

Raised planters & balustrading to Architects details(min 600mm soil depth). Ornamental grasses's & Cascading groundcover
Planting species as per raised planter list sheet 7

Sculpture element opposite access walkway. Low voltage garden light throughout.

Cavity space for maintenance access between habitable rooms & raised planters.

Planting species as per raised planter list sheet 7

Raised planters & balustrading to Architects details(min 600mm soil depth). Ornamental grasses's & Cascading groundcover.
Note: Planter construction, waterproofing's & drainage & overflow system to Engineers details.

Void with acoustic louvers
Non-trafficable roof .

Configure balustrading/wall to allow for emergency overflow.To stormwater Engineers/Architects details.

Raised planters & balustrading to Architects details(min 600mm soil depth). Ornamental grasses's & Cascading groundcover.
Note: Planter construction, waterproofing's & drainage & overflow system to Engineers details.

Raised planters 1100mm high. Over basement carpark slab.

Timber seating bench integrated to recessed within the raised planter.
Central planter, 1200mm raised.
Note: Planter construction, waterproofing's & drainage & overflow system to Engineers details.

Seating bench integrated with the raised planter.

Sculpture element opposite access walkway. Low voltage garden light throughout.

3 x linear planter through's (2000 x 800mm) approx.
River stones around concealed poly irrigation lines
Cavity space for maintenance access between habitable rooms & raised planters.

Tall palm planting & shade tolerant undeplanting for rainforest style planting them.

Legend

- Existing trees to be removed
- Existing trees
- Proposed evergreen trees
- Proposed Deciduous tree
- Palms
- Strappy leaved understorey plants
- Tree Ferns
- Medium shrubs
- Screen plants
- Low shrubs/Ornamental grasses
- Private open space paving
- Common open space paving
- Groundcovers / mulch
- Turfed areas
- Timber decking / seating
- Balustrading/Screen
- Concrete
- Walls
- Proposed levels
- Survey layer under
- Climbing plants
- Basement structure outline

AMENDMENTS

C	22.11.21	FOR DA
B	18.9.21	FOR REVIEW



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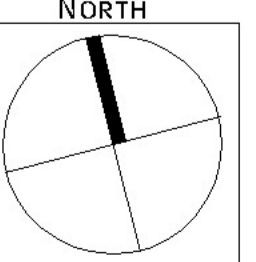
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GREAT WESTERN
HIGHWAY,KINGSWOOD,NSW

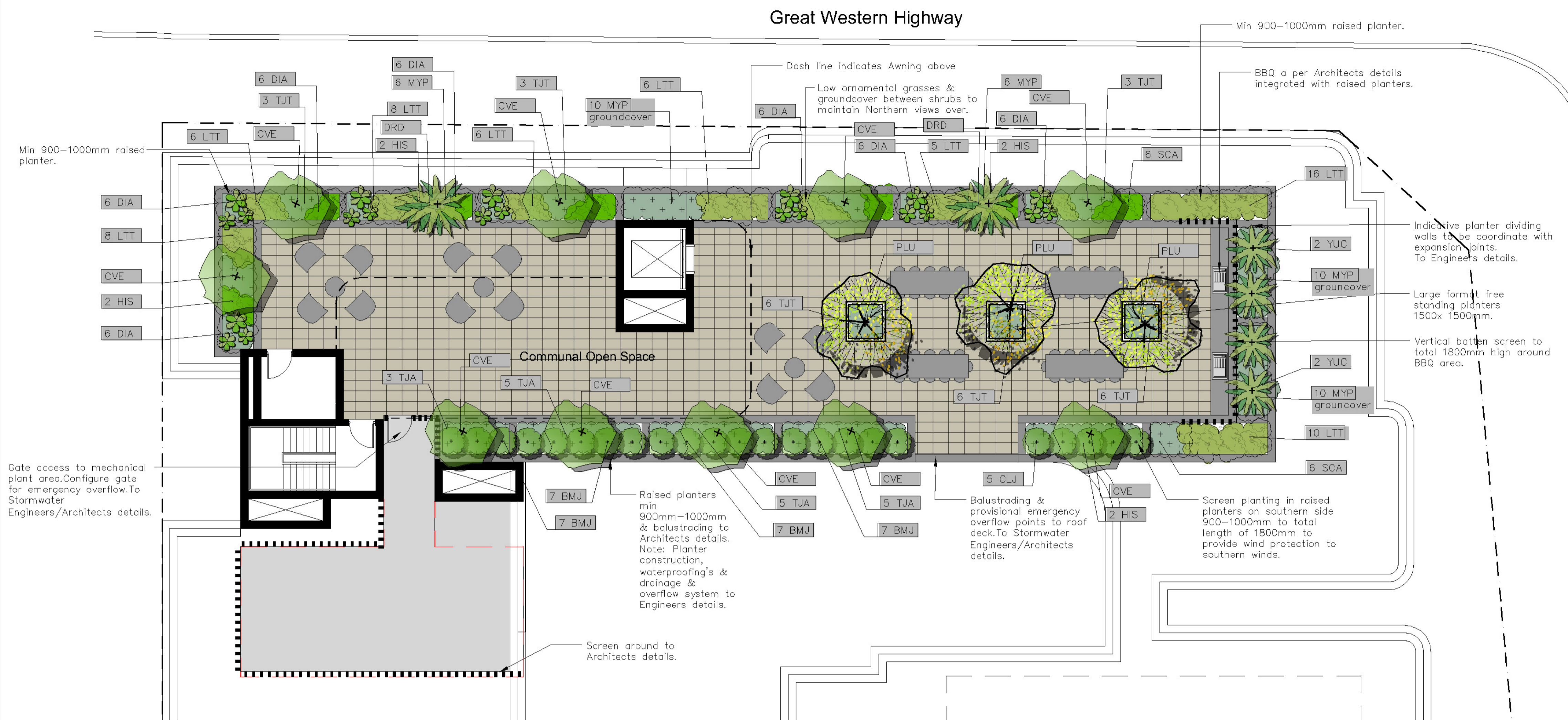
DWG: LEVEL 1 FLOOR PLAN-NORTH

DATE: 22.11.21 SCALE: 1:100 @A1

JOB REF: 21/2300 SHEET No: 2 OF 14

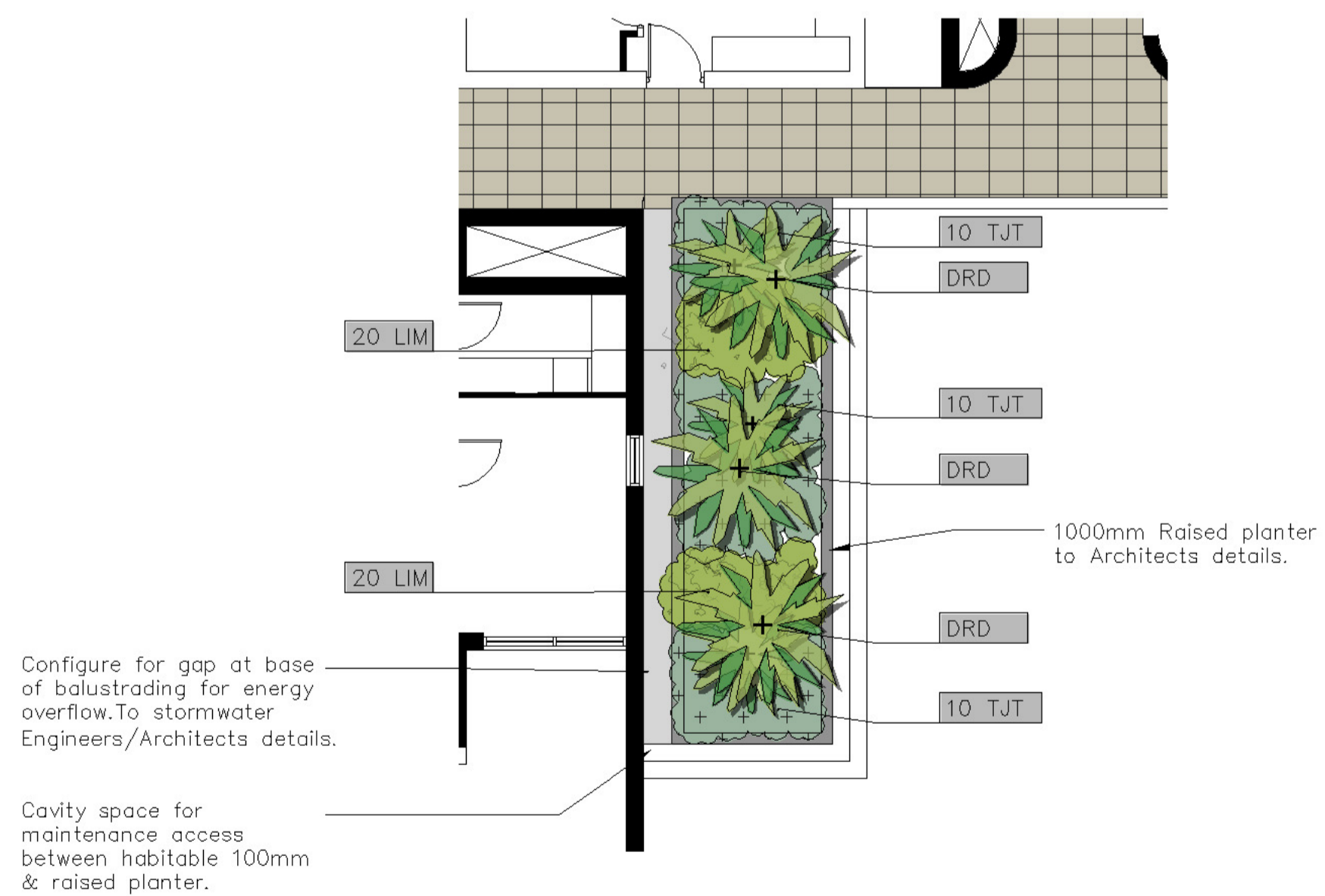
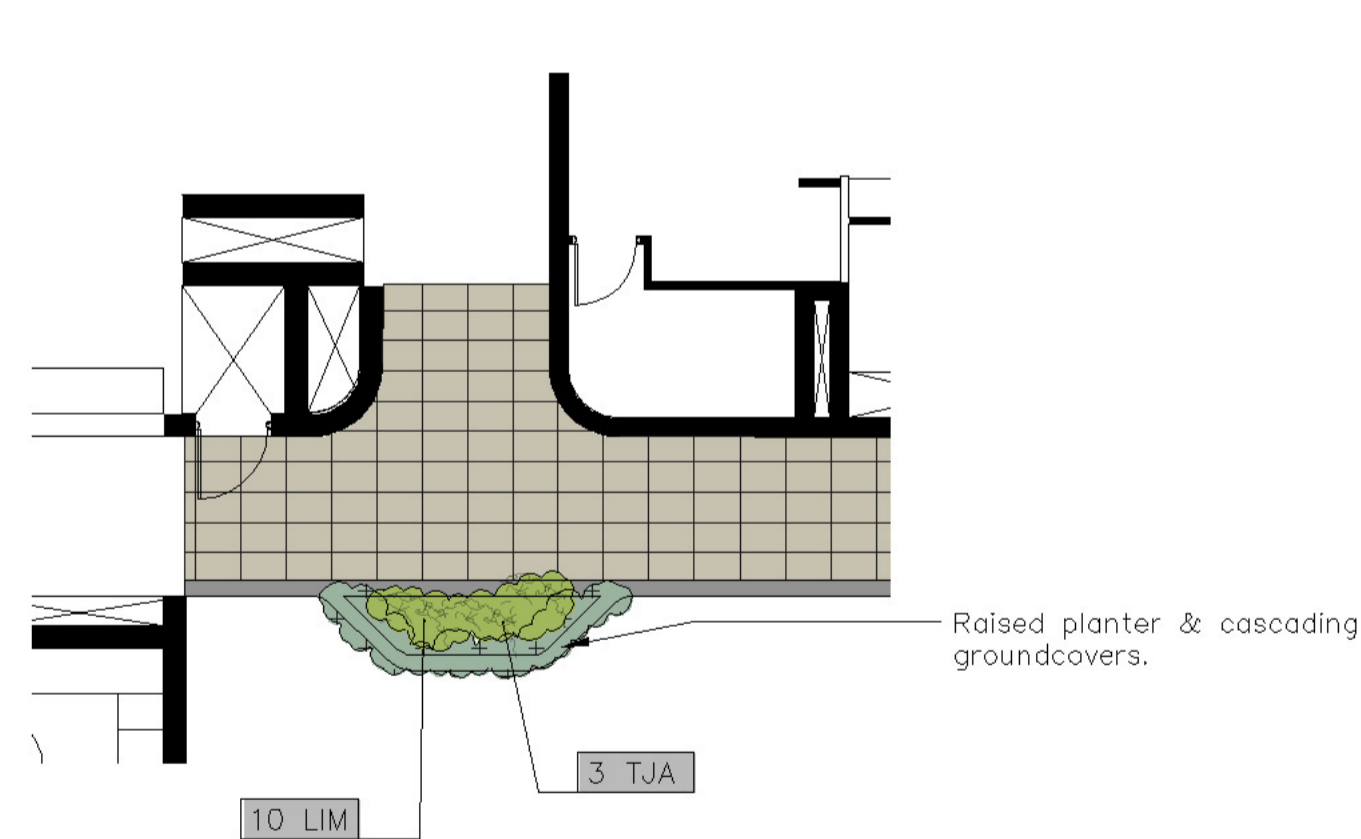
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Planters levels 2,4 & 6 1:100 @ A1

