PENRITH GOLF CLUB SENIORS LIVING

Landscape Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
000	COVER SHEET	
001	TREE MANAGEMENT PLAN	1:400
002	TREE MANAGEMENT PLAN- BROADER CONTEXT	1:800
C100	LANDSCAPE MASTERPLAN (RENDER)	1:400
100	LANDSCAPE MASTERPLAN	1:400
101	LANDSCAPE PLAN	1:200
102	LANDSCAPE PLAN	1:200
103	LANDSCAPE PLAN	1:200
200	LANDSCAPE MASTERPLAN - PLANTING	1:400
201	PLANTING PLAN	1:200
202	PLANTING PLAN	1:200
202	PLANTING PLAN	1:200
501	LANDSCAPE SPECIFICATION	
	& PLANT SCHEDULE & DETAILS	AS SHOWN
502	LANDSCAPE DETAILS	AS SHOWN

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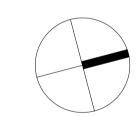
NH RS 16.10.2019 D For Approval NH RS 14.05.2019 PH RS 14.08.2018 C For Approval NP RS 24.03.2017 B Development Application A For Review

Drawn Check Date

LEGEND

Issue Revision Description

Key Plan:



Sunshine Property Investment Group

Jackson Teece

Penrith Golf Club Seniors Living

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Drawing Name:

Cover Sheet

Job Number:

Sheet _ of _

SS17-3483 000 E



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E For Development Application

D For Approval C For Approval

B For Review A For Review

LEGEND

Trees to be removed

Trees to be retained

NH RS 16.10.2019 NH RS 14.05.2019

PH RS 14.08.2018

NH RS 17.05.2018 NH RS 16.05.2018

Drawn Check Date

Designed spot Level

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DEVELOPMENT APPLICATION

Tree Management Plan

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A For Review NH RS 16.05.2018 Issue Revision Description Drawn Check Date

LEGEND

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Trees to be retained

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Key Plan:



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Landscape Architects

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DEVELOPMENT APPLICATION

Drawing Name:

Tree Management Plan

- Broader Context

Scale: 1:800 @ A1

002 E

SS17-3483

Landscape Master Plan

The buildings have been located and arranged to suitably relate to the adjoining golf course and clubhouse, access road and parking areas, and to provide suitable screening and visual separation from main roads to the east and south.

Two principal access roads service the roads, providing suitable address and access to building entries with a strong sense of address to assist wayfinding and create suitable residential identity for residents and for visitors. The buildings are arranged so as to provide a connected series of open spaces that provide a high level of amenity and landscape outlook and setting, and landscape and recreation amenity generally. A comprehensive pathway network provides interesting loop walkways around the site, and access to the various amenities and facilities, including community terrace area and swimming pool, seating and shelters, and a range of dedicated recreation areas. The following pages provide illustration of detail areas of the site, along with short commentary of landscape feature and character, facilities and amenity provided by the landscape.



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LEGEND

☐ Proposed tree planting

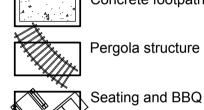
Proposed shrub and accent planting

Proposed groundcovers

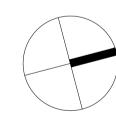




Concrete footpath



Key Plan:



