

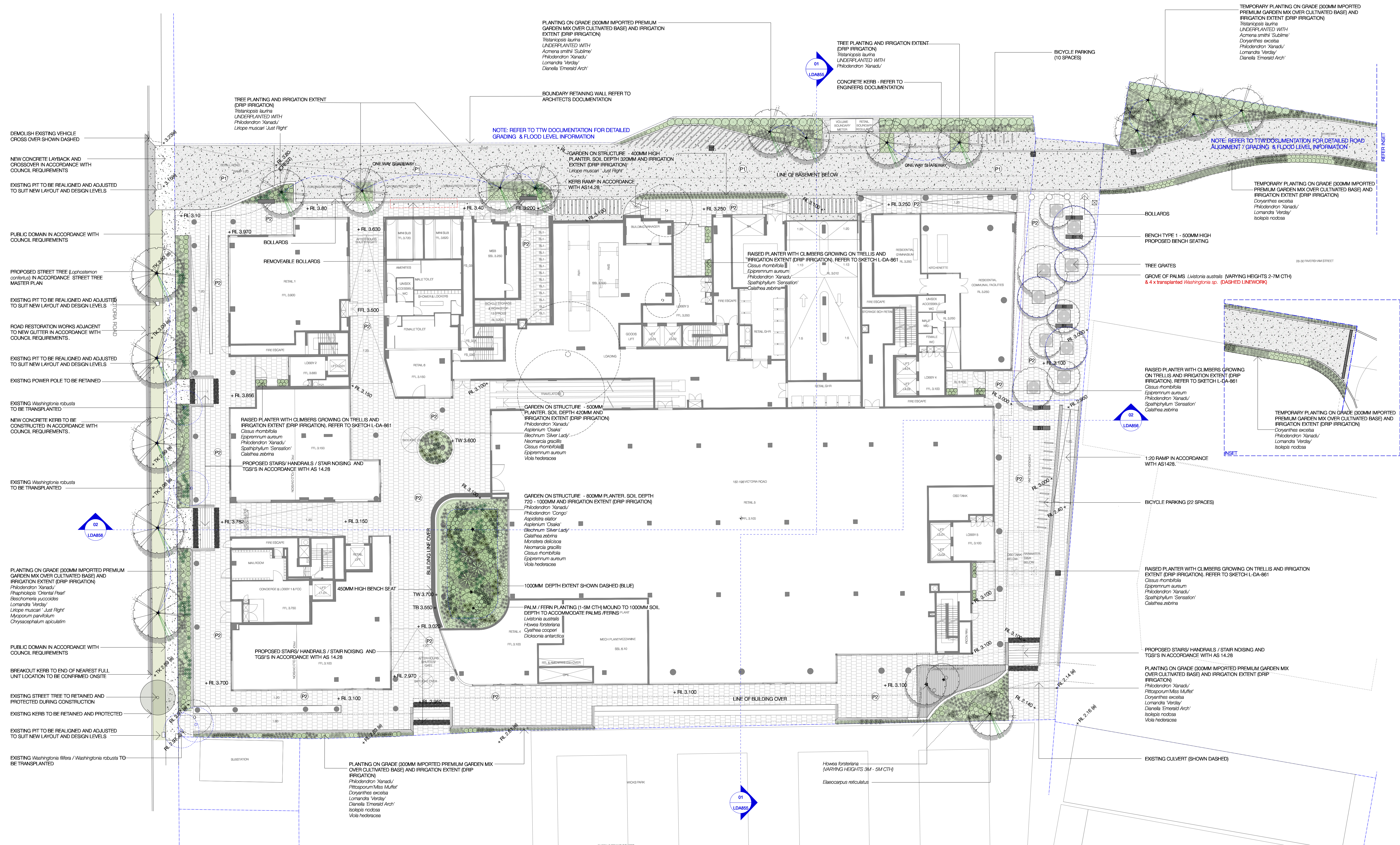
182-198 Victoria Road &
28-30 Faversham Street
Marrickville, NSW

DRAWING NO.	DRAWING TITLE	ISSUE
L-DA-839	Cover Sheet	D
L-DA-840	Landscape Plan - Ground Level	L
L-DA-841	Landscape Plan - Level 01	M
L-DA-842	Landscape Plan - Level 02	E
L-DA-843	Landscape Plan - Level 03	E
L-DA-844	Landscape Plan - Level 04	E
L-DA-845	Landscape Plan - Level 05	E
L-DA-846	Landscape Plan - Level 06	E
L-DA-847	No Longer In Use	-
L-DA-848	No Longer In Use	-
L-DA-849	No Longer In Use	-
L-DA-850	No Longer In Use	-
L-DA-851	No Longer In Use	-
L-DA-852	No Longer In Use	-
L-DA-853	No Longer In Use	-
L-DA-854	Notes and Plant Schedule	F
L-DA-855	Landscape Plan - Section / Elevation 01	D
L-DA-856	Landscape Plan - Section / Elevation 02	D
L-DA-857	Landscape Area Calculations	E
L-DA-858	Landscape Area Calculations - Ground Floor	E
L-DA-859	Landscape Area Calculations - Level 01	E
L-DA-860	Landscape Areas - Deep Soil Trees	C
L-DA-861	Landscape Sketches	B

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS	black beetle Landscape Architecture and Design Black Beetle pty ltd Level 1, 1073 Pittwater Road, Collaroy NSW 2097 Tel: 0422 104 416 email: blackbeetle@blackbeetle.com.au	PROJECT Mixed Use Development 182-198 Victoria Road & 28-30 Faversham Street MARRICKVILLE, NSW DRAWING TITLE Cover Sheet	Drawn IK / GB	Client
A	14.02.19	For DA			L.Architect Authorised IK / GB	Toqa Wicks Park Developments Pty Ltd
B	25.10.19	For Council Approval			Scale	Status
C	30.10.19	For Council Approval			as shown @ A1	Section 4.55
D	11.11.19	For Council Approval			JOB NUMBER BB 1233	DRAWING NUMBER / ISSUE L-DA-839 / D

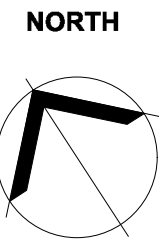
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H	20.08.19	Response to Council
I	02.09.19	Response to Council
J	25.10.19	For Council Approval
K	30.10.19	For Council Approval
L	11.11.19	For Council Approval

REFER TO L-DA-854 FOR NOTES AND PLANT SCHEDULE



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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Plan - Ground Level

Drawn **IK / GB**
L.Architect Authorised
IK / GB

Scale
1:200 @ A1

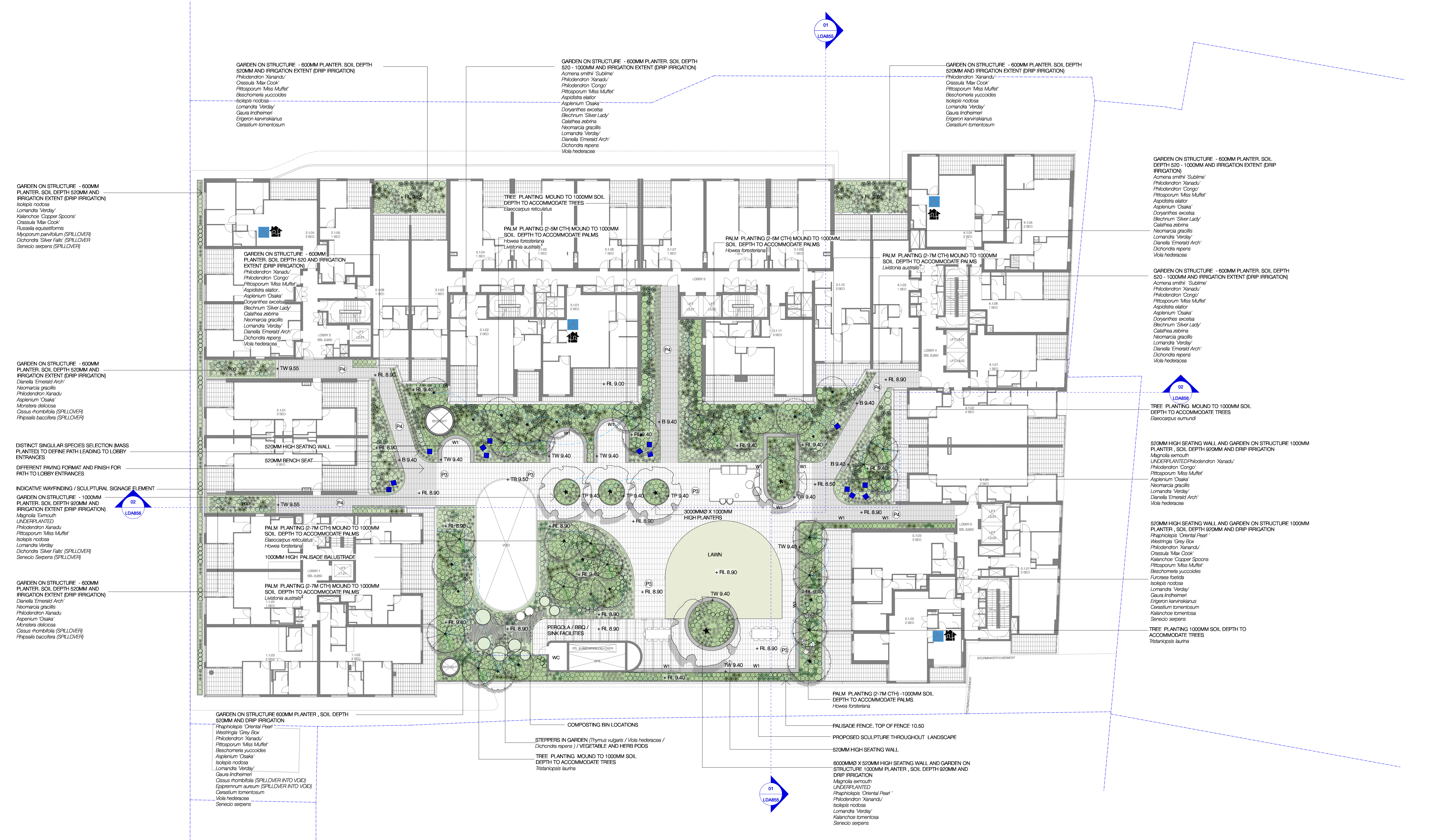
JOB NUMBER
BB 1233

Client
Toga Wicks Park Developments Pty Ltd

Status
Section 4.55

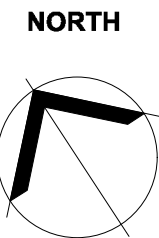
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L-DA-840 / L

