

TAYLOR AND KNOWLES  
BESPOKE BUILDING PTY LTD

# BLOCK 16 SECTION 7, FORREST

17/1270



**SPACELAB**  
CREATING TIMELESS PLACES

ISSUE DATE: 11.08.2017  
ISSUE: NCA WORKS APPROVAL  
REVISION: A

#### DRAWING SCHEDULE

##### LANDSCAPE DRAWINGS:

DWG No.	Drawing Title
L501.1	LANDSCAPE PLAN
L501.2	PLANTING PLAN
L501.3	LANDSCAPE FINISHES, FIXTURES AND MATERIALS
L501.4	LANDSCAPE MANAGEMENT AND PROTECTION PLAN



41 NATIONAL CIRCUIT - KEY PLAN

Scale: 1:200@A1 1:400@A3

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- ### LANDSCAPE LEGEND
- PROPERTY BOUNDARY
  - EXISTING STREET TREE TO BE RETAINED  
Refer L501.4 for tree protection details
  - EXISTING TREE TO BE RETAINED  
Refer L501.4 for tree protection details
  - PROPOSED TREES  
Refer L501.2
  - PAVING TYPE 1: Entry Paving
  - PAVING TYPE 2: Alfresco Paving 600x600mm
  - PAVING TYPE 3: Entry/Alfresco Paving 600x600mm
  - PAVING TYPE 4: Entry/Alfresco Paving 600x600mm
  - PLANTING BED: Refer L501.2
  - TURF
  - VERGE GRASSING - Reinststate to TCCS standards
  - WALL TYPE 1: Blockwork Garden Bed Retaining Wall
  - FENCE TYPE 1: 1000mm High Cyclone Mesh Fencing
  - FENCE TYPE 2: 1800mm High Dressed Timber Fencing
  - FENCE TYPE 3: 1800mm High Timber Fencing
  - BOULDERS: Approx. max 1000mm Ø
  - LIGHTING TYPE 1: Recessed Wall Light
  - CLOTHESLINES: Wall Mounted, folding
  - SIGNAGE: Refer Civil Drawings
  - EXISTING STORM WATER PIT LOCATION
  - STORM WATER EASEMENT

NOTE:  
REFER L501.3 FOR MATERIALS, FINISHES AND FIXTURES SCHEDULES

DEEP ROOT PLANTING AREA 844m<sup>2</sup>

NOTE  
Preliminary engineering works shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION



**PLANTING LEGEND**

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Refer L501.4 for tree protection details
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- BOULDERS: Approx. max 1000mm Ø

**PROPOSED DECIDUOUS TREES**

Code	Plant Species	Mature Size (H x W)	Spacing	Min Stock Size	Quantity
BaP	Betula papyrifera	12 x 7m	REFER PLAN	150L/3.5m	4
PyG	Pyrus coccinea 'Capiti'	11 x 3m	REFER PLAN	100L/2.5m	2
PrS	Prunus 'Sekiyama'	5 x 3m	REFER PLAN	100L/2.5m	2
QuC	Quercus coccinea	12 x 8m	REFER PLAN	150L/3.5m	4
ZaS	Zakora 'Serrata' 'Mudashiro'	14 x 5m	REFER PLAN	150L/3.5m	4

**PROPOSED HEDGE PLANTING**

Code	Plant Species	Mature Size (H x W)	Spacing	Min Stock Size	Quantity
PiG	Pittosporum 'Green Pillar'	2.3 x 1.5m	1.0m	200mm pot	31
PhR	Photinia 'Red Robin'	3 x 2m	1.0m	200mm pot	78
VIO	Viburnum odoratissimum 'VOC1'	2 x 1m	0.75m	200mm pot	140

