

1 PEMBERTON STREET LEVEL- LANDSCAPE PLAN OVERALL
Scale 1:200

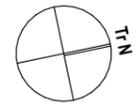


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02	CONSULTANT COORDINATION	01.10.21	C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
03	CONSULTANT COORDINATION	21.10.21			
DA SUBMISSION		12.10.21			

AUSINO GROUP
client



NEW BOARDING HOUSE DEVELOPMENT
project
71-73 THOMAS ST
PARRAMATTA
address

topio.graphica
LANDSCAPE ARCHITECTURE
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DA DOCUMENTATION - NOT FOR CONSTRUCTION

PEMBERTON STREET LEVEL- LANDSCAPE PLAN OVERALL
drawing
2154: DA121: C
project drawing no. issue
11/11/2023



SANDSTONE CLADDING ON PLANTER WALL



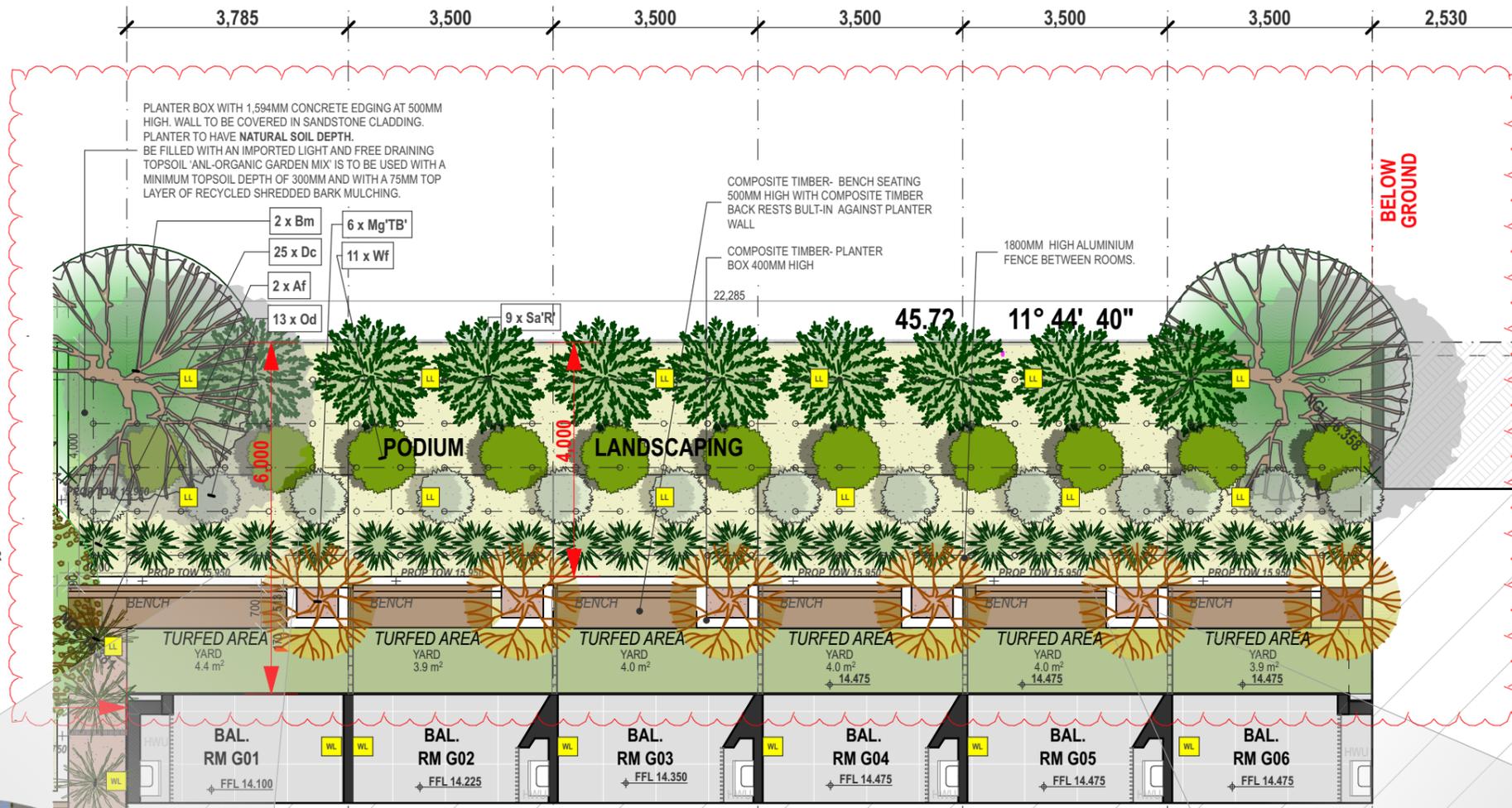
COMPOSITE TIMBER- TREX TRANSCEND- HAVANA GOLD



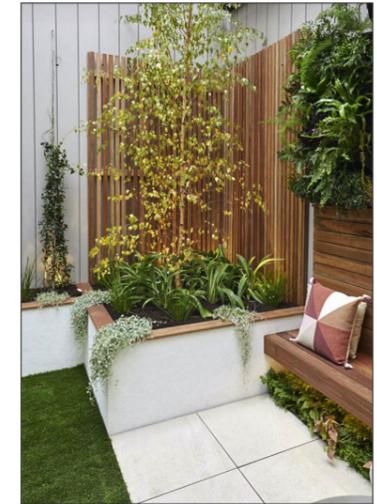
TUSCAN PATH 600 X 600 X 20MM TAUPE PORCELAIN PAVER



OUTDOOR PORCELAIN TILE- SAFARI GRIS SPANISH GLAZED



PRIVATE COURTYARD TURF AREAS



PRIVATE COURTYARD



MAGNOLIA GRANDIFLORA TEDDY BEAR



SYZYGIUM AUSTRALE 'RESILIENCE'



