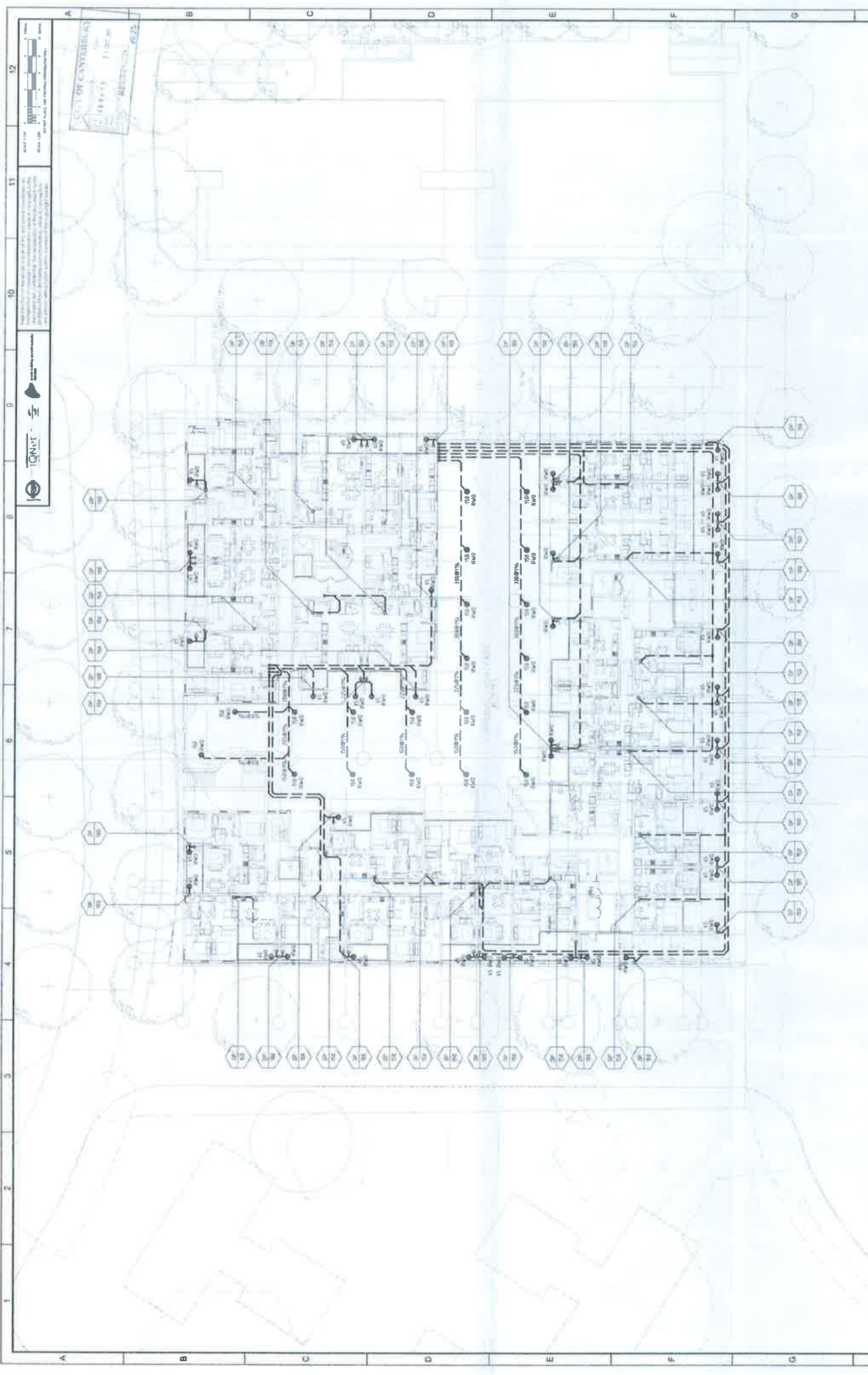




PAYCE COMMUNITIES Level 37, Colley Tower 2 Colley Square Sydney, NSW 2000		TURNER+ASSOCIATES 11/11/19 11/11/19 11/11/19 11/11/19	
PROJECT INFORMATION PROJECT NAME: RIVERWOOD NORTH - STAGE 1, PRIVATE PROJECT ADDRESS: Future Lot 2, Kentucky Road, Riverwood PROJECT TYPE: Residential PROJECT STATUS: Approved PROJECT DATE: 11/11/19		CLIENT INFORMATION CLIENT NAME: PAYCE COMMUNITIES CLIENT ADDRESS: Level 37, Colley Tower CLIENT CITY: Sydney, NSW 2000 CLIENT PHONE: (02) 9550 1234 CLIENT EMAIL: info@payce.com.au	
DESIGNER INFORMATION DESIGNER NAME: TURNER+ASSOCIATES DESIGNER ADDRESS: 11/11/19 DESIGNER CITY: Sydney, NSW 2000 DESIGNER PHONE: (02) 9550 1234 DESIGNER EMAIL: info@turner.com.au		REVISIONS REVISION NO. 1 REVISION DATE 11/11/19 REVISION DESCRIPTION: Initial Design	



PROJECT ROVERWOOD NORTH - STAGE 1, PHASE 1 Future Lot 2, Kentucky Road, Roverwood Lower Ground Plan DA Plans 1/260		CLIENT PAYCE COMMUNITIES Level 17, Chifley Tower 2 Chifley Square Sydney, NSW 2000	
DATE 14.05.2020	SCALE 1:100	DESIGNER TURNER+ASSOCIATES 1/45 BATHURST STREET, SYDNEY, NSW 2000	DATE 11/10/20
PROJECT NO. 11010	DATE 11/10/20	DESIGNER TURNER+ASSOCIATES	DATE 11/10/20



TURNER+ASSOCIATES 147 Macquarie Street, Suite 200, Sydney, NSW 2000 Phone: (02) 9233 1111		Floeth SUSTAINABLE BUILDING CONSULTANTS Level 1, Corner 1 Cherry Avenue Cherrywood 2567 NSW Phone: (02) 9419 4100 Fax: (02) 9419 4101 www.floeth.com.au		RIVERWOOD NORTH PRIVATE APARTMENTS STAGE 1 WASHINGTON AVENUE & KENTUCKY ROAD, RIVERWOOD		STORMWATER CONCEPT PLAN		DR: JA MAY 2011 1:200 @ A1		RW2 HY DA 11094 006 3	
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PAYCE COMMUNITIES

2 Cedar Square
Sydney NSW 2000

RIVERWOOD NORTH - STAGE 1, PRIVATE

Private Lot 2, Merriandy Road, Riverwood

Level 01 Plan
DA Plans 1:200

TURNER + ASSOCIATES

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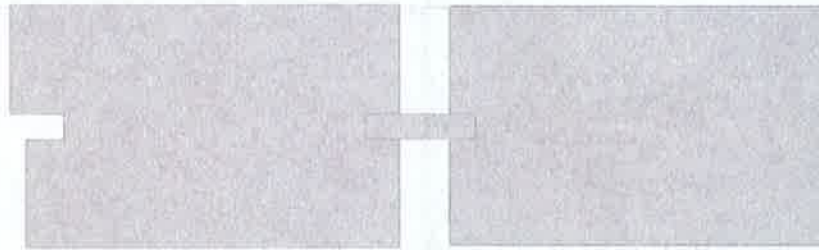
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Project Name		Riverwood North - Stage 1 Private		Client		Turner + Associates	
Project Address		Future Lot 2, Kentucky Road, Riverwood		Project No.		DA115	
Project Stage		DA Submission		Scale		1:200	
Project Date		11/01/10		Project No.		1	
Project Name		Riverwood North - Stage 1 Private		Client		Turner + Associates	
Project Address		Future Lot 2, Kentucky Road, Riverwood		Project No.		DA115	
Project Stage		DA Submission		Scale		1:200	
Project Date		11/01/10		Project No.		1	
Project Name		Riverwood North - Stage 1 Private		Client		Turner + Associates	
Project Address		Future Lot 2, Kentucky Road, Riverwood		Project No.		DA115	
Project Stage		DA Submission		Scale		1:200	
Project Date		11/01/10		Project No.		1	

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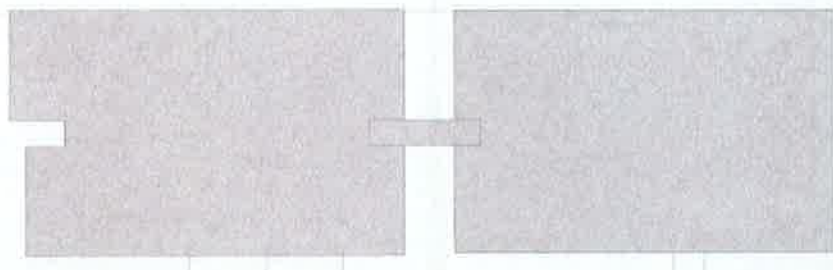
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PAYCE COMMUNITIES Level 03 Chaley Tower 2 Chaley Square Sydney NSW 2000		REVENWOOD NORTH - STAGE 1, PRIVATE Future Lot 2, Kentucky Road, Revenwood Level 03 Plan DA Plan 1200		Project No: 1010 Date: 10/10/20 Drawn By: DA Checked By: DA Approved By: DA Scale: 1:1000	TURNER + ASSOCIATES 11-12 Green Street, Sydney NSW 2000 Phone: 02 9231 1234 Email: info@turner-associates.com.au
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Project: RIVERWOOD NORTH - STAGE 1 PRIVATE
Future Lot 2, Kentucky Road, Riverwood
Level 03 Plan
DA Plan 1:200

Client: PAYCE COMMUNITIES
Level 03, Chifley Tower
2 Chifley Square
Sydney, NSW 2000

Project No: 11950
DA Submission: DA118
Date: 11/05/2024
Scale: 1:200

Author: J. Smith
Checked: M. Jones
Drawn: K. Lee
Reviewed: P. Brown

City of Canterbury
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Project Name: RIVERWOOD NORTH - STAGE 1, PRIVATE		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Address: Future Lot 2, Kentucky Road, Riverwood		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Description: Level 08, Roof Plan		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Number: DA Plans 1:200		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Engineer: TURNER+ASSOCIATES		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Designer: TURNER+ASSOCIATES		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Checker: TURNER+ASSOCIATES		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Approver: TURNER+ASSOCIATES		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Status: In Progress		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Location: Riverwood North, Stage 1, Private		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Notes: Level 08, Roof Plan		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Details: DA Plans 1:200		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Contact: TURNER+ASSOCIATES		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Phone: 02 9200 1000		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Email: info@turnerplus.com.au		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Website: www.turnerplus.com.au		Date: 11/10/11		Scale: 1" = 10' 0"	
Project Logo: TURNER+ASSOCIATES		Date: 11/10/11		Scale: 1" = 10' 0"	



