

Morpeth Residential Aged Care Morpeth road, Morpeth, NSW

Town Planning Submission
Landscape Design Report

Job Reference Number: 253824

14 December 2018



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253824-MO-LD-000-03

Drawing List

Drawing No.	Title	Scale
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253824-MO-LD-000-02	Drawing List	NTS
Site Understanding & Design Approach		
253824-MO-LD-000-03	Existing trees to be retained and removed	1:500
253824-MO-LD-000-04	Existing tree schedule	NTS
253824-MO-LD-000-05	Conservation Management Design Response	NTS
253824-MO-LD-000-06	Conservation Management Design Response	NTS
253824-MO-LD-000-07	Conservation Management Design Response	NTS
Landscape Concept Plans		
253824-MO-LD-200-01	Ground floor	1:500
Landscape Elements		
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253824-MO-LD-000-15	Native perimeter	NTS
253824-MO-LD-000-16	Plant Schedule	NTS
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253824-MO-LD-000-17	Specifications	NTS

NOTES

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10.07.18	02	Preliminary Issue
18.12.18	03	For Development Approval

ASPECT Studios™

ASPECT Studios Pty Ltd
 2/28A Logan Road
 Woolloongabba Q 4102
 Australia
 T 07 3847 8755
 www.aspect-studios.com
 brisbane@aspect-studios.com
 ABN 11 120 219 561

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PROJECT
Morpeth Aged Care

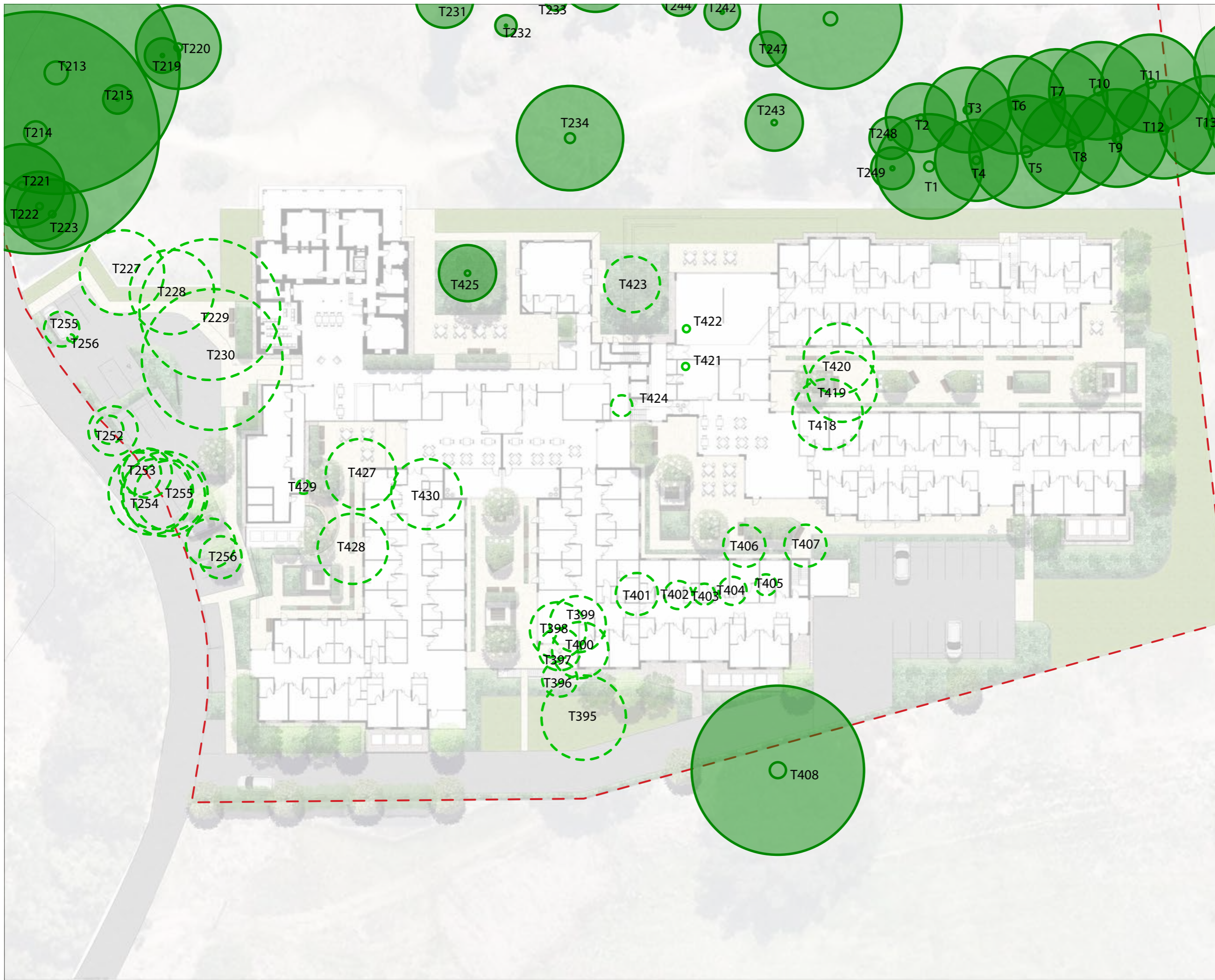
Morpeth, NSW

DRAWING
Drawing List

DRAWN CHECKED SCALE
 PM SL A3

STATUS
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 253824-MO-LD-000-02 03





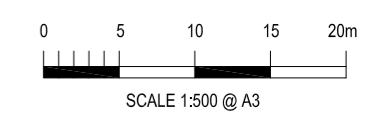
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Legend

-  Trees to be retained
-  Trees to be removed



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DRAWING
Existing trees to be retained and removed