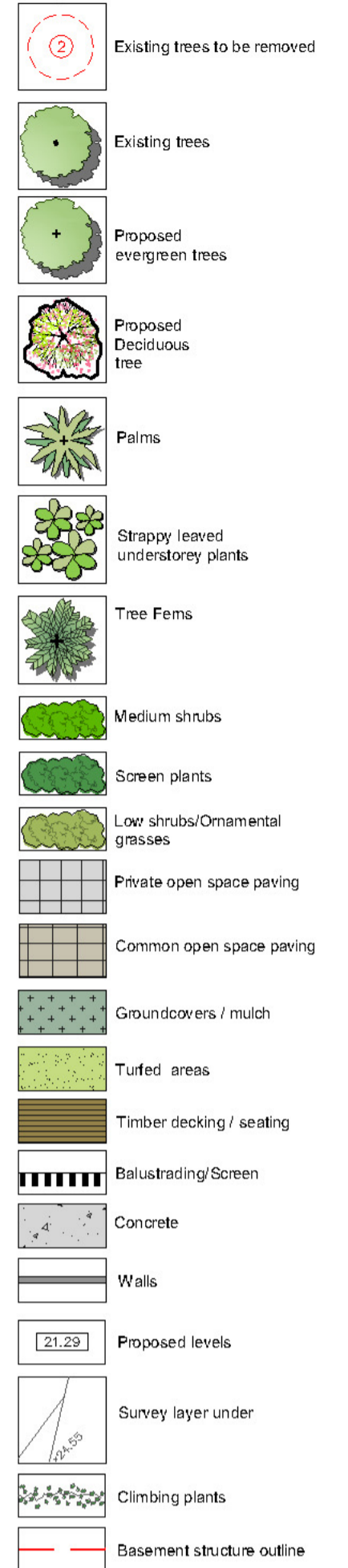
Planters level 7 1:100 @ A1



Typical Planting Images



Legend



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DWG: ROOF FLOOR PLAN NORTH

DATE: 22.11.21 SCALE: 1:100 @A1

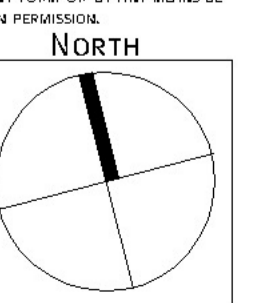
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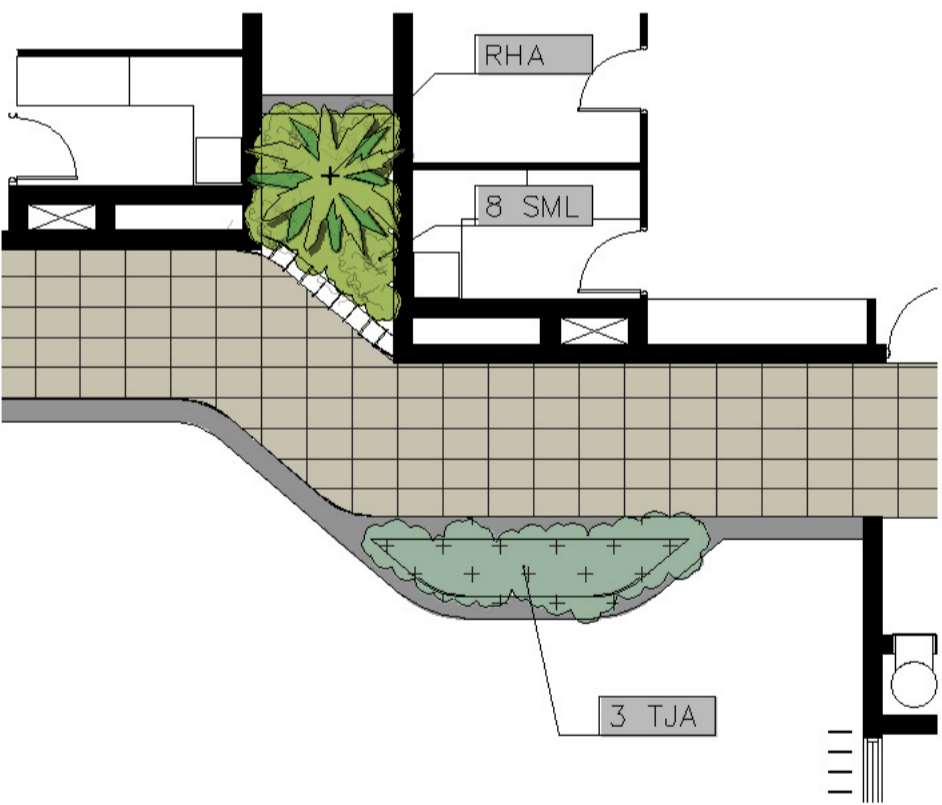
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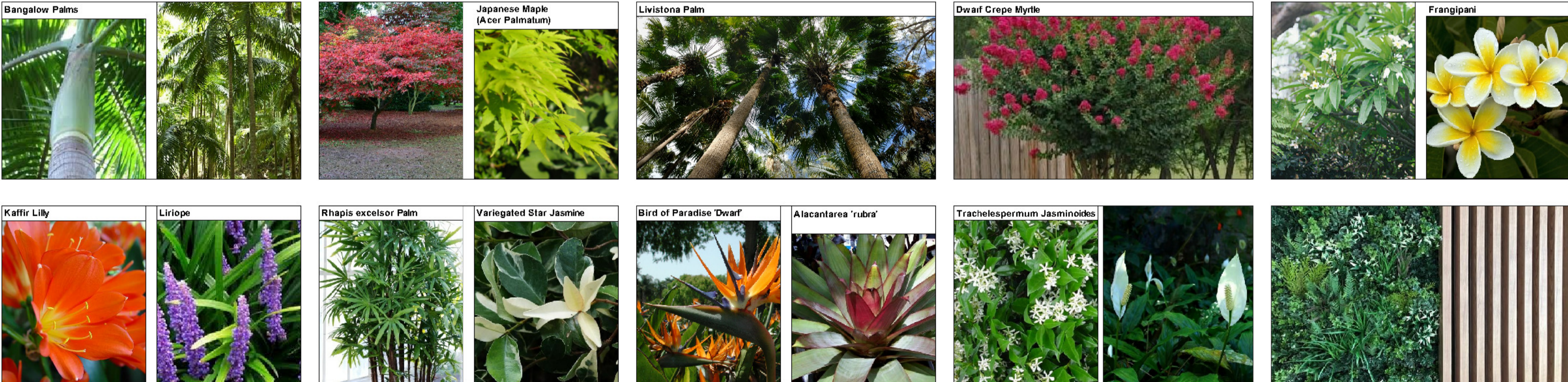
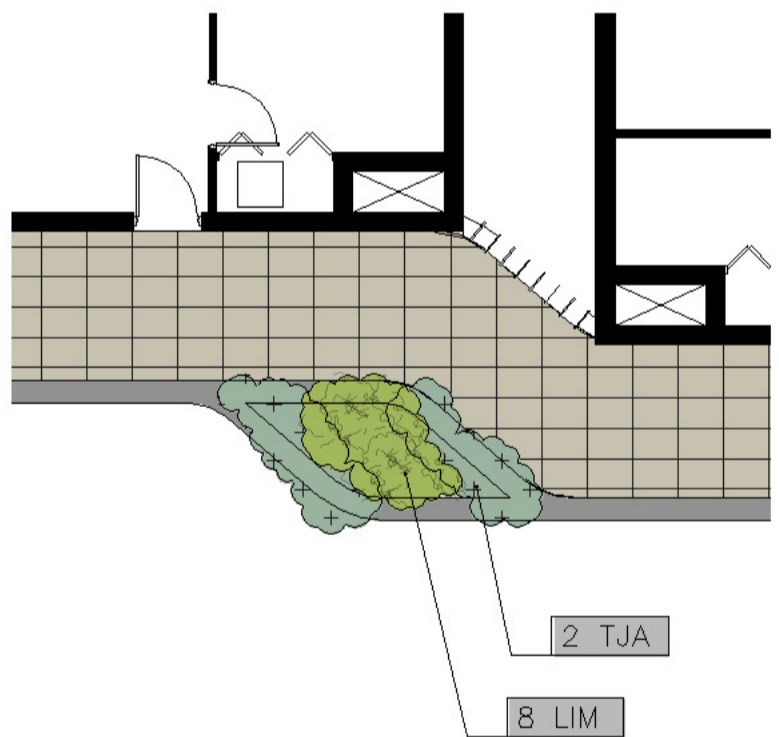




Planters levels 1,3 & 7 1:100 @ A1



Planters levels 2 & 4 1:100 @ A1



Raised planter & balustrading to Architects details(Min. 600mm soil depth). Ornamental grasses & cascading groundcover. (Note:Planter Construction,Waterproofing & drainage & overflow system to Engineers details)

Plants species as per raised planter species list sheet 7.

- Legend
- Existing trees to be removed
 - Existing trees
 - Proposed evergreen trees
 - Proposed Deciduous tree
 - Palms
 - Strappy leaved understorey plants
 - Tree Ferns
 - Medium shrubs
 - Screen plants
 - Low shrubs/Ornamental grasses
 - Private open space paving
 - Common open space paving
 - Groundcovers / mulch
 - Turfed areas
 - Timber decking / seating
 - Balustrading/Screen
 - Concrete
 - Walls
 - Proposed levels
 - Survey layer under
 - Climbing plants
 - Basement structure outline

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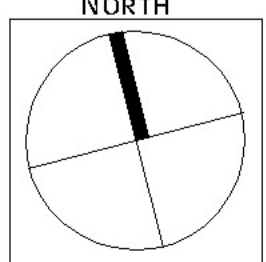
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GREAT WESTERN
HIGHWAY,KINGSWOOD,NSW

DWG: LEVEL 1 FLOOR PLAN

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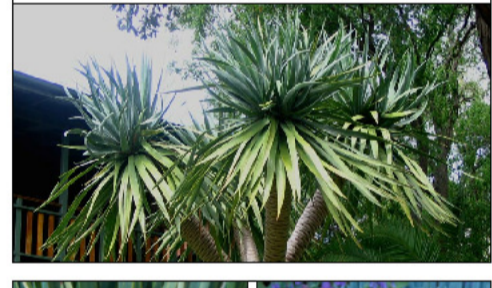
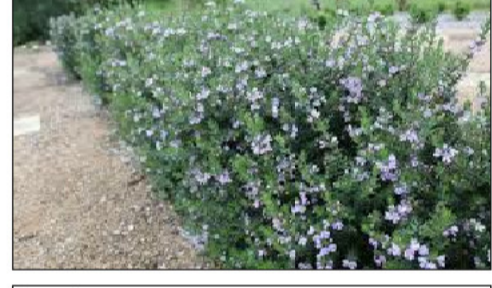
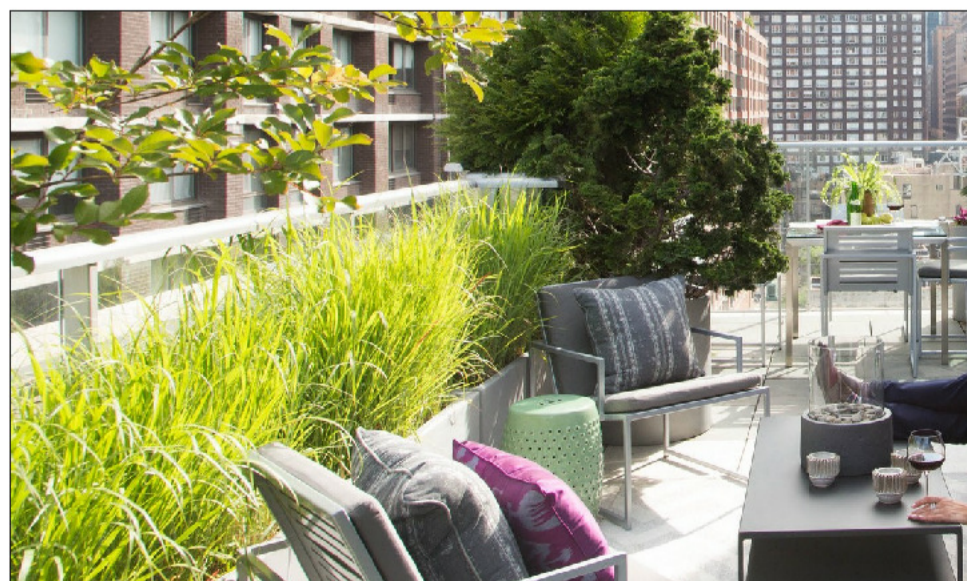
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A modern outdoor patio featuring a large stone fireplace with a glass front, a built-in grill, and a wooden deck area. The patio is surrounded by a brick wall and a wooden fence. There are potted plants and a white cushioned chair on the left. The ground is paved with large grey tiles.



