



SITE CONTEXT: Not to scale



PHOTO 1: Entrance to existing facility at 33-37 Plasser Crescent looking north from street



PHOTO 2: Looking north from street to 29 Plasser Crescent



PHOTO 3: Looking north along western site boundary at 33-37 Plasser Crescent

## SPECIFICATION NOTES:

### L1.0 GENERAL

#### L1.1 RELATED DOCUMENTATION

These drawings are to be read in conjunction with other contract documents, specifications and engineering drawings. All discrepancies are to be verified with the Superintendent prior to proceeding with work.

#### L1.2 CONTRACTOR QUALIFICATIONS & RESPONSIBILITY

All landscape works shall be carried out by a Landscape Contractor Association affiliated member (LCA). The Contractor shall allow for all restriction to operations caused as a result of other Contractors and potential damage to existing structures, paving and installed works through operation of equipment or installation of materials & planting either within or outside the site. The Contractor shall be responsible for ensuring adequate protection measures are taken/installed to prevent damage, staining or other disfigurement of all finished surfaces and installed materials and shall be responsible for making good all damages and disfigurement.

#### L1.3 ORDERING

Within 14 days of acceptance of tender, furnish proof (receipts of or purchase order) of ordering the required materials and advise immediately if any supply difficulties are encountered. Substitutions shall not be approved unless signed by the Landscape Architect. The plant schedule shall be the accepted document for plant quantities and sizes to be installed.

#### L1.4 STANDARDS

To AS4419. Soils - Where able site top soil to be removed and stored on site for later use.

To AS 4454. Composts, soil conditioners and mulches.

The whole of the works are to be undertaken in accordance with the Building Code of Australia (BCA), Local Council Policies and Codes, Governing Statutory Authority Requirements and current Australian Standards

#### L1.5 SETOUT & DIMENSIONS

Critical design dimensions shall be obtained by the Landscape Contractor by survey before commencing work. Check architect's and engineer's drawings to determine extent of structures, earthworks, paving.

### L2.0 SITE AND SOIL

#### L2.1 WEED ERADICATION

Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate as nominated by the manufacturer. Submit a proposal, prior to carrying out any herbicide or pesticide spraying works on site.

Manual: Regularly remove, by hand, rubbish and weed growth throughout existing vegetation, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period. Revisit treated areas during plant establishment period to ensure regrowth has not occurred otherwise repeat as required.

#### L2.2 SUBSOIL PREPARATION

Decompact & excavate planting beds to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 300mm.

Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within the dripzone of existing trees. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

#### L2.3 TOPSOIL

Import topsoil that conforms with AS 4419 from an off-site source approved by the Superintendent unless the topsoil type can be provided from material recovered from the site. Soil for landscape works shall be free of noxious weeds.

Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:

- Required finished levels and contours may be achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels.
- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without ponding, to catchment points.
- Graded evenly into adjoining ground surfaces.
- Ready for planting.

Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site at an approved location.

#### L2.4 COMPOST

Incorporate compost to increase the organic matter of soil to 10% by mass. Compost is well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with a neutral pH value.

#### L2.5 FERTILISER

Apply Neutrog SeaMungus in new planting holes before installing plants per manufacturer's recommendations. Apply slow release fertiliser around the surface per manufacturer guidelines at the time of planting.

#### L2.6 MULCH

Use hardwood chips with no more than 5% fines by volume. Average size 30mm x 20mm x 5mm. Max. length of chip not to exceed 50mm. Spread mulch to a depth of 75-100mm depending on the size of the planting. Must be certified weed free and contaminant free and also be free of soil, stones, vermin, insects or other foreign material.

### L3.0 PLANTS

#### L3.1 PLANTS

All plants are to be ordered as soon as the tender has been accepted. See Section 1.3.

Provide plants with the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage.
  - Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
  - Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
- No substitutions are to be made without the written approval of Landscape Architect. Supply plants in weed-free containers of the required size.

#### L3.2 PLANTING

Plant trees, shrubs & groundcovers as shown on Drawing L2. Water plants in after planting.

#### L3.3 MULCHING GARDEN BEDS

Garden beds to be mulched with hardwood chips to a depth of 80mm and maintained during the maintenance period at this depth.

### L4.0 TURF

#### L4.1 TURF PROTECTION

Ensure existing turf and associated irrigation is maintained and restored if damaged during landscaping works.

### L5.0 COMPLETION & MAINTENANCE

#### L5.1 IRRIGATION

It is recommended that a manual or automated irrigation schedule be implemented for a 12 week maintenance period at the discretion of the owner. It may be possible to connect to existing system. Contractor to verify and ensure appropriate drip irrigation is provided to new planting as part of construction contract. Allow soil to dry out between waterings, to encourage deep rooting of plants.

