EDMONDSON PARK BLOCK 20a

CNR BUCHAN AVENUE & MACDONALD ROAD, EDMONDSON PARK NSW 2174

LANDSCAPE STATE SIGNIFICANT DEVELOPMENT APPLICATION

Sheet List Table		
Sheet Number	Drawing Title	Scale
LA000	COVER PAGE	NTS
LA101	LANDSCAPE PLAN - GROUND FLOOR	1:150
LA102	LANDSCAPE PLAN - LEVEL 02 COS	1:150
LA200	PLANTING SCHEDULE	N T S
LA201	PLANTING PLAN - GROUND FLOOR	1:150
LA202	PLANTING PLAN - LEVEL 02	1:150
LA301	LANDSCAPE SECTIONS	1:100
LA302	LANDSCAPE SECTIONS	1:100
LA401	LANDSCAPE DETAILS	AS SHOWN
LA501	LANDSCAPE SPECIFICATIONS	NTS

SITE CONTEXT PLAN

ISSUE	DESCRIPTION	DATE
B	RESPONSE TO RFI	29.07.2026
A	FOR SSDA SUBMISSION	06.03.2026
P1	PRELIMINARY SUBMISSION	22.01.2026
-	FOR COORDINATION	16.01.2026

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TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

SYDNEY STUDIO AUSTINMER STUDIO

PROJECT:
EDMONDSON PARK BLOCK 20a

DRAWING TITLE:
COVER PAGE

CLIENT:
LANDCOM

NOT TO SCALE

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB	LA000	B
JOB NO.:	25-112W	SIGNED OFF BY:	AL		

ABN 61 098 724 988

FUTURE MACDONALD ROAD

BUCHAN AVENUE

FUTURE LANEWAY

LINE OF BASEMENT UNDER (No Slope)

COMMONAL LOBBY/LOONGE

HALLWAY

FIRE STAIRS

TERRACE

RETAIL PARKING

FIRE PUMP RM

WASTE ROOM

RETAIL

SUB

DRIVEWAY RAMP DOWN TO BASEMENT CAR PARK

COMMUNAL LOUNGE/CO-WORKING

- ADJUSTED LEVELS & LAYOUT TO SUIT PUBLIC DOMAIN
- NEW NATIVE TREES

- ADJUSTED LEVELS & LAYOUT TO SUIT PUBLIC DOMAIN
- ADDITIONAL STAIRS(3# STEPS)

- MIX OF SHRUBS WITH VARIOUS HEIGHTS TO SCREEN THE SUBSTATION FROM THE UNITS

- ADJUSTED LEVELS & LAYOUT TO SUIT PUBLIC DOMAIN
- ADDITIONAL ACCESSIBLE RAMP
- ADDITIONAL PLANTER FOR SCREEN PLANTING

LEGEND

- BOUNDARY
- PV.1 — PAVING TYPE 1 UNIT PAVING / TILING ON PEDESTAL
- PV.2 — PAVING TYPE 2 BONDED GRAVEL OVER SLAB
- PV.3 — PAVING TYPE 3 SOFTFALL
- PV.4 — PAVING TYPE 4 TIMBER DECK ON PEDESTAL
- PV.6 — PAVING TYPE 6: PV.6 - UNIT PAVING ON SLAB FOR VEHICULAR/PEDESTRIAN TRAFFIC; PV.6A - UNIT PAVING AT GRADE FOR PEDESTRIAN TRAFFIC; PV.6B - UNIT PAVING ON SLAB FOR PEDESTRIAN TRAFFIC
- PV.7 — PAVING TYPE 7 DECOMOSED GRANITE SURFACE
- PLG — AMENITY PLANTING AT GRADE
- PLS — PLANTING ON SLAB
- TU.S — NATURAL TURF
- FU.1 — SANDSTONE BLOCK REFER DETAILS
- FU.1 — 'STREET FURNITURE' LINEA BENCH 2100MM
- FU.2 — 'STREET FURNITURE' LINEA BENCH 600MM

NOTES:

1. Public Domain shown is indicative and for further coordination
2. All drawings are designed to be printed and read in colour.

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PROJECT:
EDMONDSON PARK BLOCK 20a

DRAWING TITLE:
LANDSCAPE PLAN - GROUND FLOOR

CLIENT:
LANDCOM

SCALE 1:150 @ A1
0 1.5 3 6 9m

PHASE: SSDA | DRAWN BY: BB | DRAWING NO.: LA101 | REVISION: B
DATE: 06.03.2026 | CHECKED BY: AB
JOB NO.: 25-112W | SIGNED OFF BY: AL