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Project Name: RIVERWOOD NORTH - STAGE 1 PRIVATE
Project Address: Future Lot 2, Kentucky Road, Riverwood
Project No: DA119
Project Stage: Level M, Pkg
Project Date: 14/07/2019

Client: PACE COMMUNITIES
Level 37, Crutcher Tower
2 Crutcher Square
Sydney, NSW 2000

City of Canterbury
Date: 14/07/19
Time: 14:02:00
Received

Turner + Associates
110/10 Pacific Highway
Sydney, NSW 2000
Phone: (02) 9550 1100
Fax: (02) 9550 1101
Email: info@turner-associates.com.au
Website: www.turner-associates.com.au

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PAYCE COMMUNITIES
Level 37, Chifley Tower
2 Chifley Square
Sydney NSW 2000

LEVEL 08 PLAN
DA Plans 1.200

1	09/08/18	0	Development Applications Street
App. No.	Date	Appointed To	Appointed Status
12004141	09/08/18	11010	YES, A.C. JR. JR
Applicant	App. No.	App. No.	App. No.
DAE COMMUNICATION	11010	DA121	1

TURNER+ASSOCIATES

1401 Glenview Street, Suite 200, North York, Ontario
 1401 Glenview Street, Suite 200, North York, Ontario



Apartments

- Apartment**

Total: 20

Note: Indicative window location shown



Plan Adapted



Plan Pre-Adapted

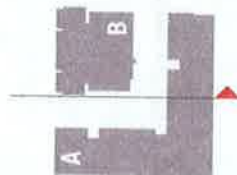


The rendering shows a modern, multi-story building with a mix of brick and light-colored panels. The building is situated on a corner lot. The streets shown are Clark Street, Main Street, and 10th Avenue. The building is surrounded by landscaping, including trees and shrubs. The rendering is labeled with 'Site Boundary' and 'Main Street'.

DATE	APPROVED BY	RECEIVED DATE	TIME
09/11/17			
NAME	ID NO.	ISSUE DATE	ISSUE TIME
DAVID	11010	09/11/17	10:30
SIGNATURE	DATE	TIME	
[Signature]	09/11/17	10:30	

JUMPER+ASSOCIATES
110 Crown Mews Entry North Sydney NSW 2060 Australia

PROJECT TITLE
RIVERWOOD NORTH - STAGE 1, PRIVATE
Future Lot 2, Kentucky Road, Riverwood



WAVY LINES & FUNCTIONAL LINES

Ref.	Author(s)	Year	Country	Sample Size (n)	Sample Type	Study Design	Findings
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NAME _____

Level 37, Chifley Tower
2 Chifley Square
Sydney, NSW 2000

THERMAL SPECIFICATION

THERMAL SPECIFICATION

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976	Pharm. Ther. 1990; 11: 185-192.
977	Pharm. Ther. 1990; 11: 193-200.
978	Pharm. Ther. 1990; 11: 201-208.
979	Pharm. Ther. 1990; 11: 209-216.
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981	Pharm. Ther. 1990; 11: 225-232.
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181	196 H. J. Auer, G. S. Meyer (1971)
182	F. L. Bailey, R. W. Taylor and J. M. Smith (1971)
183	R. W. Bailey, F. L. Bailey and J. M. Smith (1971)
184	J. M. Smith, R. W. Bailey and F. L. Bailey (1971)
185	J. M. Smith, R. W. Bailey and F. L. Bailey (1971)

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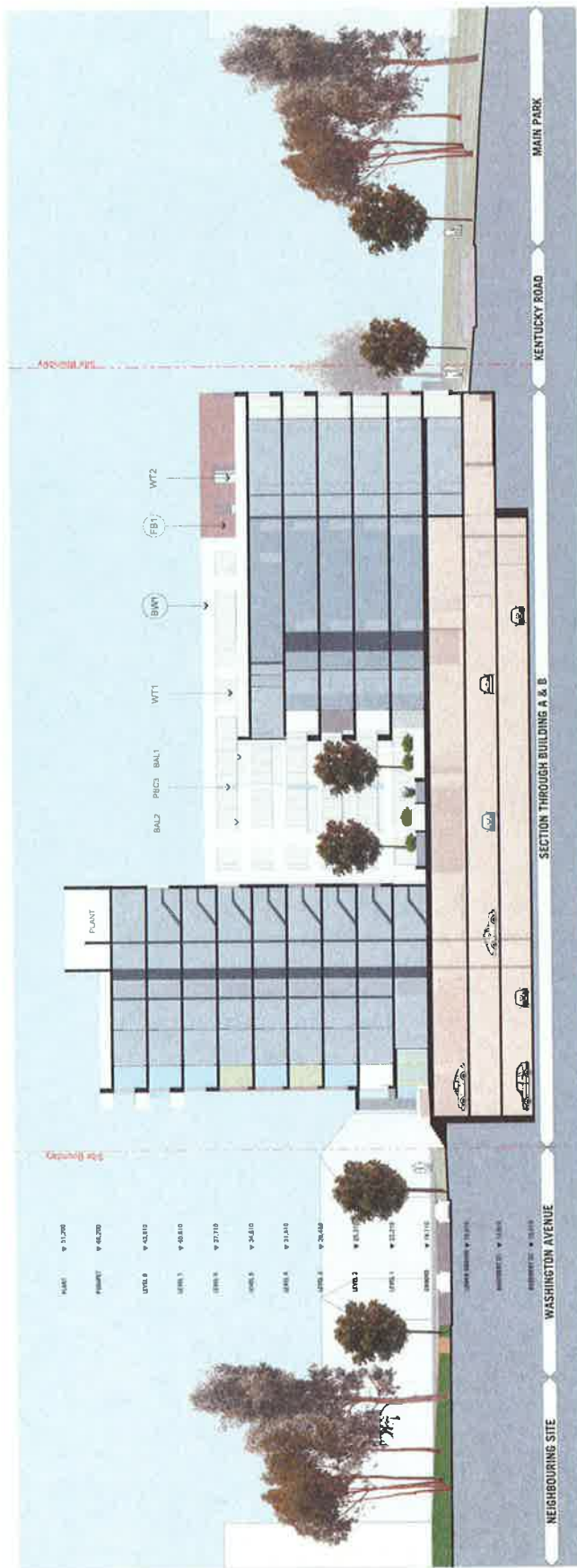
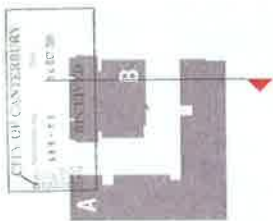
RIVERWOOD NORTH - STAGE 1, PRIVATE
Future Lot 2, Kentucky Road, Riverwood

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TURNER + ASSOCIATES



SECTION CC

MATERIALS & FINISHES LEGEND

- 1. Concrete
- 2. Brick
- 3. Glass
- 4. Steel
- 5. Timber
- 6. Paint
- 7. Plaster
- 8. Carpet
- 9. Tiles
- 10. Other

LEVELS

- 1. Level 1
- 2. Level 2
- 3. Level 3
- 4. Level 4
- 5. Level 5
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LEVELS

