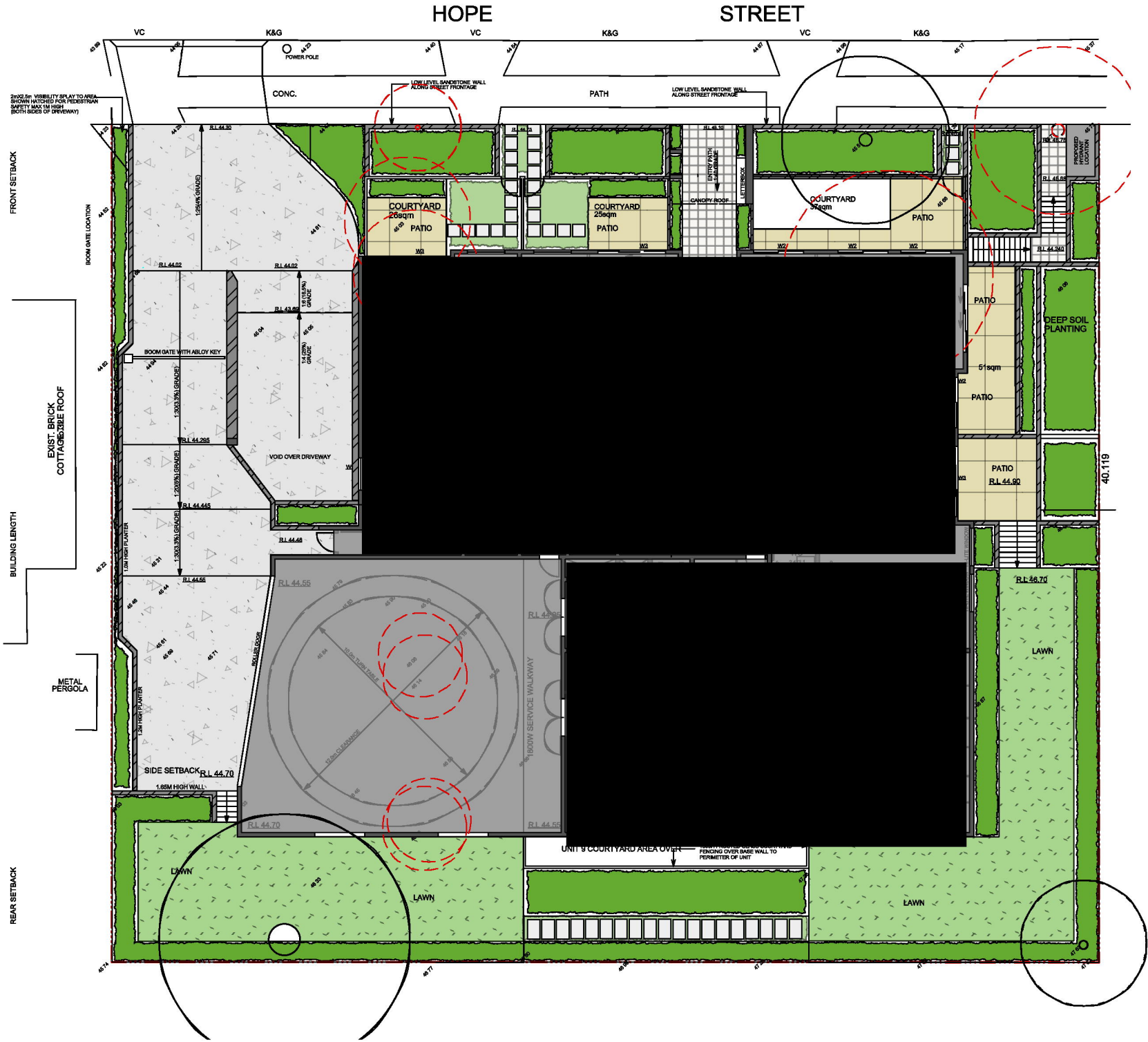


DEVELOPMENT APPLICATION

PROPOSED
UNIT DEVELOPMENT

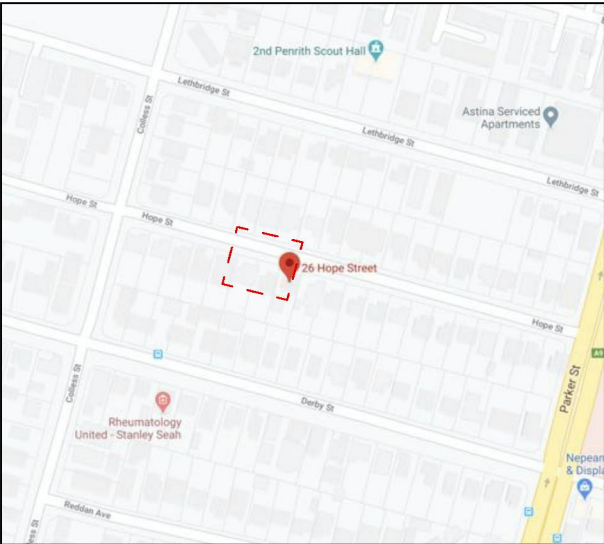
LOT 34-36, DP 31239
26-30 HOPE STREET,
PENRITH NSW 2750



