

- NOTES:**
- 1. All window and external door frames to be New Improved Aluminium.
 - 2. All glazing to be Low E (U-Value 4.0, SHGC 0.62) unless noted otherwise.
 - 3. All internal floor apartments to have foil sided R1.0 insulation or similar fixed to the underside of the floor slab.
 - 4. Units 06, 07, 09, 10, 13, 14, 21, 22, 24, 25, 37, 38, 40, 41, 53, 54, 56, 57, 58, 59, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73 to have foil sided R1.0 internal wall insulation or similar.
 - 5. Units 14, 57, 62, 71, 73 to have R2.5 ceiling insulation.
 - 6. Units 29 to have foil sided R1.0 insulation fixed to underside of floor slab above basement ramp.
 - 7. Units 64, 65, 66, 67, 68, 69, 70, 71, 72, 73 to have All Low/E Medium Tint glazing with a minimum of 45% opacity.
 - 8. Units 71 to have all first floor glazing double glazed Low/E Medium Tint.
 - 9. Unit 14 all double glazing.



Brewster Murray
Architects Interior and Urban Designers
99 York Street, Sydney NSW 2000
Australia
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DA Submission

Basement 2

27/07/15

3-7 Forest Grove, Epping

January 2015
14:5589

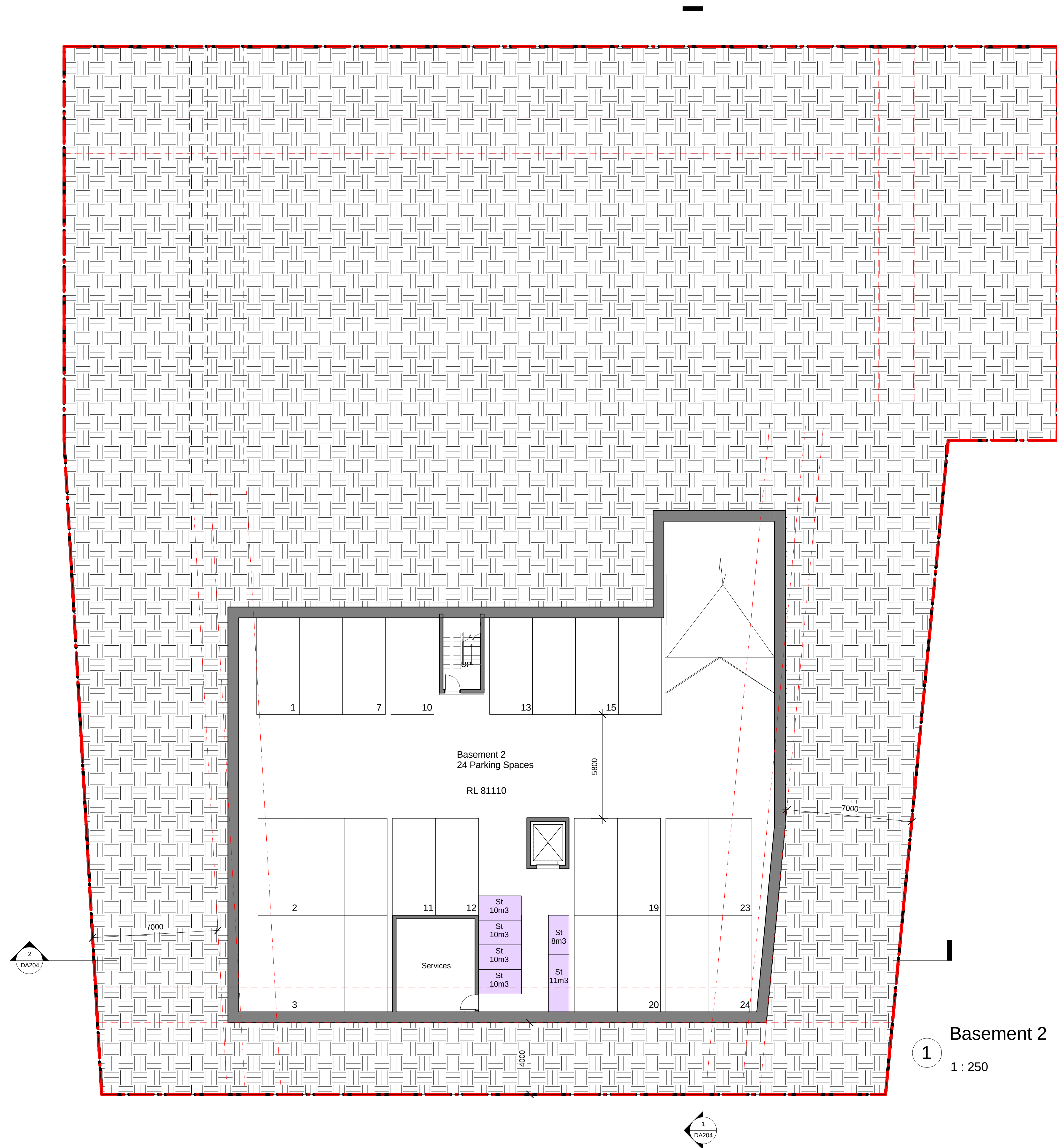
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1: 125@A1

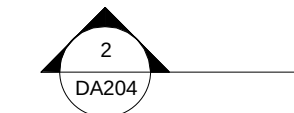
DA103

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ect. ©
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1 Basement 1 B
1 : 250

- NOTES:
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 2. All glazing to be Low 'E' (U-Val 4.04, SHGC 0.62) unless noted otherwise.
 3. All ground floor apartments to have foil sided R1.0 insulation or similar fixed to the underside of the floor slab.
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 9. Unit 14 all double glazing.

