

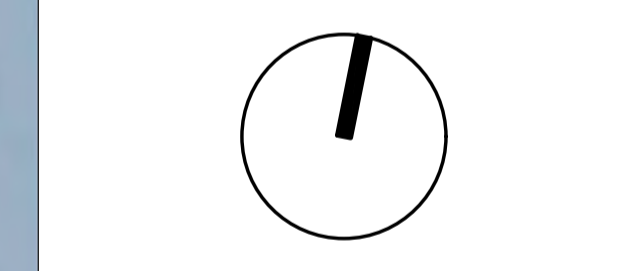


DRIVEWAY
 - DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
 - PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED).

LEGEND

- EXISTING TREE
- WIND
- MAJOR TRAFFIC CIRCULATION
- MINOR TRAFFIC CIRCULATION
- THE DEVELOPMENT SITE
- ENTRY POINT
- SOUND SOURCE
- EXISTING DWELLING
- SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.
- WINDOW
- HABITABLE ROOM WINDOW
- DOOR

SHADOW DIAGRAMS
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- TOWN PLANNING - NOT FOR CONSTRUCTION

D	RPI RESPONSE	SVF	PA	19.10.21
E	RPI RESPONSE	SVF	PA	22.09.21
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D	RPI RESPONSE	SVF	PA	24.06.21
C	PLANNING REVISIONS	SVF	PA	27.06.21
B	RPI RESPONSE	SVF	PA	26.06.21
A	TOWN PLANNING ISSUE	SVF	PA	22.06.20
REV	DESCRIPTION	DATE	DATE	DATE

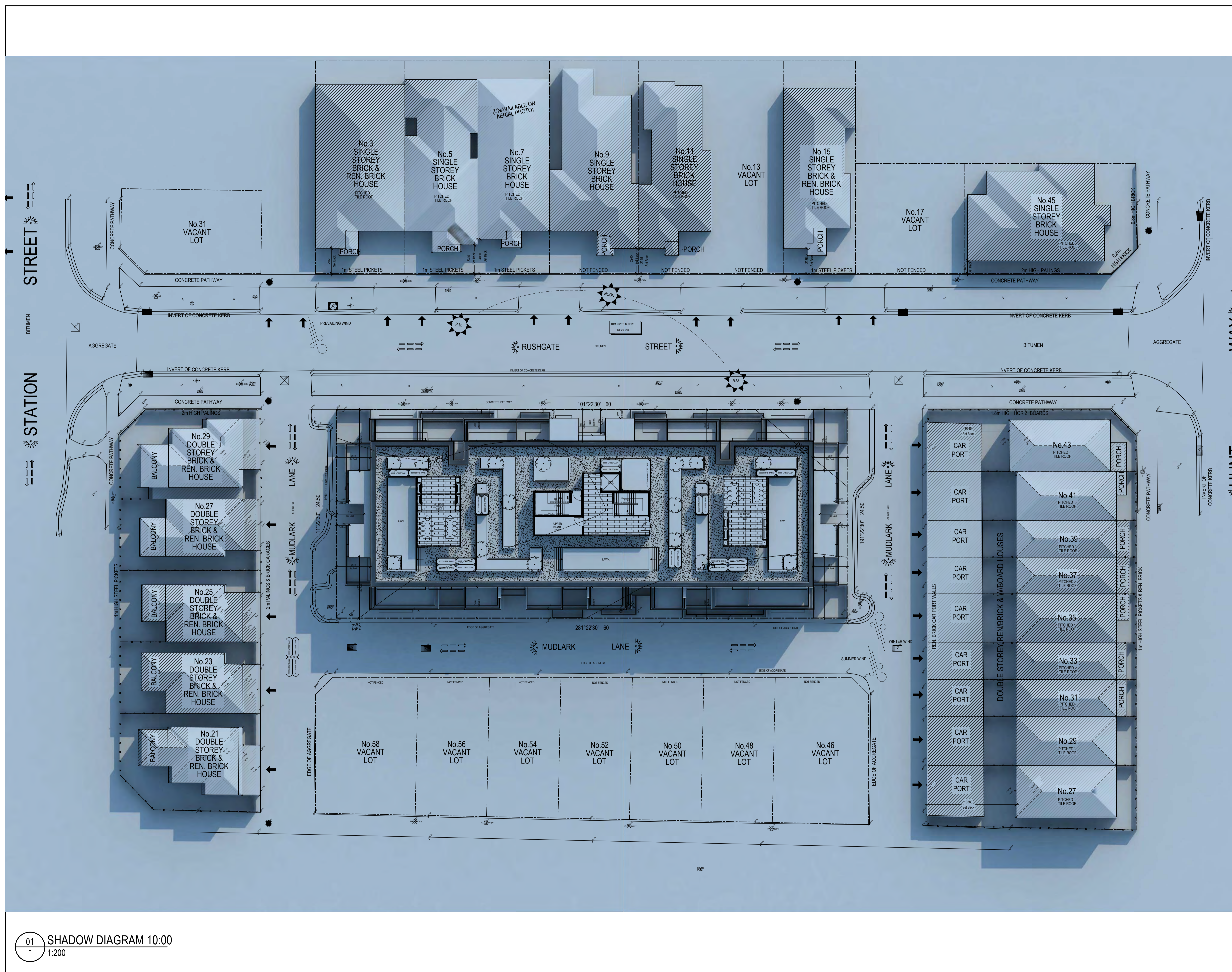
studiothree
 DESIGN & DRAFTING P/L
 ABN: 61 301 788 01
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CLIENT KOOL CONSTRUCTIONS
 PROJECT PROPOSED APARTMENT BUILDING
 LOT 1430 RUSHGATE STREET
 PAKENHAM, 3810, VIC.