PLANTING SCHEDULE

Latin Name	Common Name	Quantity	Pot Size	Spread	Height
Acmena smithii 'Hot Flush'	Lillypilly	15	15lt	1000	2000
Alcantarea imperialis 'Rubra'	Bromeliard	11	300mm	1200	10000
Aloe barberae	Tree Aloe	3	45LT	1100	2500
Archontophoenix cunninghamiana	Bangalow Palm	4	25lt	5000	10000
Bambusa textilis 'Gracilis'	Slender Weavers	13	35lt	1500	6000
Callistemon viminalis	Bottlebrush	4	25LT	4000	6000
Carpobrotus glaucescens	Pigface	29	2.5LT	600	600
Casuarina glauca	Cousin It	9	300MM	500	2000
Cordylone terminalis 'Rubra'	Red Ti	24	150mm	1000	2000
Crassula 'Max Cook'	Crassula	4	200mm	1000	1000
Crassula ovata 'Blue Bird'	Crassula	10	200mm	1000	1000
Dichondra repens	Kidney Weed	37	5lt	1000	100
Doryanthes excelsa	Gymea Lily	3	15lt	1500	1500
Dypsis lutescens	Golden Cane Palm	12	300mm	2500	10000
Elaeocarpus eumundi	Quandong	21	250mm	2500	6000
Glochidion ferdinandi	Cheese Tree	2	25LT	4500	8000
Hibbertia scandens	Climbing Guinea Flower	34	tube	1000	350
Howea forsteriana	Kentia Palm	2	45lt	3000	15000
Lagerstroemia 'Natchez'	White Crepe Myrtle	4	75lt	3000	6000
Lomandra 'Tanika'	Dwarf Lomandra	90	5lt	500	500
Metrosideros excelsa	NZ Xmas Bush	3	45LT	1200	3000
Philodendron 'Rojo Congo'	Philodendron	46	200mm	750	2500
Philodendron 'Xanadu'	Dwarf Philodendron	94	140mm	750	1000
Phormium 'Yellow Wave'	Dwarf NZ Flax	15	5lt	750	750
Raphiolepis 'Oriental Pearl'	Indian Hawthorn	23	200mm	1000	1000
Sansevieria laurentii	Mother in Law Tongue	32	200mm	750	900
Senecio serpens	Chalk Sticks	19	5lt	750	300
Syzygium australe 'Pinnacle'	Lillypilly	39	25lt	1500	2500
Trachelospermum jasminoides 'Varieg'	Variegated Star Jasmine	39	200mm	800	600
Tristaniaopsis laurina	Water Gum	7	25lt	4000	7000
Viola hederaceae	Native Violets	85	tube	400	300
Yucca elephantipes	Yucca	15	25lt	1000	2000

SITE LOCATION



CONTOUR
LANDSCAPE ARCHITECTURE
PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT
Proposed Unit Development
SITE
26-30 Hope Street,
Penrith, NSW 2750

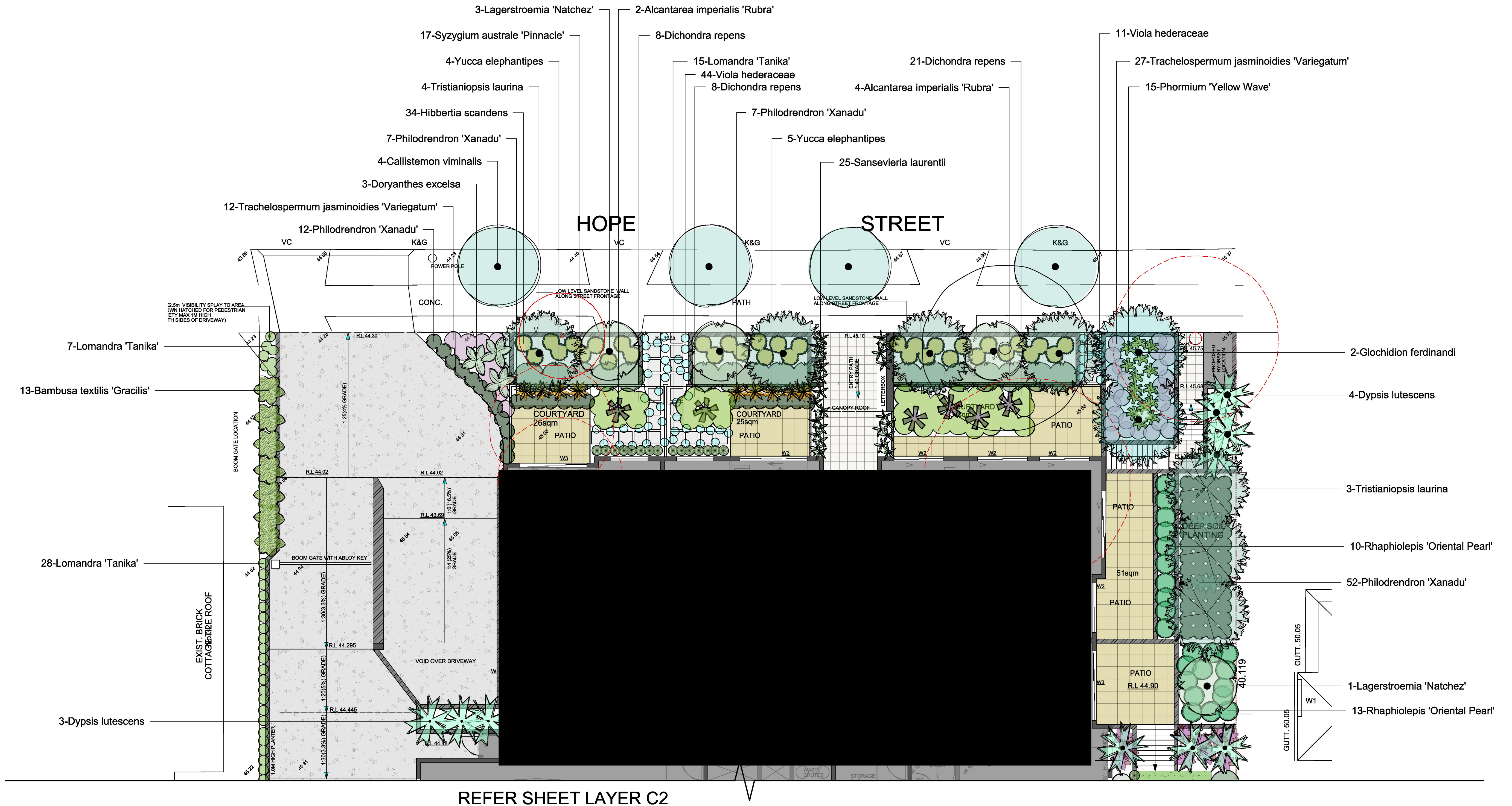
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DATE 26/05/20 REV. A
ISSUE