	Existing trees to be removed
	Existing trees
	Proposed evergreen trees
	Proposed Deciduous tree
	Palms
	Strappy leaved understory plants
	Tree Ferns
	Medium shrubs
	Screen plants
	Low shrubs/Ornamental grasses
	Private open space paving
	Common open space paving
	Groundcovers / mulch
	Turfed areas
	Timber decking / seating
	Balustrading/Screen
	Concrete
	Walls
	Proposed levels
	Survey layer under
	Climbing plants
	Basement structure outline

_____	_____
_____	_____
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GREAT WESTERN
HIGHWAY,KINGSWOOD,NSW

DWG: ROOF FLOOR PLAN SOUTH

DATE: 22.11.21 SCALE: 1:100 @A1

JOB REF: 21/2300 SHEET NO: 6 OF 14

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ISSUE-C

Planting schedule - Kingswood Hotel

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees (see sheets 1-7)						
APA (B)	Acer palmatum 'Bonfire'	Bonfire Japanese Maple (Small deciduous garden tree)	75Lt	3x50x50x1800	5-7.0M	1
LAI(D)	Lagerstroemia Ind x L. fauriei Tonto	Dwarf Crepe Myrtle	45Lt	3x50x50x1800	3.0-4.0M	3
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	6
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	0
Street trees (see sheets 13-14)						
LCO	Lophostemon confertus	Brushbox (very hardy tree. Common street tree)	150Lt	4x50x50x1800	9-13.0M	5
PYC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear (medium deciduous narrow tree)	150Lt	4x50x50x1800	8-10.0M	4
ULP	Umus parvifolia	Chinese Elm (Weeping branches deciduous tree)	150Lt	4x50x50x1800	8-12.0M	3
Shrubs / screen plants						
BMJ	Buxus microphylla 'Japonica'	Japanese Box Hedge (formal low hedging plant)	200mm	nil	0.4-1.2M	28
CLJ	Callistemon 'Little jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4 M	19
CSJ	Camellia japonica 'Emperor Russia'	Camellia japonica (shade tolerant small tree Camellia)	45Lt	2x50x50x1800	3-4.0M	6
CVE	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	17
SBB	Syzygium 'Baby Boomer'	Dwarf Lilly Pilly (flowering informal plant)	200mm	hedged to req.height	1.2-1.5M	12
SYC	Syzygium 'Cascade'	Cascade Lilly Pilly (flowering screen plant. Can be hedged)	200mm	hedged to req.height	1.6-2.8M	2
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low growng plant)	150mm	hedged	1.2-1.5M	19
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	8
ALR	Alacantarea 'Rubra'	Giant Bromeliade (Large succulent leaved omamental plant)	300mm	nil	1.0M	1
AN	Asplenium astralisicum	Birds Nest Fern (shade tolerant broad leaved low fern)	200mm	nil	0.7M	5
ARC	Archontophoenix cunninghamiana	Bangalow Palm (Tropical style tall palm)	Semi adv.	wire guys	8-12M	16
BSW	Textilus gracilis	Slender Weavers (non-invasive ornamental Bamboo)	300mm	nil	6-8.0M	2
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	13
CAL	Calathea zebrina	Zebra Plant (small glossy tropical foliage plant)	200mm	nil	0.8M	0
COB(B)	Colocasia esculenta 'BM'	Black Magic Elephants ears (Dark large leaved plant)	200mm	nil	1-1.5M	8
COR(M)	Cordylne spp. Mini	Selected Dwarf Cordylne (Shade tolerant bright foliage)	200mm	nil	0.6M	101
CSZ	Chamaedorea seifrizii	Bamboo Palm (shade tolerant small Palm)	200mm	nil	2.0M	0
CYR	Cycas revolutum	Sago Palm (striking native low palm like)	300mm	nil	1-1.2M	7
DRD	Draceana draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	10
LAV	Livistona australis	Cabbage Palm (tall nativepalm- min. 1.5 metre trunk at planting)	semi adv	wire guys	8-12.0M	12
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	21
STR	Strelitzia reginea	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	10
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	13
YUG	Yucca gloriosa 'Variegata'	Variegated Yucca (multi trunked spiky feature plant)	250mm	nil	1-1.5	1
Groundcovers/Climbers						
CGT	Casuarina glauca 'Cousin It'	Cousin It Groundcover (hybrid groundcover)	200mm	nil	0.15M	0
CRG	Carpobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm	nil	0.2M	0
CIS	Cissus Antarctica	Kangaroo Vine (native groundcover)	300mm	vertical cables!	0.2M	8
DSF	Dichondra 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	12
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	11
MYP	Myoprum parvifolium	Creeping Boobiala (native cascading groundcover)	150mm	nil	0.2M	92
SCA	Scaevola aemula	Fan Flower (Flowering cascading groundcover)	150mm	nil	0.3M	28
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozzbbreed hywrid groundcover)	200mm	nil	0.2M	96
TJT	Trachelospermum tricolor	Variegated Star Jasmine (yanegated colour groundcover)	200mm	nil	0.5M	106
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	300
Ornamental grasses/strappy leaved plants						
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	93
DIA	Dianella 'Cassa Blue'	Hybrid Flax Lily (native grass like plant)	100mm	nil	0.4M	90
DCR	Dianella 'Tasred	Blue Flax Lily (red foliage native grass like plant)	100mm	nil	0.4M	0
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	384
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	40
LTT	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	116
PNH	Pennisteam alopecuroides 'Hamel'	Dwarf Fountain Grass(ornamental grass)	150mm	nil	0.6-0.8M	0
SML	Spathyphyllum 'Alo Moana'	Peace Lily (shade tolerant flowering. Glossy leaves)	200mm	nil	0.5M	122
PHX	Philodendron 'Xanadu'	Xanadu (shade tolerant understory / border plant)	200mm	nil	0.5M	26
Mixed groundcovers/ornamental grasses for raised planter boxes						
	Carpobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm		0.2M	
	Carpobrotus rossii 'White Hot'	White Pigface (very hardy salt wind tolerant trailing groundcover)	150mm		0.3M	
	Dichondra 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm		0.15M	
	Gazania tomentosa	Orange Flowering Daisy (low hardy coastal groundcover)_	150mm		0.3M	
	Gazania rigens	Yellow Flowering Daisy (low hardy coastal groundcover)_	150mm		0.3M	
	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm		0.3M	
	Hardenbergia violacea 'Meema'	Meema Purple Coral Pea (purple flower native groundcover)	200mm		0.4M	
	Myoprum parvifolium	Creeping Boobiala (native cascading groundcover)	150mm		0.2M	
	Scaevola aemula	Fan Flower (Flowering cascading groundcover)	150mm		0.3M	
	Senicia serpens	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm		0.2M	
	Trachelospermum tricolor	Variegated Star Jasmine (yanegated colour groundcover)	200mm		0.5M	
	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm		0.4M	
Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.						

General construction notes

1. Site preparation
- Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.
2. Soil preparation
- All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas to be Soft leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compost worked into the top 200mm profile. To comply with AS 4454:1999 .
3. New plantings
- Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requiremers such as available planting width, intended access under branches and solar access.
4. Planter boxes & waterproofing.
- Refer to architects details for all structural details for planter box construction. All internal planter slab levels to fall to drainage outlets as detailed by Stormwater Engineer. Refer to architectural plans for all planter wll heights, finishes and capping details. All planting containes to have the following soil installation elements:
- Atlantis drainage cell (or approved equivalent) at base to be connected to drainage system of development _see detail #2 sheet 8. Place over mortar screed at base of all planters to fall to drainage outlets as nominated by stormwater engineer
 - Planter box soil mix to comply with AS 44 19 and AS 3743.
 - Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane Contractor to be responsible for the integrity of the waterproofing of the planter boxes
 - All planter boxes are to have automatic dripline irrigation system. Connecting pipes to instaled in slab structures prior to slab pour. See irrigation notes sheet 6
 - Coordinate planing locations with all drainage overflow and/or drainage upstand pipes as pr the approved drainage details on the Architects plans
5. Mulching
- All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454
6. Fertiliser
- All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.
7. Staking
- To those plants incicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support.
8. Lawn edging
- All ground level garden beds adjacent to site boundary to finish flush with all footpath, driveway or kerb levels.
9. Turfing
- Turfed nature strip areas to be Soft leaf Buffalo to be laid over 100mm good quality turf underlry over existing soil which is to be deep ripped to 200mm depth prior to installation.
10. Structural
- All structural details whatsoever to Engineer's details.
- Irrigation notes
- Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels. (All lawn areas to be excluded.
- Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.
- Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation instalation is to provide an irrigation design to meet the following requirements.
- Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).
- Ensure rain sensor is installed for common area garden zones connected to timers
- Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent
- Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet. Battery timers to isolated planter boxes to private terraces.
- Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.
- Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.
- Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.
- Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Maintenance schedule

- The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the nature strip turf when it is established at regular intervals to maintain an average height of 50mm.
- After the completion of the defects period noted above the owners corporation of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:
- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
 - Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
 - Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
 - Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required
 - Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
 - All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site in a timely manner.