BACKHOUSIA MYRTIFOLIA



WESTRINGIA FRUTICOSA



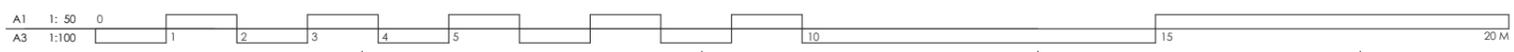
DIANELLA CAERULEA



OZOTHAMNUS DIOSMIFOLIUS



3 PEMBERTON STREET LEVEL- LANDSCAPE ZONE B- PRIVATE COURTYARDS
Scale 1:100

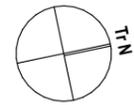


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PEMBERTON STREET LEVEL- LANDSCAPE PLAN- ZONE B
drawing
2154: DA123: C
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11/11/2023



ACER PALMATUM 'SEIRYU'



OUTDOOR PORCELAIN TILE- SAFARI GRIS SPANISH GLAZED



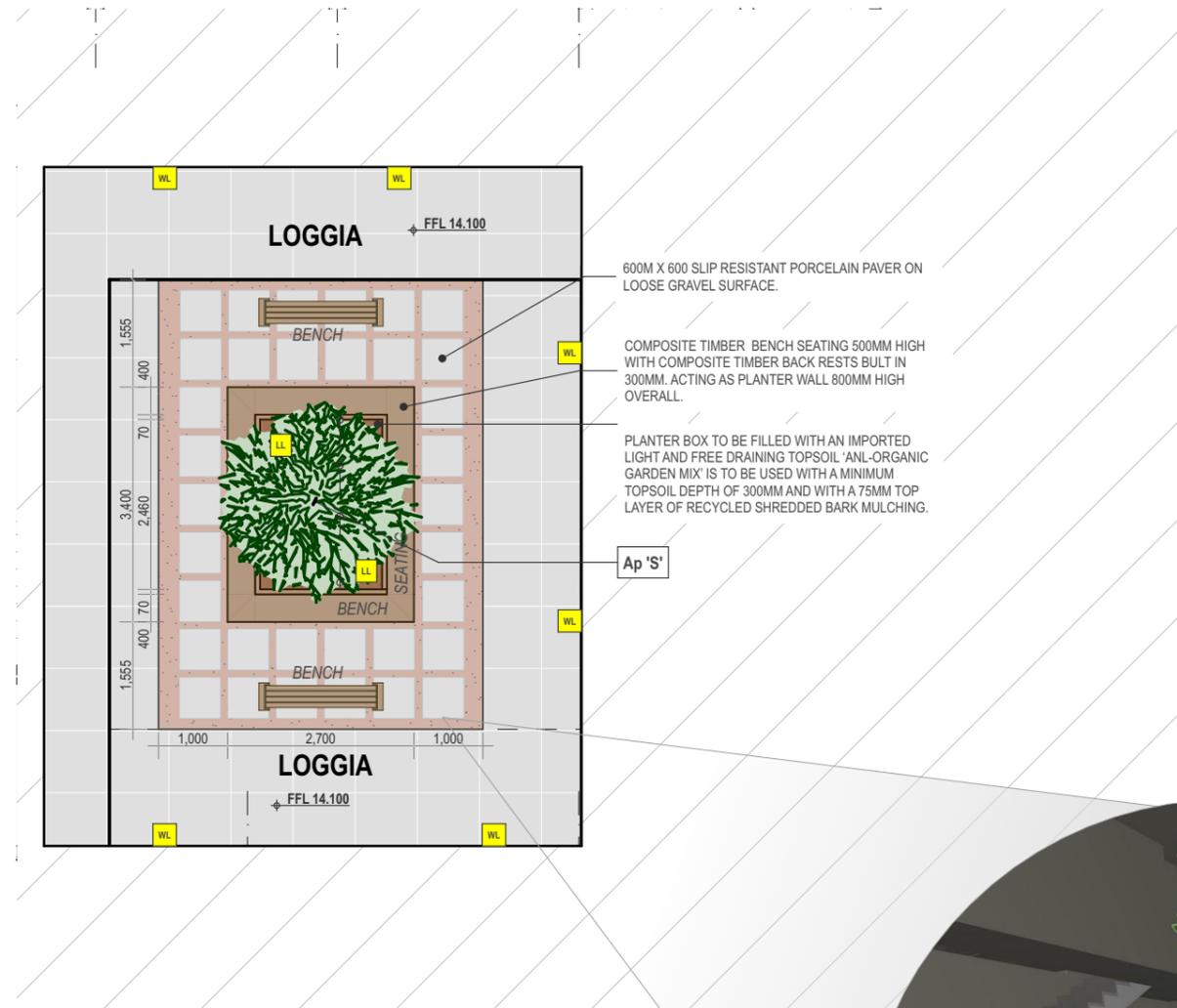
TUSCAN PATH 600 X 600 X 20MM TAUPE PORCELAIN PAVER