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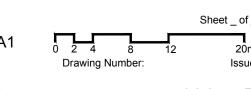
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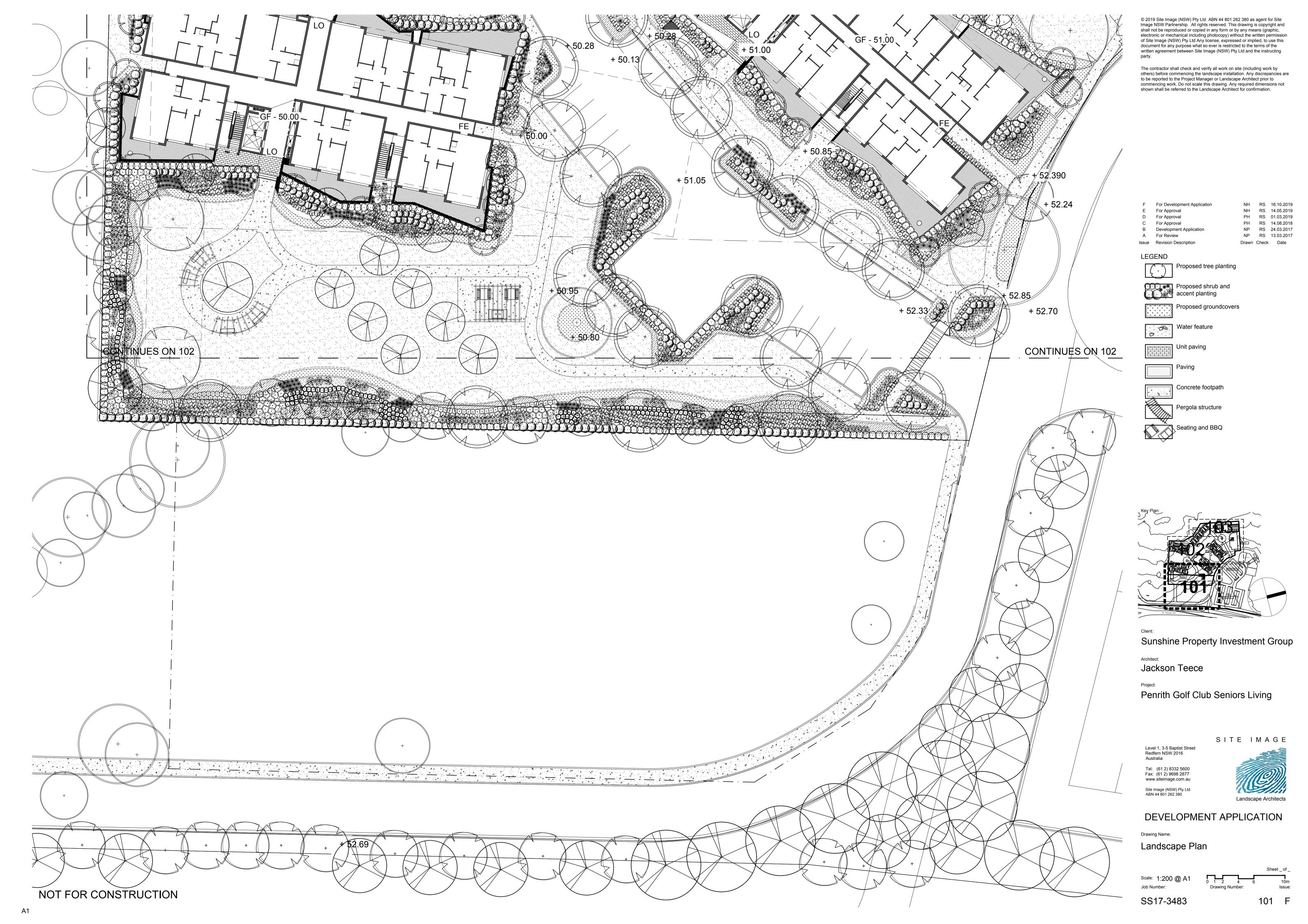
Landscape Masterplan

