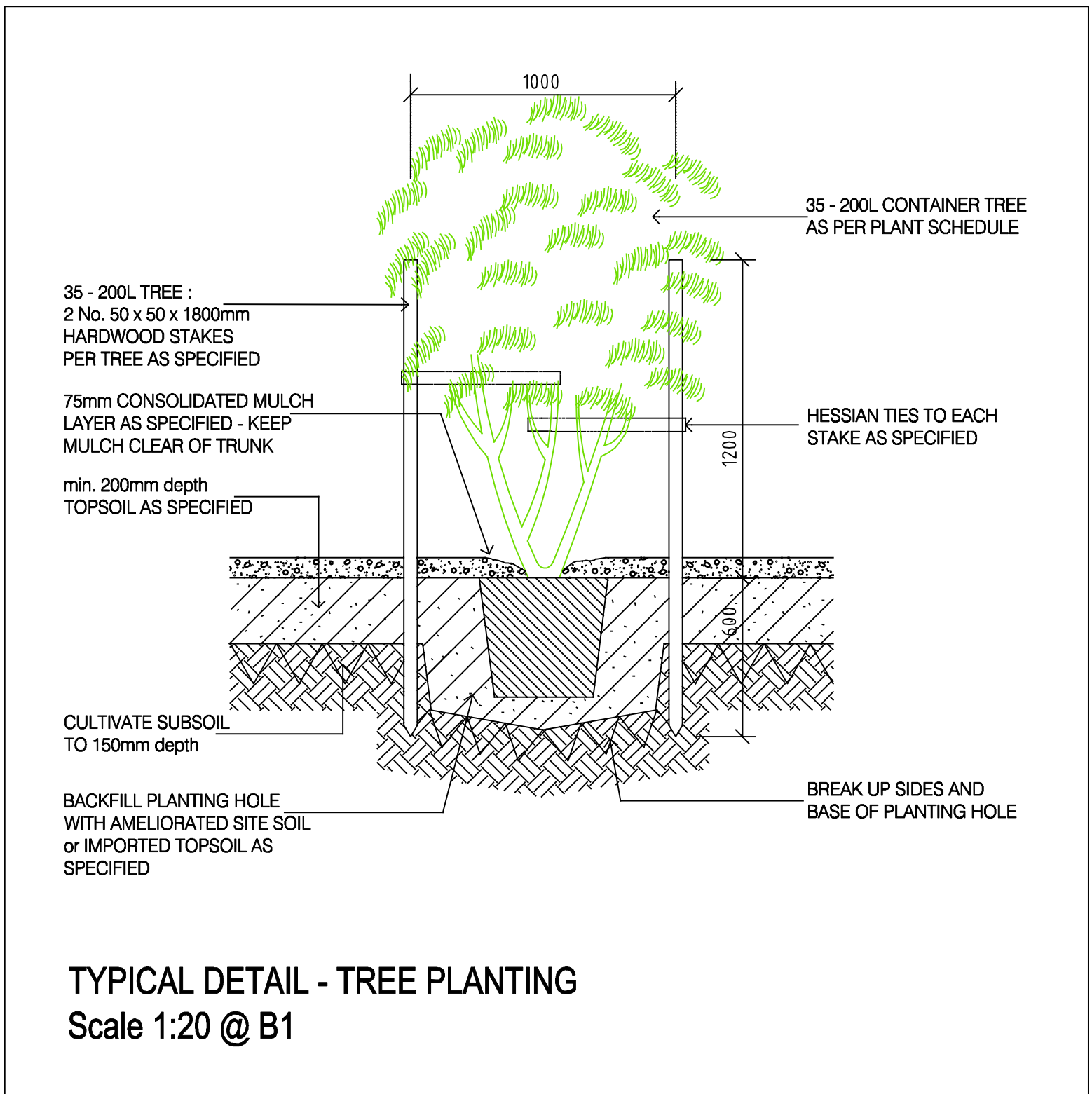
