

FEB 2022

REVISION 03

96-98 LETHBRIDGE ST & 42-46 EVANS ST PENRITH

LANDSCAPE CONCEPT

VISION

Evan Street will become a new residential community diverse in its offerings. Creating an urban backyard for its residents and providing spaces for living, learning, playing or to just ‘simply be’.



Issue			
No.	Date	Description	Chkd
1	30/11/2020	ISSUE FOR DA	BS
2	03/09/2021	ISSUE FOR DA	MF
3	09/02/2022	ISSUE FOR DA	MF

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PLACE PRINCIPLES



LOCAL

A place that connects with Penrith's local character.



SOCIAL

A place that provides communal spaces that harness the life of community living.



COMFORT

A place with year round environmental comfort.



DIVERSE SPACES

A place that features a variety of uses celebrating the urban backyard.

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Drawing Title

PLACE PRINCIPLES

Project

96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect

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4 Glen Street, Milsom Point NSW 2061

Date 09/02/2021
Scale

Drawing Reference
LDA-03

Revision
03

0 10 20 30 40 50 60 70 80 90 100

CONTEXT



REGIONAL CONTEXT

Located within Penrith LGA, the proposed Evan Street development is located 70km from Sydney and 2km from Penrith City Centre. Significant open space is associated with the Nepean River floodplain, providing flat terrain and opportunities to strengthen green corridors and open space connections.

KEY

- GREEN CORRIDORS
- RECREATION OPEN SPACE
- NEPEAN RIVER



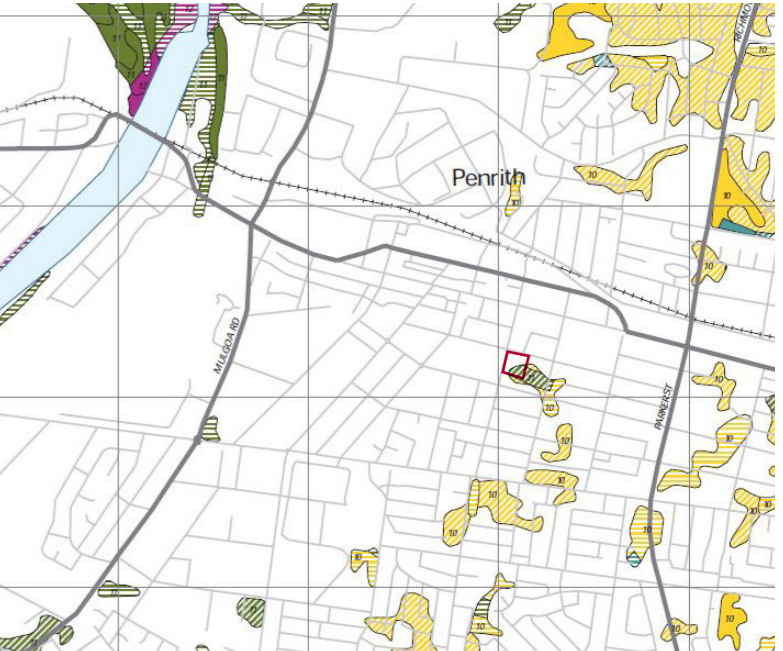
SITE CONTEXT (IMAGE PROVIDED BY URBANLINK)

SITE CONTEXT

Located south of Penrith City Centre, the site is bounded by Evan Street on its western boundary and Lethbridge Street to its northern boundary. Surrounded by existing single storey homes and six storey residential developments. Heritage items site along the sites southern boundary and opposite its northern boundary on Lethbridge Street.

KEY

- SITE AREA
- HERITAGE
- EXISTING MULTI-STOREY RESIDENTIAL
- ZONED AS HIGH DENSITY RESIDENTIAL



NATIVE VEGETATION OF THE CUMBERLAND PLAIN (NSW NP)

VEGETATION CONTEXT

Vegetation within the site is characteristic of the Cumberland Plain. With canopy cover less than 10% due to urbanisation of the surrounding area, some of the sites existing tree species are remnant of the Sydney Coastal River- flat forest and Shale Plains Woodland.

KEY

- SHALE PLAINS WOODLAND
- SYDNEY COASTAL RIVER-FLAT FOREST

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Drawing Title
CONTEXT

Project
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EVANS ST PENRITH NSW

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Date	09/02/2021	Revision	03
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CONTEXT

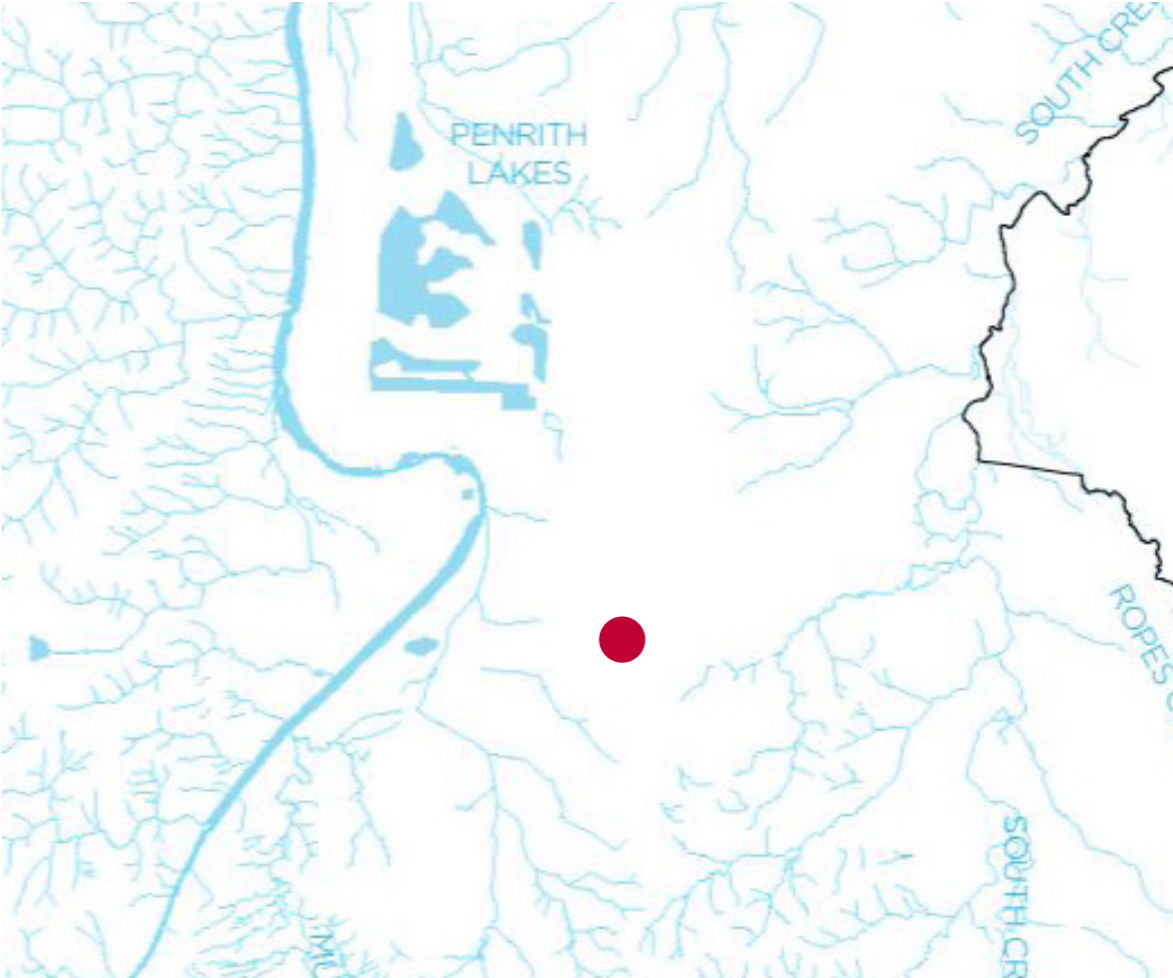
SYDNEY GREEN GRID:
WEST DISTRICT



SYDNEY GREEN GRID (GANSW 2017)

GREEN GRID

Penrith is characterised by the Nepean River floodplain providing opportunity for rejuvenating open spaces and creating new connections that support livability for the growing population in the area. The Evan Street development sits amongst a wide network of water bodies and significant open spaces all connected by green corridors through canopy cover and open space networks. The site presents opportunity to retain existing significant trees and provide spaces that contribute to the Western Districts green grid, particularly strengthening canopy connections.



SYDNEY RECREATIONAL GRID (GANSW 2017)

BLUE GRID

Located north west of site, major water bodies such as Penrith Lakes and the Nepean River both are catalysts for wetlands and parklands within Western Sydney. While the site does not include water bodies, there are opportunities for the waterbodies such as the Nepean River can influence the landscape design.

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EVANS ST PENRITH NSW

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LDA- 05	03

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LOCAL CHARACTER

The current site consists of several existing residential lots all with significant mature tree canopy and gardenesque/ cottage planting character comprised of both native and exotic species.

Site presents opportunity with large existing native trees to be retained, providing day one impact, noise reduction and native local character connecting the site to the Nepean River.

With native species associated with the Cumberland Plain some of the sites existing tree species are remnant of the Sydney Coastal River- flat forest and Shale Plains Woodland plant communities these being;

- *Eucalyptus moluccana*
- *Casuarina cunninghamiana*
- *Corymbia Citriodora*
- *Melaleuca Quinquenervia*
- *Melaleuca Decora* and;
- *Lophostemon Conferta*



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LOCAL CHARACTER

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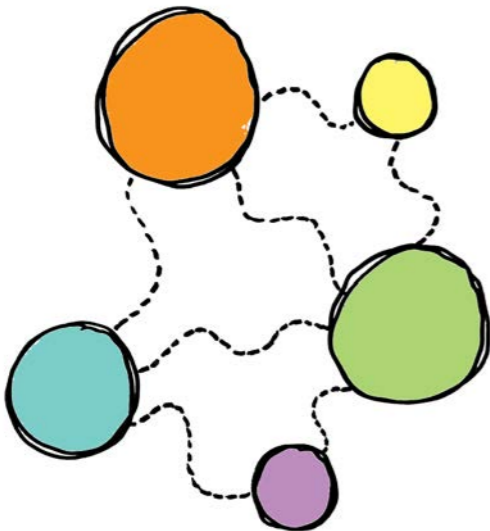
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4 Glen Street, Milsom Point NSW 2061

Date 09/02/2021
Scale

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LDA- 06
Revision
03

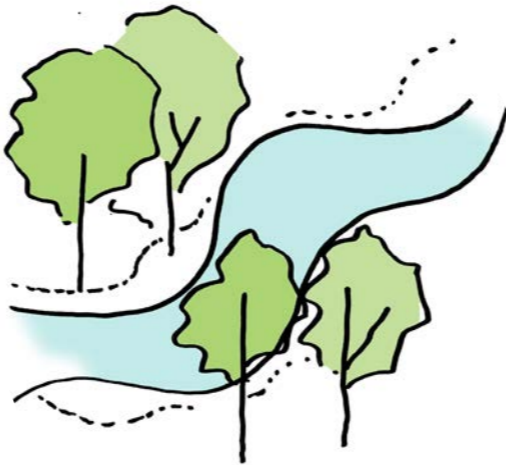
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LANDSCAPE APPROACH



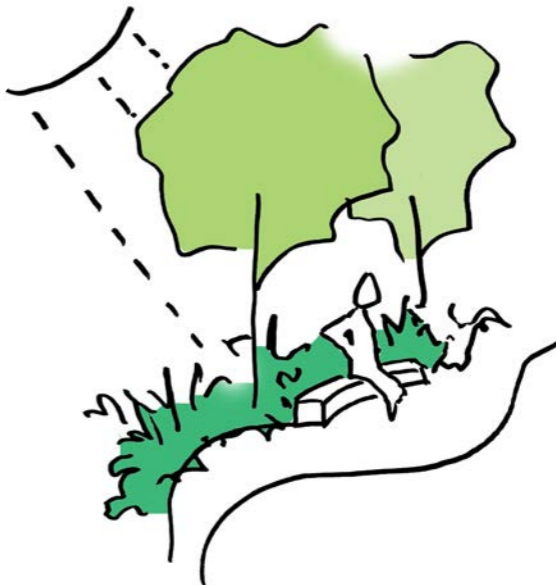
CONNECTED

A series of communal spaces interconnected by meandering paths.



ORGANIC

Reflective of the natural environment and native context.



SUSTAINABLE

Environment that responds to climatic conditions; providing shade, harvest rainwater and low maintenance.

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LANDSCAPE APPROACH

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96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect

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Date	09/02/2021
Scale	
Drawing Reference	Revision
LDA-07	03

0 10 20 30 40 50 60 70 80 90 100

LANDSCAPE CONCEPT

“A home among the trees.”

Evan Street will offer communal open spaces for the enjoyment of residents and visitors.

It will reflect the Australian urban backyard providing suitable places for families to grow through shared outdoor space. Facilities will allow residents to gather outside providing spaces such as open lawns, sensory gardens, kitchen gardens and nature play allowing children to play and learn amongst existing trees, with communal alfresco areas, kitchen gardens and a fitness area to be enjoyed by all. The landscape encourages social intereactions, inclusiveness, safety, health and wellbeing.

Reflecting the Nepean River, movement corridors become places of respite amongst a green setting with planting provided at various heights creating a sense of scale of native lush character. Various Shade amenity is created through native tree planting as well as pergola structures for gathering.



