Document Set ID: 9862135
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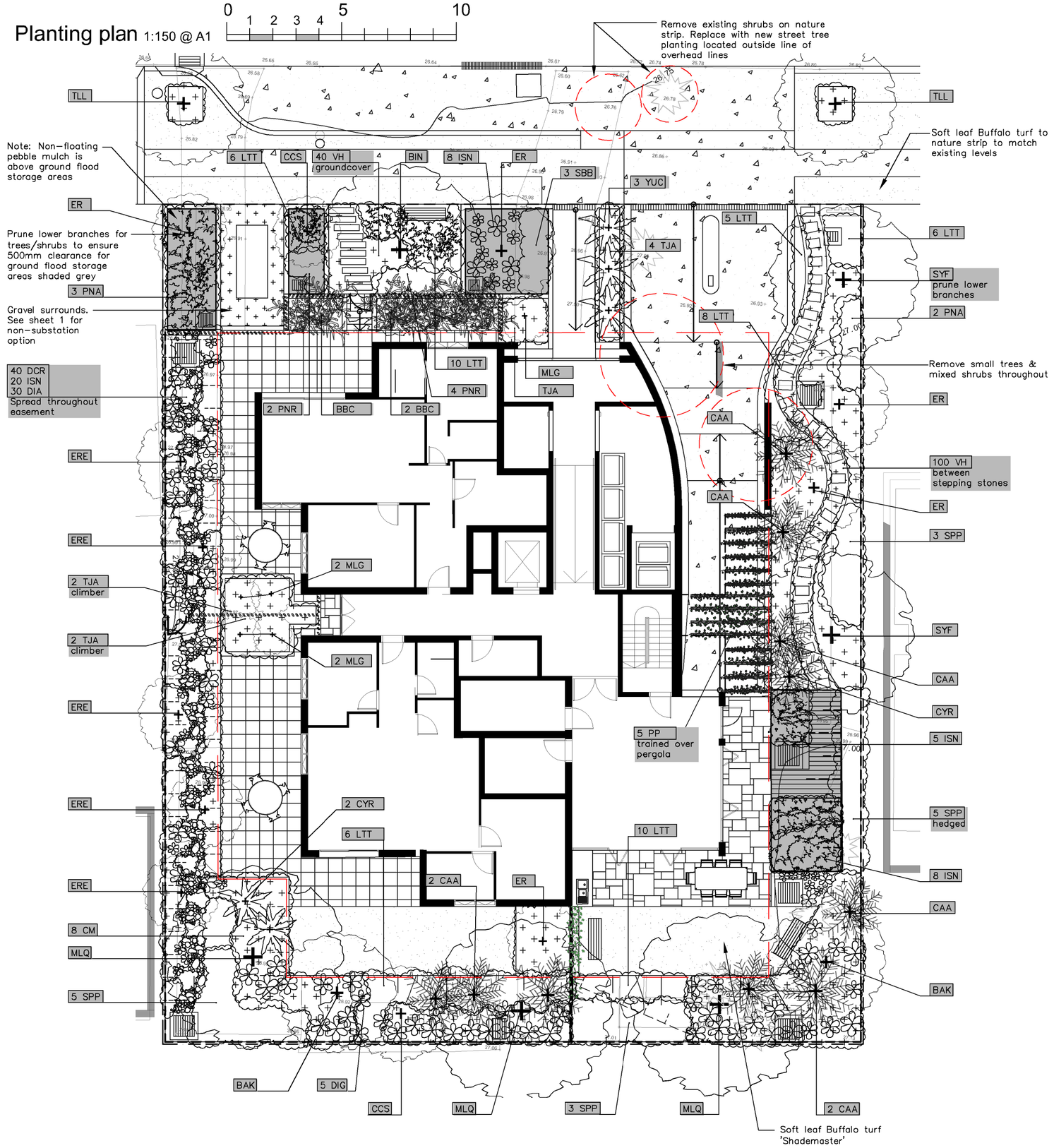
Planting plan 1:150 @ A1



General construction notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas to be Soft leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter boxes & waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric Refer Engineer's details for structural details for planter box construction. All internal planter slab levels to have mortar screed to fall to drainage outlets as detailed by Hydraulic Engineer. All planting containers to have the following:

- Pllanter box soil mix to comply with AS 4419 and AS 3743
- Contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane Contractor to be responsible for the integrity of the engineer;s specified waterproofing of the planter boxes
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour to be coordinated with the engineer's plans.

5. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertliser
All planting areas to be fertilisec with 9 month 'NPK' slow release fertiliser.

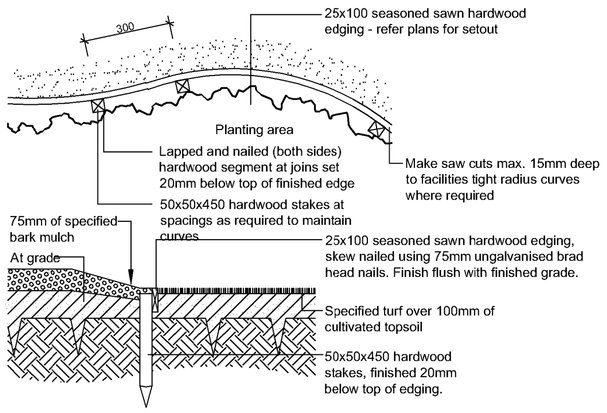
7. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support.

8. Lawn edging
All ground level garden beds adjacent to site boundary or paved areas to have 150mm raised concrete edging as nominated on the plans.

9. Turfing
Turfed nature strip areas to be Soft leaf Buffalo or Soft Leaf Buffalo 'Shademaster' to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. 300mm soil underlay over slab areas as per sheet 3

10. Structural
All structural details whatsoever to Engineer's details.

Detail 4.
Timber edge detail n.t.s.



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
BIN	Bankisa integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	1
BAK	Backhousia myrtifolia	Grey Myrtle (Native tree in deep soil)	75Lt	3x50x50x1800	7-9.0M	2
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	5
ERE	Elaeocarpus eumundii	QLD Qondong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	5
MLQ	Melalueca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	3
SYF	Waterhousia floribunda 'Sweeper'	Sweeper Waterhousia (Ozbreed ® 'DOW20)	75Lt	3x38x38x1800	8-10.0M	2
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	2
Shrubs / small feature trees						
CSS	Camellia sasanqua 'Setsugekka'	Camellia sasanqua (semi hedged Camellia)	300mm	2x50x50x1800	2-2.5M	1
CCS	Callistemon citrinus 'Splendens'	Dwarf Crimson Bottlebrush (Crimson flowering native shrub)	200mm	nil	2.5M	2
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	5
SBB	Syzygium 'Baby Boomer'	Dwarf Lilly Pilly (flowering informal plant)	200mm	hedged to req.height	1.2-1.5M	3
SPP	Syzygium 'Superior'	Superior Lilly Pilly (flowering screen plant Can be hedged)	200mm	hedged to req.height	1.6-2.8M	16
Ferns / Palms / Succulents / ornamental bamboos						
BBC	Bambusa compacta	Dwarf Bamboo (Low ornamental Bamboo)	200mm	nil	1.5-2.0M	3
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	8
CYR	Cycas revolutum	Sago Palm (striking native low palm like)	300mm	nil	1-1.2M	3
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	3
Groundcovers/Climbers						
PP	Pandorea pandorana	Wonga Wonga Vine (native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	5
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hyvrid groundcover)	200mm	nil	0.2M	9
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	140
Ornamental grasses/strappy leaved plants						
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	8
DCR	Dianella caerulea 'Tasred'	Tasred Flax Lily (native grass like plant)	100mm	nil	0.4M	40
DIA	Dianella 'Cassa Blue'	Hybrid Flax Lily (native grass like plant)	100mm	nil	0.4M	30
DIG	Dietes grandiflora 'Grand Star'	Grand Star Dieted (ozbreed hybrid. Low seeding variety)	150mm	nil	0.7M	5
ISN	Isolepsis (Finicia) nodosa	Knobby Club Rush (native ornamental grass)	150mm	nil	0.6M	41
LTT	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	51
PNR	Pennisetum advena 'Rubrum'	Purple Fountain Grass (flowering ornamental grass)	150mm	nil	1-1.2M	6
PNA	Pennisetum alopecuroides Nafray	NAFRAY® 'PA300' PBR (flowering ornamental grass)	150mm	nil	0.8-1.0M	55

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

The owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coveragein all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs.
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab. (all lawn areas to be excluded) Water supply tap hosecocks as indicated on CC stage drawings.(To be coordinated with Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sesnsor is installed for common area garden zones connected to timers

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

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Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet …. . Battery timers to isolated planter boxes is acceptable and to maintained by the owners corporation as part of the ongoing propety maintenanace.

