

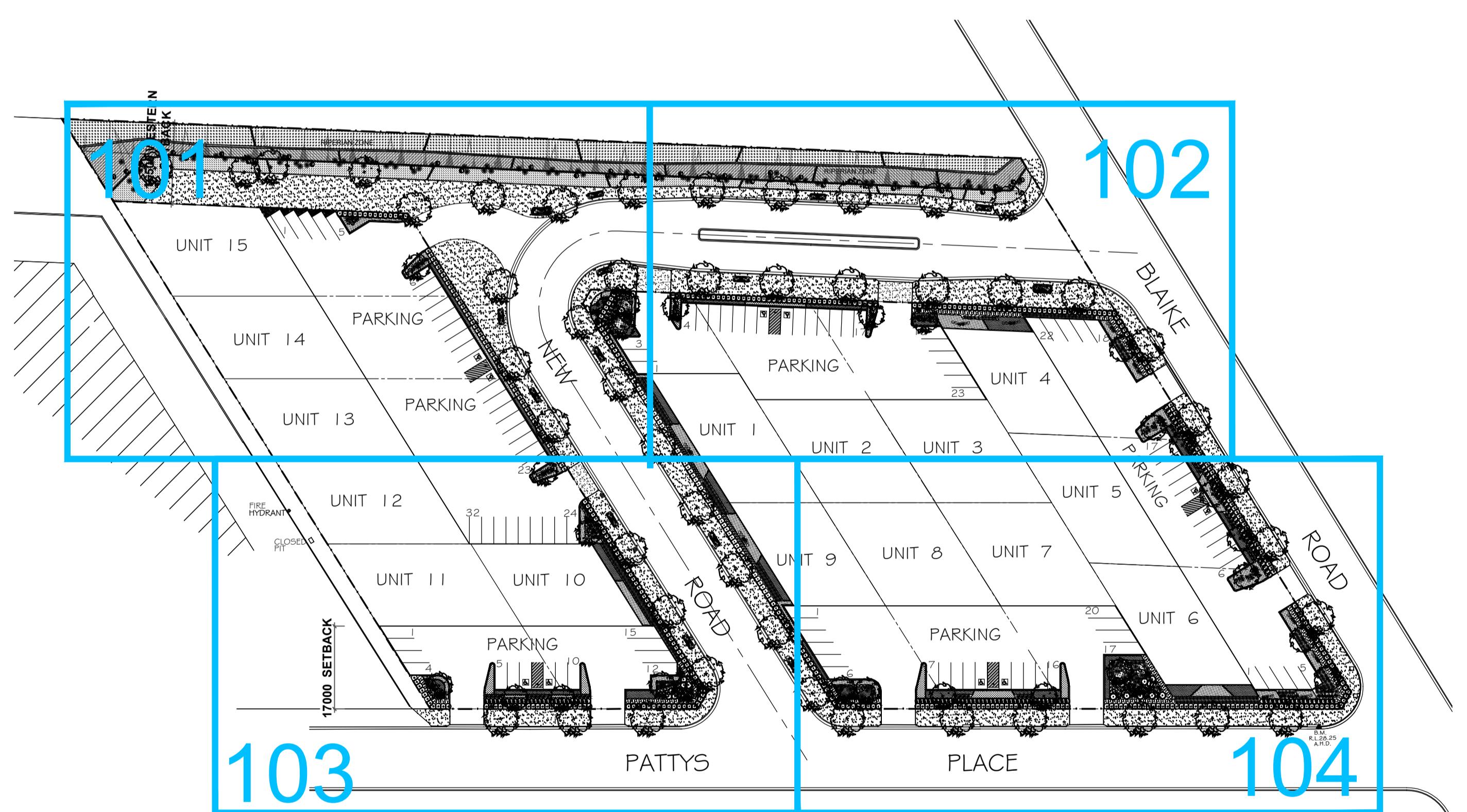
Proposed Subdivision

Landscape Development Application

121 - 133 Blaikie Road Jamisontown NSW 2750

DRAWING SCHEDULE

DWG NO.	DRAWING TITLE	SCALE
000	COVER SHEET & KEY PLAN	N/A
100	LANDSCAPE OVERALL PLAN	1:400
101	LANDSCAPE GENERAL ARRANGEMENT PLAN - GROUND FLOOR	1:150
102	LANDSCAPE GENERAL ARRANGEMENT PLAN - GROUND FLOOR	1:150
103	LANDSCAPE GENERAL ARRANGEMENT PLAN - FIRST FLOOR	1:150
104	LANDSCAPE GENERAL ARRANGEMENT PLAN - FIRST FLOOR	1:150
501	LANDSCAPE DETAILS & SPECIFICATION NOTES	As Shown



Key Plan | Scale 1:800

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B Plant Schedule Amended
A For Review
Issue Revision Description
PH RS 11.05.2020
PH RS 16.04.2020
Drawn Check Date

