



1
DA-012
SITE PLAN - PART 2
1 : 200

GENERAL NOTES

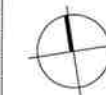
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- 7 STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3600.3
- 8 ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING

ISSUED FOR:

- ☐ COUNCIL MEETING
☒ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	09.10.2014
2	ISSUED FOR DEVELOPMENT APPLICATION	24.11.2014
3	LANDSCAPE MINOR CHANGES	-
4	AMMENDMENT AS PER COUNCIL LETTER DATED 13 APRIL	17.05.2015
5	JRPP AMENDMENTS	17.08.2015

TRUE NORTH



DRAWING NUMBER:

DA-012

DRAWING TITLE:
SITE PLAN - PART 2

SCALE
1 : 200@ A1

DRAWN BY

GSM

CHKD BY

TC

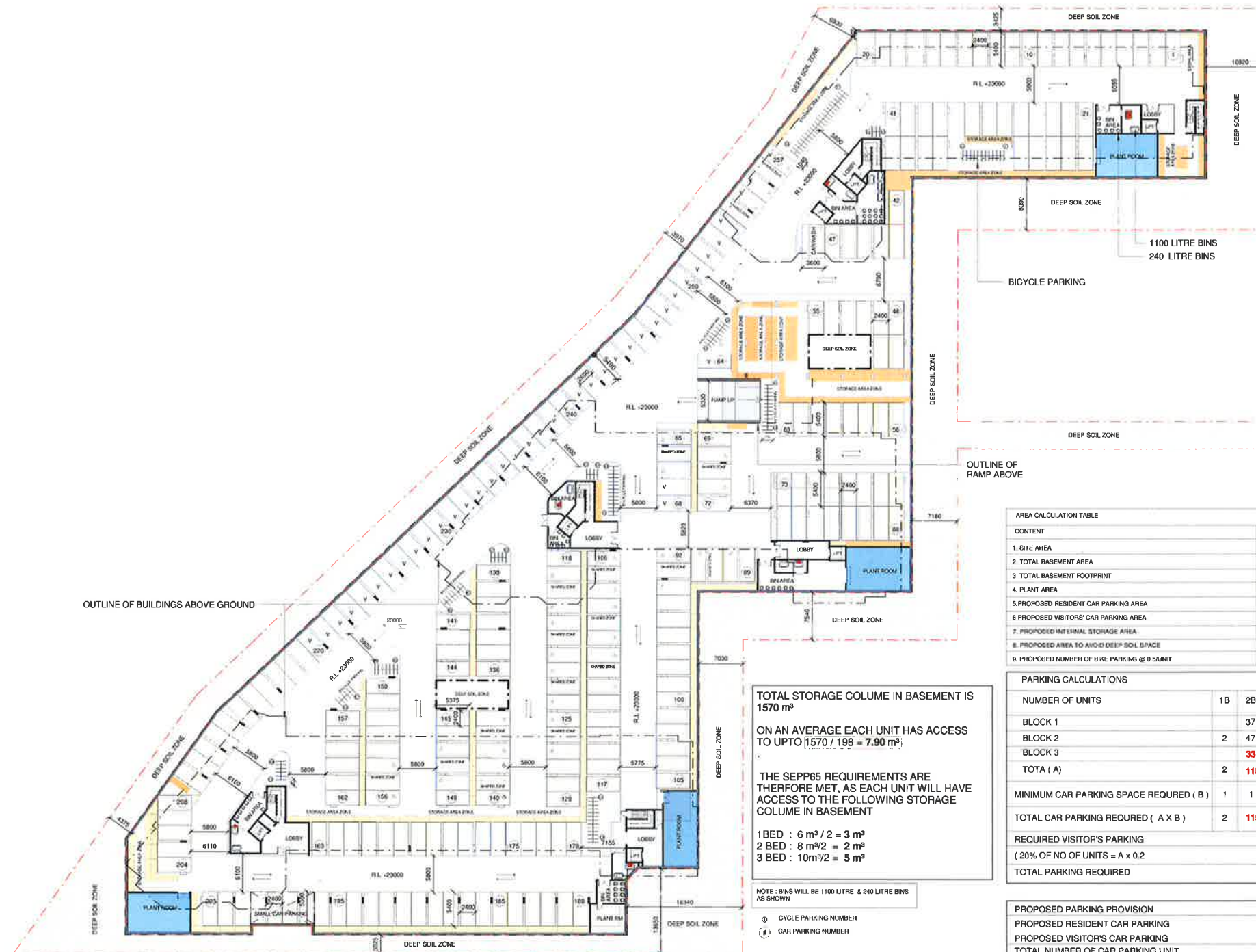
ISSUE

R05

DATE
17.08.2015

PROJECT

**31, 33 & 37B Garfield Street,
Wentworthville**



OUTLINE OF BUILDINGS ABOVE GROUND

OUTLINE OF RAMP ABOVE

AREA CALCULATION TABLE	
CONTENT	SQM
1. SITE AREA	13233.3
2. TOTAL BASEMENT AREA	9635.54
3. TOTAL BASEMENT FOOTPRINT	72.81%
4. PLANT AREA	257.81
5. PROPOSED RESIDENT CAR PARKING AREA	
6. PROPOSED VISITORS' CAR PARKING AREA	
7. PROPOSED INTERNAL STORAGE AREA	
8. PROPOSED AREA TO AVOID DEEP SOIL SPACE	
9. PROPOSED NUMBER OF BIKE PARKING @ 0.5/UNIT	121

PARKING CALCULATIONS				
NUMBER OF UNITS	1B	2B	3B	TOTAL
BLOCK 1		37	31	68
BLOCK 2	2	47	22	69
BLOCK 3		33	27	60
TOTA (A)	2	115	80	197
MINIMUM CAR PARKING SPACE REQUIRED (B)	1	1	1.2	
TOTAL CAR PARKING REQUIRED (A X B)	2	115	96	213
REQUIRED VISITOR'S PARKING (20% OF NO OF UNITS = A x 0.2)				40
TOTAL PARKING REQUIRED				254

PROPOSED PARKING PROVISION	
PROPOSED RESIDENT CAR PARKING	217
PROPOSED VISITOR'S CAR PARKING	40
TOTAL NUMBER OF CAR PARKING UNIT	257

INCLUDES 30 ADAPTABLE RESIDENT'S AND 4 ADAPTABLE VISITOR'S CAR PARKING UNITS.

TOTAL STORAGE COLUME IN BASEMENT IS 1570 m³

ON AN AVERAGE EACH UNIT HAS ACCESS TO UPTO 1570 / 198 = 7.90 m³

THE SEPP65 REQUIREMENTS ARE THEREFORE MET, AS EACH UNIT WILL HAVE ACCESS TO THE FOLLOWING STORAGE COLUME IN BASEMENT

1 BED : 6 m³ / 2 = 3 m³
2 BED : 8 m³ / 2 = 4 m³
3 BED : 10 m³ / 2 = 5 m³

NOTE : BINS WILL BE 1100 LITRE & 240 LITRE BINS AS SHOWN

○ CYCLE PARKING NUMBER
● CAR PARKING NUMBER

BASEMENT PLAN

1 : 400

0 5 10 20 30 40 50 m

GENERAL NOTES

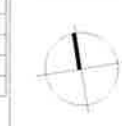
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ISSUED FOR:

- ☐ COUNCIL MEETING
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☐ SECTION 98
☐ CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	09.10.2014
2	ISSUED FOR DEVELOPMENT APPLICATION	24.11.2014
3	AMMENDMENT AS PER COUNCIL LETTER DATED 13 APRIL	17.05.2015
4	NEW PATHWAY ADDED	03.06.2015
5	JRPP AMENDMENTS	17.08.2015

TRUE NORTH



DRAWING NUMBER:

DA-101

DRAWING TITLE:
BASEMENT PLAN

SCALE

1 : 400 @ A1

DRAWN BY

G/S/M

CHKD BY

TC

ISSUE

R05

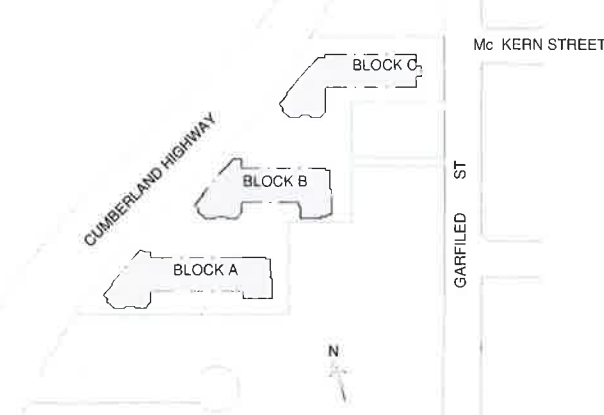
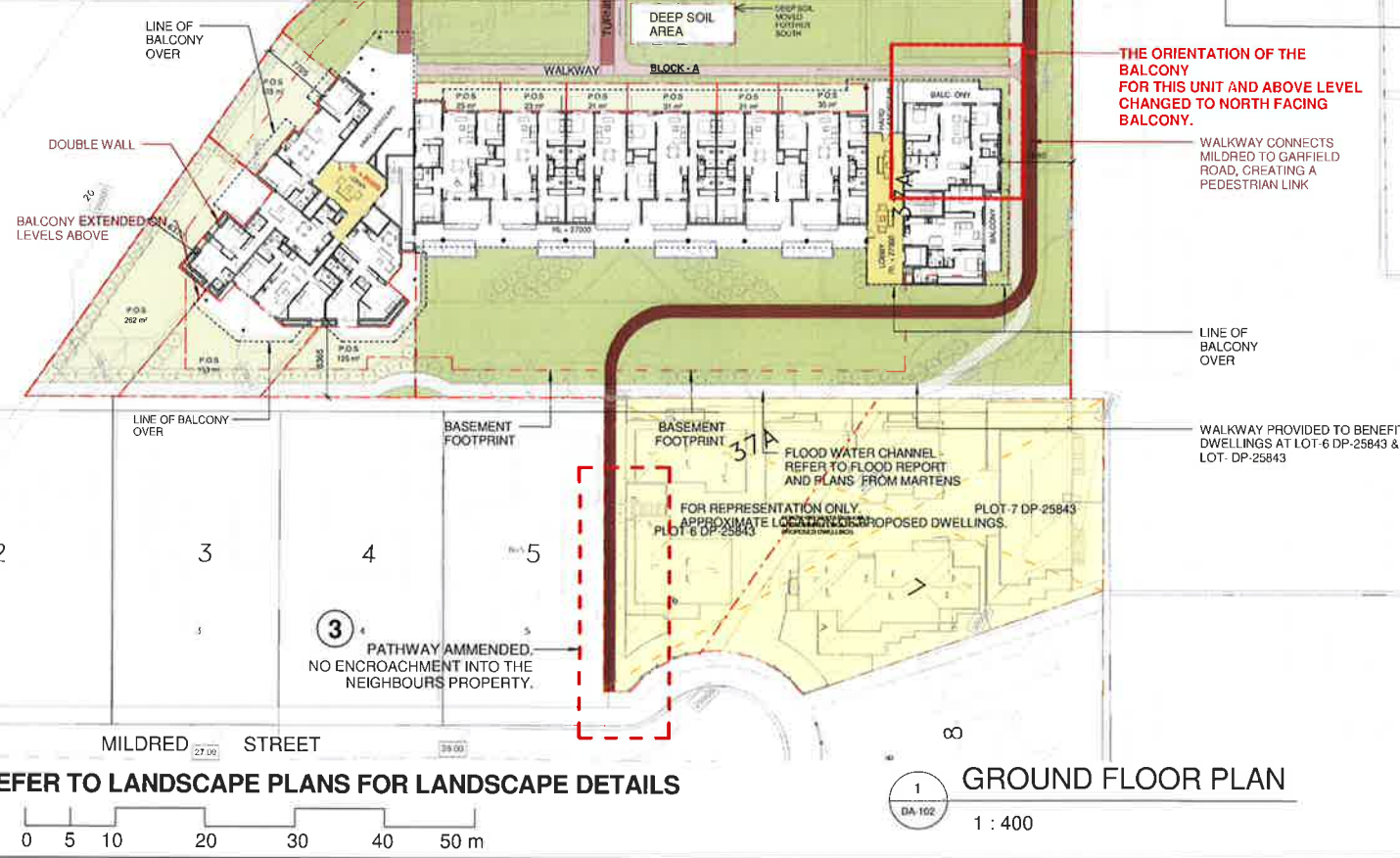
PROJECT

31, 33 & 37B Garfield Street,
Wentworthville

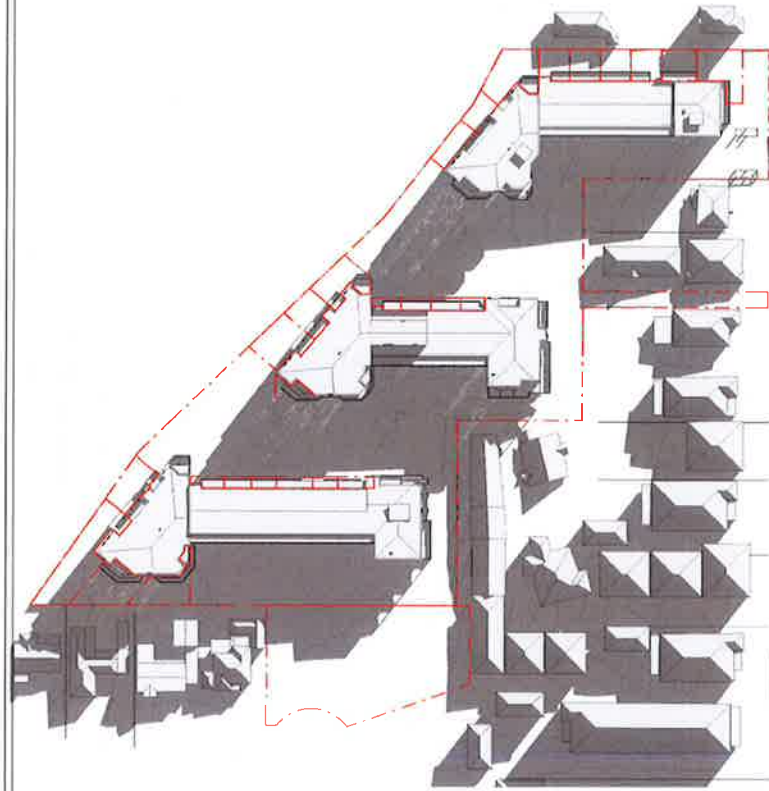


Universal Property
GROUP PTY LTD

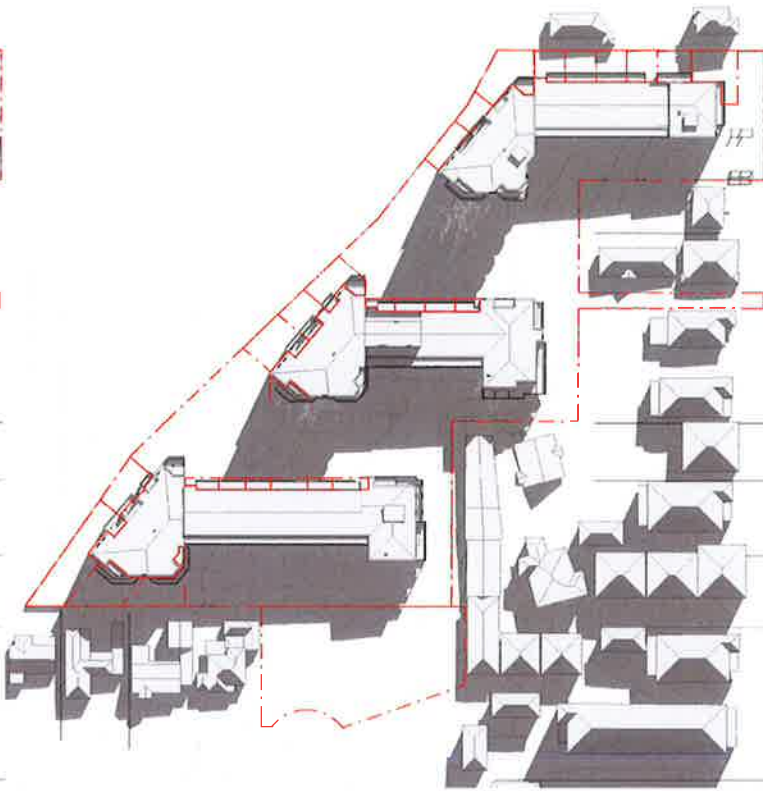
Office Address : 1/128 Magower Road, Girraween, Sydney NSW - 2145
Postal Address : PO Box 270, Wentworthville, Sydney NSW - 2145
T : +612 9636 2465 F : +612 9688 4762
info@bathle.com.au



ISSUE	PROJECT
R07	31, 33 & 37B Garfield Street, Wentworthville



1 SHADOW ANALYSIS 9AM (22nd JUNE)
DA-400 1 : 1000



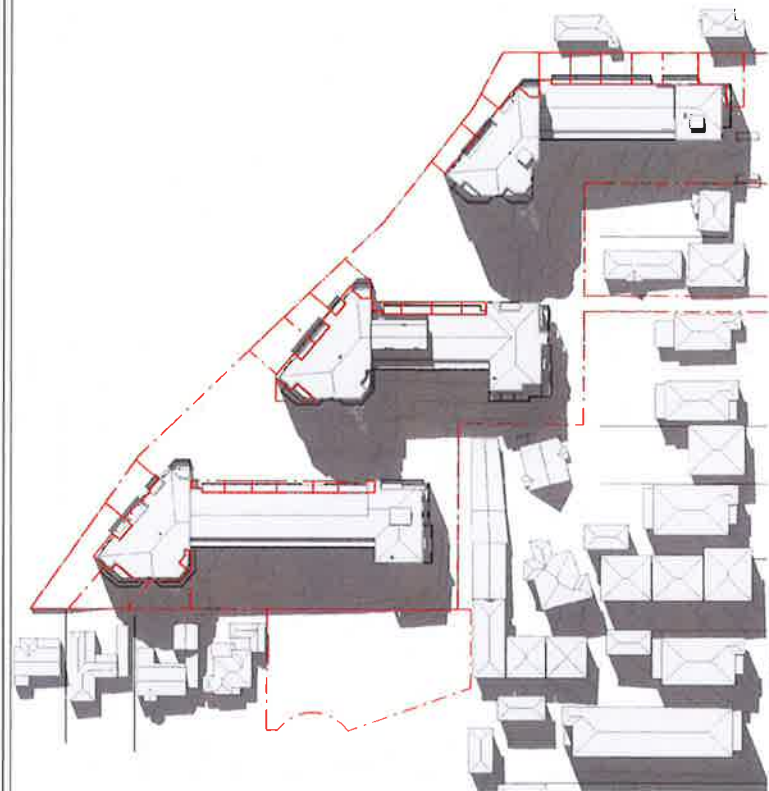
2 SHADOW ANALYSIS 10AM (22nd JUNE)
DA-400 1 : 1000



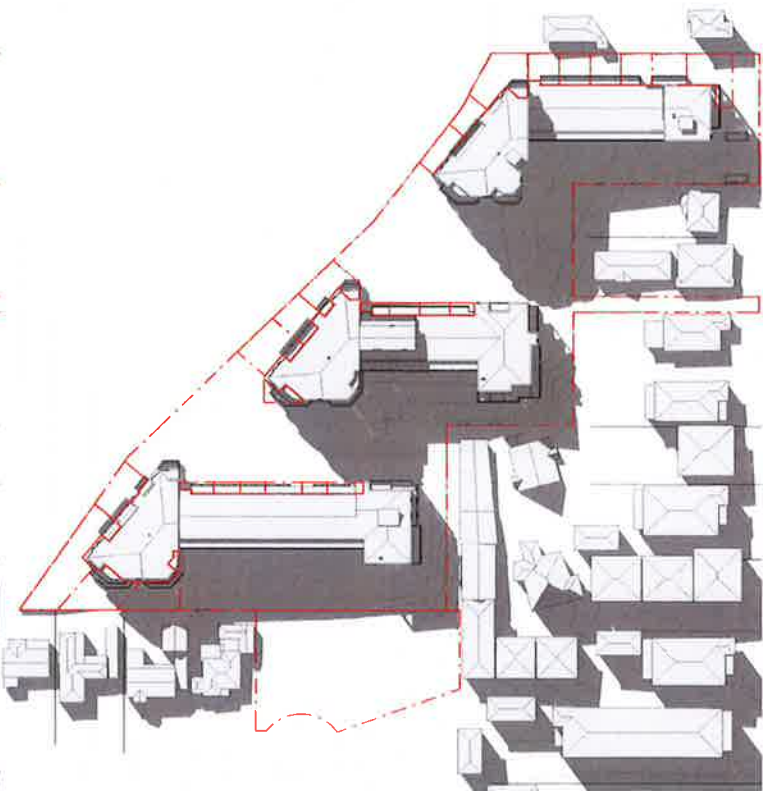
3 SHADOW ANALYSIS 11AM (22nd JUNE)
DA-400 1 : 1000



