

LEGEND

ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.

OC CONNECTIONS



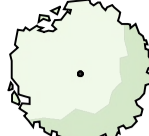

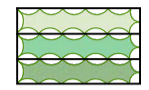

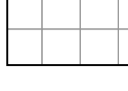

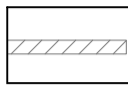
ALLEN STREET

<p>JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD 324 Victoria Street, Richmond, VIC 3121 T +61 3 9429 4855 F +61 3 9429 8211 admin@johnpatrick.com.au www.johnpatrick.com.au</p>	REVISION	DATE	BY	CLIENT	DRAWING	SCALE	
				STELLER CARE OAKLEIGH PTY LTD	Landscape Plan- Lower Ground Floor & Ground Floor for Town Planning	1:200 @A1	
				PROJECT		DATE	JAN 2019
				Steller Aged Care 1-9 Allen Street Oakleigh	CHECKED	ML	
						JOB NO	18-0131
					DWG NO	TP01	
					CAD FILE	18-0131 TPL-C	

COPYRIGHT
This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd
Do not scale off drawings
NOT FOR CONSTRUCTION



LEGEND

-  Proposed New Trees
Refer to Plant Schedule
-  Proposed New Shrubs
Refer to Plant Schedule
-  Proposed New Groundcovers & Grasses
Refer to Plant Schedule
-  Proposed New Climbers
Refer to Plant Schedule
-  Proposed New Terrace Paving
Refer to Architect's Drawing
-  Proposed New Decking
Refer to Architect's Drawing
-  Proposed Retaining Wall
Refer to Architect's Drawing

ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.



ALLEN STREET



JOHN PATRICK
 LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street,
 Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION	DATE	BY

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd
 Do not scale off drawings
NOT FOR CONSTRUCTION

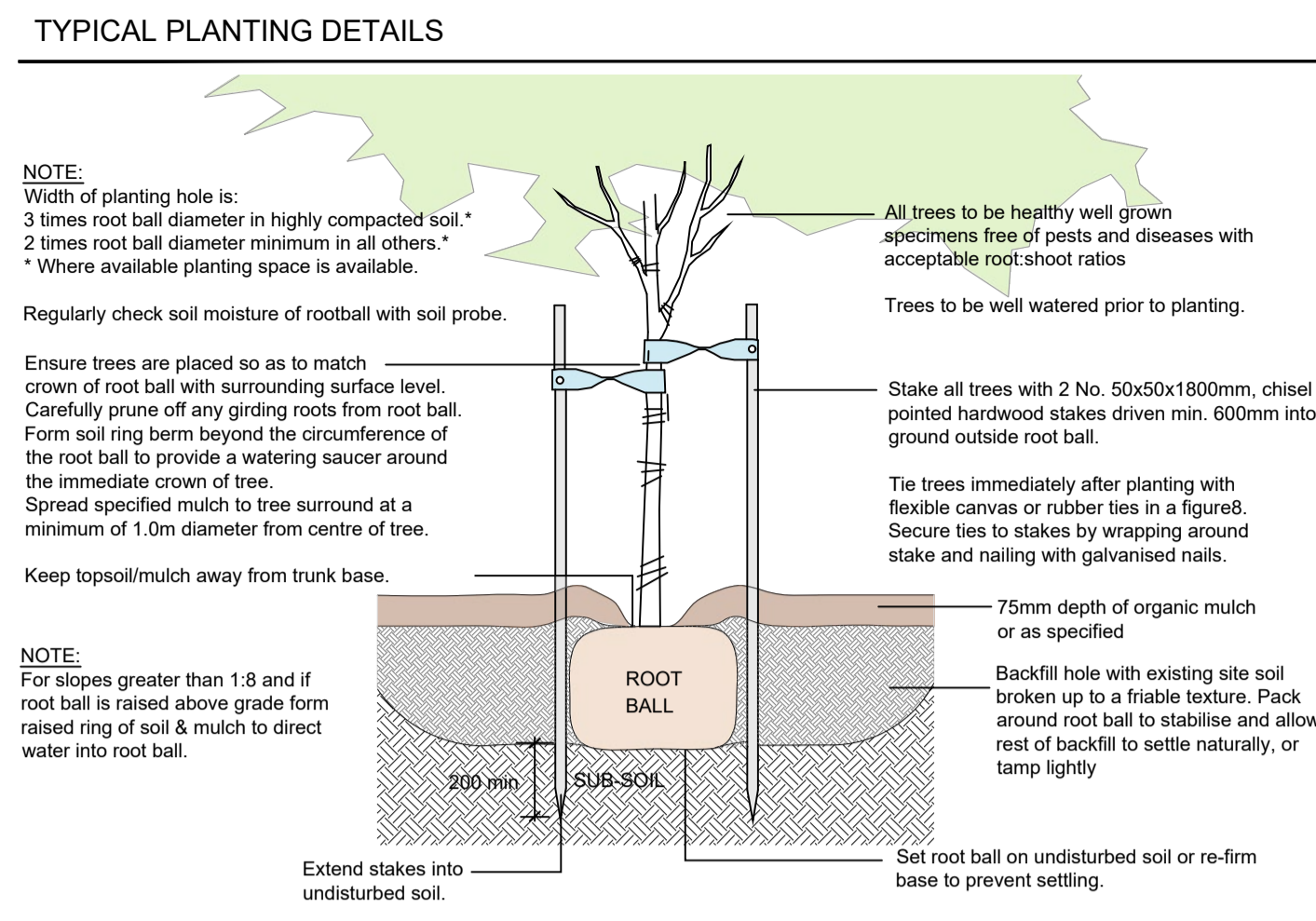
CLIENT
STELLER CARE OAKLEIGH PTY LTD
 PROJECT
Steller Aged Care
 1-9 Allen Street Oakleigh

