

# Student Accommodation

## 183 Macquarie Street, Parramatta NSW

DWG NO.	DRAWING TITLE	SCALE
000	LANDSCAPE COVER SHEET	N / A
C101	LANDSCAPE COLOR PLAN	1:75 @ A1
101	LANDSCAPE PLAN - GROUND FLOOR	1:75 @ A1
102	INDICATIVE MATERIALS & DESIGN CHARACTER	1:50 @ A1
103	LANDSCAPE PLAN - LEVEL 2	AS SHOWN
104	LANDSCAPE PLAN - LEVELS 3, 5, 7, 9 LIGHT WELL & ROOFTOP TERRACE	AS SHOWN
501	LANDSCAPE SPECIFICATION & PLANT SCHEDULE	N / A
502	LANDSCAPE DETAILS	AS SHOWN
503	LANDSCAPE DETAILS	AS SHOWN

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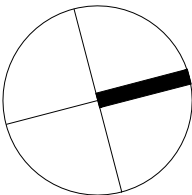
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E	For DA	MJW	RS	22.06.2023
D	Preliminary	MJW	RS	16.06.2023
C	Preliminary	BS	RS	23.03.2023
B	Preliminary	MJW	RS	11.10.2022
A	Preliminary	BS	RS	16.09.2022
Issue	Revision Description	Drawn	Check	Date

LEGEND

Key Plan:



S I T E I M A G E

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Client:  
RAPISARDA INVESTMENTS

Project:  
Student Accommodation  
183 Macquarie Street  
Parramatta NSW

Drawing Name:  
Landscape Cover Sheet

DEVELOPMENT APPLICATION

Scale:	Drawing Number:	Issue:
Job Number:	000	H
SS22-5030		





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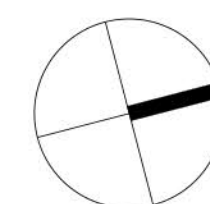
#### LEGEND

- Proposed groundcover planting
- Proposed shrub planting
- Loose seating & tables

- Proposed trees
- Timber decking
- Concrete seating alcove



Key Plan:



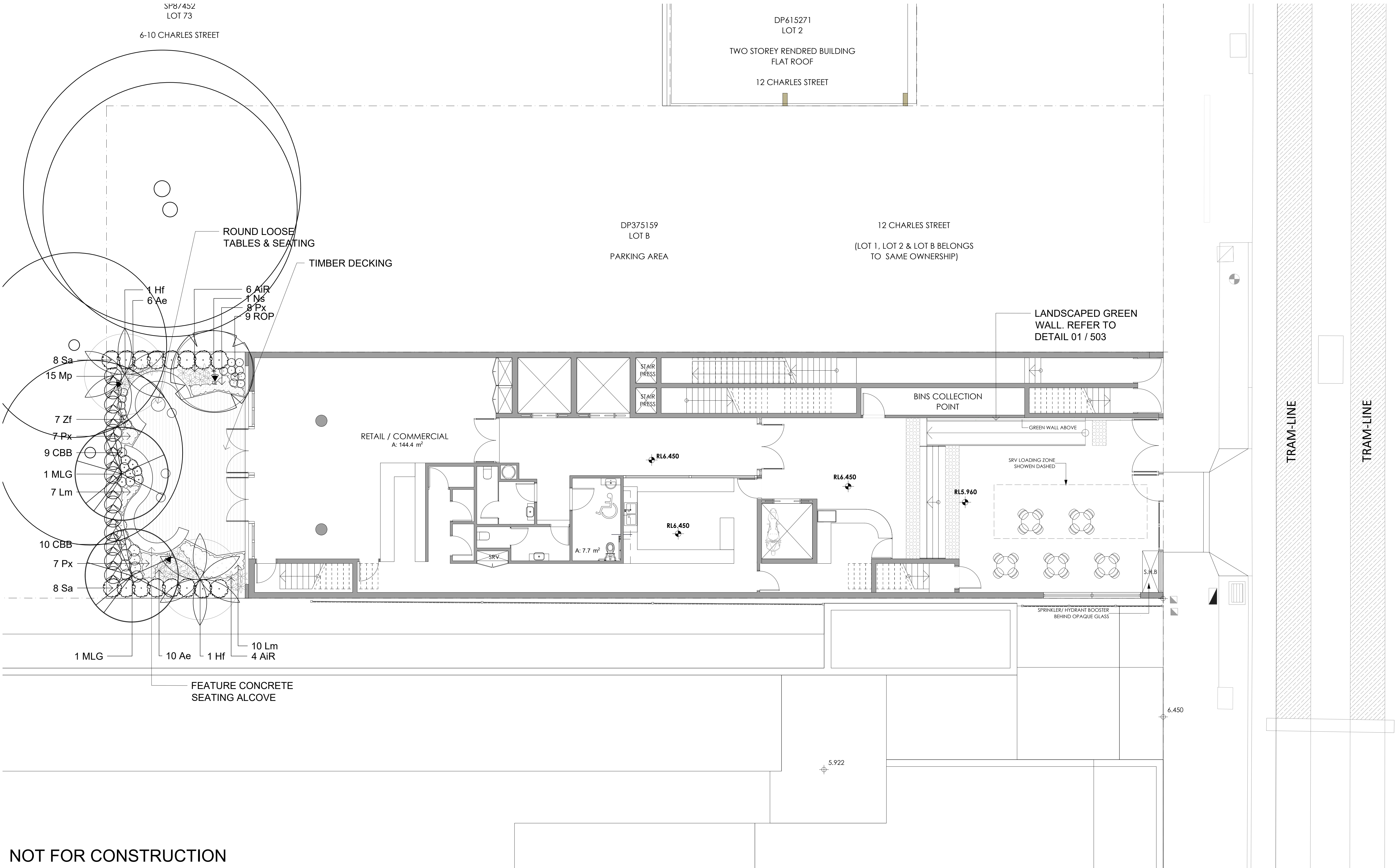
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**RAPISARDA INVESTMENTS**  
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**Student Accommodation**  
**183 Macquarie Street**  
**Parramatta NSW**

Drawing Name:  
**Landscape Colour Plan**  
**Ground Floor**

**DEVELOPMENT APPLICATION**  
Scale: 1:75 @ A1  
Job Number: **SS22-5030**  
Drawing Number: **C101**  
Issue: **H**





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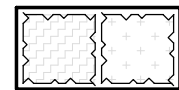
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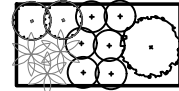
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LEGEND



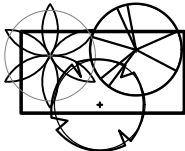
Proposed groundcover planting



Proposed shrub planting



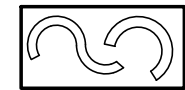
Loose seating & tables



Proposed trees



Timber decking

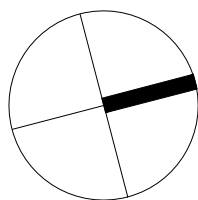


Concrete seating alcove



Tree up lighting

Key Plan:



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RAPISARDA INVESTMENTS

Project:

Student Accommodation  
183 Macquarie Street  
Parramatta NSW

Drawing Name:

Landscape Plan  
Ground Floor

DEVELOPMENT APPLICATION

Scale: 1:75 @ A1

Job Number:

SS22-5030

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Drawing Number:

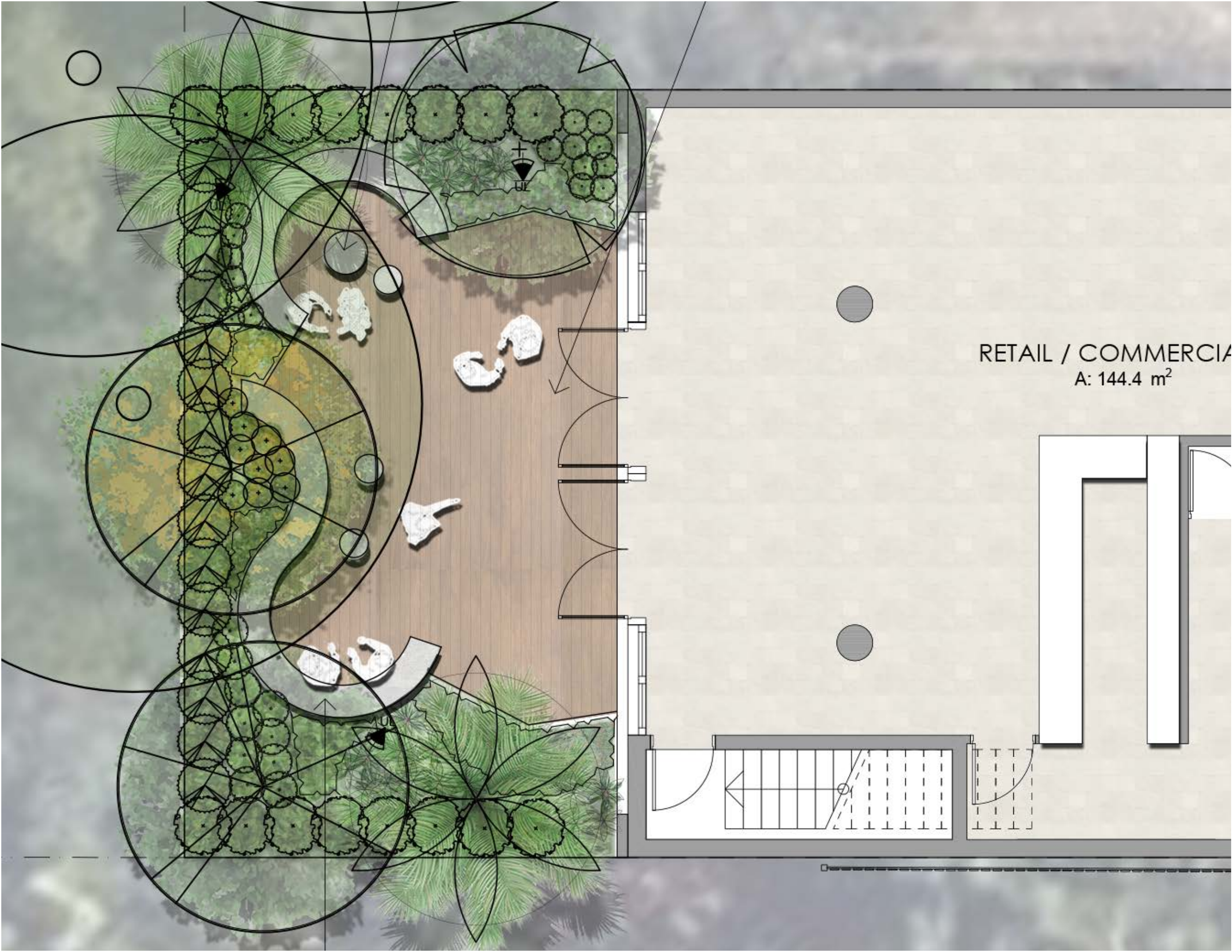
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Precast concrete cylinder seating extend the informal seating nodes. Draffin 'Wandin' range concrete bases are segmented bases and timber tops that can form the range of curved forms as shown. LED strip lighting along the base



Lush 'tropical' planting of bamboo, tree ferns and small canopy trees will provide a sense of enclosure, with feature understorey planting providing a green setting for seating. Uplighting to planting will create a pleasant outdoor night area for gathering.

Landscape Design Imagery



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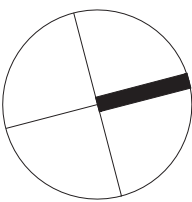
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	Proposed shrub planting		Timber decking		
	Loose seating & tables		Concrete seating alcove		

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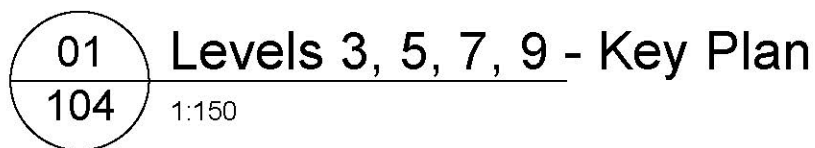
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Project:  
**Student Accommodation**  
**183 Macquarie Street**  
**Parramatta NSW**

Drawing Name:  
**Landscape Plan**  
**Ground Floor - Indicative Materials**  
**& Design Character**  
  
DEVELOPMENT APPLICATION  
Scale: 1:50 @ A1  
Job Number: SS22-5030  
Drawing Number: 102  
Issue: H









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**Issue:**



LANDSCAPE SPECIFICATIONS

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EARTHWORKS

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS

Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Edging

Construct garden walls, fences, and edging as shown on plan, as detailed and of the material scheduled. Refer to engineer's details for structural retaining walls, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. If laying unit pavers in a cement mortar bed on a concrete sub-base ensure that joints in paving match the location of joints in the concrete. Refer to engineer's details for heavy duty slabs, concrete stairs, concrete strength, reinforcing, and joint type and placement.

SOFTWORKS

Site Soil Testing

Where site soil is to be retrieved from site and stored on site for reuse, undertake at least two (2) soil tests in locations as advised by the Project Manager or as shown on the plans. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

Subsoil

Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants

Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants >25 lt: 1 off 38 x 38 x 1200mm;
- Semi-advanced plants >75 lt: 2 off 50x50x 1800mm;
- Advanced plants >100 lt: 3 off 50 x 50 x 2400mm.

IRRIGATION

Scope: Unless otherwise noted or instructed irrigate all planted areas shown on plans including planters, tubs, gardens, turf and the like. The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities

During the defects maintenance period schedule the following activities to occur on a timely basis.

- Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- Insect, disease and pest control** - Avoid spraying:
  - if ever possible;
  - in wet weather or if wet weather is imminent;
  - if target plants are still wet after rain;
  - in windy weather; and
  - if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

- Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:

- Product brand / manufacturer's name,
- Fertiliser / product name,
- Application quantity and rate, and
- Date of application and location.

- Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.
- Landscape Maintenance Access** - Comprehensive fixing point shop drawings to be produced with code conforming operation safety plan to strictly guide trained / certified staff with use of harnesses or abseiling equipment and support team members as required.

