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# PROPOSED 18 UNIT RESIDENTIAL FLAT BUILDING AND 76 PLACE CHILD CARE FACILITY

58-60 BERWICK STREET,  
GUILDFORD, 2161  
NSW

## LANDSCAPE CONCEPT PLAN For Development Application

For Baini Design Architects

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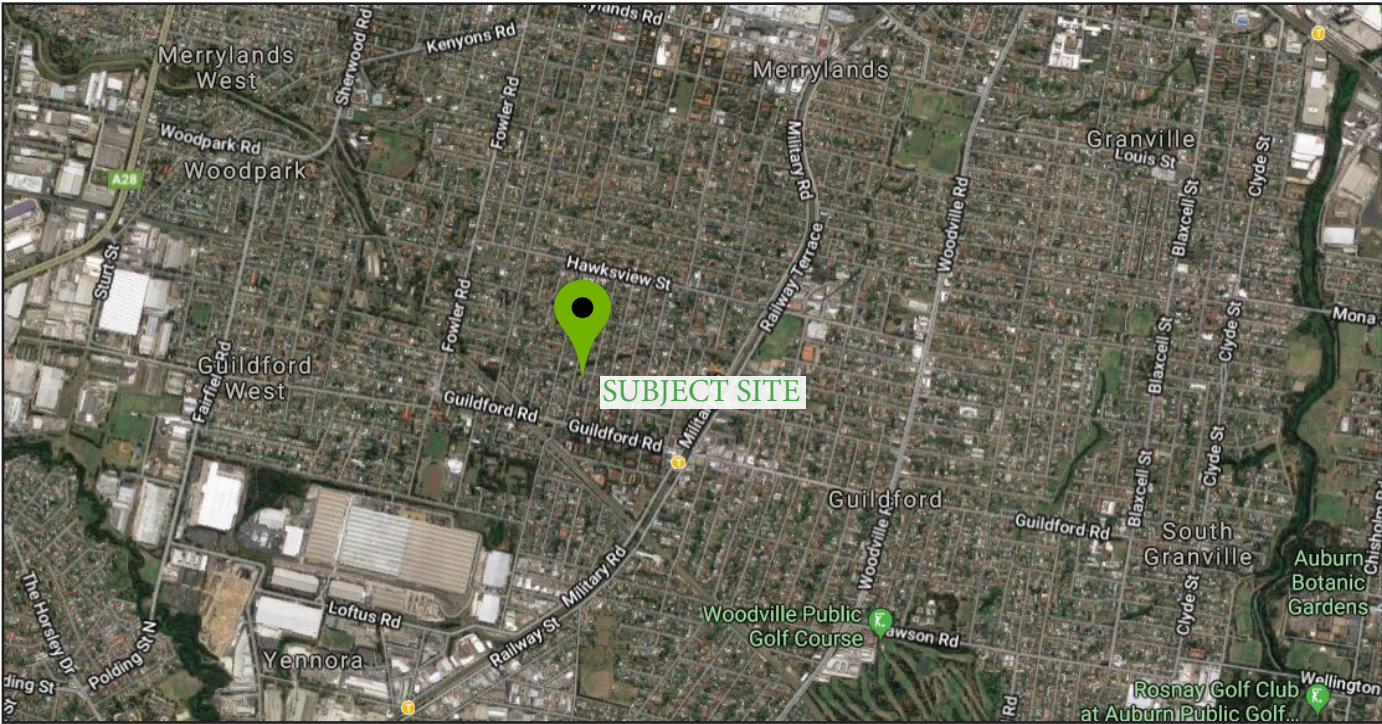
## 04 PLANTING PALLETE

