

EXISTING BOAT TRAILER PARKING

LEGEND & SCHEDULE

NOTES:
 1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND
 VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE
 RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH
 SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE
 LANDSCAPE CONTRACTOR.
 3. WORK CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH
 APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER &
 DRAINAGE SERVICES LOCATE TREES A MINIMUM 1.25M FROM PITS
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID
 DAMAGE AND CLASHING WITH SURFACE ROOTS

Native Trees

Botanical Name: *Acmena smithii*
 Common Name: Lilly Pilly (Native)
 Pot size: 45L
 Mature H x S: 10m x 6m
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Eucalyptus amplifolia*
 Common Name: Cabbage Gum (Native)
 Pot size: 45L
 Mature H x S: 15-20m x 5-8m
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Ficus benjamina*
 Common Name: Weeping Fig (Exotic)
 Pot size: 75L
 Mature H x S: 15m+ x 10m+
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Hymenophyllum revolutum*
 Common Name: Native Frangipani (Native)
 Pot size: 75L
 Mature H x S: 8m x 6m
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Tristaniopsis laurina 'Luscious'*
 Common Name: Watergum (Native)
 Pot size: 75L
 Mature H x S: 5-8m x 3-5m
 Qty Required: Refer to Detail landscape sheets

Deciduous Feature Trees

Botanical Name: *Ulmus parvifolia 'Todd'*
 Common Name: Chinese Elm (Exotic)
 Pot size: 45L
 Mature H x S: 10m x 11m
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Pyrus calleryana 'Capital'*
 Common Name: Capital Ornamental Pear (Exotic)
 Pot size: 75L
 Mature H x S: 10m x 3m
 Qty Required: Refer to Detail landscape sheets

Screening Plants

Botanical Name: *Syzygium luehmannii*
 Common Name: Small Leafed Lilly Pilly (Native)
 Pot size: 300mm
 Mature H x S: 4-6m x 2-3m
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Cordyline 'Rubra'*
 Common Name: Rubra Cordyline (Exotic)
 Pot size: 300mm
 Mature H x S: 1.5m x 1m
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Clivia miniata*
 Common Name: Kaffi Lily (Exotic)
 Pot size: 200mm
 Mature H x S: 1.0m x 1.0m
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Rhaphis excelsa*
 Common Name: Chinese Palm (Exotic)
 Pot size: 300mm
 Mature H x S: 3m x 1.5m
 Qty Required: Refer to Detail landscape sheets

Grasses / Groundcovers

GROUNDCOVER MIX 1
Anigozanthos 'Amber Velvet'
Anigozanthos hybrid 'Gold Velvet'
Dianella tasmanica 'Blaze'
Carpodetus 'Aussie Rambler'
Mitchella repens 'Alba'
 Pot size: 140mm
 Mature H x S: 0.2-1m x 0.6-1m
 Qty Required: Refer to Detail landscape sheets
 Refer to Planting Detail 8

Botanical Name: *Dites grandiflora*
 Common Name: White Iris (Exotic)
 Pot size: 150mm
 Mature H x S: 700mm x 700mm
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Lomandra 'Terika'*
 Common Name: Dwarf Mat Rush (Native)
 Pot size: 150mm
 Mature H x S: 500mm x 600mm
 Qty Required: Refer to Detail landscape sheets

Botanical Name: *Pennisetum 'Rubrum'*
 Common Name: Purple Swamp Foxtail (Native)
 Pot size: 150mm
 Mature H x S: 1m x 1m
 Qty Required: Refer to Detail landscape sheets

NATIVE GRASS/LOW WATER PLANT MIX 2
Themeda australis 'Mingo'
Lomandra 'Katinus'
Dianella 'Wyeena'
Poa 'Eskdale'
 Pot size: Tube Stock
 Mature H x S: 0.5-1m x 0.5-1m
 Qty Required: Refer to Detail landscape sheets
 Refer to Planting Detail 8

PLANTING IN PRE-FAB TUB PLANTER
 Botanical Name: *Ficus Lyra*
 Common Name: Fiddle Leaf Ficus (Exotic)
 Pot size: 300mm
 Mature H x S: 1.3m x 1m
 Qty Required: Refer to Detail landscape sheets

Other Landscape Items

Steel garden edging - refer detail 2
 Specified turf to graded and drained
 open areas as indicated - refer detail 2

Organic garden mulch - ANL 'Forest Blend' or similar to be nominated by client

Decomposed granite
 Refer to Detail 8 & 9

Pre-fabricated planter (nom 1.8m
 L x 0.6m W x 0.6m H)

Existing Trees

Trees to be removed and
 replaced with new landscaping

Existing trees proposed to be
 retained and protected

PROJECT NOTE

THE LANDSCAPE DOCUMENTATION IS
 PREPARED FOR CONSTRUCTION
 REVIEW & DESIGN INTENT
 CO-ORDINATED WITH THE INFORMATION
 PROVIDED BY THE CONSULTANT
 TEAM. REFER TO OTHER SERVICES
 DETAILS TO RELEVANT CONSULTANTS.
 SHOP DRAWINGS TO BE PROVIDED BY
 SUCCESSFUL CONTRACTORS

CONSULTANTS INFO.

For stormwater, site drainage and civil
 design, refer to plans prepared by S&G
 Consultants Pty Ltd

LANDSCAPE PLAN
 NOTES

This plan should be read in conjunction
 with the architectural and hydraulics plans.

Work specific to these plans should be
 prepared in accordance to these plans,
 including specification and details prior to
 the installation of landscaping, and should
 not be altered or compromised during
 landscape construction. Elements such as
 drainage swales may be incorporated in
 garden bed areas (using non-flammable
 mulch) without compromising the capacity
 or form.

SECTION 4.55 only, not for
 construction.

This plan has been prepared for

Reference date: 22/10/14
 For review: H 27/06/18 For S4.55 review

Client: B 18/12/15 Coordination
 I 17/07/18 For S4.55

Council: C 12/01/15 Landscape revision

Architect: D 10/08/16 For CC Tender review

E 29/09/16 For submission

F 30/11/16 Tender document for review

G 27/03/18 For Tender Coordination

Project: PROPOSED RECREATION AND
 TOURISM PRECINCT

78-88 TENCH AVENUE,
 JAMISONTOWN NSW

Title: SITE PLAN 2
 - FRONT SETBACK

Status: FOR SECTION 4.55

Scale: 1:200 @ A1

Date: JULY 2018

Drawn: E.W

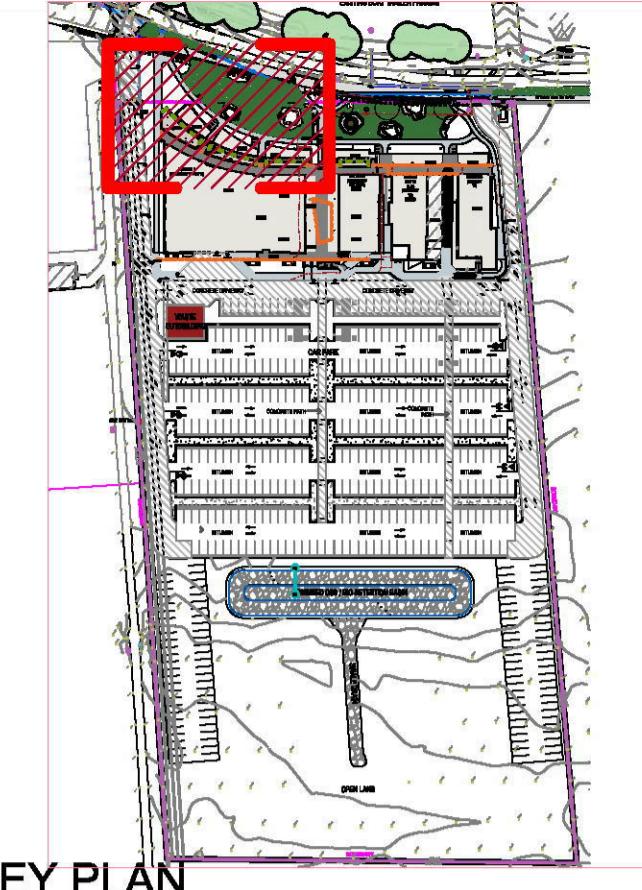
Checked: R.F

Sheet: 100

Issue: I

Dwg No: LPS4.55-19/13

Page: 100



KEY PLAN

LEGEND & SCHEDULE

NOTES:

- ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
- ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASE BY THE COUNCIL.
- WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PTS.
- ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

Native Trees

Botanical Name: *Acmena smithii*
Common Name: Lilly Pilly (Native)

Pot size: 75L
Mature H x S: 10m x 6m

Qty Required: 1

Botanical Name: *Eucalyptus amplifolia*
Common Name: Cabbage Gum (Native)

Pot size: 75L
Mature H x S: 15-20m x 8-15m

Qty Required: 6

Botanical Name: *Tristanopsis laurina 'Luscious'*
Common Name: Watergum (Native)

Pot size: 75L
Mature H x S: 5-6m x 3-5m

Qty Required: as spec

Deciduous Feature Trees

Botanical Name: *Ulmus parvifolia 'Todd'*
Common Name: Chinese Elm (Exotic)

Pot size: 150L
Mature H x S: 10m x 11m

Qty Required: 2

Botanical Name: *Pyrus calleryana 'Capital'*
Common Name: Capital Ornamental Pear (Exotic)

Pot size: 150L
Mature H x S: 10m x 3m

Qty Required: 4

Feature Plants

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)

Pot size: 300mm
Mature H x S: 1.5m x 1.5m

Qty Required: 11

Botanical Name: *Cordyline 'Rubra'*
Common Name: Rubra Cordyline (Exotic)

Pot size: 150mm
Mature H x S: 1.5m x 1m

Qty Required: 24

Grasses / Groundcovers

GROUNDCOVER MIX 1

Antizanthus 'Amber Velvet'

