

Forest Lodge Seniors Living

22-32 Junction St. Forest Lodge NSW 2037

Landscape SSDA Design Report

Rev B / 08 December 2025

Contents

Context & Analysis

04	Connection with Country
05	Government Documents Guidelines & Objectives
06	Local Context
07	Local Character
08	Landscape Opportunities
09	Landscape Constraints
10	Seniors Living Vision & Principles
11	Larkin Street Reserve Vision & Principles

Design

13	Landscape Master Plan
14	Landscape Plan Loading Bay Lower Floor
15	Landscape Sections - Loading Bay Lower Floor
16	Landscape Sections - Loading Bay Lower Floor
17	Landscape Plan - Ground Floor / Junction St
18	Landscape Sections - Ground Floor / Junction St
19	Landscape Detail Plans - Site Through Links
20	Landscape Section - Eastern Site Through Link
21	Landscape Section - Western Site Through Link B
22	Landscape Plan - Level 01 B
23	Planting on Structure Diagram - Level 01 B
24	Landscape Plan - Level 04
25	Landscape Plan - Level 05
26	Indicative Materials & Finishes Strategy
27	Connection with Country

Appendix

300	Planting Schedule and Palette
301	Planting Plan - Loading Bay Lower Floor
302	Planting Plan - Ground Floor
303	Planting Plan - Level 01
304	Planting Plan - Level 04
305	Planting Plan - Level 05
700	Landscape Details
800	Landscape Specification

Project Info.

Project Number	24-346
Project	Junction Street, Forest Lodge
Stage	SSDA
Client	Corio Projects
Prepared for	Corio Projects
Issue	B
Date	08 12 2025

Revision

Rev	Description	Date
A	Landscape SSDA Design Report	30 06 2025
B	Landscape SSDA Design Report	08 12 2025
-	-	-
-	-	-
-	-	-

Acknowledgement

LANDFX acknowledges the Traditional Custodians of the land in which we live and work and their rich cultural heritage and deep connection to Country. We pay our respects to their Elders past, present and future.



Context & Analysis

Dharug Country Gadigal and Wangal Country

By Connecting with local First Nations people and knowledge holders in a collaborative process, the significant & historical culture will be identified and celebrated through design.

Bulanaming

The area around the Cooks River, including present-day Annandale, is known by an Aboriginal name meaning “place where the rushes grow” [Dictionary of Sydney, 2011]. This region was a rich source of food, fresh water, and cultural resources for the Gadigal and Wangal Peoples for thousands of years.

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Government Documents Guidelines & Objectives

Planning Secretary's Environmental Assessment Requirements

Seniors housing



Design excellence in accordance with any applicable EPI provisions.

Good design in accordance with the seven objectives for good design in Better Placed.

Address how good internal and external environmental amenity is achieved, including pedestrian movement throughout the site, access to landscape and outdoor spaces.

Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.

Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.

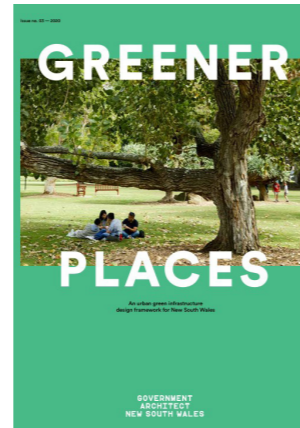
Provide a detailed site-wide landscape plan, that:

- Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).
- Provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.

Demonstrates how the proposed development would:

- Contribute to long term landscape setting in respect of the site and streetscape.
- Mitigate the urban heat island effect and ensure appropriate comfort levels on-site.
- Contribute to the objective of increased urban tree canopy cover.
- Maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.

Greener Places Design Guide & Principles



Design Principles:

- ✳️ **Integration:** combine green infrastructure with urban development and grey infrastructure
- 🔗 **Connectivity:** create an interconnected network of open space
- 🏠 **Multi functionality:** deliver multiple ecosystem services simultaneously
- 👥 **Participation:** involve stakeholders in development and implementation

Better Placed Design Guide & Objectives



Design Objectives:

- 🏠 **Better fit:** contextual, local and of its place
- ⌘ **Better performance:** sustainable, adaptable and durable
- 👥 **Better for community:** inclusive, connected and diverse
- 👤 **Better for people:** safe, comfortable and liveable
- ⚙️ **Better working:** functional, efficient and fit for purpose
- 📈 **Better value:** creating and adding value
- ★ **Better look and feel:** engaging, inviting and attractive

Connecting with Country



Design Objectives:

- **Cultural Context:** Understand “Country” from an Aboriginal perspective, which includes the land, waters, and all living things.
- **Country-Centered Approach:** Shift from traditional practices to one that centers Aboriginal knowledge in planning and designing the built environment.
- **Designing with Country:** Incorporate Aboriginal cultural principles into design, promoting sustainability, resilience, and community health.

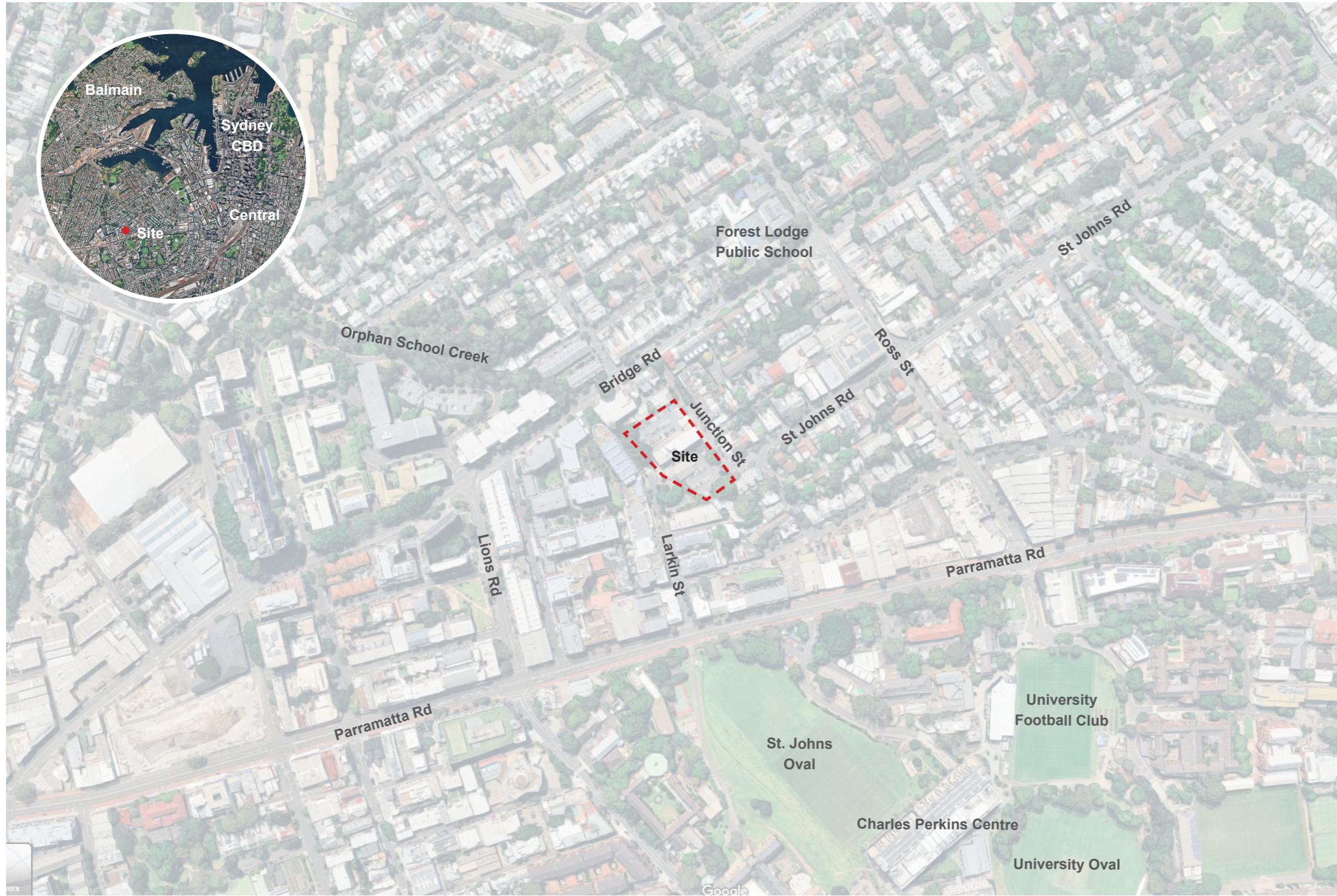
CoS DCP incl. Specific Sites Section 6.3.12



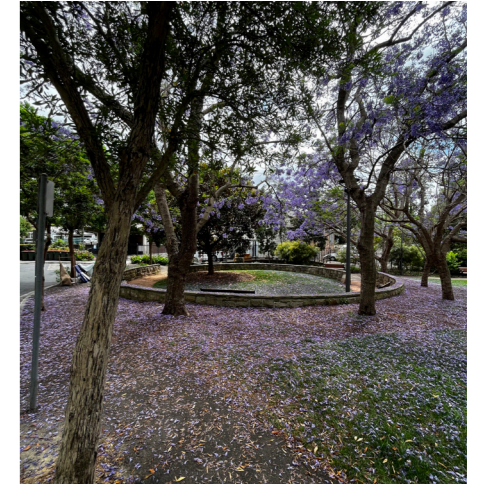
Key Takeaways:

- Introduce new high quality publicly accessible open space integrated with Larkin Street Reserve that supports a diversity of uses and responds to residents' needs.
- Increase passive surveillance and opportunities for social interaction from ground floor dwellings fronting Junction Street.
- Introduce new and improve existing publicly accessible links through and adjacent to the site that respond to key connections, increases opportunities for walking and cycling and improves accessibility.
- Required public open space, through site link, landscape screening and setbacks as per figure 6.144

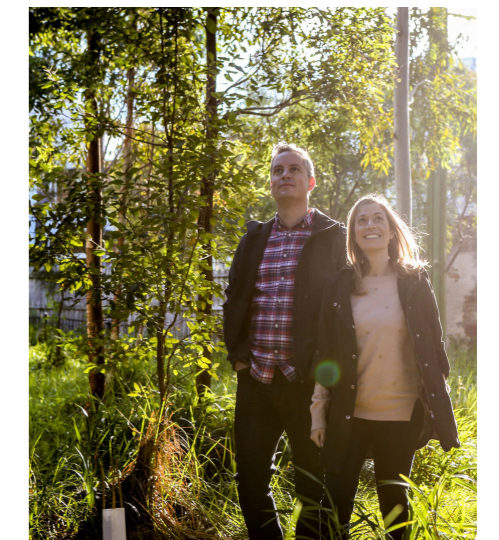
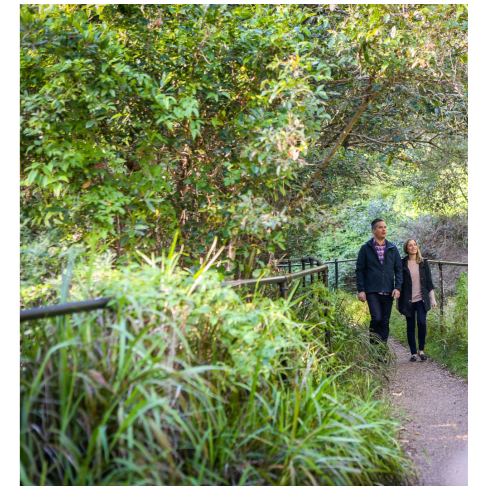
Local Context



Local Character Imagery

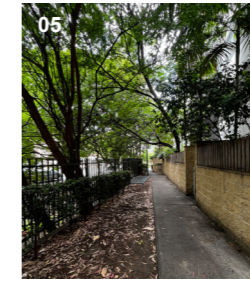
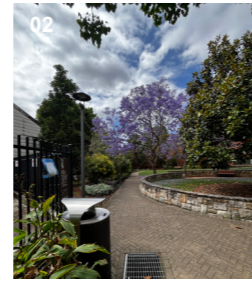
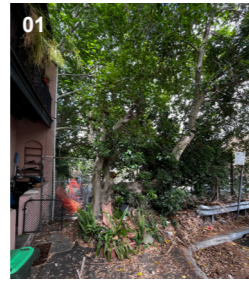


Local Reserve: Larkin Street Reserve



Orphan School Creek [Distance 100m]

Local Character



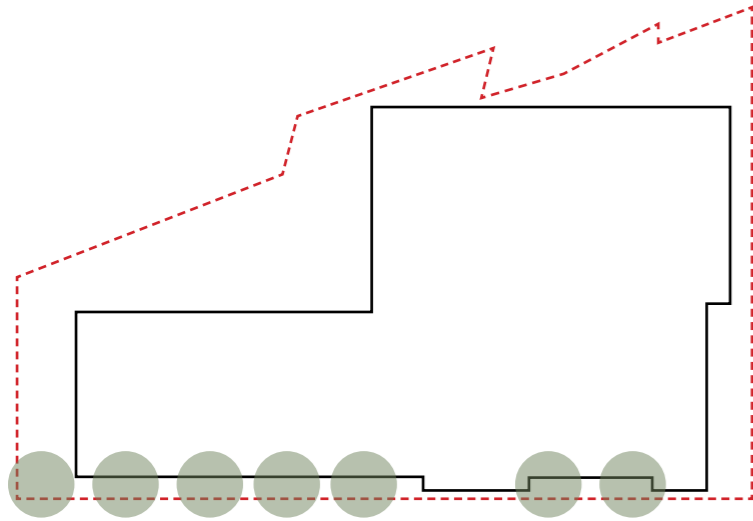
Site Photo Angles

- 01 Site link from Junction St.
- 02 Larkin Street Reserve adjacent Southern Boundary
- 03 Existing Junction St streetscape
- 04 Heritage building on Junction St
- 05 Site through link South of Boundary

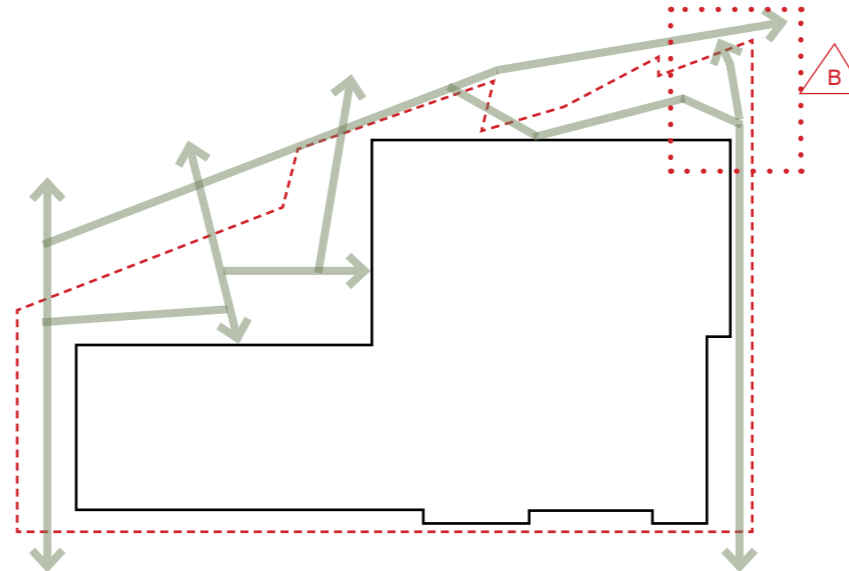


Landscape Opportunities & Constraints

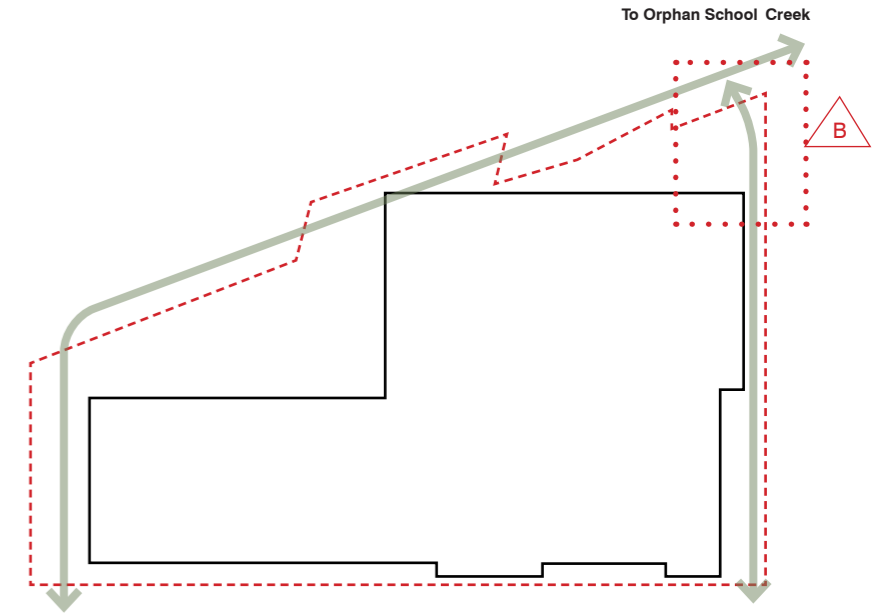
Opportunities



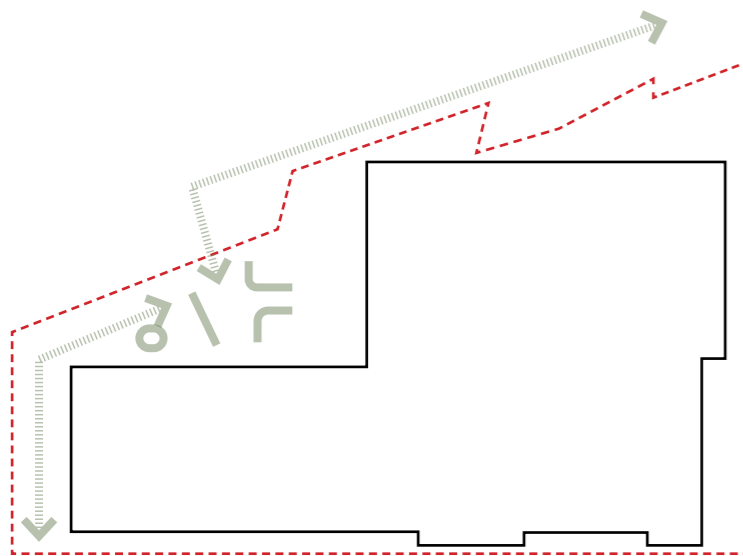
Opportunity to Improve Streetscape Character



