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





JALA DESIGNS

Jones & Associates Landscape Architects 11 Trinder Road, Ashgrove, QLD 4060 P: 07 3366 1821 E: info@jaladesigns.com.au W: jaladesigns.com.au ABN: 376 841 954 19

CONTENTS

01 CONTEXT

02 LANDSCAPE PLAN

Ground Floor Level 1-3 Level 4

03 LANDSCAPE PRECEDENT IMAGES

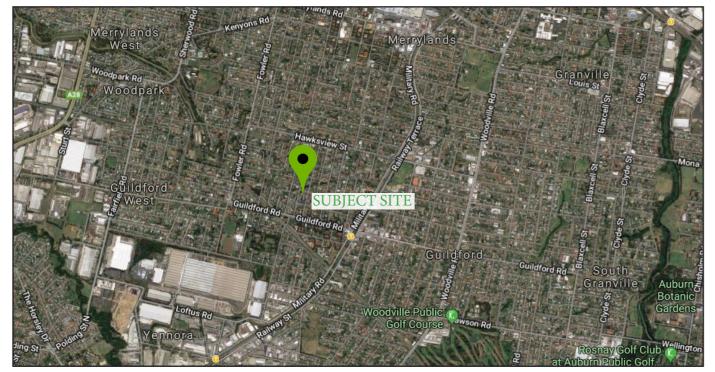
04 PLANTING PALLETE

05 SPECIFICATION NOTES, SCHEDULES & DETAILS



01 CONTEXT

> SITE CONTEXT



> SITE LOCATION



> SITE PERSPECTIVE



> VIEW LOOKING NORTH ONTO THE SITE FROM BERICK STREET