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# 01 CONTEXT

> SITE CONTEXT



> SITE LOCATION



> SITE PERSPECTIVE

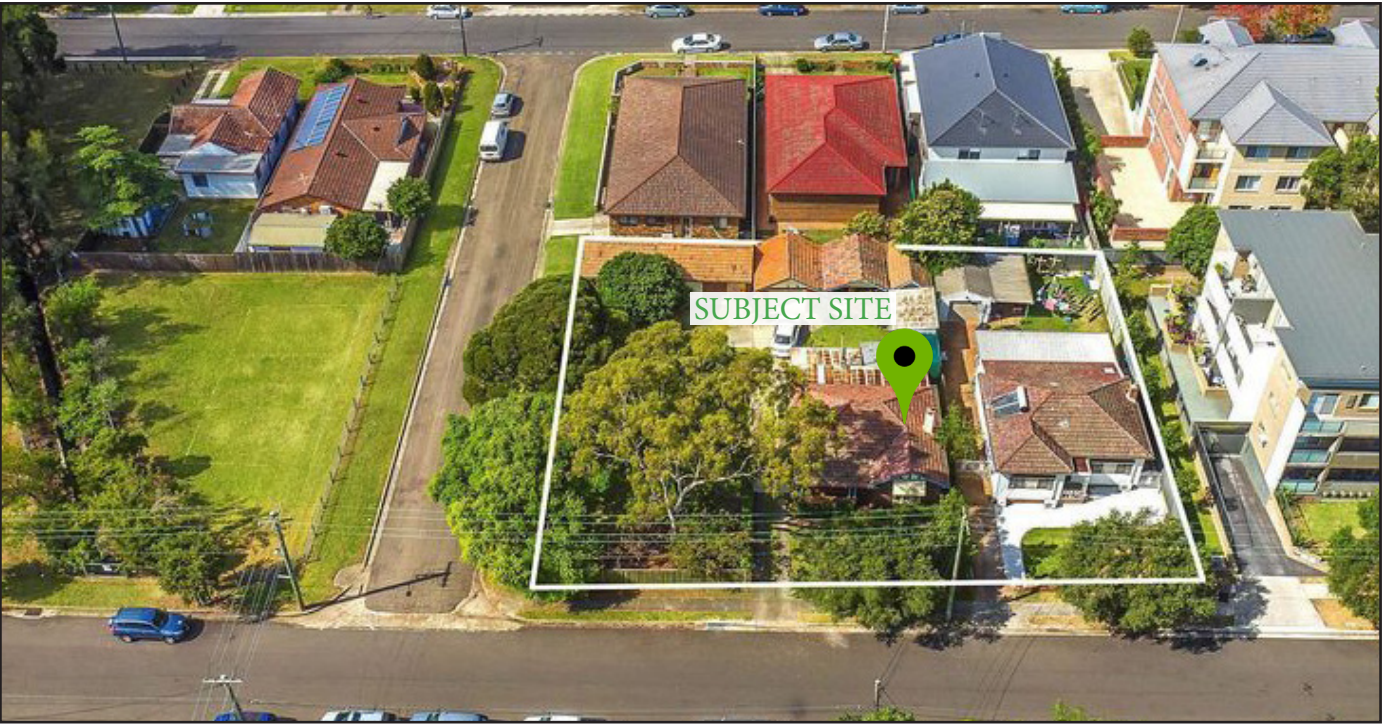


IMAGE SOURCE: REALESTATE.COM.AU

> VIEW LOOKING NORTH ONTO THE SITE FROM BERICK STREET



> VIEW LOOKING WEST ONTO THE SITE FROM BEAUFORT STREET





Jones & Associates Landscape Architects