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PM	SL	A3 1:500

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253824-MO-LD-000-03	03

Existing Tree Summary


Tree	Species	H (m)	S (m)	DBH (mm)	Condition
TREES TO BE RETAINED					
1	Lophostemon confertus	16	15	1.08	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
2	Lophostemon confertus	14	10	0.72	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
3	Lophostemon confertus	15	12	0.62	General tree maintenance required to remove deadwood and detail targeted branch scaffolds. Longitudinal wound on co-dominant stem.
4	Lophostemon confertus	16	12	0.69	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
5	Lophostemon confertus	17	16	1.30	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
6	Lophostemon confertus	15	14	0.69	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
7	Lophostemon confertus	16	14	0.75	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
8	Lophostemon confertus	15	14	0.71	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
9	Lophostemon confertus	16	14	0.74	Mechanical damage
10	Lophostemon confertus	14	14	0.59	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
11					
12	Lophostemon confertus	15	14	0.80	General tree maintenance required to remove deadwood and detail targeted branch scaffolds
13					
14					
15					
213	Ficus macrophylla	18	35	1.30	Large overextended BS, DW
214	Ficus macrophylla	18	35	1.50	overextended BS, DW
215	Backhousia myrtifolia	9	4	0.35	wound area extending from GL to 1.8m
219	Olea africana	7	5	0.47	Multi-stemmed, Weed Sp.
220	Photinia robusta	5	12	0.50	Asym -west
221	Olea africana	12	12	0.70	Asym-W, Weed Sp.
222	Olea africana	13	10	0.47	Prev RP failure-Asym regrowth and large DW, Weed Sp.
223	Olea africana	10	10	0.48	Prev RP failure-Asym regrowth and large DW, Weed Sp.
225	Ulmus procera	7	5	0.37	Minor DW
226	cupressus funebris	13	1	0.34	Cypress bark weevil damage
231	Auracaria collummaris	26	8	0.98	minor DW
234	Liquidambar styraciflua	21	15	1.19	previous branch failures, overext. Branch structure
243	Liquidambar styraciflua	14	8	0.51	no visible defects
246	Ficus macrophylla	19	20	1.50	overext. BS, basal decay
247	Backhousia myrtifolia	8	5	0.53	2 x stemms, previous branch failure
248	Cypress Sp	11	6	0.53	minor DW
249	Cypress Sp	11	6	0.37	minor DW
250	Bauhinia	7	6	0.32	minor Asym -West
408	Ficus macrophylla	17	24	1.22	Multistem, minor DW
418	Grevillea robusta	15	10	0.41	Asym - south, close proximity to shed
425	Olea africana	8	8	0.88	Large wound areas, DW, cavities, callousing, epicormic growth, surface roots
430	Calistemon citrinus	6		0.28	Asym, low branch styb with epicormic regrowth

TREES TO BE REMOVED

227	Ulmus procera	12	12	0.95	Large Hollows, failed limbs, decayed open wound areas
228	Ulmus procera	10	12	1.18	Overextended BS, limb failures, in decline, filled with exp. foam
229	Corymbia citriodora	20	20	0.65	over ext BS -w
230	Eucalyptus microcorys	19	20	0.80	Overext. BS 4 Quads, minor / large DW
252	Melia azedarach	8	7	0.54	Minor borer activity, DW
253	Jacaranda sp.	12	6	0.26	No visible defects
254	Eucalyptus saligna	17	12	0.55	Minor overext.. BS, large DW
255	Eucalyptus saligna	14	10	0.80	Lge wound areas with decay, terminal leader failed (fruiting body)
256	Citharexylum spinosum	10	7	0.36	Multistem
395	Cinnamomum camphora	13	12	0.98	Large Dw, multistem
396	Leptospermum petersonii	7	5	0.22	Multistem, asym, supressed
397	Callistemon 'Harkness'	7	6	0.31	Multistem, asym, supressed
398	Callistemon 'Harkness'	8	8	0.42	Slightly asym, minor DW
399	Callistemon 'Harkness'	6	8	0.42	minor DW, overext. BS
400	Melaleuca quinquenervia	15	8	0.72	multitem canopy structure
401	Morus nigra	8	6	0.60	Mulberry DW and epicormic growth
402	Malus sp.	3	4	0.23	Fruit tree
403	Malus sp.	3	3	0.17	Fruit tree
404	Malus sp.	3	4	0.20	Basal wound -decay insect frass
405	Pyrus (fruit)	3	3	0.17	Basal wound
406	Diospyros sp. (persimmon)	3	6	0.22	Basal wound
407	Jacaranda sp.	5	6	0.35	Multistem, asym -w
419	Agonis flexuosa	11	10	0.96	multistem
420	Agonis flexuosa	11	10	0.88	overext. BS / DW, Gymnopilus found @base
421	DEAD	-	-	-	DEAD
422	DEAD	-	-	-	DEAD PINE resting on buildings
423	Ceratonia siliqua (carob)	7	8	0.73	in decline, prev decay & removed limbs, V low branching, epicormic growth
424	Unknown species	4	3	0.18	Unknown species, in decline
427	Melia azedarach	13	10	0.68	Borer damage - small
428	Melia azedarach	13	10	0.70	Borer damage, minor brachn failure
429	Cupressus sp.	12	2	0.29	Close proximity to building

Table Source: Terras Landscape Architects, Closebourne House, Tree Assessment Survey Data, June 2018

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 ASPECT Studios Pty Ltd
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 Woolloongabba Q 4102
 Australia
 T 07 3847 8755
 www.aspect-studios.com
 brisbane@aspect-studios.com
 ABN 11 120 219 561