AMENDMENTS

C	22.11.21	FOR DA
B	18.9.21	FOR REVIEW



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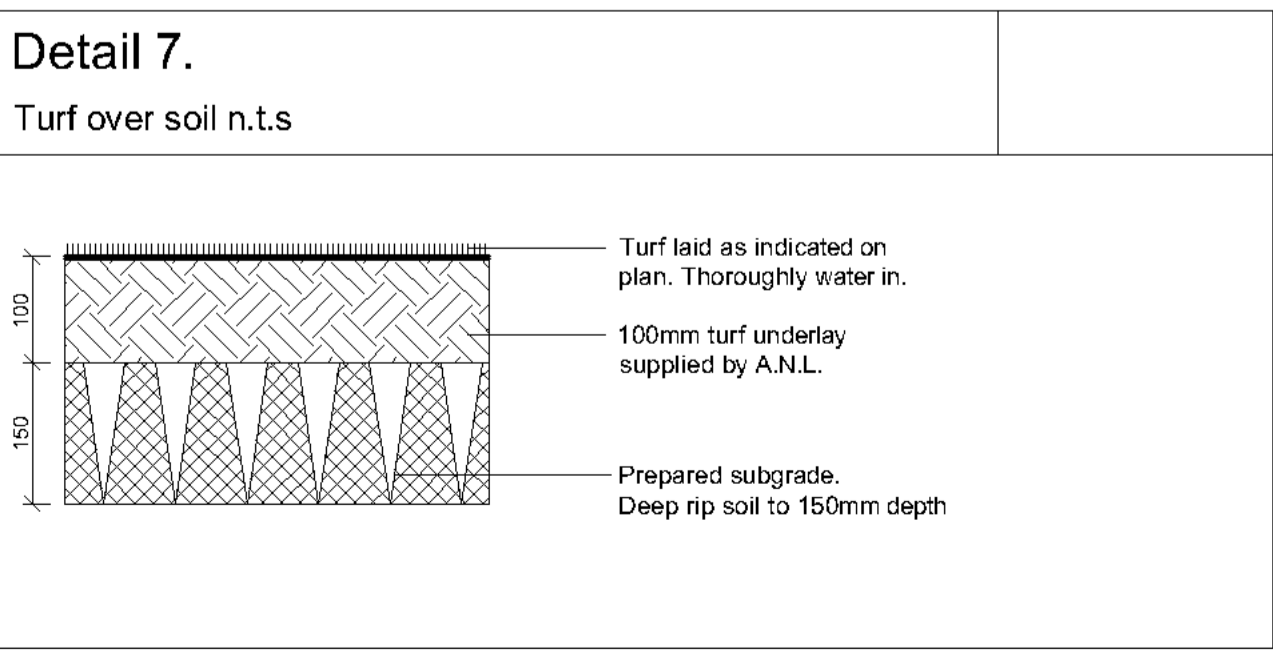
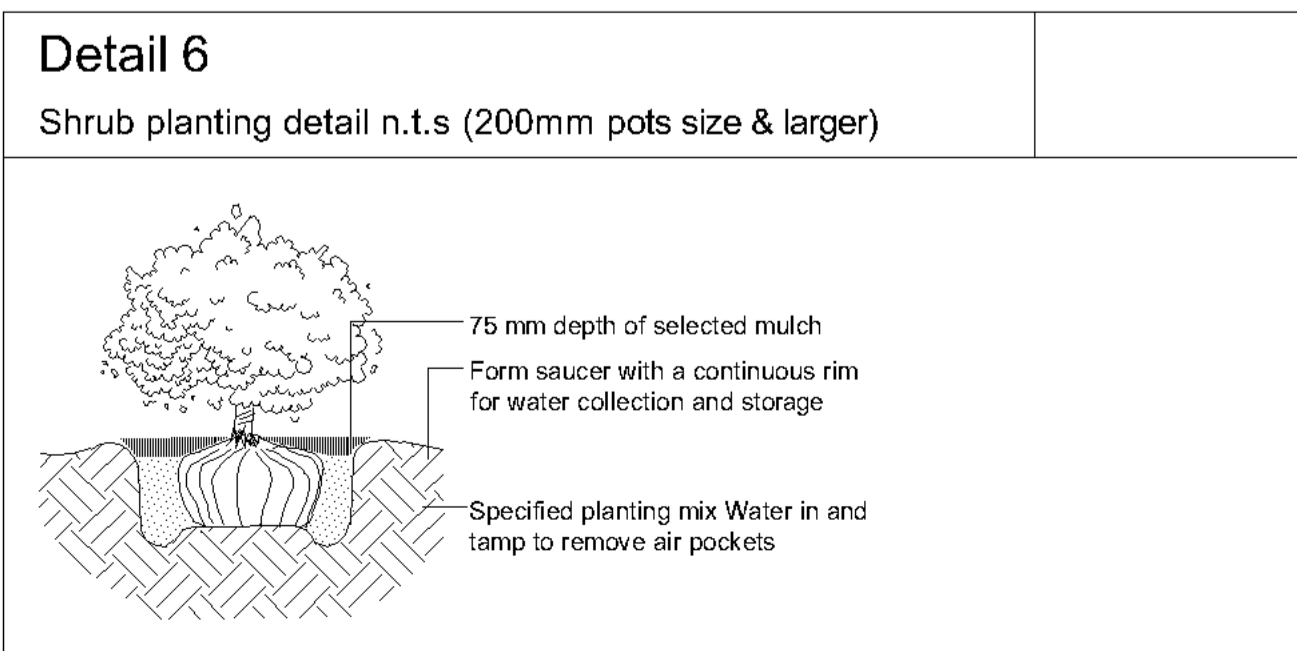
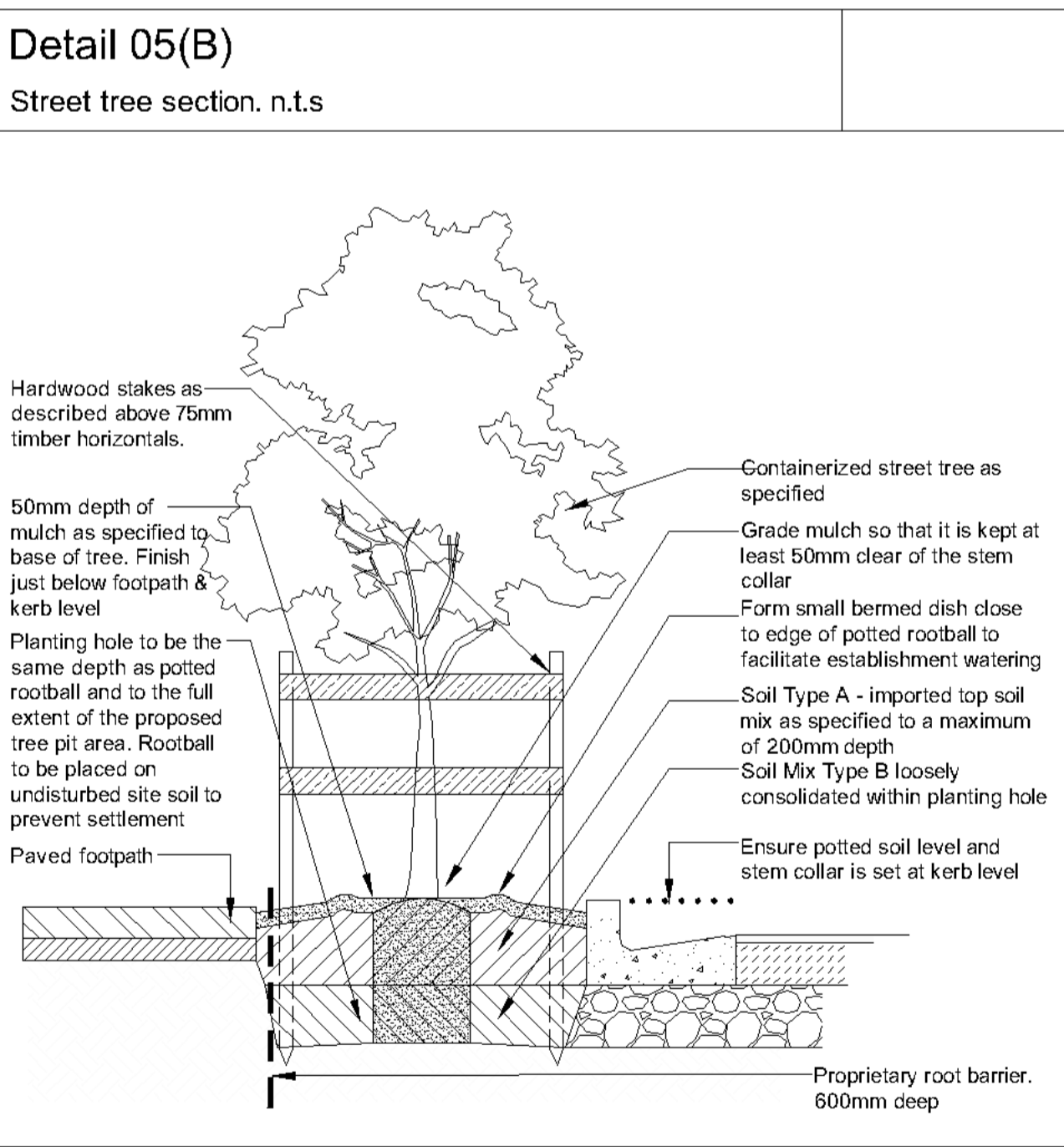
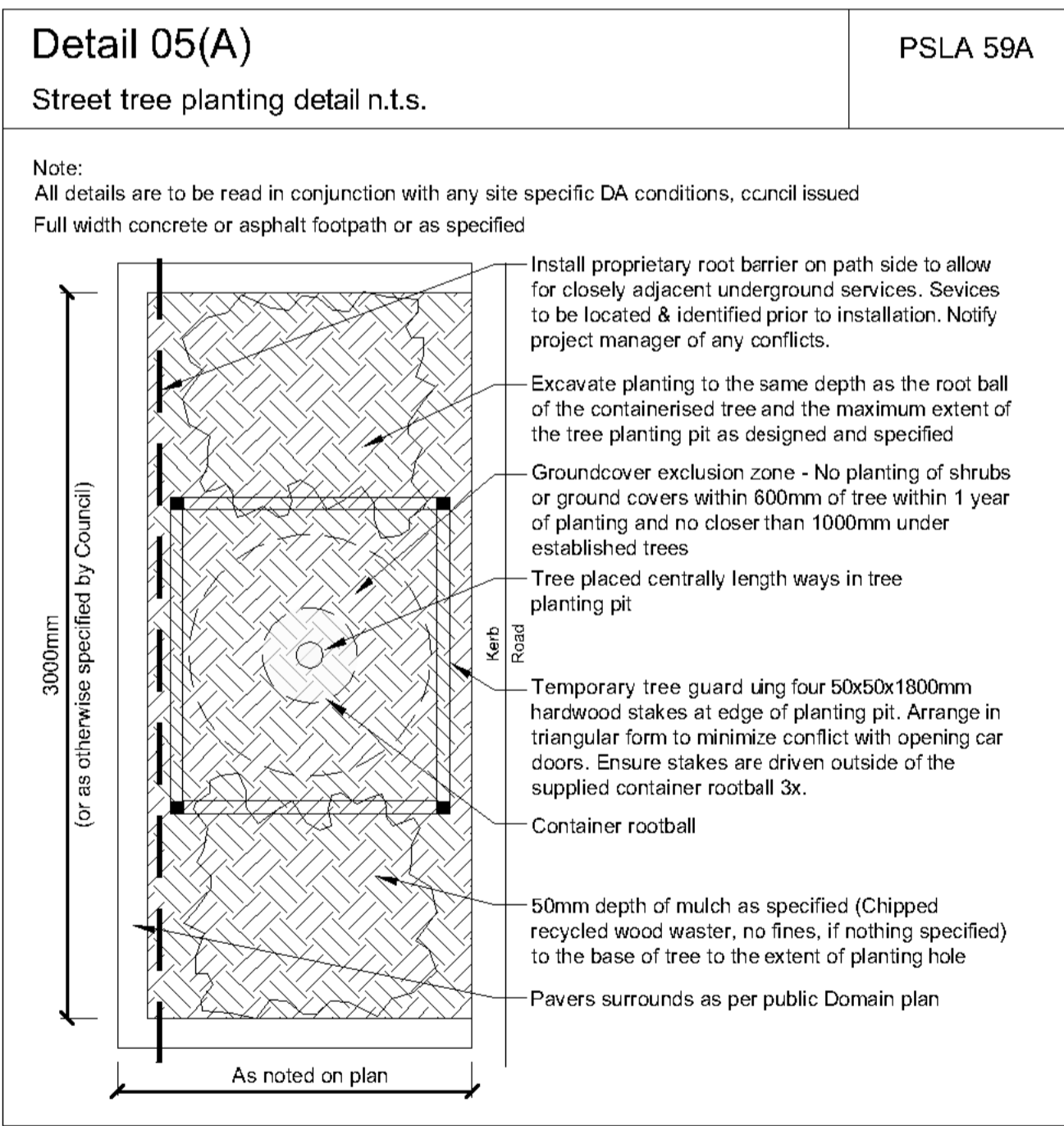
