

# **Attachment C**

<b>Landscape Plans</b>
------------------------

# 12-20 ROSEBERY AVE

## ROSEBERY, NSW 2018

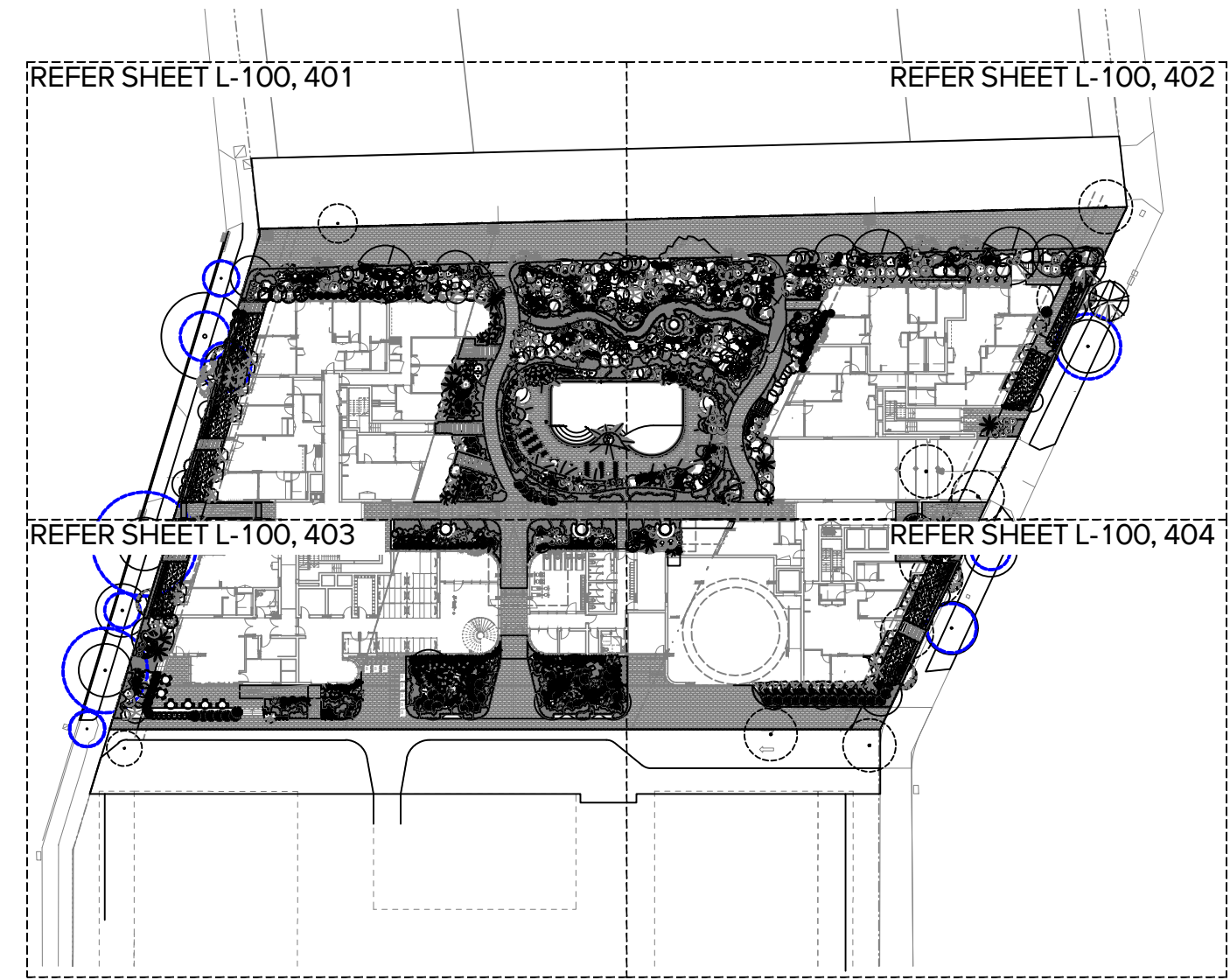
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### DRAWING SCHEDULE

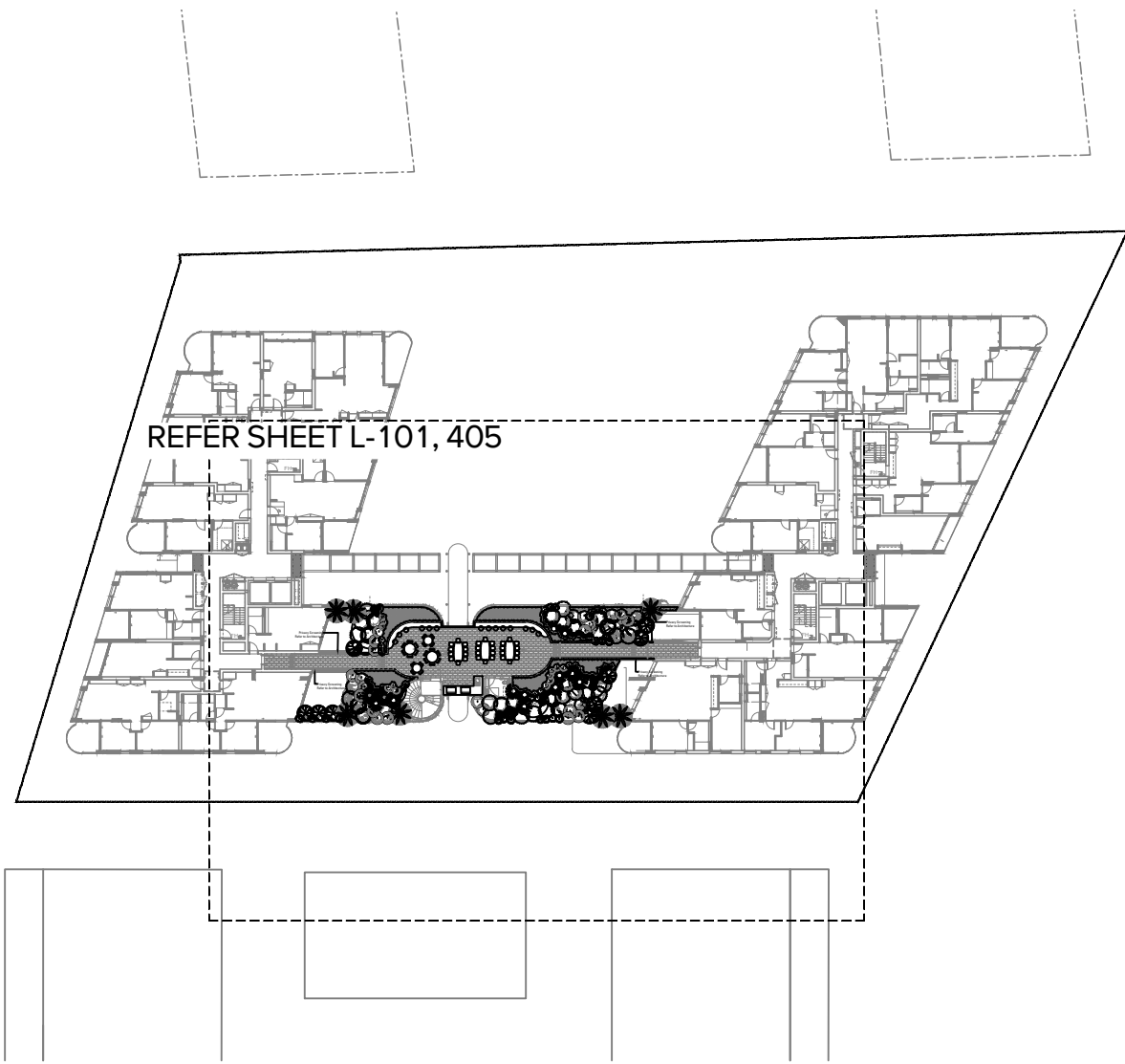
DRAWING NO.	DRAWING TITLE
000	COVER SHEET
100	LANDSCAPE MASTERPLAN GROUND FLOOR
101	LANDSCAPE MASTERPLAN LEVEL 01
400	PLANTING SCHEDULE
401	SOFTWARES PLAN GROUND FLOOR
402	SOFTWARES PLAN GROUND FLOOR
403	SOFTWARES PLAN GROUND FLOOR
404	SOFTWARES PLAN GROUND FLOOR
405	SOFTWARES PLAN LEVEL 01
406	SOFTWARES PLAN LEVEL 05
407	SOFTWARES PLAN LEVEL 05
408	SOFTWARES PLAN LEVEL 06
600	LANDSCAPE DETAILS
601	LANDSCAPE DETAILS
602	LANDSCAPE DETAILS
700	LANDSCAPE SPECIFICATION

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH L-700  
LANDSCAPE SPECIFICATION

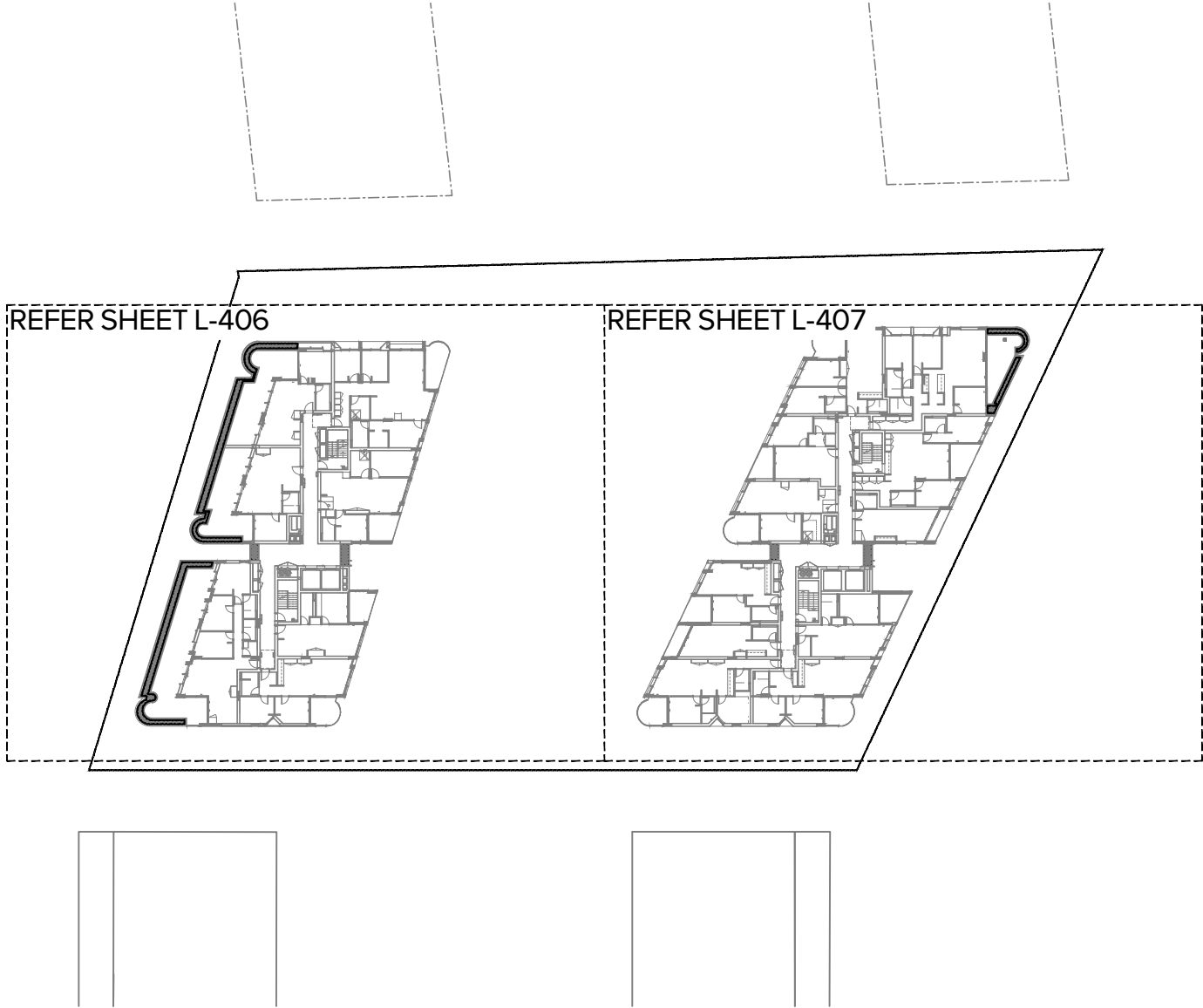
KEY PLAN - Ground Floor  
Scale 1:750 @ A1