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Morpeth Aged Care

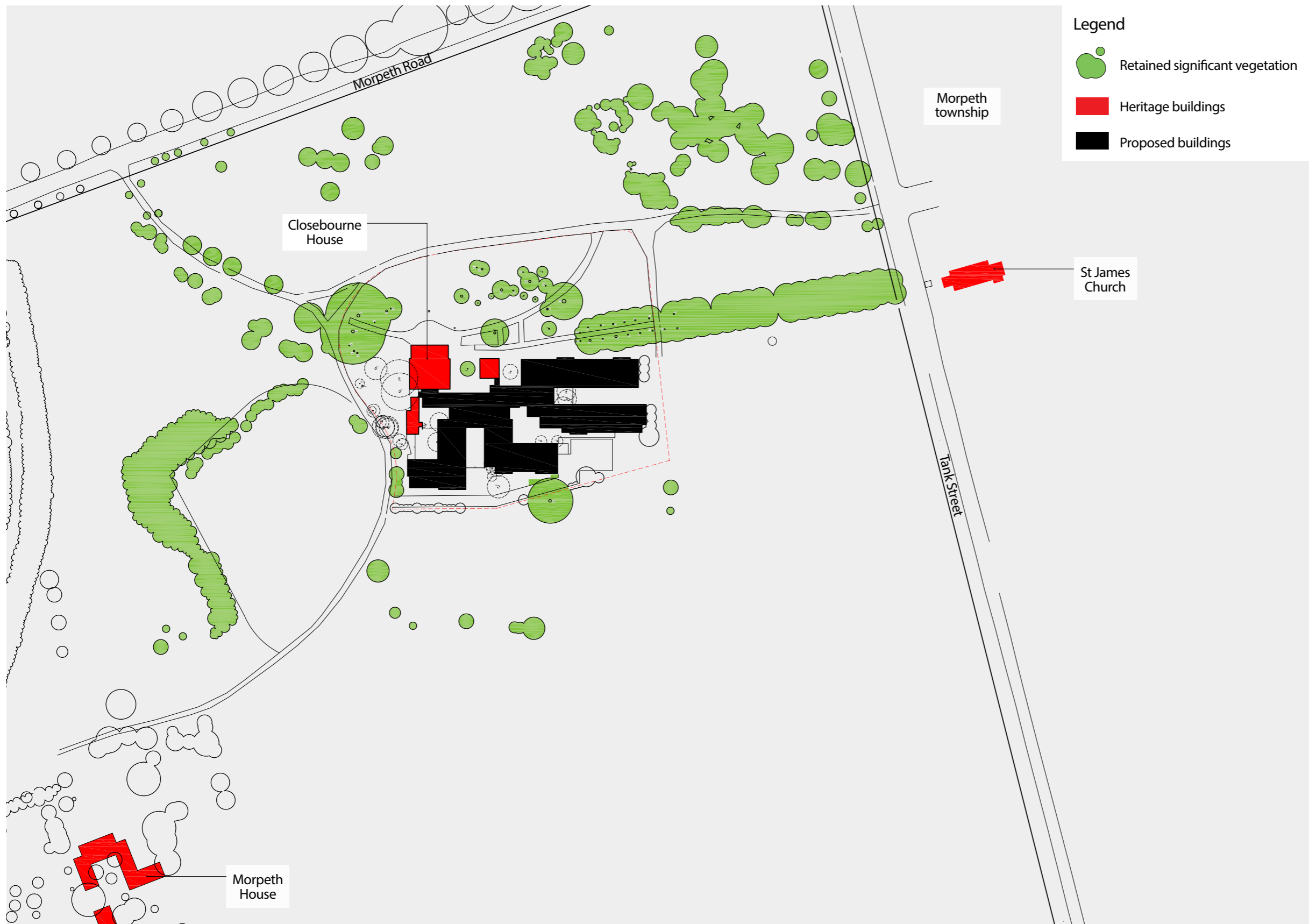
Morpeth, NSW

DRAWING
Existing Tree Summary

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Legend

- Retained significant vegetation
- Heritage buildings
- Proposed buildings

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DRAWING
Conservation Management Design Response



DRAWN	CHECKED	SCALE
PM	SL	A1 NTS A3 NTS

STATUS
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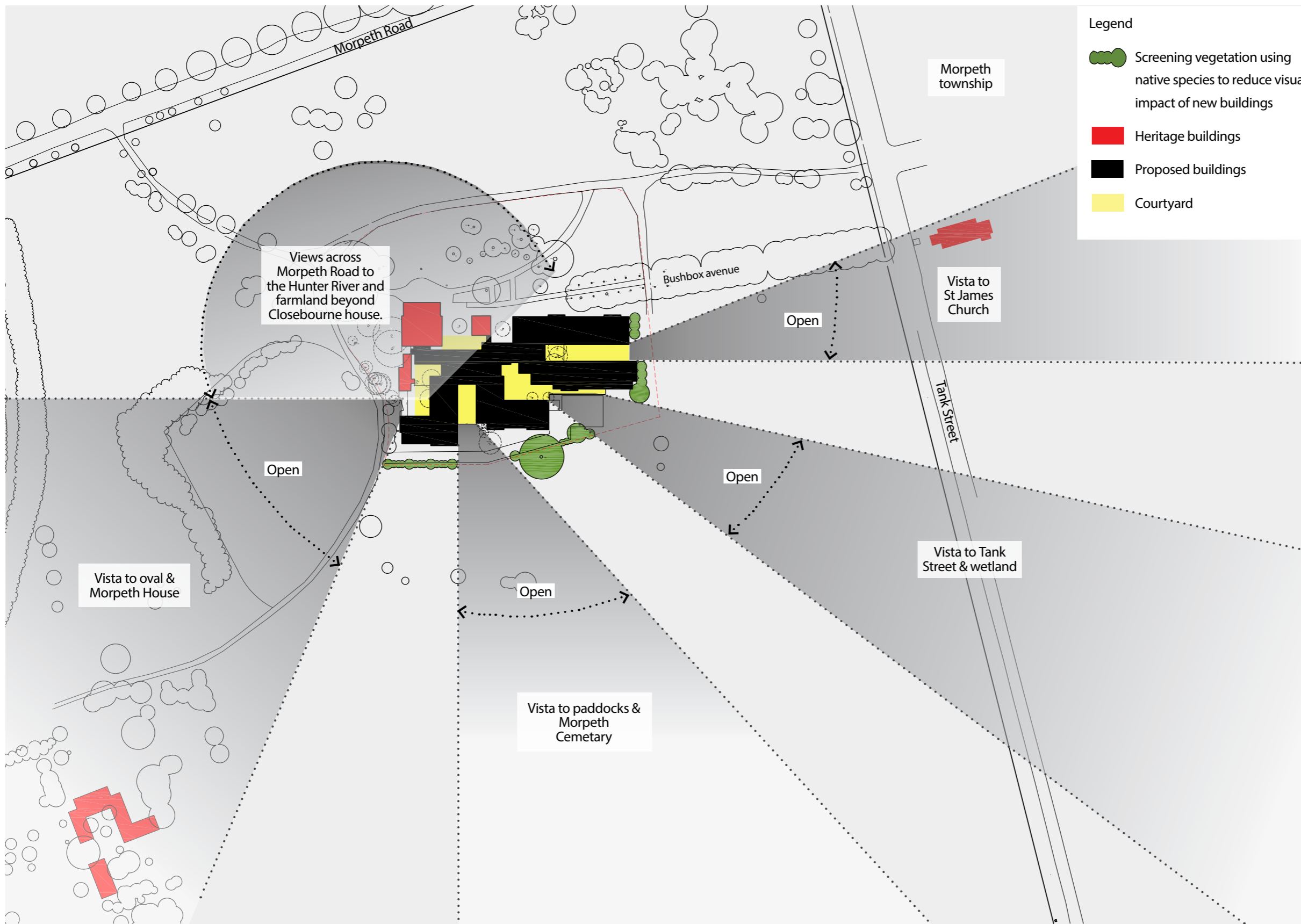
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Vegetation