#### L5.2 PLANTING ESTABLISHMENT

The planting establishment period commences at the date of practical completion.

Required period: 12 weeks

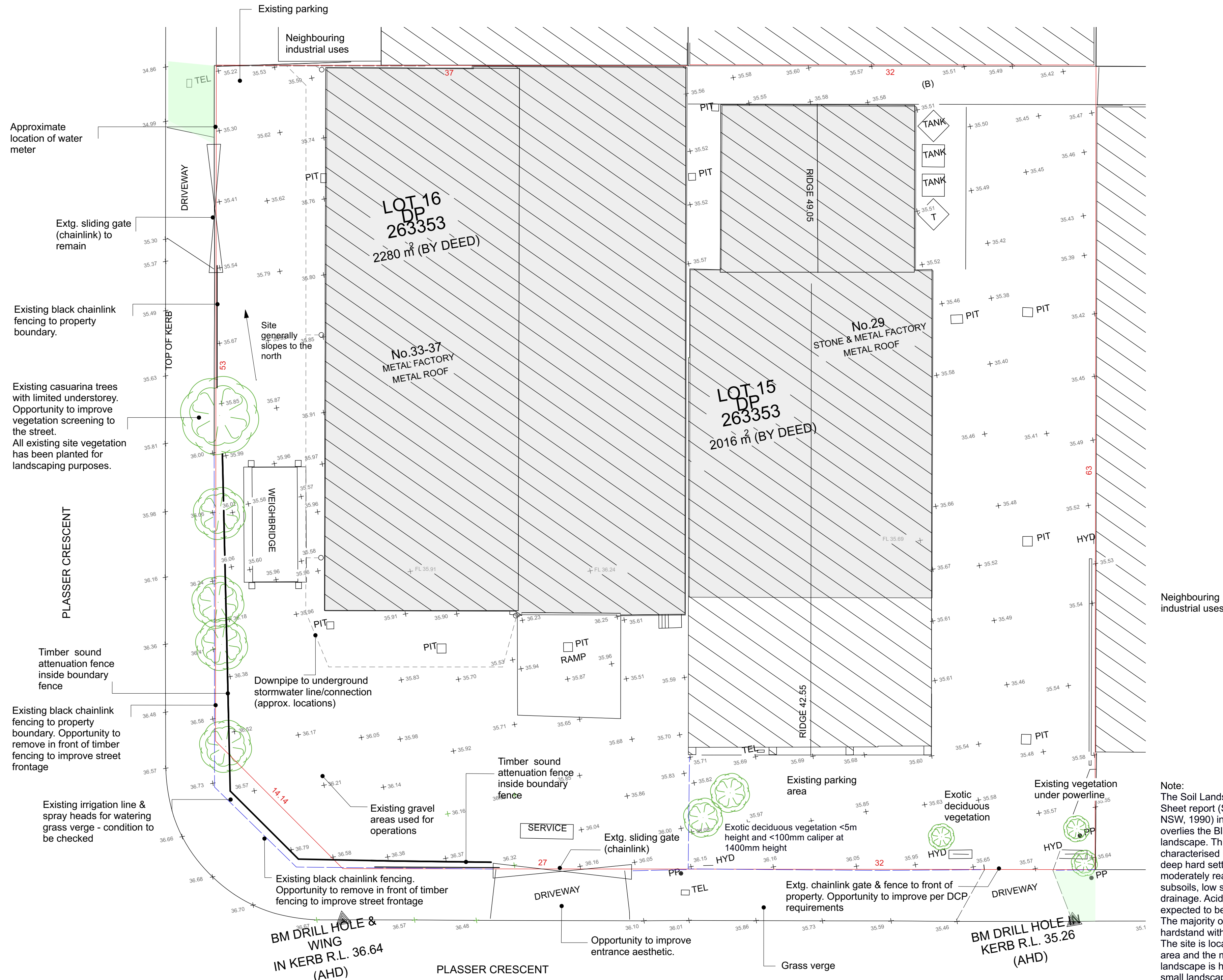
Throughout the planting establishment period, carry out maintenance work including, watering, weeding, rubbish removal, fertilising, pest and disease control, replanting, reinstatement of mulch, and keeping the site neat and tidy.

Continue to replace failed or damaged plants. Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection on request. Submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.