DATE: 26/05/2020
SCALE: 1:250 @ A3
DRAWN: LH

DRAWING
SITE PLAN
DRAWING NO:
C0_BDT
REV:
A





Legend

- RL 125.00 PROPOSED LEVEL
- PROPOSED PAVED AREA
 - CONCRETE
 - PROPOSED LAWN AREA
 - BOUNDARY
 - PROPOSED TIMBER DECK

PLAN ISSUE

26/05/20 A

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLAM

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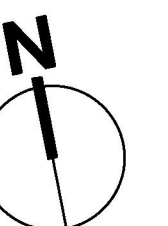
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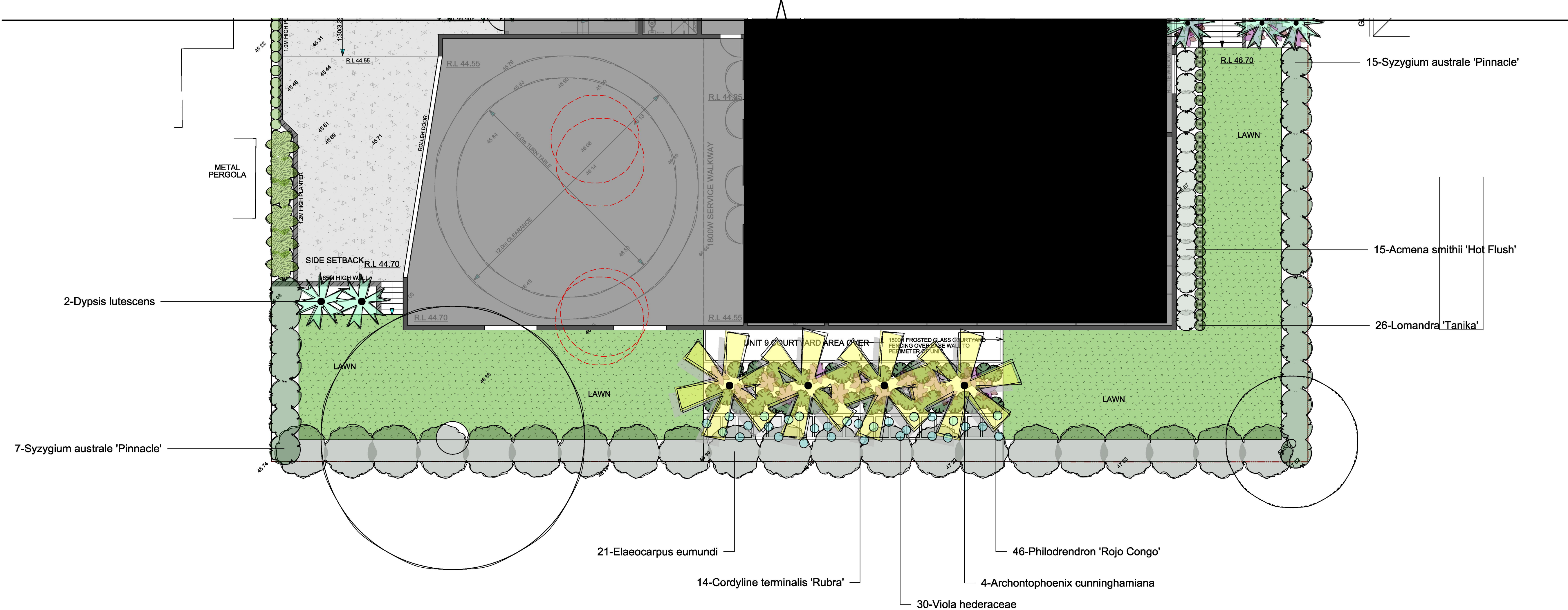
DRAWING
**GROUND FLOOR LANDSCAPE
PLAN (SHEET 1)**