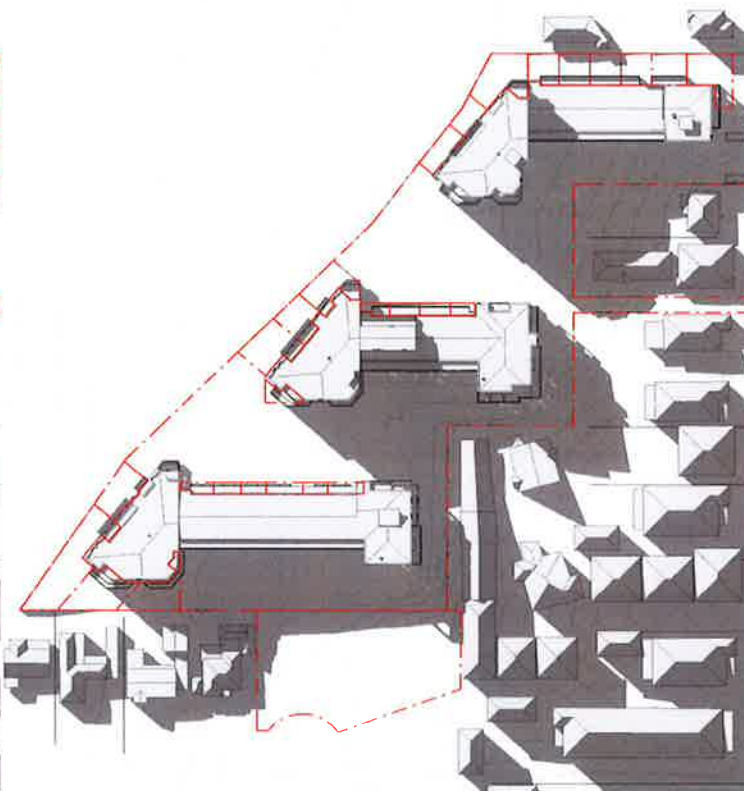
4 SHADOW ANALYSIS 12NOON (22nd JUNE)
DA-400 1 : 1000



5 SHADOW ANALYSIS 1PM (22nd JUNE)
DA-400 1 : 1000



6 SHADOW ANALYSIS 2PM (22nd JUNE)
DA-400 1 : 1000



7 SHADOW ANALYSIS 3PM (22nd JUNE)
DA-400 1 : 1000



8 SHADOW ANALYSIS 4PM (22nd JUNE)
DA-400 1 : 1000

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☐ SECTION 98
☐ CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	09.10.2014
2	ISSUED FOR DEVELOPMENT APPLICATION	24.11.2014
3	JRPP AMENDMENTS	17.08.2015

TRUE NORTH



DRAWING NUMBER:
DA-400
DRAWING TITLE:
SHADOW ANALYSIS

SCALE
1 : 1000@ A1

DRAWN BY
GSM

CHKD BY
TC

ISSUE
R03

DATE
17.08.2015

PROJECT

**31, 33 & 37B Garfield Street,
Wentworthville**

31-37 B GARFIELDS ST & 7 MILDRED ST



1 WEST ELEVATION (CUMBERLAND HIGHWAY)
1 : 200

ISSUE	AMENDMENTS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	03.10.2014
2	ISSUED FOR DEVELOPMENT APPLICATION	24.11.2014
3	ISSUED FOR DEVELOPMENT APPLICATION	17.05.2015
4	ISSUED FOR DEVELOPMENT APPLICATION	14.07.2015
5	JRPP AMENDMENTS	17.08.2015

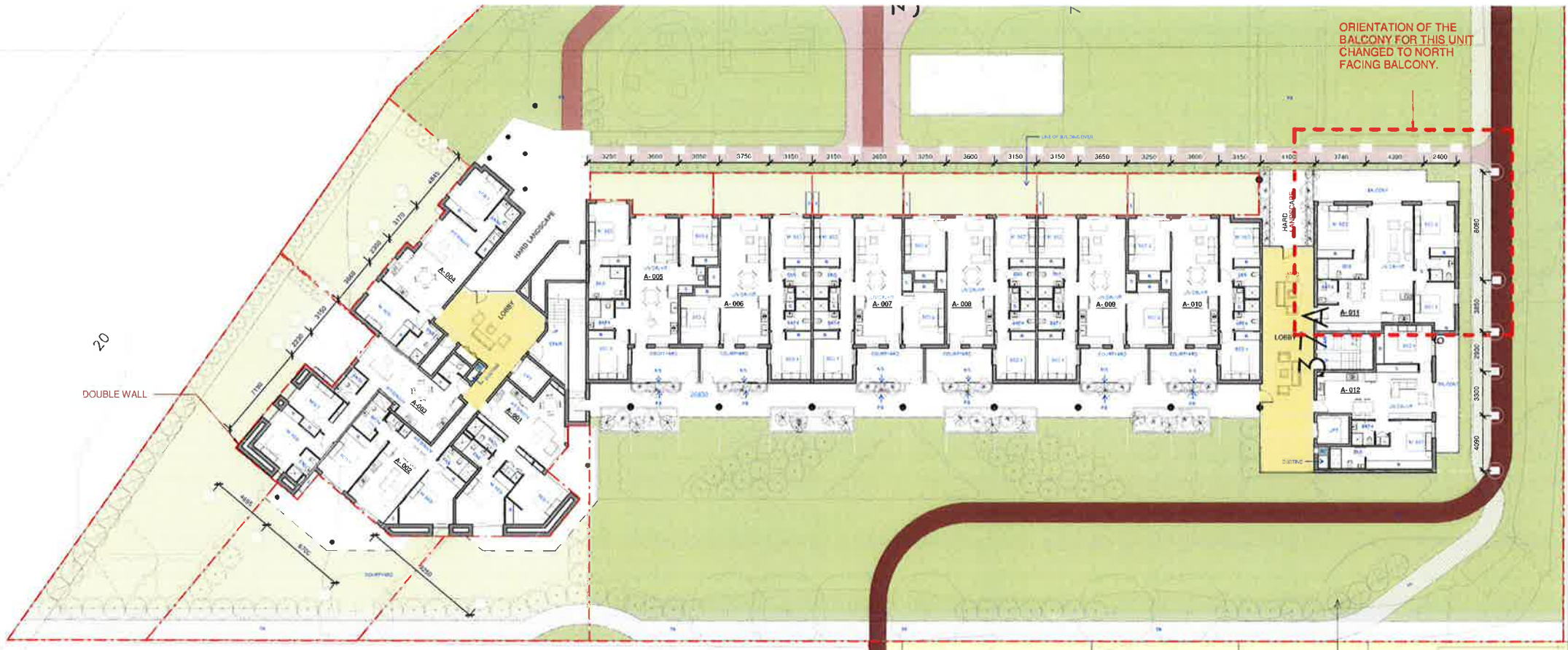
TRUE NORTH

DRAWING NUMBER:	DRAWN BY	CHKD BY	ISSUE
DA-A01	G/SW	TC	R05
DRAWING TITLE: BLOCK A - COVER PAGE / VIEW			
SCALE	DATE		
1 : 200@ A1	17.08.2015		

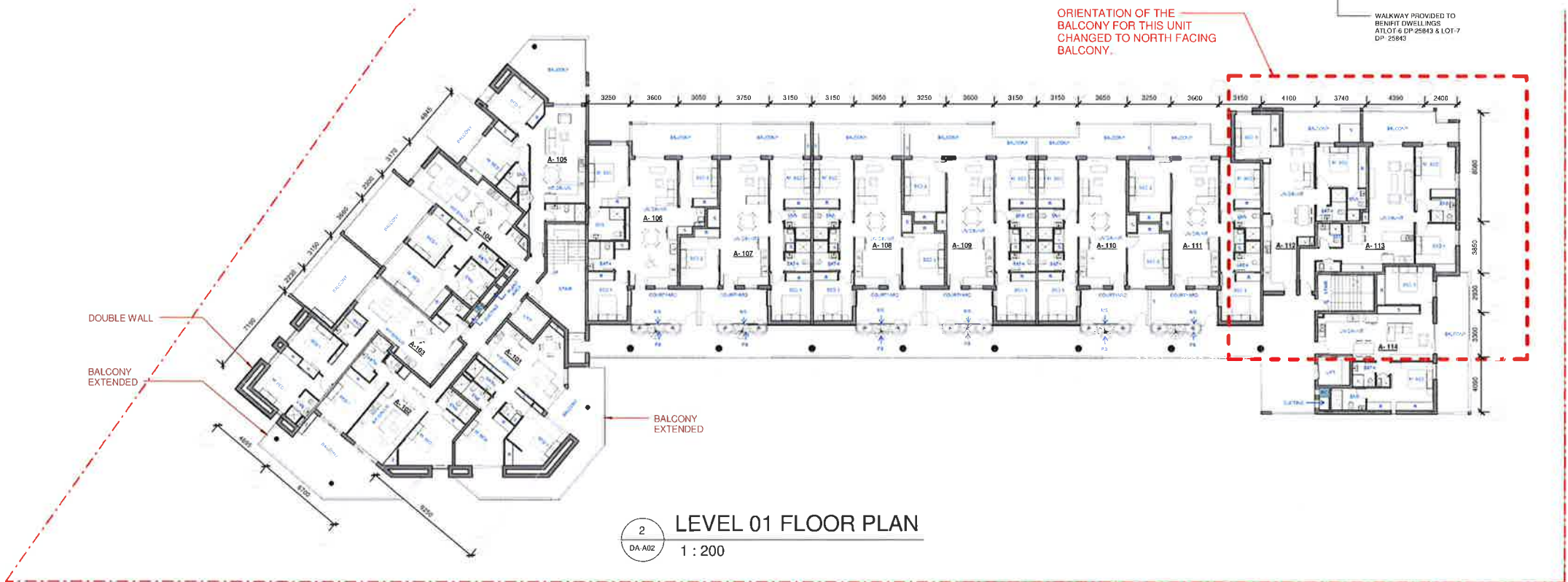
BASIX COMMITMENTS NOTES *AS PER BASIX REPORT FOR THIS DEVELOPMENT				
WATER	Water	All Shower Heads	All toilet flushing systems	All kitchen taps
	Water	4 star	4 star	4 star
ENERGY	Energy	Appliances: Dishwashers	4 star	4 star
	Energy	Appliances: Dishwashers	4 star	4 star
REFER TO APPROVED BASIX	REFER TO APPROVED BASIX	REFER TO APPROVED BASIX	REFER TO APPROVED BASIX	REFER TO APPROVED BASIX
	REFER TO APPROVED BASIX	REFER TO APPROVED BASIX	REFER TO APPROVED BASIX	REFER TO APPROVED BASIX
COMMON AREAS	COMMON AREAS	COMMON AREAS	COMMON AREAS	COMMON AREAS
	COMMON AREAS	COMMON AREAS	COMMON AREAS	COMMON AREAS

NATHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Hobol Power Panel	R1.5 Bulk Insulation
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Hobol Power Panel	-
Common walls between Units and Fire stairs / Lift shaft & bin room	Concrete Blocks + Furring channel + Insulation + Gyprock	R1.5 Bulk Insulation
Floors	Concrete	R2.5 Bulk Insulation to ceilings with roofspace above
Roof	Metal	R1.0 Bulk Insulation to suspended floors of units A105 & A101
Windows	Aluminium Frame Single Glazed Clear	Foil (insulation) to the underside of the roof
Lighting: these units have been rated without downlights		U-Value of 6.37 or less and SHGC value of 0.74 + or - 10%
Exhaust fans to have self closing dampers		



1
DA-A02
GROUND FLOOR PLAN
1 : 200



2
DA-A02
LEVEL 01 FLOOR PLAN
1 : 200

LEGEND

M.BED - MASTER BEDROOM
BED-1 - BEDROOM 1
BED-2 - BEDROOM 2

NOTES:

PA - PEDESTRIAN ACCESS
MS - MOVABLE SHUTTERS TO PROVIDE PRIVACY
PB - PLANTER BOX AS PRIVACY SCREEN
TR - TRENCH REFER TO PLANS BY MARTENS FOR FURTHER DETAILS
RC - REFUGE CHUTE
L - LAUNDRY
ENS - ENSUITE
BATH - BATHROOM
LIV - LIVING
DIN - DINING
KIT - KITCHEN
LIN - LINEN
R - ROBE

NOTES: REFER TO LANDSCAPE PLAN FOR PLANTING DETAILS

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☐ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	03.10.2014
2	ISSUED FOR DEVELOPMENT APPLICATION	24.11.2014
3	ISSUED FOR DEVELOPMENT APPLICATION	17.05.2015
4	JRPP AMENDMENTS	17.08.2015

TRUE NORTH



DRAWING NUMBER:

DA-A02

DRAWING TITLE:

BLOCK A - FLOOR PLANS

SCALE

1 : 200 @ A1

DRAWN BY

GSM

CHKD BY

TC

ISSUE

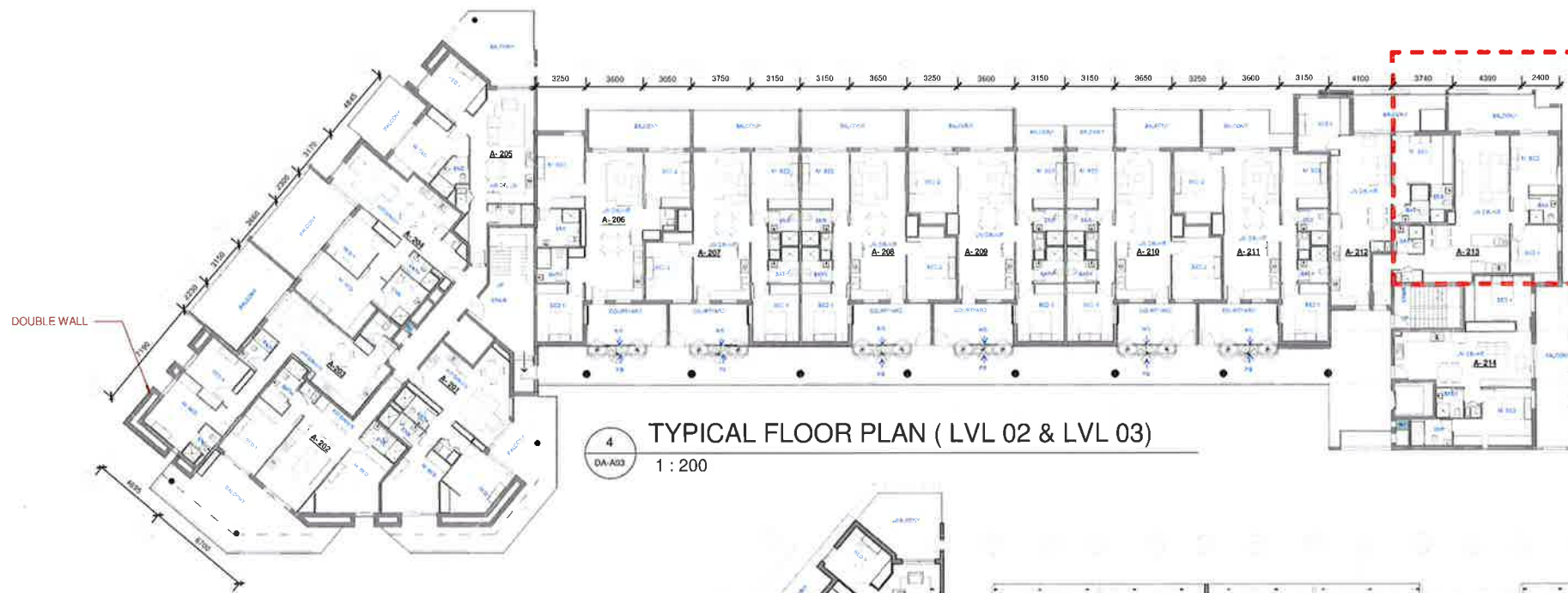
R04

DATE

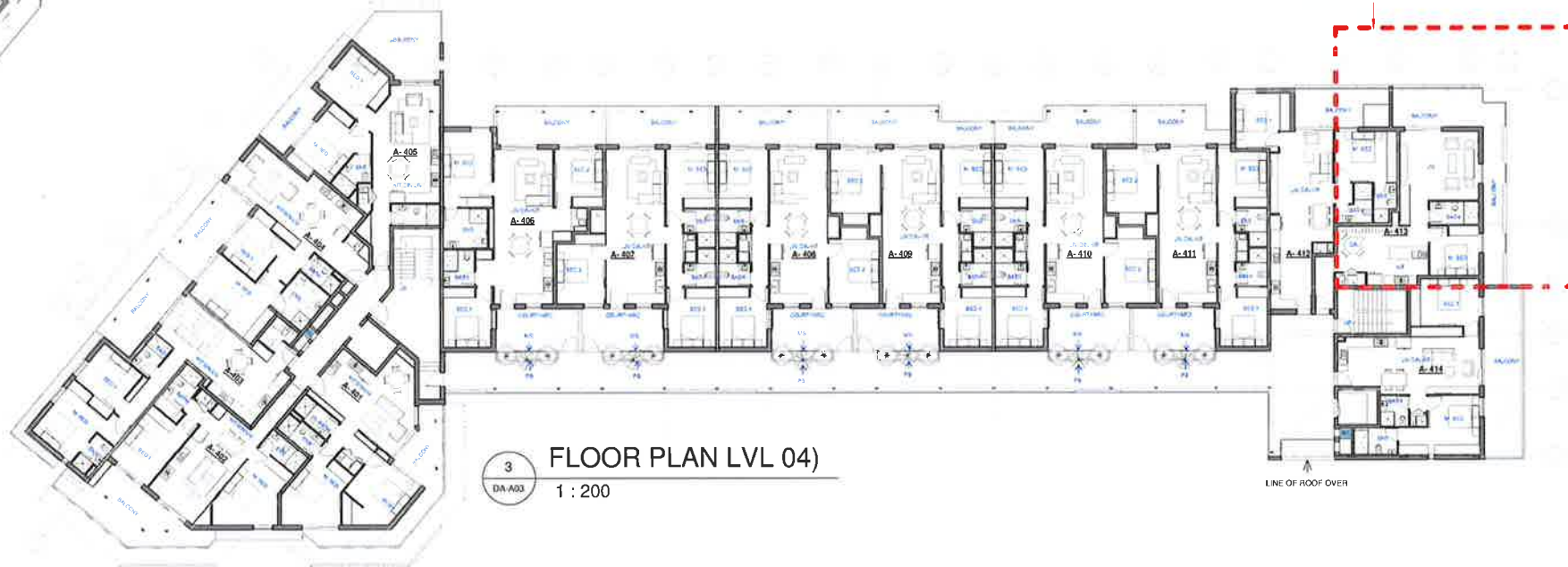
17.08.2015

PROJECT

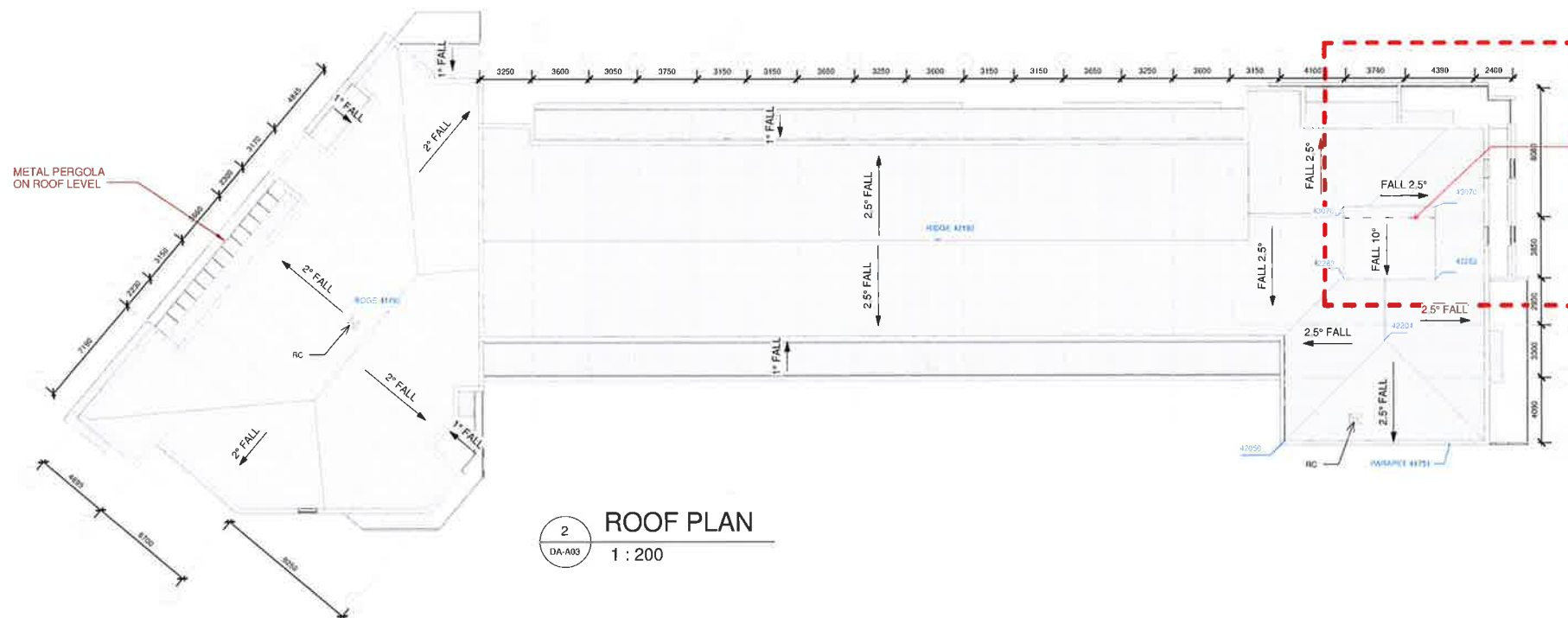
31, 33 & 37B Garfield Street,
Wentworthville



4 TYPICAL FLOOR PLAN (LVL 02 & LVL 03)
1 : 200



3 FLOOR PLAN LVL 04)
1 : 200



2 ROOF PLAN
1 : 200

BASIX COMMITMENTS NOTES				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star	4 star	4 star	4 star
ENERGY	Appliances: Dishwashers 4 star WATER RATING			
	Hot water system: Individual Gas instantaneous - 3.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to facade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to facade or roof manual switch on/off			
COMMON AREAS	Laundry ventilation system: Individual fan, ducted to facade or roof manual switch on/off			
	Cooling system: 3 Phase air conditioning EER 2.5-3.0 in living area only			
COMMON AREAS	Heating system: 3 Phase air conditioning EER 2.5-3.0 in living area only			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
COMMON AREAS	Appliances: Gas cooking & electric ovens in the kitchen of the dwellings			
	Dishwashers: 3 star Energy Rating			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Hebel Power Panel	R1.5 Bulk Insulation
Internal walls within Units	Plasterboard on studs	-
Common walls between Units and corridors	Hebel Power Panel	-
Common walls between Units and fire stairs / lift shaft & bin room	Concrete Blocks + Furring channel + Insulation + Gyprock	R1.5 Bulk Insulation
Ceilings	Plasterboard	R2.5 Bulk Insulation to ceilings with roofspace above
Floors	Concrete	R1.0 Bulk Insulation to suspended floors of units A105 & B101
Roof	Metal	Foil (skatation) to the underside of the roof
Windows	Aluminium Frame Single Glazed Clear	U-Value of 6.57 or less and SHGC value of 0.74 + or - 10%

Lighting: these units have been rated without daylight.