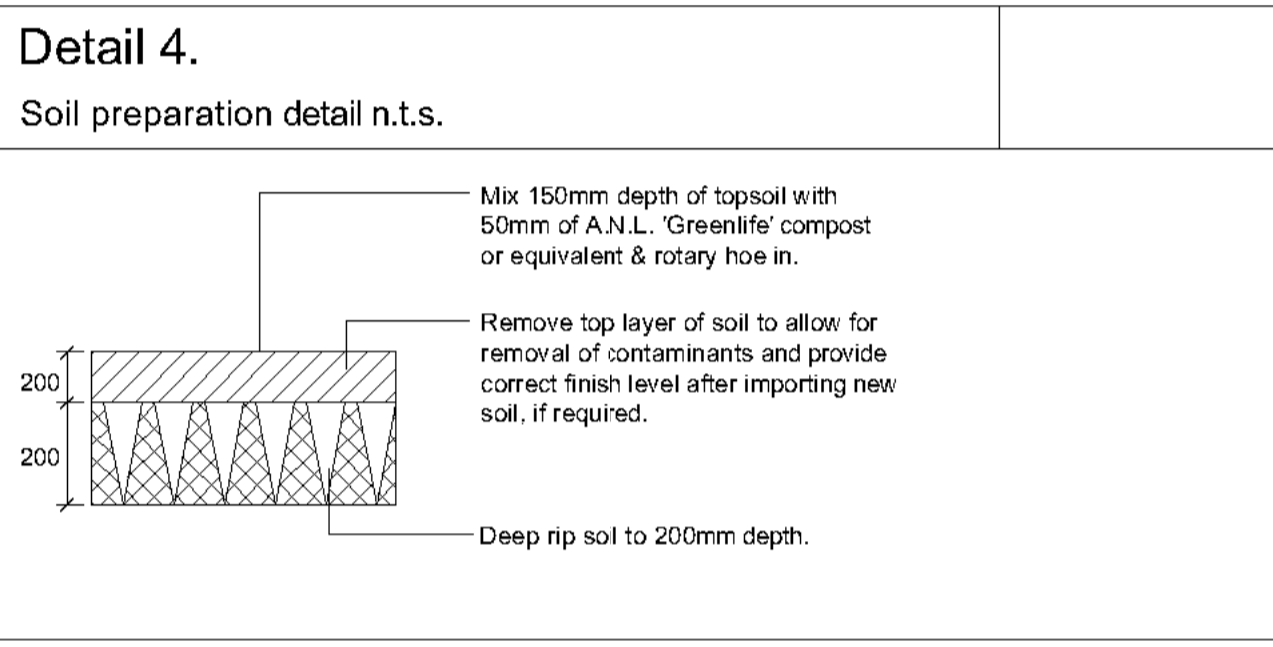
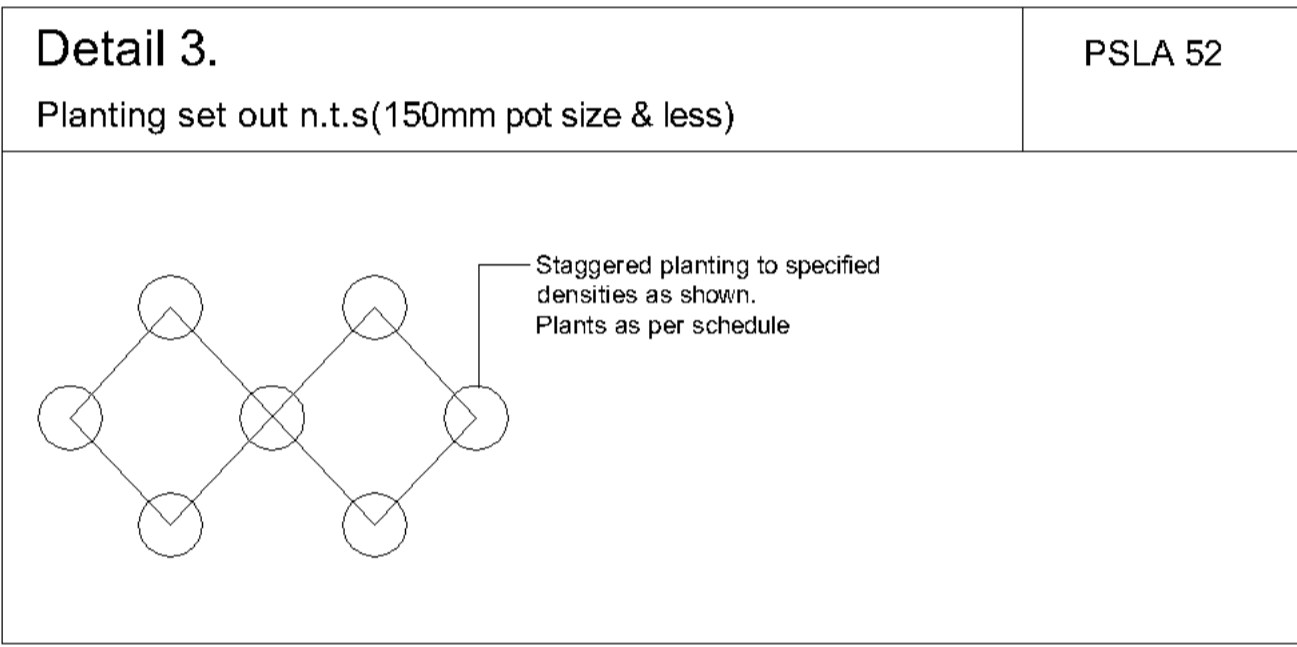
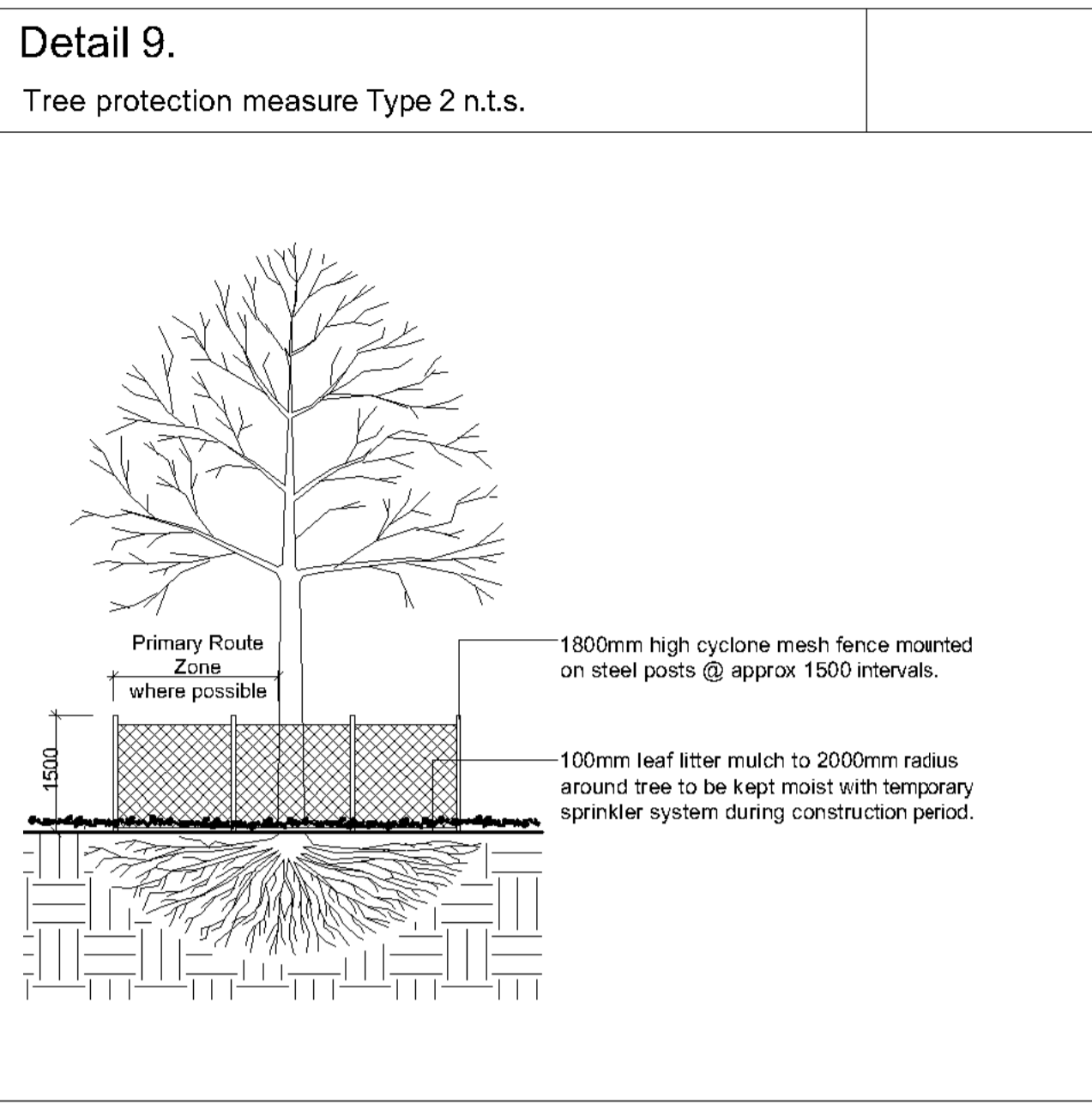
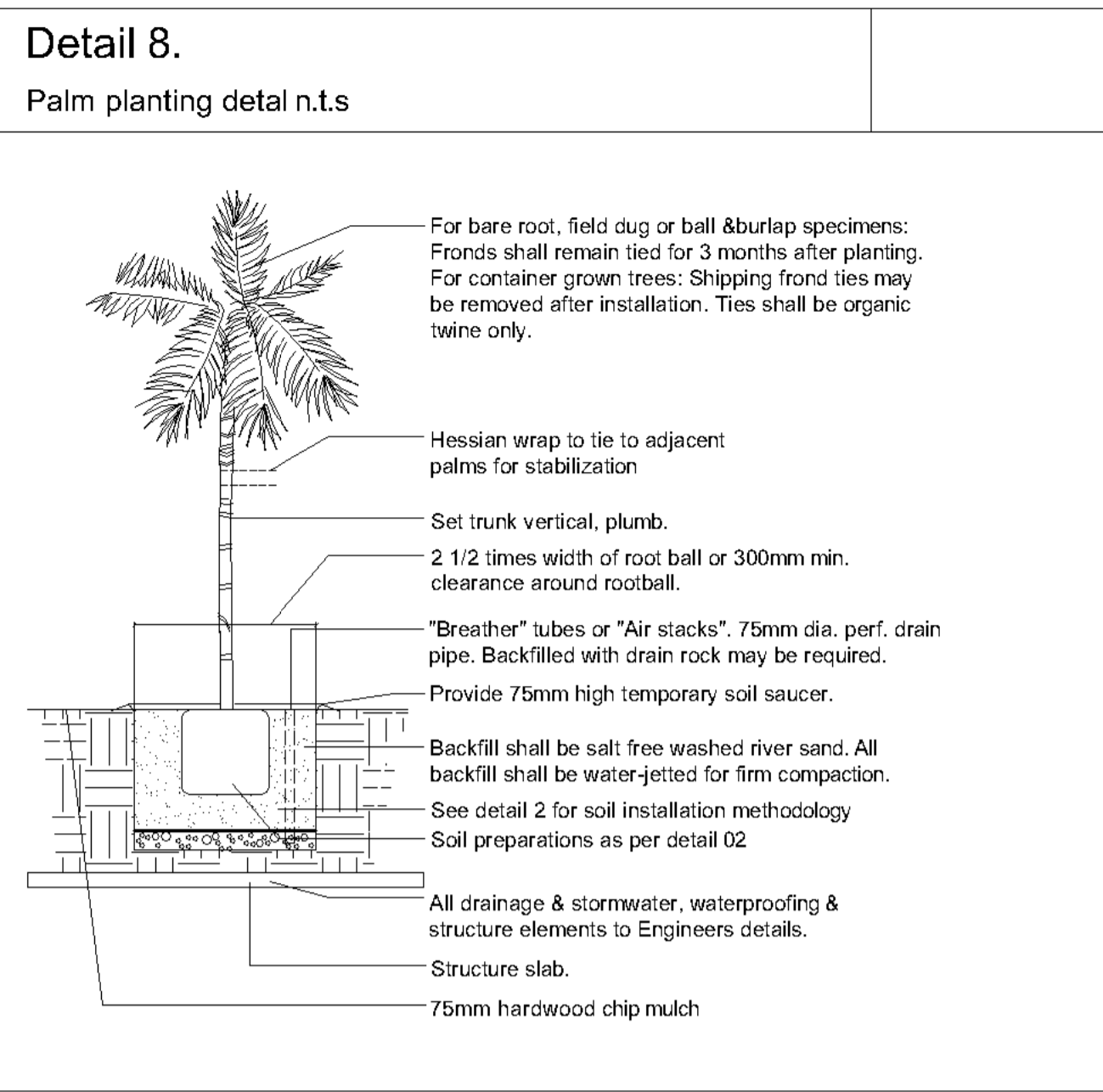
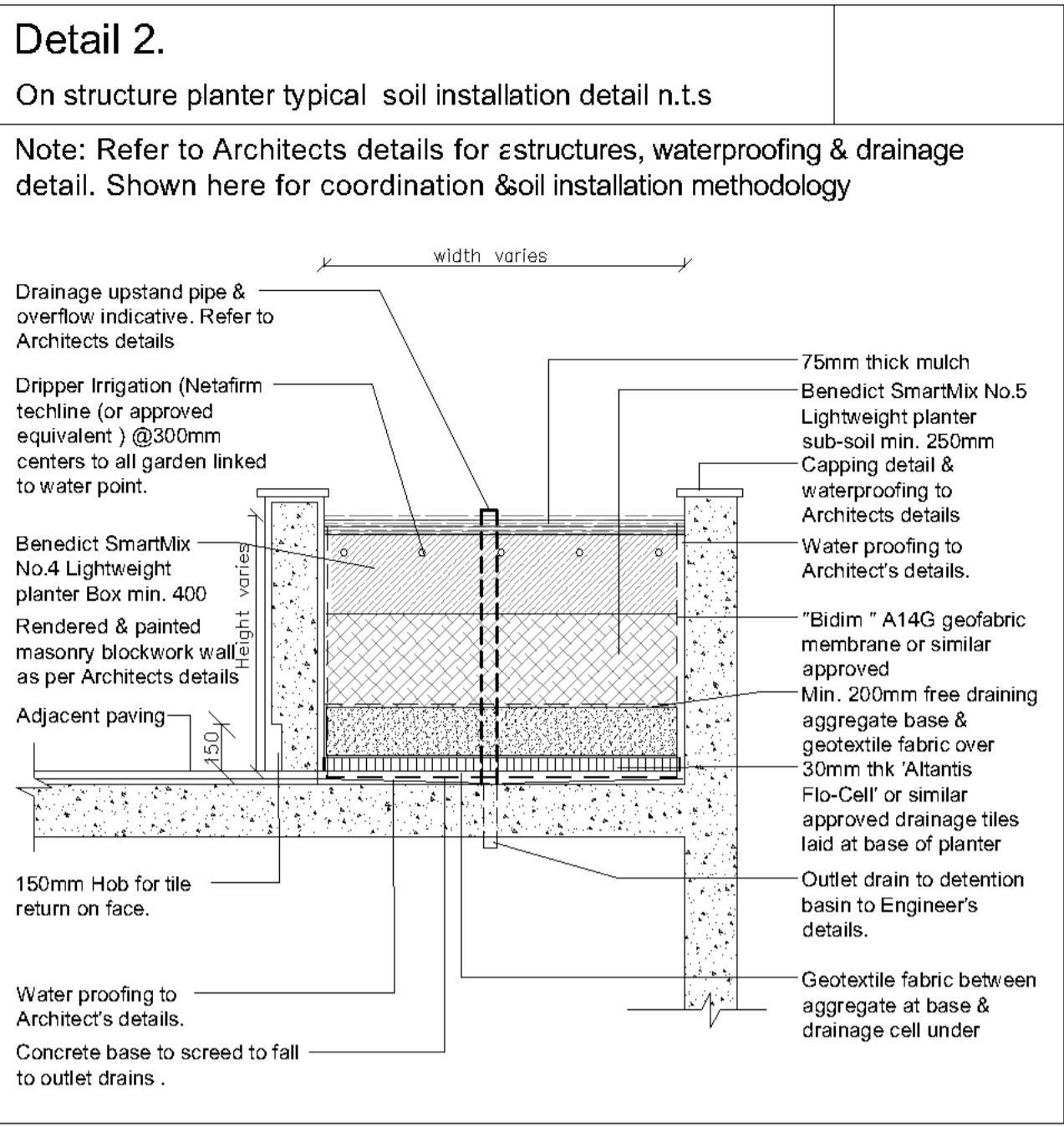
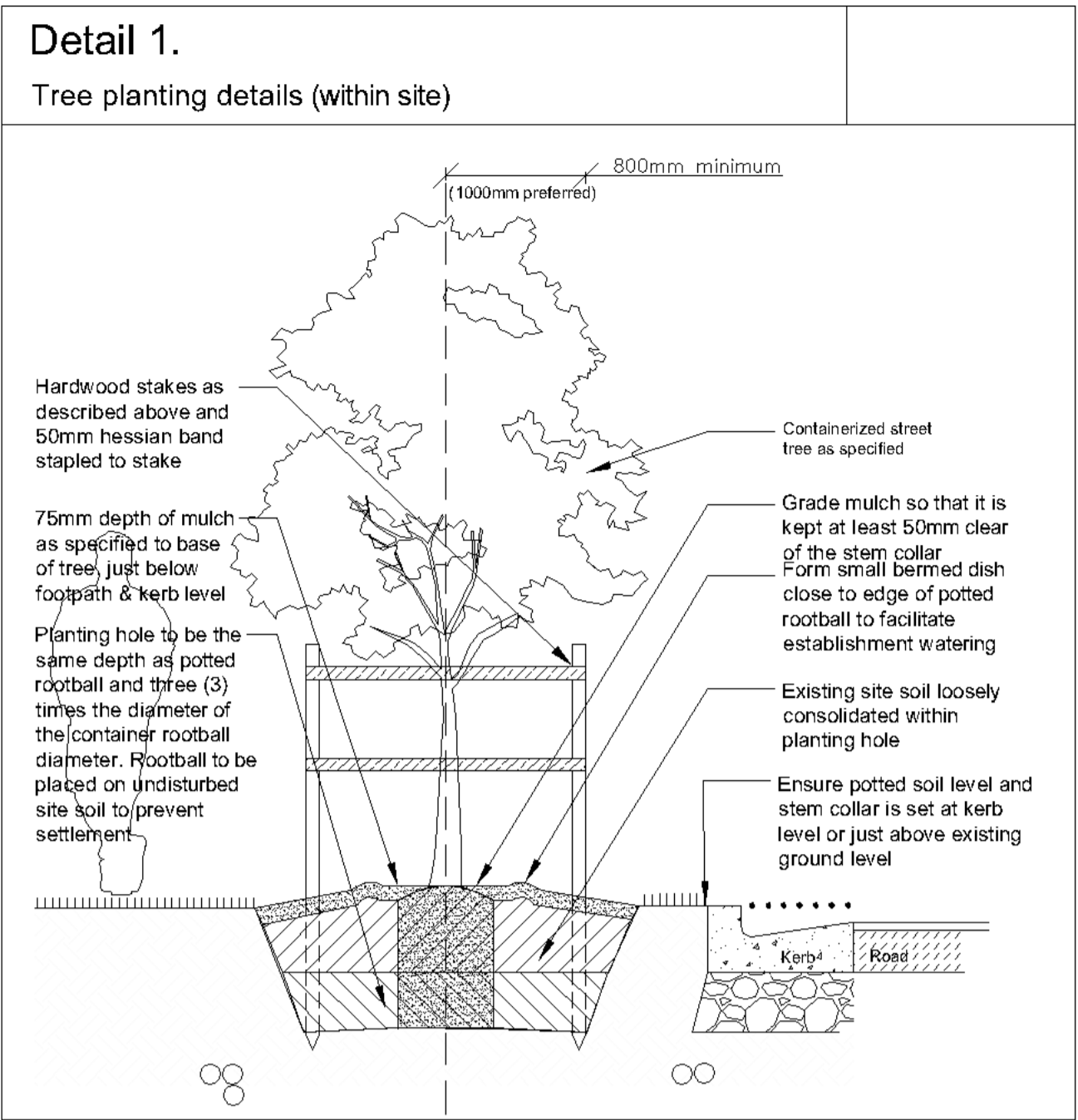
PROJECT: KINGSWOOD HOTEL,187
GREAT WESTERN
HIGHWAY,KINGSWOOD,NSW

