

D	02.05.05	RD	D/A
D	24.05.05	RD	REVISED TO LDCGHS
C	14.11.05	EH	AMENDED TO ADDRESS MCC LETTER OF 01.09.05
B	25.05.05	RD	D/A
A	04.03.05	RD	MCC LDRG
REV	DATE	CHECK	EVENT

Notes
- Confirm dimensions and levels on site prior to commencing work and prior to commencing off-site manufacture of prefabricated components.
- Work to figured dimensions only.
Do not scale.

[illegible]

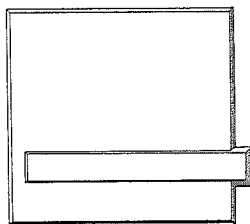
EXISTING WORK
NEW WORK
WORK TO BE REMOVED

XX
60000

BUILDING ELEMENTS
NUMBERED FOR SCHEDULING
BA BALUSTRADE
D DOOR
J JOINERY/CABINET
L LOUVER
PC PRECAST CONCRETE
T TERRAZZO
W WINDOW

02
CROSS
REFERENCE NUMBER
DRAWING NUMBER

FINISHED LEVEL/
SUBSTRATE OR EXISTING LEVEL



oo
ducassociates
ARCHITECTURE AND URBAN DESIGN WORKSHOP

18 Bolton Street, Newcastle, 2300
t: 02 4929 4320 f: 02 4929 5030
telex: 252000 DUCASSOC AUSTRALIA
Duc Associates Pty Ltd A/NZ 29 053 057 205

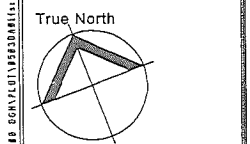
Project

ISLINGTON
APARTMENTS

Address
22 MILFORD ST
& THE AVENUE
ISLINGTON

Client
N & J JONES
SUPER FUND

Drawing Title
SITE PLAN



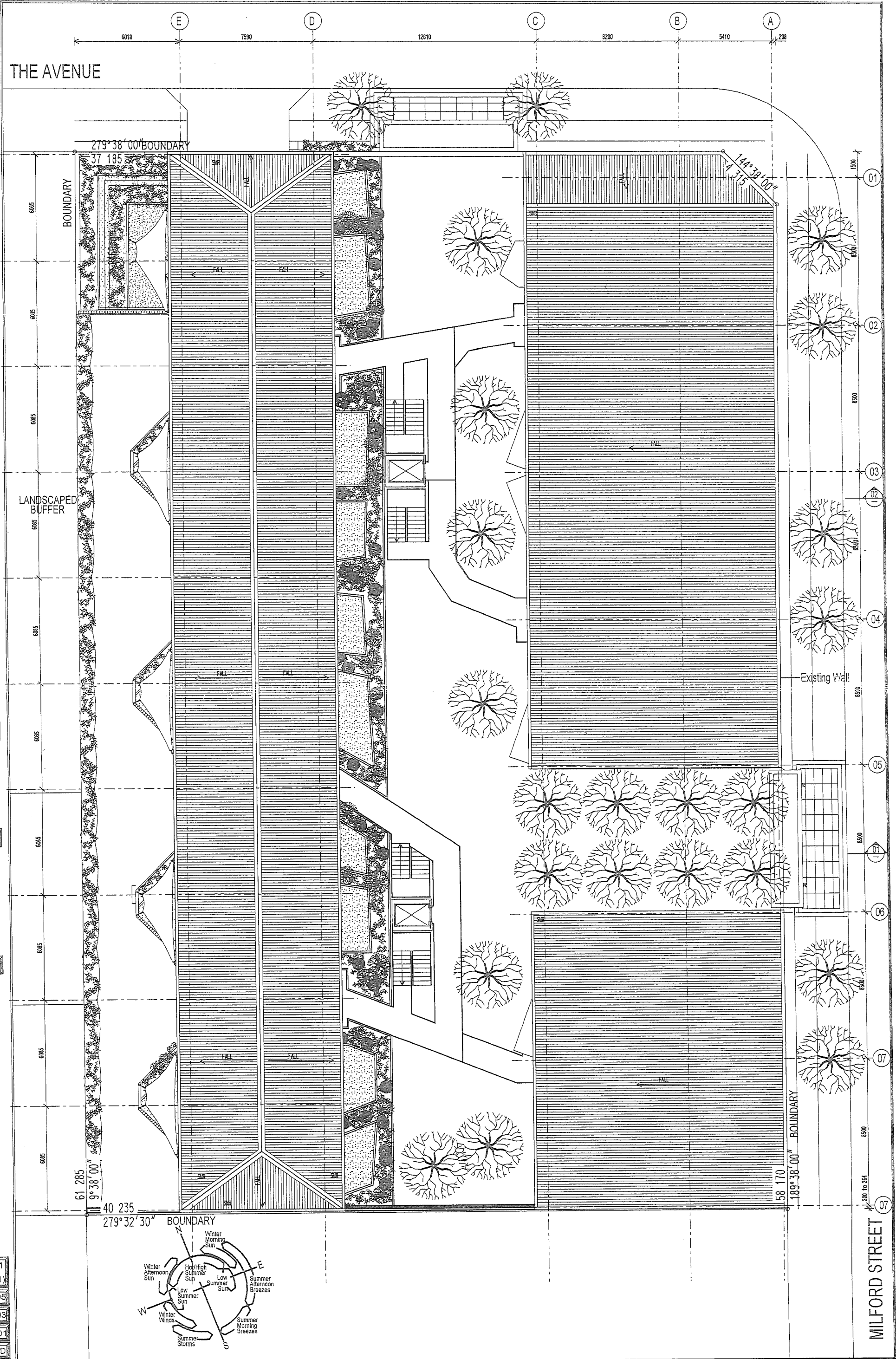
5m
Scale 1:100 (A1)

