

Proposed substation

Alignment of 'Right-of-Carriageway' easement - no trees or shrubs to be planted within easement, only grasses and groundcovers.

EXISTING TWO STOREY BRICK RESIDENCE

1m wide fire escape egress

New retaining wall at minimum distance from boundary to allow successful growth of screen planting and canopy trees. Vail to Engineer's Detail

Proposed Galv. metal edging finish with finished level and Vails and Dichondra alternate groundcover planting - refer Detail

EXISTING ONE STOREY BRICK RESIDENCE

Timber sleeper edge

EXISTING TWO STOREY BRICK RESIDENCE

Proposed level landing for Indicator access

Retain existing pathway & steps to be retained - modify end of steps

EXISTING MULTI STOREY RENDERED BRICK UNIT BUILDING

Existing timber retaining walls to remain - retain existing levels to base of existing trees - garden to bank to suit existing levels.

1m wide fire escape egress

Timber sleeper retaining wall to eng's detail

HARDSCAPE SCHEDULE

- Proposed substation
- Alignment of 'Right-of-Carriageway' easement - no trees or shrubs to be planted within easement, only grasses and groundcovers.
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- Timber sleeper retaining wall to eng's detail



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Job:
**RESIDENTIAL FLAT
BUILDING: 5-15 LAMOND
DRIVE TURRAMURRA**

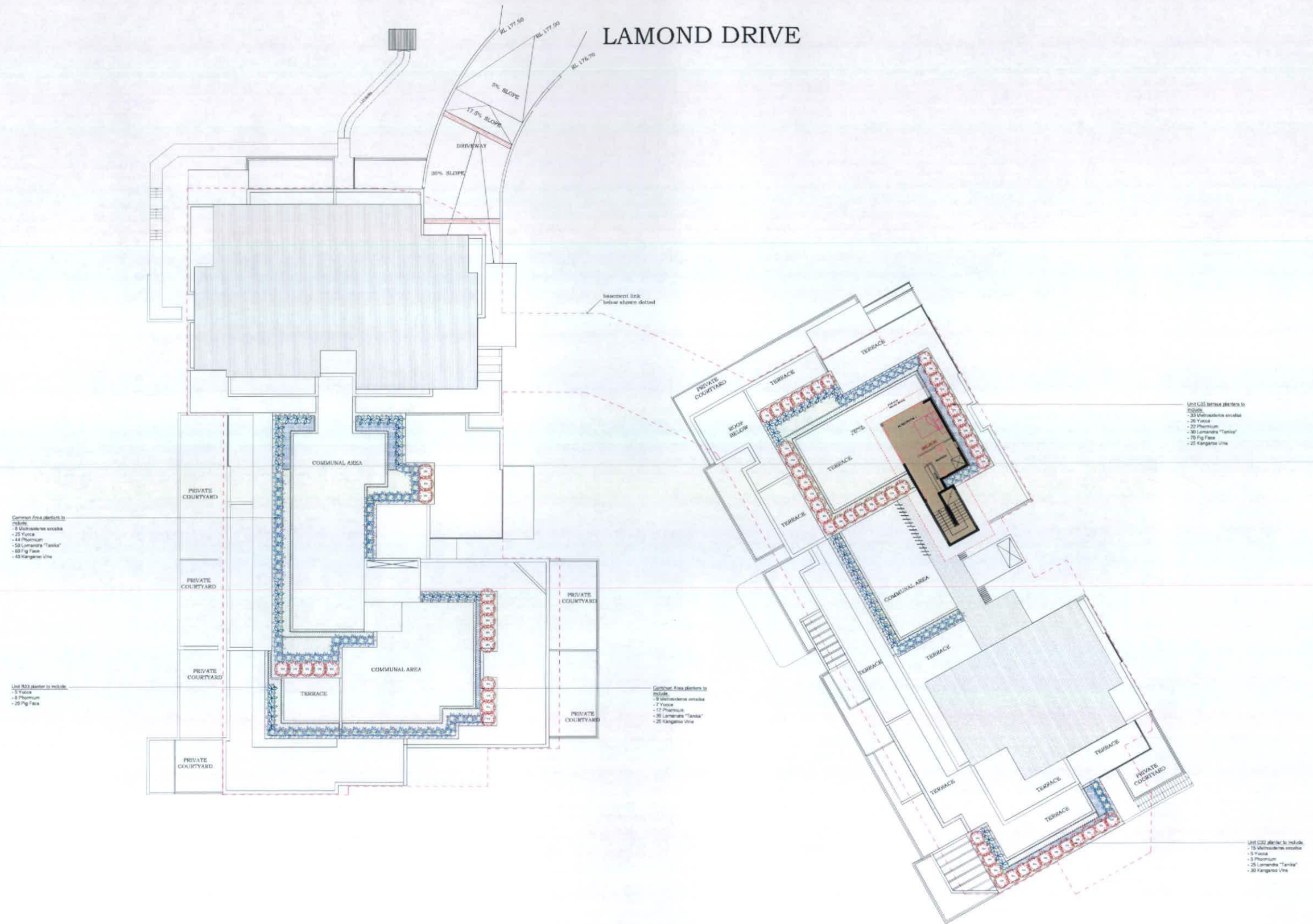
Drawing title:
HARDSCAPE PLAN



Scale: 1:100 @ B0
Date: 12.03.2013
Drawn: D.G.
Checked: R.F.
Drawing no.: LPDA 13 - 36 / 2