LEGEND

- BOUNDARY
- PV.1 — PAVING TYPE 1 UNIT PAVING / TILING ON PEDESTAL
- PV.2 — PAVING TYPE 2 BONDED GRAVEL OVER SLAB
- PV.3 — PAVING TYPE 3 SOFTFALL
- PV.4 — PAVING TYPE 4 TIMBER DECK ON PEDESTAL
- PV.6 — PAVING TYPE 6: PV.6 - UNIT PAVING ON SLAB FOR VEHICULAR/PEDESTRIAN TRAFFIC; PV.6A - UNIT PAVING AT GRADE FOR PEDESTRIAN TRAFFIC; PV.6B - UNIT PAVING ON SLAB FOR PEDESTRIAN TRAFFIC
- PV.7 — PAVING TYPE 7 DECOMOSED GRANITE SURFACE
- PL.G — AMENITY PLANTING AT GRADE
- PL.S — PLANTING ON SLAB
- TU.S — NATURAL TURF
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- FU.1 — 'STREET FURNITURE' LINEA BENCH 2100MM
- FU.2 — 'STREET FURNITURE' LINEA BENCH 600MM

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PROJECT:
EDMONDSON PARK BLOCK 20a

DRAWING TITLE:
LANDSCAPE PLAN - LEVEL 02 COS

CLIENT:
LANDCOM

SCALE 1:150 @ A1
0 1.5 3 6 9m

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO.:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB		
JOB NO.:	25-112W	SIGNED OFF BY:	AL	LA102	B

ABN 61 098 724 988

Plant ID	Botanical Name	Common Name	Native/Exotic	Mature Height (m)	Mature Spread (m)	Pot Size / Container (L)	Planting Spacing (mm)	Quantity
GROUND FLOOR								
Trees								
Ac-pa	*Acacia parramattensis*	Sydney Green Wattle	Native	6.0	4.0	45–75	As Shown	4
Ac-lo	*Acacia longifolia*	Sydney Golden Wattle	Native	5	2.5	75	As Shown	2
Ca-gl	*Casuarina glauca*	Swamp Oak	Native	15.0	8.0	75–200	As Shown	4
El-re	*Elaeocarpus reticulatus*	Blueberry Ash	Native	10.0	5.0	75–200	As Shown	4
Eu-am	*Eucalyptus amplifolia*	Cabbage Gum	Native	15.0	10.0	75–200	As Shown	6
Lo-co	*Lophostemon confertus*	Brush Box	Native	15.0	8.0	100–200	As Shown	2
Me-st	*Melaleuca styphelioides*	Prickly-leaf Paperbark	Native	10.0	6.0	75–200	As Shown	5
Tr-la	*Tristaniopsis laurina* 'Luscious' / 'Elegant'	Water Gum (compact cultivar)	Native	8	4	400	As Shown	1
Shrubs								
Ba-ro	*Banksia robur*	Swamp Banksia	Native	2.0	2.0	45	Centre-to-centre spacing: 500 mm	7
Ac-sm-AM	*Acmena smithii 'Allyn Magic'*	Lilly Pilly	Native	0.6	0.5	20	Centre-to-centre spacing: 500 mm	12
Ca-ci	*Callistemon citrinus*	Crimson Bottlebrush	Native	3.0	2.0	25-45	Centre-to-centre spacing: 500 mm	7
Ca-ci-LJ	*Callistemon citrinus 'Little John'*	Dwarf Bottlebrush	Native	1.0	1.5	25	Centre-to-centre spacing: 500 mm	16
Ca-gr	*Callistemon* 'Great Balls of Fire'	Bottlebrush (compact)	Native	3.0	2.0	400	Centre-to-centre spacing: 500 mm	24
Co-re	*Correa reflexa*	Native Fuchsia	Native	1.5	1.5	20–25	Centre-to-centre spacing: 500 mm	36
Me-th	*Melaleuca thymifolia*	Thyme Honey Myrtle	Native	1.5	1.5	25-45	Centre-to-centre spacing: 500 mm	21
Sy-au	*Syzygium australe* 'Resilience'	Lilly Pilly (hedge)	Native	4	2	500	Centre-to-centre spacing: 500 mm	3
We-fr-MU	*Westringia fruticosa 'Mundi'*	Coastal Rosemary	Native	0.5	1.2	20	Centre-to-centre spacing: 500 mm	76
We-fr-WG	*Westringia fruticosa 'Wynyabbie Gem'*	Coastal Rosemary	Native	1.5	1.5	20–25	Centre-to-centre spacing: 500 mm	10
Groundcovers								
Ca-ap	*Carex appressa*	Tassel Sedge	Native	1.0	1.0	140-200mm	Centre-to-centre spacing: 500 mm	105
Ch-ap	*Chrysocephalum apiculatum*	Yellow Buttons	Native	0.3	0.5	140-200mm	Centre-to-centre spacing: 500 mm	180
Di-bl	*Dianella tasmanica* 'Blaze'	Blaze Flax Lily	Native	0.4	0.4	140-200mm	Centre-to-centre spacing: 500 mm	297
Di-ca	*Dianella caerulea*	Flax Lily	Native	0.6	0.6	140-200mm	Centre-to-centre spacing: 500 mm	297
Ju-us	*Juncus usitatus*	Common Rush	Native	1.2	0.6	140-200mm	Centre-to-centre spacing: 500 mm	105
Lo-lo	*Lomandra longifolia*	Lomandra	Native	0.8	1.0	140-200mm	Centre-to-centre spacing: 500 mm	288
My-pa	*Myoporum parvifolium*	Creeping Boobiala	Native	0.3	2.0	140-200mm	Centre-to-centre spacing: 500 mm	180
Rh-sp	*Rhodanthe spp.*	Everlasting Daisy	Native	0.7	0.7	140-200mm	Centre-to-centre spacing: 500 mm	180
Sc-ae	*Scaevola aemula*	Fan Flower	Native	0.5	1.0	140-200mm	Centre-to-centre spacing: 500 mm	180
Th-tr	*Themeda triandra*	Kangaroo Grass	Native	0.6	0.5	140-200mm	Centre-to-centre spacing: 500 mm	180
Vi-he	*Viola hederacea*	Native Violet	Native	0.1	0.5	140mm	Centre-to-centre spacing: 500 mm	120

