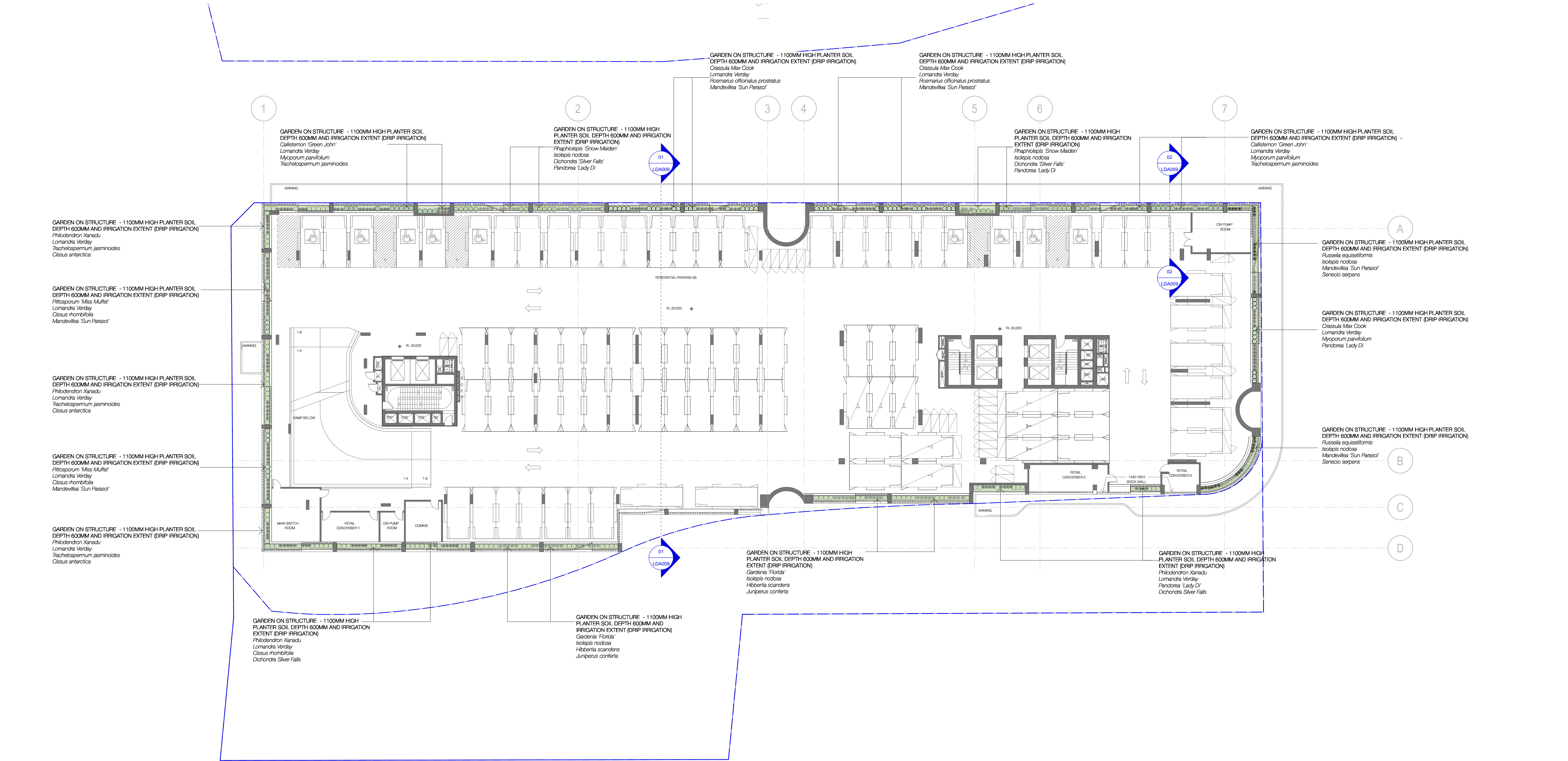


634 - 652 High Street &
87 - 91 Union Road
Penrith, NSW

DRAWING NO.	DRAWING TITLE	ISSUE
L-DA-001	Cover Sheet	D
L-DA-002	Landscape Plan - Ground Level	D
L-DA-003	Landscape Plan - Level 01	C
L-DA-004	Landscape Plan - Level 02	C
L-DA-005	Landscape Plan - Level 03	C
L-DA-006	Landscape Plan - Level 05	D
L-DA-007	Notes and Plant Schedule	B
L-DA-008	Landscape Areas	B
L-DA-009	Details and Sections	A

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REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS	REFER TO L-DA-007 FOR NOTES AND PLANT SCHEDULE	black beetle Landscape Architecture and Design Black Beetle pty ltd Level 1, 1073 Pittwater Road, Collaroy NSW 2097 Tel: 0422 104 416 email: blackbeetle@blackbeetle.com.au	PROJECT Penway Place Residential Precinct 634-652 High Street & 87-91 Union Road PENRITH, NSW	DRAWING TITLE Cover Sheet	Drawn		Client	
A	24.01.20	DA issue - 50%					L.Architect Authorised		TOGA Group	
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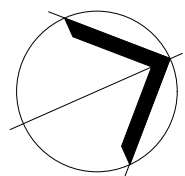