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PAYCE COMMUNITIES

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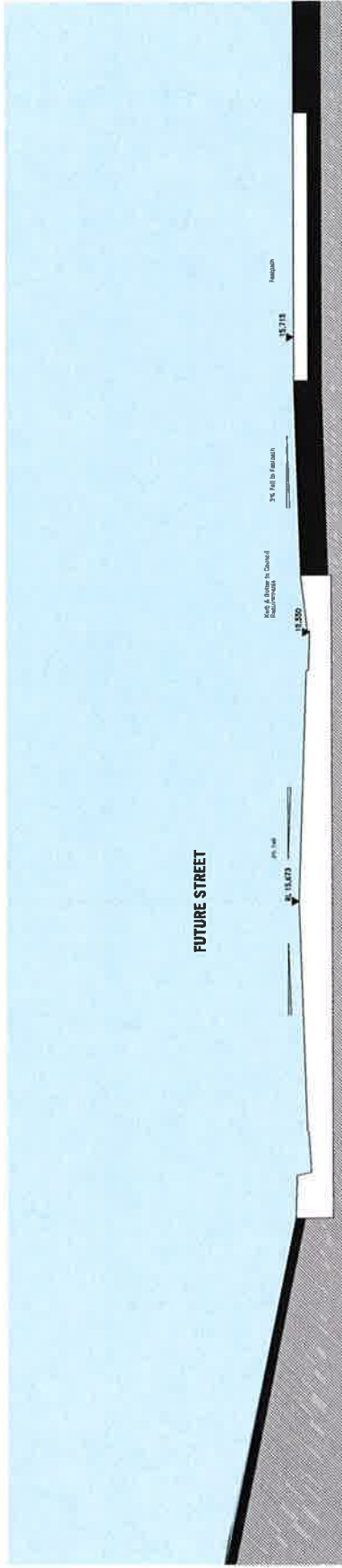
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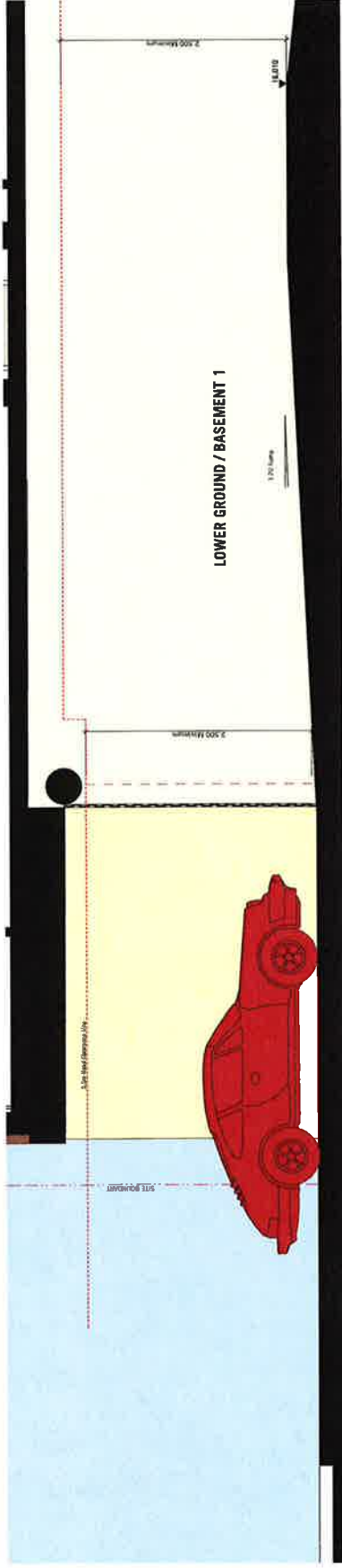
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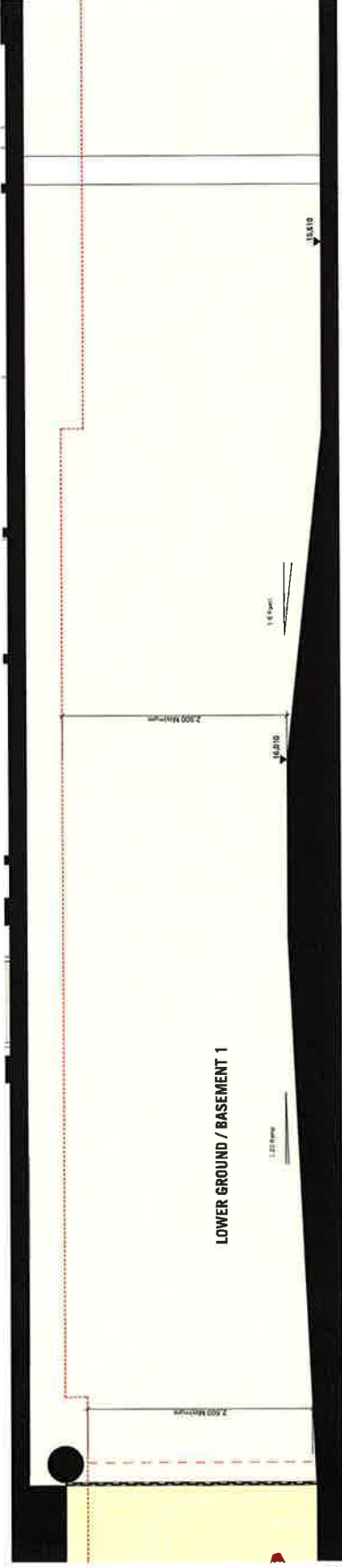
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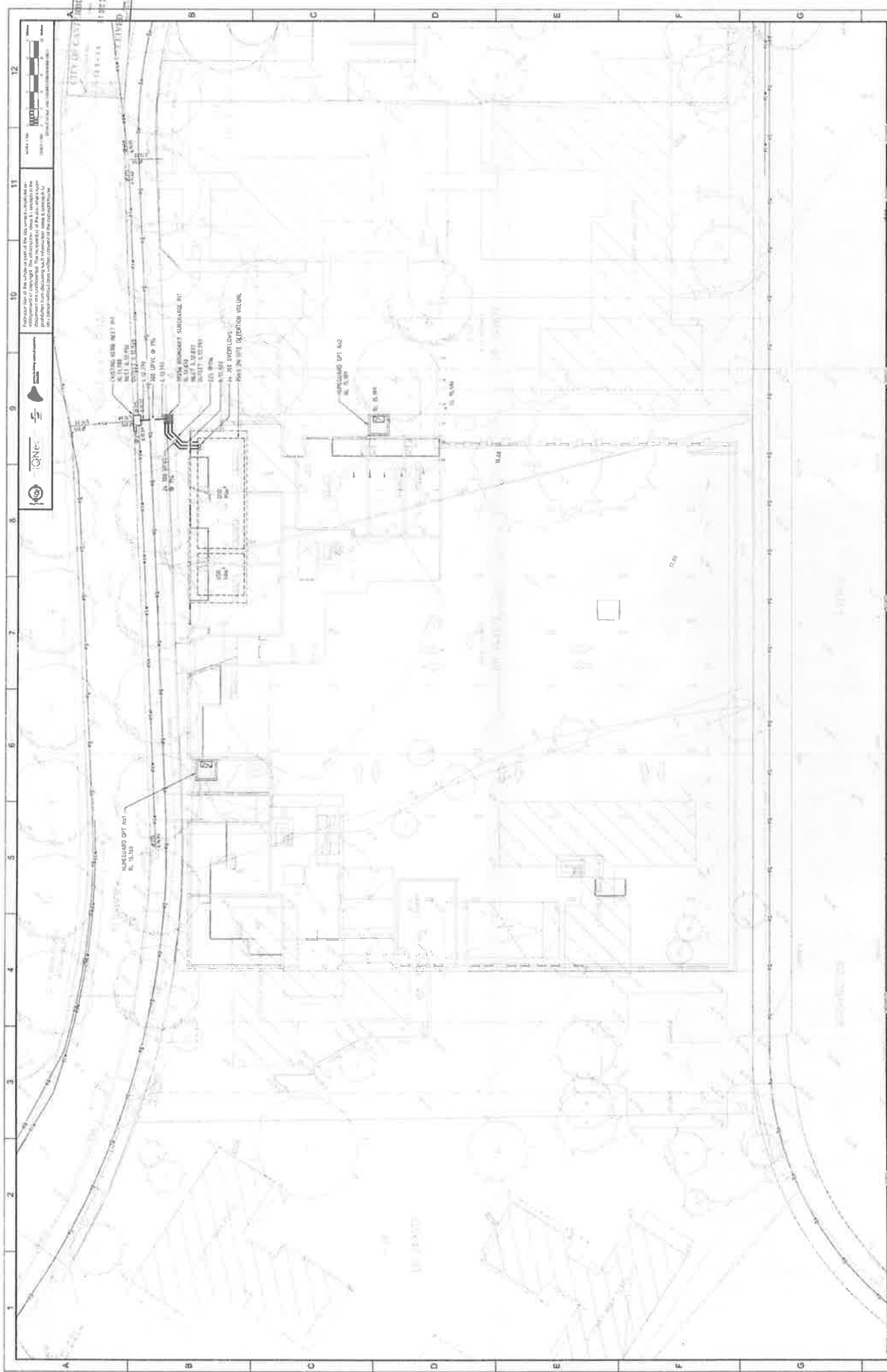
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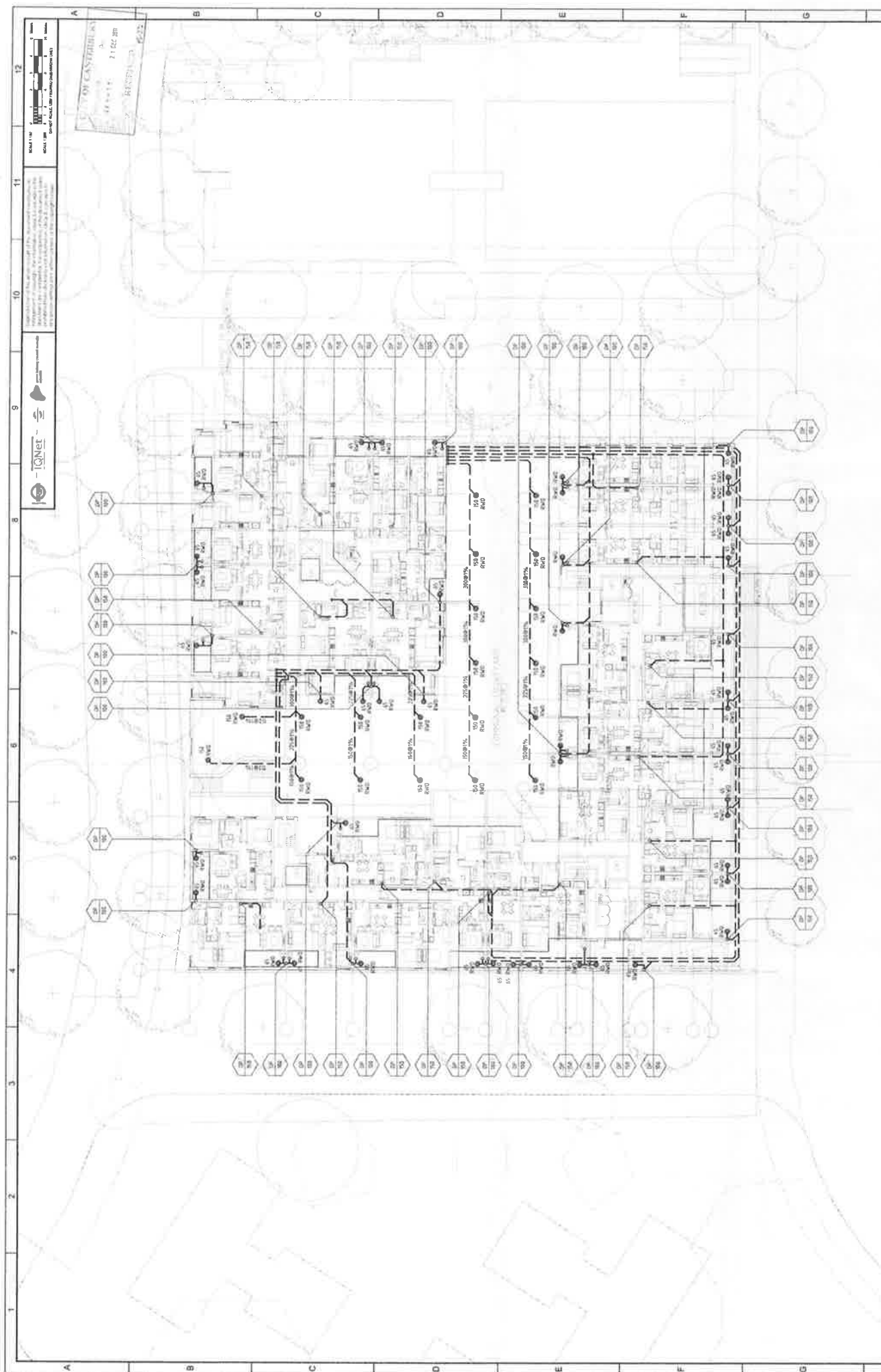
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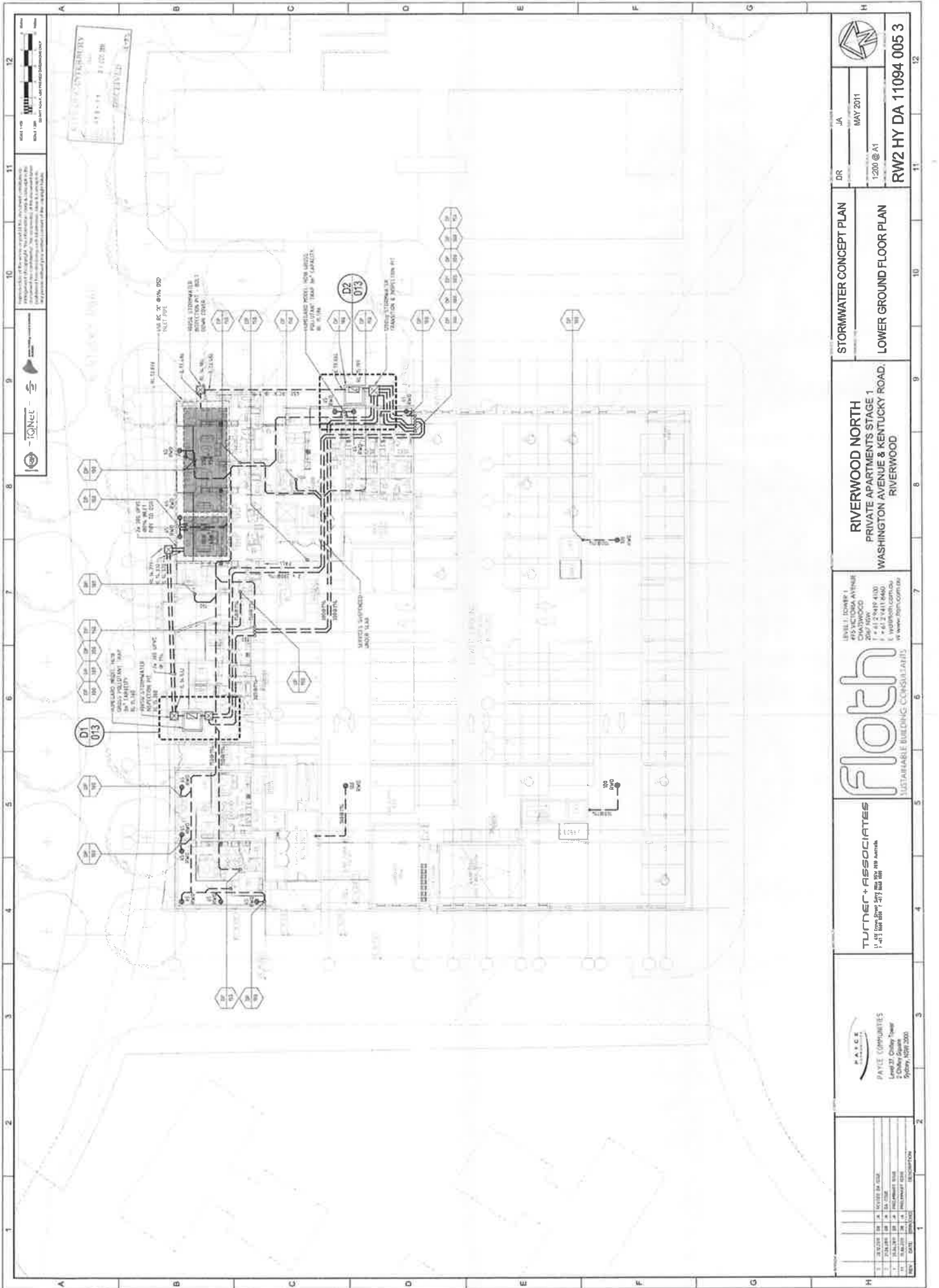
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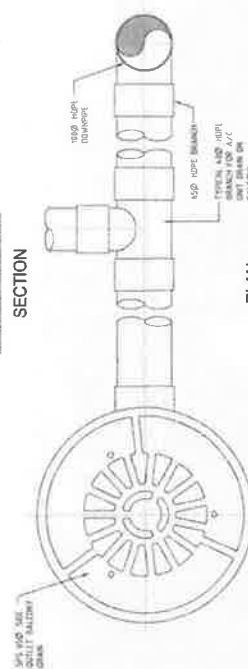
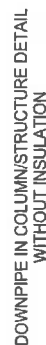


