

CADDENS HILL STAGE 7

Landscape Masterplan Report

Prepared for
Legacy Property

Project Reference: 2517024
September 2017

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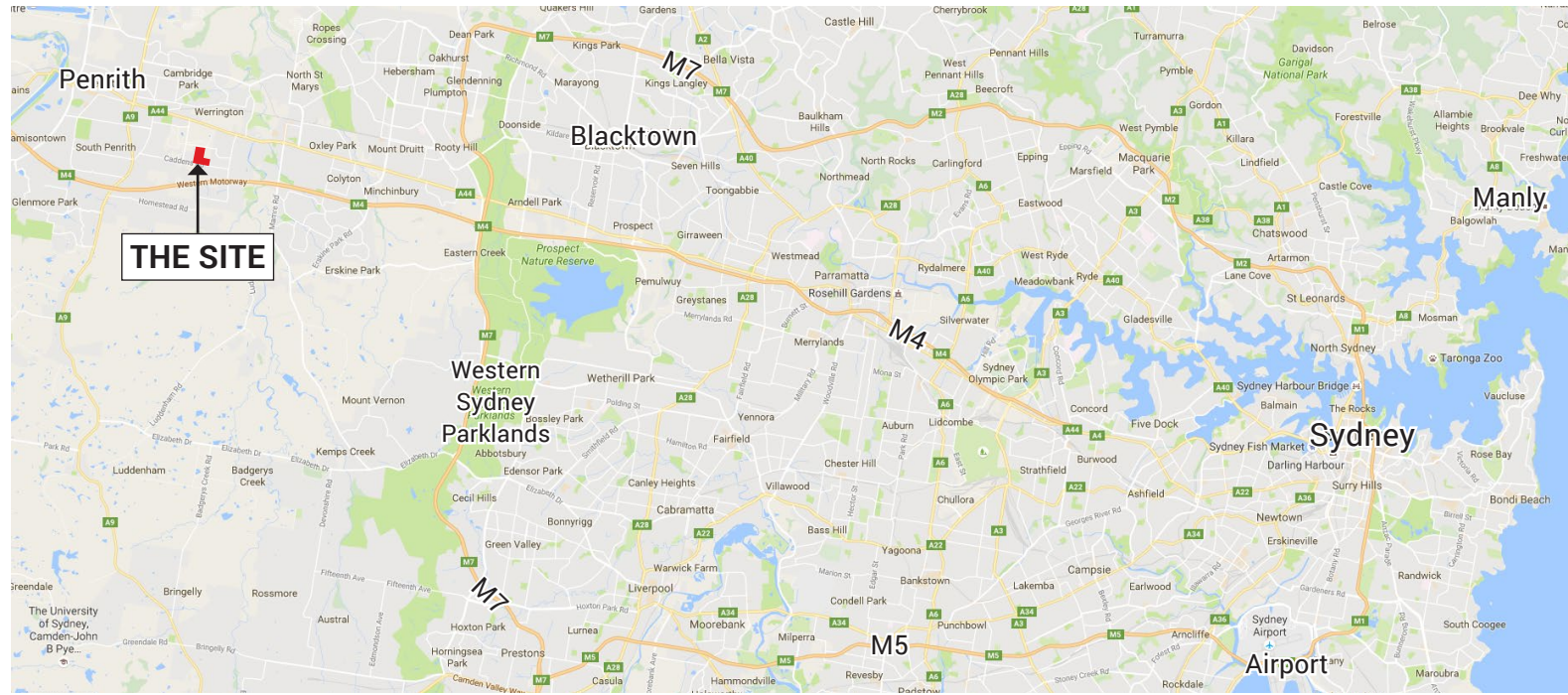


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INTRODUCTION



GoogleMap Location of the Site, NSW

NOT TO SCALE NORTH



PLACE Design Group have been engaged by Legacy Property to provide landscape DA documentation for stages 7 of the Caddens Hill Development in Caddens, Penrith, NSW.

