


	<p>EXISTING RL</p> <p>EXISTING TREE TO BE REMOVED</p> <p>EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION</p> <p>TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373</p>
	<p>PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)</p>
	<p>BOUNDARY FENCE</p>
	<p>MULCHED GARDEN BED 900 WIDE MIN.</p>
	<p>SELECTED BRICK GARDEN EDGE OR AS SELECTED REFER TO DETAIL 1</p>
	<p>SELECTED RETAINING WALL OSD WALL</p>
	<p>TOP OF RETAINING WALL RL GENERAL SHALL BE MAX. 100mm ABOVE NGL</p>
	<p>INSITU PLANTER BOX REFER TO DETAILS 3 AND TO ENGINEER DETAIL</p>
	<p>SYNTHETIC LAWN OVER PODIUM SLAB</p>
	<p>SELECTED SYNTHETIC LAWN -TO MANUF. DETAIL</p>
	<p>LAWN AREA</p>
	<p>SIR WALTER BUFFALO REFER TO DETAIL 1</p>
	<p>All turf area shall be finished level with adjoining surfaces and also for evenly to approved point of drainage discharge</p>
	<p>PERMEABLE PEBBLE AREA SELECTED 100 DEPTH RIVER PEBBLES WITH WEED MAT UNDER</p>
	<p>COMMON OPEN SPACE SELECTED TILES</p>
	<p>PATIO / TERRACE / PATH SELECTED TILES</p>
	<p>SELECTED CLOTHES LINE</p>
	<p>SELECTED LETTER BOX -TO AUST POST REQUIREMENTS AND TO AS/NZS 4253:1994</p>
	<p>SELECTED AUTOMATIC BOLLARD - ILLUMINATION SHALL BE DESIGNED BY A QUALIFIED LIGHTING CONSULTANT AND IN ACCORDANCE WITH AS 4282 & AS 1568</p>
	<p>STORM WATER PIT REFER TO ENGINEER PLANS FOR DETAILS</p>

ITEM	MATERIAL
SOIL	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4459 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
LAWN AREA	1st QUALITY TOP SOIL
NATIVE GARDEN BED	NATIVE GARDEN MIX
EXOTIC GARDEN BED	ORGANIC GARDEN MIX
PLANTER BOX	IN PLANTER BOX MIX ACCORDANCE WITH AS4449:1998 & AS3743
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454 DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE 	SELECTED PRESSED BRICK OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL & PLANTER BOX	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
FENCE	
SIDES & REAR BOUNDARY	1500 HIGH LAPPED & CAPPED TIMBER FENCE OR 1500 HIGH COLOURBOND
COURTYARD SEPERATION FENCE	1500 HIGH LAPPED & CAPPED TIMBER FENCE OR 1500 HIGH COLOURBOND
FRONT	REFER TO ARCHITECT'S DETAIL
IRRIGATION	PROVIDE DRIP IRRIGATION SYSTEM TO ALL PLANTER BOXES IN ACCORDANCE WITH AS3500 AND SYDNEY WATER CODE IRRIGATION SHALL BE DESIGNED & INSTALLED BY QUALIFIED IRRIGATION CONTRACTORS.

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REV	DESCRIPTION	REVISION DATE
E	AMEND REAR C/Y FENCE AS PER ARCH CHG	19.5.20
D	AMEND AS PER ARCH CHG	28.8.19
C	ADD STREET TREES AS REQ BY COUNCIL	20.8.19
B	AMEND AS PER ARCH & OSD CHG	6.4.19
A	DA ISSUE	7.3.19



PROPOSED TOWNHOUSES

178 - 188 Pennant St,
North Parramatta




ARCHITECT:

JACKSON TEECE

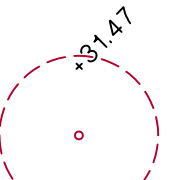
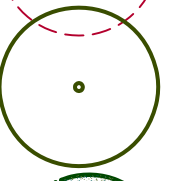
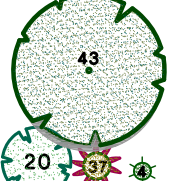



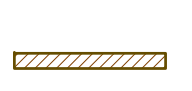

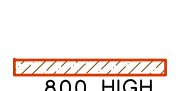
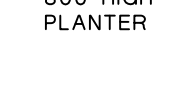


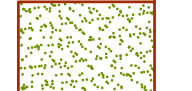

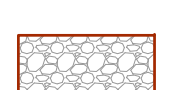
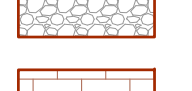