 PAYCE COMMUNITIES Level 20, Collyer Tower Sydney, NSW 2000		TURNER & ASSOCIATES 11-13 Bond Street, 2nd Floor, Sydney NSW 2000		 Floth SUSTAINABLE BUILDING CONSULTANTS Level 1, Tower 1 475 Victoria Avenue Chatswood NSW 1585 Tel: +61 2 9416 4100 Fax: +61 2 9411 8460 Email: info@floth.com.au Website: www.floth.com.au		RIVERWOOD NORTH PRIVATE APARTMENTS STAGE 1 WASHINGTON AVENUE & KENTUCKY ROAD, RIVERWOOD		STORMWATER CONCEPT PLAN SITE PLAN		DR: _____ UA: _____ MAY 2011 1:200 @ A1 RW2 HY DA 11094 002 3
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P.A.C.E. CONSULTANTS PAYCE CONSULTANTS Level 12, Oakley House 2 Oakley Square Sydney, NSW 2000		TURNER & ASSOCIATES 1-175 Macquarie Street, Suite 200 Sydney, NSW 2000		Floeth SUSTAINABLE BUILDING CONSULTANTS		RIVERWOOD NORTH PRIVATE APARTMENTS STAGE 1 WASHINGTON AVENUE & KENTUCKY ROAD RIVERWOOD		STORMWATER CONCEPT PLAN UPPER GROUND FLOOR PLAN		DR: JA MAY 2011 1:200 @ A1 RW2 HY DA 11094 006 3	
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PLAN
MINOR TERRACE/BALCONY DRAIN DETAIL

7	16 JUL 2017	18	19	20 JUL 2017
2	17 JUL 2017	24	25	26 JUL 2017
3	23 JUL 2017	28	29	30 JUL 2017
4	31 JUL 2017	31	1	2 AUG 2017

PACE COMMUNITIES
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Chifley Square
Sydney NSW 2000

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RIVERWOOD NORTH
PRIVATE APARTMENTS STAGE 1
WASHINGTON AVENUE & KENTUCKY ROAD,
RIVERWOOD

DETAIL SHEET
SHEET 2 OF 7

DR	JA	
	MAY 2011	
AS SHOWN @ A1		

RW2 HY DA 11094 008 3

1. MEET TO DISCUSS DESIGN, PERMITS AND CONSTRUCTION OF SEDIMENT FENCE.
2. ALL PITS A PREWORK SYSTEMS WITH PROPOSED DRAINAGE SYSTEMS SHALL BE NOTED FIRST BY YOUR MASTERPIECE AND DURING THE DURATION OF THE CONSTRUCTION WORKS.
3. ALL LOGS WORKED SHALL AND EXCAVATION MATERIAL SHALL BE STOCKPAILED AS FAR AS POSSIBLE FROM SEDIMENT FENCES PRIOR TO REMOVAL. EXCESSIVE COMPACTION OR REMOVAL FROM SITE.
4. EXCESSIVE SEDIMENT BUILDUP SHALL BE REMOVED BY REGULAR MAINTENANCE OF SEDIMENT FENCES.
5. WHERE APPLICABLE, APPROVED LANGUAGE SHALL BE USED TO IDENTIFY AREAS OF SEDIMENTATION OR DOCUMENTED AREAS SHALL COMPLY WITH THE EARLIEST OF THE FOLLOWING: A. EROSION CONTROL MEASURES. B. CONSTRUCTION OPERATIONS.

CONSTRUCTION OF SEDIMENT FLINGS AND ANY OTHER EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE URBAN EROSION AND SEDIMENT CONTROL MANUALS PUBLISHED BY THE DEPARTMENT OF CONSERVATION AND WATER RESOURCES. THE DEPARTMENT IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF EROSION CONTROL MEASURES.

Diagram illustrating the cross-section of a filter bed. The flow is indicated by arrows pointing downwards. The layers from top to bottom are:

- STRAW BALES, SIZED TO OPENING
- COARSEST SIEVE
- OUTLET TO HALF HEIGHT OF WATER
- FINE SAND

PAYCE COMMUNITIES
Level 37, Chifley Tower
2 Chifley Square
Sydney, NSW 2000

[illegible]

1. FLOCCULATION TO BE USED IF WATER IS NOT CLEAR (IE SEDIMENT GREATER THAN 100/L) PRIOR TO DISCHARGING FROM TEMPORARY PUMP OUT

2. FOR RATES AND AGENTS, SEE APPENDIX "E" OF HOUSING NSW "MANAGING URBAN SW SOILS & CONSTRUCTION"

DRAINAGE IN GUTTER

ROOF

Diagram illustrating the cross-section of a road construction project, showing various layers and dimensions:

- Top layer: 20cm
- Base layer: 15cm
- Sub-base layer: 10cm
- Drainage layer: 10cm
- Concrete curb: 10cm
- Concrete curb: 10cm
- Labels: ROAD, ROAD

flotek
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F + 61 2 941 18460
E info@flotek.com.au
W www.flotek.com.au

[illegible]

7. MAINTAIN ALL RECORDS AND SUPPORT DOCUMENTS TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AGENCY.
8. WHEN CONCRETE PITS ARE CONSTRUCTED PREVENT SOIL FROM ENTERING THE PITS UNLESS IT HELPS THE PITS BECOME PITS AT ANY ONE MOMENT.
9. IMPROVE THE AREA OF THE PITS BEING DISPOSED AT ANY ONE MOMENT.
10. PROTECT ALL VESSELS OF MATERIALS FROM SPILLAGE AND LOSS. DO NOT STORE OR LOOSE MATERIAL IN RECEPTS, NAIL DRUMS, NAIL OR BUSH WATERSHOEDS.
11. 2. ALL SOIL AND MATERIALS SHOULD BE PLACED IN A PITS IN PLACE AT THE END OF EACH WORKING DAY AND MODIFIED TO BEST SUIT THE CONDITIONS.
12. FOLLOW MATERIAL FROM DISPOSITION OF THE SITE. SOON THAT IT DOES NOT INTERFERE WITH CONSTRUCTION WORK.
13. ALL VESSELS LEAVING THE SITE SHALL BE CLEANED AND INSPECTED BEFORE LEAVING THE SITE.
14. IT IS CLEANED AT ALL DISPOSITION AND STORAGE OF MATERIALS AT EACH STOPPING PLACE.
15. WHEN THE PITS ARE ATTACHED WITH A FLOW FROM DISPOSITION WITH ASSIGNED