**PROPOSED SHRUBS AND GROUNDCOVERS**

Code	Plant Species	Mature Size (H x W)	Rate	Min Stock Size	Quantity
Ac	Acacia cognata 'mini cog'	0.7 x 1.8m	2 / m <sup>2</sup>	140mm pot	67
AWD	Agapanthus 'White Dwarf'	1.5 x 0.5m	6 / m <sup>2</sup>	140mm pot	166
DIR	Dichondra repens	0.3 x 0.3m	9 / m <sup>2</sup>	140mm pot	725
CG	Casuarina glauca 'Cousin II'	0.2 x 1m	2 / m <sup>2</sup>	140mm pot	63
GGC	Grewia juniperina 'Gold Cluster'	0.3 x 1m	2 / m <sup>2</sup>	140mm pot	50
HeB	Hebe bushyflora	1 x 0.8m	3 / m <sup>2</sup>	140mm pot	56
LIJ	Liriodendron 'Just Right'	0.5 x 0.5m	8 / m <sup>2</sup>	140mm pot	110
LoT	Lomandra longifolia 'Tanika'	0.5 x 0.6m	6 / m <sup>2</sup>	140mm pot	60
PhT	Phormium tenax 'Flame'	0.3 x 0.8m	3 / m <sup>2</sup>	140mm pot	26

**PROPOSED CLIMBER PLANTING**

Code	Plant Species	Mature Size (H x W)	Rate	Min Stock Size	Quantity
TrJ	Trachelospermum jasminoides	0.4 x 2.3m	2 / m <sup>2</sup>	140mm pot	150

**GRASSING**

Code	Plant Species	As per ACT Standard Spec	Quantity
	Non-irrigated Dryland grass	As per ACT Standard Spec	329m <sup>2</sup>
	Turf	Carlurt Canberra Blend or approved equivalent	284m <sup>2</sup>

**GENERAL NOTES:**

ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

ALL PLANTING TO BE IRRIGATED.

PRELIMINARY ENGINEERING WORKS SHOWN ON THESE DRAWINGS ARE FOR SITE CONTEXT ONLY AND ARE INDICATIVE. SUBJECT TO CHANGE BASED ON THIS ASSESSMENT.

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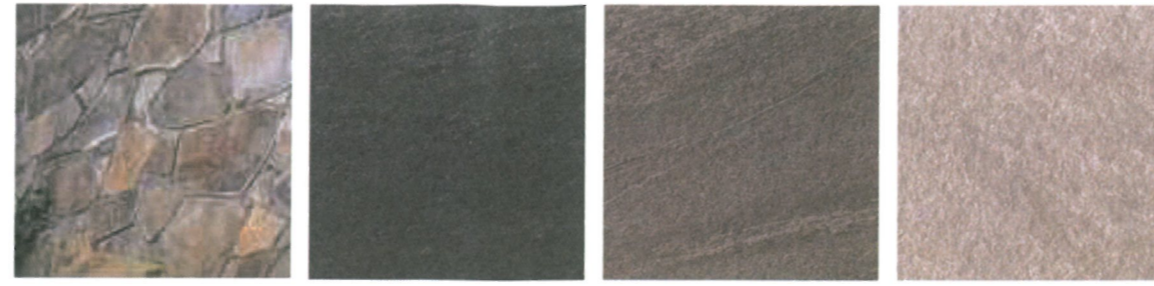
41 NATIONAL CIRCUIT, FORREST - LANDSCAPE FINISHES SCHEDULE

PLAN REFERENCE	ITEM	COLOUR, SIZE & FINISH	SUPPLIER
PT1	PAVEMENT TYPE 1 UNIT 1 & 2 ENTRY PAVING	MATERIAL: WEE JASPER BLUESTONE FLAGGING SIZE: CRAZY PAVE PATTERN MN. PIECE SIZE 300mm, 30-50mm T FINISH: NATURAL	WEE JASPER STONE 0439 117 405 www.weejasperstone.com
PT2	PAVEMENT TYPE 2 UNIT 1 & 2 ALFRESCO PAVING	COLOUR: BRAVE 'COKE' SIZE: 600x600x10mm FINISH: NATURAL	AMBER TILES 1300 139 868 www.ambertiles.com.au
PT3	PAVEMENT TYPE 3 UNIT 3 ENTRY AND ALFRESCO PAVING	COLOUR: BRAVE 'EARTH' SIZE: 600x600x10mm FINISH: NATURAL	AMBER TILES 1300 139 868 www.ambertiles.com.au
PT4	PAVEMENT TYPE 4 UNIT 4 ENTRY AND ALFRESCO PAVING	COLOUR: BRAVE 'PEARL' SIZE: 600x600x10mm FINISH: NATURAL	AMBER TILES 1300 139 868 www.ambertiles.com.au