DRAWING NO:
C1_BDT

REV:
A



REFER SHEET LAYER C1



Legend

- RL 125.00 PROPOSED LEVEL
- PROPOSED PAVED AREA
- CONCRETE
- PROPOSED LAWN AREA
- BOUNDARY
- PROPOSED TIMBER DECK

PLAN ISSUE

26/05/20 A

CONTOUR
LANDSCAPE ARCHITECTURE

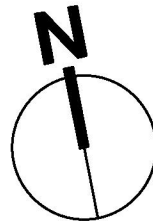
PO Box 698 MONA VALE NSW 1660
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DRAWN: LH

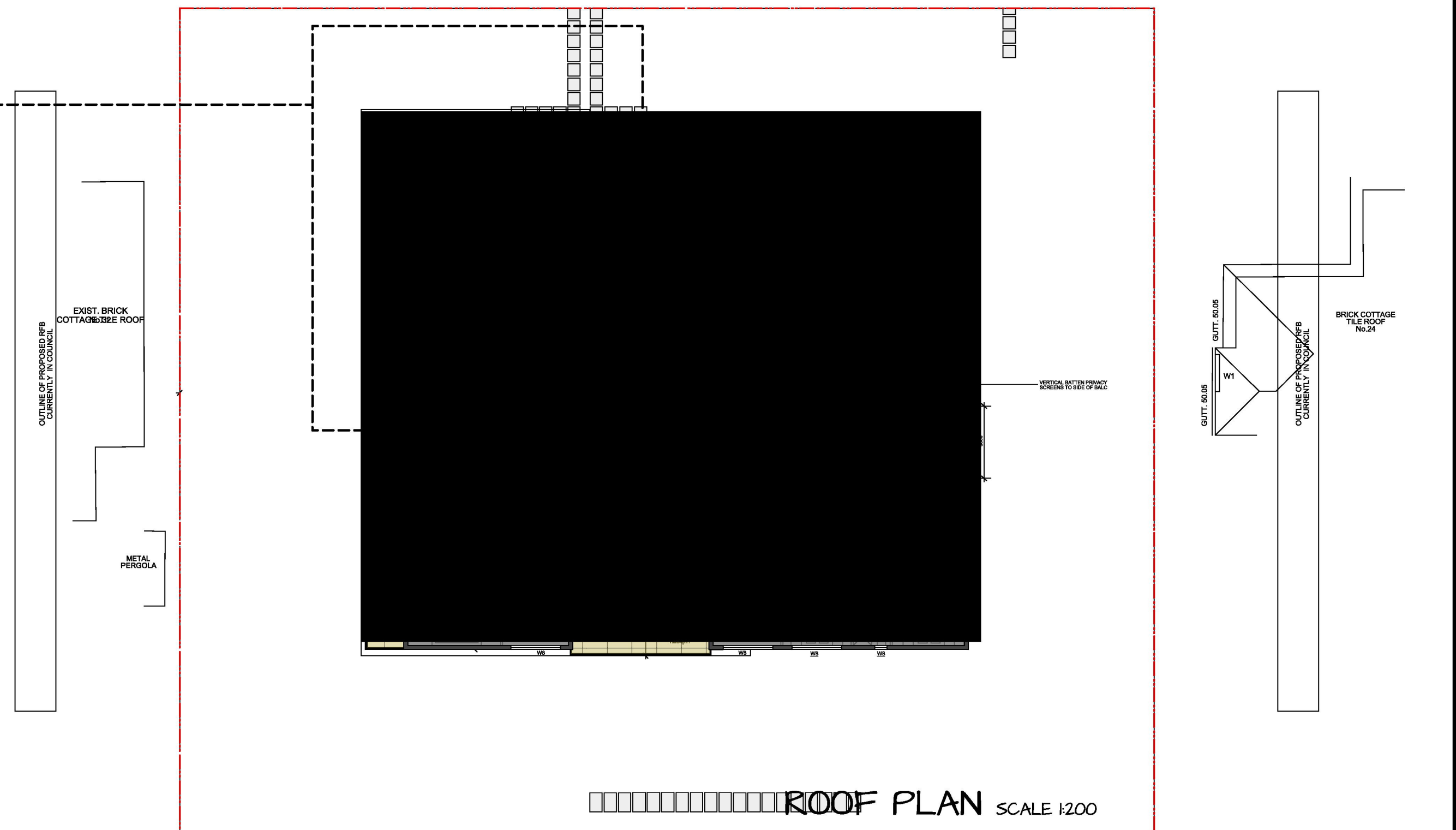
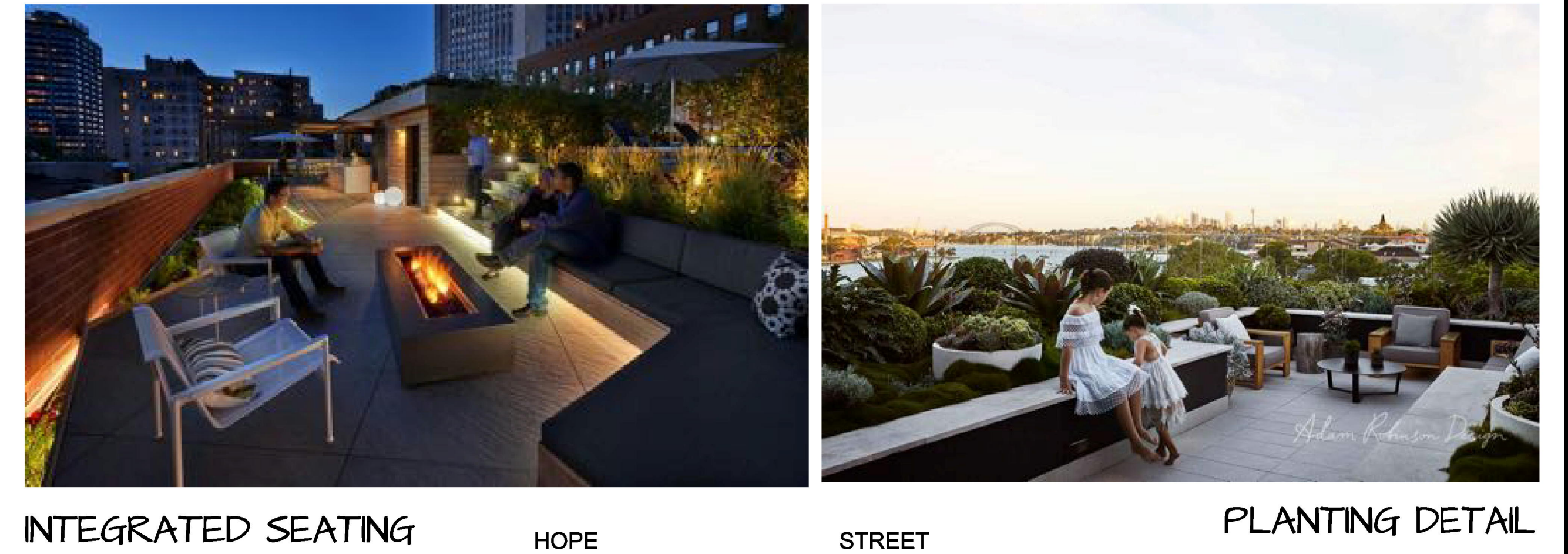
DRAWING
**GROUND FLOOR LANDSCAPE
PLAN (SHEET 2)**
DRAWING NO:
C2_BDT
REV:
A



