

1 GATACRE AVE, LANE COVE NSW

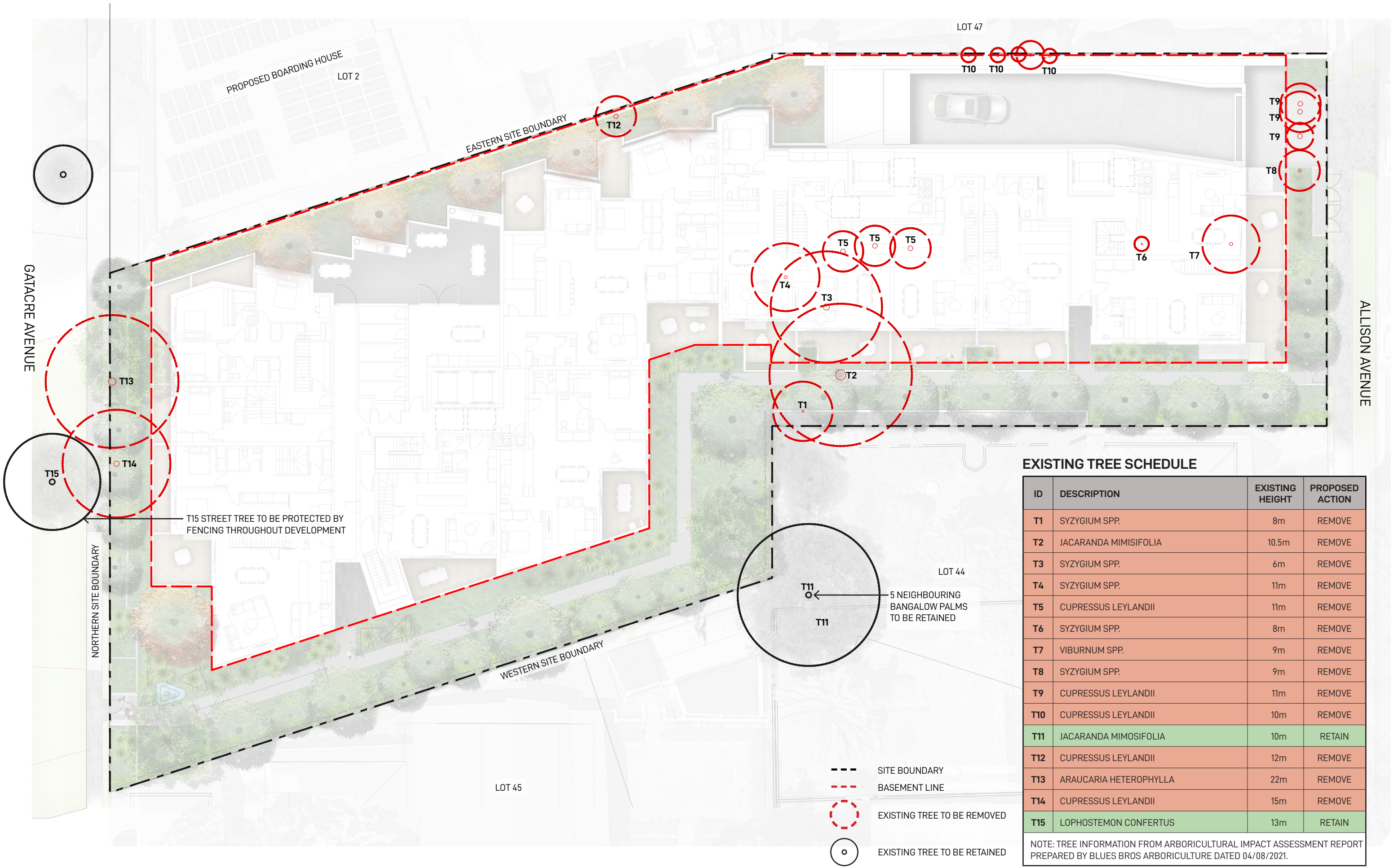
LANDSCAPE DA DOCUMENTATION

KEY PLAN



DRAWING REGISTER

DRAWING NUMBER	DRAWING NAME
LDA-00	LANDSCAPE COVER SHEET
LDA-01	EXISTING SITE
LDA-02	EXISTING TREE PLAN
LDA-03	LANDSCAPE AREAS AND DEEP SOIL
LDA-04	GROUND FLOOR LANDSCAPE PLAN
LDA-05	GROUND FLOOR SECTIONS
LDA-06	LEVEL 1 LANDSCAPE PLAN
LDA-07	LEVEL 2 LANDSCAPE PLAN
LDA-08	LEVEL 4 LANDSCAPE PLAN
LDA-09	ROOF LANDSCAPE PLAN
LDA-10	ROOF SECTION
LDA-11	SOUTHERN ELEVATION
LDA-12	INDICATIVE PLANT PALETTE
LDA-13	LANDSCAPE DETAILS



