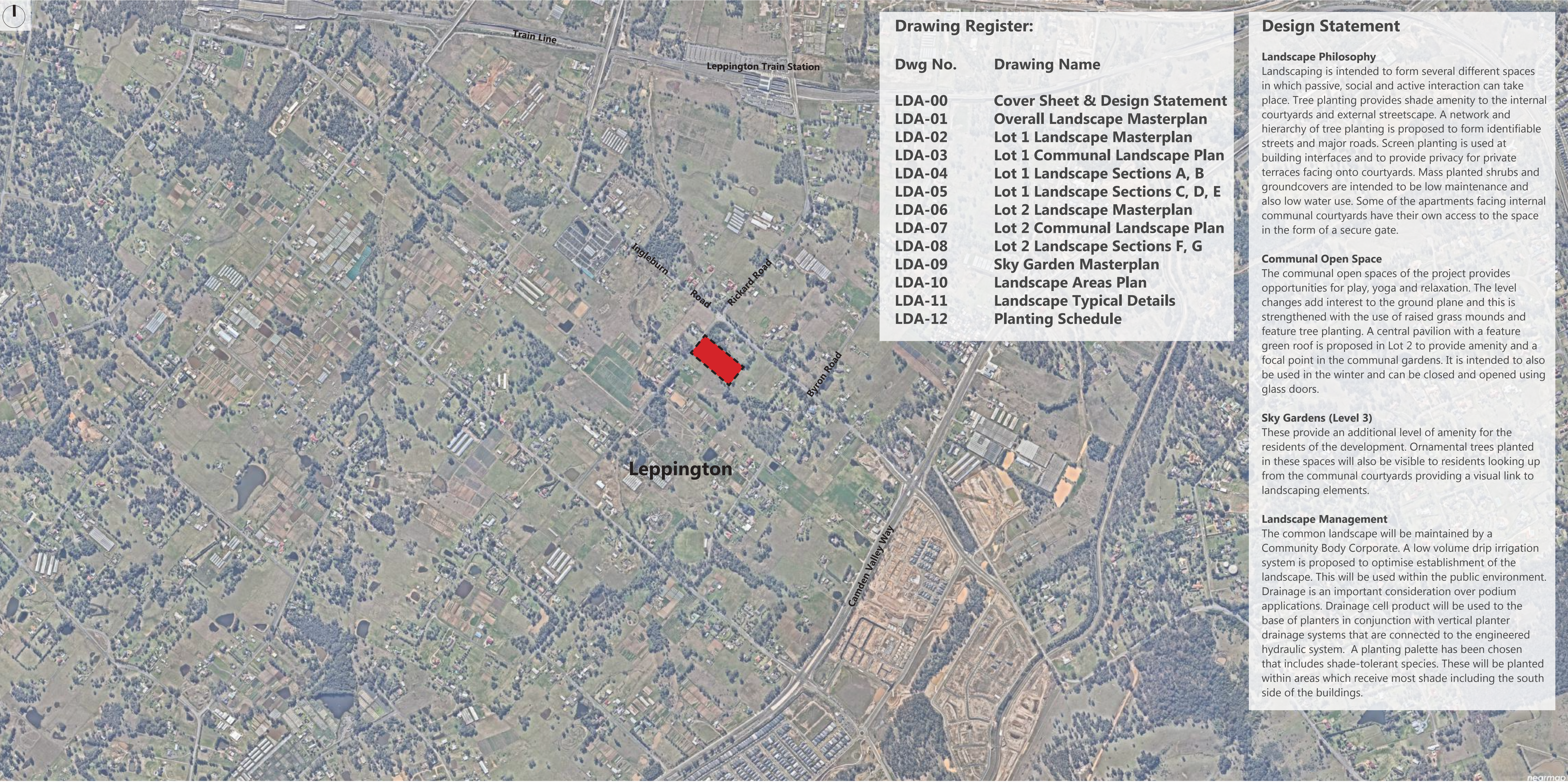


76 Rickard Road, Leppington, NSW

Landscape Documentation for Development Application



Drawing Register:

Dwg No.	Drawing Name
LDA-00	Cover Sheet & Design Statement
LDA-01	Overall Landscape Masterplan
LDA-02	Lot 1 Landscape Masterplan
LDA-03	Lot 1 Communal Landscape Plan
LDA-04	Lot 1 Landscape Sections A, B
LDA-05	Lot 1 Landscape Sections C, D, E
LDA-06	Lot 2 Landscape Masterplan
LDA-07	Lot 2 Communal Landscape Plan
LDA-08	Lot 2 Landscape Sections F, G
LDA-09	Sky Garden Masterplan
LDA-10	Landscape Areas Plan
LDA-11	Landscape Typical Details
LDA-12	Planting Schedule

Design Statement

Landscape Philosophy
Landscaping is intended to form several different spaces in which passive, social and active interaction can take place. Tree planting provides shade amenity to the internal courtyards and external streetscape. A network and hierarchy of tree planting is proposed to form identifiable streets and major roads. Screen planting is used at building interfaces and to provide privacy for private terraces facing onto courtyards. Mass planted shrubs and groundcovers are intended to be low maintenance and also low water use. Some of the apartments facing internal communal courtyards have their own access to the space in the form of a secure gate.

Communal Open Space
The communal open spaces of the project provides opportunities for play, yoga and relaxation. The level changes add interest to the ground plane and this is strengthened with the use of raised grass mounds and feature tree planting. A central pavilion with a feature green roof is proposed in Lot 2 to provide amenity and a focal point in the communal gardens. It is intended to also be used in the winter and can be closed and opened using glass doors.