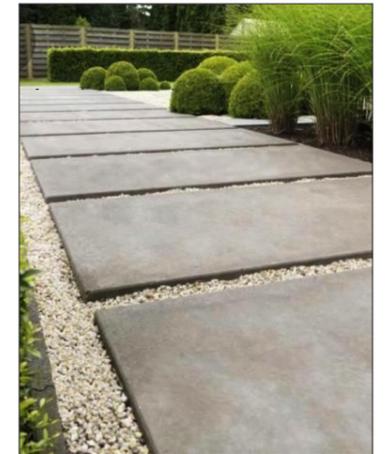
RIVER GRAVEL 10MM-ANL



COMPOSITE TIMBER- TREX TRANSCEND- HAVANA GOLD



TIMBER SEATING



PAVERS



4 PEMBERTON STREET LEVEL- LANDSCAPE ZONE C- INTERNAL COURTYARD
Scale 1:100

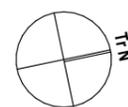


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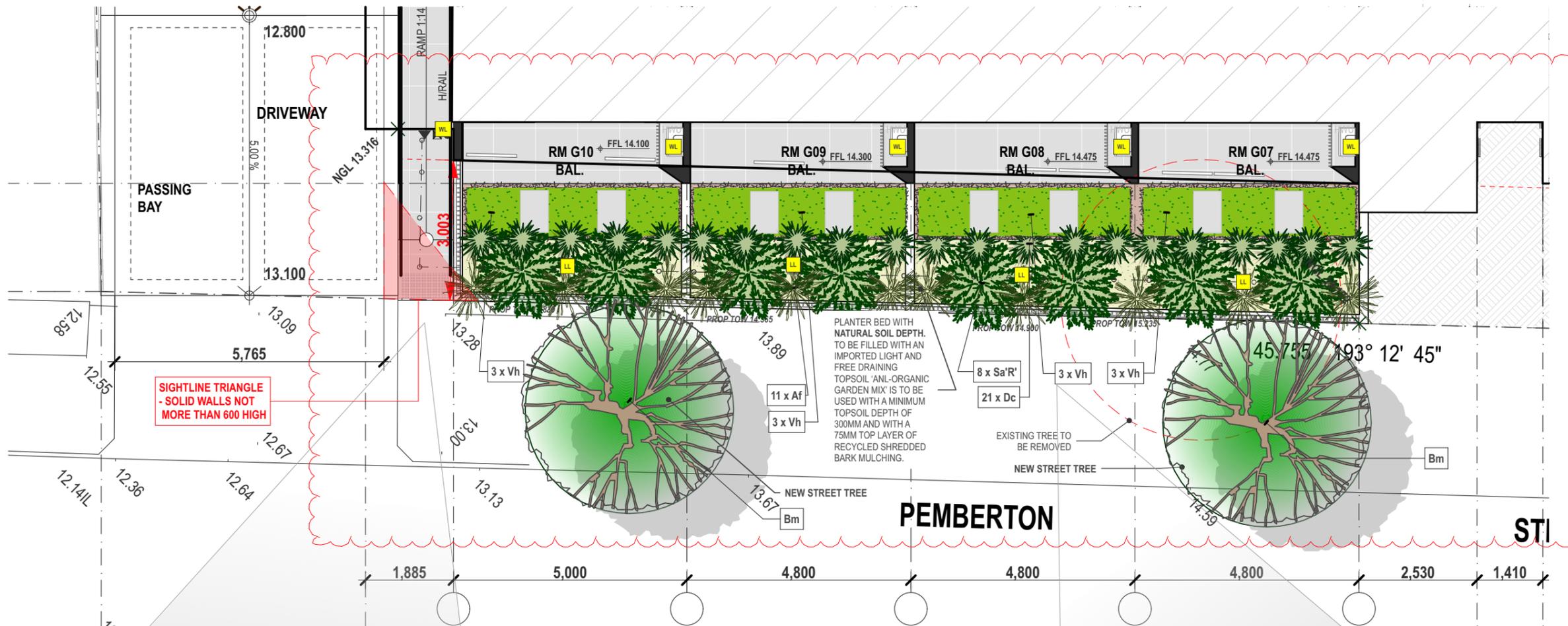


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LANDSCAPE PLAN- ZONE C
drawing

2154: DA124: C
project drawing no. issue
11/1/2023



BACKHOUSIA MYRTIFOLIA



SYZYGIIUM AUSTRALE 'RESILIENCE'