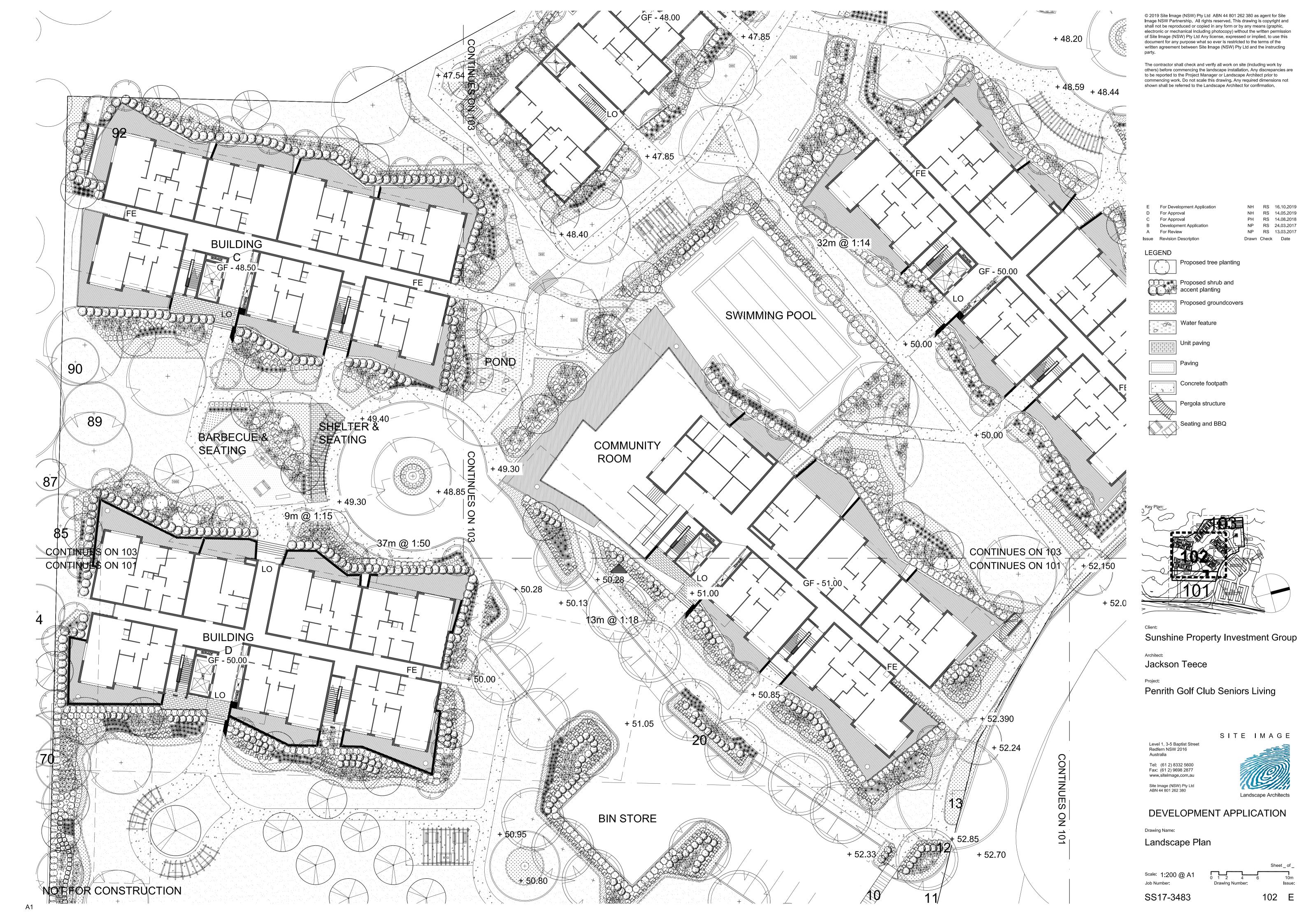


SS17-3483

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NOT FOR CONSTRUCTION







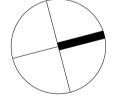


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NH RS 14.05.2019 PH RS 01.03.2019 PH RS 14.08.2018 NH RS 23.11.2017 Drawn Check Date

Proposed groundcovers



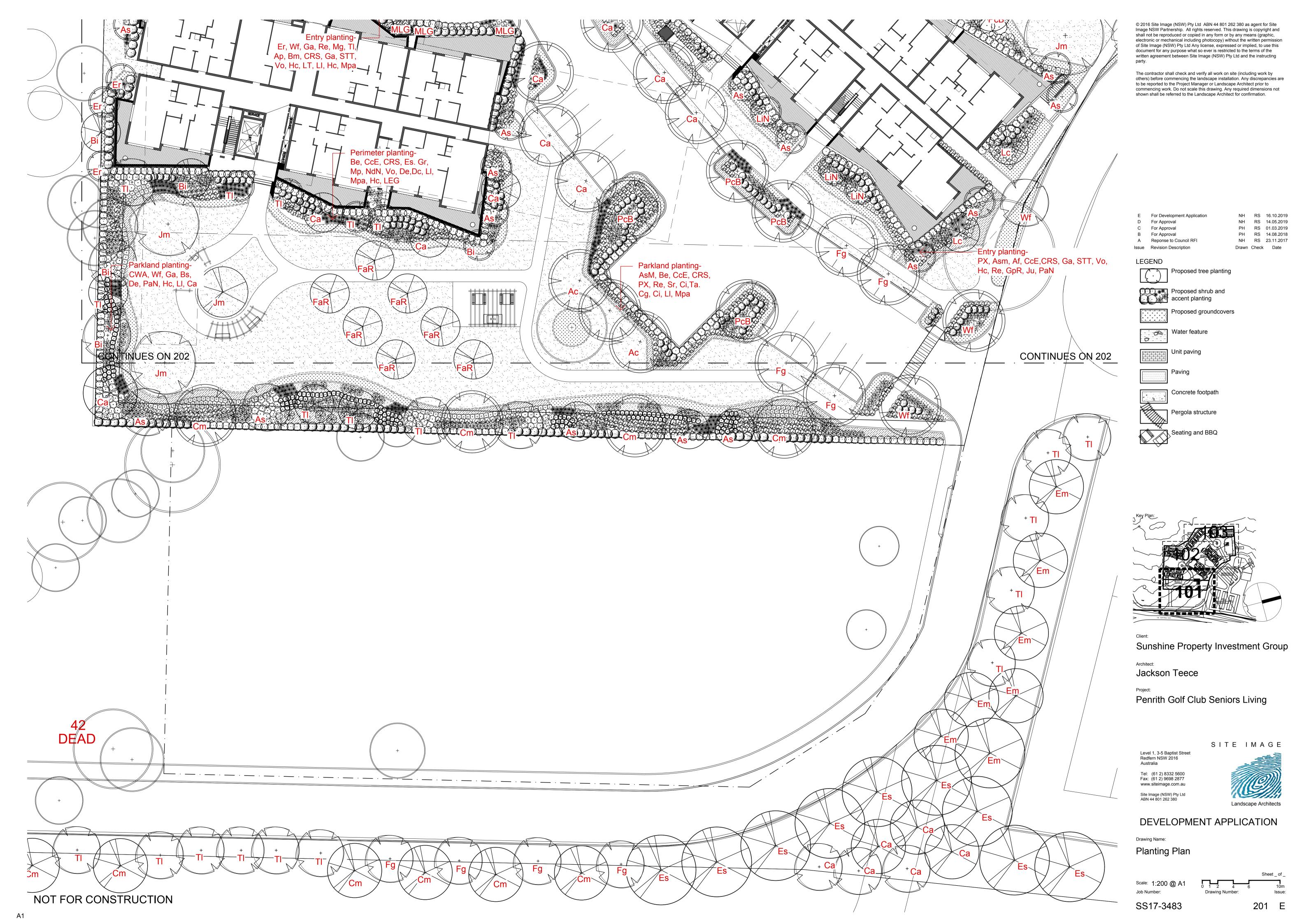
Sunshine Property Investment Group

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SITE IMAGE

DEVELOPMENT APPLICATION

200 E







LANDSCAPE SPECIFICATION NOTES

GENERALLY

THE CONTRACTOR SHALL PLACE ORDERS FOR THE DELIVERY OF ALL MATERIALS, SUPPLIES, ETC., IMMEDIATELY AFTER SIGNING THE CONTRACT AND ENSURE THE SUPPLIERS GUARANTEE DELIVERY AT ALL TIMES TO ACCORD WITH THE CONSTRUCTION PROGRAM.