SS22-5030 183 Macquarie Street, Parramatta NSW.						
Ground Floor - Plant Schedule						
Symbol	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Qty
Trees						
Hf	Howea forsteriana	Kentia Palm	20	5	3m clear trunk height	2
MLG	Magnolia grandiflora 'Little Gem'	Dwarf Magnolia	5	3	200L	2
Ns	Nyssa sylvatica	Black Tupelo	11	6	200L	1
Accents & Shrubs						
Ae	Aspidistra elatior	Cast Iron Plant	0.4	0.2	200mm	16
AiR	Alcantarea imperialis 'Rubra'	Giant Bromeliad	1.2	1.2	300mm	8
Mp	Murraya paniculata	Orange Jessamine	3.0	2.0	300mm	15
ROP	Raphiolepis 'Oriental Pearl'	Oriental Pearl	1.0	1.0	200mm	7
Sa	Syzygium australe 'Resilience'	Lilly Pilly	3.0	2.0	300mm	18
Zf	Zamia furfuracea	Cardboard Plant	0.5	0.5	200mm	7
Grasses & Groundcovers						
CBB	Crassula 'Bluebird'	Jade plant	0.5	0.5	300mm	19
Lm	Liriope muscari 'Evergreen Giant'	Liriope Evergreen Giant	0.5	0.5	150mm	17
Px	Philodendron xanadu	Xanadu	0.8	0.8	150mm	22

Level 2 - Plant Schedule						
Symbol	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Qty
Accents & Shrubs						
AiR	Alcantarea imperialis 'Rubra'	Giant Bromeliad	1.2	1.2	300mm	5
An	Asplenium nidus	Bird's Nest Fern	1.0	1.0	300mm	14
Bg	Blechnum gibbum 'Silver Lady'	Silver Lady Fern	0.8	0.8	300mm	5
ROP	Raphiolepis 'Oriental Pearl'	Oriental Pearl	1.0	1.0	200mm	18
Grasses & Groundcovers						
Ca	Cissus antarctica	Kangaroo Vine	0.3	5.0	150mm	56
CBB	Crassula 'Bluebird'	Jade plant	0.5	0.5	300mm	38
Lm	Liriope muscari 'Evergreen Giant'	Liriope Evergreen Giant	0.5	0.5	150mm	43
Ss	Senecio serpens	Blue Chalk Sticks	0.2	1.0	150mm	15
Vh	Viola hederacea	Native Violet	0.15	1.0	150mm	80

Levels 3, 4, 5 & 11 - Plant Schedule						
Symbol	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Qty
Ca	Cissus antarctica	Kangaroo Vine	0.3	5.0	150mm	44

Rooftop Terrace - Plant Schedule						
Symbol	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Qty
Accents & Shrubs						
Ag	Agave geminiflora	Twin Flowered Agave	1.0	1.0	200mm	3
AiR	Alcantarea imperialis 'Rubra'	Giant Bromeliad	1.2	1.2	300mm	3
ROP	Raphiolepis 'Oriental Pearl'	Oriental Pearl	1.0	1.0	200mm	21
Grasses & Groundcovers						
Ca	Cissus antarctica	Kangaroo Vine	0.3	5.0	150mm	26
Lm	Liriope muscari 'Evergreen Giant'	Liriope Evergreen Giant	0.5	0.5	150mm	11
Px	Philodendron xanadu	Xanadu	0.8	0.8	150mm	14
Ss	Senecio serpens	Blue Chalk Sticks	0.2	1.0	150mm	34
Vh	Viola hederacea	Native Violet	0.15	1.0	150mm	55

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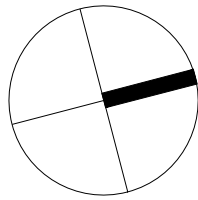
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LEGEND

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Fax: (61 2) 9698 2877  
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Client:

RAPISARDA INVESTMENTS

Project:

Student Accommodation  
183 Macquarie Street  
Parramatta NSW

Drawing Name:

Landscape Specification /  
Planting Schedule

Scale:

SS22-5030

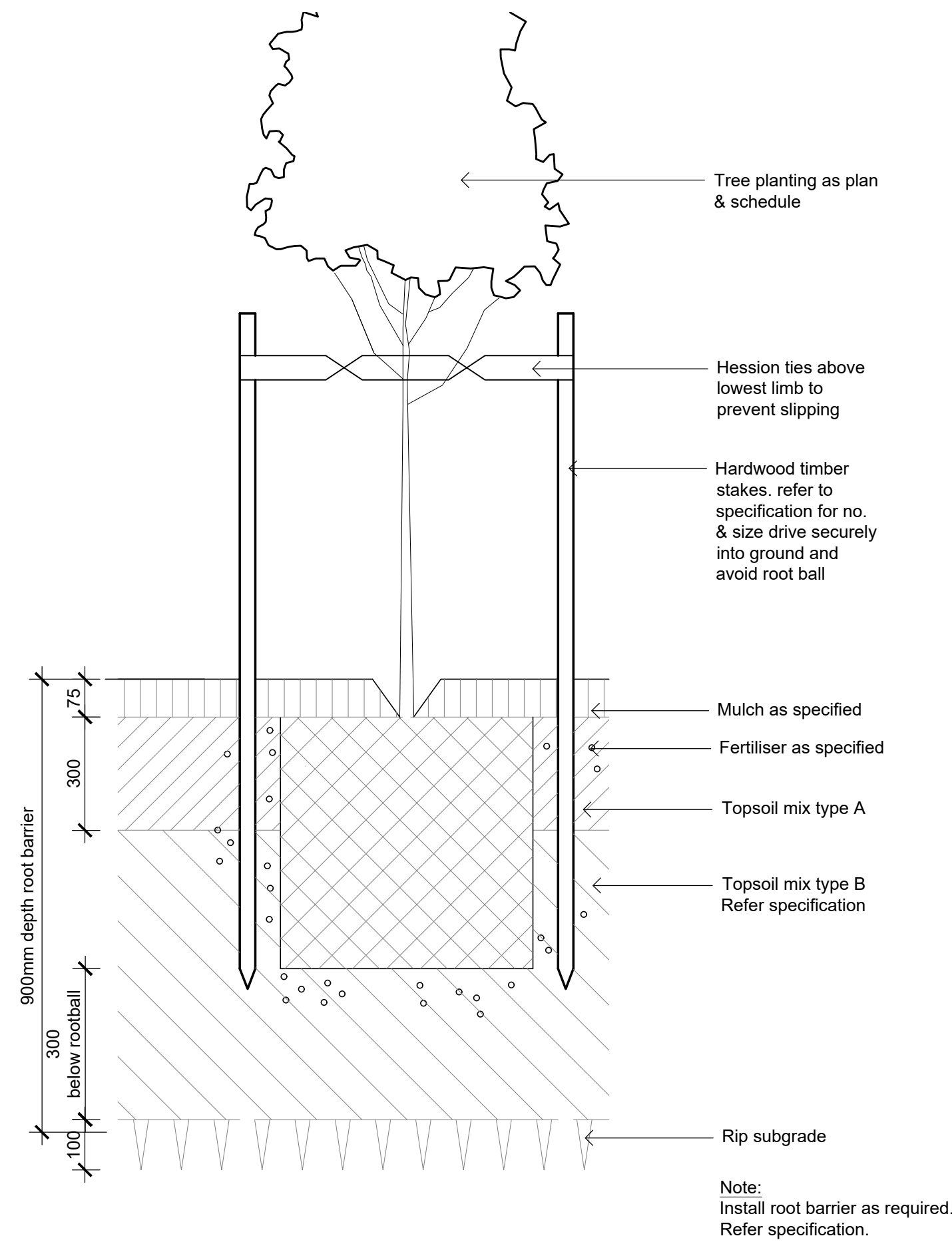
Drawing Number:

501

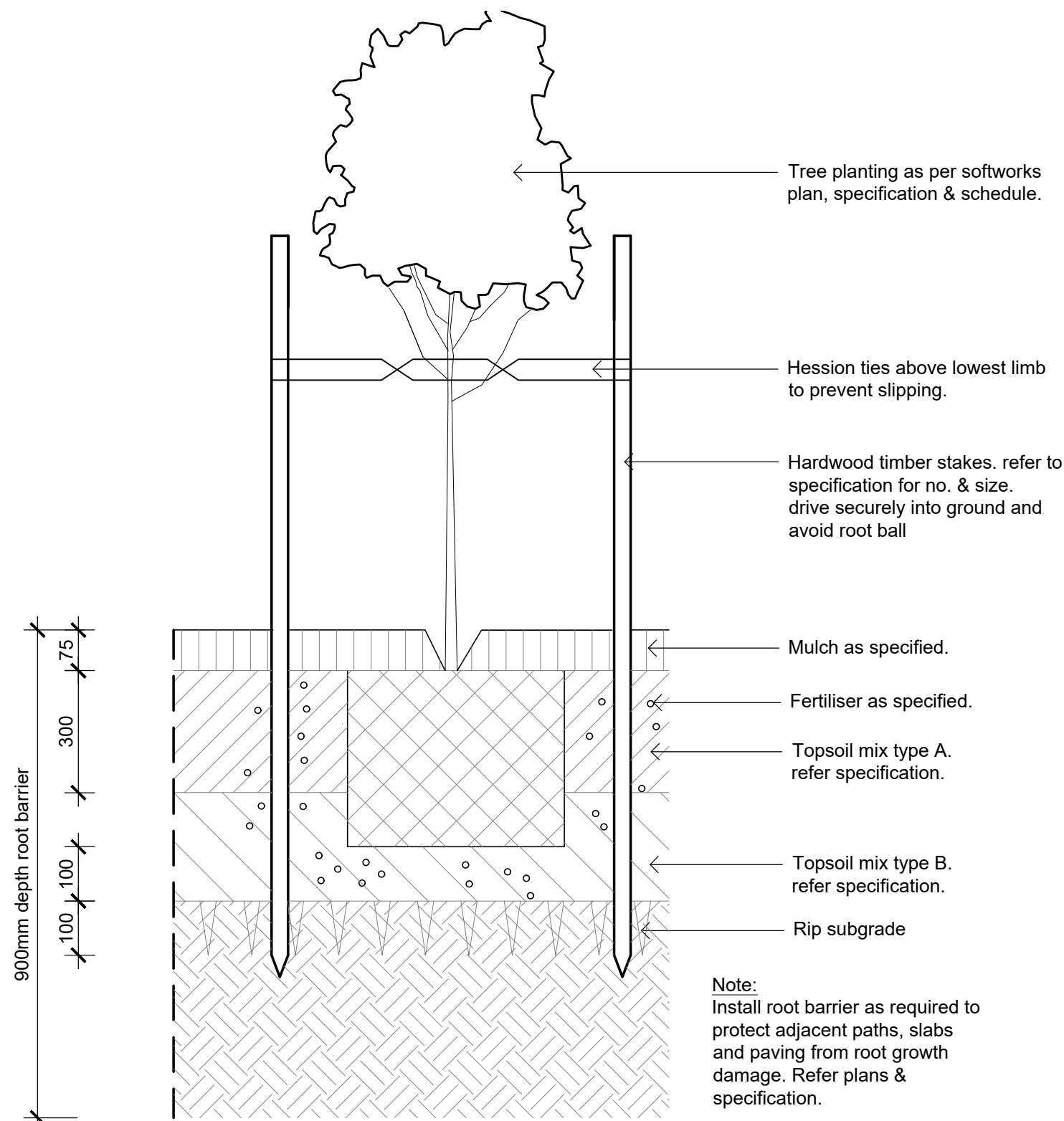
Issue:

H

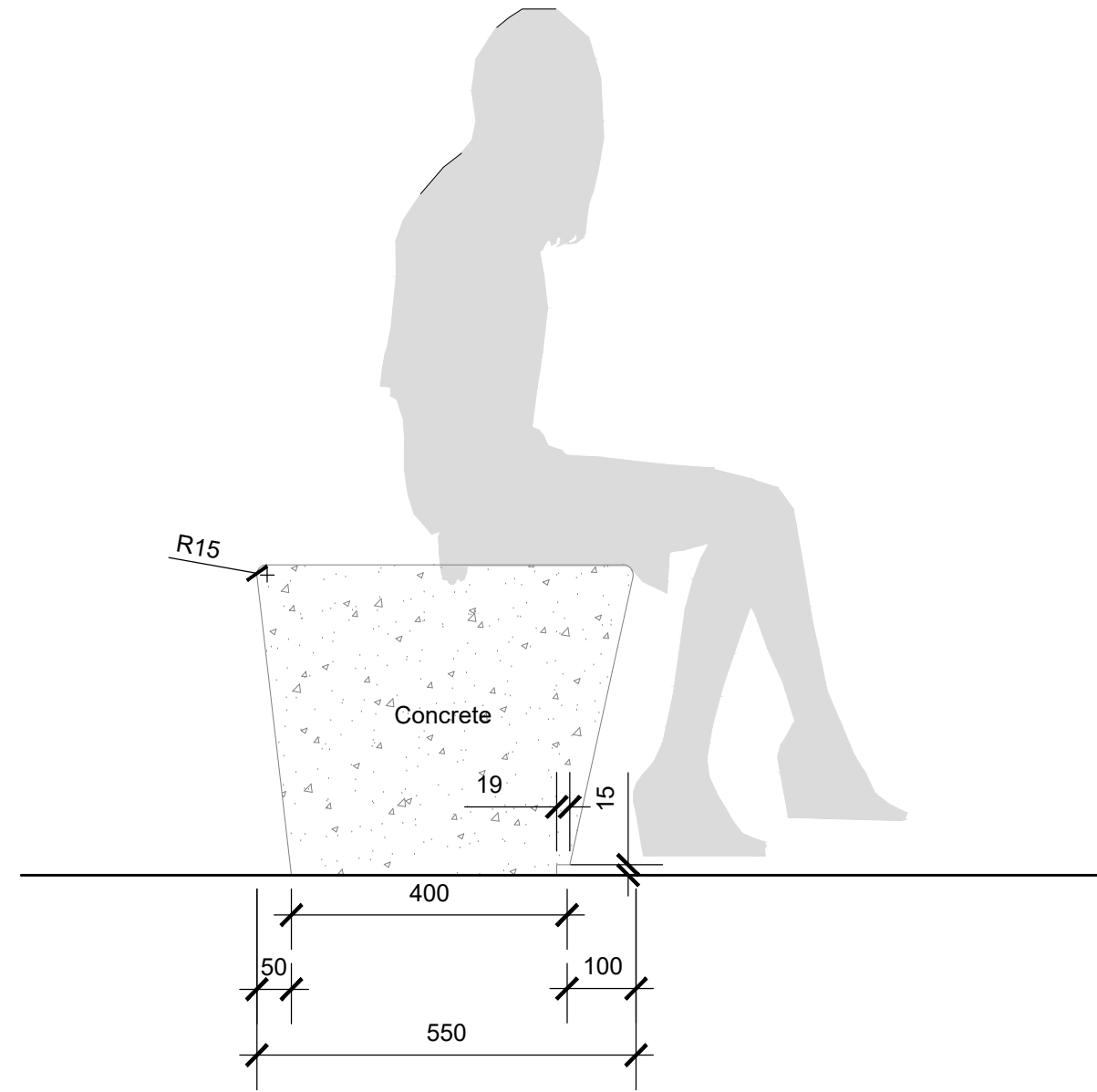




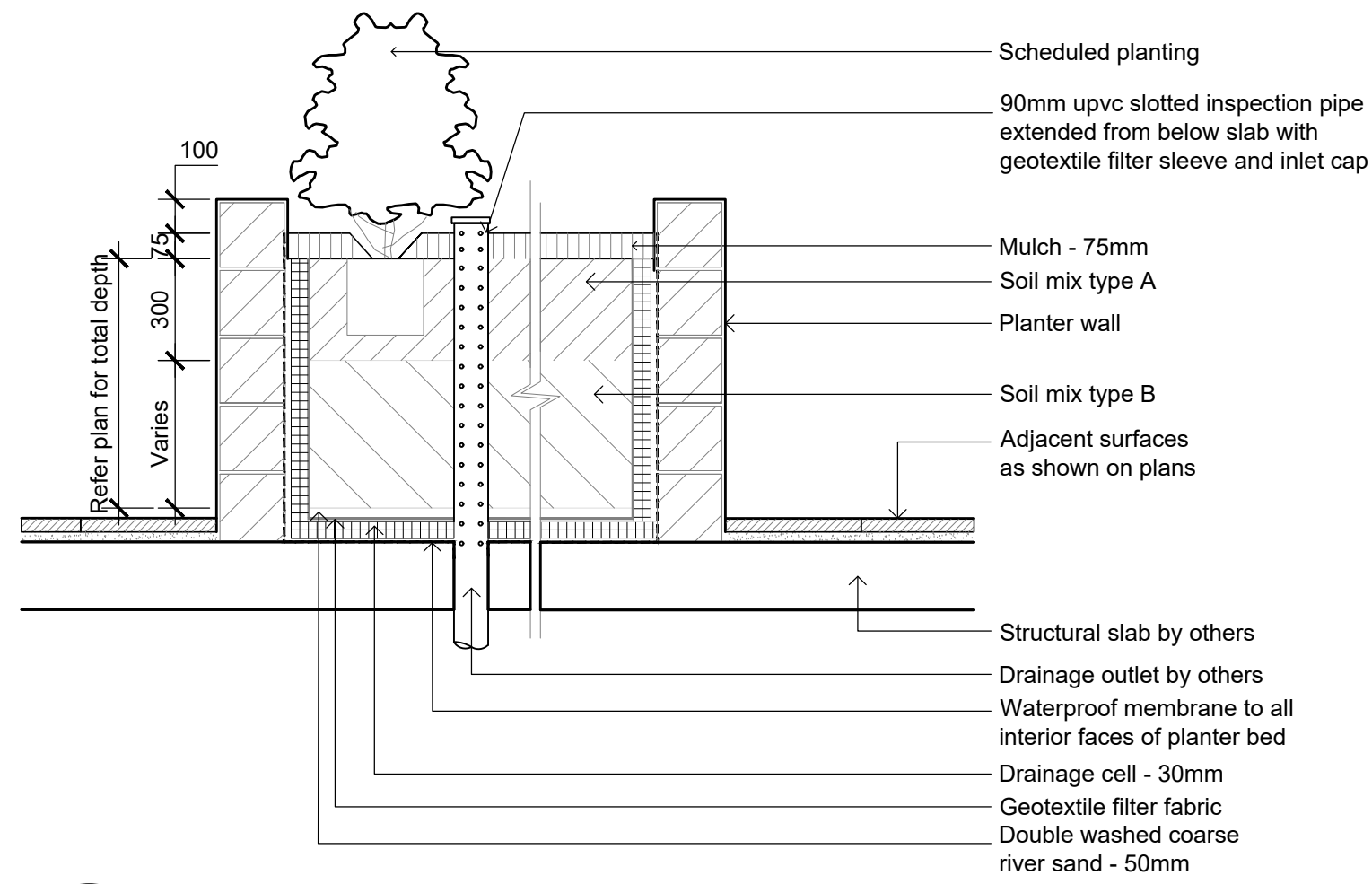
1  
502 Detail 75-200L Tree Planting on Grade  
1:10



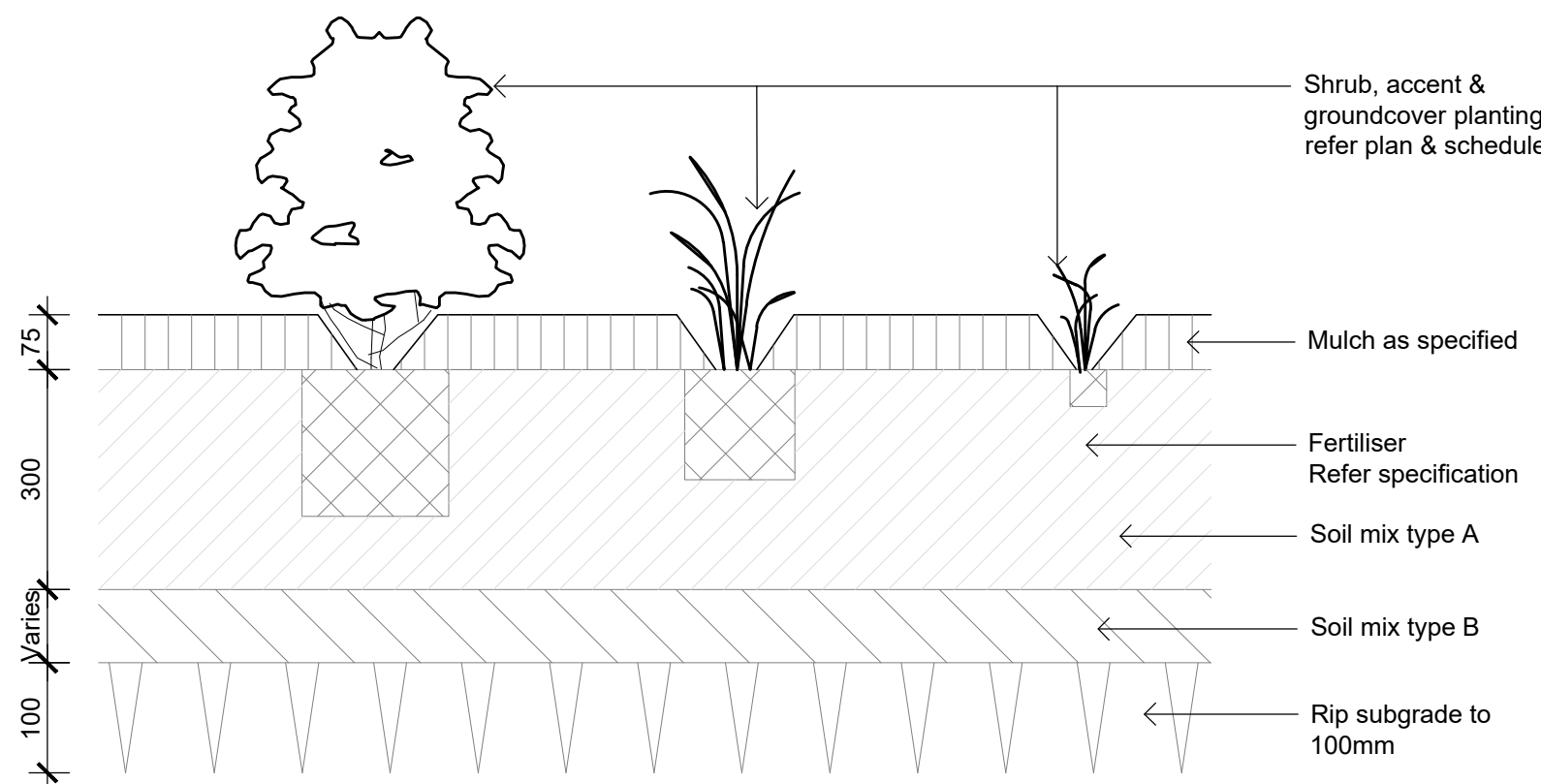
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502 Detail 25-75L Tree Planting on Grade  
1:10