PROJECT #	3267	SCALE	1:100	DATE	22-04-21
DRAWING #	A01	REVISION #	G	SHEET #	A12 OF A19

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 SHADOW DIAGRAM 9:00
 1:200

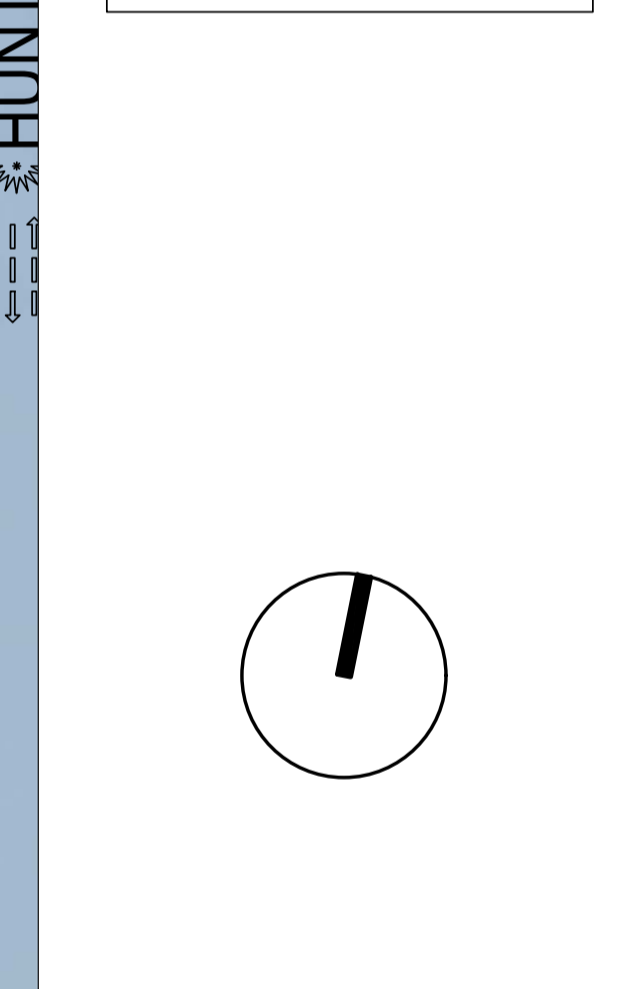


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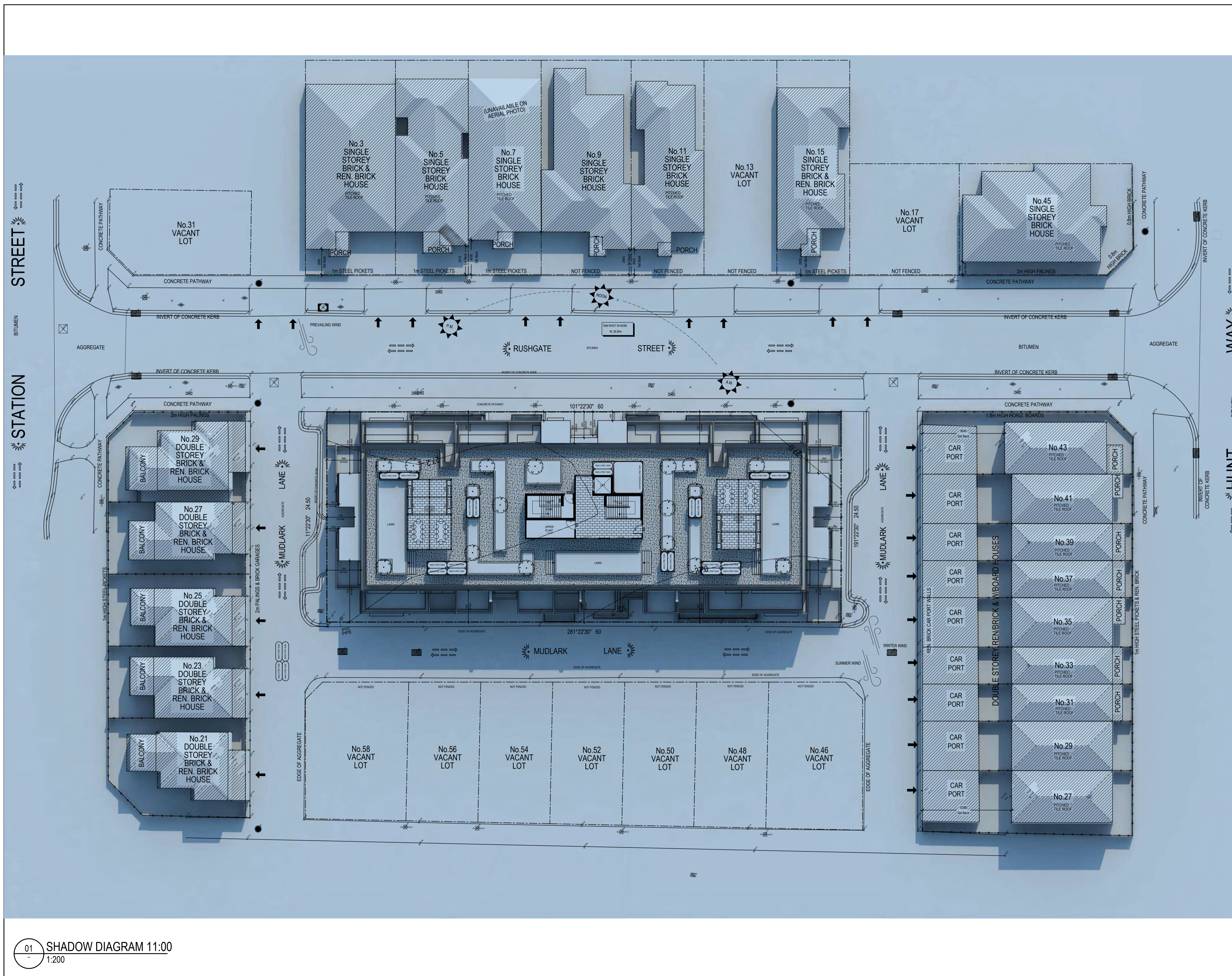
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CLIENT KOOL CONSTRUCTIONS
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 LOT 1430 RUSHGATE STREET
 PAKENHAM, 3810, VIC.

PROJECT #	3267	SCALE	1:100	DATE	22-04-21
DRAWING #	A01	REVISION #	G	SHEET #	A13 OF A19

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 SHADOW DIAGRAM 10:00
 1:200



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RPI DESCRIPTION		TOWN PLANNING ISSUE		

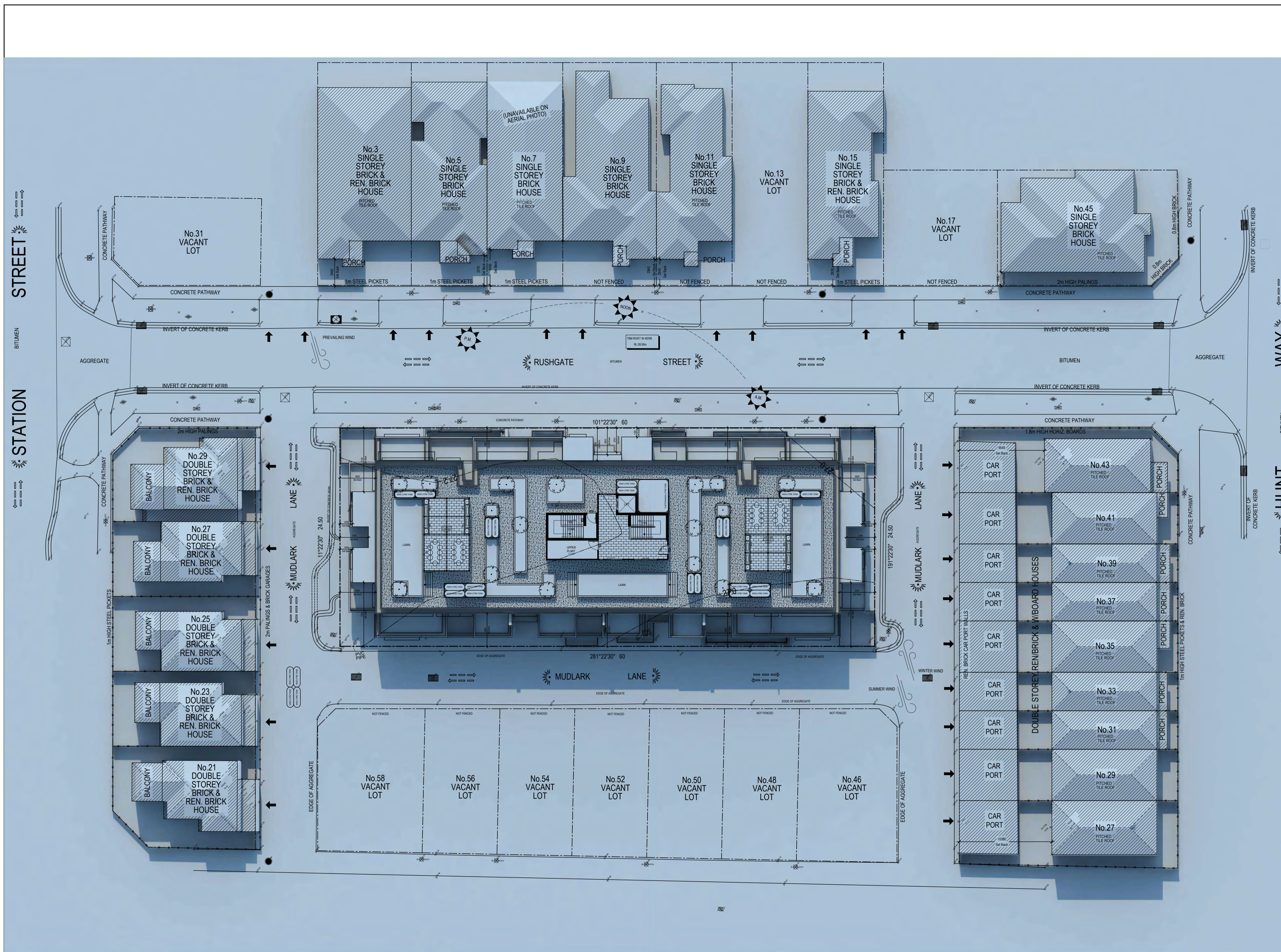
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CLIENT KOOL CONSTRUCTIONS
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 PAKENHAM, 3810, VIC.

PROJECT # **3267** SCALE 1:100
 DRAWING # **A01** REVISION # **G** SHEET # **A14** OF **A19**

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 SHADOW DIAGRAM 11:00
 1:200