DIANELLA CAERULEA



VIOLA HEDERACEA



ANIGOZANTHOS FLAVIDUS



OUTDOOR PORCELAIN TILE - SAFARI GRIS SPANISH GLAZED

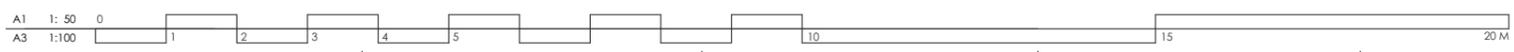


TUSCAN PATH 600 X 600 X 20MM TAUPE PORCELAIN PAVER

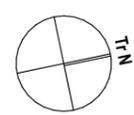


RIVER GRAVEL 10MM-ANL

5 PEMBERTON STREET LEVEL- LANDSCAPE ZONE D- PRIVATE COURTYARDS
Scale 1:100



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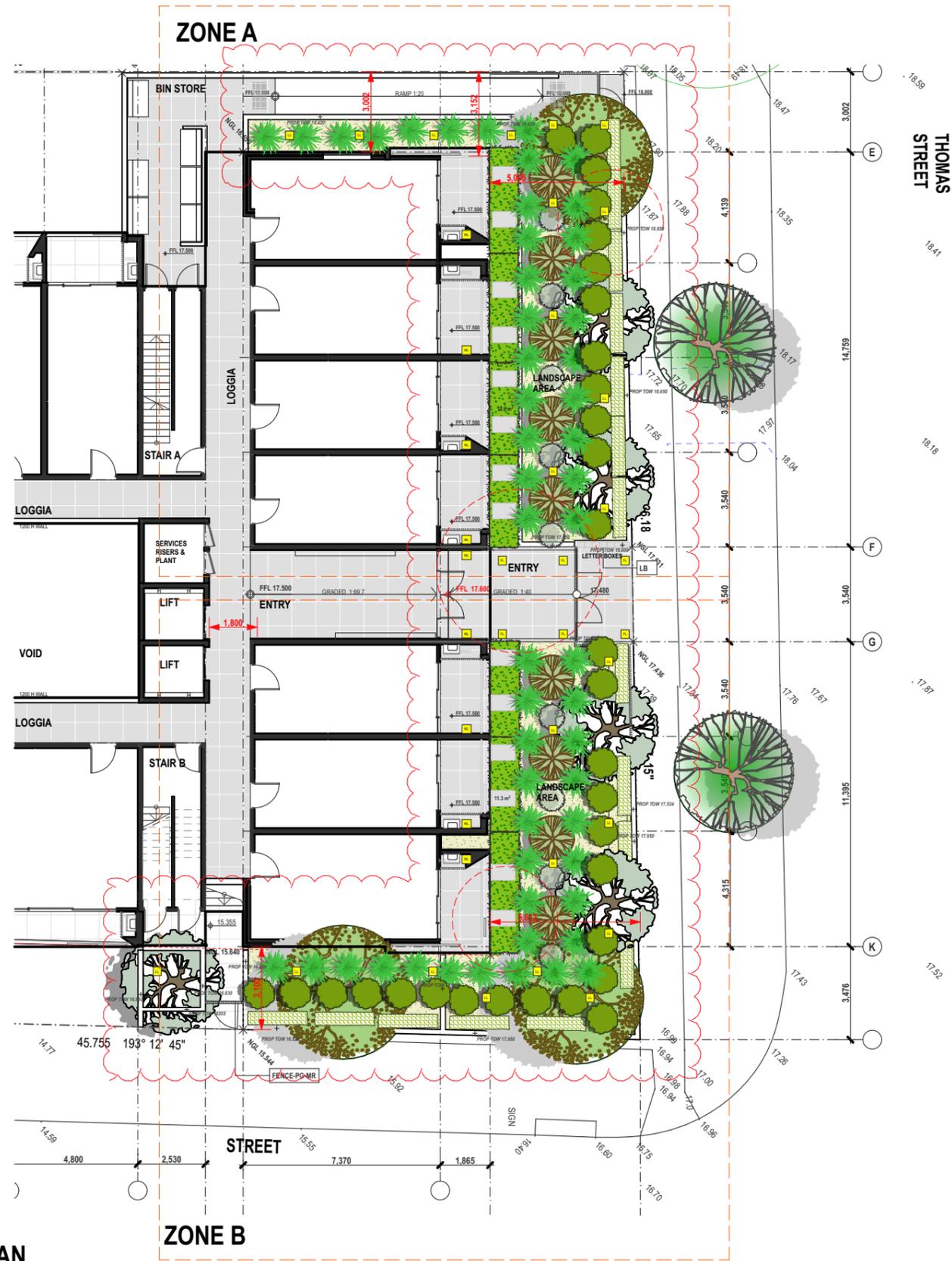


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PEMBERTON STREET LEVEL- LANDSCAPE PLAN- ZONE D
drawing

2154: DA125: C
project drawing no. issue
11/11/2023



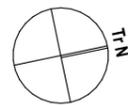
6 THOMAS STREET LEVEL- FRONT LANDSCAPE OVERALL PLAN
 Scale 1:200



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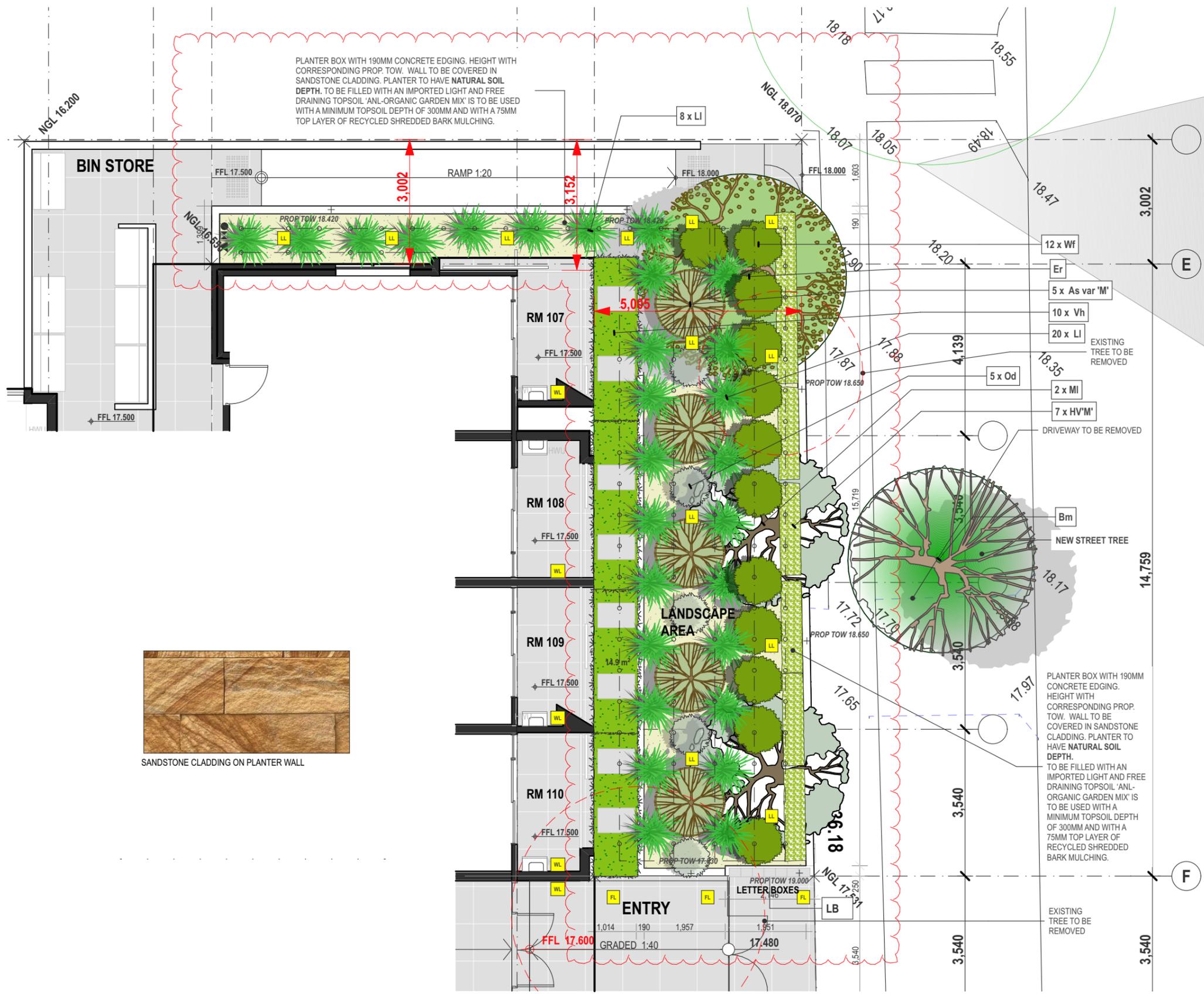