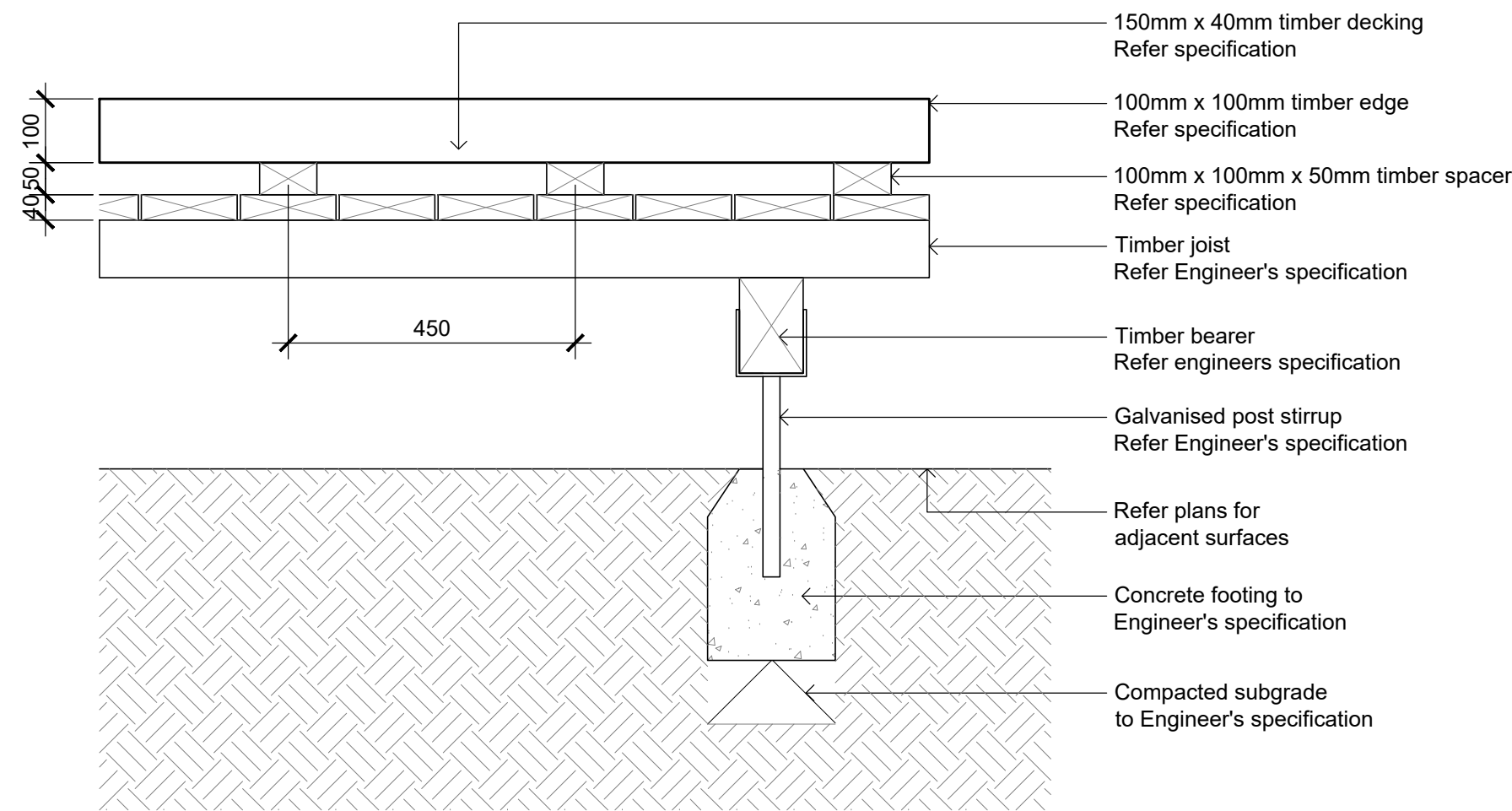
3  
502 Feature concrete seat - Section  
1:10



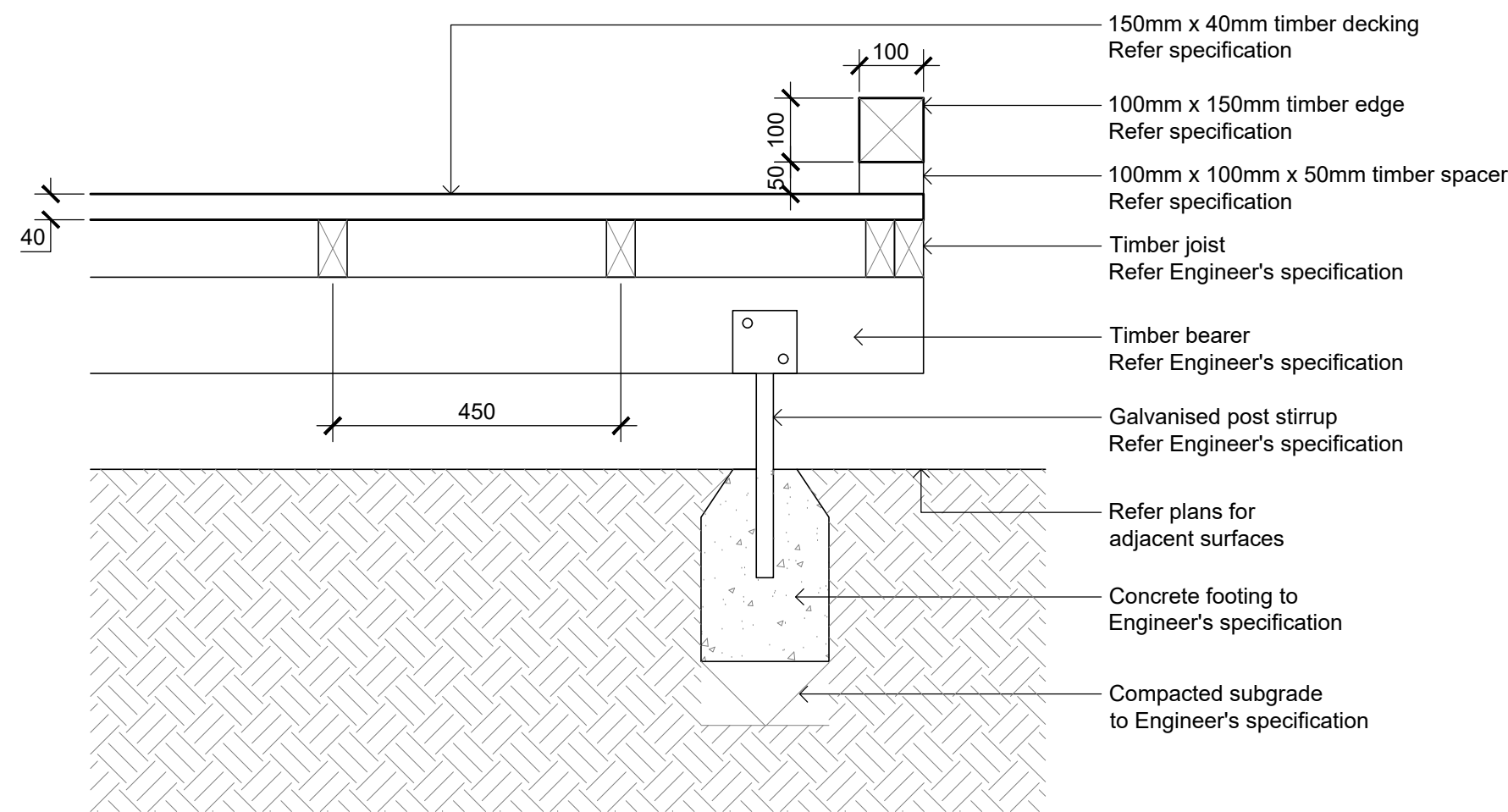
4  
502 Section - Typical raised planter on structure  
1:20  
Inspection Riser Pipe