GRADEN DETAIL

DECK DETAIL

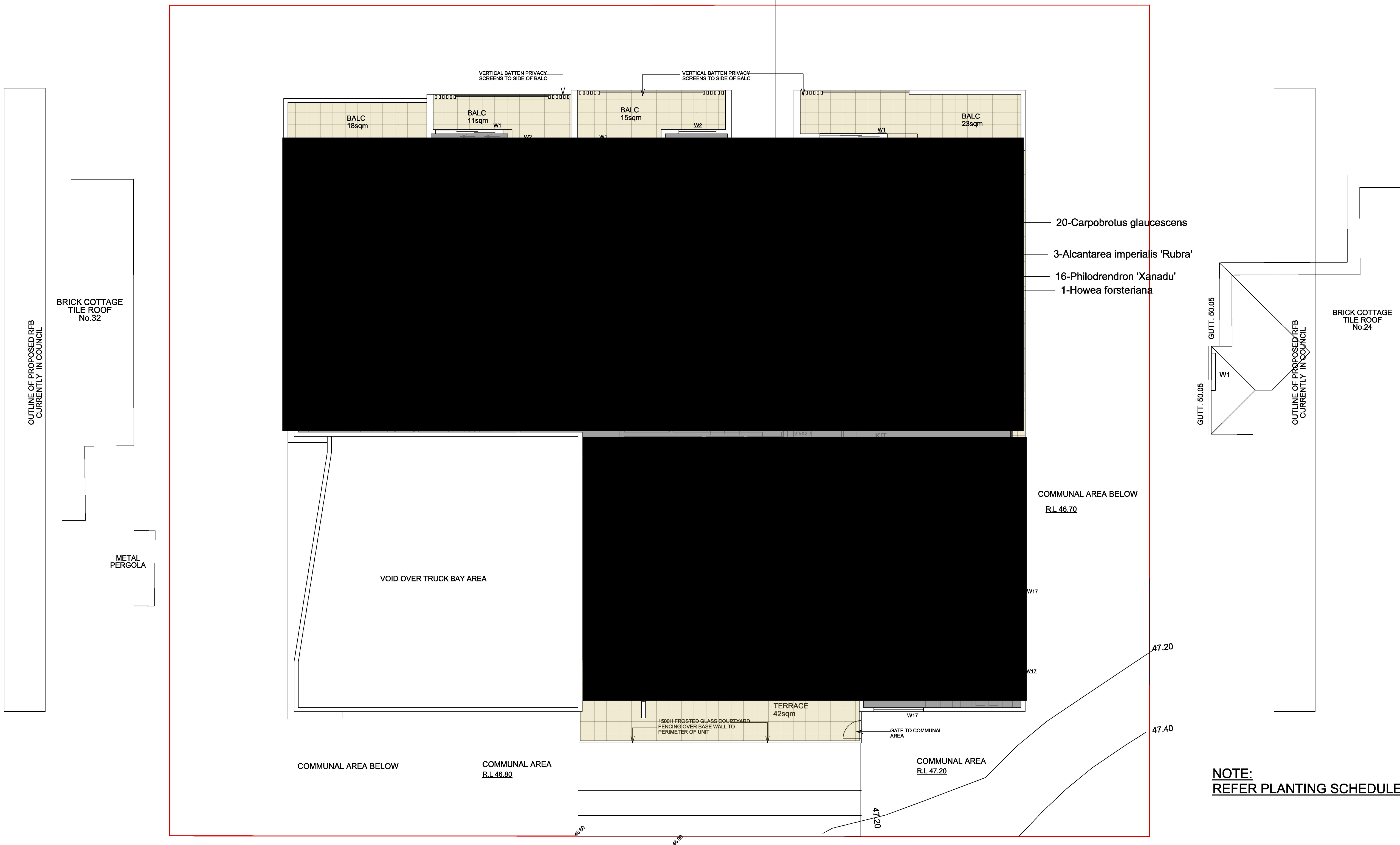
INTEGRATED SEATING



HOPE

STREET

PROPOSED GREEN WALL - REFER DETAILS ON DWD C5



Legend

- RL 125.00 PROPOSED LEVEL
- PROPOSED PAVED AREA
- CONCRETE
- PROPOSED LAWN AREA
- BOUNDARY
- PROPOSED TIMBER DECK

PLAN ISSUE

26/05/20 A

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDL

PROJECT

Proposed Unit Development

SITE

26-30 Hope Street,
Penrith, NSW 2750

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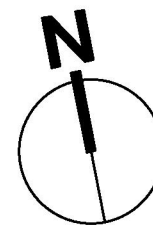
DRAWING

FIRST FLOOR LANDSCAPE
PLAN

DRAWING NO:
C4_BDT

REV:

A





OPTLINE SPECIFICATION

ALL LANDSCAPE WORKS SHALL BE EXECUTED BY A COMPETENT LANDSCAPE CONTRACTOR EXPERIENCED IN HORTICULTURAL PRACTICE AND LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL HOLD A CURRENT NSW STRUCTURAL LANDSCAPE LICENSE OR BE A MEMBER OF THE NSW LANDSCAPE CONTRACTORS ASSOCIATION. IRRIGATION WORKS SHALL BE EXECUTED BY A CONTRACTOR SUITABLY QUALIFIED AND LICENSED BY THE NSW DEPARTMENT OF FAIR TRADING FOR URBAN IRRIGATION.

THESE GENERAL LANDSCAPE SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH DETAILED SPECIFICATIONS PREPARED BY CONTOUR LANDSCAPE ARCHITECTURE, STRUCTURAL ENGINEERING PLANS, STORMWATER ENGINEER PLANS, ARBORICULTURAL IMPACT ASSESSMENT REPORT, D.A. CONSENT CONDITIONS.

LANDSCAPE HARDWORKS DEMOLITION, BULK EARTHWORKS, RETAINING WALLS, STONE FACING, PLANTER BOXES, PAVING, DRAINAGE, WATERPROOFING, FENCING AND ALL SITE CONSTRUCTION INDICATED SHALL BE EXECUTED IN ACCORDANCE WITH LANDSCAPE ARCHITECTURAL, ARCHITECTURAL + ENGINEERING SPECIFICATIONS LANDSCAPE WORKS SHALL GENERALLY BE UNDERTAKEN IN ACCORDANCE WITH DA APPROVED PLANS AND CONSTRUCTION CERTIFICATE PLANS AND DETAILS AND SHALL BE COMPLIANT WITH:

- AS4970-2009 Protection of trees on development sites
- AS 4970-2009/Amdt 1-2010 Protection of trees on development sites