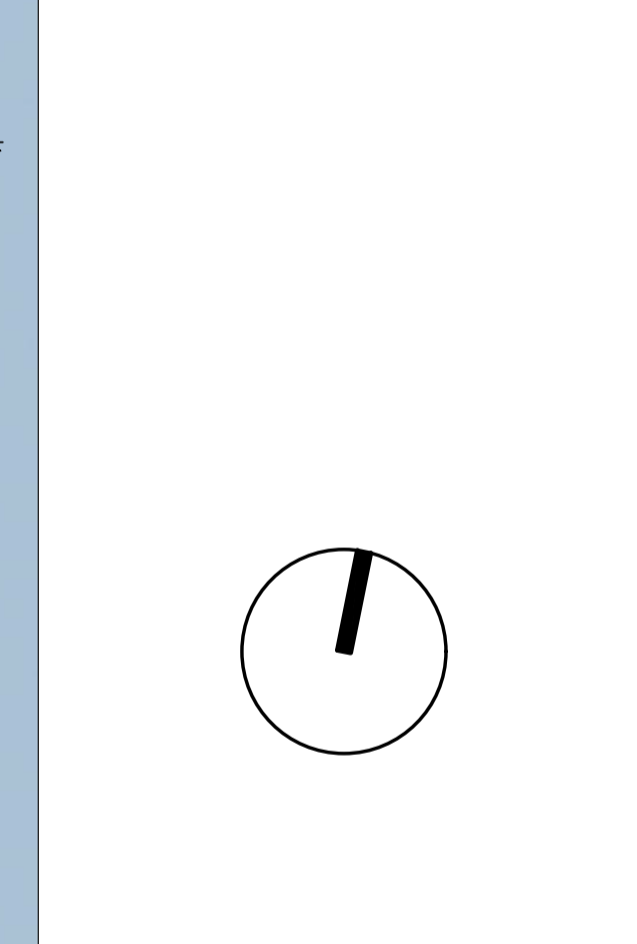


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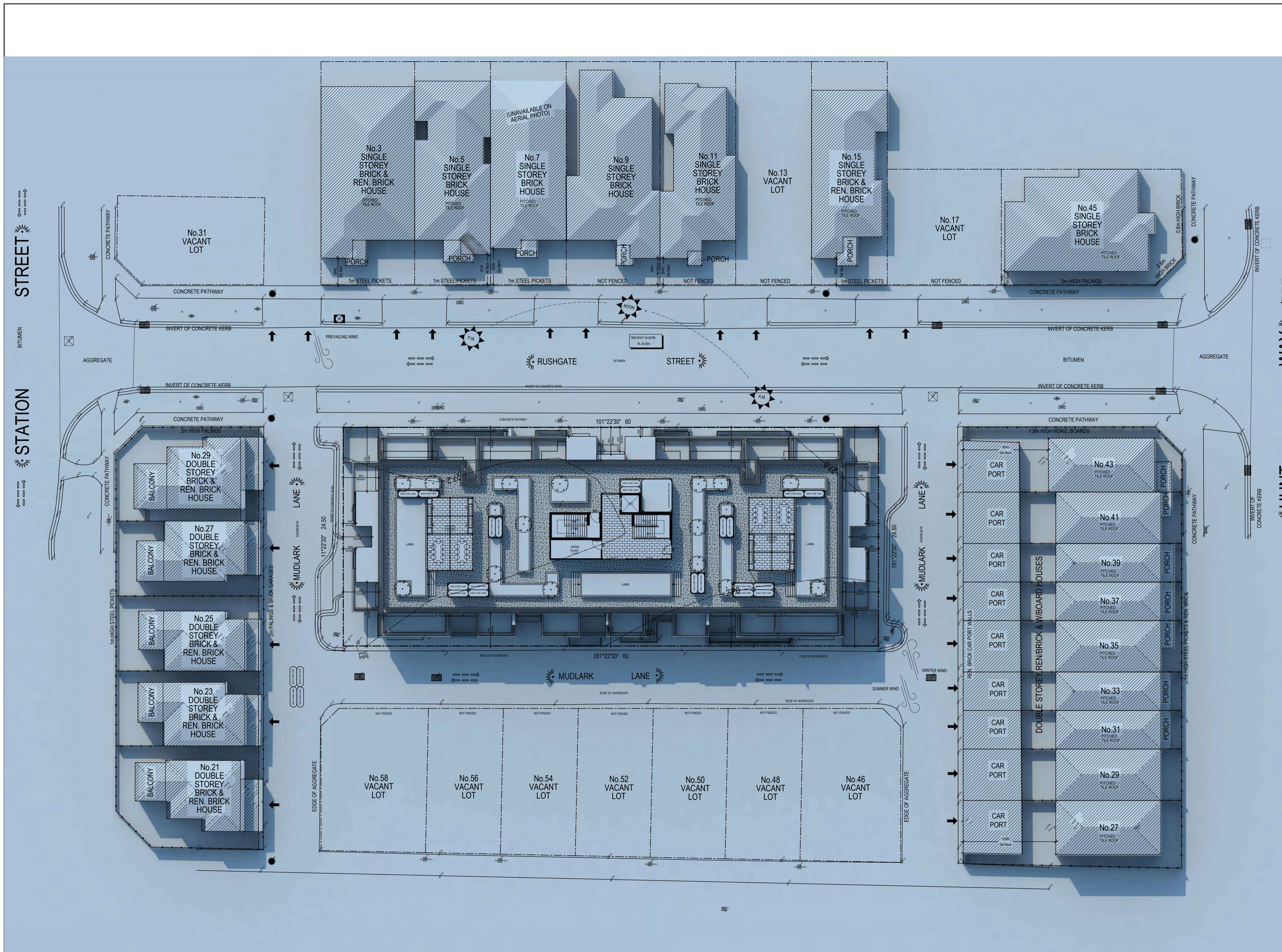
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CLIENT KOOL CONSTRUCTIONS
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 LOT 1430 RUSHGATE STREET
 PAKENHAM, 3810, VIC.

PROJECT # **3267** SCALE 1:100 (P-A15)
 DRAWING # **A01** REVISION # **G** SHEET # **A15 OF A19**

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 SHADOW DIAGRAM 12:00
 1:200

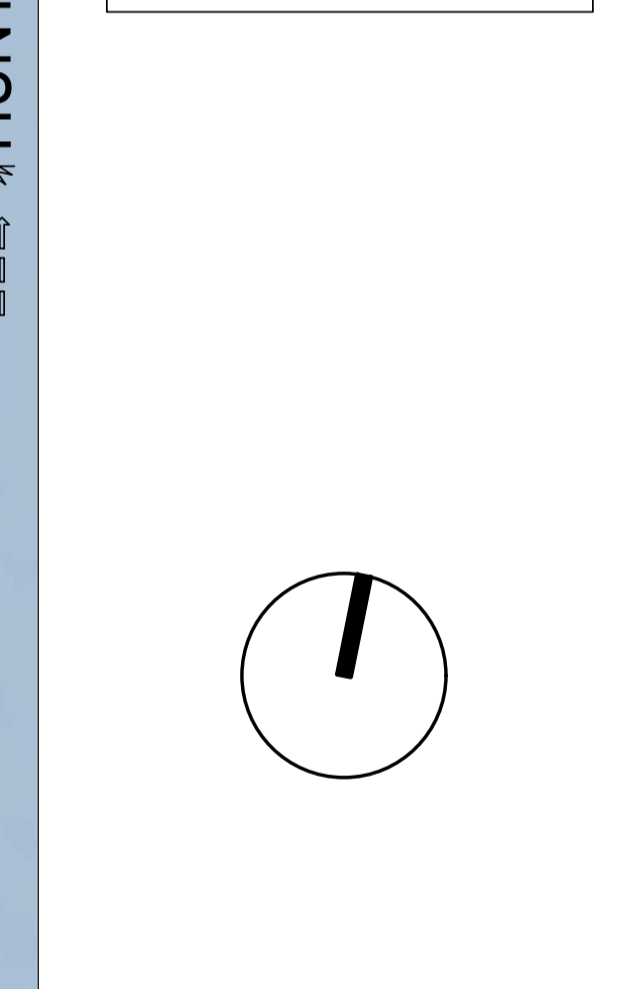


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RPI DESCRIPTION		SVF	RA	DATE

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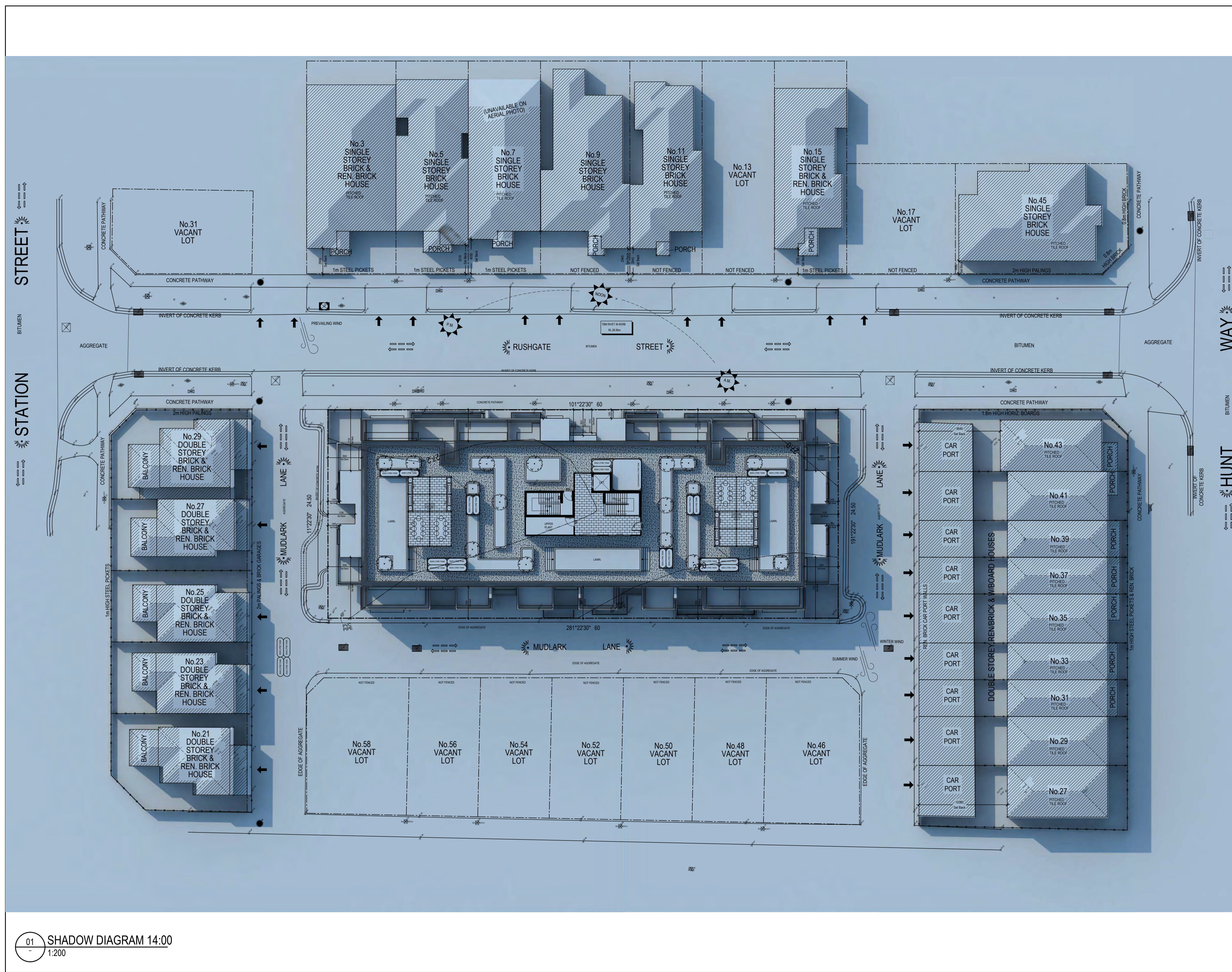
CLIENT KOOL CONSTRUCTIONS
 PROJECT PROPOSED APARTMENT BUILDING
 LOT 1430 RUSHGATE STREET
 PAKENHAM, 3810, VIC.