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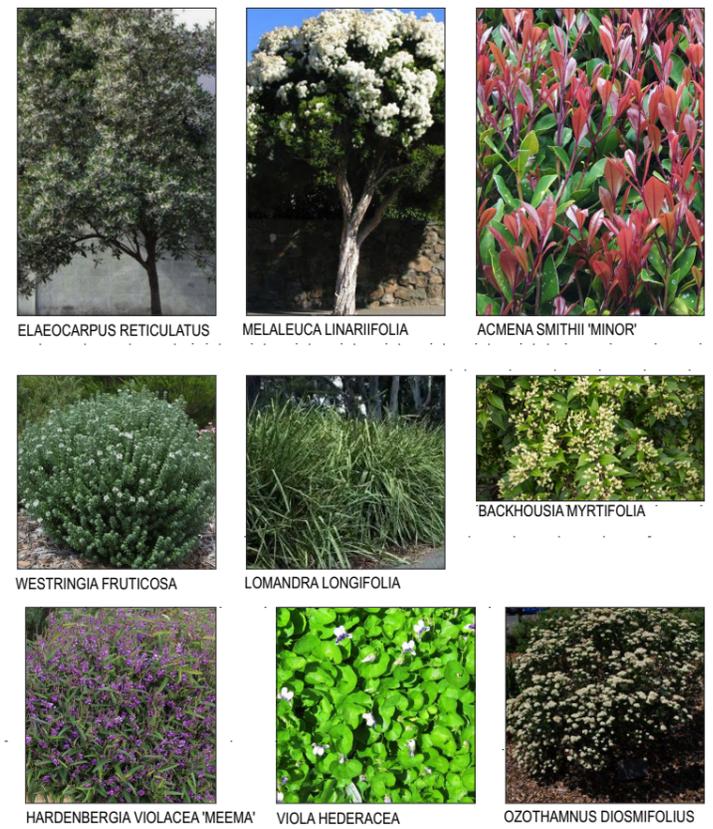
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THOMAS STREET LEVEL- FRONT LANDSCAPE PLAN OVERALL
 drawing

2154: DA126: C
 project drawing no. issue
 11/11/2023



SANDSTONE CLADDING ON PLANTER WALL



7 THOMAS STREET LEVEL- ZONE A- FRONT LANDSCAPE PLAN
Scale 1:100



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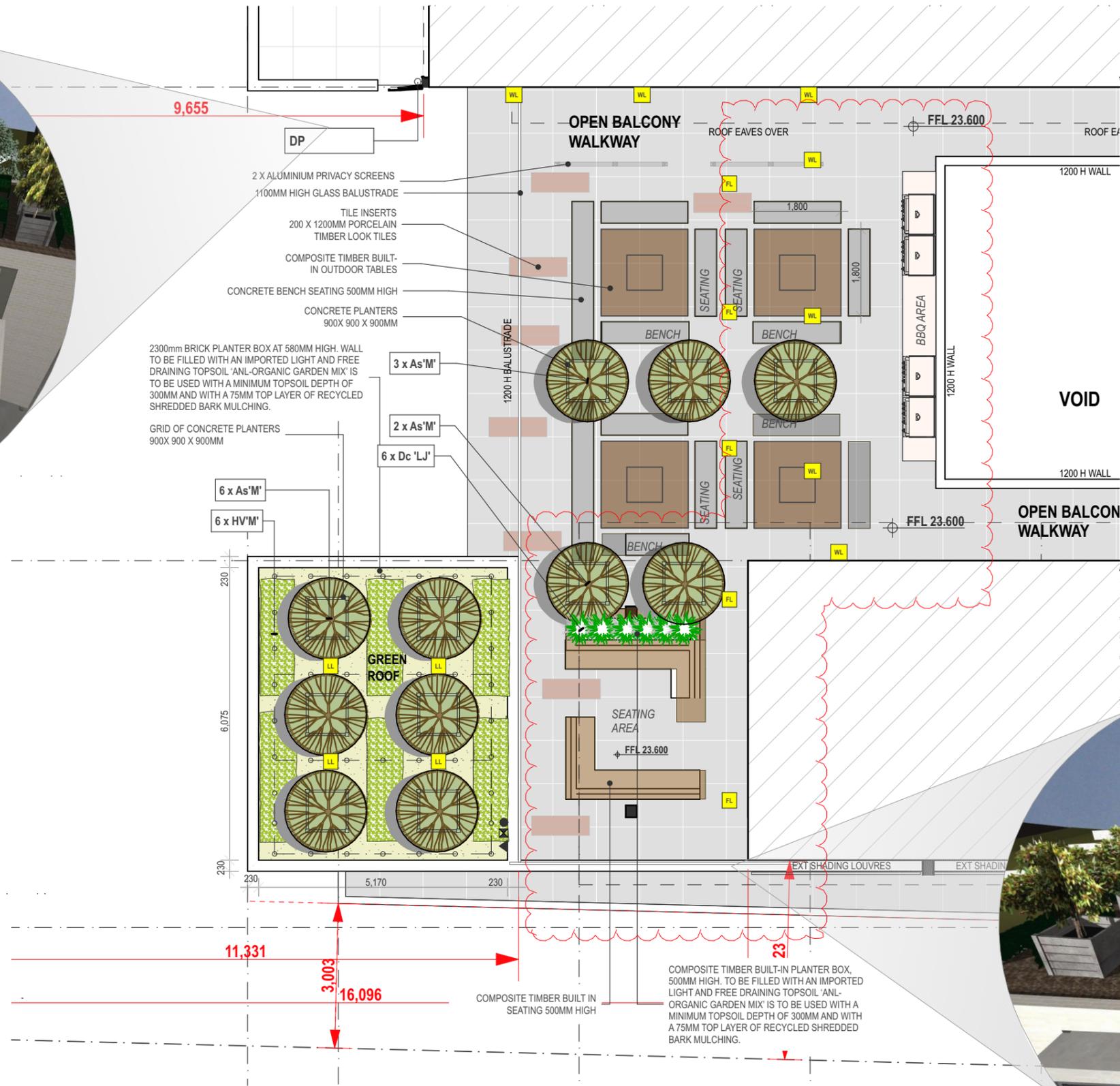
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THOMAS STREET LEVEL- ZONE A- FRONT LANDSCAPE PLAN
drawing
2154: DA127: C
project drawing no. issue
11/1/2023