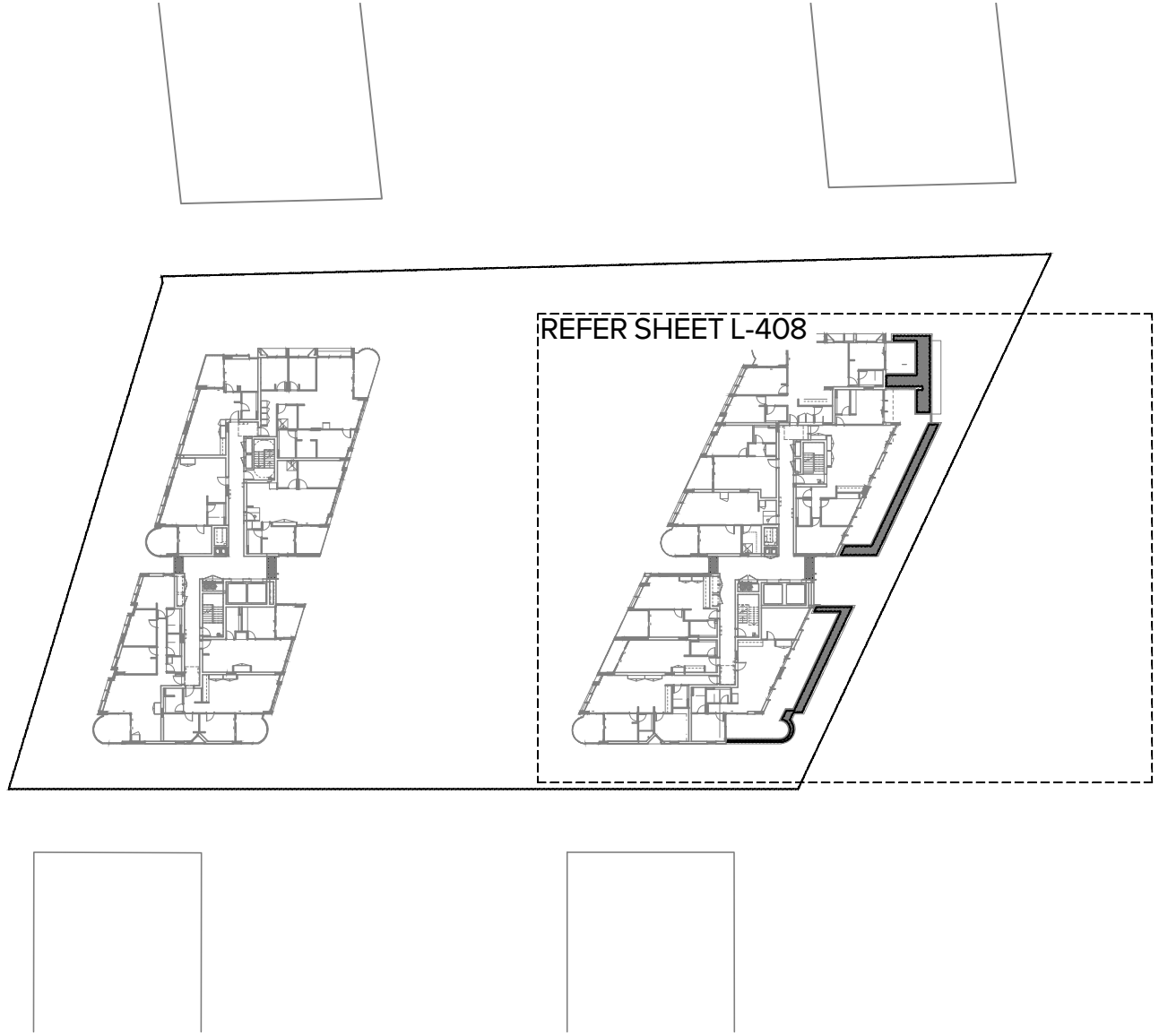
KEY PLAN - Level 01  
Scale 1:750 @ A1



KEY PLAN - Level 05  
Scale 1:500 @ A1



KEY PLAN - Level 06  
Scale 1:500 @ A1



B	DA	MM	MB	18.07.25
A	DA	MM	MB	11.02.25

Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client  
**Corio Projects**

Development Application

Drawing No. Drawing Name  
**L-000 Coversheet**

Job No. 22-898  
Issue B  
Scale AS SHOWN



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**ARCADIA**

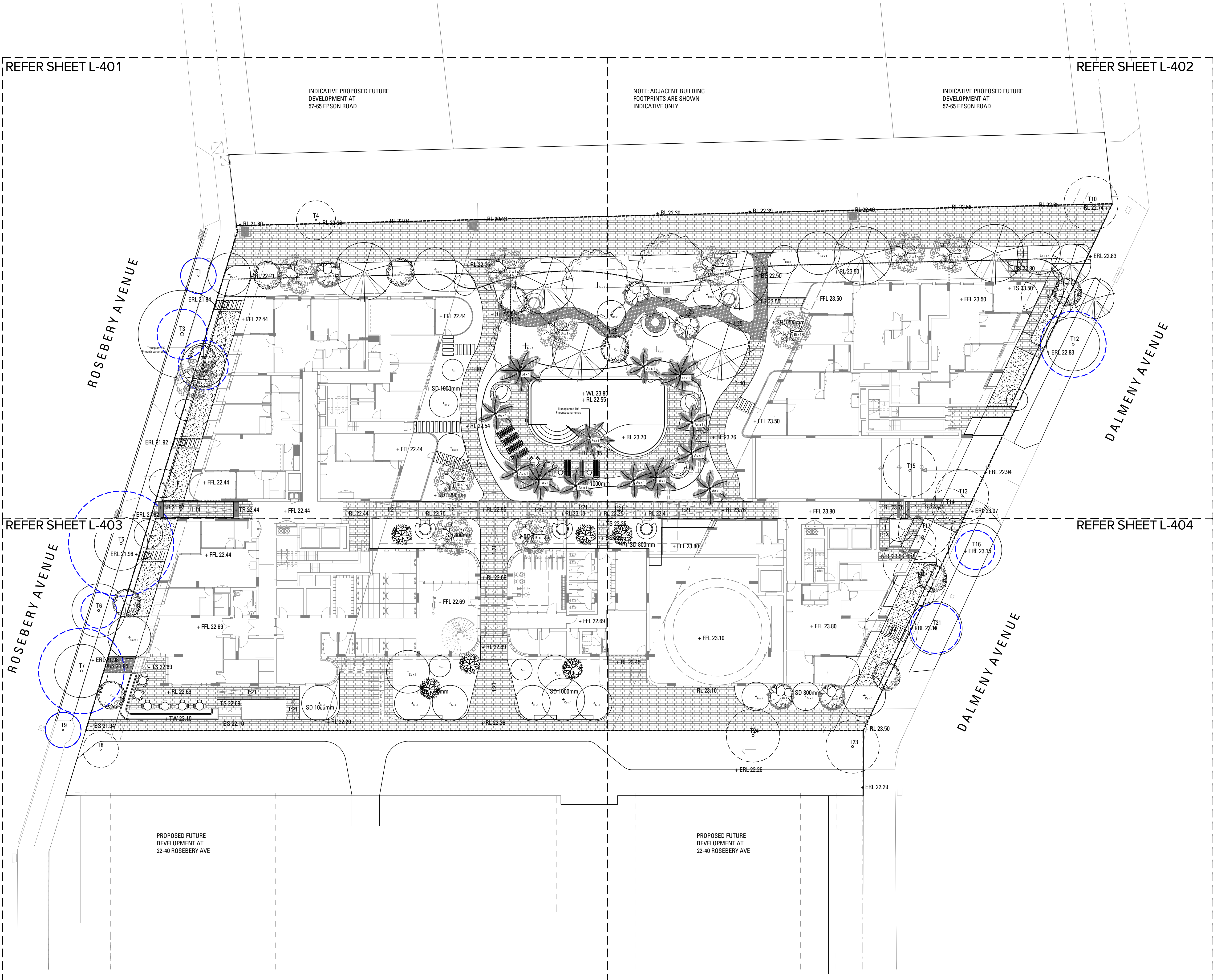


REFER SHEET L-401

REFER SHEET L-402

REFER SHEET L-403

REFER SHEET L-404



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- LEGEND
- SITE BOUNDARY
  - BASEMENT
  - EXISTING TREES TO BE REMOVED  
Refer Arborist Report
  - EXISTING TREES TO BE RETAINED  
Refer Arborist Report
  - TPZ - TREE PROTECTION ZONE  
Refer Arborist Report
  - PROPOSED UNIT PAVING
  - PROPOSED PERMEABLE PAVING
  - PROPOSED STEPPER PAVERS
  - PROPOSED POOL FENCE
  - PROPOSED BOUNDARY FENCE
  - ERL EXISTING REDUCED LEVEL
  - RL REDUCED LEVEL
  - FFL FINISHED FLOOR LEVEL
  - WL WATER LEVEL
  - TS/BS TOP / BOTTOM OF STEP

B	DA	MM	MB	18.07.25
A	DA	MM	MB	11.02.25
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client:  
**Corio Projects**

Development Application

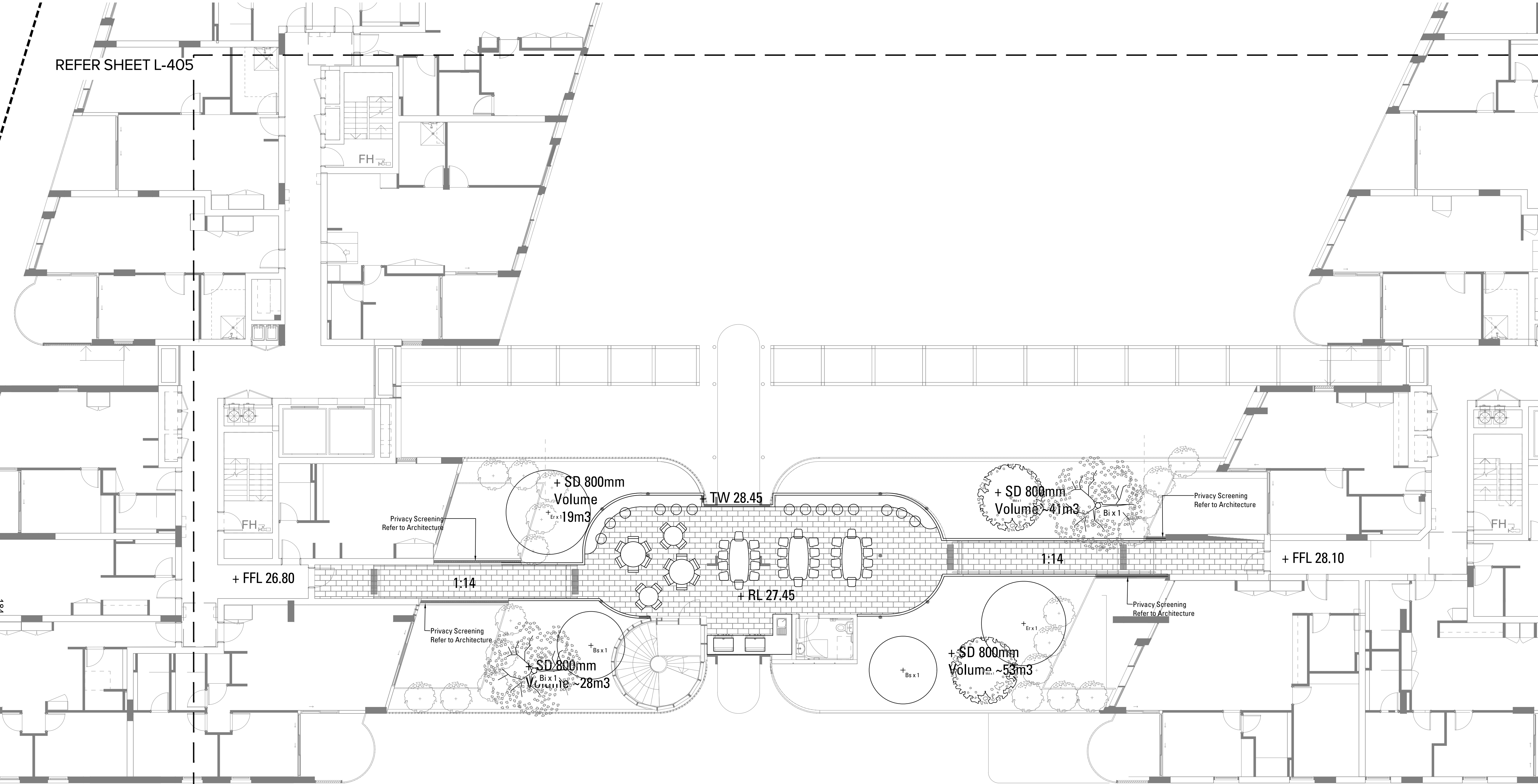
Drawing No. Drawing Name  
**L-100 Landscape Masterplan Ground Floor**

Job No. 22-898  
Issue B  
Scale 1:200 @ A1

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**ARCADIA**





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Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client  
**Corio Projects**