Sky Gardens (Level 3)
These provide an additional level of amenity for the residents of the development. Ornamental trees planted in these spaces will also be visible to residents looking up from the communal courtyards providing a visual link to landscaping elements.

Landscape Management
The common landscape will be maintained by a Community Body Corporate. A low volume drip irrigation system is proposed to optimise establishment of the landscape. This will be used within the public environment. Drainage is an important consideration over podium applications. Drainage cell product will be used to the base of planters in conjunction with vertical planter drainage systems that are connected to the engineered hydraulic system. A planting palette has been chosen that includes shade-tolerant species. These will be planted within areas which receive most shade including the south side of the buildings.



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FOR DEVELOPMENT APPLICATION

Architect
ROTHE LOWMAN

Issue	Date	Description	Drawn	Checked
A	01.04.16	Draft DA	RL	BG
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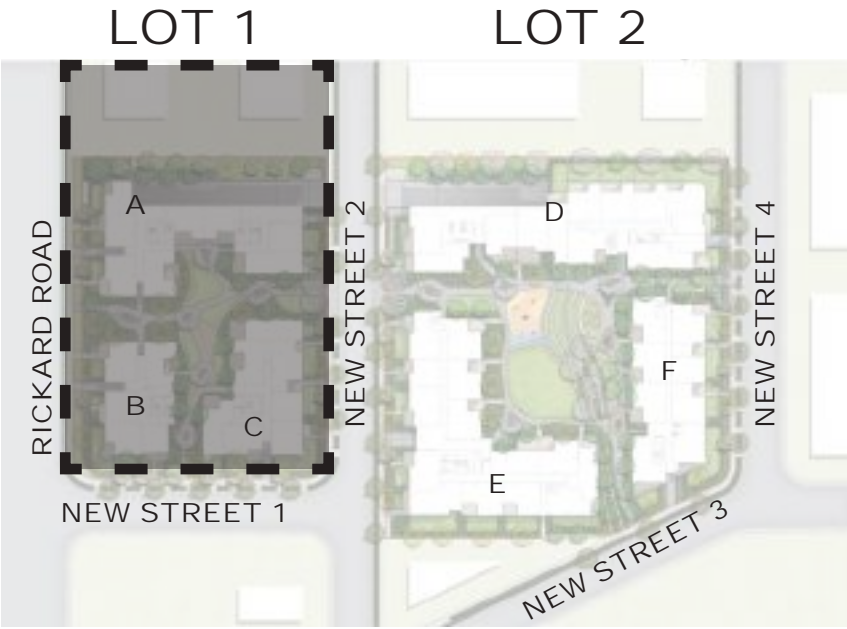
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Project
76 RICKARD ROAD
Project Address
76 Rickard Road, Leppington, NSW

Date	Revision	Job Number	Drawing Number
13.03.2017	D	20151215	LDA-01
Scale 1:250 @ A1 (1:500 @ A3)			
0 2 4 6 8 10m			
Drawing Name OVERALL LANDSCAPE MASTERPLAN			



KEY PLAN



LEGEND

- Site boundary line
- Line of basement under
- Line of building over
- Proposed spot level
- Proposed top of wall level
- Private Terrace
- Proposed retaining wall subject to future design resolution and details
- Proposed 450mm high formed concrete seating wall subject to future design resolution and details
- Proposed secure entry point
- Proposed steps subject to future design resolution and details
- 200mm contours indicating proposed garden mounding to achieve a minimum soil depth of 1.2 metres clear soil in accordance with the ADG for small trees and 1.5 metres of soil for larger canopy tree specimens
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- Proposed native tree planting refer to Plant Schedule on drawing LDA-12
- Proposed ornamental tree planting refer to Plant Schedule on drawing LDA-12
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- Proposed porcelain tile or similar to private terraces and pathways subject to future design resolution and details
- Proposed natural stone paving to communal areas subject to future details
- Proposed concrete footpath to Council's standard details and requirements
- Proposed pattern effect wetpour rubber softfall surface to playground area
- Proposed pavilion with extensive green roof system over to form focal element in communal open space and to reinforce the green initiatives of the development

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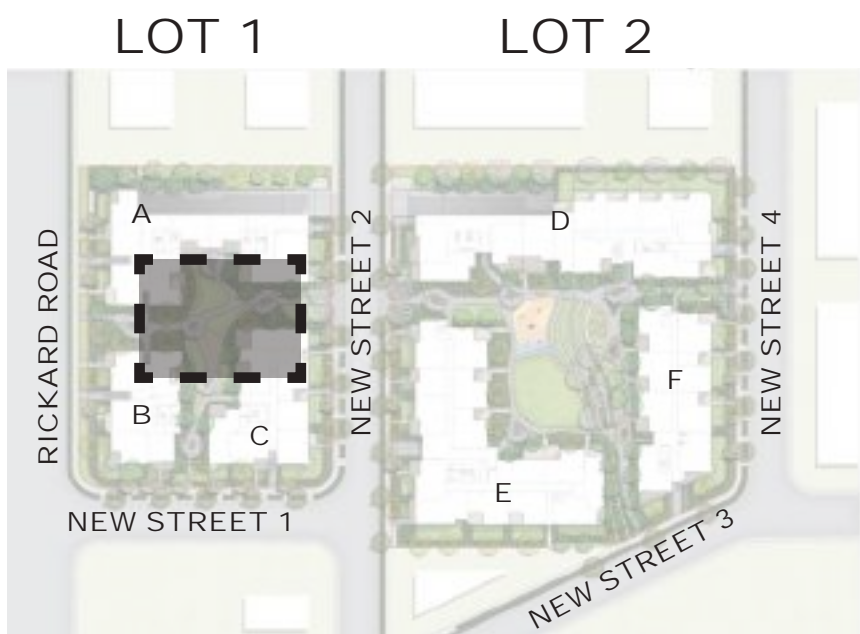
Project