DRAWING
 Landscape Plan- Second Floor
 for Town Planning

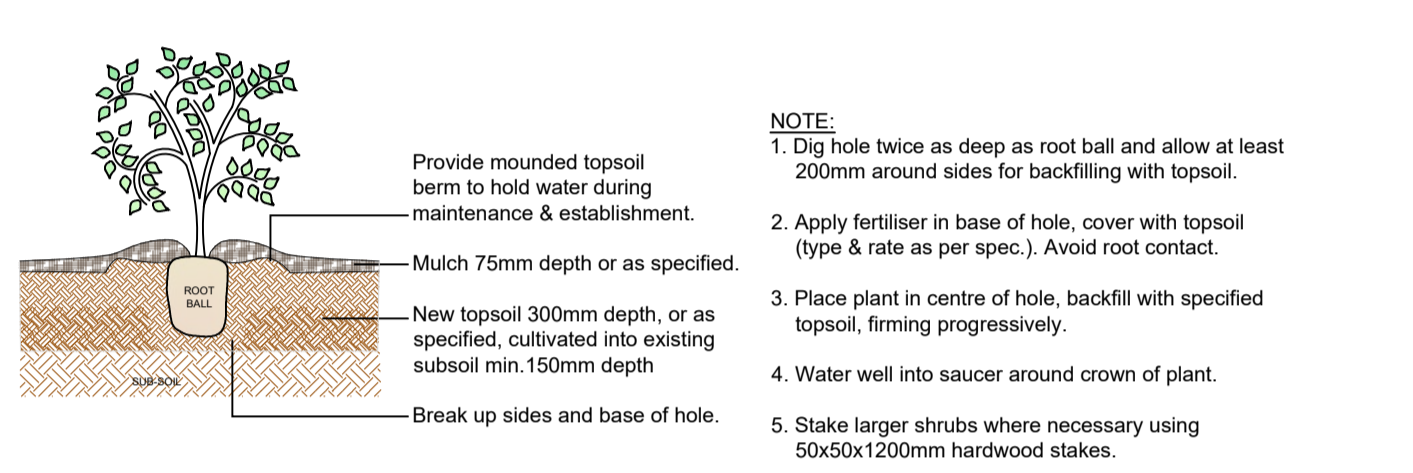


SCALE	DATE	DRAWN	CHECKED	JOB NO	DWG NO	CAD FILE
1:200 @A1	JAN 2019	ML		18-0131	TP02	18-0131 TPL-C

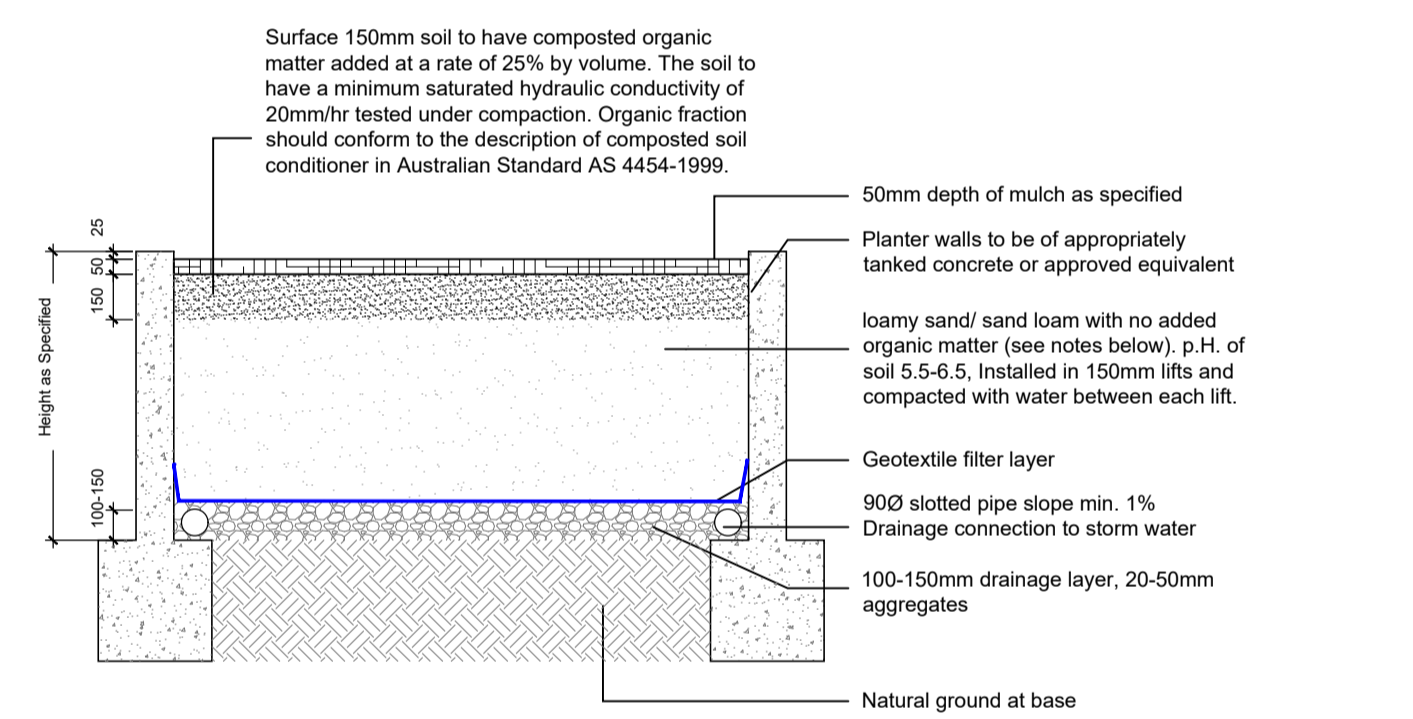
ADVERTISED COPY - CITY OF MONASH
This copied document is made available for the sole
purpose of enabling its consideration and review as
part of a planning process under the Planning and
Environment Act.
The document must not be used for any purpose
which may breach copyright.