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Drawing Title
LANDSCAPE CONCEPT

Project
96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect

NBRS

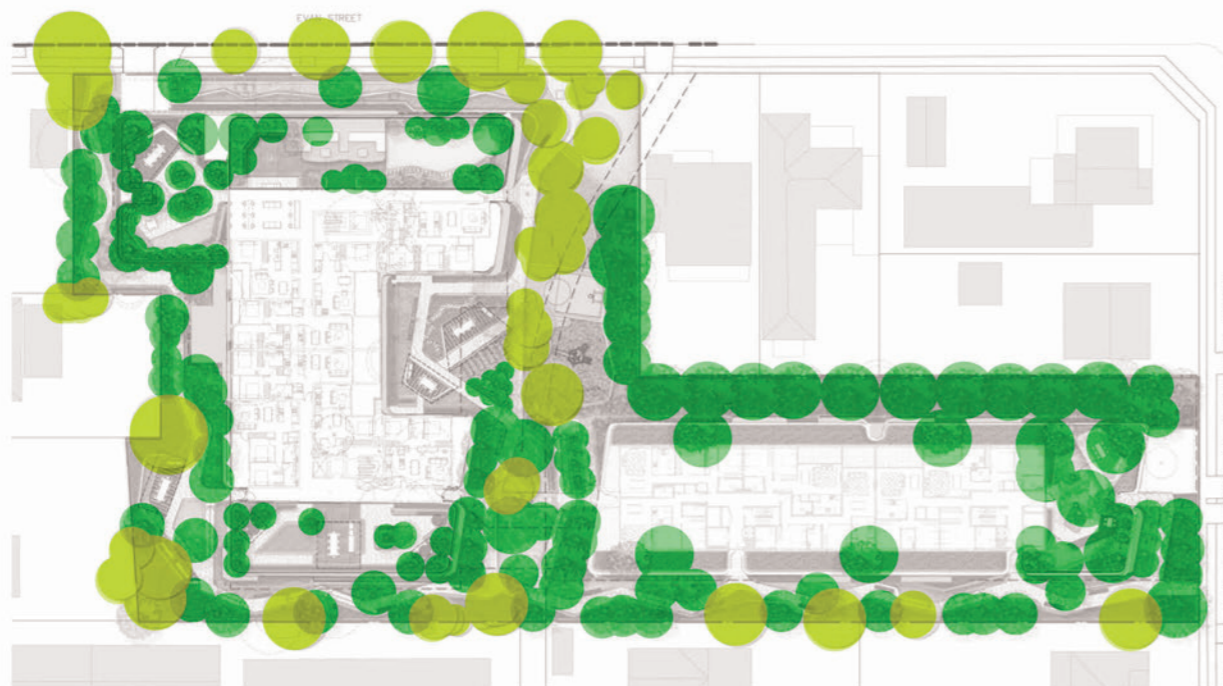
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Date	09/02/2021
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LDA- 08	03
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LANDSCAPE CONCEPT

CANOPY

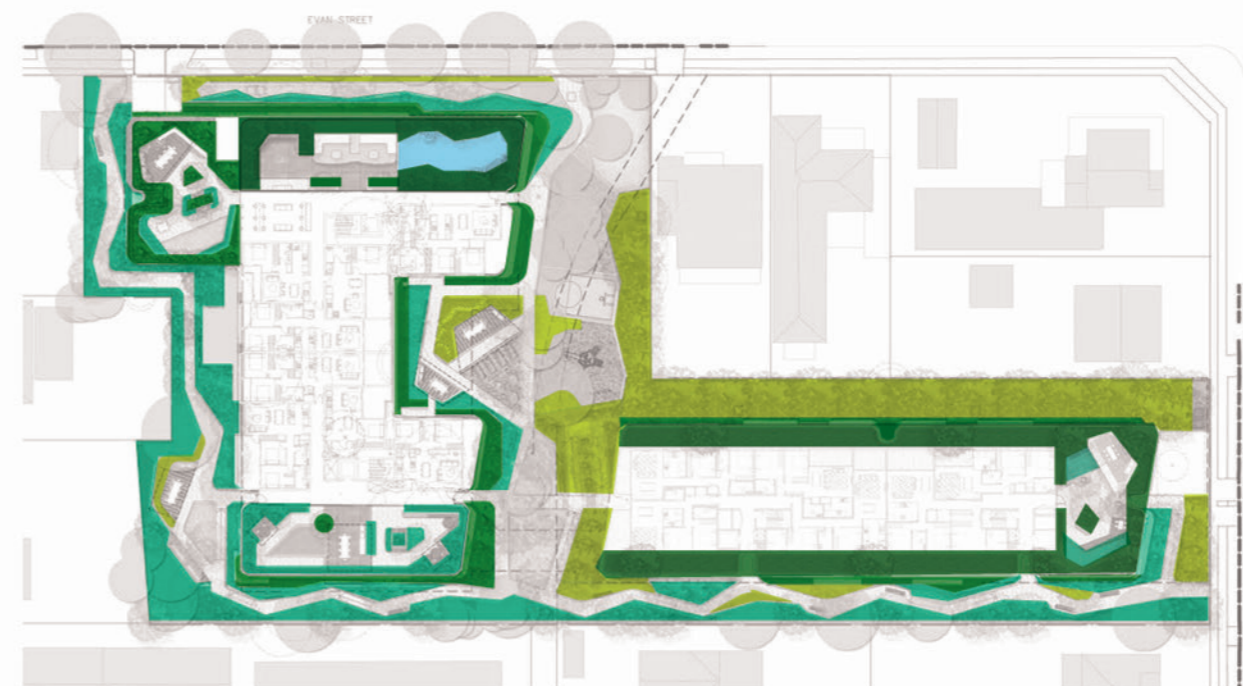


The landscape design retains a significant amount of existing trees which will strengthen character of place and provide mature a mature landscape from day one. Reducing building scale and integrated into proposed planting and lawns, with a canopy cover of 40%, existing trees together with new trees will provide shade throughout the communal open spaces mitigating the sites urban heat island effect.

KEY

- EXISTING TREES TO BE RETAINED
- PROPOSED TREES

PLANTING



A native planting palette throughout the site will reflect the nature of the Nepean River. defined by meandering pathways, planting will be articulated at various heights at the ground plane providing stepped transitions enhancing safety and privacy along boundaries while maintaining a strong sense of community.

KEY

- RAISED PLANTERS (>350MM)
- RAISED PLANTING (150MM)
- AT GROUND PLANTING
- TURF

Issue No.	Date	Description	Child
1	30/11/2020	ISSUE FOR DA	BS
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Date **09/02/2021**
Scale **NOT TO SCALE**

Drawing Reference
LDA-09

Revision
03

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LANDSCAPE CONCEPT

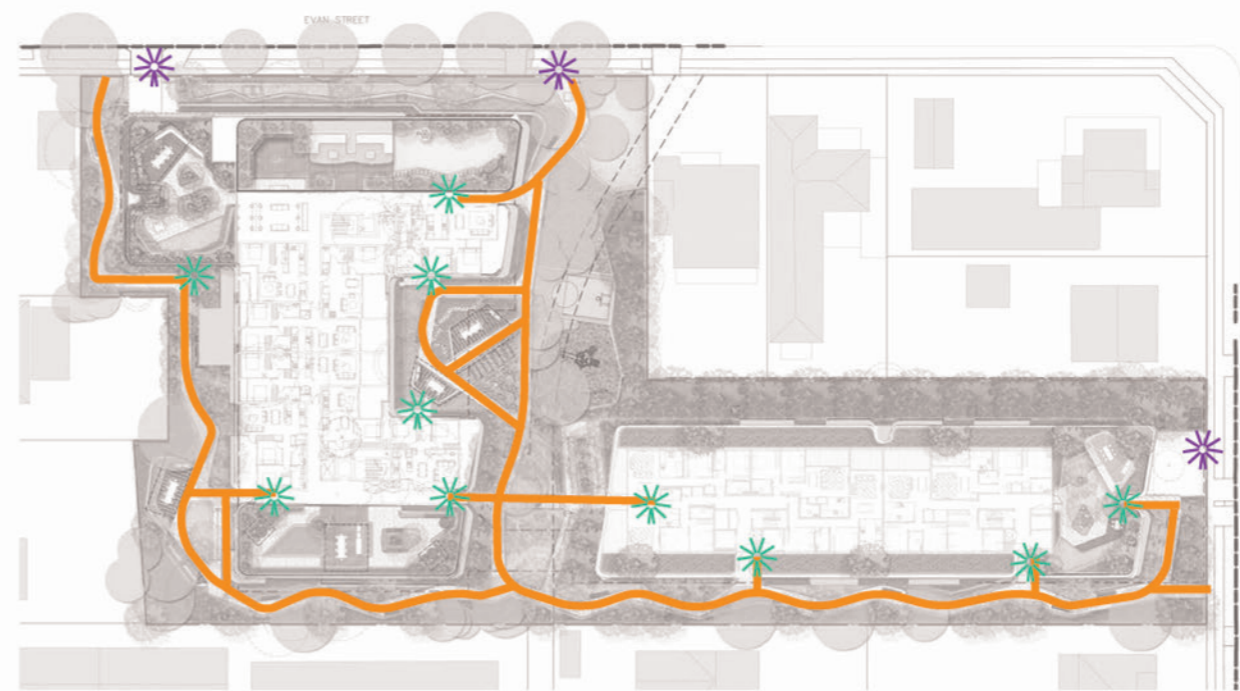
PLACES



The communal open space offering for the site will provide users with a series of spaces that are interconnected via meandering pathways. Reflective of the Nepean River’s organic nature, pathways create seating nooks accommodating bench seating and providing areas for respite. Amongst existing trees a nature playground is located off Evan Street at the lobby entry allowing for ease of access for families to both the playground and fitness areas where fitness stations and basketball hoop contribute to residents health and wellbeing. Throughout ground level and level 4 and 5 terraces, several communal outdoor dining areas and kitchen gardens will strengthen community living and social interaction contributing to the landscape as an urban backyard.

- KEY
- OPEN LAWN AREAS
 - NATURE PLAYGROUND
 - FITNESS AREA
 - BBQ AND COMMUNAL DINING AREAS
 - KITCHEN GARDENS
 - SEATING GROVE AND OUTDOOR LIBRARY
 - SENSORY GARDENS
 - SEATING NOOKS

MOVEMENT



The Evan Street development will be accessed via both Evan Street and Lethbridge Street by key entry points into the site. A series of meandering pathways throughout the site connects these entry points and guide users to and from building entries and through interconnected communal spaces at ground level.

- KEY
- PATHWAYS
 - SITE ENTRY POINTS
 - BUILDING ENTRIES

Issue			
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LANDSCAPE CONCEPT

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EVANS ST PENRITH NSW

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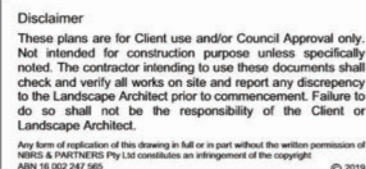
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Revision **03**

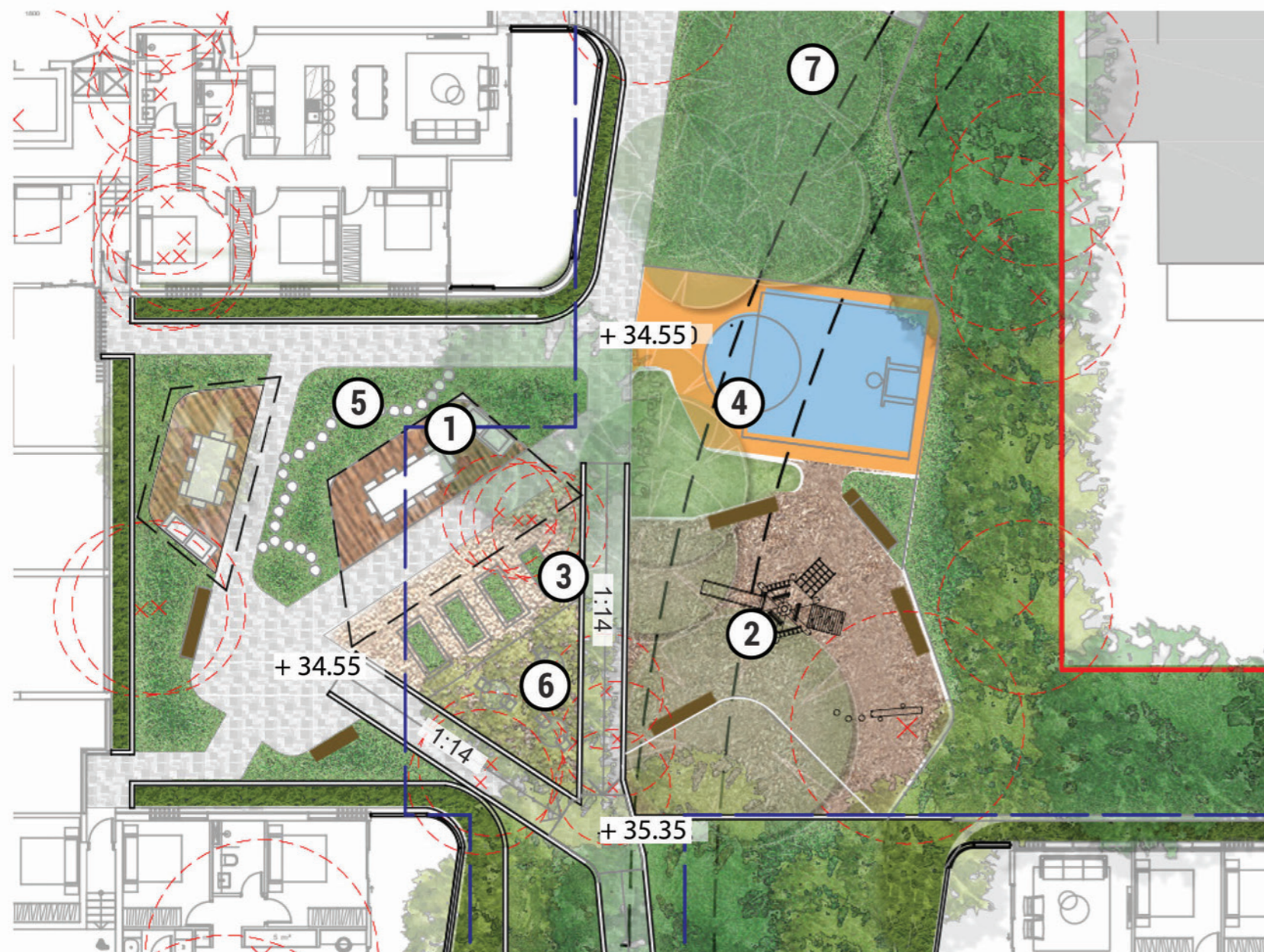
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 Date 09/02/2021
 Scale 1:250 @ A1
 1:500 @ A3
 Drawing Reference
 LDA-011
 Revision 03

LANDSCAPE CONCEPT PLAN

GROUND LEVEL



CENTRAL COMMUNAL SPACE

The central communal open space will integrate the essence of the urban backyard with spaces provided for play, health and social interaction. Communal outdoor spaces with BBQ facilities and kitchen gardens will be central to the landscape for social gathering. Play areas such as a playground and sensory gardens will harness opportunities for natural play amongst existing trees, with seating nooks and an outdoor library creating a sense of respite among the trees. Open lawn areas and fitness zone will provide spaces for exercise and kick-about with fitness stations and basketball hoop; all of which capturing the sense of community.