76 RICKARD ROAD

Project Address

76 Rickard Road, Leppington, NSW

Date	Revision	Job Number	Drawing Number
13.03.2017	D	20151215	LDA-02
Scale			
1:200 @ A1 (1:400 @ A3)			
0 1 2 3 4 5 6 7 8 9 10m			
Drawing Name			
LOT 1 LANDSCAPE MASTERPLAN			



LEGEND

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Project

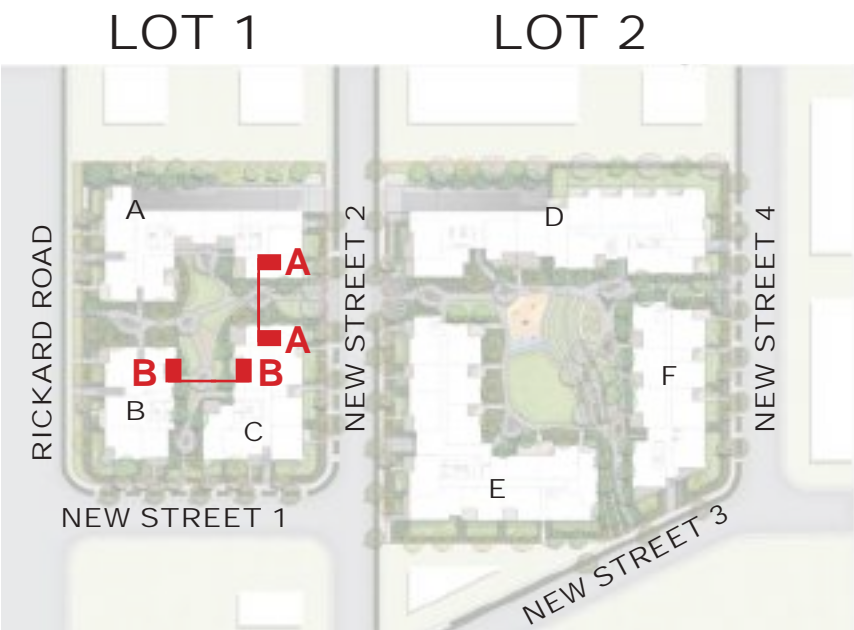
76 RICKARD ROAD

Project Address

76 Rickard Road, Leppington, NSW

Date	Revision	Job Number	Drawing Number
13.03.2017	D	20151215	LDA-03
Scale			North
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0 1 2 3 4 5m			
Drawing Name			
LOT 1 COMMUNAL LANDSCAPE PLAN			

KEY PLAN



SECTION A-A

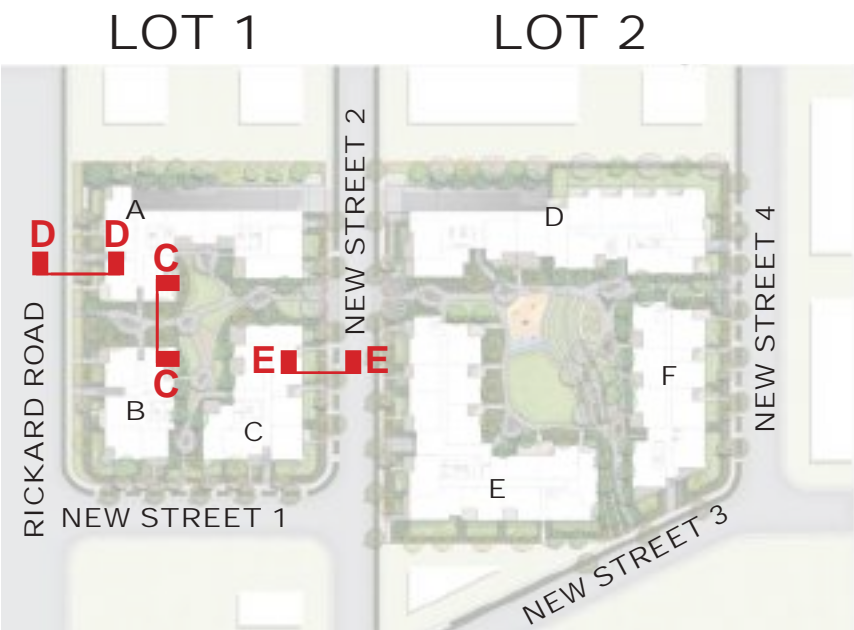
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SECTION-ELEVATION B-B