Plant ID	Botanical Name	Common Name	Native/Exotic	Mature Height (m)	Mature Spread (m)	Pot Size / Container (L)	Planting Spacing (mm)	Quantity
LEVEL 2 COMMUNAL OPEN SPACE								
Trees								
Ba-ci	*Backhousia citriodora*	Lemon Myrtle	Native	8	4	250	As Shown	1
Ba-in	*Banksia integrifolia* 'Santinel'	Coast Banksia (narrow cultivar)	Native	8	3	150-200	As Shown	1
Ca-vi	*Callistemon viminalis* 'Hannah Ray'	Weeping Bottlebrush (small cultivar)	Native	5	3	150-200	As Shown	2
El-re	*Elaeocarpus reticulatus*	Blueberry Ash	Native	10	5	200-400	As Shown	2
Hy-fl	*Hymenosporum flavum*	Native Frangipani	Native	6	3	400	As Shown	1
Sy-sm	*Syzygium smithii*	Lilly Pilly	Native	5	2.5	400	As Shown	2
Tr-la	*Tristaniopsis laurina* 'Luscious' / 'Elegant'	Water Gum (compact cultivar)	Native	8	4	400	As Shown	2
Shrubs								
Ac-sm-AM	*Acmena smithii 'Allyn Magic'*	Lilly Pilly	Native	0.6	0.5	20	Centre-to-centre spacing: 500 mm	32
Ba-ro	*Banksia robur*	Swamp Banksia	Native	2.0	2.0	45	Centre-to-centre spacing: 500 mm	2
Ca-ci	*Callistemon citrinus*	Crimson Bottlebrush	Native	3.0	2.0	25-45	Centre-to-centre spacing: 500 mm	1
Ca-ci-LJ	*Callistemon citrinus 'Little John'*	Dwarf Bottlebrush	Native	1.0	1.5	25	Centre-to-centre spacing: 500 mm	15
Ca-gr	*Callistemon* 'Great Balls of Fire'	Bottlebrush (compact)	Native	3.0	2.0	400	Centre-to-centre spacing: 500 mm	25
Sy-au	*Syzygium australe* 'Resilience'	Lilly Pilly (hedge)	Native	4	2	500	Centre-to-centre spacing: 500 mm	1
We-fr-MU	*Westringia fruticosa 'Mundi'*	Coastal Rosemary	Native	0.5	1.2	20	Centre-to-centre spacing: 500 mm	7
Groundcovers								
Ch-ap	*Chrysocephalum apiculatum*	Yellow Buttons	Native	0.3	0.5	140	Centre-to-centre spacing: 500 mm	60
Di-bl	*Dianella tasmanica* 'Blaze'	Blaze Flax Lily	Native	0.4	0.4	140	Centre-to-centre spacing: 500 mm	63
Di-li	*Dianella caerulea* 'Little Jess'	Blue Flax Lily	Native	0.5	0.5	45	Centre-to-centre spacing: 500 mm	63
Lo-lo	*Lomandra longifolia* 'Tanika'	Lomandra	Native	0.8	1	100	Centre-to-centre spacing: 500 mm	63
My-pa	*Myoporum parvifolium*	Creeping Boobiala	Native	0.3	2	140	Centre-to-centre spacing: 500 mm	60
Rh-sp	*Rhodanthe spp.*	Everlasting Daisy	Native	0.7	0.7	140	Centre-to-centre spacing: 500 mm	60
Sc-ae	*Scaevola aemula*	Fan Flower	Native	0.5	1	140	Centre-to-centre spacing: 500 mm	60
Vi-he	*Viola hederacea*	Native Violet	Native	0.1	0.5	140	Centre-to-centre spacing: 500 mm	63

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SYDNEY STUDIO AUSTINMER STUDIO

PROJECT:
EDMONDSON PARK BLOCK 20a

DRAWING TITLE:
PLANTING SCHEDULE

CLIENT:
LANDCOM

SCALE 1:150 @ A1
0 1.5 3 6 9m

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO.:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB		
JOB NO.:	25-112W	SIGNED OFF BY:	AL	LA200	B