1. COMMUNAL OUTDOOR SPACES



2. NATURE PLAY



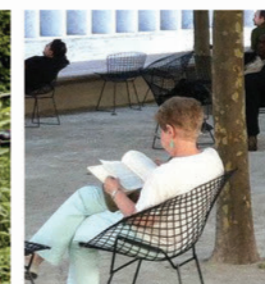
3. KITCHEN GARDENS



4. OUTDOOR FITNESS



5. SENSORY GARDENS



6. SEATING GROVE WITH
OUTDOOR LIBRARY



7. OPEN LAWN AREAS

Issue No.	Date	Description	Chkd
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Drawing Title

EVAN STREET GROUND LEVEL
COMMUNAL OPEN SPACE

Project

96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

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Date 09/02/2021
Scale 1:125 @ A1
1:250 @ A3

Drawing Reference
LDA- 012

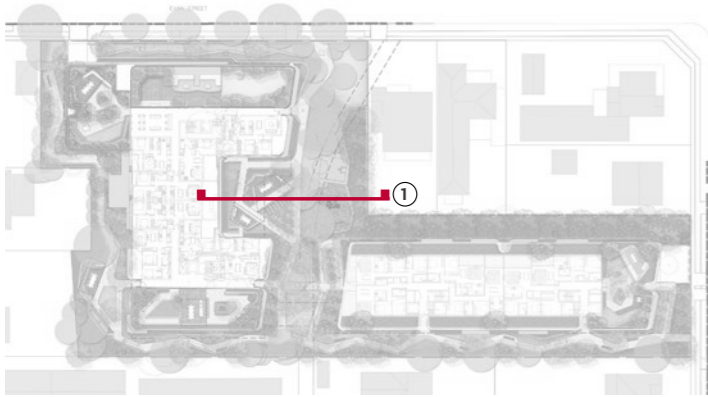
Revision
03

0 10 20 30 40 50 60 70 80 90 100



GROUND LEVEL SECTION 01

KEY PLAN



Issue			
No.	Date	Description	Chkd
1	30/11/2020	ISSUE FOR DA	BS
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GROUND LEVEL SECTION 01

Project

96-98 LETHBRIDGE ST & 42-46
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Date	09/02/2021
Scale	1:50 @ A1 1:100 @ A3
Drawing Reference	Revision
LDA- 013	03

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LANDSCAPE CONCEPT PLAN

GROUND LEVEL



SOUTH CORNER COMMUNAL SPACE

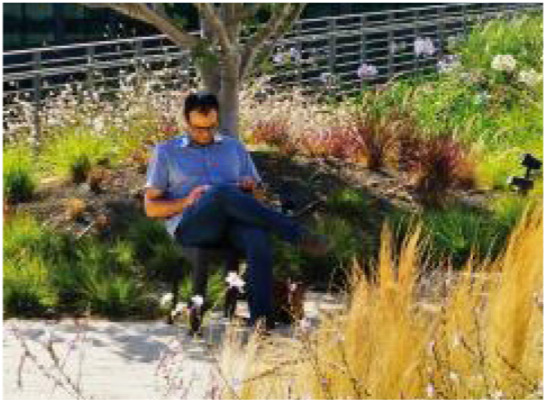
Located in the southern corner of the Evan Street development, the South Corner, provides a communal open space that is tucked away providing a secluded, quiet space with communal outdoor dining, lawn area and seating nooks.



1. COMMUNAL OUTDOOR SPACES



2. LAWN



3. SEATING NOOKS AMONGST EXISTING TREES

Issue

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Drawing Title

EVAN STREET GROUND LEVEL
COMMUNAL OPEN SPACE

Project

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1:125 @ A1
1:250 @ A3

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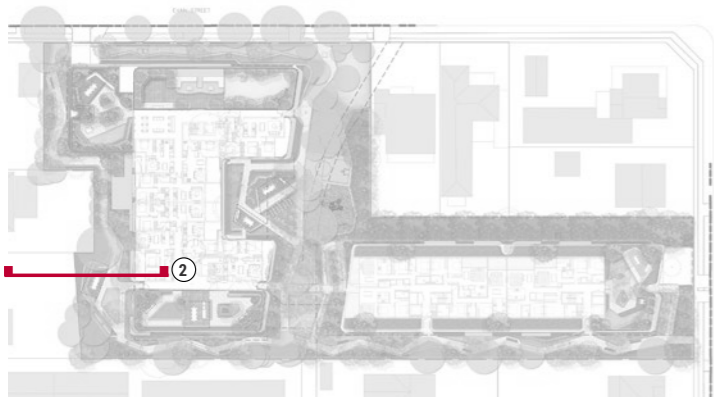
Revision

03



KEY PLAN

GROUND LEVEL SECTION 02



Issue No.	Date	Description	Chkd
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Drawing Title

GROUND LEVEL SECTION 02

Project

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4 Glen Street, Milsom Point NSW 2061

Date 09/02/2021

Scale 1:25 @ A1
1:50 @ A3

Drawing Reference

LDA- 015

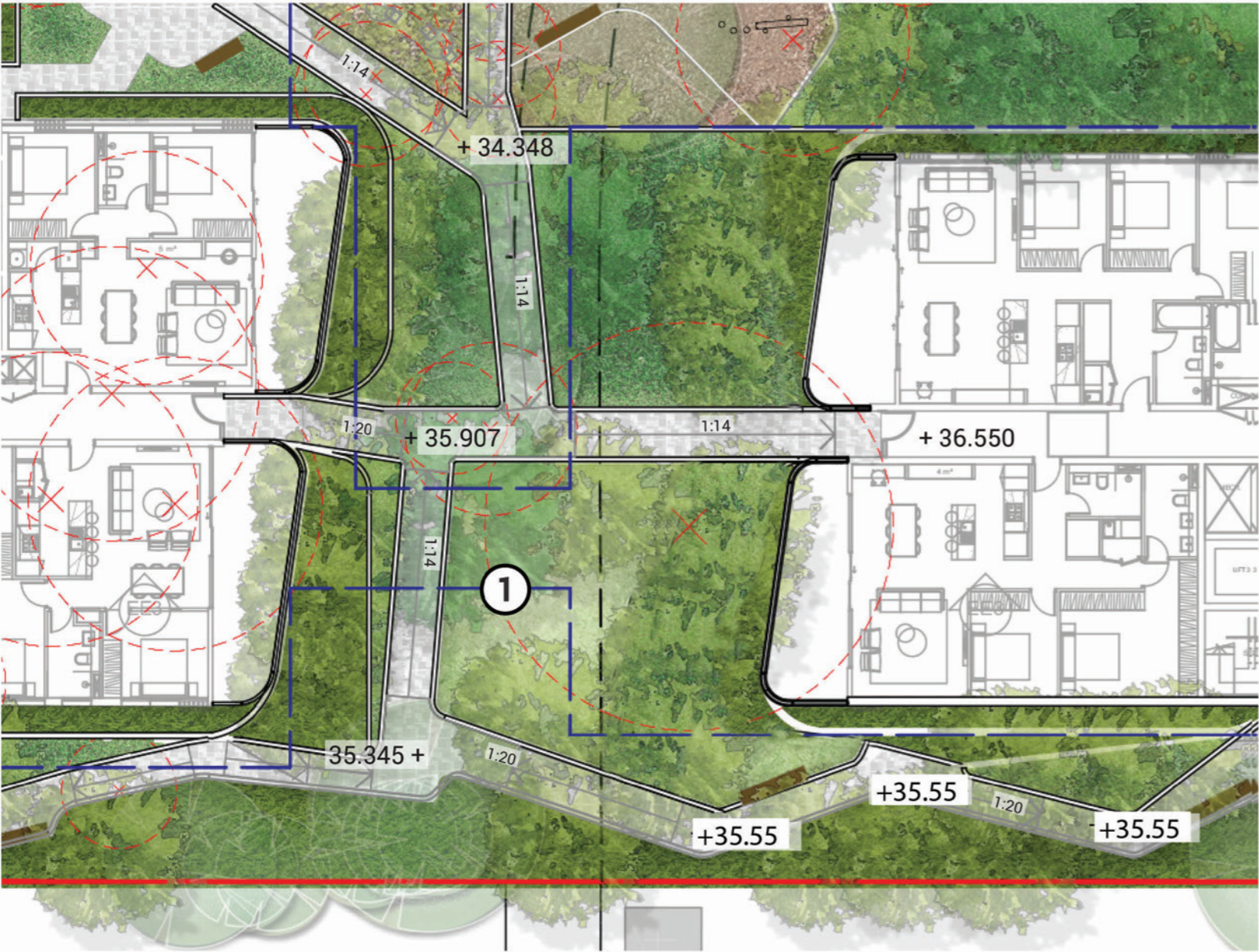
Revision

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0 10 20 30 40 50 60 70 80 90 100

LANDSCAPE CONCEPT PLAN

GROUND LEVEL



EASTERN COMMUNAL SPACE

Continuing the urban backyard and extending off the central communal space, the eastern communal space provides an outdoor communal dining area with BBQ facilities adjacent to lawn areas providing opportunities for lawn games or kick-about games as well as an off-leash puppy area.



1. OPEN LAWN AREAS

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3	09/02/2022	ISSUE FOR DA	MF	

Drawing Title
EVAN STREET GROUND LEVEL
COMMUNAL OPEN SPACE

Project
96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect

NBRS

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	Date	09/02/2021	Revision
	Scale	1:125 @ A1 1:250 @ A3	
Drawing Reference		LDA- 016	03

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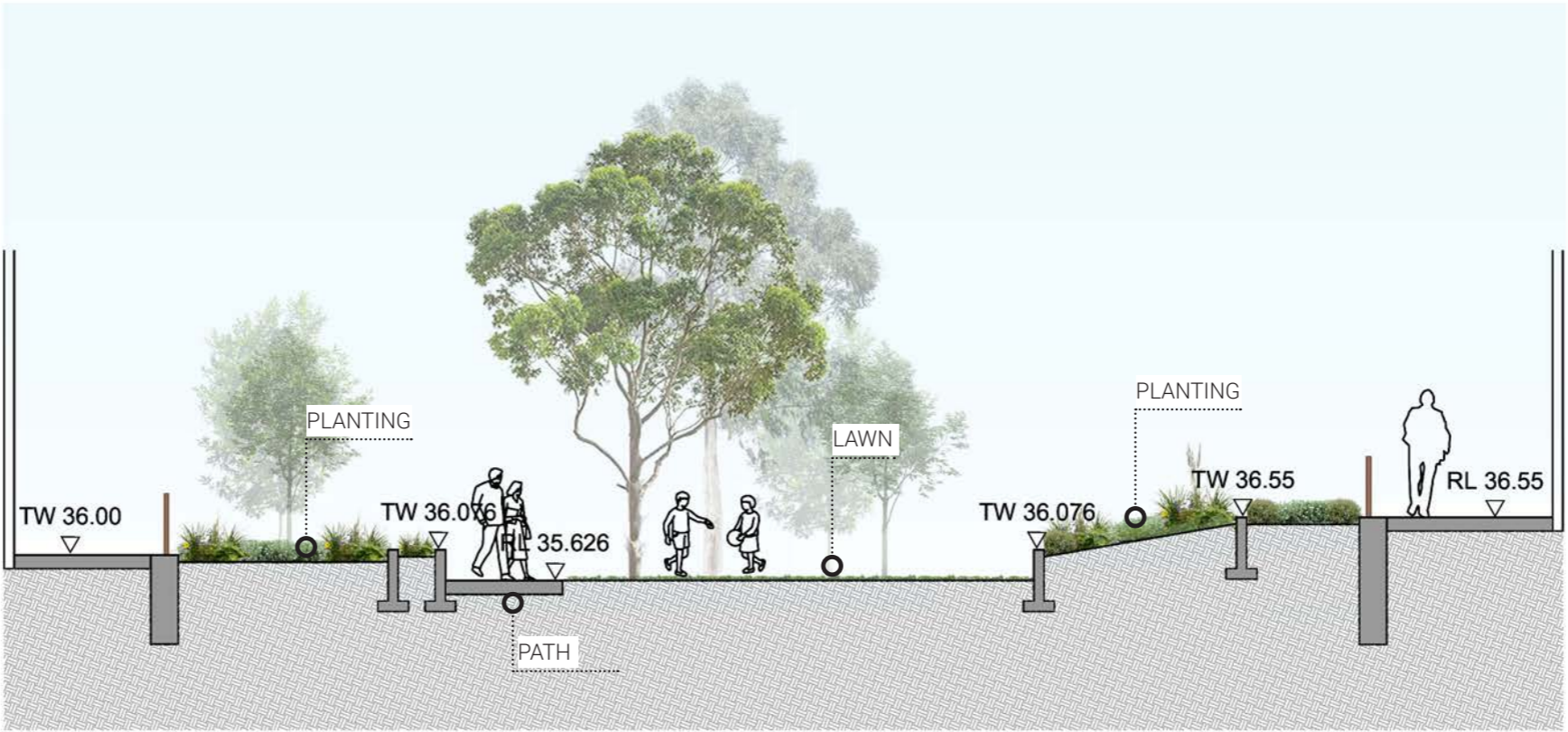
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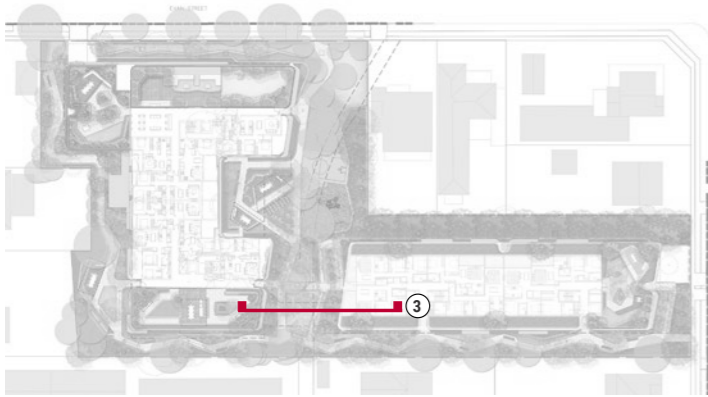
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100



