

Magpie Lane ,Galambine, **NSW**

LANDSCAPE ARCHITECTURE DOCUMENTATION DEVELOPMENT APPLICATION



LANDSCAPE ARCHITECTURE





FIGURE 1: Site Locality Plan (Source Six Maps, May 2023)

PROJECT OVERVIEW

ADW Johnson Landscape Architects has been engaged by Coorangbong Gardens to prepare Landscape Architecture documentation to support the Development Application for the proposed development located at Lot 1 DP:174385 - 313 Magpie Lane Galambine. This document provides relevant layouts and details prepared in accordance with Mid West Regional Council The documentation identifies the landscape treatment for the proposed 1a propsed MHE and touring park development

The landscape concept includes the integration of;

- Street Trees;
- Bioretention Basins
- APZ Planting
- Landscape Buffer Planting

DOCUMENT CONTENTS

DRAWING NUMBER	TITLE NAME	DRAWING SIZE	SCALE
	Cover Sheet	A3	NTS
	Project Overview	A3	NTS
240401 - DA - LA100	General Arrangement Plan	A3	NTS
240401 - DA - LA101	Partsite Plan 1	A3	NTS
240401 - DA - LA102	Partsite Plan 2	A3	NTS
240401 - DA - LA103	Screen Buffer Planting	A3	NTS
240401 - DA - LA104	APZ Planting	A3	NTS
240401 - DA -LA105	Street Tree Planting	A3	NTS
240401 - DA -LA106	Specification	A3	NTS





- 1 Main entrance from Magpie Lane. Comprising of signage entrance and specimen trees with understory planting. Species and spacing to suit BPB 2019 guidance.
- 2 Roundabout feature to be tree planting with shrub understory providing a visual aid to enhance sense of arrival.
- 3 Touring Park office and amenities with layby providing arrival node for users of touring park.
- 4 Touring Park streets lined with turf verges and small canopy native trees
- 5 Recreation space including seating areas, shade structure, amenities building wash facilities and BBQ.
- 6 Grassed recreational informal space including seat furniture and shade trees
- 7 Tree lined road with shrub understory planting provided strong visual emphasis on approaching the residential development.
- 8 Tree lined residential streets with shrub understory. Trees species will define main collector road and secondary collector roads
- 9 Community Centre 1 and external space to architects' detail
- 10 Community Centre 2 and external space to architects' detail
- 11 Office & Activities and external space to architects' detail
- 12 Grassed recreational informal space including seat furniture and shade trees
- 13 Existing trees to be retained
- 14 Proposed buffer screen planting - Tree quantities shown indicatively



Street trees to touring park



Tristanopsis laurina



Callistemon citrinus 'Endeavour'

Gateway & Avenue trees



Angophora floribunda



Acacia melanoxylon



Eucalyptus blakelyi

Shade trees to recreation areas



Acacia auriculiformis



Eucalyptus brevifolia



Corymbia confertiflora

Shrub planting mix type 1



Dianella longifolia



Atriplex



Ajuga australis



Street trees



Lagerstroemia indica x fauriei 'Sioux'



Hakea salicifolia

Shade trees to recreation areas



Acacia auriculiformis



Eucalyptus brevifolia



Corymbia confertiflora

Shrub planting mix type 2



Dianella longifolia



Lomandra filiformis



Dianella caerulea

Buffer Planting						
Code	Botanical Name	Common Name	Height(m)	Width(m)	Pot Size	Planting Density
Trees						
Euc bla	Eucalyptus blakelyi	Blakeys Red Gum	24	15	75ltr	Spec
Euc mel	Eucalyptus melliodora	Yellow Box	15	10	75ltr	Spec
Bra pop	Brachychiton populneus	The Kurrajong	10	8	75ltr	Spec
Shrubs						
Dod vis	Dodonaea viscosa	Sticky hop bush	3	2	150mm	3 per m2
Cass qui	Cassinia quinquefaria	Cough Bush	2	2	150mm	3 per m2
Pim cur	Pimelea curviflora	Rice Flower	1	2	150mm	3 per m2
Grasses						
Dan lon	Dianella longifolia	Smooth Flax Lilly	0.5	1	150mm	3 per m2
Lom fil	Lomandra filiformis	Wattle Mat Rush	0.5	1	150mm	3 per m2
Mic sti	Microlaena stipoides	Burraweeping Grass	0.7	1	150mm	3 per m2