[illegible]

DETAIL SHEET

RW2 HY DA 11094 009 3

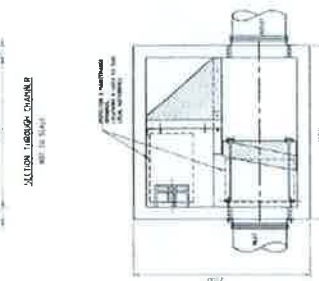
Cellulose Area	Pre Dev	Post Dev	OSD	Cutter Flow	Length (in)	Slope (%)	Roundness
Impervious Area (%)	10	10	10	100	Δ 0		
Impervious Area (%)	10	10	10	100	Δ 0		
Draining Through (%)	10	10	10	100	Δ 0		
Cutter Flow	10	10	10	100	Δ 0		

ON SITE DETENTION		BANKSTOWN	
Runoff, 100 Year Recurrence	Colliemore Ave	1m ²	4572
Impervious Area	Pipe Dia	1964	10
Impervious Area	Pipe Dia	1964	81
Draining through OSD		1964	120
Gutter Flow		1964	6.0
Length (m)	Slope (%)	1964	10
	1964	10	10

Runoff and Reference	mm ²	%	%	%	mm ²	length (m)	Slope (%)	Roughness
Catchment Area								
Impervious Area Pre Dev								
Impervious Area Post Dev								
Draining Through OSD								
Culter Flow								

UNIT 10

1775. Applied a variety of means early before the disease for a full recovery. The treatments which are standard



Duration	Average Recurrence Interval				
	3 YEARS	2 YEARS	5 YEARS	10 YEARS	20 YEARS
SALES	97.5	117	152	168	197
MANUFACTURING	50.1	110	141	155	183
TRANSPORTATION	75.8	90.2	116	126	150
MANUFACTURING/TRANSPORTATION	83.2	98.1	125	136	159
1 YEAR	83.7	53.9	79.5	79.6	92.0
2 YEARS	28	16.7	48.0	54.6	57.3
3 YEARS	18.2	24.2	31.6	39.0	43.8
4 YEARS	13.5	16.8	24.4	27.8	31.1
5 YEARS	9.43	12.2	15.8	18.0	20.7
12 YEARS	6.34	7.32	11.0	11.6	13.4
24 YEARS	4.00	5.17	6.72	7.62	8.81
48 YEARS	2.55	3.30	4.40	4.92	5.70
72 YEARS	1.91	2.47	3.23	3.5	4.26

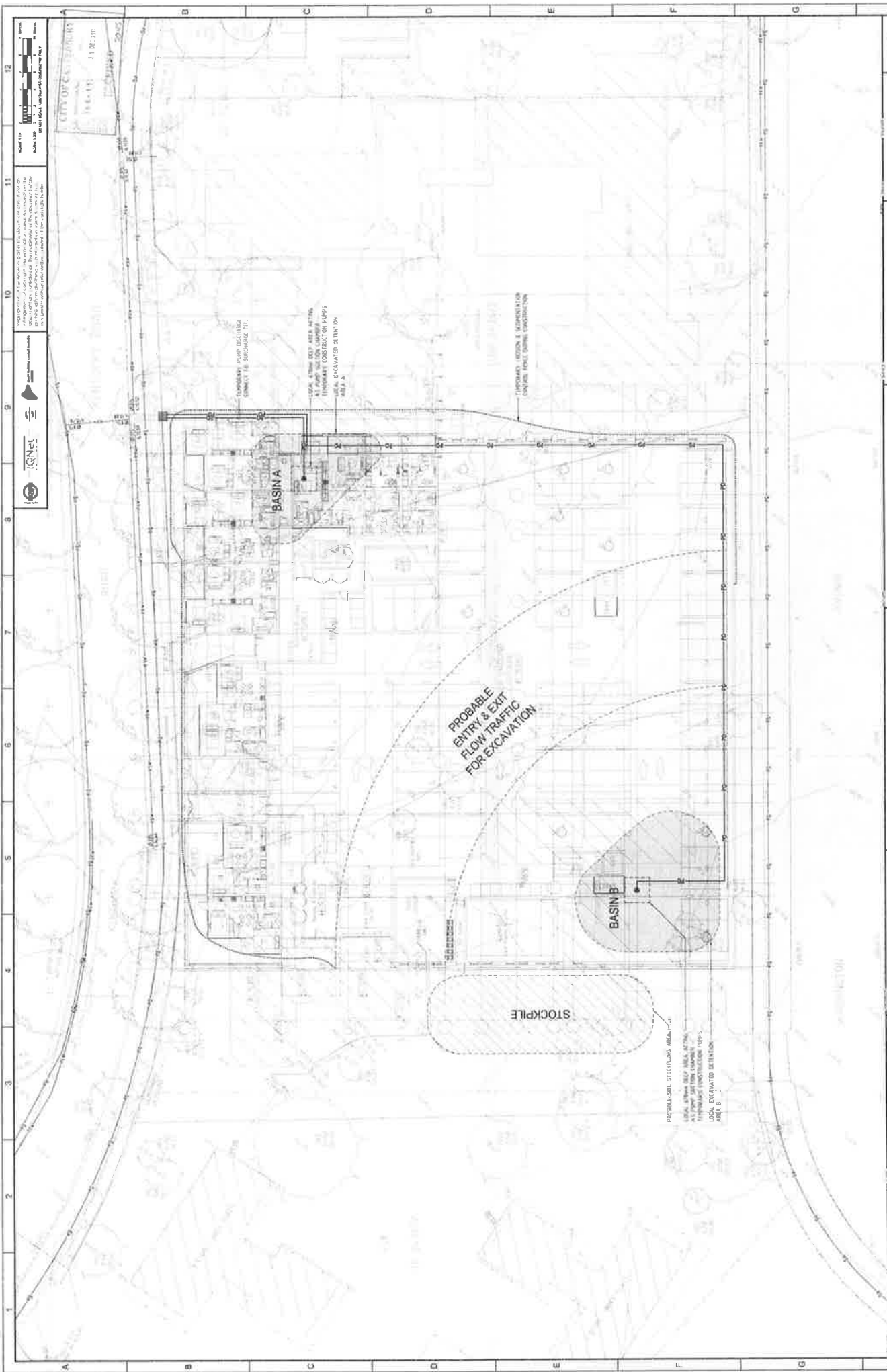


SCALE 123

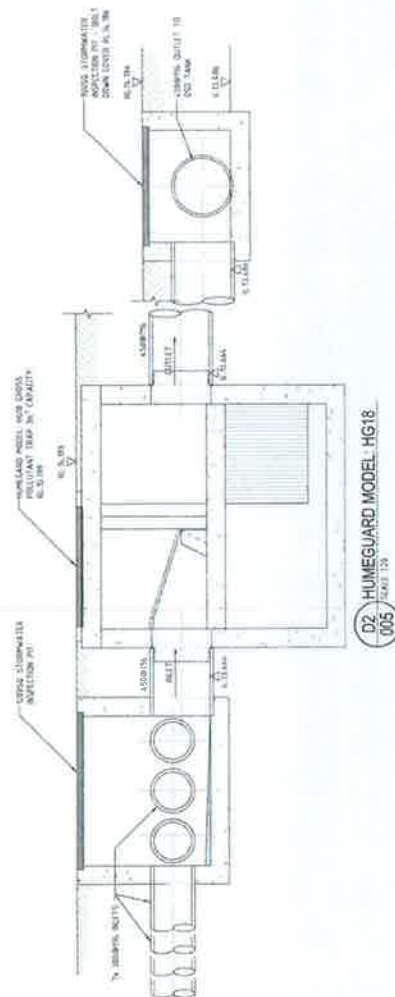
4	5	6	7	8	9

[illegible]

	11	12
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 Flood SUSTAINABLE BUILDING CONSULTANTS		TUMER ASSOCIATES 11/18/2011 11:58 AM FLOOD FILE: 0-Flowline		PAVE COMMUNITIES Level 31: Colby Tower		DR JA		STORMWATER CONCEPT PLAN		DR JA		DATE MAY 2011		1200 @ A1		RW2 HY DA 11094 011 3	
LEVEL 1, TOWER 1 405 VICTORIA AVENUE RIVERWOOD 2000 NSW T + 61 2 9419 1100 F + 61 2 9411 6600 9/ River Road, Sydney, NSW 2000		PRIVATE APARTMENTS STAGE 1 WASHINGTON AVENUE & KENTUCKY ROAD RIVERWOOD		SITE WATER MANAGEMENT PLAN		DR JA		STORMWATER CONCEPT PLAN		DR JA		DATE MAY 2011		1200 @ A1		RW2 HY DA 11094 011 3	



D1 HUMEGUARD MODEL: HG18
005 SCALE 1:28

D2 HUMEGUARD MODEL HG18
005 5403 129

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Tel: 206.462.4000 • Fax: 206.462.4001 • www.turner.com

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PAYCE COMMUNITIES
Unit 27, Chilly Tower
12 Chilly Square
Arlene, NJ 07001

RIVERWOOD NORTH
PRIVATE APARTMENTS STAGE 1
WASHINGTON AVENUE & KENTUCKY ROAD,
RIVERWOOD

STORMWATER CONCEPT PLAN

DR JA MAY 2011

RW2 HY DA 11094 012 1

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Floth
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 1-800-734-6662 | 602-734-6662

PAYCE COMMUNITIES
 10000 17th Avenue, Suite 1000
 Denver, CO 80202
 (303) 755-1000
 www.paycecommunities.com

Full Name	Age	Sex	DOB

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1500

INTRODUCTION
This landscape architectural report discusses the proposed landscape design philosophy for the proposed development of Fulur Lot 2 Kentucky Rd. Riverwood North, incorporating external spaces within the site boundary.

The landscape proposal has been prepared after review of, and in compliance with Council's DCP 45 – Landscape.