5  
502 Detail Shrub Accent & Groundcover Planting on Grade  
1:10



6  
502 RAISED TIMBER DECK - SECTION AA  
1:10



7  
502 RAISED TIMBER DECK - SECTION BB  
1:10

NOT FOR CONSTRUCTION

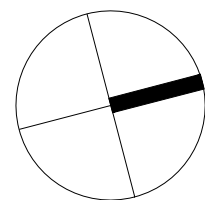
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

LEGEND

H	For DA	BS	RS	12.02.2025
G	For DA	BS	RS	20.08.2024
F	For DA	BS	RS	19.07.2024
E	For DA	MJW	RS	22.06.2023
D	Preliminary	MJW	RS	16.06.2023
C	Preliminary	BS	RS	23.03.2023
B	Preliminary	MJW	RS	11.10.2022
A	Preliminary	BS	RS	16.09.2022
Issue	Revision Description	Drawn	Check	Date

Key Plan:



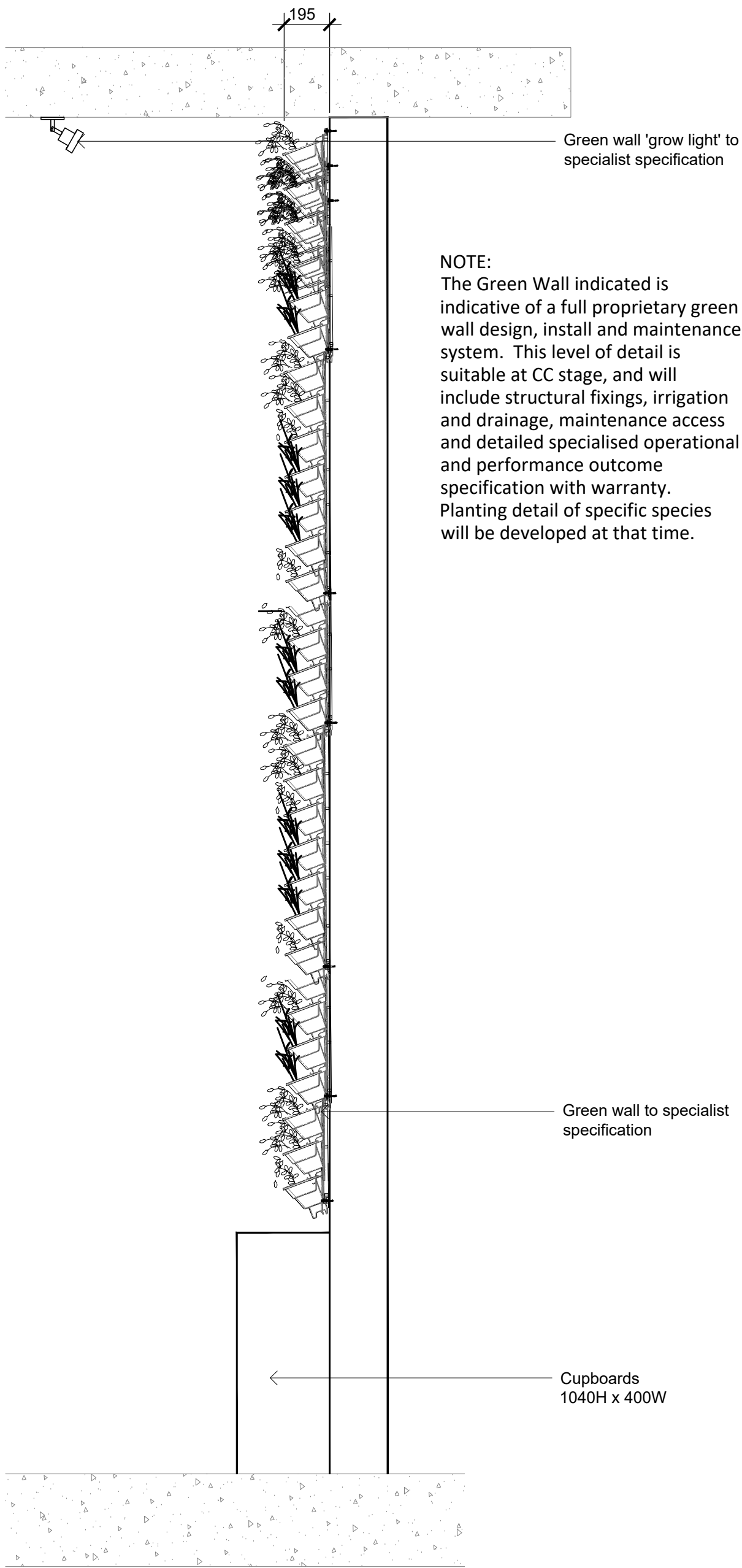
SITE IMAGE  
Landscape Architects  
Level 1, 3-5 Baptist Street  
Redfern NSW 2016  
Australia  
Tel: (61 2) 8332 5600  
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Drawing Name:  
**Landscape Details**

DEVELOPMENT APPLICATION  
Scale: As Shown @ A1  
Job Number: **SS22-5030**  
Drawing Number: **502**  
Issue: **H**