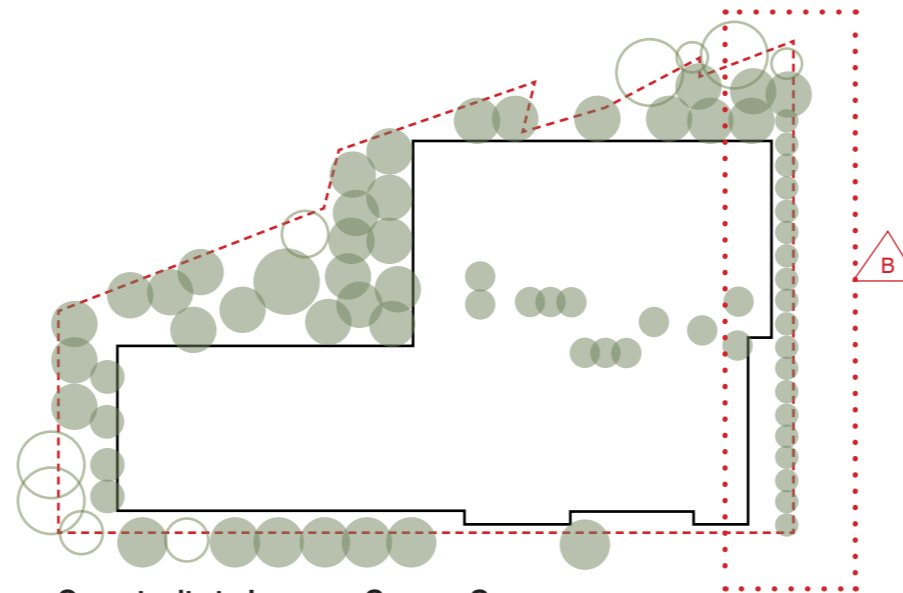
Opportunity to Improve Permeability / Community Links



Opportunity to Extend and Link Green Corridors



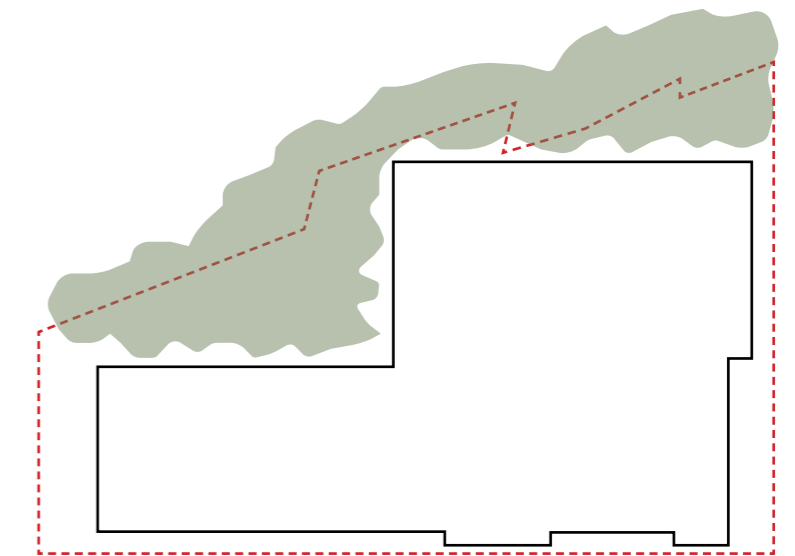
Opportunity to Improve Local Park Amenity



Opportunity to Increase Canopy Cover

Existing Canopy Coverage: 378m² [7.8%]

Proposed Canopy Coverage: 1326m² [27.0%]

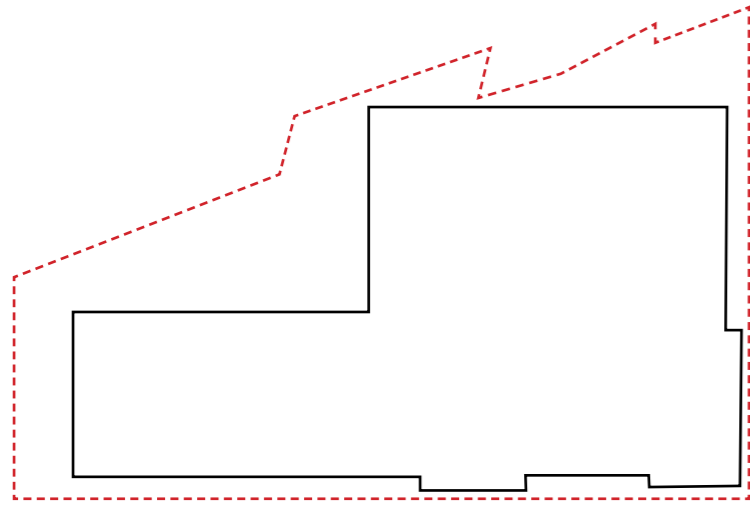


Opportunity to connect with Country

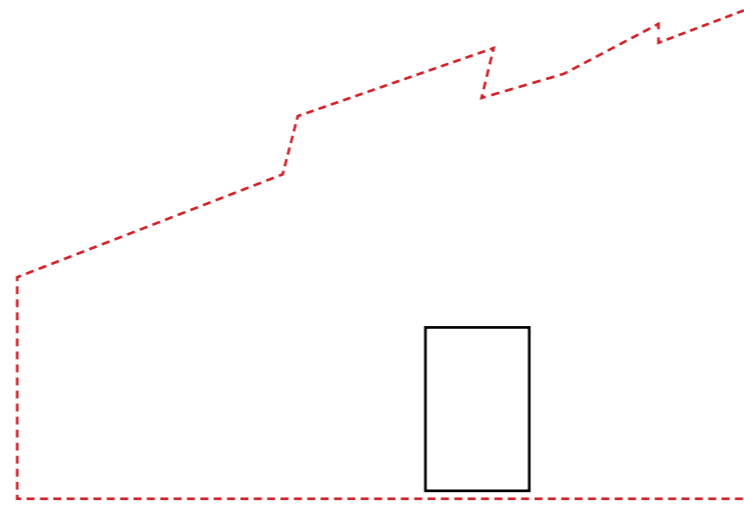
Pre-colonial vegetation connections [the place of rushes]
 Natural water system connections [Orphan School Creek]
 Sculptural element

Landscape Opportunities & Constraints

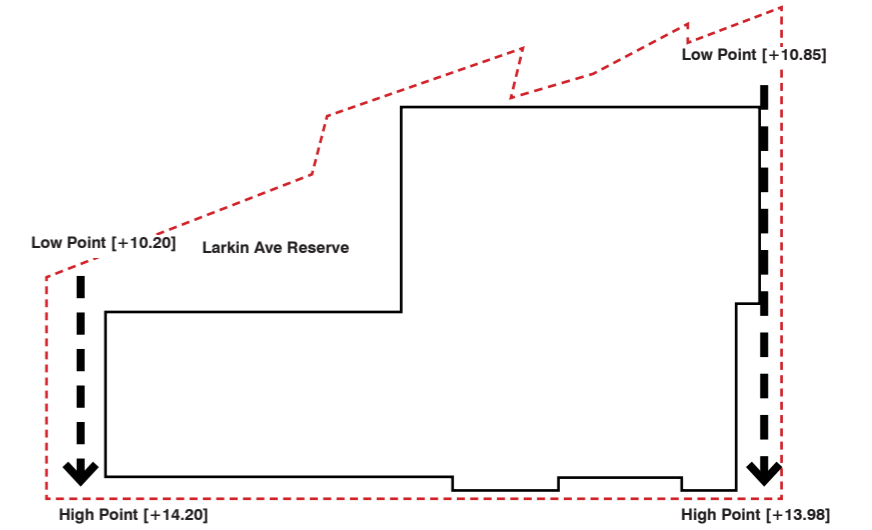
Constraints



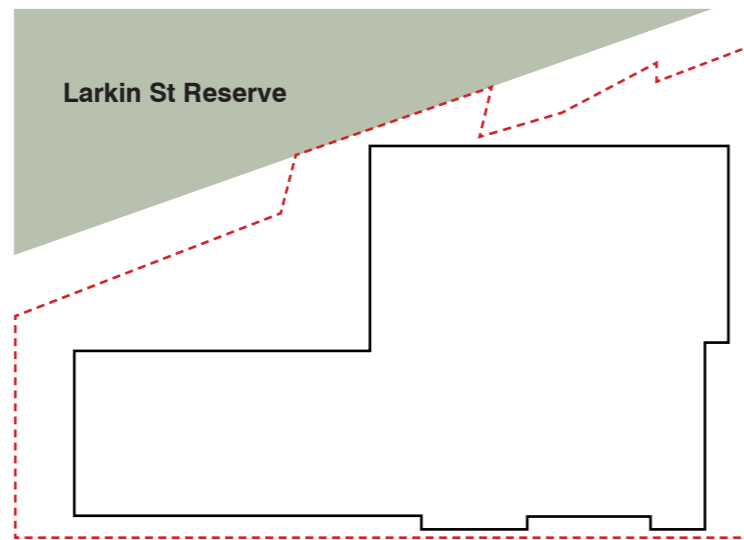
Building & Basement Extents



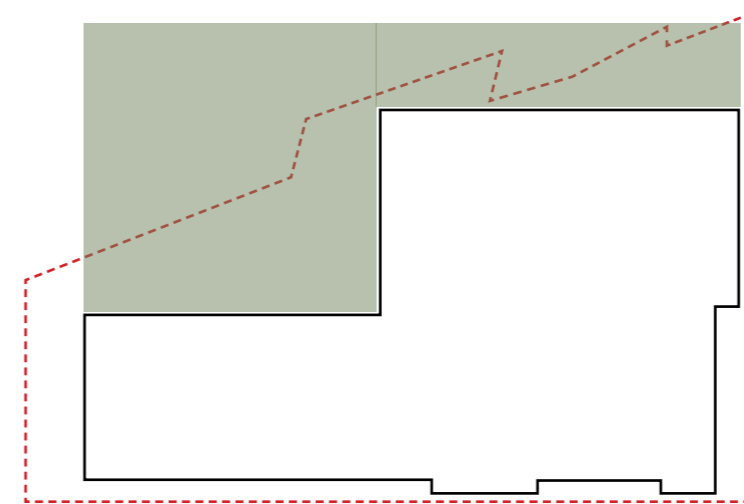
Retain Existing Heritage Building



Existing Topography
- 4m level difference between Junction St and Larkin St Reserve



Retain Existing Larkin St Reserve

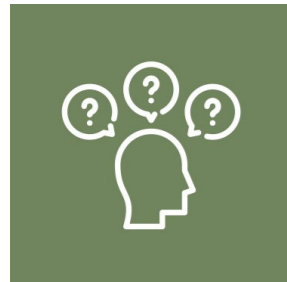


Solar Exposure
- Majority of site with southern aspect

Seniors Living Vision & Principles



Design Drivers



Memory Courtyard



Wellness Space



Soft Edges

Vision

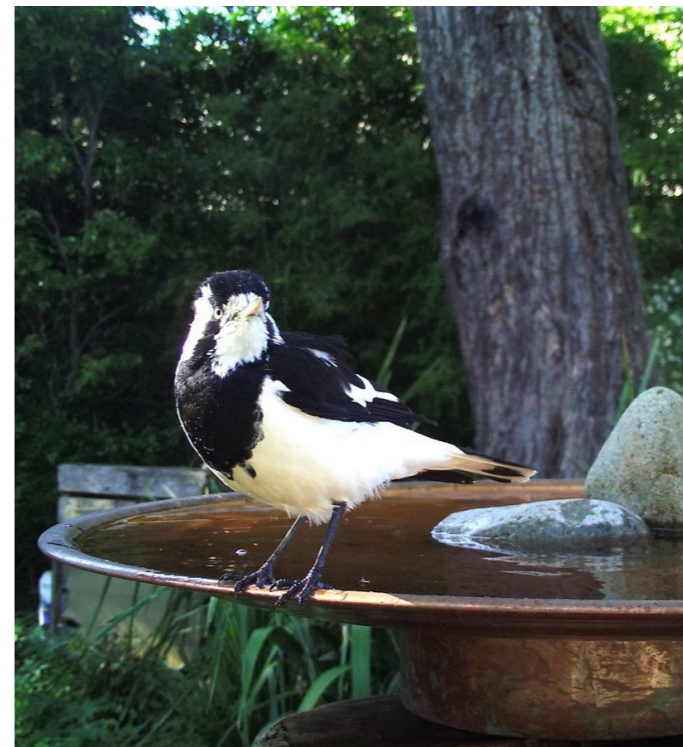
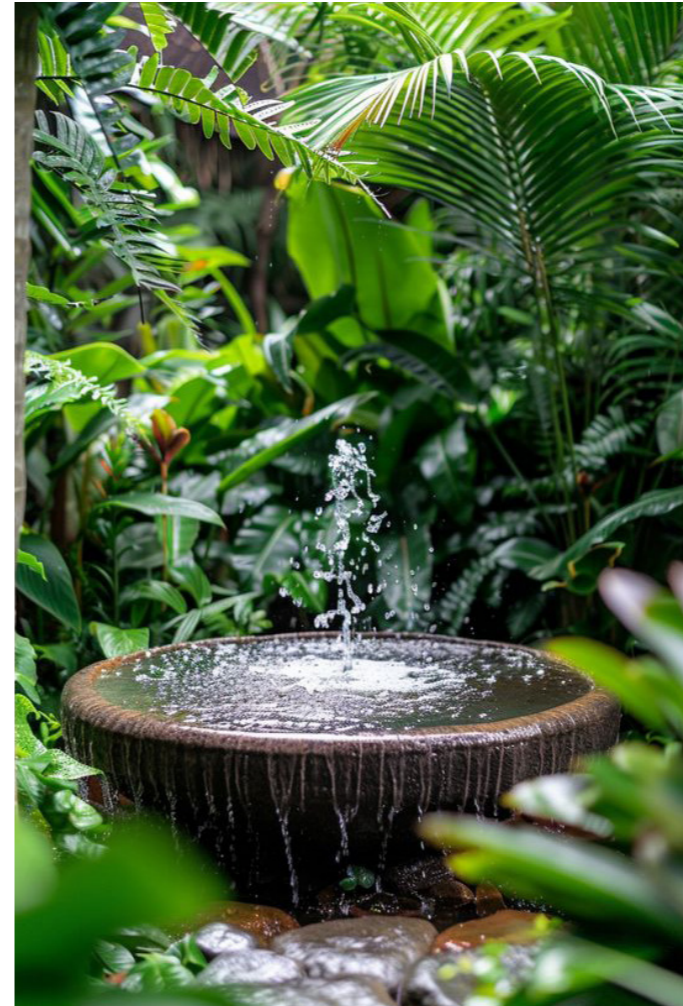
To create an environment that is familiar and comfortable to residents and arouses a sense of a typical residential neighborhood. A place where they can move freely and safely and where they can socialise with other residents, visitors and carers.

Principles

- Providing a functional and attractive environment that encourages various levels of physical activity and that is easily accessible by all.
- Engagement of the senses; including:
 - A planting palette of colour and textural diversity
 - Species selection that evokes emotional responses through scent and memory
- Encourage social interaction and engagement by providing a hierarchy of spaces to cater for a diversity of users. From quiet, sensory, areas for relaxing and healing to intimate environments to share with close friends.
- Incorporating temporal design and Intergenerational use. Creating spaces that change across the day and seasons and reflect the passing of knowledge and care.
- Materials and planting will be selected in collaboration with Garigarra (and local Aboriginal knowledge holders), ensuring that the landscape tells stories of Country and sustains her living presence.”

Amenities

The communal open spaces are designed to provide multiple amenities for the residents. Areas to socialise, contemplate and exercise are of paramount importance to give the residents flexibility in their day to day life. Natural areas such as garden walks, sensory elements, water features and birdbaths allow residents to relate and interact with nature in a way that keeps their minds attentive and stimulated.