OUTDOOR PORCELAIN TILE- SAFARI GRIS SPANISH GLAZED



DANTE NATURAL PORCELAIN TIMBER LOOK TILE



COMPOSITE TIMBER- TREX TRANSCEND- HAVANA GOLD



ACMENA SMITHII MINOR



DIANELLA 'LITTLE JESS'



HARDENBERGIA VIOLACEA 'MEEMA'



9 LEVEL 4- ROOFTOP COURTYARD LANDSCAPE PLAN
Scale 1:100



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ROOFTOP COURTYARD LANDSCAPE PLAN- LEVEL 4
drawing

2154: DA129: C
project drawing no. issue
11/1/2023



DIANELLA 'LITTLE JESS'



OZOTHAMNUS DIOSMIFOLIUS



HARDENBERGIA VIOLACEA 'MEEMA'



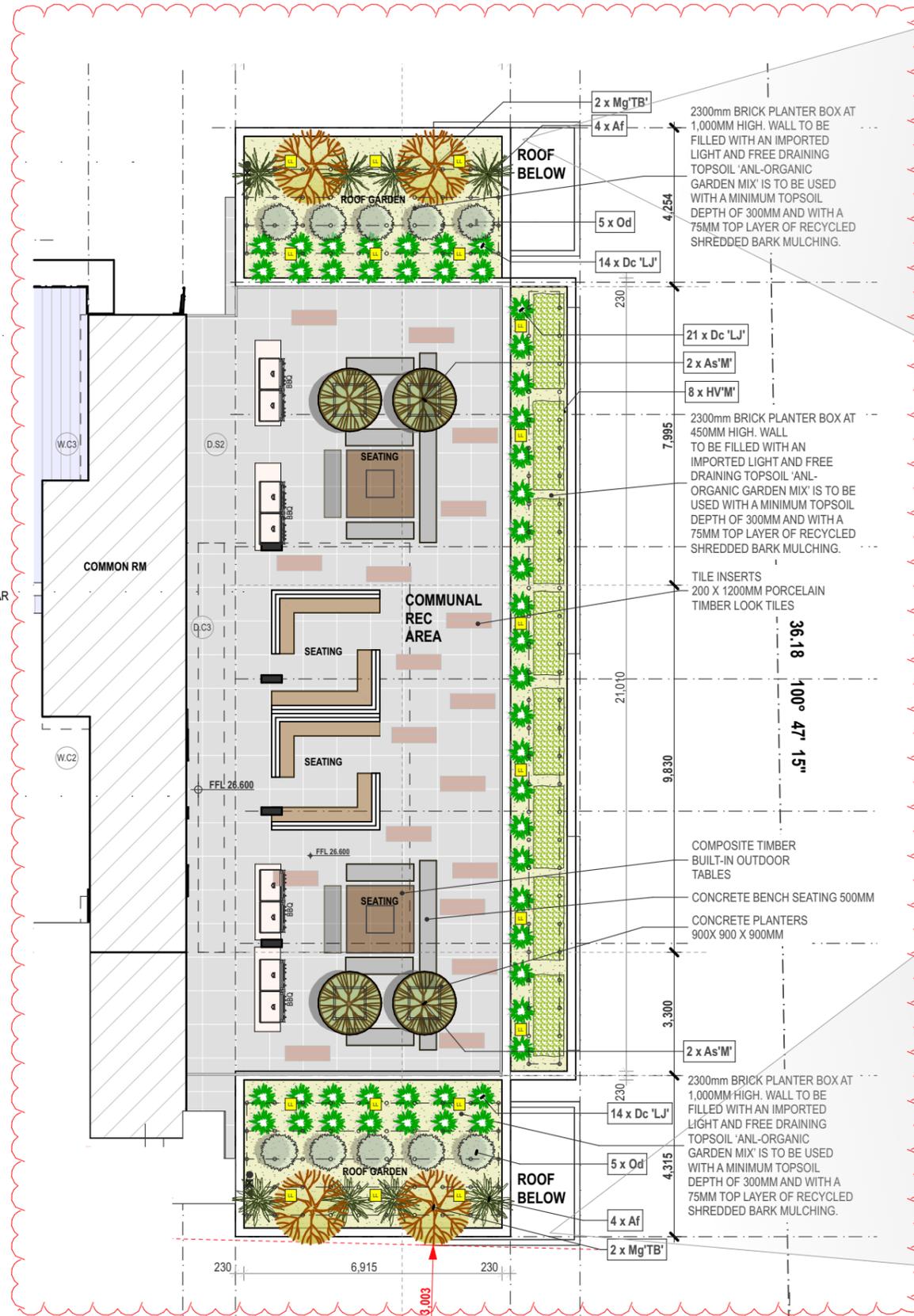
MAGNOLIA GRANDIFLORA TEDDY BEAR



ACMENA SMITHII MINOR



ANIGOZANTHOS FLAVIDUS



10 LEVEL 4- TERRACE LANDSCAPE PLAN
Scale 1:150

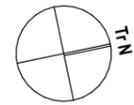


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LEVEL 4 TERRACE LANDSCAPE PLAN
drawing
2154: DA1210: C
project drawing no. issue
11/11/2023