GROUND LEVEL SECTION 03

KEY PLAN



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Drawing Title
GROUND FLOOR SECTION XX

Project
96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect
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Date	09/02/2021	Revision	03
Scale	1:50 @ A1 1:100 @ A3	Drawing Reference	LDA- 017

0

10

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100

STREET INTERFACE

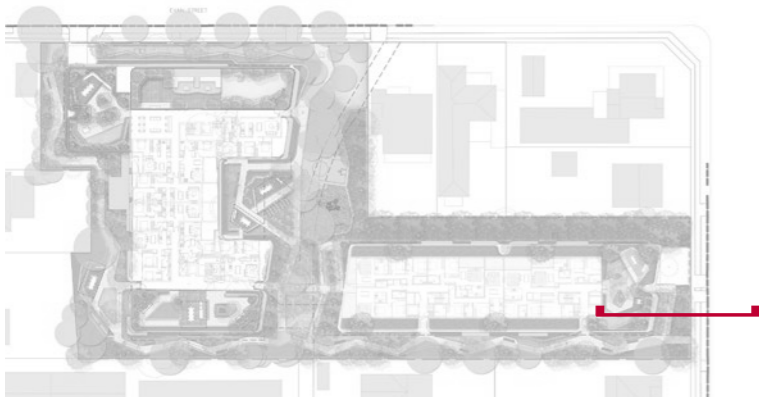
LETHBRIDGE STREET

Lethridge Street interface will provide a generous setback of 7 metres mitigating the developments sense of scale from the existing street. Generous setbacks allow for integration into the existing surrounding 'front yard' landscape, creating a green arrival for residents and visitors. Low planting and trees maintain views and vistas between the street and ground level terraces providing a sense of privacy and safety while creating opportunities for community/neighbour interaction as Australian front yards traditionally foster.

EXISTING



KEY PLAN



LETHBRIDGE STREET GROUND LEVEL STREET INTEFACE

Issue			
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Drawing Title
**LETHBRIDGE STREET
SECTION**

Project
**96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW**

Landscape Architect

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1:50 @ A3**

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Revision **03**

STREET INTERFACE

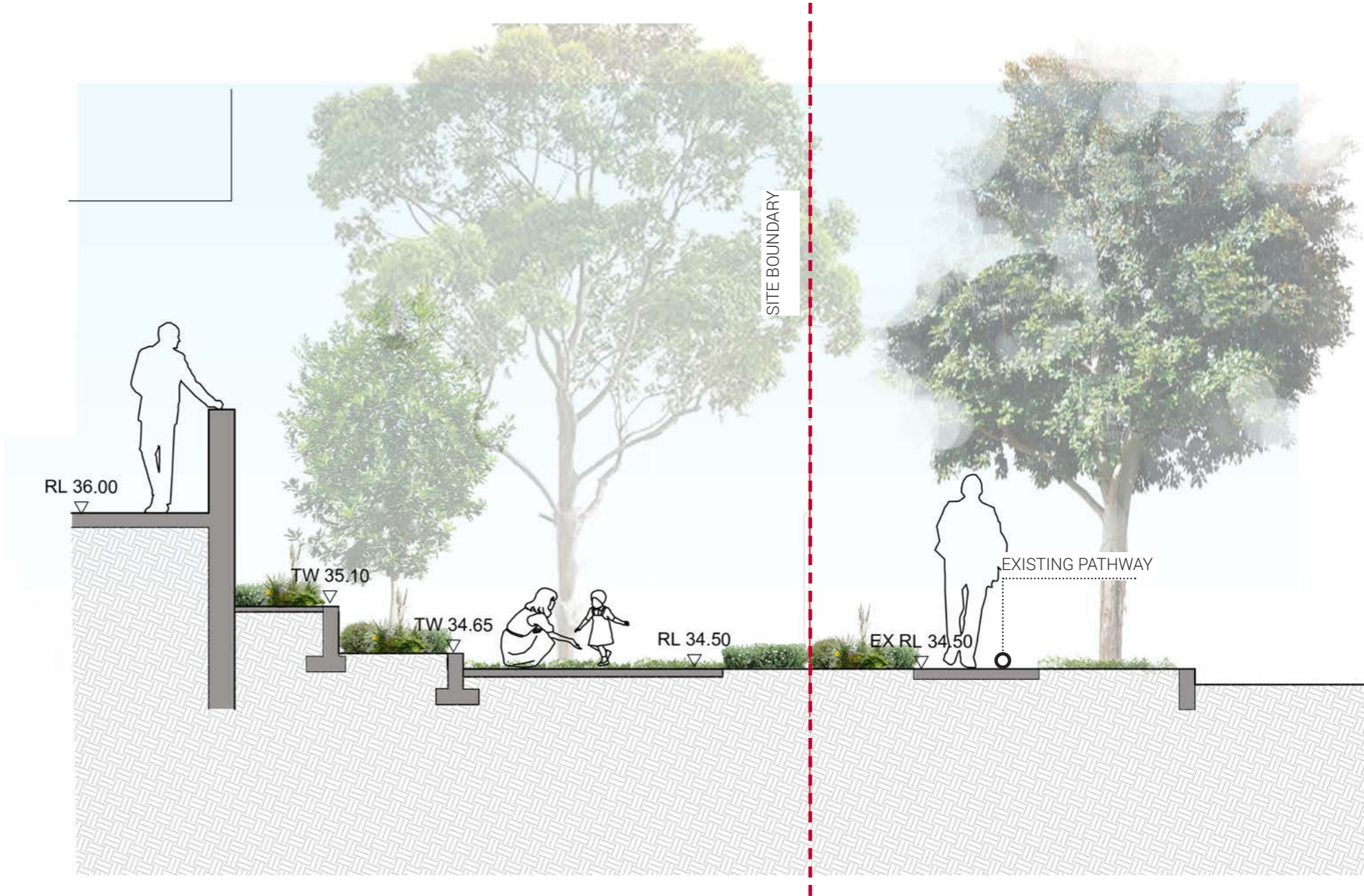
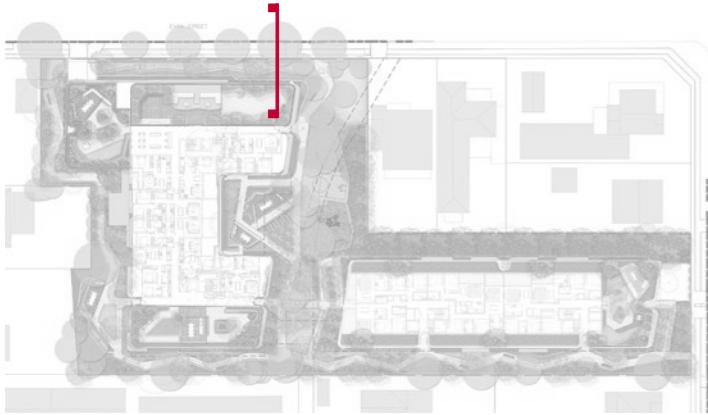
EVAN STREET

Evan Street inteface will celebrate the existing mature street trees and Evan Street's existing lush green setting. With a generous setback of 6 metres, the developments street presence will harness the idea of the green arrival, integrating low shrub and terraced planting with small open lawn areas celebrating the Australian front yard and harnessing opportunities for community and neighbour interaction while providing privacy and safety at street level.

EXISTING



KEY PLAN



EVAN STREET GROUND LEVEL STREET INTEFACE

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Drawing Title
EVAN STREET SECTION

Project
96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

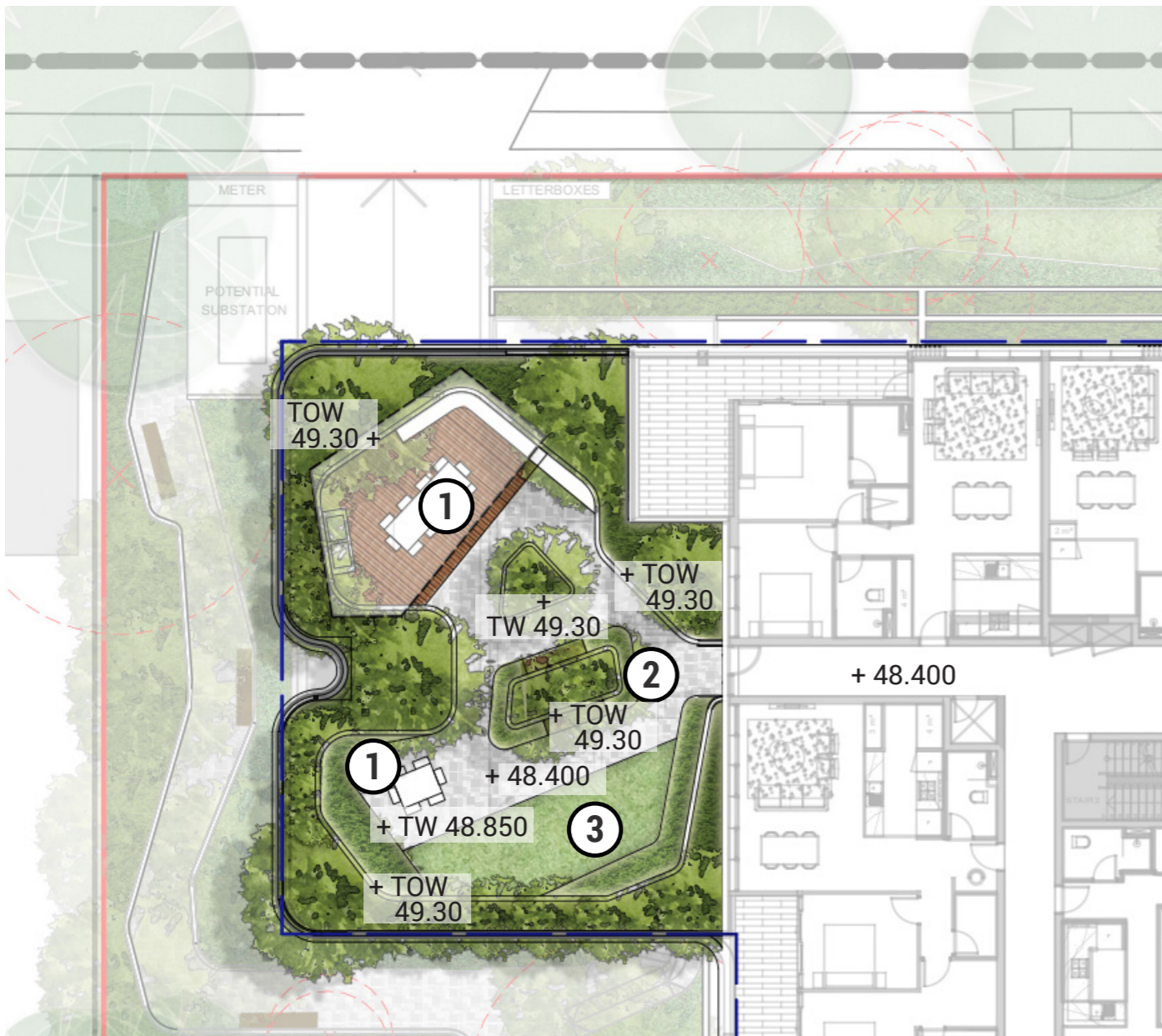
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Revision 03

0 10 20 30 40 50 60 70 80 90 100

LANDSCAPE CONCEPT
LEVEL 4 ZONE 1



LEVEL 4 DETAILED PLAN

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Drawing Title
LEVEL 4 DETAILED PLAN-
ZONE 1

Project
96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

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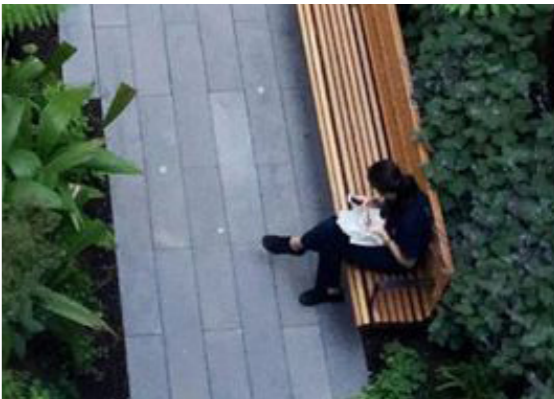
Date 09/02/2021
Scale 1:125 @ A1
1:250 @ A3
Drawing Reference
LDA- 020
Revision
03

LEVEL 4 COMMUNAL OPEN SPACE

Level 4 communal terrace will provide spaces that harness community living. The terrace will feature BBQ facilities and a communal dining area with kitchen gardens; sheltered to help mitigate weather elements such as sun and wind. Raised and layered planting frame the terrace and integrated with bench seating will provide spaces for individual respite and relaxation. A lawn are is also provided for gathering and passive recreation such a Yoga and Tai Chi.



