PARRAMATTA EARLY LEARNING CENTRE
2-4 PALMER ST, PARRAMATTA
LANDSCAPE WORKS - DEVELOPMENT APPLICATION

DRAWING LIST

LOCATION PLAN

ARCHITECTURAL RENDERING BY OTHERS

PLAN NOTES

This plan should be printed and read in colour and in conjunction with the architectural plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.

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1.0 LANDSCAPE WORK SPECIFICATION

1.1 PRELIMINARIES

1.1.1 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.

All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.

Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.

All outdoor lighting specified by architect or client to be installed by qualified electrician

Anomalies that occur in these plans should be brought to our immediate attention.

Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.1.2 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.2 SOIL WORKS

1.2.1 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

1.2.2 INSTALLATION

Establishing Subgrade Levels: Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

Mass Planting Beds: 300mm below existing levels with specified imported soil mix.

Turf areas: 100mm below finished surface level. Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

Subgrade Cultivation: Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

Drainage Works: Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

Placement and Preparation of Specified Soil Conditioner & Mixes: Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

Mass Planting Beds: Install specified soil conditioner to a compacted depth of 100mm. Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Turf Areas: Install specified soil mix to a minimum compacted depth of 75mm. Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

1.3 PLANTING

1.3.1 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide to

assessing tree quality. Natspec Guide No. 2. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is

apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by theLandscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

1.4 3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass.

Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching.

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel Garden Edging The Contractor shall install stone edging as shown on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

1.5 HARDSCAPE WORKS

1.5.1 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable

surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332

1.6 IRRIGATION WORKS

1.6.1 5.01 GENERAL (PERFORMANCE SPECIFICATION)

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water. The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council

By-Laws and Ordinances.

Drawings:

he Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements: The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas. It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.

All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.

Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination: Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.

The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.

Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects: Upon completion of installation, the system shall be tested, including:

Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.

Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.

All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation: On request, a detailed irrigation performance specification report can be issued.

1.7 12 MONTH MAINTENANCE

1.7.1 6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required: Watering all planting and lawn areas / irrigation maintenance.

Clearing litter and other debris from landscaped areas.

Removing weeds, pruning and general plant maintenance.

Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion.

Topping up of mulched areas.

Spray / treatment for Insect and disease control.

Fertilizing with approved fertilizers at correct rates.

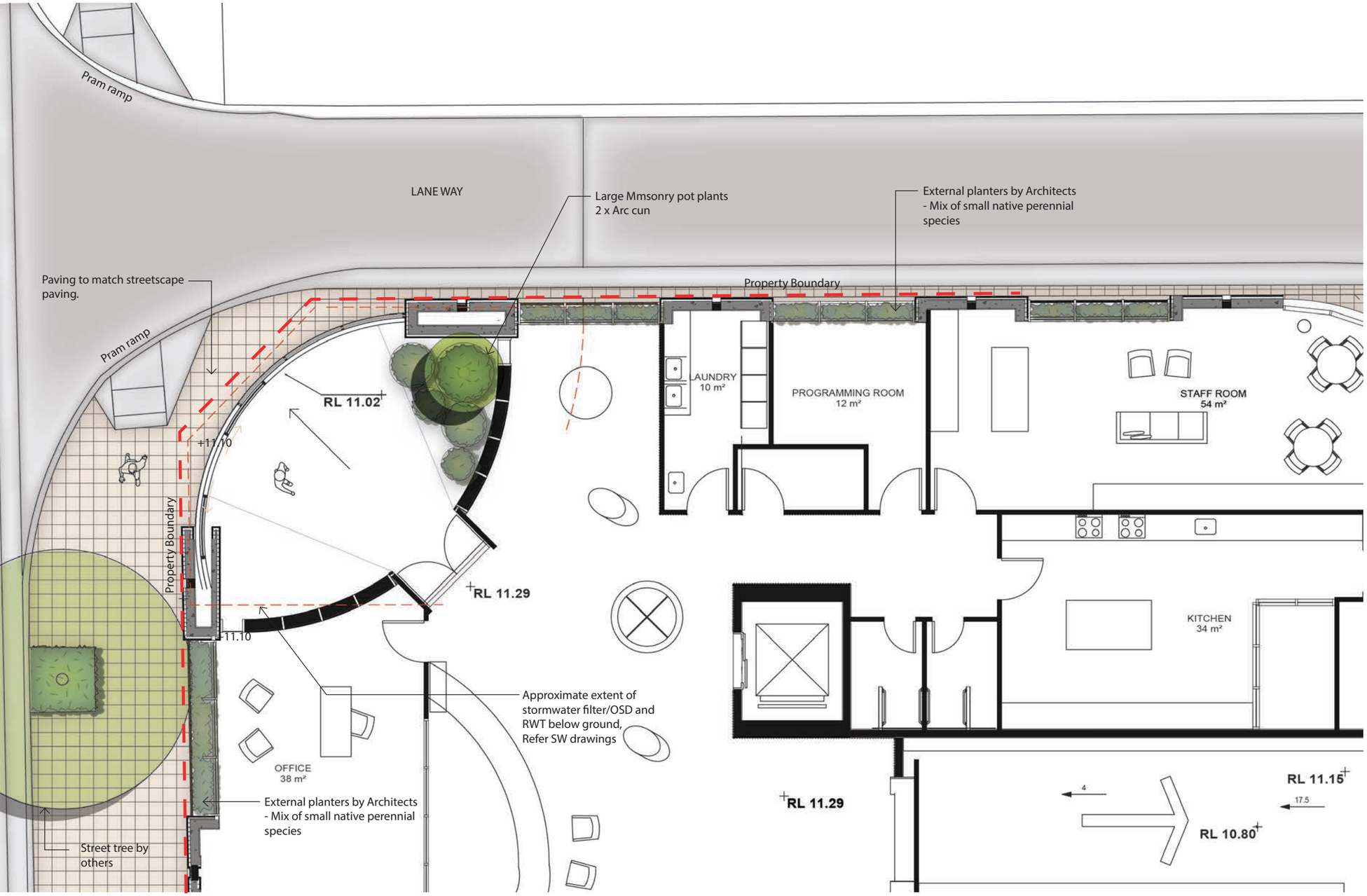
Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes

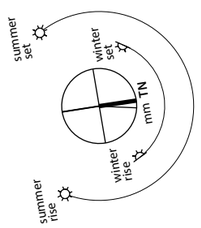
Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the

responsibility will be signed over to the client.xx

END OF SPECIFICATIONS





PLANTING SCHEDULE

Code	Botanical Name	Common Name	Height	Spread	Pot Size,Height at planting
Arc cun	Archontophonix cunninghamiana	Bangalow Palm	18-22m	5m	100L, 5m
Alp Cae	Alpinia caerulea	Native Ginger	2-2.5m	3m or more	300mm, 0.6m
Dia cae	Dianella caerulea	Blue Flax Lilly	0.7m	0.7m	300mm, 0.5m
Lir mus	Liriope Muscari	Big Lily Turf	0.5m	0.5m	300mm, 0.3m
Cle ari	Clematis aristata	Traveller's Joy, Old Man's Beard	0.8-2m	1m	300mm, 1m