41 NATIONAL CIRCUIT, FORREST - LANDSCAPE FIXTURES SCHEDULE

PLAN REFERENCE	ITEM	COLOUR, SIZE & FINISH	SUPPLIER
FT1	UNIT 1 & 2 FENCING	MATERIAL: POWDERCOAT STEEL POSTS, PVC COATED WIRE SIZE: 1000mm H, 900mm W GATES TO MATCH COLOUR: BLACK	THE FENCING STORE T 1300 530 306 www.thefencingstore.com.au
FT2	UNIT 3 & 4 FENCING	MATERIAL: KWILA HARDWOOD SIZE: 90x19mm BOARDS, 1800MM H, STEEL POSTS AT 3m CTRS, POWDERCOAT BLACK. 900mm W GATES TO MATCH	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY THE SUPERINTENDENT PRIOR TO ORDERING
FT3	SITE BOUNDARY FENCING (LAPPED AND CAPPED)	MATERIAL: TREATED PINE SIZE: 1800mm H - 100x150mm PALINGS, 75x50mm CROSS RAILS x3, 75x50mm CAPPING, 150x50mm POSTS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY THE SUPERINTENDENT PRIOR TO ORDERING
LG1	WALL LIGHT 'ALICE'	MATERIAL: ANODIZED ALUMINIUM, LED SIZE: 85mm W x 125mm H x 60mm D COLOUR: LED GLOBE: WARM WHITE	VERSALUX T (02) 9522 8900 www.versalux.com.au
BT1	GARDEN BOULDERS	MATERIAL: NATURAL BASALT SIZE: VARIES MAX 1000mm Ø, MAX 450mm ABOVE ADJACENT SURFACE NOTE: BOULDERS TO BE 1/3 BURIED IN GROUND	WEE JASPER STONE 0439 117 405 www.weejasperstone.com
NA	CLOTHESLINES	SIZE: 2200mm L x 1200mm D MATERIAL: POWDERCOAT ALUMINIUM (COLOUR TBC) NOTE: WALL MOUNTED, FOLDING	HILLS 1300 303 564 www.hillstome.com.au

MATERIALS IMAGES



PT1 - Wee Jasper Bluestone Flagging PT2 - 600x600mm 'Coke' Tile PT3 - 600x600mm 'Earth' Tile PT4 - 600x600mm 'Pearl' Tile



FT1: 1000mm Transparent Fencing FT2 - 1800mm Timber Fencing FT3 - 1800mm Site Boundary Fencing



LG1 - Wall Mount Light BT1 - Boulder retained garden bed Clotheslines - Wall mounted

PLANTING IMAGES



Betula papyrifera Prunus 'Sekiyama' Pyrus calleryana 'Capital'



Quercus coccinea Zelkova serrata 'musashino' Pittosporum 'Green Pillar' Photinia 'Red Robin'