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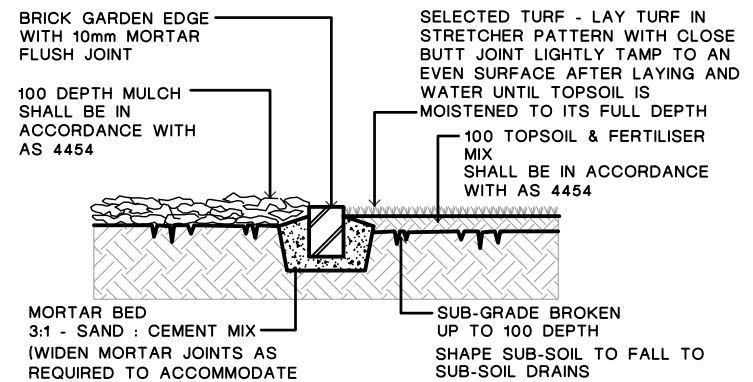
LANDSCAPE CONCEPT
PLAN

DRAWN FF		SCALE 1: 150@A1 OR 1:300@A3	REV.
DRAWING NUMBER 19005 DA 1-2			E
 MEMBER			
Australian Institute of Landscape Designers & Managers Ltd			NORTH

LEGEND / FINISHES SCHEDULE

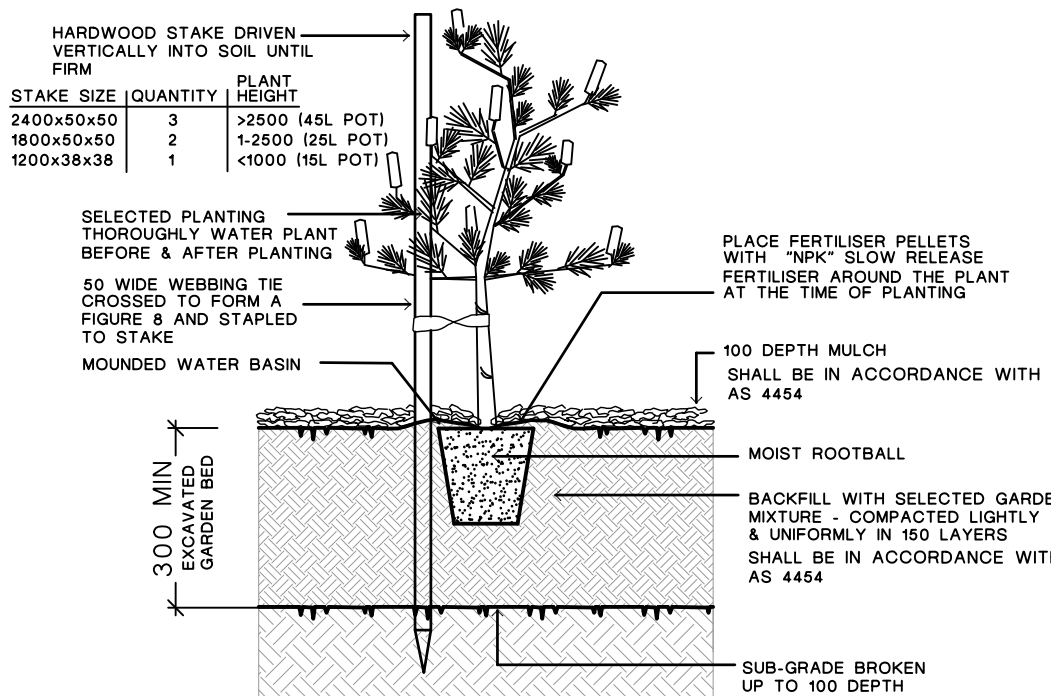
	EXISTING RL
	EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373
	PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)
	BOUNDARY FENCE
	MULCHED GARDEN BED 900 WIDE MIN.
	SELECTED BRICK GARDEN EDGE OR AS SELECTED REFER TO DETAIL 1
	SELECTED RETAINING WALL OSD WALL TOP OF RETAINING WALL RL IN GENERAL SHALL BE MAX. 100mm ABOVE NGL TO ENGINEER DETAIL
	INSITU PLANTER BOX REFER TO DETAILS 3 AND TO ENGINEER DETAIL
	SYNTHETIC LAWN OVER PODIUM SLAB SELECTED SYNTHETIC LAWN -TO MANUF. DETAIL
	LAWN AREA SIR WALTER BUFFALO REFER TO DETAIL 1 All turf area shall be finished level with adjoining surfaces and also for evenly to approved point of drainage discharge
	PERMEABLE PEBBLE AREA SELECTED 100 DEPTH RIVER PEBBLES WITH WEED MAT UNDER
	COMMON OPEN SPACE SELECTED TILES
	PATIO / TERRACE / PATH SELECTED TILES
	SELECTED CLOTHES LINE
	SELECTED LETTER BOX TO AUST POST REQUIREMENTS AND TO AS/NZS 4253:1994
	SELECTED AUTOMATIC BOLLARD ILLUMINATION SHALL BE DESIGNED BY A QUALIFIED LIGHTING CONSULTANT AND IN ACCORDANCE WITH AS 4282 & AS 1158
	STORM WATER PIT REFER TO ENGINEER PLANS FOR DETAILS