01 SHADOW DIAGRAM 13:00
 1:200

PROJECT # **3267** SCALE 1:100 (P-AD15) REVIEWS

DRAWING #	REVISION #	SHEET #
A01	G	A16 OF A19

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES



DRIVEWAY

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REV DESCRIPTION		SVF	RA	DATE

studio three
DESIGN & DRAFTING P/L

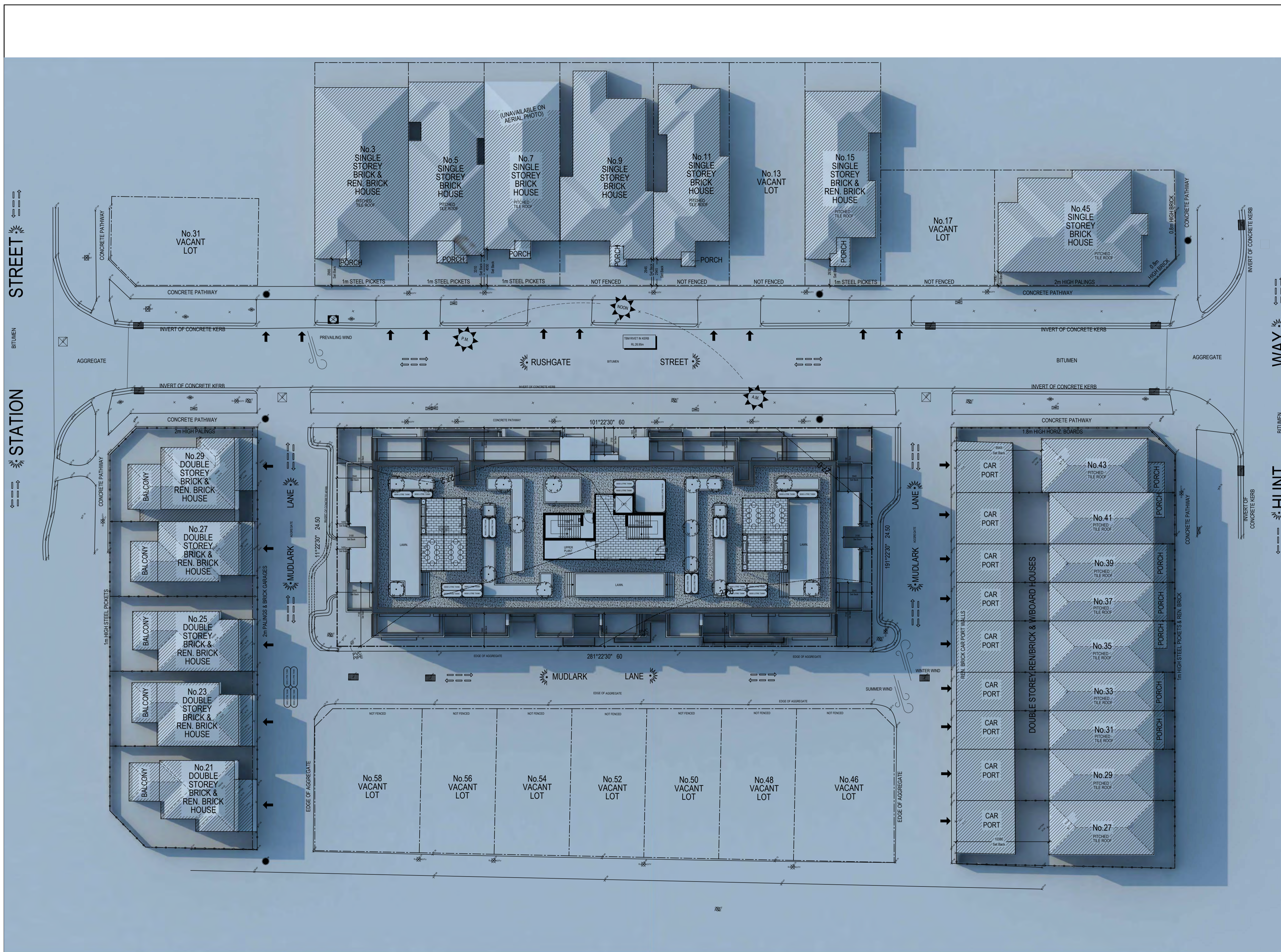
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CLIENT KOOL CONSTRUCTIONS
PROJECT PROPOSED APARTMENT BUILDING
LOT 1430 RUSHGATE STREET
PAKENHAM, 3810, VIC.

PROJECT # 3267
DRAWING # A01
REVISION # G
SHEET # A17 OF A19

TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 SHADOW DIAGRAM 14:00
1:200



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PREL	DESCRIPTION	SVF	RA	PREL

studio three
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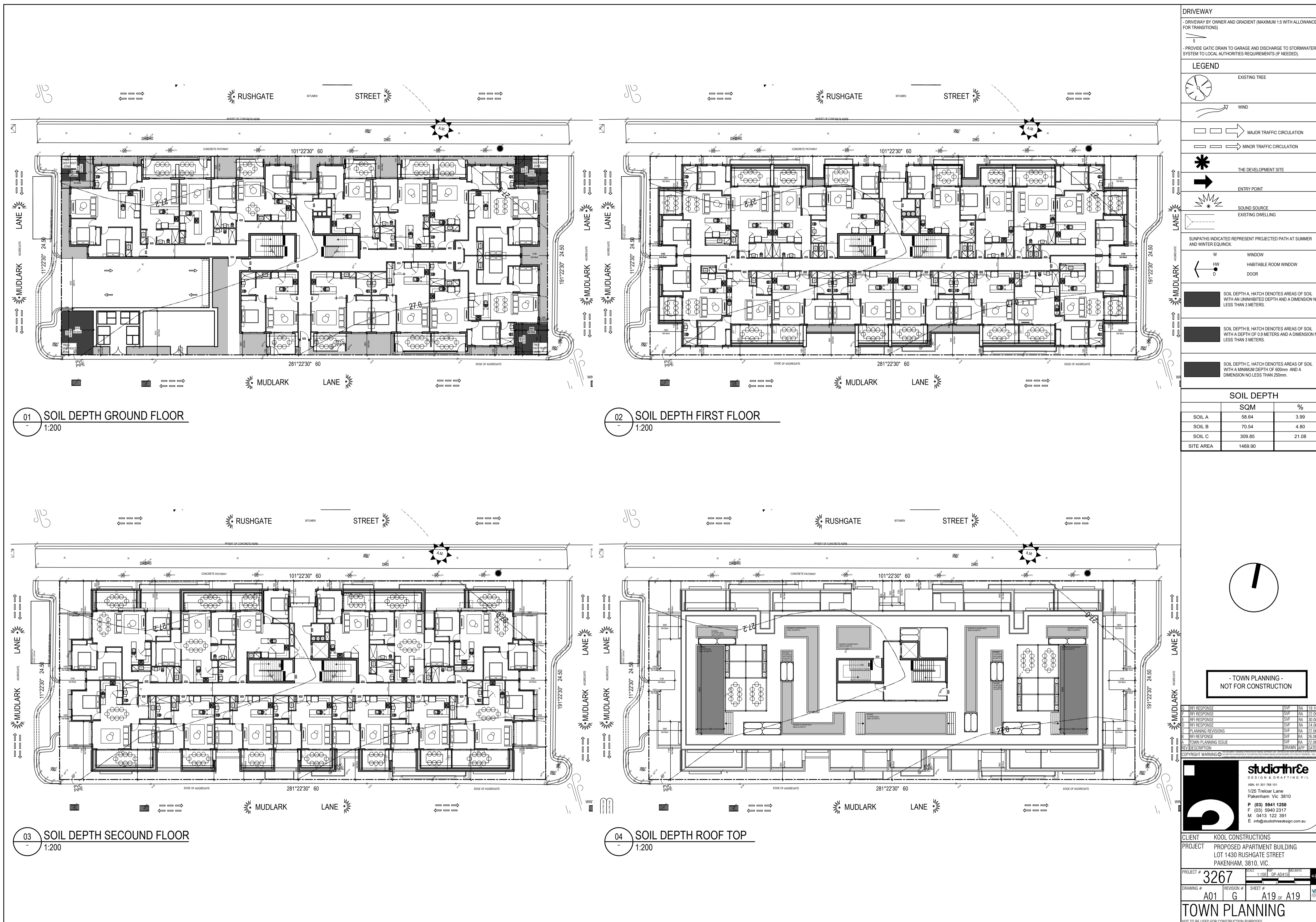
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PROJECT # 3267
DRAWING # A01
REVISION # G
SHEET # A18 OF A19

TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 SHADOW DIAGRAM 15:00
1:200



Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Subgrade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties.