Development Application

Drawing No. Drawing Name  
**L-100 Landscape Masterplan  
Ground Floor**

Job No. 22-898  
Issue B  
Scale 1:100 @ A1

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**ARCADIA**



12 - 20 ROSEBERY AVE, ROSEBERY						
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	DENSITY	QUANTITY
GROUND FLOOR						
SUN TOLERANT TREES & PALMS						
Ac	Angophora costata	Smooth Barked Apple	20 x 10	200L	AS SHOWN	4
Bi	Banksia integrifolia	Coastal Banksia	15 x 6	200L	AS SHOWN	11
Bs	Banksia serrata	Old Man Banksia	6 x 4	200L	AS SHOWN	10
Cac	Casuarina cunninghamiana	River Sheoak	20 x 10	200L	AS SHOWN	2
Cg	Corymbia gummifera	Red Bloodwood	20 x 8	200L	AS SHOWN	7
Ei	Eucalyptus leucoxylon 'Euky Dwarf'	Euky Dwarf	6 x 4	200L	AS SHOWN	5
Mv	Melaleuca viridiflora 'Burgundy Weeper'	Burgundy Weeper	7 x 4	200L	AS SHOWN	10
SHADE TOLERANT TREES						
Al	Acacia longifolia	Sydney Golden Wattle	5 x 3	200L	AS SHOWN	8
Ce	Ceratopetalum gummiferum	Christmas Bush	6 x 3	200L	AS SHOWN	7
Ca	Cupaniopsis anacardioides	Tuckeroo	8 x 6	200L	AS SHOWN	8
Er	Elaeocarpus reticulatus	Blueberry Ash	10 x 5	200L	AS SHOWN	6
PALMS						
Hf	Howea fosteriana	Kentia Palm	9 x 4	200L	AS SHOWN	8
La	Livistona australis	Cabbage Tree Palm	15 x 5	200L	AS SHOWN	4
Pc	Phoenix canariensis	Canary Island date palm	12 x 5	Existing Mature	AS SHOWN	1
TREE FERNS						
Cc	Cyathea cooperi	Australian Tree Fern	5 x 2	200L	AS SHOWN	7
Dia	Dicksonia antarctica	Soft Tree Fern	9 x 3	1.5m length	AS SHOWN	8
SCREENING SHRUBS						
Afl	Acacia floribunda	Gossamer Wattle	6 x 2	400mm	AS SHOWN	14
As	Adenanthos sericeus	Wooly Bush	5 x 3	400mm	AS SHOWN	19
Ba	Banksia aemula	Wallum Banksia	5 x 2.5	400mm	AS SHOWN	14
Cv	Callistemon viminialis 'Slim'	Bottle Brush	3 x 2	400mm	AS SHOWN	22
Gn	Grevillea 'Ned Kelly'	Ned Kelly	2 x 2	400mm	AS SHOWN	39
Ka	Kunzea ambigua	Tick Bush	5 x 3	400mm	AS SHOWN	12
Sc	Syzygium 'Cascade'	Lilly Pilly	3 x 2	400mm	AS SHOWN	58
SUN TOLERANT SHRUBS						
Ali	Acacia cognata 'Limelight'	Bower Wattle	1 x 1	300mm	AS SHOWN	31
Aat	Agave attenuata	Lions Tail	1 x 1	300mm	AS SHOWN	14
Coa	Correa alba	White Correa	1.5 x 1.5	300mm	AS SHOWN	80
Cs	Crowea saligna 'Rosy Glow'	Crowea	1 x 1	300mm	AS SHOWN	126
Dex	Doryanthes excelsa	Gymea Lily	4 x 3	300mm	AS SHOWN	16
En	Eremophila nivea	Emu Bush	2 x 2	300mm	AS SHOWN	5
Gs	Grevillea sencea	Silky Grevillea	2 x 2	300mm	AS SHOWN	41
Ls	Leptospermum laevigatum 'Shore Tuff'	Tea Tree	0.5 x 1.2	200mm	AS SHOWN	37
Mc	Melaleuca 'Claret Tops'	Honey Myrtle	1.2 x 1	200mm	AS SHOWN	84
Mt	Melaleuca thymifolia	Honey Myrtle	1.2 x 2	300mm	AS SHOWN	65
Pm	Pittosporum 'Miss Muffet'	Dwarf Pittosporum	1 x 1.5	300mm	AS SHOWN	25
Stt	Syzygium 'Tiny Trev'	Tiny Trev	1 x 1	300mm	AS SHOWN	19
Ro	Raphiolepis 'Oriental Pearl'	Oriental Pearl	1 x 1	200mm	AS SHOWN	102
Rs	Rhagodia spinescens 'Creeping Saltbush'	Spiny Saltbush	1.5 x 2	300mm	AS SHOWN	31
Wf	Westringia fruticosa	Coastal Rosemary	2 x 2	300mm	AS SHOWN	69
Xa	Xanthorrhoea arborea	Grass Tree	2 x 1	300mm	AS SHOWN	15
SUN TOLERANT GROUNDCOVERS						
Bm	Brachyscombe multifida 'Break O Day'	Native Daisy	0.3 x 0.5	140mm	6/m2	68
Cgl	Carpobrotus glaucescens	Pigface	0.2 x 2	140mm	4/m2	42
Cgc	Casuarina glauca 'Cousin It'	She Oak	0.2 x 2	200mm	6/m2	108
Cha	Chrysocephalum apiculatum	Yellow Buttons	0.5 x 1	200mm	6/m2	70
Gi	Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha	0.5 x 1.5	200mm	6/m2	138
Mp	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.3 x 2	200mm	6/m2	174
Pb	Philotheca buxifolia 'Cascade of Stars'	Wax Flower	0.5 x 0.5	200mm	6/m2	68
SUN TOLERANT GRASS SPECIES						
Ab	Anigozanthos 'Big Red'	Kangaroo Paw	2 x 1	200mm	4/m2	74
Fn	Ficinia nodosa	Knobby Club Rush	1 x 2	140mm	6/m2	61
Lt	Lomandra longifolia 'Tanika'	Mat Rush	1 x 0.6	140mm	6/m2	147
Pa	Pennisetum alopecuroides 'Nafray'	Swamp Fox Tail	0.6 x 0.6	140mm	6/m2	113
Pl	Poa labillardieri 'Eskdale'	Tussock Grass	0.5 x 0.5	140mm	6/m2	73
SHADE SHRUBS						
Ama	Alocasia macrorrhiza	Elephants Ears	2 x 1.5	300mm	AS SHOWN	22
Alc	Alpinia caerulea	Native Ginger	2 x 2	300mm	AS SHOWN	69
Ae	Aspidistra elatior	Cast Iron Plant	1.2 x 1.5	300mm	AS SHOWN	56
Co	Cordyline glauca	Glauca Ti Plant	2 x 1	300mm	AS SHOWN	67
Lr	Ligularia reniformis	Tractor Seat	1 x 1	300mm	AS SHOWN	15
Px	Philodendron 'Xanadu'	Xanadu	1.5 x 1.5	300mm	AS SHOWN	92
SHADE TOLERANT FERNS						
Aau	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	300mm	AS SHOWN	56
Bn	Blechnum 'Silver Lady'	Fishbone Water Fern	1 x 1	200mm	AS SHOWN	170
Df	Davallia fejeensis	Rabbits Foot Fern	1 x 1	200mm	AS SHOWN	37
Da	Doodia aspera	Prickly Rasp Fern	0.5 x 0.5	200mm	6/m2	74
Mdi	Microsorium diversifolium	Kangaroo Paw Fern	1 x 1	200mm	6/m2	86
SHADE TOLERANT GROUNDCOVERS						
Alh	Actinotus helianthi	Flannel Flower	1.2 x 0.5	140mm	6/m2	21
Ds	Dampiera stricta	Blue Dampiera	0.4 x spreading	140mm	6/m2	39
Dr	Dichondra repens	Kidney Weed	0.2 x spreading	140mm	6/m2	18
Hv	Hardenbergia violacea	Native Sarsparilla	5 x 3	200mm	6/m2	141
Vh	Viola hederacea	Native Violet	0.15 x spreading	140mm	6/m2	266
SHADE TOLERANT GRASSES						
Dlj	Dianella 'Little Jess'	Little Jess	0.4 x 0.5	150mm	6/m2	107
Le	Linopoe 'Evergreen Giant'	Evergreen Giant	0.6 x 0.6	200mm	4/m2	113
Li	Lomandra 'Lime Tuff'	Lime Tuff	0.4 x 0.4	140mm	6/m2	107
LEVEL 1						
TREES						
Bi	Banksia integrifolia	Coastal Banksia	15 x 6	200L	AS SHOWN	2
Bs	Banksia serrata	Old Man Banksia	6 x 4	200L	AS SHOWN	2
Er	Elaeocarpus reticulatus	Blueberry Ash	10 x 5	200L	AS SHOWN	2
Mv	Melaleuca viridiflora 'Burgundy Weeper'	Burgundy Weeper	7 x 4	200L	AS SHOWN	2
SHRUBS						
Ali	Acacia cognata 'Limelight'	Bower Wattle	1 x 1	300mm	AS SHOWN	36
As	Adenanthos sericeus	Wooly Bush	5 x 3	400mm	AS SHOWN	7
Coa	Correa alba	White Correa	1.5 x 1.5	300mm	AS SHOWN	22
En	Eremophila nivea	Emu Bush	2 x 2	300mm	AS SHOWN	25
Gn	Grevillea 'Ned Kelly'	Ned Kelly	2 x 2	400mm	AS SHOWN	11
Mc	Melaleuca 'Claret Tops'	Honey Myrtle	1.2 x 1	200mm	AS SHOWN	30
Mt	Melaleuca thymifolia	Honey Myrtle	1.2 x 2	300mm	AS SHOWN	13
Ro	Raphiolepis 'Oriental Pearl'	Oriental Pearl	1 x 1	200mm	AS SHOWN	12
Rs	Rhagodia spinescens 'Creeping Saltbush'	Spiny Saltbush	1.5 x 2	300mm	AS SHOWN	12
Wf	Westringia fruticosa	Coastal Rosemary	2 x 2	300mm	AS SHOWN	15
CASCADING MATRIX						
Cgl	Carpobrotus glaucescens	Pigface	0.2 x 2	140mm	4/m2	58
Cgc	Casuarina glauca 'Cousin It'	She Oak	0.2 x 2	200mm	6/m2	78
Gi	Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha	0.5 x 1.5	200mm	6/m2	86
Lv	Leptospermum 'Vertical Drop'	Cascading Tea Tree	0.4 x 1	200mm	4/m2	58
Mp	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.3 x 2	200mm	6/m2	86
LEVELS 2- 7						
ROOFTOP MATRIX						
Ab	Anigozanthos 'Big Red'	Kangaroo Paw	2 x 1	200mm	4/m2	68
Gi	Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha	0.5 x 1.5	200mm	6/m2	100
Ls	Leptospermum laevigatum 'Shore Tuff'	Tea Tree	0.5 x 1.2	200mm	3/m2	59
Li	Lomandra 'Lime Tuff'	Lime Tuff	0.4 x 0.4	140mm	6/m2	90
Mp	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.3 x 2	200mm	6/m2	190
Pa	Pennisetum alopecuroides 'Nafray'	Swamp Fox Tail	0.6 x 0.6	140mm	6/m2	100
Wf	Westringia fruticosa	Coastal Rosemary	2 x 2	300mm	2/m2	105

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Issue Revision Description Drawn Check Date

Not for Construction

Project:

12-20 Rosebery Ave  
Rosebery, NSW 2018

Client:

Corio Projects

Development Application

Drawing No. Drawing Name

L-400 Planting Schedule

Job No. 22-898

Issue B

Scale

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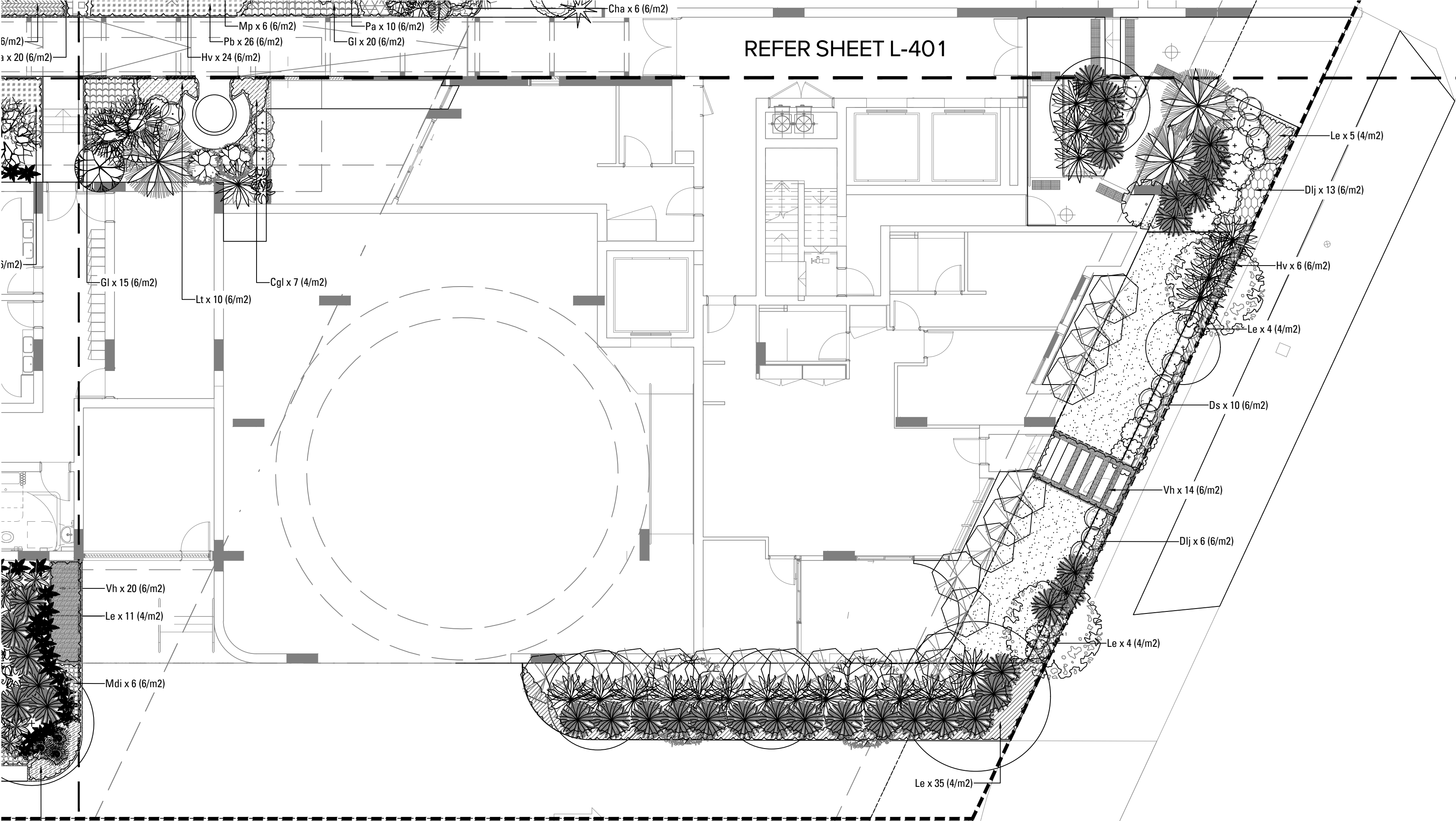