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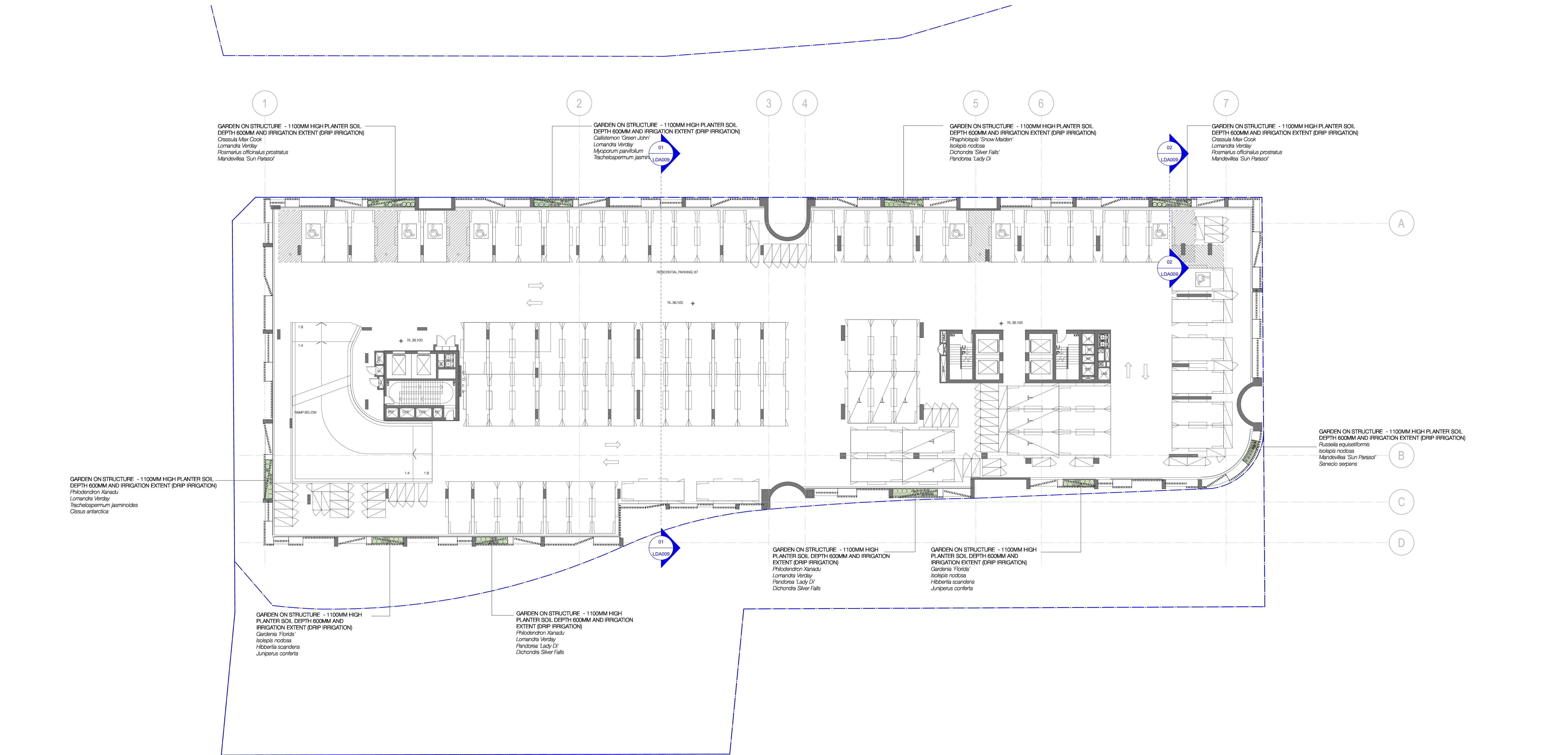
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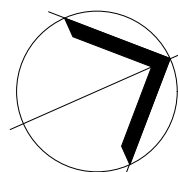