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch topped topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with a.s.a. 2223-1978, and as follows:
- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to 6.0 - 7.0
- texture to light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam lightly compacted to minimum 100mm depth.

Mulch
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm.

Planting Procedure
If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outdoors if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (36 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition.

Plant Establishment Period
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including: but not limited to the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 36 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period.
Soil mix to be topped up at end of 13 week dilapidation period as soil levels will have settled.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut-off device.

Timber Edging
Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 600mm, min. 1000mm spacings with galvanised screws and installed at all junctions between garden beds, lawn and topping / pebble areas.

Drainage
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works.

General
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.
Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top.
Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction.

Note:

All the common areas including the ground floor lift lobbies and upper floor common lobby areas to incorporate balconies or spaces that provide opportunity for providing lawn planting which could drop down the vertical external walls. This would help present the built form better and add to the visual amenity of the streetscape.

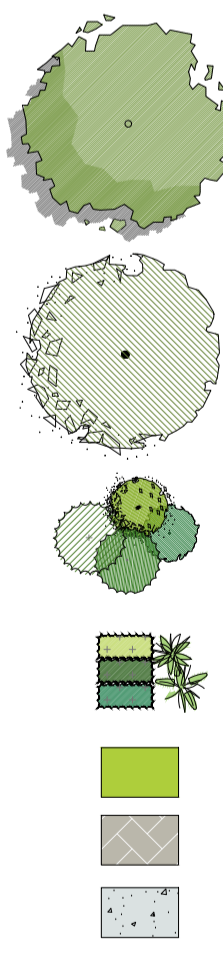
Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk caliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or tree circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.

Planter Boxes - Plant maintenance
All plant material is to be maintained to best horticultural practices. The following minimum maintenance procedures for all plants within raised planter boxes is to be carried out on an ongoing basis:
Watering - Regular, light watering is to be applied to planter boxes via the automated drip-irrigation system to maintain adequate available water by plant material and to prevent over saturation.
Fertilising - Slow release fertiliser is to be applied at minimum 3 x monthly applications to provide consistent nutrient supply to plant material.

Protection of Existing Trees
This plan is to be read in conjunction with the arboricultural report prepared by Tree Response Pty Ltd (11/03/2020). Deceased tree numbers - refer to arboricultural report prepared by Tree Response Pty Ltd for further information.
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4370-2009 (Tree protection in development sites) and to the satisfaction of the responsible authority.
Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be adhered to in accordance with the arboricultural report and to the satisfaction of the responsible authority.

Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively landed and lined with corrugated to prevent leaking. Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric and a 100mm deep layer of Hydrocoat Hardcore (R30) Provide root anchor netting over hardwood layer if trees are to be planted. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Supply and spread evenly a soil mix comprising of 50% washed sand, 40% Hydrocoat flakes, and 10% composted organic matter. Compact lightly and evenly 150mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

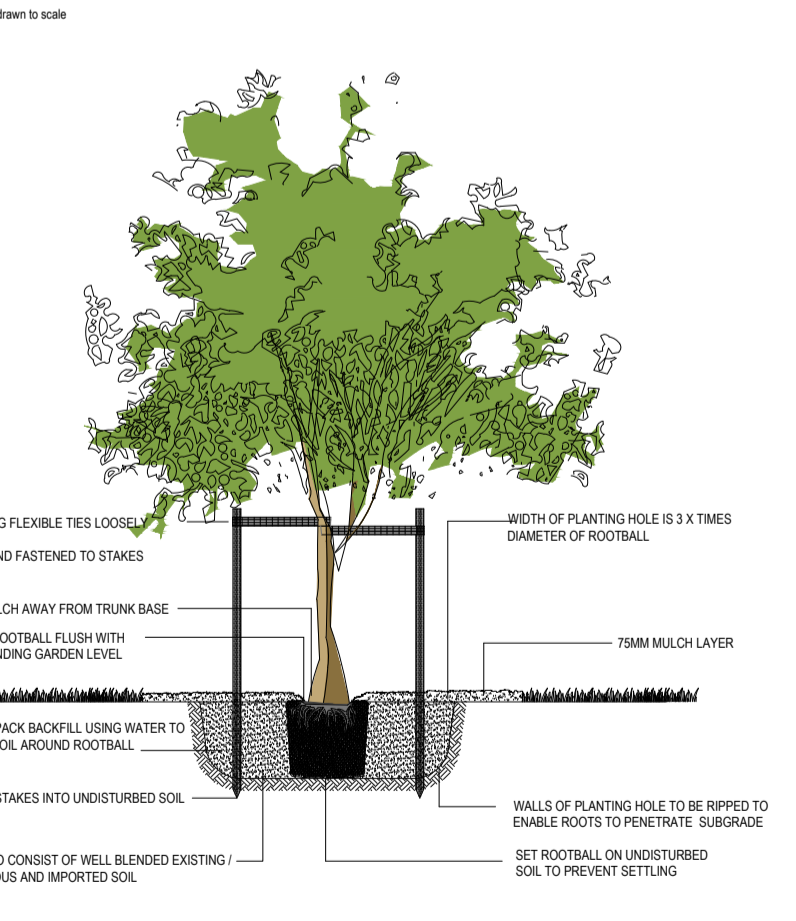
Legend



Surface Finishes Detail

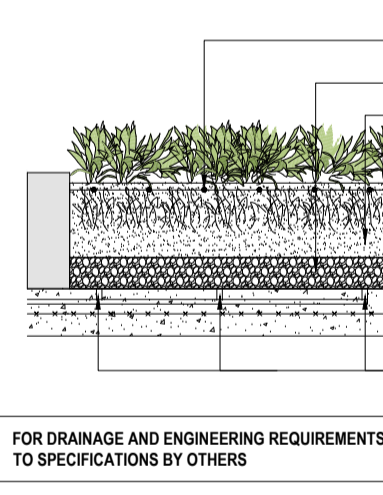


Advanced Tree Planting



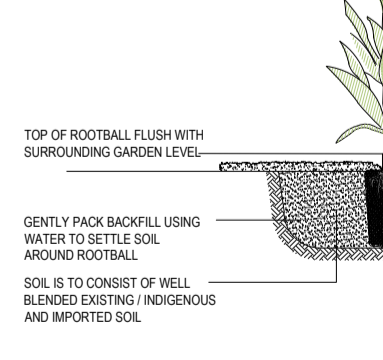
Planterbox Section

(Not to scale - schematic only)