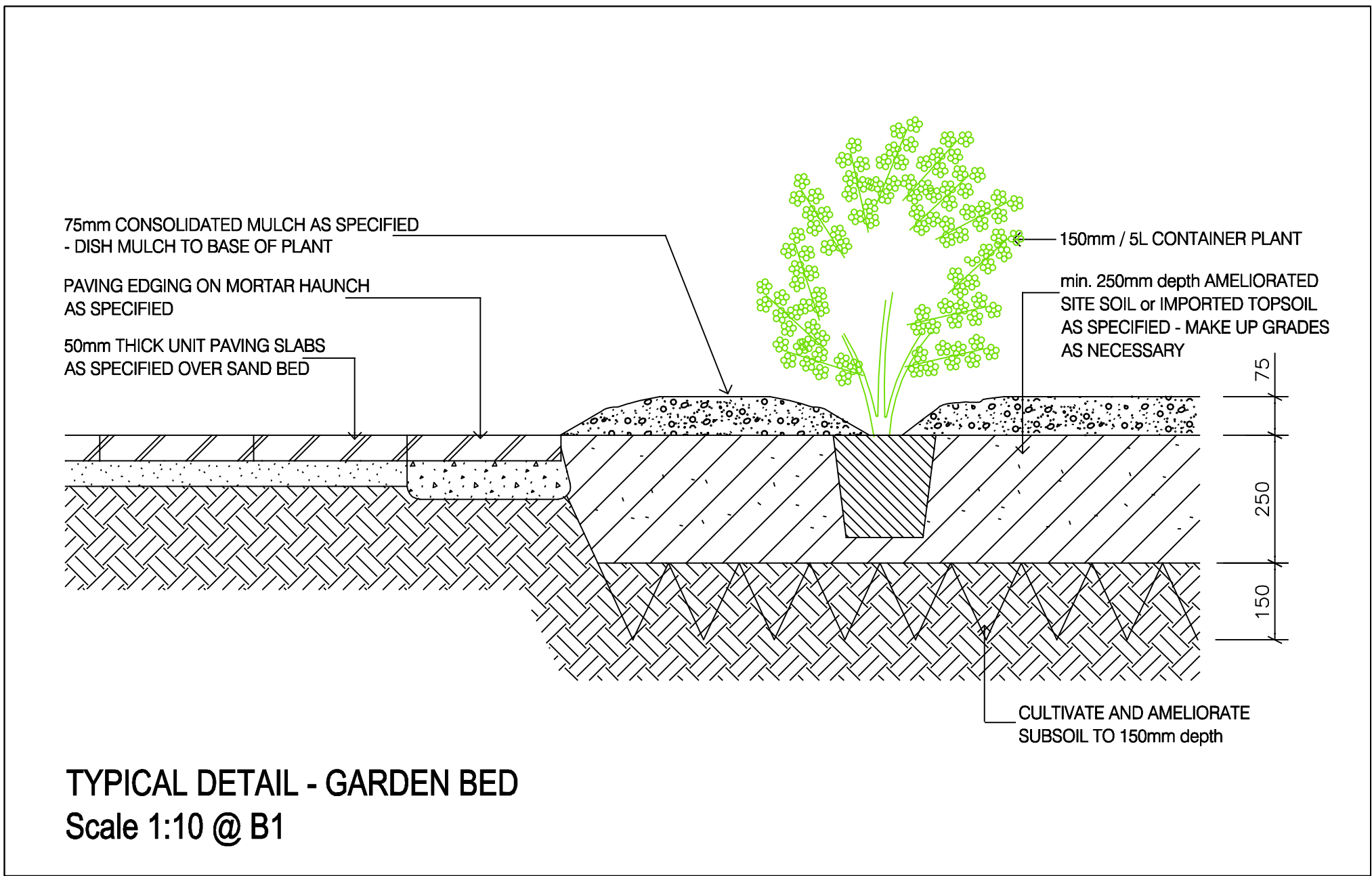
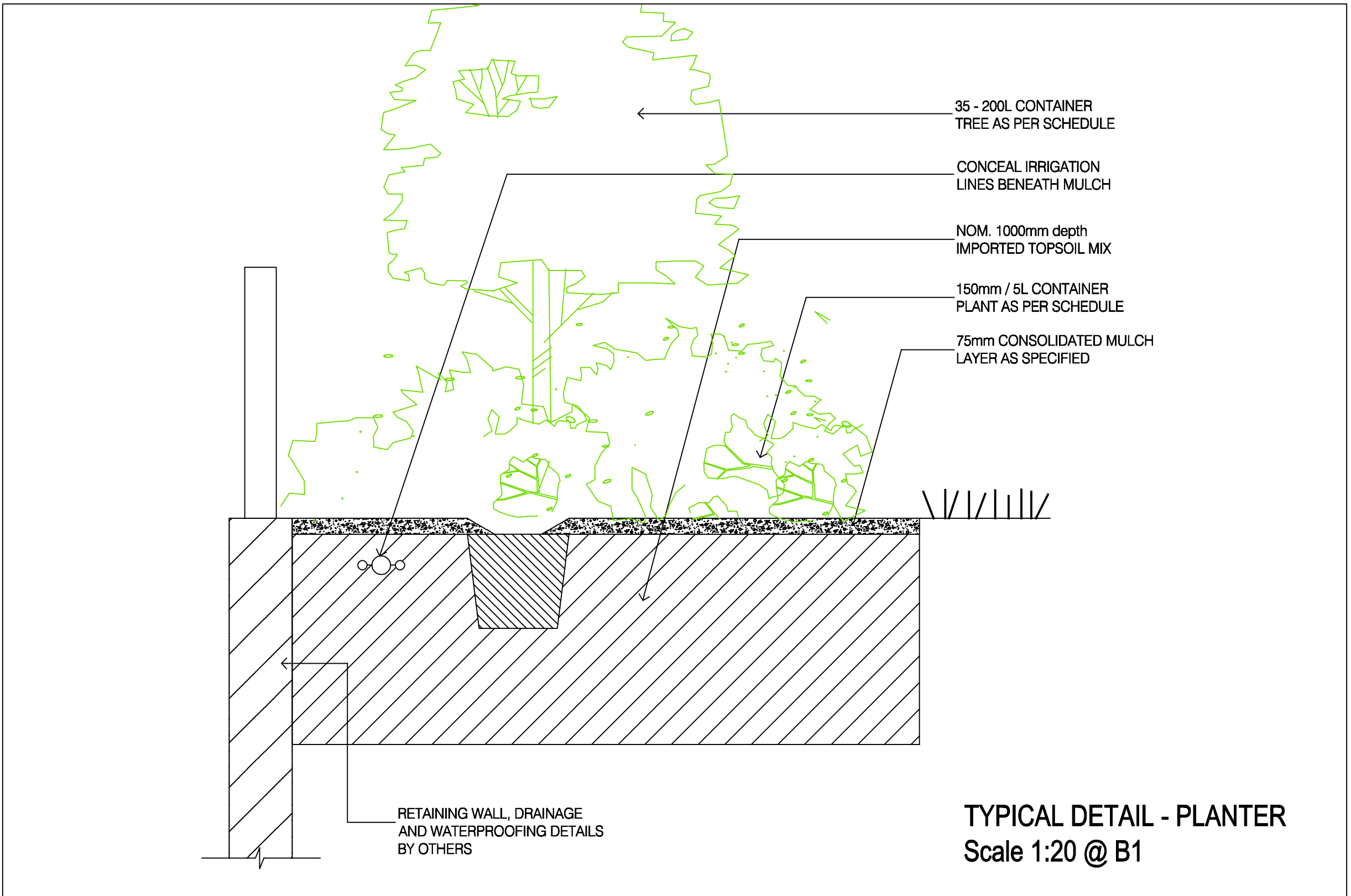