- AS4373-2007 Pruning of amenity trees
- AS4419-2003 Soils for landscaping and garden use
- AS4454-2012 Composts, soil conditioners and mulches
- AS3743-2003 Potting mixes
- AS/NZ3500:2015 Plumbing and drainage Set

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICES LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICES LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOTE COVERED BY ANY LANDSCAPE FINISHES (TURNING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

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 THEY DEEM 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.

CARE SHALL BE TAKEN DURING THE ENTIRE PERIOD OF WORKS TO ENSURE NO DAMAGE TO ROOTS OR CANOPIES OF TREES TO BE RETAINED. NO STORING OF BUILDING MATERIALS, WASHING OF EQUIPMENT, DISPOSAL OF CHEMICALS, ETC. SHALL BE PERMITTED BENEATH CANOPY OF TREES TO BE RETAINED.. NO EXCAVATION OR TRENCHING SHOULD OCCUR BENEATH CANOPIES EXCEPT FOR COUNCIL-APPROVED WORKS. ALL EXCAVATION BENEATH TREE CANOPIES SHALL BE UNDERTAKEN TO COUNCIL / PROJECT ARBORIST INSTRUCTIONS. PROJECT ARBORIST SHALL BE ADVISED AND ATTEND SITE IF TREE ROOTS GREATER THAN 50MM DIAMETER ARE ENCOUNTERED.
PREPARATION BY BUILDER
BUILDER SHALL REMOVE ALL EXISTING CONCRETE PATHWAYS, FENCES, FOOTINGS, WALLS, ETC. NOT NOTATED TO BE RETAINED AND COMPLETE ALL NECESSARY EXCAVATION WORK PRIOR TO COMMENCEMENT ON SITE BY LANDSCAPE CONTRACTOR. BUILDER SHALL ALSO INSTALL NEW RETAINING WALLS, KERBS, LAYBACK KERB, CROSSEVER, PATHWAYS, ETC. AND MAKE GOOD ALL EXISTING KERBS, GUTTERS, ETC. AS NECESSARY AND TO APPROVAL OF COUNCIL. BUILDER SHALL ENSURE THAT A MINIMUM 450MM OF TOPSOIL IN GARDEN AREA AND A MINIMUM 150MM OF TOPSOIL IN LAWN AREAS EXISTS. SHOULD REQUIRED DEPTHS NOT EXIST BUILDER SHALL CONTACT LANDSCAPE ARCHITECT AND ASK FOR INSTRUCTIONS PRIOR TO COMPLETION OF EXCAVATION WORKS.