DWG: PLANTING SCHEDULE & NOTES

DATE: 22.11.21 SCALE: 1:100 @A1

JOB REF: 21/2300 SHEET No: 7 of 14

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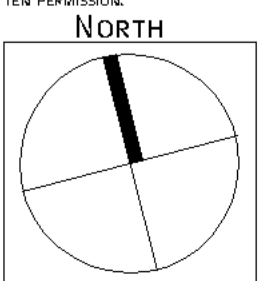
DWG: DETAILS

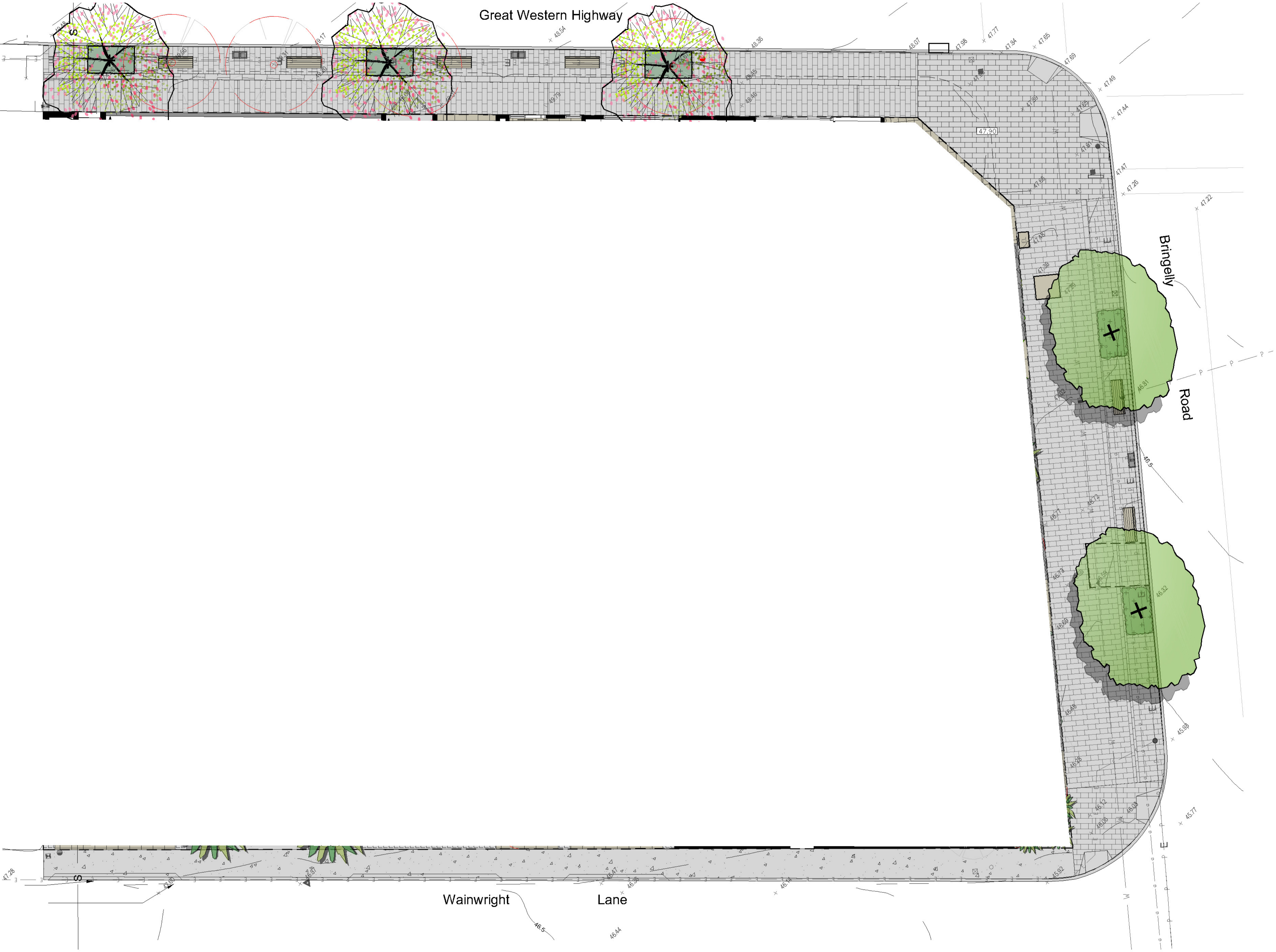
DATE: 22.11.21 SCALE: 1:100 @A1

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ISSUE-C





- Legend**
- Existing trees to be removed
 - Existing trees
 - Proposed evergreen trees
 - Proposed Deciduous tree
 - Palms
 - Strappy leaved understorey plants
 - Tree Ferns
 - Medium shrubs
 - Screen plants
 - Low shrubs/Ornamental grasses
 - Private open space paving
 - Common open space paving
 - Groundcovers / mulch
 - Turfed areas
 - Timber decking / seating
 - Balustrading/Screen
 - Concrete
 - Walls
 - Proposed levels
 - Survey layer under
 - Climbing plants
 - Basement structure outline

AMENDMENTS

C	22.11.21 FOR DA
B	18.9.21 FOR REVIEW



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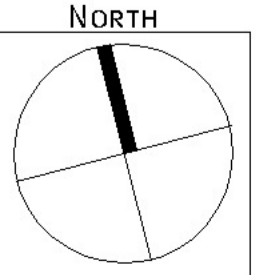
PROJECT: KINGSWOOD HOTEL,187
GREAT WESTERN
HIGHWAY,KINGSWOOD,NSW

Dwg: Public Domain North Building

DATE: 22.11.21 SCALE: 1:100 @A1

JOB REF: 21/2300 SHEET No: 9 OF 14

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Legend

- Existing trees to be removed
- Existing trees
- Proposed evergreen trees
- Proposed Deciduous tree
- Palms
- Strappy leaved understorey plants
- Tree Ferns
- Medium shrubs
- Screen plants
- Low shrubs/Oriental grasses
- Private open space paving
- Common open space paving
- Groundcovers / mulch
- Turfed areas
- Timber decking / seating
- Balustrading/Screen
- Concrete
- Walls
- Proposed levels
- Survey layer under
- Climbing plants
- Basement structure outline

AMENDMENTS

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B	18.9.21	FOR REVIEW

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GREAT WESTERN
HIGHWAY,KINGSWOOD,NSW

DWG: Public Domain South Building

DATE: 22.11.21 SCALE: 1:100 @A1

JOB REF: 21/2300 SHEET No: 10 OF 14

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ISSUE-C

NORTH

100%KINGSWOOD HOTEL ISSUE 7/200

PD1

TYPICAL STREET SECTION - PRIMARY STREET

TYPICAL STREET SECTION 1 - GREAT WESTERN HIGHWAY - EXISTING COMMERCIAL SETBACK

The diagram illustrates a cross-section of a street with the following dimensions and components:

- Carriageway:** 3224mm
- Parking:** 2506mm
- Sidewalk:** 2000mm min.
- Flowers:** 3500mm (See page 38 for details)
- Setback:** 3000mm (from the building to the sidewalk)

The diagram is oriented with North at the top and South at the bottom.

PD2

TYPICAL STREET SECTION - PRIMARY STREET

TYPICAL STREET SECTION 2 - GREAT WESTERN HIGHWAY - INCREASED COMMERCIAL SETBACK

The diagram illustrates a cross-section of a primary street with the following components and dimensions:

- Carriageway:** The road surface for vehicle travel.
- Parking:** A 2600mm wide area for vehicle parking, shown with a car.
- Planters / Planting Under Street Trees:** A 1400mm wide area containing a large tree and a person standing.
- Setback:** A 2000mm minimum setback area for a "Cafe Spill Out," showing a family group. This area is bounded by a dashed line labeled "EXISTING PLANTING BOUNDARY".
- Building Setback:** A 3000mm setback from the street edge to the building facade.
- Orientation:** A north arrow points to the left, and a south arrow points to the right.
- References:** The diagram refers to the DCP (Design Code of Practice) and the Paving Detail Page 35 for the "Increased Setback For Cafe Spill Out."

PD3

TYPICAL STREET SECTION - PRIMARY STREET

TYPICAL STREET SECTION 5 - BRINGELLY ROAD - COMMERCIAL FRONTAGE

3000mm

2000mm

2000mm

1500mm

2500mm

4750mm

2000mm

4750mm

2500mm

1500mm

2000mm

20000mm

Commercial Frontage Width Varies

Pavers Refer to Unit Paving Detail

Width Varies

Pavers / Planting Under Trees Street Furniture

Parking

Carriageway

Potential Future Median

Carriageway

Parking

Pavers / Planting Under Trees Street Furniture

Width Varies

Pavers Refer to Unit Paving Detail

Width Varies

West

East

Note: All Details taken from Penrith City Council's 'Kingswood' Public Domain Manual.

PD4

TYPICAL STREET SECTION - TERTIARY STREET

TYPICAL STREET SECTION 10 - WAINWRIGHT LANE

The diagram illustrates a cross-section of Wainwright Lane, a tertiary street. The components and dimensions from left to right are as follows:

- Future Commercial/Retail Space Refer To CDP:** The area on the far left, adjacent to the existing building.
- Concrete Path:** 2500mm wide.
- Parking:** 2100mm wide, containing a car icon.
- Carriageway:** 4000mm wide.
- Concrete Sidewalk Strip:** 1000mm wide.
- Concrete Path:** 2500mm wide, located on the right side of the carriageway.
- Future Commercial/Retail Space Refer To CDP:** The area on the far right, adjacent to the existing building.

The total width of the street section is 9000mm. The diagram also shows an existing building on the left and a future building on the right, both with a height of 10m. A north arrow is located at the bottom center of the diagram.

PD5

TYPICAL STREET LAYOUT PLAN - COMMERCIAL

TYPICAL STREET LAYOUT PLAN 2 - TO BE APPLIED TO ALL COMMERCIAL STREET FRONTAGES

The diagram illustrates a cross-section of a commercial street layout. It features a central roadway with a dashed center line, flanked by sidewalks and various zones. Key elements include:

- Proposed Building Line:** The outermost boundary on both sides of the street.
- Setback Line:** The line where buildings are set back from the street.
- Planting Zone:** Areas for trees and landscaping, including a 1000mm clear distance (1200mm preferred) between all street furniture.
- Shotblast Finished Paving:** A specific paving material used in certain areas.
- Milled Finished Paving:** Another paving material used in other areas.
- Proposed Building Line:** The outermost boundary on both sides of the street.
- Outdoor Dining:** Areas for seating and dining outside buildings.
- Bench Seating:** Locations for public seating.
- Location For Miss Street Furniture:** Specific locations for benches, racks, and other street furniture.
- Street Tree And Signage Planting:** Areas for trees and signage.
- Proposed Pedestrian Lighting:** Lighting for pedestrian areas.

Dimensions and setbacks are indicated throughout the plan, such as 1000mm, 1200mm, 1500mm, and 2000mm.

PD6

STREET TREES PLANTING DETAILS

Typical Detail K-02 - Street Tree in Paving - Scale 1:40

The diagram illustrates a cross-section of a street tree planting detail. It shows a tree in a pit, a shrub in a pit, and a tree in a trench. The tree pit is labeled '1400mm Tree Pit Allowance (Excavation Width)'. The width of the paving is labeled 'Width Varies Paving'. The diagram includes labels for various components and materials:

- Install tree as specified
- Install tree as specified
- Socked 65mm ag pipe, to finish 50mm proud of mulch
- Shrub planting - *Dietes graciflora*
- Kerb & gutter to Penrith City Council standards
- Install 200mm Topsoil Type A
- Root barrier depth 600mm
- Install 400mm Topsoil Type B
- Subsoil drainage to back of kerb to engineers details
- Rip subgrade to 150mm min.
- Unit Paving on Slab (refer to separate detail)
- Existing subgrade/compacted fill.
- Services Allocation (Confirm location onsite prior to any excavation.)

GUIDELINES FOR TOPSOIL

Topsoil Type A: 7 parts sandy loam, 3 parts peat moss, PH range 5.5 - 7.0, salt content 1% max OR Benedict 70% screened Topsoil n0.2 /30% compost

Topsoil Type B: 8 parts sandy loam, 2 parts coarse river sand, PH range 5.5 - 7.0, salt content 1% OR Benedict 80:20 sand soil mix.

PD7

TYPICAL INTERSECTION 1 - 90 degrees

Typical Intersection 1 - 90 degrees

The diagram illustrates a 90-degree intersection with the following labeled components and standards:

- Minimum Setback Of 12m From Kerb Edge:** Indicated for the main road and the side road.
- Inside Edge Of Kerb Return To Be Reticulated In-Line With Boundary Edge Of Pathway Running Along Direction Of Travel:** Points to the kerb return on the main road.
- Kerb Ramps Or Crossover Slabs At The Road To Align With Each Other:** Points to the intersection area.
- Grades Of The Proposed Driveways Should Not Alter The Planned Grades Of The Footpaths:** Points to the driveway area.
- Kerb Ramp 90° To Direction Of Approach:** Points to the kerb ramp on the side road.
- Kerb Ramp To Align with Direction Of Travel:** Points to the kerb ramp on the main road.
- Set Back Driveway To Satisfy Council Traffic Standards:** Points to the driveway area.