EXISTING TREE SCHEDULE

ID	DESCRIPTION	EXISTING HEIGHT	PROPOSED ACTION
T1	SYZYGium SPP.	8m	REMOVE
T2	JACARANDA MIMISIFOLIA	10.5m	REMOVE
T3	SYZYGium SPP.	6m	REMOVE
T4	SYZYGium SPP.	11m	REMOVE
T5	CUPRESSUS LEYLANDII	11m	REMOVE
T6	SYZYGium SPP.	8m	REMOVE
T7	VIBURNUM SPP.	9m	REMOVE
T8	SYZYGium SPP.	9m	REMOVE
T9	CUPRESSUS LEYLANDII	11m	REMOVE
T10	CUPRESSUS LEYLANDII	10m	REMOVE
T11	JACARANDA MIMOSIFOLIA	10m	RETAIN
T12	CUPRESSUS LEYLANDII	12m	REMOVE
T13	ARAUCARIA HETEROPHYLLA	22m	REMOVE
T14	CUPRESSUS LEYLANDII	15m	REMOVE
T15	LOPHOSTEMON CONFERTUS	13m	RETAIN

NOTE: TREE INFORMATION FROM ARBORICULTURAL IMPACT ASSESSMENT REPORT PREPARED BY BLUES BROS ARBORICULTURE DATED 04/08/2021.





AREA CALCULATION

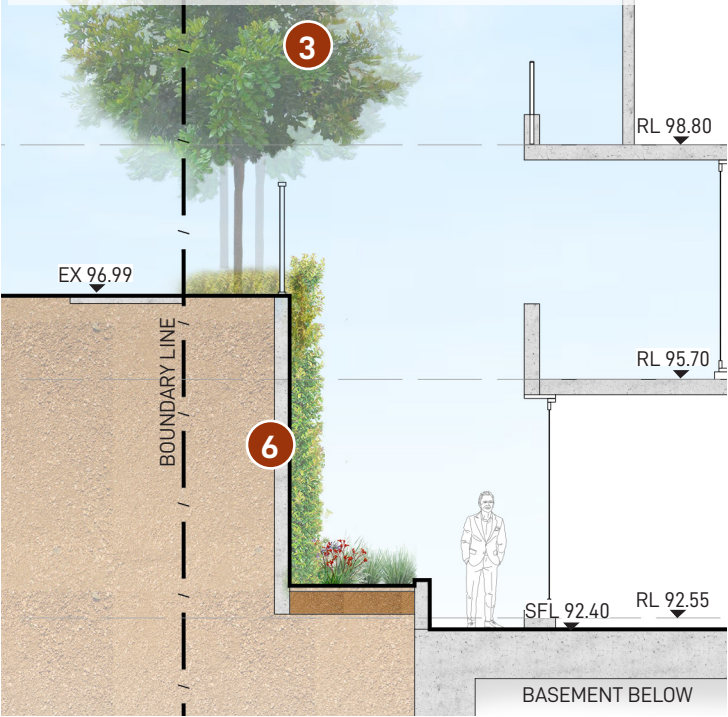
LEGEND	DESCRIPTION	AREA CALCULATION
	GROUND FLOOR DEEP SOIL AREA	741.45M ² (25%)
	GROUND FLOOR LANDSCAPE AREA	814.2M ² (27.45%)
	GROUND FLOOR COMMUNAL OPEN SPACE	851.1M ² (28.7%)

TOTAL SITE AREA CALCULATION

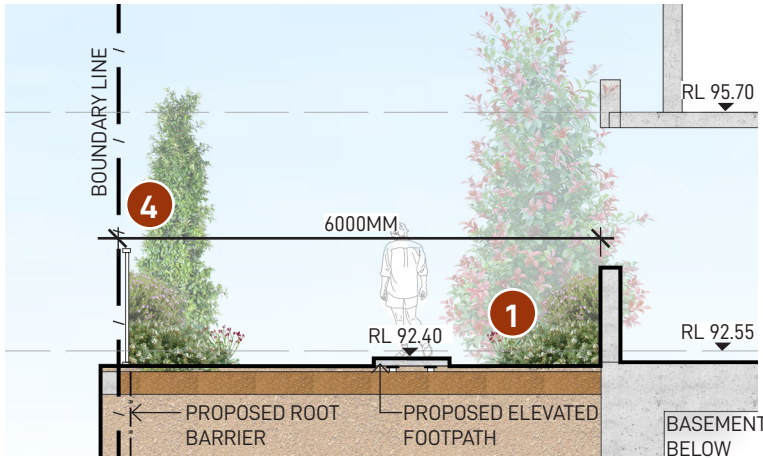
LEGEND	DESCRIPTION	AREA CALCULATION
	TOTAL LANDSCAPE AREA	1450.3M ² (48.9%)
	TOTAL COMMUNAL OPEN SPACE	1376.8M ² (46.42%)