LEGEND

INDICATIVE PLANT SCHEDULE		Common Name	Mature	Size
Symbol	Botanic Name		H x W (m)	
TREES				
Cm	<i>Corymbia maculata</i>	Spotted Gum	20 x 10	100L
Cv	<i>Callistemon virginalis</i>	Weeping Bottlebrush	6 x 5	75L
Er	<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	12 x 5	100L
Fg	<i>Fraxinus griffithii</i>	Evergreen Ash	8 x 5	75L
Md	<i>Melaleuca decora</i>	White Feather Honeymyrtle	8 x 3	75L
Ns	<i>Nyssa sylvatica</i>	Tupelo	12 x 6	75L
Pca	<i>Pyrus calleryana 'Capital'</i>	Capital Ornamental pear	11 x 3	75L
Ti	<i>Tristaniopsis laurina 'Luscious'</i>	Water Gum	10 x 8	100L
SHRUBS AND Accents				
AsM	<i>Acmena smithii var. minor</i>	lilly Pilly	2.0 x 2.0	300mm
Bm	<i>Buxus microphylla Japonica</i>	Japanese Box	1.5 x 1.5	300mm
CE	<i>Callistemon 'Endeavour'</i>	Callistemon	2.0 x 3.0	300mm
Ga	<i>Gardenia augusta Florda</i>	Gardenia	1.5 x 1.5	300mm
GM	<i>Grevillea 'Moonlight'</i>	Grevillea	2.0 x 1.5	300mm
Mp	<i>Murraya paniculata</i>	Orange Jasmine	3.0 x 2.0	300mm
NGS	<i>Nandina domestica 'Gulf Stream'</i>	Dwarf heavenly Bamboo	0.75 x 0.5	300mm
Pt	<i>Phomium tenax 'Purpureum'</i>	Bronze Flax	1.5 x 1.0	300mm
Ri	<i>Raphiolepis indica</i>	Indian Hawthorn	1.5 x 2.0	300mm
Sr	<i>Strelitzia reginae</i>	Bird of Paradise	1.0 x 1.5	300mm
Sc	<i>Syzygium Cascade</i>	Pink Flowering Lilly Pilly	2.5 x 2.0	300mm
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	2.0 x 2.0	300mm
GRASSES AND GROUNDCOVERS				
GBR	<i>Grevillea Bronze Rambler</i>	Grevillea Bronze Rambler	0.3 x 3	150mm
Gt	<i>Gazania tomentosa</i>	Gazania	0.15 x 1	150mm
DB	<i>Dianella caerulea 'Breeze'</i>	Blue Elax lily	0.6 x 0.6	150mm
Lm	<i>Liriope muscari</i>	Liriope	0.4 x 0.4	150mm
LI	<i>Lomandra longifolia</i>	Matt Rush	1.0 x 1.0	150mm
LT	<i>Tanika® Lomandra longifolia 'LM300'</i>	Tanika	0.6 x 0.65	150mm
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5	150mm
Px	<i>Philodendron xanadu</i>	Xanadu	0.6 x 0.6	150mm
Tj	<i>Trachelospermum jasminoides</i>	Star jasmine	0.3 x 0.3	150mm
Riparian Zone Tree Planting				
Ec	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	15 x 6	75L
EmG	<i>Eucalyptus moluccana</i>	Grey Box	18 x 5	75L
Et	<i>Eucalyptus tereticornis</i>	Forest Red Gum	14 x 3	75L
MATRIX PLANTING TYPE A:				
Bs	<i>Bursaria spinosa</i>	Boxthorn	4 x 2	300mm
Ca	<i>Carex appressa</i>	Tall Sedge	0.8 x 0.8	5/m2
Dc	<i>Dianella caerulea</i>	Flax Lily	0.5 x 0.5	5/m2
Di	<i>Dinaella longifolia</i>	Pale Flax-lily	1.0 x 0.8	5/m2
la	<i>Indigofera australis</i>	Australian Indigo	2.5 x 3	5/m2
lc	<i>Dillwynia sieberi</i>	Sieber's Parrot Pea	1.0 x 0.5	5/m2
LI	<i>Lomandra longifolia</i>	Mat Rush	1.0 x 0.7	5/m2
Ta	<i>Themeda australis</i>	Kangaroo Grass	0.6 x 0.5	5/m2
Terrestrial riparian perimeter planting				
Boxthorn		Pale Flax Lily	1.0 x 0.8	5/m2
Tall Sedge		Sieber's Parrot Pea	1.0 x 0.5	5/m2
Flax Lily		Gymea Lily	1.5 x 1.5	5/m2
Pale Flax-lily		Australian Indigo	2.5 x 3	5/m2
Australian Indigo		Mat Rush	1.0 x 0.7	5/m2
Sieber's Parrot Pea		Kangaroo Grass	0.6 x 0.5	5/m2
MATRIX PLANTING TYPE B:				
Dl	<i>Dinaella longifolia</i>	Pale Flax-lily	1.0 x 0.8	5/m2
Ds	<i>Dillwynia sieberi</i>	Sieber's Parrot Pea	1.0 x 0.5	5/m2
De	<i>Doryanthes excelsa</i>	Gymea Lily	1.5 x 1.5	5/m2
la	<i>Indigofera australis</i>	Australian Indigo	2.5 x 3	5/m2
LI	<i>Lomandra longifolia</i>	Mat Rush	1.0 x 0.7	5/m2
Ta	<i>Themeda australis</i>	Kangaroo Grass	0.6 x 0.5	5/m2
MATRIX PLANTING TYPE C:				
Ju	<i>Juncus usitatus</i>	Common Rush	1.0 x 0.6	5/m2
Pd	<i>Paspalum distichum</i>	Knotgrass	1.0 x 0.6	5/m2
STREET RAIN GARDENS				
DB	<i>Dianella caerulea 'Breeze'</i>	Blue Flax Lily	0.5 x 0.6	5/m2
In	<i>Isolepis nodosa</i>	Knobby Club Grass	1.0 x 0.7	5/m2
Lp	<i>Libertia paniculata</i>	Grass Flag	0.6 x 0.4	6/m2
LT	<i>Lomandra longifolia 'Tanika'</i>	Tanika Mat Rush	2.5 x 3	5/m2
WES04	<i>Grey Box™ Westringia fruticosa 'WES04'</i>	Native Rosemary	0.5 x 0.5	3/m2

SITE IMAGE

Client:

Levadetes Property Group Pty. Ltd.