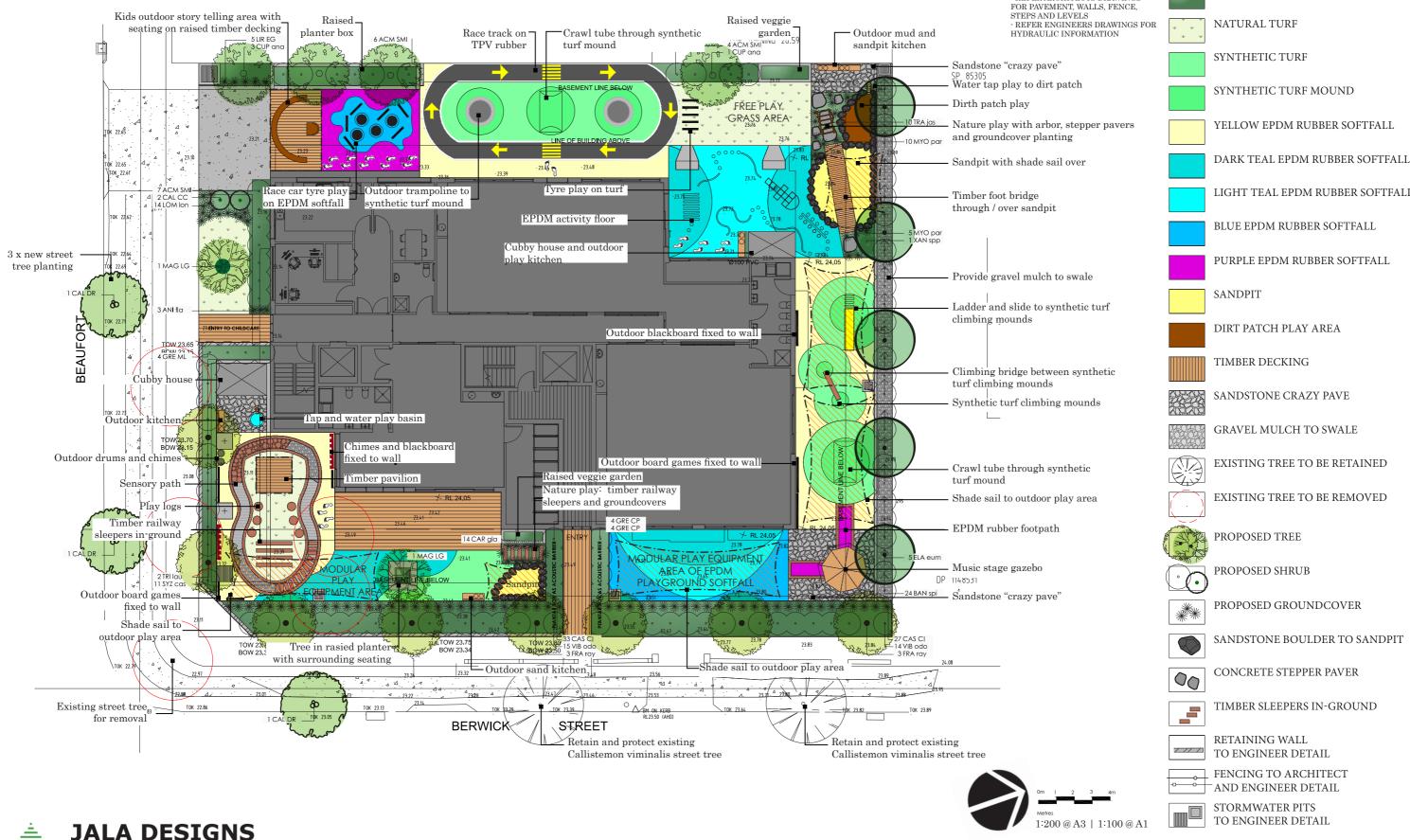
> VIEW LOOKING WEST ONTO THE SITE FROM BEAUFORT STREET





IMAGE SOURCE: REALESTATE.COM.AU

02 LANDSCAPE PLAN - GROUND FLOOR



Jones & Associates Landscape Architects

LANDSCAPE CONCEPT PLAN | CLIENT: BAINI DESIGN 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.4

LIGHT TEAL EPDM RUBBER SOFTFALL

BLUE EPDM RUBBER SOFTFALL

PLANTING AREA

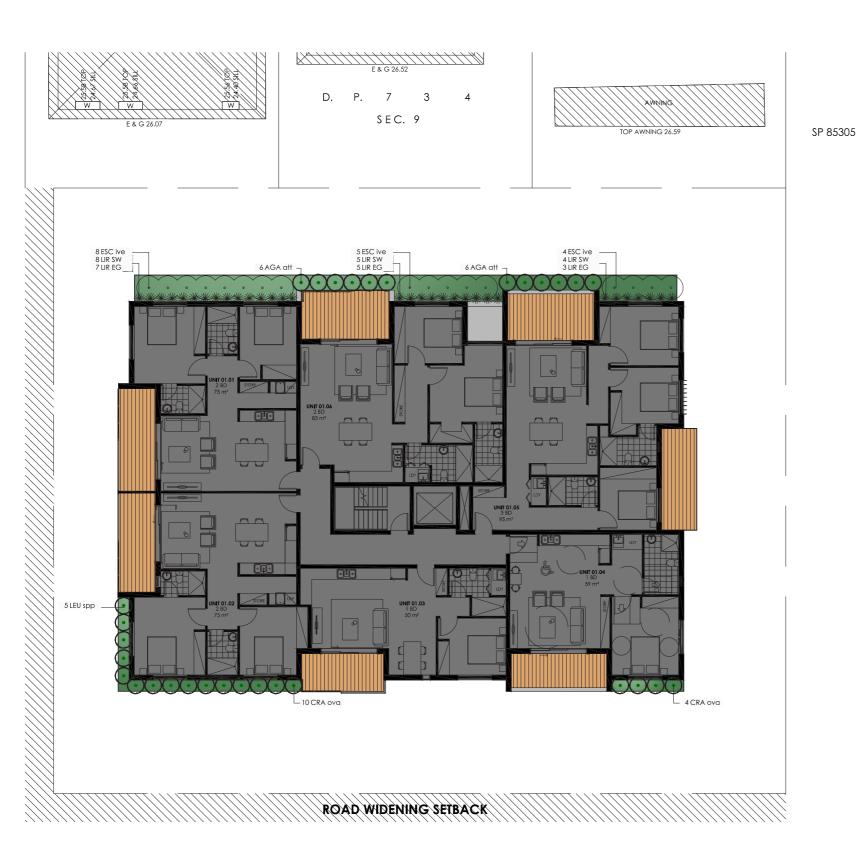
LEGEND

REFER TO ENGINEERING DRAW-INGS FOR BASEMENT DETAILS

REFER ARCHITECTS DRAWINGS

LEGEND NOTES:

02 LANDSCAPE PLAN - LEVEL 1-3



LEGEND NOTES:

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

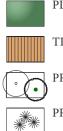




LANDSCAPE CONCEPT PLAN | CLIENT: BAINI DESIGN ARCHITECTS DEVELOPMENT APPLICATION PLAN. NOT FOR CONSTRUCTION | 58-60 BERWICK STREET, GUILDFORD, 2161, NSW | PROJECT NO JALA-18-041 | 17.11.2018 | REV A | P.5



LEGEND

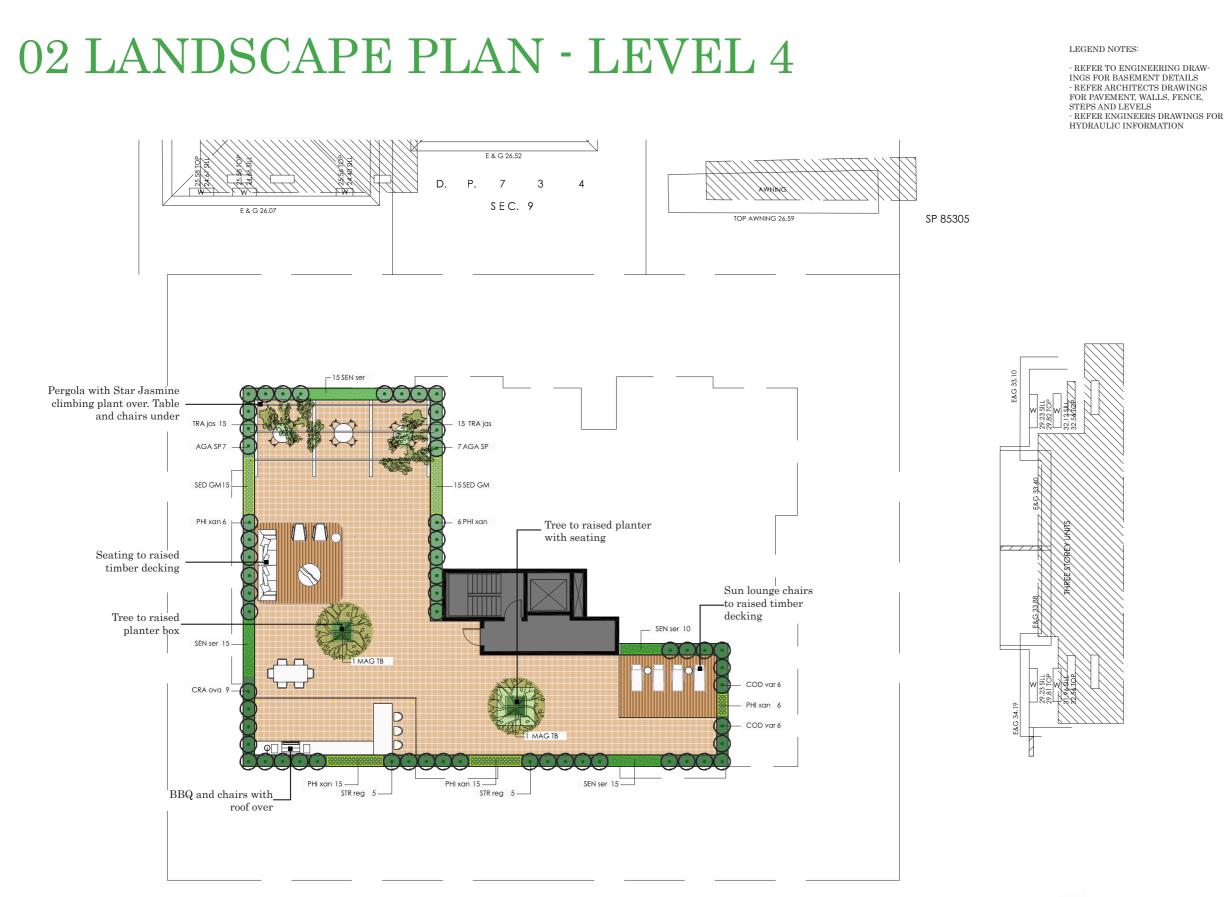


PLANTING AREA

TIMBER DECKING

PROPOSED SHRUB

PROPOSED GROUNDCOVER





LANDSCAPE CONCEPT PLAN | CLIENT: BAINI DESIGN 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.6

LEGEND



PLANTING AREA



TIMBER DECKING

CONCRETE TILE TO ARCHITECTS DETAIL



PROPOSED SHRUB



PROPOSED GROUNDCOVER



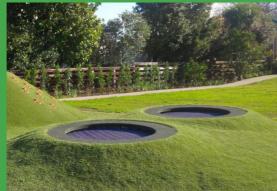
03 LANDSCAPE PRECEDENT IMAGES



TPV rubber race track



EPDM rubber activity floor



Outdoor trampoline to synthetic turf mound



Dirt patch play



Tyre play on turf



Nature play with steppers and planting



Modular Play Equipment Area On EPDM Rubber Softfall



Timber foot bridge over sandpit



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 mud kitchen

Outdoor cubby house

04 PLANTING PALETTE



Casuarina Cousin It



Senecio Serpens Blue Chalk Sticks



Trachelospermum jasminoides

Star Jasmine



Carpobrotus glaucescens



Viburnum odoratissimum Sweet Viburnum



Crassula Ovata 'Blue Bird' Blue Bird Crassula

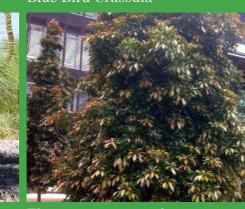




Strelitzia reginae Bird of Paradise



Xanthorrhoea australis Grass-tree



Elaeocarpus eumundi Smooth-leaved Quandong



Tristaniopsis laurina Water gum



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





Myoporum parvifolium Creeping Boobialla



Codiaeum variegatum Croton

Tukeroo

05 SPECIFICATION NOTES, SCHEDULES & DETAILS

Landscape Specification Notes

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

2.0 SCALING Do not scale from these drawings - use figured dimensions.

3.0 SERVICES

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

4.0 MATERIALS & FINISHES

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

5 0 FALLS

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

6.0 SURFACE LEVELS

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

7 0 TURFING AREA

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 MULCH / GRAVE Mulch type 1 specified.

8.0 PLANTING AREAS

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.

9.0 MAINTENANCE & ESTABLISHMENT

All landscape works are to be maintained for a period of three months from the date of An anascupe works die to be maintained not a period of miller noting information 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.

10. GARDEN EDGES

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

11. FENCING & RETAINING WALLS

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

12. IRRIGATION

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

13. SAND PIT NOTES

Construction: The sides of sandpits shall be formed from ACQ timber log & sandstone boulders. The inner used in construction is not treated with CCA or creosote.

Drainage

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.

Maintenance

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 gerate the sand and replenished when the sand level drops 100mm below the top edge of the sandpit. As a guideline, it is recommendent that the sand is replaced annually or as required. Remove sand contaminated by foo-other materials, human or animal faces, blood or other bodily fluids. Where extensive inated by food or 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.

14. EPDM SOFTFAL

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 MPg 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.