ALL LEVELS AND SURFACE DRAINAGE SHALL BE DETERMINED BY OTHERS AND APPROVED ON SITE BY LANDSCAPE CONTRACTOR.

SOIL PREPARATION + PLANTING SOILS
CULTIVATE TO A DEPTH OF 300MM ALL PROPOSED LAWN AND GARDEN AREAS. DO NOT CULTIVATE BENEATH EXISTING TREES TO BE RETAINED. IN AREAS WHERE FILL IS REQUIRED GAIN REQUIRED SHAPES AND LEVELS USING A PREMIUM GRADE SOIL MIX. IN AREAS WHERE EXCAVATION IS REQUIRED (IF IN CLAY) OVER EXCAVATE AS REQUIRED TO ALLOW FOR INSTALLATION OF 500MM DEPTH OF PREMIUM GRADE TOPSOIL MIX TO GARDEN AREAS AND 300M DEPTH OF PREMIUM GRADE TOPSOIL MIX TO LAWN AREAS.

- SUBGRADE PREPARATION**
BEFORE LAYING TOPSOIL, THE FOLLOWING SUBGRADE TREATMENT MUST BE APPLIED TO ALL FINISHED SUBGRADE AREAS:
1. FAIR + TRIM TO RELATIVE LEVEL TO ACCOMMODATE REQUIRE OVERALL SOIL DEPTH
 - 2.REMOVE ROCK >100mm DIAMETER
 3. REMOVE RUBBISH SUCH AS CONSTRUCTION GENERATED WASTER, PLASTICS, METALS, GLASS
 4. APPLY GYPSUM AND LIME AT MANUFACTURER'S RECOMMENDED RATES
 5. LOOSEN SUBGRADE TO 200mm DEPTH LEAVING SURFACE 'KEYED' TO ACCEPT TOPSOIL

CONTRACTOR SHALL UNDERTAKE PH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A PH WITHIN THE 5.5 - 7.5 RANGE. MIX IN GYPSUM AT MANUFACTURER'S RECOMMENDED RATES IF CLAY SOIL ENCOUNTERED.

UNDERTAKE ALL REQUIRED ACTION TO ENSURE THAT NO ROOTBALLS OF PROPOSED PLANTS SIT IN CLAY WELLS AND THAT ALL GARDEN AREAS AND LAWN AREAS DRAIN SATISFACTORILY. NOTE IT IS INTENDED THAT WHEREVER POSSIBLE EXISTING LEVELS SHALL NOT BE ALTERED THROUGH GARDEN AND LAWN AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE END RESULT OF THE PROJECT IS THAT ALL LAWN AND GARDEN AREAS DRAIN SUFFICIENTLY (BOTH SURFACE AND SUBSTRATE), ARE AT REQUIRED FINISH LEVELS AND HAVE SUFFICIENT SOIL DEPTHS TO ENABLE LAWN AND PLANTS TO THRIVE AND GROW. SHOULD ALTERNATIVE WORKS TO THOSE SPECIFIED REQUIRED TO ACHIEVE THAT RESULT, CONTRACTOR SHALL INFORM BUILDER AT TIME OF TENDER AND REQUEST INSTRUCTIONS.

PLANTING
ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE. TREES SHALL BE GROWN TO NATSPEC. GENERAL PLANT MATERIAL (EXOTICS AND ENDEMIC) SUPPLY PLANTS IN ACCORDANCE WITH PLANTING SCHEDULE. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE CONSENT OF THE SUPERVISING LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE GROWN TO NATSPEC AND SHALL BE VIGOROUS, WELL ESTABLISHED, FREE OF DISEASE AND PESTS, HARDENED OFF, TRUE TO FORM, AND GROWN IN THEIR FINAL CONTAINERS FOR NOT LESS THAN 12 WEEKS. TREES SHALL HAVE A SINGLE LEADING SHOOT AND POTS FREE FROM WEEDS.

IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING.

PLANT HOLES SHALL BE DUG APPROXIMATELY TWICE THE WIDTH AND TO 100MM DEEPER THAN PLANT ROOTBALLS THAT THEY ARE TO RECEIVE. BASE AND SIDES OF HOLE SHALL BE FURTHER LOOSENED. FERTILISER, FOLLOWED BY 100MM DEPTH OF TOPSOIL MIX SHALL THEN BE PLACED INTO BASE OF HOLE AND LIGHTLY CONSOLIDATED. BASE OF HOLE SHALL THEN BE WATERED. REMOVE PLANT CONTAINER AND INSTALL PLANT INTO HOLE. ROOTBALL SHALL BE BACKFILLED WITH SURROUNDING TOPSOIL AND TOPSOIL FIRMED INTO PLACE. AN APPROVED SHALLOW DISH SHALL BE FORCED TO CONTAIN WATER AROUND BASE OF STEM. BASE OF STEM OF PLANT SHALL FINISH FLUSH WITH FINISHED SOIL LEVEL. ONCE INSTALLED PLANT SHALL BE THOROUGHLY WATERED AND MAINTAINED FOR THE DURATION OF THE CONTRACT.