LEGEND

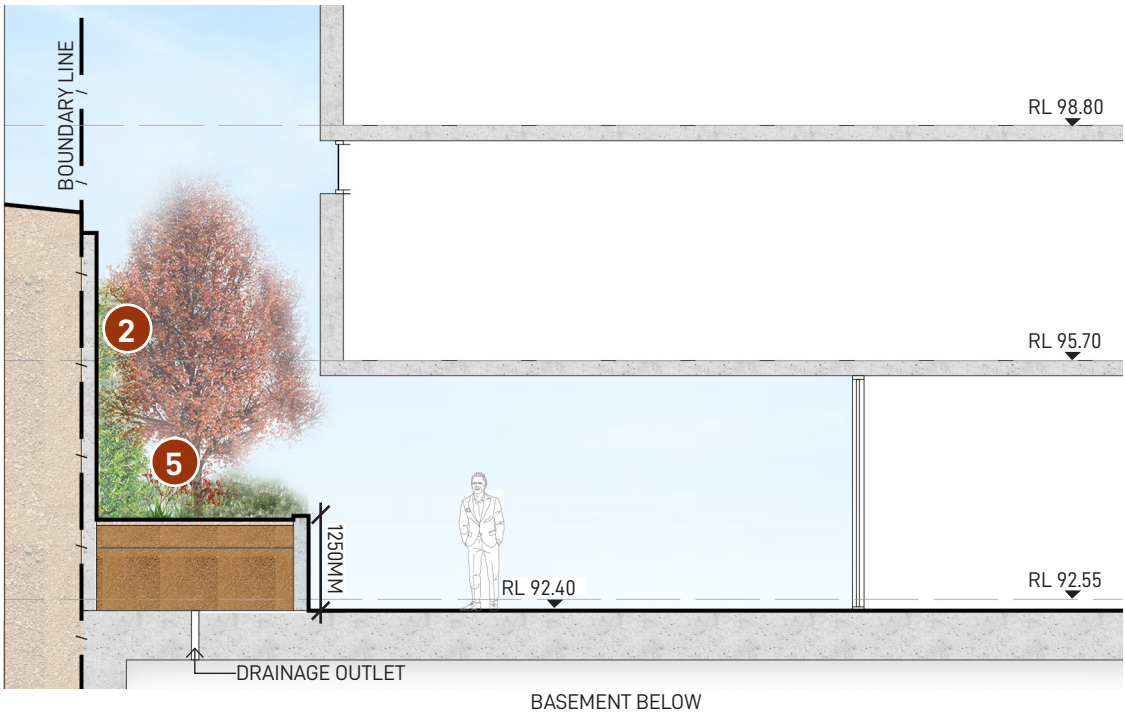
- SFL STRUCTURAL FLOOR LEVEL
- RL PROPOSED SPOT LEVEL
- EX EXISTING SPOT LEVEL
- 1. MIXED PLANTING FOR SCREENING AMENITY OF BALCONY
- 2. PROPOSED NATIVE SCREEN PLANTING ALONG SITE BOUNDARY
- 3. PROPOSED CANOPY TREE WITH UNDERSTOREY PLANTING FOR VISUAL AMENITY
- 4. PROPOSED NATIVE PLANTING TO SCREEN BOUNDARY FENCE
- 5. PROPOSED EXOTIC TREE PLANTING OF PYRUS WITH SHADE TOLERANT MIXED PLANTING OF DIANELLA 'TASRED', MICROSORUM DIVERSIFOLIUM, DICHONDRA REPENS AND SCREEN PLANTING SUCH AS SYZYGIVM 'STRAIGHT AND NARROW' TO SOFTEN RETAINING WALL
- 6. PROPOSED SCREENING AND CASCADING PLANTS TO MITIGATE VIEWS OF RETAINING WALLS



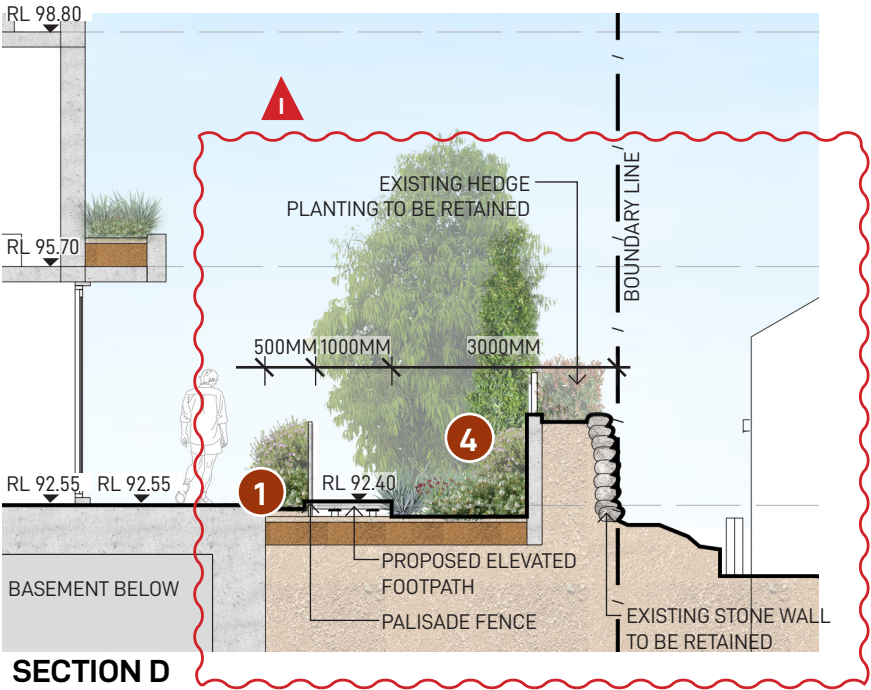
SECTION A



SECTION B



SECTION C



SECTION D



KEY PLAN (NOT TO SCALE)