Drawing Name:

Landscape Coversheet

Project:

121 - 133 Blaikie Road
Jamisontown NSW 2750

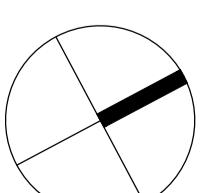
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Job Number:

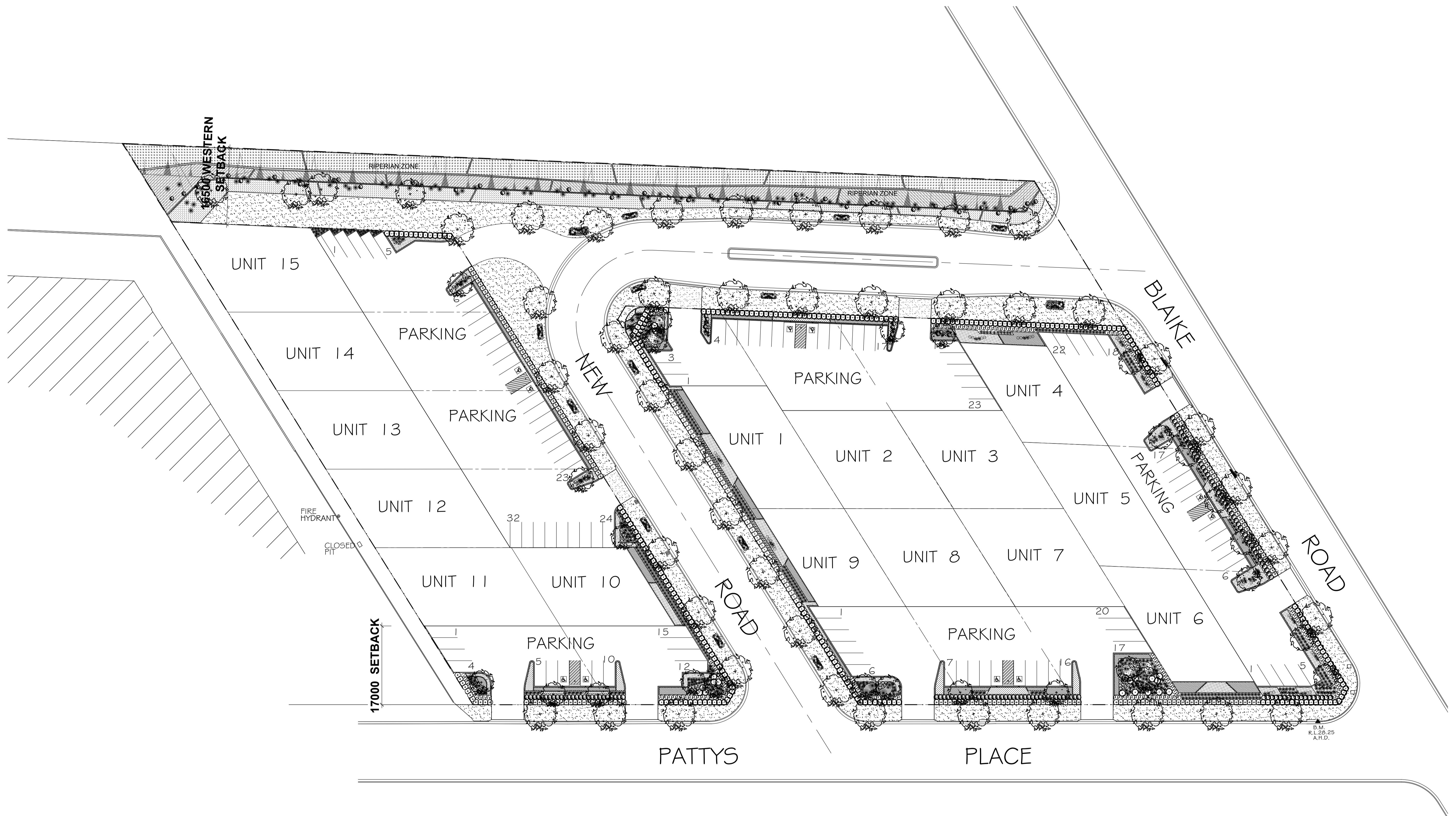
Drawing Number:

Issue:

000 B



DEVELOPMENT APPLICATION
SS19 - 4194



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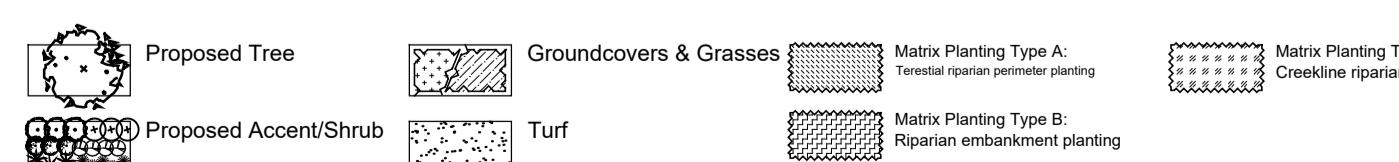
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B Plant Schedule Amended
A For Review
Issue Revision Description