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Landscape Plan - Level 2

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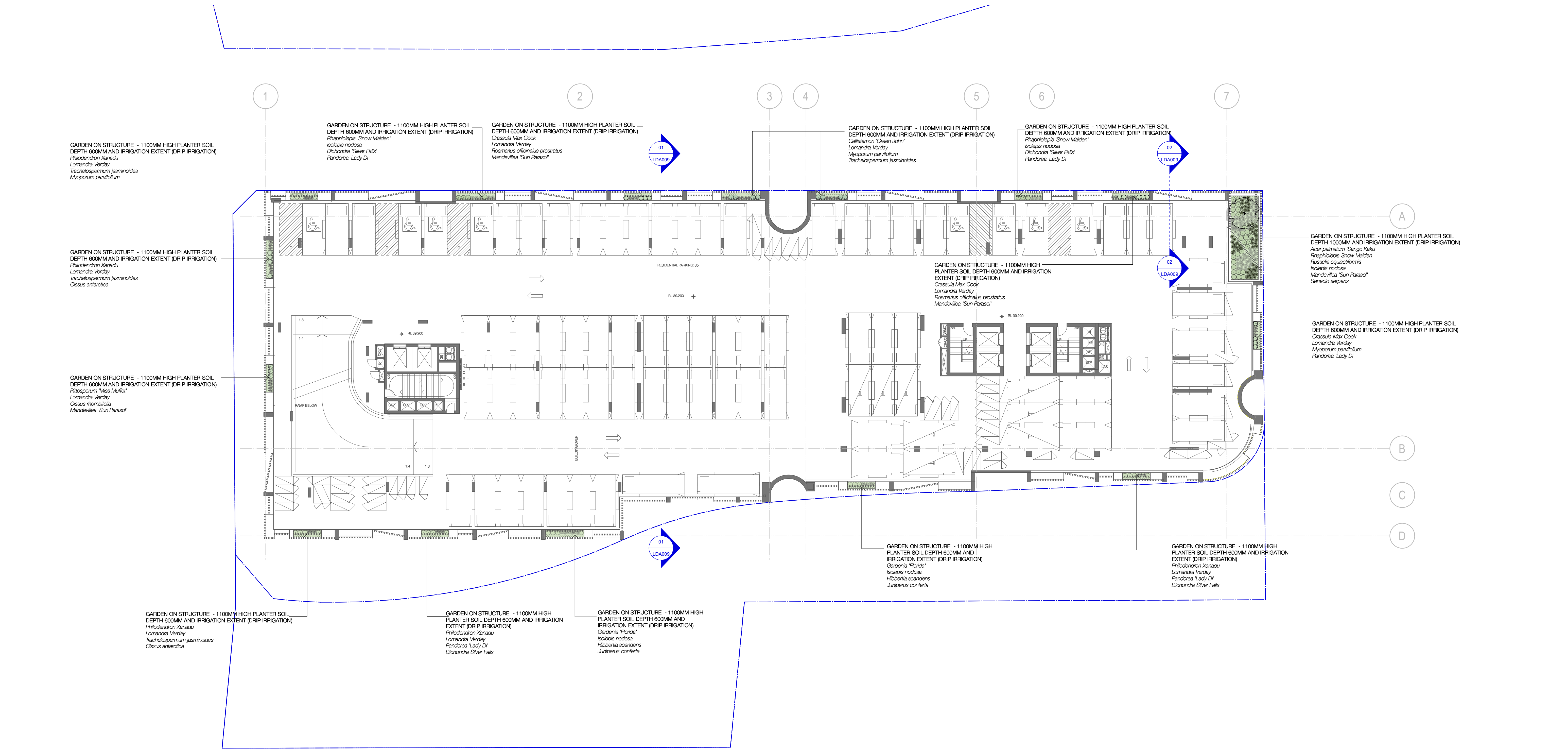
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BB 1253

Client
TOGA Group

Status
Development Application

DRAWING NUMBER / ISSUE
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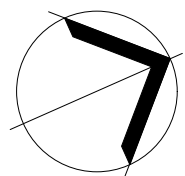


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DRAWING TITLE
Landscape Plan - Level 3

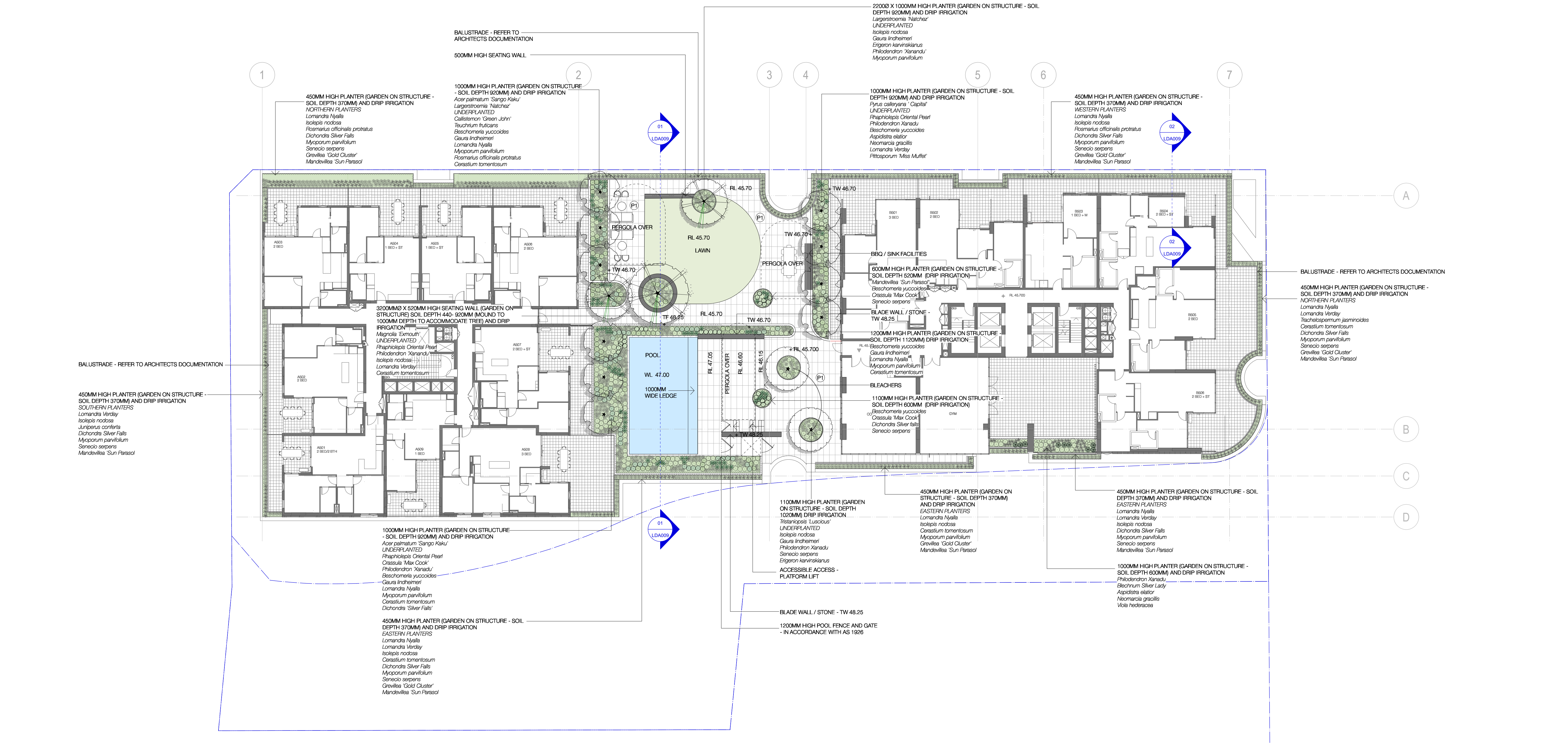
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JOB NUMBER
BB 1253