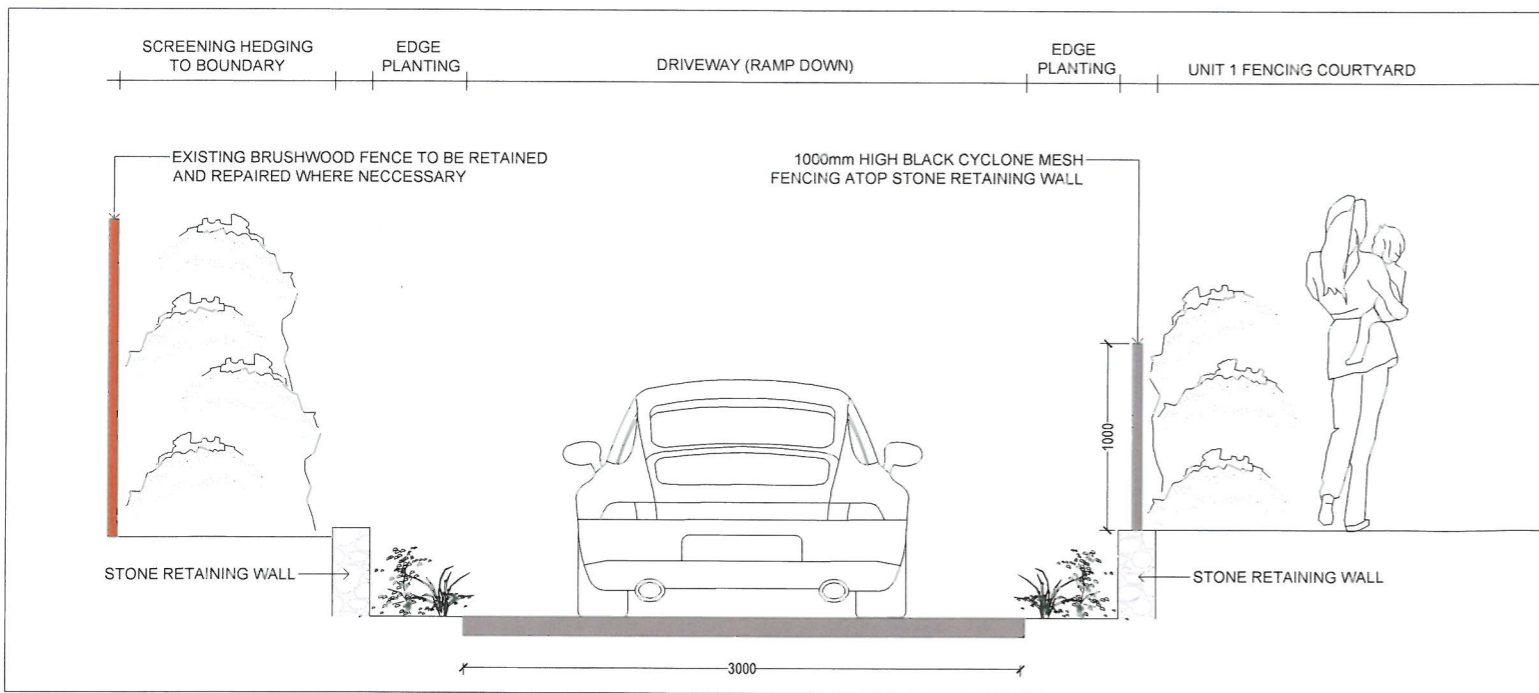
Viburnum odoratissimum 'VOC1' Acacia cognata 'mini cog' Agapanthus 'White Dwarf'



Dichondra repens Casuarina glauca 'Cousin It' Grevillea juniperina Hebe buxifolia



Liriope 'Just Right' Lomandra longifolia 'Tanika' Phormium tenax 'Flamin' Trachelospermum jasminoides