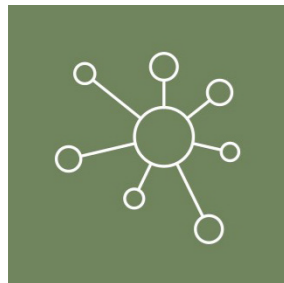
memory evoking palette



Larkin St. Reserve Extension Vision & Principles



Design Drivers



Connections to Park



Screening of Building




Green Outlook +
Canopy Cover

Vision

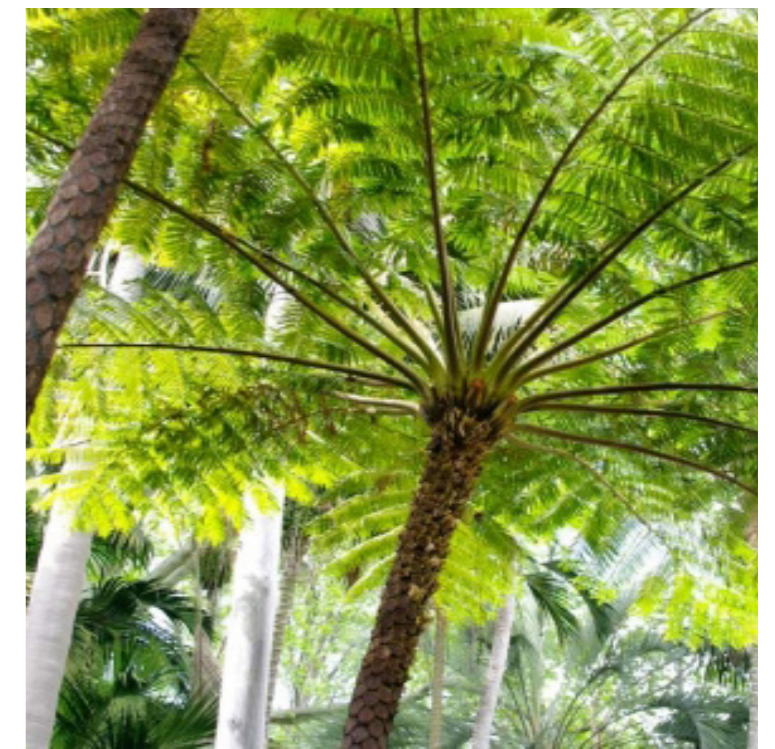
To create an immersive, forested experience by reawakening local, pre-colonial vegetation communities such as the Sydney Turpentine Ironbark Forest and Sydney Coastal Sandstone Foreshore Forest. Additionally, adding diverse public amenity such as shade, seating, recreation opportunities and increased accessibility will provide an inviting space that adds to the site and wider surrounding area.

Principles

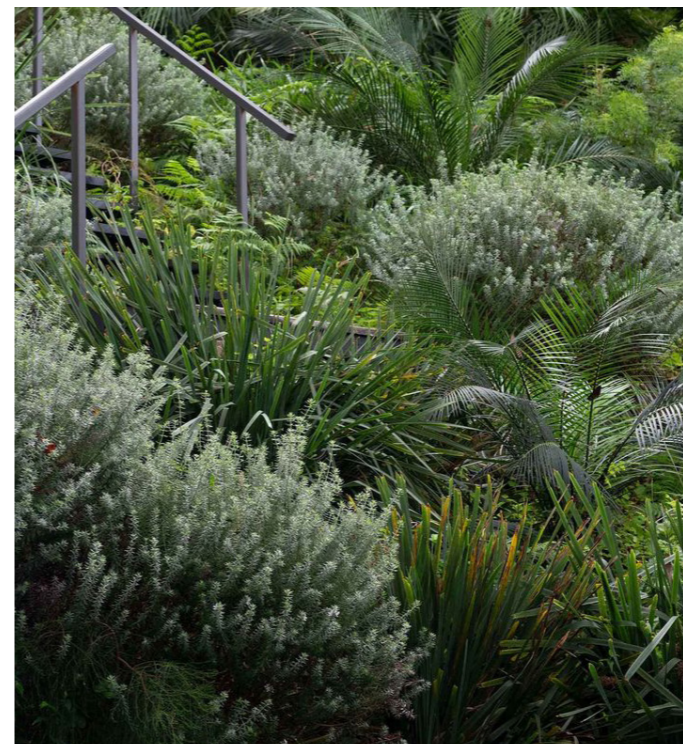
- Increase tree canopy cover to **27%+** 
- To educate through an educational forest floor journey that speaks to:
 - Local vegetation that has been reinstated
 - On-going uses of the site [past and present]
 - Embed Indigenous seasonal knowledge and cultural narratives
- Increase permeability from Junction St to Larkin St Reserve
- Improve Larkin St Reserve amenity for the local community
- Utilise hardy materials that require minimal maintenance and provide landscape resilience. This includes material palettes and forms that resonate with the specific textures, colours, and meanings of this place.

Amenities

The public space is designed to be an inviting space that provides both human and non-human needs. The increased tree canopy and understory provides amenity for non-human systems and animal life. Additional links and circulation paths allow for increased accessibility, while the shade structure and tree canopy provide ample shade for user comfort levels. Meanwhile, the recreation opportunities like the table tennis and forest floor walk, as well as increased seating and gathering spaces make for an inviting space that aids in overall usability and landscape performance.



grounded
in
place









Design

Landscape Master Plan

Legend

- 01 Existing Larkin St Reserve to be retained
- 02 Proposed extension of Larkin Ave Reserve within Land Dedication Zone
- 03 Eastern site through link [Refer detail plan page 19]
- 04 Junction St. vehicular entry points
- 05 Western 'open air' site through link [Refer detail plan page 19]
- 06 Level 01 Communal Open Space for residents
- 07 Upper levels edge planting

Key

-  Boundary Line
-  Existing Trees to be retained
-  Existing Trees to be removed
-  Proposed Trees
-  Planting Mix [Shrubs, Accents, Grasses & Groundcovers]
-  Concrete footpath

Scale 1:400 @ A3 

Canopy Coverage

Existing Canopy Coverage: 378m² [7.8%]

Proposed Canopy Coverage: 1326m² [27.0%] 

* Only canopies within the property boundary were included in both existing and proposed canopy coverage.



Landscape Plan Loading Bay Lower Floor







Design Intent

The design intent for the Lower Floor / Larkin St. Reserve is to provide additional amenity, increase seating, improve permeability via additional site through links and increase canopy cover all while reflecting the original land of Turpentine Forest via its tree selections and under story planting typology.

Legend

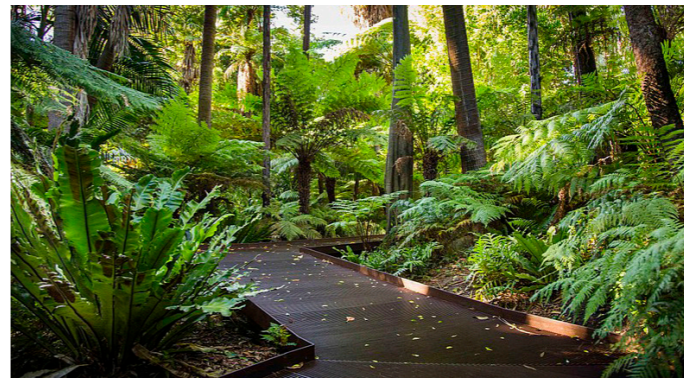
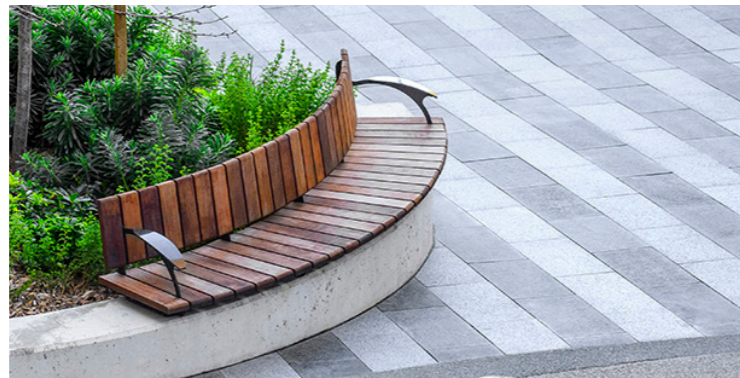
- 01 Existing Larkin St Reserve to be retained
- 02 Proposed seating elements facing Larkin Reserve
- 03 Secondary boardwalk path meandering through 'Turpentine forest'
- 04 Proposed amenity zone i.e table tennis with surrounding seating
- 05 Central feature tree with circular seating at base
- 06 Custom made seating elements with fixed table and chair settings
- 07 Proposed paths with access to Lower Ground Doors
- 08 New connection to Junction St. via Eastern site link [Refer detail plan page 19]
- 09 New connection path to open air western site link [Refer detail plan page 19]
- 10 Raised planting and climbers on wire trellis system along building edge
- 11 Existing trees retained where possible
- 12 Shade structures mimicking tree canopies
- 13 Raised metal edge divides private and public maintenance areas
- 14 New connection stairway to existing footpath to Orphan School Creek

Key

-  Boundary Line
-  Existing Trees to be retained
-  Existing Trees to be removed
-  Proposed Trees
-  Planting Mix [Shrubs, Accents, Grasses & Groundcovers]
-  Concrete footpath

Scale 1:400 @ A3 

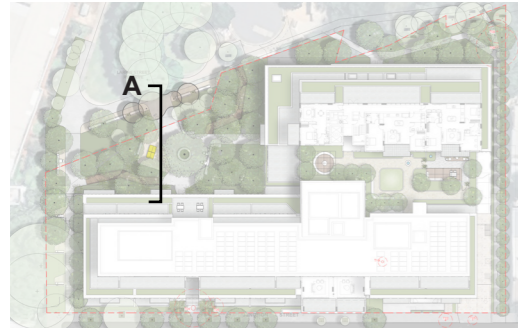
Proposed Larkin Park Character



Seating elements



Landscape Sections Loading Bay Lower Floor



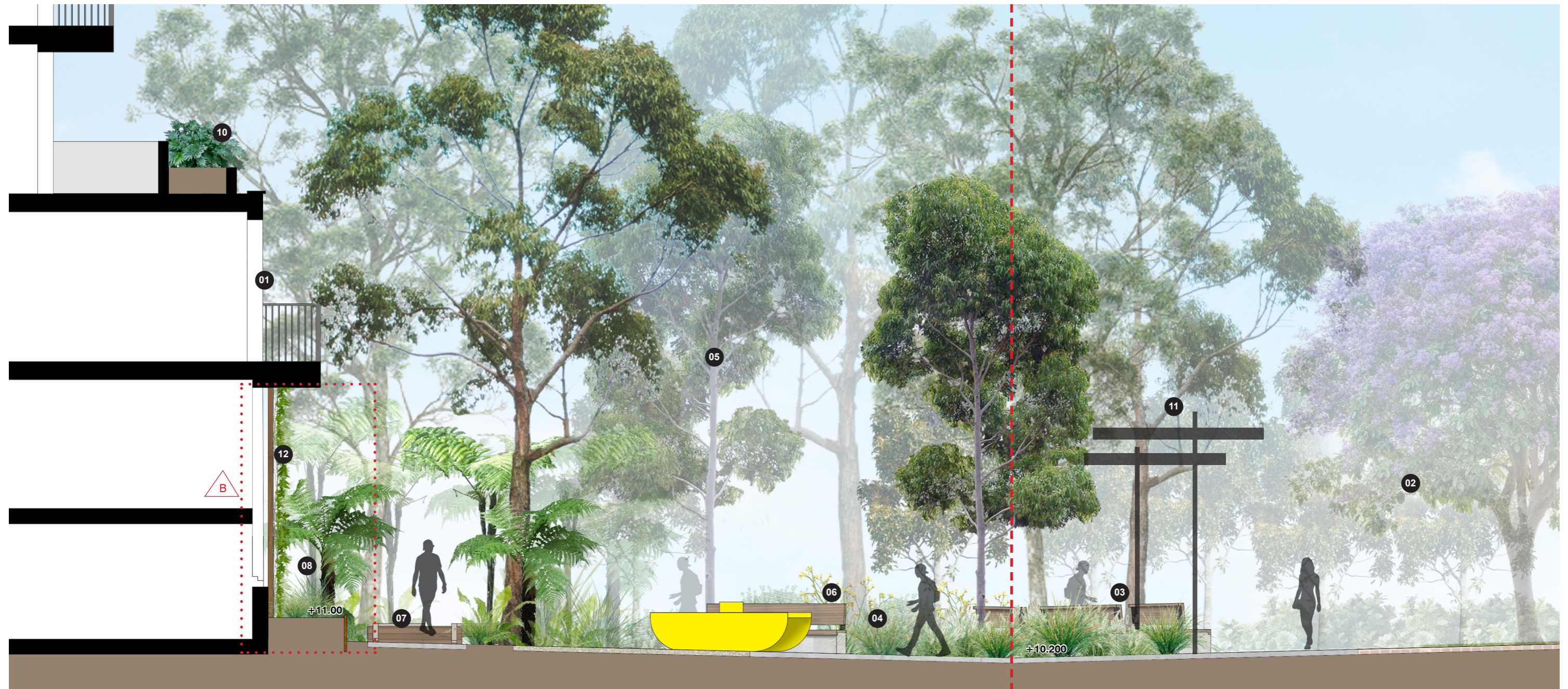
Legend

- 01 Seniors Living Facade [Refer Architects]
- 02 Larkin St Reserve to be retained
- 03 Proposed lineal seating elements facing Larkin Ave Reserve
- 04 Low native understory planting
- 05 Dense native tree planting with high clear stems reminiscent of original Turpentine Forest setting

- 06 Proposed central amenity zone with dedicated space for activity such as Table Tennis, surrounding seating, table and chair settings with engraved chess board allow for multi generational interaction between local community and Seniors Living Residents.
- 07 Proposed boardwalk meandering through planting

- 08 Raised planting retained by metal edging to define the boundary between private and public areas for maintenance purposes
- 09 Development balconies and rooftop with green outlook
- 10 Facade edge planting
- 11 Shade structure mimicking canopies
- 12 Climbing plants on wire trellis system

Section Reference Plan



Section A - North South Larkin St Reserve 'Land Dedication'
Scale: 1:75 @ A3

Landscape Sections Loading Bay Lower Floor

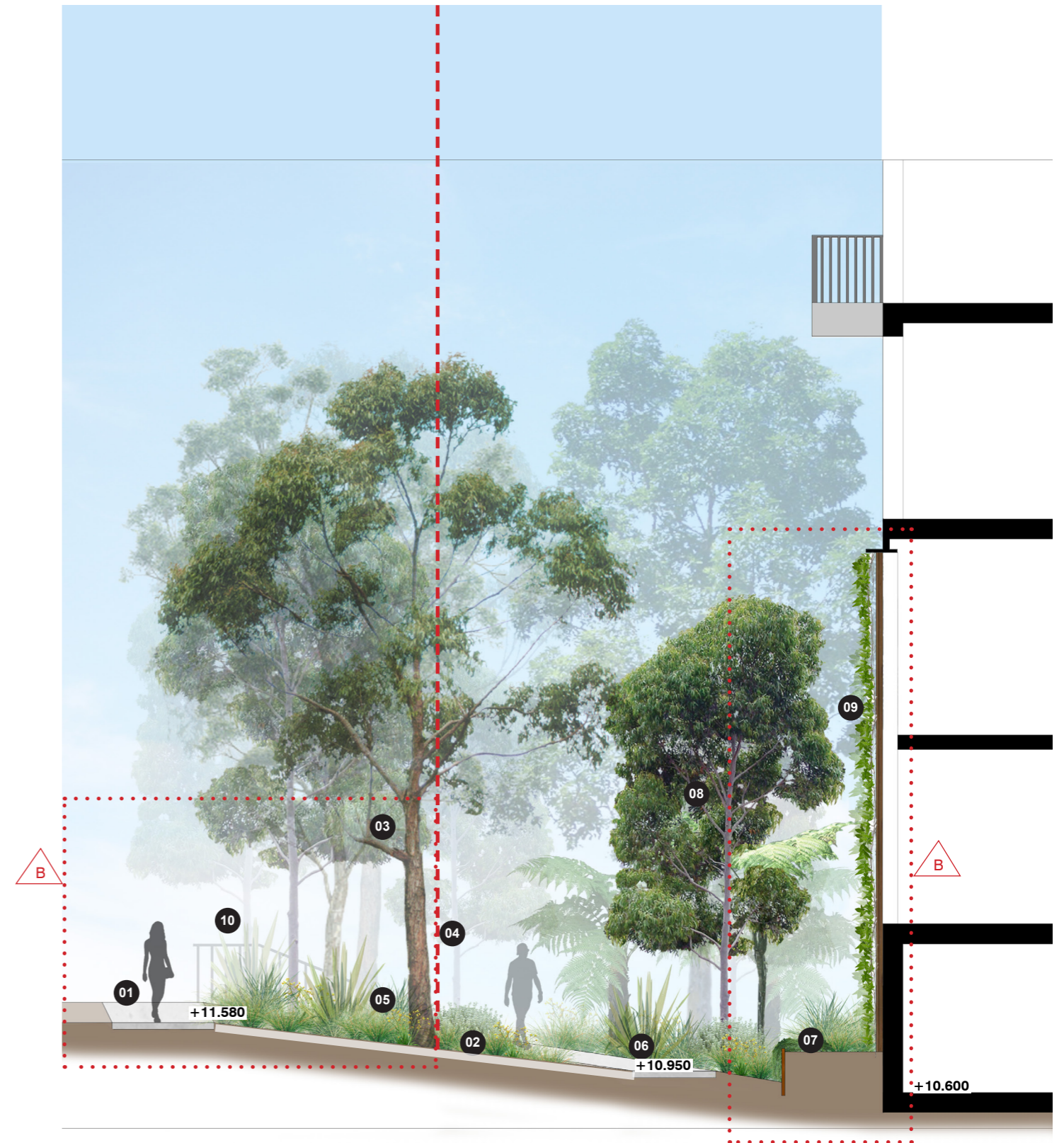


Section Reference Plan

Legend

- 01 Existing site link to be retained.
- 02 New access to proposed western site through link.
- 03 Existing trees to be retained
- 04 Existing boundary palisade fence to be removed
- 05 Proposed low under story planting allowing for passive surveillance
- 06 Proposed path linking to western 'open air' site through link
- 07 Raised planting retained by metal edging to define the boundary between private and public areas for maintenance purposes
- 08 Proposed native canopy trees
- 09 Climbing plants on wire trellis system
- 10 Stairway connection to laneway behind

Indicative Planting Palette









Section B - South Eastern Public Walkway
Scale: 1:75 @ A3

Landscape Plan Ground Floor / Junction St.