PD8

TYPICAL INTERSECTION 3

Typical Intersection 3 - Great Western Highway

Kerb Ramp At 90° To Direction Approach.

Kerb Ramps On Opposite Sides Of The Road To Align With Each Other.

Kerb Ramp Location To Match Existing Seilout.

Paving To Wrap Around Corner And Into Bringly Rd 12m

Minimum Setback Of 1200mm From Kerb Edge.

Minimum Setback Of 15m From Kerb Edge

[illegible]

C	22.11.21	FOR DA
B	18.9.21	FOR REVIEW



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DWG: Public Domain A

JOB REF: 21/2300 SHEET No: 11 OF 14

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ISSUE-C

PAVING MATERIALS

PAVING PRINCIPLES

Paved and concrete footpaths are the materials for all pedestrian surfaces in Kingswood. It is critical to ensure that all footpaths are consistently accessible for the public. Council aims to have footpaths to both sides of all streets that at a minimum, meet the basic requirements of AS1428 for Access and Mobility.

This manual proposes a simple palette of paving materials for Kingswood that can be applied within its streets to ensure a consistent public domain. These materials should be applied using this manual's specific paving details on pages 28 and 29.

Paving materials have been chosen with regard to:

- Affordability
- Durability
- Ease of construction
- Ease of maintenance
- Aesthetics
- Maximising slip resistance
- Sustainability

Minimising Changes in Crossfall

Paving cross falls should be kept between 1:40 and 1:100 and should be maintained at a consistent grade along a street's length. Where shop frontages are significantly higher or lower than the public domain grades then the difference should be accommodated within the property and not compromise the public footpath.

TYPE A



PRECAST CONCRETE UNIT PAVEMENT - MILLED

Purpose: Provides a superior finish to areas of high pedestrian movement and visibility on the Great Western Highway.

Location: Great Western Highway pedestrian circulation and outdoor dining areas

Design Considerations:

- Pavement patterns to run across pavement, perpendicular to the direction of pedestrian travel
- See paving design on page 35, 37.
- Pavement cross falls to be a minimum 1:70 and maximum 1:40.
- Lay with 5mm grouted jointing.
- Paver to meet standard (AS/NZS 4586:2004) for slip resistance
- Abutment of surfaces and changes in levels to have a smooth transition as specified in AS1428.1 to avoid the trip hazard.

Supplier: UrbanStone

Specification:

- Product: Engineering Product Range - 300 series
- Finish: Milled
- Colour: Gunmetal
- Sizes: 300x200x40mm, 300x400x40mm, 300x600x40mm

PAVING MATERIALS

TYPE B



PRECAST CONCRETE UNIT PAVEMENT - SHOT BLAST

Purpose: Provides a superior finish to areas of high pedestrian movement and visibility on the Great Western Highway.

Location: Great Western Highway pedestrian circulation and outdoor dining areas

Design Considerations:

- Pavement patterns to run across pavement, perpendicular to the direction of pedestrian travel
- See paving design on pages 35, 37.
- Pavement cross falls to be a minimum 1:70 and maximum 1:40.
- Lay with 5mm grouted jointing.
- Paver to meet standard (AS/NZS 4586:2004) for slip resistance
- Abutment of surfaces and changes in levels to have a smooth transition as specified in AS1428.1 to avoid the trip hazard.

Supplier: UrbanStone

Specification:

- Product: Engineering Product Range - 300 series
- Finish: Shotblast
- Colour: Gunmetal
- Sizes: 300x200x40mm, 300x400x40mm, 300x600x40mm

TYPE C



BROOM FINISHED CONCRETE PAVEMENT - 1.5-2.5M SHARED PATH

Purpose: Generally used in roadside footpaths and shared paths with secondary and tertiary streets.

Location: Secondary and Tertiary streets

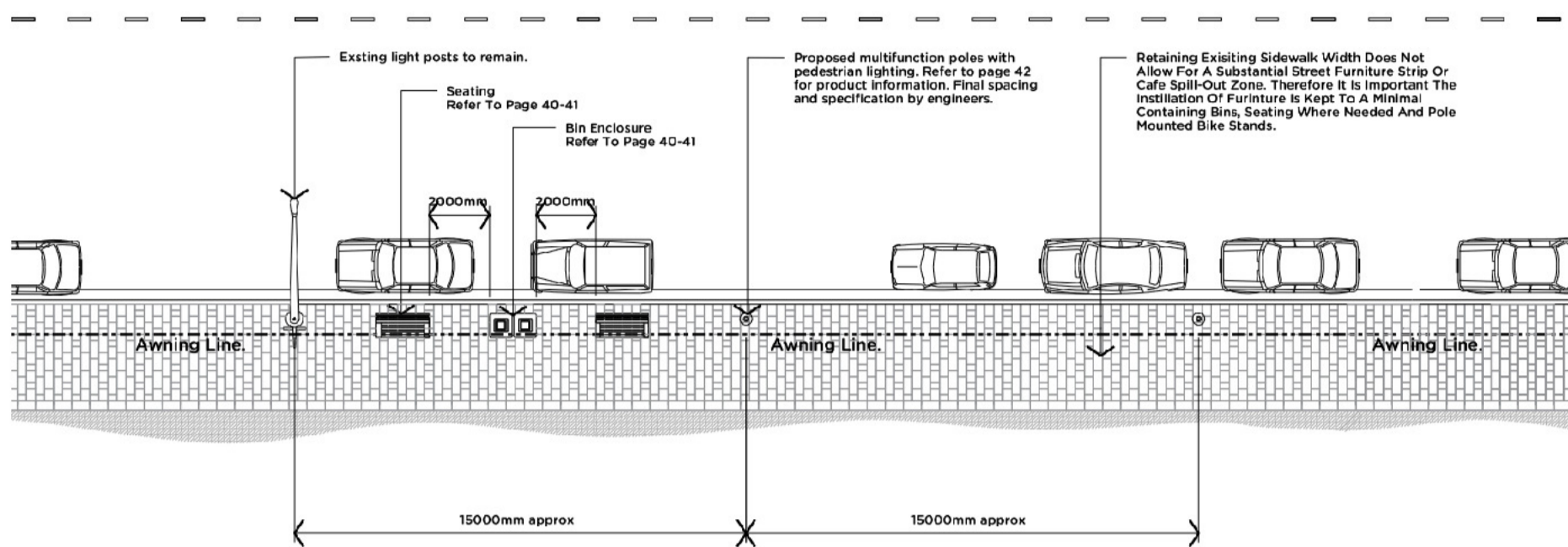
Design Considerations:

- Provide an even textured broom finished slip resistant surface extending to the edge of placement, broom finish perpendicular to direction of travel.
- Trowelled edge longitudinally and at joints with 50mm trowelled trim on all edges of paving except where paving is to be continued in the future.
- Keyed construction joints 125mm deep with foam backing every 6m; with 16mm dowels fixed on one side of the expansion joint and plastic sleeves the other side. Jointing to engineers recommendations.
- Minimum cross fall 1:100, preferable Maximum cross fall of 1:40 in any one direction. 2% cross fall toward the road.
- Only 2.5m shared paths require line marking

Supplier: N/A

PAVING DETAILS - UNIT PAVING (FOR CURRENT SETBACK)

Typical plan - Scale N/A



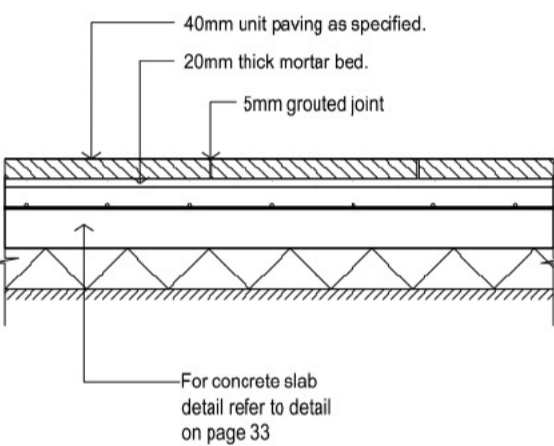
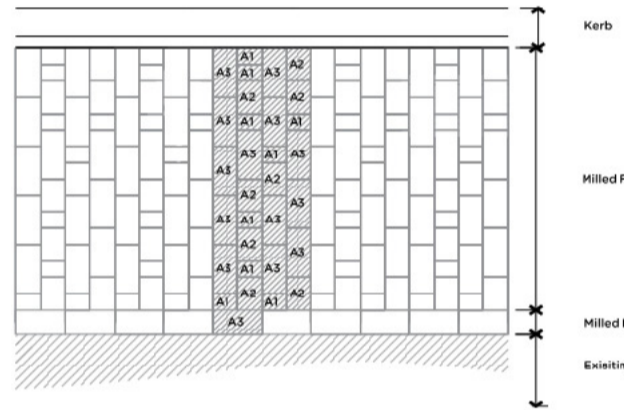
PAVING DETAILS - UNIT PAVING (FOR CURRENT SETBACK)

Typical Detail K-07 - Enlarged Area - Scale N/A

Typical Detail K-08 - Scale 1:20

NOTES:

Joints: All contraction, expansion joints and sealants for the concrete slab must be carried through the surface of the paving. Please refer to page 33 for concrete slab and joints detail.



Paving type - A1 = 300 x 200 x 40mm
Paving type - A2 = 300 x 400 x 40mm
Paving type - A3 = 300 x 600 x 40mm

TACTILE INDICATORS

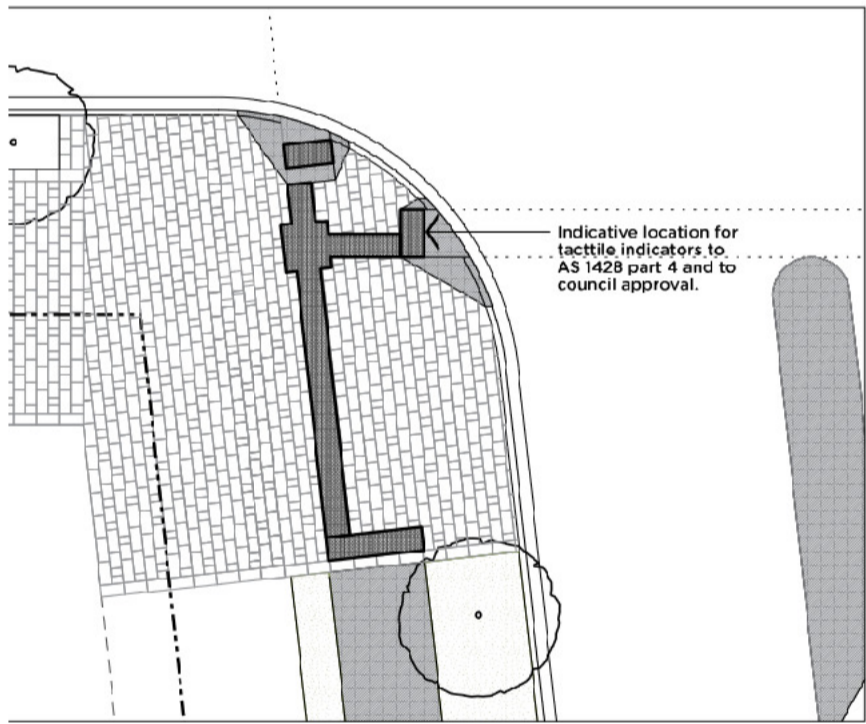
TACTILE INDICATORS PRINCIPLES

Tactile indicators are only required at intersections and crossings with The Great Western Highway unless otherwise indicated by Council.

The indication of tactile indicators within this manual is a guide and installation must be in accordance with AS1428 and Council standards.

CONDITIONS OF SELECTION

If alternatives are permitted a certification document should be required from manufacturer stating that the TGSIs have been tested and found compliant by a NATA certified laboratory for luminance contrast requirements of AS1428 and slip resistance requirements.



REASONS BEHIND CONDITIONS OF SELECTION

Luminance contrast requirements vary with the type of TGSIs selected. For example, Integrated TGSIs require minimum of 30% luminance contrast whereas discrete TGSIs require minimum 45% luminance contrast and discrete with 2 colours require a minimum of 60% luminance contrast.



PRECAST CONCRETE TACTILE PAVERS

Purpose: Provides a superior finish to areas of high pedestrian movement and visibility on the Great Western Highway.

Location: Great Western Highway pedestrian crossings

Supplier: UrbanStone

Specification:

- Product: Speciality Series Tactile Type B and C
- Colour: Granite Cream
- Size: 300 x 300 x 40mm

SERVICES COVERS AND DRAINAGE GRATES

SERVICE COVER PRINCIPLES

Existing and new service covers can cause a number of difficulties when implementing and maintaining a unit paved pedestrian zone. If not properly considered they can easily degrade the appearance of an otherwise well implemented design.

Some key principles to observe are:

- Liaise with service authorities to determine future service requirements.
- Where possible consolidate services by providing generous combined service trenches/conduits.
- Use infill pit covers and where possible ensure that the infill paving material matches the adjacent surface.
- Ensure that pit covers are aligned with the direction of the paving to minimise cutting and provide a neat finish.
- Ensure pit covers are flush with adjacent surfaces to avoid tripping hazard.
- Use service cover frames that allow for paving to finish flush with the frames with no visible concrete edge.
- Where drainage cannot be directed to the existing kerb and gutter ensure that drainage grilles
- Grates if used in the accessible path of travel should be oriented so that the long dimension is transverse to the dominant direction of travel. Follow AS1428 for further details.



STREET FURNITURE

FURNITURE PRINCIPLES

Street furniture is an important element in the public domain. A good selection that is located correctly can contribute to a well organised street, providing high levels of aesthetic and functional amenity.