Wherever possible existing trees have been retained especially those that have heritage significance. All removed trees have a 'Grading of Significance' of 3 (moderate significance) or 4 (little / neutral significance) or no grading at all except for a Carob tree next to The Registry building which while having a significance grading of 2 (high landscape significance) is in poor horticultural condition.

All trees to be retained, including the Brushbox Avenue which has a grading of significance of 1 (exceptional significance), have been protected by appropriate building setbacks in accordance with AS4790-2009 'Protection of trees on development sites' and an arborist's advice. (CMP Policy 2.3.5)

New planting selections are based on common species of the Morpeth area and those found growing on the site. Inappropriate planting and weed species will be removed unless they have been deemed to have landscape significance (eg Camphor laurels). There is an emphasis on retaining and using indigenous native species and some cultural plantings where appropriate in recognition of past use. (CMP Policies 2.3.6, 2.3.7 and 2.3.9)



Legend

- Screening vegetation using native species to reduce visual impact of new buildings
- Heritage buildings
- Proposed buildings
- Courtyard

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Visual curtilage and vistas

The landscape design has preserved the visual curtilage of Closebourne House, The Registry (Arkell House) and the Laundry / gym building by keeping vistas to and from the building cluster open in accordance with the Conservation Management Plan (CMP Policies 2.3.2 and 2.3.8). This includes the following vistas:

1. The visual links between the Morpeth and Closebourne House groups across the oval and with the township of Morpeth. (CMP Policy 2.3.3)

2. Visual links to Morpeth Road and the Hunter River across Precinct A graded as having Exceptional Significance
3. Visual links across the rural paddocks to Tank Street, the wetlands and Morpeth Cemetery. (CMP Policies 2.3.4 and 2.3.8)
4. Visual links to the St James' Church precinct.

The built form of the proposed Aged Care development is also softened (screened) in places to preserve the rural character of the site. (CMP Policy 2.3.4)

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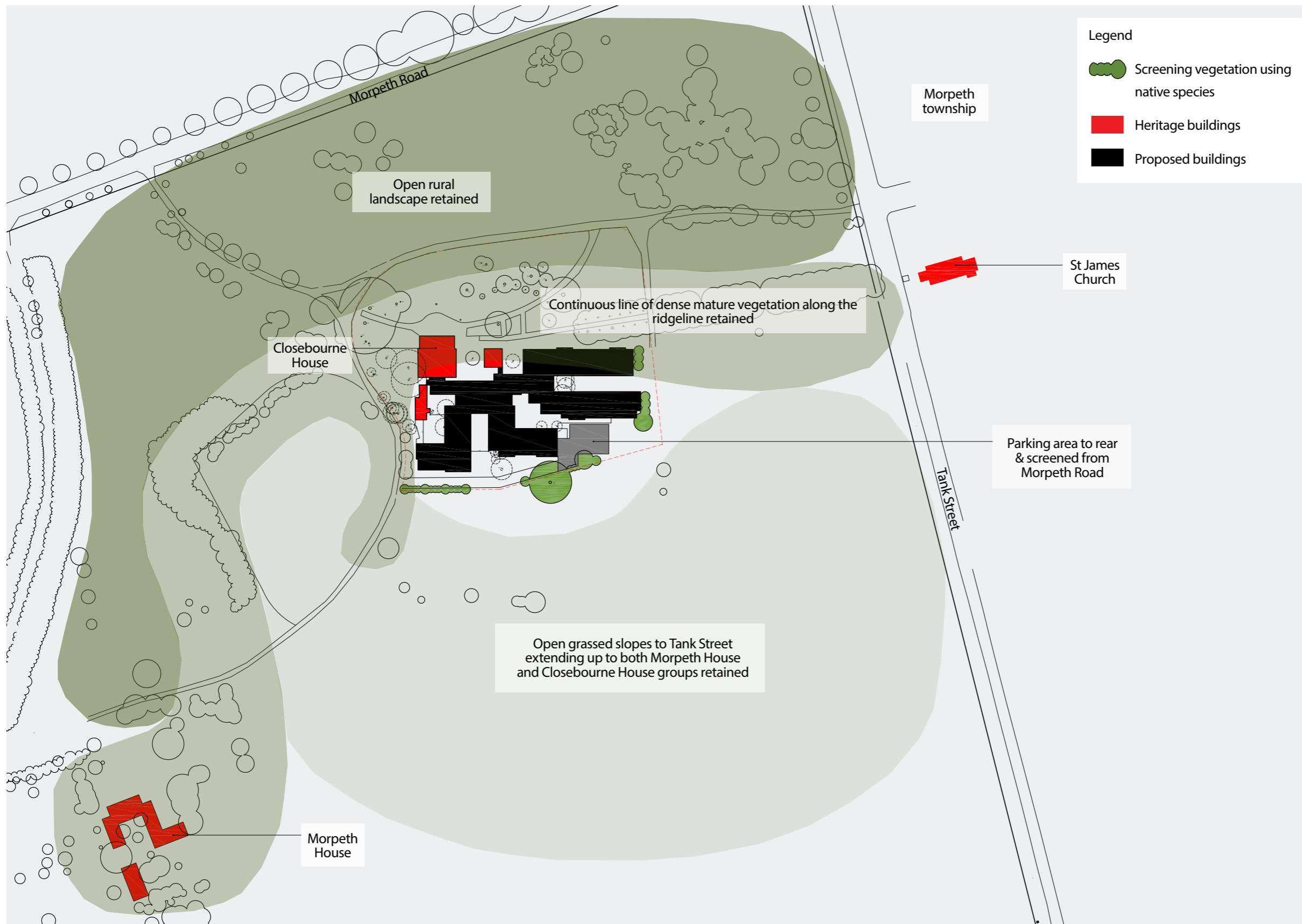
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DRAWING
Conservation Management Design Response