ABN 61 098 724 988

FUTURE MACDONALD ROAD

BUCHAN AVENUE

FUTURE LANEWAY

LINE OF BASEMENT UNDER

- ADJUSTED LEVELS & LAYOUT TO SUIT PUBLIC DOMAIN
- NEW NATIVE TREES

- ADJUSTED LEVELS & LAYOUT TO SUIT PUBLIC DOMAIN
- ADDITIONAL STAIRS(3# STEPS)
- 2 NEW NATIVE TREES

- MIX OF SHRUBS WITH VARIOUS HEIGHTS TO SCREEN THE SUBSTATION FROM THE UNITS

- ADJUSTED LEVELS & LAYOUT TO SUIT PUBLIC DOMAIN
- ADDITIONAL ACCESSIBLE RAMP
- ADDITIONAL PLANTER FOR SCREEN PLANTING

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PROJECT:
EDMONDSON PARK BLOCK 20a

DRAWING TITLE:
PLANTING PLAN - GROUND FLOOR

CLIENT:
LANDCOM

SCALE 1:150 @ A1
0 1.5 3 6 9m

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB	LA201	B
JOB NO.:	25-112W	SIGNED OFF BY:	AL		

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AUSTINMER STUDIO

PROJECT:
EDMONDSON PARK BLOCK 20a

DRAWING TITLE:
PLANTING PLAN - LEVEL 02

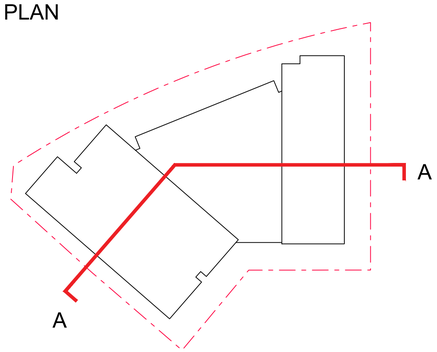
CLIENT:
LANDCOM

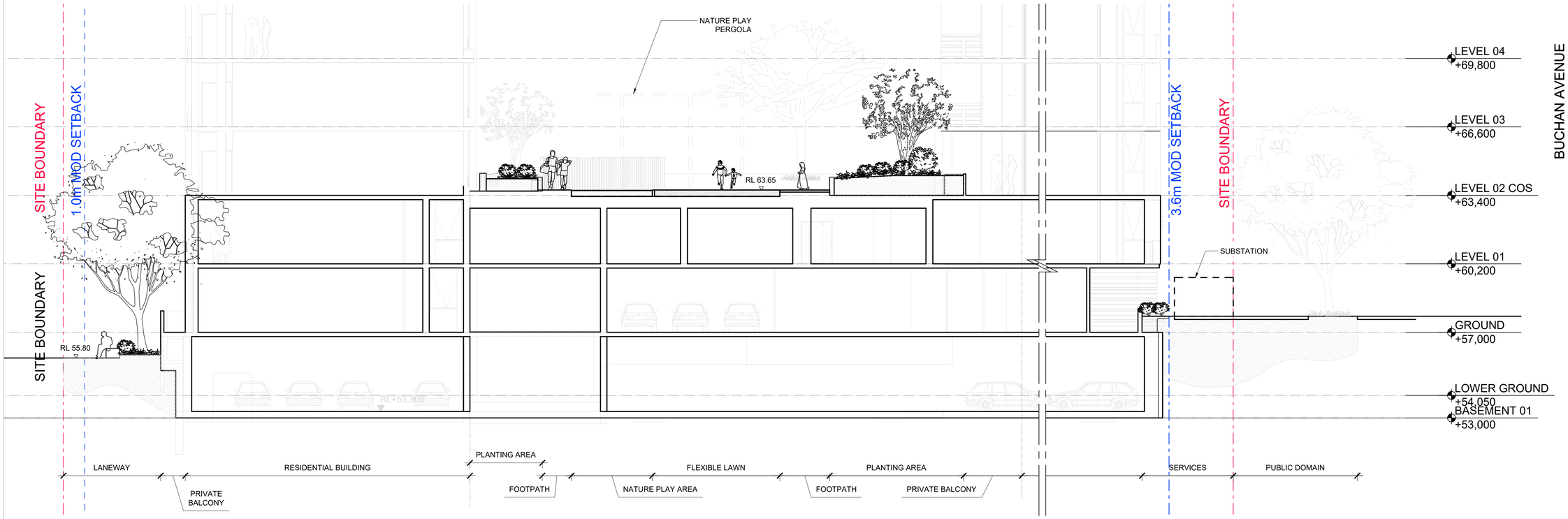
SCALE 1:150 @ A1
0 1.5 3 6 9m

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB	LA202	B
JOB NO.:	25-112W	SIGNED OFF BY:	AL		