2-4 PALMER ST, PARRAMATTA

LANDSCAPE PLAN - GROUND LEVEL

0 1 2 3 4 5m

SCALE 1:100 @ A3

DATE 04.04.2022

DWG NO LA-4

REV D

Rev	Description	Date
D	DA Amendments	04.04.2022

CLIENT

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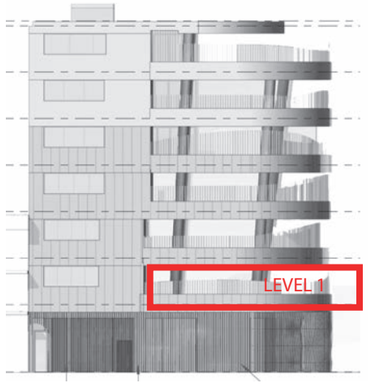
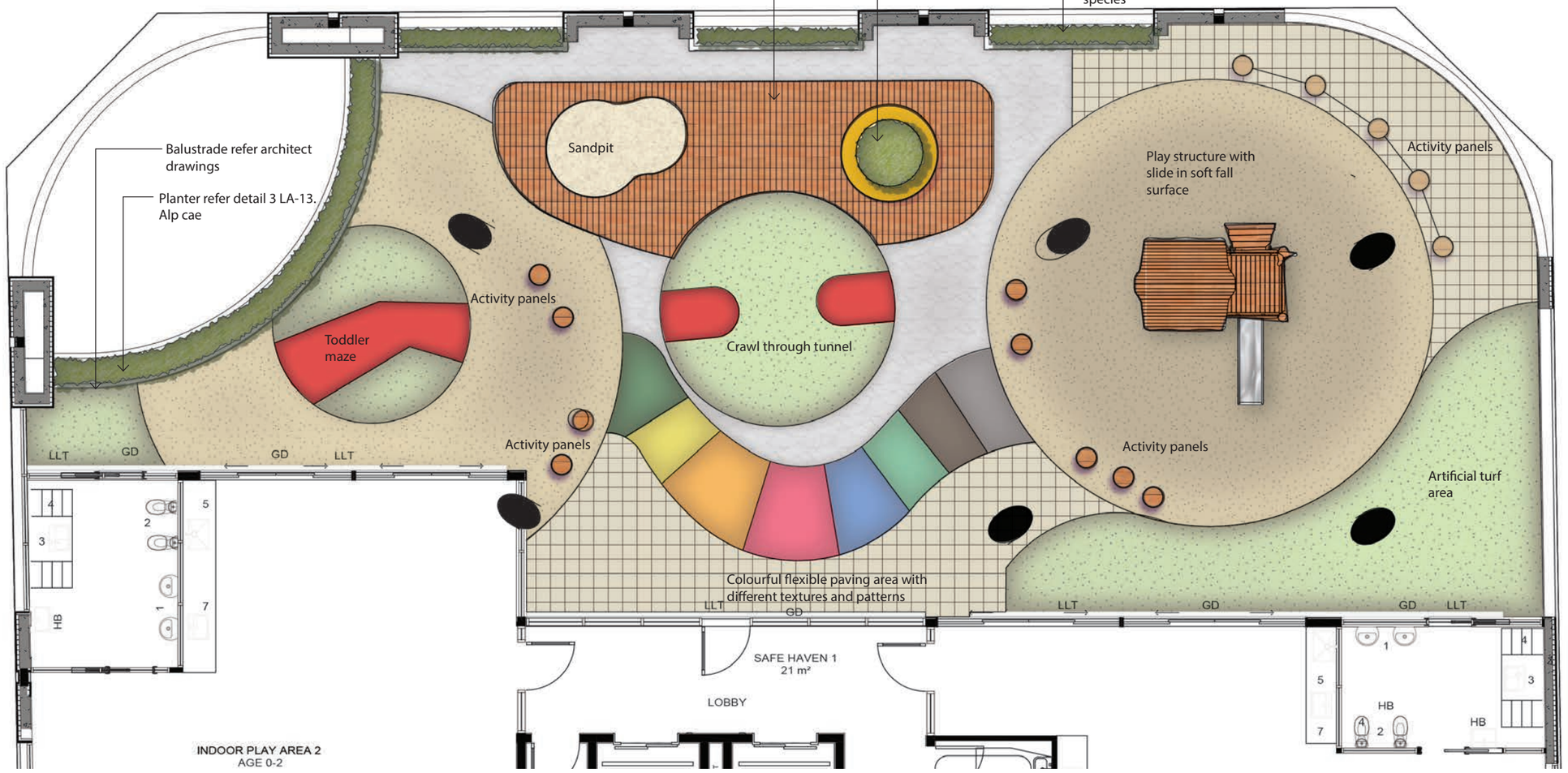
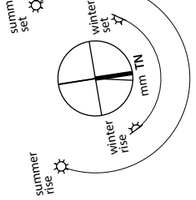
AGE GROUP 0-1

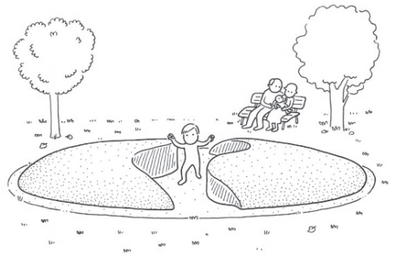






Crawl through tunnels

Teepee structure that allows different active and passive uses



Toddler maze

PLANTING SCHEDULE

Code	Botanical Name	Common Name	Height	Spread	Pot Size,Height at planting
Arc cun	Archontophonix cunninghamiana	Bangalow Palm	18-22m	5m	100L, 5m
Wat flo	Waterhousea floribunda	Weeping Lilly Pilly	8 m	5-6 m	100L, 5m
Alp Cae	Alpinia caerulea	Native Ginger	2-2.5m	3m or more	300mm, 0.6m
Rha exc	Rhapis excelsa	Lady Palm	1.5-3m	1.5m	300mm, 0.7m
Str Nic	Strelitzia Nicolai	Giant white bird of paradise or wild banana	6m	Clumps can spread to 3.5m	45L, 2-4m
Cle ari	Clematis aristata	Traveller's Joy, Old Man's Beard	0.8-2m	1m	300mm, 1m