Date Commenced 15.02.05

Project No. 2005 03

Drawing No. DA.01

Revision No. D



[illegible]

Project

ISLINGTON
APARTMENTS

Address
22 MILFORD ST
& THE AVENUE
ISLINGTON

Client
N & J JONES
SUPER FUND

Drawing Title
LEVEL 00 PLAN

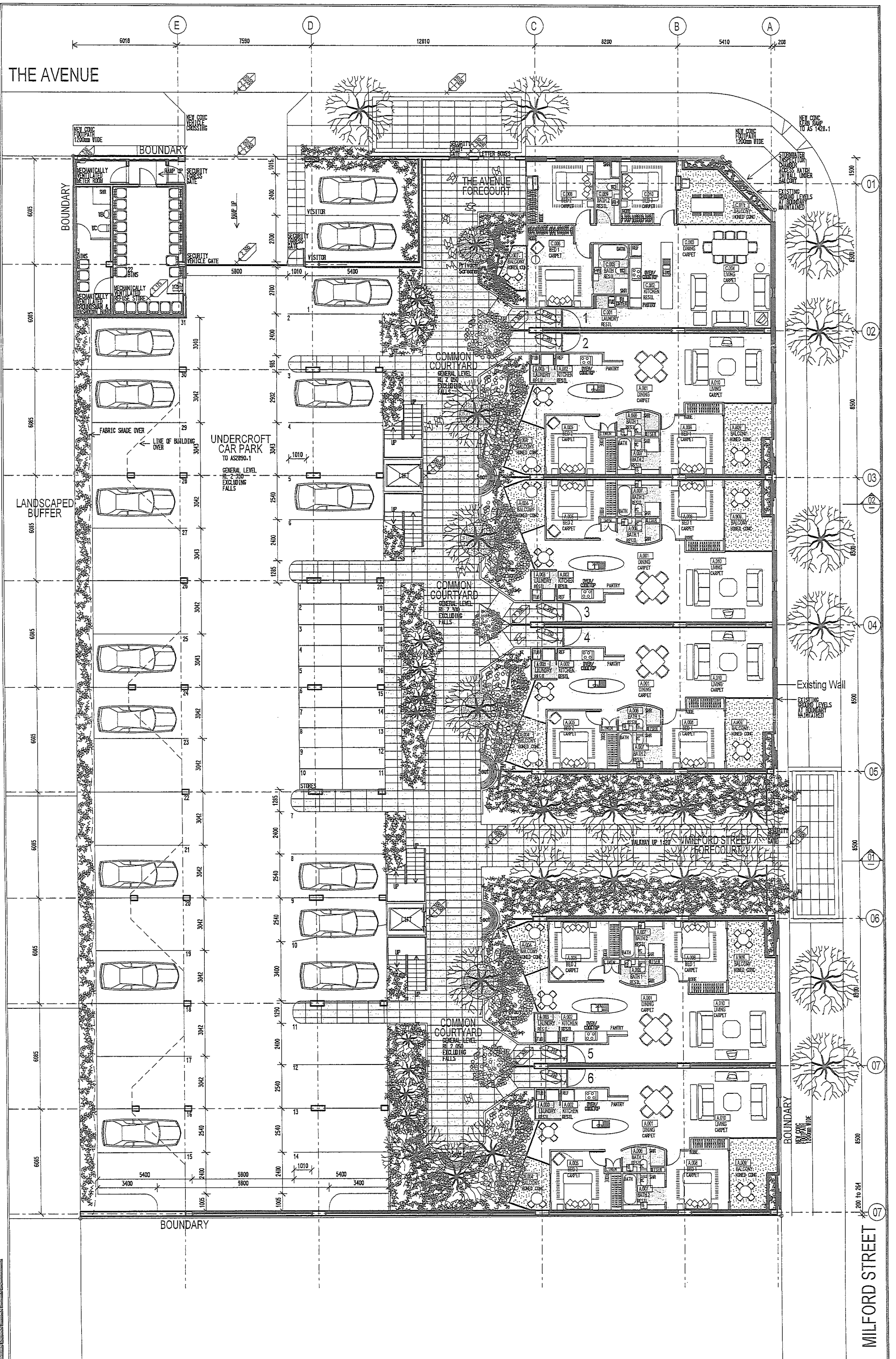
True North



5m
Scale 1:100 (A1)

Date Commenced	15.02.05
Project No.	2005 03
Drawing No.	DA.02

Revision No.