DA Submission

Basement 1

19/08/15

3-7 Forest Grove,
Epping

January 2015
14:5589

1 : 250@A3

1 : 125@A1

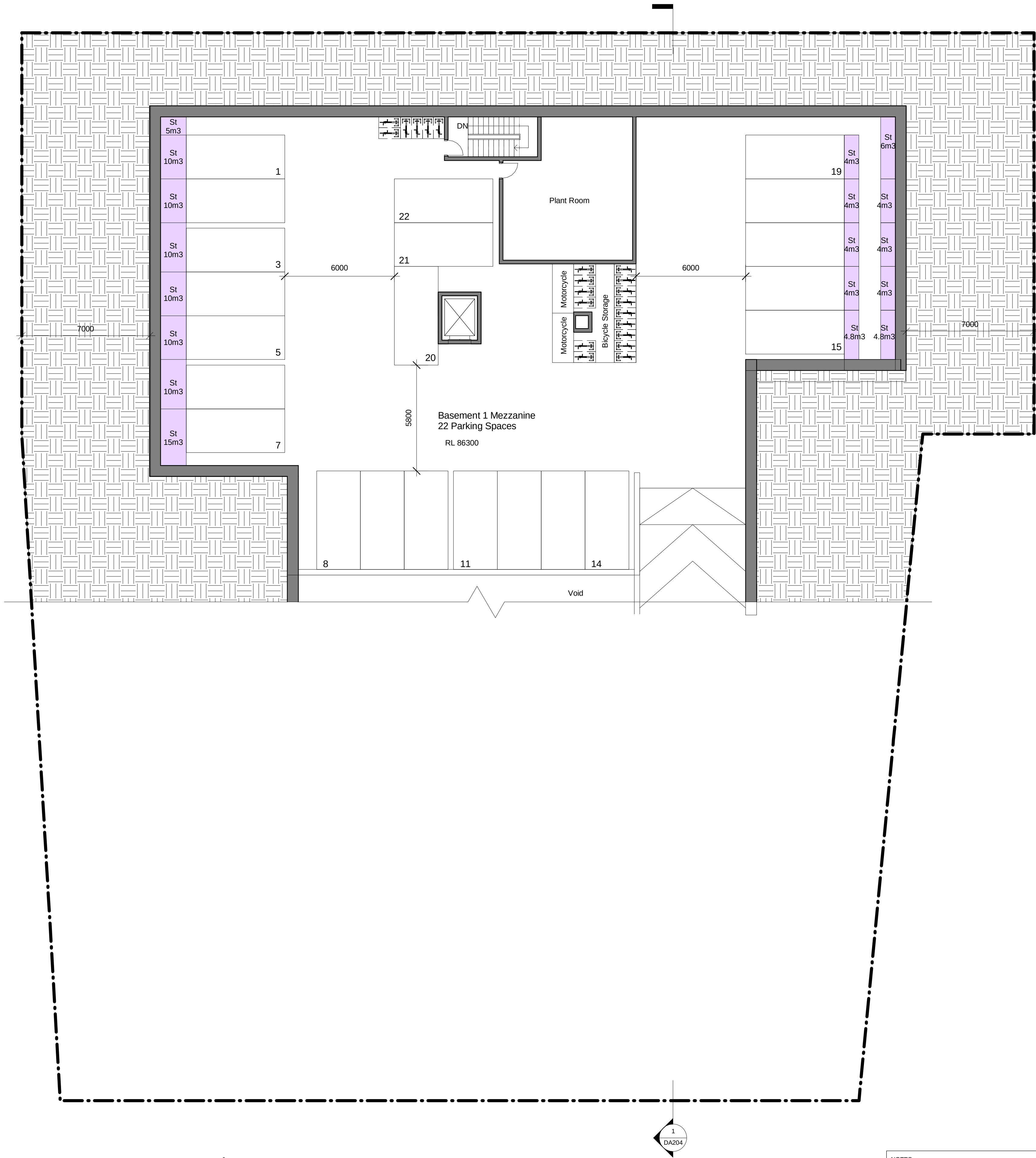
DA104

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REV
3

DA Submission



3 Basement Mezzanine
1 : 125

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Basement Mezzanine

19/08/15

3-7 Forest Grove,
Epping

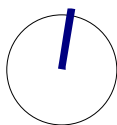
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1 : 125@A3