2-4 PALMER ST, PARRAMATTA

LANDSCAPE PLAN - LEVEL 1

0 1 2 3 4 5m

SCALE 1:100 @ A3

DATE 04.04.2022 | DWG NO LA-5 | REV D

Rev	Description	Date
D	DA Amendments	04.04.2022

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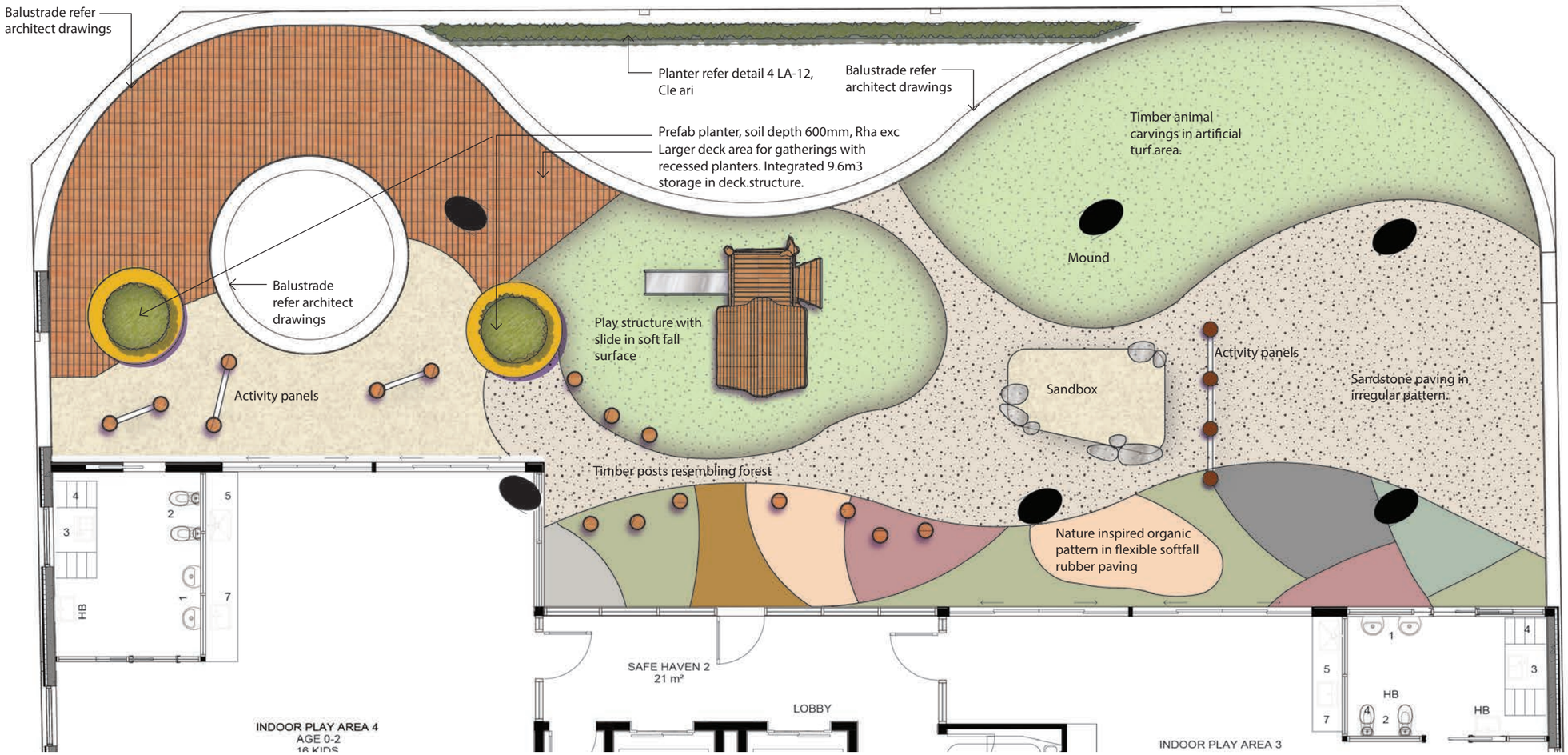

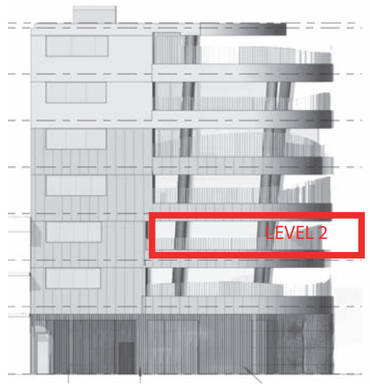

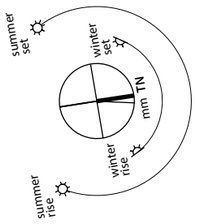

Timber posts resembling forest

Carved timber animals as play elements

PLANTING SCHEDULE

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Str Nic	Strelitzia Nicolai	Giant white bird of paradise or wild banana	6m	Clumps can spread to 3.5m	45L, 2-4m
Cle ari	Clematis aristata	Traveller's Joy, Old Man's Beard	0.8-2m	1m	300mm, 1m

2-4 PALMER ST, PARRAMATTA

LANDSCAPE PLAN - LEVEL 2

0 1 2 3 4 5m

SCALE 1:100 @ A3

DATE 04.04.2022

Rev	Description	Date
D	DA Amendments	04.04.2022

DWG NO LA-6

REV D

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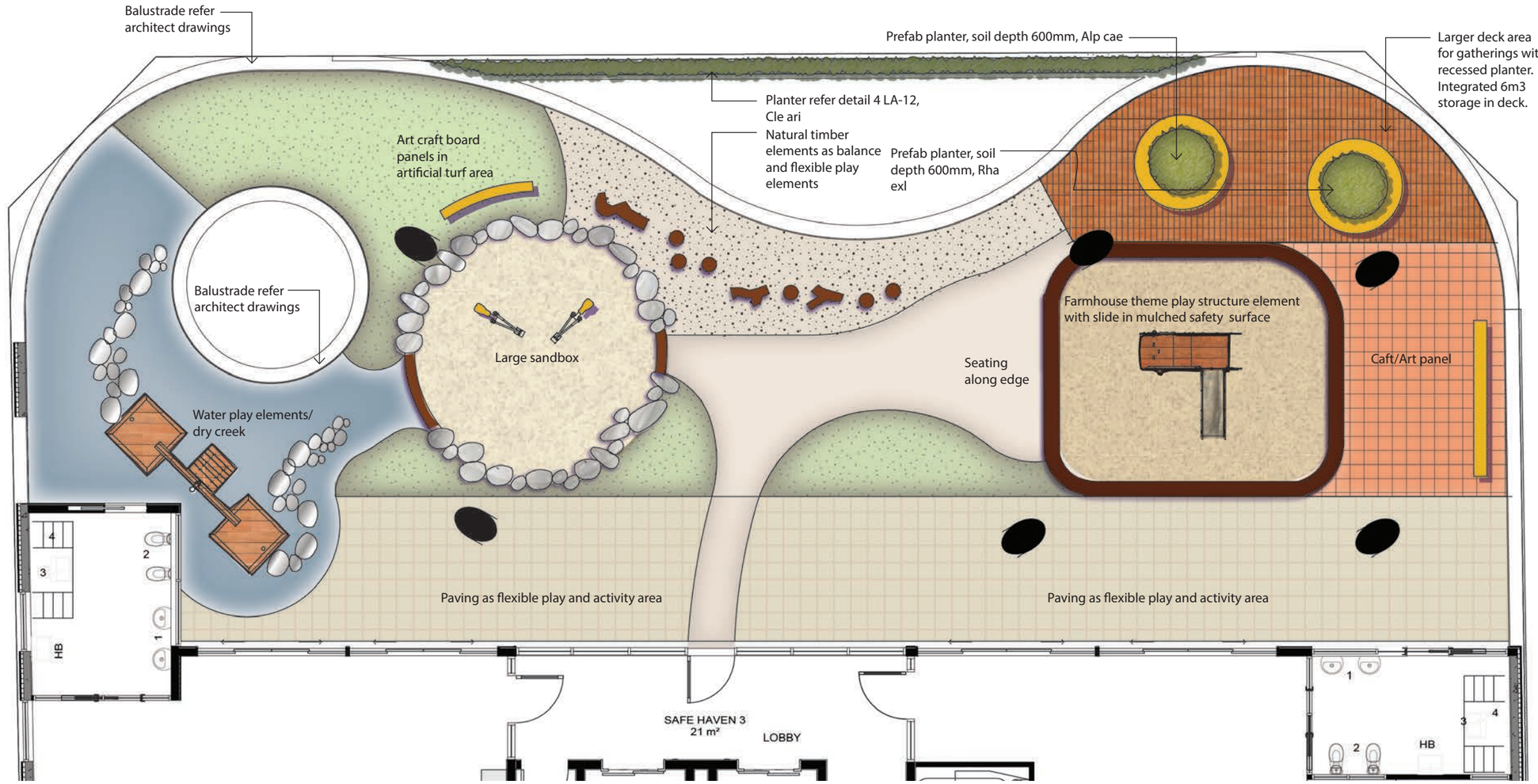
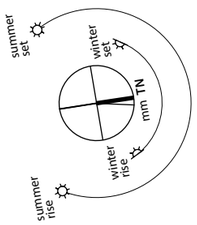
AGE GROUP 2-3