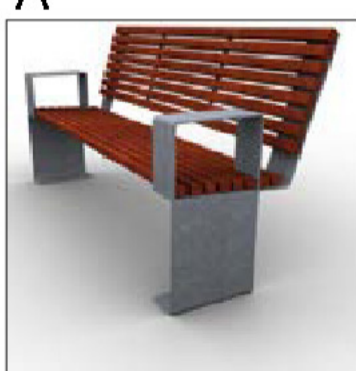
This range of new street furniture provides an opportunity to replace ageing furniture around Kingswood with co-ordinated, more attractive places. Over time these will provide a level of consistency within the public domain, giving Kingswood a distinct character profile.

Street furniture proposed in this manual has been chosen with regard to:

- Affordability
- Durability
- Consistency of appearance and materials
- Ease of maintenance
- Availability
- Aesthetics
- Sustainability

Locate all street furniture at a minimum distance of 2000mm from the building's line.

A



SEAT

Purpose: To provide a comfortable resting place for pedestrians. Provides back support and arms to assist less able bodied users.

Location: To be positioned close to the line of pedestrian travel and near to services/retail that generate waste (takeaways etc). Ensure position does not obstruct pedestrian or vehicular movement of safety.

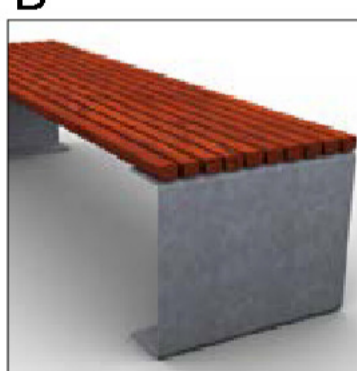
Supplier: Urban Art Projects

Product: Port Bench

Code: PR101

Dimensions: L1750 x D635 x H925 mm
Finish: Galvanised steel + Spotted Gum Slats

B



BENCH

Purpose: To provide a comfortable resting place for pedestrians. Provides seating in two directions if required.

Location: To be positioned close to the line of pedestrian travel and near to services/retail that generate waste (takeaways etc). Ensure position does not obstruct pedestrian or vehicular movement of safety.

Supplier: Urban Art Projects

Product: Port Bench

Code: PR102

Dimensions: L1750 x D510 x H450 mm
Finish: Galvanised steel + Spotted Gum Slats

C



BIKE RACK (FREE STANDING)

Purpose: To provide a comfortable resting place for pedestrians. Provides back support and arms to assist less able bodied users.

Location: To be positioned close to the line of pedestrian travel and near to services/retail that generate waste (takeaways etc). Ensure position does not obstruct pedestrian or vehicular movement of safety.

Supplier: Urban Art Projects

Product: Port Bike Rack

Code: PRK09

Dimensions: 500 x 120 x 800mm
Finish: Galvanised

STREET FURNITURE

A



BIKE RACK (POLE MOUNTED)

Purpose: To encourage the use of bicycles as a form of local transportation. Allows for safe locking of bicycles to guard against theft.

Location: To be retrofitted to signage posts such as parking signs.

Supplier: Urban Art Projects

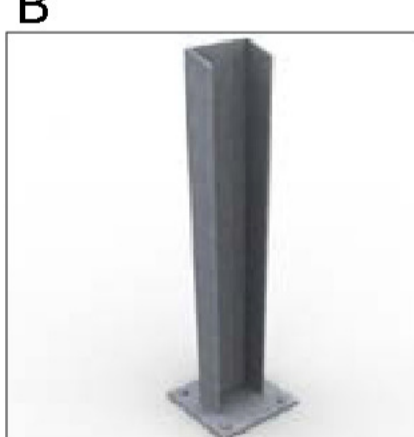
Product: Available on request to match style and finish of Port Bike Rack.

Code: N/A

Dimensions: TBC

Finish: Galvanised

B



BOLLARD (FIXED OR REMOVABLE)

Purpose: To block vehicle movements for pedestrian safety or security reasons.

Location: To be positioned behind or in line with adjacent kerb lines or along the boundary of open spaces. Spaced to prohibit vehicles passing between.

Supplier: Urban Art Projects

Product: Channel Bollard

Code: CHL04

Dimensions: L 200 x D 200 x H 910

Finish: Galvanised

C



BIN ENCLOSURE

Purpose: To provide a robust and attractive enclosure for garbage and recycling wheel bins.

Location: To be positioned close to the line of pedestrian travel and near to services/retail that generate waste (takeaways etc). Ensure position does not obstruct pedestrian or vehicular movement of safety.

Supplier: Botton + Gardiner

Product: Double Bin Housing with aluminium panels

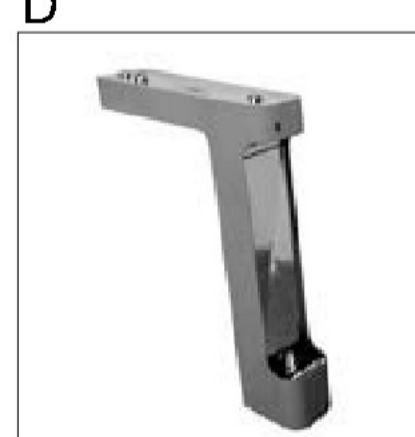
Code: Housing - BH2.120.AL.PC.PL

Vaulted Cover: - BHH.PC.PL

Dimensions: H1195 x L1340 x W655mm

Finish: Aluminium panels

D



BUBBLER

Purpose: To provide drinking fountain, bottle refill, tap and dog dish.

Location: To be positioned close to pedestrian circulation/paths. Final locations to be determined by Council

Supplier: Street & Garden Furniture Co.

Product: Delta Water Station

Code: N/A

Dimensions: H890 x L840 x W200mm

Finish: Stainless steel and powder coated steel

LIGHTING PRINCIPLES

LIGHTING PRINCIPLES

Street lighting is an important part of pedestrian and traffic safety. Kingswood currently uses a combination of standard light posts as well as street lights fitted to electricity and telecommunications pylons (primarily in secondary and tertiary streets).

Council aim to achieve a more consistent approach to secondary and tertiary streets by implementing independent and regularly spaced light poles while focussing more specialised treatments to the Great Western Highway frontage (see right).

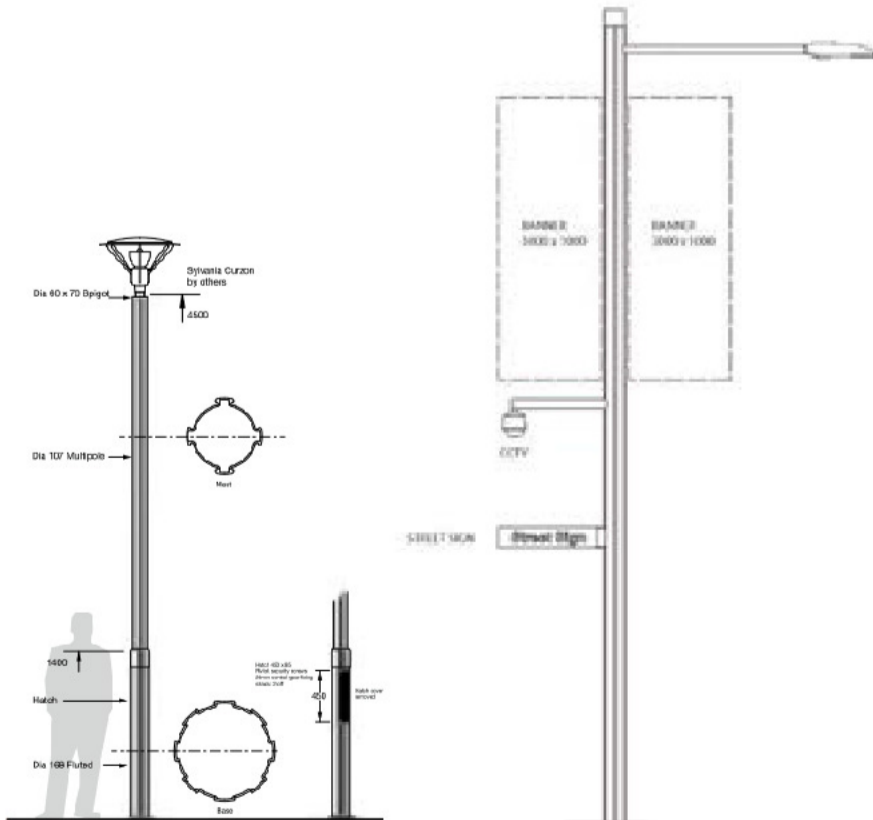
Primary Streets (Great Western Highway)

- Utilise existing light poles.
- No lighting to be attached to shop awnings.
- Additional pedestrian lighting to utilise the Multipole system and provide lighting standards to AS/NZS 1158.3.1 Category P2
- Street trees to be positioned a suitable distance from light posts to reduce shadowing from foliage.
- Final lighting set-out and luminaire levels to be determined by a qualified engineer to council/RMS standards.

Secondary and Tertiary Streets

- Light poles to be installed in place of pylon mounted fittings where possible.
- Street trees to be positioned a suitable distance from light posts to reduce shadowing from foliage.
- Light poles to be positioned within the verge between the footpath and the property boundary
- Final lighting set-out and luminaire levels to be determined by a qualified engineer to council/RMS standards.

GREAT WESTERN HIGHWAY PEDESTRIAN LIGHTING



STAND ALONE PEDESTRIAN STREET LIGHTING - OPTION 1

Supplier: Multipole

Product: 168 Tuggeranong Series

Dimensions: 4500mm Height

Finish: Clear satin anodize 20 Um

STAND ALONE PEDESTRIAN STREET LIGHTING - OPTION 2

Supplier: Multipole

Product: 161 Series

Dimensions: Up to 7000mm Height

Finish: 20 Micron natural satin anodize

Note: All Details taken from Penrith City Council's 'Kingswood' Public Domain Manual.

AMENDMENTS

C	22.11.21	FOR DA
B	18.9.21	FOR REVIEW



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HIGHWAY,KINGSWOOD,NSW

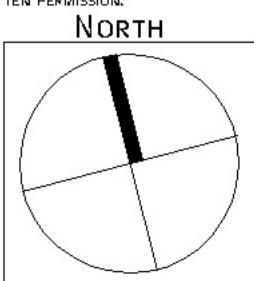
DWG: Public Domain B

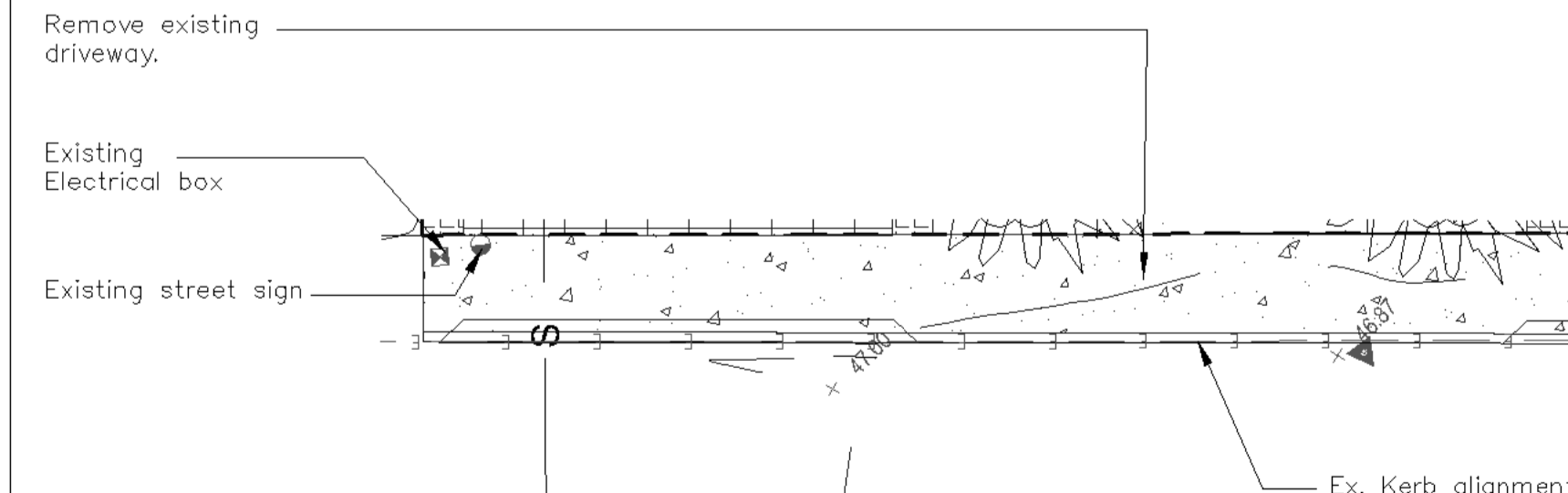
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JOB REF: 21/2300 SHEET No: 12 OF 14

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ISSUE-C





	<p>Public Domain detail # Sheet #</p>
	<p>Planting symbol (See schedule, sheet 7)</p>
	<p>Turf</p>
	<p>Planting soil to tree pit assessment</p>

AMENDMENTS		
C	22.11.21	FOR DA
B	18.9.21	FOR REVIEW



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GREAT WESTERN
HIGHWAY,KINGSWOOD,NSW

DWG: Public Domain Plan North

DATE: 22.11.21 SCALE: 1:100 @A1


JOB REF: 21/2300 SHEET No: 13 OF 14

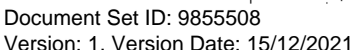
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ISSUE-C

A circular compass rose with a thick black line pointing towards the top, labeled "NORTH". The circle is divided into four quadrants by two thin lines.



DEPT. OF HEALTH & HUMAN SERVICES, HHS/ASUR/2900