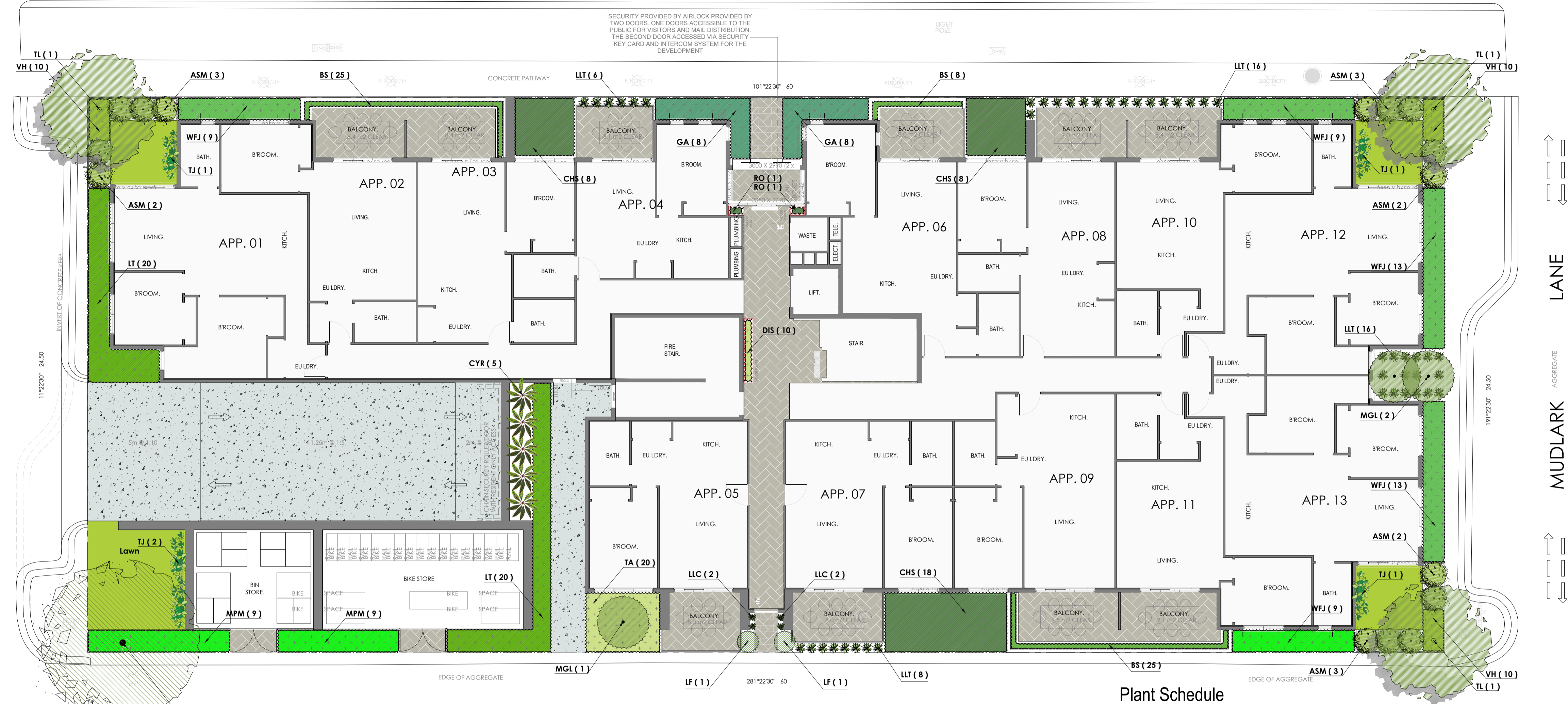


Shrub Planting

(Not to scale - schematic only)



Landscape Plan (Sheet 1 of 4)



Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
TL	<i>Tristanopsis laurina</i>	Kanooka	3	40tr / min 1.8m high	7m x 5m
LP	<i>Ulmus parvifolia</i>	Chinese Elm	1	40tr / min 1.8m high	10m x 10m
SHRUBS					
ASM	<i>Acmena smithii</i> 'Minipilly'	Lili - Pilly	15	20cm pot	2m x 1.5m
BS	<i>Buxus sempervirens</i>	English Box	58	20cm pot	1m x 1m
GA	<i>Gardenia augusta</i> 'Florida'	Gardenia	16	20cm pot	8m x 1m
LF	<i>Leptospermum 'Fore Show'</i>	Dwarf Tea Tree	2	20cm pot	1m x 1m
MGL	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	3	20cm pot	4m x 2m
MPM	<i>Murraya paniculata</i> 'Min-A-Min'	Dwarf Orange Jessamine	18	20cm pot	9m x 9m
RO	<i>Rosmarinus officinalis</i> 'Prostrata'	Creeeping Rosemary	2	20cm pot	3m x 1.5m
WFJ	<i>Westringia fruticosa</i> 'Jervis Gem'	Compact Coastal Rosemary	53	20cm pot	1m x 1m
GROUND COVERS & LOW SHRUBS					
CHS	<i>Chrysosplenium Sempappium</i>	Cluttered Everlasting	34	14cm pot	6m x 6m
DIS	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls	10	14cm pot	1.1m x 7m
TA	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	20	14cm pot	3m x 2m
VH	<i>Viola hederacea</i>	Native Violet	30	14cm pot	Prostrate x 2
CLIMBERS					
TJ	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	5	14cm pot	NA
TUSsockS / GRASSES / EVERGREEN PERENNIALS					
LLC	<i>Lomandra confertifolia</i>	Little Con	4	14cm pot	3m x 3m
LLT	<i>Lomandra Lime Tuft</i>	Met Rush	46	14cm pot	5m x 5m
LT	<i>Lomandra longifolia</i> 'Tanika'	Tanika	40	14cm pot	7.5m x 7.5m
PALMS & CYCADS					
CYR	<i>Cycas revoluta</i>	Cycad	5	30cm pot	1.5m x 1.5m

PROJECT: PROPOSED APARTMENT BUILDING
 ADDRESS: LOT 1430 RUSHGATE STREET PARKENHAM
 DATE: 22/09/2021
 SHEET SIZE: A1
 DESIGNED BY: NH/MA Landscape Arch. UEL/UK
 PROJECT NO. # L8174
 REV. # C
 DRAWN BY: M O

Keystone Alliance Pty Ltd
 277 Plenty Road Preston VIC 3072 E: nina@keystonealliance.com.au
 T: 03 9478 8991 W: keystonealliance.com.au





Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties.

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1972, and as follows:
- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- ph to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth.

Planting Procedure
If soil for planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outdoors if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no rocks, roots or foreign material - if sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition.

Plant Establishment Period
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and disease - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 3/6 monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolon or variegated plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period. Soil mix to be topped up at end of 13 week dilapidation period as soil levels will have settled.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device.

Drainage
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works.

General
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top.

Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction.

Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.

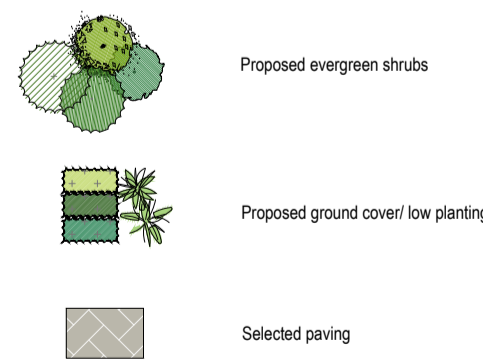
Planter Boxes - Plant maintenance
All plant material is to be maintained to best horticultural practices. The following minimum maintenance procedures for all plants within raised planter boxes is to be carried out on an ongoing basis:
Watering - Regular, light watering is to be applied to planter boxes via the automated drip irrigation system to maximise uptake of available water by plant material and to prevent over saturation.
Fertilising - Slow release fertiliser is to be applied at minimum 3 x monthly applications to provide consistent nutrient supply to plant material.

Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with concrete to prevent leaking. Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric and a 100mm deep layer of hydrocolloid Hardfom R200. Provide root anchor netting over Hardfom layer if trees are to be planted. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it.
Supply and spread evenly a soil mix comprising of 50% washed sand, 40% Hydrocolloid flakes, and 10% composted organic matter. Compact lightly and evenly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

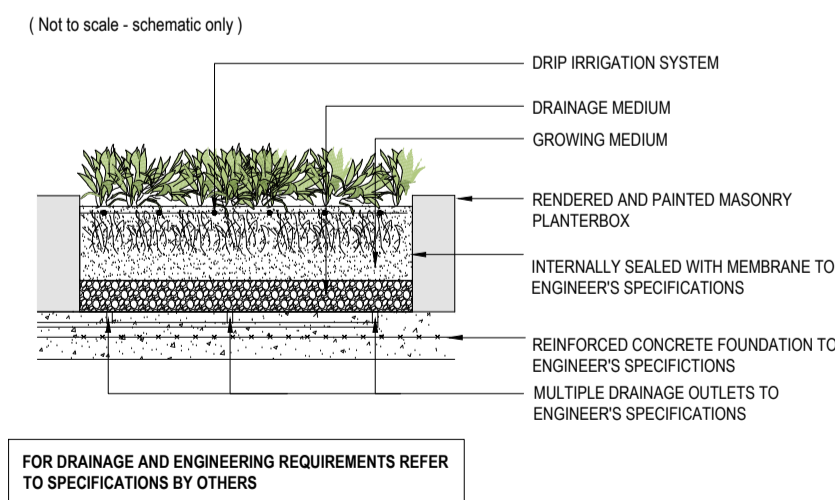
Note:

All the common areas including the ground floor lift lobbies and upper floor common lobby areas, to incorporate balconies or spaces that provide opportunity for providing lush planting which could droop down the vertical external walls. This would help present the built form better and add to the visual amenity of the streetscape.

Legend



Planterbox Section



TENSILE JAKOB WEBNET 2 GREEN FACADE SYSTEM, MADE FROM STAINLESS STEEL 316 GRADE WIRE AND AVAILABLE IN WIRE DIAMETERS 1.3MM AND APERTURE OPENINGS OF 25MM-300MM THE MESH IS DYNAMIC AND STRONG. THE MESH IS MADE TO ORDER AND CAN BE ASSEMBLED INTO ANY SIZE OR SHAPE.

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
SHRUBS					
RO	<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary	50	20cm pot	3m x 1.5m
GROUND COVERS & LOW SHRUBS					
DIE	<i>Dichondra argentea 'Emerald Falls'</i>	Dichondra	6	14cm pot	.1m x .7m
DIS	<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls	86	14cm pot	.1m x .7m
CLIMBERS					
TJ	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	4	14cm pot	NA
PALMS & CYCADS					
PX	<i>Philodendron xanadu</i>	Xanadu	18	30cm pot	.75m x 1m

Landscape Plan (Sheet 2 of 4)

PROJECT PROPOSED APARTMENT BUILDING
ADDRESS LOT 1430 RUSHGATE STREET PARKENHAM
DATE 22.09.2021 **PROJECT NO. #** L8174
SHEET SIZE A1 **REV. #** C
DESIGNED BY: NH/MA landscape Arch. UEL/UK **DRAWN BY:** MO

Keystone Alliance Pty Ltd
 277 Plenty Road Preston VIC 3072 E: mima@keystonealliance.com.au
 T: (03) 9478 8991 W: keystonealliance.com.au





Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties.