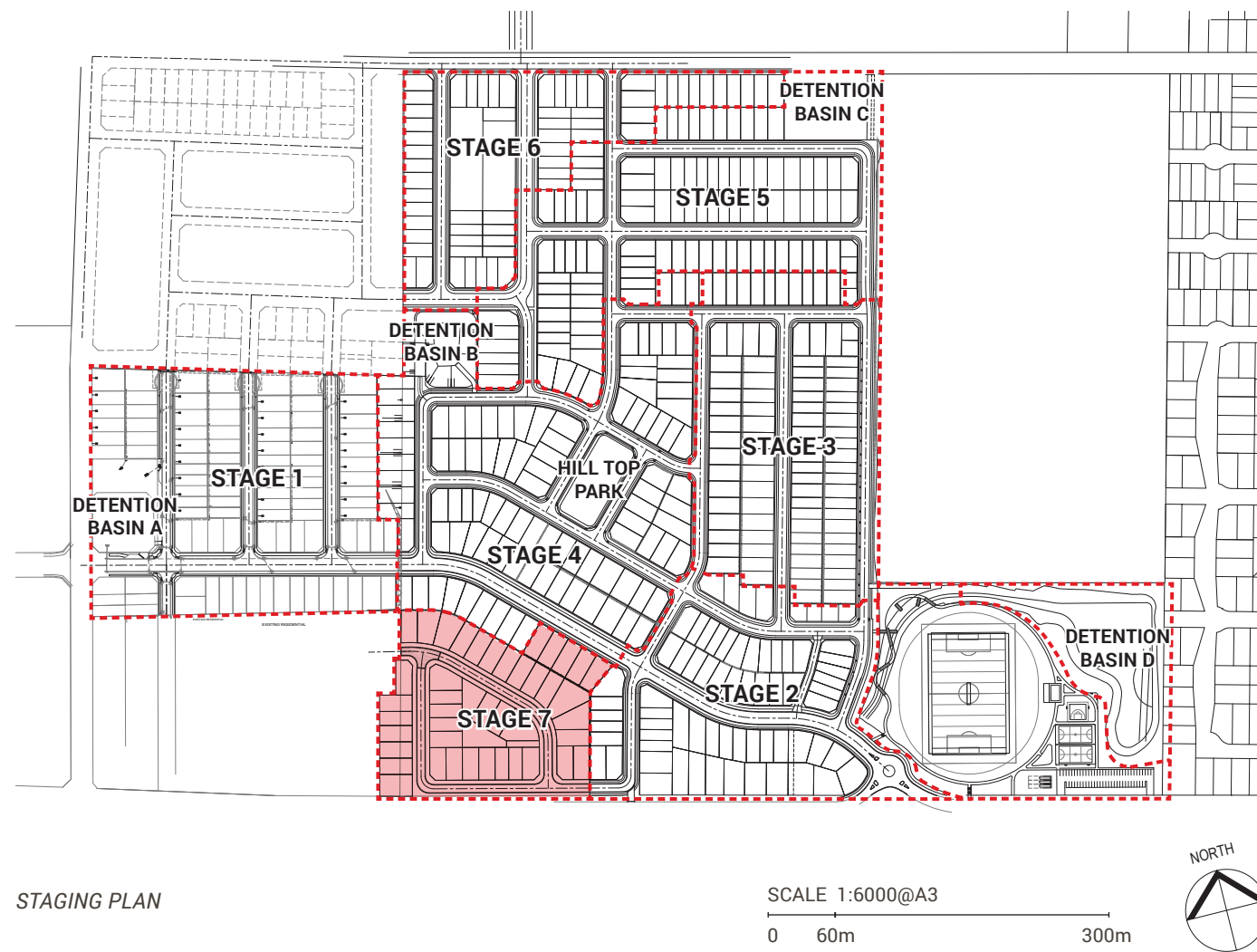
This document is intended to assist in defining the development and landscape character of Caddens Hill and to be coherent with the current development of the site. It is intended that Caddens Hill will provide a quality sustainable development that recognizes and interprets the rural character, landscape features and undulating topography of the site.