SITE PREPARATION

ENSURE ALL PROVISIONS FOR LANDSCAPE TO BE PROVIDED BY THE BUILDER ARE COMPLETE AND ALL CONTRACTORS RUBBISH AND DEBRIS IS REMOVED;

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS.

OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES.

INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

ABORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

IMPORTED SOIL MIX

IMPORTED LIGHTWEIGHT SOIL MIX FOR ON-SLAB AREAS AND POTS: LIGHTWEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A PH 6.0-6.5

SOIL MIX PER CUBIC METRE SHALL CONSIST OF:

- 30% KENTHURST BLACK LOAM
- 30% DOUBLE WASHED COARSE SAND
- 20% AUSTRALIAN PEAT
- 10% COMPOSTED BARK FINES
- 10% COMPOSTED HARDWOOD DUST

FERTILISER PER CUBIC METRE SHALL CONSIST OF

- 500GMS CALCIUM NITRATE
- 500GMS POTASSIUM SULPHATE
- 750GMS SUPERPHOSHATE MICRO FINE - 1 KG IBDU (NITROGEN SLOW RELEASE)
- 1 KG SLOW RELEASE NUTRICOTE

PLANT MATERIAL ALL PLANTS SHALL BE WELL GROWN, DISEASE FREE NURSERY STOCK, AND TRUE TO

SPECIES TYPE. NO SPECIES SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE SUPERINTENDENT. NO VARIEGATED STRAIN SHALL BE USED UNLESS NOMINATED.

ALL PLANTS SHALL BE OF THE SIZE AND QUALITY CONSISTENT WITH THE NORMAL INDUSTRY EXPECTATION FOR THE NOMINATED CONTAINER SIZE. PLANTS NOT CONSISTENT WITH THE ABOVE MAY BE REJECTED WITH REPLACEMENT STOCK SUBJECT TO THE APPROVAL OF THE SUPERINTENDENT.

ALLOW TWO AGRIFORM SLOW RELEASE PELLETS PER 5-25 LITRE PLANT AND ONE PER 150MM PLANT. ALL FERTILISER IS TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

MULCH

TO MASS PLANTING AREAS AND STREET TREES INSTALL 75MM THICKNESS OF GRADED PINE BARK AS SUPPLIED BY AUSTRALIAN NATIVE LANDSCAPES P/L OR APPROVED EQUIVALENT. ALL MULCH SHALL BE FREE OF VEGETATIVE REPRODUCTIVE PARTS OF WEEDS

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING TIMBER EDGE: 100 X 25mm CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500mm CCA TREATED RADIATA PINE-SHARPENED AT ONE END.

INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF

TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25mm. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100mm OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50mm Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100mm AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING. ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90kg PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN THE CONTRACT AREAS BY THE IMPLEMENTATION OF INDUSTRY ACCEPTED HORTICULTURAL PRACTICES, AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE WORKS UNDER NORMAL USE.

THE CONTRACTOR SHALL MAINTAIN THE WORKS AND MAKE GOOD ALL THE DEFECTS.

LANDSCAPE MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: WATERING, ADJUSTMENT OF THE IRRIGATION SYSTEM, RUBBISH REMOVAL, REPLACING FAILED PLANTS, MAINTAINING MULCH, PRUNING, INSECT AND DISEASE CONTROL, AND CLEANING OF THE SURROUNDING AREA.

150mm

150mm 150mm

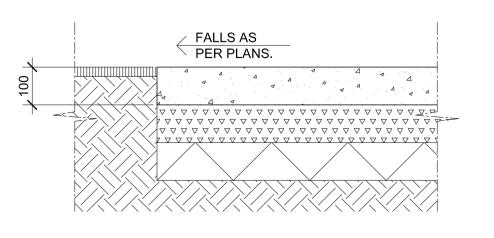
150mm 150mm 150mm 150mm 150mm 150mm 150mm 150mm 150mm 150mm 150mm 150mm