GATACRE AVENUE

ALLISON AVENUE



PITTOSPORUM
PANDOREA

HARDENBERGIA
DIANELLA
MYOPORUM
PITTOSPORUM

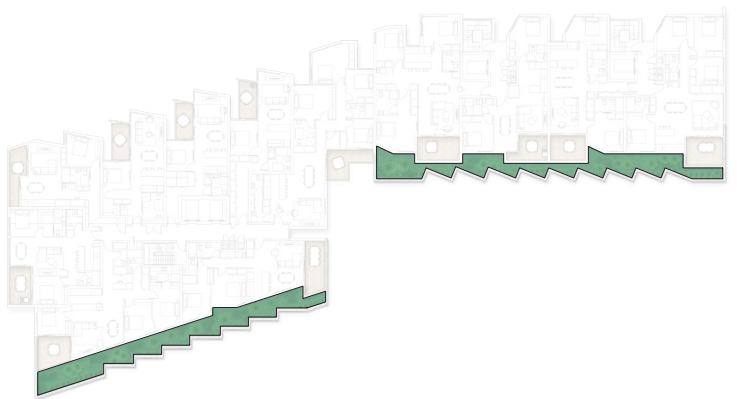
AREA CALCULATION

LEGEND	DESCRIPTION	AREA CALCULATION
	LANDSCAPED AREA	46.3M ²



GATACRE AVENUE

ALLISON AVENUE



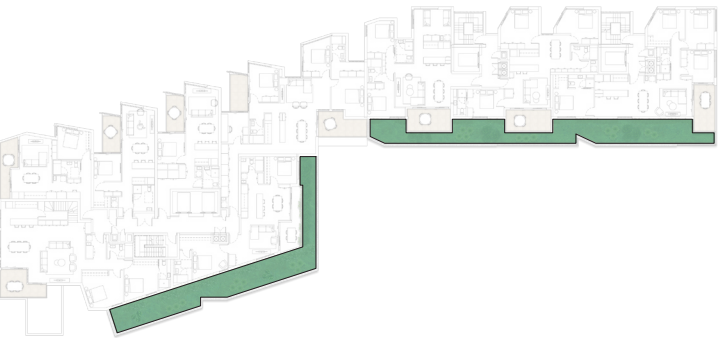
AREA CALCULATION

LEGEND	DESCRIPTION	AREA CALCULATION
	LANDSCAPED AREA	136.2M ²



GATACRE AVENUE

ALLISON AVENUE



AREA CALCULATION

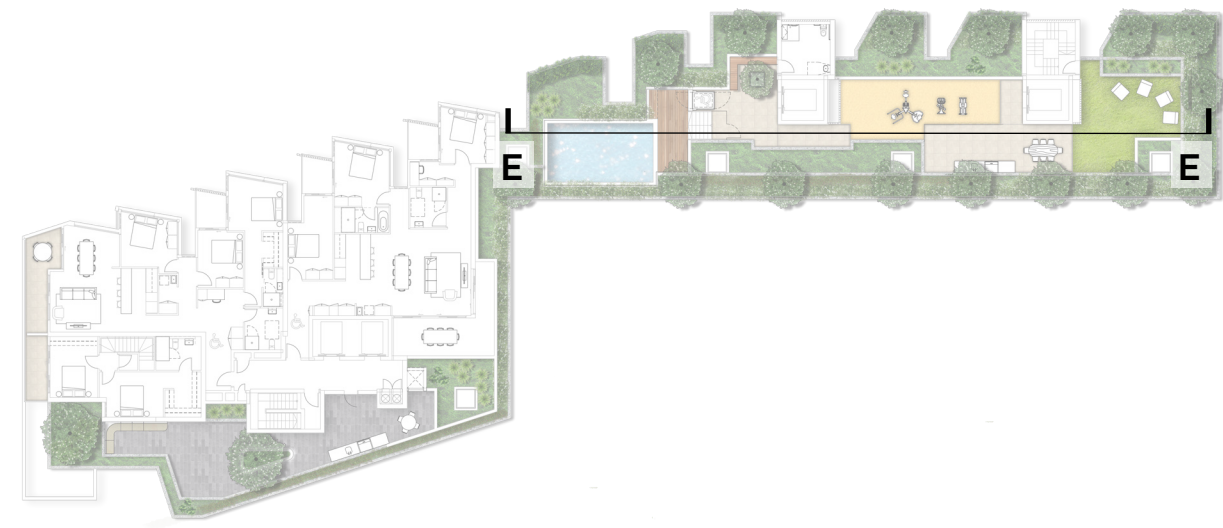