Revision Log

- Confirms dimensions and levels on site prior to commencing work and prior to commencing off-site manufacture of prefabricated components

Abbreviations

AC	Air Conditioning	UP	Untreated P
ADJ	Adjuvanto	UR	Leaper
AG	Acoustic Gearing	KID	Kin Dried

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	5
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EXISTING WORK
NEW WORK
WORK TO BE REMOVED
BUILDING ELEMENTS

JOINTLY/CABINET
LOUVE
PC PRECAST CONCRETE
TERRAZZO

DRAWING NUMBER
FINISHED LEVEL

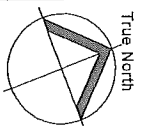
614

ducassociates
ARCHITECTURE AND URBAN DESIGN WORKSHOP

18 Bolton Street, Newcastle.
R02 4929 4529 5102 4829

ISLINGTON
APARTMENTS
Address
22 MILFORD ST
& THE AVENUE
ISLINGTON

Client
N & J JONES
SUPER FUND



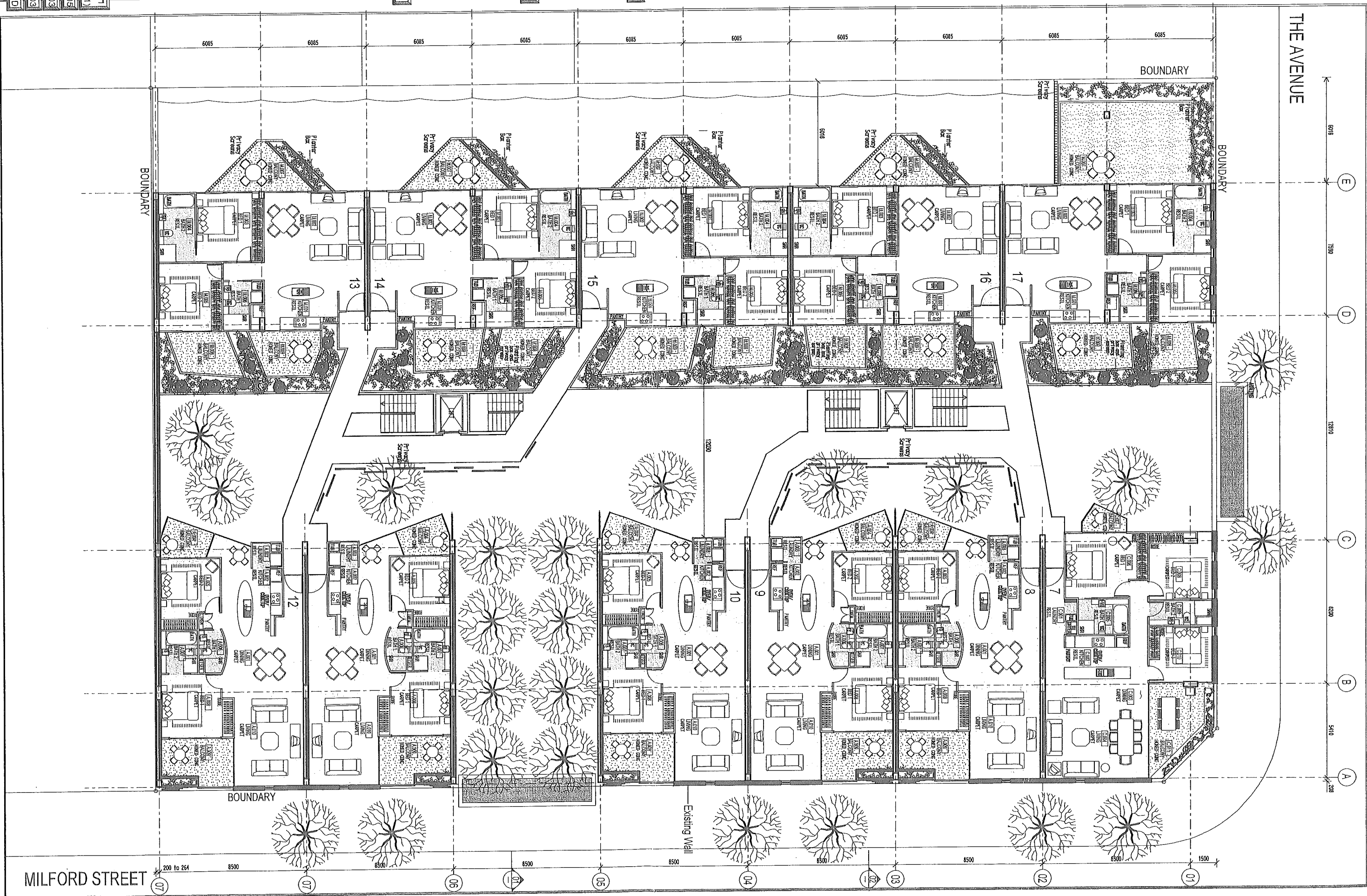
Scale	1:100 (A1)
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Date Commenced 15.02.05

Project No. 2005 03

Drawing No. DA.03

Revision No.



D	02.06.06	RD	D/A
D	24.05.06	RD	REVISED TO WORKS
C	14.11.05	EH	AMENDED TO ADDRESS NCC LETTER OF 01.08.05
B	25.05.05	RD	D/A
A	04.03.05	RD	NCC WORK
-	18.02.05	RD	Prelim to Client
REV DATE	CHECK	EVENT	

Notes

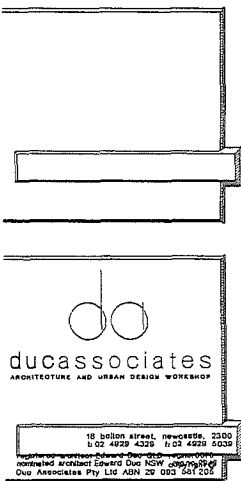
- Confirm dimensions and levels on site prior to commencing work and prior to commencing off-site manufacture of prefabricated components.
- Work to figured dimensions only. Do not scale.
- Execute work in accordance with the requirements of the Local Authorities and Utilities, Standards Australia, and the Building Code of Australia