Exhaust fans to have self closing dampers

- LEGEND**
- M.BED - MASTER BEDROOM
 - BED 1 - BEDROOM 1
 - BED 2 - BEDROOM 2
 - L - LAUNDRY
 - ENS - ENSUITE
 - BATH - BATHROOM
 - LIV - LIVING
 - DIN - DINING
 - KIT - KITCHEN
 - LIN - LINEN
 - ROBE - ROBE

- NOTES:**
- PW - PEDESTRIAN WALKING
 - MS - MOVABLE SHUTTERS TO PROVIDE PRIVACY
 - PB - PLANTER BOX AS PRIVACY SCREEN
 - TR - TRENCH REFER TO PLANS BY MARTENS FOR FURTHER DETAILS
 - R - REFUGE CHUTE

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- ☐ SECTION 96
- ☐ CONSTRUCTION ONLY

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2	ISSUED FOR DEVELOPMENT APPLICATION	24.11.2014
3	ISSUED FOR DEVELOPMENT APPLICATION	17.05.2015
4	JRPP AMENDMENTS	17.08.2015

TRUE NORTH



DRAWING NUMBER:

DA-A03

DRAWING TITLE:

BLOCK A - FLOOR PLANS

SCALE

1 : 200@ A1

DRAWN BY

G/S/M

CHKD BY

T/C

ISSUE

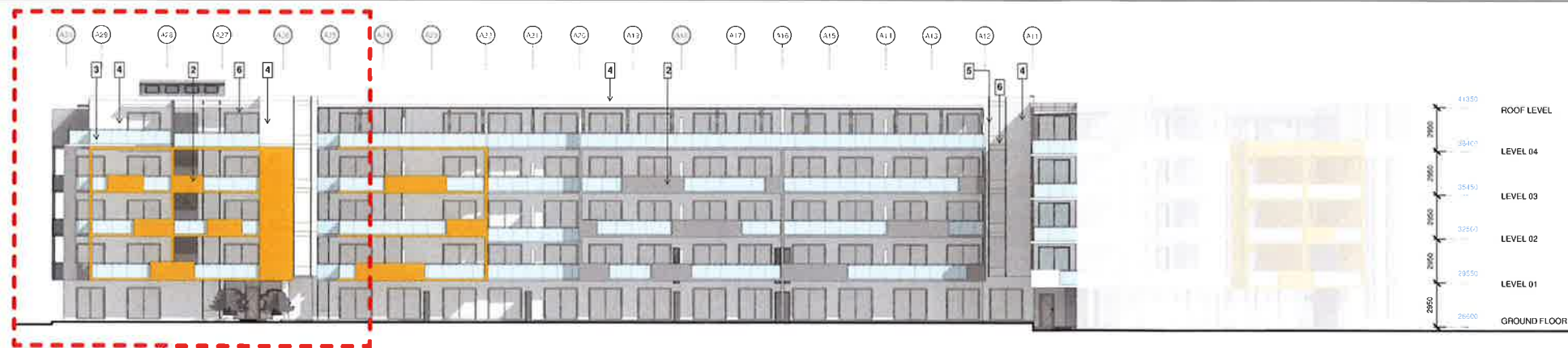
R04

DATE

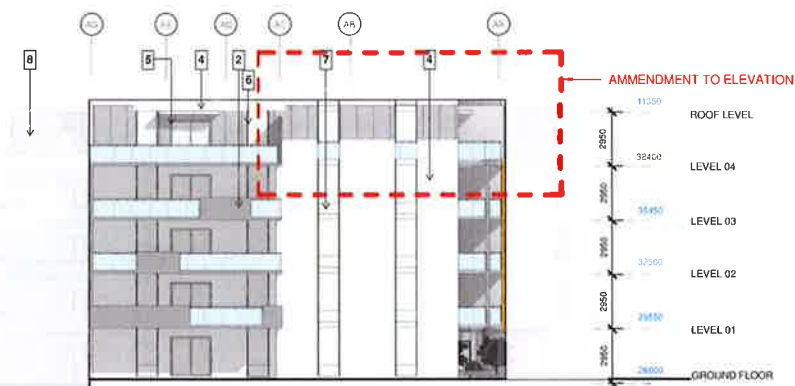
17.08.2015

PROJECT

31, 33 & 37B Garfield Street,
Wentworthville



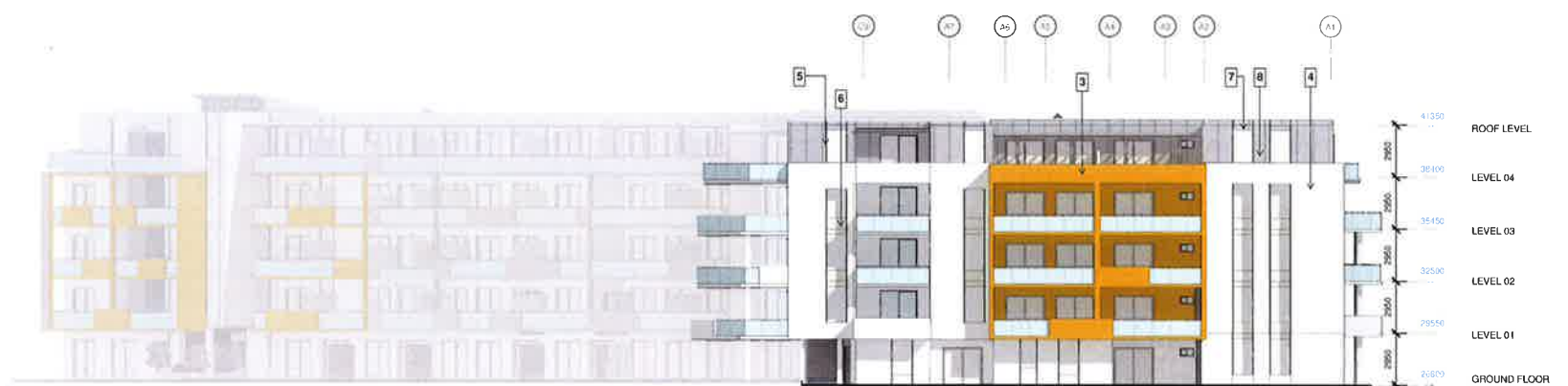
3 NORTH ELEVATION
DA-A05 1 : 200



1 EAST ELEVATION
DA-A05 1 : 200



4 SOUTH ELEVATION
DA-A05 1 : 200



2 WEST ELEVATION
DA-A05 1 : 200

COLOR SWATCH

FINISHES	
1	1. ALUCOBOND NATURAL COPPER
2	2. ALUCOBOND ANODIZED LOOK C34
3	3. ALUCOBOND LEMON - LEMONENGELB (YELLOW)
4	4. DULUX - B12 VIVID WHITE OVER HEBEL WALL
5	5. ALL WINDOW & DOOR FRAMES ANODIZED TO MATCH ALUCOBOND NATURAL ZINC COLOR
6, 7	6. SPANDLE PANEL SHALL BE SIMILAR IN FINISH TO ALUCOBOND NATURAL ZINC 7. STEEL PAINTED SLATE GREY
8	8. MINIORB GREY WALL CLAD (COLOUR SAMPLE)

NOTE: NOMINATED MATERIALS OR SIMILAR SHALL BE USED ACROSS THE BUILDING ELEVATIONS

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TRUE NORTH

DRAWING NUMBER:

DA-A05

DRAWN BY

GSM

CHKD BY

TC

ISSUE

R04

PROJECT

31, 33 & 37B Garfield Street,
Wentworthville

DRAWING TITLE:
BLOCK A - ELEVATIONS

SCALE

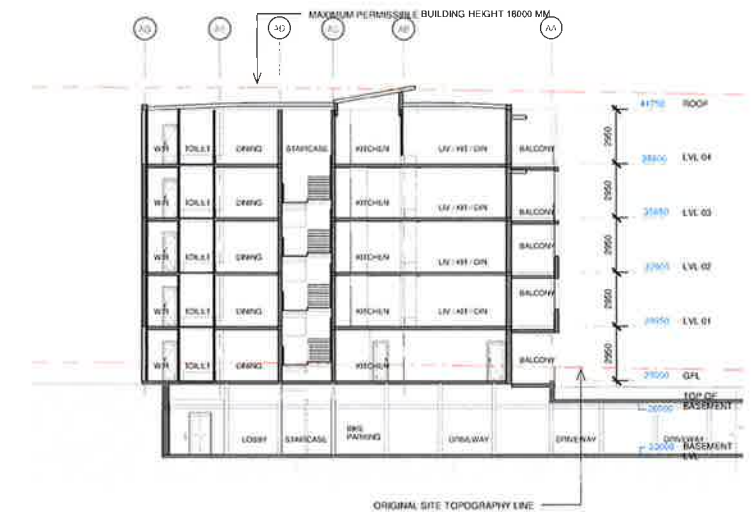
As Indicated @ A1

DATE

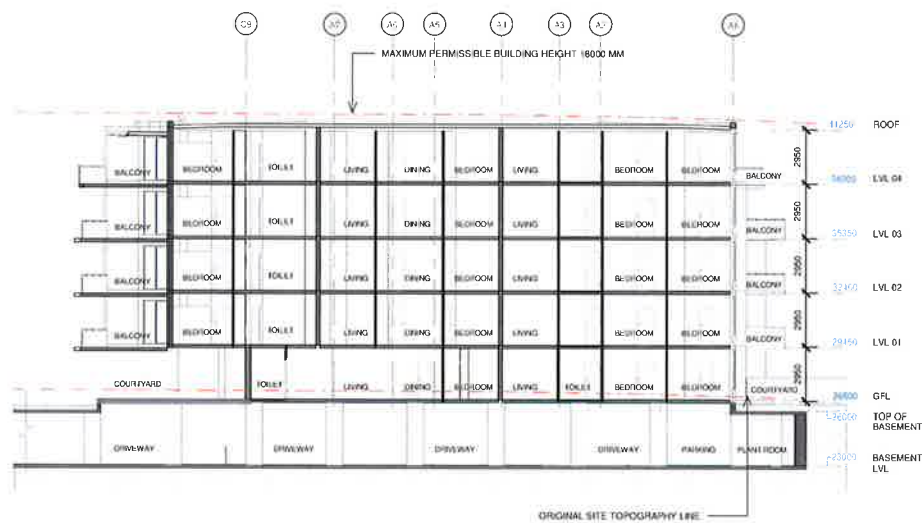
17.08.2015



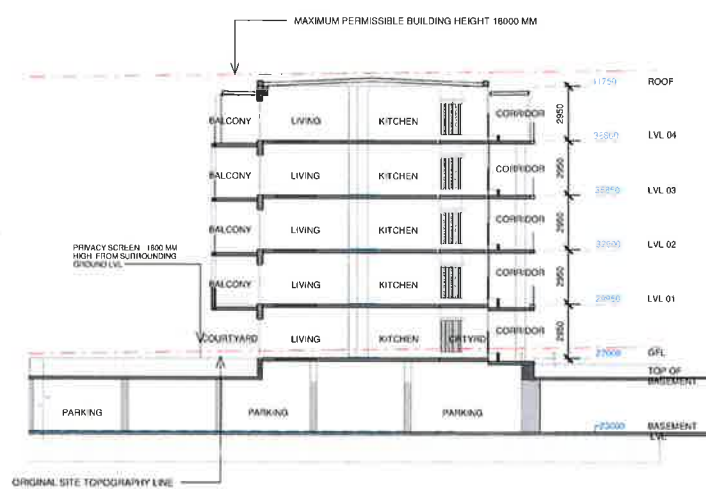
1 SECTION 1 - 1
DA-A06 1 : 200



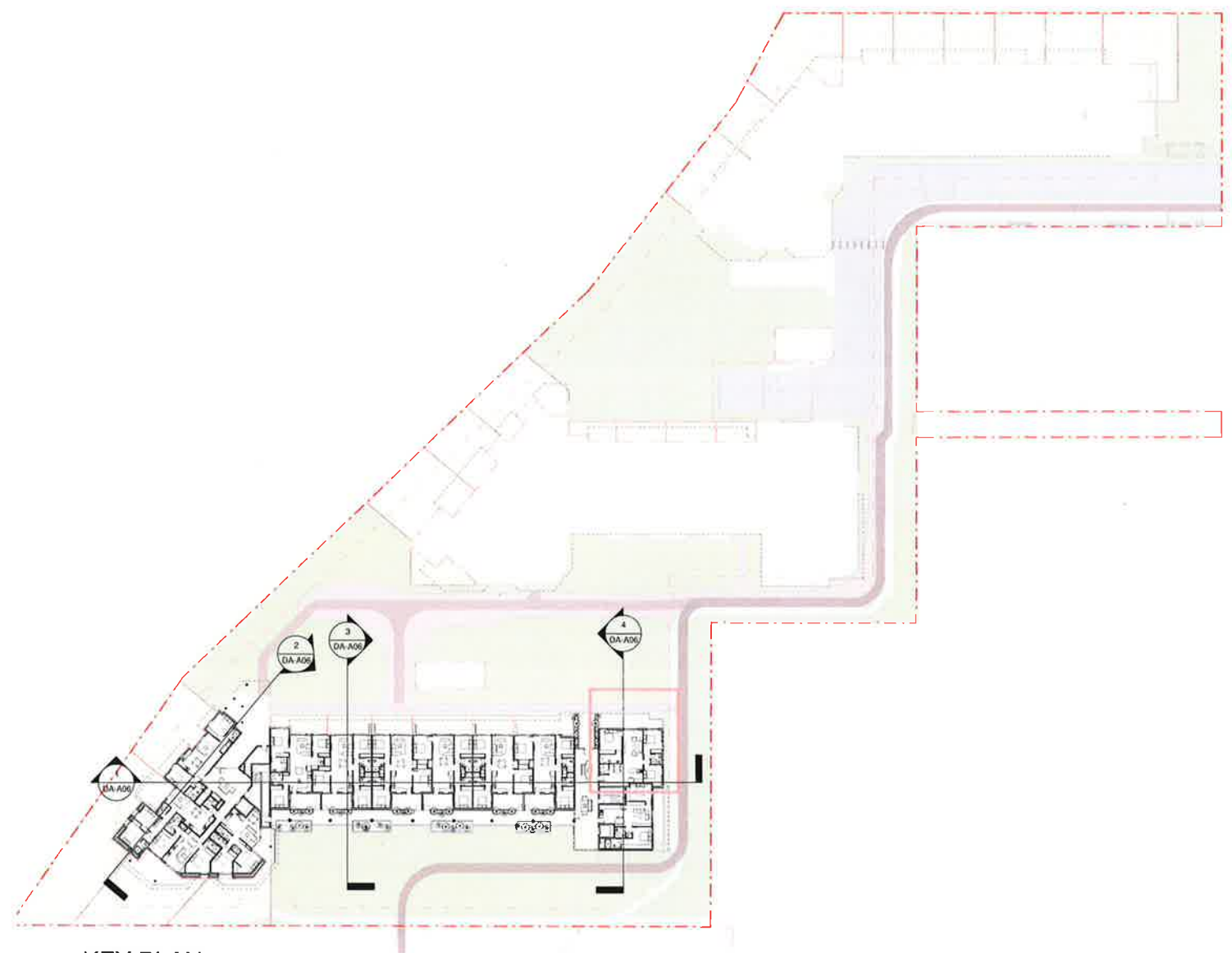
4 SECTION 4 - 4
DA-A06 1 : 200



2 SECTION 2 - 2
DA-A06 1 : 200



3 SECTION 3 - 3
DA-A06 1 : 200



5 KEY PLAN
DA-A06 1 : 500

GENERAL NOTES

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ISSUED FOR:

- ☐ COUNCIL MEETING
☒ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	03.10.2014
2	ISSUED FOR DEVELOPMENT APPLICATION	24.11.2014
3	ISSUED FOR DEVELOPMENT APPLICATION	17.05.2015
4	URPP AMENDMENTS	17.08.2015