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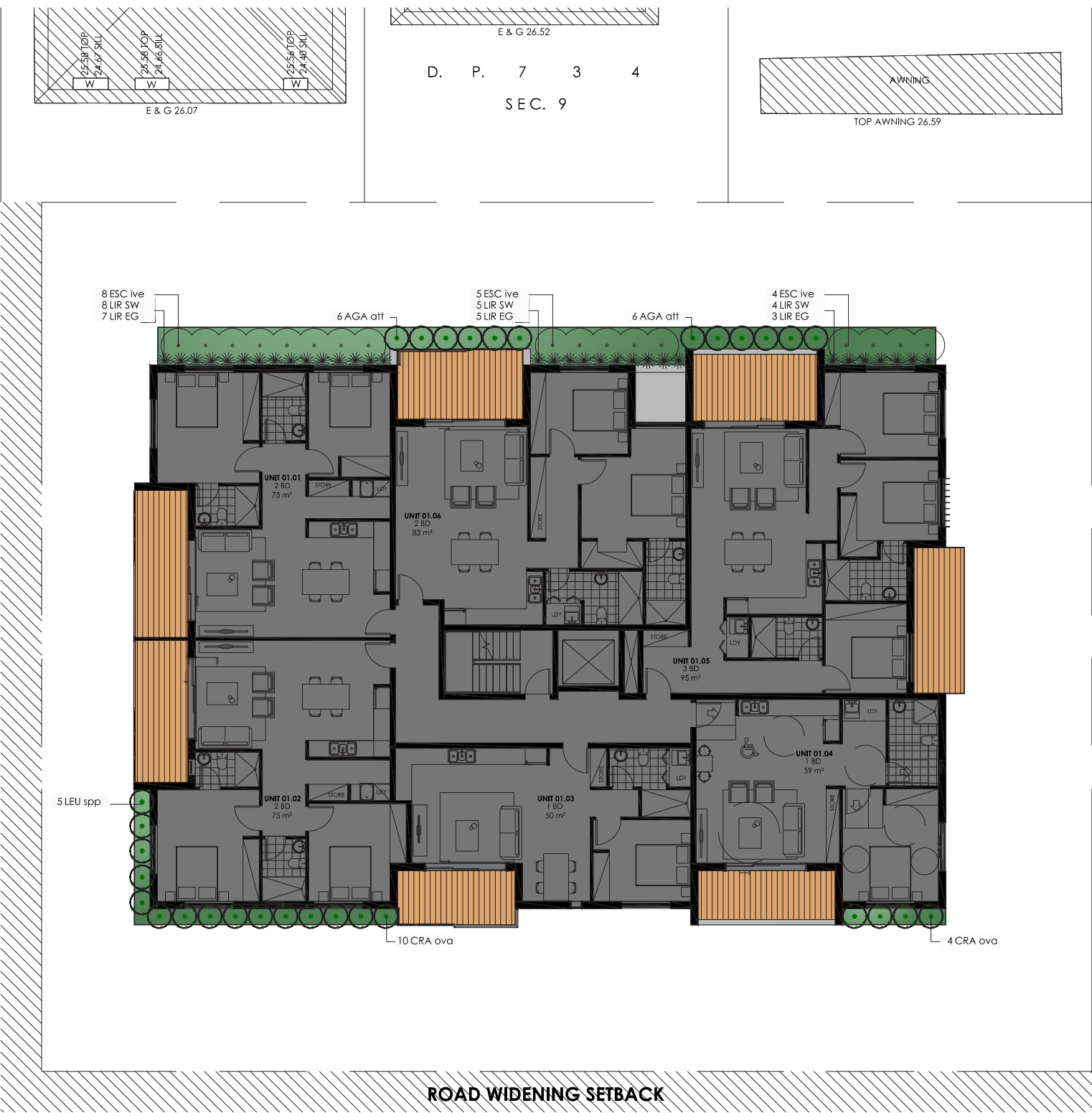


0m 1 2 3 4m  
Metres  
1:200 @ A3 | 1:100 @ A1

LANDSCAPE CONCEPT PLAN | CLIENT: BAINI DESIGN ARCHITECTS  
DFOUR, 2161, NSW | PROJECT NO JALA-18-041 | 17.11.2018 | REV A | P.4



# 02 LANDSCAPE PLAN - LEVEL 1-3

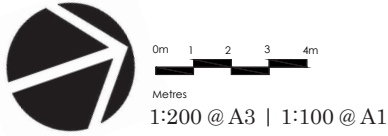
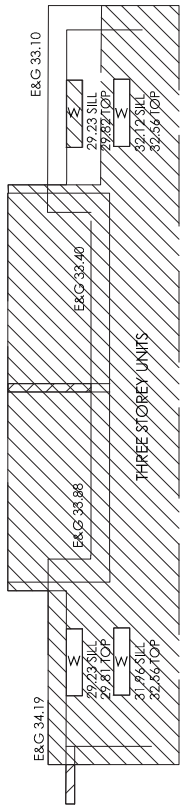