[illegible]

Symbols

	EXISTING WORK
	NEW WORK
	WORK TO BE REMOVED
	BUILDING ELEMENTS
	NUMBERED FOR SCHEDULING
	BA BALUSTRADE
	D DOOR
	J JOINERY/CABINET
	L LOUIRE
	PC PRECAST CONCRETE
	T TENACITY
	W WINDOW
	REFERENCE NUMBER
	DRAWING NUMBER

Legend & Notes

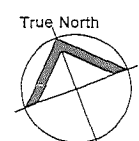


Project

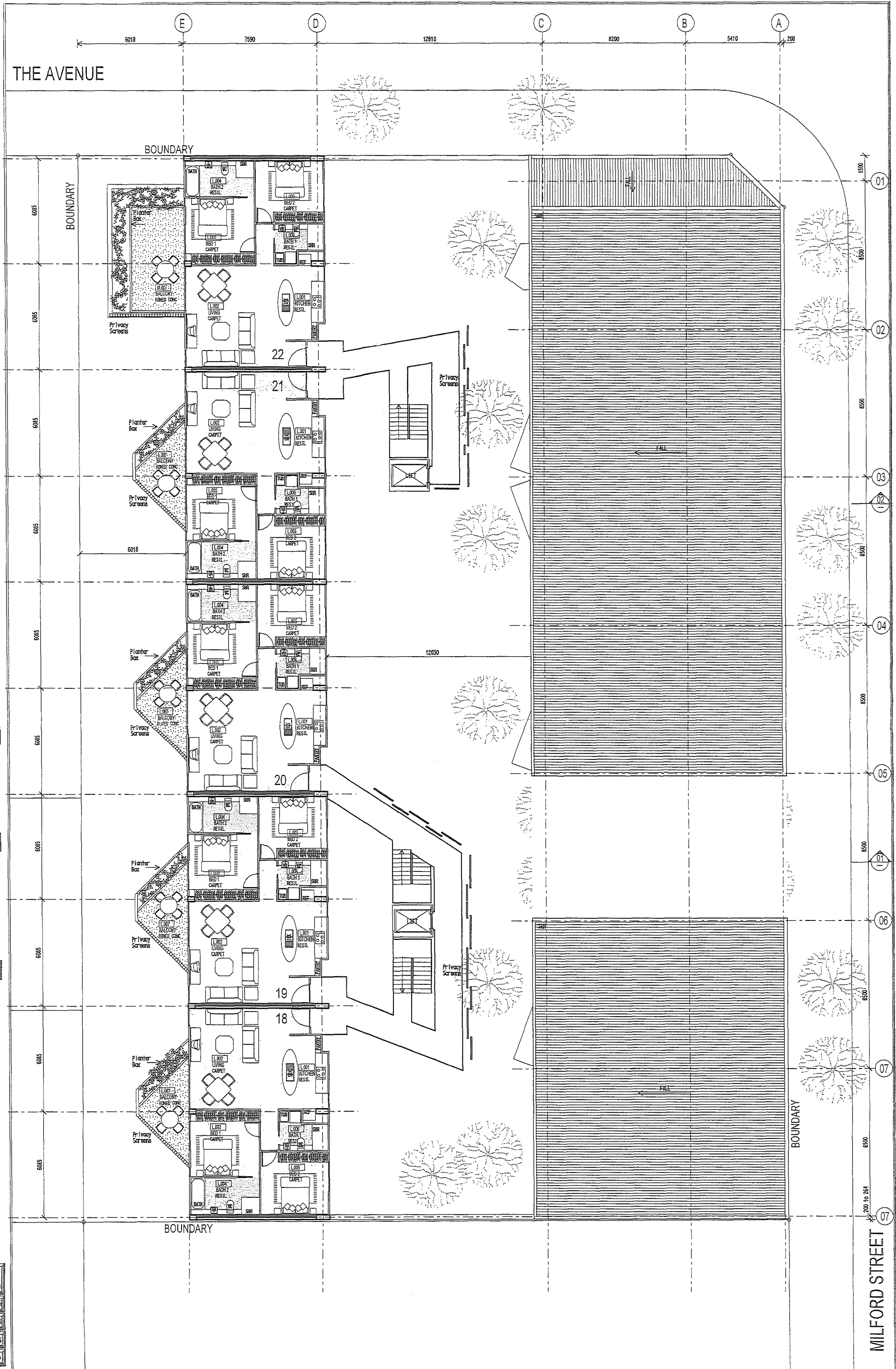
ISLINGTON
APARTMENTS
Address
22 MILFORD ST
& THE AVENUE
ISLINGTON

Client
N & J JONES
SUPER FUND

Drawing Title
LEVEL 02 PLAN



5m
Scale 1:100 (A1)
Date Commenced 15.02.05
Project No. 2005 03
Drawing No. DA.04
on No. D