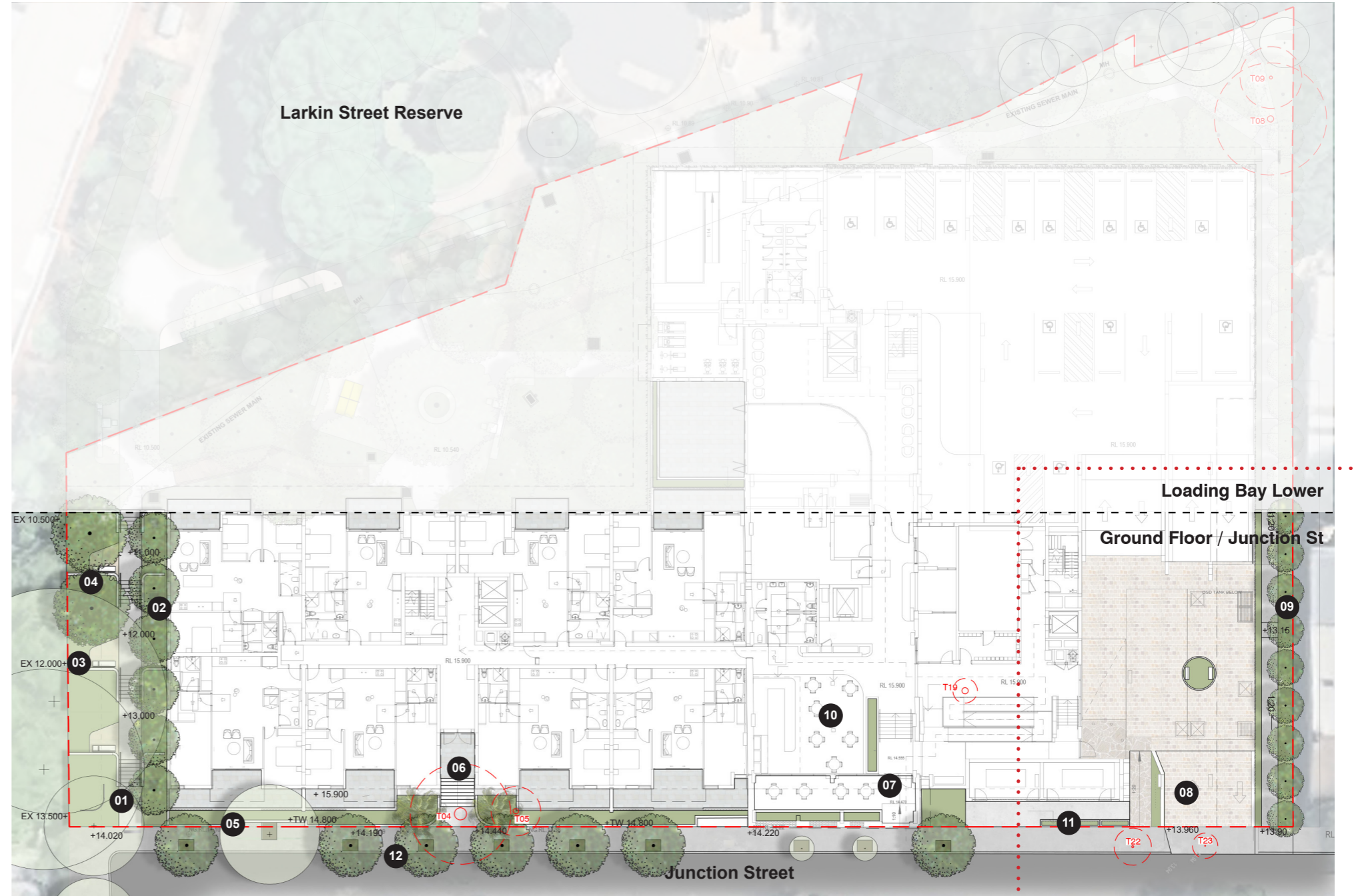
Legend

- 01 Eastern site through link with step access between Junction St. and Larkin St Reserve with signage opportunity [Refer detail plan page 19]
- 02 Min 2m planting buffer setback
- 03 Curved terraced walls accommodating levels changes
- 04 Terraced landscaping with seating / resting nooks
- 05 Junction St. deepsoil buffer planting including trees, shrubs, accents and grasses and groundcovers.
- 06 Junction St. resident entry
- 07 Junction St. reception entry
- 08 Junction St carpark entry with Porte Cochere
- 09 Western 'open air' site through link [Refer detail plan page 19]
- 10 Heritage building
- 11 Removable planter boxes with high tensile wires and climbers to achieve screening to substations
- 12 Street trees [STMP: Junction St.], tree pits [Technical Guidelines - STMP: 2.2, 2.4] and paving to City of Sydney DCP Guidelines and Details

Key

-  Boundary Line
-  Existing Trees to be retained
-  Existing Trees to be removed
-  Proposed Trees
-  Planting Mix [Shrubs, Accents, Grasses & Groundcovers]
-  Concrete footpath

Scale 1:400 @ A3 



Site Through Link Character

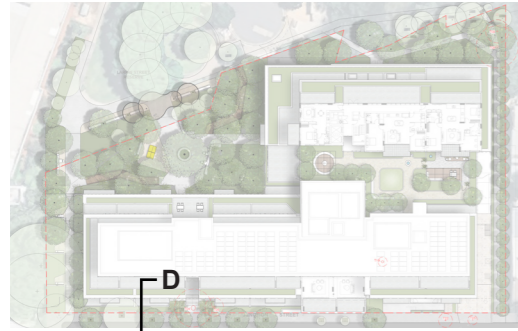


Seating elements

Street Character



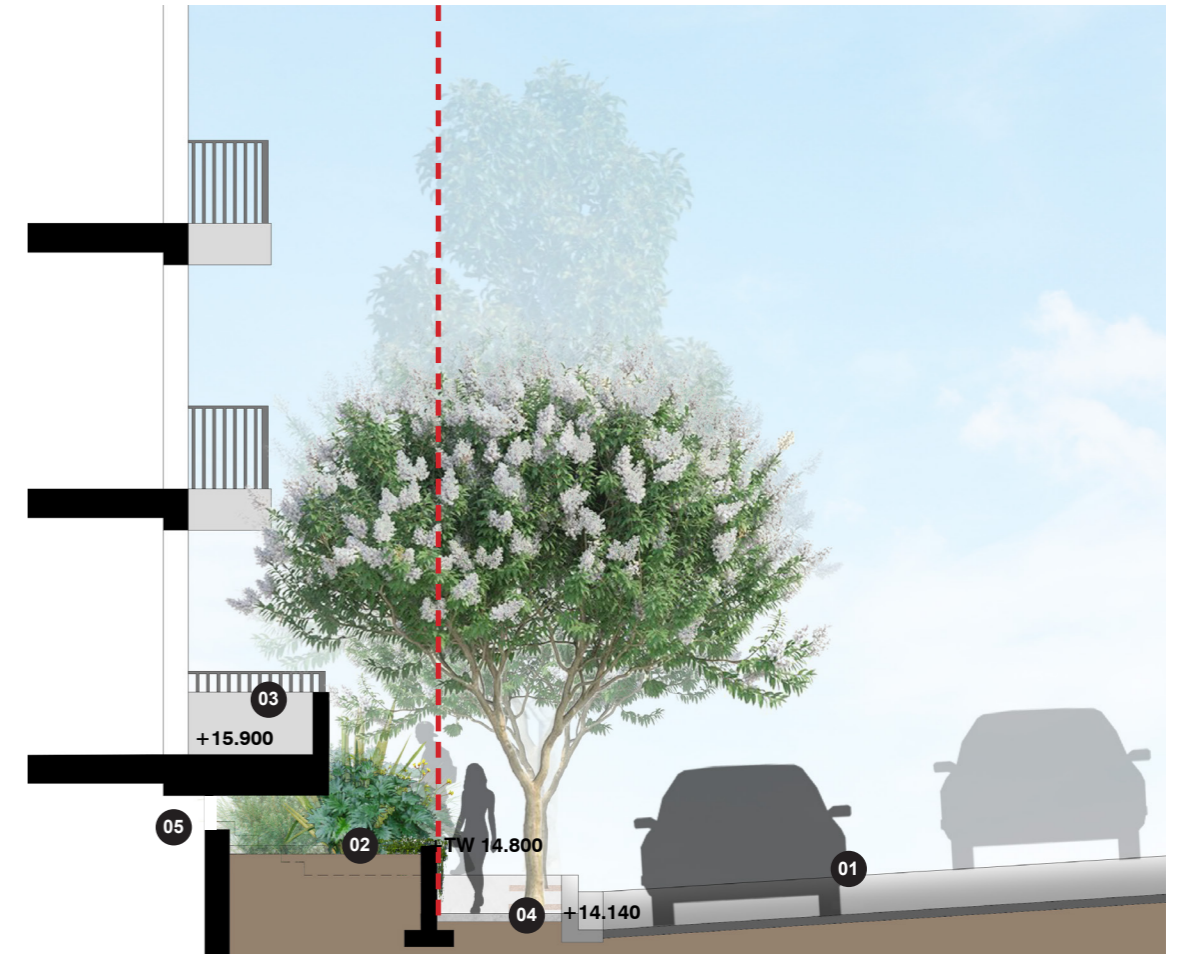
Landscape Sections Ground Floor / Junction St.



Section Reference Plan

Legend

- 01 Junction Street
- 02 Deepsoil raised planter with shrubs, accents, grasses and cascading planting
- 03 Balconies [refer architects]
- 04 Street trees [STMP: Junction St.], tree pits [Technical Guidelines - STMP: 2.2, 2.4] and paving to City of Sydney DCP Guidelines and Details
- 05 Air flow to carpark



Section D - North South Junction Street East
Scale: 1:75 @ A3



Section Reference Plan

Legend

- 01 Junction Street
- 02 Deepsoil planting
- 03 Street trees [STMP: Junction St.], tree pits [Technical Guidelines - STMP: 2.2, 2.4] and paving to City of Sydney DCP Guidelines and Details
- 04 Screen planting to substations



Section E - North South Junction Street West
Scale: 1:75 @ A3

Landscape Detail Plans Site Through Links

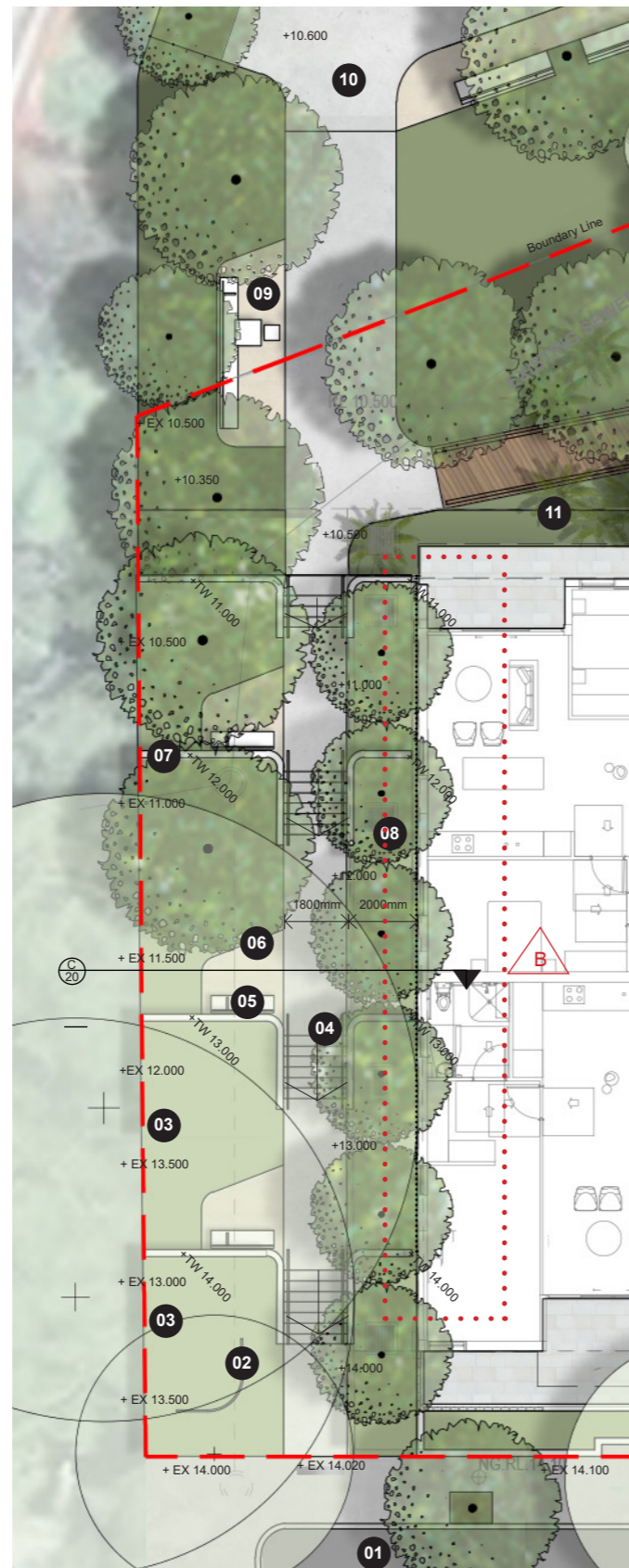
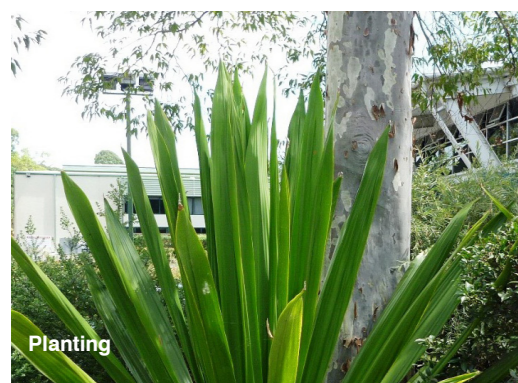


Section Reference Plan

Legend

- 01 Junction Street
- 02 Signage opportunity
- 03 Screen planting to neighbouring properties
- 04 Exposed agg concrete paths and stairs
- 05 Seating element [Concrete base with Timber seat and backrest]
- 06 Decomposed granite seating nook
- 07 Sandstone cladding retaining walls
- 08 2m Buffer planting to building
- 09 Park seating element with fixed cafe style table
- 10 Larkin Street Reserve retained
- 11 Raised metal edge
- Wire trellis system for climbing plants

Site Through Link Character



Detail Plan 1 - South Eastern Boundary Site Through Link

Scale 1:200 @ A3 0 2 4 8 12m



Section Reference Plan

Legend

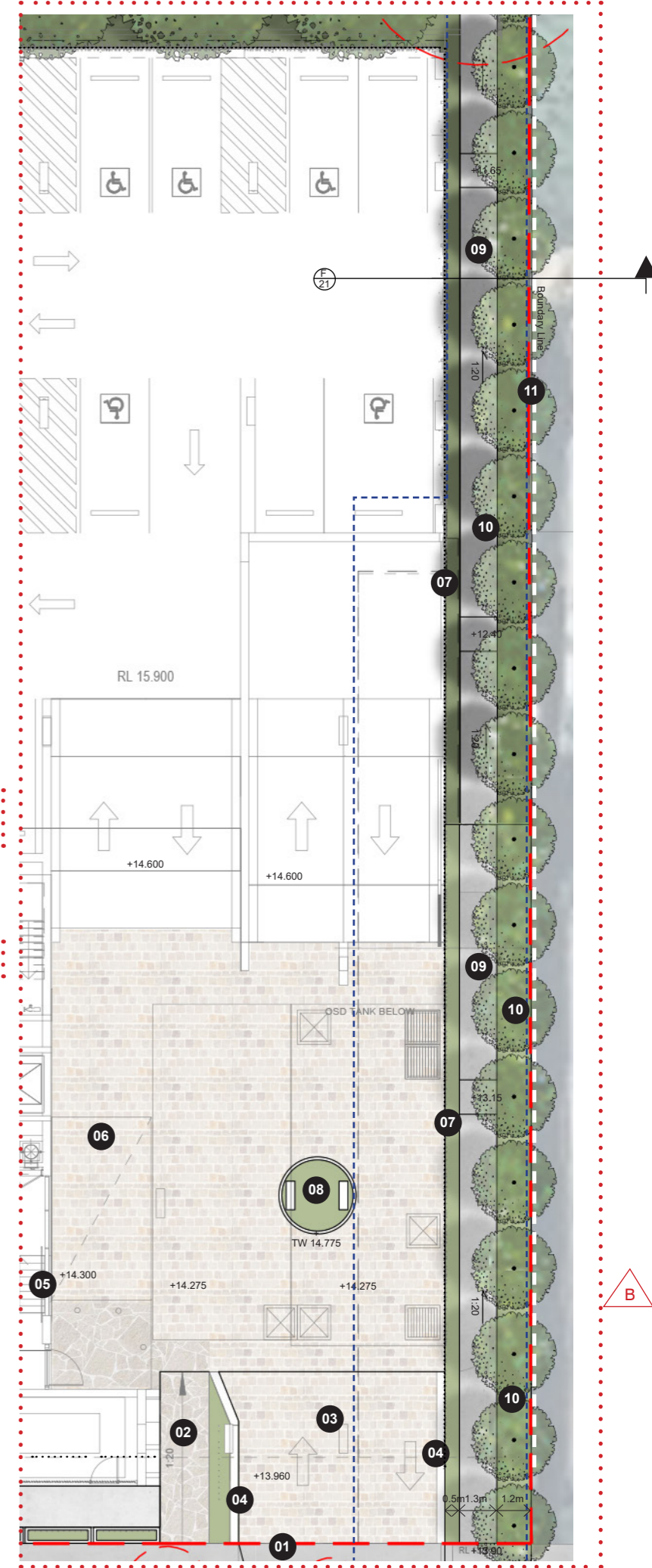
- 01 Junction Street
- 02 Pedestrian access to Porte Cochere
- 03 Vehicle access to Porte Cochere
- 04 150mm high hob kerb
- 05 Building access
- 06 Ambulance parking bay
- 07 Slat screen elements [to Architects] with wire trellis for climbing plants
- 08 Raised planter with accents, shrubs, grasses and groundcovers
- 09 Open air western site through link concrete 1:20 walkway with landings every 15m
- 10 Buffer planting adjacent boundary fence
- 11 1.8m high steel slat boundary fence
- - - Easement
- Wire trellis system for climbing plants