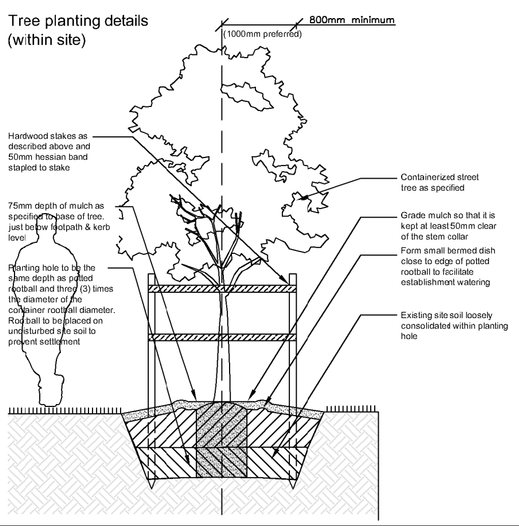
Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

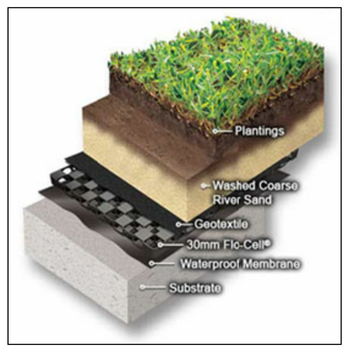
Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Detail 1
Tree planting details (within site)

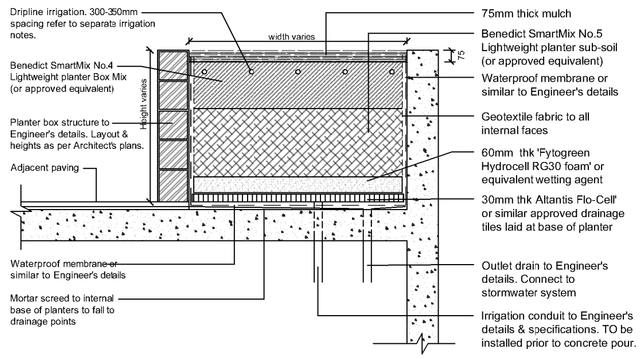


Detail 2.
Typical over slab drainage methodology

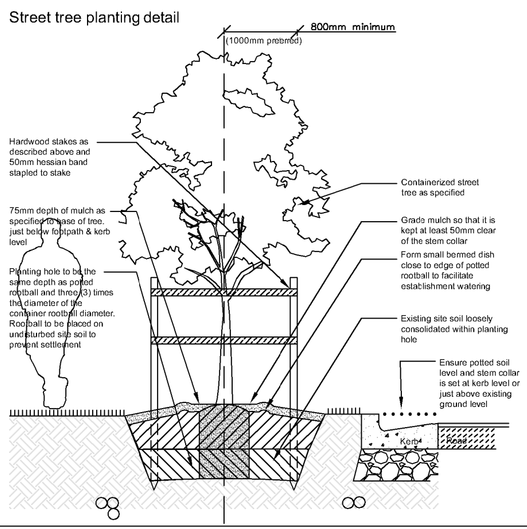
- Efficiently removes only excess water
- Promotes fast and excellent plant growth
- Reduces Urban Flooding
- Reduces water contamination by filtering at source
- Retains a minimum of approximately 76L/m2 of perched water above the cells
- Strong structure can support heavy loads
- Easily Installed



Detail 3.
Raised planter landscape drainage
Typical detail n.t.s



Detail 5.
Street tree planting detail



Area of above ground temporary flood storage area. Non-floating pebble mulch

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Project: Proposed Residential Flat Building
36-38 Rodeley Avenue
Penrith, NSW 1750

Dwg: Planting Plan & Details

Date: 16.3.20
Job Ref: 20/2142
Issue: D

Scale: 1:150 @ A1
Sheet No: 2 of 2

Builder must verify all dimensions at the site before for commencement. Figured dimensions should be used in preference to measurement.

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North

Amendments
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Job: Wentworth Property Z 2142