1 INDICATIVE DRIVEWAY SECTION SCALE 1:20 @ A1 1:40 @ A3

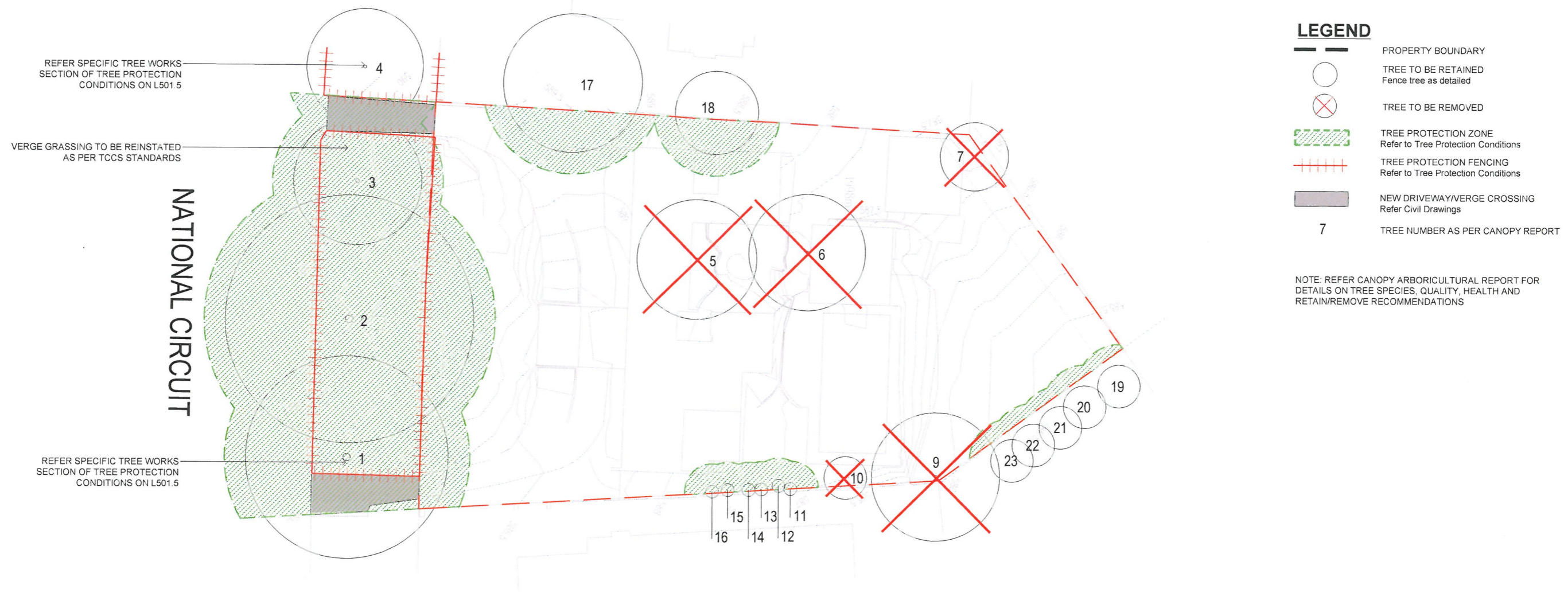
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REVISION	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR NCA	11/08/2017	BH	SH	GR	CS

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PROJECT	DRAWING	AS SHOWN
41 NATIONAL CIRCUIT B16, S7 FORREST, ACT	LANDSCAPE FINISHES, FIXTURES AND MATERIALS	
PROJECT No 17/1270	DRAWING No L501.2	ISSUE NCA
		REVISION A



**TREE PROTECTION CONDITIONS**

- STANDARD CONDITIONS**
- A copy of these conditions shall be kept on site from the time that the protective fences are erected to the time that all works are completed on site.
- Tree removal**
- All protected trees are to be retained unless otherwise stated in Specific Conditions below.
- Fencing of protected trees**
- 1800 mm high chain wire protective fence at the extent of the tree protection zones as identified in the 'Tree Protection Act 2005'.
  - The protective fences shall be erected prior to the commencement of any earthworks, construction or demolition activity on any part or stage of the development and shall remain in place until all construction works are completed.
  - The protective fence shall be maintained in good order for the duration of the construction works.
  - A Tree Protection Sign, as specified by Environment ACT, shall be prominently displayed on the fences of all fenced off areas.
- No activities permitted within the fenced off area**
- No activities are permitted in the fenced off area unless otherwise stated in Specific Conditions below.
  - Tree surgery will be permitted to trees requiring such action. Activity is to be undertaken in accordance with AS 4373 by a qualified arboriculturist to ensure that the activity results in a balanced tree.

- SPECIFIC CONDITIONS**
- Protective Fencing**
- Protective fencing is to be erected and maintained in accordance with the Standard Conditions except for trees included on the drawings that are affected by works adjacent to trees. These trees are to be fenced to the tree protection zone with the exception of the area identified as 'affected' and may include a 1 metre buffer area to allow works to occur.
  - For the purposes of these conditions, the area inside the protective fencing is referred to as the 'fenced off area'.
- Tree Removal**
- Only trees that have been endorsed within the Canopy Report and the Landscape Management Protection Plan as marked for removal may be removed.
- Services**
- Services and Utilities reticulation is permitted in accordance with the following conditions:
    - Works under the Canopy extent must be undertaken by underboring.
    - Works within the Tree Protection Zone but outside the drip line must be undertaken by hand excavation.
    - No roots greater than 50mm in diameter are damaged; and
- Are at the minimum depth provided by the relevant Standards or Authority requirements.