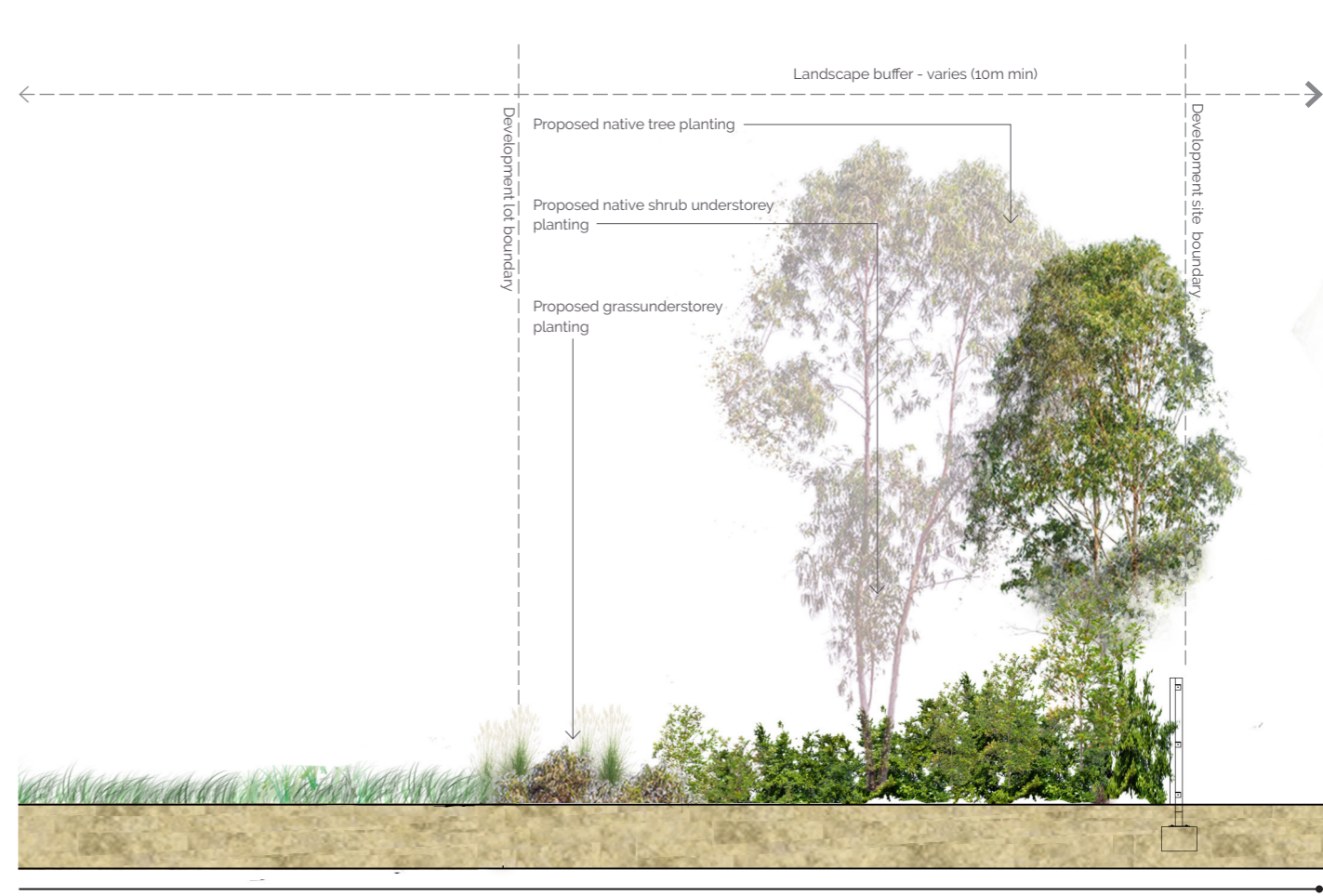
Buffer Tree Planting



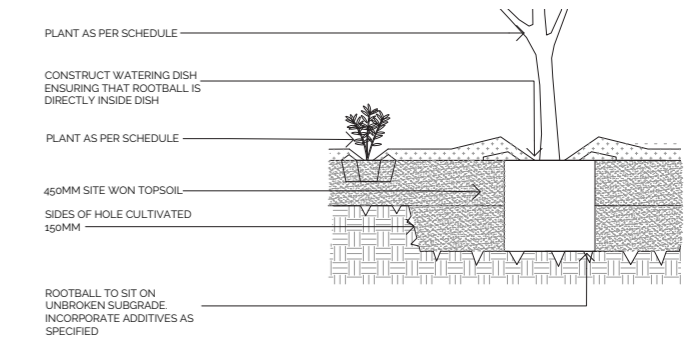
Buffer Shrub Planting



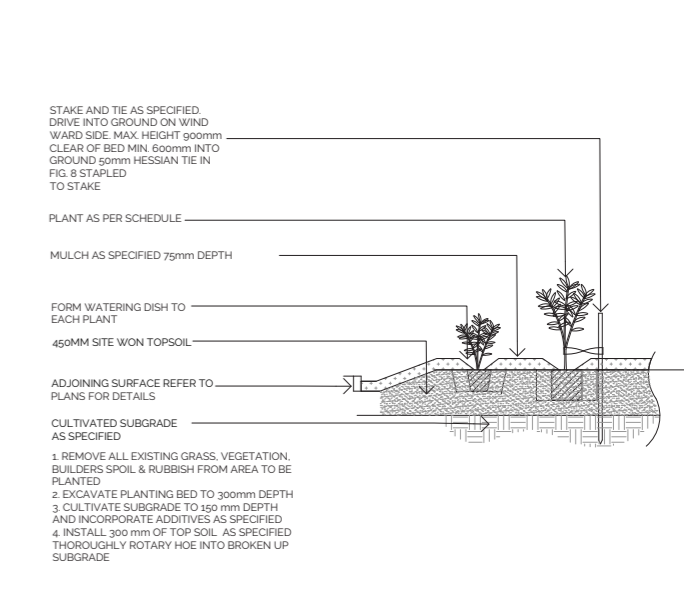
Buffer Grass Planting



Section - Typical screen buffer planting



Section Detail - Typical tree planting in mass planting



Section Detail - Typical mass planting

APZ Planting					
Botanical Name	Common Name	Height(m)	Width(m)	Pot Size	Planting Density
Trees					
Acmena smithii	Lilly Pilly	12	6	45ltr	Spec
Acacia melanoxylon	Blackwood Wattle	12	5	45ltr	Spec
Angophora costata	Rusty Gum	20	12	45ltr	Spec
Banksia integrifolia	Coastal Banksia	15	6	45ltr	Spec
Brachychiton populneum	Kurrajong Tree	8	10	45ltr	Spec
Eucalyptus pauciflora	Snow Gum	12	7	45ltr	Spec
Shrubs					
Atriplex	Creeping Saltbush	1.5	0.5	150mm	Spec
Bursaria spinosa	Sweet Bursaria	3	1.5	150mm	Spec
Hakea suaveolens	Sweet Hakea	4	3	150mm	Spec
Jacksonia scoparia	Dogwood	12	5	150mm	Spec
Rhagodia baccata	Berry Salt Bush	1	2	150mm	Spec
Ground cover					
Ajuga australis	Australian Bugle	0.3	0.6	150mm	Spec
Dichondra repens	Kidney Weed	0.3	1	150mm	Spec
Einadia nutans	Nodding Saltbush	0.3	1	150mm	Spec
Scaevola Aemula	Fan Flower	0.4	1	150mm	Spec