Notes:
1. Refer to the site plan for the location of the proposed building and the existing buildings.
2. The proposed building is to be constructed on the site of the existing building.
3. The proposed building is to be constructed on the site of the existing building.
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REV	DATE	NOTATION/AMENDMENT
A	05/09/12	Issued for DA approval
B	05/02/13	Landscape revisions to reflect Council's preliminary assessment
C	08/03/13	Landscape amended to reflect revised Architectural and Hydraulic layouts
D	12/03/13	Revised drainage layout added and easement alignment indicated



LEGEND & SCHEDULE

Contractor to verify all plant quantities prior to ordering stock

Feature Plants	Plant Name	Quantity	Plant Size	Plant Spacing	Plant Spacing
Phormium	Phormium	100	1.5m x 1.5m	1.5m	1.5m
Yucca	Yucca	100	1.5m x 1.5m	1.5m	1.5m
Fig Face	Fig Face	100	1.5m x 1.5m	1.5m	1.5m
Grasses / Groundcovers	Plant Name	Quantity	Plant Size	Plant Spacing	Plant Spacing
Lamandra	Lamandra	100	1.5m x 1.5m	1.5m	1.5m
Phormium	Phormium	100	1.5m x 1.5m	1.5m	1.5m
Yucca	Yucca	100	1.5m x 1.5m	1.5m	1.5m
Fig Face	Fig Face	100	1.5m x 1.5m	1.5m	1.5m
Other Plants	Plant Name	Quantity	Plant Size	Plant Spacing	Plant Spacing
Phormium	Phormium	100	1.5m x 1.5m	1.5m	1.5m
Yucca	Yucca	100	1.5m x 1.5m	1.5m	1.5m
Fig Face	Fig Face	100	1.5m x 1.5m	1.5m	1.5m

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Job:
RESIDENTIAL FLAT BUILDING: 5-15 LAMOND DRIVE TURRAMURRA

Drawing title:
TERRACE PLANTER PLAN

North point:

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12.03.2013

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LPDA 13 - 36 / 3

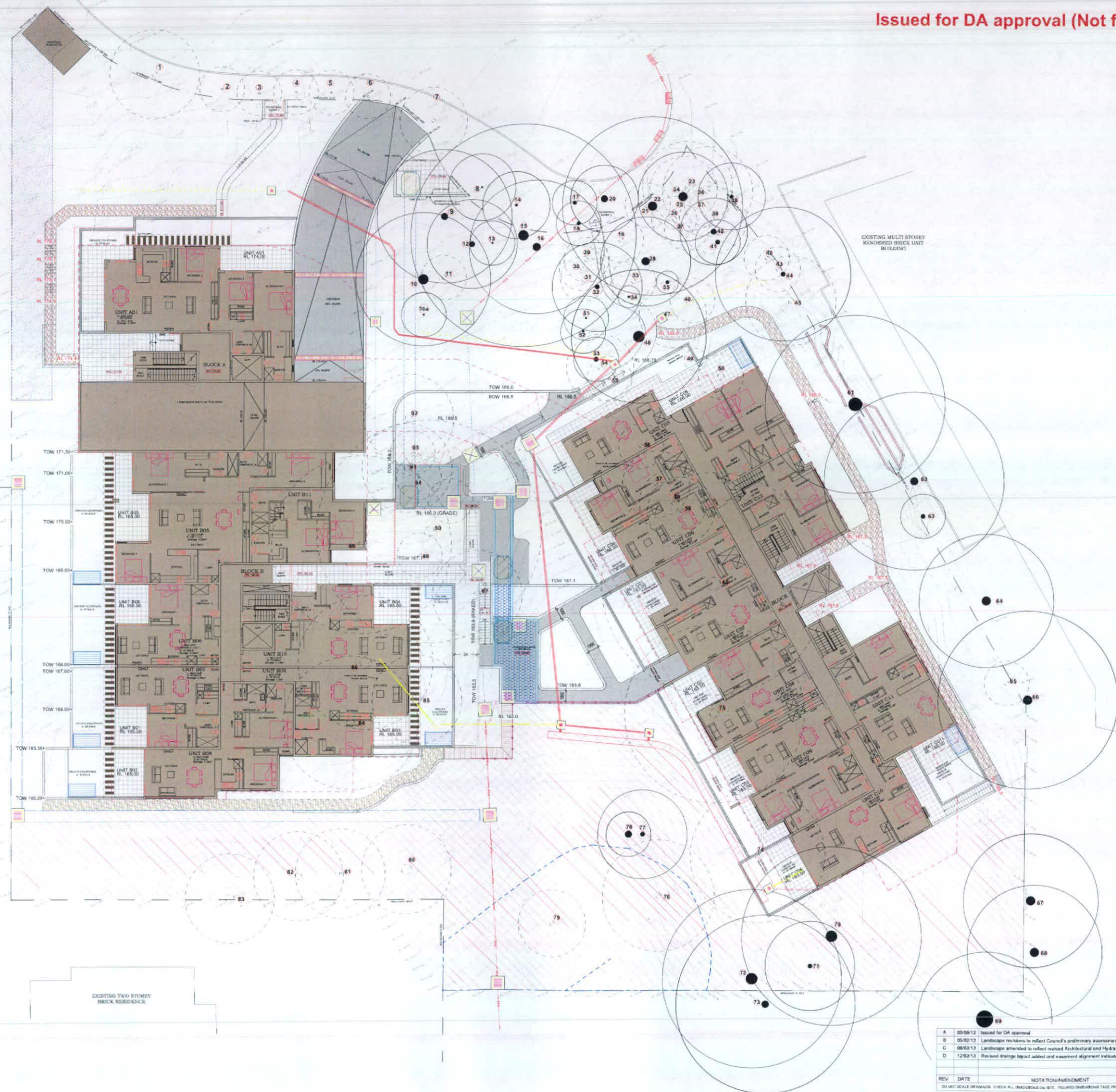
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DO NOT SCALE DIMENSIONS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.



BASIC REQUIREMENTS

Ground Floor Common Open Space
Garden Area: 24.0m²
Paved Area: 12.0m²
Lawn Area: 0.0m²

Building B Roof Top Common Open Space
Garden Area: 12.0m²
Paved Area: 12.0m²
Lawn Area: 0.0m²

Building C Roof Top Common Open Space
Garden Area: 12.0m²
Paved Area: 12.0m²
Lawn Area: 0.0m²

Building A Courtyards

Unit A1
Garden Area: 48.0m²
Lawn Area: 0.0m²

Unit A2
Garden Area: 48.0m²
Lawn Area: 0.0m²

Unit A3
Garden Area: 48.0m²
Lawn Area: 0.0m²

Unit A4
Garden Area: 48.0m²
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Unit A5
Garden Area: 48.0m²
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Unit A100
Garden Area: 48.0m²
Lawn Area: 0.0m²

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Chartered Architect No 6033

Job:
RESIDENTIAL FLAT
BUILDING: 5-15 LAMOND
DRIVE TURRAMURRA

Drawing title:
LANDSCAPE BASIX
CALCULATIONS

North point:

Scale:
1:100 @ B0

Date:
12.03.2013

Drawn:
D.G.