MATERIALS SCHEDULE

01 CLADDING

C1	COMPOSITE TIMBER CLADDING Trex Transcend Havana Gold Cladding Board 140x24mm Boards Available in 365cm, 487cm and 609cm. To builders requirements	
C2	STONE CLADDING Australian Banded Kirra Split Face Sandstone Wall Cladding Split natural face, sawn all sides and back. Kirra Banded is a naturally split faced cladding, banded and white mix colours. Size: Random length x 200mm high, 30mm to 40mm thick. Mable and Ceramic Tile Corp. Reference: 22-ABKSFS	

02 TILING

T1	OUTDOOR TILING Safari Gris Spanish Glazed Anti Slip Non Rectified Outdoor Porcelain Floor Tile Porcelain Finish: Anti Slip Slip Rating: R11 Edge: Non Rectified Size: 305x613mm Tile Factory Outlet Reference: #5751	
T2	PAVERS Tuscan Path Taupe Porcelain Paver Size: 600 x 600 x 20mm Anti-slip rating of R-11 Bunnings I/N: 0129325	
T3	OUTDOOR ACCENT TILING Dante Natural Porcelain Timber look Tile Finish: Matt Size: 200 MM X 1200 MM Tile Thickness: 10 MM Peroni tiles CODE: T40857	

03 GRAVEL

G1	GRAVEL Smooth rounded stone and a perfect blend gravel graded to 10mm in size Australian Native Landscapes (ANL)	
----	---	---

04 LIGHTING

LL	Landscape Spot Light Brilliant Westbury LED Low Voltage Garden light on spike. 1W, 12V IP44 weather resistant Cool white light. To be installed at 1.5-2m intervals.	
FL	Landscape Bollard Light Brilliant Hakea LED Low Voltage Bollard IP44 weather resistant, LED 1.5W, 12V Low voltage. To be installed at 1.5-2m intervals.	

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MATERIALS SCHEDULE
drawing

2154: DA1212: C

project drawing no. issue
11/1/2023

LANDSCAPE SPECIFICATION

1. SITE PREPARATION

SITE IS TO BE CLEARED OF ALL DEBRIS LIKELY TO HINDER PLANT GROWTH, INCLUDING BUILDER'S RUBBLE, ASPHELT, DEISEL OIL, CONTAMINATED SOIL, ETC PRIOR TO COMMENCING WORKS.

2. GARDEN BEDS

ONCE CLEAR OF WEED, GROWTH AND DEBRIS, SPREAD GYPSUM TO ALL GARDEN BED AREAS AT THE MANUFACTURED RECOMMENDED RATES, BEFORE CULTIVATING TO A DEPTH OF 150MM. NEXT SPREAD SOIL SO AS TO RAISE GARDEN BED LEVELS TO WITHIN 100MM OF THE TOP OF KERBS. ADD A 25MM DEPTH MUSHROOM COMPOST AND CULTIVATE THOROUGHLY, PRIOR TO PLANTING AS PER DETAIL. FINE GRAVEL OR PINE FLAKE MULCH TO 75-100MM OVER THE PREPARED SOIL SURFACE.

3. PLANTER BEDS

ONCE CLEAR OF DEBRIS, PREPARE PLANTER BEDS IN ACCORDANCE WITH DETAIL PROVIDED INCORPORATING A DRAINAGE LAYER, TOP SOIL AND SOIL COVER. SPREAD SOIL SO AS TO RAISE GARDEN BED LEVELS TO WITHIN 25MM OF THE TOP OF PLANTER WALLS AT EDGES AND MOUND CENTRE PORTIONS HIGHER TO ALLOW FOR FUTURE SETTLEMENT. ADD A 25MM DEPTH MUSHROOM COMPOST AND CULTIVATE THOROUGHLY, PRIOR TO PLANTING AS PER DETAIL. POLISHED RIVER GRAVEL TO 50MM OVER PERFORATED POLYTHENE MEMBRANE ON THE PREPARED SOIL SURFACE.

4. SOIL

SOIL TO BE USED SHALL COMPRISE OF 85% COURSE AND FINE SANDS, AND NOT MORE THAN 15% HUMUS AND FINE MATERIAL. SOIL SHALL BE VIABLE IN NATURE, FREE FOR WEEDS AND NOXIOUS MATERIALS, AND SHALL NOT BE WORKED WHILE IN SODDEN STATE.

SITE TOPSOIL WILL ONLY BE CONSIDERED SUITABLE WHERE THE MATERIAL HAS A HIGH ORGANIC CONTENT. THE CONSULTANT SHALL INSPECT AND APPROVE ALL TOP SOILING PRIOR TO COMMENCEMENT OF PLANTING AND APPLICATION OF MULCH. AN IMPORTED LIGHT AND FREE DRAINING TOPSOIL MIX IS TO BE USED IN ALL PLANTERS.

TOP SOIL TO BE AN IMPORTED LIGHT AND FREE DRAINING TOPSOIL 'ANL- ORGANIC GARDEN MIX' OR SIMILAR.