1. COMMUNAL OUTDOOR SPACES



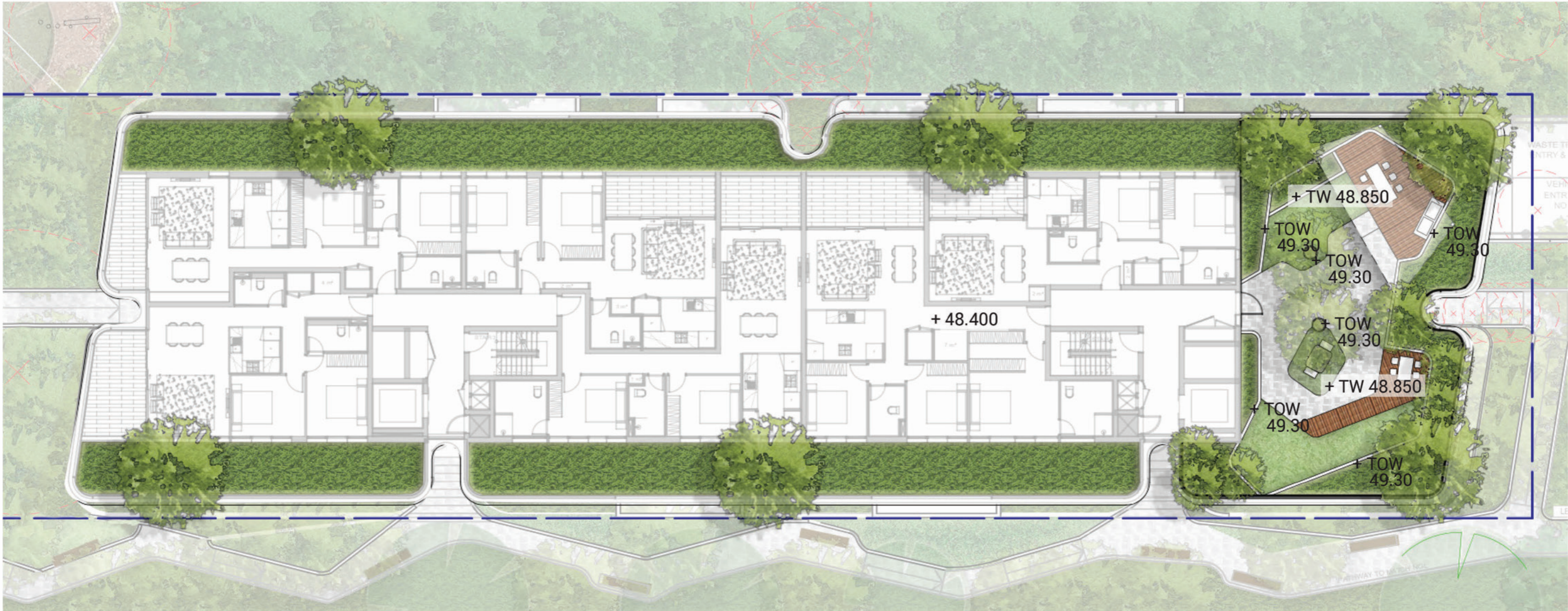
2. SEATING NOOKS



3. LAWN

LANDSCAPE CONCEPT

LEVEL 4 ZONE 2



LEVEL 4 DETAILED PLAN

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Drawing Title
LEVEL 4 DETAILED PLAN-
ZONE 2

Project
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EVANS ST PENRITH NSW

Landscape Architect

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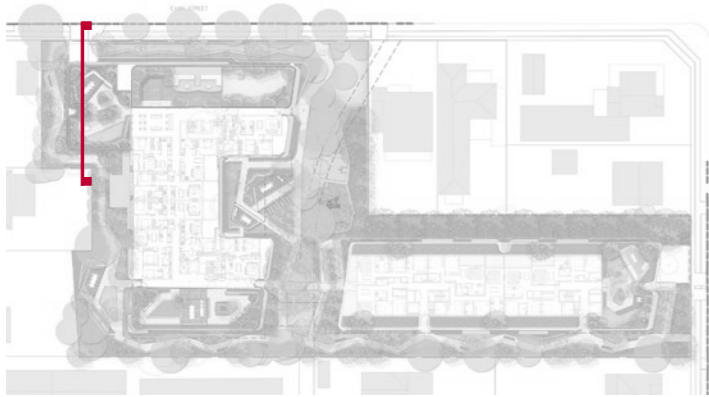
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LEVEL 4 SECTION

KEY PLAN



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LEVEL 4 SECTION

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EVANS ST PENRITH NSW

Landscape Architect
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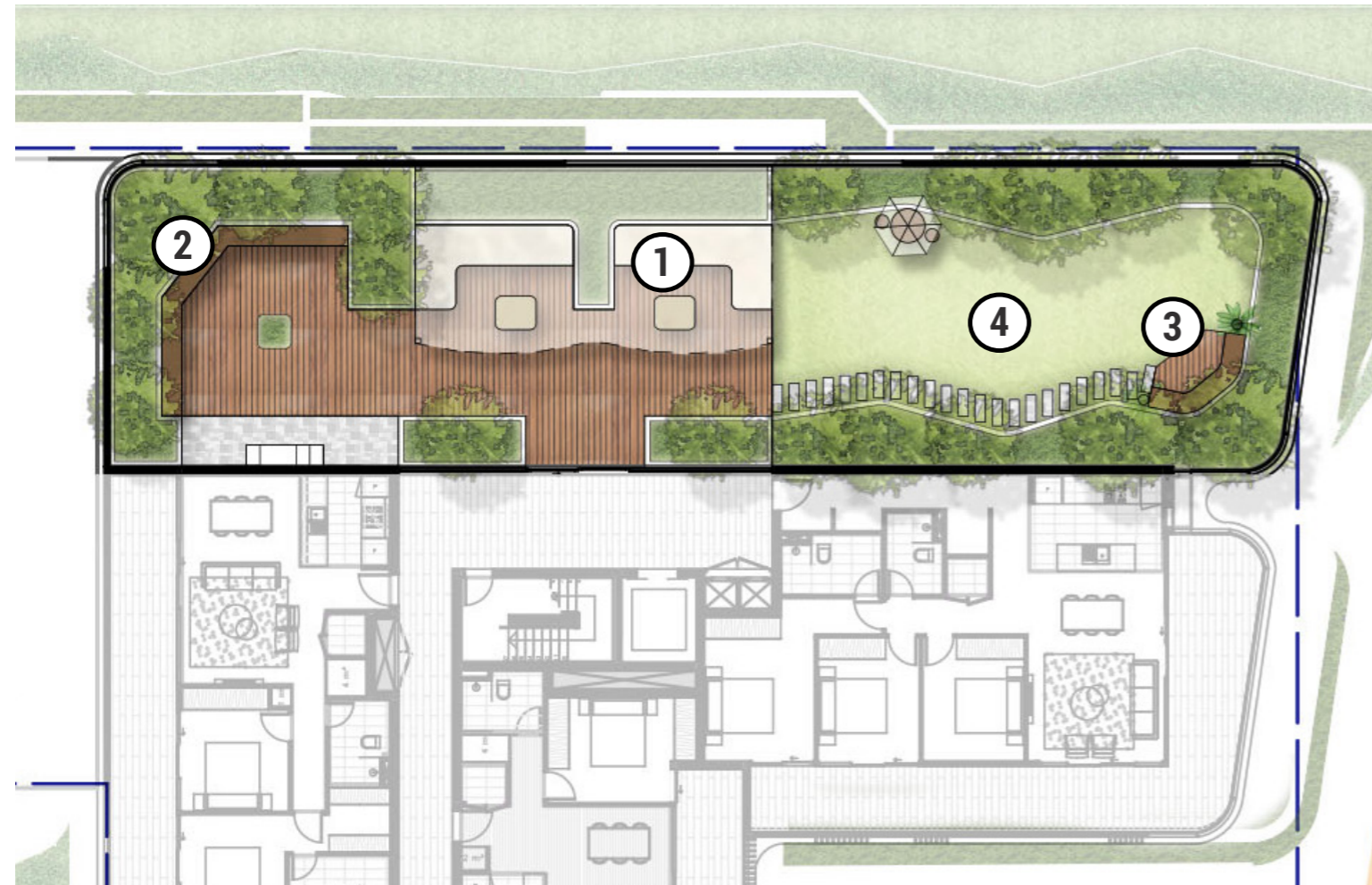
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1:100 @ A3

Drawing Reference
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Revision
03

0 10 20 30 40 50 60 70 80 90 100

LANDSCAPE CONCEPT
LEVEL 5



LEVEL 5 ZONE 1

1. COMMUNAL OUTDOOR SPACES 2. SOCIAL SEATING AREAS 3. SEATING NOOKS 4. LAWN

LEVEL 5 COMMUNAL TERRACE

Level 5 communal terrace will provide spaces that create opportunities for both individual respite and social interaction. The terrace will feature BBQ facilities and a communal dining table framed by a pergola structure to help mitigate weather elements such as sun and wind. Raised and layered planting will encapsulate seating areas such as bench seating and table settings providing spaces that are amongst a lush green and gardenesque setting.



1. COMMUNAL OUTDOOR SPACES



2. SOCIAL SEATING AREAS



3. SEATING NOOKS



4. LAWN

SCALE: 1:250

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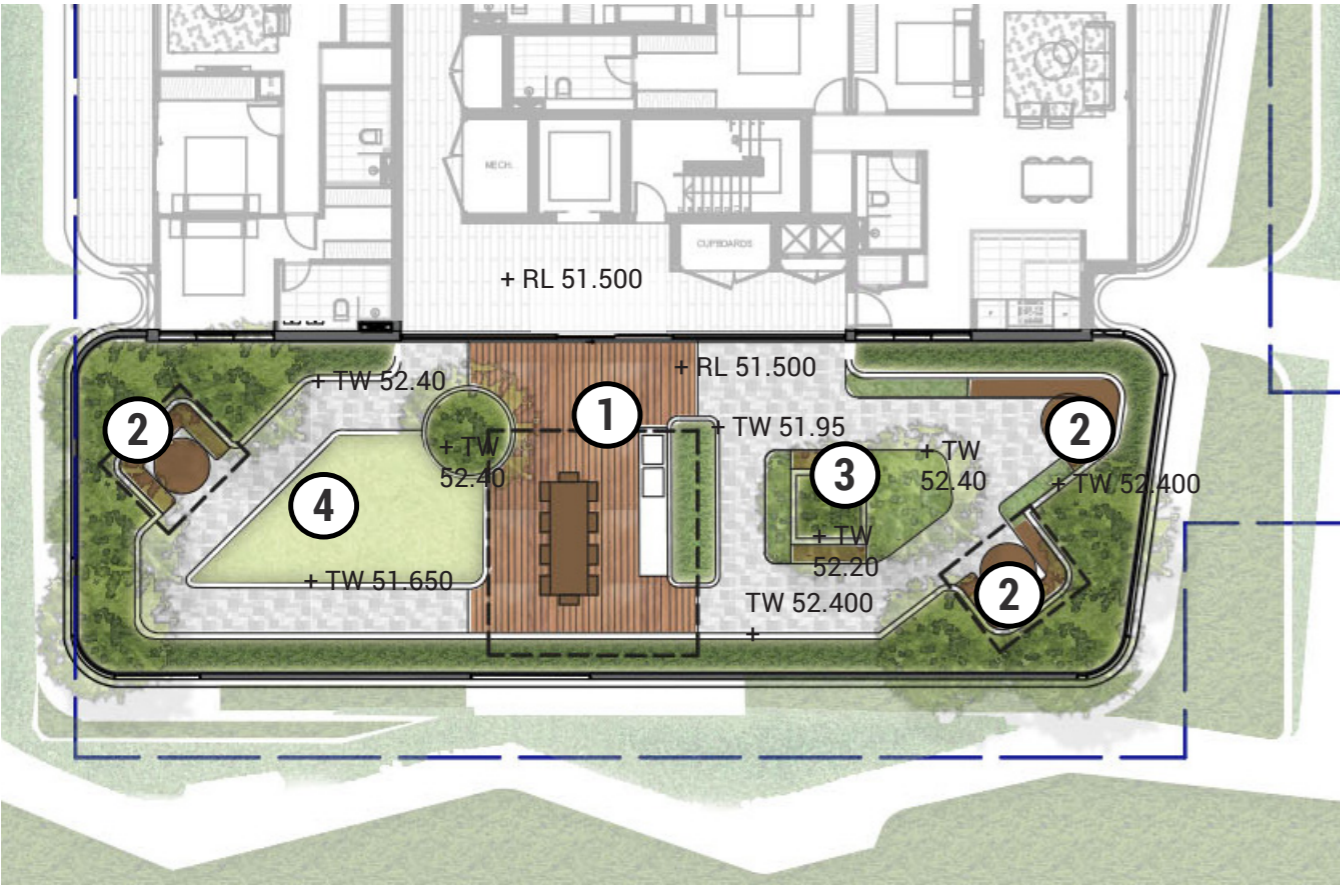
Drawing Title
LEVEL 5 DETAILED PLAN

Project
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Revision 03
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LANDSCAPE CONCEPT
LEVEL 5