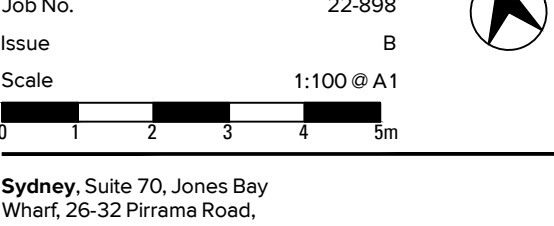
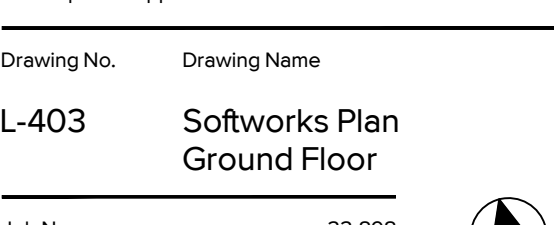
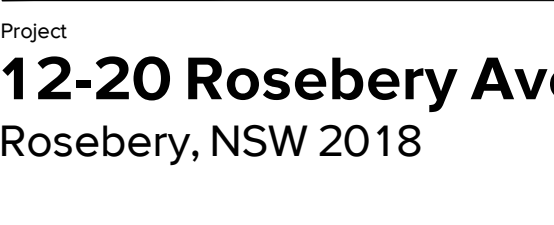
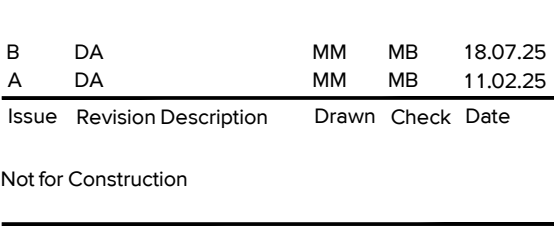
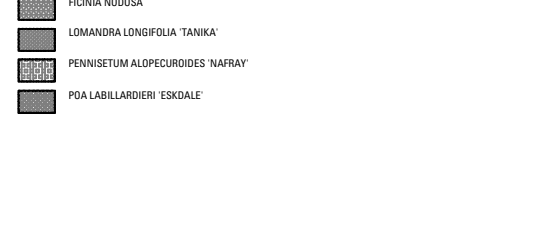
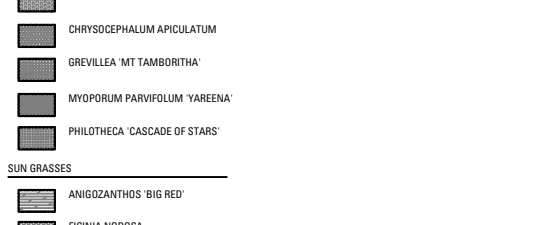
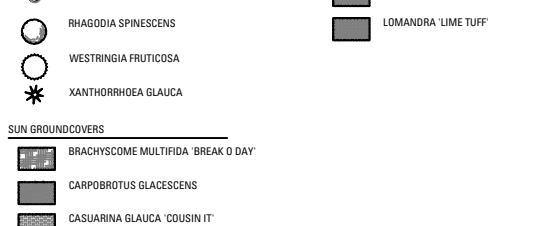
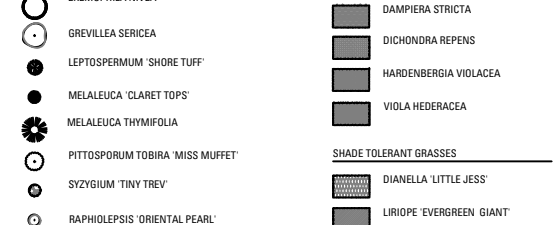
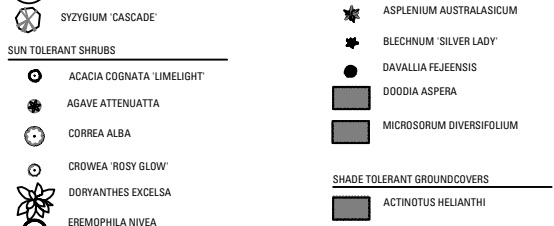
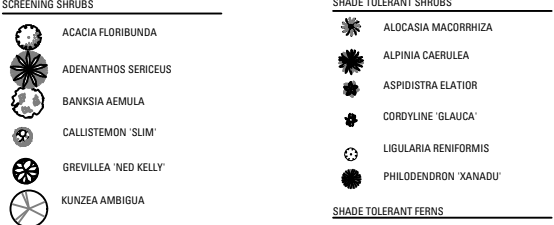
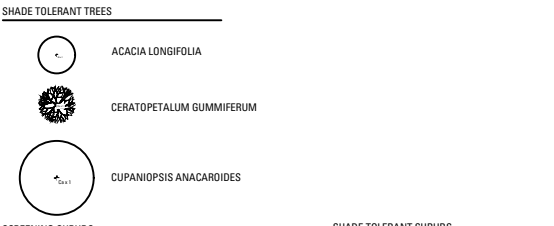
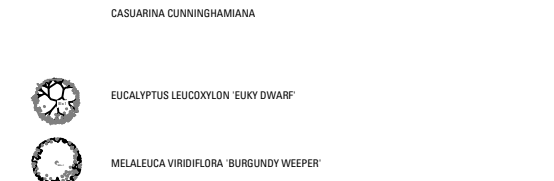
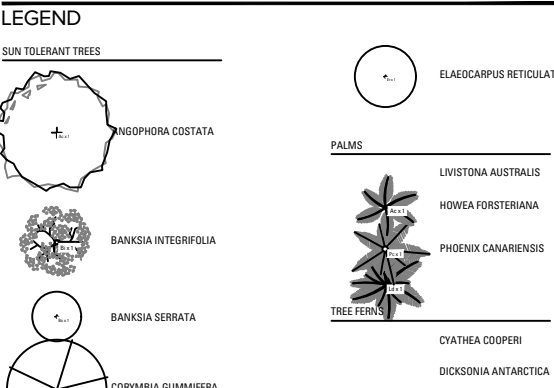








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Rosebery, NSW 2018

Client  
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Development Application

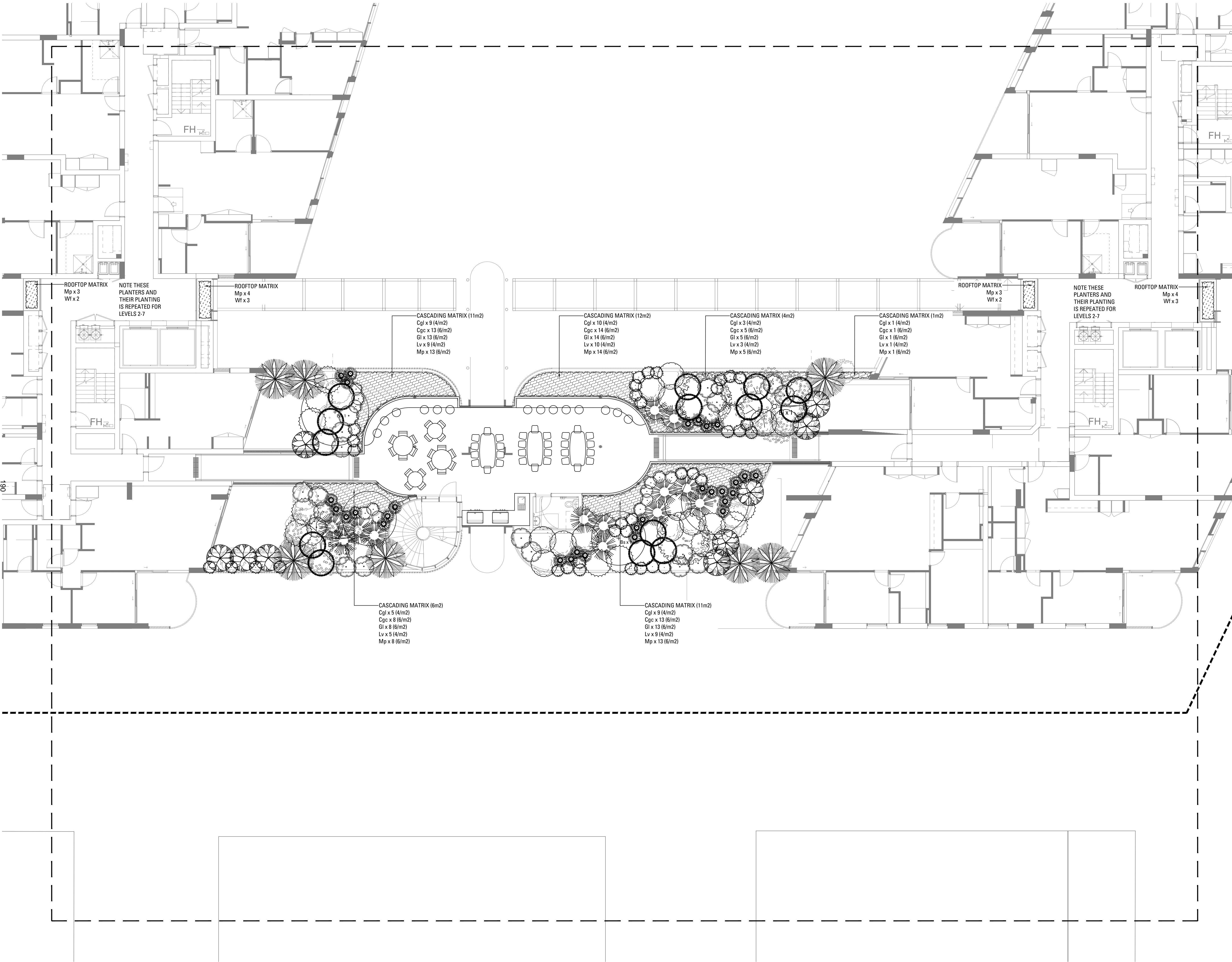
Drawing No. Drawing Name  
**L-403 Softworks Plan**  
**Ground Floor**

Job No. 22-898  
Issue B  
Scale 1:100 @ A1

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**ARCADIA**





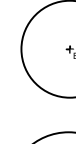
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LEGEND

L1 TREES



BANKSIA INTEGRIFOLIA



BANKSIA SERRATA



ELAEOCARPUS RETICULATUS



MELALEUCA VIRIDIFLORA 'BURGUNDY WEEPER'

L1 SHRUBS



ACACIA COGNATA 'LIMELIGHT'



ADENANTHOS SERICEUS



CORREA ALBA



EREMOPHILA NIVEA



GREVILLEA 'NED KELLY'



MELALEUCA 'CLARET TOPS'



MELALEUCA THYMIFOLIA



RAPHIOLEPIS 'ORIENTAL PEARL'



RHAGODIA SPINESCENS



WESTRINGIA FRUTICOSA

L1 MATRIX



CASCADING MATRIX:  
CARPOBROTUS GLAUDESCENS (4/M2)  
CASUARINA GLAUCA 'COUSIN IT' (6/M2)  
GREVILLEA LANGIERA 'MT TAMBORITHA' (6/M2)  
LEPTOSPERMUM 'VERTICAL DROP' (4/M2)  
MYOPORUM PARVIFOLIUM 'YAREENA' (6/M2)

B	DA	MM	MB	18.07.25
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Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client:  
**Corio Projects**

Development Application

Drawing No. Drawing Name

**L-405** **Softworks Plan**  
**Level 01**

Job No. 22-898  
Issue B

Scale 1:100 @ A1

0 2 3 4 5m

Sydney, Suite 70, Jones Bay  
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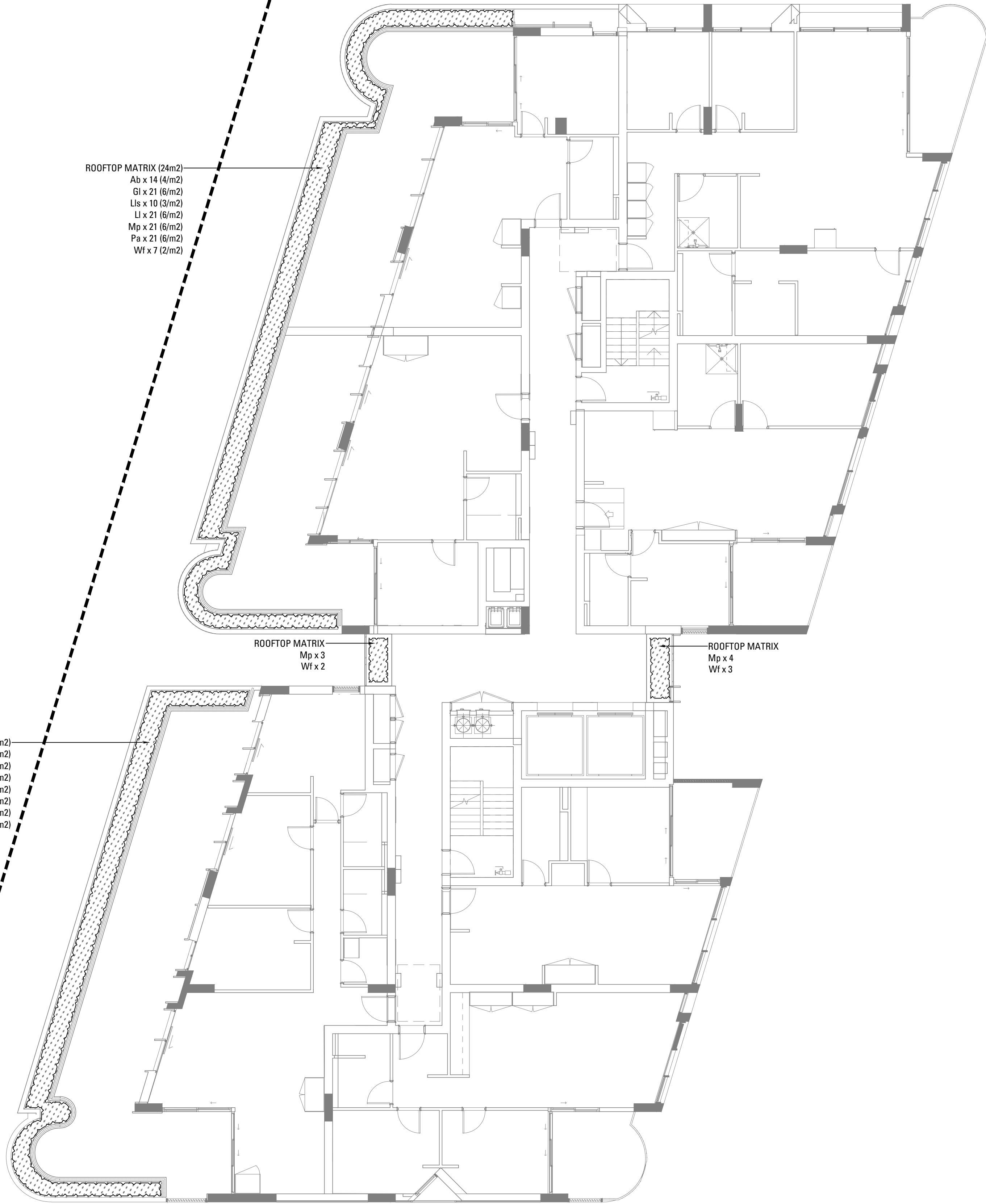


LEGEND

L5 & L6 MATRIX



ROOFTOP MATRIX:  
ANGUZZANTHUS 'BIG RED' (4/M2)  
GREVILLEA LANIGERA 'MT TAMBORITHA' (6/M2)  
LEPTOSPERMUM LAEVIGATUM 'SHORE TUFF' (2/M2)  
LOMANDRA 'LIME TUFF' (6/M2)  
MYOPORUM PARVIFOLIUM 'YAREENA' (6/M2)  
PENNISETUM ALOPECUROIDES 'NARAY' (6/M2)  
WESTRINGIA FRUTICOSA (2/M2)



ROOFTOP MATRIX (24m2)  
Ab x 14 (4/m2)  
Gl x 21 (6/m2)  
Lls x 10 (3/m2)  
Li x 21 (6/m2)  
Mp x 21 (6/m2)  
Pa x 21 (6/m2)  
Wf x 7 (2/m2)

ROOFTOP MATRIX  
Mp x 3  
Wf x 2

ROOFTOP MATRIX  
Mp x 4  
Wf x 3

ROOFTOP MATRIX (19m2)  
Ab x 11 (4/m2)  
Gl x 16 (6/m2)  
Lls x 8 (3/m2)  
Li x 16 (6/m2)  
Mp x 16 (6/m2)  
Pa x 16 (6/m2)  
Wf x 5 (2/m2)

REFER SHEET L-407

B	DA	MM	MB	18.07.25
A	DA	MM	MB	11.02.25
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client:  
**Corio Projects**