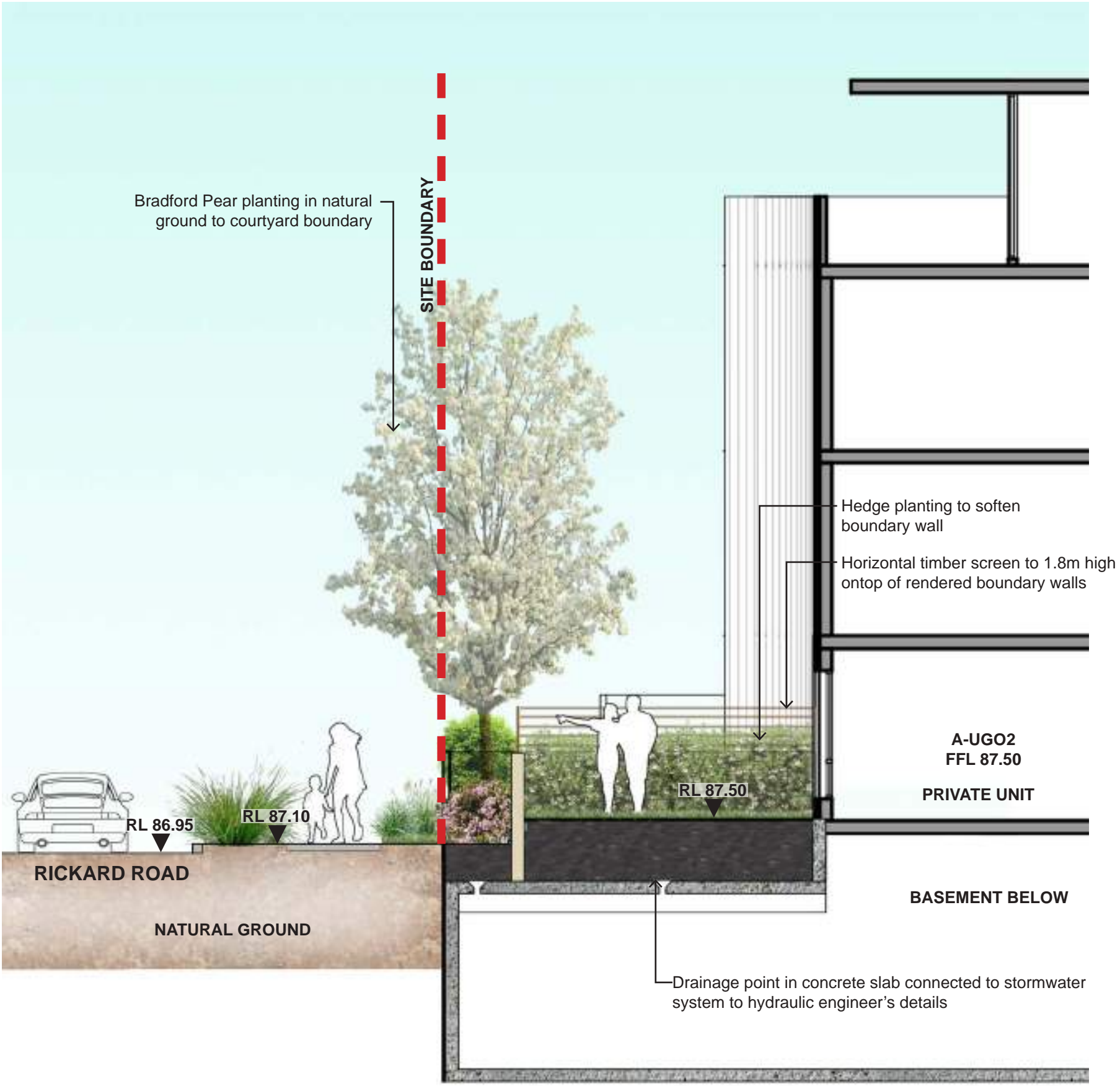
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KEY PLAN



SECTION C-C

SCALE: 1:75 @ A1 (1:150 @ A3)



SECTION D-D

SCALE: 1:75 @ A1 (1:150 @ A3)



SECTION E-E

SCALE: 1:75 @ A1 (1:150 @ A3)

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D	13.03.17	For Development Application	KG	RL

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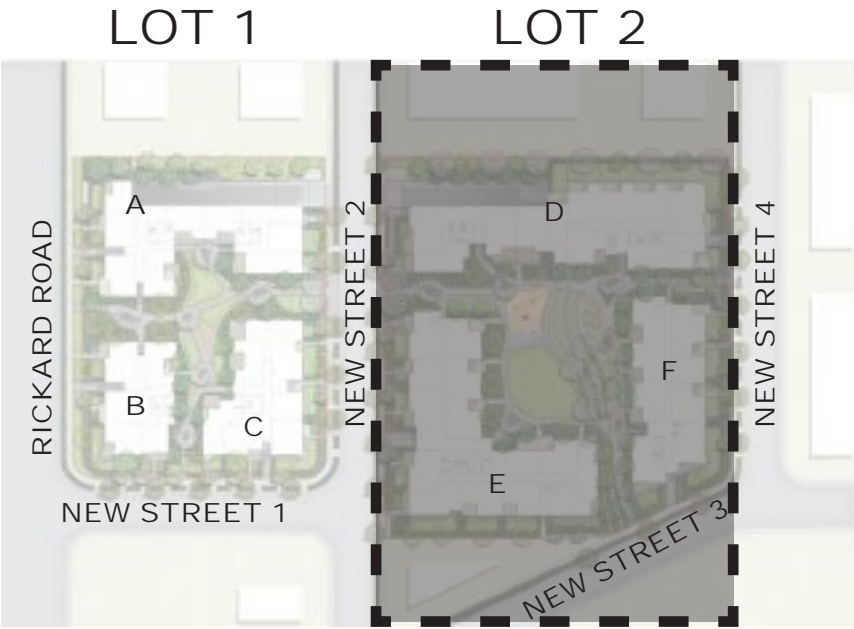
Project
76 RICKARD ROAD