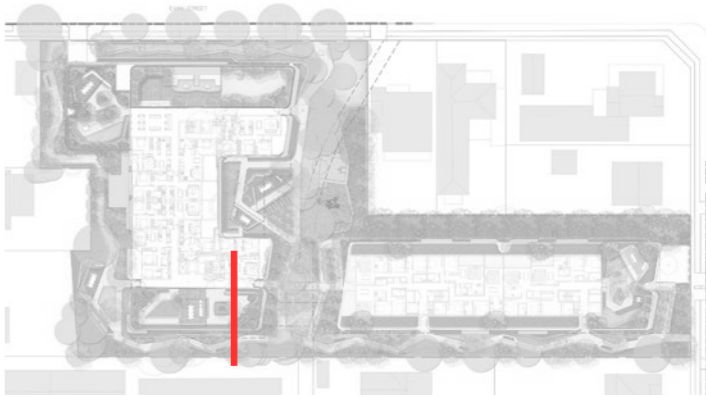


LEVEL 5 ZONE 2



LEVEL 5 ZONE 2 SECTION

KEY PLAN



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LEVEL 5 SECTION

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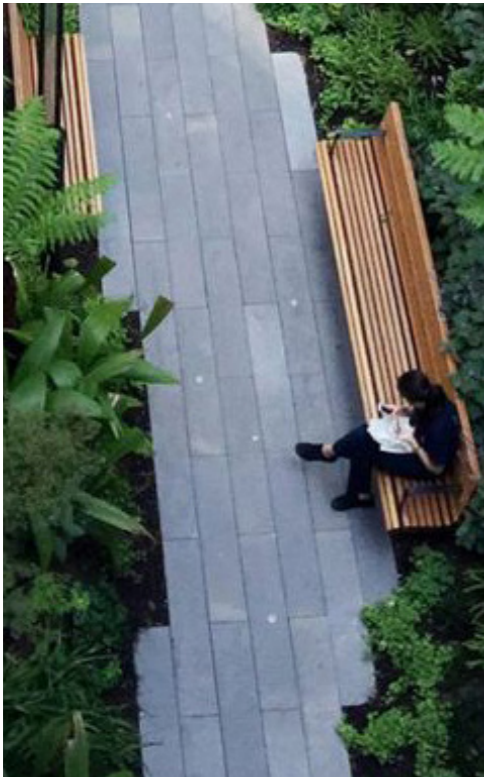
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LDA- 024

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CHARACTER + MOOD



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Drawing Title

CHARACTER AND MOOD

Project

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EVANS ST PENRITH NSW

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Date 09/02/2021
Scale

Drawing Reference
LDA- 025

Revision
03

0 10 20 30 40 50 60 70 80 90 100

PLANTING

Holistically, planting across the site will seek to reference the landscape of its local environment; through a considered planting palatte of predominantly endemic and native species, Evan Street will enhance existing biodiversity of the area and support healthy habitat growth.

Planting in the ground floor will provide a lush and rich visual aesthetic. A robust yet varying understorey will provide interest through a planting palette of interesting foliage and seasonal colour, complementing the surrounding native palette. Low-growing plant species will be located where appropriate to ensure clear desireable views and safe site lines.

Deep soil zones will be maximised with the planting of large canopy trees; to moderate environmental conditions and mediate the building scale.

Upper terraces will consist of species that perform well on structure, as well as a range of species including local native and exotic. These will be used to promote biodiversity and robustness within the planting scheme.



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Drawing Title
PLANTING CHARACTER

Project
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EVANS ST PENRITH NSW

Landscape Architect

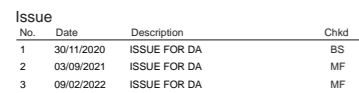
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Scale

GROUND FLOOR PLAN 01

NBRS

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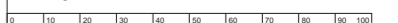
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EVANS ST PENRITH NSW

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Drawing Reference
LDA- 027

03



GROUND FLOOR PLAN 02

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Drawing Title

**PLANTING PLAN -
GROUND FLOOR**

Project
96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

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 Date 09/02/2021
 Scale 1:100 @ A1
 1:200 @ A3

Drawing Reference
LDA- 028

03



PLANTING PLANS

GROUND FLOOR PLANT SCHEDULE

PLANTING SCHEDULE						
ID	Latin name	Common Name	Mature Height	Mature Spread	Pot Size	Quantity
TREES						
AM	Alocasia macrorrhiza	Elephant's Ear	0.9 - 1.5m	1.2 - 2.0m	75L	3
ANGbak	Angophora bakeri	Narrow-leaved Apple	5 - 10m	3.5 - 6m	200L	2
BC	Backhousia citriodora	Lemon Scented Myrtle	10 - 15m	6 - 10m	200L	9
CC	Cyathea cooperi	Scaly Tree Fern	10 - 15m	0.6 - 0.9m	1.5m Clear Trunk Height	22
CL	Citrus limon 'Eureka'	Eureka Lemon	5 - 10m	3.5 - 6m	100L	6
CS	Callicoma serratifolia	Black Wattle	10 - 15m	3.5 - 6m	200L	5
EUCsal	Eucalyptus saligna	Sydney Blue Gum	over 30m	6 - 10m	100L	2
MGL	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	3 - 5m	2.0 - 3.5m	200L	18
MGR	Magnolia grandiflora	Southern Magnolia	15 - 20m	15 - 20m	200L	1
PC	Pyrus calleryana	Bradford Pear	10 - 15m	10 - 15m	200L	9
SAC	Syzygium australe 'Christmas Bush'	Lilly Pilly	1.5-3m	1.2-2.0m	75L	4
SAU	Syzygium ausrale	Liilypilly	5 - 10m	3.5 - 6m	75L	4
WFS	Waterhousia floribunda 'Sweeper'	Weeping Lilly Pilly	5 - 10m	3.5 - 6m	200L	8
					TOTAL	93

OVERALL PLANTING SCHEDULE						
ID	Latin name	Common Name	Mature Height	Mature Spread	Pot Size	Quantity
ALL ZONES						
AA	Asplenium australasicum	Birds Nest Fern	0.5-1.5m	0.5-1.5m	300mm	46
AC	Alpinia caerulea	Native ginger	2-2.5m	1-2m	200mm	580
ACI	Arthropodium cirratum	New Zealand Rock Lily	0.85-1m	0.8m	200mm	736
AMU	Alpinia mutica	False Cardamom Ginger	1.5-2m	1-1.5m	200mm	420
AN	Alpinia nutans	Dwarf Cardamom	1-1.5m	1-1.5m	200mm	409
AO	Agapanthus orientalis	African lily	0.75 - 0.9m	0.3 - 0.6m	150mm	142
ARE	Ajuga reptans	Common bugle	0.75 - 0.9m	0.3 - 0.6m	150mm	227
AZ	Alpinia zerumbet 'Cream Shell Ginger'	Shell Ginger	1.5-2.5m	1.5-2m	200mm	258
BA	Bromeliad alcantarea	Giant Bromeliad	1.5 - 3m	2.0 - 3.5m	45L	136
BG	Blechnum gibbum 'Silver Lady'	Silver Lady Fern	1.2m	1m	300mm	40
BN	Blechnum nudum	fishbone water fern	0.5-1m	0.5-1m	75mm	203
CA	Cissus antarctica	Kangaroo Vine	0.1-0.3m	1m	75mm	237
CE	Costus erythrophyllus 'Rubra'	Violet Spiral Flag	0.5-1m	0.5-1m	200mm	126
CF	Cordylina fruticosa 'rubra'	Palm Lilies	1-3m	1-2m	200mm	92
CM	Clivia miniata	Orange Clivia	0.75 - 0.9m	0.3 - 0.6m	150mm	248
CO	Calathea orbifolia	Prayer Plant	0.5-1m	0.4-0.7m	150mm	214
COR	Calathea Ornata	Pin Stripe Calathea	0.5-1m	0.5-1m	150mm	104
CP	Calathea picturata	Calathea	0.3-0.5m	0.3-0.5m	150mm	58
CPE	Crinum pedunculatum	Swamp Lily	1.5-3m	1-3m	200mm	34
CZ	Calathea zebrina	Zebra Plant	0.5-1m	0.5-1m	200mm	296
DA	Dicksonia antarctica	Soft tree fern	10 - 15m	0.6 - 0.9m	1.5m Clear Trunk Height	26
DAS	Doodia aspera	Prickly Rasp fern	0.35m	0.6m	150mm	347
DC	Dianella caerulea	Blue Flax-lily	0.45 - 0.6m	0.3 - 0.6m	150mm	48
DCA	Dianella caerulea 'DCMP01' PBR Little Jess™	Native Flax	0.4m	0.4m	150mm	468
DE	Doryanthes excelsa	Giant Lily	1.5 - 3m	1.2 - 2.0m	45L	12
DL	Dianella longifolia	Flax Lily	0.8-1m	0.5-1m	150mm	267
GL	Gaura lindheimeri	White Butterfly Bush	1.5 - 3m	0.6 - 0.9m	200mm	260
GO	Goodenia ovata 'Gold Cover'	Goodenia	0.1-0.3m	1-2m	150mm	196
HA	Hedychium 'Apricot Ginger'	Butterfly Ginger	1.5-2m	0.5m	200mm	242
HP	Helichrysum petiolare	Licorice Plant	0.75 - 0.9m	0.3 - 0.6m	150mm	70
HT	Hosta twilight	Plantain Lily	0.5m	1m	75mm	255
JC	Juniperus conferta	shore juniper	0.3m	1.5-2m	75mm	524
LL	Lomandra longifolia	Spiny-headed Mat-Rush	0.75 - 1.5m	0.9 - 1.2m	75mm	355
LLV	Lomandra longifolia 'Verday'	Basket grass	0.65m	0.9 - 1.2m	75mm	607
LM	Liriope muscari	Just Right Liriope	0.4m	0.5m	150mm	665
MC	Macrozamia communis	Burrawang	1.5-2m	1.5-2m	45L	38
MP	Murraya paniculata 'Sweet Privacy'	Mock Lime	0.75 - 0.9m	0.3 - 0.6m	300mm	204
NG	Neomarica gracilis	Walking Iris	0.5m	0.5m	150mm	558
PS	Philodendron Selloum	Selloum	1m	1m	200mm	1000
PT	Phormium tenax	New Zealand Flax	2-3m	1.5m	45L	33
PX	Philodendron xanadu	Xanadu	1m	1m	150	254
RE	Rhapis excelsa	Broadleaf lady palm	2-3m	1.5-2.5m	200mm	86
RO	Rosmarinus officinalis Prostratus	Creeping Rosemary	0.75 - 0.9m	0.3 - 0.6m	150mm	226
RS	Rhagodia spinescens 'Aussie Flat Bush'	Saltbush	0.3 - 0.5m	1m	150mm	70
SA	Scaevola aemula	Fairy fan flower	1.5 - 3m	0.6 - 0.9m	150mm	80
SS	Syzygium smithii	Lilly Pilly	6m	3m	45L	136
TJ	Trachelospermum jasminoides-	Star Jasmine	0.75 - 0.9m	0.3 - 0.6m	150mm	56
TV	Tulbaghia violacea	Society garlic	0.75 - 0.9m	0.3 - 0.6m	150mm	88
VO	Viburnum odoratissimum	Sweet Viburnum	6m	4m	300mm	172
WFB	Westringia fruticosa 'Blue Gem'	Blue Gem	0.9 - 1.5m	0.9 - 1.2m	200mm	6
WFG	Westringia fruticosa 'Grey Box'	Grey Box	0.3 - 0.45m	0.3 - 0.45m	200mm	26
ZO	Zingiber olivaceum 'Champagne Beehive'	Beehive Ginger	2-2.5m	1.5m	200mm	174
					TOTAL	12155

Issue			
No.	Date	Description	Chkd
1	30/11/2020	ISSUE FOR DA	BS
2	03/09/2021	ISSUE FOR DA	MF
3	09/02/2022	ISSUE FOR DA	MF

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Drawing Title

PLANTING SCHEDULE -
GROUND FLOOR

Project

96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect

NBR&S

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Nom. Architect: Andrew Duffin - NSW 5602
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Date 09/02/2021

Scale

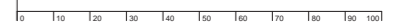
Drawing Reference

LDA- 030

Revision

03

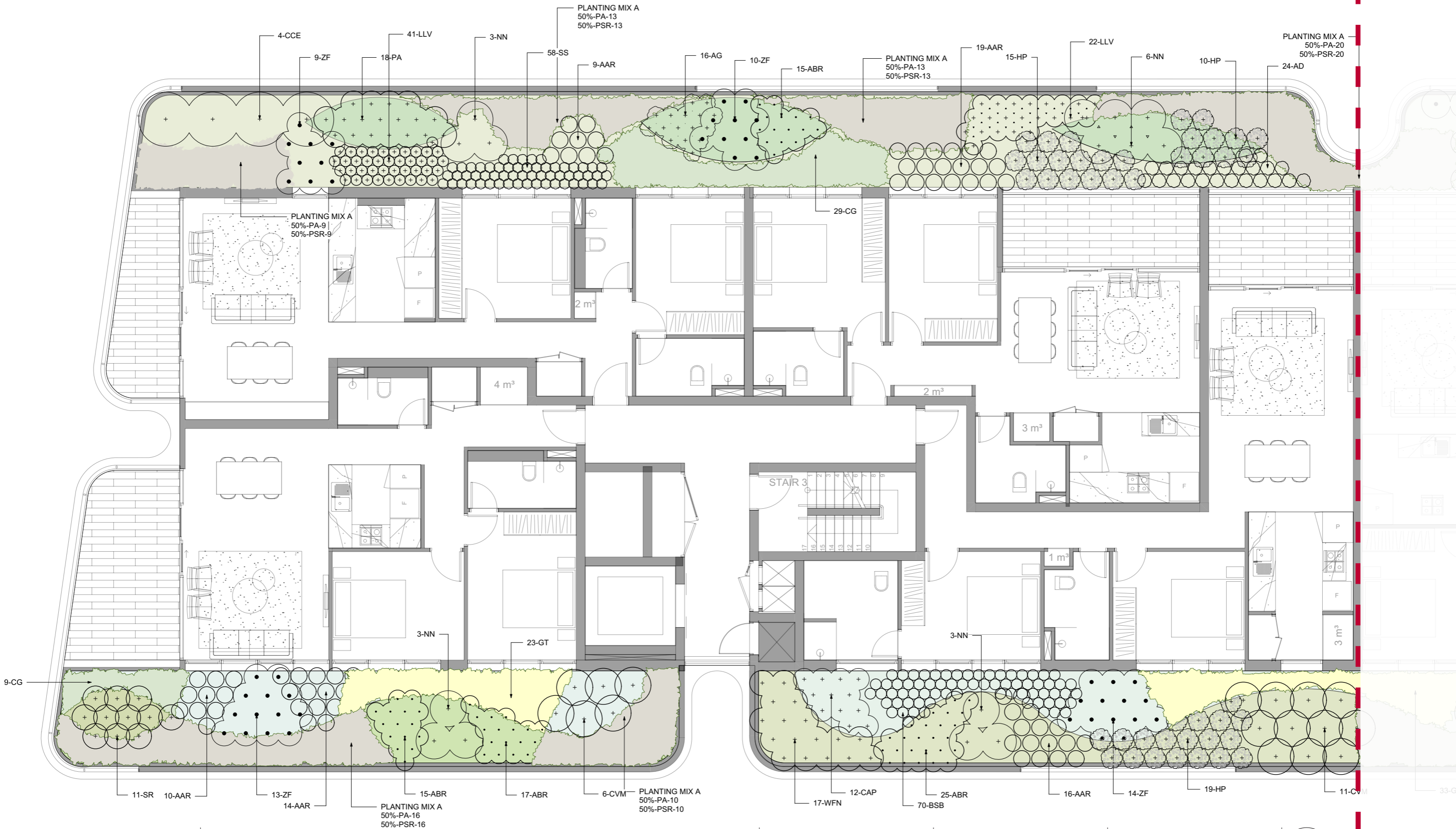
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PLANTING PLANS