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1978, and as follows:
- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- ph to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam lightly compacted to minimum 100mm depth.

Planting Procedure
If soil for planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outdoors if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no rocks, roots or foreign material - if sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition.

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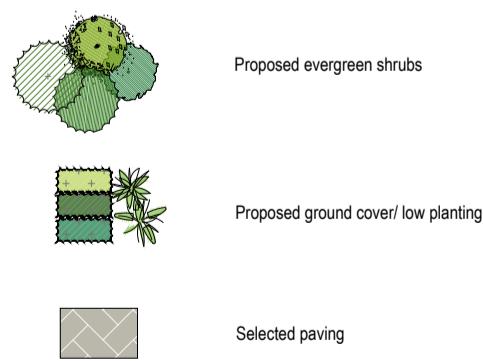
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Supply and spread evenly a soil mix comprising of 50% washed sand, 40% Hydrocol Flakes, and 10% composted organic matter. Compact lightly and evenly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

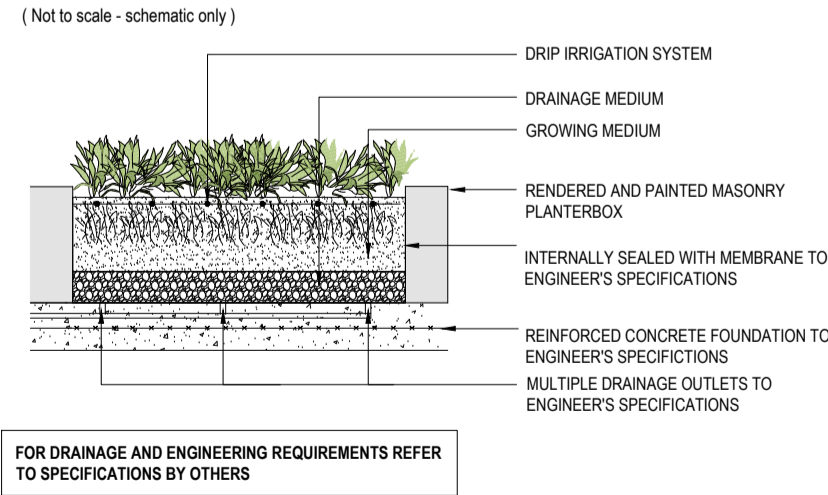
Note:

All the common areas including the ground floor lift lobbies and upper floor common lobby areas, to incorporate balconies or spaces that provide opportunity for providing lush planting which could drop down the vertical external walls. This would help present the built form better and add to the visual amenity of the streetscape.

Legend



Planterbox Section



TENSILE JAKOB WEBNET 2 GREEN FAÇADE SYSTEM. MADE FROM STAINLESS STEEL 316 GRADE WIRE AND AVAILABLE IN WIRE DIAMETERS 1-3MM AND APERTURE OPENINGS OF 25MM-300MM THE MESH IS DYNAMIC AND STRONG. THE MESH IS MADE TO ORDER AND CAN BE ASSEMBLED INTO ANY SIZE OR SHAPE.

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
SHRUBS					
RO	<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary	95	20cm pot	.3m x 1.5m
CLIMBERS					
TJ	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	4	14cm pot	NA
GROUND COVERS & LOW SHRUBS					
DE	<i>Dichondra argentea 'Emerald Falls'</i>	Dichondra	6	14cm pot	.1m x .7m
DS	<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls	66	14cm pot	.1m x .7m

Landscape Plan (Sheet 3 of 4)

PROJECT PROPOSED APARTMENT BUILDING
ADDRESS LOT 1430 RUSHGATE STREET PARKENHAM
DATE 22.09.2021 **PROJECT NO. #** L8174
SHEET SIZE A1 **REV. #** C
DESIGNED BY: NH/MA landscape Arch. UEL/UK **DRAWN BY:** MO

Keystone Alliance Pty Ltd
 277 Plenty Road Preston VIC 3072 E: nima@keystonealliance.com.au
 T: 03 9478 8991 W: keystonealliance.com.au



Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Subgrade to all trees and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturer's recommended rate and cultivated into the subgrade to a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties.

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly wacking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn regeneration / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth.

Mulch
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm.

Planting Procedure
If soil to planting hole is dry, fill with water and allow to drain completely. Tree roots are to be teased outdoors if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material. If sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2200mm x 70mm hardwood stakes driven firmly into the ground - stakes must be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, light enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Domocote' is to be applied to the top of the rootball area away from the trunk stem to manufacturer's specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition.

Plant Establishment Period
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturer's recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period. Soil mix to be topped up at end of 13 week establishment period as soil levels will have settled.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturer's specifications. The system is to be connected to mains supply and include a rain-out-off device.

Timber Edging
Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at min. 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas.

Drainage
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works.

General
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top.

Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction.

Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk caliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.

Planter Boxes - Plant maintenance
All plant material is to be maintained to best horticultural practices. The following minimum maintenance procedures for all plants within raised planter boxes is to be carried out on an ongoing basis:

Watering - Regular, light watering is to be applied to planter boxes via the automated drip irrigation system to maximise uptake of available water by plant material and to prevent over saturation.

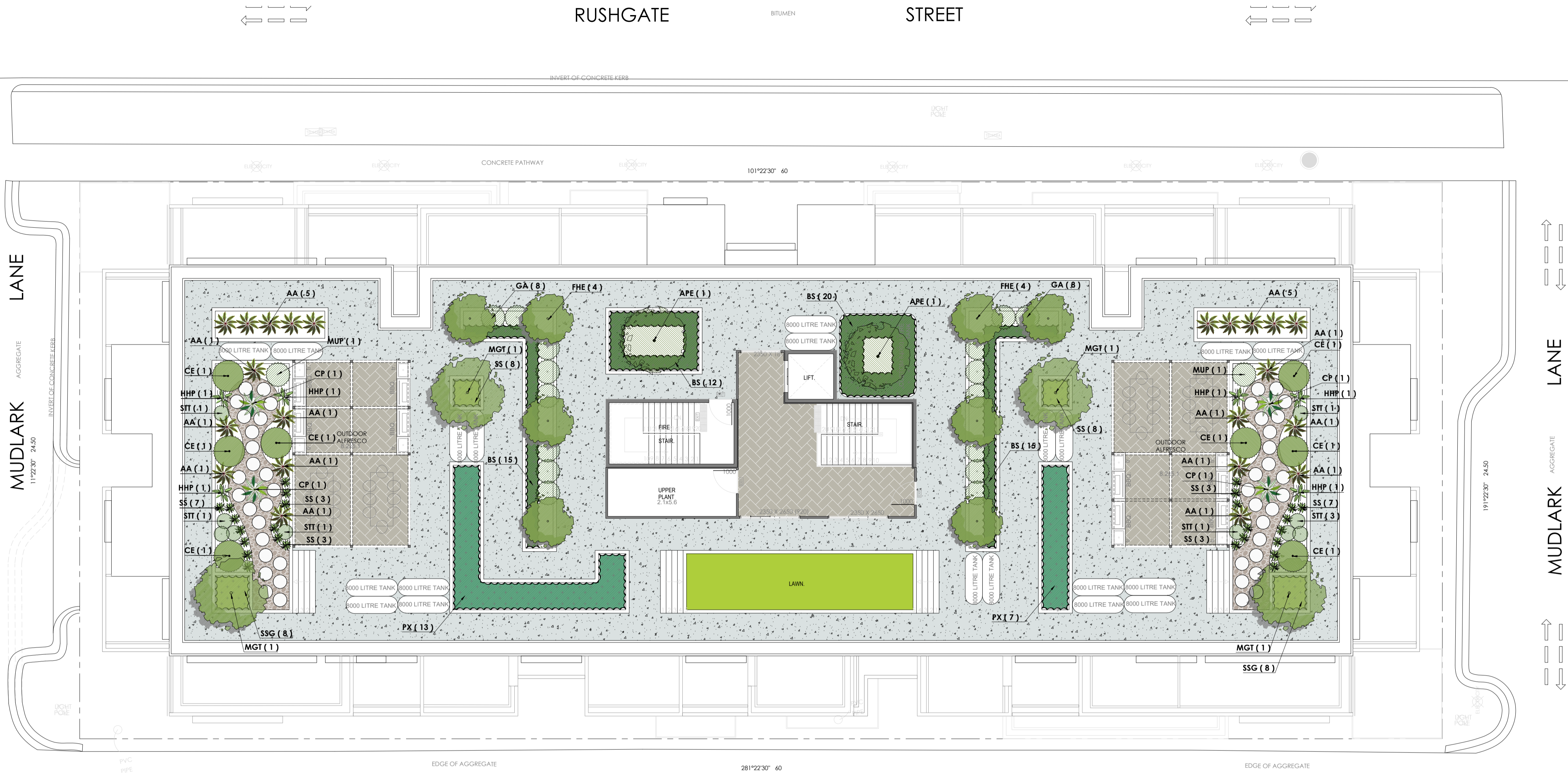
Fertilising - Slow release fertiliser is to be applied at minimum 3 x monthly applications to provide consistent nutrient supply to plant material.