Revision Log

Abbreviations

Symbols

Legend & Notes

Legend & Notes



Project

1000

Drawing Title

True North



www.elsevier.com/locate/jmb

Date Commenced 15.03.2015

Project No. 200

Drawing No. DA

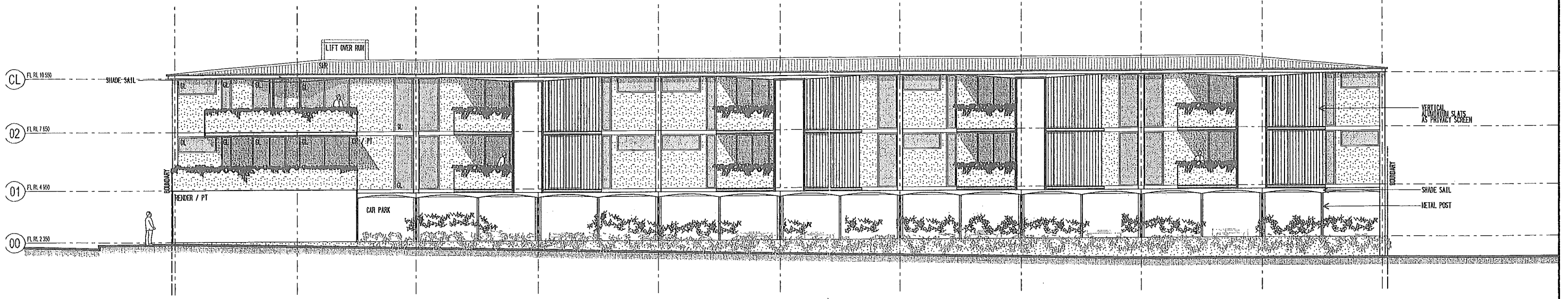
Revision No.

Circumstance	Percentage of respondents (%)
If someone is attacking you	85
If someone is threatening you	75
If someone is harassing you	65
If someone is insulting you	55
If someone is annoying you	45

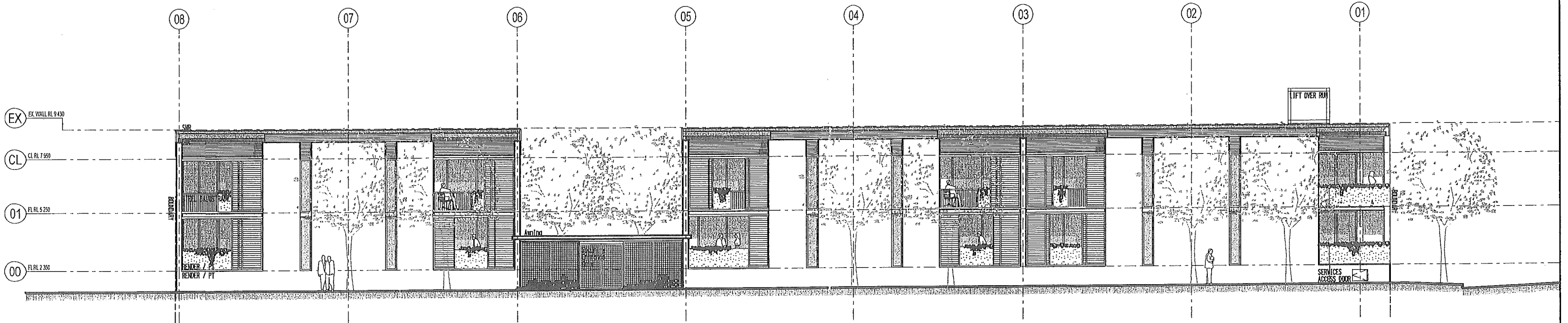




U

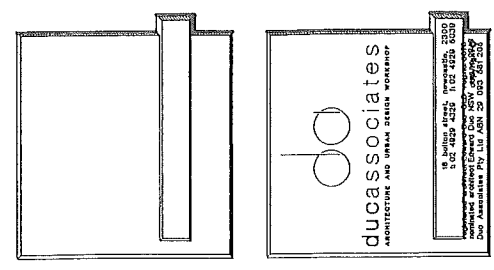


W WEST ELEVATION
FACING ADJOINING HOUSES



E EAST ELEVATION
MILFORD STREET

Revision Log			
RET	DATE	ORDER	EVENT
D	25-05-05	RD	D/A
D	24-05-05	RD	REFUSED TO UNDO
C	14-11-05	FR	ASSIGNED TO ADDRESS
D	25-05-05	RD	D/A
D	25-05-05	RD	NOT LETTER # 01-01-05
D	04-03-05	RD	NOT UNDO

[illegible]

Project	ISLINGTON APARTMENTS 22 MILFORD ST & THE AVENUE ISLINGTON		
Address	22 MILFORD ST & THE AVENUE ISLINGTON		
Client	N & J JONES SUPER FUND		
Drawing Title	EAST & WEST ELEVATIONS		
True North			
Scale			
Date Commenced	15.02.05		
Project No.	2005 03		
Drawing No.	DA.06		
Revision No.	D		

LANDSCAPE SPECIFICATION

GENERAL: TO AS 4419
THIS PLAN IS NOT A WORKING
DRAWING. MEASUREMENTS MAY NOT
BE TO SCALE. CONTRACTORS ARE
ADVISED TO CHECK MEASUREMENTS
PRIOR TO COMMENCEMENT OF
WORK.

SOIL: IMPORTED TOPSOIL MIXED WITH
SITE TOPSOIL, APPLIED TO PLANTING
SITES TO THE DEPTH AS SHOWN ON THE
DIAGRAM IN PREPARED BEDS FREE OF
DELETERIOUS MATERIALS, BUILDER'S
RUBBLE OR OTHER MATERIAL TOXIC TO
PLANTS.

PLANTS: ALL PLANTS SUPPLIED TO BE
TRUE TO SPECIES AND SIZES AS
NOMINATED. PLANTS FREE FROM DISEASE
AND INSECT DAMAGE. NO PLANTING TO
BE UNDERTAKEN IN EXTREME WEATHER
CONDITIONS.