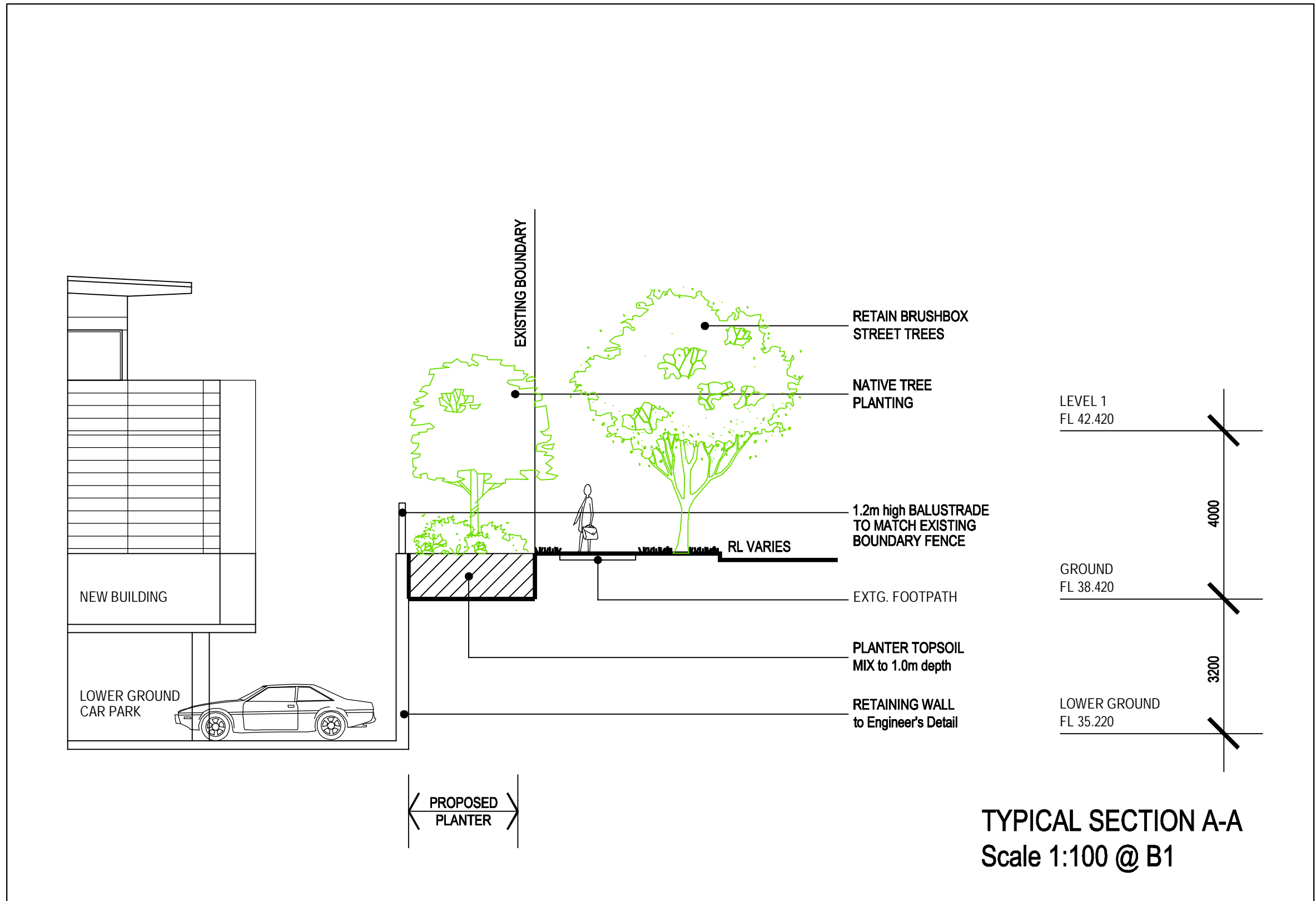