Antizanthus hybrid 'Gold Velvet'

Leptospermum 'Frogs'

Carpodetus 'Aussie Rambler'

Myoporum parvifolium 'Yareena'

Pot size: 140mm

Mature H x S: 0.2-1m x 0.6-1m

Qty Required: 4 per m² (106.1m²)

Refer to Planting Detail 8

Botanical Name: *Pennisetum 'Rubrum'*
Common Name: Purple Swamp Fodder (Native)

Pot size: 150mm
Mature H x S: 1m x 1m

Qty Required: 34

NATIVE GRASSLOW WATER PLANT MIX 2

Themeda australis 'Mingo'

Lomandra 'Kathrina'

Poa 'Wyeeena'

Pot size: Tube Stock

Mature H x S: 0.6-1m x 0.6-1m

Qty Required: 4 per m² (131m²)

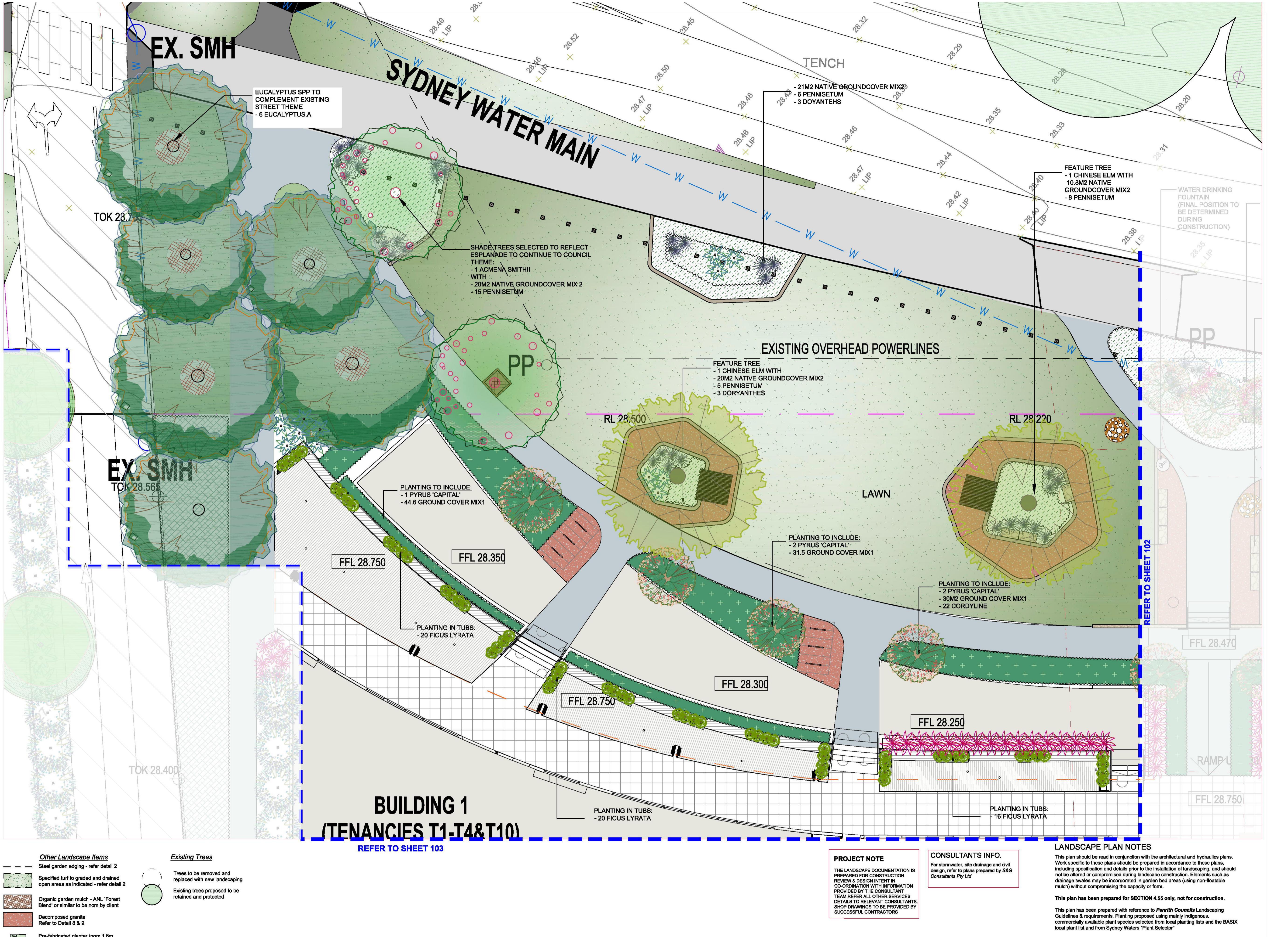
Refer to Planting Detail 8

PLANTING IN PRE-FAB TUB PLANTER

Botanical Name: *Ficus Lyrata*
Common Name: Fiddle Leaf Ficus (Exotic)

Pot size: 300mm
Mature H x S: 1.5m x 1m

Qty Required: as spec



**FOR S4.55 ONLY
NOT FOR CONSTRUCTION**

Bar Scale

0 4 8 10 12 14 16 18 20M



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**DIAL 100
BEFORE YOU DIG**

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COUNCIL
PENRITH COUNCIL

CLIENT
STIMSON & BAKER PLANNING

ARCHITECT
MORSON GROUP

REV
A

DATE
17/07/18

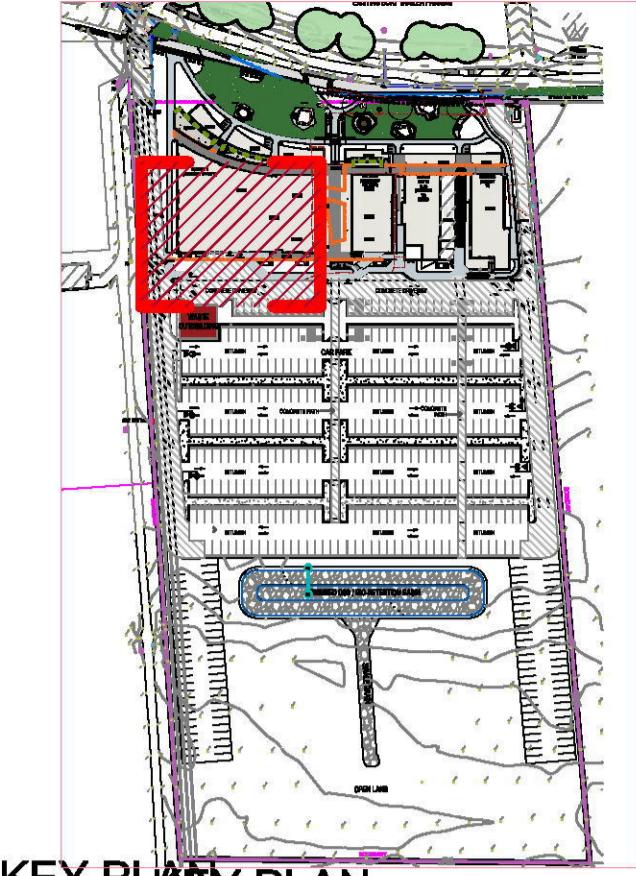
NOTATION/AMENDMENT
For S4.55

PROPOSED RECREATION AND
TOURISM PRECINCT
78-88 TENCH AVENUE,
JAMISONTOWN NSW

LANDSCAPE PLAN
- FRONT SETBACK 1

STATUS:
SECTION 4.55
SCALE:
1:100 @ A1
DATE:
JUNE 2018

DRAWN:
E.W.
CHECKED:
R.F.



KEY PLAN

LEGEND & SCHEDULE

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5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 5-6m x 3-5m
Qty Required: 5

Botanical Name: *Pyrus calleryana 'Capital'*
Common Name: Capital Ornamental Pear (Exotic)
Pot size: 75L
Mature H x S: 10m x 3m
Qty Required: 3

Screening Plants

Botanical Name: *Syzygium luehmannii*
Common Name: Small Leafed Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 4-6m x 2-3m
Qty Required: 21

Feature Plants

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.5m x 1.5m
Qty Required: 23

Botanical Name: *Civita minima*
Common Name: Kaffir Lily (Exotic)
Pot size: 200mm
Mature H x S: 1.0m x 1.0m
Qty Required: 75

Botanical Name: *Raphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 300mm
Mature H x S: 3m x 1.5m
Qty Required: 14

Grasses / Groundcovers

Botanical Name: *Dietera grandiflora*
Common Name: Wild Iris (Exotic)
Pot size: 150mm
Mature H x S: 700mm x 700mm
Qty Required: 4 per m² (65m²)

Botanical Name: *Lomandra 'Tanks'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 500mm x 600mm
Qty Required: 4 per m² (137 m²)

Existing Trees

Trees to be removed and replaced with new landscaping
Existing trees proposed to be retained and protected

Other Landscape Items

- Steel garden edging - refer detail 2
- Specified turf to graded and drained open areas as indicated - refer detail 2

Organic garden mulch - ANL 'Forest Blend' or similar to be nom by client

Decomposed granite
Refer to Detail 8 & 9

Pre-fabricated planter (nom 1.8m L x 0.6m W x 0.6m H)

PROJECT NOTE
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CONSULTANTS INFO.
For stormwater, site drainage and civil design, refer to plans prepared by S&G Consultants Pty Ltd

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydrological work specific to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-flammable mulch) without compromising the capacity or form.

This plan has been prepared for SECTION 4.55 only, not for construction.