TRUE NORTH

DRAWING NUMBER:
DA-A06
DRAWING TITLE:
BLOCK A - SECTIONS

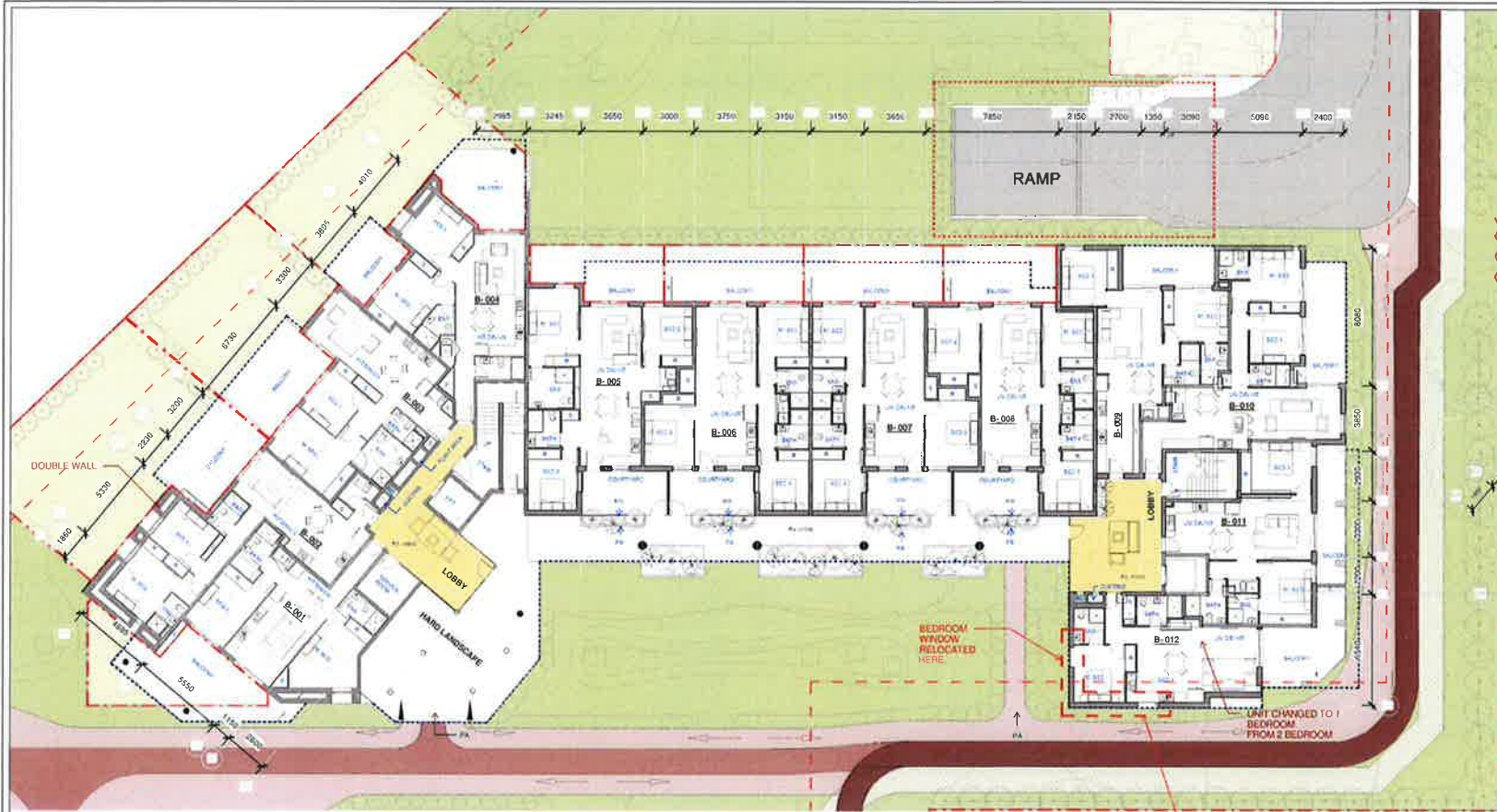
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DRAWN BY
GSM
CHKD BY
TC
DATE
17.08.2015

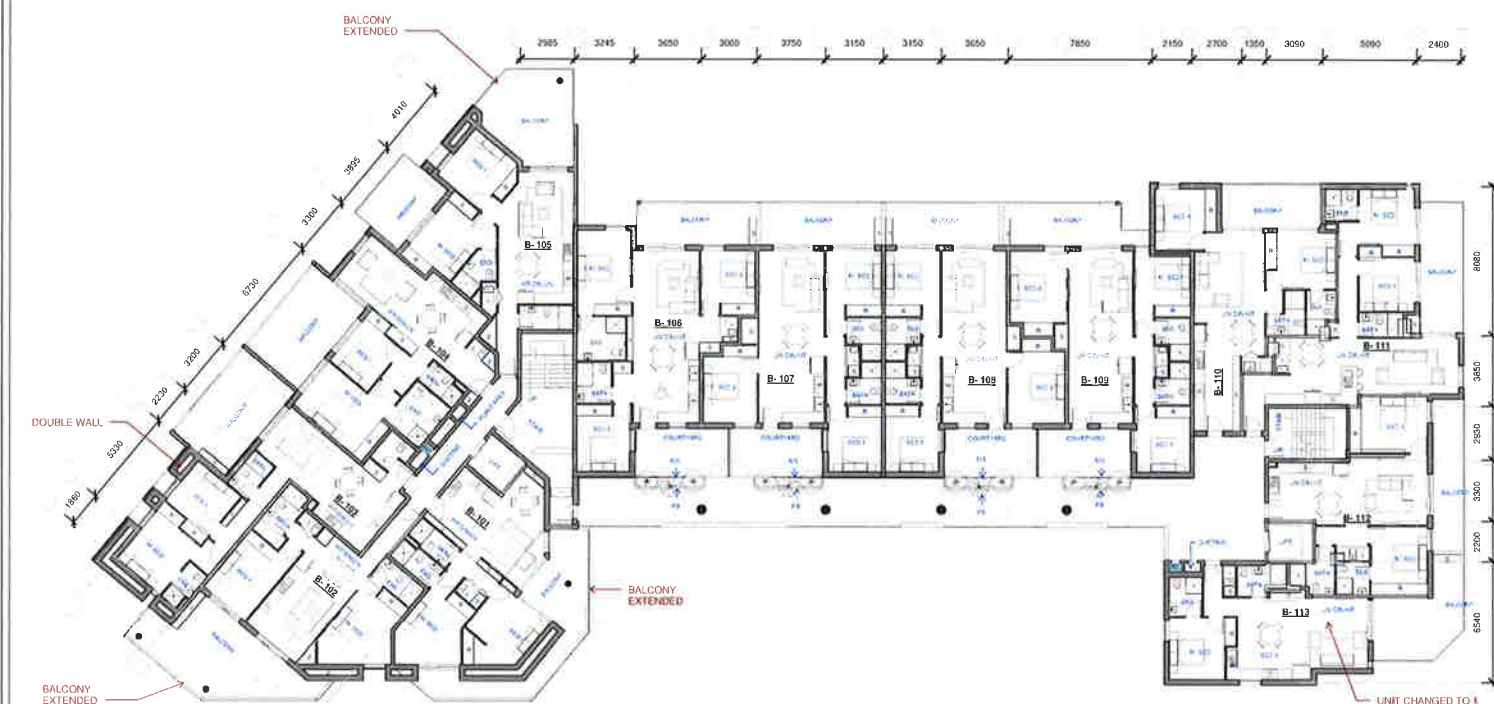
ISSUE
R04

PROJECT

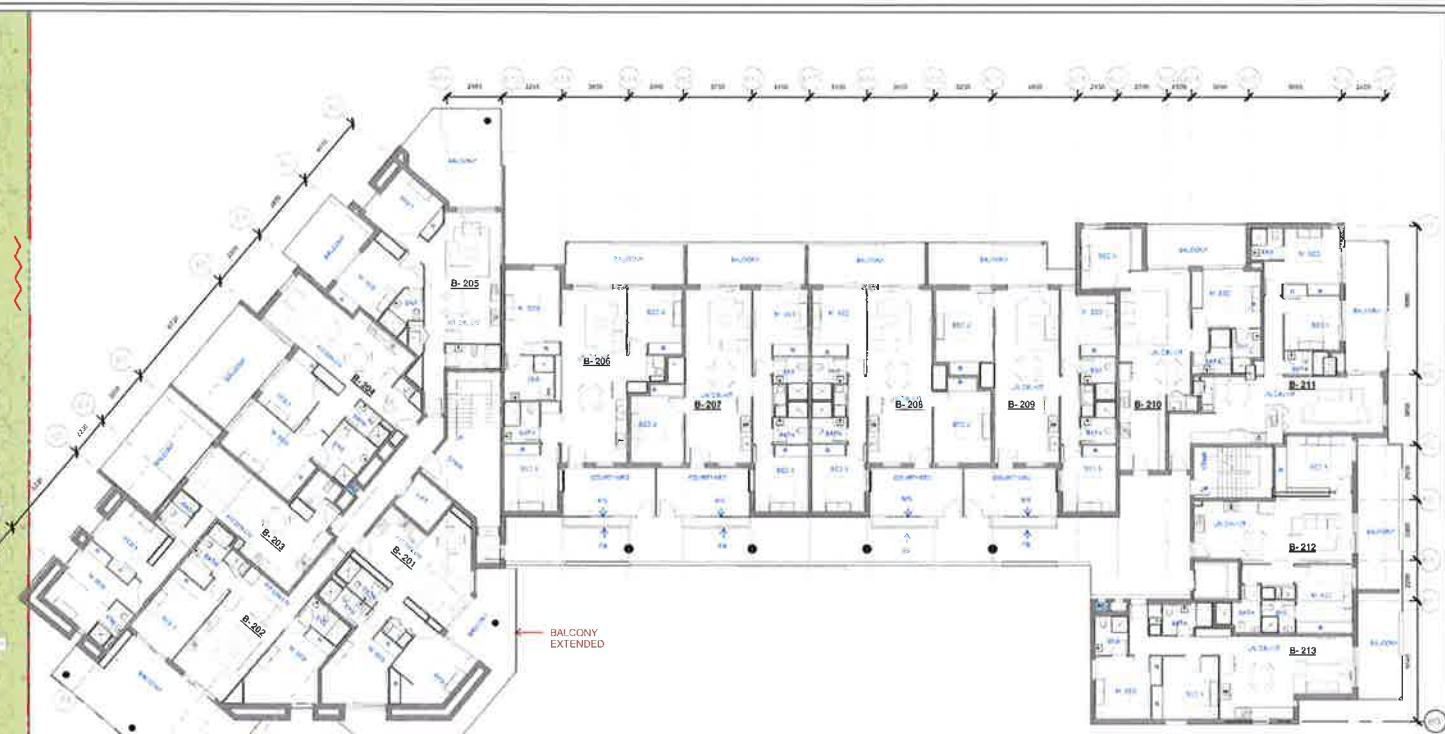
**31, 33 & 37B Garfield Street,
Wentworthville**



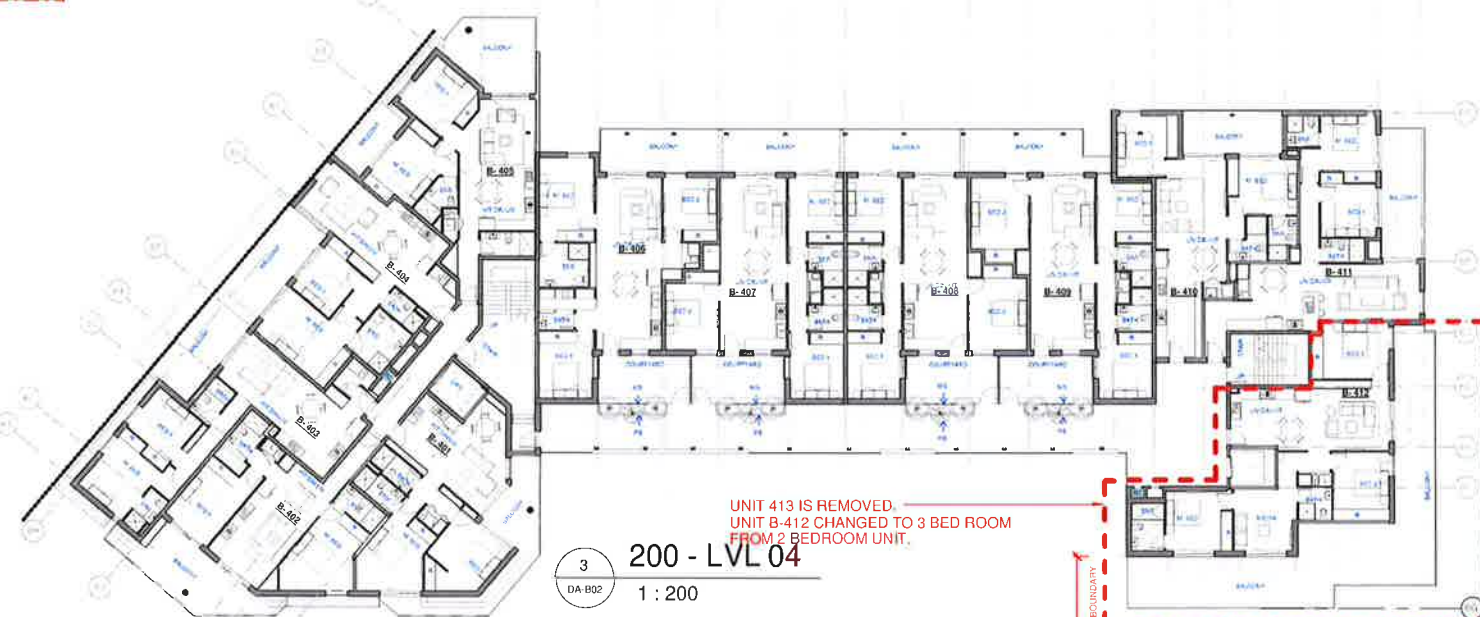
1 GROUND FLOOR PLAN
1 : 200



2 LEVEL 01 PLAN
1 : 200



4 LEVEL 01 PLAN (TYPICAL LVL 02 TO LVL 03)
1 : 200



3 200 - LVL 04
1 : 200

NATHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Hobel Power Panel	R1.5 Bulk Insulation
Internal walls within Units	Plasterboard on studs	-
Common walls between Units and corridors	Hobel Power Panel	-
Common walls between Units and Fire stairs / Lift shaft & bin room	Concrete Blocks + Furring channel + Insulation + Gyprock	R1.5 Bulk Insulation
Ceilings	Plasterboard	R2.5 Bulk Insulation to ceilings with roofspace above
Floors	Concrete	R1.0 Bulk Insulation to suspended floors of units A105 & B101
Roof	Metal	Foil (insulation) to the underside of the roof
Windows	Aluminium Frame Single Glazed Clear	U-Value of 6.57 or less and SHGC value of 0.74 + or - 10%
Lighting: these units have been rated without downlights		
Exhaust fans to have self closing dampers		

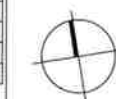
LEGEND
 M.BED - MASTER BEDROOM
 BED 1 - BEDROOM 1
 BED 2 - BEDROOM 2
 L - LAUNDRY
 ENS - ENSUITE
 BATH - BATHROOM
 LIV - LIVING
 DIN - DINING
 KIT - KITCHEN
 LI - LINEN
 ROBE

NOTES:
 PW - PEDESTRIAN WALKING
 MS - MOVABLE SHUTTERS TO PROVIDE PRIVACY
 PB - PLANTER BOX AS PRIVACY SCREEN
 TR - TRENCH REFER TO PLANS BY MARTENS FOR FURTHER DETAILS
 RC - REFUGE CHUTE
 NOTES : REFER TO LANDSCAPE PLANS FOR PLANTING DETAILS

BASIX COMMITMENTS NOTES			
WATER	Features	All Shower Heads 4 star	All toilet flushing systems 4 star
ENERGY	Appliances: Dishwashers 4 star	Water Rating	Hot water system: Individual Gas Instantaneous - 3.5 Stars
REFER TO APPROVED BASIX	Laundry ventilation system: Individual fan, ducted to facade or roof manual switch on/off	With here ventilation system: Individual fan, not ducted manual switch on/off	Laundry ventilation system: Individual fan, ducted to facade or roof manual switch on/off
COMMON AREAS	Cooling system: 1 Phase air conditioning EN 2.5.3.0 to living area only	Heating system: 1 Phase air conditioning EN 2.5.3.0 to living area only	Appliances: Gas cooktop & electric oven in the kitchen of the dwelling

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5	JRPP AMENDMENTS	17.08.2015

TRUE NORTH



DRAWING NUMBER:

DA-B02

DRAWING TITLE:
BLOCK B - FLOOR PLANS

SCALE
1 : 200@ A1

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GSM

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TC

ISSUE

R05

DATE
17.08.2015

PROJECT

31, 33 & 37B Garfield Street,
Wentworthville

GENERAL NOTES

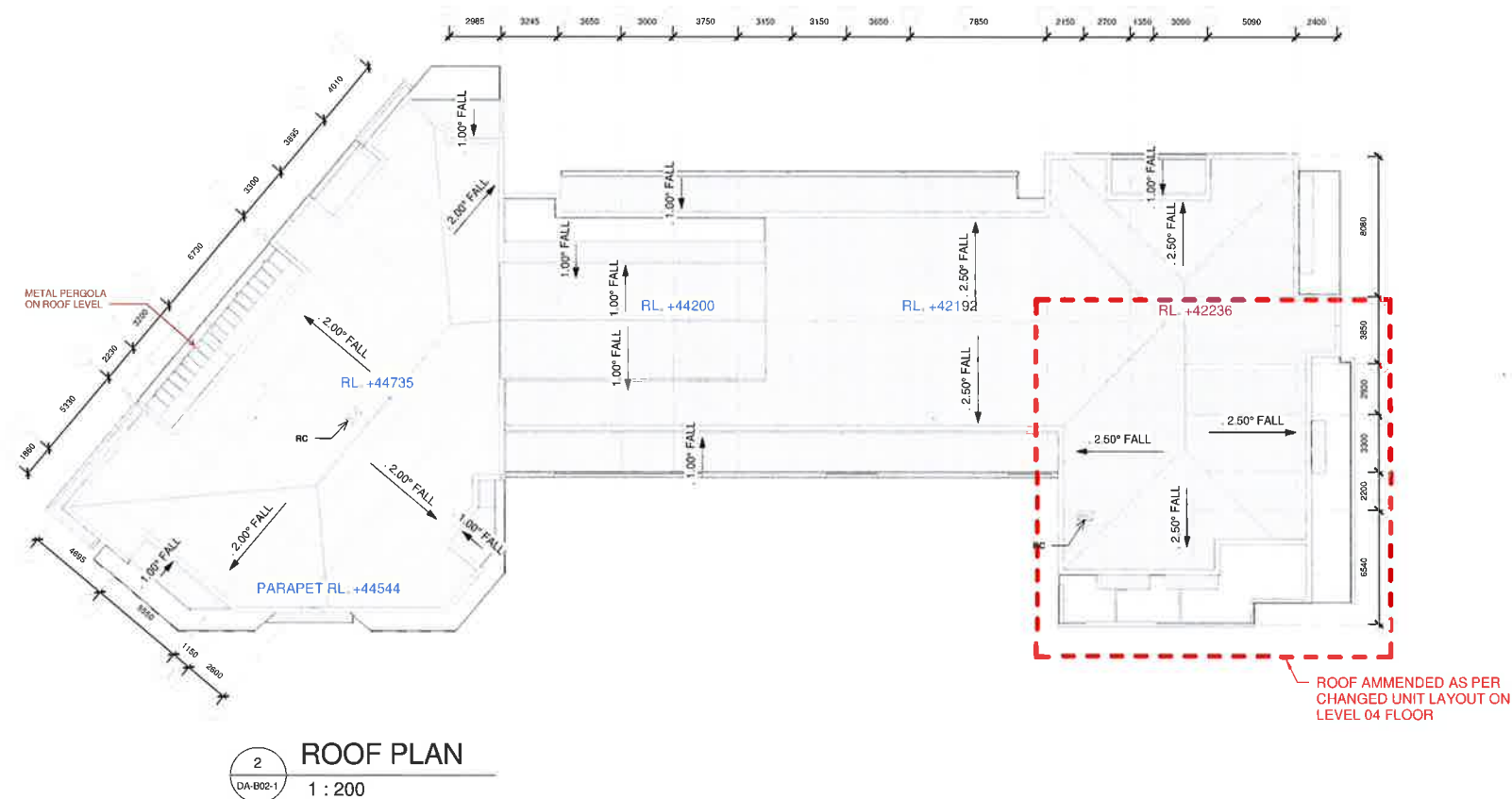
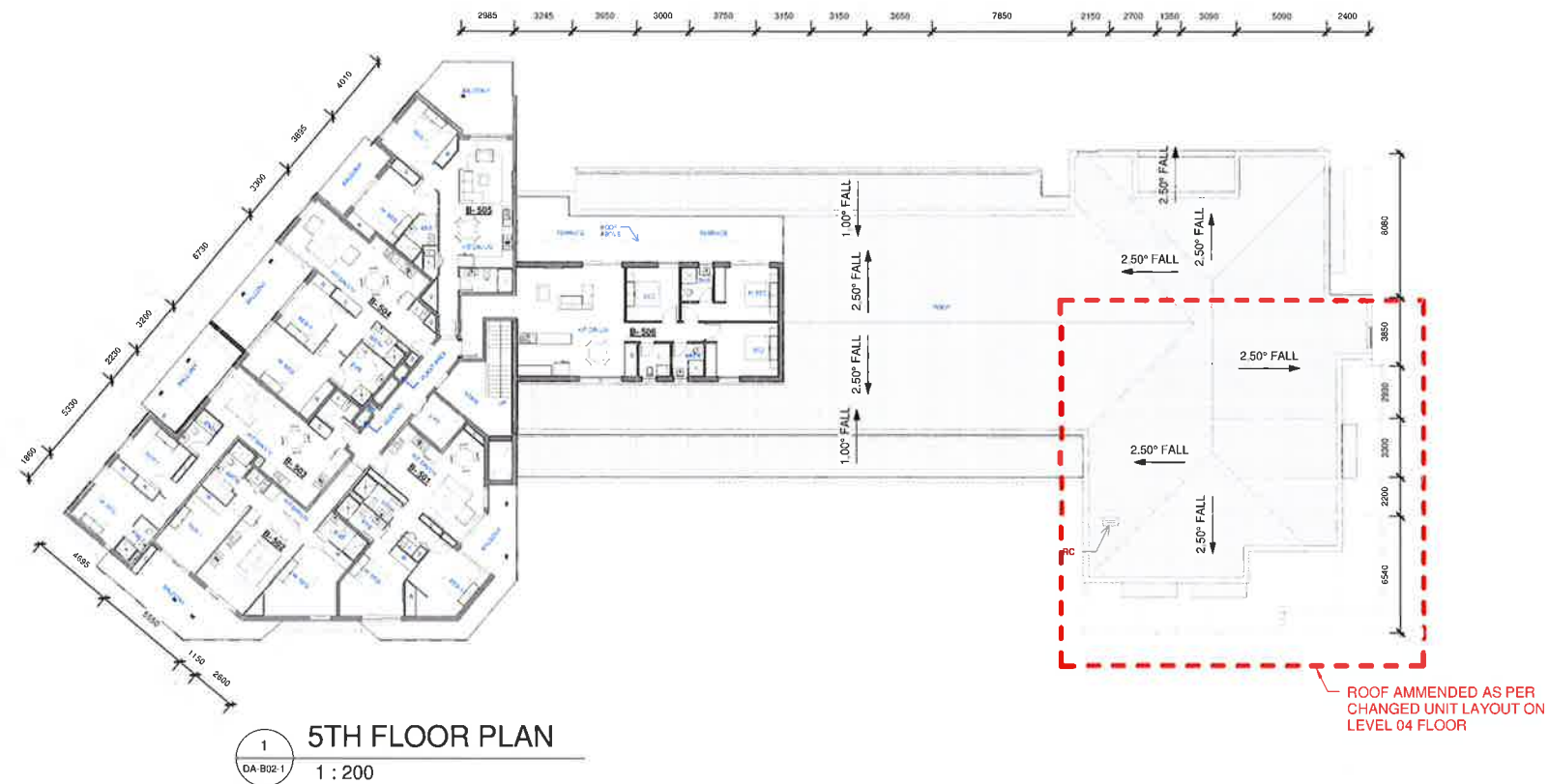
- 1 ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
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ISSUED FOR:

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☒ DEVELOPMENT APPLICATION
☐ SECTION 95
☐ CONSTRUCTION ONLY

Universal Property
GROUP PTY LTD

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 info@upltd.com.au



GENERAL NOTES

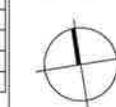
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3	ISSUED FOR DEVELOPMENT APPLICATION	17.05.2015
4	NEW PATHWAY ADDED	03.06.2015
5	JRPP AMENDMENTS	17.08.2015

TRUE NORTH



DRAWING NUMBER:

DA-B02-1

DRAWING TITLE:

BLOCK B - FLOOR PLANS

SCALE

1 : 200@ A1

DRAWN BY

Author

CHKD BY

Checker

ISSUE

R05

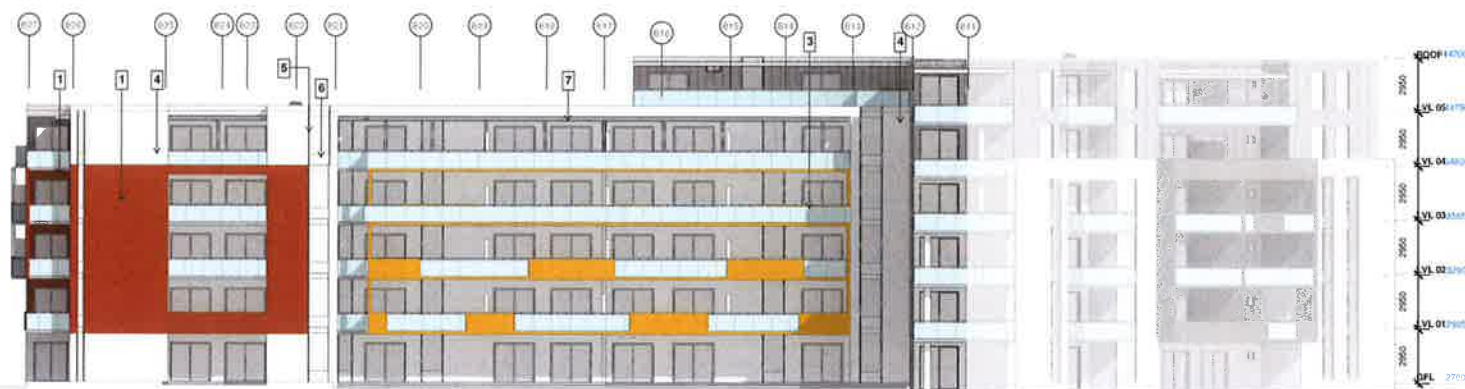
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17.08.2015

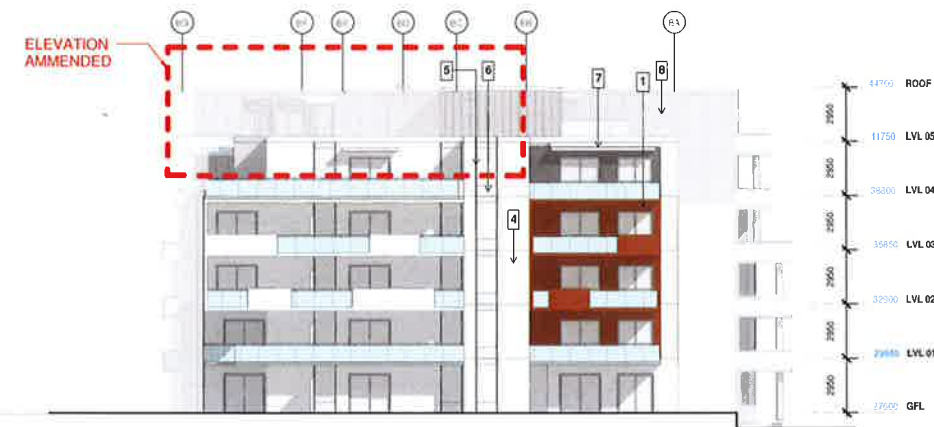
PROJECT

**31, 33 & 37B Garfield Street,
Wentworthville**

SITE BOUNDARY



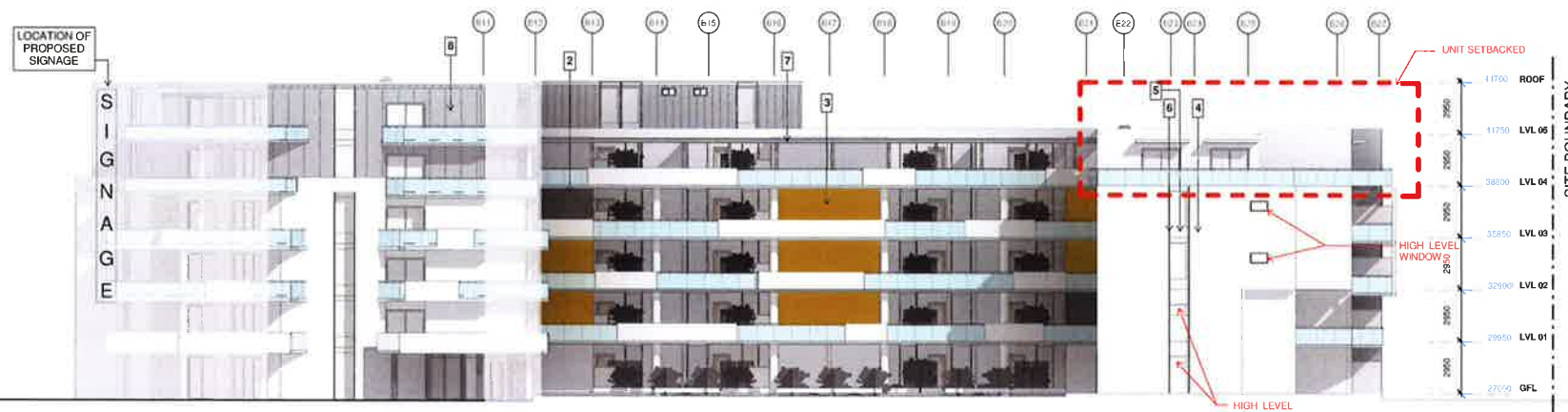
2 NORTH ELEVATION
DA-B03 1 : 200



1 EAST ELEVATION
DA-B03 1 : 200



3 WEST ELEVATION
DA-B03 1 : 200



4 SOUTH ELEVATION
DA-B03 1 : 200

FINISHES

- 1 ALUCOBOND NATURAL COPPER
- 2 ALUCOBOND NATURAL ZINC
- 3 ALUCOBOND LEMON - LEMONENGELB (YELLOW)
- 4 DULUX B-12 WHITE OVER HEBEL WALL
- 5 ALL WINDOW & DOOR FRAMES ANODIZED TO MATCH ALUCOBOND NATURAL ZINC COLOR
- 6, 7 SPANDLE PANEL SHALL BE SIMILAR IN FINISH TO ALUCOBOND NATURAL ZINC
- 7 STEEL PAINTED SLATE GREY
- 8 MINIORB GREY WALL CLAD (COLOUR SAMPLE)

COLOR SWATCH

NOTE: NOMINATED MATERIALS OR SIMILAR SHALL BE USED ACROSS THE BUILDING ELEVATIONS

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4	NEW PATHWAY ADDED	03.06.2015
5	JRPP AMENDMENTS	17.08.2015

TRUE NORTH

DRAWING NUMBER:

DA-B03

DRAWN BY

GSM

CHKD BY

TC

ISSUE

R05

PROJECT

31, 33 & 37B Garfield Street,
Wentworthville

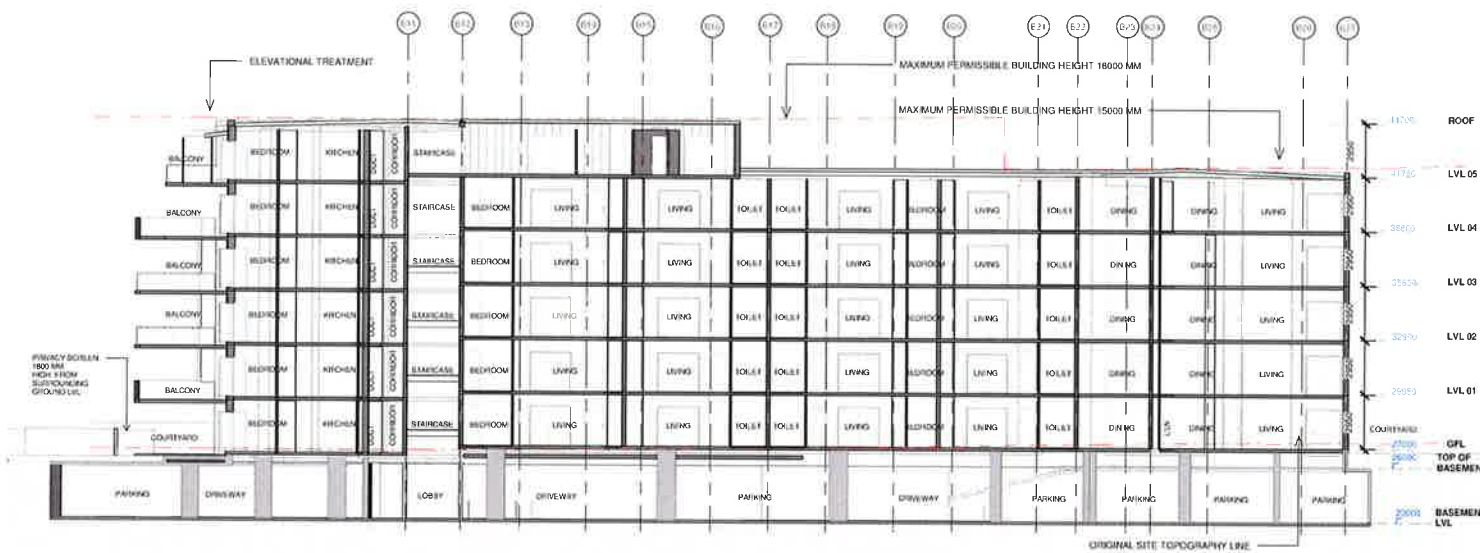
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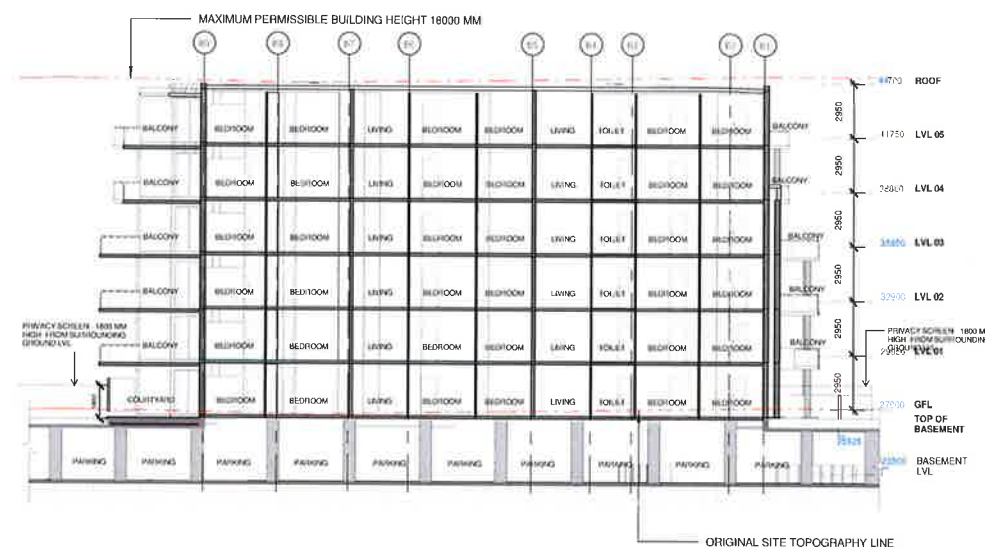
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DATE

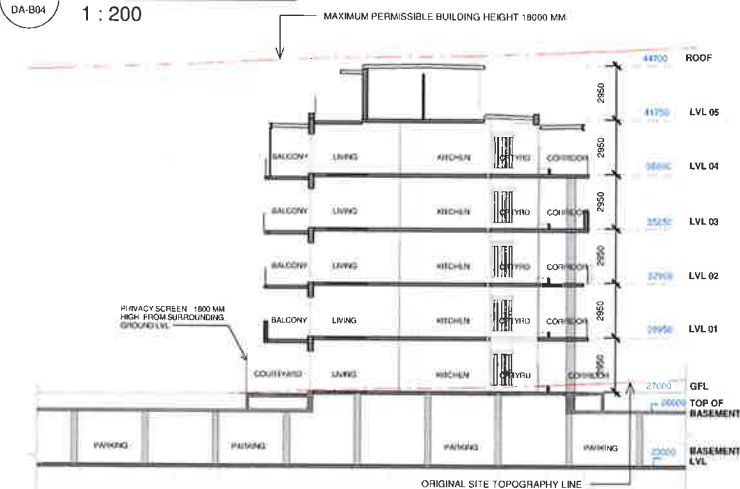
17.08.2015



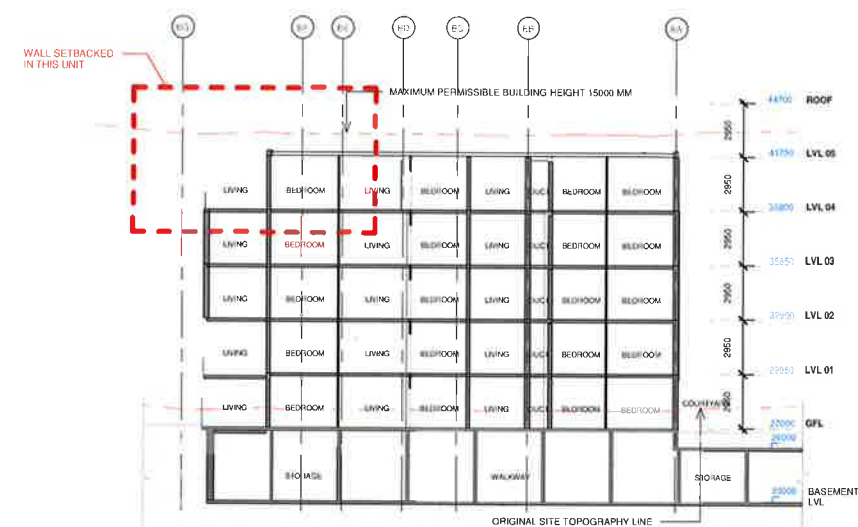
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DA-B04 1 : 200



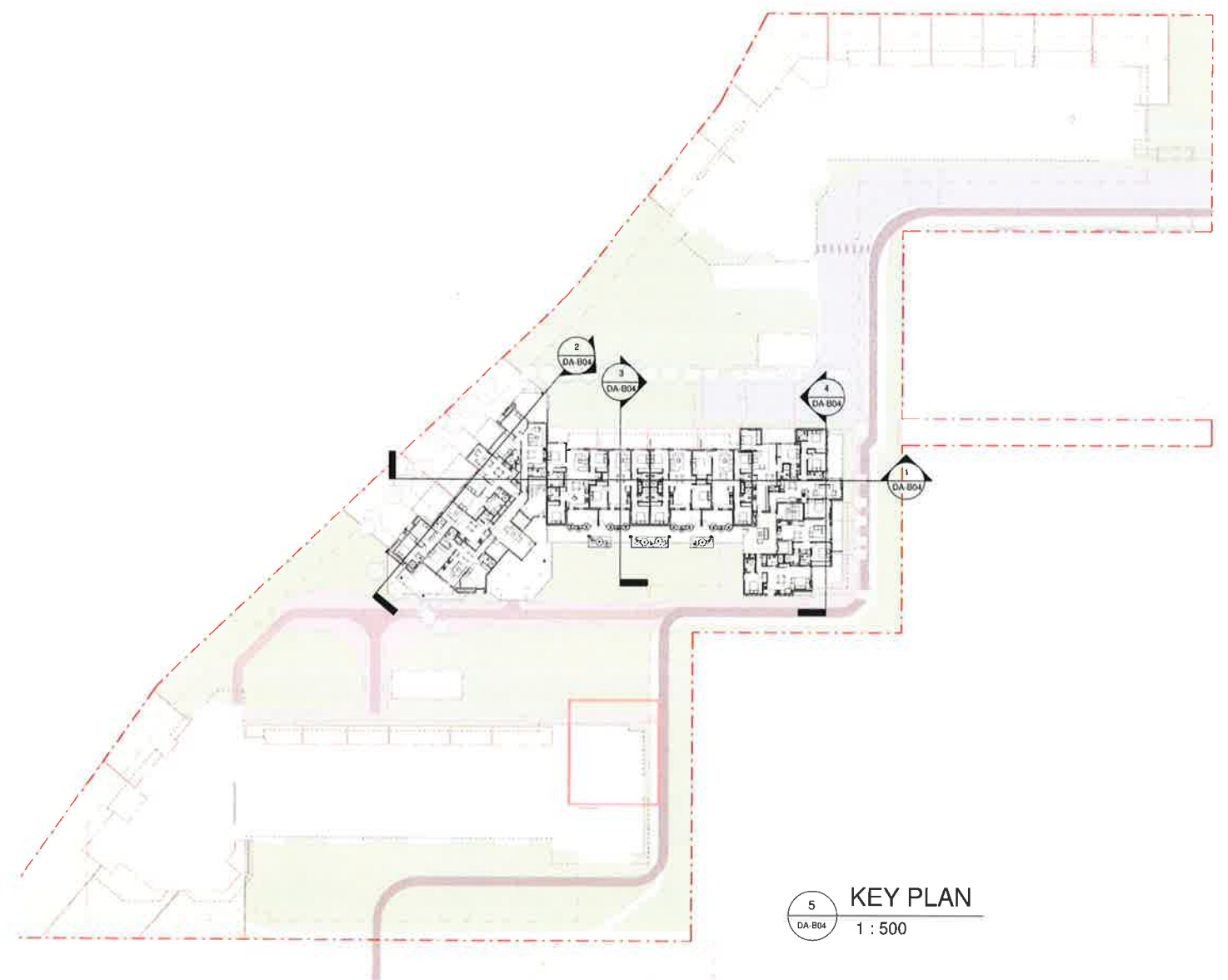
2 SECTION 2-2
DA-B04 1 : 200



3 SECTION 3-3
DA-B04 1 : 200



4 SECTION 4-4
DA-B04 1 : 200



5 KEY PLAN
DA-B04 1 : 500

GENERAL NOTES

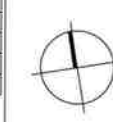
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4	NEW PATHWAY ADDED	03.06.2015
5	JRPP AMENDMENTS	17.08.2015

TRUE NORTH



DRAWING NUMBER:

DA-B04

DRAWING TITLE:
BLOCK B - SECTIONS

SCALE

As indicated @ A1

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ISSUE

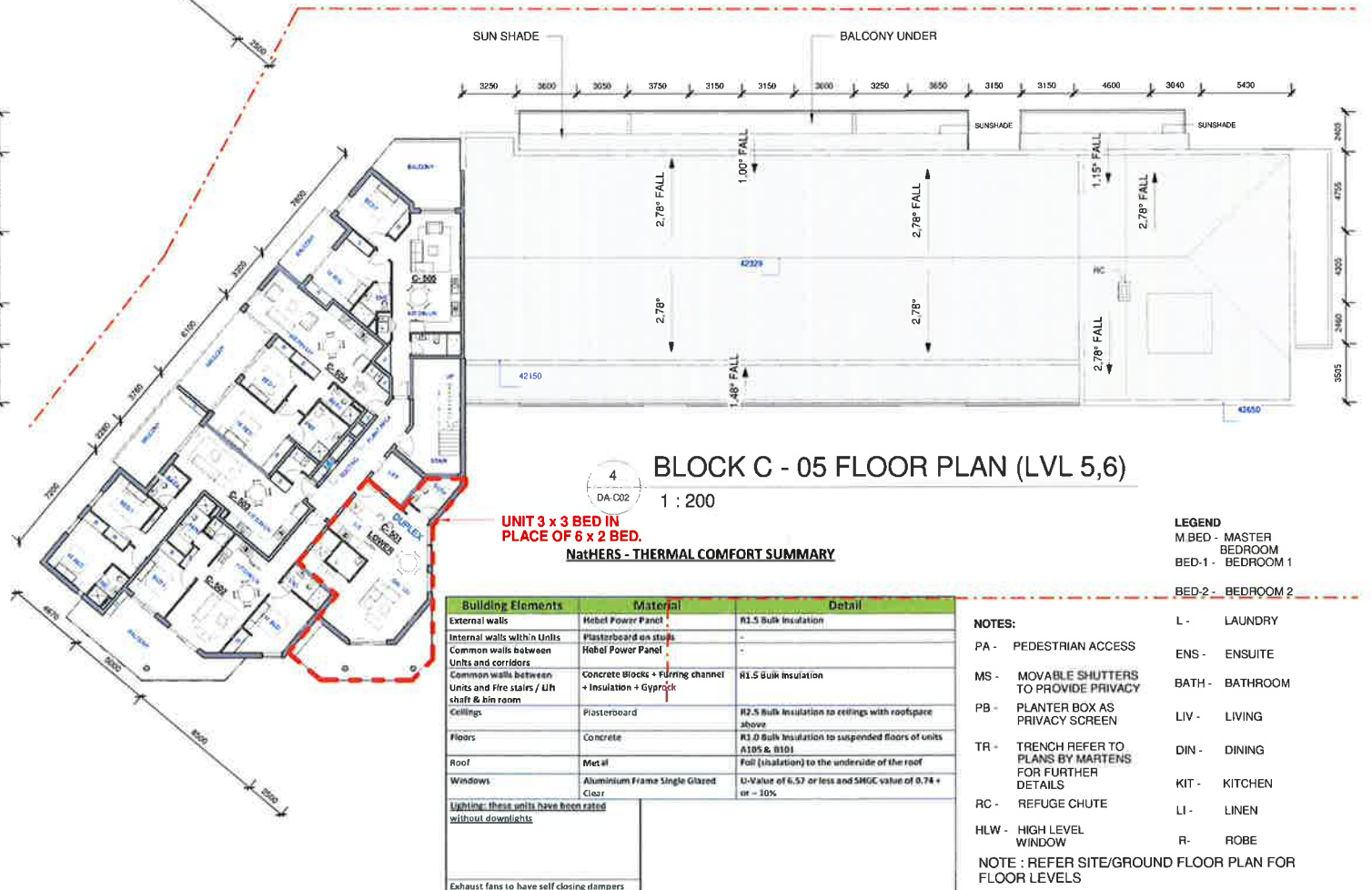
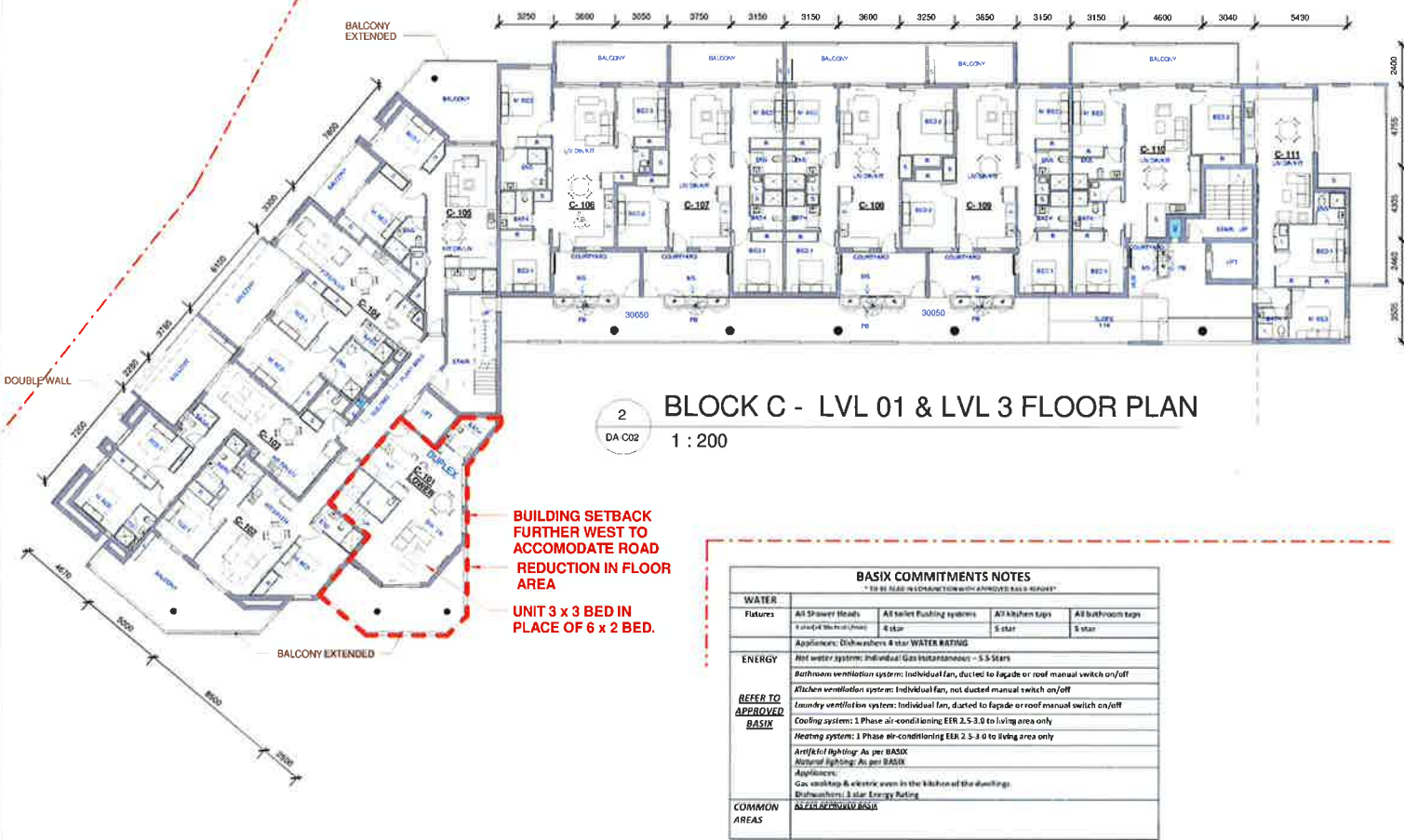
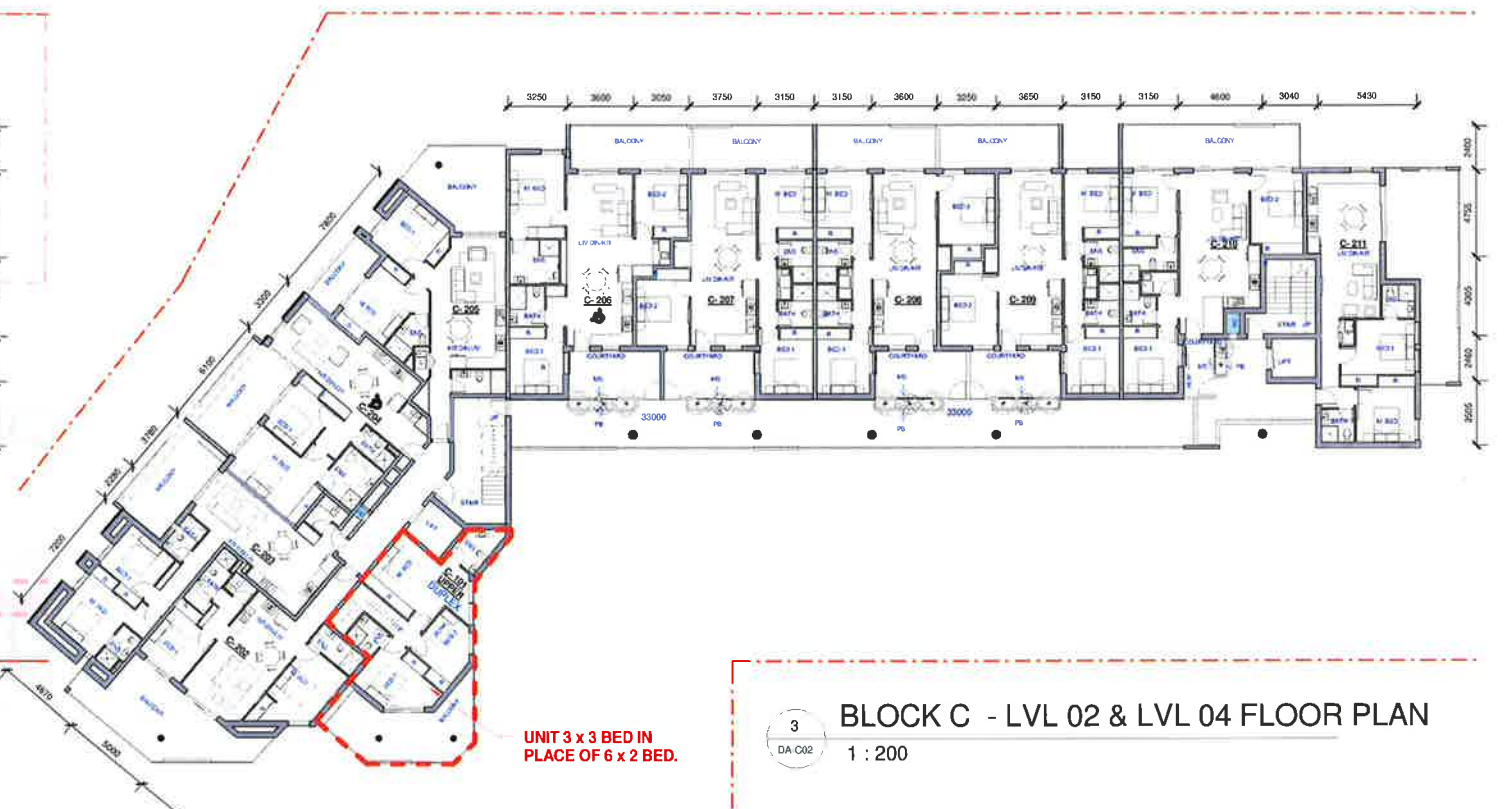
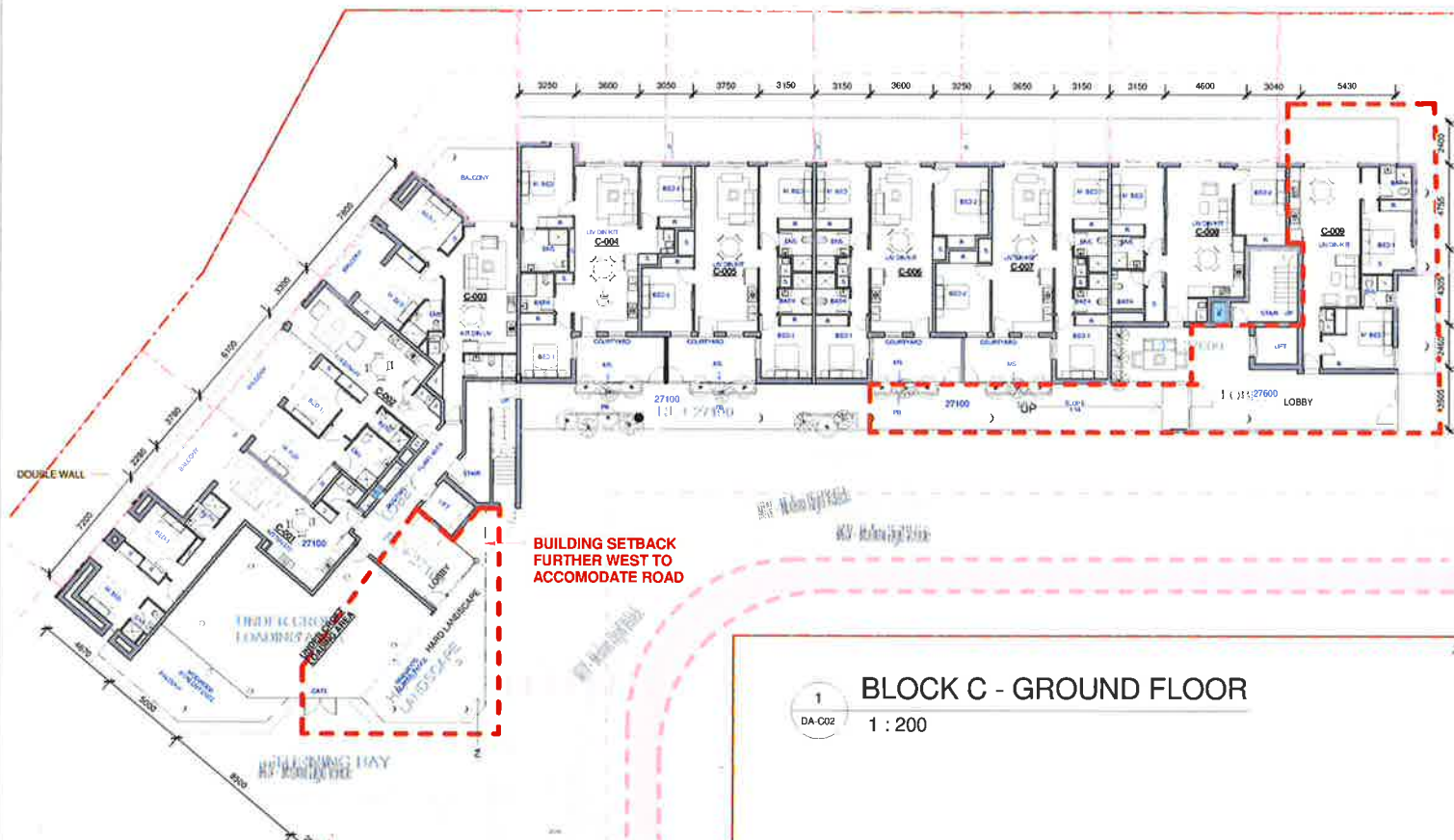
R05

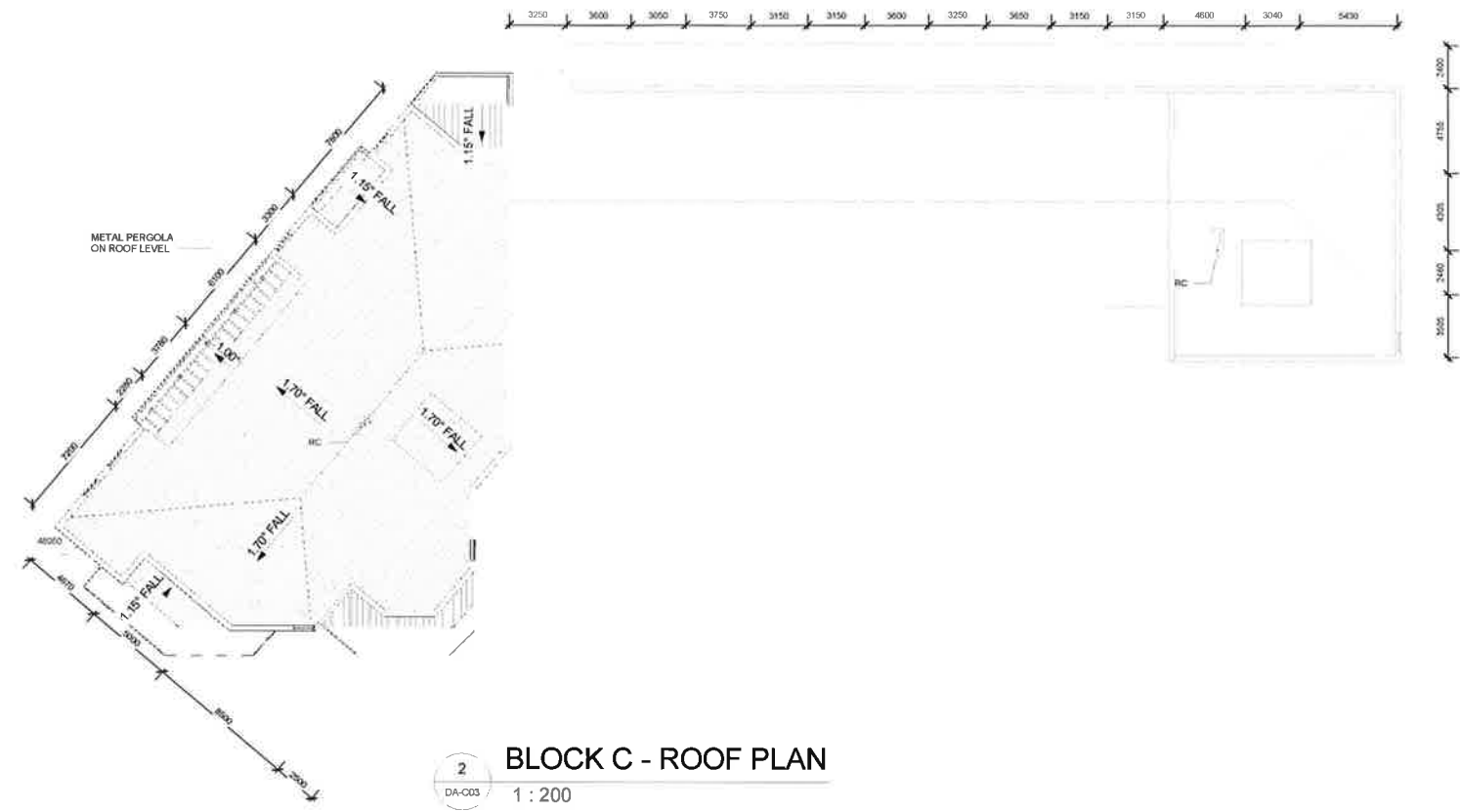
DATE

17.08.2015

PROJECT

**31, 33 & 37B Garfield Street,
Wentworthville**





BLOCK C - ROOF PLAN

1 : 200

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☐ SECTION 96
☐ CONSTRUCTION ONLY

ISSUE	AMMENDMENTS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	03.10.2014
2	ISSUED FOR DEVELOPMENT APPLICATION	20.11.2014
3	AMMENDMENT AS PER COUNCIL LETTER DATED 13 APRIL	17.05.2015
4	NEW PATHWAY ADDED	03.06.2015

TRUE NORTH

DRAWING NUMBER:

DA-C03

DRAWN BY

G/S/M

CHKD BY

T/C

ISSUE

R04

PROJECT

**31, 33 & 37B Garfield Street,
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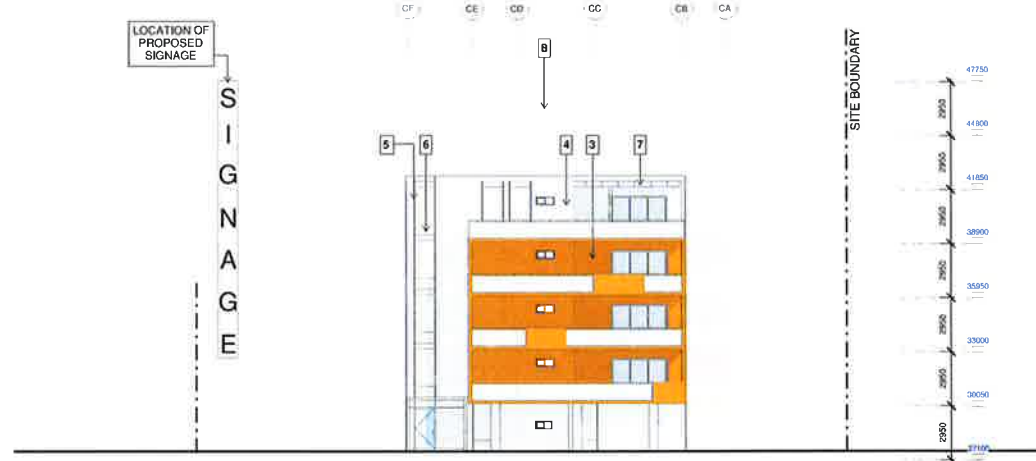
**DRAWING TITLE:
BLOCK C - FLOOR PLANS**

SCALE
1 : 200@ A1

DATE
03.06.2015



3 NORTH ELEVATION
DA-C04 1 : 200



1 EAST ELEVATION
DA-C04 1 : 200



2 WEST ELEVATION
DA-C04 1 : 200



4 SOUTH ELEVATION
DA-C04 1 : 200

MINOR CHANGES IN ELEVATION
DUE TO UPDATED UNIT
LAYOUTS.