### L6.0 HARDSCAPE

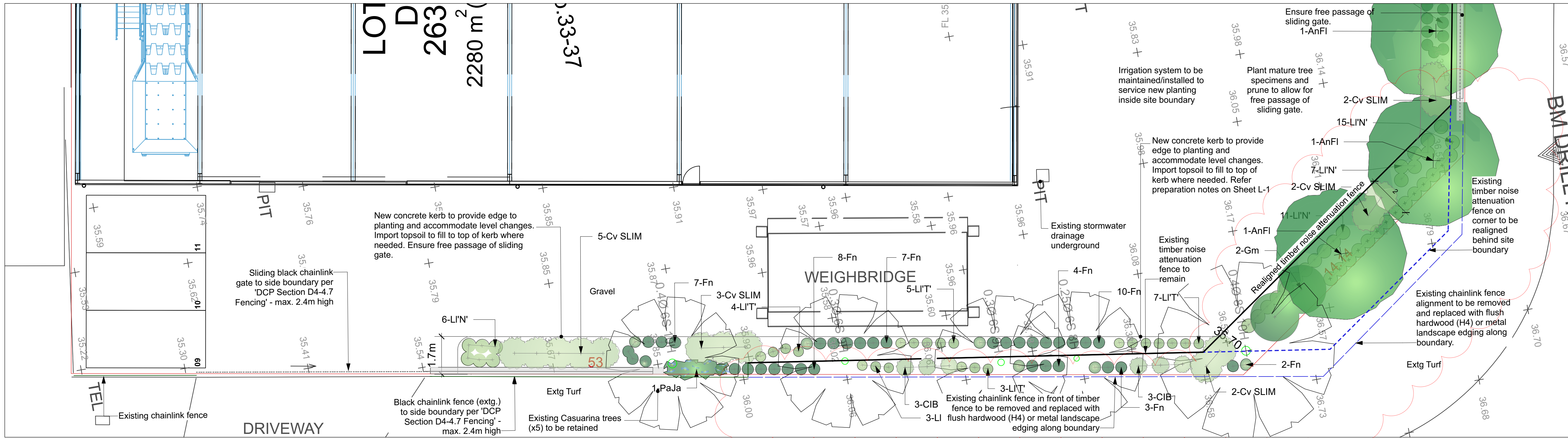
#### L6.1 CONCRETE WORK

For all concrete work refer Structural Engineer drawings for reinforcing, footings, dimensions, fixings



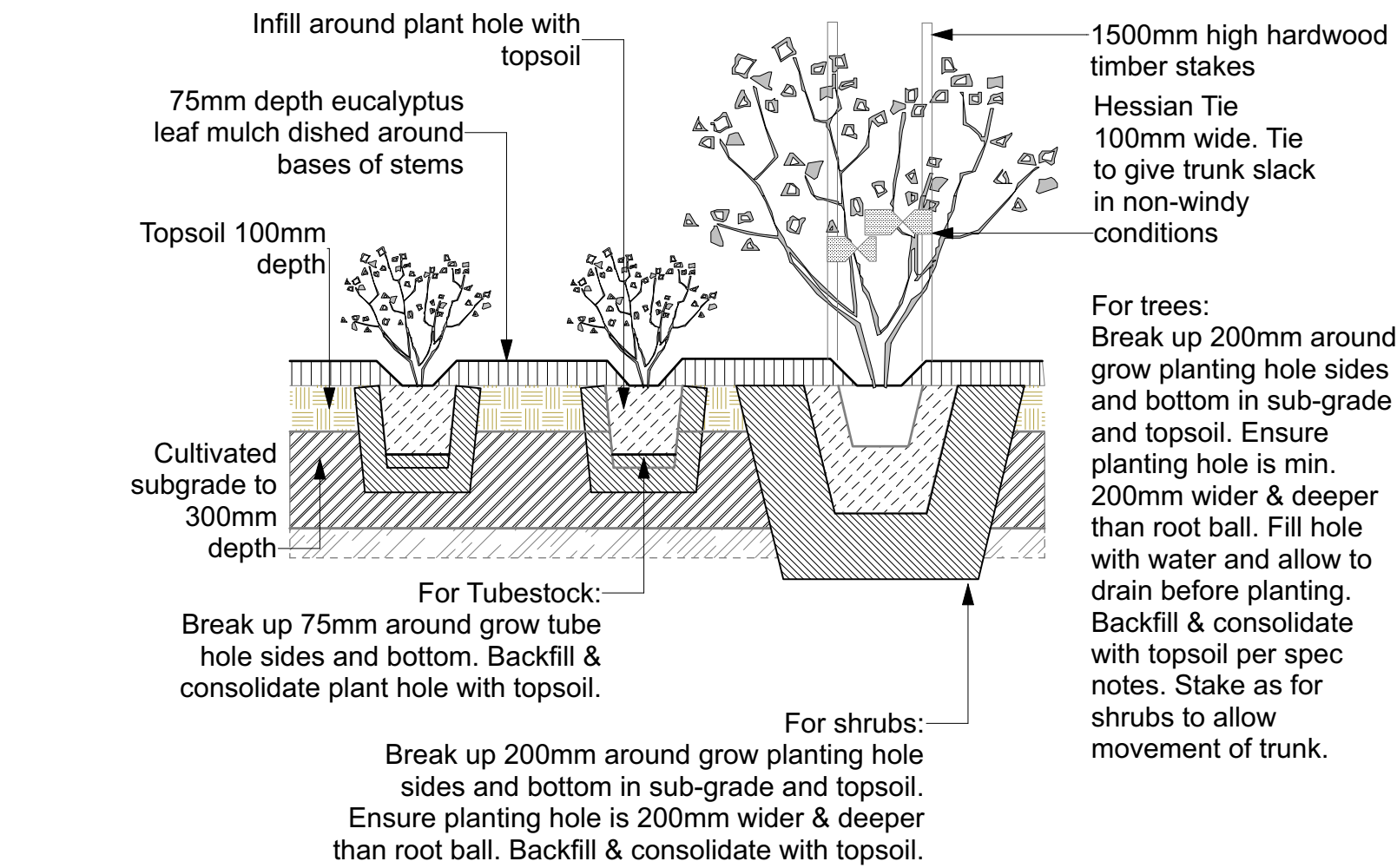
Note:  
The Soil Landscapes of Penrith 1:100,000 Sheet report (Soil Conservation Service of NSW, 1990) indicates that the proposal overlies the Blacktown residual soil landscape. This landscape is characterised by shallow to moderately deep hard setting soils. Soils are moderately reactive, with highly plastic subsoils, low soil fertility and poor drainage. Acid Sulfate Soils are not expected to be a risk for the site. The majority of the Proposal site is hardstand with small landscaped areas. The site is located within an industrial area and the majority of the surrounding landscape is hardstand and roads with small landscaped areas.