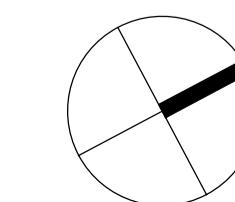
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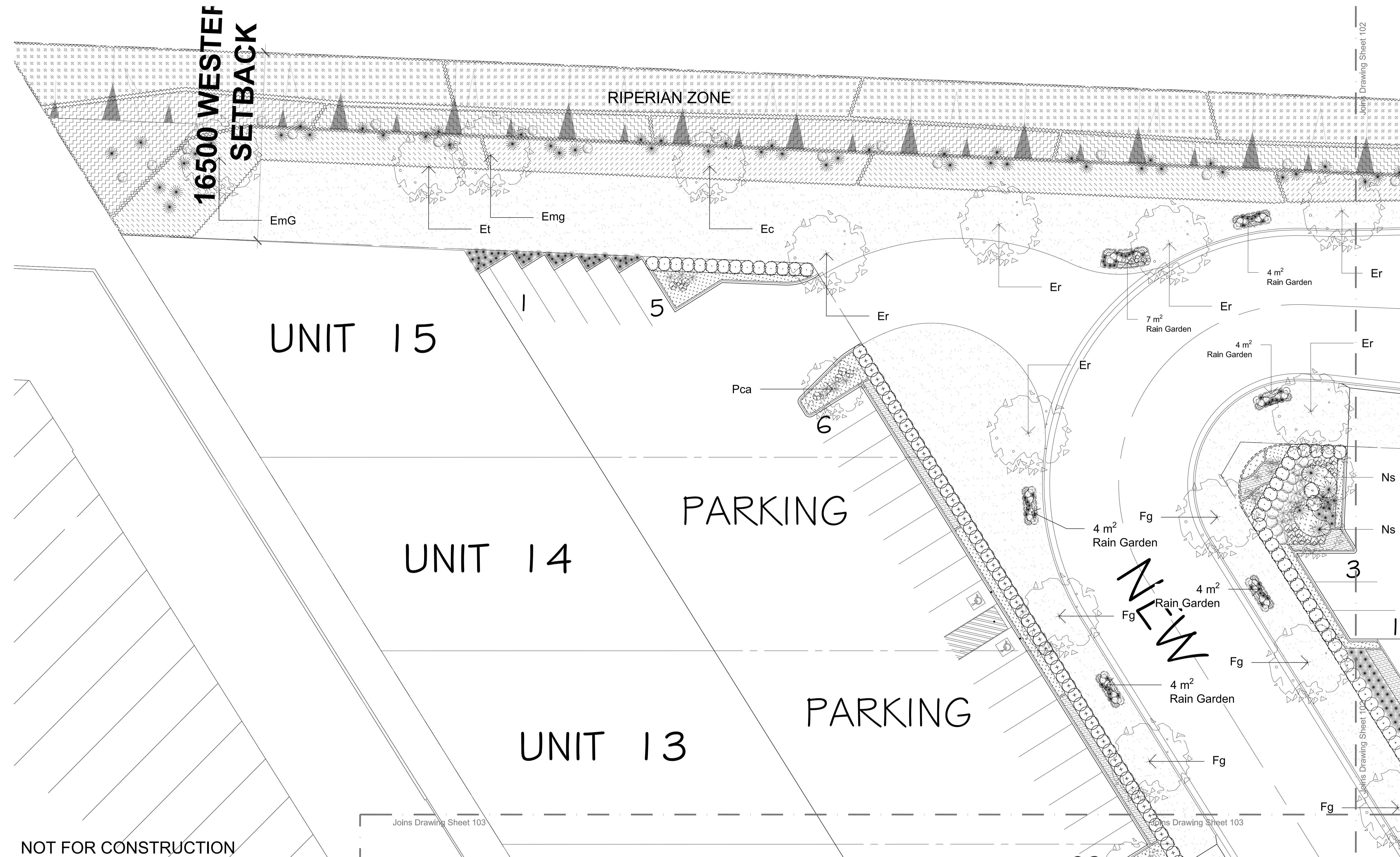


Client: Levadetes Property Group Pty. Ltd.
Drawing Name: Landscape Overall Plan
Project: 121 - 133 Blaikie Road
Jamisontown NSW 2750

Drawing Name: Landscape Overall Plan
Scale: 1:400 @ A1
Job Number: SS19 - 4194
Drawing Number: 100 B
Issue: 100 B



DEVELOPMENT APPLICATION
Document Set ID: 9204872
Version: 1, Version Date: 07/07/2020
A1
A1
100 B