Water play

Farmhouse theme play structure element with slide

Prefabricated planters to be planted with seasonal planting for year around activities, timber slats on edges for seating

PLANTING SCHEDULE

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Rha exc	Rhapis excelsa	Lady Palm	1.5-3m	1.5m	300mm, 0.7m
Str Nic	Strelitzia Nicolai	Giant white bird of paradise or wild banana	6m	Clumps can spread to 3.5m	45L, 2-4m
Cle ari	Clematis aristata	Traveller's Joy, Old Man's Beard	0.8-2m	1m	300mm, 1m

2-4 PALMER ST, PARRAMATTA

LANDSCAPE PLAN - LEVEL 3

0 1 2 3 4 5m

SCALE 1:100 @ A3

DATE 04.04.2022

DWG NO LA-7

REV D

Rev	Description	Date
D	DA Amendments	04.04.2022

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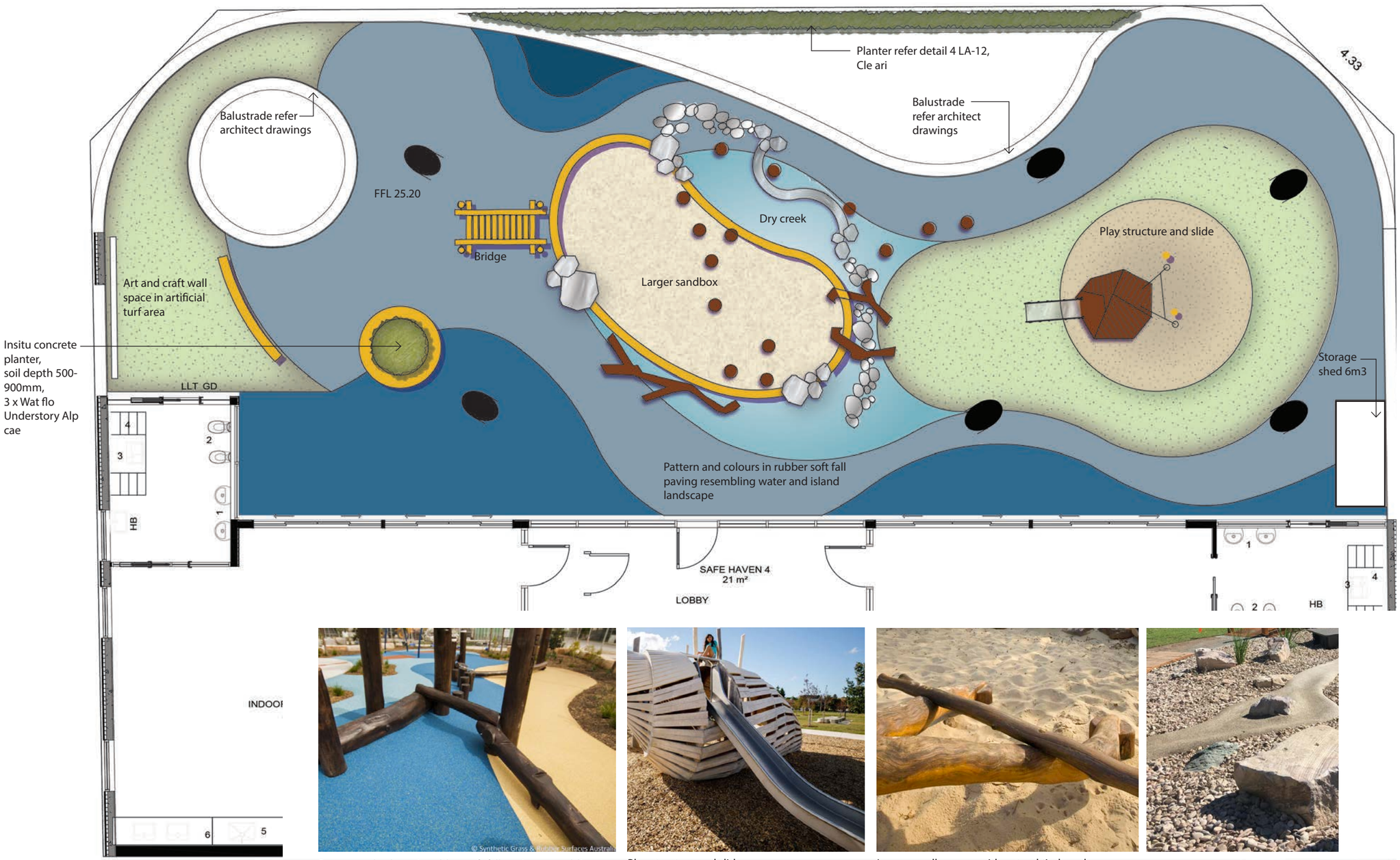
AGE GROUP 3-5



Pattern and colours in rubber soft fall paving resembling water and island landscape