Project Address
76 Rickard Road, Leppington, NSW

Date	Revision	Job Number	Drawing Number
13.03.2017	D	20151215	LDA-05
Scale 1:75 @ A1 (1:150 @ A3)			North
0 0.5 1 1.5 2 2.5 3m			
Drawing Name			
LOT 1 LANDSCAPE SECTIONS C, D, E			



KEY PLAN



LEGEND

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FOR DEVELOPMENT APPLICATION

Architect
ROTHE LOWMAN

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C	7.11.16	For Development Application	KG	RL
D	13.03.17	For Development Application	KG	RL

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Project
76 RICKARD ROAD
Project Address
76 Rickard Road, Leppington, NSW

Date	Revision	Job Number	Drawing Number
13.03.2017	D	20151215	LDA-06
Scale			North
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Drawing Name			
LOT 2 LANDSCAPE MASTERPLAN			

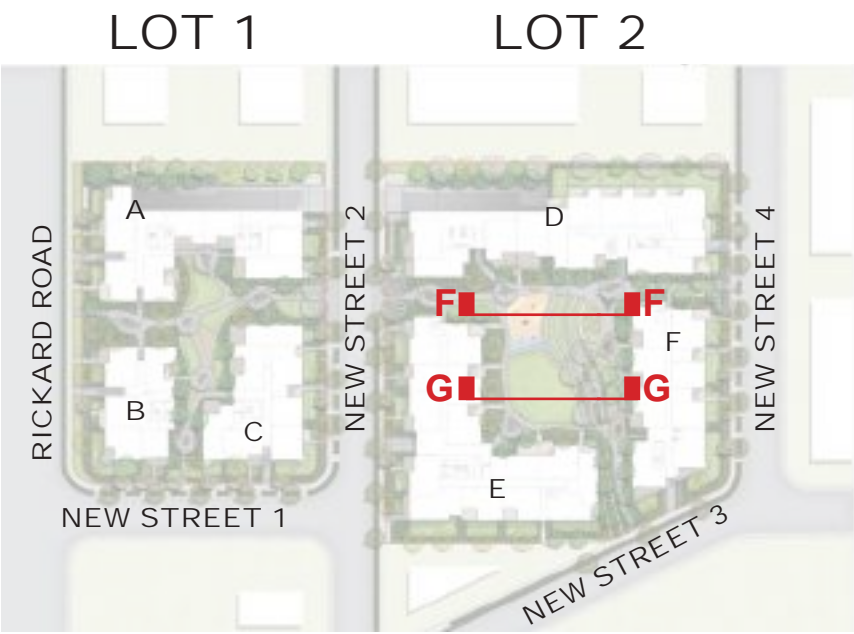
LOT 2 COMMUNAL LANDSCAPE PLAN



SECTION F-F

SCALE: 1:75 @ A1 (1:150 @ A3)

KEY PLAN



SECTION G-G

SCALE: 1:75 @ A1 (1:150 @ A3)

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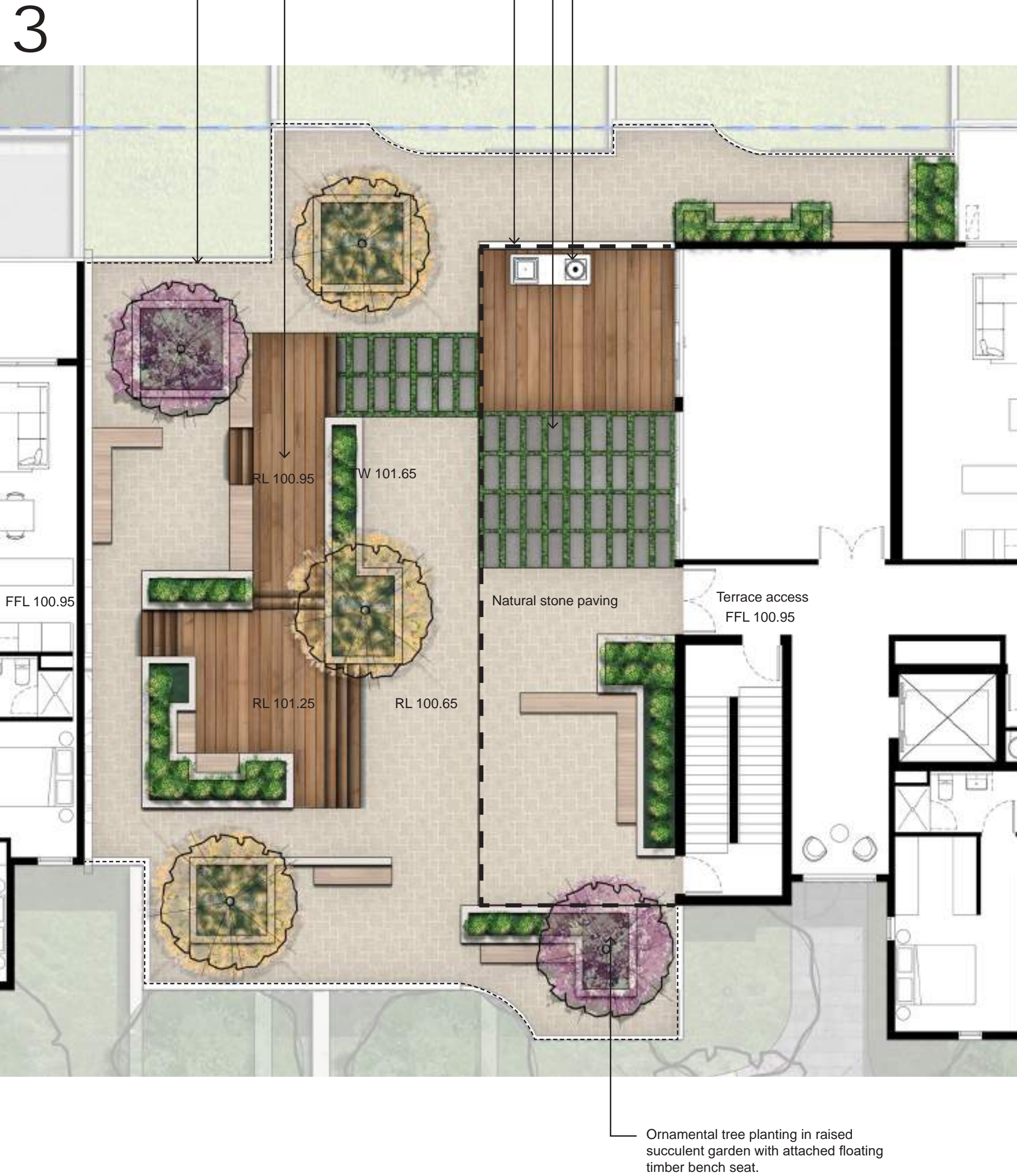
Issue	Date	Description	Drawn	Checked
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Project
76 RICKARD ROAD
Project Address
76 Rickard Road, Leppington, NSW