Protection of Existing Trees
This plan is to be read in conjunction with the arboricultural report prepared by Tree Response Pty Ltd (11032020). Denoted tree numbers - refer to arboricultural report prepared by Tree response Pty Ltd for further information.

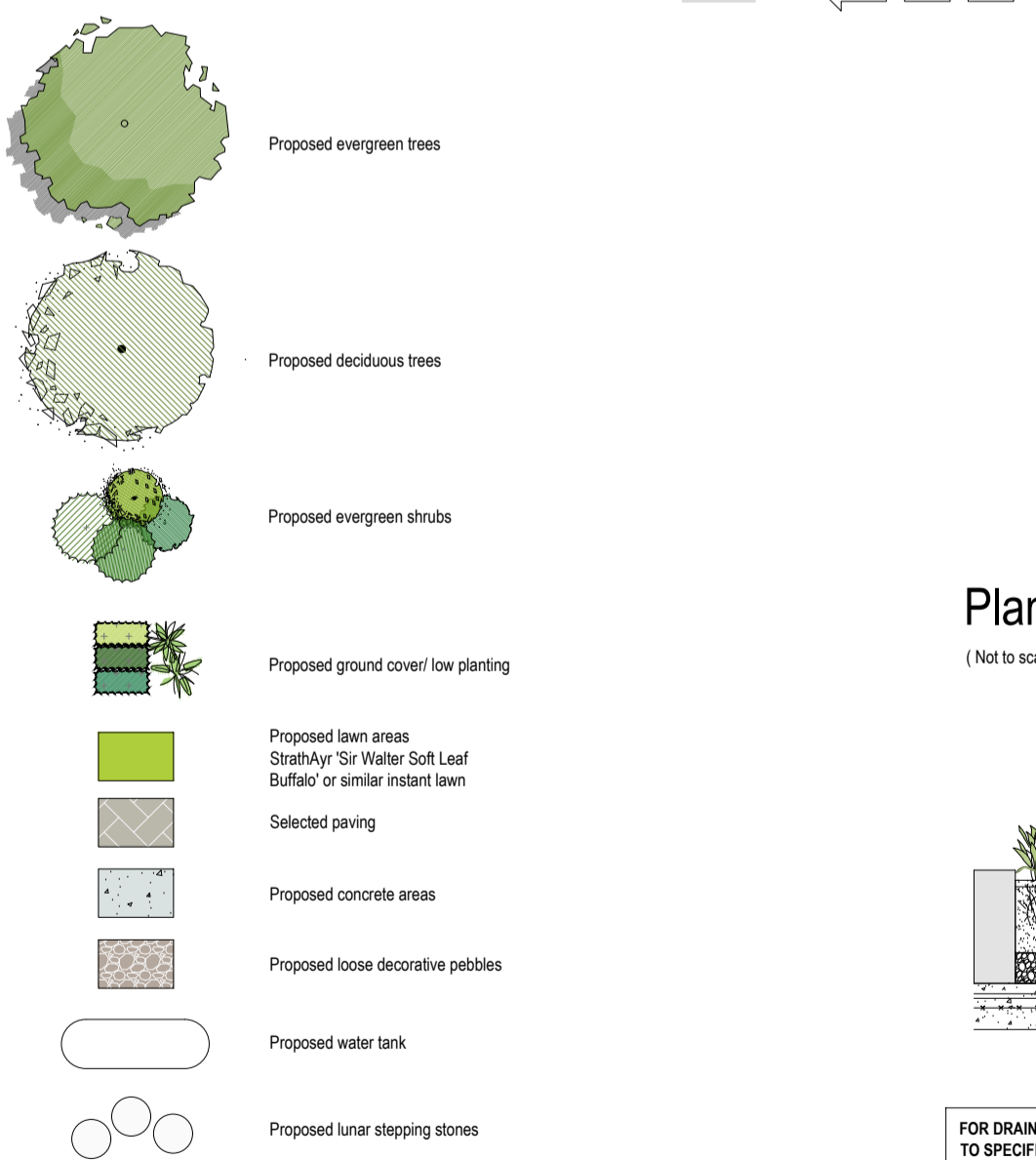
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4370:2009, Tree protection in development sites) and to the satisfaction of the responsible authority.

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373:2007 (Pruning of amenity trees). All tree protection practices must be adhered to in accordance with the arboricultural report and to the satisfaction of the responsible authority.

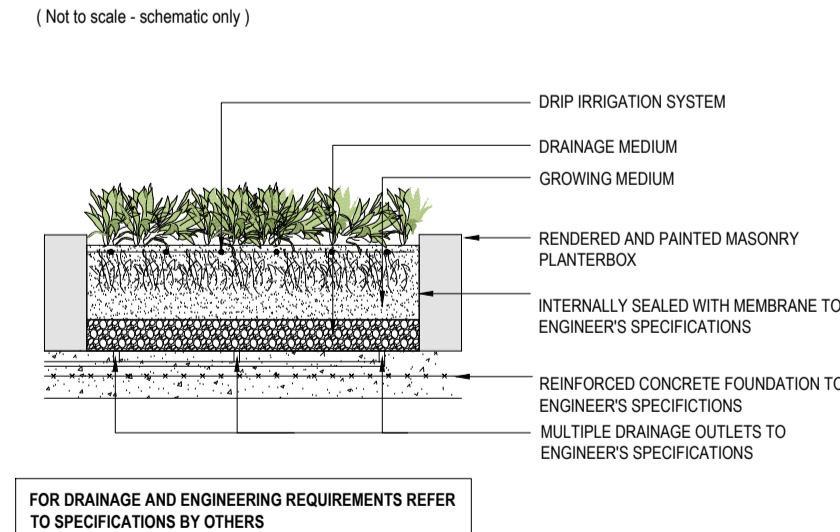
Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively sealed and fixed with concrete to prevent leaking. Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric and a 100mm deep layer of Hydrocoll Hardform RG30/Provides root anchor nesting over Hardform layer if trees are to be planted. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Supply and spread evenly a soil mix comprising of 50% washed sand, 40% Hydrocoll fates, and 10% composted organic matter. Compact lightly and evenly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.



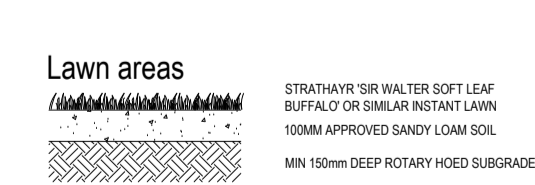
Legend



Planterbox Section



Surface Finishes Detail



Landscape Plan (Sheet 4 of 4)

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
APE	<i>Acer palmatum 'Elegans'</i>	Japanese Maple	2	40lt / min 1.8m high	4m x 3m
FHE	<i>Ficus hilli 'Emerald Standard Ficus'</i>	Emerald Standard Ficus	8	40lt / min 1.8m high	4m x 2m
MGT	<i>Magnolia grandiflora 'Teddy Bear'</i>	Teddy Bear	4	40lt / min 1.8m high	4m x 3m
SHRUBS					
AA	<i>Agave attenuata</i>	Agave	22	20cm pot	1.2m x 1.2m
BS	<i>Buxus sempervirens</i>	English Box	62	20cm pot	1m x 1m
CE	<i>Crocea exaltata</i>	Small Crocea	8	20cm pot	75cm x 1.0m
GA	<i>Gardenia augusta 'Florida'</i>	Gardenia	16	20cm pot	8m x 1.0m
MUP	<i>Murrays paniculata</i>	Orange Jessamine	2	20cm pot	2m x 1m
STT	<i>Syzygium australe 'Tiny Trev'</i>	Dwarf Bush Cherry	8	20cm pot	1m x 8m
GROUND COVERS & LOW SHRUBS					
HHP	<i>Hosta 'Yanpau Blue'</i>	Plantain Lily	6	14cm pot	4m x 9m
SS	<i>Senecio serpens</i>	Blue Fingers	42	14cm pot	6m x 6m
SSG	<i>Saxum spartanum 'Green Fairy Cushion'</i>	Green Fairy Cushion	16	14cm pot	1m x 6m
PALMS & CYCADS					
CP	<i>Chamaedorea catenularum</i>	Cascade Palm	4	30cm pot	2m x 1.8m
PX	<i>Pholidendron arandu</i>	Xanadu	20	30cm pot	75m x 1m

NORTH

PROJECT ADDRESS: PROPOSED APARTMENT BUILDING LOT 1430 RUSHGATE STREET PARKENHAM
 DATE: 22.09.2021 PROJECT NO. # L8174
 SHEET SIZE: A1 REV. # C
 DESIGNED BY: NH/MA landscape Arch. UEL/UK DRAWN BY: MO

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