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I	20.08.19	RESPONSE TO COUNCIL
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L	30.10.19	FOR COUNCIL APPROVAL
M	11.11.19	FOR COUNCIL APPROVAL

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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Plan - Level 01

Drawn IK / GB	Client Toga Wicks Park Developments Pty Ltd
L.Architect Authorised IK / GB	Status Section 4.55
Scale 1:200 @ A1	
JOB NUMBER BB 1233	DRAWING NUMBER/ISSUE L-DA-841/ M

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VICTORIA ROAD

WICKS PARK

GARDEN ON STRUCTURE - 600MM
PLANTER, SOIL DEPTH 520MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Dianella 'Emerald Arch'
Neomarctia gracilis
Philodendron Xanadu
Asplenium 'Osaka'
Monstera deliciosa
Cissus rhombifolia (SPILLOVER)
Rhipsalis baccifera (SPILLOVER)

GARDEN ON STRUCTURE - 1000MM HIGH
PLANTERS, SOIL DEPTH 600MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Crassula 'Max Cook'
Isotria medeoloides
Sarcocolla latifolia (SPILLOVER)
Myoporum parvifolium (SPILLOVER)

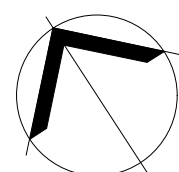
GARDEN ON STRUCTURE - 600MM
PLANTER, SOIL DEPTH 520MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Dianella 'Emerald Arch'
Neomarctia gracilis
Philodendron Xanadu
Asplenium 'Osaka'
Monstera deliciosa
Cissus rhombifolia (SPILLOVER)
Rhipsalis baccifera (SPILLOVER)

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REFER TO L-DA-854 FOR NOTES AND PLANT SCHEDULE



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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Plan - Level 02

Drawn IK / GB	Client Toga Wicks Park Developments Pty Ltd
L.Architect Authorised IK / GB	Status Section 4.55
Scale 1:200 @ A1	
JOB NUMBER BB 1233	DRAWING NUMBER/ISSUE L-DA-842 / E

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VICTORIA ROAD

WICKS PARK

GARDEN ON STRUCTURE - 600MM
PLANTER, SOIL DEPTH 520MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Dianella 'Emerald Arch'
Neomarcia gracilis
Philodendron Xanadu
Asplenium 'Osaka'
Monstera deliciosa
Cissus antarctica (SPILLOVER)
Epipremnum aureum (SPILLOVER)

GARDEN ON STRUCTURE - 1000MM HIGH
PLANTERS, SOIL DEPTH 600MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Kalanchoe 'Copper Spoons'
Lomandra 'Vertley'
Isolapids nodosa
Dichondra 'Silver Falls' (SPILLOVER)
Senecio serpens (SPILLOVER)

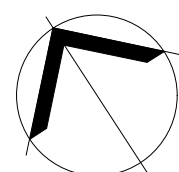
GARDEN ON STRUCTURE - 600MM
PLANTER, SOIL DEPTH 520MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Dianella 'Emerald Arch'
Neomarcia gracilis
Philodendron Xanadu
Asplenium 'Osaka'
Monstera deliciosa
Cissus antarctica (SPILLOVER)
Epipremnum aureum (SPILLOVER)

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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Plan - Level 03

Drawn IK / GB	Client Toga Wicks Park Developments Pty Ltd
L.Architect Authorised IK / GB	Status Section 4.55
Scale 1:200 @ A1	
JOB NUMBER BB 1233	DRAWING NUMBER/ISSUE L-DA-843 / E

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VICTORIA ROAD

WICKS PARK

GARDEN ON STRUCTURE - 600MM
PLANTER, SOIL DEPTH 520MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Dianella 'Emerald Arch'
Neomarctia gracilis
Philodendron 'Xanadu'
Asplenium 'Osaka'
Monstera deliciosa
Cissus rhombifolia (SPILLOVER)
Rhipsalis baccifera (SPILLOVER)

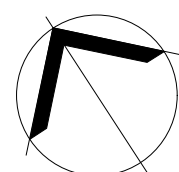
GARDEN ON STRUCTURE - 1000MM HIGH
PLANTERS, SOIL DEPTH 600MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Crassula 'Max Cook'
Isolepis nodosa
Lomandra 'Verdey'
Stereos tainioides 'cossticki' (SPILLOVER)
Myoporum parvifolium (SPILLOVER)

GARDEN ON STRUCTURE - 600MM
PLANTER, SOIL DEPTH 520MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Dianella 'Emerald Arch'
Neomarctia gracilis
Philodendron 'Xanadu'
Asplenium 'Osaka'
Monstera deliciosa
Cissus rhombifolia (SPILLOVER)
Rhipsalis baccifera (SPILLOVER)

REFER TO L-DA-854 FOR NOTES AND PLANT SCHEDULE



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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Plan - Level 04

Drawn IK / GB
L.Architect Authorised
IK / GB
Scale
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JOB NUMBER
BB 1233

Client
Toga Wicks Park Developments Pty Ltd

Status
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L-DA-844 / E

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VICTORIA ROAD

WICKS PARK

GARDEN ON STRUCTURE - 600MM
PLANTER, SOIL DEPTH 520MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Dianella 'Emerald Arch'
Neomarcia gracilis
Philodendron Xanadu
Asplenium 'Osaka'
Monstera deliciosa
Cissus antarctica (SPILLOVER)
Epipremnum aureum (SPILLOVER)

GARDEN ON STRUCTURE - 1000MM HIGH
PLANTERS, SOIL DEPTH 600MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Kalanchoe 'Copper Spoons'
Lomandra 'Verdeley'
Isolapa nodosa
Dichondra 'Silver Falls' (SPILLOVER)
Senecio serpens (SPILLOVER)

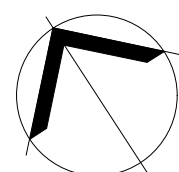
GARDEN ON STRUCTURE - 600MM
PLANTER, SOIL DEPTH 520MM AND
IRRIGATION EXTENT (DRIP IRRIGATION)
Dianella 'Emerald Arch'
Neomarcia gracilis
Philodendron Xanadu
Asplenium 'Osaka'
Monstera deliciosa
Cissus antarctica (SPILLOVER)
Epipremnum aureum (SPILLOVER)

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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Plan - Level 05

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Scale
1:200 @ A1

JOB NUMBER
BB 1233

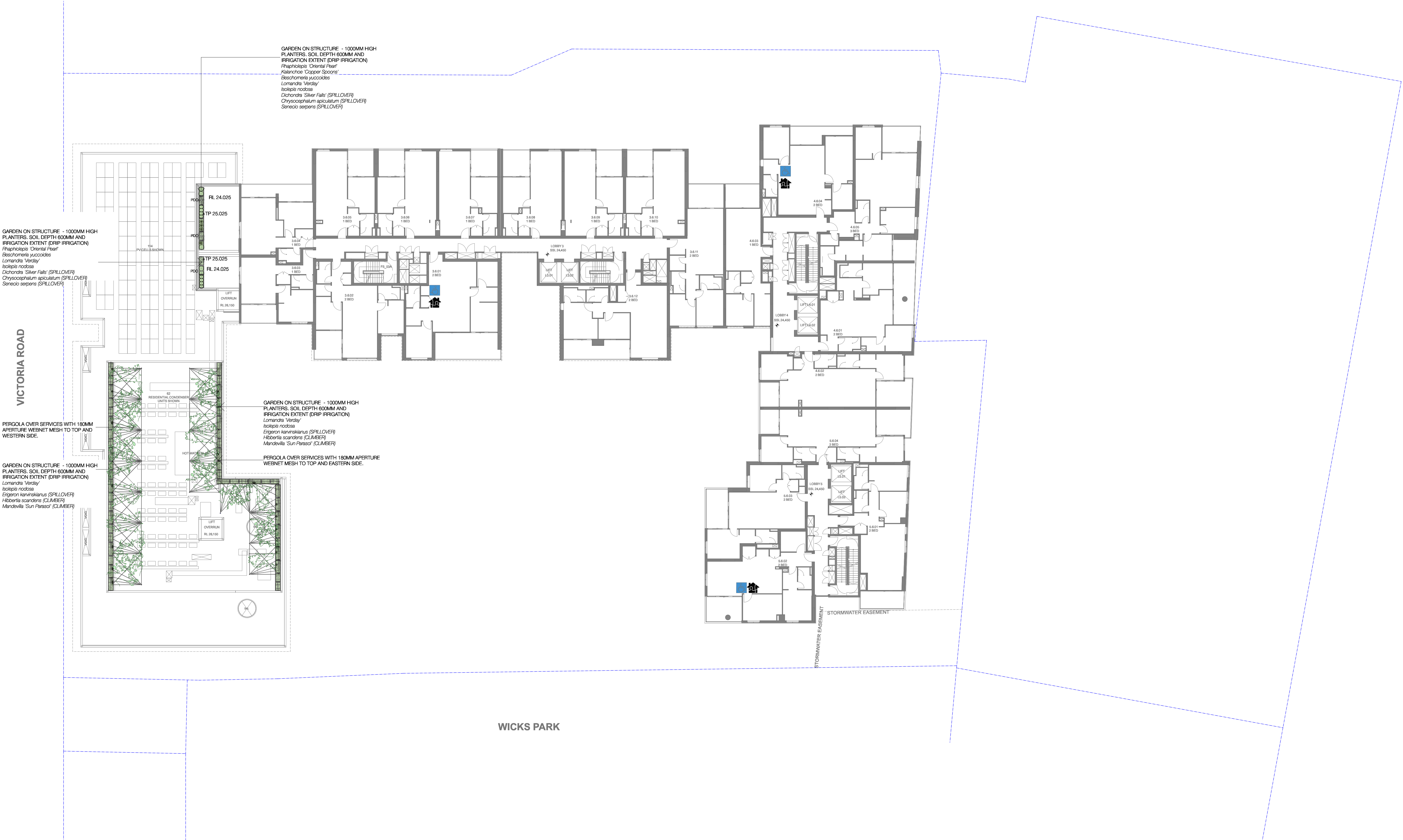
Client
Toga Wicks Park Developments Pty Ltd

