

PROPOSED CHILDCARE CENTRE

23 CURTIS ROAD, CHESTER HILL NSW DRAWING NUMBER: LP-Built_17-358 / 01



Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351

www.conzept.net.au enquiries@conzept.net.au

LEGEND & SCHEDULE

 ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.

2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

4 LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE

AND CLASHING WITH SURFACE ROOTS

TREES



Botanical Name: Elaeocarpus reticulatus Common Name: Blueberry Ash (Native) Pot size: 75Lt

Mature H x S: 8-10m x 6-7m AS PLANTED Qty Required:

Botanical Name: Tristaniopsis laurina 'Luscious Common Name: Watergum (Native)

75Lt Mature H x S: 5-8m x 3-5m Qty Required: AS PLANTED

SHRUBS AND HEDGES

Botanical Name: Westringia 'Mundi' Common Name: Dwarf Coastal Rosemary (Native)

300mm Mature H x S: 500mm x 1.5m Qty Required: AS PLANTED

Pot size: Mature H x S:

Botanical Name: Banksia ericifolia Common Name: Heath Banksia (Native) 300mm 3m x 2m

AS PLANTED Botanical Name: Westringia fruticosa Common Name: Native Rosemary (Native)

300mm Mature H x S: 1.5m x 1m Qty Required: AS PLANTED

Botanical Name: Banksia spinulosa Common Name: Hairpin Banksia (Native)

Pot size: 300mm Mature H x S: 2m x 1.2m Qty Required: AS PLANTED

ACCENT PLANTS



Botanical Name: Doryanthes excelsa Common Name: Gymea Lily (Native)

45Lt Mature H x S: 1m x 1m

Qty Required: AS PLANTED

GRASSES / GROUNDCOVERS



Botanical Name: Anigozanthos 'Ruby Velvet' Common Name: Kangaroo Paw cvs (Native)

150mm Pot size: **Mature H x S:** .6m x .5m Qty Required: AS PLANTED

Qty Required: AS PLANTED

Botanical Name: Dianella 'Little Jess' Common Name: Little Jess Flax Lily (Native) Pot size:

Mature H x S: .4m x .4m





TOW R.L. 38.30

TOW R.L. 38.30 RETAINING WALL + FENCE

R.L. 38.30

R.L. 38.42

Removal of any site trees and

or removal of neighboring property

trees must be in accordance with

Council's Tree Preservation Order As stated in Condition 11.



Synthetic turf over tile floor

ROOM

FFL 38.30



10

ON STREET CARSPACE

LANDSCAPE PLAN NOTES

Screen planting to Ramp / ave side boundary

THIS PLAN HAS BEEN PREPARED TO CAPTURE THE 'AS CONSTRUCTED ' CONDITION

area to include:

- D. 'Little Jess'







TOW 38 60

_Raised Vegetable Garden

Existing tree proposed

to be retained

Westringia 'Mundii'



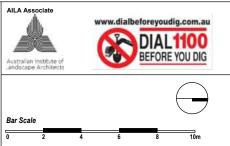
AILA Associate General Notes:



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Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this



	REV	DATE	NOTATION/AMENDMENT	COUNCIL
	Α	12.02.16	Preliminary DA prepared for review	CANTERBURY BANKSTOWN
	В	15.02.16	Revised plan to comply with preliminary letter	
			CONSTRUCTION CERTIFICATE	CLIENT
	С	09.06.17	Co-ordinated with council conditions	Joe Wakim
	D	16.06.17	Co-ordinated with council conditions	
	Е	10.06.20	Co-ordinated with amended architectural plan	ARCHITECT
	F	16.06.20	Co-ordinated with client's comments	A2 CONCEPTS
	G	05.06.23	Co-ordinated with constructed	
				STATUS / ISSUE
ĺ				AS BUILT

LANDSCAPE PLAN PROPOSED CHILDCARE Larnolscance Architectis

Planter Box including:

Pocket garden including:

RL 37.85

- 18 A. 'Ruby Velvet'

PARKING

2

DRIVEWAY

SHARED

- D. Excelsa

- W. 'Mundi'

PARKING

1

BOLLARI

R.L. 39.22

38.600

DISABLED

6

3

Screen planting to front

R.L. 37.65

MAIL BOX

R.L. 37.85

2 ELECTRIC SLI

R.L. 3

R.L. 3

R.L. 38.58

R.L. 38.88

Screen planting to front

boundary to include:

- E. reticulatus

- B. spinulosa

- D. 'Little Jess'

- W. fruticosa

- Grevillea

R.L. 39.04

R.L. 38.12

boundary to include:

- T. 'Luscious' - B. spinulosa

` - D. 'Little Jess'