APZ Tree Planting



Acmena smithii



Angophora costata



Acacia melanoxylon



Banksia integrifolia



Brachychiton populneum



Eucalyptus pauciflora

APZ Shrub Planting



Atriplex



Bursaria spinosa



Hakea suaveolens



Jacksonia scoparia



Rhagodia baccata

APZ Ground Cover Planting



Ajuga australis



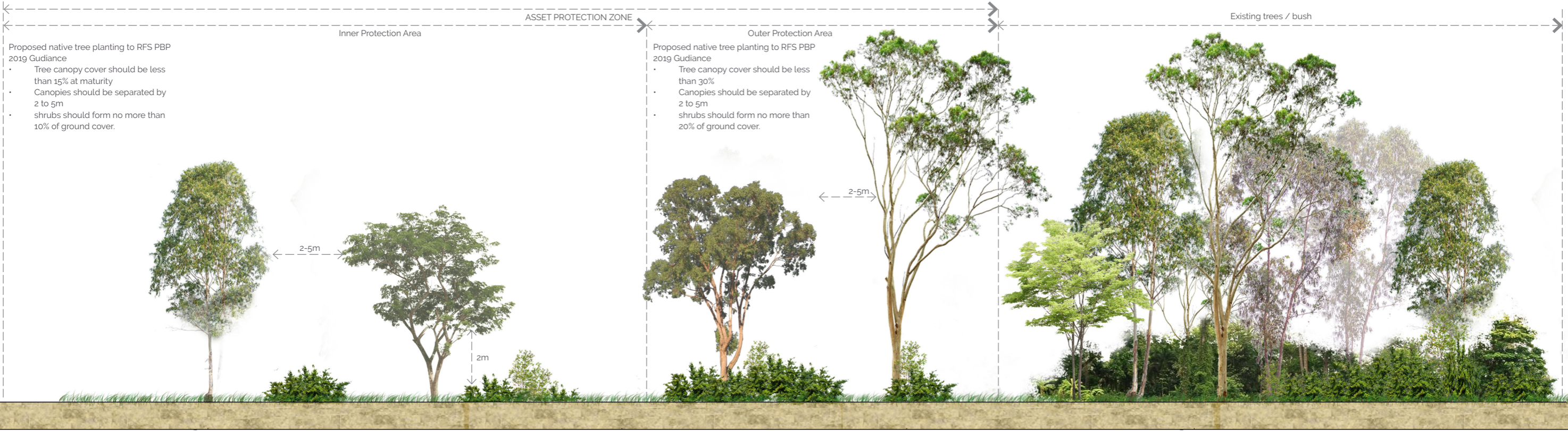
Dichondra repens



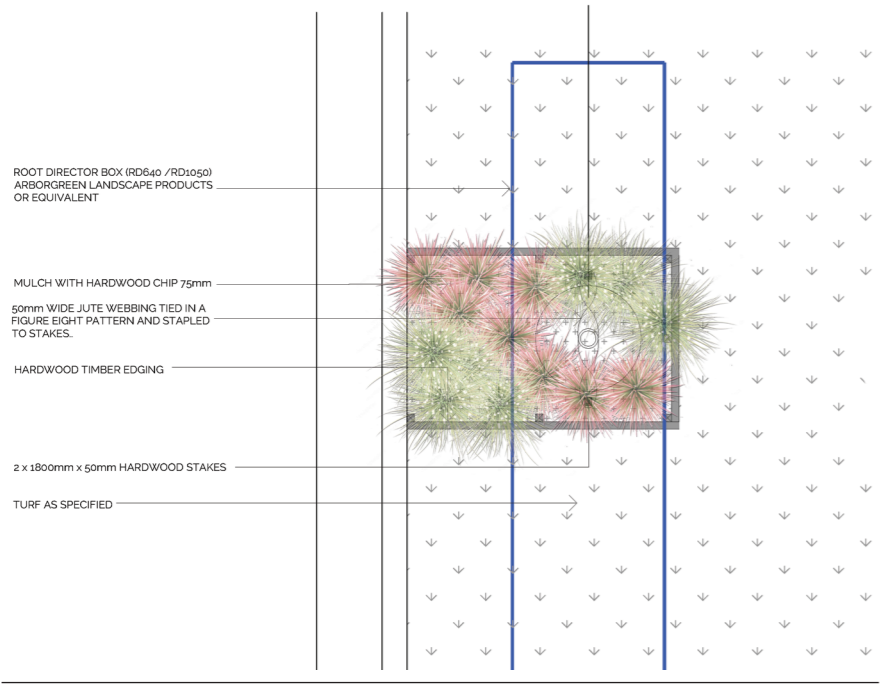
Einadia nutans



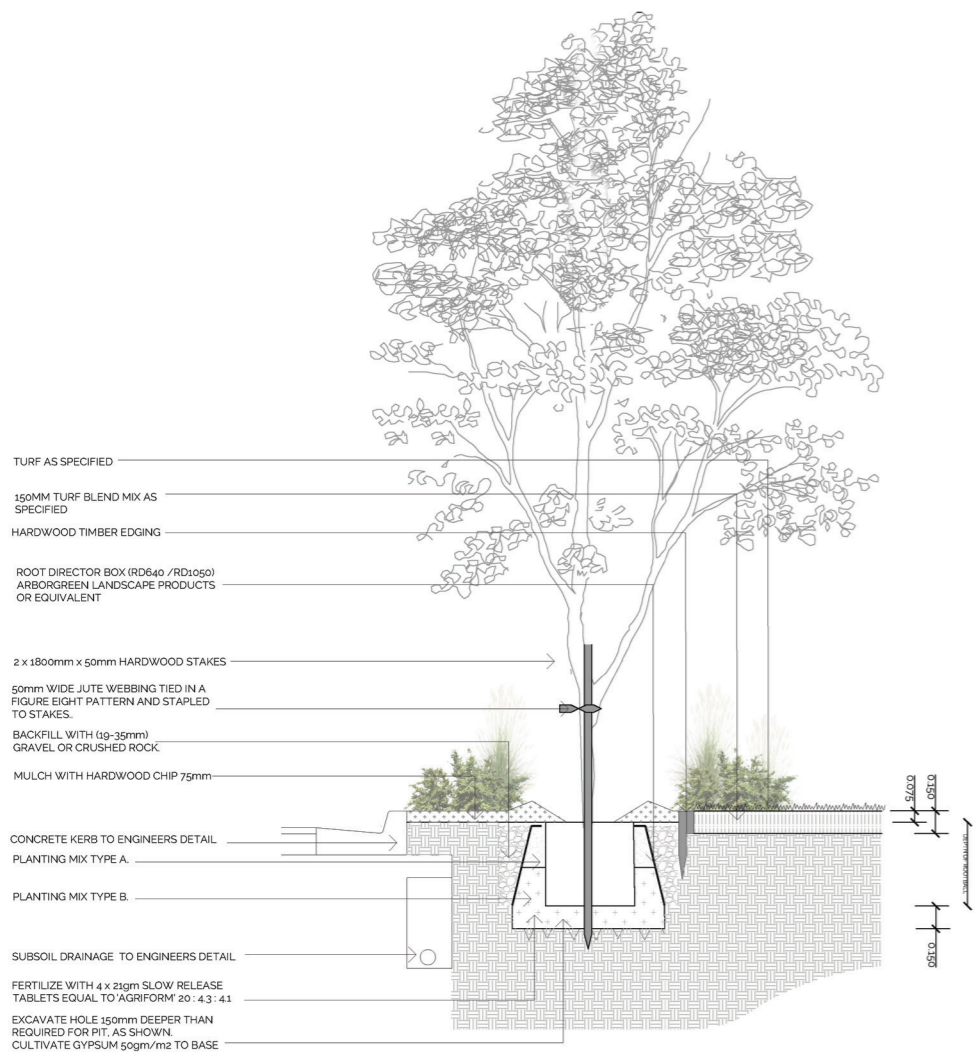
Scaevola Aemula



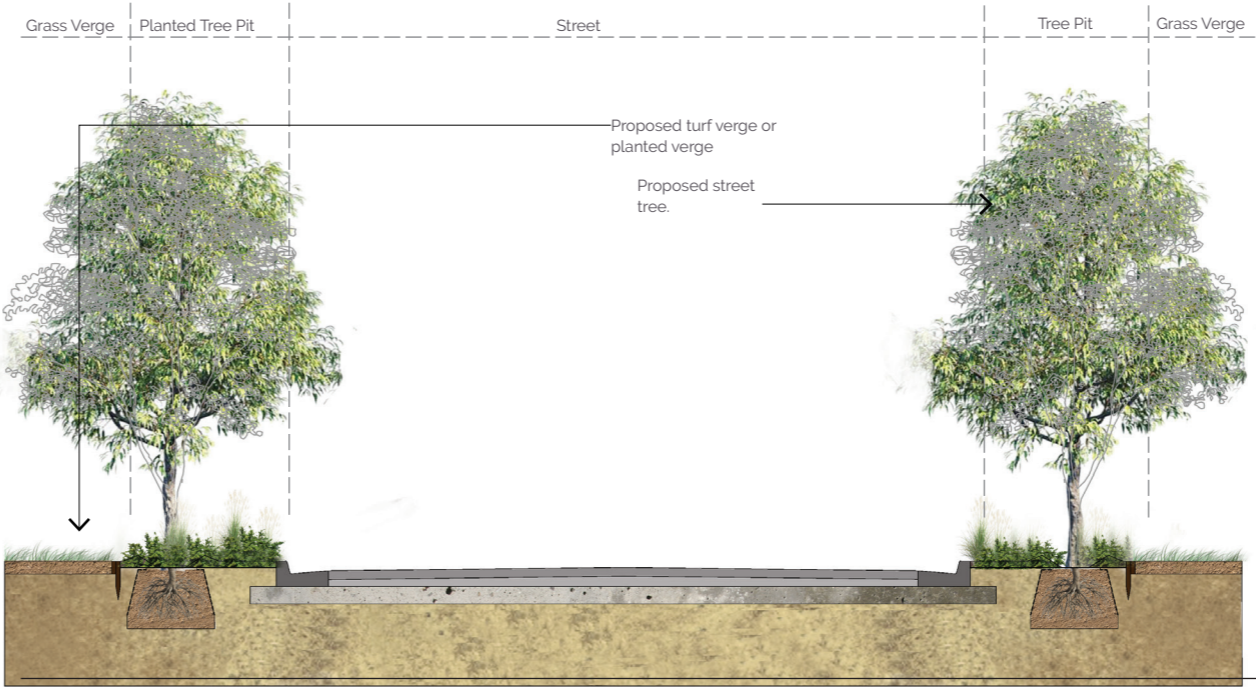
Section - Typical APZ planting



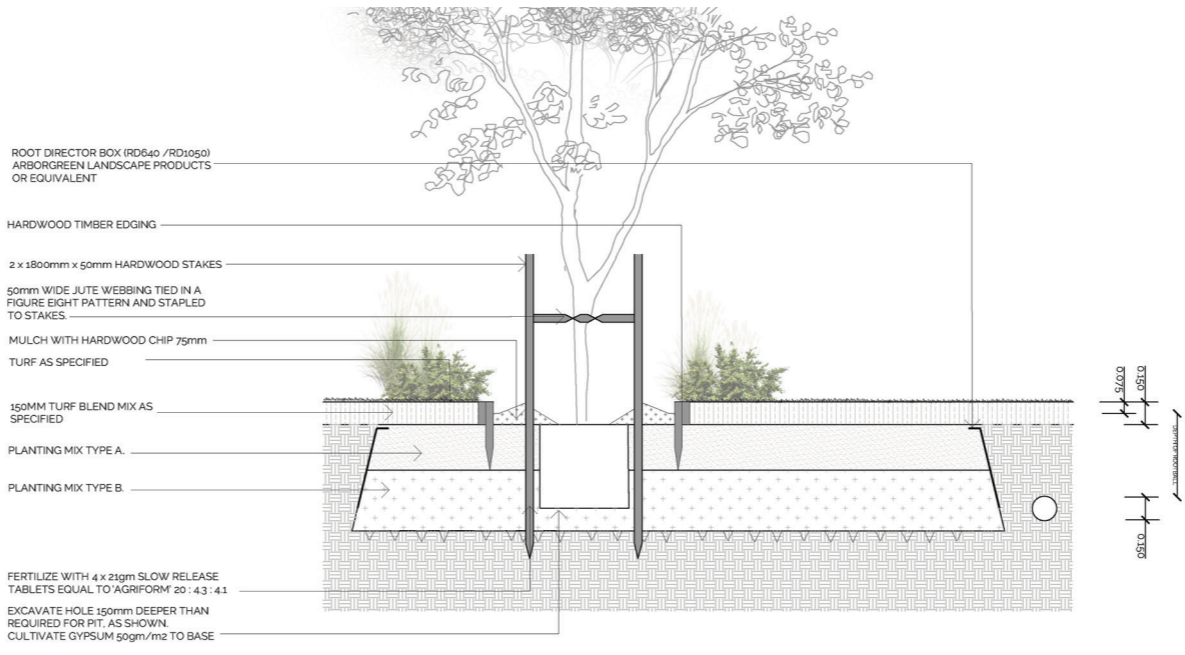
Plan Detail - Typical Street tree planting



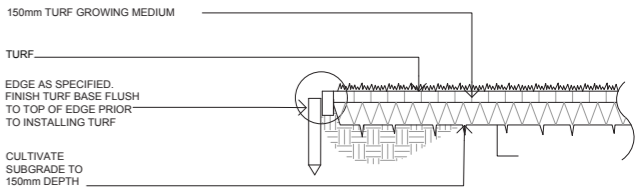
Section Detail - Typical Street tree planting



Section - Typical street tree planting



Elevation Detail - Typical street tree planting



Section Detail - Typical turf detail

SPECIFICATION NOTES

1.0 SERVICES

Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is to be 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.

Dial Before You Dig - It is the landscape contractor's full responsibility to complete a full services search and take all required measures to ensure protection of these services including potholing to confirm locations. The client in no way will be held responsible for any damage caused to services as a result of the contract works.