1 : 125@A1

DA105

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3

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FOREST

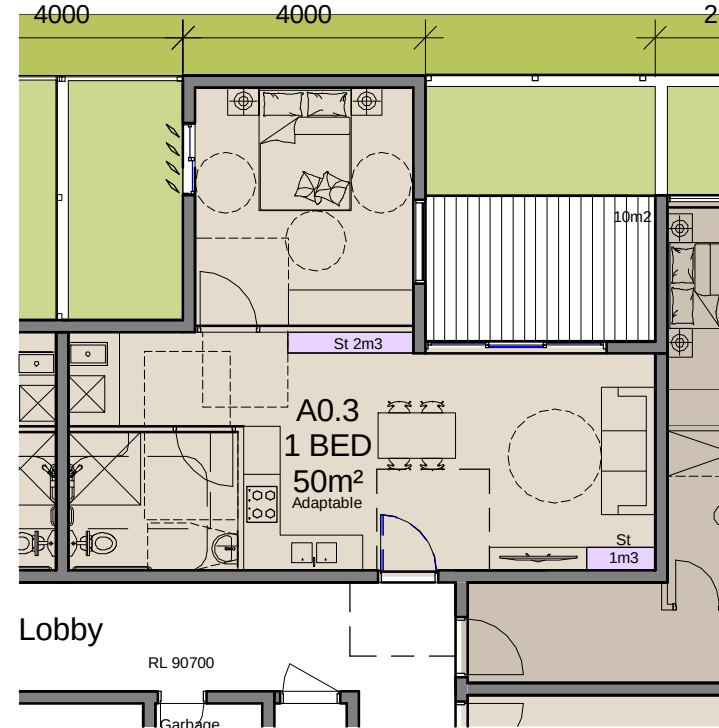
GROVE



- NOTES:
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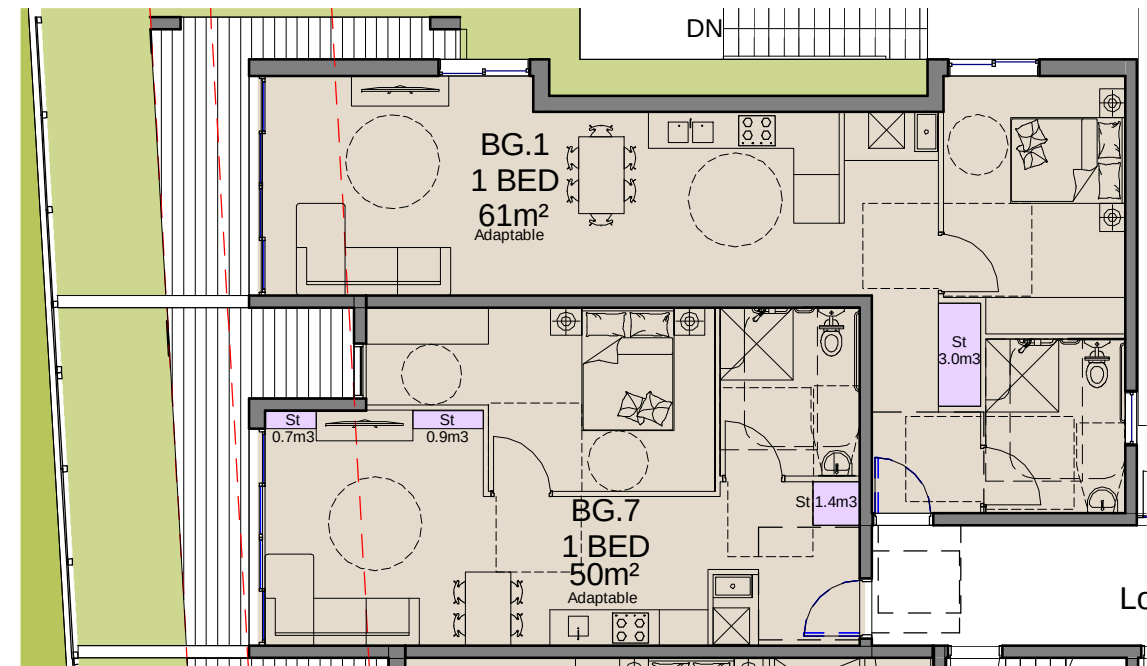
DA Submission



Adaptable Unit A.G02, G.03

2

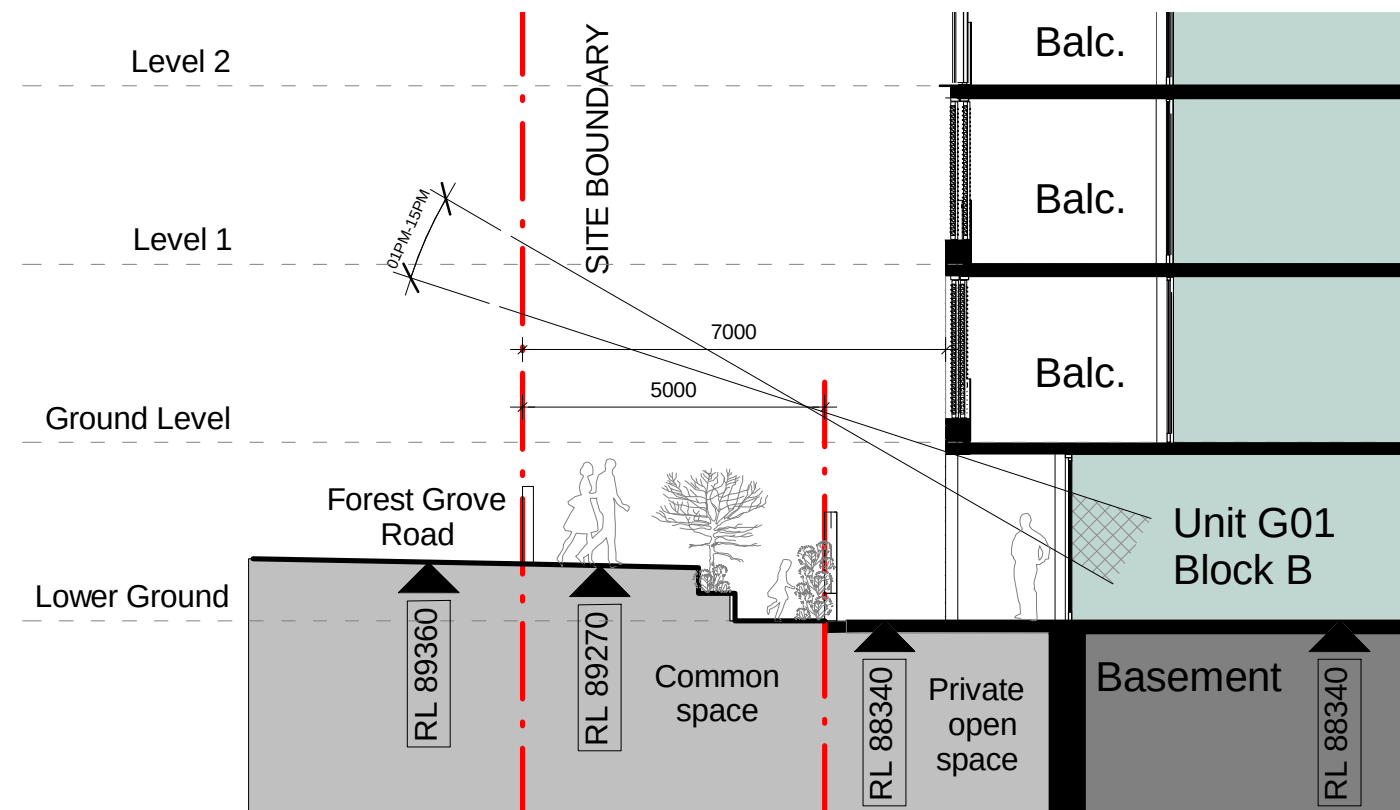
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Adaptable Unit BG.01, BG.07