PENRITH SENIORS LIVING - INDICATIVE PLANT SCHEDULE

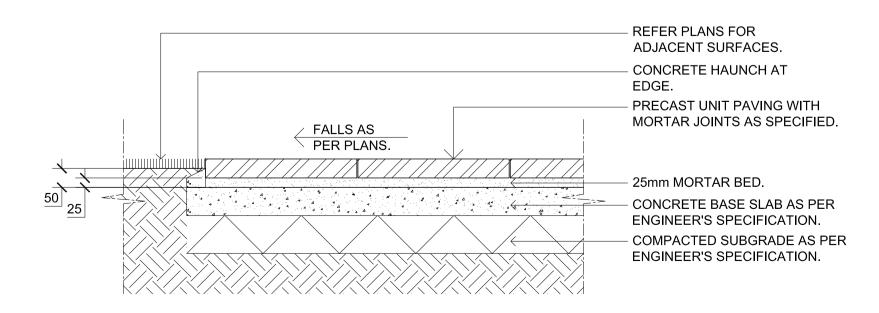
Symbol	Botanic Name	Common Name	Mature H x W (m)	Pot size
TREES A	L RALMS			
Ap	Acer palmatum	Japanese Maple	6 x 3	100L
Cg	Casuarina glauca	Swamp Oak	15 x 5	100L
Cv	Cllistemin viminalis	Weeping Bottlebrush	6 x 5	100L
Cm	Corymbia maculata	Spotted Gum	30 x 8	100L
Ca	Cupaniosis anacardioides	Tuckeroo	7 x 5	100L
Er	Elaeocarpus reticulatus	Blueberry Ash	12 x 5	100L
Em	Eucalyptus moluccana	Grey Box	20 x 8	100L
Es	Eucalyptus saligna	Sydney Blue Gum	30 x 10	100L
Fg	Fraxinus griffithii	Evergreen Ash	8 x 4	100L
Gr	Grevillea robusta	Silky Oak	25 x 10	100L
Hf	Howea forsteriana	Kentia Palm	10 x 3	100L
Li	Lagerstroemia indica	Crepe Myrtle	6 x 3	100L
Mg	Magnolia grandiflora Little Gem	little Gem Magnolia	5 x 3	100L
Ms	Melaleuca styphelioides	Prickly-leafed paperbark	10 x 3	100L
Mq	Melaleuca quinquenervia	Broadleaf Paperbark	15 x 5	100L
PcB	Pyrus calleryana 'Bradford'	Ornamental Pear	12 x 6	100L
Qp	Quercus palustris	Pin Oak	15 x 8	100L
TI	Tritaniopsis laurina 'Luscious'	Water Gum	10 x 7	100L
Wf	Waterhousia floribunda	Weeping Lily Pilly	15 x 8	100L
Er	Elaeocarpus reticulatus	Blueberry Ash	9 x 4	75L
As	Acmena smithii	Lillypilly	As	75L
Ст	Corymbia maculata	Spotted Gum	30 x 10	100L
Bi	Bank sia integrifolia	Coast Banksia	15 x 6	75L
TI	Tristaniopsis laurina	Water Gum	12 x 4	75L
Wf	Waterhousea floribunda	Weeping Lilly Pilly	15 x 9	100L
Ac	Angophora costata	Smooth Barked Apple	10 x 10	100L
Af	Angophora floribunda	Rough-barked Apple	25 x 15	100L
Ca	Cupaniopsis anacardioides	Tamarind	15 x 15	75L
Lc	Lophostemon confertus	Queensland Brush Box	15 x 10	100L

Af	Acacia falcata	Wattle	3 x 2	200mm
AsM	Acmena smithii 'Minor'	Lilly Pilly	6 x 3	200mm
Be	Bank sia ericifolia	Heath Banksia	5 x 4	200mm
Bs	Banksia spinulosa	Hairpin Banksia	2 x 3	200mm
Вт	Buxus microphylla 'Japonica'	Japanese Box	1 x 1	200mm
CWA	Callistemon citrinus 'White Anzac'	Lemon Scented Bottlebrush	3 x 2	200mm
CcE	Callistemon citrinus 'Endeavour'	Endeavour Bottlebrush	2.5 x 2.5	200mm
CLJ	Callistemon 'Little John'	Bottlebrush	1 x 1	200mm
CRS	Cordyline 'Red Sensation'	Red Cordyline	2 x 1	200mm
De	Doryanthes excelsa	Gymea Lily	1.5 x 2	200mm
Ga	Gardenia augusta Florida	Gardenia	1.5 x 1.5	200mm
GMP	Grevillea 'Misty Pink'	Grevillea	3 x 2	200mm
Мр	Murraya paniculata	Orange Jasmine	3 x 2	200mm
NdN	Nandina domestica Nana	Dwarf Sacred Bamboo	0.6 x 0.8	200mm
PX	Philodendron 'Xanadu'	Dwarf Philodendron	1 x 1	200mm
PgR	Photinia glabra 'Reubens'	Dwarf Photinia	3 x 1.5	200mm
Re	Raphis excelsa	Lady Palm	1.5 x 1.5	200mm
Ri	Rhaphiolepis indica 'Oriental Pearl'	Indian Hawthorn	1 x 1	200mm
Sr	Strelitzia reginae	Bird Of Paradise	1.2 x 1.5	200mm
SC	Syzygium 'Cascade'	Pink Flowering Lillypilly	3 x 2	200mm
STT	Syzygium 'Tiny Trev'	Tiny Trev Lillypilly	0.8 x 0.8	200mm
Vo	Vibumum odoratissimum	Sweet Viburnum	3 x 2	200mm
Wf	Westringia fruticosa	Coastal Rosemary	2 x 2	200mm