THE FOLLOWING MINIMUM TOPSOIL AND MULCH DEPTHS ARE TO APPLY:

- GARDEN BEDS 300MM
- TURFED AREAS 100MM
- PLANTERS ON STRUCTURE 750MM
- MULCH OVER GARDEN BEDS 75MM

5. TURF AREAS

ROTARY HOE AND LEVEL ANY HARD-PAN AREAS. SPREAD A MINIMUM OF 50MM DEPTH OF TOP SOIL TO ALL PROPOSED TURF AREAS AND LEVEL SPREAD "SHIRLEY'S NO.17" FERTILIZER OR EQUIVALENT TO SOIL BASE PRIOR TO TURFING WITH THE BEST QUALITY WEED FREE "COUCH." TURF IS TO BE LAID WITHOUT EXCESSIVE JOINTS AND LIGHTLY ROLLED OR TRAMPED, THEN TOP DRESSED TO EVEN OUT LEVELS USING ONE PART COARSE RIVER SAND TO ONE PART SOIL

6. TREE & SHRUB PLANTING

PLANTS TO BE SUPPLIED TRUE TO TYPE, FREE OF PESTS AND DISEASES AND IN A VIGOROUS WELL DEVELOPED CONDITION WITHOUT BEING ROOT BOUND. ALL PLANTS TO RECIEVE "AGRIFORM" PLANT TABLETS OR EQUIVALENT FERTILIZER TO MANUFACTURE'S RECOMMEND TYPE AND QUANTITY FOR EACH PLANT TYPE. PLANTING AS PER DETAIL, NEED FOR STAKING IS INDICATED IN PLANTING SCHEDULE. PLANTS TO BE FLOOD WATERED WITHIN 30 MINUTES OF PLANTING. NO VARIATION WILL BE ALLOWED FOR ANY PLANT MATERIAL WITHOUT THE CONSENT OF THE COUNCIL.

7. GARDEN EDGING

GARDEN EDGING TREATMENTS AS PER SPECIFIED ON THE PLANS.

8. IRRIGATION

PROVIDE DRIP TYPE IRRIGATION WITH A PROPRIETARY FLEXIBLE POLYMER TUBE AND OUTLET SYSTEM, INSTALL WITHIN GRAVEL LAYER AND CONNECTED TO MAINS WATER SUPPLY WITH TIMER DEVICE.

9. TREE REMOVAL

THE REMOVAL OF TREES INDICATED SHALL BE DONE IN ACCORDANCE TO COUNCIL'S APPROVAL AND APPROVED PROCEDURES. REMOVAL OF TREES IS IN ACCORDANCE TO COUNCIL'S LIST OF NOXIOUS WEEDS AND TREES.

LANDSCAPE MAINTENANCE SCHEDULE

A maintenance period of 12 months should be undertaken during the establishment period upon planting

TYPE	ACTION	TIME FRAME			
		WEEKLY	MONTHLY	SEASONAL	AS SPECIFIED
1. Watering	- Water all new plants and adjust to suit weather conditions such as heavy rain fall				Once a week for the first 3 months Once a fortnight for the next 6 months Once a months for the following 6 months
2. Weeding	- Control weeds by hand-pulling or hoeing when young before their seeds are set		X		
	- For persistent weeds apply herbicide only in accordance to manufacturers instruction				When required
3. Mulching	-Reapply mulch to maintain a depth of 100mm				Once in two years
4. Removal of Dead/ Dying plant material	-Remove any dry leaves or branches to clean plant		X		
5. Replacement Planting	- If plants have failed this period replace with same species and water as per section- <i>1. Watering</i>				Upon plant failure
6. Tree guards and Stakes	-Replace any existing tree guards that have been damaged				When required
	- Remove stakes from newly planted trees after completion of their first growing season				12 months after planting
7. Pruning	Prune all planting as follows;				
	- Trees				As required
	- Tall/ Medium/ Low Shrubs			Spring	After flowering
	- Climbers			Spring	Yearly
	- Groundcover / Tussocks		Autumn		After flowering
8. Fertilizing	Apply fertiliser specific to the plant type, avoid excessive use				

10. CONTRACTORS RESPONSIBILITY

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR A MINIMUM OF **6 MONTHS** POST COMPLETION MAINTENANCE. THIS WILL INCLUDE, WEEDING, RESTAKING, REPLACEMENT OF DEAD PLANTS, REPLACEMENT OF TIES AND WATERING. CONTRACTOR TO ATTEND COMPLETED WORKS TWICE WEEKLY IN SUMMER AND ONCE WEEKLY IN WINTER. FOR ANY VARIATIONS PROIR APPROVAL MUST BE SOUGHT FROM CLIENT.

11. ON-GOING MAINTENANCE

THE PROPOSED DWELLINGS AND OPEN SPACES AS ARE TO BE ASSOCIATED WITH LOTS UNDER TORRENS-TITLE SUBDIVISION, AND NO COMMON AREAS EXISTING. EACH OWNER/OCCUPIER IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LANDSCAPING WITHIN THEIR LOT. MAINTENANCE WILL INCLUDE FREQUENT IRRIGATION AS SPECIFIED, WEEDING, SEASONAL PRUNING, UPGRADING OF MULCH AS REQUIRED, AND GENERAL ATTENDANCE TO PLANT HEALTH, REPAIR OF LANDSCAPING ELEMENTS AND PREVENTION OF EROSION.

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO **AHD** AND HAVE BEEN DETERMINED FROM G&R SURVEYING SERVICES P/L - 20 AUGUST 2021

REFERENCES :

DWG#	DESCRIPTION
DA000	NOTES & LEGENDS & BASIS COMMITMENTS
DA100	SERIES - SITE PLANS
DA110	SERIES - KEY FLOOR PLANS
DA140	SERIES - LANDSCAPE PLANS
DA200	SERIES - FLOOR PLANS
DA230	SERIES - WALL SETOUT PLANS
DA300	SERIES - ELEVATIONS
DA400	SERIES - SECTIONS
DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

DA DOCUMENTATION - NOT FOR CONSTRUCTION

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C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22
A	DA SUBMISSION	12.10.21
03	CONSULTANT COORDINATION	01.10.21
02	CONSULTANT COORDINATION	25.09.21
01	DESIGN PRESENTATION	22.09.21
REV	NOTES	DATE

CLIENT
AUSINO GROUP
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NEW BOARDING HOUSE DEVELOPMENT

project

71-73

THOMAS ST

PARRAMATTA

address



Irene Thanogiannis AILA

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e: topio.graphica@bigpond.com
abr: 17 949 286 848

LANDSCAPE NOTES
drawing

2154: DA1213: C

project drawing no. issue

25/10/2022