Development Application

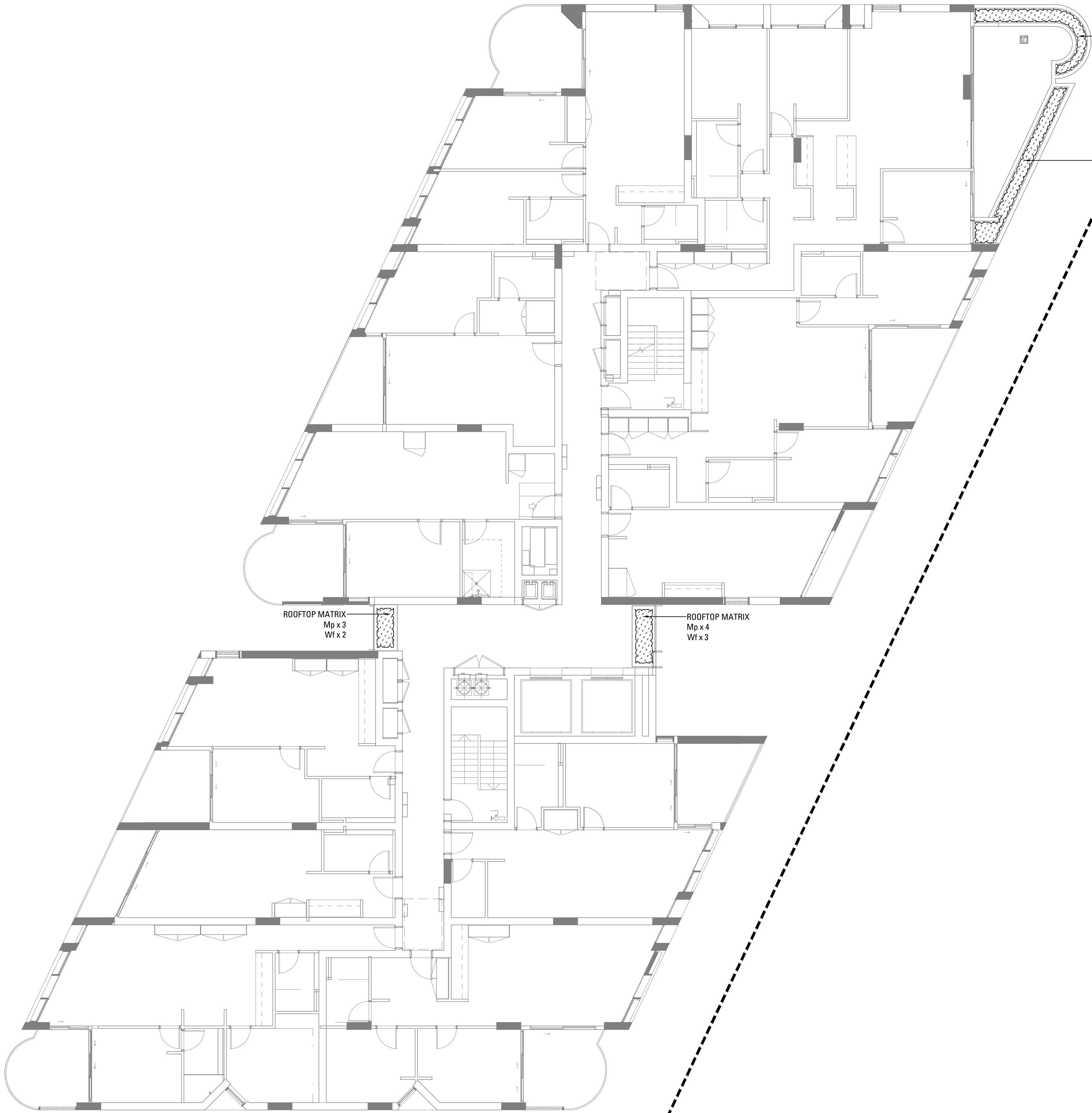
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<b>L-406</b>	<b>Softworks Plan Level 05</b>

Job No.	22-898
Issue	B
Scale	1:100 @ A1

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ROOFTOP MATRIX (4m2)  
Ab x 2 (4/m2)  
Gl x 3 (6/m2)  
Lls x 2 (3/m2)  
Li x 3 (6/m2)  
Mp x 3 (6/m2)  
Pa x 3 (6/m2)  
Wf x 1 (2/m2)

ROOFTOP MATRIX (4m2)  
Ab x 2 (4/m2)  
Gl x 3 (6/m2)  
Lls x 2 (3/m2)  
Li x 3 (6/m2)  
Mp x 3 (6/m2)  
Pa x 3 (6/m2)  
Wf x 1 (2/m2)

ROOFTOP MATRIX  
Mp x 3  
Wf x 2

ROOFTOP MATRIX  
Mp x 4  
Wf x 3

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LEGEND

L5 & L6 MATRIX



ROOFTOP MATRIX:  
ANGUZZANTHUS 'BIG RED' (4/M2)  
GREVILLEA 'LANGIERA' 'MT TAMBORITHA' (6/M2)  
LEPTOSPERMUM LAEVIGATUM 'SHORE TUFF' (3/M2)  
LOMANDRA 'LIME TUFF' (6/M2)  
MYOPORUM PARVIFOLIUM 'YAREENA' (6/M2)  
PENNISETUM ALOPECUROIDES 'NARRAY' (6/M2)  
WESTRINGIA FRUTICOSA (2/M2)

B	DA	MM	MB	18.07.25
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Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client:  
**Corio Projects**

Development Application

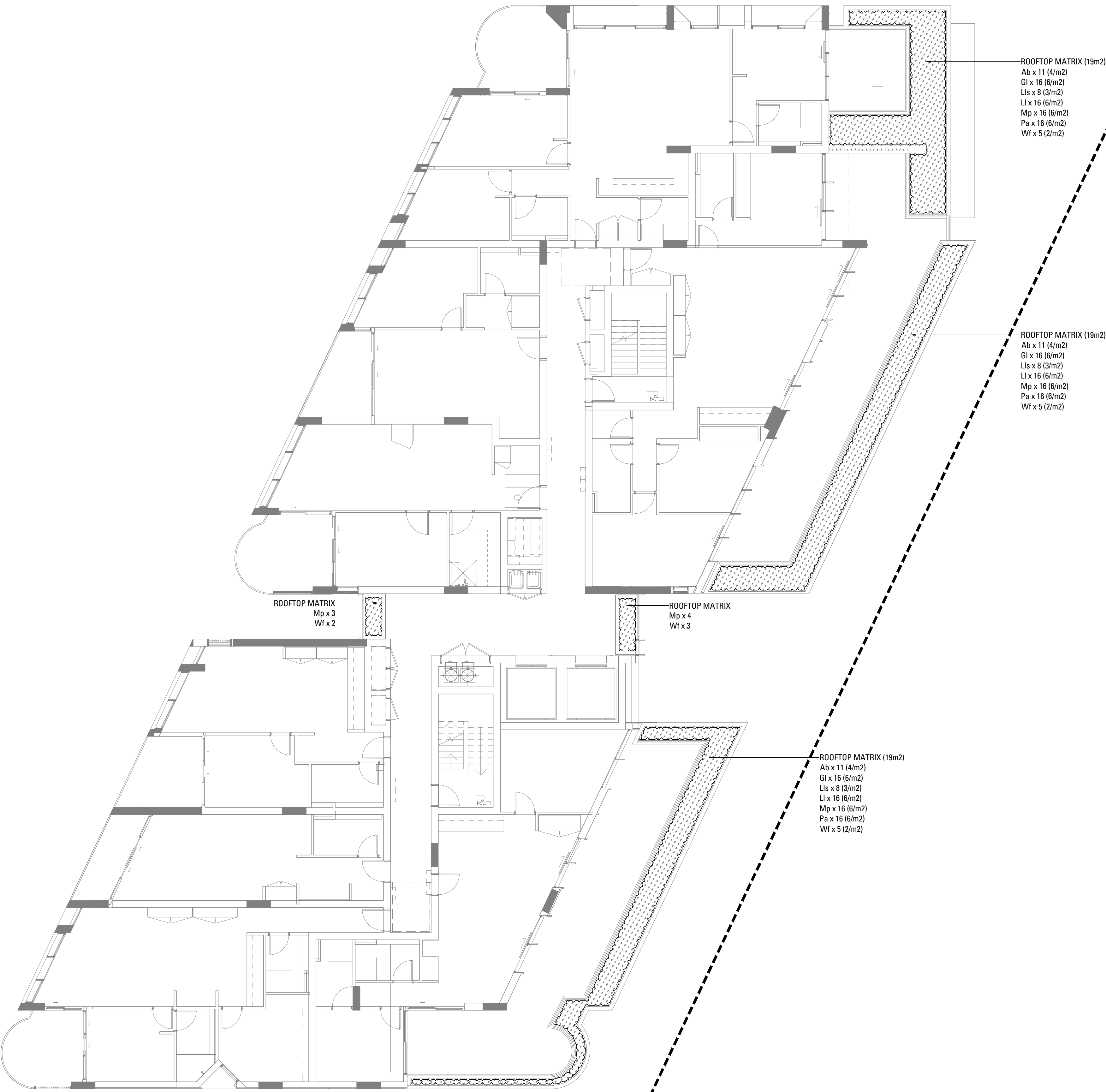
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**L-407 Softworks Plan**  
**Level 05**

Job No. 22-898  
Issue B  
Scale 1:100 @ A1  
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LEGEND

L5 & L6 MATRIX

ROOFTOP MATRIX:  
ANGUZZANTHUS 'BIG RED' (4/M2)  
GREVILLEA 'LANGIERA' 'MT TAMBORITHA' (6/M2)  
LEPTOSPERMUM LAEVIGATUM 'SHORE TUFF' (3/M2)  
LOMANDRA 'LIME TUFF' (6/M2)  
MYOPORUM PARVIFOLIUM 'YAREENA' (6/M2)  
PENNISETUM ALOPECUROIDES 'NARAY' (6/M2)  
WESTRINGIA FRUTICOSA (2/M2)

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A	DA	MM	MB	11.02.25	
Issue	Revision	Description	Drawn	Check	Date

Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client:  
**Corio Projects**

Development Application

Drawing No. Drawing Name

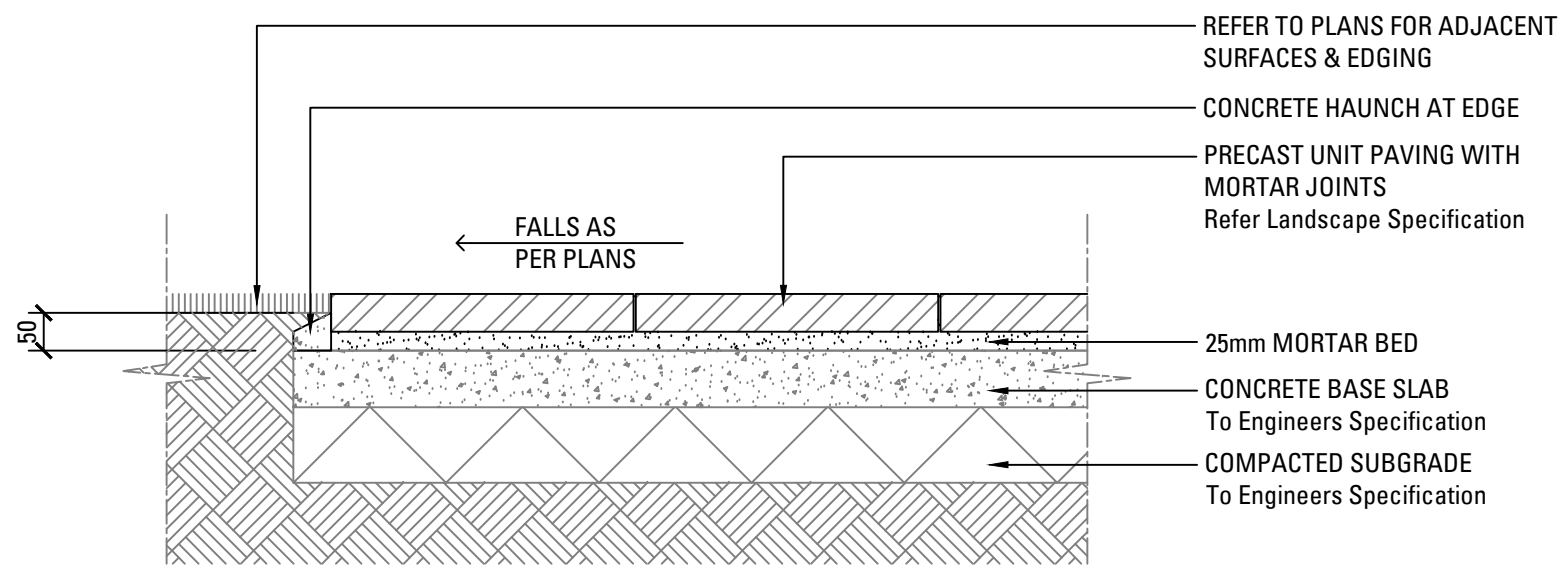
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**Level 06**