- D. Excelsa

PROPOSED

RL 38.25

STAFF PARKING

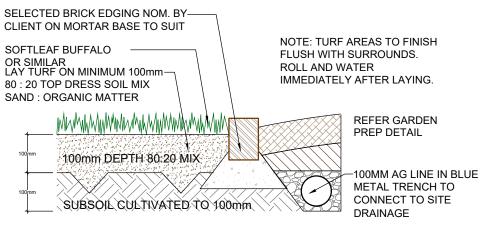
R.L. 39.12

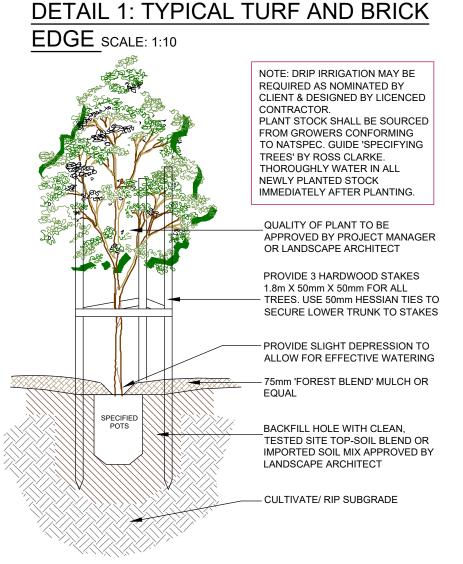
Screen planting to

CENTRE Suite 101, 506 Miller St Phone: 9922 5312 Fax: 8209 4982

enquiries@conzept.net.au Mob: 0413 861 351

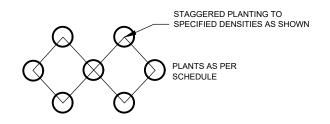
23 CURTIS ROAD **CHESTER HILL** LP-Built_17-358 / 2 1:200 @ A3 MAY 2023 K.Z/J.G R.F





DETAIL 3: INDIVIDUAL TREE PLANTING

SCALE 1:20

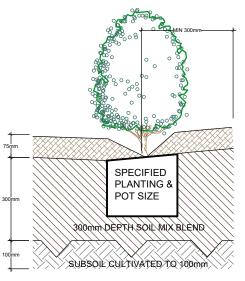


DETAIL 2: MASS PLANTING SETOUT



- 1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED. HELD IN PLACE WITH CONCRETE FEET
- 2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ
- 3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY. GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ
- 4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

DETAIL 4:TREE PROTECTION ZONE



TYPICAL SETBACK FROM LAWN/GARDEN EDGE

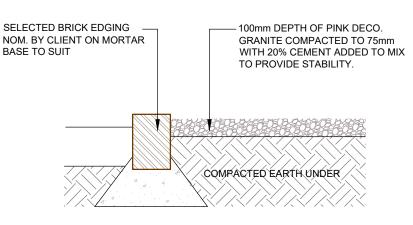
75mm DEPTH "FOREST BLEND" MULCH OR EQUIVALENT

SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC.

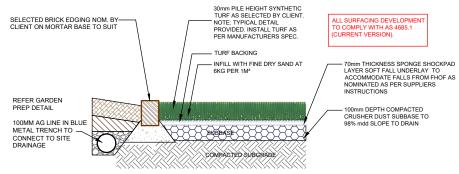
USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

DETAIL 5: GARDEN AREA PREPARATION





DETAIL 6:TYPICAL COMPACTED DECO GRANITE DETAIL SCALE 1:10



DETAIL 7: TYPICAL ARTIFICIAL TURF & BRICK EDGING SCALE: 1:10



Gene	ral Notes:
may vary slight	sions take preference to scale readings. Verify all dimensions on site. PDPd plans by in Scale for that indicated on plans. Report any discrepancies to the Landscape proceeding with the work.
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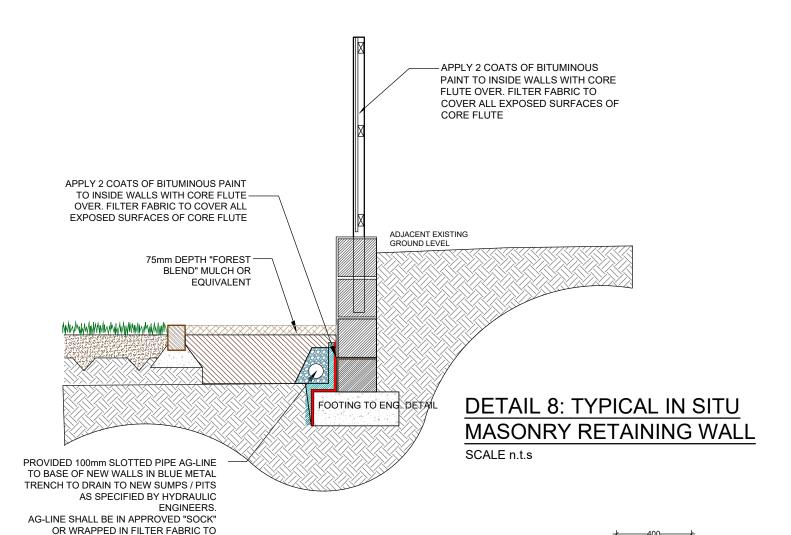
DWG.No:
LP-Built_17-358 / 3
SCALE:
AS NOTED @ A3
DATE:

MAY 2023

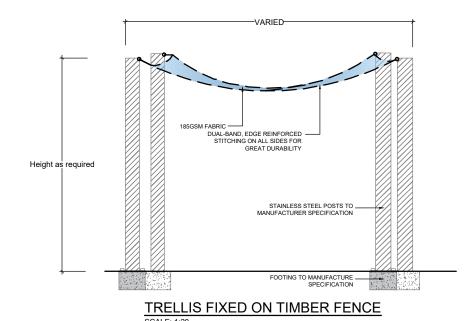
K.Z/J.G

R.F

23 CURTIS ROAD	
CHESTER HILL	

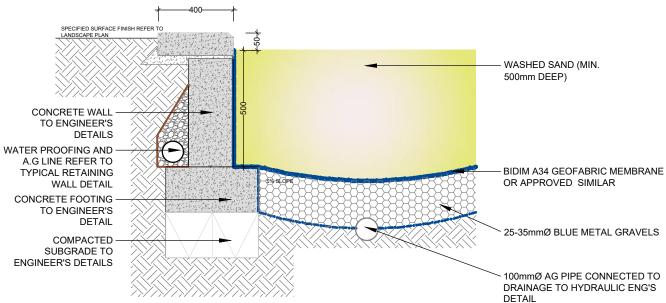


PREVENT SILTING UP.

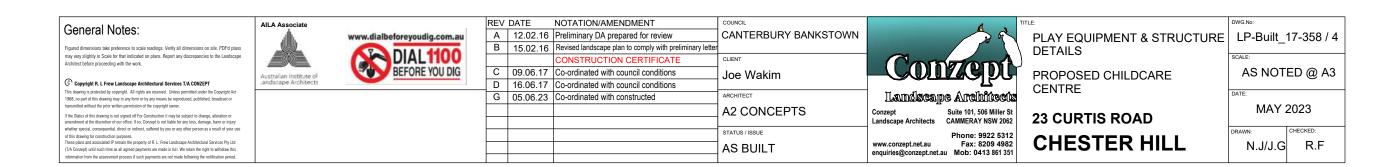


DETAIL 9: TYPICAL SHADE CLOTH

SCALE: nts



SECTION A-A: TYPICAL SANDPIT DETAIL



LANDSCAPE WORK SPECIFICATION

Project:

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electriciar
- All outdoor lighting specified by architect or client to be installed by qualified electricial Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained. Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn too dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds 300mm below existing levels with specified imported soil mix.
- Turf areas 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds Holes shall be twice as wide as root ball and minimum 100mm deeper backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

• Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Tur

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Plantin

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

REV DATE

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d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel edgeThe Contractor shall install steel edge as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

) Stepping Stones

400mm SQ stepping stones (or similar approved dimensions) shall be placed as indicated on plan at 300mm intervals. Finish and colour of stepping stones shall be nominated by the client. Install stepping stones as detail, flush with adjoining elements.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means
of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances,
the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORK

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to AS 3500 & the latest Sydney Water Code

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with dripper lines for all trees, and suitable jet sprinkler heads for the shrub species specified. It shall also incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available. All piping and fittings are to be buried 50mm below the finished soil levels in garden bed areas, and secured in position at 5m centre with galv wire pins. Sizing of pipes shall be done so as to ensure that the working pressure at the end of the line does not decrease by more than 5%.

Upon completion of installation, the system shall be tested and all components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Detailed drawings of the entire proposed irrigation system shall be made available to the client for records and future maintenance of the system.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
 Removing weeds, pruning and general plant maintenance
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion
 Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
 Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

General Notes:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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COUNCIL



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Suite 101, 506 Miller St CAMMERAY NSW 2062

Phone: 9922 5312
Fax: 8209 4982

CHESTER HILL

SPECIFICATION

DWG.NO:
LP-Built_17-358 / 5

SCALE:
N/A

DATE:
JUNE 2020

DRAWN:
N.J

CHECKED:
R.F