Play structure and slide

Larger sandbox area with natural timber play elements

PLANTING SCHEDULE

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2-4 PALMER ST, PARRAMATTA

LANDSCAPE PLAN - LEVEL 4

0 1 2 3 4 5m

SCALE 1:100 @ A3

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Rev	Description	Date
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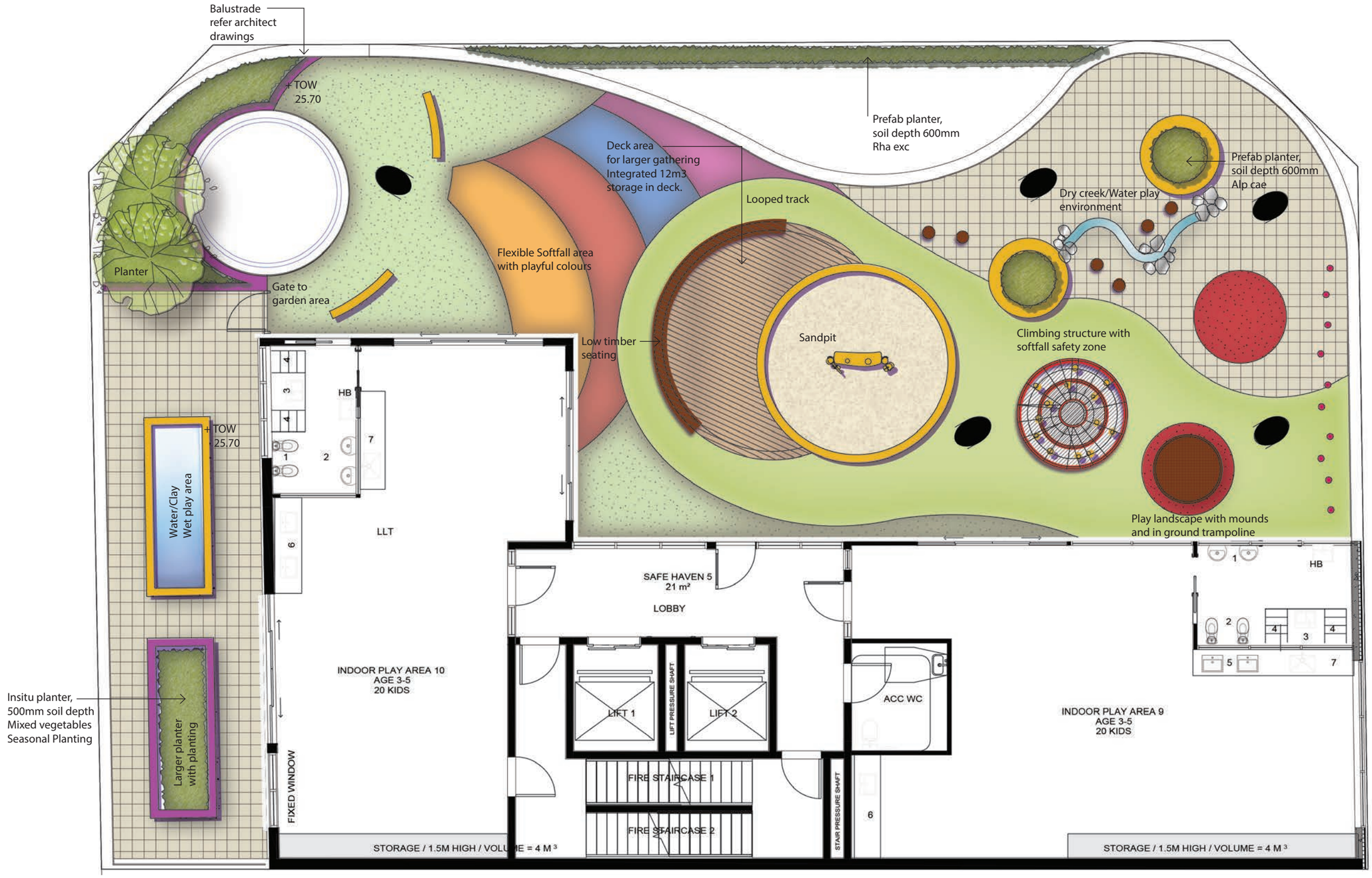
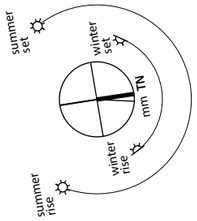
AGE GROUP 3-5





Built in trampolines

Climbing structure, floor to ceiling

PLANTING SCHEDULE

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2-4 PALMER ST, PARRAMATTA

LANDSCAPE PLAN - LEVEL 5

0 1 2 3 4 5m

SCALE 1:100 @ A3

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REV D

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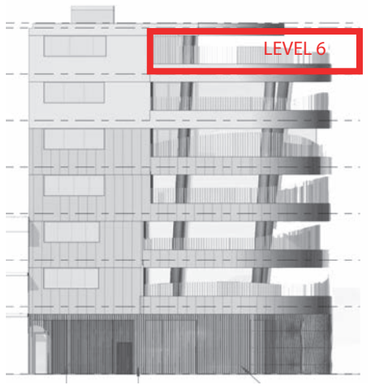
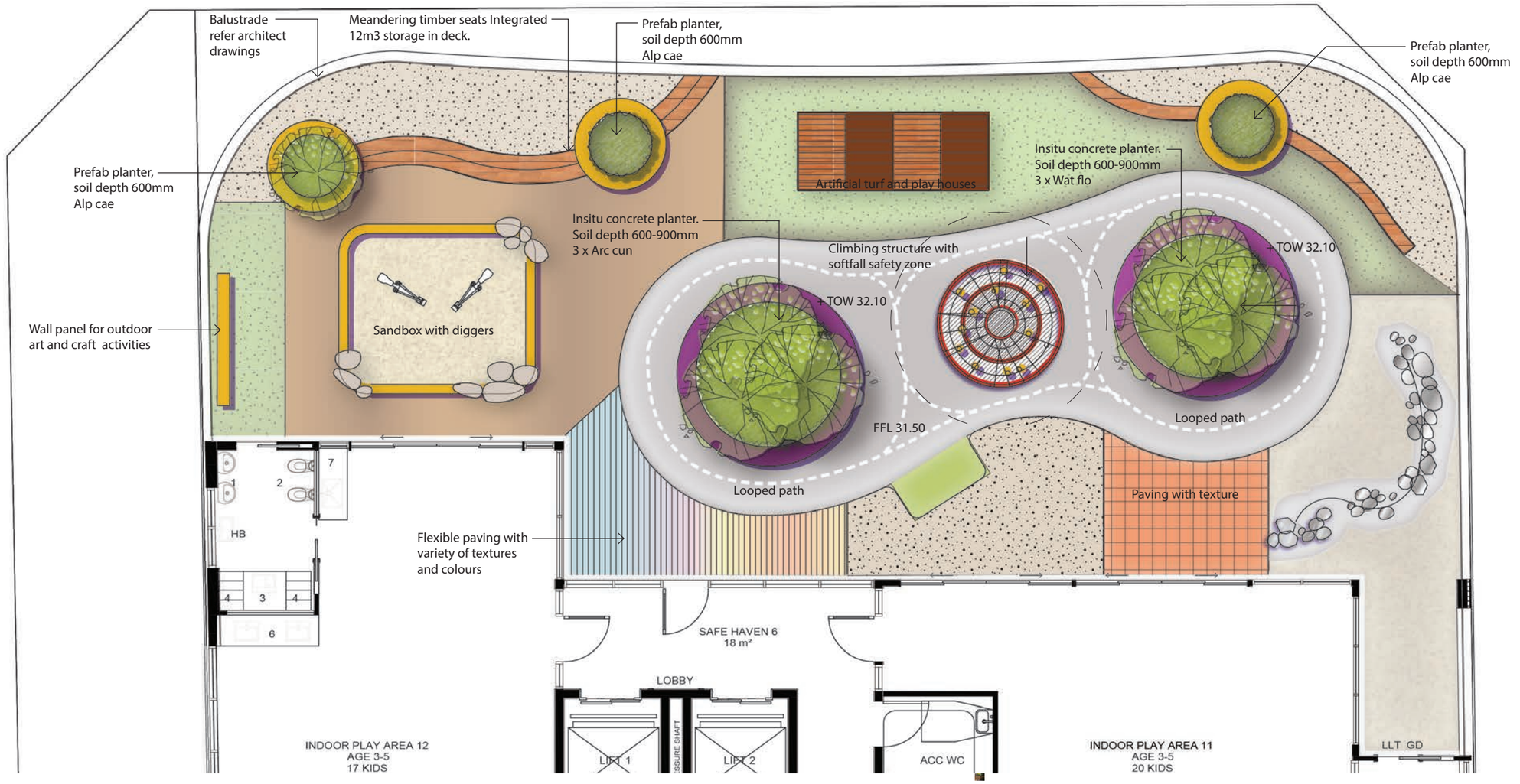
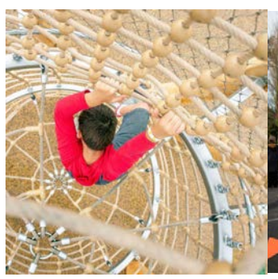
AGE GROUP 3-5