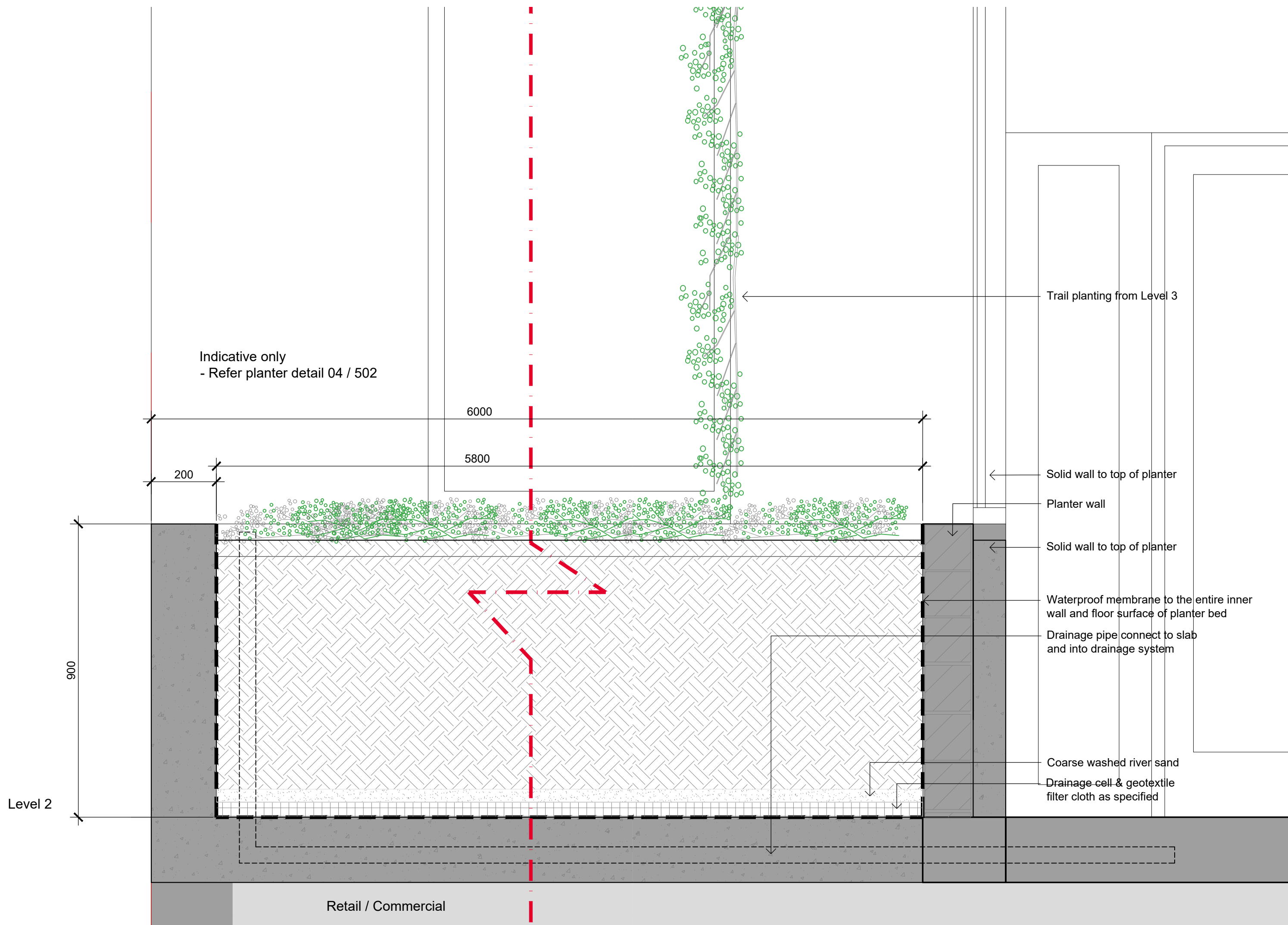




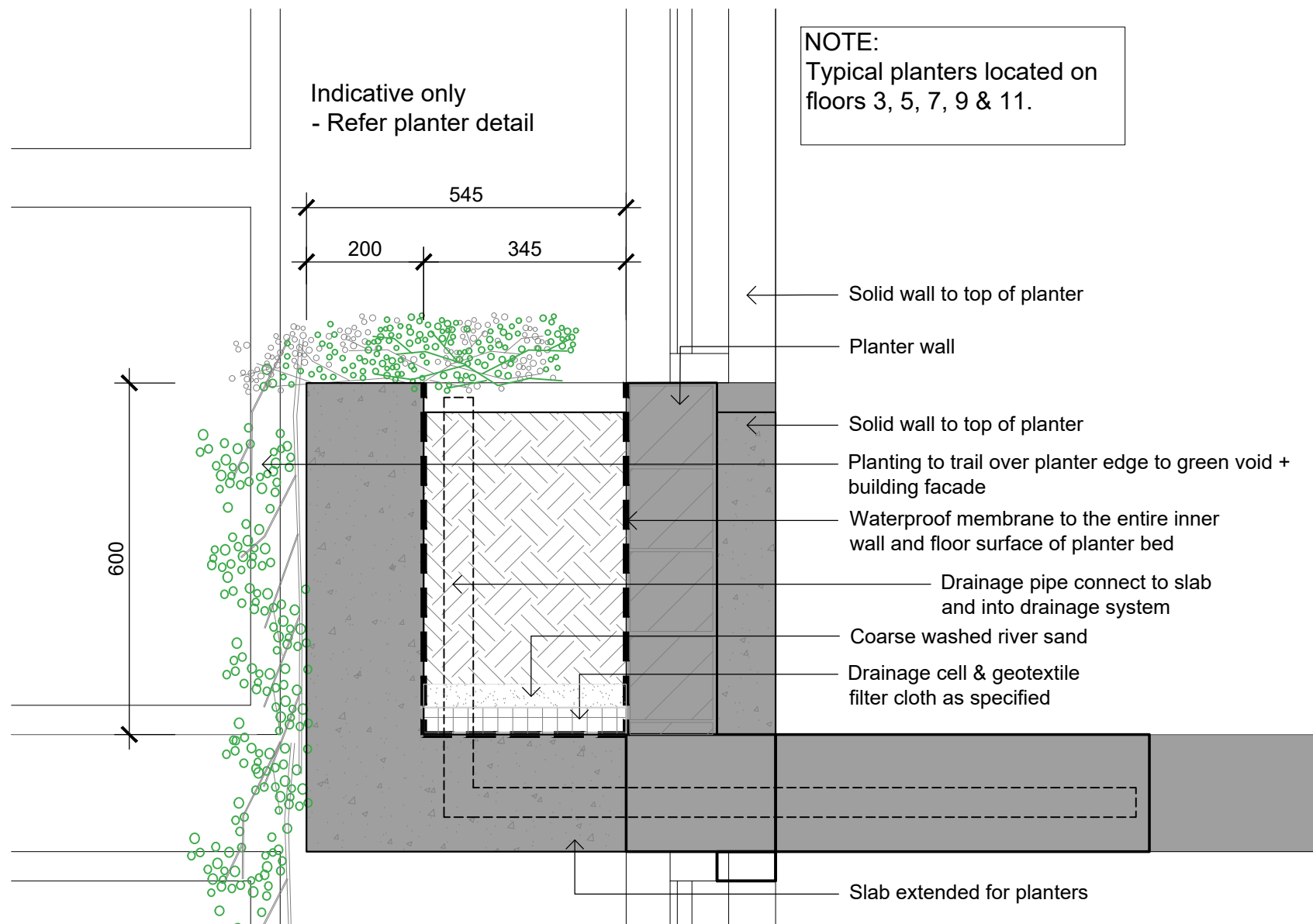
01  
503  
Typical Green Wall - Section  
1:20



02  
503  
Cantilevered Planter - Elevation  
1:20



03  
503  
Planter - Level 2  
1:10



04  
503  
Typical Cantilevered Planter - Level 3, 5, 7, 9 and 11  
1:10

NOTE:  
Landscape Maintenance Access: Comprehensive fixing point shop drawings to be produced with code conforming operation safety plan to strictly guide trained / certified staff with use of harnesses or abseiling equipment and support team members as required.

NOT FOR CONSTRUCTION

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Key Plan:

SITE IMAGE



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DEVELOPMENT APPLICATION

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