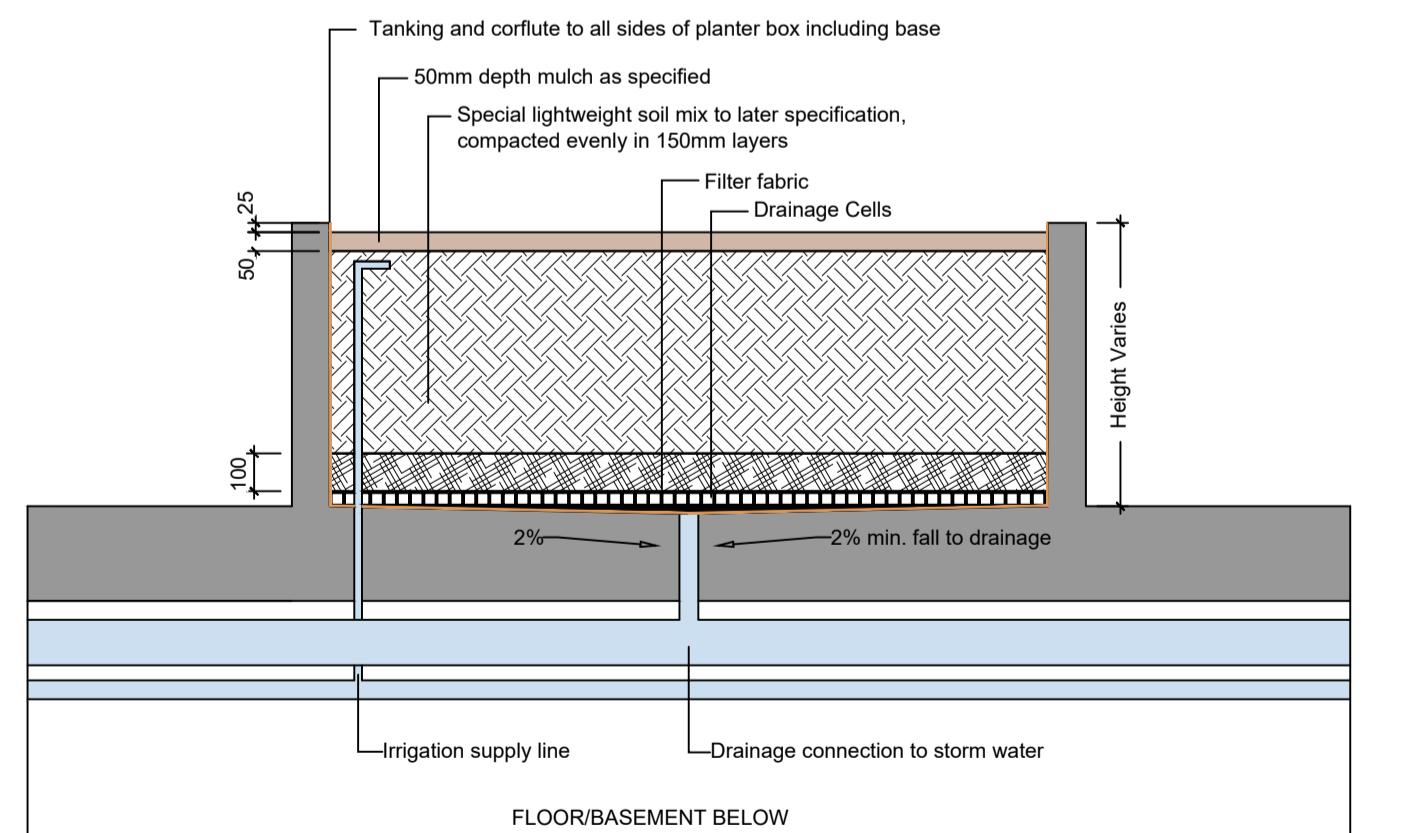
D1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.



D2 TYPICAL SHRUB PLANTING DETAIL
Scale N.T.S.