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PM	SL	A1 NTS A3 NTS

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Legend

-  Screening vegetation using native species
-  Heritage buildings
-  Proposed buildings

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PROJECT
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 Morpeth, NSW

DRAWING
Conservation Management Design Response

DRAWN	CHECKED	SCALE
PM	SL	A1 NTS A3 NTS

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253824-MO-LD-000-07	03

Landscape Setting

The rural setting of the Morpeth House and Closebourne House groups have been preserved by:

1. Retaining the open rural landscape extending between Morpeth Road, Morpeth entry drive, the Morpeth House and Closebourne House groups up to the intersection with Tank Street and the Brush Box Avenue.
2. Retaining the open grassed slopes to Tank Street.

3. Retaining the continuous line of dense mature planting along the ridge line including the taller tree clusters of Araucaria pines, Kauri pines and Camphor Laurels. (CMP Policy 2.3.1)


Landscape materials for the new works will be selected to compliment both the heritage elements of the site and the proposed new works. Some re-use of materials (eg sandstone blocks) is proposed in elements such as the Memorial Garden.

Landscape lighting is intended to be subtle and well screened to minimize light spill while achieving safety and security objectives. (CMP Policy 2.3.10)

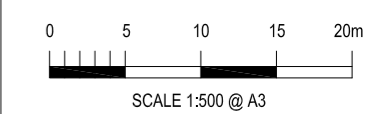
Parking areas are located behind buildings where possible and screened where such screening does not compromise visual curtilages and vistas. (CMP Policy 2.3.11)



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Morpeth, NSW

DRAWING
**Landscape Concept Plan
 Ground Floor**

DRAWN	CHECKED	SCALE
PM	SL	A3 1:500

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253824-MO-LD-200-01	03

Legend

01	Medium tree
02	Small tree
03	Garden bed
04	Raised garden bed
05	Exposed aggregate


06	Bench seat
07	Bench seat with arm rest and back
08	Outdoor table seating
09	1.8 high trellis privacy screen
10	Turf
11	Existing trees

12	Courtyard feature trees
13	Gravel
14	Picnic shelter with picnic seating under
15	Concrete plinths with garden sculptures
16	Screen planting
17	Memorial garden

Precedent Images



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PROJECT
Morpeth Aged Care

Morpeth, NSW

DRAWING
Landscape Character Images

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253824-MO-LD-000-08 03

Landscape Elements

Memorial Garden



01



02



03

01 Curved stone clad walls emphasizing previous concrete block edging. Sandstone tones used to create a connection with existing sandstone throughout site. Timber battens or timber-coloured aluminium battens to plant and bin enclosures.

02 Reuse of existing sculpture on a plinth for a focal point

03 Reuse of existing concrete seat

Precedent Images



04



05




06

04 Sandstone clad wall

05 Reuse of existing sculpture

06 Reuse of existing concrete seating

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DRAWING
**Landscape Elements
 Memorial Garden**

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PM	SL	A3

STATUS
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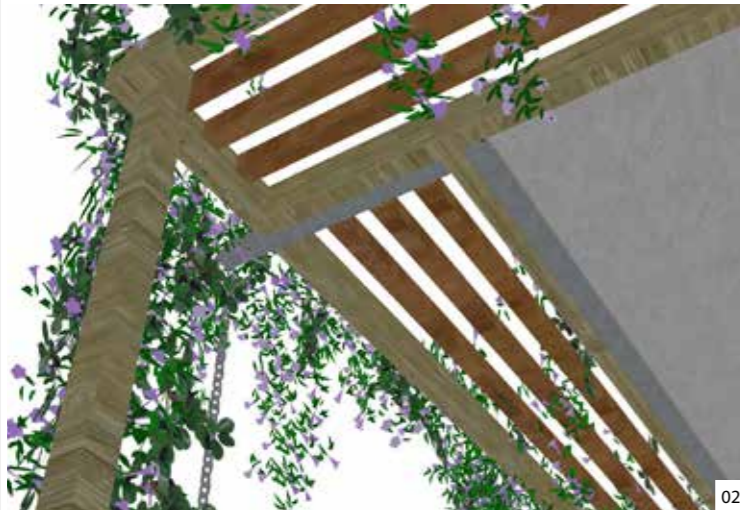
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Landscape Elements

Picnic Shelter



01



02



03

- 01 Courtyard shelters feature a roof for full solar and rain protection. Feature chain in lieu of down-pipe, drainage run-off into raised garden beds. Timber battens or timber-coloured aluminium battens to plant and bin enclosures.
- 02 Battened arbour edge softened with climbing wisteria
- 03 Wheelchair outdoor table setting under each shelter

Precedent Images



04




05



06

- 04 Wisteria growing on arbour
- 05 Chain down pipe
- 06 Two-tone timber picnic shelter

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PROJECT
Morpeth Aged Care
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 DRAWING
Landscape Elements Shelter

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DRAWING NO. 253824-MO-LD-000-10 REVISION 03

Landscape Elements

Furniture



01



03



02

01 Priority seating area, located underneath the shelters will contain a wheelchair accessible table - at one end, the leg will be inward 400mm to allow inclusive wheelchair access