This plan has been prepared with reference to Penrith Council's Landscaping Guidelines & requirements. Planting plans using native and exotic species commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Water's 'Plant Selector'

BUILDING 1 (TENANCIES T1-T4&T10)

REFER TO SHEET 101

SFL 28.800

SFL 28.800

FFL 28.850

FFL 28.750

REFER TO SHEET 104

SFL 28.800

FFL 28.75

PLANTING TO INCLUDE
- 3 PYRUS
- 25M2 DIETES
- 38 CLIVEA
- 6 DORYANTHES

FFL 28.050

TOK 28.180

PLANTING TO INCLUDE
- 30M2 DIETES
- 5 DORYANTHES
- 12M2 LOMANDRA

NATIVE SCREEN PLANTING TO BOUNDARY
- 5 TRISTANIOPSIS
- 16 S. LUEHMANNII
- 12 DORYANTHES

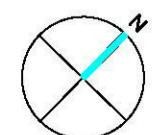
PLANTING ALONG FOOTPATH AROUND THE
- 5 HYMENOSPERMUM
- 125M2 LOMANDRA
- 8 CORYDLINE 'RUBRA'
- 5 S. LUEHMANNII

PP

FOR S4.55 ONLY
NOT FOR CONSTRUCTION

Bar Scale

0 2 4 6 8 10m



GENERAL NOTE:
Planted areas are to be maintained as per the PFD plan as per the Council's Site Management Plan. Refer to Council's Site Management Plan for details of any other requirements.

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enquiries@concept.net.au

COUNCIL
PENRITH COUNCIL

REV DATE

NOTATION/AMENDMENT

PROJECT:

PROPOSED RECREATION AND

TOURISM PRECINCT

78-88 TENCH AVENUE,

JAMISONTOWN NSW

TITLE:

LANDSCAPE PLAN

- REAR BUILDING 1

STATUS:

SECTION 4.55

SCALE:

1:100 @ A1

DATE:

JULY 2018

DWG No:

LPS4.55-19/13

Sheet:

103

Issue:

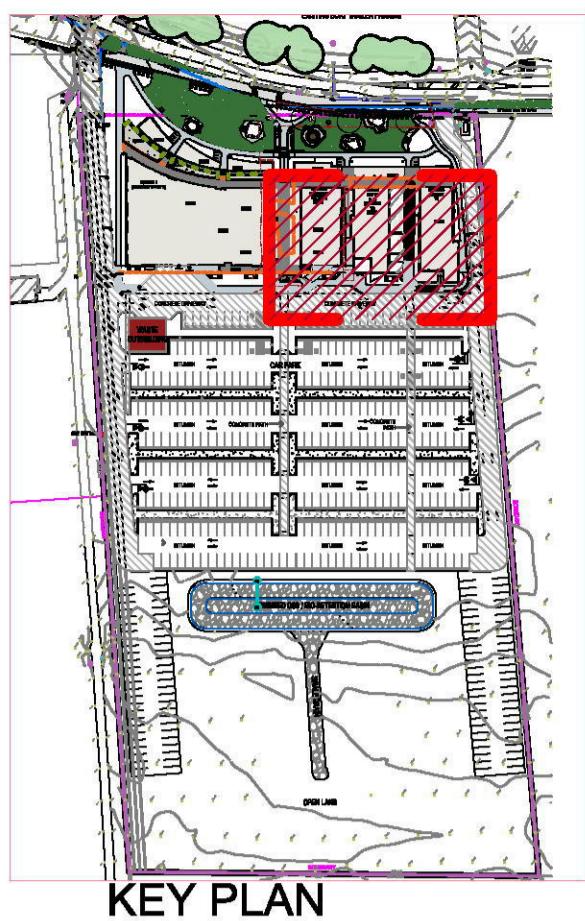
A

Drawn:

E.W

Checked:

R.F



PROJECT NOTE
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CONSULTANTS INFO.
For stormwater, site drainage and civil design, refer to plans prepared by S&G Consultants Pty Ltd

LANDSCAPE PLAN NOTES
This plan should be used in conjunction with the architectural and hydraulic plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Such as drainage volumes may be incorporated in garden bed areas (using non-flammable mulch) without compromising the capacity or form.

This plan has been prepared for SECTION 4.55 only, not for construction.

This plan has been prepared with reference to **Penrith Council Landscape Guidelines & requirements**. Planning permission may be required for indigenous commercially available species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector".

LEGEND & SCHEDULE

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5. PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 5.8m x 3.5m
Qty Required: 3

Botanical Name: *Pyrus calleryana 'Capital'*
Common Name: Capital Ornamental Pear (Exotic)
Pot size: 75L
Mature H x S: 10m x 3m
Qty Required: 1

Screening Plants

Botanical Name: *Syzygium luehmannii*
Common Name: Small Leafed Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 4.8m x 2.3m
Qty Required: 16

Feature Plants

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.8m x 1.5m
Qty Required: 17

Botanical Name: *Clivia miniata*
Common Name: Kaffir Lily (Exotic)
Pot size: 200mm
Mature H x S: 1.0m x 1.0m
Qty Required: 38

Botanical Name: *Rhapis excelsa*
Common Name: Raphis Palm (Exotic)
Pot size: 300mm
Mature H x S: 3m x 1.5m
Qty Required: 14

Grasses / Groundcovers

Botanical Name: *Diates grandiflora*
Common Name: Wild Iris (Exotic)
Pot size: 150mm
Mature H x S: 700mm x 700mm
Qty Required: 4 per m² (25m²)

Botanical Name: *Lomandra 'Tinika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 500mm x 600mm
Qty Required: 4 per m² (55 m²)

Botanical Name: *Pennisetum 'Rubrum'*
Common Name: Purple Swamp Foxtail (Native)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 17

Existing Trees

Trees to be removed and replaced with new landscaping

Existing trees proposed to be retained and protected

Other Landscape Items

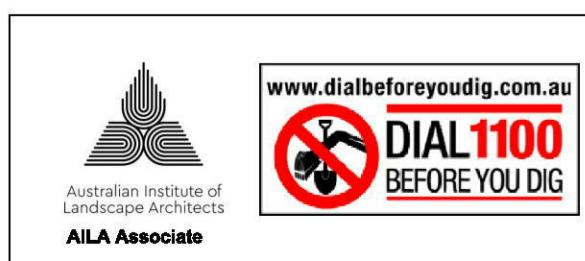
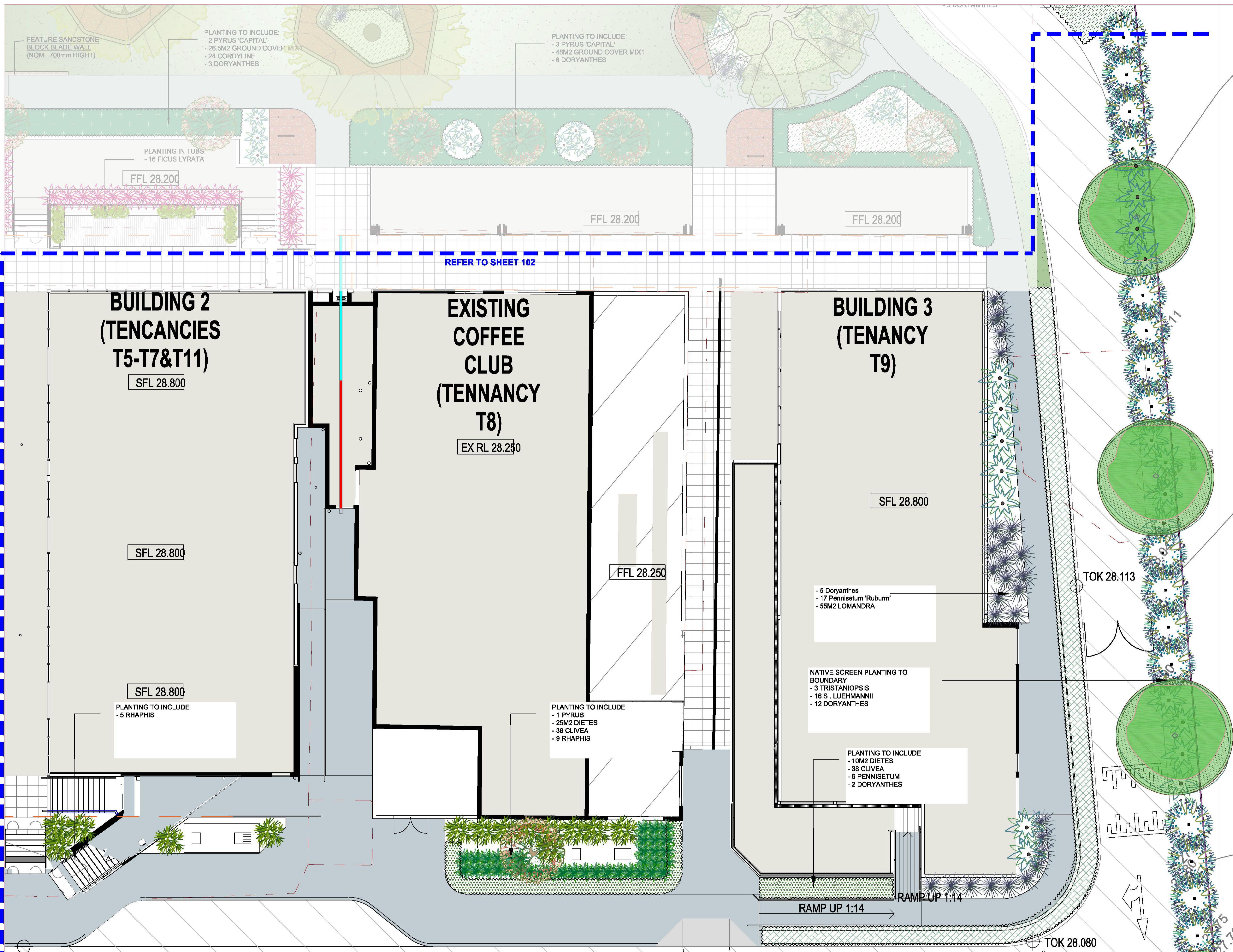
Steel garden edging - refer detail 2

Specified turf to graded and drained open areas as indicated - refer detail 2

Organic garden mulch - ANL 'Forest Blend' or similar to be nom by client

Decomposed granite
Refer to Detail 8 & 9

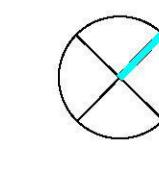
Prefabricated planter (nom 1.8m
L x 0.6m W x 0.8m H)



**FOR S4.55 ONLY
NOT FOR CONSTRUCTION**

Bar Scale

0 2 4 6 8 10m



GENERAL NOTE:
Figures on these drawings are not to scale. Any dimensions on site, PFS or plans may not be to scale for the location on site. Refer any dimensions to the Landscape Architect when provided with the work.