ABN 61 098 724 988

KEY PLAN





1 SECTION AA
1:100

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AUSTINMER STUDIO

PROJECT:
EDMONDSON PARK BLOCK 20a

DRAWING TITLE:
LANDSCAPE SECTIONS

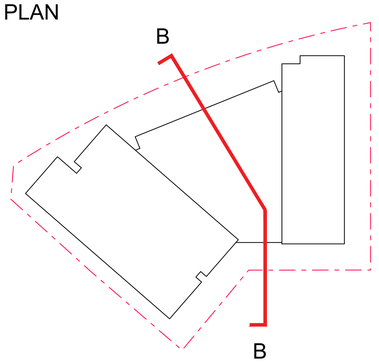
CLIENT:
LANDCOM

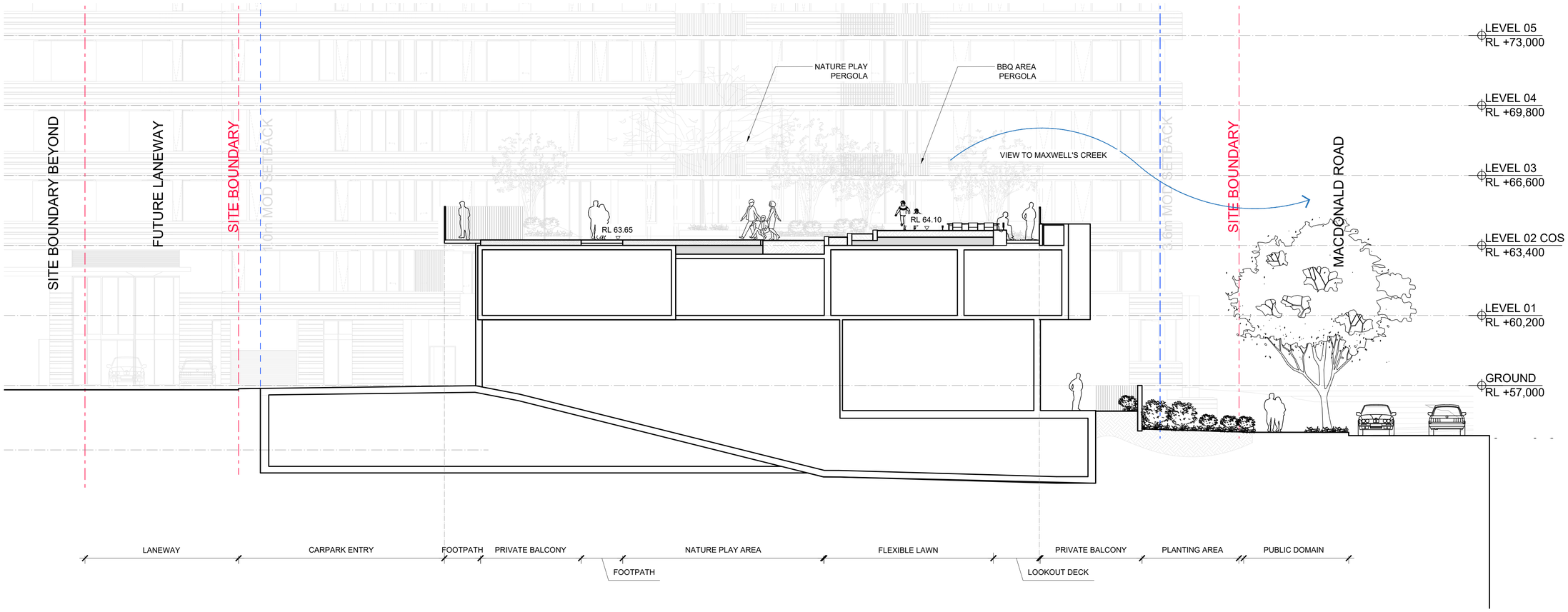
SCALE 1:100 @ A1
0 1 2 4 6m

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB	LA301	B
JOB NO.:	25-112W	SIGNED OFF BY:	AL		

 ABN 61 098 724 988

KEY PLAN





1 SECTION BB
1:100

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SYDNEY STUDIO AUSTINMER STUDIO

PROJECT:
EDMONDSON PARK BLOCK 20a

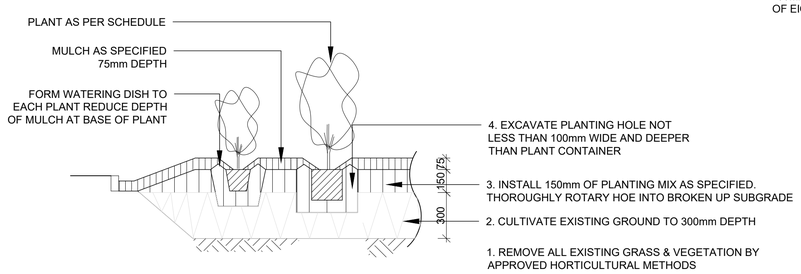
DRAWING TITLE:
LANDSCAPE SECTIONS

CLIENT:
LANDCOM

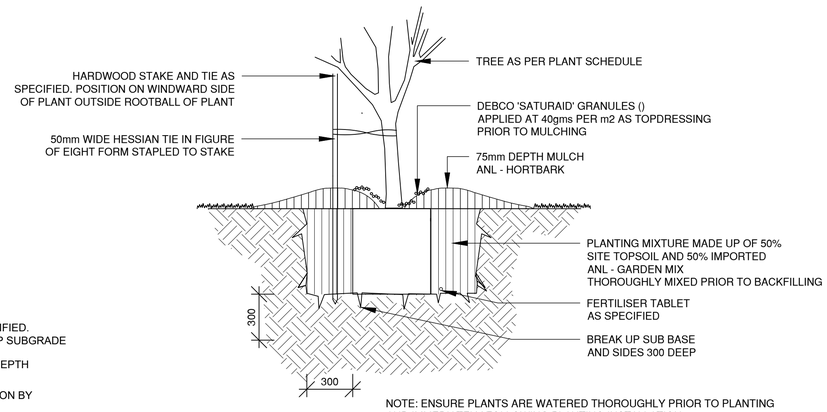
SCALE 1:100 @ A1
0 1 2 4 6m

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB	LA302	B
JOB NO.:	25-112W	SIGNED OFF BY:	AL		