ITEM	MATERIAL
SOIL	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
LAWN AREA	1st QUALITY TOP SOIL
NATIVE GARDEN BED	NATIVE GARDEN MIX
EXOTIC GARDEN BED	ORGANIC GARDEN MIX
PLANTER BOX	IN PLANTER BOX MIX IN ACCORDANCE WITH AS4419:1998 & AS3743
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454 DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED PRESSED BRICK OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL & PLANTER BOX	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
FENCE	
SIDES & REAR BOUNDARY	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
COURTYARD SEPERATION FENCE	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
FRONT	REFER TO ARCHITECT'S DETAIL
IRRIGATION	PROVIDE DRIP IRRIGATION SYSTEM TO ALL PLANTER BOXES IN ACCORDANCE WITH AS3500 AND SYDNEY WATER CODE IRRIGATION SHALL BE DESIGNED & INSTALLED BY QUALIFIED IRRIGATION CONTRACTORS.



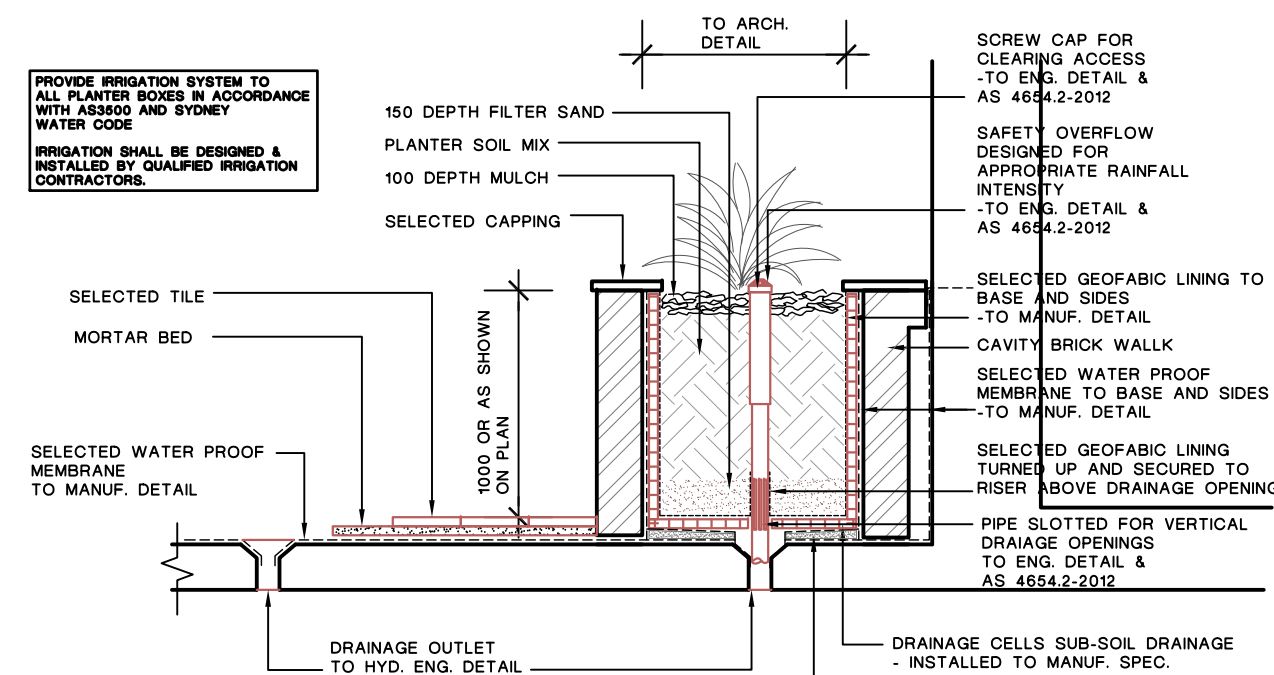
1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.
ALL TURFED AREAS SHALL BE FINISHED LEVEL WITH ADJOINING SURFACES AND ALSO FALL EVENLY TO APPROVED POINTS OF DRAINAGE DISCHARGE



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST
ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419