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LANDSCAPE ARCHITECT: Concept Landscape Architects

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Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351

www.concept.net.au enquiries@concept.net.au

COUNCIL: PENRITH COUNCIL

CLIENT:

ARCHITECT:

REV: A **DATE:** 17/07/18 **NOTATION/AMENDMENT:** For S4.55

PROPOSED RECREATION AND

TOURISM PRECINCT

78-88 TENCH AVENUE,

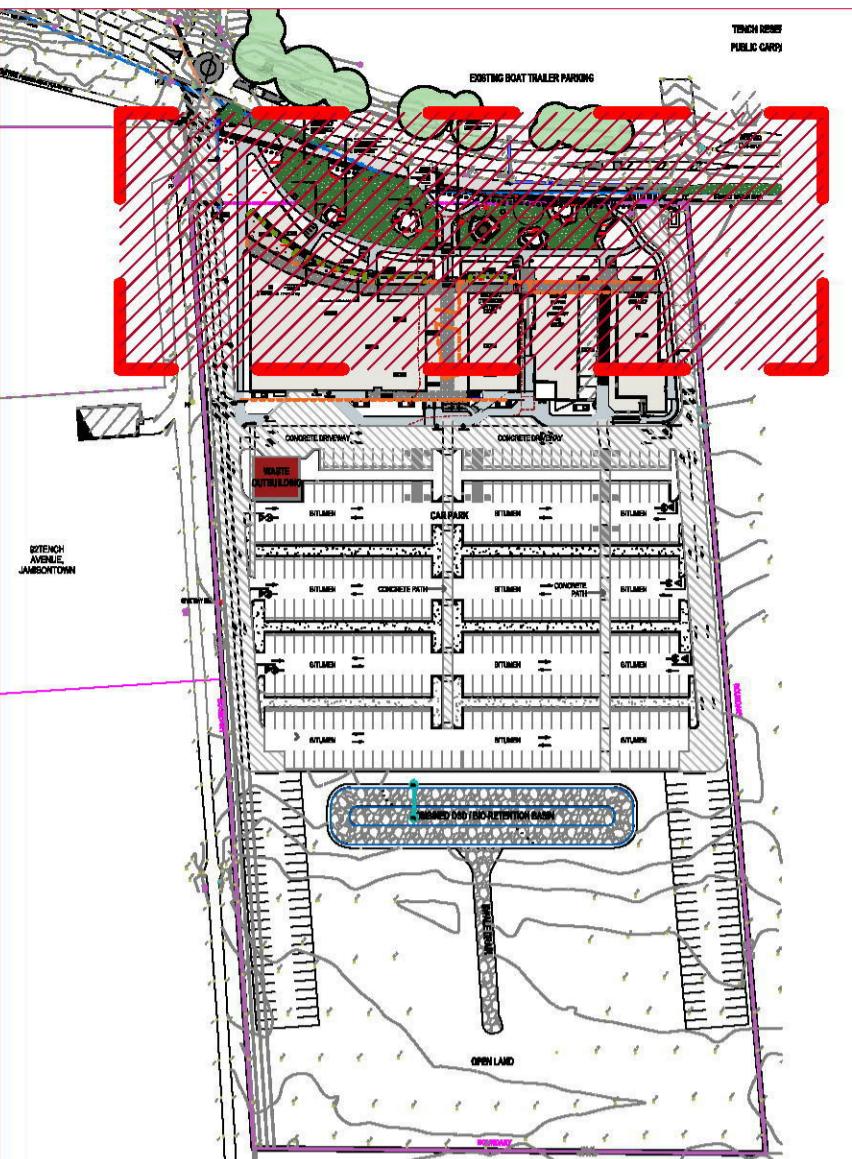
JAMISONTOWN NSW

TITLE: LANDSCAPE PLAN - REAR BUILDING 2

STATUS: SECTION 4.55

SCALE: 1:100 @ A1 **DATE:** JULY 2018

DWG. NO.: LPS4.55-19/13 **SHEET:** 104 **ISSUE:** A **DRAWN:** E.W **CHECKED:** R.F



KEY PLAN SCALE 1:2000

LANDSCAPE ITEMS

(EDG) - STEEL GARDEN EDGING - REFER DETAIL 2

SPECIFIED TURF TO GRADED AND DRAINED OPEN AREAS AS INDICATED - REFER DETAIL 2

(MUL) - ORGANIC GARDEN MULCH - ANL 'FOREST BLEND' OR SIMILAR TO BE NOM BY CLIENT

(PAVE) - DECOMPOSED GRANITE WITH SANDSTONE BOARDER REFER TO SECTION A-A

FURNITURE

(FEATURE) - PROPRIETARY SCULPTURE TO FURTHER DETAIL

(SEAT 1) - SANDSTONE BLOCK SEATING - (NOM 1000 X 500 X 500MM) REFER SECTION A-A

(SEAT 2) - PLAZA PLATFORM SUPPLIER: SFA PROJECT CODE: CMP9

(TUB 1) - PRE-FABRICATED PLANTER (NOM 1.8M L X 0.6M W X 0.6M H) TO MANUFACTURER'S SPECIFICATION

(TG) - TIMBER TREE GUARD REFER TO TREE PLANTING PLAN

(DF) - DRINKING FOUNTAIN SUPPLIER: BOTTON + GARDNER

(BOL1) - BOLLARDS TO MATCH EXISTING ON TENCH AVE

LIGHTING ITEMS

NOTES:
1. LIGHTING TYPES AND LOCATIONS ARE RECOMMENDATIONS ONLY.
WARM WHITE (3000K TYPICAL) INSTALLED OVER CONCRETE PAD

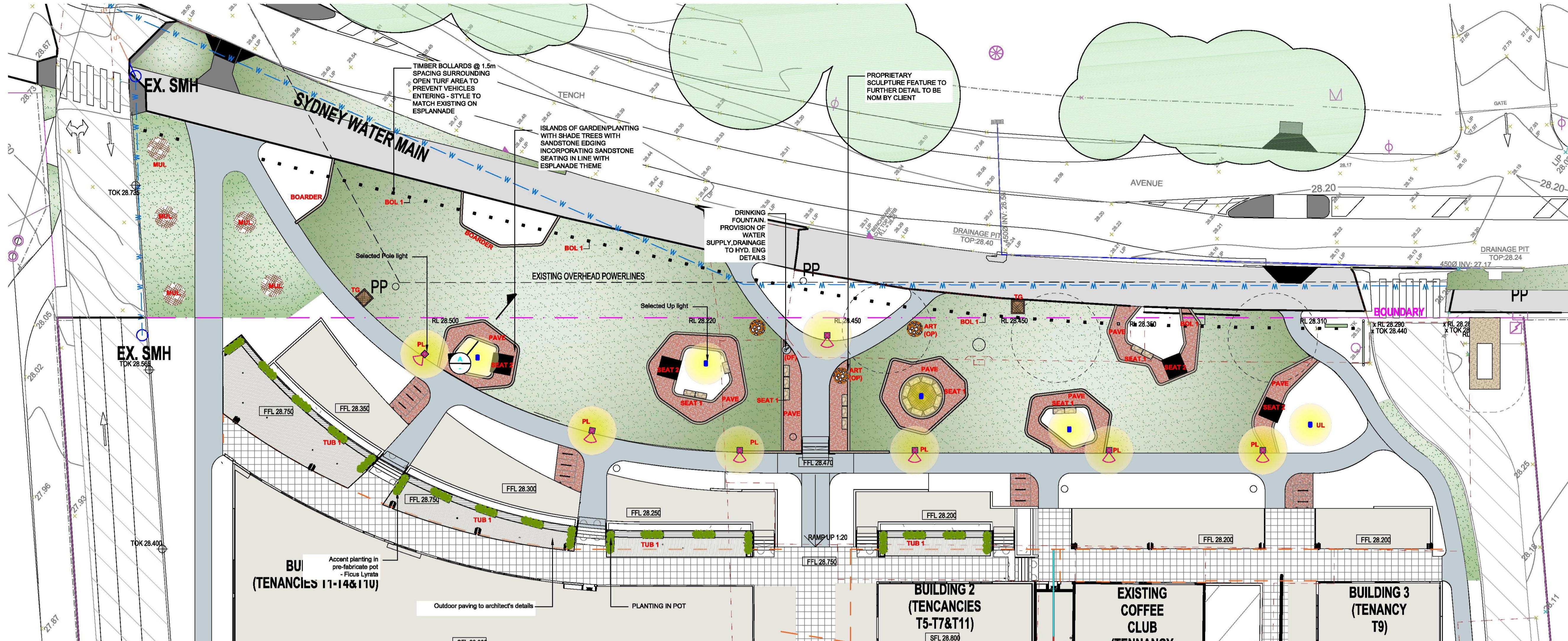
2. AN ELECTRICIAN SHALL BE ENGAGED TO WORK IN CONJUNCTION WITH THE LANDSCAPE CONTRACTOR TO COORDINATE THE REQUIRED GARDEN LIGHTING.
SHOP DRAWINGS TO BE PROVIDED FOR APPROVAL.