ABN 61 098 724 988

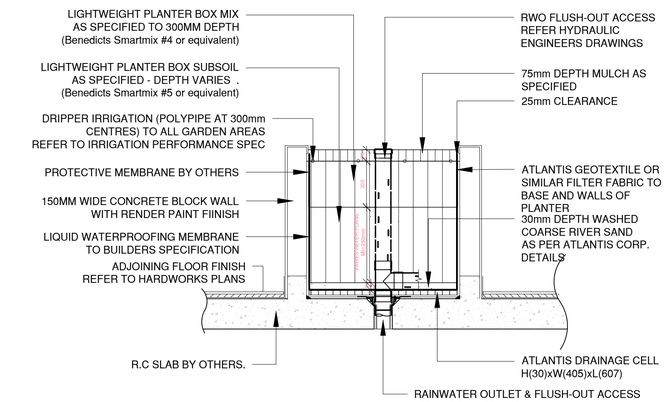


1 MASS PLANTING BED-NATURAL GROUND
TYPICAL SECTION 1:20



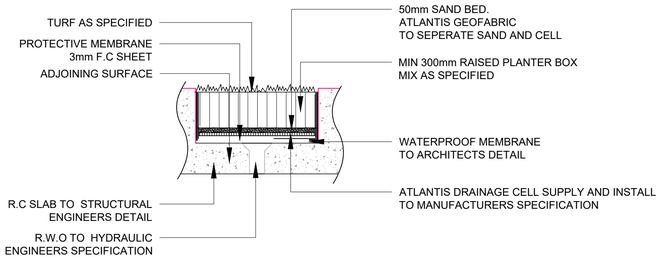
NOTE: ENSURE PLANTS ARE WATERED THOROUGHLY PRIOR TO PLANTING
AND IMMEDIATELY FOLLOWING PLANTING INSTALLATION

2 TREE PLANTING
TYPICAL SECTION 1:20

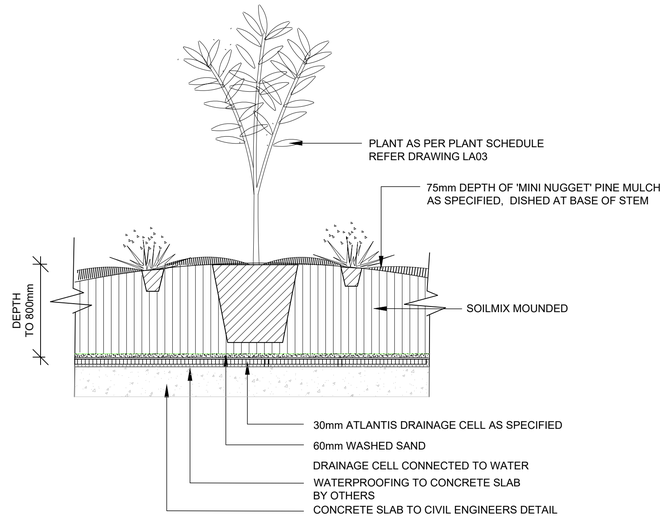


Minimum total soil depth (Horizon A + Horizon B) to be 1000mm for trees, 450mm
for shrubs or turf, 200mm for groundcovers.

3 RAISED PLANTER BOX
TYPICAL SECTION 1:20



4 TURF ON-SLAB DETAIL
SCALE 1:20



5 ON-SLAB PLANTING DETAIL
SCALE 1:20

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SYDNEY STUDIO
AUSTINMER STUDIO

PROJECT:
EDMONDSON PARK BLOCK 20a

DRAWING TITLE:
LANDSCAPE DETAILS

CLIENT:
LANDCOM

SCALE AS SHOWN

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB		
JOB NO.:	25-112W	SIGNED OFF BY:	AL	LA401	B

ABN 61 098 724 988

PLANTING PROCUREMENT SPECIFICATION

1 GENERAL

1.1 Responsibilities

General

Requirement: Provide plants as documented.

1.2 Standard

General

Tree stock supply: Conform to the recommendations of AS 2303.

1.3 Interpretation

Definitions

General: For the purposes of this worksection the definitions given in AS 2303 and the following below apply:

- Destructive inspection (of trees): The washing away of all soil from a rootball to allow inspection of rootball development.
- Investigative inspection: Any method of root inspection that involves the washing away of all or portions of the soil from the rootball to expose a section or all the roots.
- Known history: Supplier documentation, demonstrating and enabling verification that the product was grown by essentially the same processes and under essentially the same system of control.
- Large tree: A tree grown in a container not less than 20 L or ex-ground with a minimum rootball diameter of 400 mm.
- Partial inspection (of trees): A method of exposing a section of a root system to enable inspection of root development by washing the soil away in a wedge-shaped section from the stem to the extremity of the rootball. This soil can be gently replaced so the tree is not damaged.
- Shrub: A woody perennial plant smaller than a tree, usually having permanent stems branching from or near the ground.
- Small trees: Tree or shrub grown in a container less than 20 L (other than tubes or plant cells) or ex-ground trees of size index less than 35.