3. TERRACE / AGAINST BUILDING WALL PLANTER BOX DETAIL

PROPOSED PLANT SCHEDULE

IN ACCORDANCE WITH AS 2303: 2015

W O O	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
1	Nandina domestica 'Nana'	Dwarf nandina	0.5	150mm	57
2	Lomandra 'TANIKA'	Dwarf Lomandra	0.75	150mm	10
3	Sansevieria trifasciata	mother in law's tongue	0.6	150mm	54
4	Liriope muscari 'Just Right'	Just Right Liriope	0.5	150mm	198
5	Dianella tasmanica 'Destiny'	Destiny Flax Lily	0.4	150mm	28
6	Juncus usitatus	Common Rush	0.6	150mm	58
7	Phormium Chocomint Mist	Chocomint Mist	0.5	150mm	59
9	Trachelospermum 'Tri colour'	Star Jasmine	0.2	150mm	38
10	Aspidistra elatior	Cast-iron Plant	0.5	150mm	16
LOW SHRUBS					
11	Buxus microphylla Japonica	Japanese box	1	200mm	281
14	Syzygium 'Standard'	Lilly pilly Standard	1.2	200mm	16
16	Murraya paniculata	Murraya	3	200mm	91
19	Acmena 'Allyn's Magic'	Lilly pilly	1.5	200mm	85
TALL SHRUBS					
24	Callistemon 'Purple splendor'	Bottlebrush	2	200mm	11
25	Syzygium australe 'Resilience'	Lilly pilly	4	200mm	33
28	Pittosporum tenuifolium 'Silver Sheen'	Pittosporum Silver Sheen	3	200mm	30
30	Syzygium australe Aussie Copper	Aussie Copper Lilly Pilly	2.5	200mm	7
FEATURE SHRUBS					
32	Doryanthus excelsa	Gymea Lilly	1.2	200mm	3
34	Phormium tenax purpurea	Dianella	1.2	200mm	32
35	Cordyline 'Red Sensation'	Red Sensation	1.2	25 L	19
37	Rhapis excelsa	Lady palm	2.5	200mm	10
38	Strelitzia nicotai	Giant Bird of Paradise	5	25 L	13
40	Alpinia zerumbet variegata	Variegated Shell Ginger	1.5	200mm	26
TREES					
43	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	8	45 L	8
44	Tristanopsis laurina 'Luscious'	Water gum	7	45 L	11
45	Pyrus calleryana 'Capital'	Ornamental Pear	8	45 L	12
46	Lagerstroemia indica 'Indian Summer'	Crape Myrtle	7	45 L	9
47	Corymbia 'Summer Red'	Summer Red	5	45 L	3
48	Magnolia Little Gem	Magnolia	5	45 L	16
50	Howea forsteriana	Kentia Palm	10	45 L	18
53	Lophostemon confertus	brush box	15	45 L	6
55	Angophora floribunda	Rough-barked Apple	20	75 L	2

NOTE:

HEIGHT AND SPAN ARE INDICATIVE ONLY.
SUBJECT TO ON SITE ENVIRONMENTAL FACTORS.
USE ONLY AS A GUIDE.

REV	DESCRIPTION	REVISION DATE
E	AMEND REAR C/Y FENCE AS PER ARCH CHG	19.5.20
D	AMEND AS PER ARCH CHG	28.8.19
C	ADD STREET TREES AS REQ BY COUNCIL	20.8.19
B	AMEND AS PER ARCH & OSD CHG	6.4.19
A	DA ISSUE	7.3.19
NOTE: 1. All landscape works shall be carried out by members of the LANDSCAPE CONTRACTORS ASSOCIATION of AUSTRALIA. 2. Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing. 3. Do not scale drawing, if in doubt - ASK 4. This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans 5. All Existing trees to remain shall be protected as per arborist report & council requirements 6. All pruning shall be in accordance with the AS 4373 7. Thoroughly eradicate weeds from all garden areas. 8. No variation to the works to be carried out without prior approval from owner. 9. All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified. 10. Substitution of plant species or varieties will not be permitted. 11. Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer. 12. All storm water outlets & surface run off shall be to Hydraulic Engineers detail. 13. Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site. 14. Refer to survey plan for position of all existing services. 15. Refer to Architectural elevations & Sections for existing and proposed ground lines. 16. All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS SPEC NO.1 Specification C273-Landscaping. 17. Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations. MAINTENANCE All landscape works are to be maintained for a period of 12 months (or as required by council DA Consent) by landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.		
PROPOSED TOWNHOUSES		
178 - 188 Pennant St, North Parramatta		
ARCHITECT:		
JACKSON TEECE		
vision dynamics pty ltd. landscape design 8 Blaxland Road Killara NSW 2071 m:0412 282 888 Ph:(02) 9499 8888 Fax:(02) 9499 8899 em : visiondynamics @ westnet.com.au		
DRAWING TITLE		
LANDSCAPE CONCEPT PLAN		
DRAWN FF	SCALE 1 : 150 @A1 OR 1:300 @A3	REV.
DRAWING NUMBER	19005 DA 2-2	E
MEMBER of Australian Institute of Landscape Designers & Managers Ltd		
NORTH		