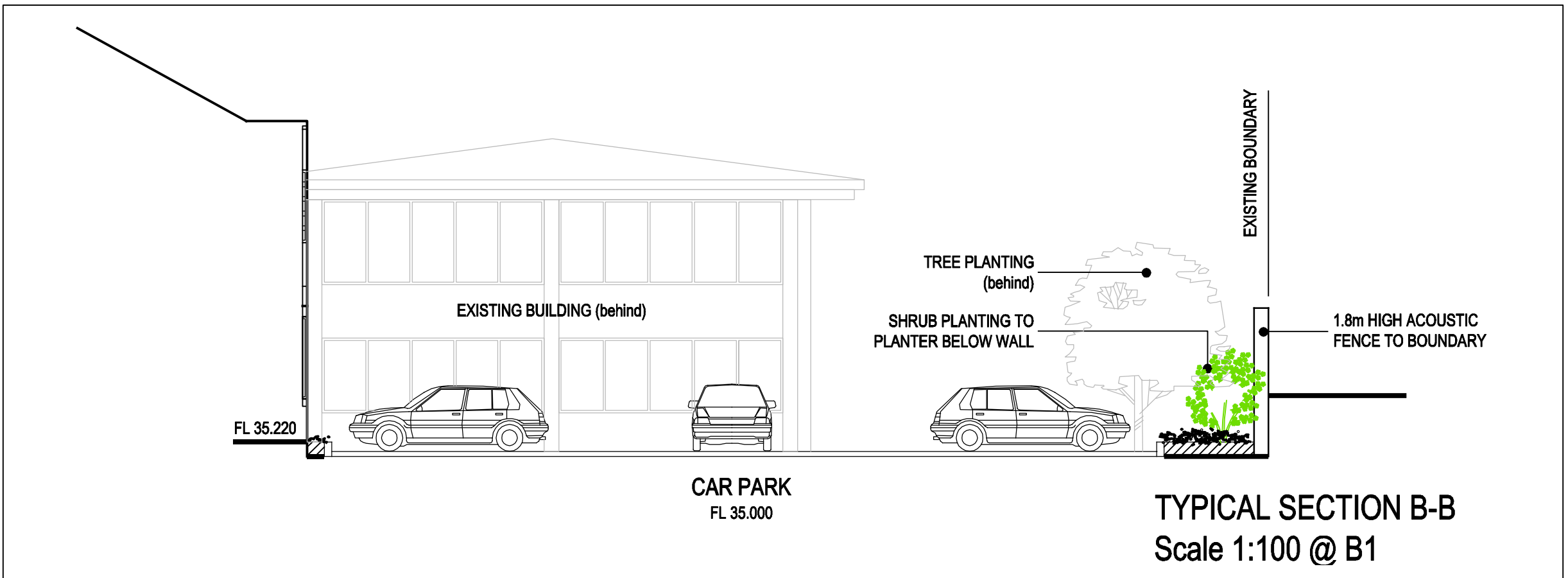