D3 TYPICAL RAISED PLANTER DETAIL (on Natural Ground)
Scale 1:20



D4 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
Scale 1:20

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE NEX*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
ApS	<i>Acer palmatum</i> 'Senkaki'	Coral Bark Maple	DEX	6 x 5m	50cm/2.0mH	5
BJR	<i>Brachycton acerifolius x populneus</i> 'Jerilderie Red'	Jerilderie Red Brachycton	EN	6-8 x 4-7m	50cm/2.0mH	3
Bm	<i>Banksia marginata</i>	Silver Banksia	EN	2-10 x 2-8m	50cm/2.0mH	10
Cc	<i>Corymbia citriodora</i>	Lemon-scented Gum	EN	20 x 10-12m	50cm/2.0mH	4
Em	<i>Eucalyptus melliodora</i>	Yellow Box	EN	10-30 x 8-25m	50cm/2.0mH	1
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	EN	6-10 x 4-6m	50cm/2.0mH	7
LfF	<i>Lagerstroemia lauriei</i> 'Fantasy'	Fantasy Crepe Myrtle	DEX	9 x 8m	50cm/2.0mH	2
PaM	<i>Prunus armeniaca</i> 'Moonpark'	Moonpark Apricot	DEX	3-4 x 3-4m	50cm/2.0mH	2
PcC	<i>Pyrus calleryana</i> 'Capital'	Capital Pear	DEX	11 x 3m	50cm/2.0mH	7
Qp	<i>Quercus palustris</i>	Pin Oak	DEX	14 x 8m	50cm/2.0mH	2
QpP	<i>Quercus palustris</i> 'Pringreen' Green Pillar	Fastigiate Pin Oak	DEX	14 x 3m	50cm/2.0mH	8
Sf	<i>Syzygium floribundum</i>	Weeping Lilly-pilly	EN	10 x 8m	50cm/2.0mH	4
TOTAL 55						
SHRUBS						
AcMc	<i>Acacia cognata</i> 'Mini Cog'	Dw arf River Wattle 'Mini Cog'	EN	0.8 x 1.8m	200mm pot	2
Bcb	<i>Bambusa chungii</i> 'barbelletta'	Barbelletta	EX	4 x 0.6m	200mm pot	3
Be	<i>Banksia ericifolia</i>	Heath Banksia	EN	3 x 3m	200mm pot	10
Cr	<i>Correa reflexa</i>	Common Correa	EN	1 x 1 m	200mm pot	4
GHG	<i>Grevillea</i> 'Honey Gem'	Honey Gem Grevillea	EN	3 x 2-3m	200mm pot	1
La	<i>Lavandula angustifolia</i>	English Lavender	EX	0.9 x 1.2m	200mm pot	2
Px	<i>Phlaidendron xanadu</i>	Xanadu	EX	1 x 1m	200mm pot	2
SaP	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly-pilly	EN	5 x 1m	200mm pot	2
SFF	<i>Syzygium smithii</i> 'Forest Flame'	Forest Flame Lilly-Pilly	EN	2 x 1.5m	200mm pot	2
TOTAL 26						
GROUNDCOVERS & GRASSES						
As	<i>Austrostipa stipoides</i>	Prickly Spear-grass	EN	0.8 x 0.8m	50mm tube	10
BeBC	<i>Banksia spinulosa</i> 'Birthday Candles'	Birthday Candles Banksia	EN	0.5 x 0.75-0.9m	140mm pot	10
Df	<i>Dichondra repens</i>	Kidney Plant	EN	0.1 x 1m	140mm pot	10
DSF	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls Dichondra	EX	0.1 x 1.0m/Trailing	140mm pot	10