Sandbox and decking area


Climbing structure, floor to ceiling


Water play area using rocks


Looped path

PLANTING SCHEDULE

Code	Botanical Name	Common Name	Height	Spread	Pot Size,Height at planting
Arc cun	Archontophonix cunninghamiana	Bangalow Palm	18-22m	5m	100L, 5m
Wat flo	Waterhousea floribunda	Weeping Lilly Pilly	8 m	5-6 m	100L, 5m
Alp Cae	Alpinia caerulea	Native Ginger	2-2.5m	3m or more	300mm, 0.6m
Rha exc	Rhapis excelsa	Lady Palm	1.5-3m	1.5m	300mm, 0.7m
Str Nic	Strelitzia Nicolai	Giant white bird of paradise or wild banana	6m	Clumps can spread to 3.5m	45L, 2-4m
Cle ari	Clematis aristata	Traveller's Joy, Old Man's Beard	0.8-2m	1m	300mm, 1m

2-4 PALMER ST, PARRAMATTA

LANDSCAPE PLAN - LEVEL 6

0 1 2 3 4 5m

SCALE 1:100 @ A3

DATE 04.04.2022

DWG NO LA-10

REV D

Rev	Description	Date
D	DA Amendments	04.04.2022

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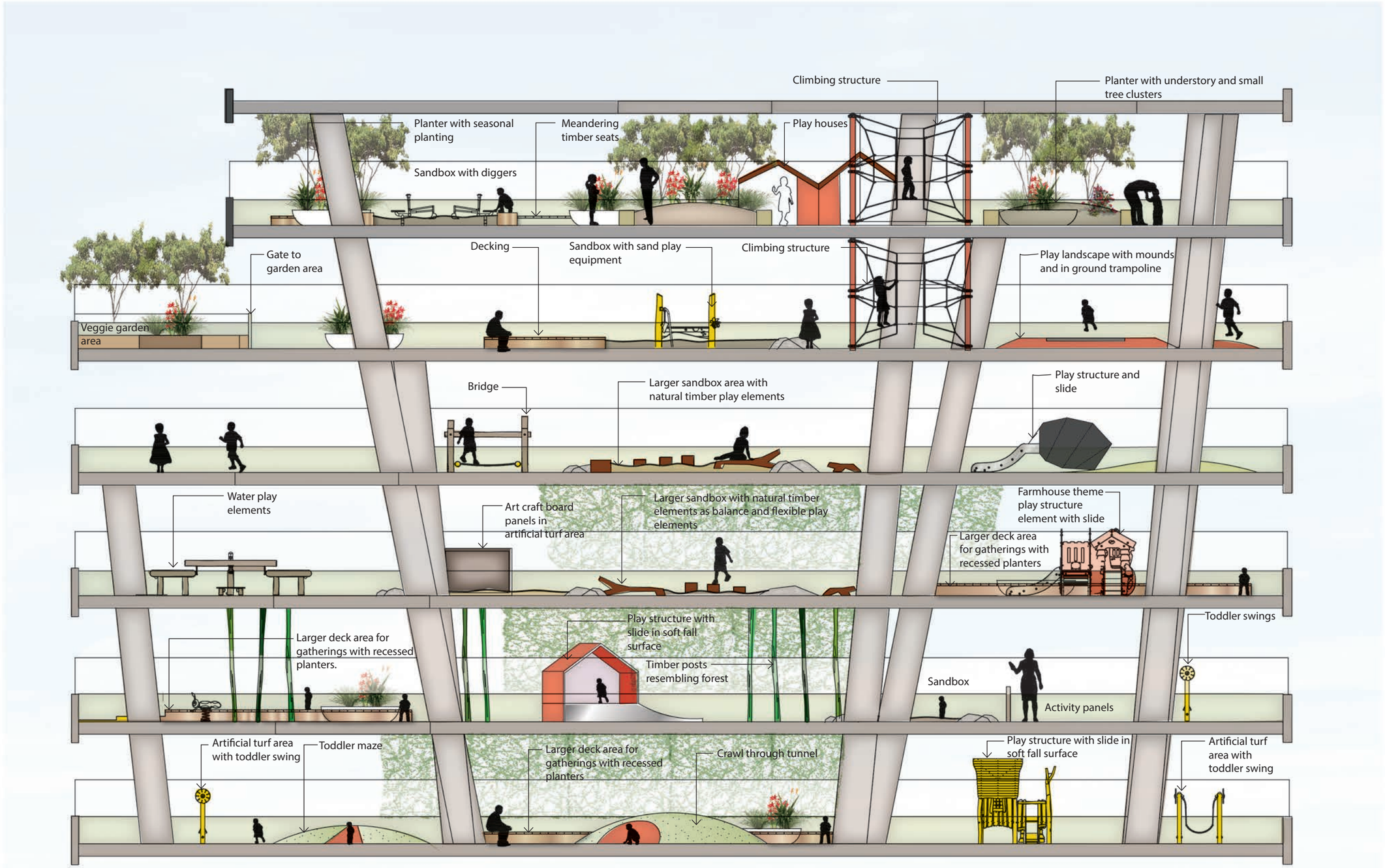

2-4 PALMER ST, PARRAMATTA

LANDSCAPE SECTION/ELEVATION

0 1 2 3 4 5m

SCALE 1:100 @ A3

DATE 04.04.2022

DWG NO LA-11

REV D

Rev	Description	Date
D	DA Amendments	04.04.2022

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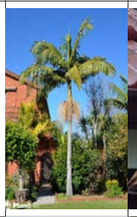
PROPOSED PLANTS IN PLANTERS ON STRUCTURE