Date	Revision	Job Number	Drawing Number
13.03.2017	D	20151215	LDA-08
Scale	1:75 @ A1 (1:150 @ A3)		North
0 0.5 1 1.5 2 2.5 3m			
Drawing Name	LOT 2 LANDSCAPE SECTIONS F, G		

KEY PLAN



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C	7.11.16	For Development Application	KG	RL
D	13.03.17	For Development Application	KG	RL

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Project
76 RICKARD ROAD
Project Address
76 Rickard Road, Leppington, NSW

Date	Revision	Job Number	Drawing Number
13.03.2017	D	20151215	LDA-09
Scale	1:50 @ A1 (1:100 @ A3)		
Drawing Name	SKY GARDEN MASTERPLAN		



LEGEND

- Communal turf area
- Communal planting area
- Private turf area
- Private planting area
- Resin bounded gravel
- Soft fall

SCHEDULE

LANDSCAPE AREA (M2)	PRIVATE	COMMUNAL
STAGE 1 Ground Floor	495	1511
STAGE 2 Ground Floor	1104	2109

SITE AREA (M2)	14246
Target 30% of site area (M2)	4273.8
LANDSCAPE TOTAL (M2)	5219
PERCENTAGE	36.63%

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Date	Revision	Job Number	Drawing Number
13.03.2017	D	20151215	LDA-10
Scale			North
1:250 @ A1 (1:500 @ A3)			
Drawing Name			
LANDSCAPE AREAS PLAN			

General
Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a **weekly basis** to maintain the landscape works for the term of the maintenance period commencing from practical completion.

Rubbish Removal
During the term of the maintenance period the Landscape Contractor shall undertake rubbish removal from the site on a **weekly basis** to ensure the site remains in tidy condition.

Weed Eradication
Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. ‘Roundup’, applied in accordance with the manufacturer’s directions.

Tree Replacement
Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.
Frequency: as required.

Stakes
Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning
Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