Porte Cochere Character



Detail Plan 2 - North Western Boundary Site Through Link & Port Cochere

Scale 1:200 @ A3 0 2 4 8 12m



Landscape Section Eastern Site Through Link

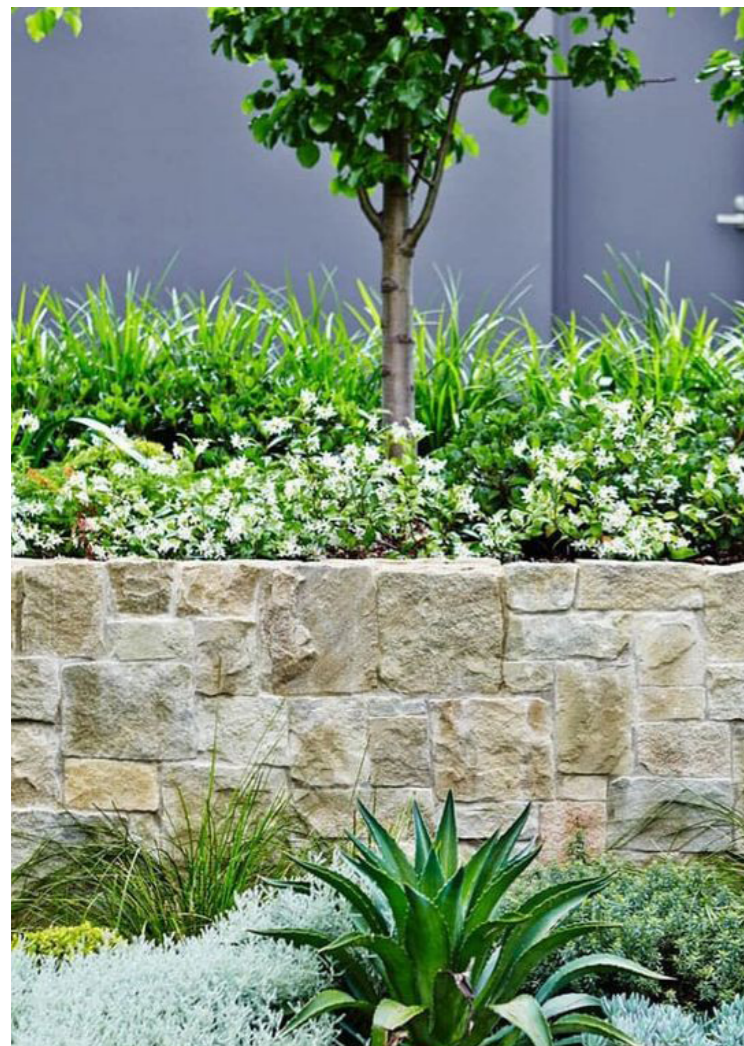


Section Reference Plan

Legend

- 01 Minimum 2m planting buffer setback
- 02 Curved terraced walls accommodating levels changes
- 03 1.8m wide step access between Junction St. and Larkin Ave Reserve
- 04 Terraced landscaping with seating / resting nooks
- 05 Screen planting to neighbouring site
- 06 1.8m high lap and cap timber fence
- 07 Wire trellis system fixed to timber battens for climbing plants

Site Through Link Character



Section C - Eastern Boundary Site Through Link
Scale: 1:75 @ A3

Landscape Section Western Site Through Link

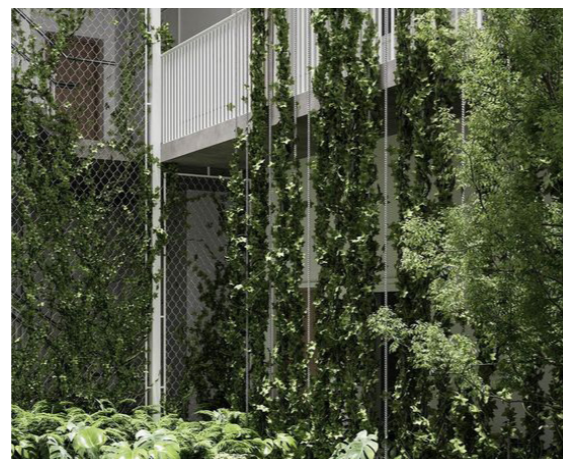


Section Reference Plan

Legend

- 01 Wire trellis system fixed to timber battens for climbing plants
- 02 0.5m wide planting strip
- 03 1.3m wide 1:20 walkway
- 04 1.2m wide screen planting to neighbouring site
- 05 1.8m high lap and cap timber fence

Site Through Link Character



Section F - Western Boundary Site Through Link
Scale: 1:50 @ A3

Landscape Plan Level 01



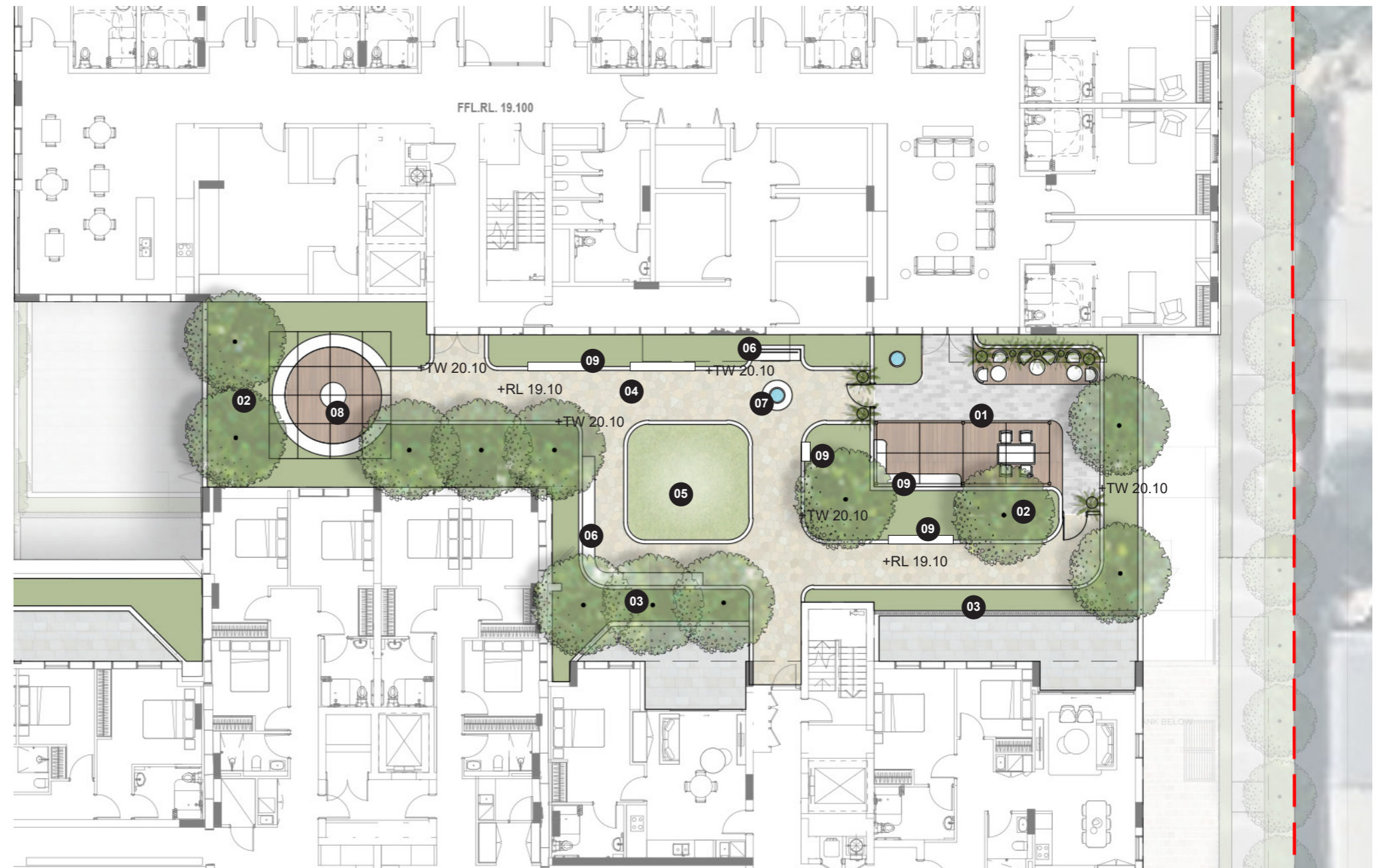
Reference Plan

Legend

- 01 Memory garden with multiple seating opportunities, surrounded by nature and textures, room for groups, tranquil water to help meditate and reminisce and pergola structure
- 02 Raised planters with trees
- 03 Buffer planting to POS
- 04 Circulation / loop path
- 05 Open lawn
- 06 Seating
- 07 Central water feature
- 08 Social seating space with structure above
- 09 Wheelchair accessible sensory garden with recessed benchtop

Note: All raised planters follow ADG Guidelines for height and soil volume where trees are located.

Scale 1:200 @ A3



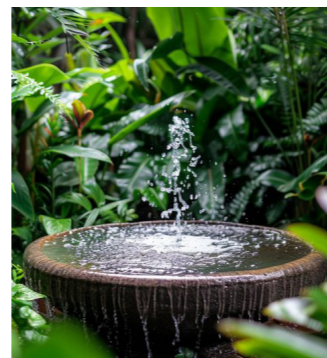
Memory Garden / RAC COS Character



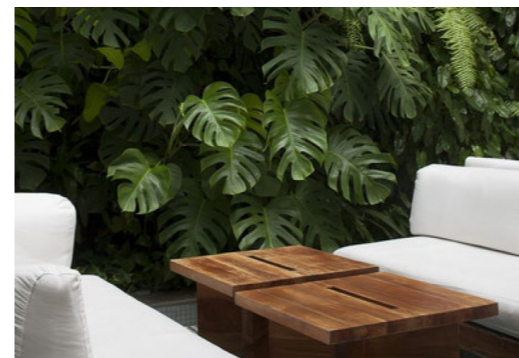
Social settings reminisce with others



Textured planting can remind of life events



Wellness



Immersed in nature to create a sense of calm and safe



Movement and noise



Scented plants to trigger emotions

Planting on Structure Diagram Level 01 Communal Open Space



Reference Plan

Reference Plan

Legend

Key

- Planting without trees on structure locations
- Planting with trees on structure locations

Note: All raised planters follow ADG Guidelines for height and soil volume where trees are located.

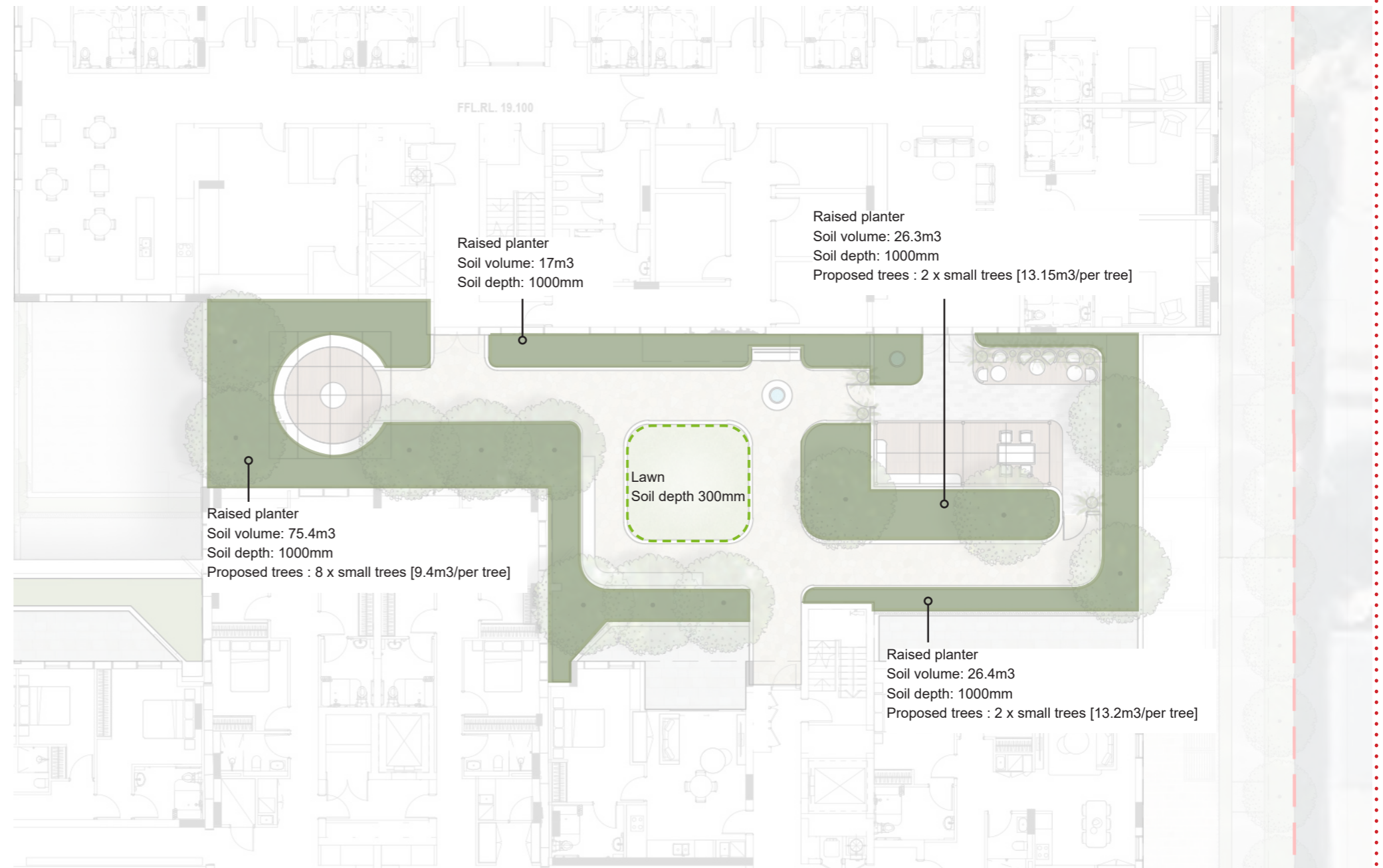


Table 5 Minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 18m crown spread at maturity	150m ³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m ³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m ³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-800mm	
Ground cover			300-450mm	
Turf			200mm	

Note: The above has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths

Scale 1:200 @ A3 0 2 4 6 8m

B

Landscape Plan Level 04

Legend

- 01 Softening the building edge with planting with planting typology
- 02 Maximising POS for residents
- 03 Offering outlook to park

Note: All raised planters follow ADG Guidelines for height and soil volume where trees are located.

Design Drivers



Soften Building



Green Outlook



Maximise POS



Scale 1:400 @ A3 0 4 8 12 16m

Edge Planting Character



POS Character



Landscape Plan Level 05

Legend

- 01 Softening the building edge with planting with planting typology
- 02 Maximising POS for residents
- 03 Offering outlook to park

Note: All raised planters follow ADG Guidelines for height and soil volume where trees are located.