Proposed pot light

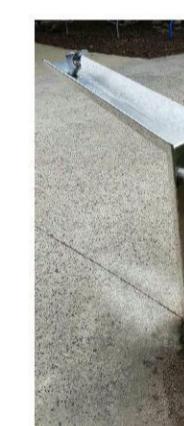
Supplier: Wef Product name: Product code: RMC300 Or similar

Color: TBC Qty: 7

Proposed up light/Projector (For trees)
Supplier: Wef Product code: Color: TBC Qty: 5



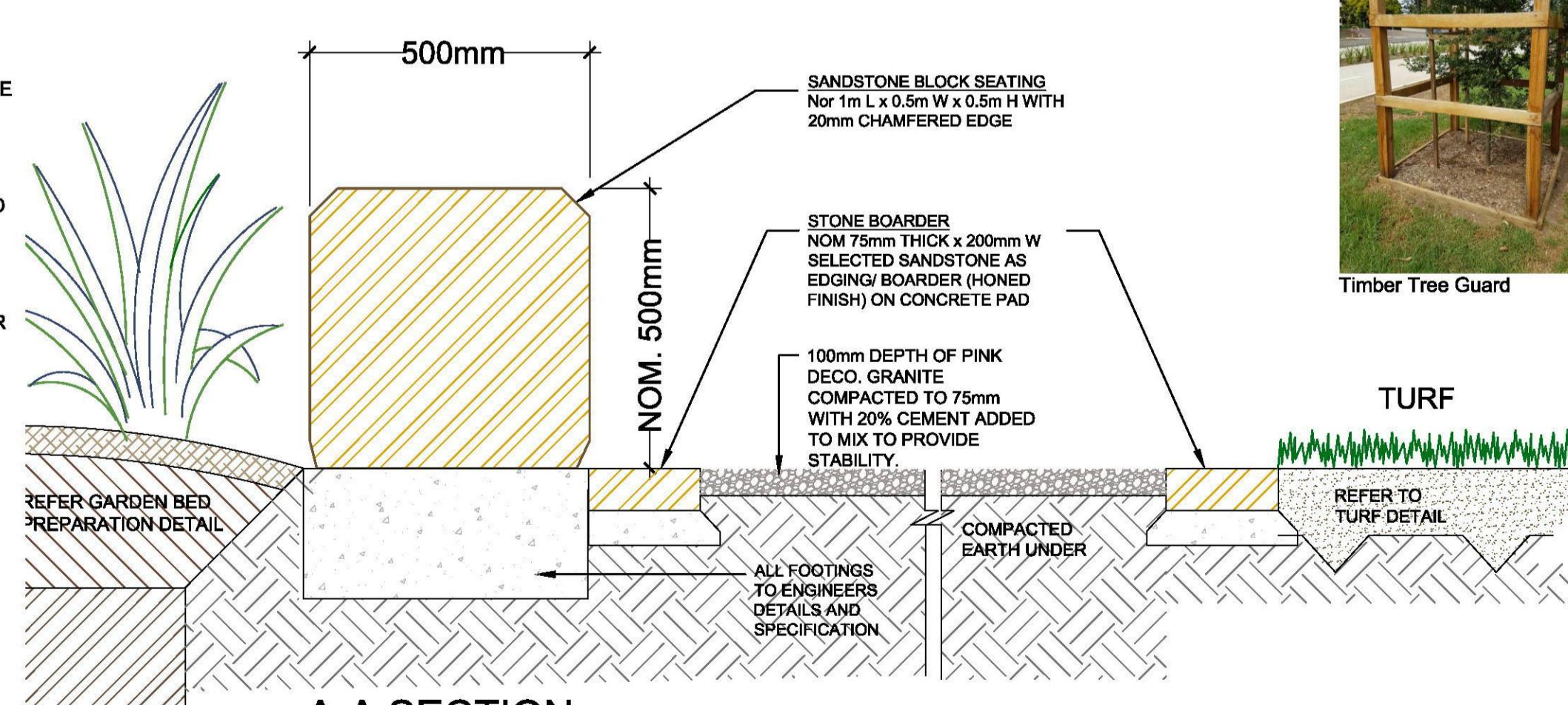
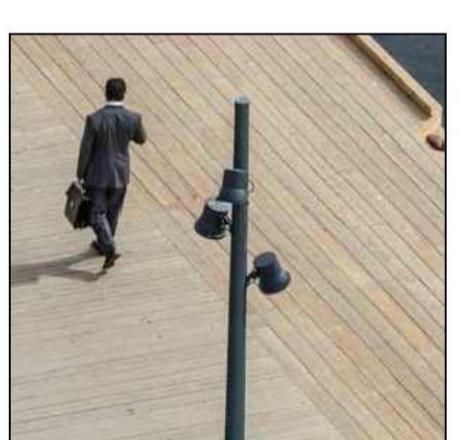
ITEM PALETTE



POT PLANTER



SAMPLE IMAGES
Indicative images only, final light fitting to be nom by client.
Shop drawing to electrical engineer's details



A-A SECTION

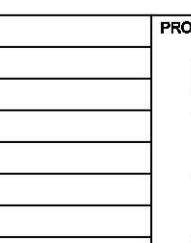
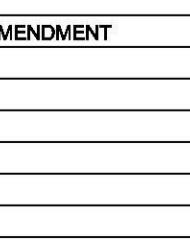
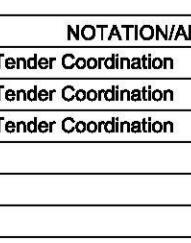
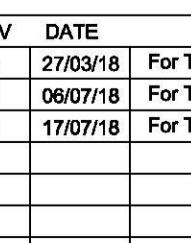
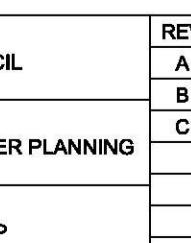
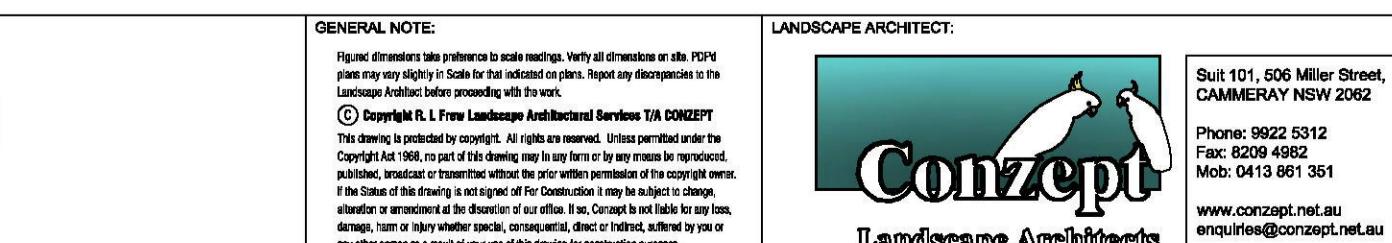
SCALE 1:10

**FOR S4.55 ONLY
NOT FOR CONSTRUCTION**

Bar Scale
0 4 8 10 12 14 16 20M



**FOR S4.55 ONLY
NOT FOR CONSTRUCTION**



**PROPOSED RECREATION AND
TOURISM PRECINCT**
78-88 TENCH AVENUE,
JAMISONTOWN NSW

**HARDSCAPE PLAN
- FRONT SETBACK**

SECTION 4.55
SCALE: 1:200 @ A1
DATE: JULY 2018
DWG.NO: LPS4.55-19/13
SHEET: 200
ISSUE: C
DRAWN: E.W.
CHECKED: R.F.

Landscape Work Specification

1.01 General

- The following general conditions should be considered prior to the commencement of landscape works:
 - The landscape plan should be used in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
 - All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
 - Installation of equipment required for irrigation, electrical and other services shall be completed prior to the commencement of landscape works and during construction.
 - All outdoor lighting specified by architect or client to be installed by qualified electrician.
 - Anomalies that occur in these plans should be brought to our immediate attention.
 - Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 Protection of Adjacent Finishes

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 Protection of Existing Trees

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where potential works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 Erosion & Pollution Control

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Soil retention using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles.
- Sandbag sediment traps.
- Straw bale & geotextile sediment filter.
- Excavated banks shall be pegged with an approved Jute matting in preparation for mass planting.

Refer to "Siteworks Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

Soil Works

2.01 Materials

Specified Soil Conditioner (Generally to Improve site soil)
The specified soil conditioner for all top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed planting
New garden and planting areas shall consist of a 50/50 mix of clear site soil (refer d) below) and Imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4444 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay, stones, grass, weeds, tree roots, sticks, rubber and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site topsoil runs out.

2.02 Installation

a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted according with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels
Subgrade levels are defined as the related base levels prior to the placement of the specified material (i.e. soil conditioners). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Construction

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilt. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Draining Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outside provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with a mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting - Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and preparation of a reasonably fine tilt and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turf.

PLANTING

3.01 Materials

a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1998 Purchasing Landscape Trees: A guide to assessing tree quality. NatSpec Guide No. 2. Certification that trees have been grown to NatSpec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:
Plant free to type, Good colour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has no major structural damage, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure.

Below - Ground Assessment:

Good root division & direction, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 220mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers
Fertilisers shall be applied slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch
Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf
Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 Installation

a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and the outer roots gently fanned from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity detailed for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching
Mulch should be spread so a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing
Turf shall be neatly but jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertiliser and thoroughly water in. Keep turf moist until roots have taken and sods shall not be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel Edging
The Contractor shall install Steel edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

Hardscape Works

4.01 General

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, stone & metal work. Some details are typical and may vary site. All hardscape works shall be set out per the drawings and inspected and approved by the Landscape Architect.

All hardscape works shall be installed by a qualified and licensed irrigation specialist. Some details are typical and may vary site. All hardscape works shall be set out per the drawings and inspected and approved by the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1981 in respect of adjoining property owner's which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8386 5333.

IRRIGATION WORKS

5.01 General (Performance Specification)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3600 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code.

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- All irrigation systems shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system with subsurface drip lines to irrigate all specimen, planter and lawn areas.

- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

- The landscape contractor shall check the existing pressure available from the ring mains and site irrigation piping to suit. Supply shall be from local hose cock where available.

- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.

- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Coordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall engage with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a defined period of time.
- Drip Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300KPa.

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then faults shall be immediately rectified.

Warranties:

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 General

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and landscape shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.

- Clearing litter and other debris from landscaped areas.

- Removing weeds, pruning and general plant maintenance.

- Replacement of damaged, stolen or unhealthy plants.

- Topping and/or pruning of trees.

- Spraying / treatment for insect and disease control.

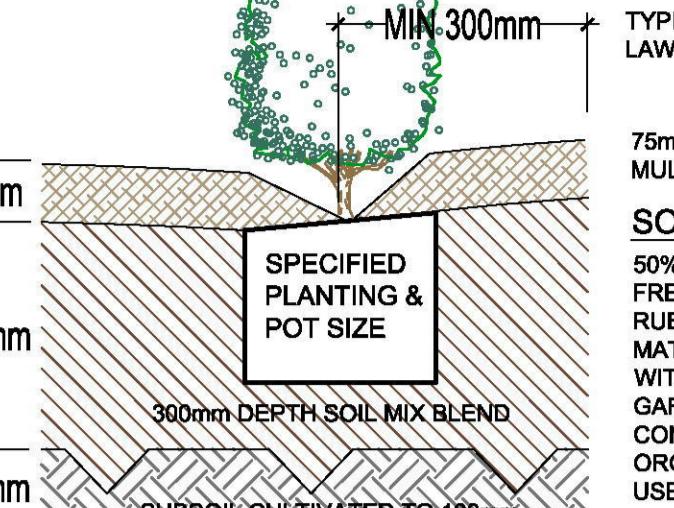
- Fertilizing with approved fertilizers at correct rates.

- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter.

- Adjusting ties to stakes.

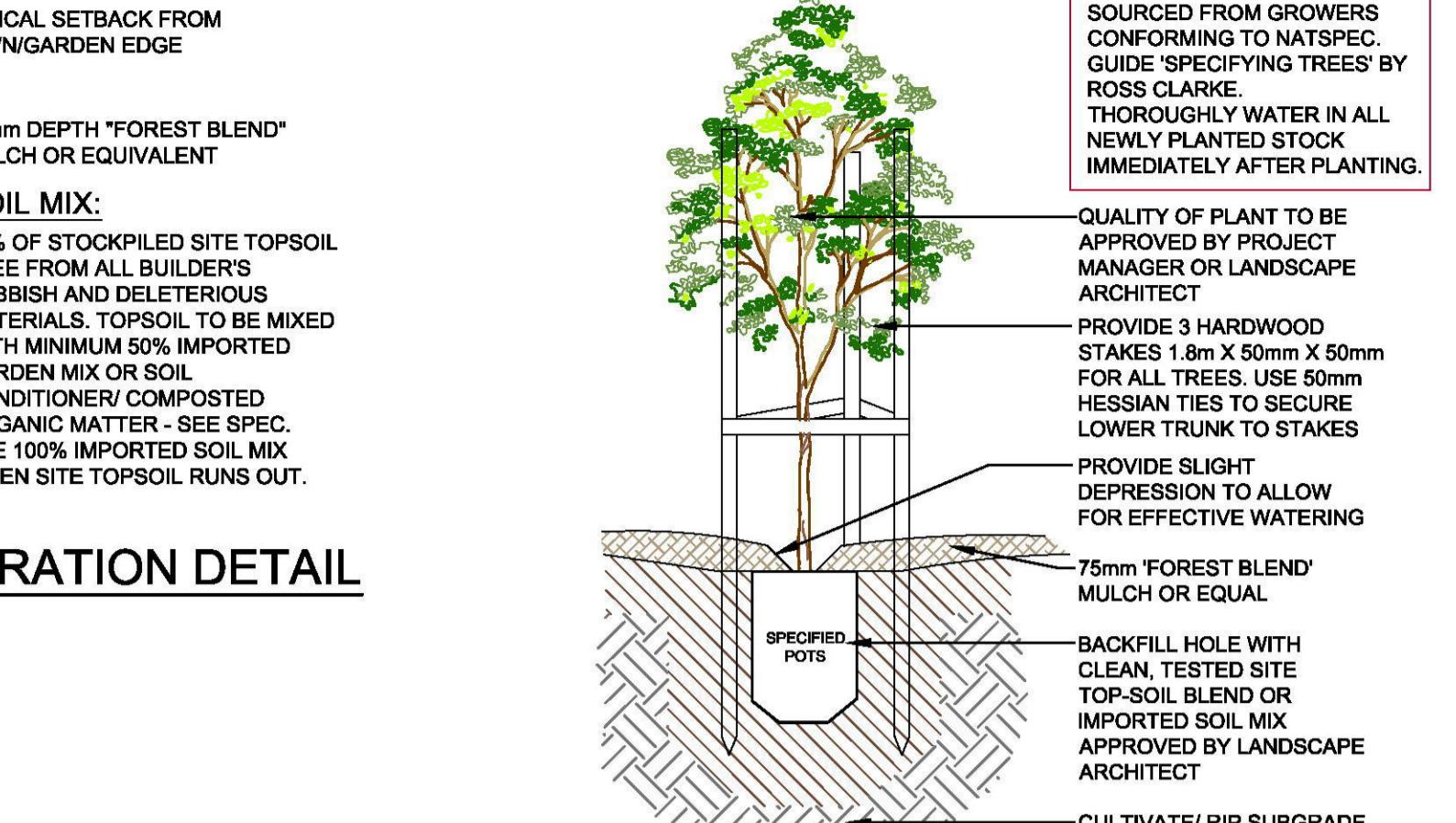
- Maintenance of all paving, retaining and landscape elements.