LEGEND	DESCRIPTION	AREA CALCULATION
	LANDSCAPED AREA	156.5M ²



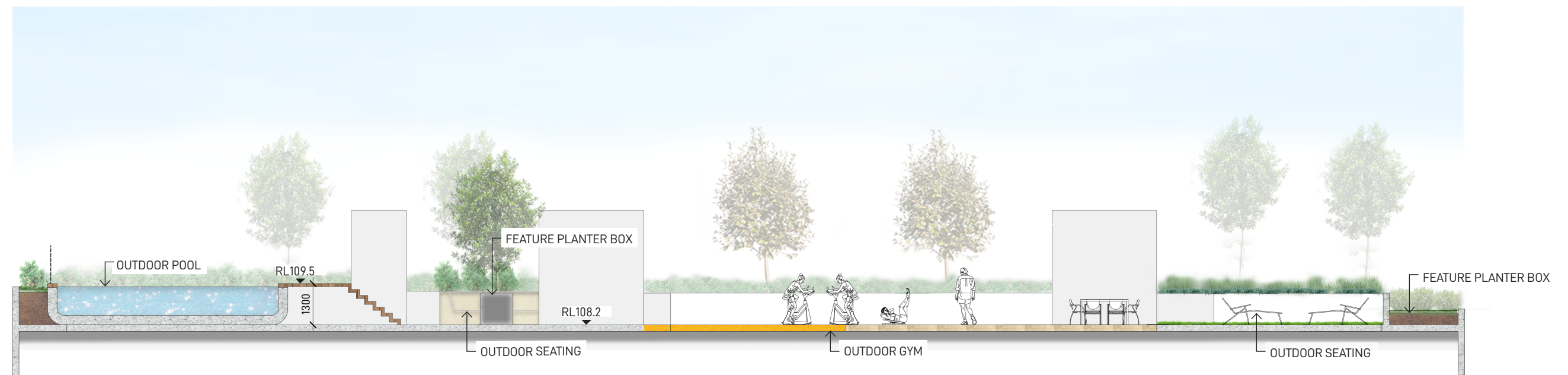
GATACRE AVENUE

ALLISON AVENUE

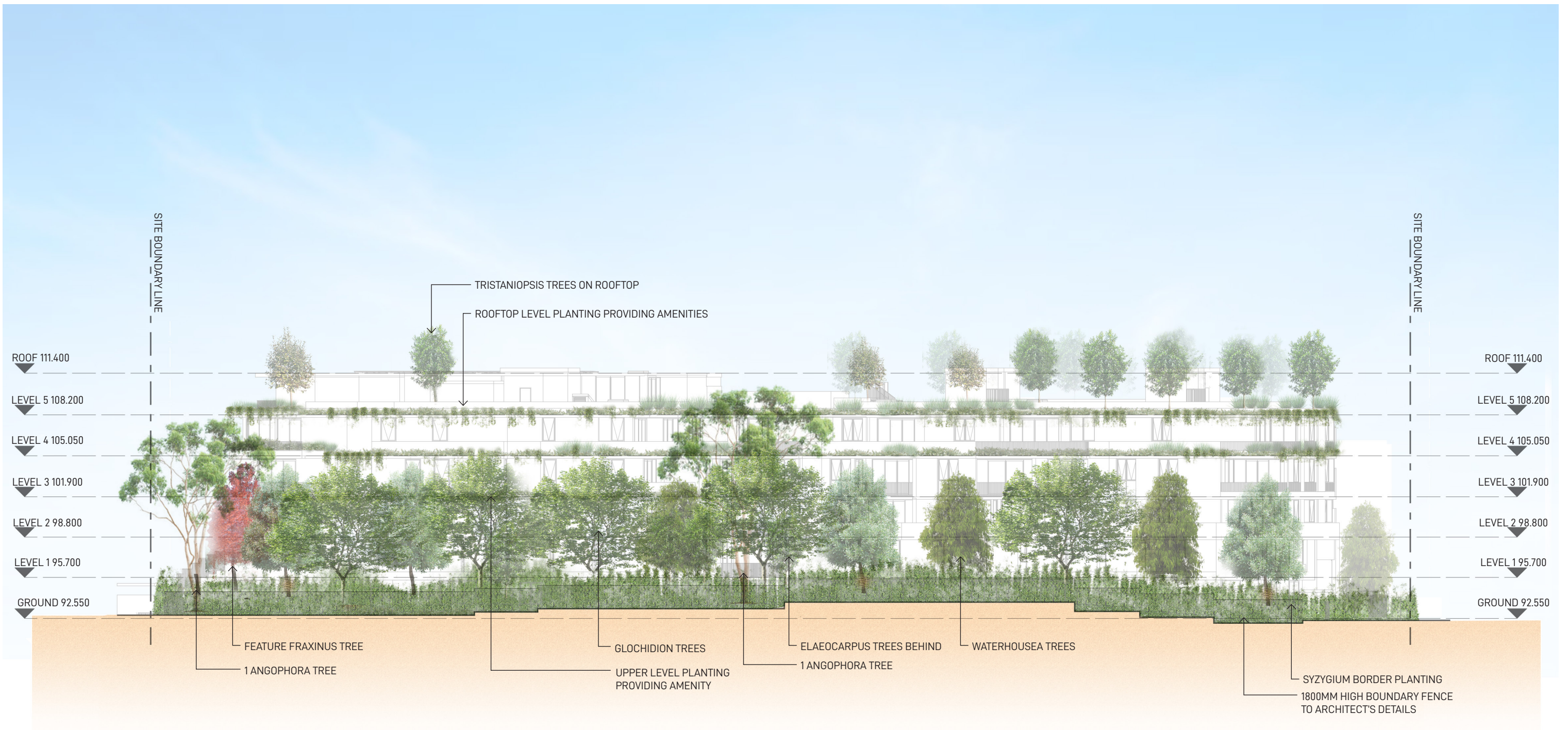




KEY PLAN (NOT TO SCALE)



SECTIONAL ELEVATION EE



GROUND FLOOR

TREES



Angophora costata



Elaeocarpus reticulatus



Fraxinus oxycarpa



Glochidion ferdinandi



Waterhousea 'Sweeper'

SHRUBS



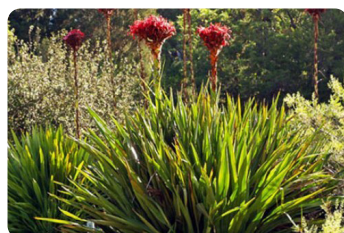
Asplenium nidus



Blechnum 'Silver Lady'