Checked:
R.F.

Drawing no.:
LPDA 13 - 36 / 4

Issue:
D

Note:
This drawing is intended to be used in conjunction with the site plan and is not to be used in isolation. It is the responsibility of the user to ensure that the drawing is used in accordance with the intended purpose. The drawing is not to be used for any other purpose without the written approval of the design team.

Revision:

REV	DATE	NOTATION/AMENDMENT
A	05/09/12	Issued for DA approval
B	05/09/12	Landscape revisions to reflect Council's preliminary assessment
C	05/09/12	Landscape revisions to reflect revised Architectural and Hydraulic layouts
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LANDSCAPE WORK SPECIFICATION

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape work:
 - 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 indicated on site under the instruction of the landscape architect.
 - Installation of conduit for irrigation, electrical and other services shall be completed prior to the commencement of landscape work and installed plants.
 - All outdoor lighting specified by architect or client to be installed by qualified electrician.
 - Any anomalies that occur in these plans should be brought to the attention of the landscape architect.
 - Where an Australian Standard applies to 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 permanent 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 drawings for retention shall be protected at all times during the construction period. Any soil within the dripline 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 soils larger in diameter than 100mm shall only be removed 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 the 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 berms to prevent scour of stockpiles.
- Standing leaf sediment traps.
- Ultraviolet and geotextile sediment filter.
- Exposed berms shall be pegged with an approved Jute matting in preparation for mass planting.

Refer to "Erosion Reference Kit" as prepared by DUMC & WARRCO (1997) for construction techniques.

2.01 MATERIALS

2.01.1 Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site topsoil improvement shall be an organic mix, equal to "Tudney Humus", as supplied by AIL, note that for sites where soil testing indicates basic or extremely in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New garden & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer to below) and imported "Organic Garden Mix" as supplied by AIL, or approved equal. All mixes are to comply with AS 4194 Guide for landscaping & garden use, & AS 4194 Composts, Soil constituents & mixes.

Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a mix 75mm layer of imported soil mix consisting of 80% washed river sand moderately coated, and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top mix.

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 where site soil topsoil runs out.

2.02 INSTALLATION

a) Trenching
All trenching is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pre-treatment to modify to ensure conditions are appropriate for planting as stated above. Trenches 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 break-up of the subgrade into a reasonably coarse 100mm. Grade subgrades to provide falls to surface and subterranean 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. Clean 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 AIL, 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 100mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine 100mm 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.

3.01 MATERIALS

a) Quality and Size of Plant Material
In general, the principles & standards outlined in "Specifying Trees - a guide to assessment of tree quality" by Ross Clark will be determined in the quality of all planting specified. These principles include, but are not limited to:

- Plant free from disease, good vigor and health, free from pest & disease, free from injury, self-supporting, good stem taper, free from pruning cuts, good stem structure.
- Plants to be supplied with a reasonably compacted depth of 100mm.
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- Plants to be supplied with a reasonably compacted depth of 100mm.

The following plant quality assessment criteria should be followed:

- Plant free from disease, good vigor and health, free from pest & disease, free from injury, self-supporting, good stem taper, free from pruning cuts, good stem structure.
- Plants to be supplied with a reasonably compacted depth of 100mm.
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All plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without 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 kg. 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. This shall be 50mm wide between weathering 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 fertilisers shall be used.

d) Mulch

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

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (turfed status 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) Planting

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 mesh gently soaked 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 stems are set plants vertically and not laid out to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and subside 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 points identified as "Ties" on the planting schedule shall be staked with a min. 3 kg stake.