1.4 Submissions

Photographic examples

Requirement: Submit photographic examples as follows:

- 100, 200, 400 L plant species.
- Specimen plant species.

Program: Within fourteen (14) days of the date of contract.

Clarity: Sufficient to be able to ascertain the species, size and quality of a single specimen of the subject plant.

Identification: Provide photographs as follows:

- In colour.
- With a clearly identifiable scale reference located in the same plane as the plant stem or trunk.
- Labelled with plant species name.

2 PRODUCTS

2.1 Plants - General assessment criteria

General

Requirement: Supply trees to AS 2303 and with the following properties:

- Stress: Free from stress resulting from inadequate watering, excessive shade or excessive sunlight experienced at any time during their development.
- Site environment: Grown and hardened off to suit anticipated site conditions at the time of delivery.
- Native species with a history of attack by native pests: Restrict plant supply to those with evidence of previous attack to less than 15% of the foliage and make sure of the absence of actively feeding insects.

Labelling

General: To AS 2303 clause 2.2.1.

Label type: To withstand transit without erasure or misplacement.

2.2 Above-ground assessment criteria - trees

General

Requirement: Supply trees to AS 2303 clause 2.2 and with the following properties:

- Clean stem height: < 40% of total tree height.
- Trunk position: Variation in distance from the centre of the trunk to the extremity of the rootball:
  . < 10%.
- Tree stock in containers less than 45 L: Self-supporting at dispatch.
- Pest and diseases: No evidence of active pests and diseases.
- Indication of north: Trees in containers greater than 100 L or of Size Index greater than 140:
  . Label the northerly aspect during growth in the nursery and maintain during transit.

2.3 Below-ground assessment criteria - trees

General

Requirement: Supply trees to AS 2303 clause 2.3 and with the following properties:

- Rootball occupancy: Soil retention:
  . On shaking or handling the unsupported rootball, at least 90% of the soil volume is to remain intact.
- Rootball diameter:
  . Containers less than or equal to 45 L and ex-ground stock: ≥ to rootball depth.
  . Bare-rooted tree stock with size index less than or equal to 57: ≥ 10 x calliper
- Pest, diseases and weeds: No evidence of active pests, diseases and weeds.

2.4 Below-ground qualities - shrubs

Root system

Requirement: Supply plant material with a root system as follows:

- Well-proportioned in relation to the size of the plant material.
- Conducive to successful transplantation.
- Free of any indication of having been restricted or damaged.

Root inspection: If inspection is by the removal of soil test such as destructive inspection, sample as follows:

- For > 100 samples: Inspect 1%.
- For < 100 samples: Inspect 1 sample.

Sample plants: Replace plants used in inspection.

Rejection: Do not provide root bound stock.

3 EXECUTION

3.1 Pre-completion tests

Production tests

Sampling: Select sample trees, of known history, at evenly distributed intervals within each batch.

Above ground tree inspection:

- Frequency: Inspect trees at dispatch.
- Sampling strategy: To AS 2303 Appendix A Table A1.
- Inspector: Supplier.

Investigative tree inspection:

- Frequency: Inspect trees before dispatch.
- Inspector: Qualified person authorised by the contract administrator.
- Destructive inspection: Use for trees with rootballs/containers not more than 200 mm.
- Allowance: Allow for sample trees in addition to quantity ordered.
- Partial inspection: Use for trees with rootballs/containers more than 200 mm.

3.2 Warranties

True-to-species

Parties: Supplier(s) to the principal.

Form: All the plants supplied under these works are true-to-species and type, and free of disease, fungal infection and/or any other impediment to their future growth and that they have been fully acclimatised for the conditions of the site.

Submission of warranty: At the time of each delivery.

NOTE:

- ALL NEW TREES TO BE GROWN TO AUSTRALIAN STANDARD 2303:2015 'TREE STOCK FOR LANDSCAPE USE' AT TIME OF PLANTING

IRRIGATION PERFORMANCE SPECIFICATION

1 GENERAL

Provide irrigation systems as a design and construct portion of the landscape works. Works to be completed by specialised irrigation contractor.

General: Provide automatically controlled fixed irrigation systems as follows.

- Automatically irrigate all gardens on grade by means of subsurface drip irrigation
- Achieve the documented flow rates over the irrigated area.
- Meet statutory requirements for backflow prevention.

2 SHOP DRAWINGS

Shop drawings

General: Submit drawings and schedules showing the layout and details of the system, including the following:

- Sub surface dripper pipe layout.
- Irrigation controller locations and valve box locations and types.

3 PRODUCTS

Automatic control valves

General

Type: 24 V solenoid actuated hydraulic valves with flow control and a maximum operating pressure rating of at least 1 MPa.

Construction: Stainless steel bonnet holding down bolts and internal metal parts of stainless steel, able to be serviced without removal from the line.