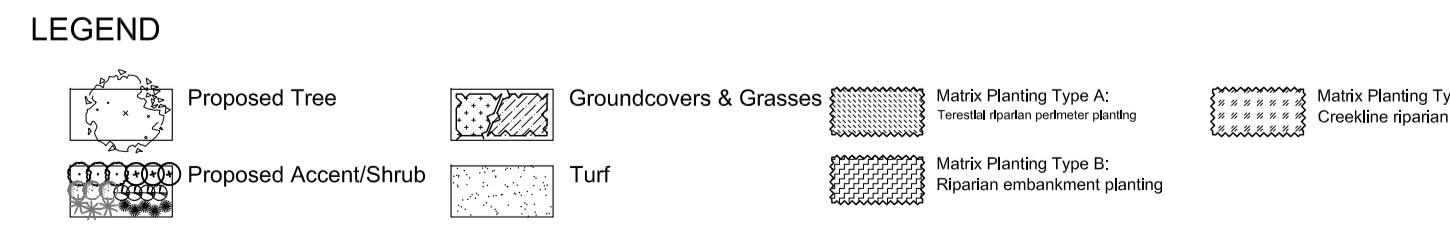


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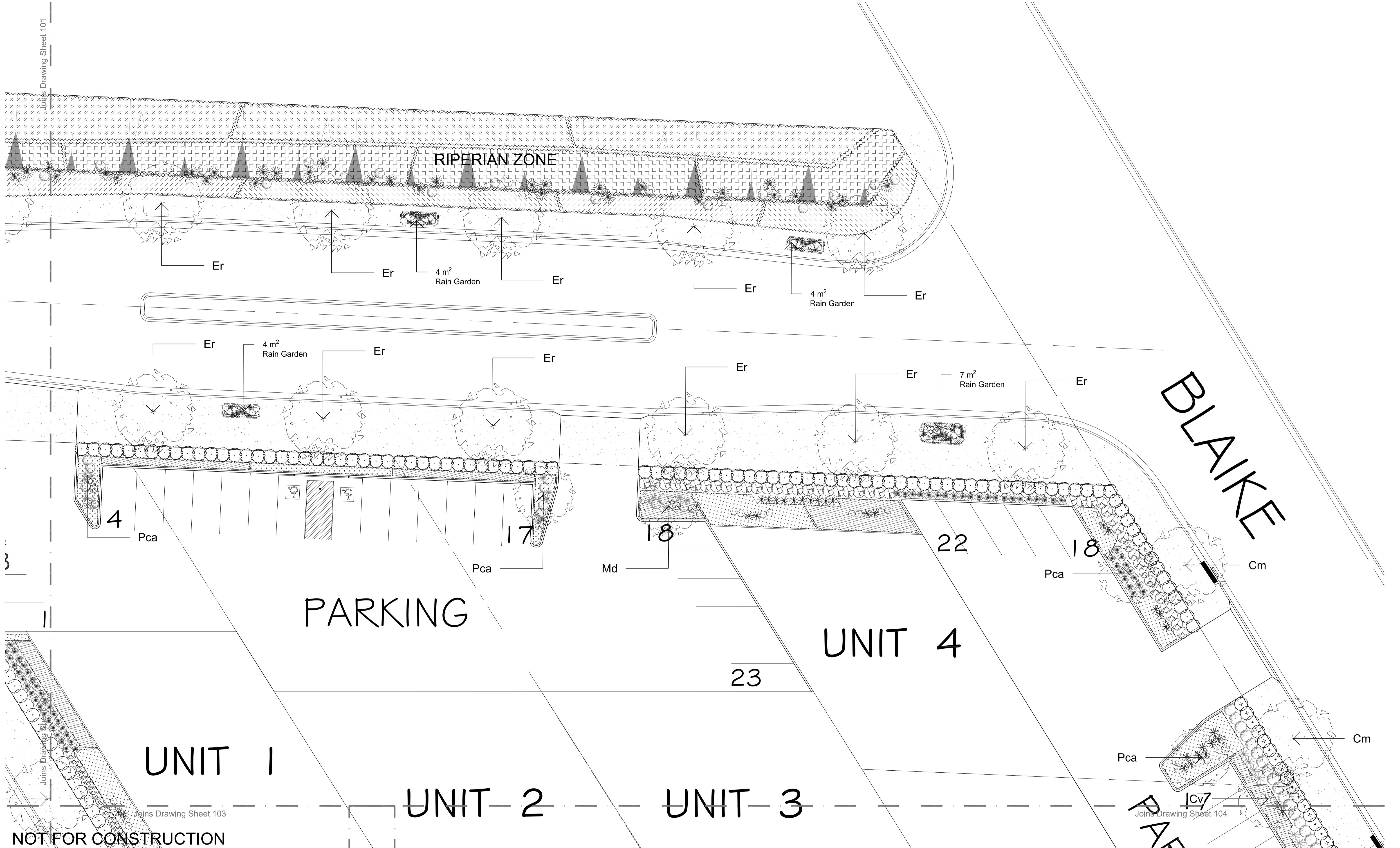
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Client: Levadetes Property Group Pty. Ltd.
Drawing Name: Landscape Plan
Project: 121 - 133 Blaikie Road
Jamisontown NSW 2750

Development Application
Scale: 1:150 @ A1
Job Number: SS19 - 4194
Drawing Number: 101 B
Issue: 101 B



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Project:
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Jamisontown NSW 2750

Drawing Name:
Landscape Plan

DEVELOPMENT APPLICATION
Scale: 1:150 @ A1
Job Number: SS19 - 4194
Drawing Number: 102 B
Issue: 102 B