Client
TOGA Group
Status
Development Application

DRAWING NUMBER / ISSUE
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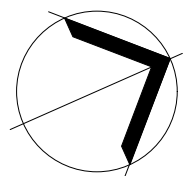


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PROJECT
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DRAWING TITLE
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GENERAL NOTES / SPECIFICATION

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION .

2. ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 50MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.

FERTILISER SHALL BE A SLOW RELEASE PELLETED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURES RECOMMENDED RATE.

SOIL WETTING AGENT SHALL BE "AQUASOIL" OR "WETTASOIL" APPLIED AT A RATE OF 1 LITRE/ 1000 LITRES OF WATER OR EQUIVALENT.

3. SOILS TO CONFORM TO AS 4419-2018 SOILS FOR LANDSCAPING AND GARDENS USE.
SOIL DEPTHS- PLANTING AREAS VARIES (300MIN - 1120MM SOIL DEPTH)
- ON STRUCTURE - MINIMUM 1000MM FOR TREE PLANTING
- ON STRUCTURE - MINIMUM 300-500MM FOR GROUND COVERS AND SHRUBS
- ON GRADE- GARDEN - 300MM

GARDEN SOIL SHALL HAVE A PH BETWEEN 5.5 AND 7.0, EC< 1.2DS/M: 2-5CG/MG RATIO, 5-20MEQ % CEC, AND NUTRIENTS TO AS 3743 POTTING MIXES.

ALL PLANTING SOIL SHALL BE FREE OF RUBBISH, DEBRIS AND SUBSTANCES THAT ARE TOXIC TO LIVING ORGANISMS, OR WOULD OTHERWISE BE DECLARED CONTAMINATED. ALL IMPORTED GARDEN SOIL SHALL BE FREE OF WEED SEEDS.

PLANTING SOIL SHALL NOT BE WATER REPELLENT AND IT SHALL TAKE LESS THAN 53 SECONDS FOR A WATER DROPLET TO SOAK INTO DRY SOIL(REFERENCE: HANDRECK & BLACK).

THE CONTRACTOR SHALL ENSURE ANY INSTALLED SUB GRADES ARE NOT TOXIC TO NORMAL PLANT GROWTH OR UNNATURALLY OVERLY COMPACTED. ENSURE EXISTING SUB SOIL IS NOT TOXIC TO PLANT GROWTH, AND NOTIFY SUPERINTENDENT IMMEDIATELY IF THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.

ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE SUBSOIL.

4. PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK ARE TO BE GROWN AND CERTIFIED AS COMPLYING WITH NATSPEC'S "SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY", SECOND EDITION 2003 BY ROSS CLARK

PLANT INSTALLATION - THE TOPS OF ROOT BALLS ARE TO BE LEVEL WITH OR UP TO 50MM HIGHER THAN THE SURROUNDING SOIL LEVEL. CREATE WATERING"SAUCERS" AROUND ALL PLANTS FROM POTS LARGER THAN 5 LITRE (IE 200MM DIAMETER). DO NOT PILE UP MULCH AGAINST THE BASE OF THE PLANT STEM/TRUNK.