GPRM	<i>Grevillea</i> 'Poinda Royal Mentle'	Groundcover Grevillea	EN	0.3 x 4m	140mm pot	10
HvM	<i>Hardenbergia violacea</i> 'Meema'	Meema Purple Coral Pea	EN	0.3-0.45 x 1-2m	140mm pot	10
Kp	<i>Kennedia prostrata</i>	Running Postman	EN	0.1 x 2m	140mm pot	10
LcFP	<i>Loropetalum chinense</i> 'Purple Pixie'	Chinese Fringe Flower	EX	0.6 x 1.5m	140mm pot	10
Lf	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	EN	1 x 1-1.5m	140mm pot	10
Oj	<i>Ophiopogon japonicus nana</i>	Dw arf Mondo grass	EX	0.2 x 0.2m	140mm pot	10
Ps	<i>Poa sieberiana</i>	Grey Tussock Grass	EN	0.5 x 0.5m	140mm pot	10
Vh	<i>Viola hederacea</i>	Native Violet	EN	0.15 x Spreading	140mm pot	10
TOTAL 100						
CLIMBERS						
Om	<i>Clematis microphylla</i>	Small-leaved Clematis	EN	Twining Climber	140mm pot	10
Rq	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	DEX	Self-clinging Climber	140mm pot	10
Sh	<i>Schizophragma hydrangeoides</i>	Japanese Hydrangea Vine	EX	Climbing	140mm pot	10
Tj	<i>Trachelosperum jasminoides</i>	Star Jasmine	EX	Climber	140mm pot	10
Wb	<i>Wisteria floribunda</i> 'Macrobotrys'	Japanese Wisteria	DEX	Climbing	140mm pot	10
TOTAL 50						
SENSORY GARDEN						
As	<i>Anthropodium strictum</i>	Chocolate Lily	EN	0.5 x 0.3m	140mm pot	10
Bm	<i>Brachycome multifida</i> 'Metallic Blue'	Cut-leaf Daisy	EN	0.4 x 0.4m	140mm pot	10
Cs	<i>Chryscephalum semipapposum</i>	Custered Everlasting	EN	0.5-8 x 0.5-1m	140mm pot	10
Ha	<i>Helianthus annuus</i>	Common Sunflower	EX	0.1-2m x 0.5-0.9m	200mm pot	10
La	<i>Lavandula angustifolia</i>	English Lavender	EX	0.9 x 1.2m	140mm pot	10
Ms	<i>Mentha spicata</i>	Spearmint	EX	0.5-0.9 x 0.5-0.9m	140mm pot	10
FG	<i>Phlaidheca 'Flow er Girl'</i>	Flow er Girl Wax Flow er	EN	1 x 1.2m	200mm pot	10
Pm	<i>Phlaidheca myoporoides</i>	Wax Flow er	EN	1.5 x 1.5m	200mm pot	10
Pj	<i>Petalargonium graveolens</i>	Rose Scented Geranium	EX	0.6 x 0.8m	140mm pot	10
R	<i>Prostanthera sieberii</i>	Mint Bush	EN	1m x 1m	200mm pot	10
Ro	<i>Rosmarinus officinalis</i>	Rosemary	EX	1-1.5 x 1-1.5m	200mm pot	10
Sm	<i>Senecio mandraliscae</i>	Blue Chalk Sticks	EX	0.3 x 1m	140mm pot	10
Sa	<i>Salvia argentea</i>	Silver Sage	DEX	0.9 x 0.8m	140mm pot	10
Sb	<i>STACHYS BYZANTINA</i>	Lamb Ears	EX	0.3 x 1m	140mm pot	10
TjT	<i>Trachelosperum jasminoides</i> 'Tricolor'	Variegated Star Jasmine	EX	0.3 x 1m	140mm pot	10
TOTAL 100						