UNIT 12

FIRE HYDRANT

CLOSED PIT

32

UNIT 11

17000 SETBACK

1

4

Pca

PARKING

5

10

Cv

TI

15

Ns

12

Ns

12

TI

TI

TI

Md

24

Pca

23

Pca

Joins Drawing Sheet 101

Joins Drawing Sheet 102

Joins Drawing Sheet 104

UNIT

ROAD

4 m²
Rain Garden

4 m²
Rain Garden

4 m²
Rain Garden

4 m²
Rain Garden

PATTYS

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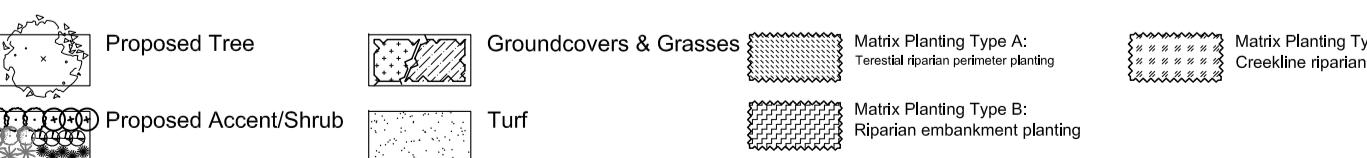
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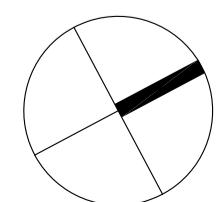
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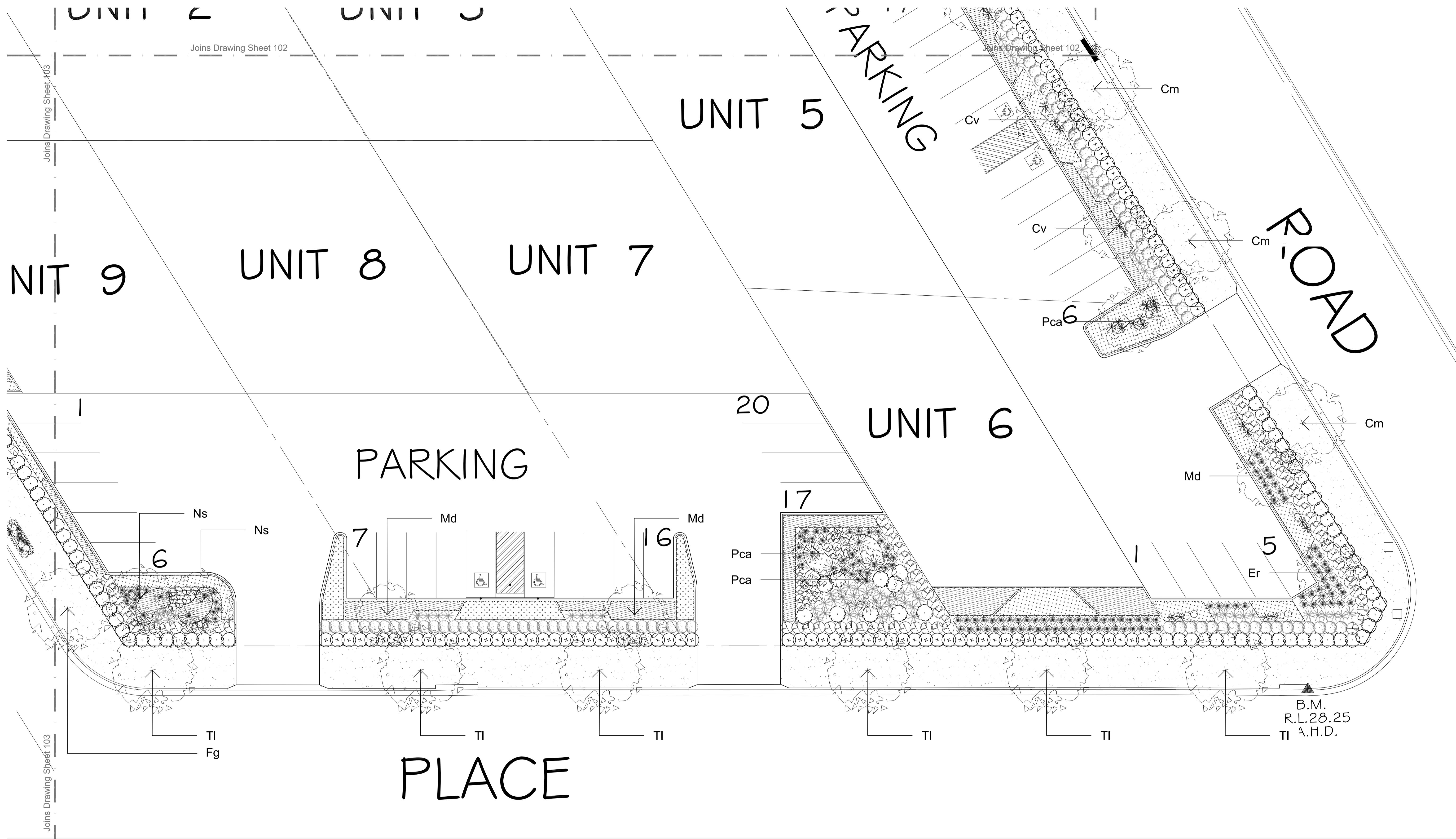


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Drawing Name: Landscape Plan
Project: 121 - 133 Blaikie Road
Jamisontown NSW 2750

Development Application
Scale: 1:150 @ A1
Job Number: SS19 - 4194
Drawing Number: 01
Issue: 103 B





SPECIFICATION

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

HARDWORKS

Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGSI and Edging

Construct garden walls, fences, steps, TGSI and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm.