LEGEND NOTES:

- REFER TO ENGINEERING DRAWINGS FOR BASEMENT DETAILS
- REFER ARCHITECTS DRAWINGS FOR PAVEMENT, WALLS, FENCE, STEPS AND LEVELS
- REFER ENGINEERS DRAWINGS FOR HYDRAULIC INFORMATION

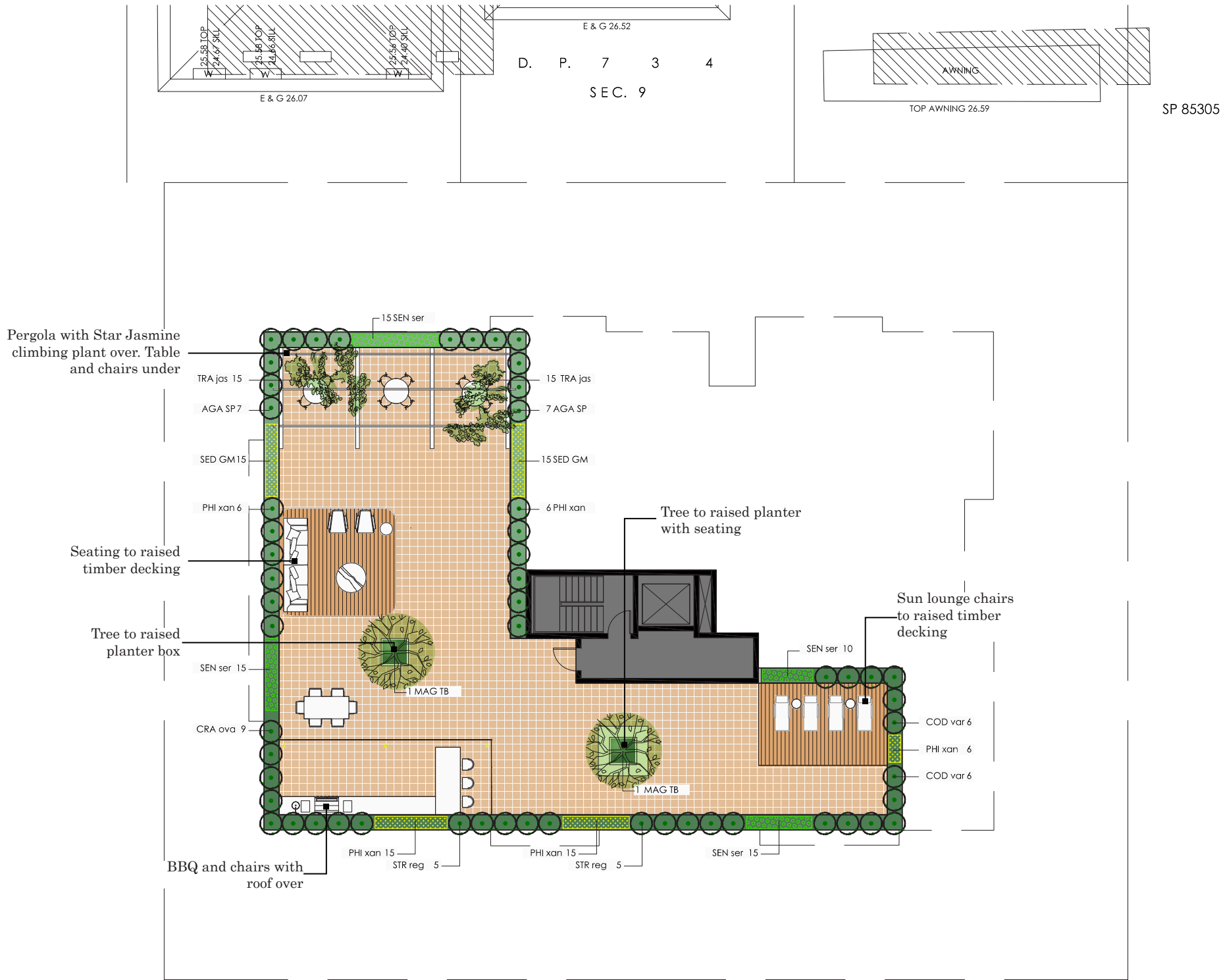
LEGEND

- PLANTING AREA
- TIMBER DECKING
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER





# 02 LANDSCAPE PLAN - LEVEL 4

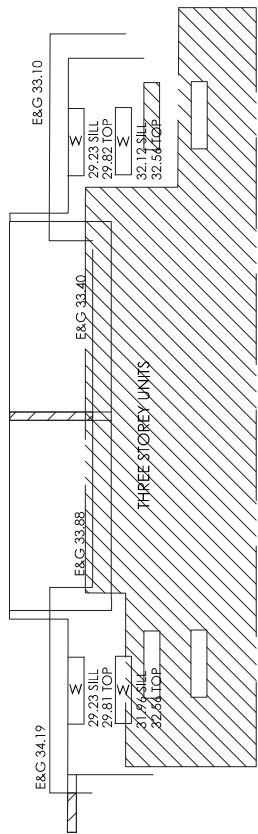


LEGEND NOTES:

- REFER TO ENGINEERING DRAWINGS FOR BASEMENT DETAILS
- REFER ARCHITECTS DRAWINGS FOR PAVEMENT, WALLS, FENCE, STEPS AND LEVELS
- REFER ENGINEERS DRAWINGS FOR HYDRAULIC INFORMATION

LEGEND

- PLANTING AREA
- TIMBER DECKING
- CONCRETE TILE TO ARCHITECTS DETAIL
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER





# 03 LANDSCAPE PRECEDENT IMAGES



TPV rubber race track



Outdoor trampoline to synthetic turf mound



Tyre play on turf



Modular Play Equipment Area  
On EPDM Rubber Softfall



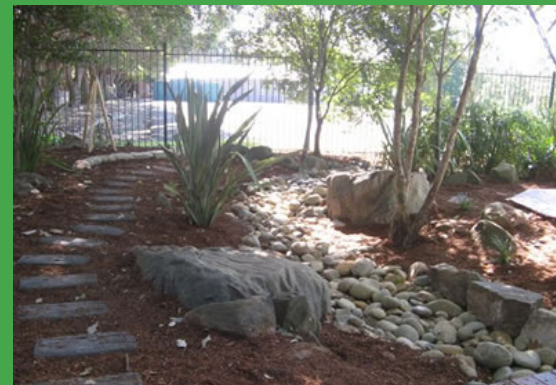
Outdoor mud kitchen



EPDM rubber activity floor



Dirt patch play



Nature play with steppers and  
planting



Timber foot bridge over sandpit



Outdoor cubby house



Crawl tube and to synthetic turf mound



Slide and ladder to synthetic turf mound



Kids sensory walking path



Outdoor timber pavillion with play  
logs and sunken railway sleepers



Outdoor water play and tap



# 04 PLANTING PALETTE



Casuarina Cousin It



Senecio Serpens  
Blue Chalk Sticks



Trachelospermum jasminoides  
Star Jasmine



Carpobrotus glaucescens  
Pig face



Myoporum parvifolium  
Creeping Boobialla



Viburnum odoratissimum  
Sweet Viburnum



Crassula Ovata 'Blue Bird'  
Blue Bird Crassula



Escallonia 'Iveyi'



Strelitzia reginae  
Bird of Paradise



Codiaeum variegatum  
Croton



Xanthorrhoea australis  
Grass-tree



Elaeocarpus eumundi  
Smooth-leaved Quandong



Tristaniopsis laurina  
Water gum



Magnolia Little Gem



Cupaniopsis anacardioides  
Tukeroo

Note: Above plant species are not exhaustive, refer to page #9 (planting schedules)





# Landscape Specification Notes

These drawings must be read in conjunction with the drawing package from the consultant team including all engineering and architecture drawings.

Do not scale from these drawings - use figured dimensions.