CONTEXT
This project lies within the redevelopment area known as the Riverwood North Residential Renewal Project.

The development includes lush green public open spaces where people can meet, relax and interact. In particular, upgraded streetscapes and public park areas, and a new public square contribute to the development of an open space network in the precinct.

DESIGN APPROACH
The landscape architectural approach to Future Lot 2 offers a diversity of external spaces that enhance apartment living. The layout seeks to strongly link internal and external spaces to maximise connectivity and integration between indoors and outdoors.

Privacy for residents has been addressed through the selection and placement of both evergreen and deciduous trees and screen shrubs.

Street frontages are designed to elevate neighbourhood character and contribute to the positive image of the development within the neighbourhood.

Vegetation is utilised to augment indigenous biodiversity, moderate environmental conditions, complement vertical building scale and forms, enhance privacy, and offer a rich ornamental landscape setting.

DESIGN STRUCTURE

1. Communal Courtyard
2. Deep Soil Zones

1. *Communal Courtyard – over structure*
- This 'L'-shaped podium courtyard utilises a central winding pathway to connect residents to each of the four lobby entries. Timber decking and seating are inserted at strategic nodal points to encourage social interaction and facilitate passive activity within the lush garden landscape. Planting is focussed on light-canooped trees providing dappled shade and sun, and seasonal variation. Planters of varying heights and forms extrude from the ground plane to provide a visual buffer between private courtyards and the communal spaces. Irregular forms provide a landscape of discovery, with diversity that can be employed equally

by levels of the space and residents overlooking from adjacent balconies. The northern courtyard offers elevated views across Kentucky Road to the large open space area identified as "Central Park" in the Riverwood North Residential Renewal Project landscape proposal. This upgraded park area offers extensive areas of lawn open space for active play.

2. Deep Soil Zones

The development site is bounded by four streets; Kentucky Road to the north, Washington Avenue to the South, and two proposed new streets to the East and West.

Deep soil zones are around the building periphery and at the northern slantway access to the communal courtyard. In both instances, canopy trees are proposed to utilise the soil depth available and mask building mass. Only small trees will be appropriate around the building periphery due to a narrow planting zone. Where appropriate, groundcovers, shrubs and small trees will be planted to provide privacy to ground floor residences and contribute colour and visual interest to the streetscape.

URBAN ELEMENTS

Design of urban elements such as paving, street furniture, signage, and lighting will be developed during detailed design.

PLANTING DESIGN

Trees located on podiums and closer to building facades, include deciduous species to assist passive solar efficiency and the microclimate of private open spaces. A range of soil / planter depths will be provided across the podium courtyard spaces to create visual interest. Species selection will be matched to available soil depth requirements in accordance with Council's requirements as follows

- 300 - 450mm for turf and groundcovers
450 - 600mm for small shrubs
600 - 750mm for medium shrubs and
750 - 900mm for small trees

Immediate surrounds of the building will be planted deep soil zones promoting infiltration reducing stormwater discharge rates and increasing on-site storage capacity. Small tree planting is proposed due to close proximity to the building. Trees will be planted where appropriate to screen ground floor residences for privacy and provide color and visual interest to the streetscape.

The habit and form of canopy trees will provide a dappled illigree of light and shade providing environmental amelioration year round. A range of species including local native and exotic will be used to promote biodiversity and robustness within the planting scheme. Low growing plant species will be located where appropriate to ensure clear pedestrian views and site lines.

Consideration will be given to the incorporation of low water demand and low

Design Intent (cont.)



Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height etc.

EROSION AND SEDIMENT CONTROL

The contractor will be required to control and filter the runoff from areas disturbed by the development's activities. Sediment Control measures will be the first items constructed when work begins and regular maintenance of these measures shall be undertaken during the full extent of the construction activities on site. The contractor will adopt the control management procedures to on-site conditions and provide the Superintendent with documentation of this upon request.

The Contractor shall maintain the erosion control measures installed until the Superintendent accepts that continued maintenance of an erosion control measure is no longer required.

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Public area lighting will be configured to ensure impact on private residences is minimised and anti-social behaviour is discouraged.

DRAINAGE

- Provide drainage cell to all soft landscape zones on structure
- Provide subsoil drainage pipe to all gardens on deep soil

IRRIGATION

- Irrigation to be included as a design & construction item within the tender package.
- Irrigation will be provided to all soft landscape areas.

SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species. For indigenous vegetation soil profiles will be provided which have modest nutrient levels particularly phosphorus. Suggested material would equal Australian Native Landscapes "Low P" mixture. In areas where exotic species are to be planted an industry standard organic soil mixture will be provided. Consideration will be given to the planting arrangement to ensure species sensitive to nutrient will be grouped together.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Underservice lighting will be incorporated within communal courtyard spaces through inset wall lighting for access, and within decking and seating to enable nighttime recreational use.

PLANT ESTABLISHMENT MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour for a period of 52 weeks after practical completion.

Works will include:

- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated.
- Replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- Lawn must be mowed to maintain a leaf blade height of no greater than 50mm.
- Suppression of weed growth.
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements.

maintenance plant species in all areas to reduce mains consumption and fertiliser contamination or drainage water.

WATER MANAGEMENT

Water sensitive urban design principles will be incorporated into the landscape design. Where feasible water will be directed to deep soil zones to maximise infiltration and recharge aquifers. Levels and grading design will be consistent with overall stormwater requirements.

AMENITY

Solar access and natural ventilation has been maximised by selecting a variety of tree species to suit varying requirements throughout the site. Deciduous and light-canopied trees have been nominated for communal courtyards and in close proximity to building facades.

Visual privacy needs of the residents have been addressed in the planting design. The desire for an outlook to communal and public areas is balanced with the need for privacy internally and externally, during day and night.

The new substitution on the eastern edge of the building is acknowledged as a visual constant and screen planting has been provided as a buffer. Dense shrubs and groundcover plantings offer screening at ground level whilst the elevated communal courtyard space adjacent uses planters to direct views inward and away from the podium edge. Planting design will take into account substation setback requirements.

ACCESSIBILITY

All people who live in and visit the development can enjoy the communal areas. Gently graded pathways will provide accessibility for all age groups and degrees of mobility, ensuring that residents can access site amenities comfortably.

Path widths are of an adequate size to accommodate the movement of furniture. Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building and private courtyard entries, and service areas. The communal courtyard area is accessible from all four proposed lobbies, and also a stairway access on Kentucky Rd. The latter access point ensures maximum connectivity between the apartments and public open space adjacent.

SAFETY

Safe ground level entry and exit will be provided day and night, reducing opportunities for crime. This will be achieved by enabling casual surveillance reinforcing territory, controlling access and managing space.

Low planting around the lobby entries will provide clear lines of sight to the secure entries from the street and communal courtyard.

			Project: Future Lot 2, Kentucky Rd. Riverwood North	Drawn: The DESIGN INTENT	0923	LA-00A-002 20.12.11 Development Application	B

Landscape Masterplan

CITY OF CANTERBURY	
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Community Garden

Salt Pan Creek Wetland

Canterbury
Community Centre

WORKS BEYOND FUTURE LOT 2
NOT PART OF THIS DEVELOPMENT
APPLICATION

KENTUCKY ROAD

Key

- ① Future Lot 2 Kentucky Rd
- ② Central Park
- ③ Garden Square
- Riverwood North Redevelopment
- - - Site Boundary
- - - Future Lot 2 Site Boundary

Building B

Building A

WASHINGTON AVE



123 Main Street
Riverwood North
New South Wales 2170
Phone: 02 9555 1234
Fax: 02 9555 5678
Email: info@turf.com.au
Web: www.turf.com.au

Project: Future Lot 2, Kentucky Rd,
Riverwood North

Owner's Name:
LANDSCAPE
MASTERPLAN

Drawn: L.A. 100
Date: 20.12.11
Scale: 1:1000
Development Application

B

Landscape Plan

CITY OF CANTERBURY
Date
Application No.
489-11
21 DEC 2011
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ALL WORKS BEYOND FUTURE LOT 2 BOUNDARY
NOT PART OF THIS DEVELOPMENT APPLICATION

- Key**
- 1 Communal Courtyard on Podium
 - 2 Deep Soil Street Frontages
 - 3 Electrical Substation
 - 4 Direct link to Central Park
 - 5 Raised Planter in deep soil

Future Lot 2 Site Boundary



New Trees

Deep Planter (750-900mm)

Medium Planter (550-650mm)

Low Planter (300-450mm)