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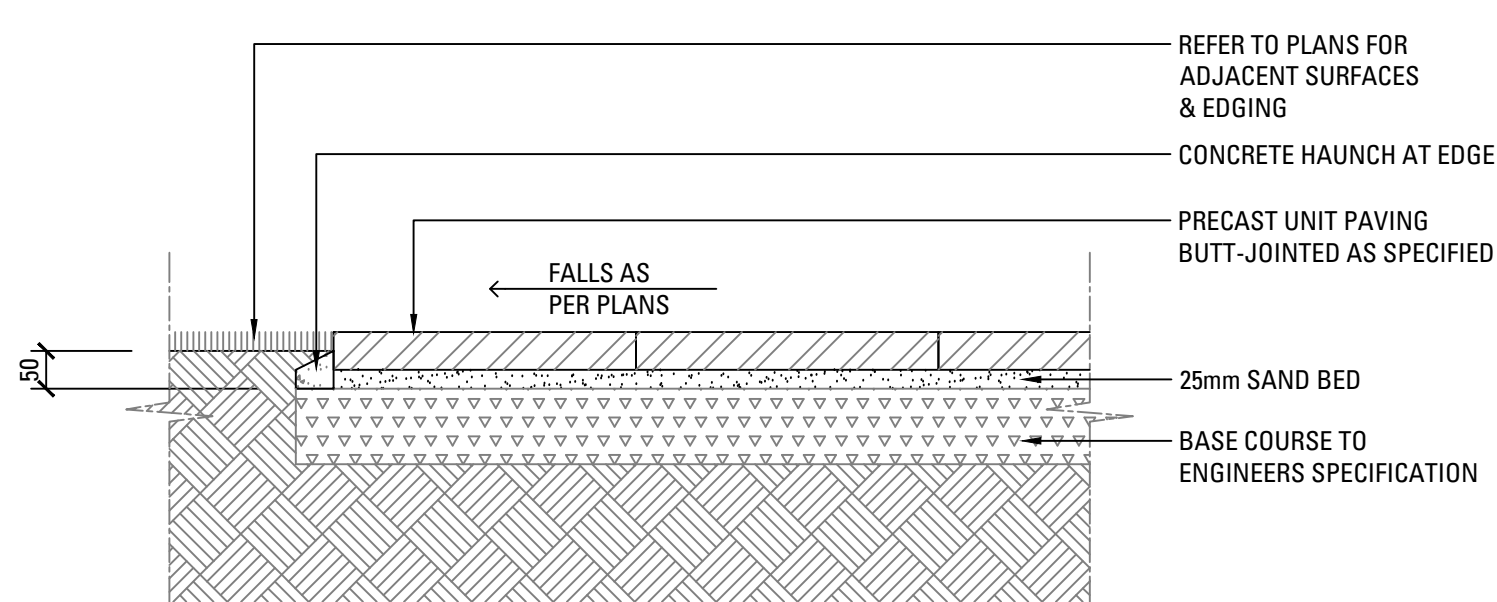
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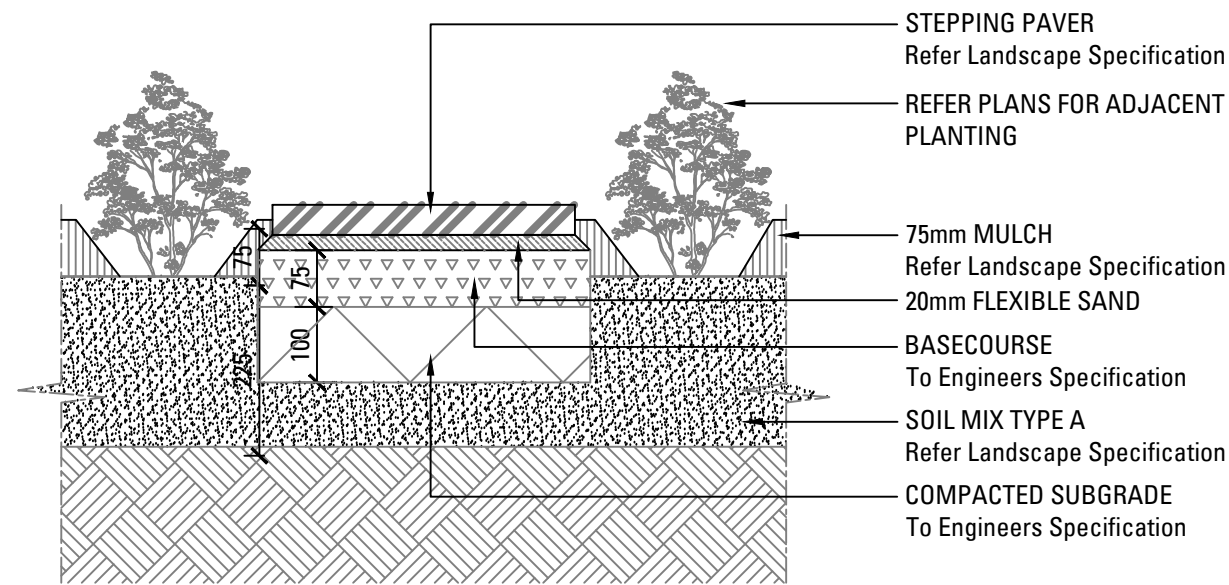




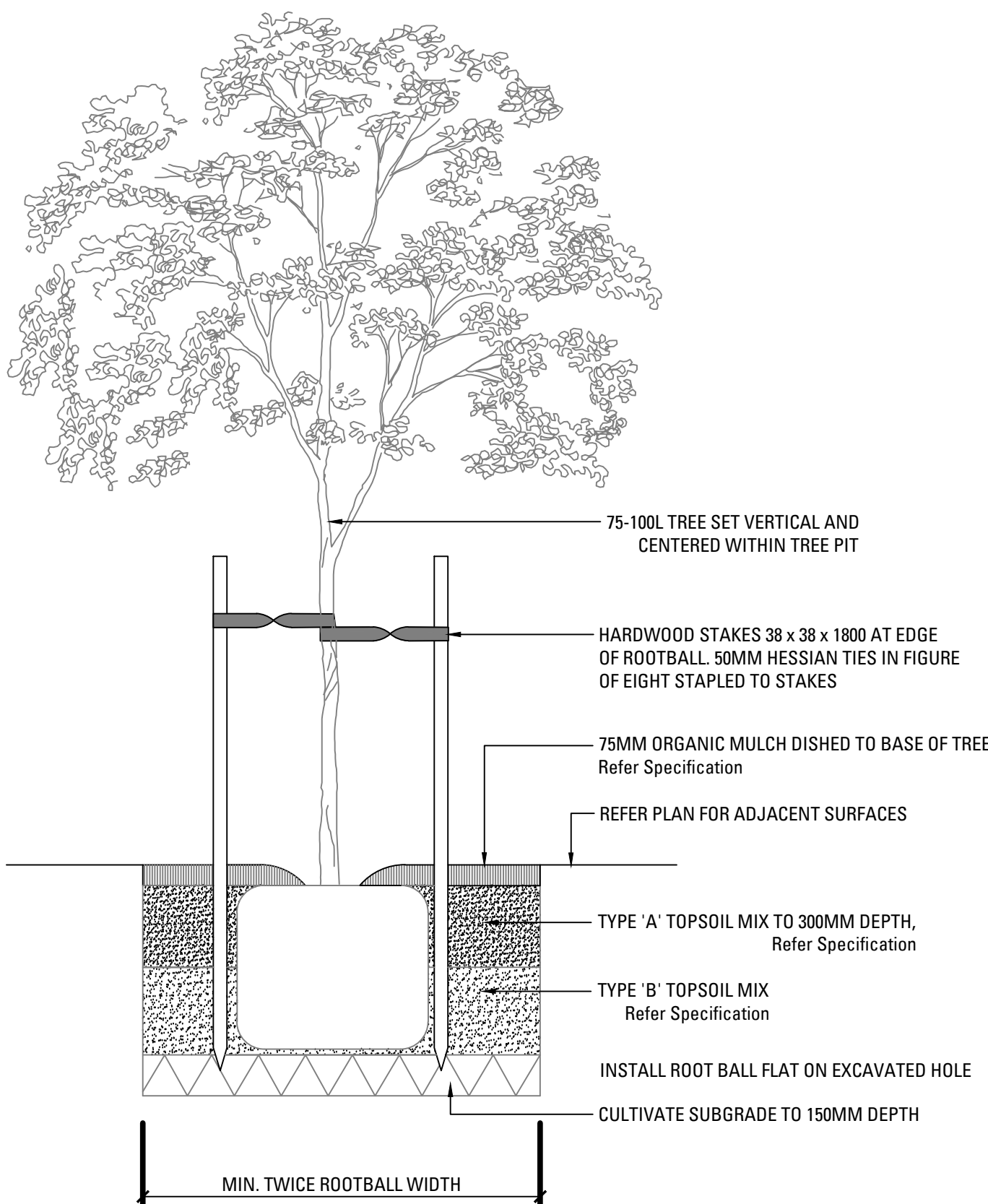
00 PRECAST UNIT PAVERS ON SLAB  
SCALE 1:10



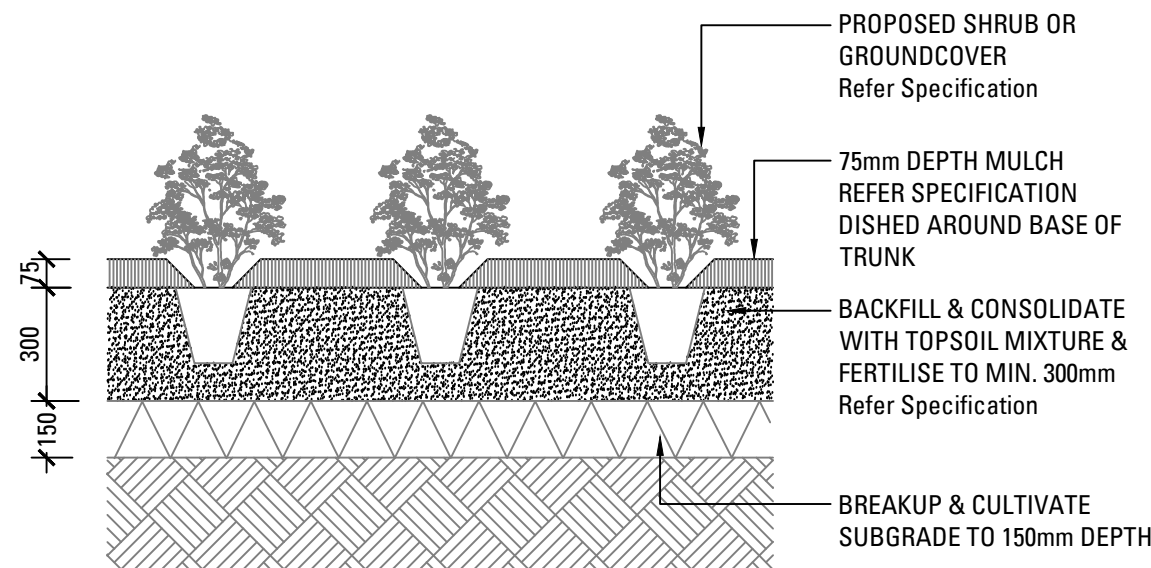
00 PRECAST UNIT PAVERS ON GRADE  
SCALE 1:10



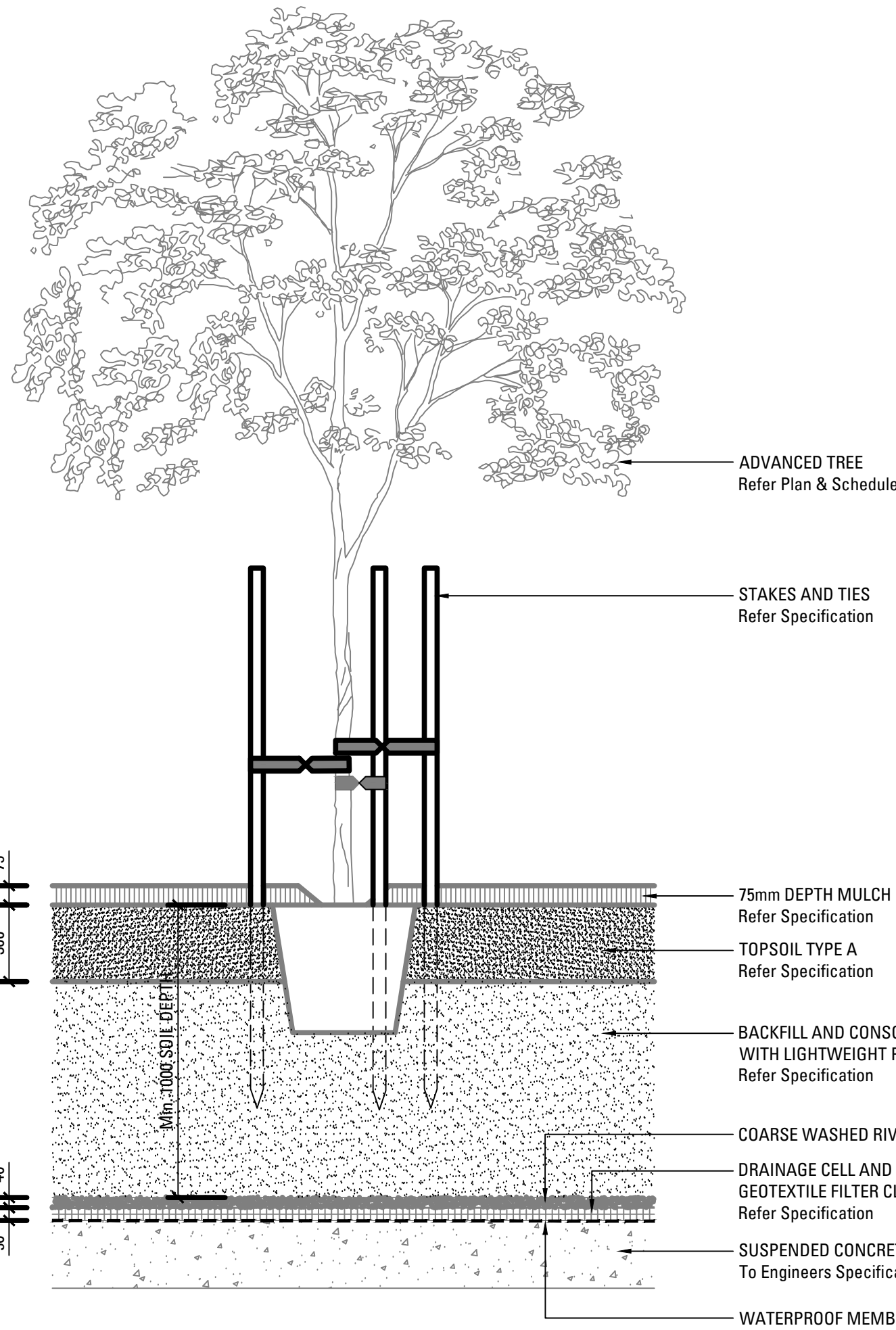
00 STEPPING PAVER IN GARDEN BED ON GRADE  
SCALE 1:10



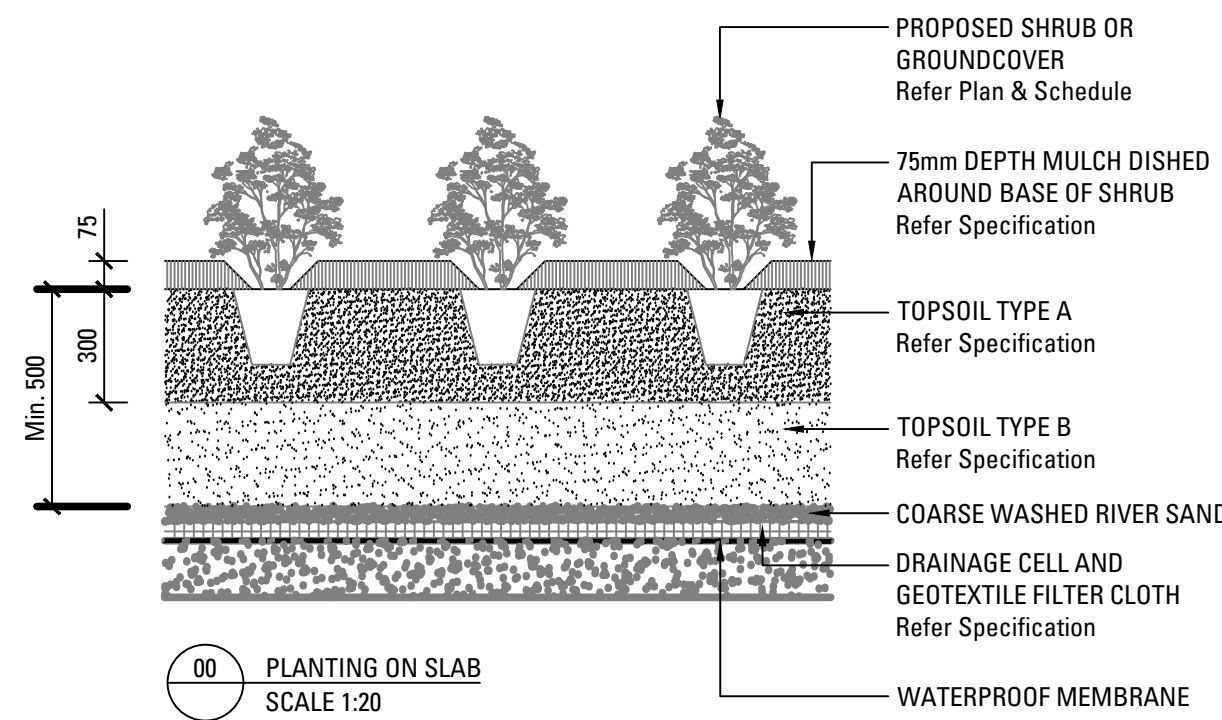
00 TREE PLANTING 75-100L  
SCALE 1:20



00 SHRUB OR GROUNDCOVER IN PLANTING BED  
SCALE 1:20



00 TREE PLANTING ON SLAB 75-100L  
SCALE 1:20



00 PLANTING ON SLAB  
SCALE 1:20

B	DA	MM	MB	18.07.25	
A	DA	MM	MB	11.02.25	
Issue	Revision	Description	Drawn	Check	Date