COLOR SWATCH		FINISHES
1		1. ALUCOBOND NATURAL COPPER
2		2. ALUCOBOND ANODIZED LOOK C34
3		3. ALUCOBOND LEMON - LEMONENGELB (YELLOW)
4		4. DULUX - B12 VIVID WHITE OVER HEBEL WALL
5		5. ALL WINDOW & DOOR FRAMES ANODIZED TO MATCH ALUCOBOND NATURAL ZINC COLOR
6,7		6. SPANDRLE PANEL SHALL BE SIMILAR IN FINISH TO ALUCOBOND NATURAL ZINC
		7. STEEL PAINTED SLATE GREY TO METAL ALUCOBOND
8		8. MINIORB GREY WALL CLAD (COLOUR SAMPLE)

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4	NEW PATHWAY ADDED	03.06.2015

TRUE NORTH

DRAWING NUMBER:

DA-C04
DRAWING TITLE:
BLOCK C - ELEVATIONS

SCALE

As indicated @ A1

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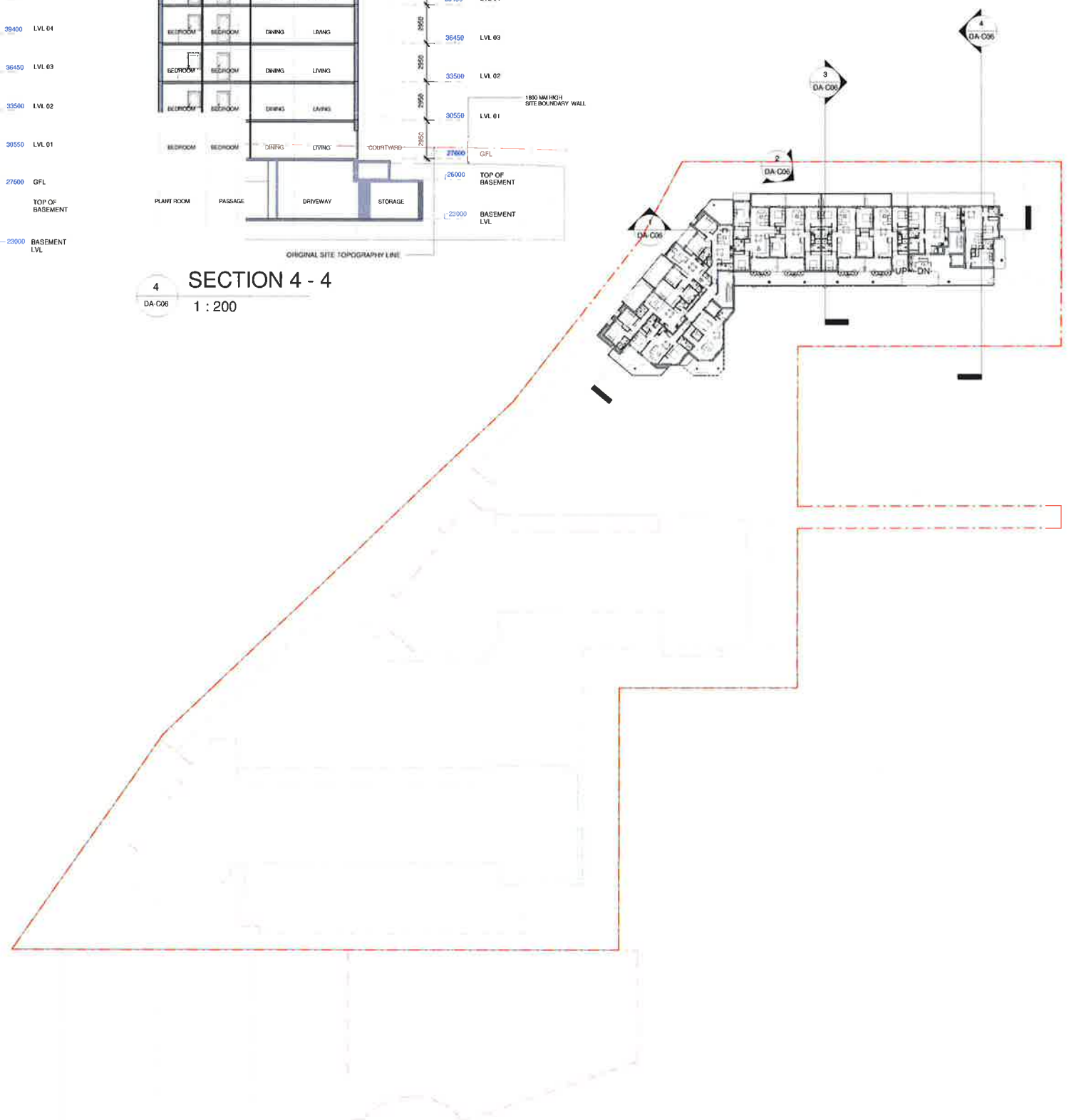
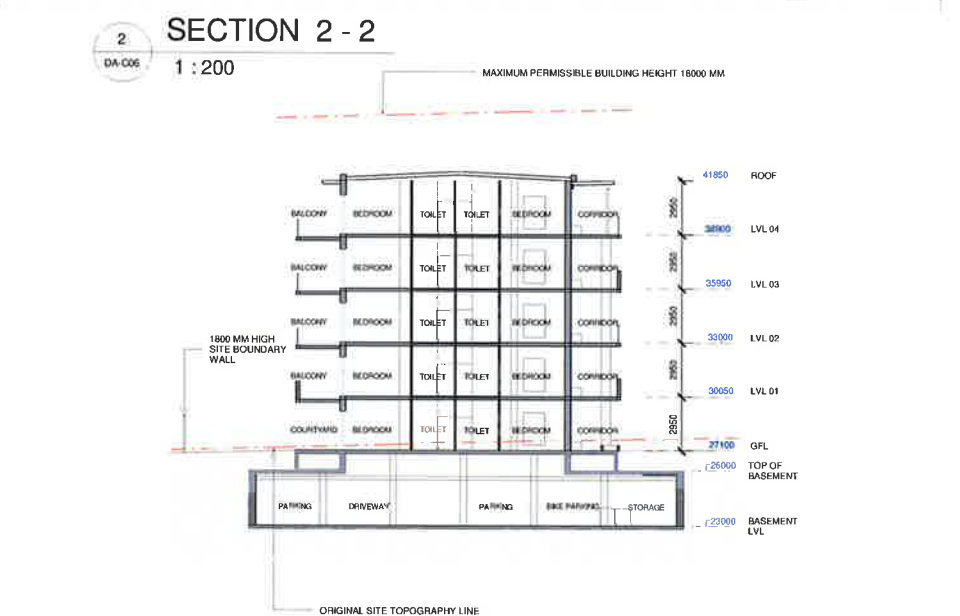
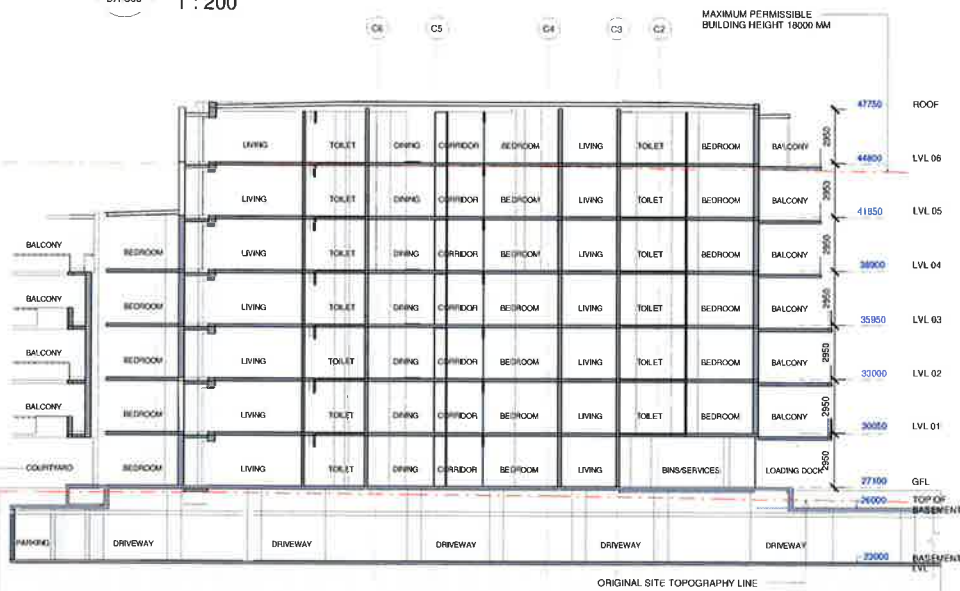
TC

ISSUE

R04

PROJECT

**31, 33 & 37B Garfield Street,
Wentworthville**



Universal Property
GROUP PTY. LTD.
Office Address: 1/129 Magallow Road, Girraween, Sydney NSW - 2145
Postal Address: PO Box 270, Wentworthville, Sydney NSW - 2145
T: +61 2 9636 2485 F: +61 2 9636 4762
info@bainie.com.au

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ISSUE

ISSUE	AMENDMENTS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	03.10.2014
2	ISSUED FOR DEVELOPMENT APPLICATION	25.11.2014
3	AMMENDMENT AS PER COUNCIL LETTER DATED 13 APRIL	17.05.2015
4	NEW PATHWAY ADDED	03.06.2015

TRUE NORTH



DRAWING NUMBER:

DA-C06
DRAWING TITLE:
BLOCK C - SECTIONS

SCALE
As indicated @ A1

DRAWN BY

G/S/M

CHKD BY

TC

ISSUE

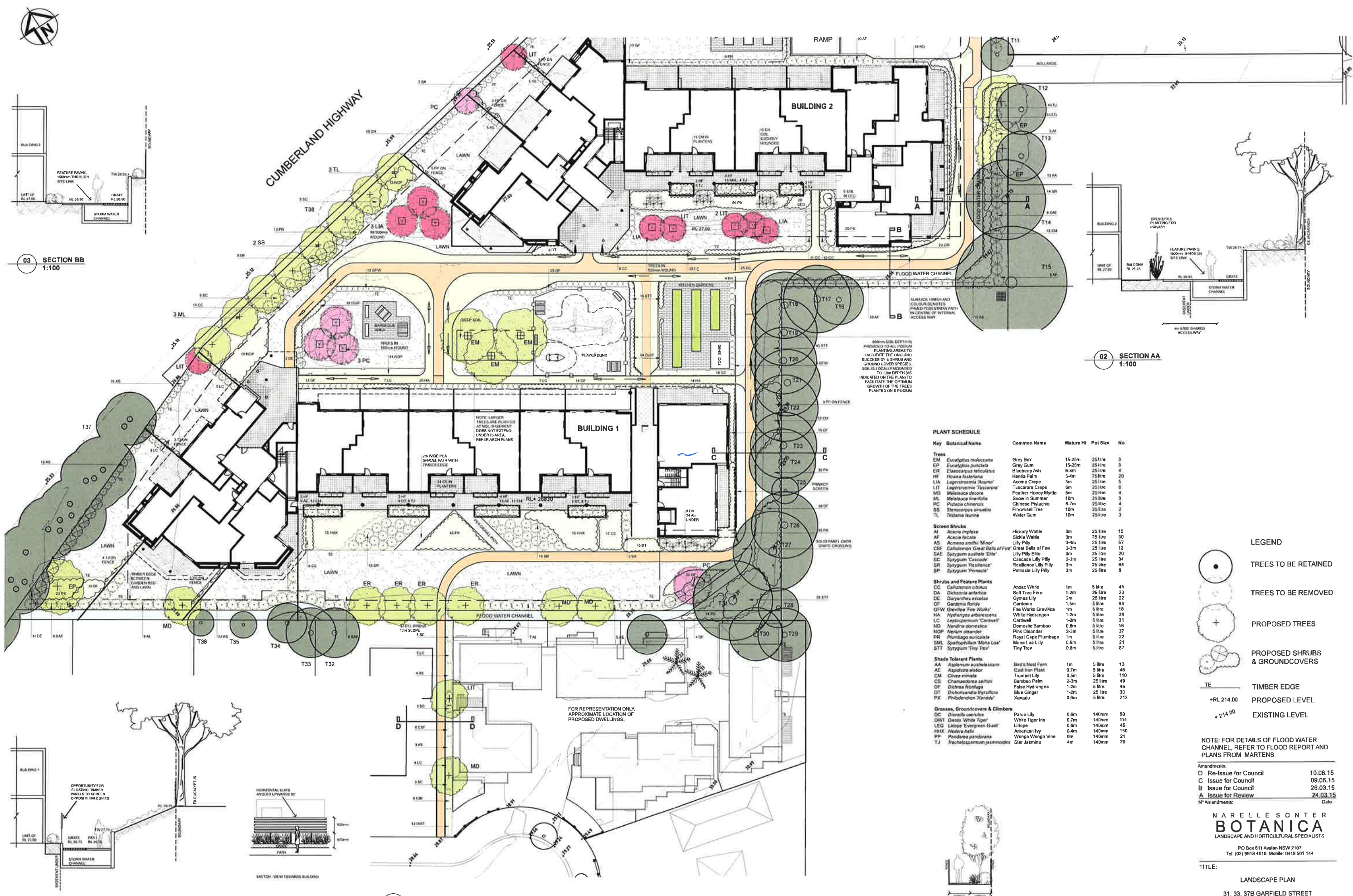
R04

DATE

03.06.2015

PROJECT

**31, 33 & 37B Garfield Street,
Wentworthville**



03 SECTION BB
1:100

02 SECTION AA
1:100

04 SECTION CC
1:100

05 SECTION DD
1:100

01 LANDSCAPE PLAN
1:250

PLANT SCHEDULE					
Key	Botanical Name	Common Name	Mature Ht	Pot Size	No
Trees					
EM	Eucalyptus moluccana	Grey Box	15-25m	25 litre	3
EP	Eucalyptus punctata	Grey Gum	15-25m	25 litre	3
ER	Elaeocarpus reticulatus	Blueberry Ash	6-8m	25 litre	4
HF	Hosera fosteriana	Kentia Palm	3-4m	75 litre	20
LIA	Lagerströmia 'Acumina'	Acacia Chase	3m	25 litre	5
LIT	Lagerströmia 'Tuscany'	Tussock Tree	8m	25 litre	6
MD	Metelasma decora	Feather Honey Myrtle	6m	25 litre	4
ML	Metelasma insularis	Snow in Summer	10m	25 litre	3
PC	Phoradendron chinensis	Chinese Pistache	5-7m	25 litre	4
SS	Stenocarpus sinuatus	Firewheel Tree	10m	25 litre	2
TL	Tristania laurina	Water Gum	10m	25 litre	3
Screen Shrubs					
AI	Acacia implexa	Hickory Wattle	3m	25 litre	15
AF	Acacia falcata	Sickle Wattle	3m	25 litre	30
AS	Acacia smithii 'Amar'	Lilly Pilly	3-4m	25 litre	67
CBF	Callistemon 'Great Balls of Fire'	Great Balls of Fire	2-3m	25 litre	12
SAE	Syzygium australe 'Elite'	Lilly Pilly Elite	3m	25 litre	20
SC	Syzygium 'Cascade'	Cascade Lilly Pilly	2-3m	25 litre	34
SR	Syzygium 'Resilience'	Resilience Lilly Pilly	3m	25 litre	64
SP	Syzygium 'Pinnacle'	Pinnacle Lilly Pilly	3m	25 litre	8
Shrubs and Feature Plants					
CC	Callistemon citrinus	Anzac White	1m	5 litre	45
DA	Dicksonia antarctica	Sol Tree Fern	1-2m	25 litre	23
DE	Doryopteris excelsa	Gymea Lily	2m	25 litre	22
GF	Gardenia florida	Gardenia	1.5m	5 litre	98
GFW	Grevillea 'Fire Works'	Fire Works Grevillea	1m	5 litre	18
HA	Hydrangea arborescens	White Hydrangea	1-2m	5 litre	38
LC	Leptocarpus 'Cardwell'	Cardwell	1-2m	5 litre	31
ND	Nandina domestica	Domestic Bamboo	0.8m	5 litre	18
NOP	Nerium oleander	Pink Oleander	2-3m	5 litre	37
PR	Plumbago auriculata	Royal Cape Plumbago	1m	5 litre	22
SM	Spatheiphyllum 'Mona Lisa'	Mona Lisa Lily	0.5m	5 litre	21
STT	Syzygium 'Tiny Tree'	Tiny Tree	0.8m	5 litre	67
Shade Tolerant Plants					
AA	Asplenium australasicum	Bird's Nest Fern	1m	5 litre	13
AE	Aspidistra elatior	Cast Iron Plant	0.7m	5 litre	48
CM	Clivia miniata	Trumpet Lily	0.5m	5 litre	110
CE	Chamaedorea seifrizii	Bamboo Palm	2-3m	25 litre	49
DT	Dichroa frutescens	False Hydrangea	1-2m	5 litre	46
DT	Dichroa frutescens	Blue Hydrangea	1-2m	25 litre	30
FX	Philodendron 'Xanadu'	Xanadu	0.6m	5 litre	212
Grasses, Groundcovers & Climbers					
DC	Dianella caerulea	Paroo Lily	0.6m	140mm	50
DWT	Dianella 'White Tiger'	White Tiger Lily	0.7m	140mm	114
LEG	Liriope 'Evergreen Giant'	Liriope	0.6m	140mm	46
HXX	Heisteria helix	American Ivy	0.4m	140mm	150
PP	Pandorea pandorana	Wonga Wonga Vine	6m	140mm	21
TJ	Trochilodendron jasmynoides	Sir Jasmine	4m	140mm	78

- LEGEND
- TREES TO BE RETAINED
 - TREES TO BE REMOVED
 - PROPOSED TREES
 - PROPOSED SHRUBS & GROUNDCOVERS
 - TIMBER EDGE
 - PROPOSED LEVEL
 - EXISTING LEVEL

NOTE: FOR DETAILS OF FLOOD WATER CHANNEL, REFER TO FLOOD REPORT AND PLANS FROM MARTENS

Amendments:

D	Re-issue for Council	10.08.15
C	Issue for Council	09.06.15
B	Issue for Council	26.03.15
A	Issue for Review	24.03.15

Nº Amendments: _____ Date: _____

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TITLE: LANDSCAPE PLAN

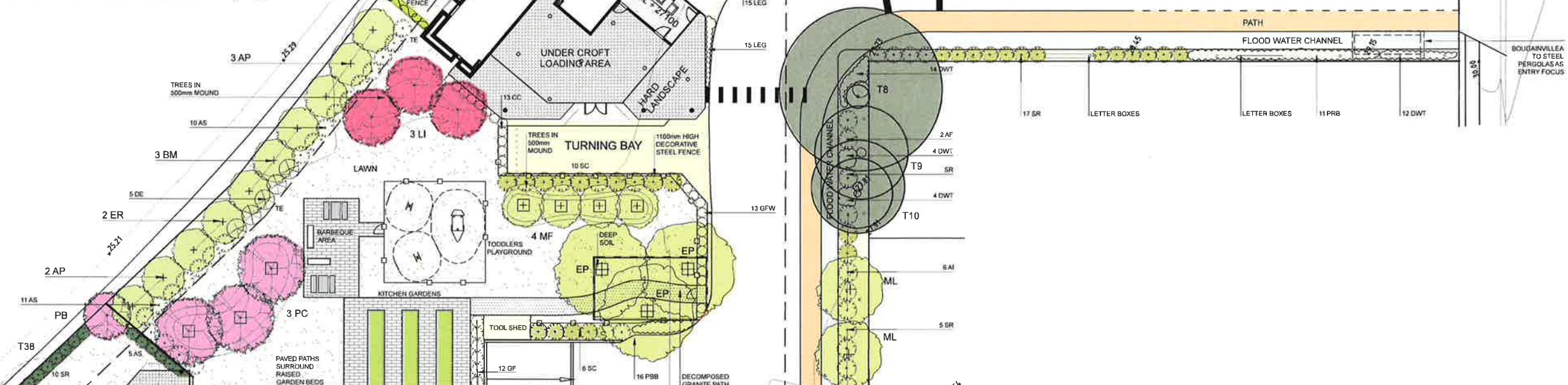
31, 33, 37B GARFIELD STREET
WENTWORTHVILLE