3

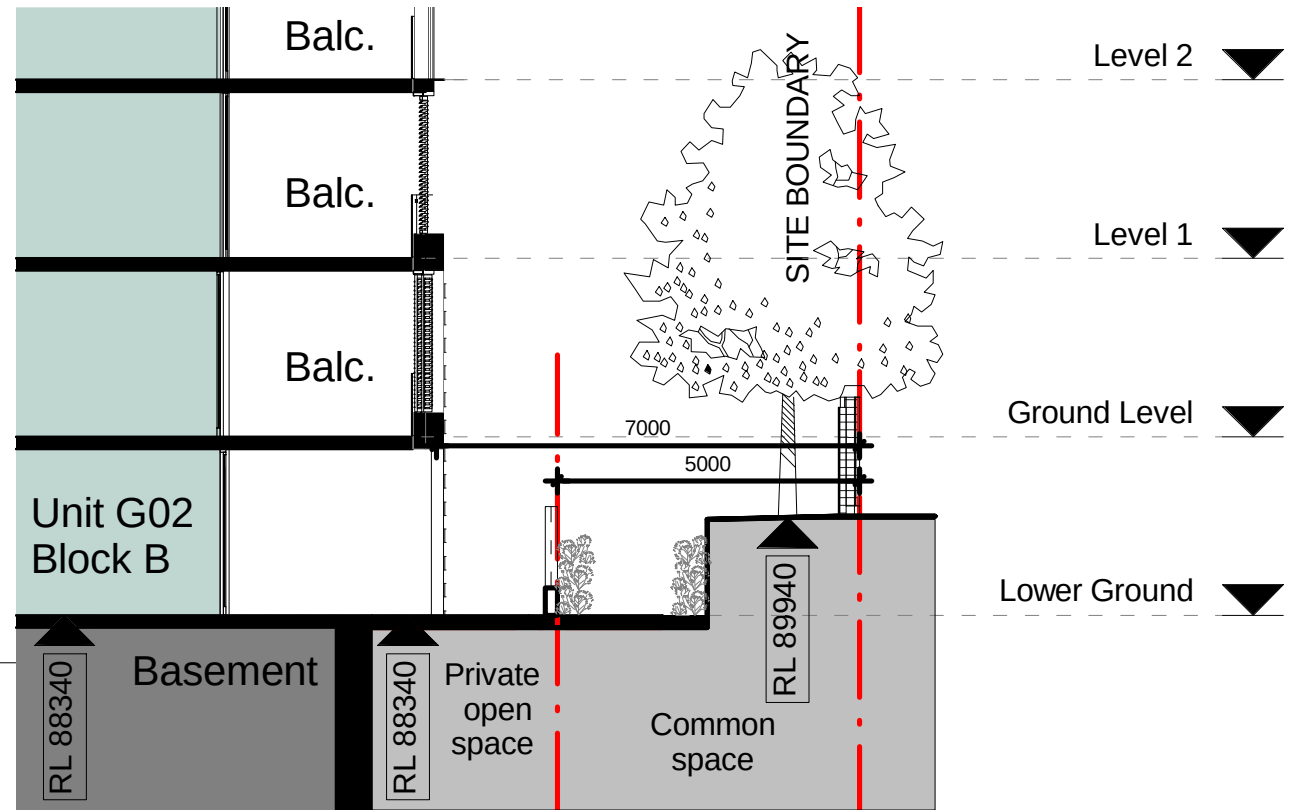
1 : 250



Detail at AA
Typical Section for Similar GF Units

4

1 : 250



Detail at BB
Typical Section for Similar GF Units

5

1 : 250

Ground Floor

12/08/15

3-7 Forest Grove,
Epping

January 2015
14:5589
1 : 250@A3
1 : 125@A1
DA106

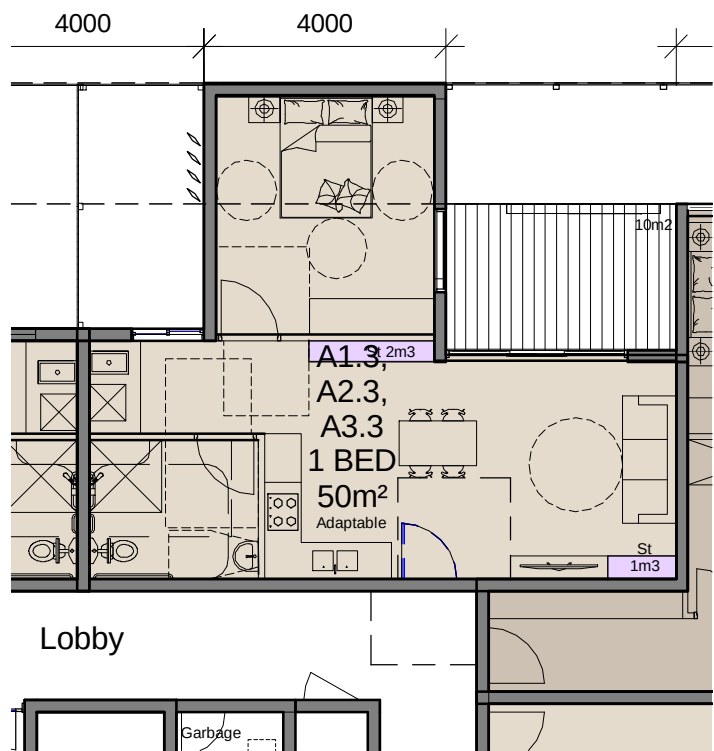
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REV
2