Design Drivers



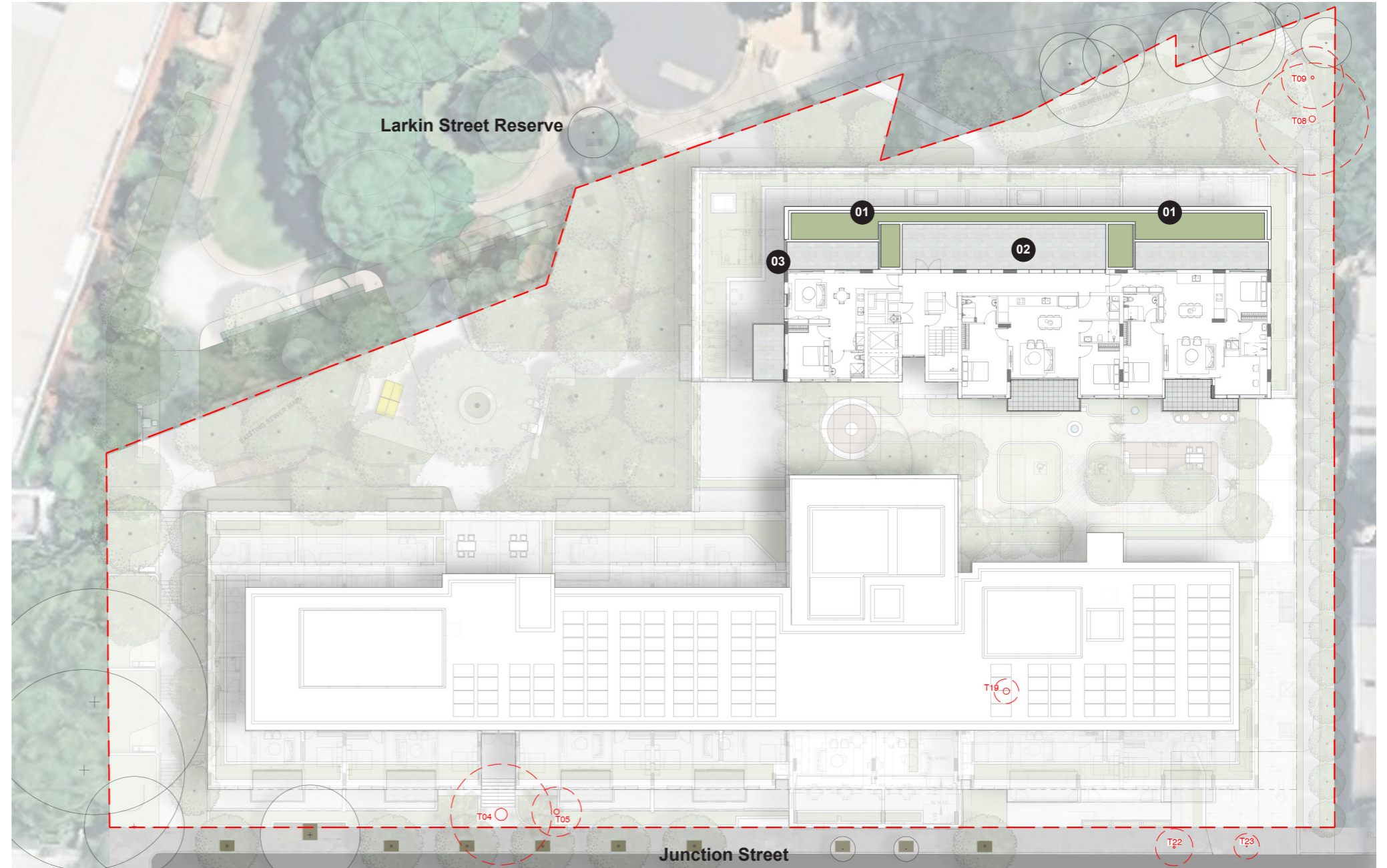
Soften Building



Green Outlook



Maximise POS



Scale 1:400 @ A3 0 4 8 12 16m

Edge Planting Character



POS Character



Indicative Materials & Finishes Strategy

01 Vegetative Materials

- A]** Ground story Larkin Ave Reserve plantings including trees and understory planting to mimic previous Turpentine forest species selected from www.treesnearme.com.au.
- B]** Trees on structure will require 800mm – 1200mm depth planting zone.
- C]** Pre existing vegetation species inform plant species selection to maintain localised ecological systems.
- D]** Street trees will be informed by the City of Sydney Street Tree Masterplan with Crepe Myrtle and Yellow Bloodwood for Junction St if required.
- E]** Ability to access the landscaped areas for ongoing maintenance will be provided.
- F]** A secure dementia garden is proposed within the RACF. This garden incorporates dementia friendly design principles including specific planting palette suitable for clients with cognitive impairment, limited judgment and typically antiallergenic species.

02 Construction Materials

Materials to compliment the building materials and relate to the local character, unifying the community village in a coherent fashion.

General

Off-form Concrete, Pre-cast Concrete, Clay Brick, Galvanized + Anodised Steel, Marine grade 316 stainless steel, Australian Hardwood [min. F27], Exposed Aggregate Concrete and Natural Stone [Sandstone, Limestone or Bluestone]

Integrated Feature Seating

Off-form or precast concrete with galvanized steel super structure and composite Timber Slat seating surface

Propriety Items

Standalone benches, seat circulation space to accommodate wheelchair next to fixed seat.

Landscape Features

Planter Boxes on structure:

- A]** Precast Concrete
 - B]** Off Form
 - C]** Concrete Off-form with Form-liner
- All coordinated with Building finishes

Retaining Walls

- A]** Off Form Concrete (coloured)
 - B]** Sandstone (design & materials to compliment building finishes)
- Raised Productive Gardens: Custom designed galvanised steel & hardwood timber. Vegetables, Herbs & Fruit Trees.

Privacy Screening

Galvanised Steel superstructure with Hardwood Timber Slats.

Shade Structures

Galvanised steel superstructure with Hardwood Timber. Design & materials to compliment building finishes

Shade Structures

Galvanised steel superstructure with Hardwood Timber. Design & materials to compliment building finishes

Paths

Horizontal Surfaces to reflect suburban park materiality including feature brick paving & exposed aggregate concrete. Colours to reflect local context. Concrete (natural grey & feature aggregate) and brick with high external slip coefficient min. P4 horizontal and P5 on ramps.

Edging

Metal edging defining public/private boundary on ground floor: functional maintenance edge.



Fences & Gates

- A]** Perimeter of site. Utilise building where practical.
- B]** Seniors Living: Main pedestrian entries to Architects. Custom designed and automated (digital key access).

Boundary Fencing:

- A]** Galvanised steel superstructure with hardwood timber for lap and capped finish or similar.
- Design & materials to compliment building finishes

Rooftop gardens

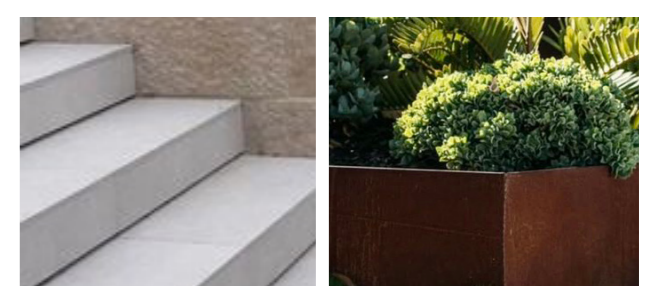
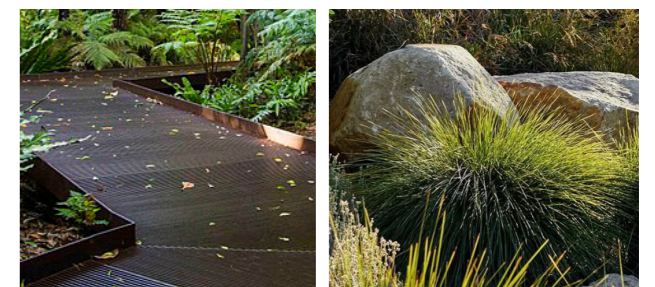
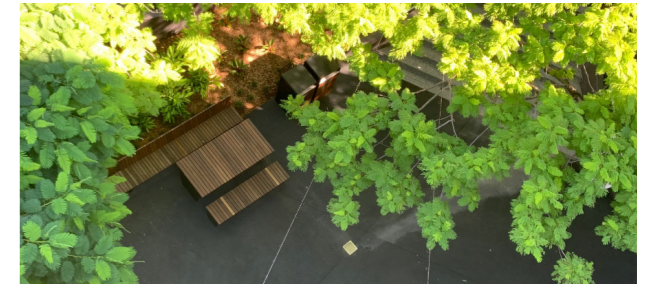
- A]** Masonry walls with rendered / stone / steel cladding on structural slab.
- B]** Lightweight corten steel (proprietary item, Formboss) on structural slab.

Rainwater Harvesting, Overland Stormwater Integration & Water Elements

- A]** Overland Stormwater integrated with the landscape. Rainwater Harvesting Tank located on site supplying automatic irrigation system to Dementia Rooftop Garden.
- B]** Potable Water supply to water elements within Dementia Courtyard.

External stairs & gates

- A]** Precast Concrete Stairs or
- B]** insitu Concrete with stone clad.



Indicative Connection with Country

Connection with Country Design Principles [Garigarra, 2025]

- Reconnect Systems of Country
- Resurface Knowledges of Water
- Responsibility of Care
- Intergenerational Knowledge exchange

Forest Lodge as Country

The Forest Lodge area connects to a variety of disrupted human and more-than-human lineages and ecological processes that still persist in the swampy wetlands of Country here. These watery, terrestrial and aerial systems link, although heavily disrupted, the lives, territories, and cultures of the Gadigal, Bidjigal, Wangal, Wallumedegal, Boromedegal, Gamaragal, Borogegal, Birrabirragal and Gayamaygal Peoples (and many others).

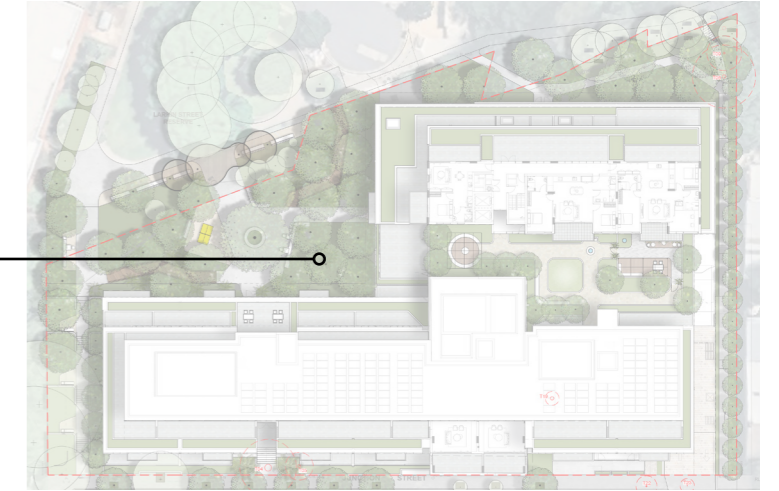
Prior to colonial disruption, this area was a rich mosaic of freshwater soaks, ephemeral creeks, dunes, lagoons and wetlands that sustained diverse plant and animal life, including vegetation communities such as Sydney Turpentine Ironbark Forest and Sydney Coastal Sandstone Foreshore Forest. Additionally, Orphan School Creek adjacent to the site, despite being heavily channelised, still participates in the broader hydrological and cultural systems of the Cooks River and Sydney Harbour catchments, including seasonal eel migration. It is also recognised for its rare and resilient biodiversity including an *Angophora floribunda* (rough-barked apple) on Wood Street that may pre-date European settlement. These ecologies carry stories and matter across Country, from the inland to the sea, forming ancient corridors of connection and kinship.

First Nations Naming:

While there is no recorded First Nations name for the Forest Lodge area, its neighbour, Annandale, was known as **Bulanaming**. It is an Aboriginal name referring to the area around the Cooks River in the inner Sydney suburbs of Petersham and Marrickville. It is derived from an Aboriginal word meaning “**place where the rushes grow**” [Dictionary of Sydney, 2011]. The region was a rich source of food, fresh water, and cultural resources for the Gadigal and Wangal People. Therefore, allowing opportunity to restore and reconnect these ancient relationships.



Endemic Vegetation - Turpentine Ironbark Forest & Coastal Sandstone Foreshore Forest



Endemic Vegetation - Where Rushes Grow



Central Sculptural Opportunity



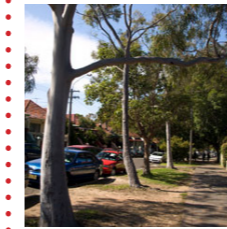
Appendix

300	Planting Schedule and Palette
301	Planting Plan - Loading Bay Lower Floor
302	Planting Plan - Ground Floor
303	Planting Plan - Level 01
304	Planting Plan - Level 04
305	Planting Plan - Level 05
700	Landscape Details
800	Landscape Specification

Code	Botanic Name	Common Name	Mature Size (H x W)	Proposed Pot Size	Quantity Lower GF	Quantity GF	Quantity Level 01	Quantity Level 04	Quantity Level 05	Pre-colonial
Trees + Palms										
Ccs	<i>Corymbia citriodora</i> 'Scentuous'	Lemon Scented Gum	7 x 5	200L	8	N/A	1	N/A	N/A	*
Ep	<i>Eucalyptus punctata</i>	Grey gum	15 x 7	200L	12	N/A	N/A	N/A	N/A	*
Er	<i>Elaeocarpus reticulatus</i>	Blueberry ash	8 x 4	75L	2	6	N/A	N/A	N/A	*
EuR	<i>Eucalyptus racemosa</i>	Snappy gum	18 x 7	200L	11	N/A	N/A	N/A	N/A	*
La	<i>Livistona australis</i>	Cabbage Tree Palm	25 x 5	200L	N/A	2	N/A	N/A	N/A	*
Ln	<i>Lagerstroemia indica x faurei</i> 'Natchez'	Crepe Myrtle	6 x 4	75L	N/A	7	N/A	N/A	N/A	*
Mg	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	8 x 5	75L	N/A	6	4	N/A	N/A	*
MT	<i>Magnolia grandiflora</i> 'Teddy Bear'	Dwarf Magnolia	6 x 3	75L	10	9	N/A	N/A	N/A	*
Pia	<i>Plumeria acutifolia</i>	Frangipani Tree	7 x 6	75L	N/A	N/A	1	N/A	N/A	*
Sg	<i>Syncarpia glomulifera</i>	Turpentine	25 x 10	200L	1	N/A	N/A	N/A	N/A	*
Shrubs + Accents										
Ag	<i>Anigozanthus</i> 'Gold Velvet'	Kangaroo Paw	0.4 x 0.6	200mm	10	N/A	N/A	6	N/A	*
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 1.5	200mm	59	39	35	33	10	*
Lva	<i>Lavandula angustifolia</i>	English lavender	1 x 1	150mm	N/A	N/A	3	N/A	N/A	*
Ls	<i>Leptospermum</i> 'shore tuff'	Coastal Tea Tree	0.5 x 1.2	200mm	14	N/A	N/A	N/A	N/A	*
Pt	<i>Pittosporum tobira</i> 'Miss Muffet'	Dwarf Pittosporum	1.0 x 1.5	200mm	N/A	2	18	7	13	*
Px	<i>Philodendron xanadu</i>	Xanadu	1 x 1	200mm	N/A	292	190	79	58	*
Xt	<i>Xanthorrhoea australis</i>	Grass Tree	2 x 1	200mm	5	N/A	N/A	N/A	N/A	*
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.2	200mm	N/A	N/A	11	8	5	*
Wm	<i>Westringia 'mundi'</i>	Coastal Rosemary	0.5 x 1.2	200mm	17	N/A	3	N/A	N/A	*
Grasses + Rushes										
Dg	<i>Diets grandiflora</i>	Wild Iris	1 x 1	150mm	N/A	N/A	118	N/A	N/A	*
Lh	<i>Lomandra hystrix</i>	Mat Rush	1 x 1	150mm	58	59	N/A	189	55	*
Ll	<i>Lomandra longifolia</i>	Spiny Headed Mat Rush	1 x 1	150mm	69	N/A	N/A	N/A	N/A	*
Lv	<i>Lomandra 'Verday'</i>	Mat Rush	1 x 1	150mm	105	N/A	N/A	N/A	N/A	*
Lt	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm	502	91	54	216	55	*
Lm	<i>Liriope muscari</i>	Lilyturf	0.4 x 0.4	150mm	714	90	134	N/A	N/A	*
Jcu	<i>Juncus usitatus</i>	Common Rush	0.6 x 0.6	150mm	210	N/A	N/A	N/A	N/A	*
JK	<i>Juncus kraussii</i>	Sea Rush	0.4 x 0.4	150mm	210	N/A	N/A	N/A	N/A	*
Ng	<i>Neomarcia gracilis</i>	Walking Iris	0.6x 1	150mm	25	23	N/A	N/A	N/A	*
Ferns + Cycads										
Cc	<i>Cyathea cooperi</i>	Tree Fern	5 x 2	300mm	31	8	N/A	N/A	N/A	*
Da	<i>Dicksonia antarctica</i>	Scaly Tree Fern	4 x 2	300mm	16	4	1	N/A	N/A	*
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	473	90	N/A	N/A	N/A	*
Bs	<i>Blechnum Silver Lady Fern</i>	Silver Lady Fern	1.5 x 1.5	200mm	465	90	N/A	N/A	N/A	*
Groundcovers + Climbers										
Aae	<i>Adiantum aethiopicum</i>	Adiantum aethiopicum	0.3 x spreading	150mm	199	N/A	N/A	N/A	N/A	*
Ro	<i>Rosmarinus officinalis</i>	Prostrate rosemary	0.3 x spreading	150mm	N/A	N/A	27	48	16	*
Thv	<i>Thymus vulgaris</i>	Thyme	0.3 x 0.5	150mm	N/A	N/A	18	N/A	N/A	*
Ta	<i>Trachelospermum asiatic</i>	Star Jasmine	0.25 x 1	150mm	29	13	N/A	N/A	N/A	*
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.25 x 1	150mm	84	N/A	15	N/A	N/A	*
Cg	<i>Casuarina glauca</i>	Cousin It	0.2 x spreading	150mm	87	N/A	56	60	13	*
Dsf	<i>Dichondra repens</i> 'Silver Falls'	Kidney Weed Silver falls	0.2 x spreading	150mm	N/A	N/A	15	N/A	N/A	*
Gt	<i>Gazania tomentosa</i>	Silver Leated Gazania	0.2 x 0.4	150mm	N/A	N/A	N/A	N/A	N/A	*
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	50	45	N/A	N/A	N/A	*
Oj	<i>Ophiopogon Japonicus</i> 'Nana'	Dwarf Mondo Grass	0.1 x 0.1	150mm	130	121	N/A	N/A	N/A	*
Ca	<i>Cissus antarctica</i>	Kangaroo vine	0.3 x 0.5	150mm	31	14	N/A	N/A	N/A	*
Fp	<i>Ficus pumila</i>	Creeping Fig	0.25 x spreading	150mm	13	N/A	N/A	N/A	N/A	*



Trees + Palms



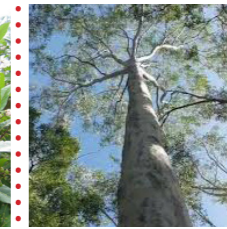
Eucalyptus punctata



Corymbia citriodora 'Scentuous'



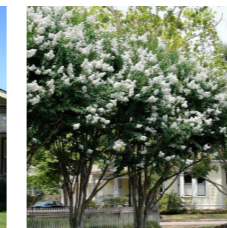
Elaeocarpus reticulatus



Eucalyptus racemosa



Magnolia grandiflora 'Little Gem'



Lagerstroemia indica 'natchez'



Plumeria Acutifolia

Shrubs + Accents



Anigozanthos 'Gold Velvet'



Doryanthes excelsa



Xanthorrhoea australis



Westringia 'mundi'



Leptospermum 'Shore Tuff'