Isolating valve: Provide a gate valve of the same size immediately upstream of each automatic control valve.

Fixed location systems

Check valves: If a rotating head is more than 300 mm below the highest head on the same automatic valve, fit an internal or external anti-drain check valve to prevent low head drainage.

Pressure regulating valves: Provide pressure regulating valves at off-take points as follows:

- Adjustable between 100 and 700 kPa.
- Complete with 800 µm filter sized to suit the flow and installed immediately upstream from the pressure regulating valve.
- Installed with isolating valves upstream from the filter and downstream from the pressure regulating valve.
- Fitted for backflow prevention.
- Mount the assembly in an accessible position in a valve box, access pit or adjacent building.

Soil moisture sensors

Type: Fixed ceramic moisture sensors.

Connection: Fit to the irrigation controller via moisture control units.

Irrigation controllers

Construction: Provide automatic controllers that are easily programmed and include the following:

- Manual cycle and individual control valve operation.
- Manual on/off operation of irrigation without loss of program.
- ≥ 4 on/off cycles per day.
- Day omit.
- 240 V input and 24 V output capable of operating 2 control valves simultaneously.
- ≥ 24 hour battery program backup.
- Power surge protection.
- Cabinet: In external locations mount in a lockable cabinet minimum IP 54 to AS 60529.
- Electrical connection: Where connected to wall outlets, provide 3 core 10 A, 240 V flexible cord and plug. Provide an isolating switch at the controller.

Integrated drip line systems

Construction: Tubing with integral drippers inserted into the tube during manufacture.

Fittings

Type: Barbed fittings rated for the pressure class of the pipe, fastened with ratchet type clamps.

Valve boxes

Requirement: Provide the following in each valve box:

- Automatic control valve.
- Isolating valve.
- Filter: 100 µm.
- Pressure-reducing valve with 170 kPa outlet pressure.

2.4 Valve boxes

General

Construction: UV-resistant high impact plastic with high impact snap lock plastic cover.

Location: Support on bricks at each side. Install with top, as follows:

- At finished ground level.

MAINTENANCE SPECIFICATION

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice including rectifying any defects that become apparent in the landscape works under normal use. Maintenance shall include, but shall not be limited to watering, mowing, fertilising, re-seeding, re-turfing, weeding, pest and disease control, staking and tying, replanting and plant replacement, cultivation, pruning, aerating, renovating, top dressing and maintaining the site in a neat and tidy condition: The following is required:

1.0 GENERAL

The Landscape Contractor shall maintain the landscape works for the term of the maintenance period to the satisfaction of the Client. The Landscape Contractor shall attend to the site on a fortnightly basis. The maintenance period shall commence at practical completion

2.0 IRRIGATION / WATERING

All subsurface drip irrigation to be flushed and tested on a monthly basis. Irrigation filters, valves and zones to be reviewed and adjusted onsite to suit localised growing conditions of plant material. In excess of automatic irrigation on periodic anomalies of high temperatures, hand watering of plants may be required to ensure continuous health growth. Watering of street trees shall be carried out on a fortnightly basis throughout the maintenance period and modified based on weekly rainfall.

3.0 RUBBISH REMOVAL

During the term of the maintenance period the Landscape Contractor shall remove all rubbish and green waste that may accumulate through the intended use of the area and or maintenance works. This work shall be carried out at regular fortnightly intervals in order for the area to be observed in a completely clean and tidy condition.

4.0 REPLACEMENTS

The Landscape Contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing. The landscape contractor is to report any evidence of theft or vandalism to the Client within three (3) days of them occurring.

5.0 MULCHED SURFACES

All mulched surfaces shall be maintained in a clean and tide condition and be reinstated if necessary to ensure the specified depth outlined in the construction details is maintained. Ensure mulch is kept clear of plant stems at all times.

6.0 PEST AND DISEASE CONTROL

The Landscape Contractor shall spray against insect and fungus infestation and all spraying shall be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately on detection) to the Landscape Architect prior to spraying.

7.0 WEED ERADICATION

Eradicate weeds by environmentally acceptable methods using a organic herbicide suitable for use in residential areas, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 1000mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

8.0 SOIL SUBSIDENCE

Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the Landscape Contractor at no cost to the client.

NOTES:

1. Public Domain shown is indicative and for further coordination
2. All drawings are designed to be printed and read in colour.

ISSUE	DESCRIPTION	DATE
B	RESPONSE TO RFI	29.07.2026
A	FOR SSDA SUBMISSION	06.03.2026
P1	PRELIMINARY SUBMISSION	22.01.2026
-	FOR COORDINATION	16.01.2026

TaylorBrammer

TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

SYDNEY STUDIO

AUSTINMER STUDIO

PROJECT:

EDMONDSON PARK BLOCK 20a

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

CLIENT:

LANDCOM

NOT TO SCALE

PHASE:	SSDA	DRAWN BY:	BB	DRAWING NO:	REVISION:
DATE:	06.03.2026	CHECKED BY:	AB		
JOB NO.:	25-112W	SIGNED OFF BY:	AL	LA501	B

ABN 61 098 724 988