NOT FOR CONSTRUCTION

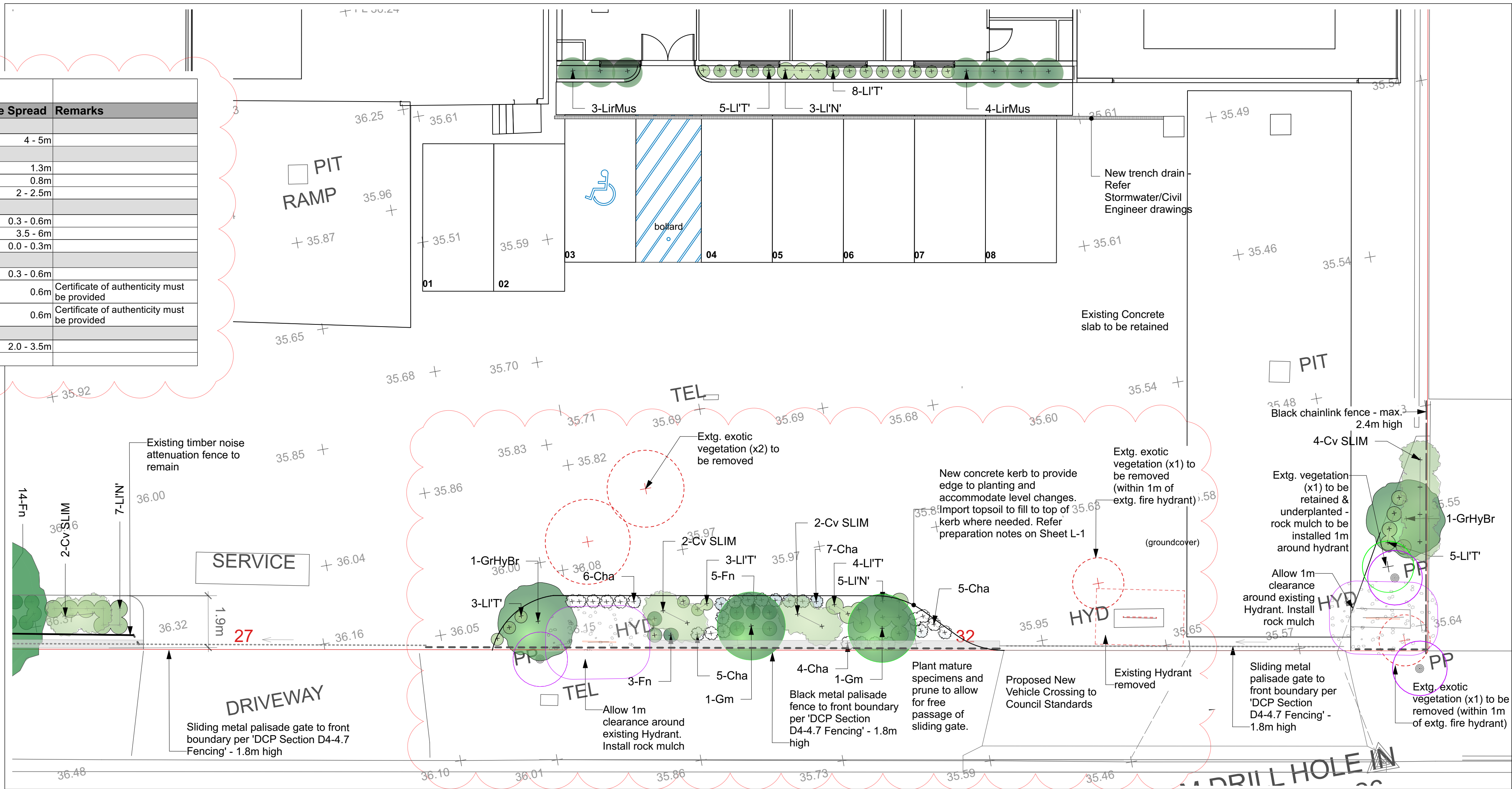


PLANTING PLAN - WESTERN STREET FRONTAGE  
SCALE: 1:100 @ A1

| Plant List           |     |                                              |                                      |                |               |               |
|----------------------|-----|----------------------------------------------|--------------------------------------|----------------|---------------|---------------|
| ID                   | Qty | Common Name                                  | Botanical Name                       | Scheduled Size | Mature Height | Mature Spread |
| <b>Trees</b>         |     |                                              |                                      |                |               |               |
| AnFI                 | 3   | Rough-barked Apple                           | Angophora floribunda                 | 45L            | 8 - 10m       | 4 - 5m        |
| <b>Shrubs</b>        |     |                                              |                                      |                |               |               |
| Cv SLIM              | 24  | SLIM Bottlebrush                             | Callistemon viminalis SLIM 'CV01'    | 300mm pot      | 2.5 - 3m      | 1.3m          |
| CIB                  | 6   | Icy Burst Bottlebrush                        | Callistemon 'CNU01' PBR 'Icy Burst'  | 300mm pot      | 1.3-1.5m      | 0.8m          |
| Gm                   | 4   | Moonlight Grevillea                          | Grevillea x 'Moonlight'              | 300mm pot      | 3 - 4m        | 2 - 2.5m      |
| <b>Ground Covers</b> |     |                                              |                                      |                |               |               |