STAKING - REMOVE ALL NURSERY STAKES, TIES AND LABELS. THE ROOT BALL AND CANOPY ARE TO BE BALANCED AND THE STEM / TRUNK SUFFICIENTLY DEVELOPED SO THAT THE PLANTS STAY UPRIGHT WITHOUT THE NEED TO BE STAKED. DO NOT STAKE PLANTS UNLESS SPECIFICALLY NOTED TO DO SO OR UNLESS SPECIAL CIRCUMSTANCES REQUIRE A PLANT TO BE TEMPORARILY STAKED FOR STABILITY.

5. ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

SUPPLY - DESIGN, SUPPLY AND INSTALL A PERMANENT AUTOMATED SUB-SURFACE IRRIGATION SYSTEM.

EXTENT - THE SYSTEM IS TO COVER ALL NEW GARDENS. WATER IS TO BE DELIVERED VIA SUBSURFACE DRIP LINES BURIED BELOW THE FINISHED GROUND LEVEL TO GARDENS AND TREES AND VIA POPUP SPRAYS ON FLEXIBLE ARMS TO THE LAWN AREA.

CAPACITY - THE SYSTEM IS TO BE CAPABLE OF SUPPLYING 32MM OF WATER/WEEK OVER ALL AREAS. I

INSTALLATION - VALVE PITS ARE TO BE SET ON A 200MM DEEP BED OF GRAVEL FOR DRAINAGE. PIT COVERS ARE TO BE LEVEL WITH THE SOIL SURFACE. INCLUDE PLUMBING CONNECTION TO THE MAIN LINE, ALL VALVES AND BACKFLOW PREVENTION. LOCATE A CENTRAL MULTI-STATION CONTROLLER IN A LOCKABLE BOX AS DIRECTED BY THE PROJECT MANAGER. . A DEDICATED GPO IS TO BE PROVIDED BY THE BUILDER FOR THE CONTROLLER TO BE PLUGGED INTO.

6. MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, MOWING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.

7. PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO BE REPLACED.

8. THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTRUSIVE FITTINGS OR FIXTURES.

9. GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.

10. PROVIDE CONDUITS THROUGH WALLS / PAVEMENTS AS REQUIRED FOR SERVICES.

11. ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.

12. LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED SURFACE DRAINS.

13. SOIL LEVELS IN GARDEN AREAS TO FINISH 50MM BELOW ADJACENT WALLS/ PAVEMENTS UNLESS NOTED OTHERWISE.

14. MATERIAL SAMPLES AND PRODUCT INFORMATION- MATERIALS AND WORKMANSHIP ARE TO CONFORM TO THE CURRENT EDITION OF APPLICABLE REQUIREMENTS OF AUSTRALIAN STANDARD SPECIFICATIONS AND CODES.

15. REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES

16. GREEN WASTE REMOVAL - ALL GREEN WASTE GENERATED BY THE MAINTENANCE WORK SHALL BE CONTAINED WITHIN THE IMMEDIATE WORK AREA, AND SHALL NOT LEAK INTO ADJACENT AREAS, OR OUTSIDE THE SITE. ALL DEBRIS SHALL BE CONTAINED AND REMOVED FROM SITE TO AN APPROVED CERTIFIED TIPPING AND LEGAL RECYCLING DEPOT LOCATION USING SUITABLE CLOSED WASTE CONTAINERS AND VEHICLES.

MAINTENANCE PLAN

THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO OUTLINE THE MAINTENANCE REQUIREMENTS OF THE DEVELOPMENT AND ENABLE A DEFINED SCOPE OF MAINTENANCE ACTIVITIES TO BE REGULARLY UNDERTAKEN. A DETAILED MAINTENANCE PLAN TO BE PREPARED AS PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION .

MAINTENANCE INCLUDE WATERING, WEEDING, MOWING PEST AND DISEASE CONTROL, REPLACING FAILED PLANTS, SOIL AND MULCH REPLENISHMENT, CULTIVATING, PRUNING, REPAIRING EROSION AND RECTIFYING STORM DAMAGE. SWEEP AND/OR REMOVE FALLEN BRANCHES AND LEAF LITTER(INCLUDING THE AUTUMN LEAF DROP) AND OTHER GARDEN DEBRIS. MAINTENANCE OF THE SITE IS TO ALSO INCLUDE THE PUBLIC DOMAIN

IT IS EXPECTED THAT THE CONTRACTOR SHALL TAKE A PROACTIVE AND DILIGENT APPROACH TO ALL MAINTENANCE ACTIVITIES AND ENCOURAGE ALL STAFF AND SUB-CONTRACTORS TO PICKUP ANY OBVIOUS LITTER FOUND THROUGHOUT THE MAINTAINED AREAS. SIMILARLY BE VIGILANT IN LOOKING FOR AND REPORTING ANY NOTED INCIDENCE OF VANDALISM, BREAKAGES, DAMAGE AND GRAFFITI ETC.

LOG BOOK
KEEP A LOGBOOK RECORDING WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. THIS LOG BOOK IS TO BE GIVEN TO THE PROJECT MANAGER/ OR COMMUNITY ASSOCIATION AND MADE AVAILABLE FOR INSPECTION ON REQUEST.