LEVEL 4 ZONE 2 COMMUNAL TERRACE

MATCHLINE FOR CONTINUITY



Issue No.	Date	Description	Chkd
1	30/11/2020	ISSUE FOR DA	BS
2	03/09/2021	ISSUE FOR DA	MF
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Drawing Title
PLANTING PLAN - LEVEL
4

Project
96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect
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NBRS & PARTNERS PTY LTD
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Date 09/02/2021
Scale 1:50 @ A1
1:100 @ A3

Drawing Reference
LDA- 032

Revision
03

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LEVEL 4 ZONE 2 COMMUNAL TERRACE

NBRS

Issue			
No.	Date	Description	Chkd
1	30/11/2020	ISSUE FOR DA	BS
2	03/09/2021	ISSUE FOR DA	MF
3	09/02/2022	ISSUE FOR DA	MF

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Drawing Title
PLANTING PLAN - LEVEL
4

Project
96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect
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 Date 09/02/2021
 Scale 1:50 @ A1
 1:100 @ A3

Drawing Reference
LDA- 033

03

PLANTING SCHEDULE

LEVEL 4 PLANT SCHEDULE



LEVEL 4 PLANTING SCHEDULE						
IDROUND()	Latin Name	Common Name	Mature Height	Mature Spread	Pot Size	Quantity
TREES						
BI	Banksia integrifolia	Coastal Banksia	5 - 10m	3.5 - 6m	200L	4
CA	Cupaniopsis anacardioides	Tuckeroo	10 - 15m	3.5 - 6m	100L	2
LI	Lagerstroemia indica 'Natchez'	Crepe Myrtle	5 - 10m	3.5 - 6m	200L	1
MG	Magnolia grandiflora	Southern Magnolia	15 - 20m	15 - 20m	400L	2
TL	Tristaniopsis laurina 'Luscious'	Water Gum	10 - 15m	3.5 - 6m	200L	3
					TOTAL	12
SHURB & MASS PLANTING						
AAR	Aloe 'always red'	Always Red	1.0 - 2.0m	0.6 - 1.0m	150mm	99
ABR	Anigozanthos 'Big Red'	Kangaroo Paws	1.0 - 2.0m	0.6 - 1.0m	150mm	107
ACS	Aloe 'Copper shower'	Aloe	1.0 - 2.0m	0.6 - 1.0m	300mm	15
AD	Agave desmettiana 'El Miradores Gold	Blueberry Lily	0.75 - 0.9m	0.3 - 0.6m	300MM	67
AG	Anigozanthos Gold Velvet	Kangaroo Paws	1.0 - 2.0m	0.6 - 1.0m	150mm	37
BE	Banksia ericifolia	Heath Banksia	2-7m	1-2.5m	45L	3
BSB	Banksia spinulosa 'Birthday candle'	Banksia	0.9 - 1.5m	0.9 - 1.2m	200mm	116
BV	Baeckea virgata 'Nana'	Miniature Baeckea	0.5m	0.5m	75mm	16
CAP	Carex appressa	Tall Sedge	1-2m	1-1.5m	200mm	39
CCE	Callistemon citrinus 'Endeavour'	Bottlebrush	2-3m	2-3m	25L	70
CG	Carpobrotus glaucescens 'Aussie Rambler'	Pig face	0.45 - 0.6m	0.3 - 0.6m	150mm	99
CGC	Casuarina glauca 'Cousin it'	Swamp Oak	0.8m	0.8m	140MM	67
CSP	Cordyline spp.	Palm Lilies	1-3m	1-2m	200mm	3
CVB	Callistemon viminalis 'Better John'	Better John	0.9 - 1.5m	0.9 - 1.2m	200mm	16
CVM	Callistemon viminalis 'Marcarthur'	Macarthur bottlebrush	0.9 - 1.5m	0.9 - 1.2m	300mm	28
DAR	Dichondra argentea 'Silver Falls'	Dichondra	0.2m	2m	75mm	17
DCA	Dianella caerulea 'DCMP01' PBR Little Jess	Native Flax	0.4m	0.4m	150mm	12
DR	Dianella revoluta	Blueberry Lily	0.75 - 0.9m	0.3 - 0.6m	150mm	26
EG	Eremophila glabra 'Kalbarri Carpet'	Tar Bush	0.1-0.2m	1-2m	200mm	60
EP	Echeveria 'purple pearl'	Pearl of Nurnberg	0.75 - 0.9m	0.3 - 0.6m	150mm	8
GG	Grevillea gaudichaudi		0.2m	1-3m	200mm	11
GJG	Grevillea juniperina 'gold cluster'	Juniperina	0.8 - 1.m	0.8 - 1m	150mm	41
GR	Grevillea rivularis 'Bronze Rambler'	Grevillea	0.4m	4m	200mm	7
GT	Gazania tomentosum	Gazania	0.2m	1m	200mm	88
HI	Helichrysum italicum	Curry Flower	0.9m	0.5m	200mm	192
HP	Helichrysum petiolare	Loropetalum	1.5- 2m	1.5m		59
HV	Hardenbergia violacea	false sarsaparilla	1-1.5m	0.8-1.5m	200mm	8
LLV	Lomandra longifolia 'Verday'	Verday	0.65m	0.9 - 1.2m	150mm	207
LOMtan	Lomandra longifolia 'Tanika'	Tanika	0.65m	0.6m	150mm	66
NN	Nolina nelsonii	Blue nolina	3m	1.2m	200mm	32
PA	Pennisetum alopecuroides 'nafray'	Swamp Foxtail Grass	3 - 5 ft.	24 - 36 ft.	150mm	226
PSR	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	3 - 5 ft.	24 - 36 ft.	150mm	124
PT	Phormium tenax	New Zealand Flax	1.5 - 3m	1.2 - 2.0m	300mm	35
RIO	Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn	0.8-1m	1m	200mm	20
RS	Rhagodia spinescens 'Aussie Flat Bush'	Saltbush	0.3 - 0.5m	1m	150mm	63
SM	Senecio mandraliscae	Blue Chalksticks	0.3-0.45m	0.45-0.6m	75mm	23
SO	Salvia officinalis	Kitchen Sage	0.4 - 0.5m	1.0 - 1.5m	200mm	18
SR	Strelitzia reginae	Birds of paradise	0.4 - 0.5m	1.0 - 1.5m	300MM	24
SS	Senecio serpens	Blue chalksticks	0.75 - 0.9m	0.3 - 0.6m	150mm	98
TV	Tulbaghia violacea	Society garlic	0.75 - 0.9m	0.3 - 0.6m	150mm	53
WFN	Westringia fruticosa naringa	Coastal rosemary	0.7 - 0.95m	0.7 - 0.95m	200mm	30
YE	Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	0.75 - 0.9m	1.2 - 2.0m	45L	8
ZF	Zamia furfuracea		1-1.3m	1.5-2m	200mm	71
					TOTAL	2409

Issue			
No.	Date	Description	Chkd
1	30/11/2020	ISSUE FOR DA	BS
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Drawing Title

PLANTING SCHEDULE

Project

96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect

NBRS

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Nom. Architect: Andrew Duffin - NSW 5602
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Date 09/02/2021

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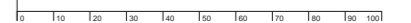
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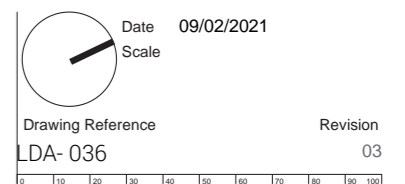
LDA- 034

Revision

03

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PLANTING PLANS

LEVEL 5 PLANT SCHEDULE

LEVEL 5 PLANTING SCHEDULE						
ID	Latin Name	Common Name	Mature Height	Mature Spread	Pot Size	Quantity
TREES						
BI	Banksia integrifolia	Coastal Banksia	5 - 10m	3.5 - 6m	200L	8
LI	Lagerstroemia indica 'Natchez'	Crepe Myrtle	5 - 10m	3.5 - 6m	200L	4
TL	Tristaniopsis laurina 'Luscious'	Water Gum	10 - 15m	3.5 - 6m	200L	4
					TOTAL	16
SHURB & MASS PLANTING						
AAR	Aloe 'always red'	Always Red	1.0 - 2.0m	0.6 - 1.0m	150mm	18
ABR	Anigozanthos 'Big Red'	Kangaroo Paws	1.0 - 2.0m	0.6 - 1.0m	150mm	22
AC	Alpinia caerulea	Native Ginger	0.4 - 0.5m	1.0 - 1.5m	300MM	32
AD	Agave desmettiana 'El Miradores Gold	Blueberry Lily	0.75 - 0.9m	0.3 - 0.6m	300MM	16
AG	Anigozanthos Gold Velvet	Kangaroo Paws	1.0 - 2.0m	0.6 - 1.0m	150mm	10
CAP	Carex appressa	Tall Sedge	1-2m	1-1.5m	200mm	34
CCE	Callistemon citrinus 'Endeavour'	Bottlebrush	2-3m	2-3m	25L	83
CG	Carpobrotus glaucescens 'Aussie Rambler'	Pig face	0.45 - 0.6m	0.3 - 0.6m	150mm	45
CGC	Casuarina glauca 'Cousin it'	Swamp Oak	0.8m	0.8m	140MM	96
CSP	Cordyline spp.	Palm Lilies	1-3m	1-2m	200mm	6
CVB	Callistemon viminalis 'Better John'	Better John	0.9 - 1.5m	0.9 - 1.2m	200mm	28
CVM	Callistemon viminalis 'Marcarthur'	Macarthur bottlebrush	0.9 - 1.5m	0.9 - 1.2m	300mm	20
DAR	Dichondra argentea 'Silver Falls'	Dichondra	0.2m	2m	75mm	41
DCA	Dianella caerulea 'DCMP01' PBR Little Jess	Native Flax	0.4m	0.4m	150mm	56
DCD	Dianella caerulea 'DBB03' PBR Cassa Blue	Blue flax Lily	0.4m	0.5m	200mm	14
DEX	Doryanthus excelsa	Clumping perennial	2-4m	2-3m	200mm	10
EG	Eremophila glabra 'Kalbarri Carpet'	Tar Bush	0.1-0.2m	1-2m	200mm	37
EMA	Escallonia macrantha 'Pink Pixie'	Pink Pixie	0.8m	0.8m	200mm	68
EP	Echeveria 'purple pearl'	Pearl of Nurnberg	0.75 - 0.9m	0.3 - 0.6m	150mm	15
GAU	Gardenia augusta 'Florida'	Gardenia Florida	0.6m	0.5m	200mm	68
GG	---	---	0.2m	1-3m	200mm	68
GJG	Grevillea juniperina 'gold cluster'	Juniperina	0.8 - 1.m	0.8 - 1m	150MM	41
GR	Grevillea rivularis 'Bronze Rambler'	Grevillea	0.4m	4m	200mm	12
GT	Gazania tomentosum	Gazania	0.2m	1m	200mm	44
HI	Helichrysum italicum	Curry Flower	0.9m	0.5m	200mm	322
HV	Hardenbergia violacea	false sarsaparilla	1-1.5m	0.8-1.5m	200mm	52
LA	Lavandula angustifolia	Lavender	0.4 - 0.5m	1.0 - 1.5m	200mm	66
LLV	Lomandra longifolia 'Verday'	Verday	0.65m	0.9 - 1.2m	150mm	72
LT	Lomandra 'Tanika'	Dwarf Lomandra	0.9 - 1.5m	0.9m - 1.2m	150mm	10
MP	Myoporum parvifolium	creeping boobialla	25 - 30m	3.5 - 6m	150mm	9
NN	Nolina nelsonii	Blue nolina	3m	1.2m	200mm	6
PA	Pennisetum alopecuroides 'nafray'	Swamp Foxtail Grass	3 - 5 ft.	24 - 36 ft.	150mm	272
PT	Phormium tenax	New Zealand Flax	1.5 - 3m	1.2 - 2.0m	300mm	31
RIO	Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn	0.8-1m	1m	200mm	112
RO	Rosmarinus officinalis Prostratus	Creeping Rosemary	0.3 - 0.45m	0.3 - 0.45m	150mm	4
SM	Senecio mandraliscae	Blue Chalksticks	0.3-0.45m	0.45-0.6m	75mm	27
SO	Salvia officinalis	Kitchen Sage	0.4 - 0.5m	1.0 - 1.5m	200mm	8
SS	Senecio serpens	Blue chalksticks	0.75 - 0.9m	0.3 - 0.6m	150mm	88
SSP	Sedum sp.	Biting stonecrop	0.3-0.6m	0.3-0.6m	75mm	120
TV	Tulbaghia violacea	Society garlic	0.75 - 0.9m	0.3 - 0.6m	150mm	78
WFN	Westringia fruticosa naringa	Coastal rosemary	0.7 - 0.95m	0.7 - 0.95m	200mm	58
YE	Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	0.75 - 0.9m	1.2 - 2.0m	45L	20
ZAMfur	Zamia Furfuracea	Cardboard Cycad	0.7 - 1.0m	1.5 - 2.0m	200mm	31
ZF	Zamia furfuracea		1-1.3m	1.5-2m	200mm	31
					TOTAL	2411