To Later Details

SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Metal Garden Edges
Provide metal edging (Formboss® or similar) between all garden beds, lawns and gravel paths at 100mm deep. Install as per manufacturer's instructions using components including 'smart connectors' and tapered stakes.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. An approved pop-up spray system is to be supplied to all lawn areas. 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. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

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 coreflute 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. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised)

Compact evenly in 100mm 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.

Lawn - Turf
'Sapphire' Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to, watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

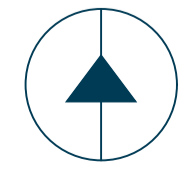


JOHN PATRICK
LANDSCAPE ARCHITECTS PTY LTD
324 Victoria Street,
Richmond, VIC 3121
T +61 3 9429 4855
F +61 3 9429 8211
admin@johnpatrick.com.au
www.johnpatrick.com.au

REVISION DATE BY
COPYRIGHT
This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd
Do not scale off drawings
NOT FOR CONSTRUCTION

CLIENT
STELLER CARE OAKLEIGH PTY LTD
PROJECT
Steller Aged Care
1-9 Allen Street Oakleigh

DRAWING
Landscape Details & Specification for Town Planning



SCALE	1: 100 @A1
DATE	JAN 2019
DRAWN	ML
CHECKED	
JOB NO	18-0131
DWG NO	TP03
CAD FILE	18-0131 TPL -C