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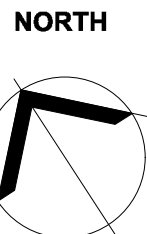
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PROJECT Mixed Use Development 182-198 Victoria Road & 28-30 Faversham Street MARRICKVILLE, NSW	Drawn IK / GB	Client Toga Wicks Park Developments Pty Ltd
	L.Architect Authorised IK / GB	Status Section 4.55
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DRAWING TITLE Landscape Plan - Level 06	JOB NUMBER BB 1233	DRAWING NUMBER/ISSUE L-DA-846 / E

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GENERAL NOTES / SPECIFICATION		
1.	DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION .	
2.	ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 50MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2003 COMPOST, SOIL CONDITIONERS AND MULCHES.	
	FERTILISER SHALL BE A SLOW RELEASE PELLETISED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURES RECOMMENDED RATE.	
	SOIL WETTING AGENT SHALL BE "AQUASOIL" OR "WETTASOIL" APPLIED AT A RATE OF 1 LITRE/ 1000 LITRES OF WATER OR EQUIVALENT.	
3.	SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE. SOIL DEPTHS- PLANTING AREAS VARIES (300MIN - 900MM SOIL DEPTH) - ON STRUCTURE - MINIMUM 1000MM FOR TREE PLANTING - ON GRADE - MINIMUM 300-500MM FOR GROUND COVERS AND SHRUBS - ON GRADE - GARDEN - 300MM	
	GARDEN SOIL SHALL HAVE A PH BETWEEN 5.5 AND 7.0, EC< 1.2DS/M; 2-5CG/MG RATIO, 5-20MEQ % CEC, AND NUTRIENTS TO AS 3743 POTTING MIXES.	
	ALL PLANTING SOIL SHALL BE FREE OF RUBBISH, DEBRIS AND SUBSTANCES THAT ARE TOXIC TO LIVING ORGANISMS, OR WOULD OTHERWISE BE DECLARED CONTAMINATED. ALL IMPORTED GARDEN SOIL SHALL BE FREE OF WEED SEEDS.	
	PLANTING SOIL SHALL NOT BE WATER REPELLENT AND IT SHALL TAKE LESS THAN 53 SECONDS FOR A WATER DROPLET TO SOAK INTO DRY SOIL(REFERENCE: HANDRECK & BLACK).	
	THE CONTRACTOR SHALL ENSURE ANY INSTALLED SUB GRADES ARE NOT TOXIC TO NORMAL PLANT GROWTH OR UNNATURALLY OVERLY COMPACTED. ENSURE EXISTING SUB SOIL IS NOT TOXIC TO PLANT GROWTH, AND NOTIFY SUPERINTENDENT IMMEDIATELY IF THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.	
	ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE SUBSOIL..	
4.	PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK ARE TO BE GROWN AND CERTIFIED AS COMPLYING WITH NATSPEC'S "SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY", SECOND EDITION 2003 BY ROSS CLARK	
	PLANT INSTALLATION - THE TOPS OF ROOT BALLS ARE TO BE LEVEL WITH OR UP TO 50MM HIGHER THAN THE SURROUNDING SOIL LEVEL. CREATE WATERING"SAUCERS" AROUND ALL PLANTS FROM POTS LARGER THAN 5 LITRE (IE 200MM DIAMETER). DO NOT PILE UP MULCH AGAINST THE BASE OF THE PLANT STEM/TRUNK.	
	STAKING - REMOVE ALL NURSERY STAKES, TIES AND LABELS. THE ROOT BALL AND CANOPY ARE TO BE BALANCED AND THE STEM / TRUNK SUFFICIENTLY DEVELOPED SO THAT THE PLANTS STAY UPRIGHT WITHOUT THE NEED TO BE STAKED. DO NOT STAKE PLANTS UNLESS SPECIFICALLY NOTED TO DO SO OR UNLESS SPECIAL CIRCUMSTANCES REQUIRE A PLANT TO BE TEMPORARILY STAKED FOR STABILITY.	
5.	ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS	
	SUPPLY - DESIGN, SUPPLY AND INSTALL A PERMANENT AUTOMATED SUB-SURFACE IRRIGATION SYSTEM.	
	EXTENT - THE SYSTEM IS TO COVER ALL NEW GARDENS. WATER IS TO BE DELIVERED VIA SUBSURFACE DRIP LINES BURIED BELOW THE FINISHED GROUND LEVEL TO GARDENS AND TREES AND VIA POPUP SPRAYS ON FLEXIBLE ARMS TO THE LAWN AREA.	
	CAPACITY - THE SYSTEM IS TO BE CAPABLE OF SUPPLYING 32MM OF WATER/WEEK OVER ALL AREAS. IT IS TO BE DESIGNED TO OPERATE FOR 10 YEARS (MN).	
	INSTALLATION - VALVE PITS ARE TO BE SET ON A 200MM DEEP BED OF GRAVEL FOR DRAINAGE. PIT COVERS ARE TO BE LEVEL WITH THE SOIL SURFACE. INCLUDE PLUMBING CONNECTION TO THE MAIN LINE. ALL VALVES AND BACKFLOW PREVENTION. LOCATE A CENTRAL MULTI-STATION CONTROLLER IN A LOCKABLE BOX AS DIRECTED BY THE PROJECT MANAGER. . A DEDICATED GPO IS TO BE PROVIDED BY THE BUILDER FOR THE CONTROLLER TO BE PLUGGED INTO.	
6.	MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO: WATERING, MOWING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.	
7.	PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO BE REPLACED.	
8.	THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTRUSIVE FITTINGS OR FIXTURES.	
9.	GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.	
10.	PROVIDE CONDUITS THROUGH WALLS / PAVEMENTS AS REQUIRED FOR SERVICES.	
11.	ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.	
12.	LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED SURFACE DRAINS.	
13.	SOIL LEVELS IN GARDEN AREAS TO FINISH 50MM BELOW ADJACENT WALLS/ PAVEMENTS UNLESS NOTED OTHERWISE.	
14.	MATERIAL SAMPLES AND PRODUCT INFORMATION- MATERIALS AND WORKMANSHIP ARE TO CONFORM TO THE CURRENT EDITION OF APPLICABLE REQUIREMENTS OF AUSTRALIAN STANDARD SPECIFICATIONS AND CODES.	
15.	REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES	
16.	GREEN WASTE REMOVAL - ALL GREEN WASTE GENERATED BY THE MAINTENANCE WORK SHALL BE CONTAINED WITHIN THE IMMEDIATE WORK AREA, AND SHALL NOT LEAK INTO ADJACENT AREAS, OR OUTSIDE THE SITE. ALL DEBRIS SHALL BE CONTAINED AND REMOVED FROM SITE TO AN APPROVED CERTIFIED TIPPING AND LEGAL RECYCLING DEPOT LOCATION USING SUITABLE CLOSED WASTE CONTAINERS AND VEHICLES.	

MAINTENANCE PLAN	
THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO OUTLINE THE MAINTENANCE REQUIREMENTS OF THE DEVELOPMENT AND ENABLE A DEFINED SCOPE OF MAINTENANCE ACTIVITIES TO BE REGULARLY UNDERTAKEN. A DETAILED MAINTENANCE PLAN TO BE PREPARED AS PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION.	
MAINTENANCE INCLUDE WATERING, WEEDING, MOWING PEST AND DISEASE CONTROL, REPLACING FAILED PLANTS, SOIL AND MULCH REPLENISHMENT, CULTIVATING, PRUNING, REPAIRING EROSION AND RECTIFYING STORM DAMAGE. SWEEP AND/OR REMOVE FALLEN BRANCHES AND LEAF LITTER(INCLUDING THE AUTUMN LEAF DROP) AND OTHER GARDEN DEBRIS. MAINTENANCE OF THE SITE IS TO ALSO INCLUDE THE PUBLIC DOMAIN	
IT IS EXPECTED THAT THE CONTRACTOR SHALL TAKE A PROACTIVE AND DILIGENT APPROACH TO ALL MAINTENANCE ACTIVITIES AND ENCOURAGE ALL STAFF AND SUB-CONTRACTORS TO PICKUP ANY OBVIOUS LITTER FOUND THROUGHOUT THE MAINTAINED AREAS. SIMILARLY BE VIGILANT IN LOOKING FOR AND REPORTING ANY NOTED INCIDENCE OF VANDALISM, BREAKAGES, DAMAGE AND GRAFFITI ETC.	
LOG BOOK KEEP A LOGBOOK RECORDING WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. THIS LOG BOOK IS TO BE GIVEN TO THE PROJECT MANAGER/ OR COMMUNITY ASSOCIATION AND MADE AVAILABLE FOR INSPECTION ON REQUEST.	
PROGRAM AT LEAST TWO WEEKS PRIOR TO PRACTICAL COMPLETION SUBMIT A PROGRAM OUTLINING PROPOSED MAINTENANCE REGIME DURING THE PLANT ESTABLISHMENT PERIOD, INCLUDING ANTICIPATED FREQUENCY AND DURATION OF INDIVIDUAL TASKS. REVISE PROGRESSIVELY TO ENSURE THE OPTIMAL MAINTENANCE REGIME IS IMPLEMENTED AND SUBMIT ON A MONTHLY BASIS.	