Lawn

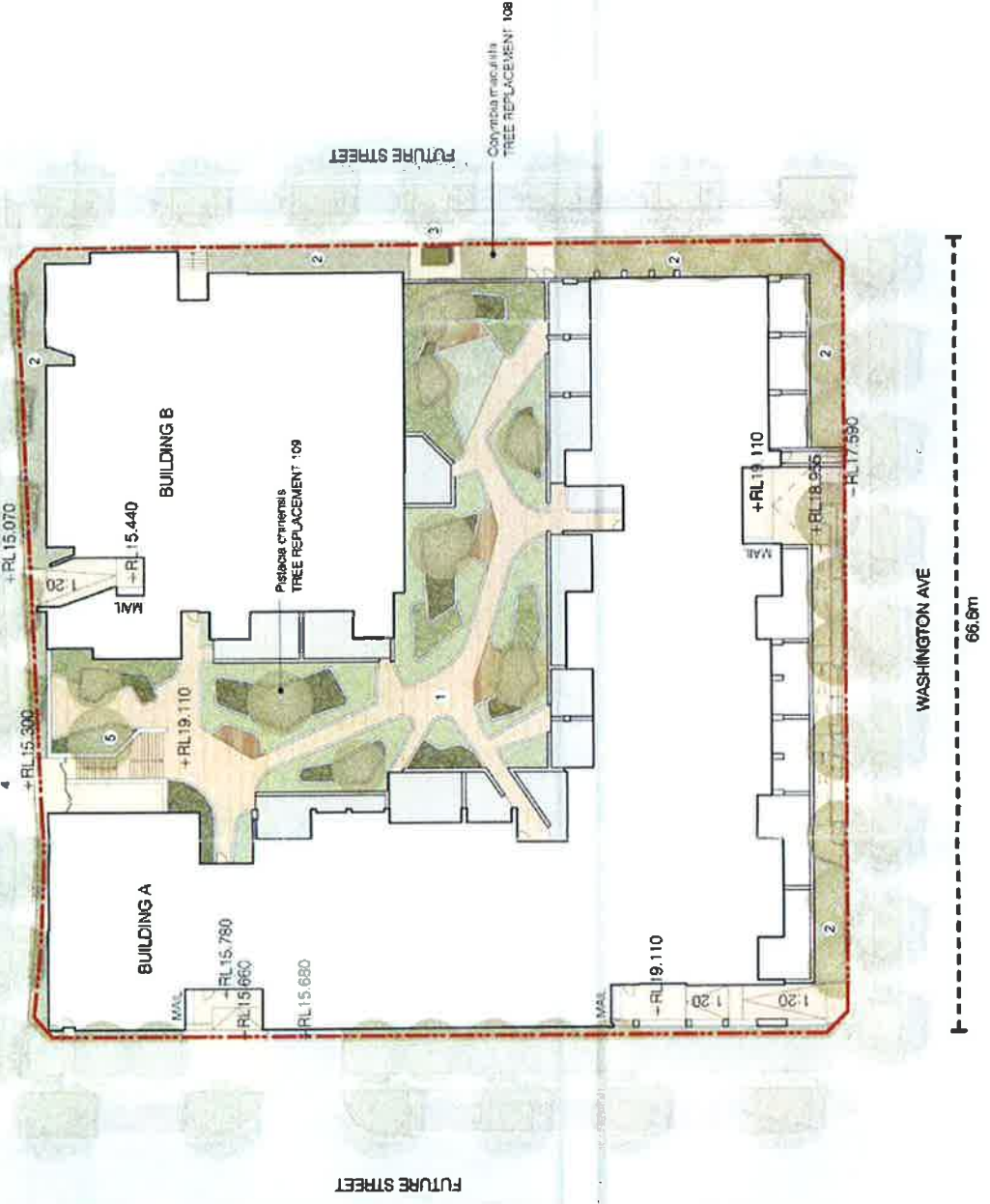
Streetscape Planting / Deep Soil Zones

Concrete Paving

Unit Paving

Flush Timber decking

Private Terraces



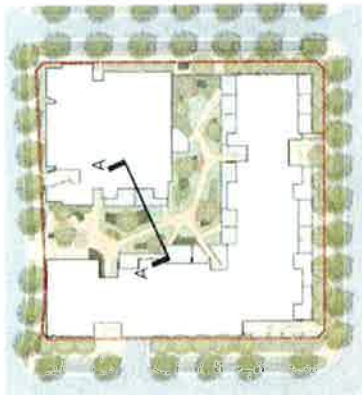
Project
Future Lot 2, Kentucky Rd.
Riverwood North

Drawing title
LANDSCAPE PLAN

Sheet No.
0923

Sheet No.
1-489-101

Development Application
1-489-101
21 DEC 2011



Section AA - Communal Courtyard

CITY OF CANTERBURY	
City Application No:	11-000123
Date:	7 1 DEC 2011
By:	11-000123
For:	11-000123
By:	11-000123
For:	11-000123
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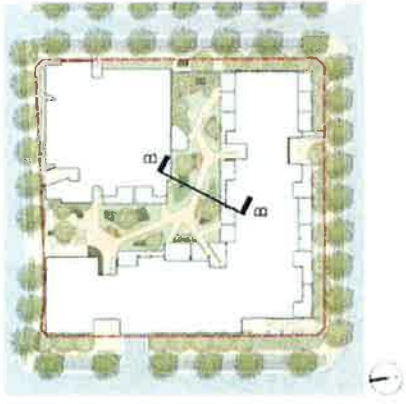


Private Terrace

Communal Courtyard

Private Terrace

			Project: Future Lot 2, Kentucky Rd, Riverwood North	Section AA COMMUNAL COURTYARD	0923	LA-0A-201	B
					11-000123	20 12 11	Development Application



Section BB - Communal Courtyard

CITY OF CANTERBURY	
Application No.	Date
168-11	21 DEC 2010
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Private Terrace

Communal Courtyard

Private Terrace

Client	Project	Planning File	Section BB COMMUNAL COURTYARD	0923	LA-04-202	B
Payce Communities	Future Lot 2, Kentucky Rd, Riverwood North	1-1000543	20.12.11	Development Application		





Site Boundary

Existing Residential

Proposed Street

Street Parking

Pedestrian path

Deep Soil Zone

Building A



100

Future Lot 2, Kentucky Rd.
Riverwood North

SECTION CC
TYPICAL STREETSCAPE

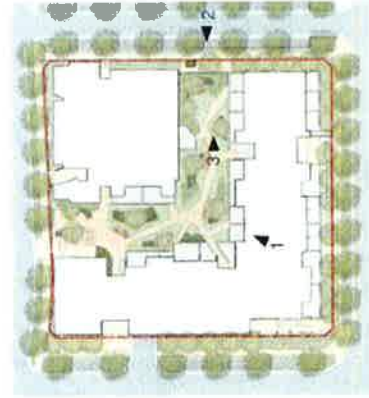
0923

LA-DA-211

A

Development Application

Spatial Modelling - Communal Courtyard



1

CITY OF CANTERBURY

Application No: 489-11

Date: 21 DEC 2011

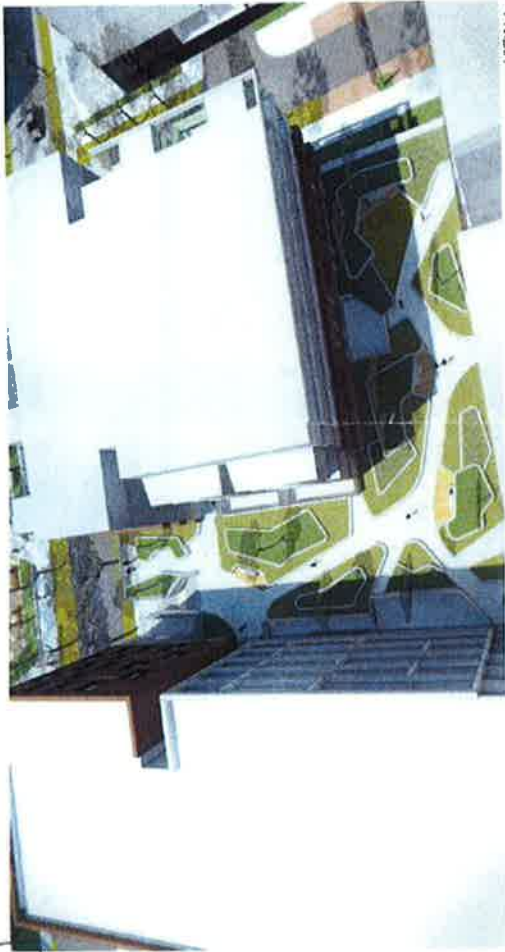
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TIME: 10:00 AM

BY: [Signature]

FOR: [Signature]



VIEW 1



VIEW 2



VIEW 3

		Project Future Lot 2, Kentucky Rd. Riverwood North	Drawing Title SPATIAL MODELLING COMMUNAL COURTYARD	Project No. 0823	Project Name LAURA-301	Project Date 26 DEC 11	Project Status Development Application
				Page B			

Spatial Modelling - Communal Courtyard



1



VIEW 4



VIEW 5



VIEW 6

			Project Future Lot 2, Kentucky Rd. Riverwood North	Drawing Title SPATIAL MODELLING COMMUNAL COURTYARD	No. 0923	LA-DA-302	B
					Date 28.12.11	Development Application	

Tree Management Plan

LEGEND



Existing building



Proposed building footprint



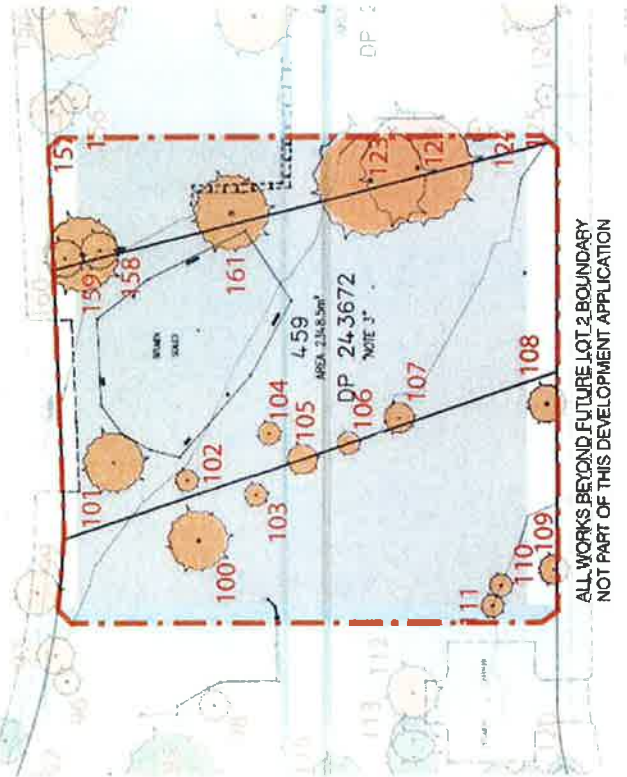
Public Domain Construction Zone



Existing trees - retention favoured



Existing trees - removal required/recommended



REMOVALS

The proposed new building works will require removal of trees as indicated on the plan.

Proposed tree planting for the development will ensure a net increase in the number of trees within the site boundary.

A Tree Management Plan has been issued within the previously submitted Riverwood North Residential Renewal Project Application - Landscape. Trees 108 and 109 were nominated for retention in the above-mentioned Project Application; however, their removal is now necessitated by close proximity to proposed building location. These 2 trees will be replaced with new trees of the same species.

REPLACEMENTS

Refer Landscape Plan LA-DA-101 for proposed locations of new trees to replace existing trees 108 and 109.

All new trees will be planted at minimum 75L pot size as required by Council's DCP 45 - Landscape.