| Cha                  | 27  | Yellow buttons                               | Chryscephalum apiculatum             | 140mm pot      | 0.0 - 0.3m    | 0.3 - 0.6m    |
| GrHyBr               | 2   | Bronze Rambler Spreading Grevillea           | Grevillea hybrid 'Bronze Rambler'    | 140mm pot      | 0.0 - 0.3m    | 3.5 - 6m      |
| LirMus               | 7   | lilyturf, big blue lilyturf, border grass, m | Liriope muscari                      | 140mm pot      | 0.0 - 0.3m    | 0.0 - 0.3m    |
| <b>Grasses</b>       |     |                                              |                                      |                |               |               |
| Fn                   | 63  | Knobby Club-rush                             | Ficinia nodosa                       | Tube stock     | 0.6 - 0.75m   | 0.3 - 0.6m    |
| L'N                  | 54  | Spiny-headed mat rush 'Nyalla'               | Lomandra longifolia 'Nyalla' 'LM400' | Tube stock     | 0.5 - 0.7m    | 0.6m          |
| LI'T                 | 50  | Spiny-headed mat rush 'Tanika'               | Lomandra longifolia 'Tanika' 'LM300' | Tube stock     | 0.45 - 0.6m   | 0.6m          |
| <b>Climbers</b>      |     |                                              |                                      |                |               |               |
| PaJa                 | 1   | Bower Vine                                   | Pandorea jasminoides                 |                | 3 - 5m        | 2.0 - 3.5m    |
| Total                | 241 |                                              |                                      |                |               |               |



PLANTING DETAIL - MASS PLANTING BED  
SCALE: 1:20 @ A1



PLANTING PLAN - SOUTHERN STREET FRONTAGE  
SCALE: 1:100 @ A1