MAINTENANCE PERIOD: CONTRACTORS
TO SUPPLY AND MAINTAIN PLANTS FOR
A PERIOD OF THREE MONTHS UNLESS
OTHERWISE STATED. ALL PLANTS FAILING
DUE TO NATURAL CAUSES IN THIS TIME
TO BE REPLACED.

MULCH: 1. TO AS 4454 FINE FINES MULCH
FREE OF DELETERIOUS AND EXTRANEOUS
MATTER. PLACE MULCH AS SHOWN ON
PLANTING DIAGRAM.

2. PERMEABLE MEMBRANE LAID
AS PER MANUFACTURER'S
RECOMMENDATIONS.

PLANTING: AS SHOWN ON THE
DIAGRAM, WELL WATERED PRIOR TO
MULCHING.

FERTILIZER: APPLIED TO
MANUFACTURER'S RECOMMENDATIONS
TO ALL PLANTS AFTER PLANTING PRIOR
TO MULCHING.

TURF PREPARATION: SUB SOIL RAKED,
CLEAR OF DEBRIS OVERLAIN WITH TOP
SOIL 80MM DEEP, RAKED OVER AND
GRADED TO APPROPRIATE LEVEL.

TURF: AS SELECTED Laid ON
PREPARED BASE Laid IN STRETCHER
PATTERN WITH JOINTS STAGGERED AND
CLOSE BUTTED, TAMPED AND WATERED.

PLANT SELECTION: AS DESCRIBED IN
PLANT LEGEND.

DRIVEWAY: AS SELECTED AND LAID BY
OTHERS.

GARDEN EDGING: 1. ROLLED
CONCRETE EDGE 150mm HIGH.

2. TREATED PINE
TIMBER EDGE 15 x 60mm INSTALLED
FLUSH WITH TURF LEVEL & PEGGED
EVERY 1500MM UNLESS STATED.

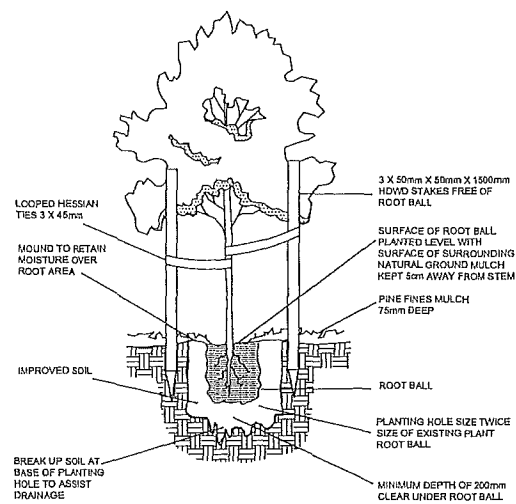
RETAINING WALLS: DESIGNED AND
INSTALLED BY OTHERS UNLESS
OTHERWISE STATED.

IRRIGATION: INSTALLED BY OTHERS.

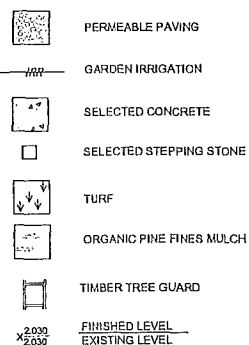
STAKING: PLANTS TALLER THAN 700MM
ARE RECOMMENDED TO BE STAKED AS
SHOWN ON THE PLANTING DIAGRAM.

PLANTING DETAIL

PLANTS HEALTHY DISEASE FREE TRUE TO TYPE
SLOW RELEASE FERTILIZER APPLIED AT PLANTING
TO MANUFACTURER'S RECOMMENDATIONS



LEGEND



SELECTED PLANT IDENTIFICATION

CODE	FAMILY	BOTANICAL	COMMON	H x W x POT x No.
A	ACANTHACEAE	<i>Acanthus mollis</i>	Oyster Plant	90cm x 70cm x 200mm x 52
B	PROTEACEAE	<i>Banksia integrifolia</i>	Coast Banksia	12m x 2.5m x 45L x 8
BS	NYCTAGINACEAE	<i>Bougainvillea</i> Spp	V. 'Scarlet O'Hara'	8m x 200mm x 100mm x 17
C	CYCADACEAE	<i>Cycas revoluta</i>	Sago Palm	2.5m x 1.5m x 300mm x 14
CM	AMARYLLIDACEAE	<i>Clivia miniata</i>	Orange Clivia	40cm x 30cm x 100mm x 153
CT	EUPHORBIACEAE	<i>Sapium sebiferum</i>	Chinese Tallow Tree	6m x 3m x 45L x 15
D	CONVOLVULACEAE	<i>Dichondra 'Silver Falls'</i>	Silver Dichondra	8cm x 400mm x 100mm x 24
P	VITACEAE	<i>Parthenocissus sikkimensis</i>	Shade Mat	10cm x 500mm x 100mm x 48
S	MYRTACEAE	<i>Syzygium australe</i> Spp	Var. Orange Twist	3m x 1.5m x 300mm x 17
V	VIOLACEAE	<i>Viola hederacea</i>	Native Violet	20cm x 30cm x 100mm x 18
W	PAPILIONACEAE	<i>Wisteria chinensis</i>	Blue Chinese Wisteria	9m x 400mm x 300mm x 6
X	ARACEAE	<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	900mm x 1m x 100mm x 325