Callistemon 'Little John'



Doryanthes excelsa



Hardenbergia 'Mini Meema'



Smilax glycyphylla



Syzygium 'Straight and Narrow'



Zamioculcas zamiifolia

GRASSES & GROUNDCOVERS



Dianella 'Tasred'



Dichondra repens



Hakonechloa macra



Liriope 'Silver Lawn'



Lomandra 'Lucky Stripe'



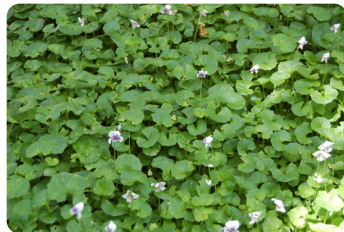
Myoporum 'Yareena'



Phormium tenax



Pandorea pandorana



Viola hederacea

ROOFTOP

TREES



Hymenosporum flavum



Tristaniopsis 'Luscious'

SHRUBS



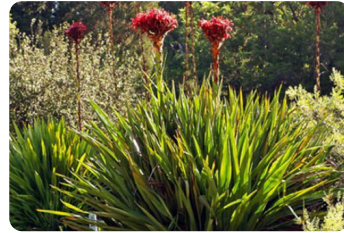
Crowea 'White Stars'



Banksia 'Birthday Candles'



Ozothamnus diosmifolius



Doryanthes excelsa



Hardenbergia 'Mini Meema'



Syzygium 'Straight and Narrow'



Zamioculcas zamiifolia



Pittosporum 'Miss Muffet'

GRASSES & GROUNDCOVERS



Convolvulus cneorum



Philodendron 'Little Phil'



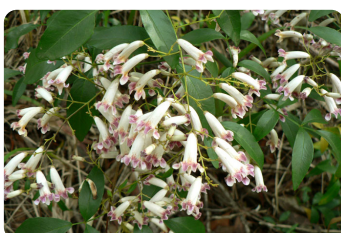
Rosmarinus 'Irene'



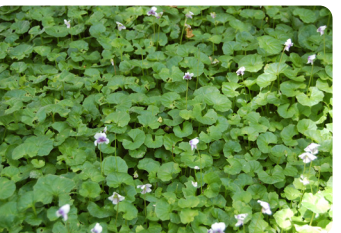
Santolina chamaecyparissus



Thymus vulgaris



Pandorea pandorana



Viola hederacea

PLANT SCHEDULE

Botanical Name	Common Name	Mature Height	Native	Pot Size	Quantity
Trees					
Angophora costata	Smooth Barked Apple	15-25m	✓	100L	3
Acacia floribunda	Gossamer Wattle	6-8m	✓	100L	6
Banksia integrifolia	Coast Banksia	8-10m	✓	100L	8
Elaeocarpus reticulatus	Blueberry Ash	8-10m	✓	100L	4
Fraxinus oxycarpa	Claret Ash	10-12m		200L	1
Glochidion Ferndinandi	Cheese Tree	12-15m	✓	200L	2
Hymenosporum flavum	Native Frangipani	6-8m	✓	100L	5
Pyrus 'Chanticleer'	Callery Pear	6-8m		100L	6
Tristaniopsis 'Luscious'	Water Gum	10-12m	✓	100L	15
Waterhousea 'Sweeper'	Lilly Pilly	6-8m	✓	100L	7
Shrubs					
Asplenium nidus	Birds Nest Fern	1m	✓	200mm	8
Banksia 'Birthday Candles'		0.5m	✓	200mm	35
Blechnum 'Silver Lady'		1m	✓	200mm	8
Callistemon 'Little John'		1m	✓	200mm	11
Crowea 'White Stars'		1m	✓	200mm	4
Doryanthes excelsa	Gynea Lily	2-4m	✓	200mm	30
Hardenbergia 'Mini Meema'		0.45m	✓	200mm	25
Microsorium diversifolium	Kangaroo Paw Fern	0.5m	✓	200mm	38
Pittosporum 'Miss Muffet'		1m	✓	200mm	46
Smilax glyciphylla	Sweet Tea	5m	✓	200mm	45
Syzygium 'Straight and Narrow'		5m	✓	200mm	201
Zamioculcas zamiifolia	ZZ Plant	0.6m		200mm	39
Grasses and Groundcovers					
Convolvulus cneorum	Silver Bush	0.5m		140mm	5/m²
Dianella 'Tasred'		0.4m	✓	140mm	6/m²
Dichondra repens		0.1m	✓	140mm	6/m²
Hakonechloa macra	Hakone Grass	0.45m		140mm	4/m²
Liriope 'Silver Lawn'		0.35m		140mm	5/m²
Lomandra 'Lucky Stripe'		0.8m	✓	140mm	4/m²
Myoporum 'Yareena'		0.1m	✓	140mm	3/m²
Ozothamnus diosmifolius	Rice Flower	2m	✓	140mm	6/m²
Pandorea pandorana	Wonga Wonga Vine	2-20m	✓	140mm	3/m²
Philodendron 'Little Phil'		0.35m		200mm	5/m²
Phormium tenax	New Zealand Flax	1.2m		140mm	2/m²
Rosmarinus 'Irene'		0.3m		140mm	4/m²
Santolina chamaecyparissus	Cotton Lavender	0.3m		140mm	4/m²
Thymus vulgaris	Common Thyme	0.15m		140mm	6/m²
Viola hederacea	Native Violet	0.1m	✓	140mm	6/m²

OUTLINE LANDSCAPE SPECIFICATION

GENERAL
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. THE LANDSCAPE CONTRACTOR SHALL ATTEND THE SITE ON A WEEKLY BASIS TO MAINTAIN THE LANDSCAPE WORKS FOR THE FULL TERM APPROVED AT CC STAGE OF THE MAINTENANCE PERIOD (COMMENCING FROM PRACTICAL COMPLETION).