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.

e) Turfing

Mulch laid prior to the turf being laid. Turf shall be neatly cut jointed and true to grade to finish flush with adjacent surfaces. Incorporate a layer of fertiliser and thoroughly water in. Keep turf moist until roots have taken and sods cannot be lifted. Keep all traffic off turf until the new sods are in place. Allow for top dressing of all turf areas. All turf shall be re-laid immediately following installation.

f) Brick Edging

The Contractor shall install brick edging 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.

g) Stepping Stones

Present concrete slabs of 400x600mm (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.

4.01 MATERIALS

The Contractor shall undertake the installation of all landscape works as detailed on the drawing, or where not detailed by manufacturer's specification:

- Painting - 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 suitable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Plants and edging - refer to the details provided and the architectural plans for size & dimensions. Water-proof as detailed and specify with specified soil mix.

Australian Standards shall be referred to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All landscape works shall be set out 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 landscape variations shall be brought to the attention of the Landscape Architect.

4.02 MATERIALS

4.02.1 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 2500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code.

An automated drip-irrigation system is to be installed to all gardens, patios and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Kurling-goon Council By-Laws and Ordinances.

Design Requirements

The irrigation system shall be installed prior to all planting works, it shall incorporate a commercially available irrigation system, with sub-surface emitter lines to irrigate all gardens, patios and lawn areas.

It shall incorporate a suitable back-flow prevention device for the scale of works, an inline filter, check valves, and suitable high and low density polyethylene (HDPE) piping in drainage flow areas suitable for specified planting.

The irrigation application rate shall not exceed the infiltration rate of the soil or existing rainfall.

The landscape contractor shall check the existing pressure available from the ring main and size irrigation piping to suit. Supply shall be from local bore hole, where available.

All piping and fittings shall be buried 500mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv. wire pins.

Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 10%.

Devices (Components)

Components required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.

The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred services and conduit locations.

Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Drop Pressure Test: Measurement of flushing valves is taken and the pressure gauged to make sure it conforms to the manufacturer's recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300kPa.

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 notified.

Warranty

A 12 month warranty shall be included to cover labour and all parts.

Further Recommendation:

- On request, a detailed irrigation performance specification report can be issued.

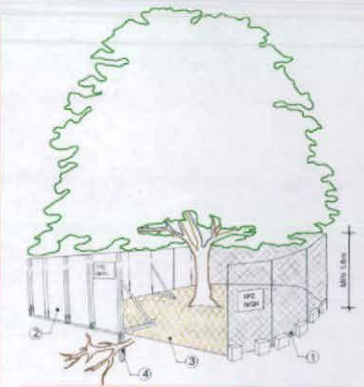
5.01 GENERAL

The consultation 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. Consultation 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 of all planting and lawn areas / irrigation maintenance.
- Cleaning filter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Pruning of damaged, rotten or unhealthy plants.
- Mulch and top dressing of all subterranean or exposed.
- Topping up of mulched areas.
- Apply treatment for insects and disease control.
- Pruning with approved techniques 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, staking and landscape elements.

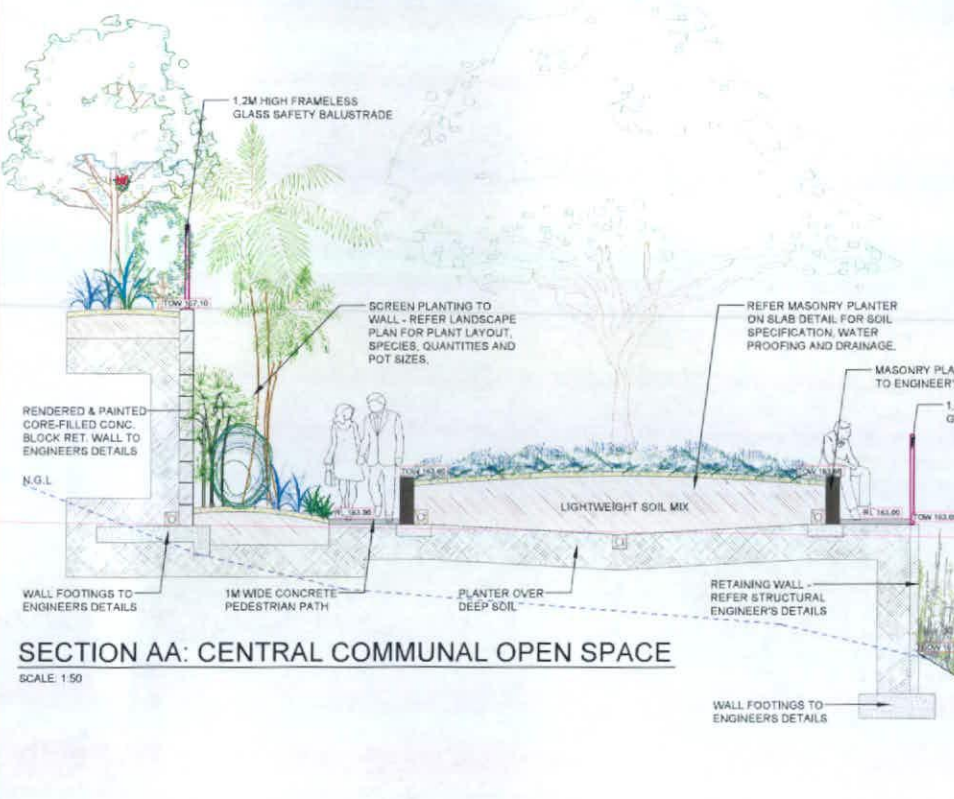
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