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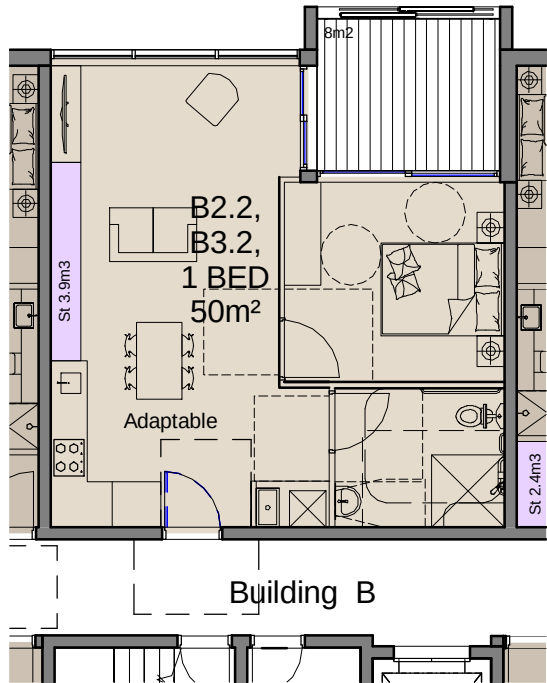
DA Submission

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 9. Unit 14 all double glazing.



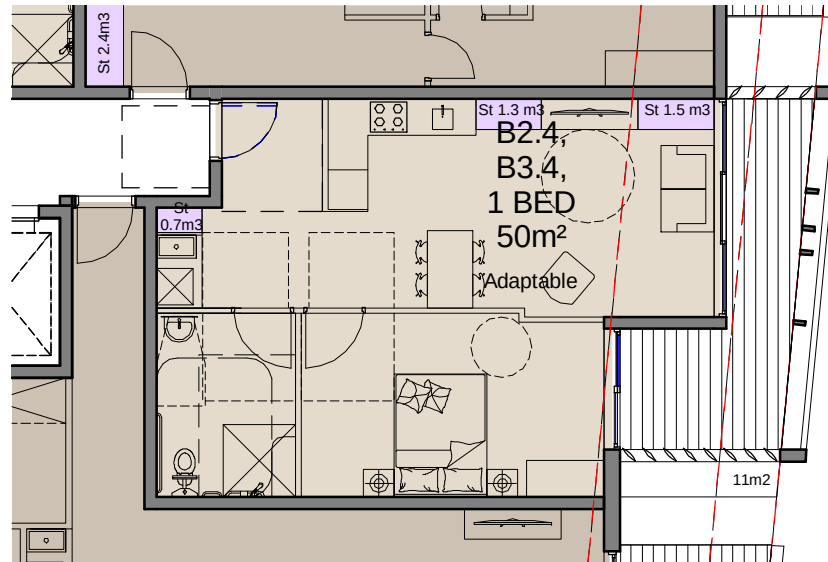
Adaptable Unit A1.2,A2.2,A2.3,
A1.3,A2.3,A3.3