PROGRAM
AT LEAST TWO WEEKS PRIOR TO PRACTICAL COMPLETION SUBMIT A PROGRAM OUTLINING PROPOSED MAINTENANCE REGIME DURING THE PLANT ESTABLISHMENT PERIOD, INCLUDING ANTICIPATED FREQUENCY AND DURATION OF INDIVIDUAL TASKS. REVISE PROGRESSIVELY TO ENSURE THE OPTIMAL MAINTENANCE REGIME IS IMPLEMENTED AND SUBMIT ON A MONTHLY BASIS.

ALL PLANTED AREAS SHALL BE ADEQUATELY WATERED TO KEEP THEM HEALTHY AND GROWING VIGOROUSLY. THE MINIMUM ACCEPTABLE WATERING REQUIREMENT SHALL EQUAL 25 MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT, OR A COMBINATION OF BOTH, DURING EACH PERIOD OF ONE WEEK, EXCEPT IN PERIODS OF HEAVY RAIN. VARY THE WATERING REQUIREMENT TO SUIT SEASONAL CONDITIONS AND MAINTAIN HEALTHY PLANT MATERIAL AND GRASS AREAS IN OPTIMUM CONDITION.

PEST AND DISEASE
ALL LANDSCAPE AREAS INCLUDING TREES ARE TO BE VISUALLY INSPECTED FOR THE PRESENCE OF PERSISTENT AND DAMAGING INSECT PESTS OR DISEASES. THE CONTRACTOR SHALL REPORT ANY INCIDENCE OF INSECT ATTACK OR EVIDENCE OF DISEASE AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE UNDERTAKEN

FERTILISING
FERTILIZER SHALL BE SUPPLIED AND APPLIED EVENLY TO ALL LANDSCAPE AREAS ENSURE OPTIMUM PLANT GROWTH, HEALTH AND DISEASE RESISTANCE THROUGH THE PROVISION OF ALL ESSENTIAL MACRO AND MICRO NUTRIENTS COMMONLY REQUIRED BY PLANTS AND THEREBY PREVENT ANY SYMPTOMS ASSOCIATED WITH NUTRIENT DEFICIENCIES.

EXTENT AND TASK
THE CONTRACTOR SHALL MONITOR ALL TREE AND ASSOCIATED LANDSCAPE WORKS FOR THE DURATION OF THE MAINTENANCE PERIOD. THIS WILL GENERALLY INCLUDING WATERING, FAILED PLANT REPLACEMENT, PEST AND DISEASE CONTROL, PRUNING, SOIL CONTROL, MOWING, WEED CONTROL, SOIL PH CORRECTION AND FERTILIZATION. CARRY OUT MAINTENANCE ACTIVITIES FOR ALL NEW GARDEN AREAS AS REQUIRED TO ENSURE THE PLANT BECOME ESTABLISHED WITHIN THE MAINTENANCE PERIOD AND ARE KEPT IN A HEALTHY AND TIDY STATE IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES.

PLANT REPLACEMENT
SHALL BE UNDERTAKEN WITHIN 7 DAYS OF PLANT BEING IDENTIFIED AS FAILED OR UNACCEPTABLY DAMAGED. NOTE, SERVE WILTING OR WATER LOGGING LEADING TO DEATH OF FOLIAGE, BREAKAGE OR WOUNDING OF MAIN STEM, DAMAGE OF APICAL LEADERS OR DAMAGE TO SIGNIFICANT ORDER OF BRANCHES SHALL BE DEEMED TO CONSTITUTE FAILURE.

HARDSCAPE / FURNITURE AND FIXINGS
ENSURE ALL EXTERNAL HARDSCAPE AREAS INCLUDING FURNITURE AND FIXINGS ARE MAINTAINED IN A SAFE, CLEAN, NEAT AND TIDY CONDITION THAT PROMOTES THEIR USE AND ENJOYMENT. INSPECT ALL HARDSCAPE AND FURNITURE AND FIXTURES ITEMS FOR DAMAGE OR VANDALISM AND REPORT ANY FAULTS OR DAMAGE. MAKE ARRANGEMENT TO FIX ANY MINOR ISSUES.

IRRIGATION
REGULARLY INSPECT, MONITOR AND ADJUST IRRIGATION AND WATERING SYSTEM TO ENSURE PROPER OPERATION AND COVERAGE AND RECTIFY ANY LEAKS, BLOCKAGES OR BREAKAGES IN A TIMELY FASHION. IF REQUIRED, UNDERTAKE PRESSURE TESTING OR FLUSHING TO IDENTIFY AND/OR ADDRESS ANY SYSTEM MALFUNCTION. THE CONTRACTOR SHALL REPAIR THE SYSTEM DUE TO VANDALISM, UNAUTHORIZED USE AND BREAKAGE. IF VANDALISM OR BREAKAGE IS A PERSISTENT OR A LARGE-SCALE PROBLEM, THE CONTRACTOR SHALL KEEP A RECORD OF COMPONENTS REPLACED OR RECTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTARY WATERING DUE TO ANY INADEQUACIES WITH THE SYSTEM, AND ADDRESS LEAKS IMMEDIATELY.

LEGEND

BOUNDARY LINE

EXISTING TREE TO BE REMOVED. REFER TO ARBORIST DOCUMENTATION - TREE ID NO.