Code	Botanical Name	Common Name	Images		Height	Spread	Pot Size, Height at planting	Description	Seasonal/ Special Feature	Preferred Soil Conditions	Drought/Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement
Arc cun	Archontopho-nix cunninghami-ana	Bangalow Palm			18-22m	5m	100L 5m	This solitary palm has a upright greyish smooth trunk up to 250 mm in diameter and is slightly swollen at the base.	It has feathery fronds form an open to rounded crown with a green to purplish crown shaft. The bluish flowers appear in a cluster in summer.	It prefers a well-poorly drained moist to wet sandy-silty to clay loam, organic	Semi shade to full sun, protected position, wind, frost and drought tender.	Orange palm dart, white palm & cottony cushion scale, palm leaf blight	It has a high water requirement once established.
Wat flo	Waterhousea floribunda	Weeping Lilly Pilly			8 m	5-6 m	100L 5m	This erect large tree has a brown trunk with drooping branches that form a dense rounded crown.	Fuffy cup-shaped white flowers are arranged in clus-ters and appear from late spring to mid summer.	Well drained sandy to clay loam, tolerates most soil types	Full sun, pro-tected position, moderately frost and drought tolerant	Chinese & white wax scale, pimple psyllid, brown looper	It has a medium water require-ment
Alp Cae	Alpinia caerulea	Native Ginger			2-2.5m	3m or more	600mm	Clumping perennial herb. Sword shape-dleaves with red underside	Coloured folage, verticle line	Loamy, Sandy loam, clay loam, potting mix	Frost will dam-age leaves. Hard frost or prolonged frost will kill rhizome. Leaf burn in hot summer sun with lack of water	Rust, scale	Cuting back/ clearing of old canes. Seperat-ing and culling, redusing of rhizonesvvv
Rha exc	Rhapis excelsa	Lady Palm			1.5-3m	1.5m	45L 700mm	This palm forms a dense clump-ing habit with many crowded upright slender fibre covered stems.	It has glossy fan-like fronds that appear along the stems forming a dense cover and the small flow-ers appear in clusters during summer.	It prefers well drained organic rich moist sandy to loamy soil that is acidic.	It grows in a low light semi-shad-ed position and is drought and frost tender.	Fungal leaf spot, red spider mite if grown under glass.	Once estab-lished it has a medium water requirement, and responds to mulching with an occasional misting to maintain humidity.
Str Nic	Strelitzia Nicolai	Giant white bird of paradise or wild banana			6m	Clumps can spread to 3.5m	45L 2-4m	A hardy clumping plant great for screaning or feature. evergreen with multi-stems that form a dense clumps.	flowers throughout the year with a peak in spring-summer. The inflorescence is compound (more than one flower).	Moist but well drained soil, salt free	Drought hardy	Resistant to most pests, scale if under stress,	Removal/cull-ing of old thick stems. removal of dead flower heads
Cle ari	Clematis aristata	Traveller's Joy, Old Man's Beard			0.8-2m	6m	300mm, 1m	vigorous twiner that is grown for its attractive flowers and fuzzy fruit. It can be trained over a structure	Flowers: greenish-white to creamy-white in summer	Well drained, poor moist sandy to loamy soil, slightly alkaline, pH 6.5-7.5	Once estab-lished it has a low water requirement (Scale: 1-drop from 3), but pre-fers to be kept moist during summer.	Slugs, earwigs, capsid bugs, verticillium wilt, aphids, cutworms, whitefly	

UNDERSTORY PLANTS IN POTS - VARIETY OF SEASONAL PLANTING

Prefabricated planters to be planted with seasonal planting for year around activities, timber slats on edges for seating. Typical seating height 450-500mm above FFL.

2-4 PALMER ST, PARRAMATTA

PLANT SCHEDULE

DATE 04.04.2022

DWG NO LA-12 REV D

Rev	Description	Date
D	DA Amendments	04.04.2022

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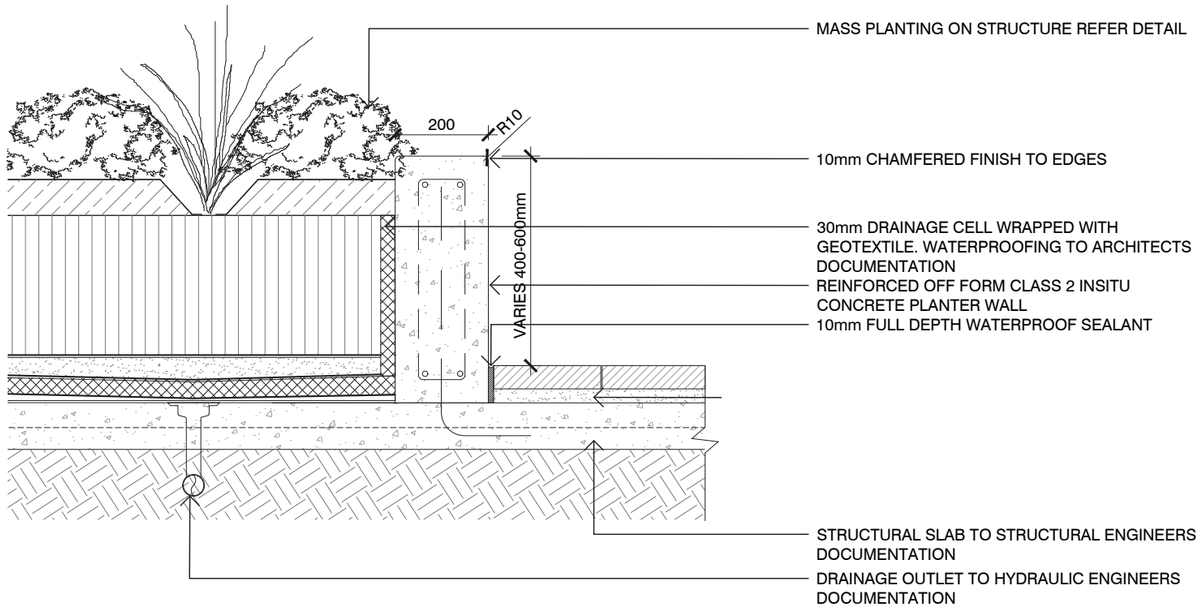
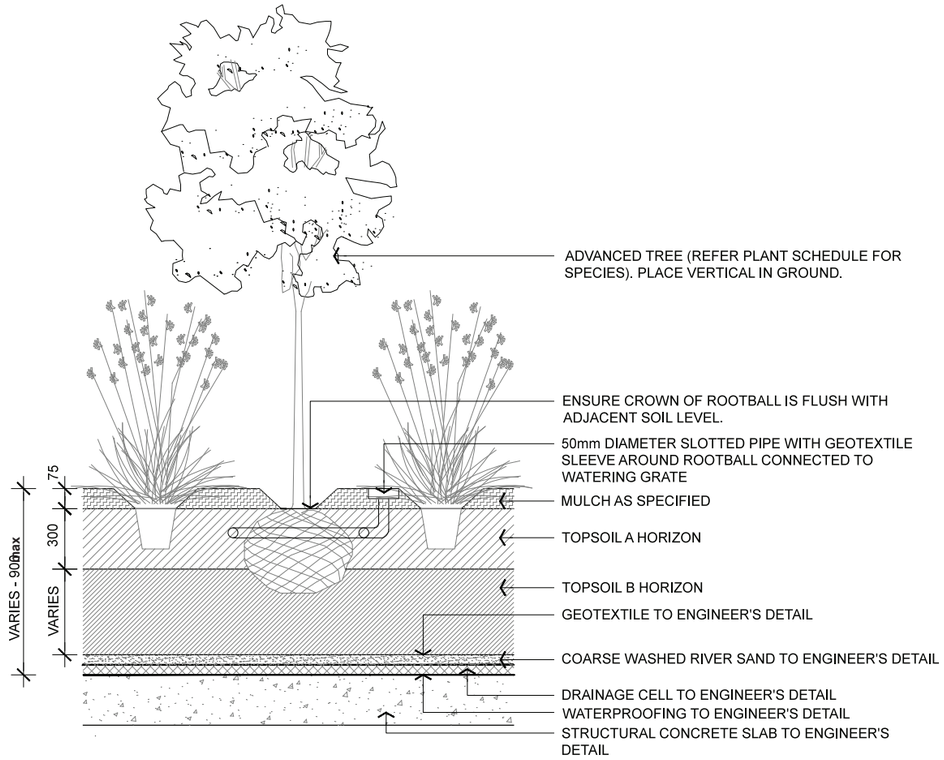