Not for Construction

Project

**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client

**Corio Projects**

Development Application

Drawing No. Drawing Name

**L-600 Landscape Details**

Job No. 22-898

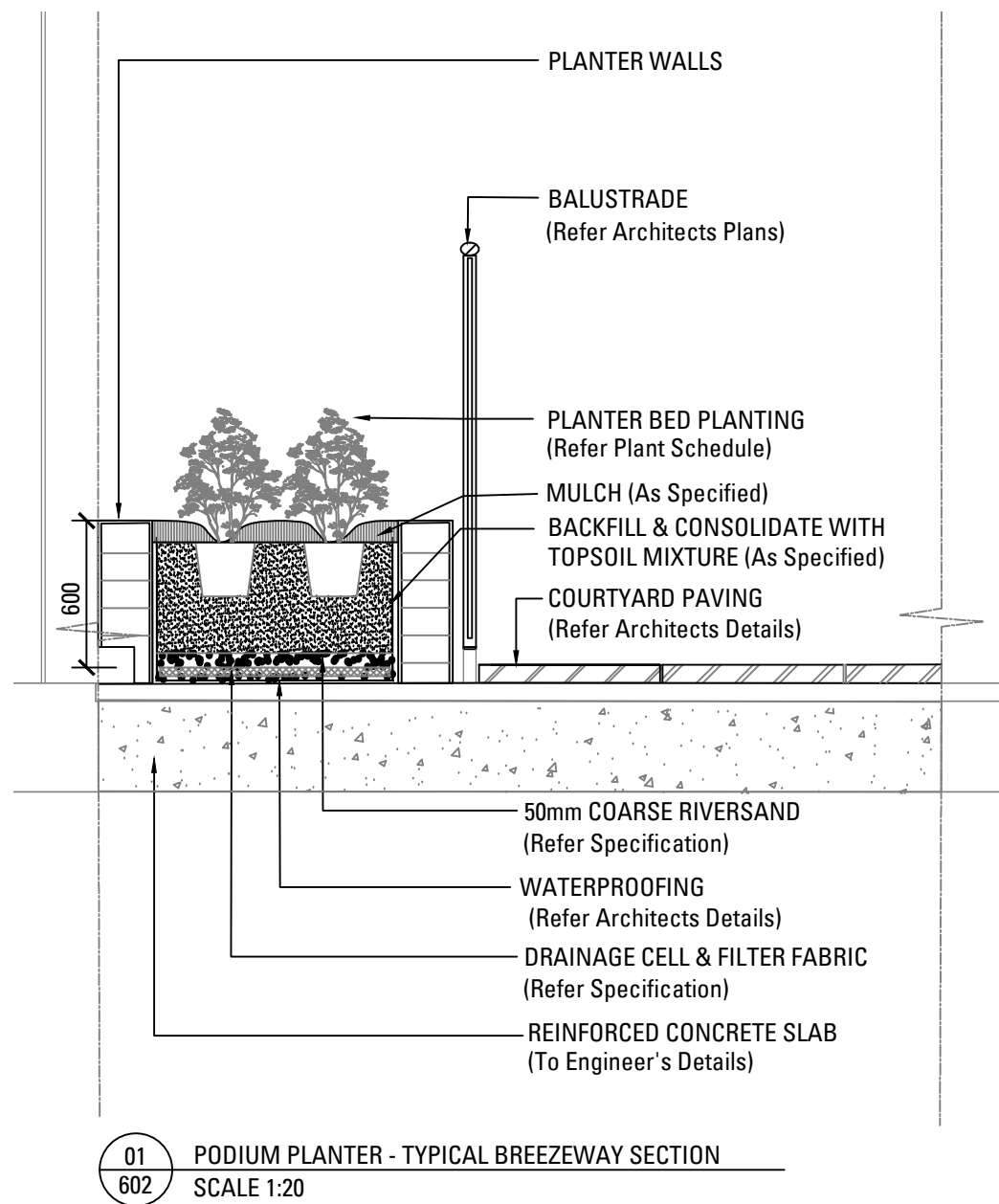
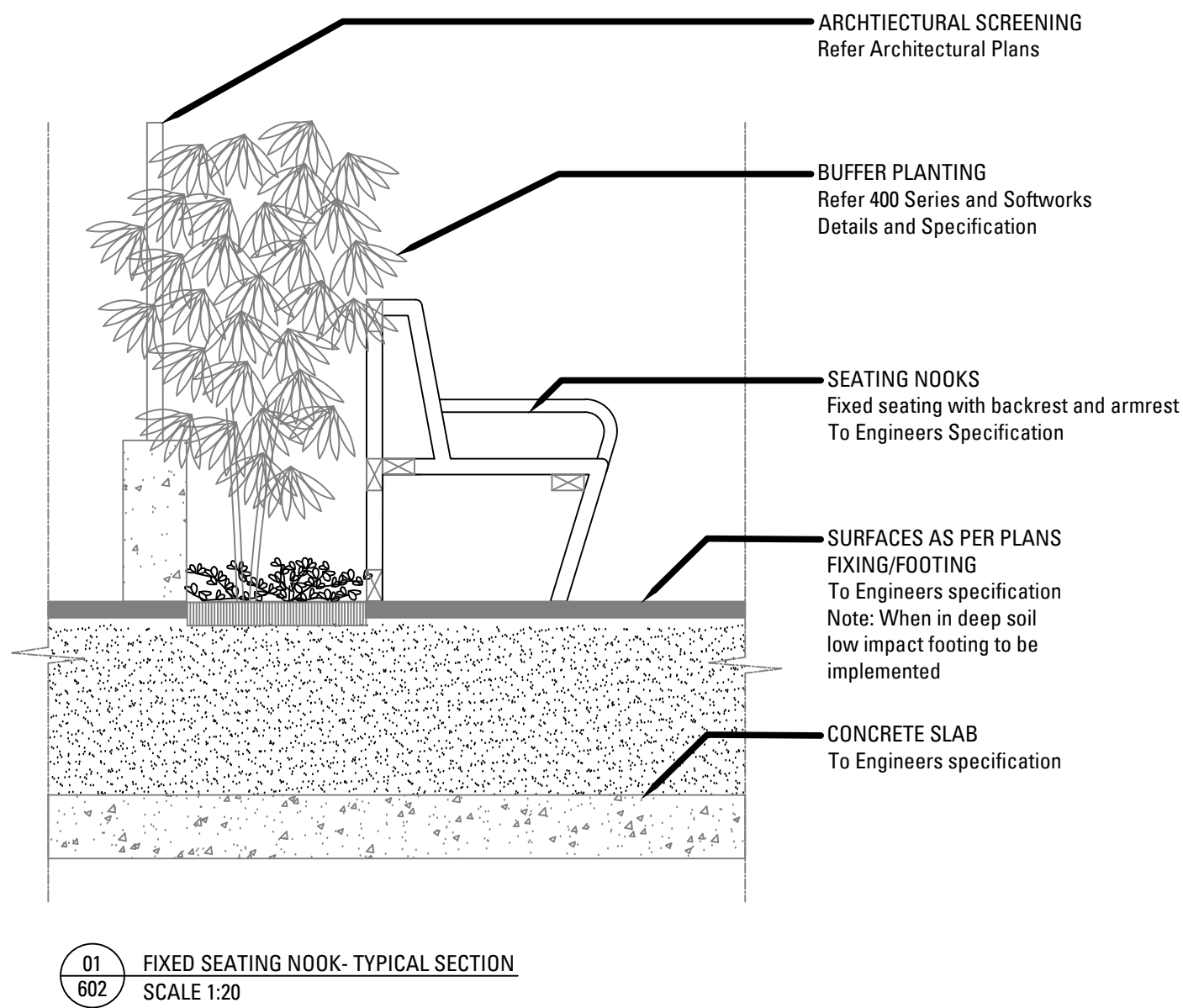
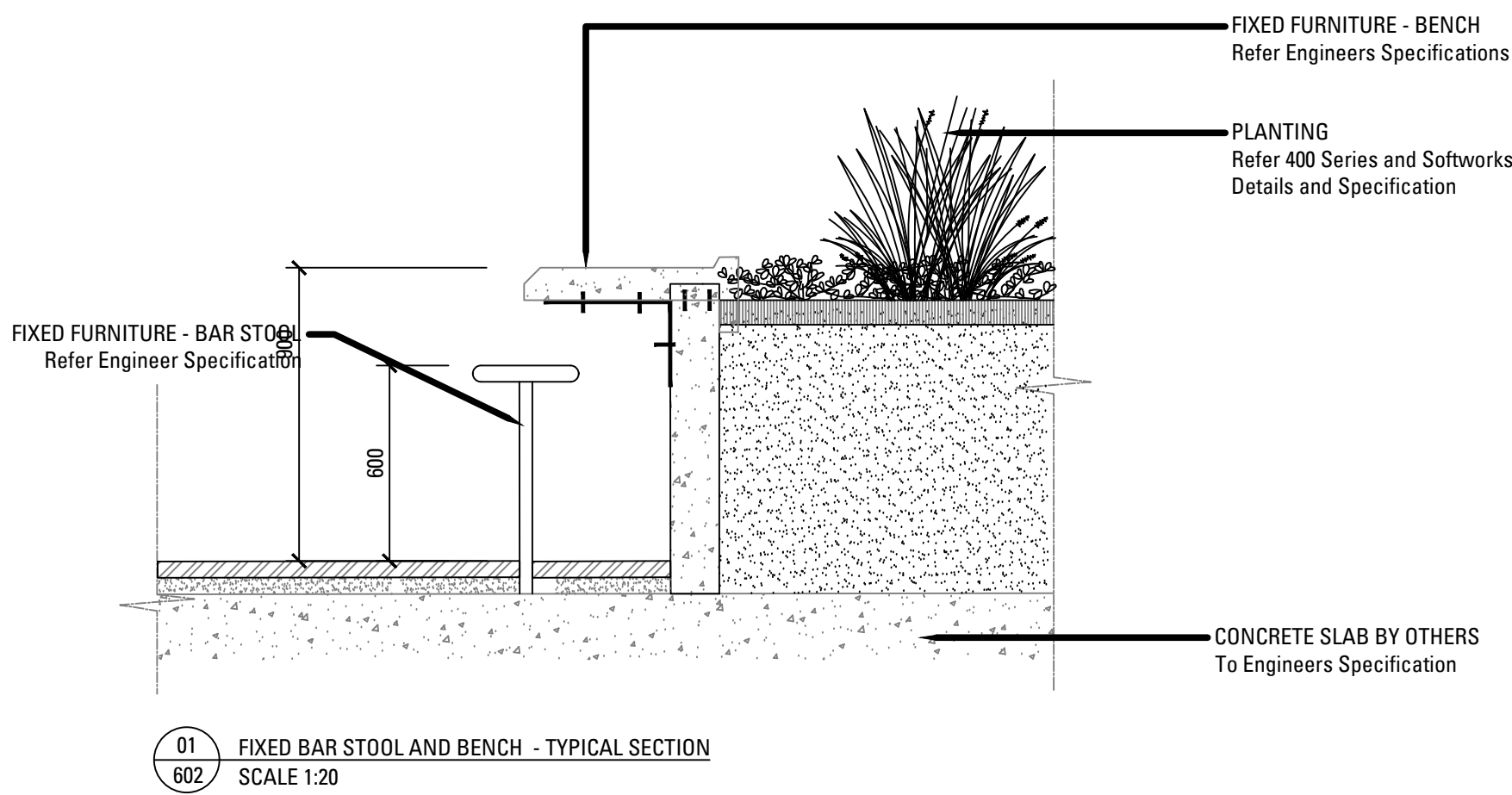
Issue B

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Issue	Revision	Description	Drawn	Check	Date

Not for Construction

Project:

**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client:

**Corio Projects**

Development Application

Drawing No. Drawing Name

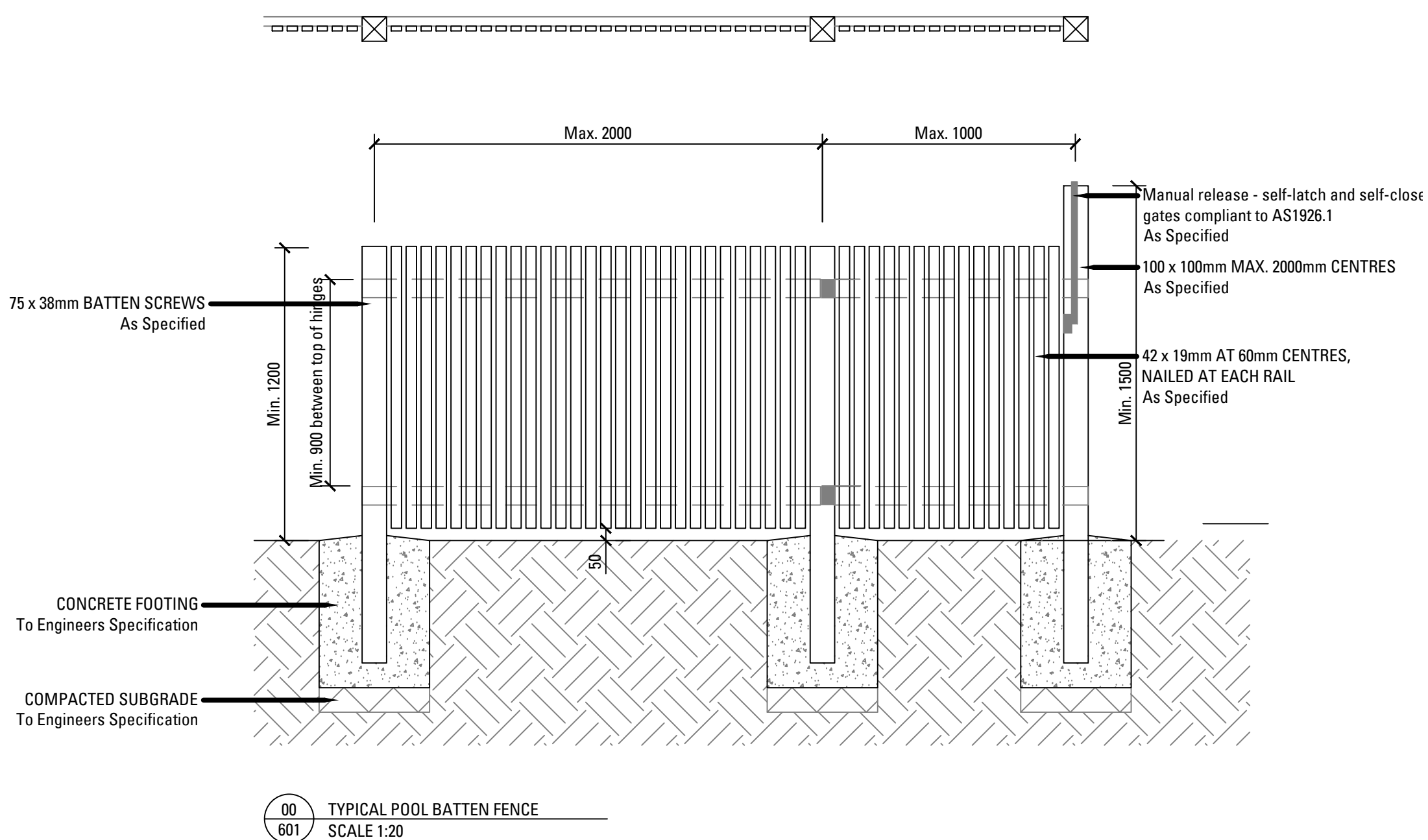
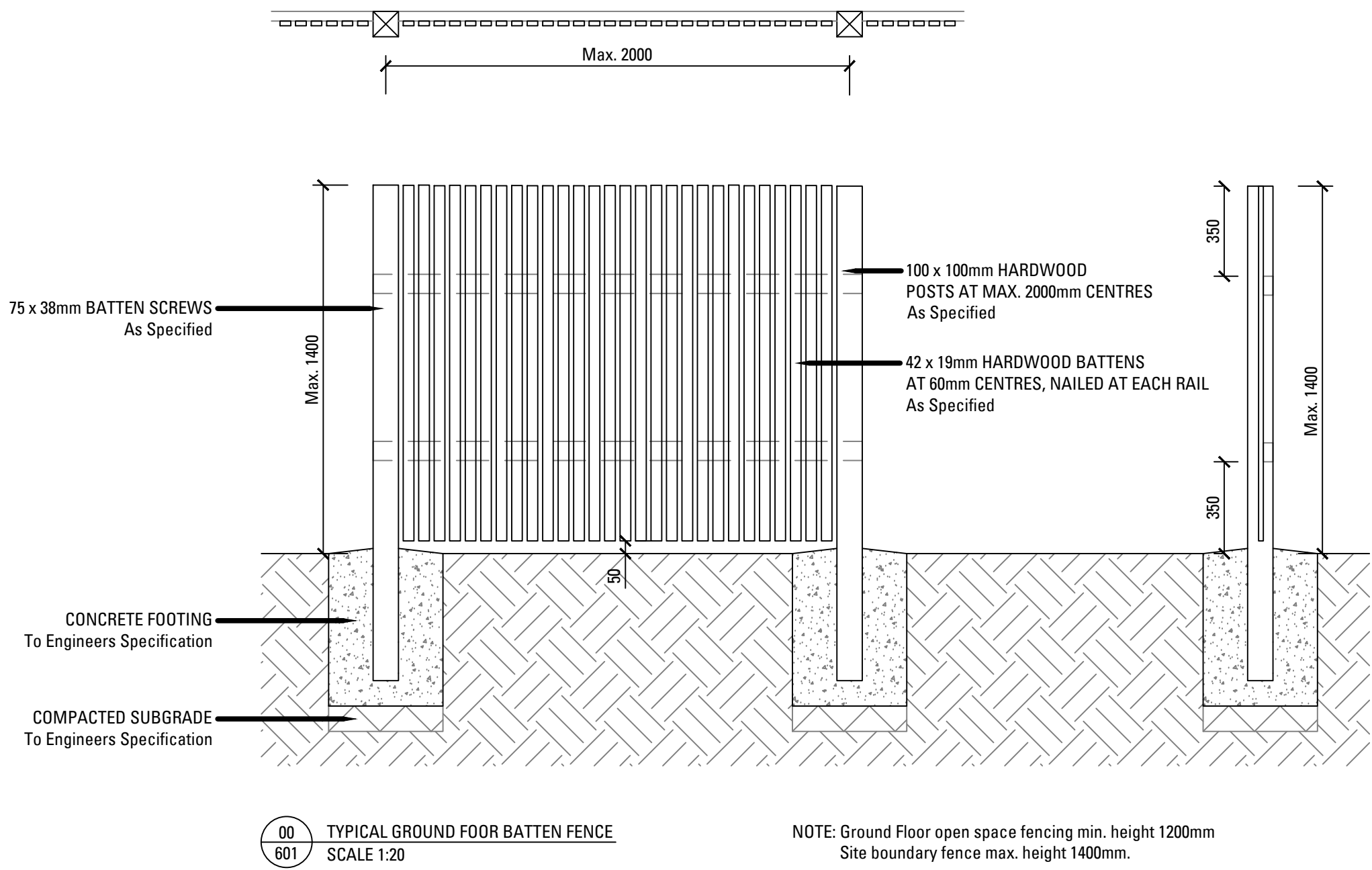
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Job No. 22-898  
Issue B  
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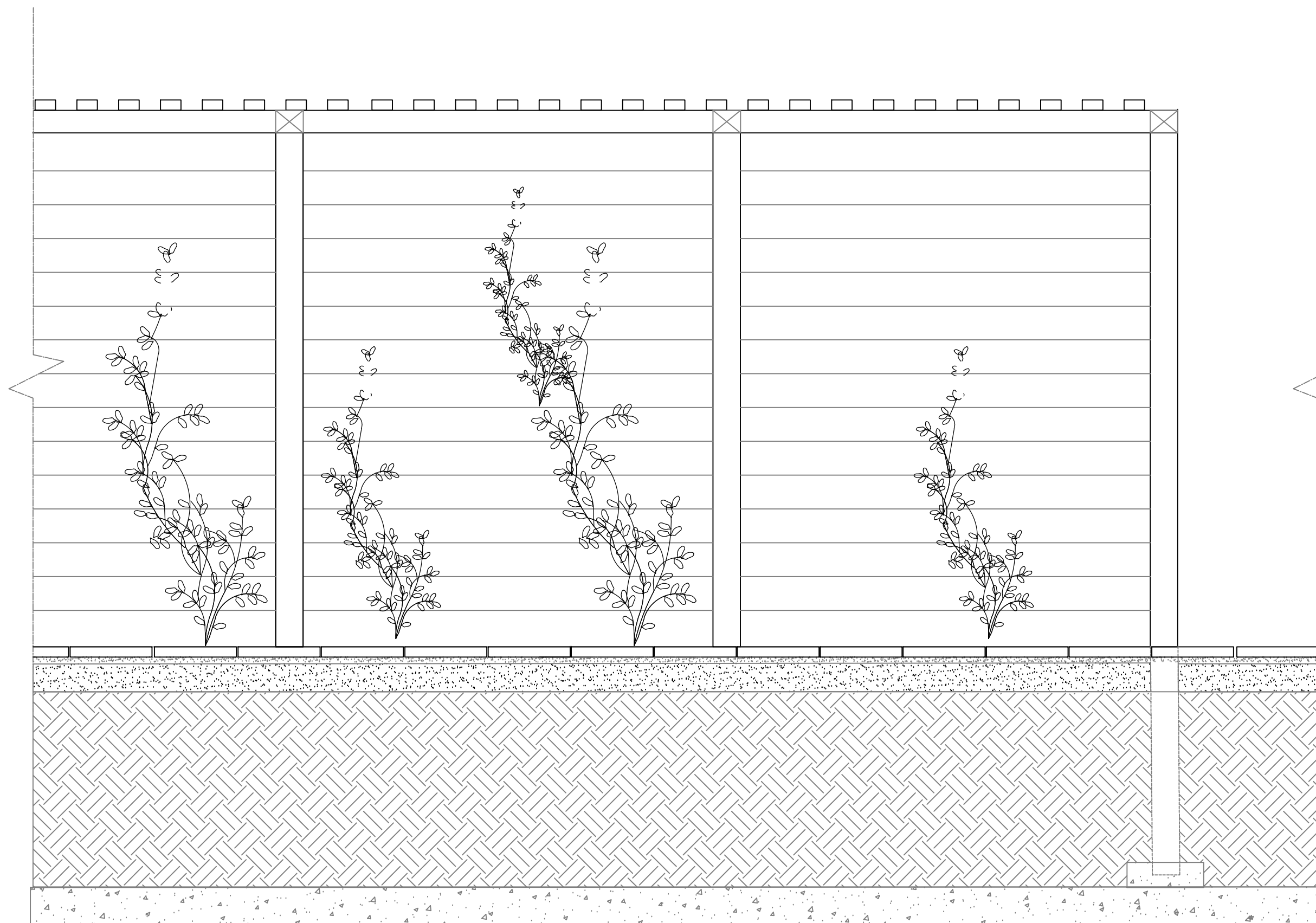
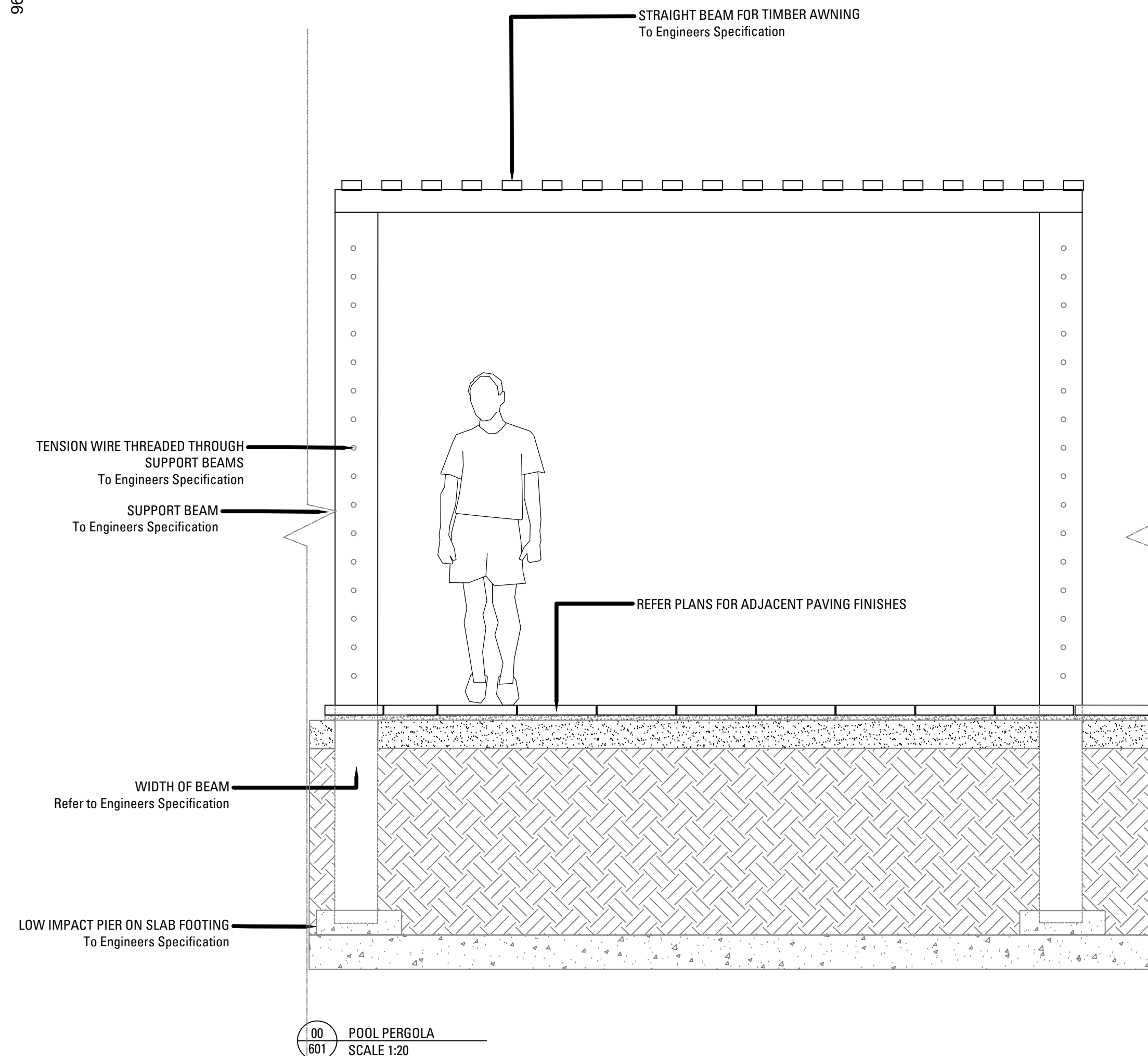
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B	DA	MM	MB	19.07.25
A	DA	MM	MB	11.02.25
Issue		Revision	Description	Drawn Check Date

Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client  
**Corio Projects**

Development Application

Drawing No. Drawing Name  
**L-602 Landscape Details**

Job No. 22-898  
Issue B  
Scale AS SHOWN

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**ARCADIA**



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.

B	DA		MM	MB	18.07.25
A	DA		MM	MB	11.02.25
Issue	Revision	Description	Drawn	Check	Date

Not for Construction

Project:  
**12-20 Rosebery Ave**  
Rosebery, NSW 2018

Client  
**Corio Projects**

Development Application	
Drawing No.	Drawing Name
L-700	Landscape Specification

Job No.	22-898
Issue	B
Scale	AS SHOWN

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