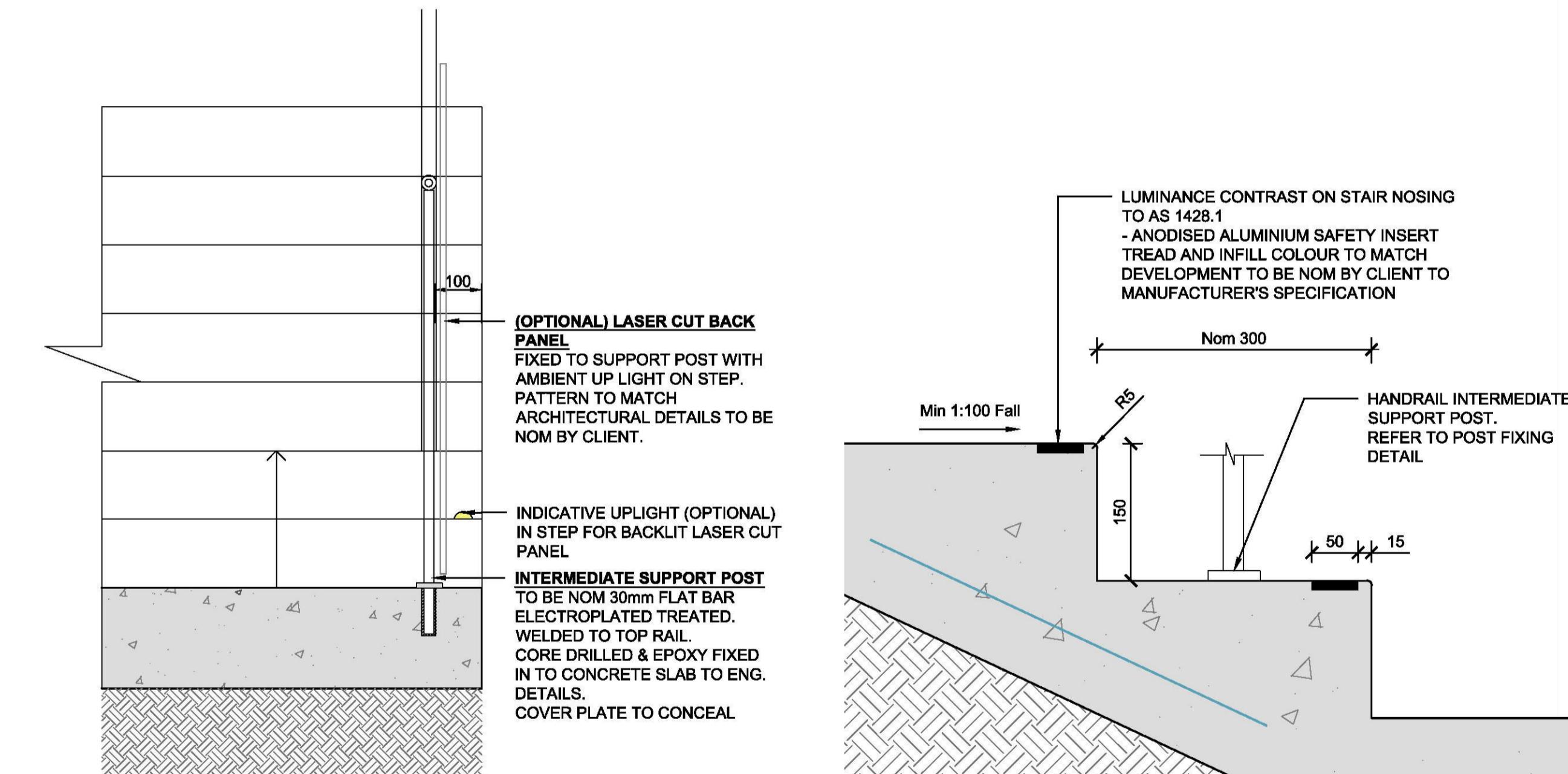
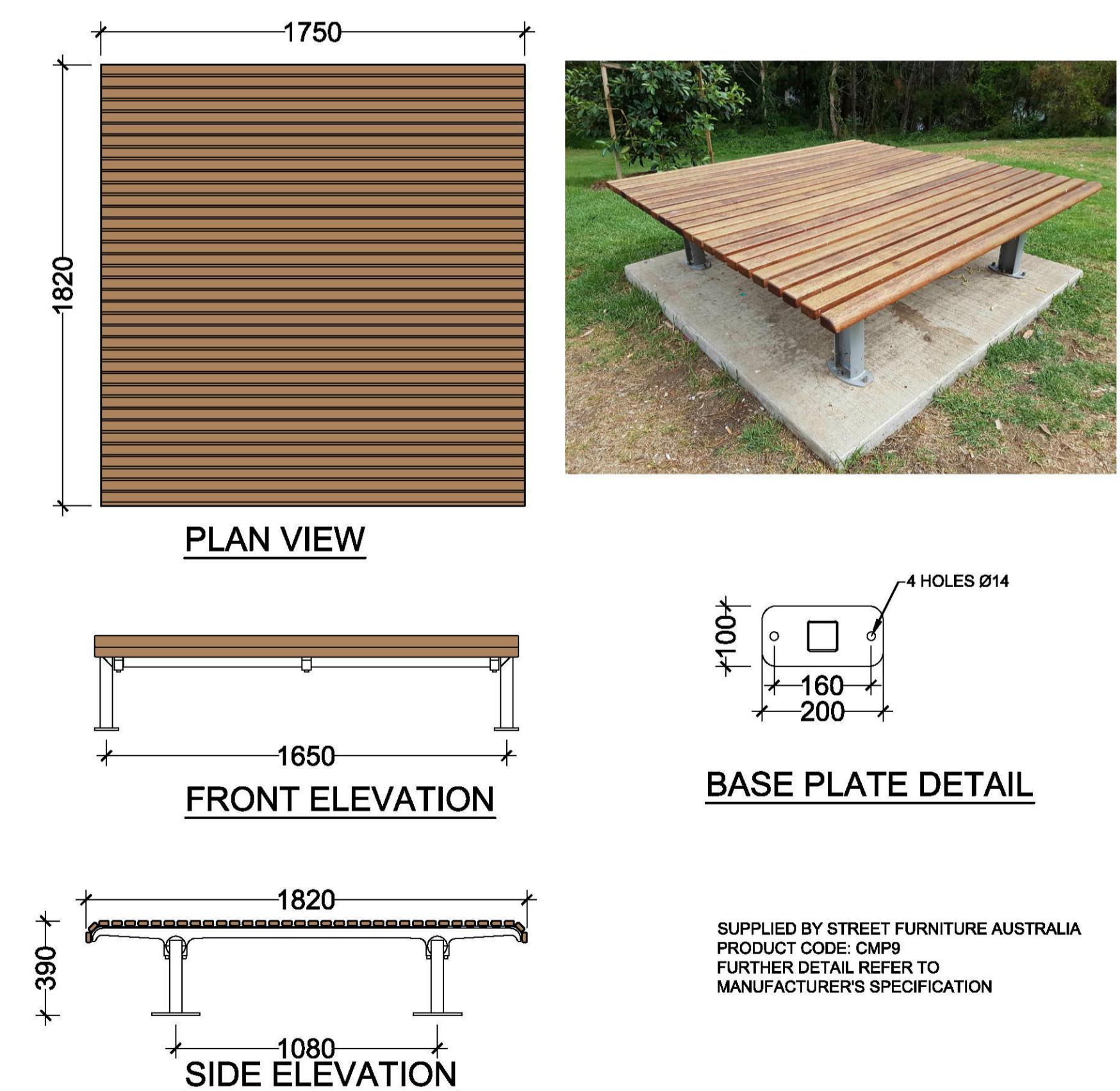
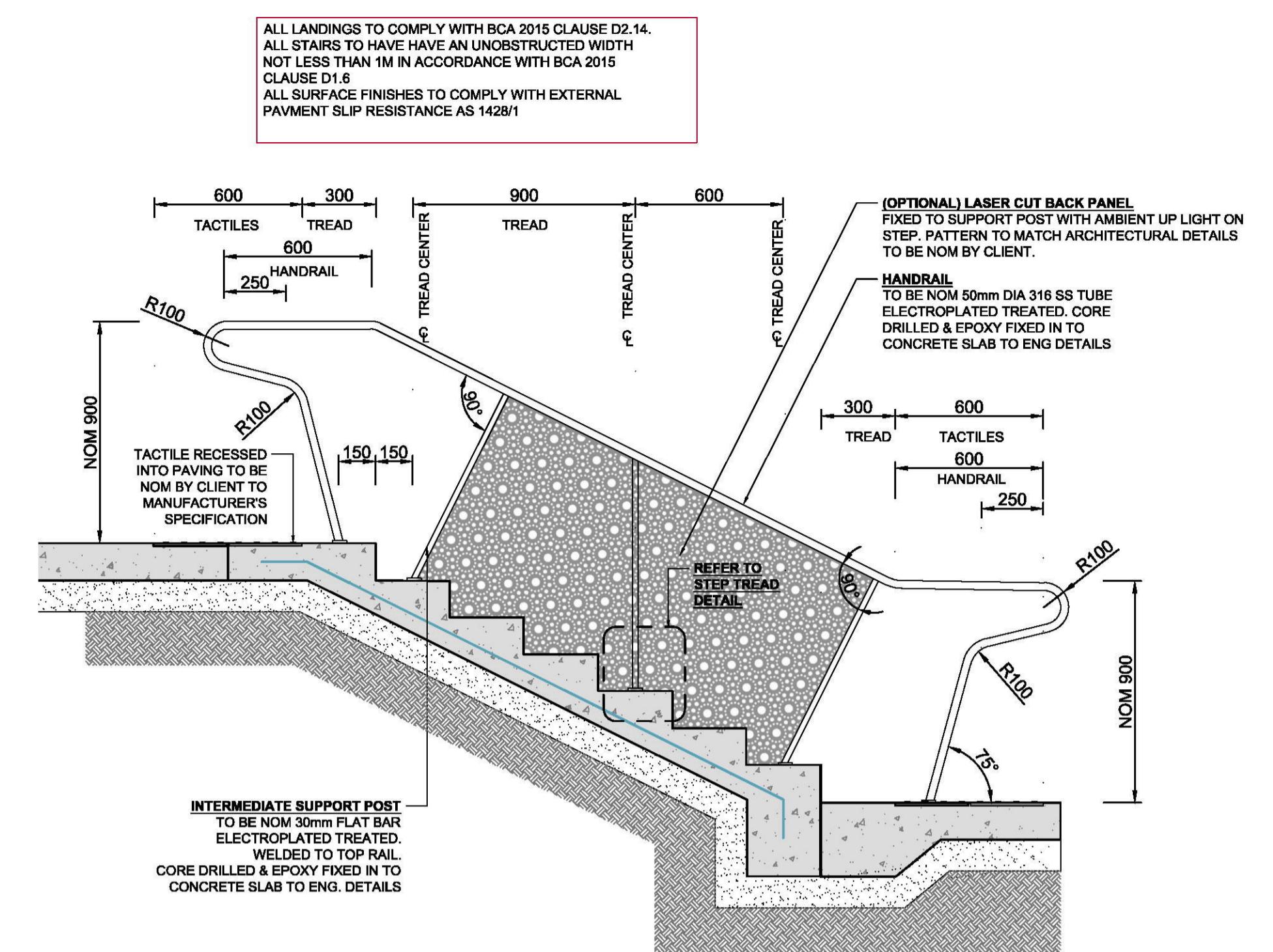
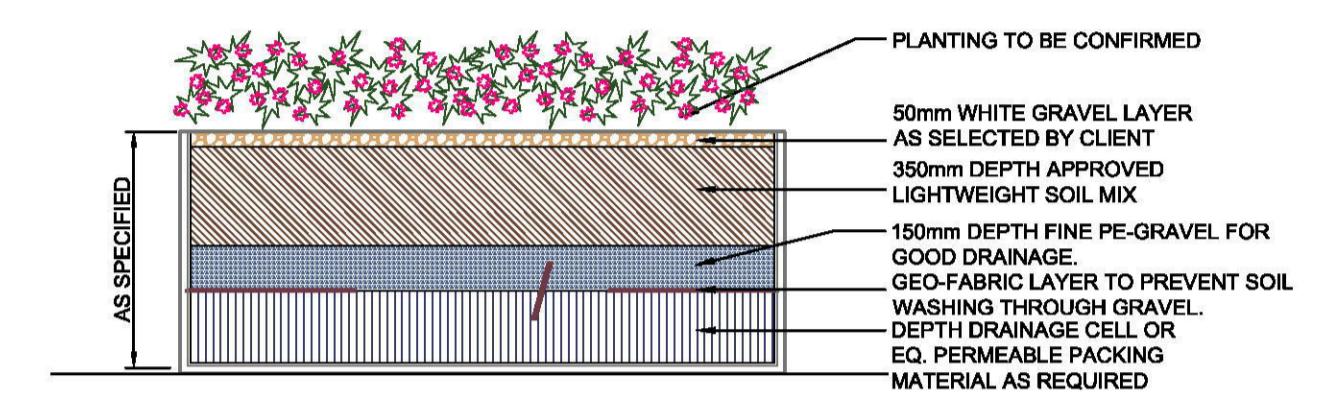
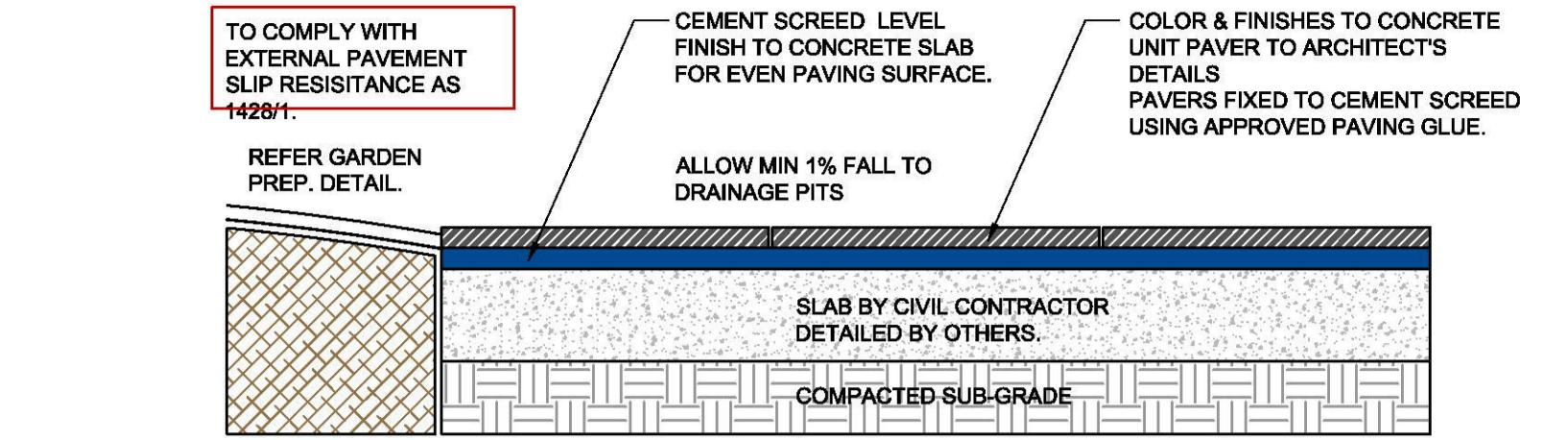
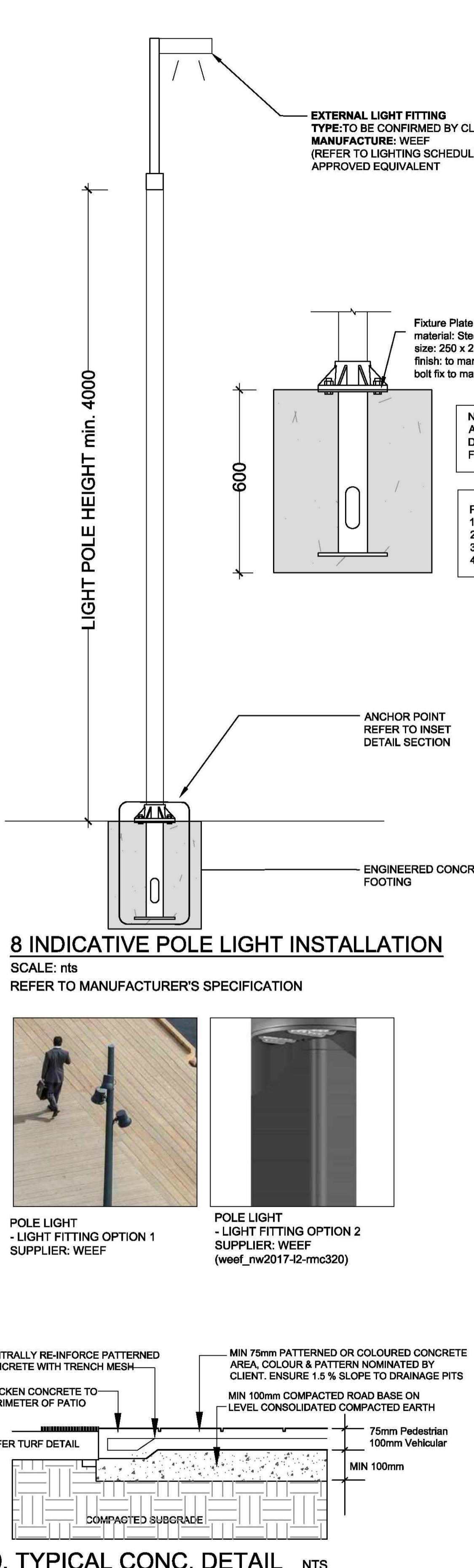
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