SCALE: AS SHOWN@A1 DATE: AUG 2015

JOB Nº: 140820 DWG. Nº: LP.01/D SHEET 1 of 3

EXISTING TREE SCHEDULE

No	Botanical Name	Common Name	Ht	Spr	Action
1	<i>Sapium sebiferum</i>	Chinese Tallow Tree	14	-	
1a	<i>Sapium sebiferum</i>	Chinese Tallow Tree	14	-	
2	<i>Sapium sebiferum</i>	Chinese Tallow Tree	14	12	
3	<i>Hymenosporum flavum</i>	Naive Frangipani	9	6	
4	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	6	6	
5	<i>Callistemon viminalis</i>	Weeping Bottlebrush	6	10	
6	<i>Metaleuca 'Revolution Gold'</i>	Revolution Gold	10	8	
7	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
8	<i>Metaleuca quinqueveneria</i>	Broad Leaf Paperbark	16	12	
9	<i>Thuja species</i>	Thuja	9	6	
10	<i>Metaleuca amillaris</i>	Bracelet Honey Myrtle	9	10	
11	<i>Photinia species</i>	Photinia	6	8	
12	<i>Lagerstroemia indica</i>	Crepe Myrtle	6	10	
13	<i>Fraxinus 'Raywoodii'</i>	Claret Ash	14	14	
14	<i>Schinus aoria</i>	Peppermint Tree	14	20	
15	<i>Cinnamomum camphora</i>	Camphor Laurel	>20	>20	
16	<i>Brachychiton acerifolius</i>	Flame Tree	10	6	
17	<i>Brachychiton acerifolius</i>	Flame Tree	9	6	
18	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
19	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
20	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
21	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
22	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
23	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
24	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
25	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
26	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
27	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
28	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
29	Unidentified shrub				
30	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
31	<i>Eucalyptus tereticornis</i>	Forest Red Gum	>20	>20	
32	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	5	8	
33	<i>Camellia species</i>	Camellia	8	10	
34	<i>Callistemon viminalis</i>	Weeping Bottlebrush	8	10	
35	<i>Metaleuca linifolia</i>	Snow in Summer	6	6	
36	<i>Tibouchina species</i>	Tibouchina	6	6	
37	Mass tree planting				
38	<i>Metaleuca 'Revolution Green'</i>	Revolution Green	8	-	

01 LANDSCAPE PLAN
1:200

PLANT SCHEDULE

Key	Botanical Name	Common Name	Mature Ht	Pot Size	No
Trees					
AP	<i>Acacia parramattensis</i>	Sydney Green Wattle	8-12m	25 litre	5
BM	<i>Banksia marginata</i>	Silver Banksia	5m	45 litre	3
EM	<i>Eucalyptus moluccana</i>	Grey Box	25m	25 litre	1
EP	<i>Eucalyptus punctata</i>	Grey Gum	25m	25 litre	3
ER	<i>Elaeagnus reticulata</i>	Blueberry Ash	10m	25 litre	2
LI	<i>Lagerstroemia indica</i>	Crepe Myrtle	8m	25 litre	4
LIT	<i>Lagerstroemia 'Tuscarora'</i>	Tuscarora Crepe	6m	25 litre	4
MF	<i>Malus floribunda</i>	Crab Apple	5m	25 litre	4
ML	<i>Metaleuca linifolia</i>	Snow in Summer	10m	25 litre	2
PB	<i>Prunus Nipa</i>	Flowering Plum	3-4m	25 litre	4
PC	<i>Pistacia chinensis</i>	Chinese Pistachio	6-7m	25 litre	3
SS	<i>Stenocarpus sinuatus</i>	Firewheel Tree	10m	25 litre	2
Screen Shrubs					
AI	<i>Acacia integrifolia</i>	Hickory Wattle	3m	25 litre	6
AF	<i>Acacia falcata</i>	Sickle Wattle	3m	25 litre	2
AS	<i>Acmena smithii 'Minor'</i>	Lilly Pilly	3-4m	25 litre	26
GHG	<i>Grevillea 'Honey Gem'</i>	Grevillea 'Honey Gem'	3m	25 litre	4
SAE	<i>Syzygium australe 'Elite'</i>	Lilly Pilly Elite	3m	25 litre	19
SC	<i>Syzygium 'Cascades'</i>	Cascade Lilly Pilly	3m	25 litre	46
SP	<i>Syzygium 'Pinnacle'</i>	Pinnacle Lilly Pilly	5-6m	25 litre	1
SR	<i>Syzygium 'Resilience'</i>	Resilience Lilly Pilly	3m	25 litre	52
Shrubs and Feature Plants					
CC	<i>Callistemon citrinus</i>	'Anzac White'	1m	5 litre	15
DE	<i>Doryanthes excelsa</i>	Gymea Lily	2m	25 litre	5
GF	<i>Gardenia 'Florida'</i>	Gardenia	1.5m	5 litre	12
GFW	<i>Grevillea 'Fire Works'</i>	Fire Works Grevillea	1m	5 litre	38
LPP	<i>Loreopetalum 'Purple Pixie'</i>	Purple Pixie	1-2m	5 litre	7
NOP	<i>Nerium oleander</i>	Pink Oleander	2-3m	5 litre	47
PBB	<i>Phormium 'Baby Bronze'</i>	Baby Bronze	0.6m	5 litre	35
PRB	<i>Photinia robusta</i>	Red Leaf Photinia	1.5m	5 litre	14
Shade Tolerant Plants					
CM	<i>Clivia miniata</i>	Trumpet Lily	0.5m	5 litre	16
CS	<i>Chamaedorea seifrizii</i>	Bamboo Palm	2-3m	25 litre	9
DT	<i>Dichondra thyrsiflora</i>	Blue Ginger	1-2m	5 litre	2
HC	<i>Hedychium coccineum</i>	Red Ginger	2m	5 litre	10
PX	<i>Philodendron 'Xanadu'</i>	Xanadu	0.6m	5 litre	45
Grasses, Groundcovers & Climbers					
BSO	<i>Bougainvillea 'Scarlett O'Hara'</i>	Scarlett O'Hara	5m	25 litre	12
DW1	<i>Dietes 'White Tiger'</i>	White Tiger Iris	0.7m	140mm	57
LEG	<i>Liriodendron 'Evergreen Giant'</i>	Liriodendron	0.6m	140mm	30
PP	<i>Pandorea pandorana</i>	Wonga Wonga Vine	5m	140mm	12
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	4m	140mm	43



AI



AF



BM



CS



EM



DC



GHG



HC



SAE



SAE

MC KERN STREET

GARFIELD STREET

LEGEND

- TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROPOSED TREES
- PROPOSED SHRUBS & GROUNDCOVERS
- TRE
- PROPOSED LEVEL
- EXISTING LEVEL

NOTE: FOR DETAILS OF FLOOD WATER CHANNEL, REFER TO FLOOD REPORT AND PLANS FROM MARTENS

Amendments:		
F	Re-Issue for Council	10.08.15
E	Issue for Council	02.06.15
D	Issue for DA	09.12.14
C	Issue for DA	25.11.14
B	Issue for Review	29.09.14
A	Issue for Review	26.09.14
Nº Amendments:		Date:

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TITLE:

LANDSCAPE PLAN

31, 33, 37B GARFIELD STREET
WENTWORTHVILLE

SCALE: AS SHOWN@A1 DATE: AUG 2015

JOB Nº: 140820

DWG. Nº: LP.02/1

SHEET 2 of 3

SPECIFICATION NOTES

PREPARATION & CULTIVATION:

General
All builders rubble, spoil and excess materials are to be removed from all areas prior to planting.
In natural ground garden beds the original site topsoil is to be visible prior to the commencement of all soil works.

Weed Eradication

All noxious plants, weeds and grasses on the site and within planting areas shall be eradicated before the commencement of landscape works.

Cultivation of natural ground planting beds under the canopy of existing trees
Hand cultivate to 200mm in proposed garden beds beneath the canopy spread of existing trees to be retained under the supervision and to the satisfaction of a qualified Arborist. Incorporate 100mm of organic matter to AS 4419 into cultivated soil and feather out at edges. Ensure soil for 2m radius around trunk remains at original level.

Cultivation of natural ground planting outside canopy of existing trees
All natural ground garden areas are to be excavated to a depth of 150mm. Existing topsoil is to be stockpiled on site for reuse. Stockpiled topsoil is to be free from any foreign or deleterious material.
The resultant subgrade is to be hand cultivated to a depth of 300mm. Where cultivation intrudes into podzol soils gypsum is to be added at the rate of 0.25 kg / square metre. A 150mm depth of first quality imported topsoil to AS 4419, or site topsoil, shall be added to garden beds and thoroughly turned in and incorporated into the cultivated subgrade prior to planting.

Imported topsoil is to be free from any material toxic to plant growth, slumps, roots, stones, clay lumps or other extraneous material and free from noxious or troublesome weeds such as nut grass, water couch, mullumbimby couch, onion weed or oxalis.

Top Soil: To AS, 4419

Planter Box Areas

Imported soil mix is only to be installed to planter boxes following the completion of sheet drainage installation. All planter boxes are to be backfilled with an imported soil mix suitable for planter box applications, for their entire depth. The backfilling is to be undertaken in 150mm deep layers with a light compaction by foot at each layer to reduce the extent of settling in the future. The soil is to finish 100mm below the finished edge of the planter box to allow for mulch installation.

Soil Mix: Equivalent to ANL planter box mix is to be used in planter boxes.

TREE PROTECTION MEASURES FOR EXISTING TREES TO BE RETAINED:

Tree Protection fencing

Trees to be retained are to be physically protected by the installation of 1.8m high steel mesh/chainwire fencing, which is to be located a minimum of 2m away from the trunk (ideally to enclose the whole extent of the dripline) and fully enclose the tree.
This fencing shall be installed prior to the commencement of demolition and construction works and shall remain in place until all works are completed.
Indicate tree protection zone with signage on tree protection fencing. Sign to clearly display words "TREE PROTECTION ZONE", "DO NOT ENTER".

Above Ground Root Protection

No storage of materials or machinery or site office/sheds is to occur within the dripline of existing trees to be retained. Do not mix or dispose of cement or chemicals, or stockpile any soil or rubble within this zone. Any works required under the dripline of existing trees to be retained (only as approved on the construction certificate) shall be under the direction of and to the satisfaction of a qualified Arborist.

Excavation in rootzone

Any excavations required for footings, structures, retaining walls, paving, etc within 3.5 metres of the trunk shall be undertaken by hand and under the direction of and to the satisfaction of a qualified Arborist. Ensure any roots which require cutting are cut cleanly.

SUBSOIL DRAINAGE:

Natural Grade Areas

In general a flexible 90mm sub soil drainage coil with sock is to be installed to all planting areas defined by retaining walls and along the interfaces between planting / lawn areas and adjacent paved areas, kerb lines, footpath edges etc on natural ground. The sub soil drainage lines will be installed and covered with free draining gravel at the base of retaining walls and in garden and lawn areas are to be sufficiently buried to ensure that they are covered with a 100mm of free draining gravel and 150mm of topsoil. The free draining gravel bed is to be covered with a 3-4 oz non-woven filter fabric. The sub soil drainage line is to be connected to the site stormwater system or the nearest drainage sump pit.

Planter Box Areas

All planter boxes are to have sheet drainage equivalent to 50mm Atlantis Drainage Cell installed to their entire base and sides finishing 200mm below the top of the finished planter walls. A 3-4 oz non-woven filter fabric is to cover the sheet drainage prior to the addition of planter soil. Drainage cell is only to be installed after the planter boxes have been waterproofed and tested for water tightness (by others) and there is a drainage point (by others) within each planter, which in turn drains to the site stormwater system. The Landscape Contractor is to confirm to their satisfaction that the planter boxes are waterproofed and well drained prior to the installation of any sheet drainage.

AREAS ON SLAB:

Ensure minimum 600mm soil cover over all underground structures such as detention tanks and the top of basement slabs protruding into landscaped areas. Soil is to finish flush with adjacent terraces, paths and garden areas.

MASONRY RETAINING WALLS:

Install retaining walls to the locations and R.L.'s indicated on plan. Ensure each course is correctly gaged, level, plumb and aligned. Ensure 10mm bed joints and 10mm perp joints between units. Seek structural engineer advice on foundation and footing details and ensure retaining walls and footings are built to engineers specifications.

Retaining Walls: Rendered masonry unless otherwise specified by Architect

Equivalent to Boral "Pyrmont retaining wall system" (for expanding Clay Soils) or Litewall (for walls under 0.5m high) or "Heathstone" (to 1.0m for non expanding soils)

IRRIGATION:

An irrigation system is to access all garden areas. It is to be designed and installed by/ or under the supervision of a Landscape Contractor licensed for irrigation installation and is to include an automatic timing device, installed in lockable, dustproof, rustproof metal cabinet and backflow prevention device, installed to AS 3500-part1-section 4. Ensure drip lines are spaced no further than 400mm apart for adequate irrigation coverage. The Landscape Contractor is to submit drawings and specifications for the system to the Project Manager for approval prior to commencing any installation work.

PLANTING:

All plants used are to have been grown, selected and planted in accordance with the Natspec specifications. Planting is to be overseen by, and plant selection to be carried out by, a qualified Horticulturalist (Minimum Australian Qualification Framework Level 4). Plant sizes are to be in accordance with the Plant Schedule. Plants will not be substituted with other species, varieties or container sizes without consulting the Landscape Architect who will seek Council approval.

STAKING:

Stake all trees in 75 litre pot sizes or larger. Stakes are to be driven into the ground for 1/3 of their length. Stakes are to be straight, with no knots, and 50mm x 50mm x 1800mm treated pine, pointed at one end.

Three stakes are to be used per tree. Stakes are to form a triangular pattern surrounding the trunk of the tree, with each stake placed to avoid damage to the roots of the tree. Stakes are to be tied with three Hessian ties of 30mm thickness, one at bottom of stakes, one midway and one at top. Configure Hessian ties in a triangle, encompassing wooden stakes. Twist Hessian tie once before stapling to each stake.

TURF:

All supplied lawn / turf is to be free from weed species at the time of supply. The Contractor must ensure turf rolls are laid in a stretcher bond pattern and tightly together.

Turf Species: Sir Walter Buffalo ST96.

FERTILISER:

Fertiliser is to be slow release fertiliser equivalent to 'Osmocote' for ornamentals and 'Osmocote' low phosphorous for indigenous species and is to be applied to the bed at manufacturer's specified rates before mulch is applied.

MULCH:

All garden beds are to be mulched. Mulch is to be composted bark fines mulch (diameter less than 10 mm), spread evenly to a depth of 75mm to planting beds and watered in thoroughly. Finished level of mulch is to 25mm below top of adjacent surface.

Mulch is to be free of weeds, soil, sticks and rocks, have binding qualities to minimise dispersion by the elements or slope, be durable- with minimum 12 months effective longevity and remain pervious during that time.

The following mulch compositions or origins are not acceptable:

- Sawdust;
- Inorganic;
- Treated or painted timbers;
- Noxious or undesirable weeds;
- Insufficiently composted or stored; or
- Excessively bound so unable to shed water.

TIMBER EDGE:

Timber edges shall be 100 x 25mm treated pine, secured by nailing at 1000mm centres to 50mm x 50mm x 400mm long treated pine pegs driven into the ground. Edging shall finish flush with adjoining surfaces. Unless angles are shown on the plan, the edges shall be laid in a smoothly curving form. In general timber edges are to be provided at all interfaces between garden & lawn areas.

PAVERS:

All paving units are to be set on a mortar bed when located over a slab and on a sand bed when located on natural grade. Paving units are to be butt jointed and the gaps filled with a paving jointing sand. All sand used is to be double washed and weed free.

Body of Pavement: TBC

STEPPING STONES:

The Landscape Contractor will be responsible for ensuring that the subgrade below all areas identified for stepping stone installation is compacted. Following subgrade compaction stepping stones are to be set on a mortar bed with a 100mm gap between to allow for gravel or lawn (see plan for areas) to be installed between.

Stepping Stones: TBC

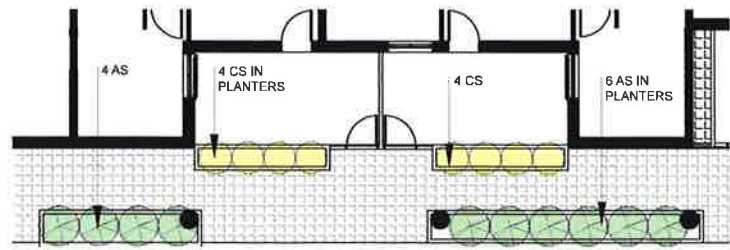
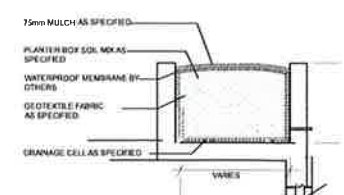
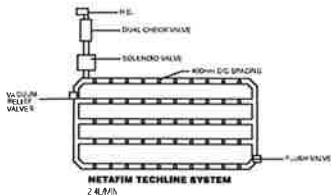
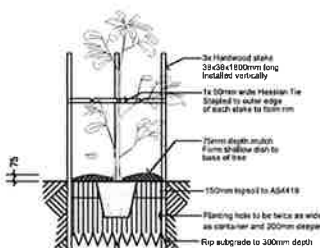
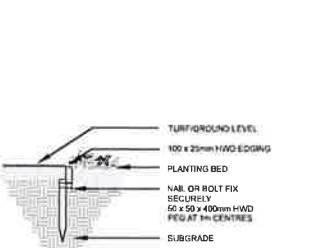
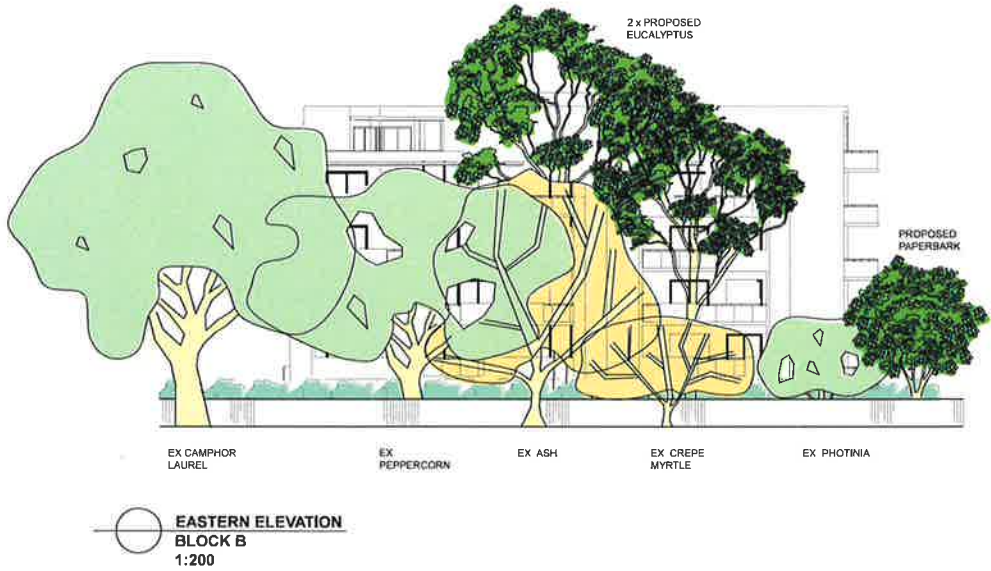
PEA GRAVEL PATH:

Compact area for pea gravel installation with vibrating plate compactor before installation of pea gravel.

Pea Gravel: Equivalent to Indo Cream pea gravel.

MAINTENANCE:

All landscape works are to be maintained for a period of 12 months after construction. Plants, which have failed to thrive, are to be replaced. Mulch is to be maintained at specified depths. All planting is to be watered on a regular basis to maintain moisture levels required for optimum growth. All beds and areas around plants are to be maintained free from weeds. After proper establishment all plants are to be lip pruned to encourage dense growth and maintain shape to all plants. Plants of the same species are to be maintained as one band of planting and not individual specimens.



NOTE: FOR DETAILS OF FLOOD WATER CHANNEL, REFER TO FLOOD REPORT AND PLANS FROM MARTENS

Amendments:	
C Issue for Council	15.05.15
B Issue for DA	25.11.14
A Issue for Review	29.09.14
NP Amendments:	Date:

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TITLE:

DETAILS & SPEC NOTES

31, 33, 37B GARFIELD STREET
WENTWORTHVILLE

SCALE: AS SHOWN@A1 DATE: MAY 2015

JOB N°: 140820 DWG. N°: LP.03/C

SHEET 3 of 3