02 Seating node under trees

03 Incidental seating/perching opportunity on 600mm high planter wall

Furniture Palette



• Wheelchair accessible picnic setting under picnic shelters



• 1500mm long hardwood timber bench seat and powder-coated frame




• 1500mm long hardwood timber bench seat with back rest, arm rests and powder-coated frame



• 1500mm long hardwood timber bench seat with back rest and powder-coated frame

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29.06.18	01	Preliminary Issue
10.07.18	02	Preliminary Issue
18.12.18	03	For Development Approval

ASPECT Studios™
 ASPECT Studios Pty Ltd
 2/28A Logan Road
 Woolloongabba Q 4102
 Australia
 T 07 3847 8755
 www.aspect-studios.com
 brisbane@aspect-studios.com
 ABN 11 120 219 561

Brisbane

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PROJECT
 Morpeth Aged Care

Morpeth, NSW

DRAWING
 Landscape Elements
 Furniture

DRAWN CHECKED SCALE
 PM SL A3

STATUS
**FOR DEVELOPMENT
 APPROVAL**

DRAWING NO. REVISION
 253824-MO-LD-000-11 03

Materials Palette

Surfaces



Gravel



Mulch



Lightly exposed aggregate



Turf

Walls



Stone clad wall



Rendered block wall

Edging



Concrete edging



Timber edging

Fencing



Post & rail fence



Steel security fence

Lighting



In-ground up light



Garden up light



Recessed wall light



Bollard & light



Floodlight

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Morpeth Aged Care

Morpeth, NSW

DRAWING

Landscape Elements
 Materials Palette

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PM	SL	A3

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DRAWING NO.	REVISION
253824-MO-LD-000-12	03

General Areas Palette

TREES



Acer palmatum



Lagerstroemia indica 'white'



Liquidamber styraciflua



Magnolia grandiflora 'Little Gem'

SHRUBS



Acmena smithii 'Allyn Magic'



Agapanthus orientalis



Alpinia caerulea



Camellia sasanqua



Gardenia augusta 'radicans'



Gaura lindheimeri



Lavandula dentata



Nandina domestica 'Nana'



Westringia fruticosa 'Mundi'

LOW COVER



Brachyscome 'Mauve Delight'



Brachyscome 'Radiant Magenta'



Clivia miniata



Chrysocephalum apiculatum



Dichondra repens silver falls



Erigeron karvinskianus



Lithodora diffusa 'Grace ward'



Liriope muscari



Pratia pedunculata



Stachys lanata



Themeda australis 'Mingo'



Viola hederacea



Zoysia tenuifolia

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PROJECT
Morpeth Aged Care

Morpeth, NSW

DRAWING
**Plant Palette
General Areas**

DRAWN: PM CHECKED: SL SCALE: A3

STATUS
**FOR DEVELOPMENT
APPROVAL**

DRAWING NO.: 253824-MO-LD-000-13 REVISION: 03

General Areas Palette

CLIMBERS



Pandorea jasminoides



Trachelospermum jasminoides



Wisteria sinensis

EDIBLE HERB GARDEN



Allium schoenoprasum



Allium tuberosum



Lobularia maritima



Matricaria recutita



Mentha arvensis



Ocimum basilicum



Petroselinum crispum



Rosmarinus officinalis

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Morpeth, NSW

DRAWING

Plant Palette
General Areas

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STATUS

FOR DEVELOPMENT
APPROVAL

DRAWING NO.	REVISION
253824-MO-LD-000-14	03

Native Perimeter Palette

TREES



Acacia parvippinula



Acmena smithii



Allocasuarina torulosa



Corymbia maculata



Cupaniopsis anacardioides



Elaeocarpus obovatus



Eucalyptus crebra



Eucalyptus fibrosa



Eucalyptus oblonga



Eucalyptus paniculata



Eucalyptus punctata



Eucalyptus tereticornis



Hymenosporum flavum



Melia azedarach



Syzygium australe 'Lilly pilly'



Syncarpia glomulifera



Syzygium oleosum

SHRUBS



Acmena smithii 'Allys Magic'



Arthropodium cirratum



Breyenia oblongifolia



Bursaria spinosa



Carex appressa



Cymbopogon refractus



Dianella revoluta



Indigofera australis



Lomandra multiflora



Melaleuca nodosa



Persoonia linearis



Pittosporum revolutum



Syzygium australe 'brush cherry'



Themeda australis

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Morpeth, NSW

DRAWING

Plant Palette
Native Perimeter

DRAWN: PM CHECKED: SL SCALE: A3

STATUS

FOR DEVELOPMENT
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DRAWING NO. 253824-MO-LD-000-15 REVISION

03

Native Perimeter Palette

LOW COVER/GRASS



Brachyscome multifida



Hardenbergia violacea



Patersonia glabrata



Viola hederacea



Wahlenbergia gracilis

CLIMBER



Cissus antarctica



Hibbertia scandens

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Morpeth Aged Care

Morpeth, NSW

DRAWING

**Plant Palette
 Native Perimeter**

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DRAWING NO.	REVISION
253824-MO-LD-000-16	03