Issue			
No.	Date	Description	Chkd
1	30/11/2020	ISSUE FOR DA	BS
2	03/09/2021	ISSUE FOR DA	MF
3	09/02/2022	ISSUE FOR DA	MF

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Drawing Title

LEVEL 5 PLANT SCHEDULE

Project

96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect



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Date 09/02/2021

Scale

Drawing Reference

LDA- 037

Revision

03

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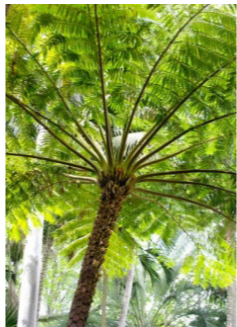
PLANTING PALETTE

GROUND FLOOR

TREES



Backhousia citriodora



Cyathea cooperi



Citrus limon 'Eureka'



Lagerstroemia indica
'Natchez'



Waterhousea floribunda

UNDERSTOREY PLANTING



Alpinia caerulea



Bromeliad alcantarea



Clivia miniata



Cycas revoluta



Dianella caerulea



Doryanthes excelsa



Gaura lindheimeri



Liriope muscari



Lomandra hystrix



Lomandra longifolia



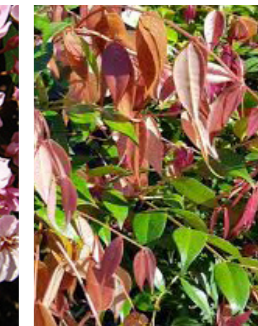
Philodendron Xanadu



Murraya paniculata 'Sweet
Privacy'



Raphiolepis indica 'Cos'



Syzygium 'Cascade'

GROUNDCOVERS AND CLIMBERS



Trachelospermum jasm-
inoides



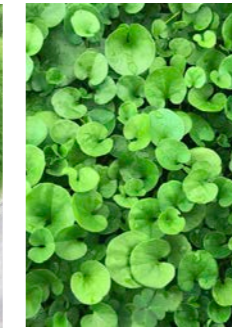
Westringia fruticosa



Viburnum odoratissimum



Casuarina glauca



Dichondra repens



Hardenbergia violacea



Viola hederacea

Issue			
No.	Date	Description	Chkd
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2	03/09/2021	ISSUE FOR DA	MF
3	09/02/2022	ISSUE FOR DA	MF

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PLANTING PALETTE
-GROUND FLOOR

Project

96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect

NBRS

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Date

09/02/2021

Scale

Drawing Reference

LDA- 038

Revision

03

0 10 20 30 40 50 60 70 80 90 100

PLANTING PALETTE

ABOVE LEVEL PLANTERS

TREES



Banksia integrifolia



Lagerstroemia indica



Tristaniopsis laurina 'Luscious'

UNDERSTOREY PLANTING



Aloe 'always red'



Banksia spinulosa 'Birthday Candles'



Agave desmettiana 'El Miradores Gold'

UNDERSTOREY PLANTING (CONTINUED.)



Banksia spinulosa 'Birthday candle'



Carpobrotus glaucescens 'Aussie Rambler'



Callistemon viminalis 'Better John'



Grevillea juniperina 'gold cluster'



Hylotelephium spectabile



Lavandula angustifolia



Pennisetum alopecuroides

GROUNDCOVERS AND CLIMBERS



Philodendron Xanadu



Strelitzia reginae



Yucca elephantipes



Dichondra repens



Dichondra argentea 'silver falls'



Myoporum parvifolium



Viola hederacea

Issue			
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2	03/09/2021	ISSUE FOR DA	MF
3	09/02/2022	ISSUE FOR DA	MF

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Drawing Title

PLANTING PALETTE-
ABOVE LEVEL PLANTERS

Project

96-98 LETHBRIDGE ST & 42-46
EVANS ST PENRITH NSW

Landscape Architect

NBRS

NBRS & PARTNERS PTY LTD
Nom. Architect: Andrew Duffin - NSW 5602
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4 Glen Street, Milsom Point NSW 2061

Date	09/02/2021
Scale	
Drawing Reference	Revision
LDA- 039	03

0 10 20 30 40 50 60 70 80 90 100

MATERIALITY + FURNISHINGS

The material and finishes palette for the sites communal open spaces will compliment and echo the architectural character while reflecting Penrith’s surrounds. Natural materials such as timber for urban elements and stone paving in key social terraces will be used, reflecting earthy tones and the sites local character. Glazed stone walls will reflect the Nepean landscape intertwining both the hardscape and softscape palettes.

FURNITURE AND FIXTURES

- All furniture and fi xtures for the site will be
- Durable and functional.
 - Able to facilitate social and communal activities.
 - Adaptable to the needs of the community, including being childsafe.

STRUCTURES

- The structures, notably the pergolas over the social terraces will be,
- Functional and aesthetically pleasing.
 - Durable, well wearing, resistant to the weather and continued use.



NATURAL STONE PAVING



SANDSTONE FEATURE PAVING



GRAVEL PAVING



SANDSTONE STEPPING STONES



SANDSTONE WALLS



STEEL PRIVACY FENCING



TIMBER DECKING



TIMBER FURNITURE ELEMENTS



TIMBER PERGOLAS

Issue				Disclaimer
No.	Date	Description	Chkd	
1	30/11/2020	ISSUE FOR DA	BS	These plans are for Client use and/or Council Approval only. Not intended for construction purpose unless specifically noted. The contractor intending to use these documents shall check and verify all works on site and report any discrepancy to the Landscape Architect prior to commencement. Failure to do so shall not be the responsibility of the Client or Landscape Architect. <small>Any form of replication of this drawing in full or in part without the written permission of NBRS & PARTNERS Pty Ltd constitutes an infringement of the copyright. ABN 16 002 247 565</small>
2	03/09/2021	ISSUE FOR DA	MF	
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MATERIALS PALETTE

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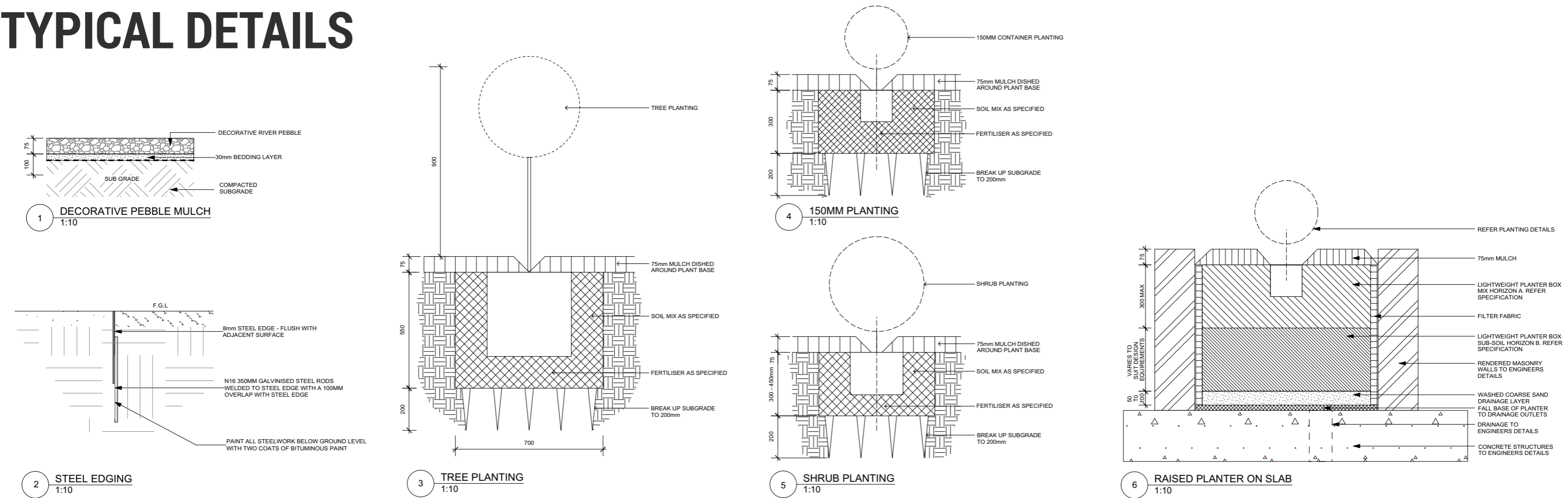
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0 10 20 30 40 50 60 70 80 90 100

TYPICAL DETAILS



OUTLINE SPECIFICATION / INSTALLATION NOTES

The landscape drawings are to be read in conjunction with the Architects / Builders plans to determine the full scope of works. Only work from drawings that have noted as approved for construction or with local Authority approval. The landscape and associated trade works are to be installed by qualified contractors holding the necessary building / construction certificates allowing him to undertake structural landscape works, horticultural and irrigation activities.

INSPECT SITE:

The landscape contractor shall thoroughly inspect the site prior to commencement of the works to determine any discrepancies or omissions between existing and proposals that may impact the works, as well as works by others ie, drainage, power, water supply, in-ground services & footings.

SITE PREPARATION, EROSION CONTROL AND FENCING:

Clear the site to the extent as directed / noted on the drawing to allow new planting. Garden and turf areas to be deep ripped to 150 mm. Apply clay breaker / gypsum to clay soils to the manufacturer recommendation. Subsoil drainage shall be installed where planting occurs in pockets of bedrock/ in low lying areas or in areas of poor subsoil drainage.

Erosion and sediment control measures such as sediment traps, straw bales and sandbags are to be in place to prevent contaminated stormwater runoff leaving the site or entering new installed drains. Ensure these measures meet the Builders responsibilities and local authority requirements. The site is to be made safe with appropriate fencing to prevent unauthorised access for the period of the works.

MULCH:

All garden areas shall be finished with mulch to a minimum 75 mm depth, equivalent to Australian Native Landscapes (ANL) Hortbark™. Mulch shall be placed following installation of the irrigation system and fertiliser. Place mulch carefully to ensure plant foliage is not covered and dish mulch around base of plant stems.

FERTILISER:

Following placement of plant material but prior to mulching apply slow release fertiliser across finished garden beds such as Osmocote™ and water in.

SOIL WORKS:

Place new soil mix equivalent to ANL Premium Garden Mix™ to 100 mm combining with site material. Where predominantly native planting is used then apply soil equivalent to ANL Native Mix Low P™ Where planting occurs on slab then an imported specially blend light weight and free draining soil mix equivalent to ANL Planter Box Mix™ shall be used for areas on turf and planting on slab. Minimum on slab soil depths shall be 450 mm for turf areas, 600 mm for shrub planting and 1000 mm for tree planting. Install drainage cell and inspection pipes with planter as detailed.

EDGING:

All garden areas adjoining turf and gravel paths shall be edged as detailed for ease of maintenance.

PLANT MATERIAL / INSTALLATION:

Plant material shall be supplied by an approved nursery. Plant material shall be true to species type and appropriate form and dimension relative to the container size. No substitution of plant species or sizes shall occur without approval of the NBRS + Partners Pty Ltd. Plant material as delivered to site that is not found to be suitable shall be rejected at the discretion of the Landscape Architect, with replacement cost the responsibility of the Landscape Contractor.

Prepare the planting hole to allow for placement of the container plus backfill of imported soil. Make sure root-ball is not proud of adjoining ground. Following installation immediately hand water and stake plants. If plants are to be stored on site for a period of more than 24 hours then ensure they are made secure, not exposed to adverse sun/shade/wind conditions and are appropriately watered.

HARD LANDSCAPE WORKS:

Where retaining walls are taller than 1000 mm then the Landscape Contractor shall seek an Engineers detail and certification for appropriate footings, balustrade and installation. Paving works are to be installed to the manufacturer's recommendations, with driveways and other vehicle pavements to an Engineers specification. External walls, pavements and stairs are to be constructed to the relevant Australian Standards and Building Code of Australia requirements.

IRRIGATION:

The landscape works are to incorporate a fully automatic irrigation system utilising drip systems for garden areas and pop sprays for lawn areas. The system is to be automatically controlled and fitted with a rain check device to prevent watering during periods of rain. If available connect the system to rainwater tanks. Ensure the system is installed and run to the Water Board and local authority requirements and relevant Australian Standards. The landscape contractor shall prepare a shop drawing of the irrigation system and components and gain approval from Leuchars Partners prior to installation.

RUBBISH REMOVAL:

Remove all rubbish from site including clearing works, plant containers, tags, cement spoil and excess materials. Do not place rubbish behind newly constructed walls, in planters or cavities. Do not burn material on site or dispose of chemical in gardens or drains.

MAINTENANCE:

The works will be subject to a defects liability period during which time the contractor will be responsible for the maintenance of all aspects of the landscape works including replacement of failed plant material. Following that period the maintenance of the landscape will become the responsibility of the owners.

COMPLETION OF THE WORKS

The works shall not be deemed complete until all defects are rectified and inspected to the satisfaction of the Landscape Architect.

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