DETAIL 1, TYPICAL INSITU CONCRETE PLANTER DETAIL
NTS



DETAIL 2, TYPICAL TREE PLANTING DETAIL ON STRUCTURE
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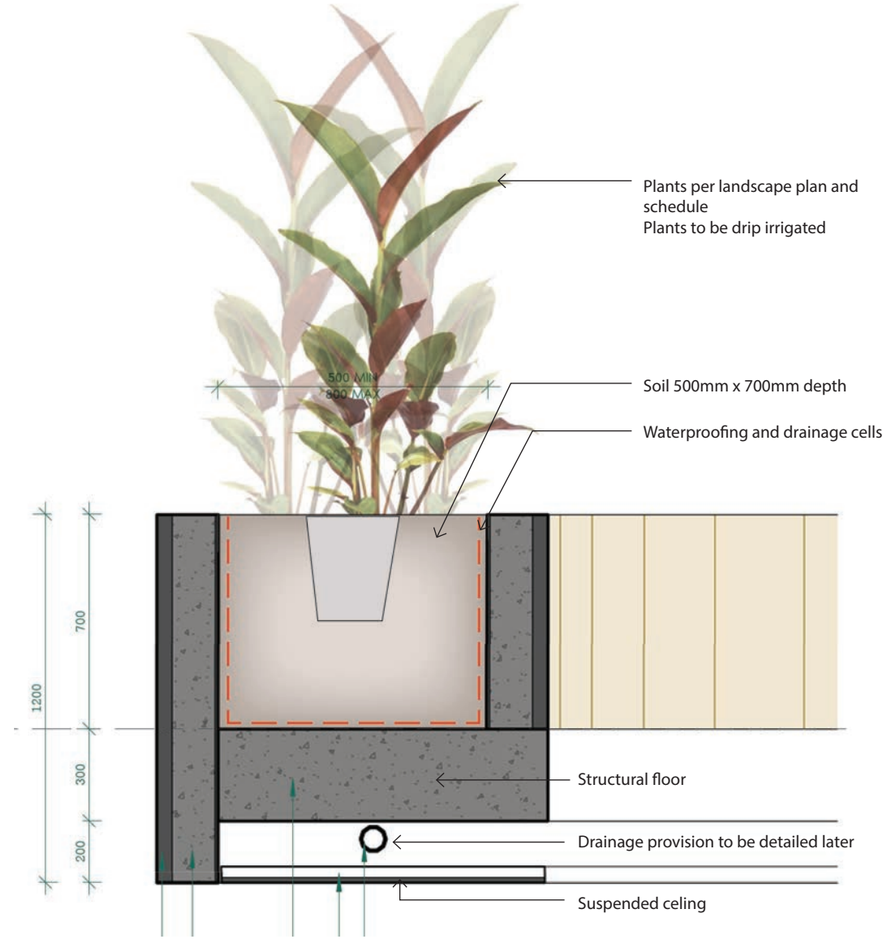
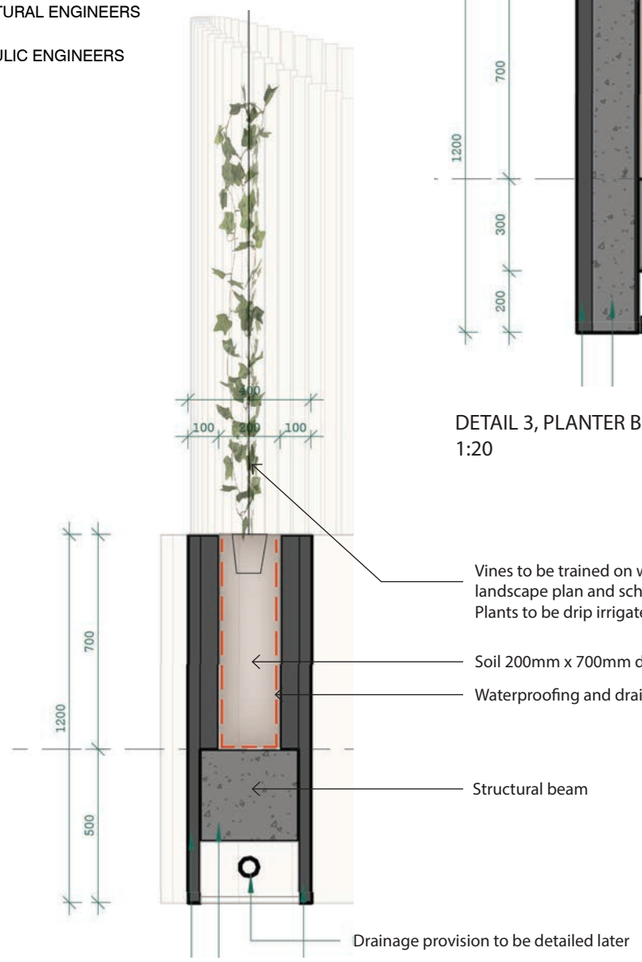


DETAIL 3, PLANTER BOX ON LEVEL 1
1:20



DETAIL 4, PLANTER BOX ON LEVEL 2-4
1:20

2-4 PALMER ST, PARRAMATTA

LANDSCAPE DETAILS AND MAINTENANCE SPECIFICATIONS

DATE 04.04.2022 | DWG NO LA-13 | REV D

Rev	Description	Date
D	DA Amendments	04.04.2022

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