ALL PLANTED AREAS SHALL BE ADEQUATELY WATERED TO KEEP THEM HEALTHY AND GROWING VIGOROUSLY. THE MINIMUM ACCEPTABLE WATERING REQUIREMENT SHALL EQUAL 25 MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT, OR A COMBINATION OF BOTH, DURING EACH PERIOD OF ONE WEEK, EXCEPT IN PERIODS OF HEAVY RAIN. VARY THE WATERING REQUIREMENT TO SUIT SEASONAL CONDITIONS AND MAINTAIN HEALTHY PLANT MATERIAL AND GRASS AREAS IN OPTIMUM CONDITION.	
PEST AND DISEASE ALL LANDSCAPE AREAS INCLUDING TREES ARE TO BE VISUALLY INSPECTED FOR THE PRESENCE OF PERSISTENT AND DAMAGING INSECT PESTS OR DISEASES. THE CONTRACTOR SHALL REPORT ANY INCIDENCE OF INSECT ATTACK OR EVIDENCE OF DISEASE AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE UNDERTAKEN	
FERTILISING FERTILIZER SHALL BE SUPPLIED AND APPLIED EVENLY TO ALL LANDSCAPE AREAS ENSURE OPTIMUM PLANT GROWTH, HEALTH AND DISEASE RESISTANCE THROUGH THE PROVISION OF ALL ESSENTIAL MACRO AND MICRO NUTRIENTS COMMONLY REQUIRED BY PLANTS AND THEREBY PREVENT ANY SYMPTOMS ASSOCIATED WITH NUTRIENT DEFICIENCIES.	

EXTENT AND TASK THE CONTRACTOR SHALL MONITOR ALL TREE AND ASSOCIATED LANDSCAPE WORKS FOR THE DURATION OF THE MAINTENANCE PERIOD. THIS WILL GENERALLY INCLUDING WATERING, FAILED PLANT REPLACEMENT, PEST AND DISEASE CONTROL, PRUNING, SOIL CONTROL, MOWING, WEED CONTROL, SOIL PH CORRECTION AND FERTILIZATION. CARRY OUT MAINTENANCE ACTIVITIES FOR ALL NEW GARDEN AREAS AS REQUIRED TO ENSURE THE PLANT BECOME ESTABLISHED WITHIN THE MAINTENANCE PERIOD AND ARE KEPT IN A HEALTHY AND TIDY STATE IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES.	
PLANT REPLACEMENT SHALL BE UNDERTAKEN WITHIN 7 DAYS OF PLANT BEING IDENTIFIED AS FAILED OR UNACCEPTABLY DAMAGED. NOTE, SERVE WILTING OR WATER LOGGING LEADING TO DEATH OF FOLIAGE, BREAKAGE OR WOUNDING OF MAIN STEM, DAMAGE OF APICAL LEADERS OR DAMAGE TO SIGNIFICANT ORDER OF BRANCHES SHALL BE DEEMED TO CONSTITUTE FAILURE.	
HARDSCAPE / FURNITURE AND FIXINGS ENSURE ALL EXTERNAL HARDSCAPE AREAS INCLUDING FURNITURE AND FIXINGS ARE MAINTAINED IN A SAFE, CLEAN, NEAT AND TIDY CONDITION THAT PROMOTES THEIR USE AND ENJOYMENT. INSPECT ALL HARDSCAPE AND FURNITURE AND FIXTURES ITEMS FOR DAMAGE OR VANDALISM AND REPORT ANY FAULTS OR DAMAGE. MAKE ARRANGEMENT TO FIX ANY MINOR ISSUES.	
IRRIGATION REGULARLY INSPECT, MONITOR AND ADJUST IRRIGATION AND WATERING SYSTEM TO ENSURE PROPER OPERATION AND COVERAGE AND RECTIFY ANY LEAKS, BLOCKAGES OR BREAKAGES IN A TIMELY FASHION. IF REQUIRED, UNDERTAKE PRESSURE TESTING OR FLUSHING TO IDENTIFY AND/OR ADDRESS ANY SYSTEM MALFUNCTION. THE CONTRACTOR SHALL REPAIR THE SYSTEM DUE TO VANDALISM, UNAUTHORIZED USE AND BREAKAGE. IF VANDALISM OR BREAKAGE IS A PERSISTENT OR A LARGE-SCALE PROBLEM, THE CONTRACTOR SHALL KEEP A RECORD OF COMPONENTS REPLACED OR RECTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTARY WATERING DUE TO ANY INADEQUACIES WITH THE SYSTEM, AND ADDRESS LEAKS IMMEDIATELY.	

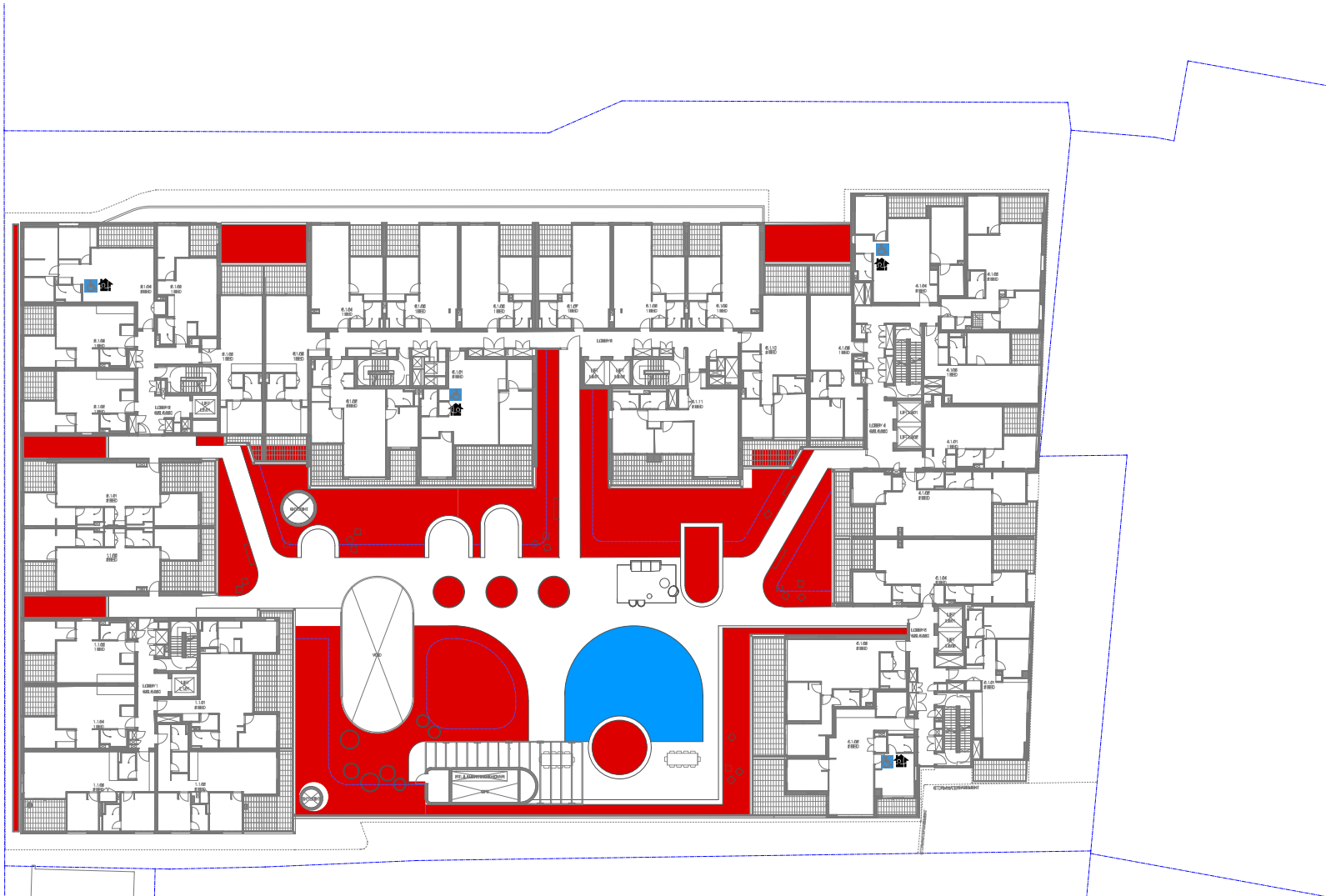
PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	SPACING
TREES				
<i>Oyathea cooperi</i>	Coin Spot Tree Fern	10M	200L	as indicated
<i>Dicksonia antarctica</i>	Soft Tree Fern	10M	200L	as indicated
<i>Elaeocarpus eumundi</i>	Native Quandong	10M	200L	as indicated
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8M	200L	as indicated
<i>Howea forsteriana</i>	Kentia Palm	12M	3-5 CTH	as indicated
<i>Likistona australis</i>	Cabbage Tree Palm	18M	3-7 CTH	as indicated
<i>Lophostemon confertus</i>	Brush Box	20M	200L	as indicated
<i>Magnolia 'Exmouth'</i>	Bull Bay Magnolia	8M	200L	as indicated
<i>Magnolia grandiflora</i>	Bull Bay Magnolia	20M	400L	as indicated
<i>Tristania laurina</i>	Watergum	8M	200L	as indicated
<i>Washingtonia filifera</i>	Desert Fan Palm	salvaged	salvaged	as indicated
<i>Washingtonia robusta</i>	Mexican Fan Palm	salvaged	salvaged	as indicated
SHRUBS AND CLIMBERS				
<i>Acmena smithii 'Sublime'</i>	Sublime Lilly Pilly	4M	300MM	2/sq.m
<i>Aloe 'Southern Cross'</i>	Southern Cross Aloe	0.6M	200MM	3/sq.m
<i>Aspidistra elatior</i>	Cast Iron Plant	1M	150MM	3/sq.m
<i>Asplenium 'Osaka'</i>	Osaka	0.8M	300MM	3/sq.m
<i>Beschermetia yuccoides</i>	Mexican Lily	1M	300MM	3/sq.m
<i>Bechneum 'Silver Lady'</i>	Fishbone Fern	0.6M	200MM	3/sq.m
<i>Catathra zebrina</i>	Zebra Plant	1M	150MM	4/sq.m
<i>Casuarina 'Cousin It'</i>	Cousin It	0.3M	150MM	5/sq.m
<i>Cerastium tomentosum</i>	Snow in Summer	0.1M	150MM	6/sq.m
<i>Chrysoccephalum apiculatum</i>	Yellow Buttons	0.3M	150MM	5/sq.m
<i>Cissus antarctica</i>	Kangaroo Vine	4M	150MM	3/l.m
<i>Cissus rhombifolia</i>	Grape Ivy	4M	150MM	3/l.m
<i>Crassula 'Max Cook'</i>	Max Cook Jade	1M	200MM	2/sq.m
<i>Dianella 'Emerald Arch'</i>	Emerald Arch Flax Lily	0.5M	150MM	5/sq.m
<i>Dichondra 'Silver Falls'</i>	Silver Falls Kidney Weed	0.1M	150MM	6/sq.m
<i>Dichondra repens</i>	Kidney Weed	0.1M	150MM	6/sq.m
<i>Dorothyas excelsa</i>	Gymea Lily	2M	300MM	2/sq.m
<i>Epipremnum aureum</i>	Golden Photos	4M	200MM	3/sq.m
<i>Erigeron karvinskianus</i>	Seaside Daisy	0.3M	150MM	5/sq.m
<i>Furcraea foetida</i>	Mauritius Hemp	2M	200MM	2/sq.m
<i>Gaura lindheimeri</i>	Butterfly Bush	0.6M	150MM	3/sq.m
<i>Hibbertia scandes</i>	Snake Vine	4M	150MM	3/l.m
<i>Isotelis nodosa</i>	Knobby Club Rush	0.8M	150MM	4/sq.m
<i>Kalanchoe orrgalis</i>	Copper Spoons	0.8M	150MM	3/sq.m
<i>Kalanchoe tomentosa</i>	Panda Plant	0.5M	150MM	4/sq.m
<i>Liriope muscari 'Just Right'</i>	Just Right Lily Turf	0.5M	150MM	4/sq.m
<i>Lomandra 'Verday'</i>	Verday	0.6M	150MM	4/sq.m
<i>Mandevilla 'Fantasy White'</i>	Mandevilla	3M	200MM	5/sq.m
<i>Monstera deliciosa</i>	Fruit Salad Plant	5M	200MM	2/sq.m
<i>Myoporum parvifolium</i>	Creeping boobialla	0.1M	150MM	6/sq.m
<i>Neomarcia gracilis</i>	Walking Iris	0.7M	200MM	5/sq.m
<i>Pandorea pandorana</i>	Wonga Wonga Vine	5M	200MM	3/l.m
<i>Philodendron 'Congo'</i>	Congo Philodendron	0.8M	200MM	3/sq.m
<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	0.8M	200MM	3/sq.m
<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet Pittosporum	1M	200MM	3/sq.m
<i>Rhaphiolepis indica 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorn	1M	300MM	3/sq.m
<i>Rhipsalis bacifera</i>	Mistletoe Cactus	1M	200MM	4/l.m
<i>Russelia equisetiformis</i>	Coral Plant	0.5M	200MM	3/sq.m
<i>Sanseveria cylindrica</i>	Snake Plant	1M	200MM	4/sq.m
<i>Senecio serpens</i>	Blus Chalk Sticks	0.2M	150MM	5/sq.m
<i>Senecio talinoides 'Icesticks'</i>	Blue Chalk Sticks	0.4M	150MM	5/sq.m
<i>Thymus vulgaris</i>	Thyme	0.2M	150MM	5/sq.m
<i>Viola hederacea</i>	Native Violet	0.2M	100MM	6/sq.m
<i>Westringia 'Grey Box'</i>	Grey Box	0.8M	300MM	2/sq.m