Verify the 'as built' location of all existing services before excavation works are started. Services shown are indicative only.

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

All pavement, planting & turf areas to be graded evenly. Ponding is unacceptable.

Final surface levels to be verified on site after Civil Contractor spoil spread. All adjacent surfaces are to be level and flush unless stated or documented otherwise.

Remove existing grass. Cultivate subgrade to depth of 150mm and place site topsoil to areas to be turfed to a depth of 100mm. Landscape Contractor is to prepare the insitu topsoil, removing rocks and clods etc., and make good for the placing of turf. Place 25mm turf as specified.

Remove existing grass. Cultivate to a depth of 150mm, place 300mm imported topsoil and 100mm of mulch as specified. Mound all planting areas min. 200mm above adjacent hard surfaces to allow positive drainage. Soil blends to comply with AS 4419.

All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. 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.

Concrete edge where noted on drawings between turf and garden areas. ACQ timber and sandstone boulder to sandpit areas as shown.

Refer to project architect and engineering plans for fencing and retaining wall details.

All irrigation installation to landscape areas are to satisfy the Sydney water code and AS3500.

Construction:  
The sides of sandpits shall be formed from ACQ timber log & sandstone boulders. The inner edge facing the sandpit should not present a sharp corner/surface. Ensure that any timber used in construction is not treated with CCA or creosote.

Install a drainage membrane/geotextile fabric separating the sand from the gravel sub base. If the site is not free draining install agriculture pipes within the gravel and connect to the storm water system to assist drainage.

The sandpit must be inspected daily and regular maintenance occurs. Do not let children eat in the sandpit. The sand must be raked over daily to remove debris (sun and fresh air are good disinfectants), turned over monthly to aerate the sand and replenished when the sand level drops 100mm below the top edge of the sandpit. As a guideline, it is recommended that the sand is replaced annually or as required. Remove sand contaminated by food or other materials, human or animal faeces, blood or other bodily fluids. Where extensive contamination has occurred, all sand should be replaced.

Sandpits must be protected with a tight-fitting animal and vermin proof cover such as tarpaulin or shade cloth when not in use.

Rubber Wear Layer shall consist of:

Durapol EPDM or equivalent sulfur cured compound containing a minimum ethylene propylene diene monomer (EPDM) content of 28%.

The product shall have the following physical properties:  
Granule Size: 0.5-4mm  
Tensile Strength: > 6 MPa  
Hardness: > 75 Shore A  
Elongation at Break: > 500%

The rubber granulate shall be guaranteed against mechanical failure for a minimum of 5 years. A certificate of warranty for this period will be required from the manufacturer prior to installation.

The Rubber Wear Layer shall be installed with an appropriate MDI based polyurethane binder at a ratio of 5:1. Minimum compacted thickness of 15mm will be verified through post-installation testing.

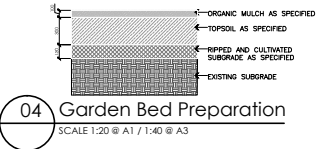
## Materials Finish Schedule

## Planting Schedule

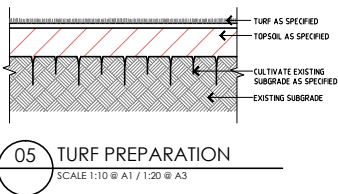
Code	Botanical name	Common Name	SIZE	QTY
ANAI fla	<i>Anigozanthos flavidu</i>	Kangaroo paw	140mm	3
CAR gla	<i>Carpobrotus glaucescens</i>	Pig Face	140mm	14
CAS CI	<i>Casuarina cousin it</i>	Cousin It Casuarina	140mm	60
LIR EG	<i>Liriope Evergreen Giant</i>	Evergreen Giant	140mm	20
LIR SW	<i>Liriope Strihey White</i>	Strihey White	140mm	17
LOM lon	<i>Lyopanda longifolia</i>	Mat Rush	140mm	14
MYO par	<i>Myoporum parvifolium</i>	Creeping boobialla	140mm	15
SED GM	<i>Sedum Gold Mound</i>	Gold Mound Sedum	140mm	30
SEN ser	<i>Senecio Serpens</i>	Blue Chalk Sticks	140mm	55
TRA jas	<i>Trachelospermum jasminoides</i>	Star Jasmine	140mm	40