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL UNDERTAKE RUBBISH REMOVAL FROM THE SITE ON A WEEKLY BASIS TO ENSURE THE SITE REMAINS IN TIDY CONDITION.

WEED ERADICATION
WEED GROWTH THAT MAY OCCUR IN, PLANTED OR MULCHED AREAS IS TO BE REMOVED USING ENVIRONMENTALLY ACCEPTABLE METHODS I.E. NON-RESIDUAL GLYPHOSATE HERBICIDE, (E.G. 'ROUNDUP', APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS) OR HAND WEEDING.

TREE REPLACEMENT
TREES SHALL SHOW SIGNS OF HEALTHY VIGOROUS GROWTH AND BE FREE FROM DISEASE AND NOT EXHIBIT SIGNS OF STRESS PRIOR TO HANDOVER TO THE CLIENT. ANY TREES OR PLANT THAT DIE OR FAIL TO THRIVE, OR ARE DAMAGED OR STOLEN WILL BE REPLACED. REPLACEMENT MATERIAL SHALL HAVE THE MAINTENANCE PERIOD EXTENDED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT CONDITIONS. TREES AND PLANT MATERIALS SHALL BE EQUAL TO THE MINIMUM REQUIREMENTS OF SPECIES SPECIFIED AND APPROVED MATERIAL DELIVERED TO SITE. SHOULD THE CONDITION DECLINE FROM THE APPROVED SAMPLE THE SUPERINTENDENT RESERVES THE RIGHT TO REJECT THE TREE / PLANTS. FREQUENCY: AS REQUIRED.

PRUNING
SELECTIVE PRUNING MAY BE REQUIRED DURING THE ESTABLISHMENT PERIOD TO PROMOTE A BALANCED CANOPY STRUCTURE. THESE ACTIVITIES SHALL BE CARRIED OUT TO THE BEST HORTICULTURAL AND INDUSTRY PRACTICE. ALL PRUNED MATERIAL IS TO BE REMOVED FROM SITE.

IRRIGATION
A LOW VOLUME DRIP IRRIGATION SYSTEM MAY BE INSTALLED AT THE DISCRETION OF THE DEVELOPER. POSITION OF CONTROL BOX, SOLENOIDS AND IRRIGATION CONDUITS TO BE DESIGNED BY QUALIFIED IRRIGATION ENGINEER AT CC STAGE. CONTROLLERS SHALL BE MOUNTED ON A STABLE WALL, POWER RACK, OR FORMED AND CONSTRUCTED CONCRETE BASED PEDESTAL MOUNT. PERFORMANCE SPECIFICATION TO BE PROVIDED BY LANDSCAPE ARCHITECT, NOMINALLY 25MM DELIVERED TO PLANT AREAS EACH WEEK DURING ESTABLISHMENT (DEPENDING ON WEATHER CONDITIONS). AFTER ESTABLISHMENT, IRRIGATION RATES CAN BE DECREASED IN CERTAIN AREAS OF THE LANDSCAPE DEPENDING ON THE SPECIES.

WATERING
IMPLEMENT AN APPROPRIATE HAND WATERING REGIME IN AREAS NOT IRRIGATED IN ASSOCIATION WITH CURRENT WATERING PROGRAMME TO MAINTAIN PLANT HEALTH AND VIGOUR. THE PROGRAM SHALL REFLECT SEASONAL CONDITIONS AND PLANT SPECIES. FREQUENCY: WEEKLY OR AS REQUIRED.

DRAINAGE
ALL LANDSCAPE AREAS ARE TO HAVE POSITIVE DRAINAGE TO SW SYSTEMS. IF AREAS OF POOR DRAINAGE ARE IDENTIFIED ON SITE THEN THIS SHOULD BE BROUGHT TO THE SITE SUPERINTENDENTS ATTENTION. INSTALL AGG LINES IF REQUIRED.

SOILS
HORIZON A - GARDEN BEDS ON NATURAL GROUND
A SANDY LOAM TO CLAY LOAM TOPSOIL MIX DESIGNED FOR GENERAL PURPOSE, ON-GRADE LANDSCAPE GARDEN BED PLANTING OF GRASSES, WOODY AND HERBACEOUS ANNUALS AND PERENNIALS THAT HAVE HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH, AND ARE NOT SUBJECT TO COMPACTION BY PEDESTRIAN AND OTHER FOOT TRAFFIC. HEAVIER TEXTURED SOILS IN THIS SPECIFICATION MAY REQUIRE ENGINEERED SOLUTIONS WHERE EXCESSIVE WETNESS IS ANTICIPATED. NOTE THAT ORGANIC SOIL VARIANT SHOULD NOT BE CHOSEN FOR LOW P PLANTINGS AND SHOULD NOT BE USED BELOW 300MM. PLANTING METHODS INCLUDE DIRECT SEEDING, TUBE AND POTTED SPECIMENS UP TO 45L