Excavation

Do not excavate by machine within 1m of existing underground services.

2.0 SOILS

Soil used for the landscape works shall be either Ameliorated stripped site soil or imported soil.

Where site soil is proposed to be used the topsoil shall be sprayed with herbicide prior to stripping and stockpiling.

Stockpiled soil must be tested by a soil laboratory (Sydney Environmental soil lab) and ameliorated in accordance with the test results. A copy of these soil test results must be Issued to ADW and written certification provided by the Contractor that the ameliorants have been added.

TURF

Turf Underlay shall be a mix of 40% Double washed river sand, 20% composted Greenwaste, 20% nitro humus, 20% soil equivalent to Greenlife Lawn Top Dressing & Turf Underlay as produced by Australian Native Landscapes or approved equivalent. Spread 100mm of Turf Underlay as specified and finish flush with adjacent finished surface levels.

Provide a one (1)kg sample of imported topsoil mixes, if required, for approval. No imported topsoil shall be delivered to site prior to approval of the sample provided.

TOPDRESSING

Topdress material shall be as specified in AS 4419 - 1999. Topdress material shall be clean washed river sand, free from any clay lumps, clods, weeds, tree roots, sticks, organic matter, rubbish and material toxic to plant growth and the like, and shall have a neutral pH and minimal salt content (measured oven dry of 0.1%).

3.0 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:

- Brush chippings and leaf litter: approved vegetative material (which may include leaf matter and tree loppings from Eucalyptus, Tristania, Pinus or other suitable species, but not privet, camphor laurel, coral tree, poplar, willow, or noxious weeds), processed through a chipper to pieces not larger than 74x50x15mm.
 - Hardwood chip: 25mm size brown hardwood chips from purpose grown hardwood plantations.
 - Pine flake: Pinus species sapwood slivers of size range 200x25mm to 30x5mm, including fragments of pine bark.
 - Pine bark: From mature trees, graded in size from 15mm to 30mm, free form wood slivers. Dark brown in colour and texture.
 - River pebble: Uniform size or graded material in size range 6mm to 10mm. Equal to Nepean River Gravel in colour and texture.
 - Eucalyptus mulch: ("Euca Mulch"): fine brown chip to 15mm size.
 - Decomposed granite gravel: Uniform size or graded material in size range 5mm to 20mm, uniform colour and plasticity. Pink to light brown colour.
 - Scoria: Uniform size or graded material. Claret coloured volcanic pebble (10-20mm size)
- Mulch Type: Shall be COTTAGE MULCH. Available from Soilco, Ph (02) 4272 9944