SPECIFICATION NOTES and ESTABLISHMENT MAINTENANCE

- 1.0 GENERAL
- These documents have been prepared for Development Application with Sutherland Shire Council.
- The landscape plans and details are to be read in conjunction with the relevant architectural and engineering site plans.
- Refer architectural and engineering drawings for details of retaining walls, driveways, stormwater and all built structures.
- 2.0 PREPARATION
- Excavate all new planting areas over natural ground to a depth of 300mm below adjacent finished levels.
- All excavated planting areas are to be ripped and cultivated to a depth of 150mm. Remove deleterious material including stones, roots, weeds, etc.
- 3.0 SUBSOIL DRAINAGE
- Subsoil drainage lines are to be installed to garden bed areas over natural ground where drainage may be poor and to planter beds on-slab. Planters on-slab are also to have a layer of free-draining material such as coarse washed river sand. Ensure minimum falls for all subsoil drains and connect ag lines to nearest stormwater pit.
- 4.0 PAVING AND EDGING
- Install selected unit paving slabs on minimum 50mm depth sand bed to courtyard areas where shown on the Drawings.
- Edging course of paving units shall be mortared in place where adjacent to planting areas.
- Garden edging shall be raised concrete kerbing where required or otherwise flush with paving or other adjacent surfaces.
- 5.0 SOIL WORKS
- Topsoil shall be improved site soil if available or otherwise a free-draining sandy loam material imported as necessary.
- Install topsoil planting mix in consolidated layers to a depth of 250mm to all garden bed areas over natural ground.
- Thoroughly cultivate into subgrade where such is natural ground, and finish soil 50mm below adjacent finished levels.
- A lightweight planter box mix shall be used in all garden on-slab applications.
- 6.0 PLANTS AND PLANTING WORKS
- Supply trees, shrubs and groundcovers as listed in the Plant Schedule. Confirm species availability, container sizes and quantities prior to ordering. Distribute shrubs and groundcovers evenly throughout planted areas as shown on the Drawings and at spacings nominated in the Schedule. Do not vary locations of plants from those shown on the Drawings unless to avoid services or other structures.
- All plants are to be true to nomenclature, well grown, of typical form, hardened off, and to have well developed root systems not root-bound. Plants shall be free of disease and insect pests. Trees are to have a single leading shoot and erect trunk.
- Break-up sides and base of planting holes to accept root ball and backfill with specified topsoil mix. Thoroughly water in plants immediately after planting and apply slow-release fertiliser pellets to trees and shrubs as per manufacturer's recommendations. Stake and tie trees with 2 No hardwood stakes (50 x 50 x 1800mm) and hessian webbing ties.
- 7.0 MULCHING
- Spread weed-free organic mulch such as pine flake or Eucalyptus fines to a consolidated depth of 75mm over all garden bed areas and planters on-slab. Finish mulch flush with edging and other adjacent surfaces.
- 8.0 IRRIGATION
- Install an automated drip irrigation system to all new garden beds and planters where shown on the Drawings.
- The Landscape Contractor is to design, install, commission and maintain the irrigation system to comply with all relevant Australian Standards.
- 9.0 ESTABLISHMENT MAINTENANCE
- The Landscape Contractor shall maintain the Works during construction and for a period of 52 weeks following Practical Completion. All planted areas are to be intensively watered for a period of 10 weeks after installation to ensure satisfactory establishment. Any failed plants are to be replaced by the Landscape Contractor during this time.
- The following maintenance items are to be attended to on a regular basis throughout the maintenance period:- watering; weeding and rubbish removal; replacement of failed or vandalised plants; rectification of surface subsidence in paving; replacement of mulch to maintain specified depth; adjusting stakes and ties; disease and insect control; fertilising; and pruning to promote plant growth and form.