Pittosporum tobira 'Miss Muffet'



Philodendron xanadu

Ferns + Cycads



Dicksonia antarctica



Blechnum Silver Lady Fern



Asplenium australasicum



Cyathea cooperi

Grasses + Rushes



Lomandra hystrix



Lomandra longifolia



Lomandra tanika

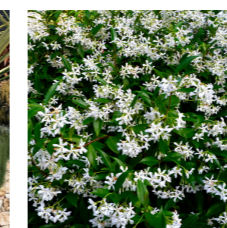


Liriope muscari

Groundcovers + Climbers



Casuarina 'cousin it'



Trachelospermum jasminoides



Dichondra repens



Gazania tomentosa

LEGEND

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	SSDA	BC	CT	30 06 2025
B	SSDA	BC	CT	07 11 2025

PROJECT
2-32 JUNCTION STREET
 FOREST LODGE NSW 2037, AUSTRALIA

STAGE

CLIENT

CORIO PROJECTS

SHEET

PLANTING SCHEDULE AND PALETTE

JOB # SHEET # ISSUE NORTH

24_346 300 B

SCALE 1:200 @ A1











LANDFX

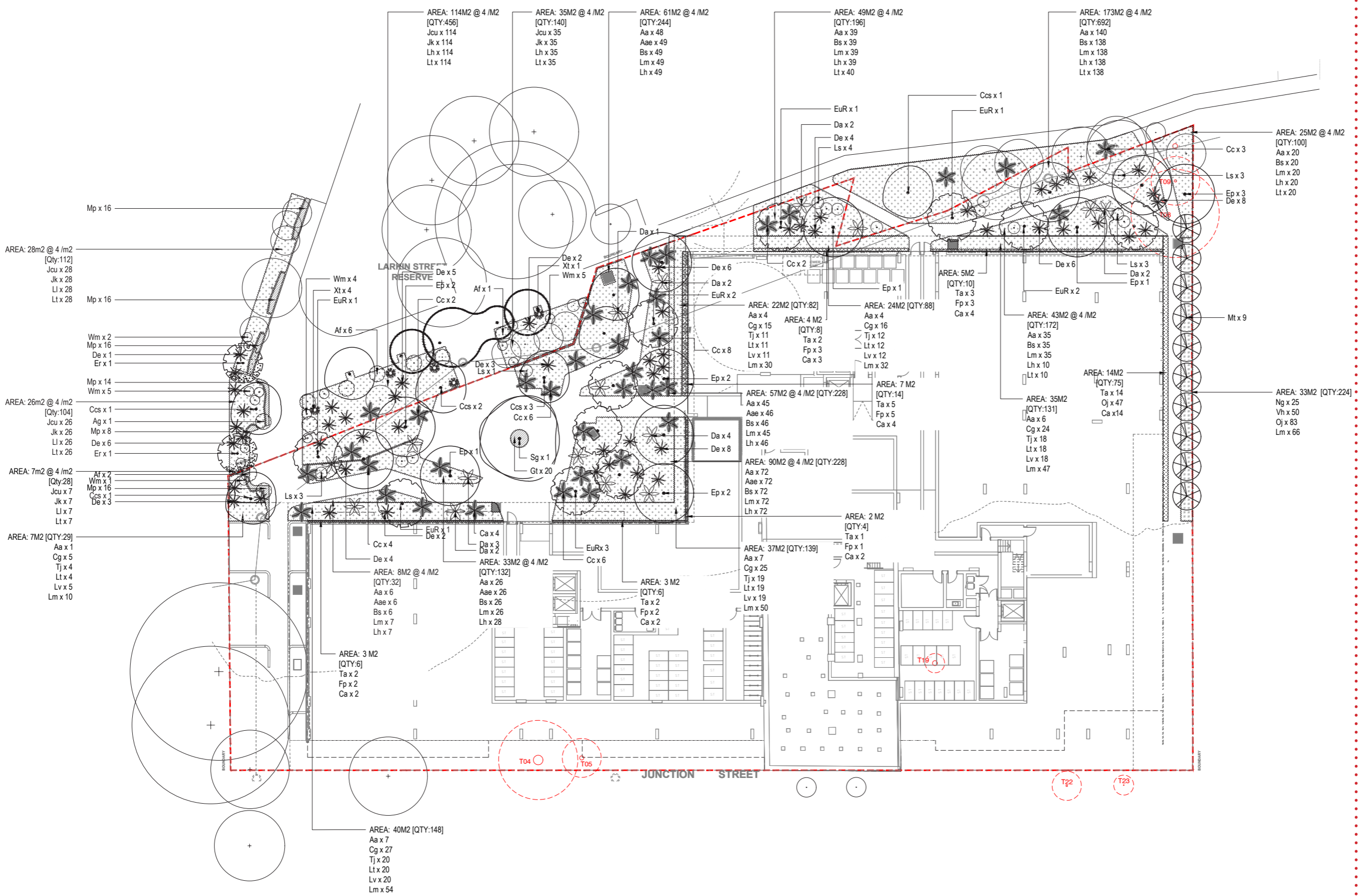
LANDSCAPE ARCHITECTURE

Studio 7 | 37-38 East Esplanade Manly | Sydney | NSW 2095 | Australia
 Phone +61 42476 9049 | Email info@landfx.com.au | Web www.landfx.com.au

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LEGEND

-  EXTENT OF LANDSCAPE WORKS
Refer Landscape Plans
-  EXISTING TREES TO BE RETAINED
Refer Specification
-  EXISTING TREES TO BE REMOVED
Refer Specification
-  PROPOSED TREE PLANTING
Refer Landscape Specification
-  PROPOSED TREE PLANTING
Refer Landscape Specification
-  MATRIX PLANTING
Refer Landscape Specification
-  MATRIX PLANTING (SCENTED GARDEN)
Refer Landscape Specification
-  SHRUB AND ACCENT PLANTING
Refer Landscape Specification
-  GROUNDCOVER PLANTING
Refer Landscape Specification
-  TURF
Refer Landscape Specification



ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	SSDA	BC	CT	30.06.2025
B	SSDA	RC	CT	07.11.2025

PROJECT
2-32 JUNCTION STREET
 FOREST LODGE NSW 2037, AUSTRALIA

STAGE

CLIENT
CORIO PROJECTS

SHEET
PLANTING PLAN
LOADING BAY LOWER FLOOR











JOB # SHEET # ISSUE NORTH
 24_346 301 B

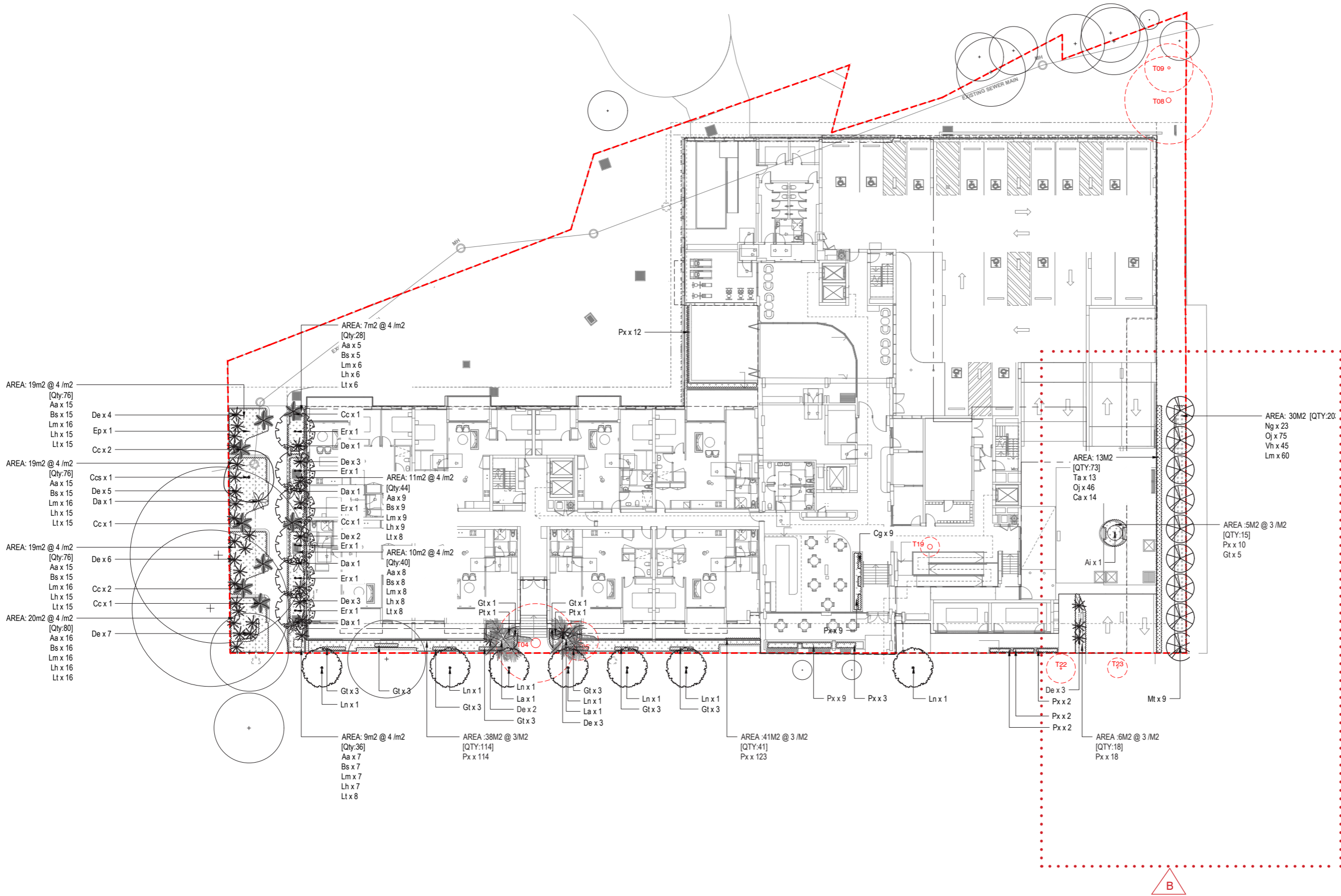
SCALE 1:200 @ A1

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-  TURF
Refer Landscape Specification



ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	SSDA	BC	CT	30 06 2025
B	SSDA	BC	CT	07 11 2025

PROJECT
2-32 JUNCTION STREET
 FOREST LODGE NSW 2037, AUSTRALIA

STAGE

CLIENT

CORIO PROJECTS

SHEET

PLANTING PLAN
GROUND FLOOR











JOB # SHEET # ISSUE NORTH
 24_346 302 B

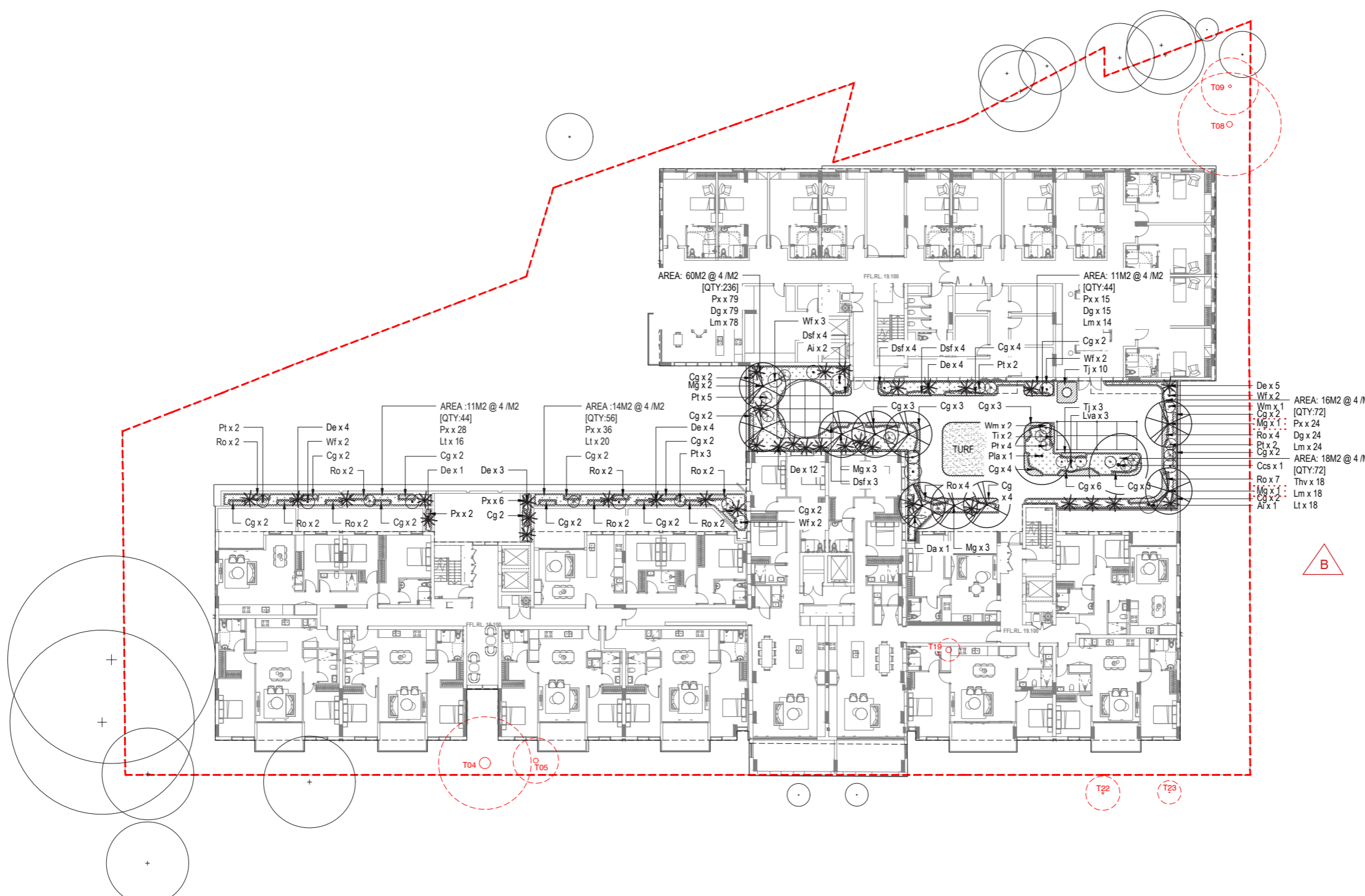
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Refer Specification
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Refer Landscape Specification
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Refer Landscape Specification
-  MATRIX PLANTING
Refer Landscape Specification
-  MATRIX PLANTING (SCENTED GARDEN)
Refer Landscape Specification
-  SHRUB AND ACCENT PLANTING
Refer Landscape Specification
-  GROUND COVER PLANTING
Refer Landscape Specification
-  TURF
Refer Landscape Specification



ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	SSDA	BC	CT	30 06 2025
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PROJECT
2-32 JUNCTION STREET
 FOREST LODGE NSW 2037, AUSTRALIA

STAGE







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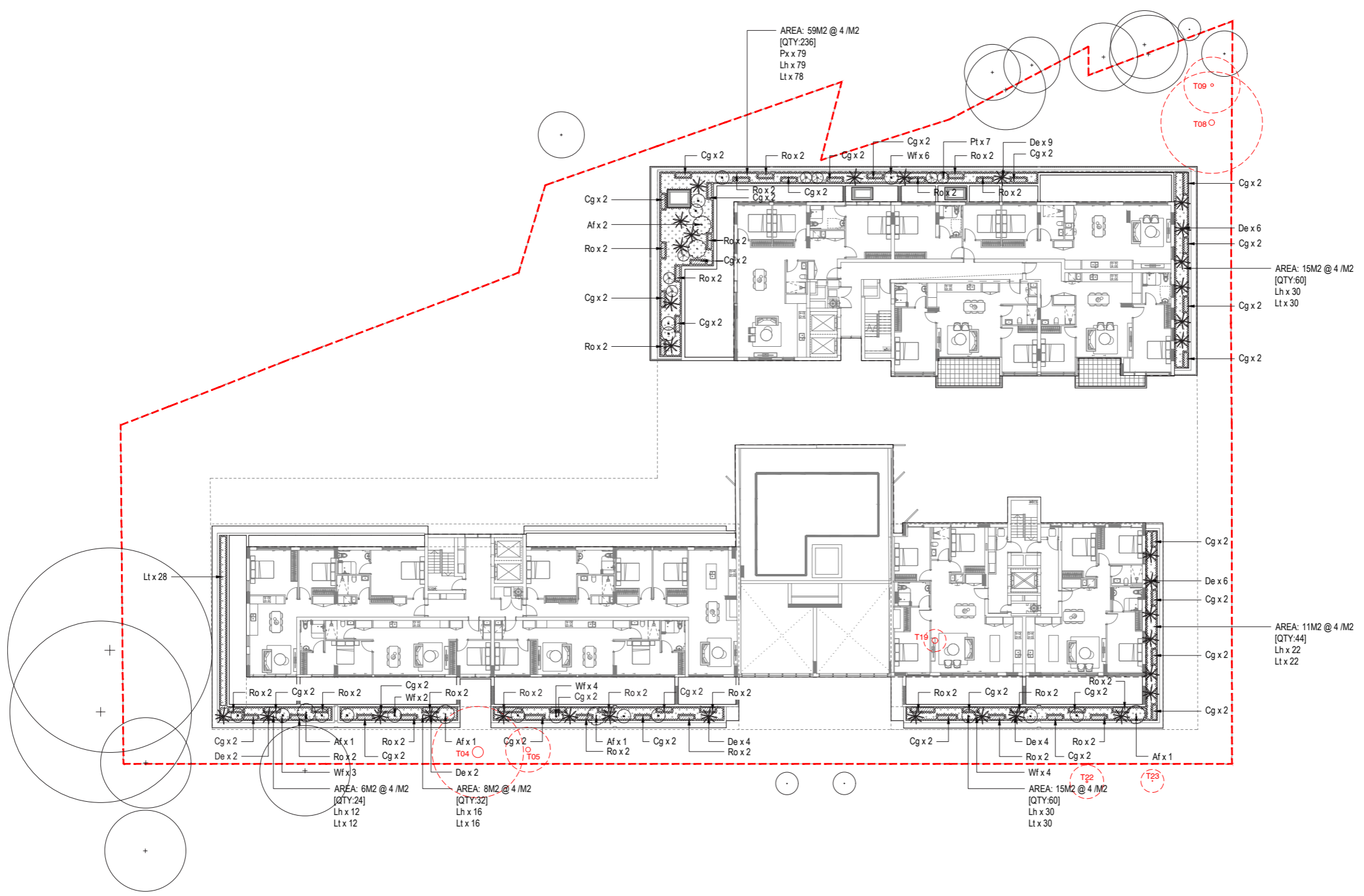
SHEET
PLANTING PLAN
LEVEL 01

