mulch is to be pine bark fines (25mm), forest mulch or equivalent
Soils	
Planting areas	Prepare as noted, install 300mm modified site topsoil with additives to satisfy AS4419 Soils for Garden Use
Native grassland seeded areas	Prepare as noted, install 100mm modified site topsoil with additives to satisfy AS4419 Soils for Garden Use
Fertiliser	
Planting areas	Organic extra fertiliser to to manufacturer's specification or approved equivalent
Native grassland seeded areas	Incitec CK 775 fertiliser to to manufacturer's specification or approved equivalent
Edging	
Spade Edge	Refer detail
Establishment and Maintenance	
All landscape areas	12 months

LANDSCAPE DETAILS



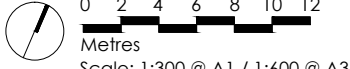
PLANTING SCHEDULE

GROUNDCOVERS				
Code	Botanical name	Common Name	SIZE	QTY
MYO par	Myoporum parvifolium	Creeping boobialla	140mm	50

SHRUBS				
Code	Botanical name	Common Name	SIZE	QTY
CAL CP	Callistemon candy pink	Candy Pink Callistemon	200mm	14
GRE ML	Callistemon White Anzac	White Anzac Callistemon	200mm	7
GRE CP	Grevillea 'Moonlight'	Moonlight Grevillea	200mm	21
SYZ cas	Syzygium 'Cascade'	Cascade Lilly Pilly	200mm	7

TREES				
Code	Botanical name	Common Name	SIZE	QTY
EUC fib	Corymbia maculata	Spotted Gum	25L	12
EUC cre	Eucalyptus crebra	narrow-leaved ironbark	25L	7
PIT und	Eucalyptus fibrosa	Red ironbark	25L	3
EUC ter	Eucalyptus tereticornis	Blue gum	25L	10
LOP con	Lophostemon confertus	Brush box	25L	5
MEL dec	Melaleuca decora	White feather honeymyrtle	25L	3
MEL qui	Melaleuca quinquenervia	Broad-leaved paperbark	25L	9
Pitt und	Pittosporum undulatum	Australian cheesewood	25L	12

*Refer to specification notes for proposed native grassland seeded areas; including seeding requirements, timing, maintenance and quantities

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Issue	Amendment	Drawn	Date						