**Low Impact Works**

Low Impact activity may occur within the fenced off areas of trees (other than Registered Trees and those classified as being of 'Exceptional' quality) for the purpose of "light works", which includes the constructing footpaths, bike paths, driveways, swale drains, specific footing, garden beds and the like, provided the activity is in accordance with the following conditions:

- The cultivation of soil for irrigation and shrub beds is not considered a groundwork activity provided it is in accordance with the limitations below.
- Generally, no activity occurs within 3 metres of the trunk, with the exception of landscaping activities specified below.
- Garden beds, where within 3 metres of the trunk must be no greater than 300mm in depth, excavation is limited to 50mm and where the garden beds adjoin a tree, a gravel breathing layer is used.
- Fences and walls within the drip line and more than 3 metres from the trunk will not be allowed unless piers are used at 2.5m centre. No strip footings permitted.
- Any soil required for landscaping and irrigation purposes adjacent to trees must not be excavated below 50mm and result in fill which would exceed the natural surface level by 100mm.
- Generally, excavation is limited to a depth of 150mm below natural ground level, except where it may be specified within the specific conditions.
- No roots greater than 50mm in diameter are damaged;
- The excavated area for footpaths, swale drains, bike paths etc is less than 2.5 metres in width.
- Protective fences may be moved to provide sufficient space to allow footpaths, bike paths or swale drains to be constructed whilst continuing to protect areas not affected by the activity; and
- Where there are existing structures, paths and services, low impact works may be undertaken provided there is no increase in the development footprint and excavation is limited to a depth of 300mm below natural ground level.

- Specific Tree Works**
- Any tree works proposed need to be undertaken in consultation with a qualified arborist (with reference to AS4373), with the following specific measures in place:
    - Works to commence in winter to ensure minimal setback to tree
    - Any excavation within the drip line needs to be via a non-destructive method (eg hydro-vacuum)
    - Any root cut needs to be managed by a qualified arborist, ensuring stability of tree is maintained
    - Qualified arborist is to propose maintenance program post works to ensure healthy long term growth (eg watering, Seasoil treatment)
    - Driveway reinforcement to be increased so that the concrete pavement can be reduced to 100 mm and base reduced to 75mm to help achieve the maximum 50mm excavation
    - Footpath levels to be raised above natural ground level adjacent to the two larger trees, addition of dowel joints between the concrete slabs of the footpath to reduce the likelihood of tree roots popping up individual slabs and causing trip hazards

**Notice**

- Any Failure to comply with the above conditions is an offence under the Tree Protection Act 2005 and may result in an infringement notice of up to \$1,000 for an individual or \$5,000 for a corporation. Prosecution of a more serious offence may result in a criminal conviction and a penalty of up to \$40,000 for an individual or a penalty of up to \$200,000 for a corporation.

**LANDSCAPE MANAGEMENT NOTES**

- 1.0 GENERAL NOTES:**
- 1.1 These drawings are to be read in conjunction with Architects and engineers drawings.
  - 1.2 This plan is to be implemented in accordance with "City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04"
- 2.0 STORAGE OF CONSTRUCTION MATERIALS**
- 2.1 No construction material to be stored inside protected areas. No car parking or equipment parking to be permitted inside protected areas.
- 3.0 SITE ACCOMMODATION**
- 3.1 No site sheds, storage sheds, site amenities or billboards to be erected inside protected areas. Advertising and signage to be located within property boundary.
- 4.0 LANDSCAPE RESTORATION**
- 4.1 The landscape must be restored to pre-development conditions. Any disturbance to be reinstated to match pre development conditions and species.
- 5.0 FENCING**
- 5.1 Use 1800mm tall temporary security fence for the protection of verge trees. Fencing to be erected on commencement of construction and removed at commencement of site restoration.

ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH: The A.C.T. Government's "Standard Specification for Urban Infrastructure Works" and the "Design Standards for Urban Infrastructure". Edition 1, Revision 0. September 2002.