The landscape Design as set out in this DA Report is intended to:

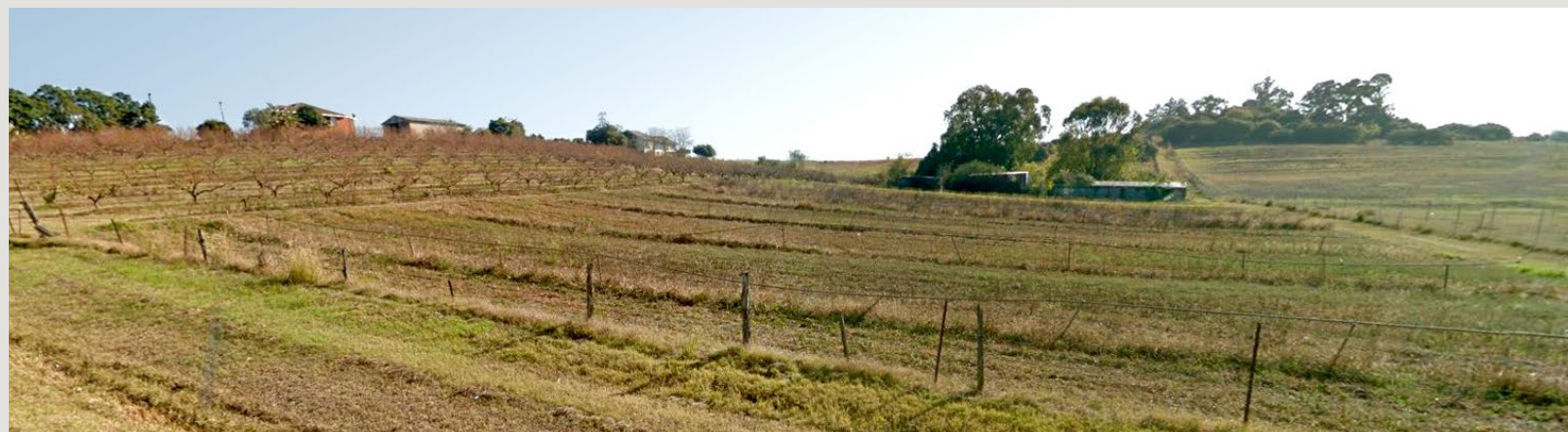
- Provide high quality, low maintenance public domain which affords the community with a high level of amenity and creates a strong sense of place for the development.
- Create attractive streetscapes which retain and enhance significant views and vistas, landmark elements and Landscape Features and;

- Ensure continuity of design not only from Stages 1 to 6 but also the adjacent UGNSW Caddens site
- Create a strong sense of arrival and identity for the site through the use of linear avenues of trees (*various species*) that characterise the streetscapes.

STAGING PLAN & DOCUMENT REFERENCES



View from Caddens Road Looking north at the Proposed Additional Lots



View from Caddens Road at Proposed Location of New Road



Control Documents:

Background Information

- DCP - Penrith City Council. Items for the site include:

Penrith DCP 2014 Volume 2 E1 Caddens

1.3 The Public Domain

1.3.3 Pedestrian and Cycle Network

Figure E1.6 – Street Hierarchy

Figure E1.7a-j

Figure E1.8 – Pedestrian & Cycle Routes

1) Key pedestrian and cycleway routes are to be provided generally in accordance with Penrith Development Control Plan 2014 E1 Caddens E1 - 25 Figure E1.8.

2) The design of cycleways located within the road reserve is to be in accordance with Figure E1.7.

3) The minimum width of off-street shared cycle and pedestrian pathways is to be 2.5m (as shown in Figure E1.7g).

4) The minimum width of pedestrian footpaths is 1.5m.

5) All pedestrian and cycleway routes and facilities are to be consistent with the Planning Guidelines for Walking and Cycling (DOP & RTA 2004).

1.3.5 Open Space, Environmental Conservation and Landscape Network

Figure E1.10 – Open Space and Environmental Conservation Network

Figure E1.11 – Eastern Hilltop Park Concept

Figure E1.14 – Active open space concept

Figure E1.15 – Detention Basins Concept

7) The 0.35 hectare Eastern Hilltop Park located on the ridgeline to the east of the site is to present as natural woodland. It is to incorporate the following elements as illustrated in Figure E1.11:

- heritage interpretation of the ruins of the 19th century farmhouse and re-use of materials where appropriate;
- viewing platforms to other vantage points within Caddens and beyond;
- an informal kick about space on the flatter land;
- accessible paths where possible;
- seating areas and shade structures;
- canopy trees;
- existing trees, Cumberland Plain Woodland species as well as other endemic robust native plant species and where necessary saline-tolerant species; and
- low maintenance and robust finishes.