TREES				
Code	Botanical name	Common Name	SIZE	QTY
CAL DR	<i>Callistemon dawson river</i>	Dawson River Callistemon	45L	3
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	4
ELA eum	<i>Elaeocarpus eumundi</i>	Smooth Leaf Quandong	45L	5
FRA ray	<i>Fraxinus raywoodii</i>	Raywood	45L	6
MAG LG	<i>Magnolia little gem</i>	Little Gem Magnolia	45L	2
MAG TB	<i>Magnolia teddy bear</i>	Teddy Bear Magnolia	45L	2
TRI lau	<i>Tristaniopsis laurina</i>	Water gum	45L	2
Xan spp	<i>Xanthorrhoea spp</i>	Grass Tree	45L	1

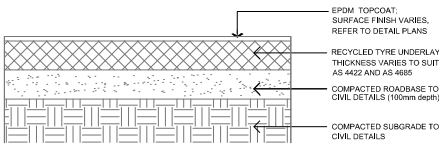
## Landscape Details



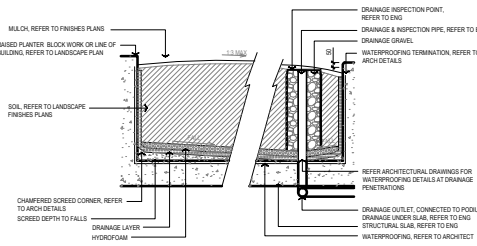
- Place the rootball on a firm base to achieve required FSL.
- Thoroughly water the root ball immediately after planting.
- Number of stakes will vary with pot size. Refer plant schedule.
- Cultivate sides of excavated hole 50mm.



SCALE 1:10 @ A1 / 1:20 @ A3



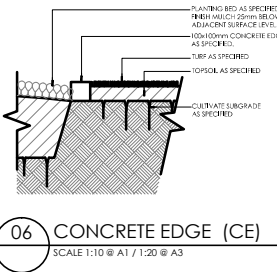
## SCALE 1:20 @ A1 / 1:40 @ A3



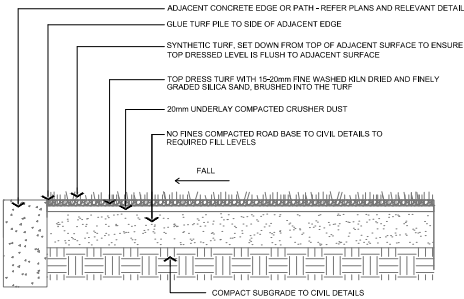
SCALE 1:20 @ A1 / 1:40 @ A3

- ALL LANDSCAPE DETAILS ARE TYPICAL / INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN
- REFER TO ENGINEERING DRAWINGS FOR BASEMENT DETAILS
- REFER ARCHITECTS DRAWINGS FOR PAVEMENT, WALLS, FENCE, STEPS AND LEVELS
- REFER ENGINEERS DRAWINGS FOR HYDRAULIC INFORMATION

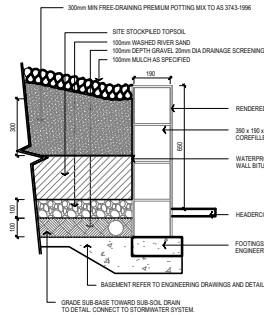
immediately after planting.



SCALE 1:10 @ A1 / 1:20 @ A3



SCALE 1:20 @ A1 / 1:40 @ A3



SCALE 1:20 @ A1 / 1:40 @ A3



# JALA DESIGNS

# Jones & Associates Landscape Architects

DEVELOPMENT APPLICATION PLAN. NOT FOR CONSTRUCTION | 58-60 BERWICK STREET, GUILDFORD, 2161, NSW | PROJECT NO JALA-18-041 | 17.11.2018 | REV A | P.9