Northly
Breezes

DO NOT SCALE

THE AVENUE

MASSED AND HEDGED LILLY PILLY
PROVIDES SCREENING TO VISITORS
CAR PARKING BUT DOES NOT BLOCK
AIR MOVEMENT

Visitor Carpark
0 Acanthus mollis
0 Clivia miniata
0 Cycas revoluta
0 Sapium sebiferum
0 Parthenocissus sikkimensis
10 Syzygium australe
0 Viola hederacea
0 Philodendron

Multipa Beds Courtyard Right
38 Acanthus mollis
63 Clivia miniata
06 Cycas revoluta
05 Sapium sebiferum
24 Parthenocissus sikkimensis
00 Syzygium australe
04 Viola hederacea
26 Philodendron

08 Banksia integrifolia

Banksia integrifolia CHOSEN AS STREET TREE
IS ADAPTABLE TO VARIABLE CLIMATIC
CONDITIONS, SMALL CANOPY DOES NOT
INTRUDE INTO BALCONY SPACE, HAS
SUFFICIENT HEIGHT TO BRING VISUAL
RELIEF TO APARTMENT FACADE DOES NOT
REQUIRE SUPPLEMENTARY WATERING AT
CONCLUSION OF ESTABLISHMENT PERIOD

EVERGREEN EASYCARE MASSED XANADU PHILODENDRON TO
RAISED PLANTERS TOLERATE EXTREMES OF CLIMATE AND
PROVIDE A SIMPLE COHESIVE EXTERIOR TO THE APARTMENTS

Banksia integrifolia STRATEGICALLY POSITIONED TO MAXIMISE
SOLAR ACCESS TO BALCONY AREAS CHOSEN AS SUITABLE
STREET TREE FOR RESTRICTED FOOTPATH AREA INSTALLED
WITH ROOT BARRIERS, PROTECTED BY TIMBER GUARDS AS
SUGGESTED IN THE DESIGN OR TO TREE GUARD DESIGN AS
DESIGNATED BY COUNCIL

COURTYARD SURFACE AS PER ARCHITECTS SPECIFICATIONS

Banksia integrifolia NATIVE TREE PROVIDES FOOD SOURCE,
HABITAT AND ENCOURAGES NATIVE FAUNA BACK INTO THE
ISLINGTON SUBURBAN LANDSCAPE

CYCAS INTRODUCE DRAMATIC ELEMENT INTO LANDSCAPE
DESIGN

DRAINAGE SYSTEM TO COURTYARD AREA AS PER ENGINEER'S
DRAINAGE SPECIFICATION

DRAINAGE OF PLANTERS AS PER ENGINEER'S SPECIFICATIONS

MASSED CLIVIAS BRING BRIGHTER COLOUR INTO THE
COURTYARD AND TOLERATE LOW LIGHT LEVELS IN THE
WINTER MONTHS

MASSED AND HEDGED LILLY PILLY SHIELDS STORAGE AREA
FROM CASUAL VIEW WHILE STILL ALLOWING PEDESTRIAN
ACCESS

PRIVACY SCREENS AS PER ARCHITECT'S SPECIFICATIONS

50% PERMEABLE PAVING OVER TREE ROOTS MINIMISES
POSSIBLE DAMAGE TO TREE ROOTS BY OCCASIONAL
PEDESTRIAN TRAFFIC ALONG WESTERN SIDE OF TREE,
ALLOWS RAIN TO PENETRATE TO SUB STRATA. 50 % PINE FINES
MULCHING TO REAR OF TREE @ 75mm DEEP

DECORATIVE SEATING TO ARCHITECT'S DESIGN

MASSED PHILODENDRON TOLERATES LOW LIGHT LEVELS
UNDER STAIR TREADS, MULCHED AND IRRIGATED

AVENUE OF SAPIMUM UNDERPLANTED WITH MASSED SMALL
PHILODENDRON AND STRATEGICAL PLANTING OF CLIVIAS AND
NATIVE VIOLET TO SOFTEN THE HARSH GEOMETRIC ELEMENT
IN THE PAVING WELCOMES RESIDENTS AND VISITORS INTO
THE COURTYARD/OPEN SPACE FROM MILFORD STREET
ELEVATION

MASSED *Acanthus mollis* WITHSTANDS LOW LIGHT AREAS IN THE
WINTER MONTHS AND ADDS A TALLER NOTE TO MID HEIGHT
PLANTING

SMALL DECIDUOUS SAPIMUM DOES NOT DOMINATE COURTYARD
LANDSCAPE, BRINGS SEASONAL FOLIAGE RELIEF BUT EMITS
WINTER LIGHT TO COURTYARD AREA AND BRINGS GARDEN
UPWARDS TO TOP LEVEL OF RESIDENTIAL APARTMENTS

SEE ARCHITECT'S SPECIFICATION FOR NEW FOOTPATH
DETAILS

Multipa Beds Courtyard Left Side
00 Acanthus mollis
12 Clivia miniata
06 Cycas revoluta
01 Sapium sebiferum
16 Parthenocissus sikkimensis
07 Syzygium australe
00 Viola hederacea
37 Philodendron