SOFTWORKS

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants

Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (>75 lt): 2 off 50x50x

- 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

IRRIGATION

All proposed landscape areas shall be irrigated. The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities

During the defects maintenance period schedule the following activities to occur on a timely basis.

- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs

basis.

- **Insect, disease and pest control** - Avoid spraying:

- if ever possible;
- in wet weather or if wet weather is imminent;
- if target plants are still wet after rain;
- in windy weather; and
- if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:

- Product brand / manufacturer's name,
- Fertiliser / product name,
- Application quantity and rate, and
- Date of application and location.

• **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.

• **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.

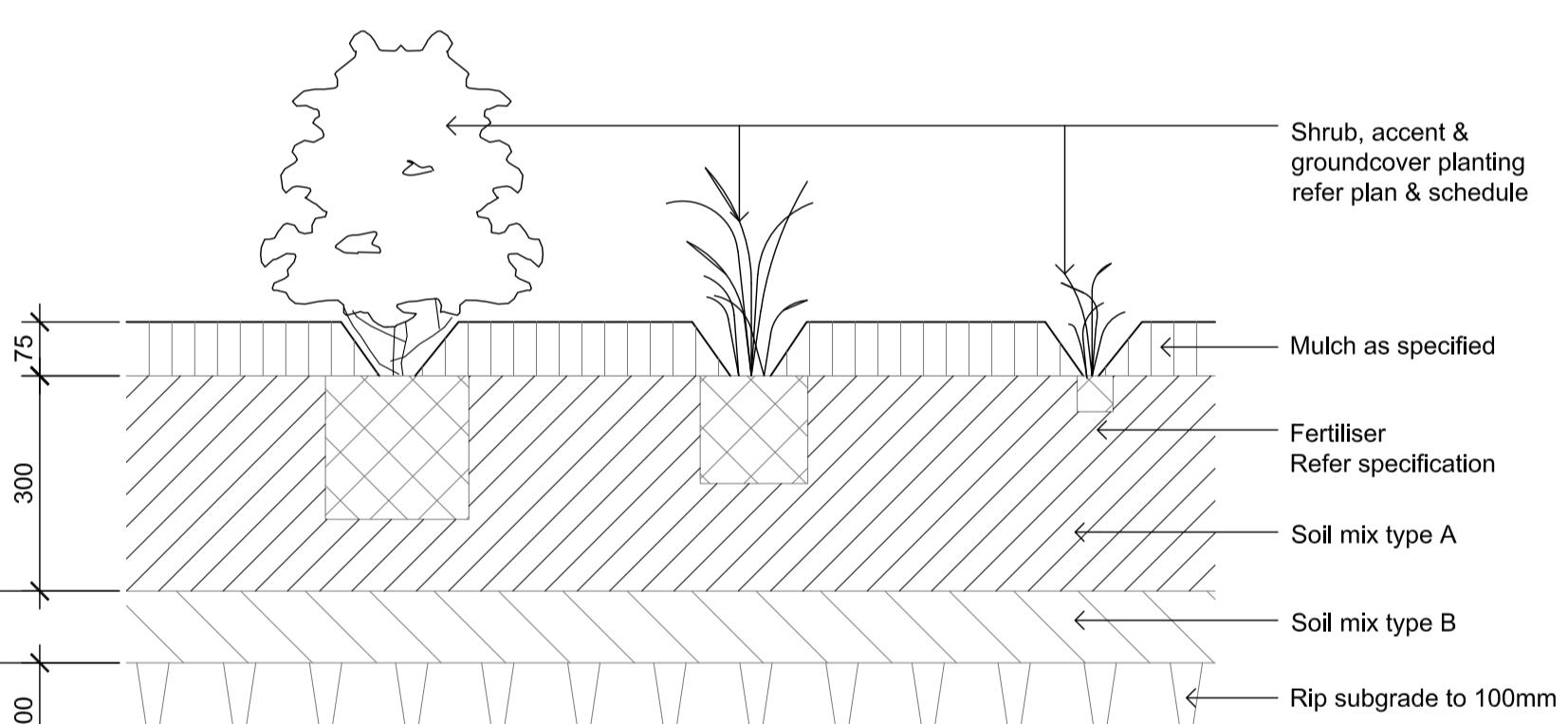
• **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow

monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.

- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.