Са	Carex appressa	Tall Sedge	0.8 x 0.6
Ci	Carex inversa	Knob Sedge	0.2 x 0.2
Cg	Carpobrotus glaucascens	Pig Face	0.2 x 1
Dc	Dianella caerulea 'Breeze'	Dianella Breeze	0.6 × 0.6
GpRM	Grevillea poorinda 'Royal Mantle'	Grevillea Royal Mantle	0.2 x 3
Hc	Hibbertia scandens	Golden Ginuea Flower	1.5 x 1.5
Ju	Juncus usitatus	Common Rush	0.4 × 1.5
LEG	Liriope 'Evergreen Giant'	Giant Liriope	0.6 x 0.6
LI	Lomandra longifolia	Mat Rush	0.7 x 1
LT	Lomandra 'Tanika'	Lomandra Tanika	0.5 x 0.5
Мра	Myoporum parvifolium	Creeping Boobialla	0.2 x 1.5
PaN	Pennisetum alopercuroides 'Nafray'	Nafray Pennisetum	0.6 x 0.6
Та	Themeda australis	Kangaroo Grass	1 x 0.4
Tj	Trachelospemum jasminoides	Star Jasmine	0.25 x 6
Vh	Viola hederacea	Native Violet	0.1 x 0.3







PRECAST UNIT PAVERS ON CONC SLAB SCALE 1:10

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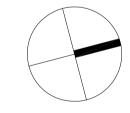
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LEGEND