4.0 PLANTS

SUPPLY

The Landscape Contractor is responsible for organising the purchase and delivery of plant stock to site and checking plant stock prior to accepting delivery on site to ensure the plants supply possess 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 or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
- Trees must, unless required to be multi-stemmed, have a single leading shoot
- Any plants or trees that are accepted by the landscape contractor that do not meet this specification will be replaced at the contractor's expense.

Replacement: Replace damaged or failed plants with plants of the same type and size.

PLANTING

Do not plant in unsuitable weather conditions such as extremes of heat or cold, wind or rain. Before planting begins, complete cultivation, soil placement, fertilisation etc as previously specified.

Before plants are installed all pot sizes shall have their roots pruned with an appropriate, clean, sharp instrument to eliminate any root confusion occurring at edge of pot zone.

Before planting begins, thoroughly water the plants and the planting area. Keep the area and plants moist during planting. Water the plants immediately after planting, and thereafter as required to maintain growth rates free of stress.

The contractor shall give notice, of not less than 24 hours, for inspections as nominated in inspect and hold point schedule

ROOT PRUNING OF TREES

Remove tree from container and root prune 20mm on sides and bottom to ensure all circling roots have been either severed or aligned radially into the surrounding soil. Plant as per detail.

5.0 TURF

Turf shall be of even thickness free from weeds and other foreign matter, lay in stretcher pattern with joints staggered and close butted. Deliver turf on site within 24 hours of being cut, and lay within 36 hours or being cut. Prevent it from drying out between cutting and laying.

Establishment

Watering: Water as necessary to keep soil moist to a depth of 100mm.

Protection: Protect newly turfed areas against traffic until grass is established.

Making Good: Lift failed turf and relay with new turf.

Fertilising: Two weeks after laying, fertilise turf as specified.

Topdressing : When the turf is established, lightly topdress to a depth of 10mm with topdress material as specified. Rub the dressing well into the joints and correct any unevenness of surface

Mowing: When the turf is established, mow at regular intervals to maintain an average height of 50mm.

- TURF TYPE: Buffalo "Sir Walter"

Recommended Supplier: A registered Turf grower to be approved by the Landscape Architect.

6.0 FERTILISER

MASS PLANTING AREAS

Type: Nutricote Standard Black 270 Day (16: 4.4: 8.3)

Installation: Evenly distribute 5g per litre (rootball size) of fertiliser onto backfill area around rootball prior to placing mulch.

TREE PLANTING:

Type: Nutricote Standard Brown 360 Day blend (16: 4.4: 8.3)

Installation: Distribute 5g per litre (rootball size)of fertiliser into backfill around rootball. Apply in 3 evenly spread layers as hole is filled.

First layer is to be half way up the rootball, second layer 3/4 up the rootball and third layer 50-100mm from the soil finished surface level. This application ensures that the nutrients leeches evenly downwards into the soil profile and encourages outward root system growth.

TURE

Kikuyu: Yates Dynamic Lifter Turf Lifter (10: 4: 6)

Installation: Evenly spread and mix 50g of fertiliser per m2 into topsoil prior to placing turf.

7.0 STAKING AND TYING

Stakes shall be straight plantation grown hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

- 5-15 litre size plant 1x(1200x25x25mm)
- 35-75 litre size plant 2x(1500x38x38mm)
- 100-greater than 200 litre 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.

8.0 TREE PROTECTION

TYPE: Root Stop Root Barrier

PRODUCT CODE: RS600

LOCATION: Street tree plantings

SIZE: 600mm deep roll

SUPPLIER: Arbor Green (Tel: 1300 760 642)

INSTALLATION: The top of root control barrier to be located 150mm closer to the street tree trunk than the base of the root control barrier. The angling of the root control barrier encourages root growth in a downward direction.

MAINTENANCE PROGRAM

Maintenance shall mean the care and maintenance of the landscape works by suitably qualified operatives 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 and plant replacement, cultivation, pruning, aerating, renovating, topdressing, maintaining the site in a neat and tidy condition as follows:

1.0 GENERAL

The Landscape Contractor shall maintain the landscape works for the term of the maintenance (or plant establishment) period to the satisfaction of the Landscape Architect and Client. 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.