1 : 250



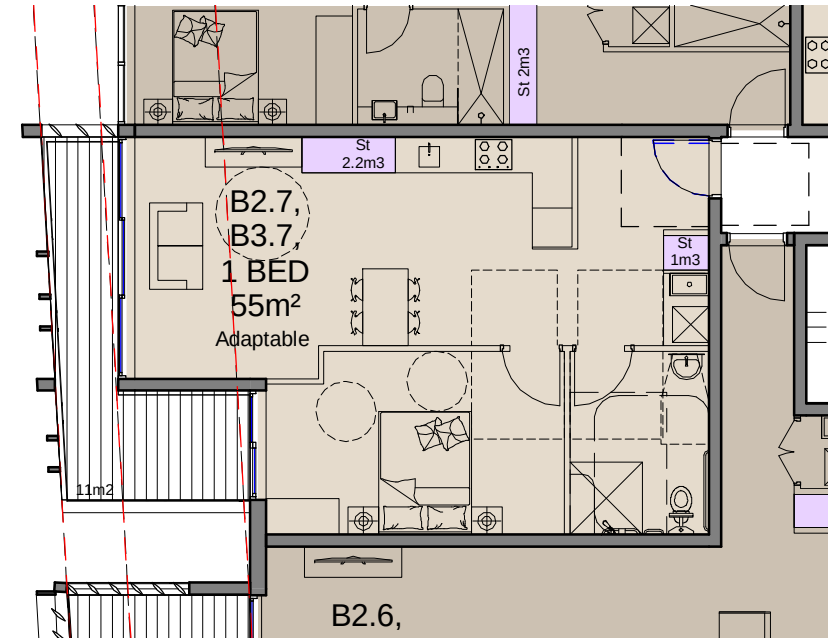
Adaptable Unit B1.2,B2.2

1 : 250



Adaptable Unit B1.4,B2.4

1 : 250



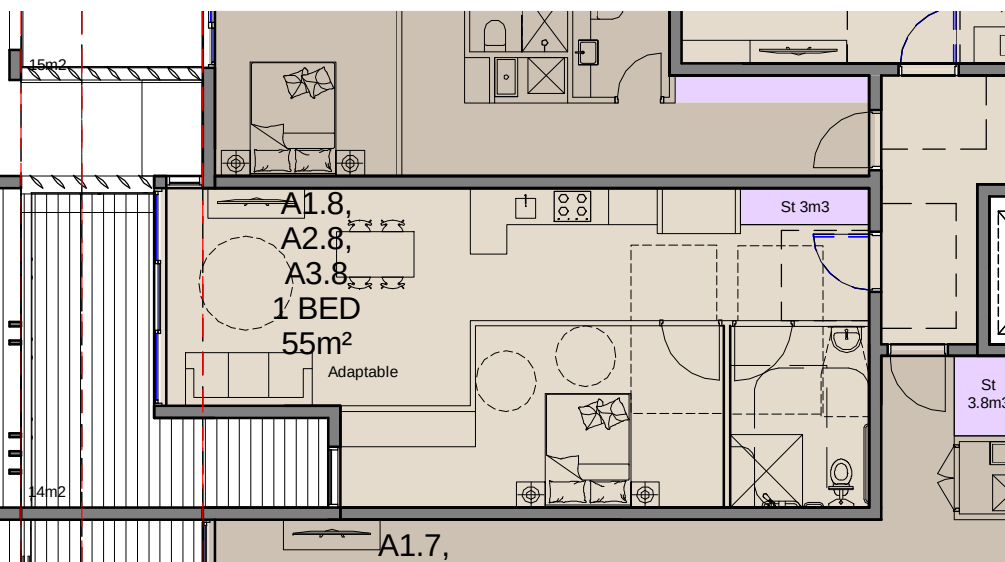
Adaptable Unit B1.7,B2.7

1 : 250



Typical Level

1 : 250



Adaptable Unit A1.8,A2.8,A3.8,

1 : 250

REV

2

January 2015

14:5589

1 : 250@A3

1 : 125@A1

DA107

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DA Submission

Level 4

19/08/15

3-7 Forest Grove,
Epping

January 2015
14:5589

1 : 250@A3
1 : 125@A1

DA108

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REV
3

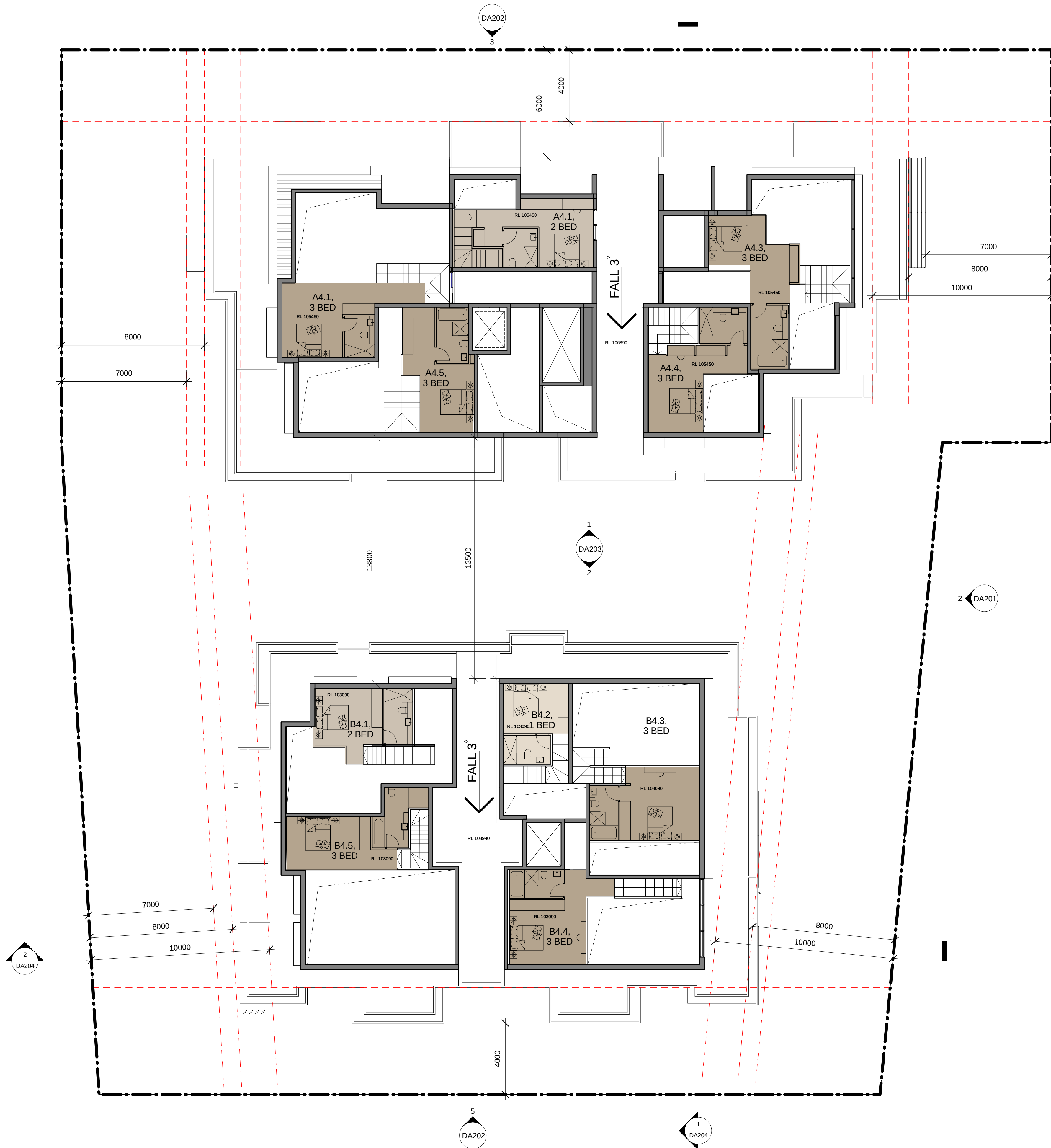
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1