HORIZON B - GARDEN BEDS ON SLAB
THIS SPECIFICATION DESCRIBES THE FORMULATION OF AN OPEN GRANULAR WELL DRAINED GROWING MEDIA WITH A SATURATED DENSITY OF LESS THAN 2400 KG/M3 (2.4KG/L) FOR USE IN ON-SLAB APPLICATIONS, INCLUDING GREEN ROOFS WITH AN EXPECTATION OF LONGEVITY. IT IS A TOPSOIL FORMULATION TO BE USED IN THE SURFACE 300MM OF ALL ON-SLAB INSTALLATIONS INCLUDING PLANTER BOXES, CONTAINERS AND GARDEN BEDS. IN ORDER TO MAINTAIN STRUCTURE AND POROSITY OVER EXTENDED PERIODS, AND TO AVOID SLUMPING AND VOLUME LOSS OVER TIME, THE FORMULATION MUST EMPLOY LOW DENSITY MINERAL COMPONENTS SUCH AS ASH, PERLITE, SCORIA, PUMICE AND DIATOMACEOUS EARTH, OR ARTIFICIAL COMPONENTS SUCH AS UREA FORMALDEHYDE AND STYROFOAM. PHYSICALLY THE MEDIA PROPERTIES OF A POTTING MEDIA AND IS ASSESSED USING THE METHODOLOGY OF AS 3743.

CULTIVATION
ALL GARDEN BEDS TO BE CULTIVATED TO A MIN DEPTH OF 150MM AND TREE PITS TO THE DEPTH OF THE ROOT BALL ONLY. IF ADDITIVES SUCH AS GYPSUM ARE REQUIRED CONDUCT THIS AFTER CULTIVATION INTO THE TOP 100MM OF SOIL.

PLANTING
ALL PLANTING TO BE GROWN TO NATSPEC SPECIFICATIONS. CONTRACTOR TO PREPARE SITE FOR PLANTING INCLUDING WATERING, HANDLING, SETTING OUT AND EXCAVATION. EXCAVATE A HOLE FOR EACH PLANT LARGE ENOUGH TO PROVIDE NOT LESS THAN 100MM ALL AROUND THE ROOT SYSTEM OF THE PLANT. FOR TREE PLANTING EACH HOLE SHALL BE DUG WITH A SHOVEL, BACKHOE OR SIMILAR TOOL. INDIVIDUAL HOLES SHALL BE EXCAVATED TO ALLOW ROOT SYSTEM TO SIT FLAT ON THE EXCAVATED HOLE AND 400MM TO EACH SIDE OF THE ROOT SYSTEM. BACKFILL PLANTING HOLES WITH EXISTING SITE SOIL AND TOPSOIL AS DESCRIBED IN SECTION 'SOIL', PLANT / TREE SHALL BE SET PLUMB, WITH THE ROOT BALL SET SLIGHTLY BELOW THE FINAL SOIL LEVEL.

MULCHING
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL 10MM PINE BARK MULCH TO ALL GARDEN BEDS SHOWN ON THE LANDSCAPE PLANS, TO A MINIMUM DEPTH OF 75MM. ALL MULCH IS TO BE FREE OF DELETERIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS. MULCHED SURFACES ARE TO BE KEPT CLEAN AND TIDY AND FREE OF ANY DELETERIOUS MATERIAL AND FOREIGN MATTER. REINSTATE DEPTHS TO A UNIFORM LEVEL OF 75MM WITH MULCH AS SPECIFIED, MULCH TO BE FREE OF ANY WOOD MATERIAL IMPREGNATED WITH CCA OR SIMILAR TOXIC TREATMENT. MAINTAIN WATERING RINGS AROUND TREES. TOP UP MULCH LEVELS PRIOR TO HANDOVER TO CLIENT.

TURFING
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL SAPPHIRE BUFFALO TURF IN STRETCHER PATTERN TO ALL TURF AREAS SHOWN ON THE LANDSCAPE PLANS AND IS TO FINISH FLUSH WITH ADJACENT SURFACES. TURF TO BE A MIN THICKNESS OF 50MM WITH A 40MM MOWING HEIGHT. CONTRACTOR TO ALLOW FOR FERTILISING, LAYING, TAMPING, WATERING, TOP DRESSING, MAINTENANCE AND MOWING. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TURF UNDERLAY UNDER ALL TURF AREAS, CONSISTING OF 100MM THICK LAYER OF SCREENED TOP SOIL.

PEST AND DISEASE CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY FOR PESTS AND DISEASE INFESTATIONS WHEN THE PEST AND FUNGAL ATTACK HAS BEEN POSITIVELY IDENTIFIED AND WHEN THEIR POPULATIONS HAVE INCREASED TO A POINT THAT WILL BECOME DETRIMENTAL TO PLANT GROWTH. APPLY ALL PESTICIDES TO MANUFACTURER'S DIRECTIONS. FREQUENCY: WEEKLY INSPECTION

FERTILISING
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 OR SIMILAR APPROVED. 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. GENERALLY CHECK FOR SIGNS OF NUTRIENT DEFICIENCIES (YELLOWING OF LEAVES, FAILURE TO THRIVE), AND ADAPT FERTILISER REGIME TO SUIT. FERTILISER SHOULD BE APPLIED AT THE BEGINNING AND THE END OF THE (SUMMER) GROWING SEASON.