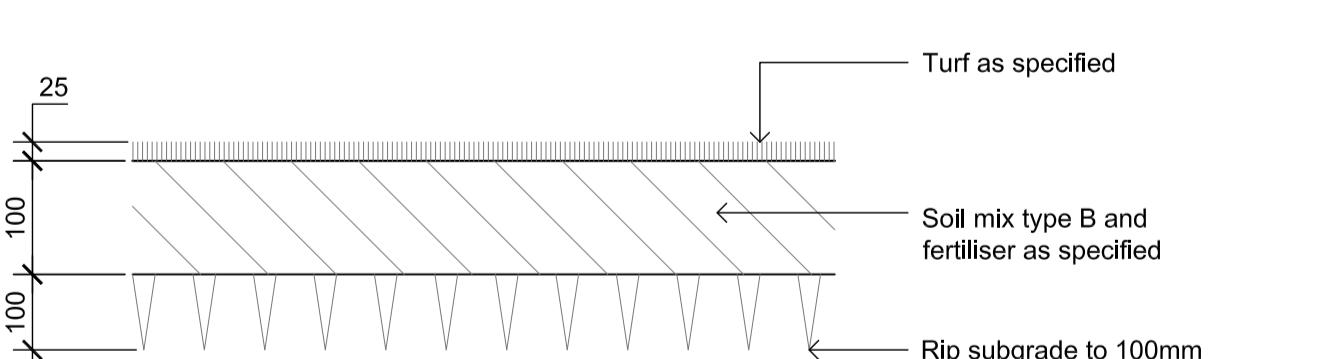
• **Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.

• **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.



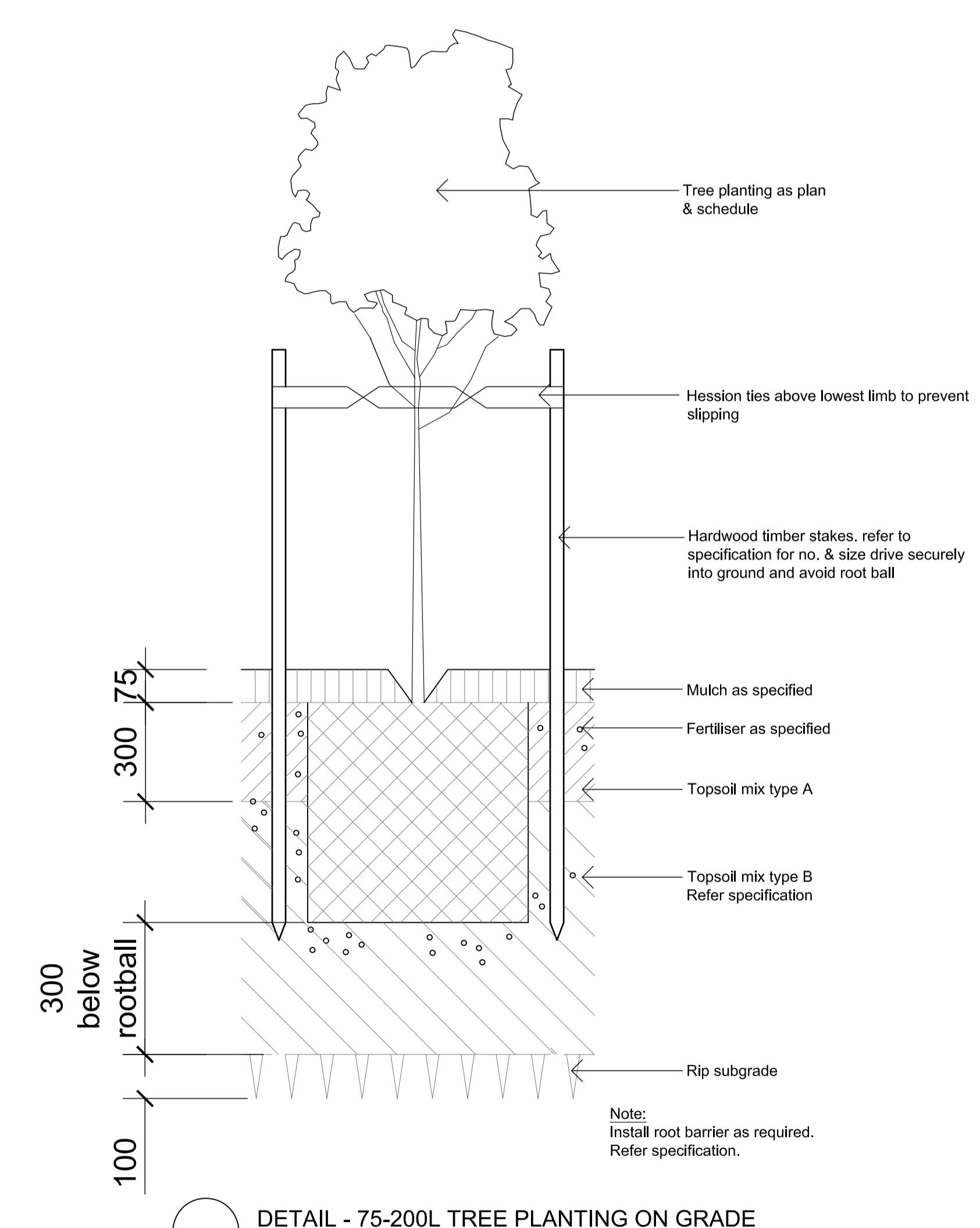
DETAIL - SHRUB, ACCENT & GROUNDCOVER PLANTING ON GRADE

1:10



DETAIL - TURF ON EVEN GRADE

1:10



SITE IMAGE
Levadetes Property Group Pty. Ltd.

Client

Drawing Name:
Landscape Details & Specification Notes
Project:
121 - 133 Blaikie Road
Jamisontown NSW 2750

Drawing Name:
Landscape Details & Specification Notes

DEVELOPMENT APPLICATION
Drawing Number:
SS19 - 4194
Issue:
501 B

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

B Plant Schedule Amended
A For Review
Issue Revision Description

PH RS 11.05.2020
PH RS 16.04.2020

LEGEND