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

CODE / ITEM REQUIREMENTS

SOILS

To Planting Area

To Turfed Areas

To Planting Areas

To Turfed Areas

Mulch type 2

GRASSING

Turf Type 1

Turf Type 2

EDGING

FERTILISER

- depth Imported Topsoil to AS4419 table 100mm depth Imported Topsoil to AS4419
- Each Plant N.P.K. Ratio 20:4.3:4.1 Apply as per manuf, recommendations, Min. 2 tablets per plant, Agriform 10gm Tablets or similar General - Prior to placing mulch Apply 'dynamic lifter' at manuf, recommended rate
- N.P.K. Ratio: 42:57:67 Type: GroForce 101 or similar Application Rate: 4kg/100m2 Establishment-N.P.K. Ratio: 10.1:2.4:9.5 Type: GroForce 201 or similar Application Rate: 4kg/100m2

100mm depth of 25mm Hoop Pine Mulch to all EPFM Soffall Mulch to detail 08

A-grade green couch wintergreen - 25mm thick

Type: Formed reinforced insitu concrete to detai CE: Concrete Edge

Type: ACQ pine To detail 07 TE: Timber Edge

Synthetic Turf to detail 09

ESTABLISHMENT / MAINTENANCE

All planting and turf areas and all other elements

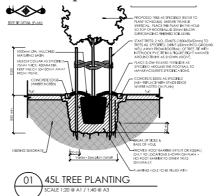
All landscape areas 3 months

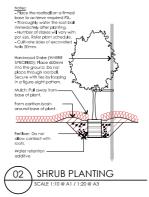
Planting Schedule

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

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

Landscape Details







Common Name

Acmena Lilly Pilly

Lion's Tail Agave

Silver Plum Agave

Blue Bird Crassula

Moonlight Grevillea

lveyi Escallonia

Coneflower

Bird of Paradise

Sweet viburnu

Cascade Lilly Pilly

Xanadu

Captain Cook Callistemon

Grevillea Coastal Prestige

Hairpin banksia

Croton

SIZE OTY

300mm 16

300mm 12

300mm 14

300mm 24

300mm 2

300mm 12

300mm 23

300mm 17

300mm 8

300mm 4

300mm 5

300mm 48

300mm 10

300mm 11

300mm 29

04

Code Botanical name

ACM smi Acmena smithii

AGA att Agave attenuata

AGA SP Agave silver plum

BAN spi Banksia spinulosa

ESC ive Escallonia Iveyi

CAL CC Callistemon Captain Cook

CRA ova Crassula Ovata 'Blue Bird'

GRE CP Grevillea coastal prestige

GRF MI Grevillea moonlight

EU spp Leucadendron Spp

PHI xan Philodendron xanadu

STR reg Strelitzia reginae

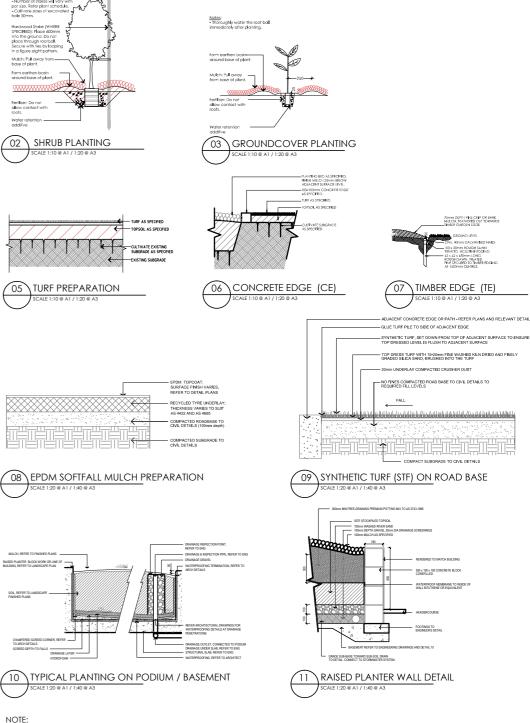
SYZ cas Syzygium cascade

VIB odo Viburnum odo

COD var Codigeum variegatum

PR

EPDM TOPC SURFACE FI REFER TO D
- RECYCLED 1 THICKNESS AS 4422 AND
COMPACTED CIVIL DETAIL
COMPACTED CIVIL DETAIL



- 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

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

LANDSCAPE CONCEPT PLAN | CLIENT: BAINI DESIGN ARCHITECTS