Mezzanine B

1 : 250



NOTES:

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DA Submission

Mezzanine Level

19/08/15

3-7 Forest Grove,
Epping

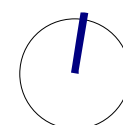
January 2015
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1 : 250@A3

1 : 125@A1

DA109

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REV

3

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DA Submission



MF1 - Metal Finish 1
MF2 - Metal Finish 2
P1 - External Paint Finish 1
P2 - External Paint Finish 2
P3 - External Paint Finish 3
P4 - Dark Face Brick
P5 - External Paint Finish 4
STW- Stone Cladding
GL1 - Glass

Elevations

19/08/15

3-7 Forest Grove,
Epping

January 2015
14:5589

1 : 250@A3

1 : 125@A1

DA201

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REV

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DA Submission



Elevations

19/08/15

3-7 Forest Grove,
Epping

MF1 - Metal Finish 1
MF2 - Metal Finish 2
P1 - External Paint Finish 1
P2 - External Paint Finish 2
P3 - External Paint Finish 3
P4 - Dark Face Brick
P5 - External Paint Finish 4
STW- Stone Cladding
GL1 - Glass

January 2015
14:5589

1 : 250@A3

1 : 125@A1

DA202

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DA Submission



Elevation Internal South

1
1 : 250



Elevation Internal North

2
1 : 250

Elevations

19/08/15

3-7 Forest Grove,
Epping

MF1 - Metal Finish 1
MF2 - Metal Finish 2
P1 - External Paint Finish 1
P2 - External Paint Finish 2
P3 - External Paint Finish 3
P4 - Dark Face Brick
P5 - External Paint Finish 4
STW- Stone Cladding
GL1 - Glass

January 2015
14:5589

1 : 250@A3
1 : 125@A1

DA203

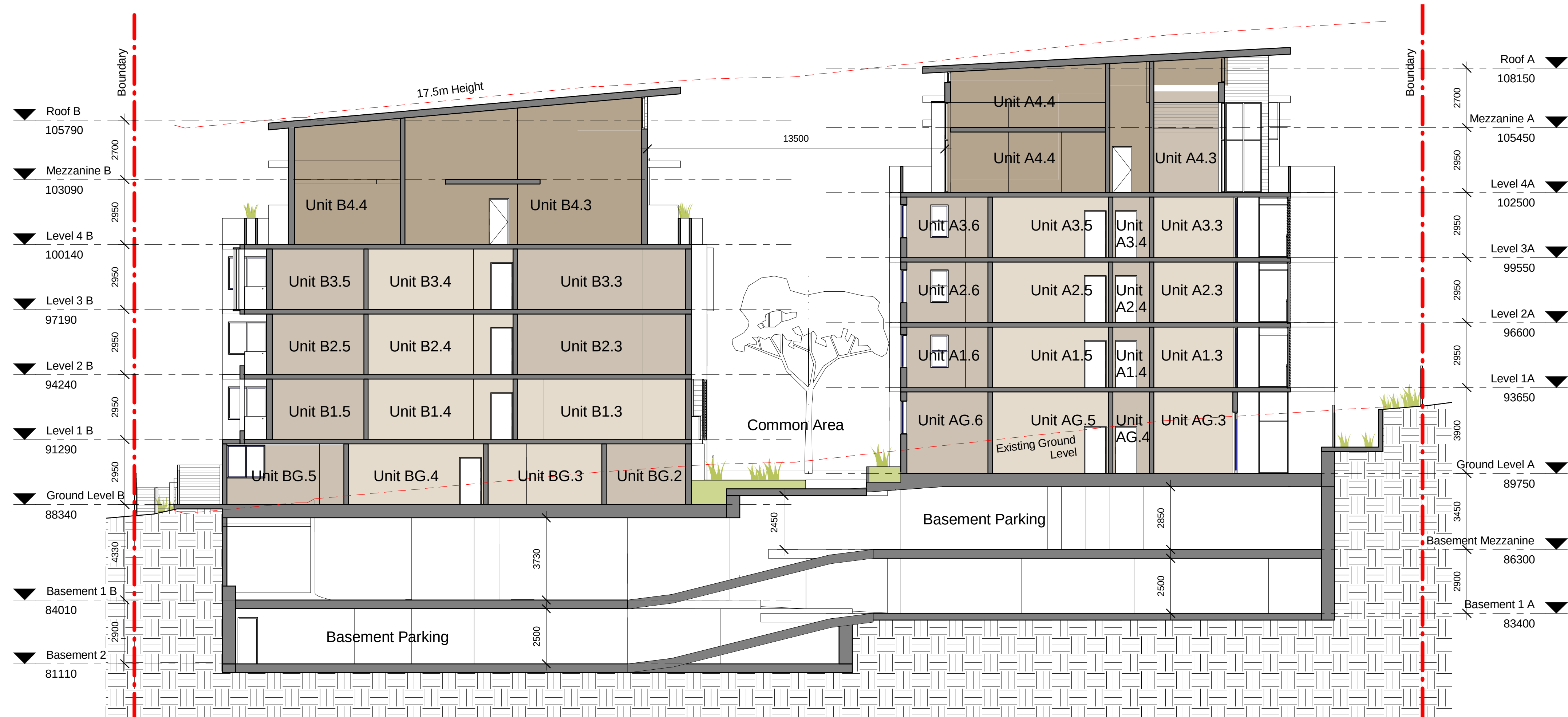
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REV