1. TYPICAL GARDEN PREPARATION DETAIL

SCALE: 1:10





**FOR TENDER ONLY
NOT FOR CONSTRUCTION**



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enquiries@concept.net.au

PENRITH COUNCIL
18/12/15 Preliminary concept prepared for review
29/06/16 Landscape CC plan for submission

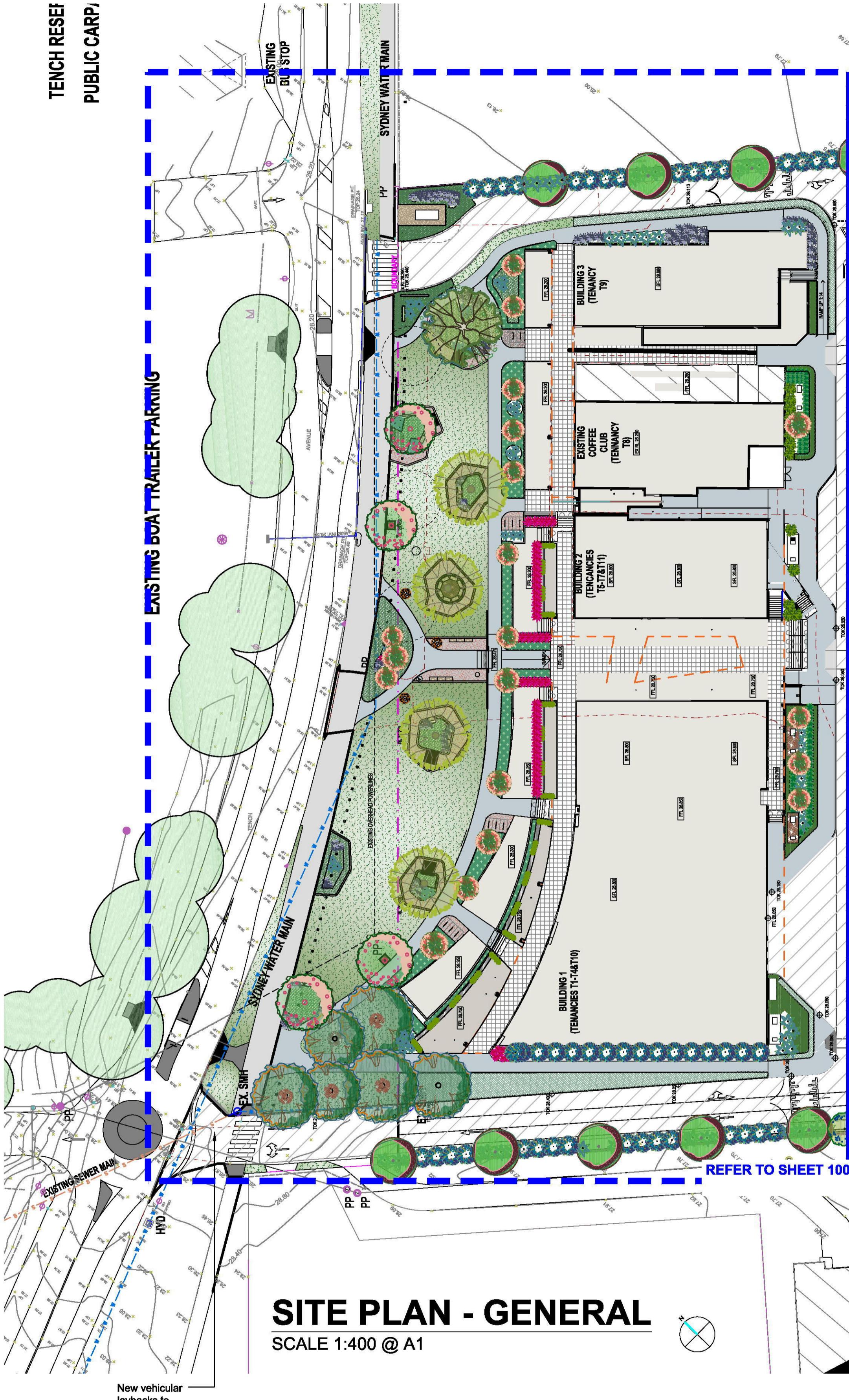
CLIENT
STIMSON & BAKER PLANNING
CONSTRUCTION TENDER PHASE

C 30/11/16 Landscape Construction Tender document for submission
D 27/03/18 For Tender Coordination
E 06/07/18 For Tender Coordination
F 17/07/18 For \$4.55

PROPOSED RECREATION AND
TOURISM PRECINCT
78-88 TENCH AVENUE,
JAMISONTOWN NSW

LANDSCAPE DETAILS 2
DWG No: LPS4.55-19/13 SHEET: 302 ISSUE: F
DRAWN: E.W CHECKED: R.F

STATUS: SECTION 4.55
SCALE: AS SHOWN @ A1 DATE: JULY 2018
DRAWN: E.W CHECKED: R.F



DRAWING SCHEDULE
SHEET # DRAWING TITLE

/TITLE	SITE PLAN - GENERAL
/100	SITE PLAN 2 - OVERALL FRONT SETBACK
/101	LANDSCAPE PLAN - FRONT SETBACK 1
/102	LANDSCAPE PLAN - FRONT SETBACK 2
/103	LANDSCAPE PLAN - REAR BUILDING 1
/104	LANDSCAPE PLAN - REAR BUILDING 2
/105	LANDSCAPE PLAN - LEVEL 1
/106	LANDSCAPE PLAN - CAR PARK
/107	LANDSCAPE PLAN - BIO-RETENTION
/200	HARDSCAPE PLAN - FRONT SETBACK
/301	LANDSCAPE DETAIL + SPECIFICATION
/302	LANDSCAPE DETAIL 2

REV. - I A A A I D C F F

REV.	DATE	NOTATION/AMENDMENT
27.03.18		FOR TENDER REVIEW
30.05.18		FOR TENDER REVIEW
27.06.18		FOR \$4.55
06.07.18		FOR \$4.55
17.07.18		REVISED SHEET LAYOUTS FOR \$4.55