Associated Consultant Documents:

Caddens Hill Project Stage 1 to 7 Soil Investigation by SESL (October 2016)

STAGE 7 PLAN



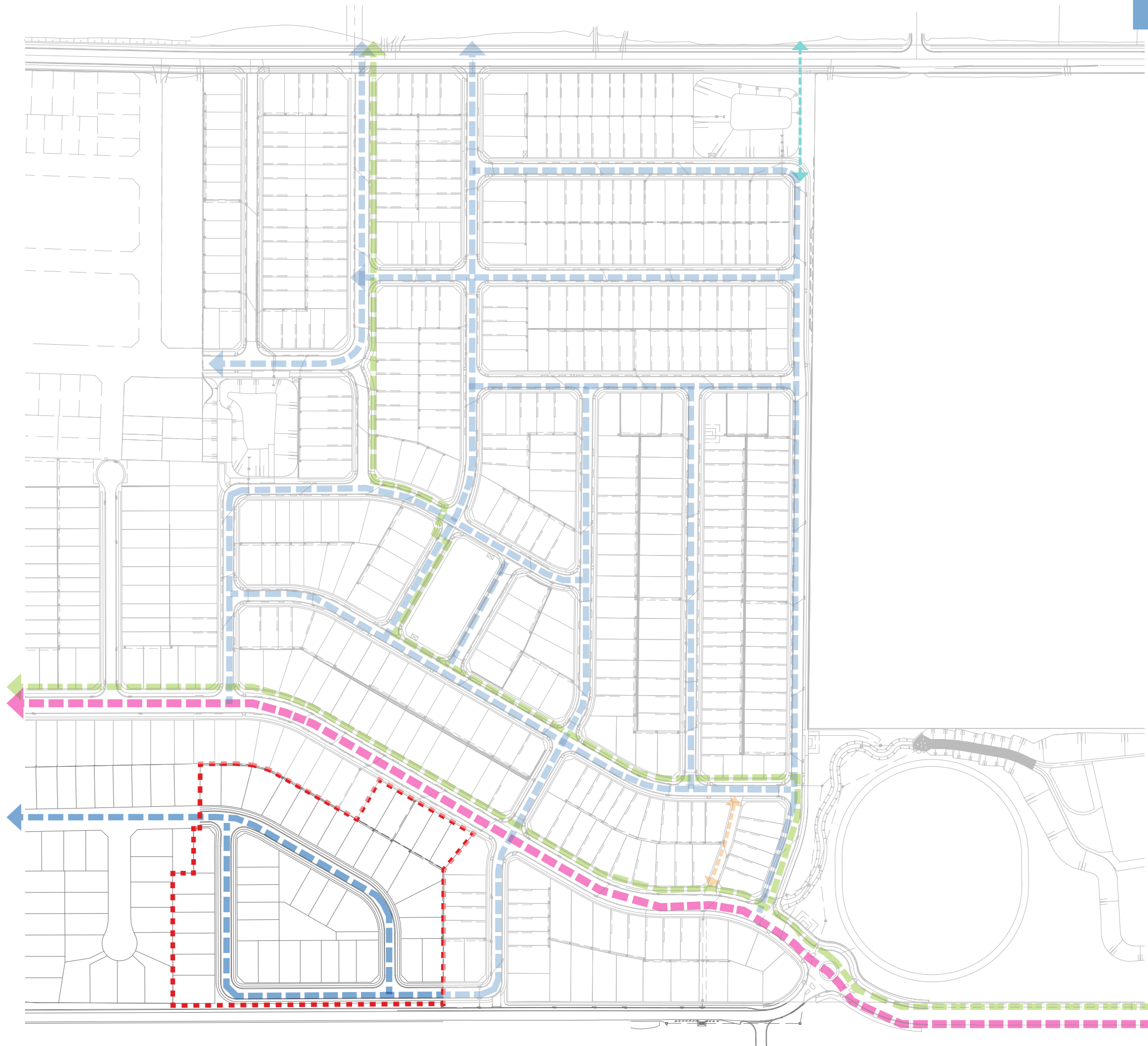
LEGEND

-  *Lagerstroemia indica 'Natchez'*
-  *Melaleuca decora*
-  Turf
-  Path

SCALE 1:1000@A3
0 10m 50m



CIRCULATION DIAGRAM



LEGEND

- Scope of Work
- ↔ 2.5m wide Shared Path (Cycleway / Pedestrian)
- ↔ Primary Vehicle Circulation
- ↔ Secondary Vehicle Circulation
- ↔ Laneway