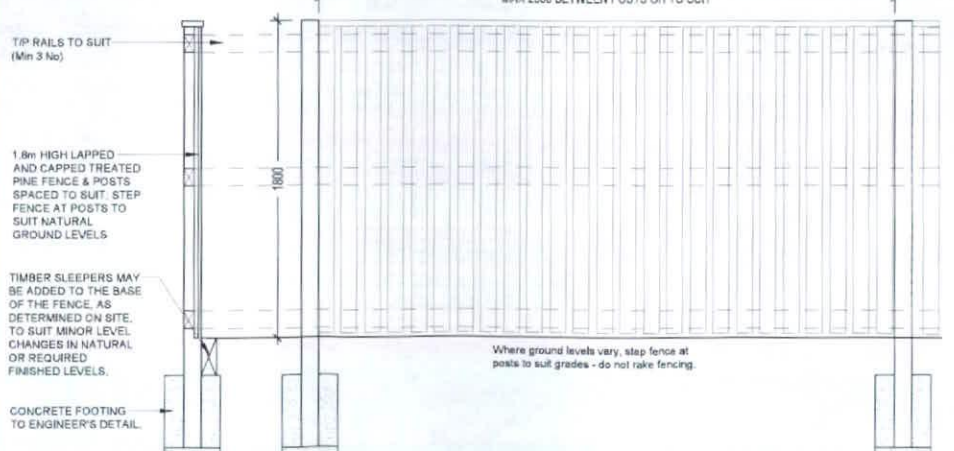
NOTE: PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE WITHIN 5m OF CONSTRUCTION ZONE, VEHICULAR & MACHINERY MOVEMENT, & AROUND EACH INDIVIDUAL PLANT. A SPOLE IMMEDIATELY FOLLOWING PLANTING AND WATERING IN, ENSURING THAT A 50mm RADIUS IS MAINTAINED AROUND THE TRUNK OF EACH PLANT. THERE SHALL BE NO MIXING OF SOIL AND MULCH MATERIAL.

TREE PROTECTION ZONE approx 1:40

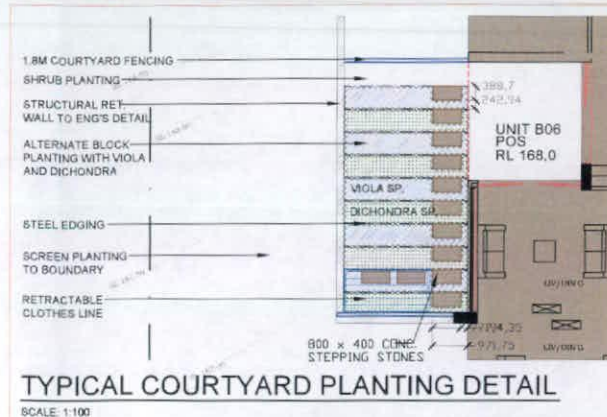
Issued for DA approval (Not for construction)