STAKES + TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO THE SIZE OF PLANTS TO BE STAKED:

1. 5-15 LITRE SIZE PLANT 1X 1200 X 25 X 25MM
2. 35-75 LITRE SIZE PLANT 2X 1500 X 38 X 38MM
3. 100+ LITRE SIZE PLANT 3X 1800 X 50 X 50MM

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.

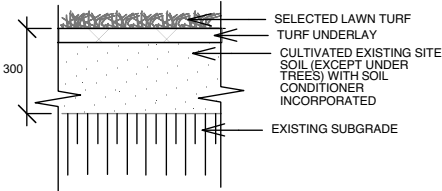
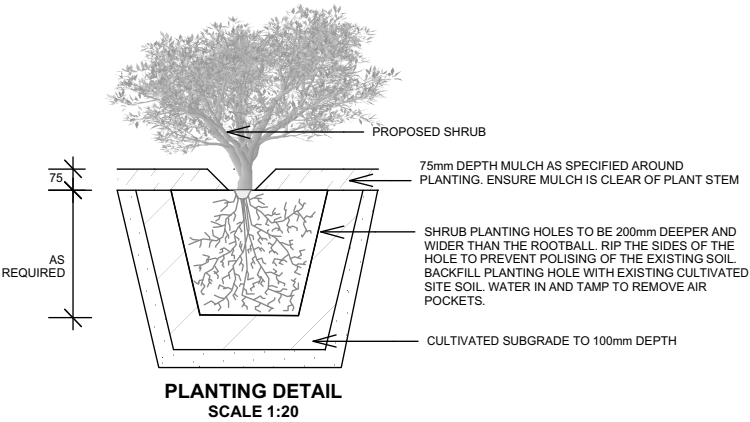
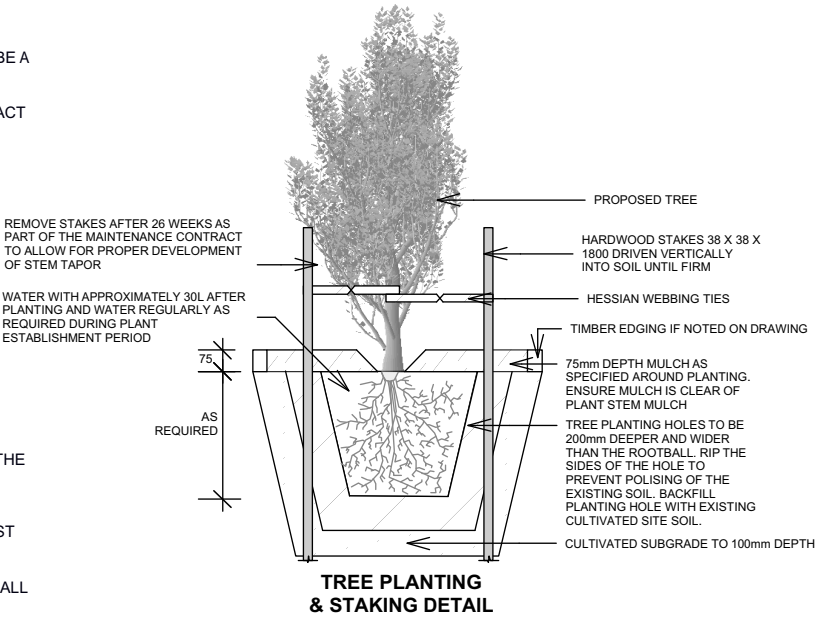
FERTILIZER
AT PLANTING SPREAD SLOW RELEASE FERTILIZER AROUND DRIP LINE OF ALL PLANTS AT MANUFACTURER'S RECOMMENDED RATES
GENERAL APPLICATION:
EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - ALL PURPOSE NPK 19.4 : 1.6 : 6
NATIVE PLANTS: EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - NATIVE GARDENS NPK 17.9 : 0.8 : 7.3

MULCH
ENSURE ALL MULCH IS FREE OF WEED SEED AND VEGETATIVE MATERIAL. PROVIDE SAMPLE OF MULCH FOR CLIENT APPROVAL PRIOR TO DELIVERY.

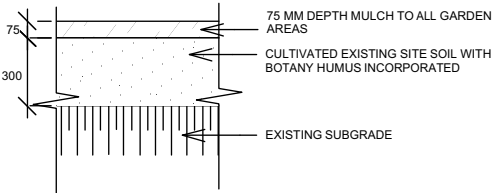
PLACE MULCH TO REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

EDGING
EDGING SHALL BE INSTALLED AT THE JUNCTION OF LAWN AND GARDEN AREAS AS INDICATED ON DRAWINGS. EDGE SHALL BE FINISHED LEVEL WITH LAWN OR ADJOINING GRAVEL. EDGE SHALL TYPICALLY BE 100MM HIGH WITH ALUMINIUM FINISH. INSTALL TO MANUFACTURER'S SPECIFICATIONS

FENCING
RETAIN ALL EXISTING FENCING UNLESS ADVISED OTHERWISE BY BUILDER.



TYPICAL TURF DETAIL
SCALE 1:20



SOIL TO GARDEN AREAS
SCALE 1:20

CONTOUR
LANDSCAPE ARCHITECTURE

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DRAWN: LH
DRAWING
LANDSCAPE DETAILS
DRAWING NO: C6_BDT
REV: A