Westerly
Wind

17 Bougainvillea

MAINTENANCE SCHEDULE

- PLANTS TO BE PLANTED AS PER PLANTING DIAGRAM
- PLANTS TO BE MAINTAINED WITH WATERING TWICE
WEEKLY FOR FIRST WEEK REDUCING TO WEEKLY FOR TWO MONTHS
- PLANTS FAILING WITHIN THREE MONTHS OF PLANTING TO BE
REPLACED BY CONTRACTOR WITH NO EXPENSE TO THE PROPRIETOR
- MISSING STAKES TO BE REPLACED AND PLANTS NEWLY SECURED WITHIN
THE THREE MONTH MAINTENANCE PERIOD AT NO COST TO PROPRIETOR
- PLANTS TO BE DISEASE FREE AND TRUE TO TYPE AND NOT POT
BOUND AT TIME OF PLANTING
- ANY PLANTS TO BE SUBSTITUTED IN THE DESIGN TO BE CLARIFIED BY
LANDSCAPE DESIGNER IN THE FIRST INSTANCE
- ANY BACKFILL TO BE USED IN THE NEW GARDEN BEDS TO BE TO
AUSTRALIAN STANDARDS AND FREE OF FUNGAL ATTACK
- ALL WORKS INVOLVED IN THE GARDEN PLANTING TO BE ENVIRONMENTALLY
SENSITIVELY CONTAINED WITHIN THE WORK ENVELOPE WITH ADEQUATE
MEASURES BEING UNDERTAKEN TO SECURE ANY SPILLAGE OF SOILS AND/OR
MULCH WITHIN THE IMMEDIATE SURROUNDING AREA
- APPROPRIATE TEMPORARY WARNING SIGNAGE REFERRING TO PLANTING
PRACTICES BEING UNDERTAKEN TO BE ERECTED WITHIN ANY PUBLIC ACCESS
AREA NEAR THE IMMEDIATE VICINITY OF THE WORKS
- ANY SPOIL FROM THE GARDENING PRACTICE TO BE REMOVED FROM THE
SITE IN AN APPROPRIATE MANNER, WITH COVERED LOAD, WELL SECURED
FROM POSSIBLE SPILLAGE DURING TRANSIT TO SELECTED WASTE DEPOT
FOR DISPOSAL TO ENVIRONMENT BEST PRACTICE GUIDELINES

DRIP/SPRAY GARDEN IRRIGATION
CONNECTED BY QUALIFIED INSTALLER
TO RAINWATER RETENTION TANKS AS
PER ENGINEER'S SPECIFICATION

SEDIMENTATION FENCING TO
BOUNDARY DURING CONSTRUCTION

BLACK POLY PIPE IRRIGATION PIPE
WITH SPRAY JETS SET AT 1 METRE
INTERVALS FOR COURTYARD AREAS,
OR TWO JETS PER PLANTER
WHICHEVER IS THE GREATER,
ATTACHED TO IRRIGATION SYSTEM
CONNECTED TO RECYCLED
RAINWATER STORAGE AS PER
ENGINEER'S SPECIFICATIONS
OPERATED IN DRYER PERIODS VIA
TIMING DEVICES SUPERVISED BY
GROUND STAFF

PLANTER DETAIL SEE SHEET 3

GARDEN RETAINING WALLS TO
ARCHITECT'S SPECIFICATION

ALL PLANTS TO BE MULCHED

SEE TREE GUARD DETAIL SHEET 3

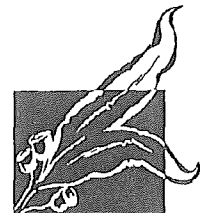
Avenue Garden
00 Acanthus mollis
31 Clivia miniata
01 Cycas revoluta
04 Sapium sebiferum
00 Parthenocissus sikkimensis
00 Syzygium australe
14 Viola hederacea
45 Philodendron

Avenue Garden
00 Acanthus mollis
31 Clivia miniata
01 Cycas revoluta
04 Sapium sebiferum
00 Parthenocissus sikkimensis
00 Syzygium australe
14 Viola hederacea
45 Philodendron

End Courtyard Garden Bed
14 Acanthus mollis
47 Clivia miniata
01 Cycas revoluta
05 Sapium sebiferum
06 Parthenocissus sikkimensis
00 Syzygium australe
00 Viola hederacea
09 Philodendron

Cool
Southerly
Breezes

Scale 1:200 (A1)



DEVELOPMENT

ISLINGTON APARTMENTS

CLIENT

N & J JONES SUPERFUND

C/- DUC ASSOCIATES
NEWCASTLE NSW

DEE TAYLOR

(AUST. INSTITUTE LANDSCAPE
DESIGNERS & MANAGERS)

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NEWCASTLE NSW 2300

PH: (02) 4929 1643

MOB: 0412 556 512

EMAIL: deetaylor_landscapedesign@yahoo.com.au

LOCATION

LOT 21 DP 1052505
No.22 MILFORD STREET & THE AVENUE
ISLINGTON NSW

TITLE

PROPOSED LANDSCAPE DESIGN
GROUND LEVEL SITE PLAN

CHECKED BY:

DATE:

APPROVED BY:

DATE:

DT

30.05.06

DT

30.05.06

DESIGNED BY:

FOLDER:

REFERENCE No.

D.TAYLOR

DUC/JONES

DUC

DRAWN:

DRAWING No.

REV.

D.TAYLOR

21911

DATE:

SCALE:

16.05.05

1:200 @ A1 NT5 SH1 OF 4

REV	ISSUED FOR APPROVAL	BY	DATE	APPR.
D	ISSUED FOR APPROVAL	DT	14.05.05	DT
REV	REVISION	BY	DATE	APPR.