LEGEND	
	BOUNDARY
	P1 - PAVEMENT TYPE 1 - AS SELECTED PAVEMENT
	P2 - PAVEMENT TYPE 2 - AS SELECTED PAVEMENT
	P3 - PAVEMENT TYPE 3 - AS SELECTED PAVEMENT
	P4 - PAVEMENT TYPE 4 - AS SELECTED PAVEMENT
	PLANTING ON GRADE (300MM IMPORTED PREMIUM GARDEN MIX OVER CULTIVATED BASE) AND IRRIGATION EXTENT (DRIP IRRIGATION)
	GARDEN ON STRUCTURE - 300-1000MM PLANTER, SOIL DEPTH 250-920MM AND DRIP IRRIGATION EXTENT (DRIP IRRIGATION)
	W1 - WALL TYPE 1
	B1 - BENCH TYPE 1 - 500MM HIGH PROPOSED BENCH SEATING
	INDICATIVE WAYFINDING / SCULPTURAL SIGNAGE ELEMENT
	BICYCLE RAIL
	STEEPERS IN GARDEN
	TREE GRATES
	BOLLARDS
	PROPOSED LEVEL
	EXISTING LEVEL
	TOP OF PLANTER
	TOP OF WALL
	TOP OF BENCH
	EXISTING TREE TO BE RETAINED. REFER TO ARBORIST DOCUMENTATION. TREE ID NO.
	EXISTING TREE TO BE REMOVED. REFER TO ARBORIST DOCUMENTATION. TREE ID NO.
	EXISTING TREE TO BE TRANSPLANTED. REFER TO ARBORIST DOCUMENTATION. TREE ID NO.
	PROPOSED TREES / PALMS / SHRUBS / GRASSES AND GROUNDCOVERS

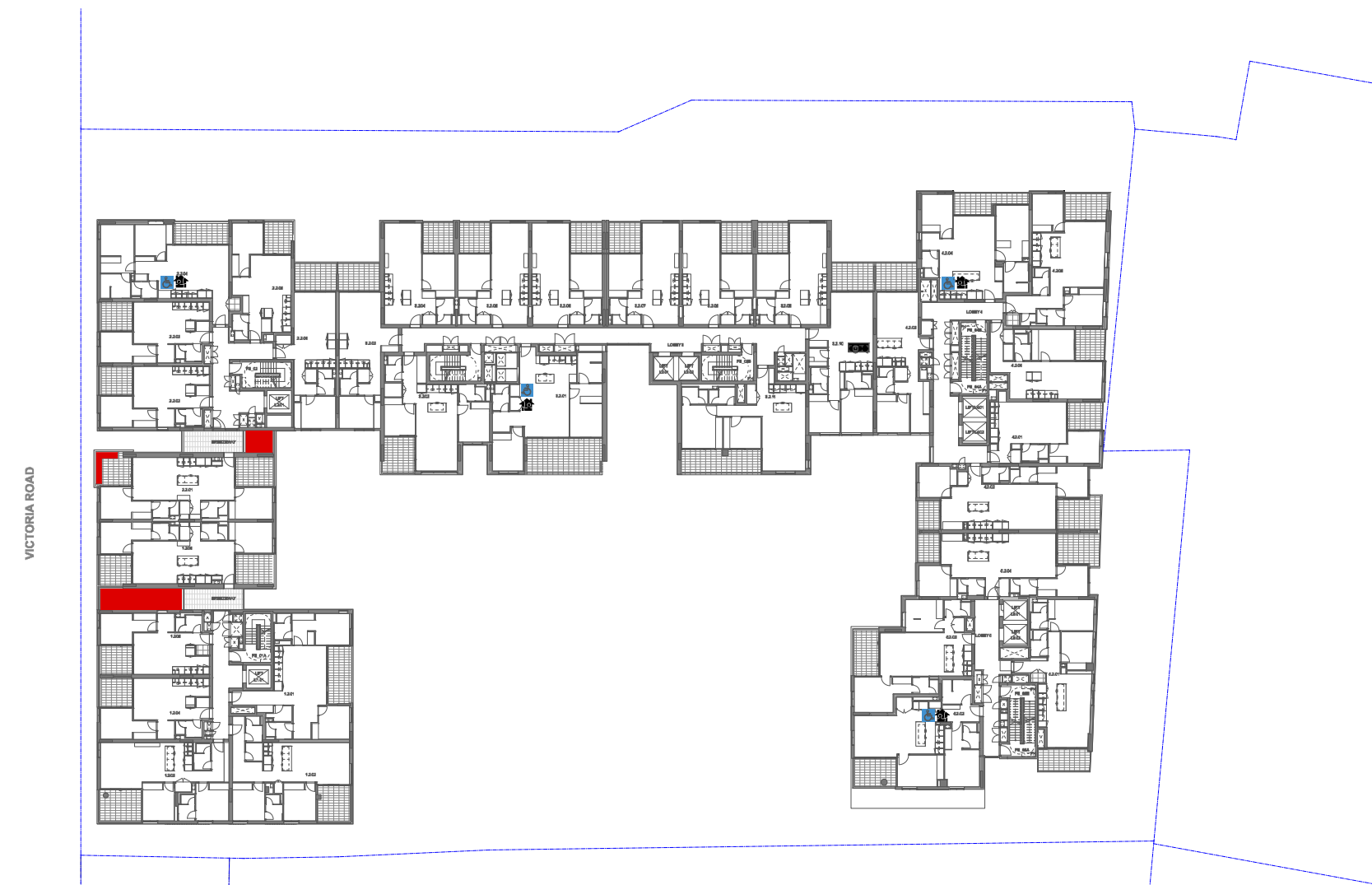
REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS	black beetle Landscape Architecture and Design Black Beetle pty ltd Level 1, 1073 Pittwater Road, Collaroy NSW 2097 Tel: 0422 104 416 email: blackbeetle@blackbeetle.com.au	PROJECT		DRAWING TITLE	
B	08.02.19	For DA		Mixed Use Development 182-198 Victoria Road & 28-30 Faversham Street MARRICKVILLE, NSW	Drawn IK / GB	Client	
C	14.02.19	For DA			L.Architect Authorised IK / GB	Toga Wicks Park Developments Pty Ltd	
D	25.10.19	For Council Approval			Scale as shown @ A1	Status Section 4.55	
E	30.10.19	For Council Approval		DON'T SCALE OFF THIS DRAWING! - USE DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESCUT DISCREPANCIES WITH BLACKBETTL BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGN IS RESERVED BY BLACKBETTL			
F	11.11.19	For Council Approval		JOB NUMBER DRAWING NUMBER / ISSUE			
				BB 1233 L-DA-854 / F			