SCHEDULE of SELECTED PLANT MATERIALS						
(refer SUTHERLAND SHIRE COUNCIL'S Guide to Indigenous Plant Species Suitable for Landscape & Regeneration Projects)						
Botanical name	Common name	Landscape use or function	Container size (min.)	Spacing (mm)	Mature height (m)	Width (m)
	DECIDUOUS TREES					
	Celtis australis	Feature tree planting for summer shade	75L	as shown	10.0-12.0m	4.0-6.0m
	Sapindus sebiferum	Chinese Tallowwood	100L	as shown	8.0-8.0m	3.0-5.0m
	Ulmus parvifolia	Chinese Elm	200L	as shown	8.0-10.0m	5.0-6.0m
	NATIVE TREES					
	Acmencia smithii	Lilly Pilly	35L	as shown	4.0-8.0m	3.0-5.0m
	Allocasuarina torulosa	Forest Oak	35L	as shown	5.0-8.0m	3.0-4.0m
	Banksia integrifolia	Coast Honeysuckle	35L	as shown	4.0-8.0m	3.0-5.0m
	Corymbia maculata	Spotted Gum	75L	as shown	10.0-20.0m	5.0-8.0m
	Eucalyptus haemastoma	Scribbly Gum	75L	as shown	8.0-10.0m	4.0-8.0m
	Hymenosporum flavum	NSW Frangipani	75L	as shown	5.0-8.0m	3.0-4.0m
	Syzygium paniculatum	Magenta Lilly Pilly	35L	as shown	5.0-10.0m	4.0-6.0m
	NATIVE SHRUBS (1.0 - 4.0m. hgt)					
	Banksia ericifolia	Heath-leaf Banksia	10L	1500mm cts	2.0-3.0m	2.5m
	Banksia spinulosa	Harpin Banksia	200mm	1000mm cts	1.5m	1.5m
	Callistemon "Captain Cook"	Bottlebrush	200mm	750mm cts	1.5m	1.0m
	Callistemon "Hannah Ray"	Bottlebrush	10L	1500mm cts	3.0-4.0m	2.0m
	Ceratopetalum gummiferum	NSW Christmas Bush	10L	2000mm cts	3.0-4.0m	2.0-3.0m
	Dodonaea triquetra	Hop Bush	200mm	750mm cts	1.0-2.0m	1.0m
	Grevillea buxifolia	Grey Spider Flower	200mm	750mm cts	1.0-1.5m	1.5m
	Grevillea "Ned Kelly"	Grevillea	200mm	1000mm cts	1.5-2.0m	1.5m
	Leptospermum polygalifolium	Lemon-scented Tea Tree	200mm	1250mm cts	2.0m	1.5m
	Westringia fruticosa	Coastal Rosemary	200mm	1000mm cts	1.5-2.0m	1.5m
	NATIVE SHRUBS (<1.0m)					
	Boronia ledifolia	Sydney Boronia	150mm	400mm cts	0.5m	0.5m
	Brachycome multifida	Cut-leaf Daisy	150mm	400mm cts	0.3m	0.5m
	Correa reflexa	Native Fuchsia	200mm	750mm cts	1.0m	1.0m
	Helichrysum elatum	Everlasting Daisy	150mm	300mm cts	1.0m	0.3m
	Melaleuca thymifolia	Honey Myrtle	200mm	750mm cts	1.0m	1.0m
	NATIVE GROUNDCOVERS/CLIMBERS					
	Dampiera diversifolia	Dampiera	150mm	500mm cts	0.3m	0.5m
	Grevillea "Royal Mantle"	Prostrate Grevillea	200mm	2000mm cts	0.3m	3.0-4.0m
	False Sarsaparilla	False Sarsaparilla	150mm	1500mm cts	0.3m	2.0m
	Guinea Flower	Guinea Flower	150mm	1500mm cts	0.3m	2.0m
	Hibbertia scandens	Dusky Coral Pea	150mm	1500mm cts	-	2.0m
	Kennedia rubicunda	Native Violet	100mm	300mm cts	0.1m	-
	NATIVE GRASSES/LILIES					
	Crinum pedunculatum	Swamp Lily	10L	1250mm cts	1.0-1.5m	1.5m
	Dianella caerulea	Blue Flax Lily	150mm	400mm cts	0.5m	0.5m
	Dianella revoluta	Mauve Flax Lily	150mm	400mm cts	0.5m	0.5m
	Gymea Lily	Gymea Lily	35L	2000mm cts	1.5-2.0m	2.0m
	Doryanthes excelsa	Knobby Club Rush	100mm	300mm cts	0.5m	0.3m
	Isolepis nodosa	Spiry Mat-rush	150mm	750mm cts	1.25m	1.25m
	NATIVE FERNS					
	Adiantum aethiopicum	Maidenhair Fern	150mm	300mm cts	0.3m	-
	Asplenium australasicum	Birds Nest Fern	10L	1000mm cts	0.5m	1.0m
	Blechnum cartilagineum	Gratie Fern	150mm	300mm cts	0.3m	-
	Doodia aspera	Resp Fern	150mm	300mm cts	0.2m	-