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Landscape Architects

DEVELOPMENT APPLICATION

Landscape Specification & Plant

Schedules & Details

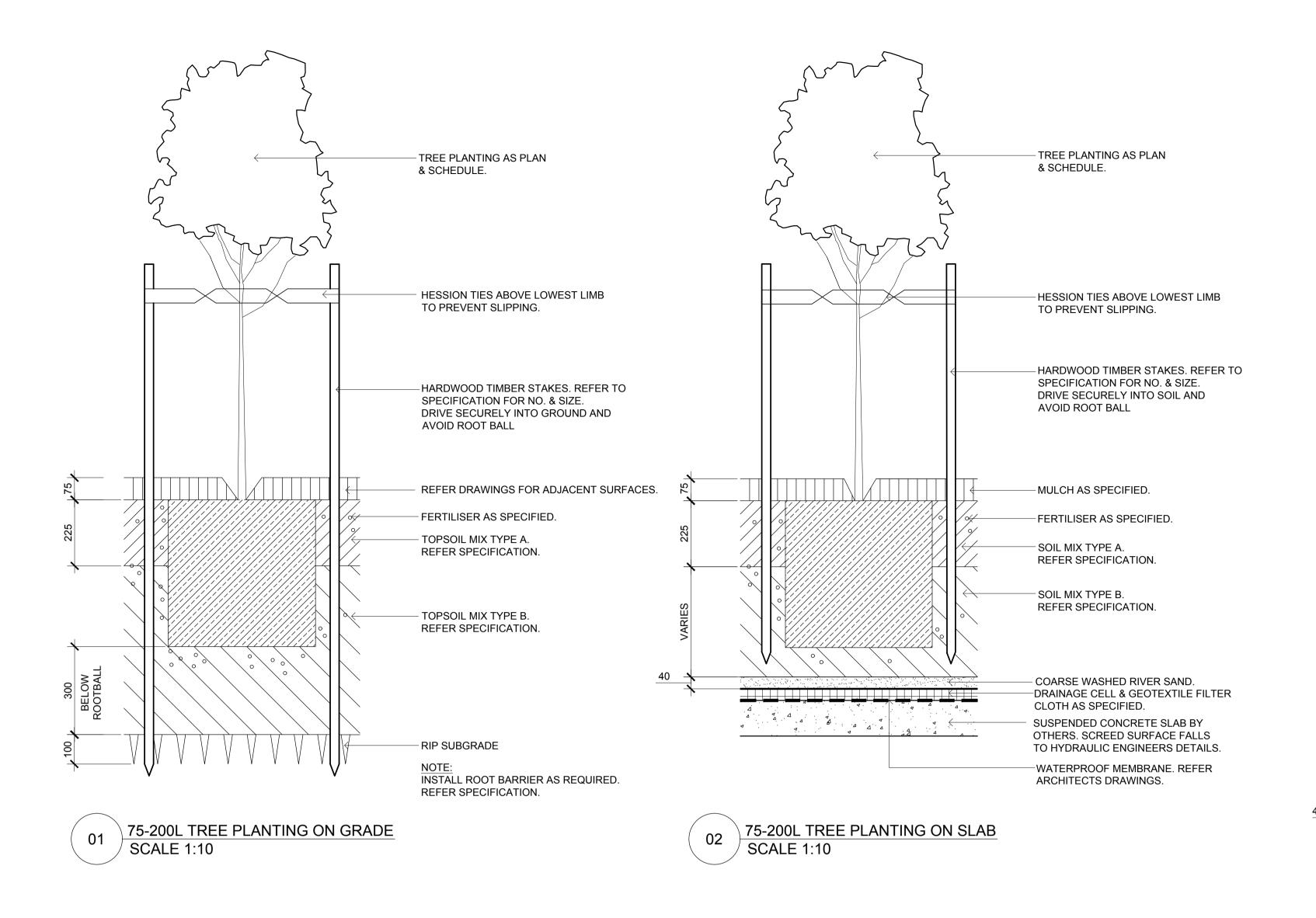
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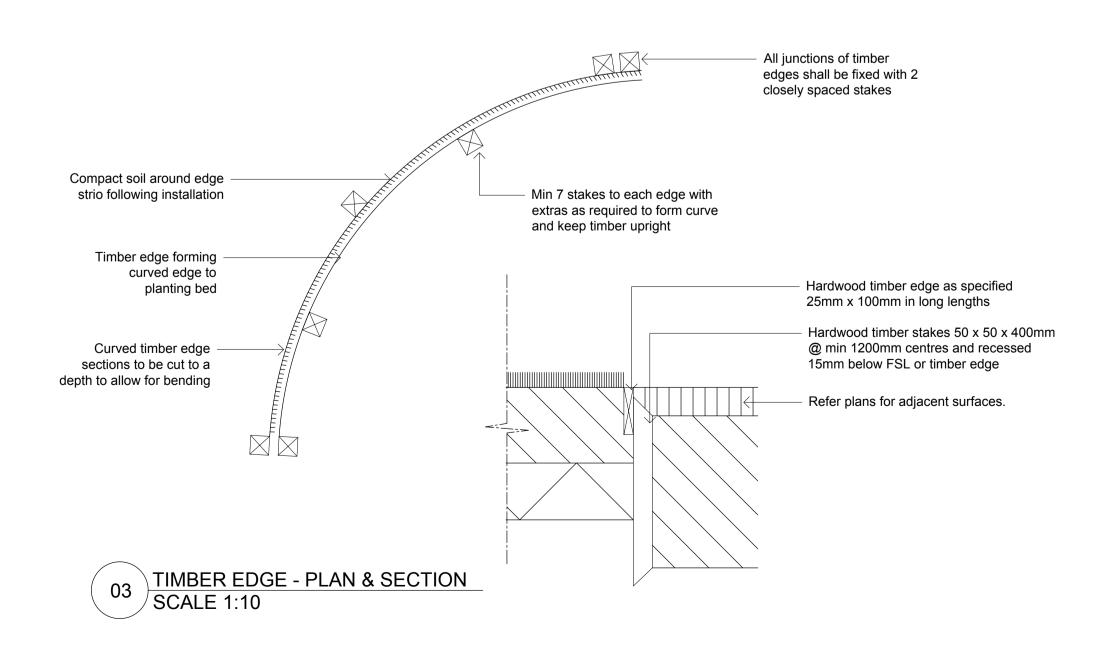
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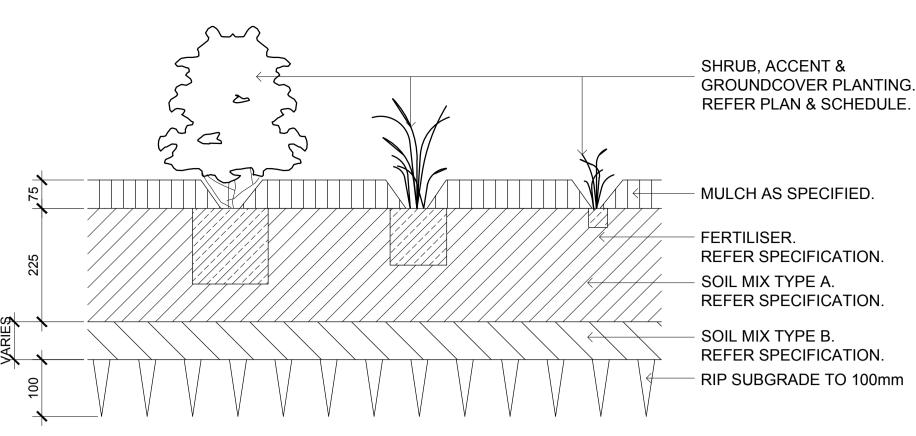
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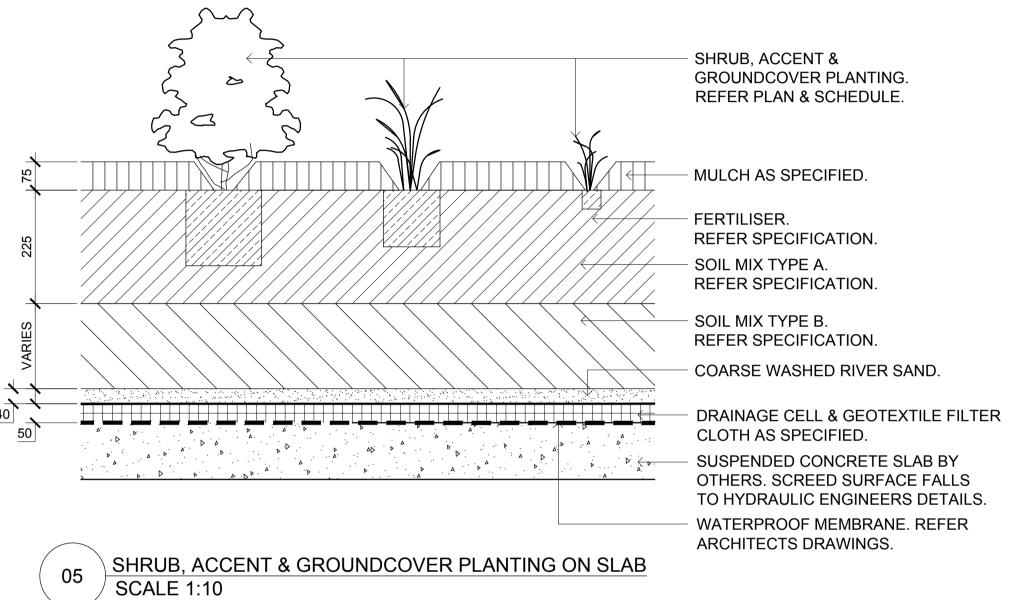
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O4 SCALE 1:10