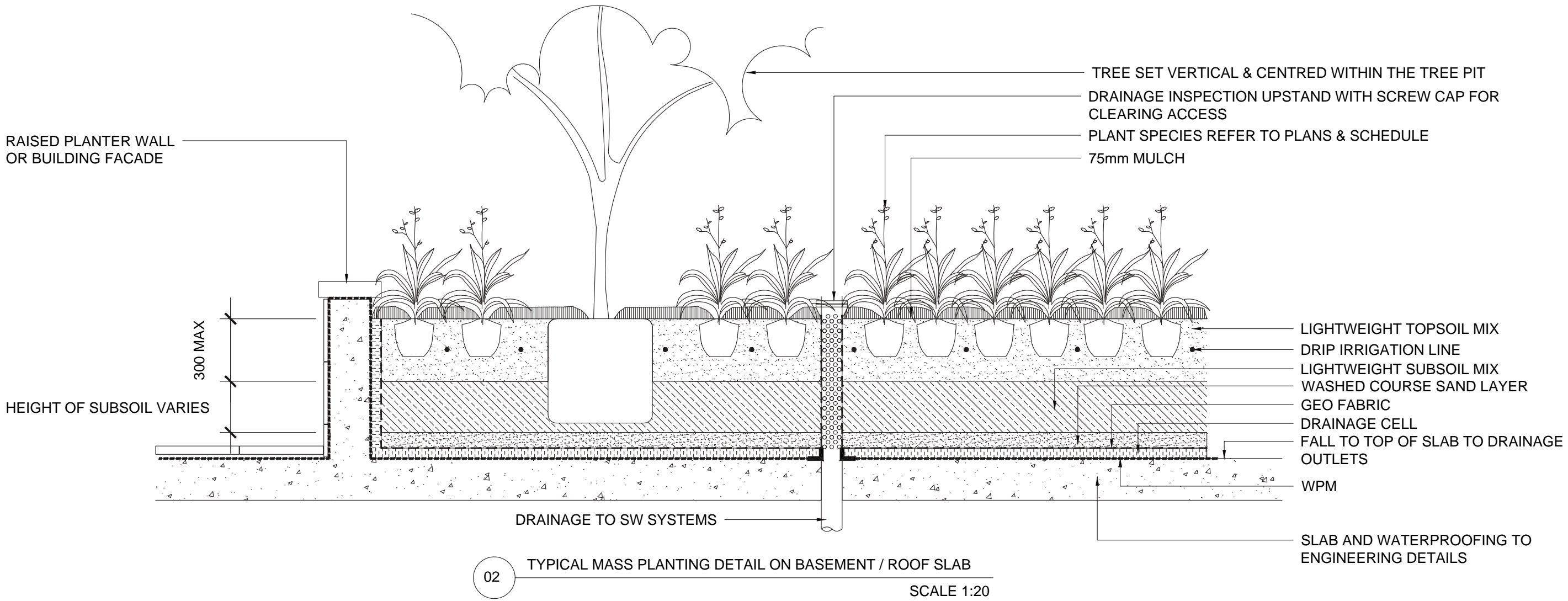
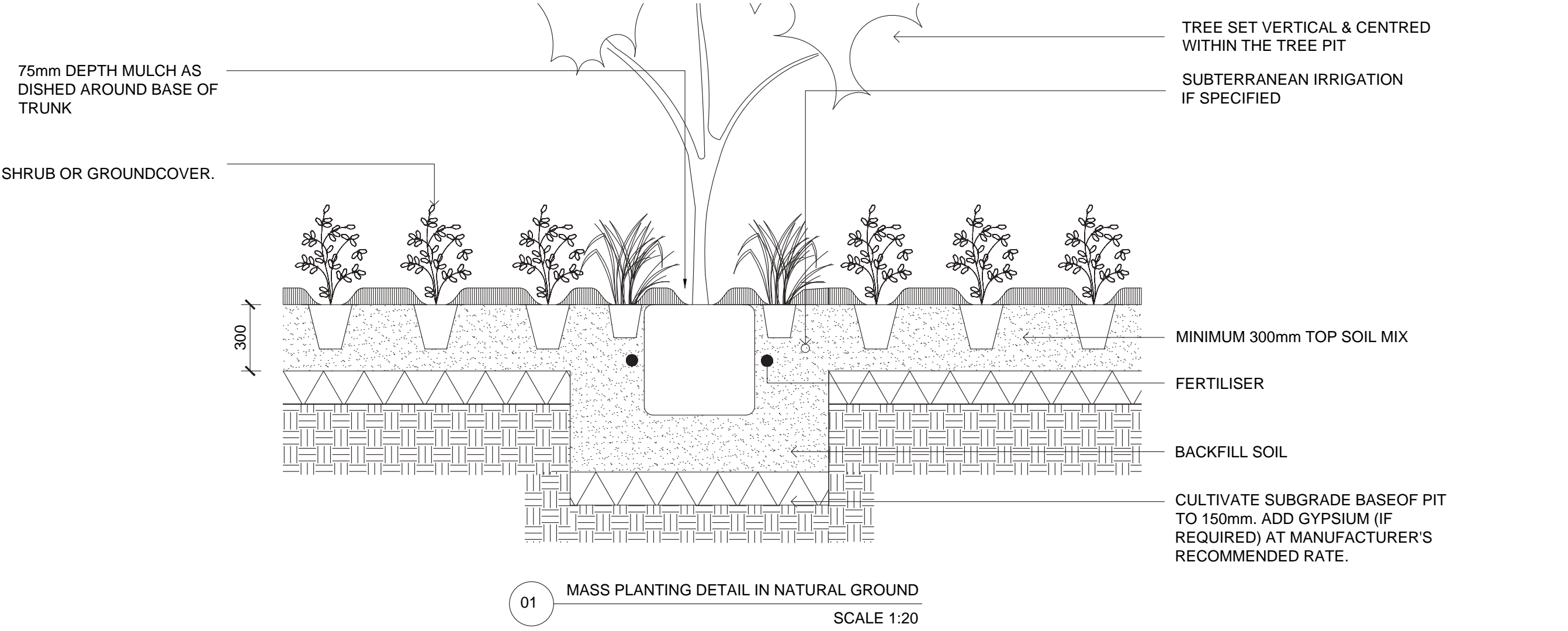
Mulched Surfaces
All planter beds and garden areas shall have a minimum depth of 75mm Forest Fines mulch. All mulch is to be free of deleterious matter such as soil, weeds and sticks. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client.

Watering
Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.
Frequency: Weekly or as required.

Soil
Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to ‘Organic Garden Mix’ as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to ‘Native Low ‘P’ Mix’ as supplied by Australian Native Landscapes.

Pest and Disease Control
The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer’s directions.
Frequency: weekly inspection

Fertilising
Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.