REFERENCE MAP

NORTH

LOCATION PLAN

NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL. LTD.

2006 HASSELL. LTD.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE

E

AMENDED DoP SUBMISSION

17.11.08

D

SECTION A-A & PLANTER DETAIL AMENDED

05.11.08

C

REVISED DoP SUBMISSION

14.09.07

B

REVISED DA SUBMISSION

23.03.07

A

DA SUBMISSION

23.03.07

ISSUED TO COUNCIL FOR INFORMATION

FEB 2007

REV

DESCRIPTION

DATE

CONSULTANT

HASSELL LTD ACN 007 711 435

86 CLIMBERLAND STREET SYDNEY NSW 2000

AUSTRALIA

SYDNEY@HASSELL.COM.AU

T 61 2 9273 2300 F 61 2 9273 2345

PROJECT

KAREENA PRIVATE HOSPITAL

86 Kareena Road

Miranda, N.S.W. 2228

Ph - (02) 9717-0200

Fax - (02) 9625-1606

DRAWING TITLE

LANDSCAPE SECTIONS

DETAILS AND NOTES

STATUS

DEVELOPMENT APPLICATION

SCALE AT B1

DRAWN

CS-CORONATED

CHECKED

APPROVED

as shown

PD

PD

JOB NO.

DRAWING NUMBER

REV

PSA 7536

DA-LO2

E

HASSELL



SCHEDULE of SELECTED PLANT MATERIALS
(refer Sheet DA-L02)

LEGEND OF MATERIALS AND FINISHES

	EXISTING TREE TO BE RETAINED		EXISTING TREE TO BE REMOVED
	HIGH QUALITY UNIT PAVING		PROPOSED NEW LAWN
	NEW FOOTPATH eg. EA CONCRETE		PROPOSED FENCE or HANDRAIL
	RETAINING WALL BY OTHERS		EXISTING SPOT LEVEL
	SLOPING BANK (LANDSCAPED)		PROPOSED FINISHED LEVEL

REFERENCE MAP

LOCATION PLAN

0 4m 8m 16m

1:200

NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL LTD. 2008 HASSELL LTD.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

REV	DESCRIPTION	DATE
E	AMENDED DoP SUBMISSION	17.11.08
D	REVISED DoP SUBMISSION	11.11.08
C	REVISED DA SUBMISSION	14.09.07
B	DA SUBMISSION	23.03.07
A	ISSUED TO COUNCIL FOR INFORMATION	FEB 2007

CONSULTANT

HASSELL LTD ACN 007 711 435
88 CLIMBERLAND STREET SYDNEY NSW 2000
AUSTRALIA
SYDNEY@HASSELL.COM.AU
T 61 2 9273 2300 F 61 2 9273 2345

PROJECT

KAREENA PRIVATE HOSPITAL
86 Kareena Road
Miranda, N.S.W. 2228
Ph - (02) 9717-0200
Fax - (02) 9525-1608

DRAWING TITLE

LANDSCAPE AND PLANTING PLAN

STATUS

DEVELOPMENT APPLICATION

SCALE AT B1	DRAWN	CO-ORDINATED	CHECKED	APPROVED
1 : 200	PD	PD		

JOB NO.	DRAWING NUMBER	REV
PSA 7536	DA-L01	E

HASSELL