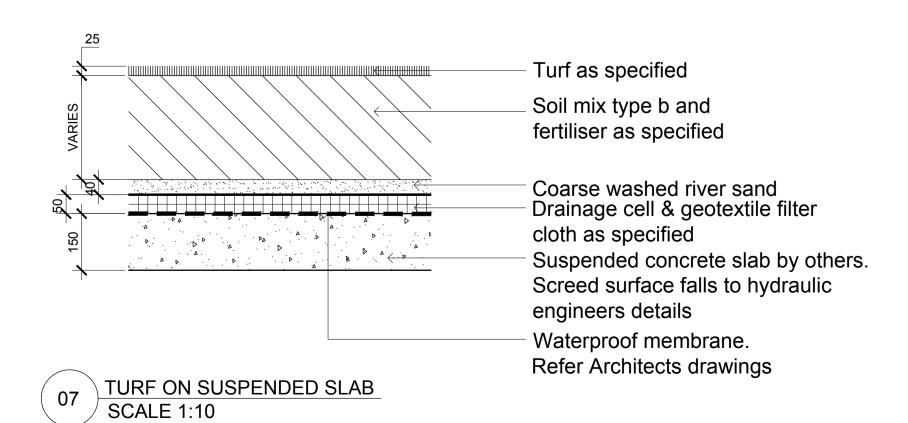


TURF AS SPECIFIED.

SOIL MIX TYPE B AND FERTILISER AS SPECIFIED.

RIP SUBGRADE TO 100mm.

06 TURF ON EVEN GRADE
SCALE 1:10



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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.

 E
 For Development Application
 NH
 RS
 16.10.2019

 D
 For Approval
 NH
 RS
 14.05.2019

 C
 For Approval
 PH
 RS
 14.08.2018

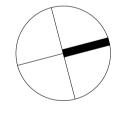
 B
 Development Application
 NP
 RS
 24.03.2017

 A
 For Review
 NP
 RS
 13.03.2017

Drawn Check Date

LEGEND

Issue Revision Description



Client:

Key Plan:

Sunshine Property Investment Group

Jackson Teece

Jackson reece

ot:

Penrith Golf Club Seniors Living

SITE IMAGE
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
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www.siteimage.com.au

Site Image (NSW) Pty Ltd
ABN 44 801 262 380

Landscape Architects

DEVELOPMENT APPLICATION

Drawing Name:

Landscape Details

Scale: As Shown

Job Number: Drawing Number:

Sheet _ of _

Job Number: Drawing Number: Issue: SS17-3483 502 E

NOT FOR CONSTRUCTION



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leene	Pavision Description	Drawn	Chack	Date
Α	For Review	NP	RS	13.03.2017
В	Development Application	NP	RS	24.03.2017
C	For Approval	PH	RS	14.08.2018
D	For Approval	PH	RS	01.03.2019
E	For Approval	MW	RS	12.03.2019
F	For Approval	NH	RS	14.05.2019
G	For Approval	NH	RS	11.09.2019
н	For Development Application	NH	RS	16.10.2019

LEGEND



Proposed tree planting



Proposed shrub and accent planting



Proposed groundcovers

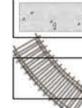


Unit paving

Water feature



Paving

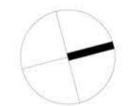


Concrete footpath



Pergola structure

Seating and BBQ



Sunshine Property Investment Group

Jackson Teece

Penrith Golf Club Seniors Living

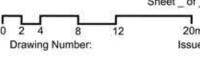
SITE IMAGE

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DEVELOPMENT APPLICATION

Landscape Masterplan Render



SS17-3483

C100 H