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			-	01.04.16	Draft DA	RL	BG			13.03.2017	D	20151215	LDA-11
			A	18.04.16	For Development Application	RL	BG			Scale AS SHOWN @ A1			
			B	3.11.16	For Development Application	KG	RL			Drawing Name			
			C	7.11.16	For Development Application	KG	RL			LANDSCAPE TYPICAL DETAILS			
			D	13.03.17	For Development Application	KG	RL						

Master Plant Schedule

Code	Botanical Name	Common Name	Mature Height	Spacing	Pot Size
Street trees					
FRA GRI	Fraxinus griffithii	Evergreen Ash	6m	As shown	200L
GIN BIL	Ginko biloba 'Princeton Sentry'	Maidenhair Tree	11m	As shown	200L
TRI LAU	Tristaniopsis laurina 'Luscious'	Water Gum	8m	As shown	200L
WAT FLO	Waterhousia floribunda	Weeping Lily Pily	8m	As shown	200L
Verge understorey planting					
AGA ori	Agapanthus orientalis (blue)	Agapanthus	0.7m	4/m2	150mm
DIA cae	Dianella caerulea	Dianella	0.5m	5/m2	150mm
LIR var	Liriope muscari 'Variegata'	Variegated Liriope	0.6m	5/m2	150mm
LOM hys	Lomandra hystrix 'Tropic Cascade'	Mat Rush	0.6m	5/m2	150mm
LOM tan	Lomandra longfolia 'LM300'	Lomandra Tanika	0.6m	5/m2	150mm
TRA jas	Trachelospermum jasminoides	Star Jasmine	0.5m	4/m2	150mm
Trees					
CER CAN	Cercis canadensis 'Forest Pansy'	Forest Pansy	5m	As shown	100L
CUP ANA	Cupaniopsis anacardioides	Tuckeroo	8m	As shown	75L
ELA RET	Elaeocarpus reticulatus	Blueberry Ash	8m	As shown	75L
JAC MIM	Jacaranda mimosifolia	Jacaranda	15m	As shown	75L
LAG SIO	Lagerstroemia indica x L.faurieri 'Sioux'	Crepe myrtle	4m	As shown	75L
LAG IND	Lagerstroemia indica x L.faurieri 'Zuni'	Crepe myrtle	4m	As shown	75L
MAG EXM	Magnolia 'Exmouth'	Magnolia	7m	As shown	100L
MAL ROY	Malus 'Royal Raindrops'	Crabapple	6m	As shown	100L
PYR CAL	Pyrus calleryana 'Bradford'	Bradford Pear	7m	As shown	100L
PYR NIV	Pyrus nivalis 'Snowpear'	Snowpear	8m	As shown	75L
Screening shrubs					
GRE hon	Grevillea 'Honey Gem'	Grevillea	3m	2m centres	150mm
PHO red	Photinia 'Red Robin'	Photinia	1.5m	0.75m centres	150mm
SYZ res	Syzygium australe 'Resilience'	Lilly Pilly	2m	0.75m centres	150mm
VIB ode	Viburnum odoratissimum	Sweet Viburnum	2m	0.75m centres	150mm
WES fru	Westringia fruticosa	Coastal Rosemary	1.2m	0.75m centres	150mm
Shrubs					
ART cir	Arthropodium cirratum	NZ Rock Lily	1.2m	0.7m centres	200mm
COR alb	Correa alba	Native Fuschia	1m	0.7m centres	200mm
COR dus	Correa 'Dusky Bells'	Dusky Bells Fuschia	1m	0.7m centres	200mm
GAR flo	Gardenia 'Florida'	Gardenia	1m	0.6m Centres	200mm
LOR chi	Loropetalum chinensis	Fringe Flower	1m	0.7m centres	200mm
NAN blu	Nandina domestica 'Blush'	Heavenly Bamboo	0.6m	0.6m centres	200mm
PHI xan	Philodendron xanadu	Xanadu	1m	0.6m Centres	200mm
PHO red	Photinia 'Red Robin'	Photinia	1.5m	0.75m centres	200mm
RHA ind	Rhaphiolepis indica	Indian Hawthorn	1.2m	0.7m centres	200mm
WES fru	Westringia fruticosa	Coastal Rosemary	1.2m	0.75m centres	200mm
Groundcovers / Low Shrub					
AGA clo	Agapanthus 'Cloudy Days'	Cloudy Days Agapanthus	1m	4/m2	150mm
AGA ori	Agapanthus orientalis (Blue)	Agapanthus	0.7m	4/m2	150mm
CLI min	Clivea mineata	Clivea	0.6m	4/m2	150mm
DIA cae	Dianella caerulea	Dianella	0.5m	5/m2	150mm
DIA tas	Dianella tasmanica TR20	Dianella	0.45m	5/m2	150mm
LOM tan	Lomandra longfolia 'LM300'	Lomandra Tanika	0.6m	5/m2	150mm
LIR mus	Liriope muscari	Lily Turf	0.5m	5/m2	150mm
LIR var	Liriope muscari 'Variegata'	Variegated Liriope	0.6m	5/m2	150mm
PEN alo	Pennisetum alopedcuiroides 'Pennstripe'	Pennstripe Fountain Grass	0.45m	5/m2	150mm
PEN naf	Pennisetum alopedcuiroides 'Nafray'	Nafray Fountain Grass	0.6m	5/m2	150mm
PEN pur	Pennisetum alopedcuiroides 'Purple Lea'	Purple Lea Fountain Grass	0.8m	4/m2	150mm
POA lab	Poa labillardierei	Tussock Grass	0.8m	5/m2	150mm
TRA jas	Trachelospermum jasminoides	Star Jasmine	0.5m	4/m2	150mm

Planting Palette Imagery



Cercis canadensis



Cupaniopsis anacardioides



Fraxinus griffithii



Ginkgo biloba 'Princeton Century'



Jacaranda mimosifolia



Pyrus calleryana 'Bradford'



Tristaniopsis laurina 'Luscious'



Waterhousia floribunda



Photinia 'Red Robin'



Syzygium australe 'Resilience'



Viburnum odoratissimum



Westringia fruticosa



Correa alba



Agapanthus orientalis



Clivia mineata



Dianella caerulea



Liriope muscari



illardieri



Pennisetum alopecuroides



Trachelospermum jasminoides