SCALE 1:3000@A3

0 30m 150m



TYPICAL PLANT SCHEDULE & IMAGES

CADDENS HILL PLANT SCHEDULE				
STAGE 7				
Botanical Name	Common Name	Mature Height	Pot Size	Spacing /m2
TREES TO STREETSCAPES				
Melaleuca decora	White Feather Honeymyrtle	6m	100L	As Shown
Lagerstroemia indica x L. fauriei 'Natchez'	Crepe Mytle	8m	100L	As Shown
Turf				
Kikuyu Grass	Pennisetum clandestinum			



Lagerstroemia 'Natchez'



Melaleuca decora

MAINTENANCE PROGRAM

Caddens Hill DEVELOPER MAINTENANCE PROGRAM - SOFTSCAPE

Client: Legacy Property
 Project Name: Caddens Hill
 Precinct Name: STAGE 7
 Works Description: Maintenance of soft landscape areas
 Maintenance Period: 12 months

SOFTSCAPE AREAS:

TASK DESCRIPTION:	0-9 MONTHS FREQUENCY:	9-12 MONTHS FREQUENCY:
Trees to Streetscapes		
Visual inspection of all street, park and basin trees	Fortnightly in summer/Monthly in Winter	Monthly in summer/Once in Winter
Manually inspect water levels to trees	Fortnightly in summer/Monthly in Winter	Monthly in summer/Once in Winter
Inspect damage to trees	Fortnightly in summer/Monthly in Winter	Monthly in summer/Once in Winter
Replace any taping to trees	Fortnightly in summer/Monthly in Winter	Monthly in summer/Once in Winter
Prune dead or damaged branches	Fortnightly in summer/Monthly in Winter	Monthly in summer/Once in Winter
Check for and report pests & diseases	Fortnightly	Monthly
Replace failed or damaged trees	Fortnightly/As required	Monthly/As required
Spray in accordance with manufacturers recommendations	As required	As required
Adjust &/or replace stakes & ties where necessary	As required	As required
Monitor and apply fertiliser to turf areas	6 month intervals - Autumn/Spring	Yearly
Turf to Verges		
Mow all turf areas to maintain height between 30-40mm	Weekly in Summer/Monthly in Winter	Fortnightly in Summer/2 months in Winter
Trim edges of all turf areas	Weekly in Summer/Monthly in Winter	Fortnightly in Summer/2 months in Winter
Remove clippings from site	Weekly in Summer/Monthly in Winter	Fortnightly in Summer/2 months in Winter
Remove litter & debris from turf areas	Weekly in Summer/Monthly in Winter	Fortnightly in Summer/2 months in Winter
Check for and report pests & diseases	Fortnightly	Monthly
Spray in accordance with manufacturers recommendations	As required	As required
Monitor and apply fertiliser to turf areas	6 month intervals - Autumn/Spring	Yearly
Mulch		
Remove litter & debris from mulch	Fortnightly	Monthly
Remove weed growth in mulch areas	Fortnightly	Monthly
Top up mulch as required	Annually	Annually
General watering		
Irrigation by hydrant or water cart as required to maintain health	Weekly first 6 months/Fortnightly there after	Monthly

ADDITIONAL WORKS / COMMENTS:

Site Foreman

Caddens Hill DEVELOPER MAINTENANCE PROGRAM - HARDSCAPE

Client: Legacy Property
 Project Name: Caddens Hill
 Precinct Name: STAGE 7
 Works Description: Maintenance of hard landscape areas
 Maintenance Period: 12 months

HARDSCAPE AREAS:

TASK DESCRIPTION:	0-9 MONTHS FREQUENCY	9-12 MONTHS FREQUENCY
Concrete pavements to Streetscapes & Basin C		
Visual inspection of all pavements for damage and cracks	Fortnightly	Monthly
Visual inspection of all pavements for efflorescence (salt deposits)	Fortnightly	Monthly
Visual inspection of all pavements for colour consistency and stains	Fortnightly	Monthly
Clean in accordance with manufacturers recommendations	As required	As required
Leaf and debris clearance with blower	Monthly	2 Months
Urgent works		
Report any theft damage or vandalism	Weekly	Fortnightly

ADDITIONAL WORKS / COMMENTS:

Site Foreman

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