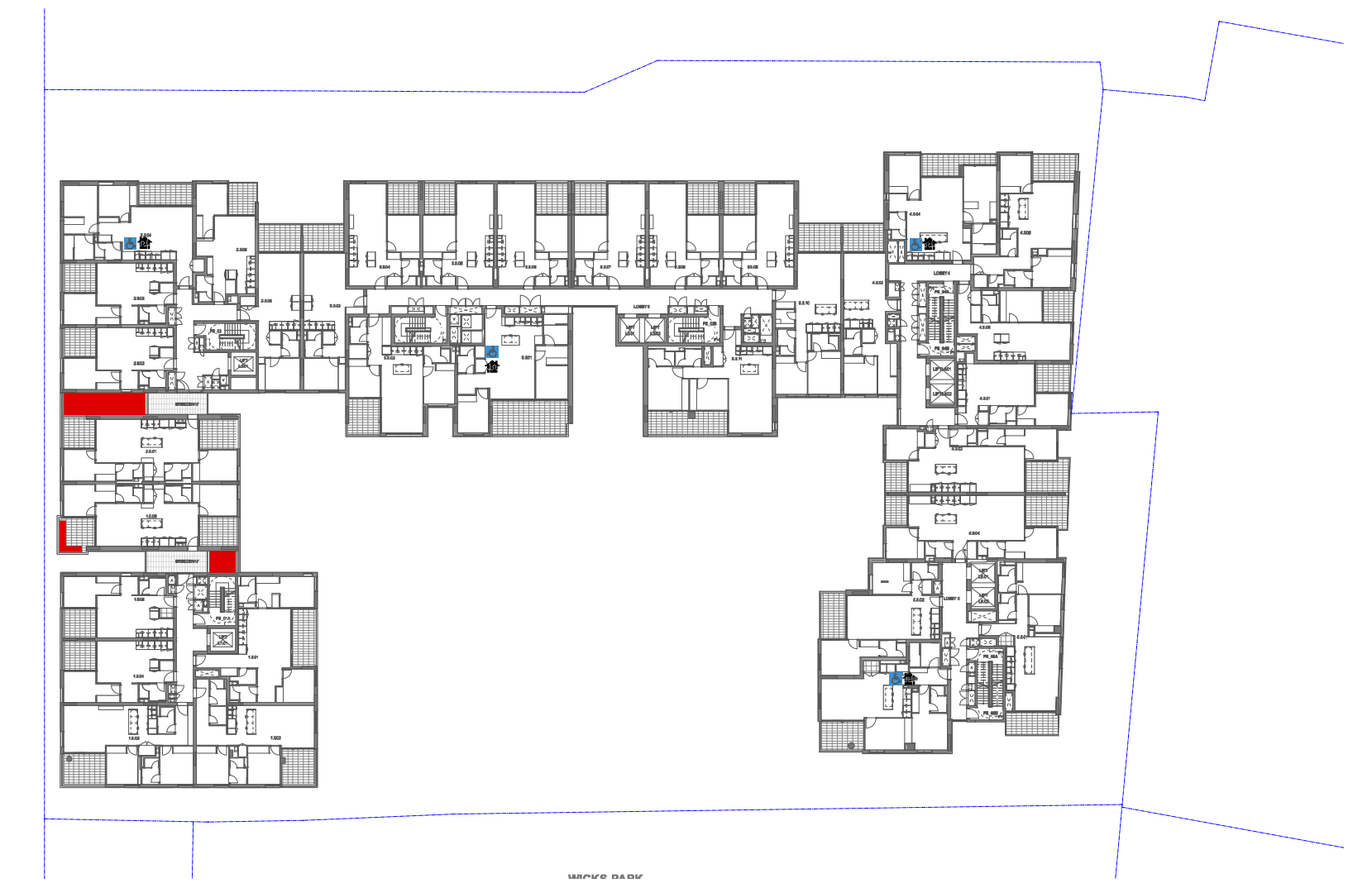
1 Gound Level



2 Level 01



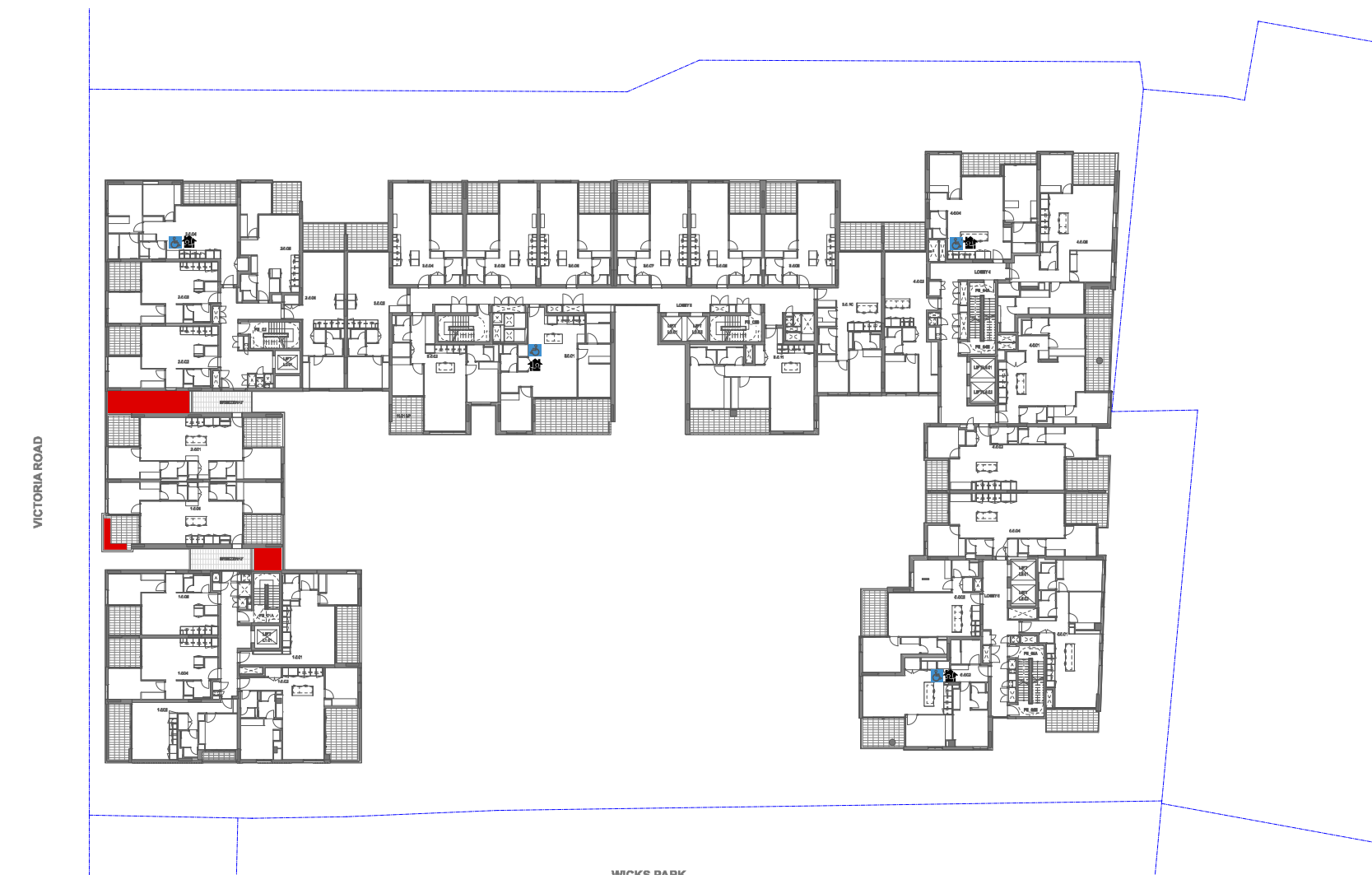
3 Level 02



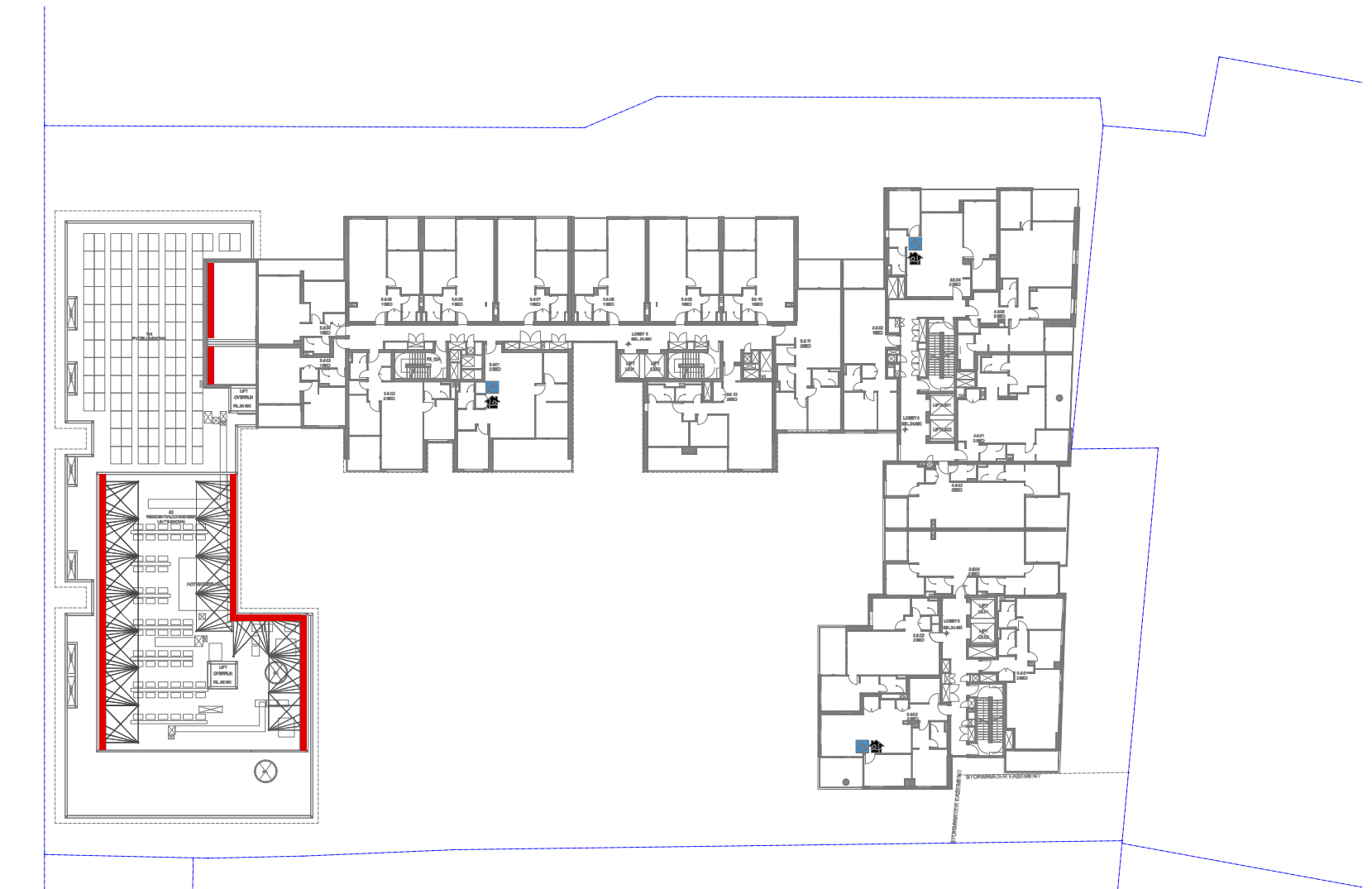
4 Level 03



5 Level 04



6 Level 05



7 Level 06

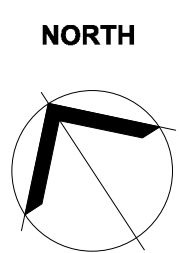
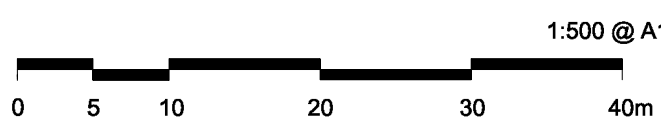
Landscape Area Schedule

Level	Unit No.	Lawn Area	Garden Area
Ground Floor	Common	0	390.95
Level 01	Common	115.6	927.6
Level 02	Common	0	21.5
	2.2.01	0	2.7
Level 03	Common	0	21.5
	1.3.06	0	2.7
Level 04	Common	0	21.5
	2.4.01	0	2.7
Level 05	Common	0	21.5
	1.5.06	0	2.7
Level 06	Common	0	35.8
	3.6.03	0	2.2
	3.6.04	0	4.3
	Total Communal	115.6	1440.35
	Total Private	0	17.3

NOT FOR CONSTRUCTION

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
B	14.02.19	For DA
C	25.10.19	For Council Approval
D	25.10.19	For Council Approval
E	11.11.19	For Council Approval

REFER TO L-DA-854 FOR NOTES AND PLANT SCHEDULE



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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Area Calculations

Drawn IK / GB
L.Architect Authorised
IK / GB
Scale
1:500 @ A1

JOB NUMBER
BB 1233

Client
Toga Wicks Park Developments Pty Ltd
Status
Development Application
DRAWING NUMBER / ISSUE
L-DA-857 / F

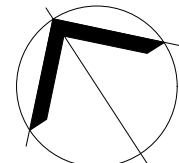


REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
A	20.08.19	Response to Council
B	02.09.19	Response to Council
C	25.10.19	For Council Approval
D	30.10.19	For Council Approval
E	11.11.19	For Council Approval

REFER TO L-DA-854 FOR NOTES AND PLANT SCHEDULE



NORTH



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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Plan - Ground Level
LANDSCAPE AREAS