JOB # SHEET # ISSUE NORTH
 24_346 303 B

SCALE 1:200 @ A1

LEGEND

-  EXTENT OF LANDSCAPE WORKS
Refer Landscape Plans
-  EXISTING TREES TO BE RETAINED
Refer Specification
-  EXISTING TREES TO BE REMOVED
Refer Specification
-  MATRIX PLANTING
Refer Landscape Specification
-  SHRUB AND ACCENT PLANTING
Refer Landscape Specification
-  GROUNDCOVER PLANTING
Refer Landscape Specification



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A	SSDA	BC	CT	30 06 2025
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PROJECT
2-32 JUNCTION STREET
 FOREST LODGE NSW 2037, AUSTRALIA

STAGE

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SHEET
PLANTING PLAN
LEVEL 04


JOB # SHEET # ISSUE NORTH
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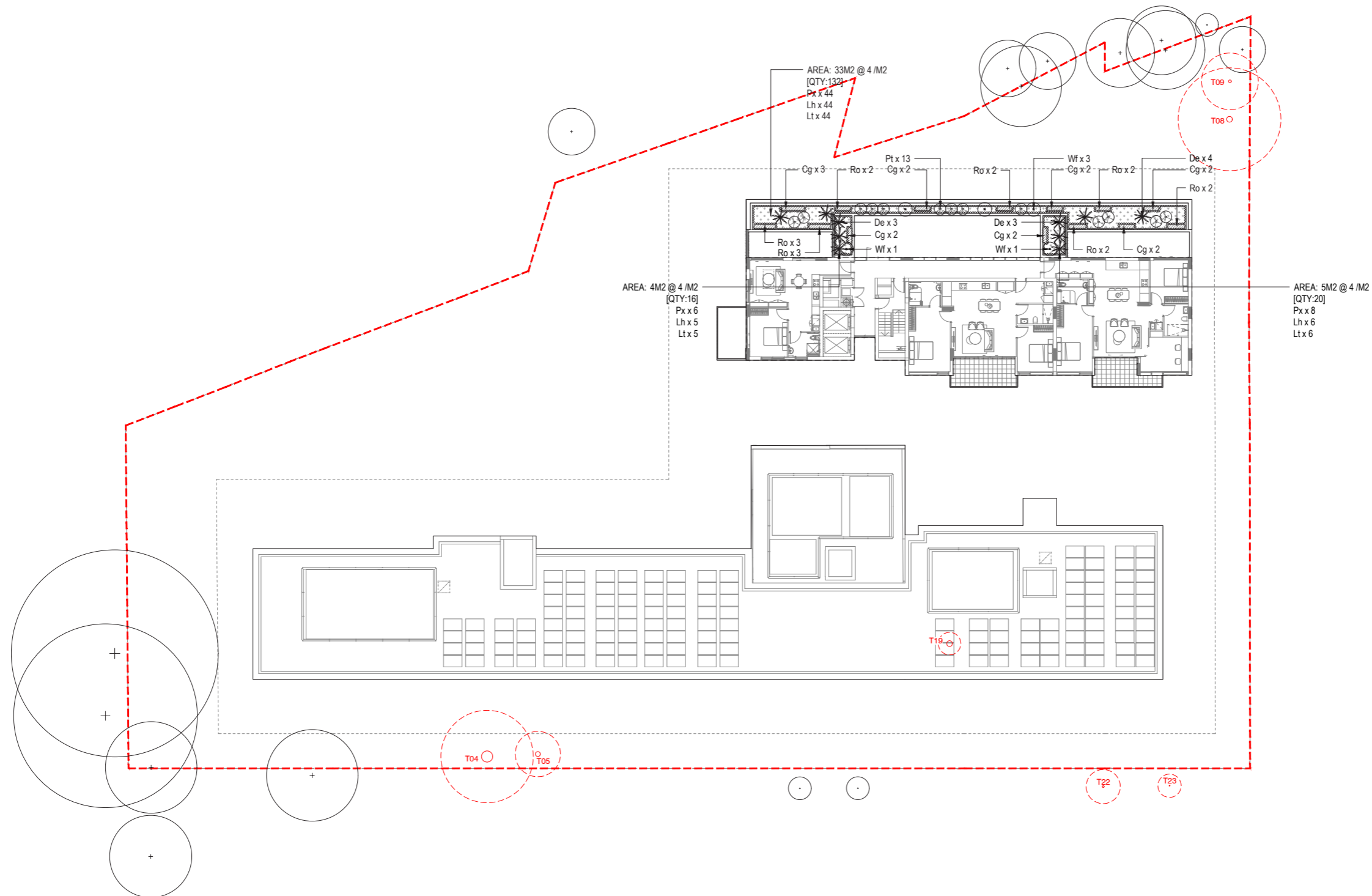
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 LANDSCAPE ARCHITECTURE
 Studio 7 | 37-38 East Esplanade Manly | Sydney | NSW 2095 | Australia
 Phone +61 42476 9049 | Email info@landfx.com.au | Web www.landfx.com.au

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LEGEND

-  EXTENT OF LANDSCAPE WORKS
Refer Landscape Plans
-  EXISTING TREES TO BE RETAINED
Refer Specification
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Refer Specification
-  MATRIX PLANTING
Refer Landscape Specification
-  SHRUB AND ACCENT PLANTING
Refer Landscape Specification
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Refer Landscape Specification



ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	SSDA	BC	CT	30 06 2025
B	SSDA	RD	CT	07 11 2025

PROJECT
2-32 JUNCTION STREET
 FOREST LODGE NSW 2037, AUSTRALIA

STAGE

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SHEET
PLANTING PLAN
LEVEL 05

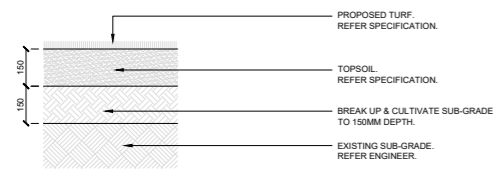
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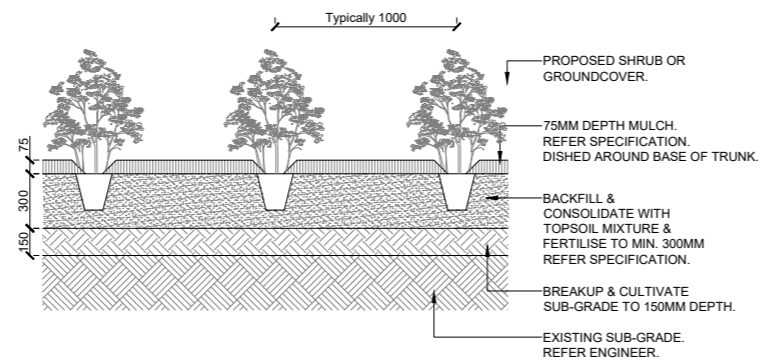
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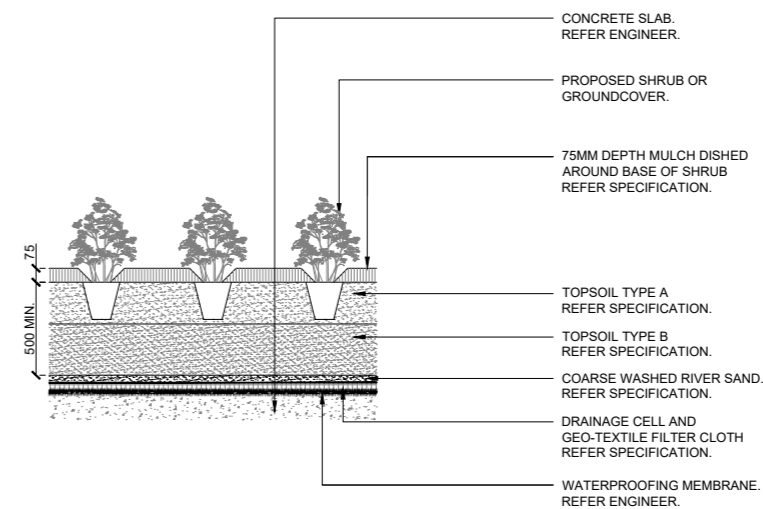
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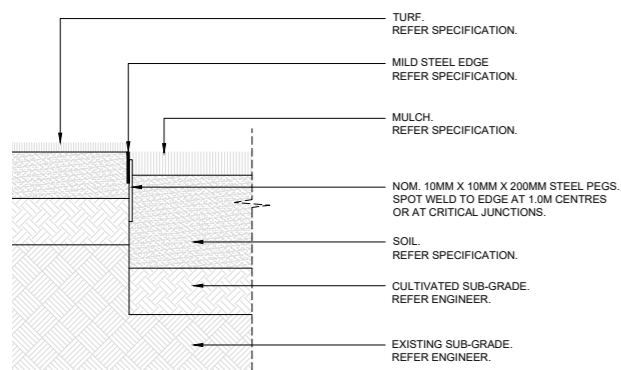
TURF ON GRADE / 1:20 @ A3



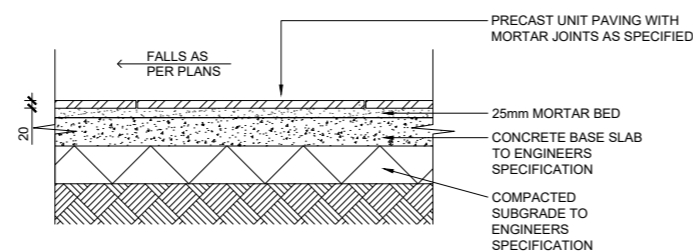
SHRUB PLANTING ON GRADE / 1:20 @ A3



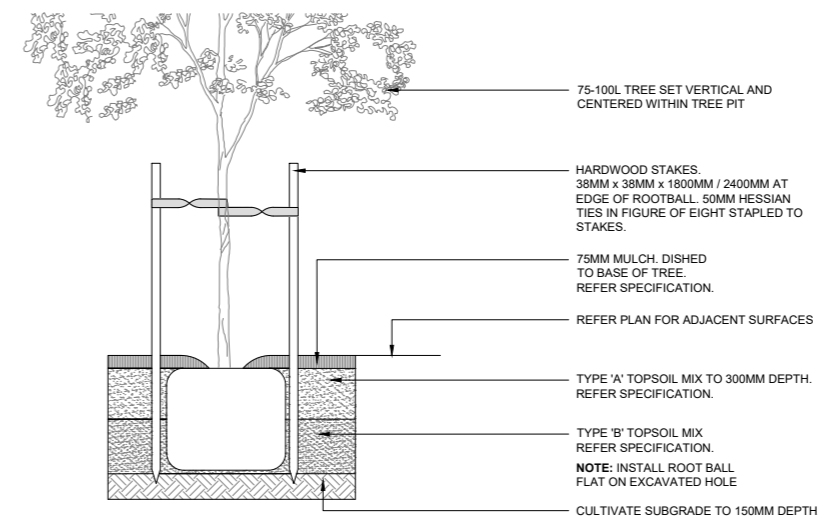
SHRUB PLANTING ON SLAB / 1:20 @ A3



STEEL EDGE ON GRADE 1:20 @ A3



PAVERS ON GRADE 1:20 @ A3



TYPICAL TREE ON GRADE / 1:20 @ A3

DETAIL NOT IN USE

DETAIL NOT IN USE

DETAIL NOT IN USE

LEGEND

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	SSDA	BC	CT	30 06 2025
B	SSDA	BC	CT	07 11 2025

PROJECT
2-32 JUNCTION STREET
 FOREST LODGE NSW 2037, AUSTRALIA

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SHEET
LANDSCAPE DETAILS
GENERAL

JOB # SHEET # ISSUE NORTH
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Landscape specification notes

Services

Before landscape work is commenced the landscape contractor is to establish the Position of all service lines and ensure tree planting is carried out at least 3 metres Away from these services. Service lids, vents and hydrants shall be left exposed and not Covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining Surfaces flush with pit lids.

Arborist management of tree protection

A qualified and approved arborist is to be contracted to undertake or manage the Installation of protective fencing, and to undertake such measures as he deems appropriate to preserve the subject trees to be retained. The arborist is to be retained for the entire contract period to undertake ongoing management and review of the Trees.

Drainage cell and filter fabric

For on-slab areas install an approved 'drainage cell' product to comprehensively cover the bottom of all planters. Over drainage cell to on-slab areas, a polyfelt geotextile lining (as supplied by 'polyfelt ts' or approved equivalent) is to be installed to cover the bottom of all planters, turned up 300mm and taped to the planter sides to ensure soil mix does not escape into drainage outlets/holes. Install min. 50mm coarse river sand over all geotextile lining prior to installation of soil mix.

Planting mixture

Shall be homogenous blend of soil and additives in the following proportions:
Existing site soil if suitable or imported topsoil 50% Compost 30% D/w sand 20% soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with australian standards.(As4419 - soils for landscaping)

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge,
- Smooth and free from stones or lumps of soil,
- Graded to drain freely, without ponding, to catchment points,
- Graded evenly to adjoining surfaces, and
- Ready for planting.

Supply and install the following imported topsoil mixes:

- Soil Mix Type A
 - o 60% soil mix (60% coarse sand and 40% black soil),
 - o 10% mushroom compost,
 - o 10% pine bark fines,
 - o 10% composted sawdust, and
 - o 10% composted manures.
- Soil Mix Type B
 - o 80% washed river sand, and
 - o 20% black soil.

Mulch application

Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

Mulch type

Forest litter or pine bark: from mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

All mulch to be free of deleterious material such as rock, soil, weeds and sticks

Compost

Shall be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral ph. Provide a Certificate of proof of ph upon request.

Plant material

All plants supplied are to conform with those species listed in the plant schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or Unhealthy plant material before planting. All stock is to be container grown for a Minimum of six (6) months prior to delivery to site

Fertiliser mass planting areas:

Fertiliser shall be 'nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.

Trees in grass and super advanced trees:

Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to shirleys kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum From the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.
Tree trunks to be a minimum of 700mm from street kerb or guttering.
All tree planting holes are minimum 1.5M diameter and twice the depth of the rootball
Root directors
Install root directors to manufacturers specifications to protect assets, structures and underground services

Staking and tying

Stakes shall be straight hardwood, free from knots and twists, pointed at one end. Size shall be 2x38x38x1800mm and shall sit 600mm within ground. Secure the tree firmly with 2no. Hessianties fitted to the stem separately in opposite directions.
Of plants to be staked.
A. 5-15 Litre size plant 1x(1200x25x25mm)
B. 35-75 Litre size plant 2x(1500x38x38mm)
C. 100-Greater than 200litre 3x(1800x50x50mm)
Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on The windward side of the plant.

Irrigation system

Supply an automatic watering system using 'toro irrigation system' or similar approved, with micro-jet sprinkler heads and low density, rubber modified polypropylene reticulation, to include filters, bends junctions, ends and other ancillary equipment. The Landscaper shall nominate his source of supply for the watering system and obtain approval from the superintendent before placing orders for equipment or supply. A schematic plan of the proposed irrigation system is to be prepared by the contractor, showing solenoids, pipe diameters, and all nozzle and trickle attachment types (including spray/head angle), for review by the superintendent prior to installation the contractor is to liaise with the hydraulic engineer and council as necessary, to ensure the irrigation system conforms with all the council and water board codes and requirements.
Provide an automatic controller that provides for two week scheduling and hourly multi-cycle operation. The controller shall manual override. Programming shall be undertaken by the contractor who shall advise on the operation of the system. provision of secure housing for the automatic irrigation controller to be located in association with the landscape contractor and location confirmed by the superintendent. Wiring to connect remote solenoid locations is to be provided. The controller shall be located in a dry place, protected from the weather, and all cable connections shall be made with waterproof connectors.
Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory.

Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory.

Timber or steel edging

N/a

Soft edges

All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with Adjacent surface treatment.

Turf

Turf all landscape areas as shown on the landscape drawings. Turf is to have To prepare graded areas to receive turf, excavate the area and cultivate so as to allow For importing of 100mm of turf underlay soil. Remove all stones over 50mm ø and remove All weeds and foreign matter. Spread soil mix a.B.S to a depth of 100mm and grade to Appropriate levels to achieve general even grades to drainage outlets installed by Others.

Lay the turf along the land contours with staggered, close butted joints, so that the Finished turf surface is flush with adjacent finished surfaces of paving and the like. As Soon as practicable after laying, roll the turf with a roller weighing not more than 90kg Per metre of width for sandy or light soils.

Water as necessary to keep the soil moist to a depth of 100mm. Protect newly turfed Areas against traffic until grass is established. Fertilise two weeks after laying fertilise A.B.S

'Top dress' the turf when it is established to a depth of 10mm with coarse washed river Sand. Rub the dressing well into the joints and correct any unevenness in the turf Surfaces.

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B	SSDA	RD	CT	07 11 2025

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