Planting Schedule

Code	Botanical Name	Common Name	Type	Mature Size H x W (m)	Density	Qty
GENERAL AREAS PALETTE						
TREES						
ACE pal	Acer palmatum	Japanese Maple	Tree	4.0 x 4.0	n/a	
LAG ind	Lagerstroemia indica 'white'	Crepe Myrtle	Tree	6.0 x 4.0	n/a	
LIQ sty	Liquidambar styraciflua	Sweetgum	Tree	10.0 x 8.0	n/a	
MAG LG	Magnolia grandiflora 'little gem'	Dwarf Evergreen Magnolia	Tree	4.0 x 2.5	n/a	
CLIMBERS						
PAN jas	Pandorea jasminoides	Pandorea	Climber	0.3 x 1-2	1/m2	
TRA jas	Trachelospermum jasminoides	Chinese Star Jasmine	Climber	0.3 x 1-2	1/m2	
WIS sin	Wisteria sinensis	Chinese Wisteria	Climber	0.3 x 1-2	1/m2	
SHRUBS						
ACM smi	Acmena smithii 'Allyns Magic'	Dwarf Lilly Pilly	Shrub	0.8 x 1.0	1/m2	
AGA ori	Agapanthus orientalis	Blue Lily	Shrub	1.5 x 1.2	1/m2	
ALP cae	Alpinia caerulea	Native Ginger	Shrub	2.0 x 1.0	1/m2	
CAM sas	Camellia sasanqua	Sasanqua Camellia	Shrub	1.5 x 1.0	1/m2	
GAR aug	Gardenia augusta 'radicans'	Dwarf Gardenia 'radicans'	Shrub	0.5 x 1.0	1/m2	
GAU lin	Gaura lindheimeri	Butterfly Bush	Shrub	1.0 x 0.9	1/m2	
LAV den	Lavandula dentata	French Lavender	Shrub	0.75 x 0.75	4/m2	
NAN dom	Nandina domestica 'nana'	Dwarf Sacred Bamboo	Shrub	0.5 x 0.5	2/m2	
WES fru	Westringia fruticosa 'Mundi'	Mundi Coastal Rosemary	Shrub	1.5 x 1.5	2/m2	
LOW COVER						
BRA MD	Brachyscome	Mauve Delight	Groundcover	0.2 x 0.5	4/m2	
CHR api	Chrysocephalum apiculatum	Yellow Button	Groundcover	0.3 x 1.0	4/m2	
CLI min	Clivia miniata	Kaffir Lily	Clumping Plant	0.5 x 0.5	6/m2	
DIC SF	Dichondra repens	Silver Falls	Groundcover	0.1 x 0.7	6/m2	
ERI kar	Erigeron karvinskianus	Mexican Daisy	Groundcover	0.2 x 0.2	4/m2	
LIT dif	Lithodora diffusa	Grace Ward	Groundcover	0.1 x 0.4	6/m2	
LIR mus	Liriope muscari	Lilyturf	Clumping Plant	0.5 x 0.5	4/m2	
PRA ped	Pratia pedunculata	Trailing Pratia	Groundcover	0.2 x 0.5	6/m2	
STA lan	Stachys lanata	Lambs-ear	Clumping Plant	0.4 x 0.5	4/m2	
THE aus	Themeda australis 'mingo'	Kangaroo Grass	Clumping Plant	0.3 x 0.6	4/m2	
VIO hed	Viola hederacea	Native Violet	Groundcover	0.15 x 1.5	4/m2	
ZOY ten	Zoysia tenifolia	Korean Carpet Grass	Groundcover	0.2 x 0.2	6/m2	
EDIBLE HERB GARDEN (EXAMPLE SPECIES)						
ALL sch	Allium schoenoprasum	Chives	Herb	0.3 x 0.3	8/m2	
ALL sch	Allium tuberosum	Garlic Chives	Herb	0.3 x 0.3	8/m2	
LOB mar	Lobularia maritima	Sweet Alyssum	Herb	0.3 x 0.3	8/m2	
MAT rec	Matricaria recutita	German Chamomile	Herb	0.5 x 0.3	8/m2	
MEN arv	Mentha arvensis	Wild Mint	Herb	0.5 x 0.3	8/m2	
OCI bas	Ocimum basilicum	Sweet Basil	Herb	0.5 x 0.5	4/m2	
PET cri	Petroselinum crispum	Parsley	Herb	0.6 x 0.3	8/m2	
ROS off	Rosmarinus officinalis	Rosemary	Shrub	1.5 x 1.5	2/m2	

Note: Plant densities and quantities are indicative and are subject to change during detailed design phase

Code	Botanical Name	Common Name	Type	Mature Size H x W (m)	Density	Qty
NATIVE PERIMETER PALETTE						
TREES						
ACA par	Acacia parvipinnula	Silver Stem Wattle	Tree	10.0 x 5.0	n/a	
ACM smi	Acmena smithii	Lilly Pilly	Tree	12.0 x 6.0	n/a	
ALL tor	Allocauarina torulosa	Forest Oak	Tree	10.0 x 7.0	n/a	
COR mac	Corymbia maculata	Spotted Gum	Tree	35.0 x 10.0	n/a	
CUP ana	Cupaniopsis anacardioides	Tuckeroo	Tree	10.0 x 5.0	n/a	
ELA obo	Elaeocarpus obovatus	Blueberry Ash	Tree	12.0 x 4.0	n/a	
EUC cre	Eucalyptus crebra	Narrow Leaved Iron Bark	Tree	25.0 x 10.0	n/a	
EUC fib	Eucalyptus fibrosa	Broad-Leaved	Tree	35.0 x 10.0	n/a	
EUC pan	Eucalyptus paniculata	Grey Ironbark	Tree	10.0 x 5.0	n/a	
EUC pun	Eucalyptus punctata	Grey Gum	Tree	10.0 x 5.0	n/a	
EUC obl	Eucalyptus oblonga	Stringybark	Tree	15.0 x 5.0	n/a	
EUC ter	Eucalyptus tereticornis	Forest Red Gum	Tree	30.0 x 15.0	n/a	
HYM fla	Hymenosporum flavum	Native Frangipani	Tree	10.0 x 5.0	n/a	
MEL aze	Melia azedarach	White Cedar	Tree	12.0 x 8.0	n/a	
SYN glo	Syncarpia glomulifera	Turpentine Tree	Tree	25.0 x 12.0	n/a	
SYZ aus	Syzygium australe 'Lilly Pilly'	Pinnacle	Tree	10.0 x 1.5	n/a	
SYZ ole	Syzygium oleosum	Blue Lilly Pilly	Tree	7.0 x 4.0	n/a	
SHRUBS						
ACM smi	Acmena smithii 'Allyns Magic'	Dwarf Lilly Pilly	Shrub	1.0 x 0.5	2/m2	
ART cir	Arthropodium cirratum	Rock Lily	Shrub	0.6 x 1.0	1/m2	
BRE obl	Breynia oblongifolia	Coffee Bush	Shrub	3.0 x 2.0	1/m2	
BUR spi	Bursaria spinosa	Native Blackthorn	Shrub	6.0 x 3.0	1/m2	
CAR app	Carex appressa	Tall Sedge	Grass	1.0 x 1.0	2/m2	
CYM ref	Cymbopogon refractus	Barbed Wire Grass	Grass	1.0 x 0.5	2/m2	
DIA rev	Dianella revoluta	Flax Lily	Grass	1.0 x 1.5	1/m2	
IND aus	Indigo australis	Australian Indigo	Shrub	2.5 x 2.0	1/m2	
LOM mul	Lomandra multiflora	Club Rush	Shrub	0.45 x 0.45	2/m2	
MEL nod	Melaleuca nodosa	Prickly Leaved Paperbark	Grass	7.0 x 4.0	1/m2	
PER lin	Persoonia linearis	Narrow-Leaved Geebung	Shrub	4.0 x 2.5	1/m2	
PIT rev	Pittosporum revolutum	Yellow Pittosporum	Shrub	3.0 x 2.0	1/m2	
SYZ aus	Syzygium australe 'brush cherry'	Brush Cherry	Shrub	6.0 x 8.0	1/m2	
THE aus	Themeda australis	Kangaroo Grass	Grass	0.7 x 0.5	2/m2	
LOW COVERS						
BRA mul	Brachyscome multifida	Rocky Daisy	Groundcover	0.4 x 1.0	4/m2	
HAR vio	Hardenbergia violacea	Happy Wanderer	Groundcover	0.3 x 1.0	4/m2	
PAT gla	Patersonia glabrata	Native Iris	Clumping Plant	0.2 x 0.3	4/m2	
VIO hed	Viola hederacea	Native Violet	Groundcover	0.15 x 1.0	4/m2	
WAH gra	Wahlenbergia gracilis	Australian Bluebell	Groundcover	0.2 x 0.4	4/m2	
CLIMBER						
CIS ant	Cissus antarctica	Kangaroo Vine	Climber	0.5 x 3.0	2/m2	
HIB sca	Hibbertia scandens	Snake Vine	Climber	3.0 x 5.0	1/m2	