Drawn IK / GB

L.Architect Authorised

IK / GB

Scale

1:200 @ A1

JOB NUMBER

BB 1233

Client

Toga Wicks Park Developments Pty Ltd

Status

Section 4.55

DRAWING NUMBER / ISSUE

L-DA-858 / E

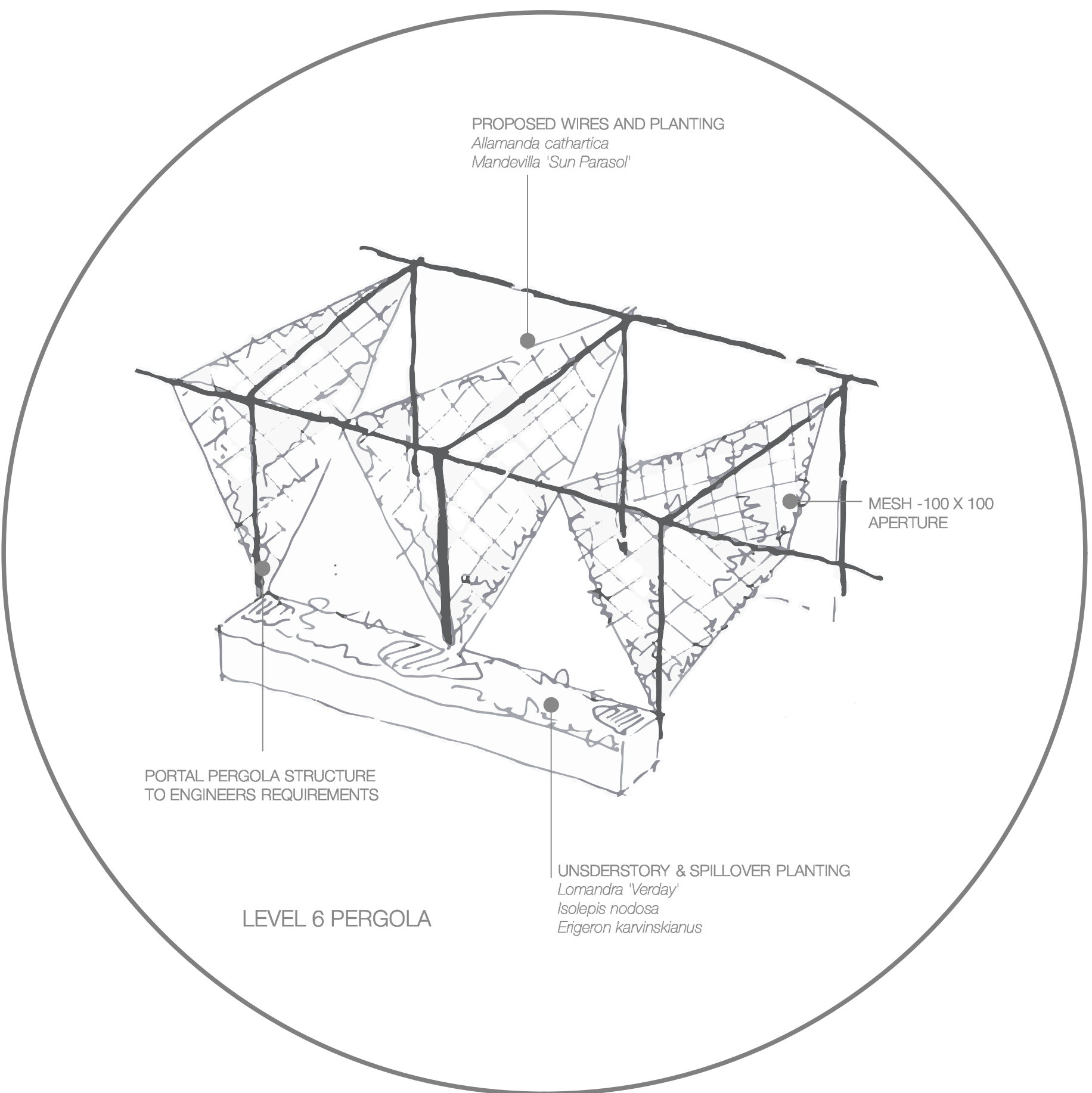
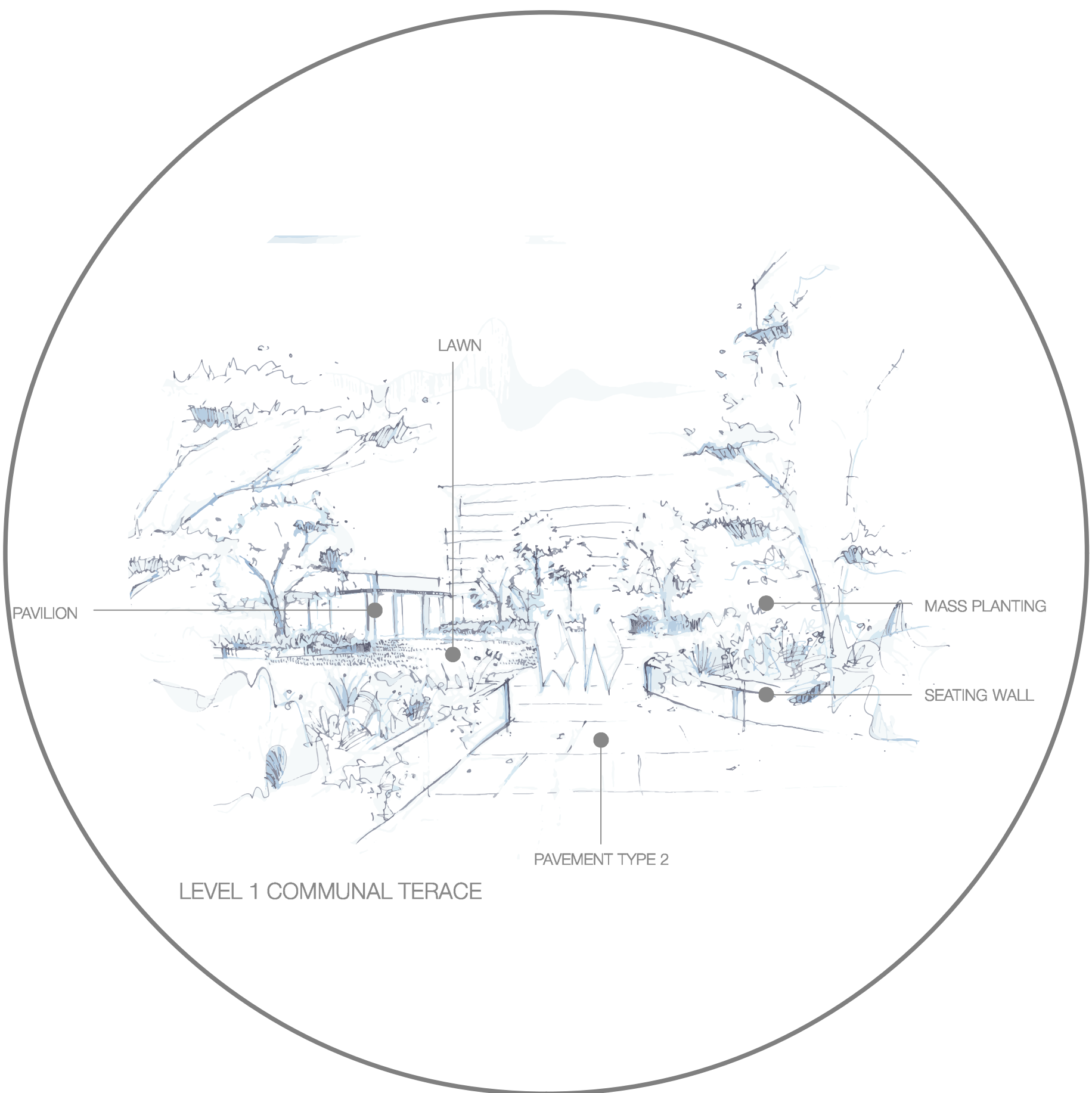
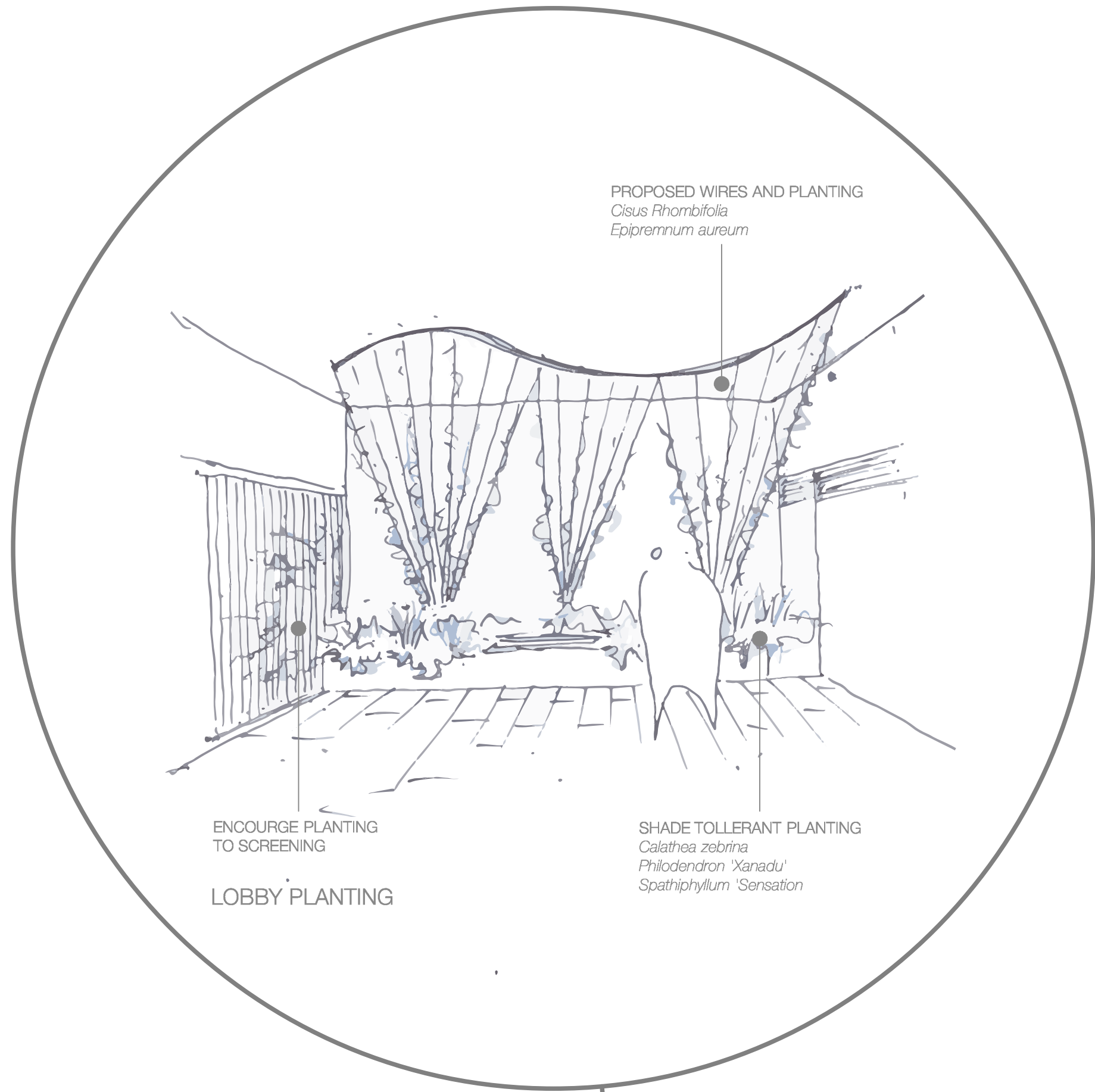
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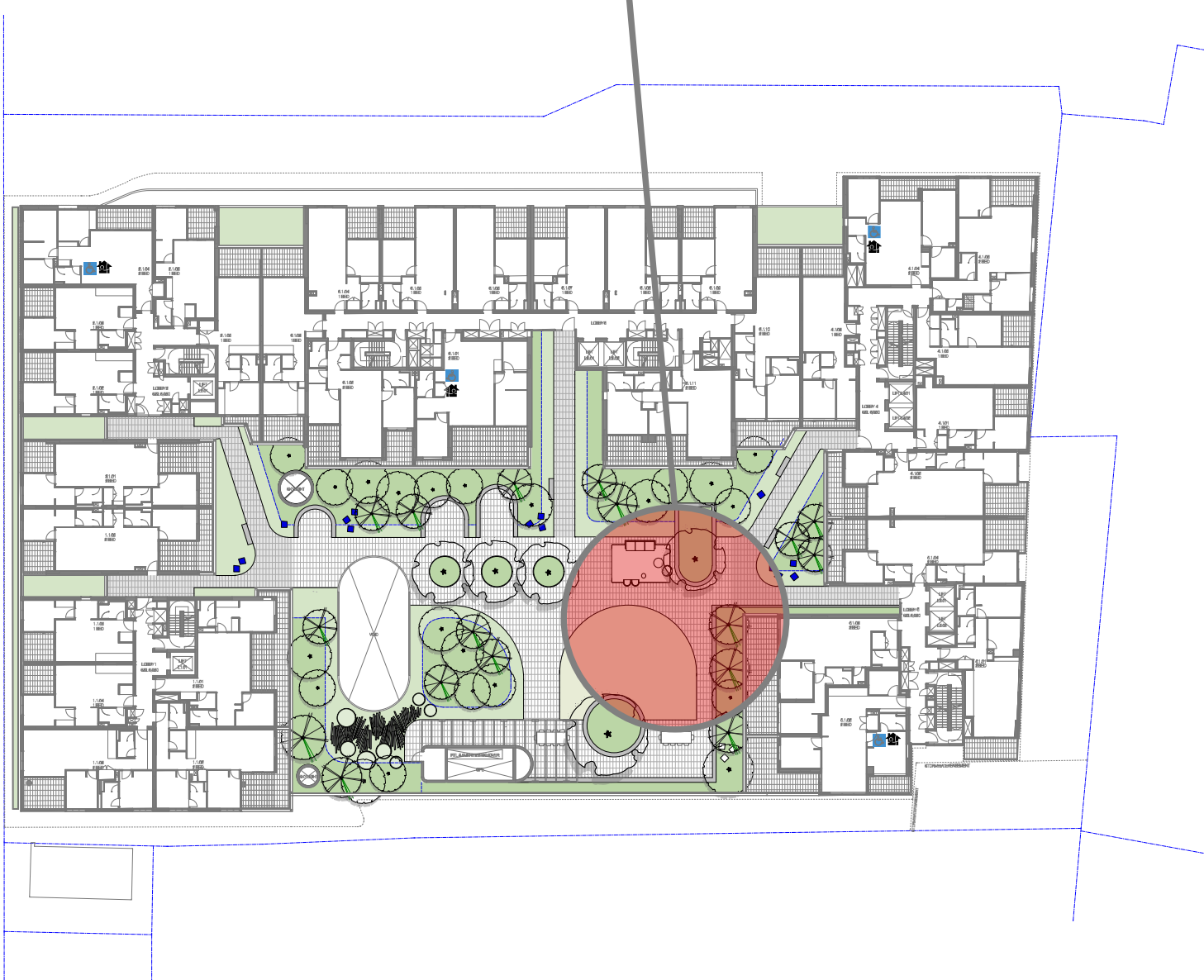


NOTE
TREES HIGHLIGHTED IN BLUE ARE TREES/PALMS
IN DEEP SOIL AREAS (ie NATURAL GROUND)
OUTSIDE OF THE BASEMENT LINE

DRAWING NUMBER / ISSUE
L-DA-860 / C



1 Ground Level
Scale 1:600 @A1



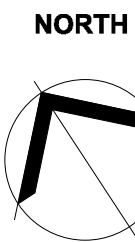
2 Level 01
Scale 1:600 @ A1



3 Level 06
Scale 1:600 @ A1

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
A	30.10.19	For Council Approval
B	11.11.19	For Council Approval

REFER TO L-DA-854 FOR NOTES AND PLANT SCHEDULE



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PROJECT
Mixed Use Development
182-198 Victoria Road & 28-30 Faversham Street
MARRICKVILLE, NSW

DRAWING TITLE
Landscape Sketches

Drawn IK / GB
L.Architect Authorised IK / GB
Scale 1:600 @ A1

JOB NUMBER
BB 1233

Client
Toga Wicks Park Developments Pty Ltd
Status
Section 4.55

DRAWING NUMBER / ISSUE
L-DA-861 / B

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