PROPOSED TREES // SHRUBS / GRASSES AND GROUND COVER.

P1 - PAVEMENT TYPE 1 - 600 x 300 x 40MM CONCRETE UNIT PAVEMENT- (STACK BOND PATTERN) OVER SUSPENDED FRAMING SYSTEM

P2 - PAVEMENT TYPE 2 - COMPOSITE CONCRETE PAVEMENT - PAVEMENT TYPE 2 IN ACCORDANCE WITH PENRITH CITY COUNCIL PUBLIC DOMAIN (SECONDARY STREET)

P3 - PAVEMENT TYPE 3 - INSITU CONCRETE PAVEMENT - PAVEMENT TYPE 3 IN ACCORDANCE WITH PENRITH CITY COUNCIL PUBLIC DOMAIN MANUAL (TERTIARY STREET)

PLANTING ON GRADE (300MM IMPORTED PREMIUM GARDEN MIX OVER CULTIVATED BASE) AND IRRIGATION EXTENT (DRIP IRRIGATION)

GARDEN ON STRUCTURE - 400-1200MM PLANTER, SOIL DEPTH 320-1120MM AND DRIP IRRIGATION EXTENT (DRIP IRRIGATION)

LAWN ON STRUCTURE - 300MM (SOIL DEPTH 200MM) AND POP UP SPRAY IRRIGATION EXTENT (DRIP IRRIGATION)