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PROJECT
Morpeth Aged Care

Morpeth, NSW
 DRAWING
Plant Schedule

DRAWN: PM CHECKED: SL SCALE: A3

STATUS
FOR DEVELOPMENT APPROVAL

DRAWING NO. 253824-MO-LD-000-17 REVISION 03

General Specification Notes

1. GENERAL

Scope of works as shown on drawings. All garden areas to have minimum internal width of 600mm. A durable edge is to be provided between all garden beds and turfed areas or areas of other loose material.

2. TREES TO BE RETAINED

Trees to be retained shall be protected from damage in accordance with

AS 4970 'Protection of trees on development sites.' Any necessary pruning, including remedial pruning for hazard reduction and the removal of dead and hazardous wood shall be undertaken in accordance with AS4373 'Pruning of Amenity Trees'.

3. CULTIVATION

Subsoil is to be cultivated prior to spreading topsoil to a minimum depth of 200mm unless this will adversely affect the roots of established trees.

4. TOPSOIL

Standards: To AS 4419 'Soils for landscaping and garden use.' Priority is to be given to using existing site topsoil provided it meets or can be cost-effectively ameliorated to meet the Australian Standard. If additional soil is required to meet the minimum depths, the imported topsoil is to meet the Australian Standard.

Minimum depths:

- To garden beds - 300mm
- To tree holes in deep planting areas - 1000mm deep over an area of 1500mm x 1500mm
- To tree holes and pits - 400mm or 1.5 x rootball depth - whichever is greater - over an area of twice the rootball diameter for trees supplied in pots or bags

5. MULCH

Standards: To AS4454 'Compost, soil conditioners and mulches'.

Mulch Type: Hardwood chips (20-30mm) - 100mm deep

6. FERTILISER

Fertiliser shall be a slow-release type in pellet form with a nine month

release period and having Nitrogen:Phosphorus:Potassium (N:P:K) ratio of 6.3:1.8:2.8. 'Kokei' fertiliser pellets or equivalent approved.

7. TREES

Minimum sizes:

Street trees - min 45 litre stock

Other areas - 25 litre stock

Trees adjacent to pathways, entries, parking areas and driveways shall be capable of attaining a 1.8m clear trunk height on maturity.

Staking: All trees shall be staked.

All trees supplied are to comply with AS 2303 - Tree Stock for Landscape Use.

6. SHRUBS AND GROUNDCOVERS

Minimum sizes:

Shrubs - 200mm stock

Groundcovers - 140mm stock

Native grasses - tubestock

Shrubs shall not exceed 1m height along street frontages, pathways and adjacent to open space areas.

Landscaping, planting and mounding shall not interfere with visibility along a pathway.

Planting densities and stock sizes are to ensure full coverage of mulched planting areas within 2 years.

7. PEDESTRIAN PAVEMENTS

All pedestrian pavements shall be stable and usable in all weathers.

All pedestrian surfaces shall have a classification of 'W' or 'V' to AS/ NZS 4586 'Slip Resistance classification of new pedestrian surface materials'.

8. IRRIGATION

All garden beds and planter boxes in courtyard areas shall be irrigated by a reticulated irrigation system. Irrigation controllers shall be located in accessible areas. Storage tank harvesting roof water with potable backup to be provided.

Hose cocks shall be provided in each private landscape and recreation area.

The irrigation system is to be designed by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a diploma of Irrigation, or with equivalent experience.

9. DRAINAGE

All pavements, turf and planted areas shall be adequately drained.

All garden beds and planter boxes shall be drained with subsurface drains connected to stormwater. Wherever possible surface run off shall be directed towards garden beds, turf or other permeable surfaces where water quality is conducive to plant growth.

10. LIGHTING

Lighting shall be provided to entries, driveways, parking areas and pedestrian pathways.

Standards: To AS/NZS 1158 'Lighting for Roads and Public Spaces'.

11. ESTABLISHMENT AND DEFECTS LIABILITY

An establishment period of 12 weeks from the date of practical completion shall apply to landscape softworks (planting).

A defects liability period of 12 months from the date of practical completion shall apply to landscape hardworks.

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PROJECT
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Morpeth, NSW

DRAWING
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