2.0 WATERING

Grass and trees shall be watered regularly so as to ensure continuous healthy growth. Street trees and larger plant stock are to be watered through the top of the rootball to ensure a thorough soaking of the plant rootball. Watering of street trees shall be carried out on a weekly basis throughout the maintenance period regardless of rainfall.

3.0 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.

4.0 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. The landscape contractor is to report any evidence of theft or vandalism to the Landscape Architect within one day of them occurring.

5.0 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.

6.0 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 beneficial to the condition of the plants. Any damaged growth shall be pruned. All pruned material shall be removed from the site.

7.0 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.

8.0 PEST AND DISEASE 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 prior to spraying.

9.0 GRASS AND TURF AREAS

The Landscape Contractor shall maintain all grass and turf areas by watering, weeding, reseeding, rolling, mowing, trimming or other operations as necessary.

Apply lawn fertiliser as specified in fertilisers at the completion of the first and the last mowing, and at times as necessary to maintain healthy grass cover. Carry out last mowing and fertilisation not less than seven (7) days before the end of the maintenance period. Remove grass clippings from site. Grass and turf areas shall be sprayed with approved selective herbicide against broad leafed weeds as required by the Landscape Architect and in accordance with the manufacturer's directions.

No fertiliser is to be used on turf areas.

PLANT SCHEDULES

Plant Schedule - Touring Park						
Code	Botanical Name	Common Name	Height(m)	Width(m)	Pot Size	Planting Density
Trees						
Cal cit	Callistemon citrinus 'Endeavour'	Bottlebrush	10	5	100ltr	Spec
Tri lau	Tristaniopsis laurina	Water Gum	15	6	100ltr	Spec
Gateway & Avenue Trees - Planted as single speciments to suit RFS PBP 2019 guidance						
Ang flo	Angophora floribunda	Rough Barked Apple	20	15	100ltr	Spec
Aca mel	Acacia melanoxylon	Australian Blackwood	15	8	100ltr	Spec
Euc bla	Eucalyptus blakelyi	Blakeys Red Gum	24	15	100ltr	Spec
Shade Trees						
Aca aur	Acacia auriculiformis	Northern Balck Wattle	20	15	100ltr	Spec
Euc bre	Eucalyptus brevifolia	Snappy White Gum	15	8	100ltr	Spec
Cor con	Corymbia confertiflora	Broad Lefed Carbeen	18	10	100ltr	Spec
Shrub Planting Type 1 - Planted as single speciments to suit RFS PBP 2019 guidance						
Aca aur	Atriplex	Creeping Salt Bush	1.5	0.5	150mm	Spec
Dan lon	Dianella longifolia	Smooth flax Lilly	0.5	1	150mm	Spec
Cor con	Ajuga australis	Australian Bugle	18	10	100ltr	Spec

Plant Schedule - MHE						
Code	Botanical Name	Common Name	Height(m)	Width(m)	Pot Size	Planting Density
Street Trees						
Lag ind	Lagerstroemia indica x fauriei 'Sioux'	Crepe Myrtle	8	4	100ltr	Spec
Hak sal	Hakea salicifolia	Willow Leaved Hakea	6	4	100ltr	Spec
Shade Trees - To recreational areas						
Aca aur	Acacia auriculiformis	Northern Balck Wattle	20	15	100ltr	Spec
Euc bre	Eucalyptus brevifolia	Snappy White Gum	15	8	100ltr	Spec
Cor con	Corymbia confertiflora	Broad Lefed Carbeen	18	10	100ltr	Spec
Shrub Planting Type 2						
Lom fil	Lomandra filiformis	Wattle Mat Rush	0.5	1	150mm	3 per m2
Dan lon	Dianella longifolia	SmoothFlax Lilly	0.5	1	150mm	3 per m2
Dancae	Dianella caerulea	Blue Flax Lilly	0.5	1	150mm	3 per m2



PROJECT NAME
Maggie Lane

PROJECT CODE
240401

DOCUMENT NAME
Landscape DA Documentation

DOCUMENT NUMBER
NA

DATE
DEC 2023

STATUS
For Information

PREPARED BY
Mark Ashmead

Approved By
Mark Ashmead



HUNTER OFFICE
7/336 Hillsborough Road,
Warners Bay NSW 2282
(02) 4978 5100

SYDNEY OFFICE
Level 35, One International Towers
100 Barangaroo Avenue,
Sydney NSW 2000
(02) 8046 7412

CENTRAL COAST OFFICE
5 Pioneer Avenue,
Tuggerah NSW 2259
(02) 4305 4300

www.adwjohanson.com.au

DOCUMENT HISTORY				
VERSION	EFFECTIVE DATE	DESCRIPTION OF REVISION	PREPARED BY	REVIEWED BY
A	November	Draft Issue	Mark Ashmead	Mark Ashmead
B	December	Final Issue	Mark Ashmead	Mark Ashmead