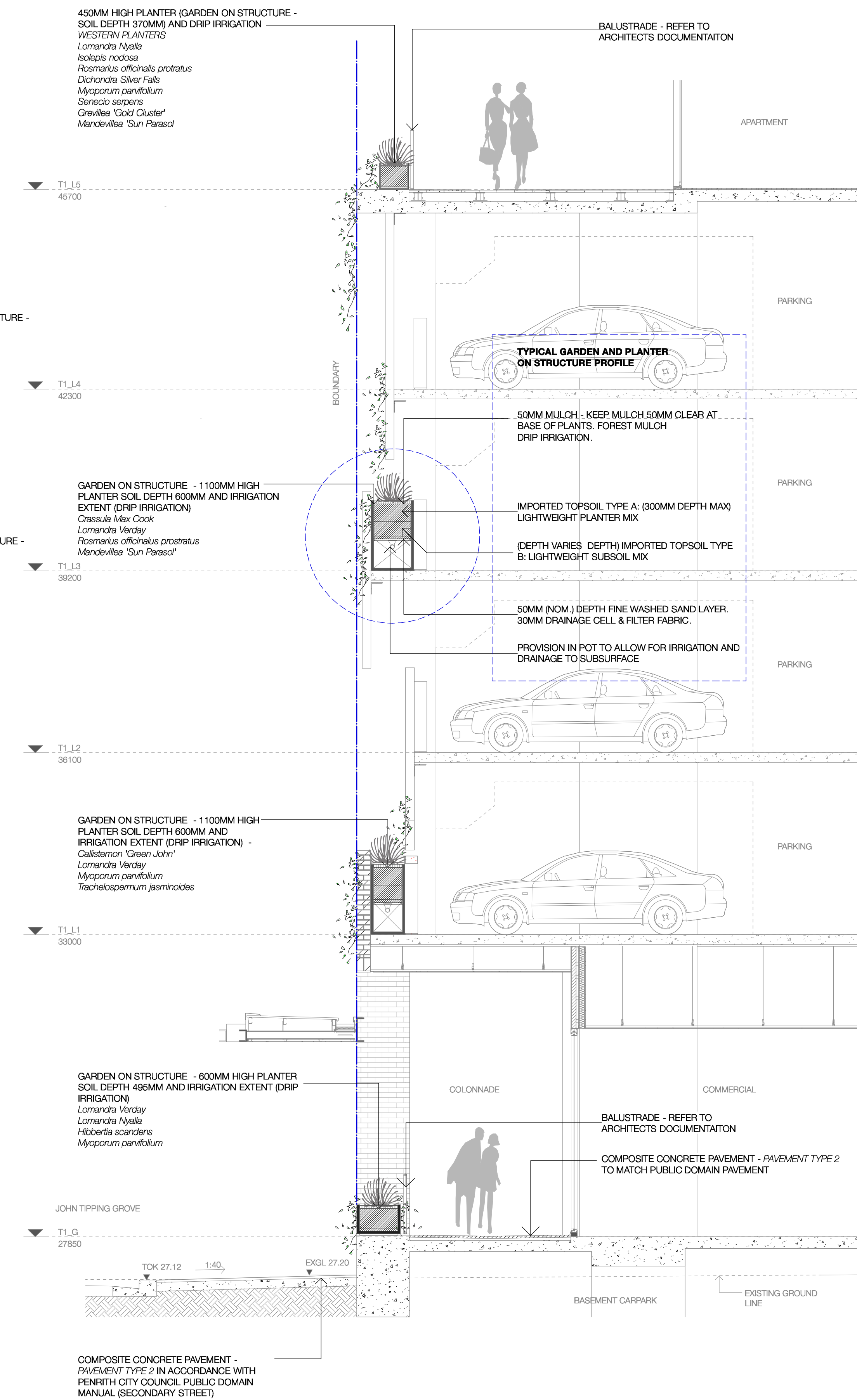
PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	SPACING
TREES				
<i>Acer palmatum</i> 'Sango Kaku'	Sango Kaku Japanese Maple	6M	200L	as indicated
<i>Corymbia maculata</i>	Spotted Gum	20M	200L	as indicated
<i>Corymbia</i> 'Summer Red'	Summer Red Flowering Gum	5M	200L	as indicated
<i>Fraxinus</i> 'Urbanite'	Urbanite Ash	10M	200L	as indicated
<i>Lagerstromia</i> 'Natchez'	Natchez Crepe Myrtle	8M	400L	as indicated
<i>Magnolia</i> 'Exmouth'	Exmouth Magnolia	12M	400L	as indicated
<i>Pyrus calleryana</i> 'Capital'	Capital Ornamental Pear	8M	400L	as indicated
<i>Tristanopsis laurina</i> 'Luscious'	Luscious Water Gum	12M	400L	as indicated
SHRUBS AND CLIMBERS				
<i>Aspidistra elatior</i>	Cast Iron Plant	0.7M	200MM	3/sq.m
<i>Beschornelia yuccoides</i>	Mexican Lily	1M	300MM	3/sq.m
<i>Blechnum Silver Lady</i>	Silver Lady Fern	0.6M	200MM	3/sq.m
<i>Callistemon</i> 'Green John'	Green John Bottlebrush	1M	300MM	3/sq.m
<i>Cerastium tomentosum</i>	Snow In Summer	0.15M	150MM	5/sq.m
<i>Cissus antarctica</i>	Kangaroo Vine	10M	200MM	5/sq.m
<i>Cissus rhombifolia</i>	Grape Ivy	3M	200MM	5/sq.m
<i>Crassula Max Cook</i>	Max Cook Jade	1M	300MM	3/sq.m
<i>Dichondra</i> 'Silver Falls'	Silver Falls Kidney Weed	0.2M	150MM	6/sq.m
<i>Dichondra repens</i>	Kidney Weed	0.1M	100MM	6/sq.m
<i>Doranthus excelsa</i>	Gymea Lily	1.2M	300MM	2/sq.m
<i>Erigeron karwinskianus</i>	Seaside Daisy	0.2M	100MM	6/sq.m
<i>Gardenia augusta</i> 'Florida'	Florida Gardenia	1M	300MM	3/sq.m
<i>Gaura lindheimeri</i>	Butterfly Bush	0.8M	150MM	3/sq.m
<i>Grevillea</i> 'Gold Cluster'	Gold Cluster Grevillea	0.4M	150MM	3/sq.m
<i>Hibbertia scandens</i>	Snake Vine	5M	150MM	5/sq.m
<i>Isolepis nodosa</i>	Knobby Club Rush	0.6M	150MM	4/sq.m
<i>Juncus usitatus</i>	Tussock Rush	1M	150MM	4/sq.m
<i>Juniperus conferta</i>	Shore Juniper	0.4M	150MM	5/sq.m
<i>Lomandra fluvialis</i> 'Shara'	Shara Mat Rush	0.4M	150MM	4/sq.m
<i>Lomandra</i> 'Nyalla'	Nyalla Mat Rush	0.7M	150MM	4/sq.m
<i>Lomandra</i> 'Verday'	Verday Mat Rush	0.6M	150MM	4/sq.m
<i>Liriope muscari</i>	Lily Turf	0.4M	150MM	4/sq.m
<i>Mandevilla</i> 'Sun Parasol'	Giant White Mandevilla	5M	200MM	5/sq.m
<i>Myoporum parvifolium</i>	Creeping Boobiala	0.1M	150MM	6/sq.m
<i>Neomarcia gracilis</i>	Walking Iris	0.7M	200MM	5/sq.m
<i>Pandorea</i> 'Lady Di'	Lady Di Bower of Beauty	5M	200MM	3/sq.m
<i>Philodendron</i> 'Xanadu'	Xanadu	1M	300MM	3/sq.m
<i>Pittosporum</i> 'Miss Muffet'	'Miss Muffet' Pittosporum	1M	300MM	3/sq.m
<i>Rhaphirolepis indica</i> 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	1M	300MM	3/sq.m
<i>Rhaphirolepis indica</i> 'Snow Maiden'	Snow Maiden Indian Hawthorn	1M	300MM	3/sq.m
<i>Rosmarinus officinalis prostratus</i>	Prostrate Rosemary	0.3M	150MM	3/sq.m
<i>Russelia equisetiformis</i>	Coral Plant	1.5M	150MM	3/sq.m
<i>Senecio serpens</i>	Blue Chalk Sticks	0.2M	150MM	5/sq.m
<i>Teuchium fruticans</i>	Tree Germander	1.2M	300MM	3/sq.m
<i>Tachelosperrum jasminoides</i>	Star Jasmine	5M	150MM	5/sq.m
<i>Viola hederacea</i>	Native Violet	0.2M	100MM	6/sq.m



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							Notes & Plant Schedule		BB 1253	L-DA-007 / B	



01 SECTION 02
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