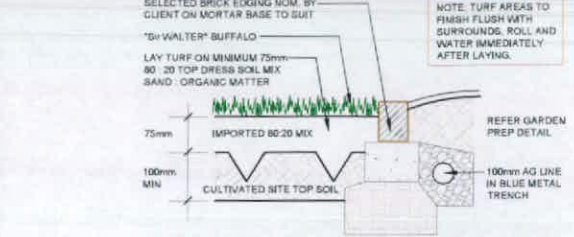
SECTION AA: CENTRAL COMMUNAL OPEN SPACE SCALE: 1:50



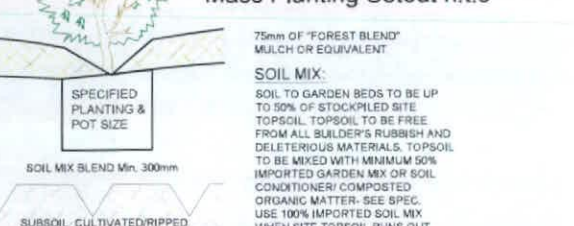
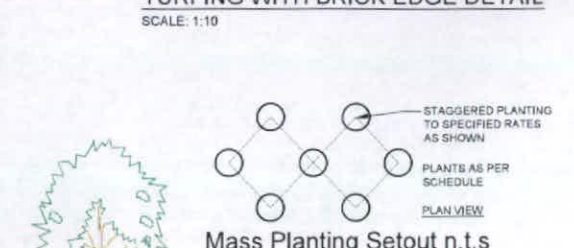
1.8m BOUNDARY LAPPED AND CAPPED T/P TIMBER FENCING SCALE: 1:20



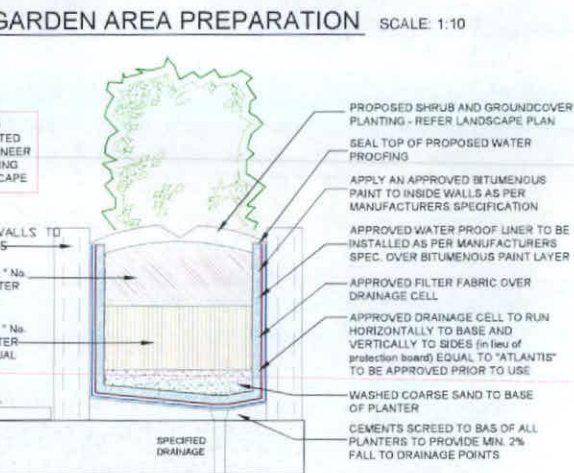
TYPICAL COURTYARD PLANTING DETAIL SCALE: 1:100



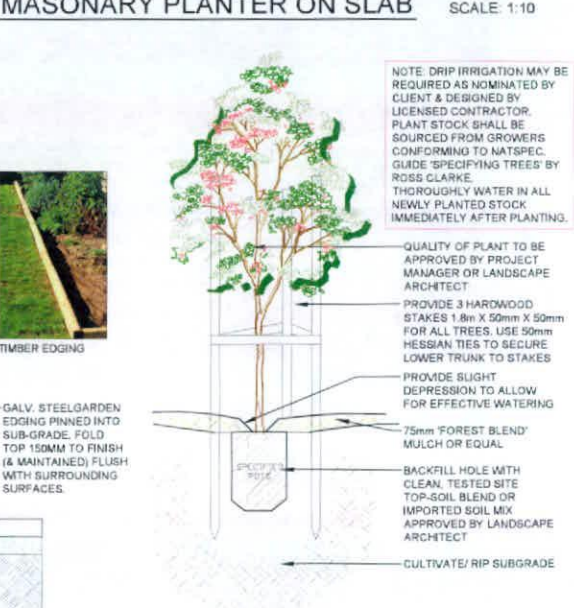
TURFING WITH BRICK EDGE DETAIL SCALE: 1:10



TYPICAL GARDEN AREA PREPARATION SCALE: 1:10



TYPICAL MASONRY PLANTER ON SLAB SCALE: 1:10



TREE PLANTING DETAIL SCALE: 1:10