Ref #	Species	Common Name
100	Liquidambar styraciflua	American Sweetgum
101	Pinus patula	Mexican weeping pine
102	Corymbia eximia	Yellow Bloodwood
103	Callitrus glaucochylla	Cypress Pine
104	Schinus areira	Peppercorn tree
105	Pistacia chinensis	Chinese Pistachio
106	Pistacia chinensis	Chinese Pistachio
107	Pistacia chinensis	Chinese Pistachio
108	Corymbia maculata	Spotted Gum
109	Pistacia chinensis	Chinese Pistachio
110	Cupressus tonulosa	Bhutan cypress
111	Cupressus tonulosa	Bhutan cypress
122	Ficus Hillii	Hill's Weeping Fig
123	Ficus Hillii	Hill's Weeping Fig
124	Syngnue romanzoffiana	Cocos Palm
158	Eucalyptus botryoides	Bangalay
159	Eucalyptus botryoides	Bangalay
160	Eucalyptus botryoides	Bangalay
161	Eucalyptus microcarpa	Tallowood

TABLE 1: EXISTING TREE SCHEDULE

Tree Planting



TREE PLANTING DESCRIPTION

COMMUNAL COURTYARD

Tree selection will focus on complimentary foliage textures, colours, and flower colour, and promote diversity throughout the courtyard journey. A range of plant forms will be incorporated to cater for varying functional requirements (e.g. screening, shade).

In accordance with Canterbury Council DCP 45, only Small Trees in Deep Planters (750 - 900mm) are proposed for the podium landscape.

DEEP SOIL ZONES

Small tree planting to the building periphery will contribute colour and texture to the streetscape, whilst providing privacy to the lower-level private residences. Appropriate species will be selected to ensure potential adverse impacts on the pedestrian path and new building are minimised.

Street tree planting will provide shade to the road and pedestrian footpath. Species selection will be in accordance with council requirements and ensure low maintenance.

The overall proposed tree species list is identified within the adjacent plant schedule with minimum soil depths nominated for each species.



Alnus excelsa



Callistemon salignus



Ceratopetalum gummiferum



Eucalyptus reticulata



Glehnia littoralis



Pittosporum rhamnifolium



Rhoicarpus laevis



Rhoicarpus laevis



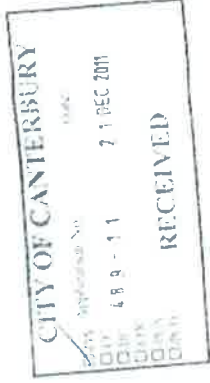
Rhoicarpus laevis

BOTANIC NAME	COMMON NAME	MIN. SOIL DEPTH*
<i>Alnus excelsa</i>	Red Ash	750mm
<i>Callistemon salignus</i>	Black Wattle	750mm
<i>Ceratopetalum gummiferum</i>	Pink Tipped Bottlebrush	750mm
<i>Cornus maculata</i>	Christmas Bush	750mm
<i>Eucalyptus reticulata</i>	Spotted Gum	Deep Soil Only
<i>Ficus benjamina</i>	Blueberry Ash	750mm
<i>Gleditsia littoralis</i>	Bennett's Ash	750mm
<i>Honey Locust</i>	Honey Locust	750mm
<i>Pistacia chinensis</i>	Chinese Pistachio	750mm
<i>Pittosporum rhamnifolium</i>	Queensland Laurel	750mm
<i>Rhoicarpus laevis</i>	Yellow Locust	750mm
<i>Rhoicarpus laevis</i>	Tree Gardenia	750mm
<i>Rhoicarpus laevis</i>	Water Gum	750mm

*This column stipulates the minimum soil depth recommended by Turf Design horticulturalist. Small trees will only be proposed for Deep Planters on podium.

			Project Future Lot 2, Kentucky Rd. Riverwood North	Drawing No. PLANTING - TREE SPECIES	Date 20.12.11	Scale 1:100	Revision 0923	Drawing LA-04-11	Sheet B
					Development Application				

Understorey Planting



BOTANIC NAME	COMMON NAME	MIN. SOIL DEPTH*
UNDERSTOREY SHRUBS		
<i>Baeckea laevis</i>	Swamp Baeckea	550mm
<i>Baeckea virgata</i> 'Dwarf'	Baeckea	300mm
<i>Callistemon citrinus</i> 'White Arzac'	White Arzac Bottlebrush	300mm
<i>Cayratia tetragona</i>	Fringe Myrtle	550mm
<i>Correa laevis</i>	Common Correa	300mm
<i>Dawsonia chinensis</i>	Lemon-scented myrtle	550mm
<i>Dodonaea viscosa</i>	Hop Bush	550mm
<i>Eriostemon myoporoides</i>	Long-leaved wax flower	550mm
<i>Grevillea ericoides</i>	Spindly Grevillea	550mm
<i>Heisteria pumila</i>	Leucospermum Plant	550mm
<i>Indigofera australis</i>	Austral Indigo	550mm
<i>Lomatia latifolia</i>	Crinkle Bush	550mm
<i>Meibomia hypericifolia</i>	Red Honey Myrtle	300mm
<i>Myrica laevis</i>	Thyme Honey Myrtle	300mm
<i>Myrica communis</i>	Common Myrtle	550mm
<i>Persea laevis</i>	Broad-leaved Gecbung	550mm
<i>Phacelia squamulosa</i>	Forest Phacelia	550mm
<i>Phacelia tenuifolia</i>	Pink Rice Flower	300mm
<i>Phacelia x delacourii</i>	Pink Indian Hawthorn	550mm
<i>Westringia brevifolia</i> var. <i>raibaldii</i>	Native Rosemary	550mm
<i>Westringia fulvicosa</i> 'Smoke'	Smoke Westringia	550mm
<i>Westringia longifolia</i>	Fringed-leaved Rosemary	300mm

UNDERSTOREY PLANTING DESCRIPTION

COMMUNAL COURTYARD
Visual diversity throughout the courtyard will be provided using varying plant palettes. The nature of these palettes will be developed further during design development phases. It is recommended that though the planting will comprise a range of forms, colours and textures, the planting will read as a unified whole within complementary planter forms and by repetition of species throughout.

DEEP SOIL ZONES
Planting to the building periphery will provide a transitional zone of colour and texture between the public domain and building facade that varies throughout the year with seasonal changes.
Low shrub and groundcover planting will enhance the streetscape aesthetic, bringing colour and life to the public domain. Low maintenance and hardy species will ensure longevity of this new planting.

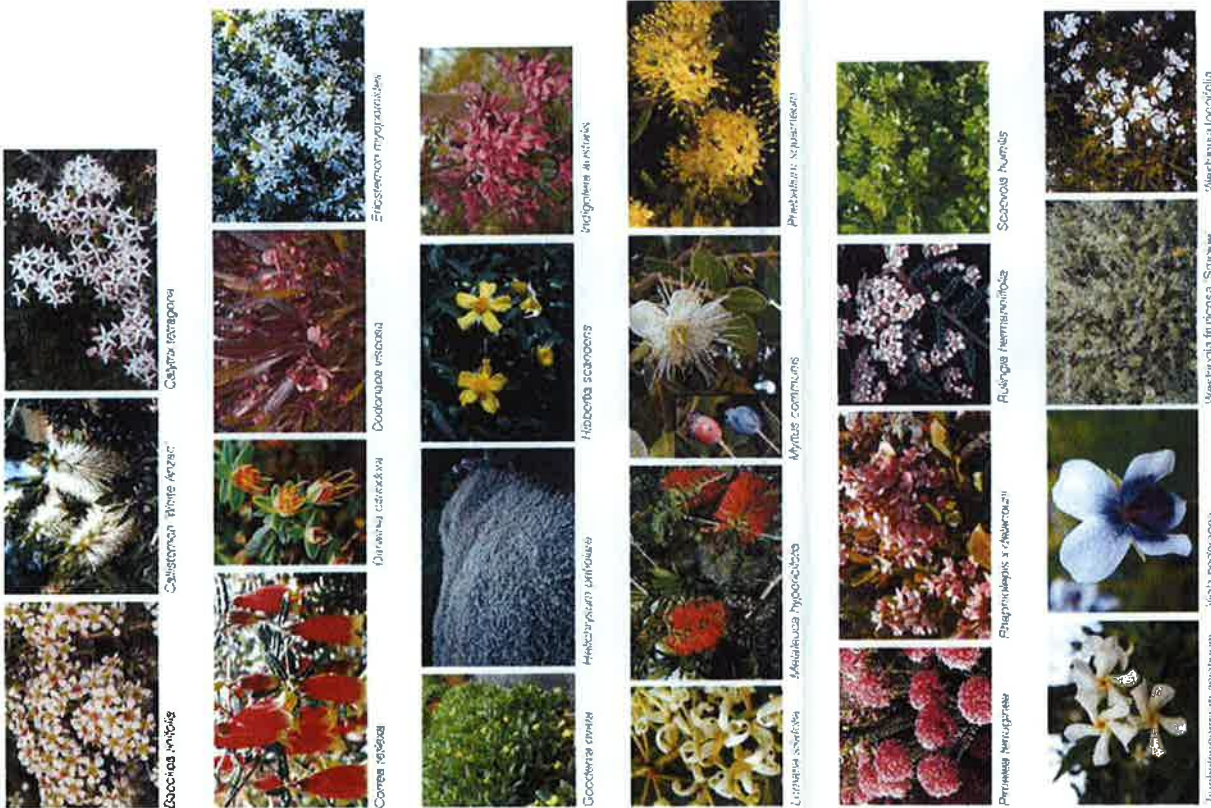
PLANTING DENSITY
The total understorey planting area is 930m². Plants will be installed in a range of pot sizes between 150mm - 300mm, at an average centre spacing of 500mm.

The total quantity of understorey planting will therefore be approximately 3 700.

The overall species list from which plant palettes will be developed is identified within the adjacent plan schedule, with minimum soil depths nominated for each species.

<i>Goodenia ovata</i>	Goodenia	300mm
<i>Hibbertia scandens</i>	Snake Vine	300mm
<i>Rulingia hermaphrodita</i>	Wrinkled Kentawang	300mm
<i>Scaevola humilis</i>	Fanflower	300mm
<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	300mm
<i>Vicia medeolae</i>	Native Violet	300mm

*This column stipulates the minimum soil depth recommended by Turf Design horticulturalist. Palettes for each planter will ensure all species are provided equal or greater soil depth than the recommended minimum.



CITY OF CANTERBURY

Application No. **489-11** Date **21 DEC 2011**

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Urban Elements & Materials



PAVING



LANDSCAPE WALLS



LANDSCAPE ELEMENTS

Client **PAYCE COMMUNITIES** Landscape Architect **turf** Project **Future Lot 2, Kentucky Rd. Riverwood North** Drawing Title **MATERIAL PALETTE** Project No. **0923** Date **20.12.11** Sheet **B**

Development Application