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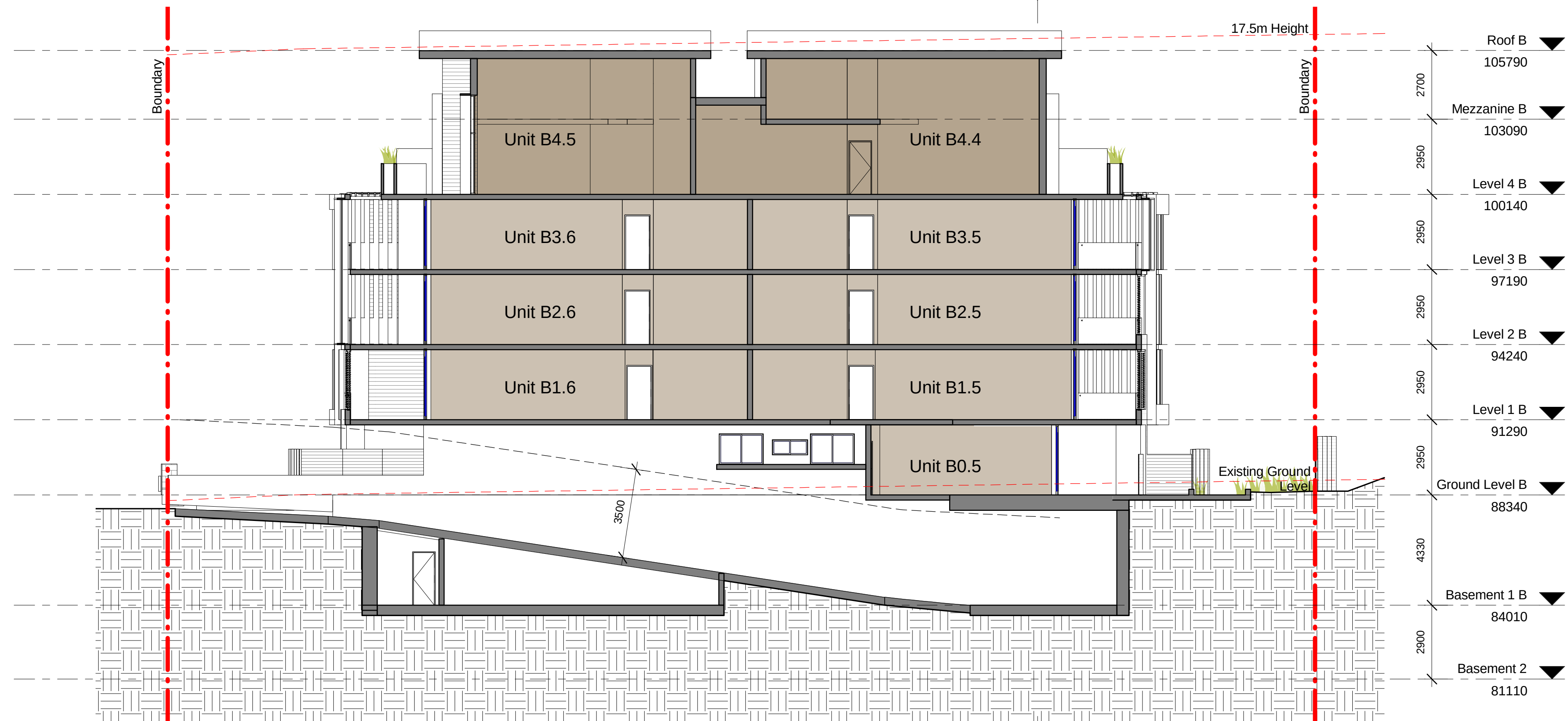
2013

DA Submission



Section 1

1
1 : 250



Section 2

2
1 : 250

Sections

19/08/15

3-7 Forest Grove,
Epping

January 2015
14:5589

1 : 250@A3

1 : 125@A1

DA204

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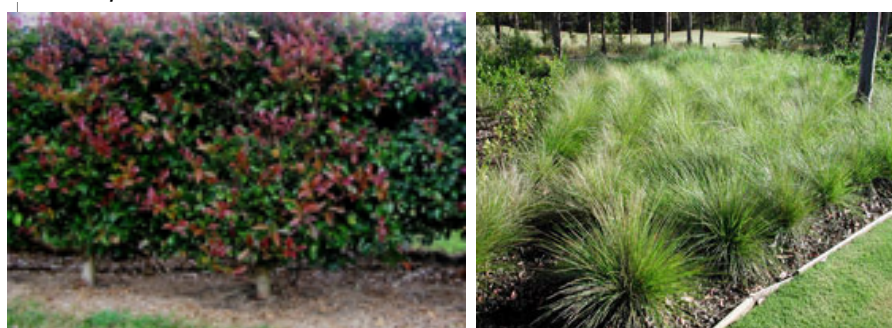
2013



Angophora costata
Pyrus 'Chanticlear'



Elaeocarpus reticulatus
Callistemon citrinus



Acmena 'Hot Flush'
Lomandra 'Tanika'

NOTE: ENSURE PLANTING HOLE IS FREE DRAINING PRIOR TO PLANTING. WHERE WATER POOLS OR IN HEAVY SOILS, RECTIFY.

TREE AS SPECIFIED. INSTALL CENTRED TO PLANTING HOLE AND PLUMB.
2No. 50x50x1800MM HWD STAKES POINTED AT ONE END.
50MM HESSIAN WEBBING STAPLED TO STAKES.

PROPRIETARY CONTROLLED RELEASE FERTILISER.

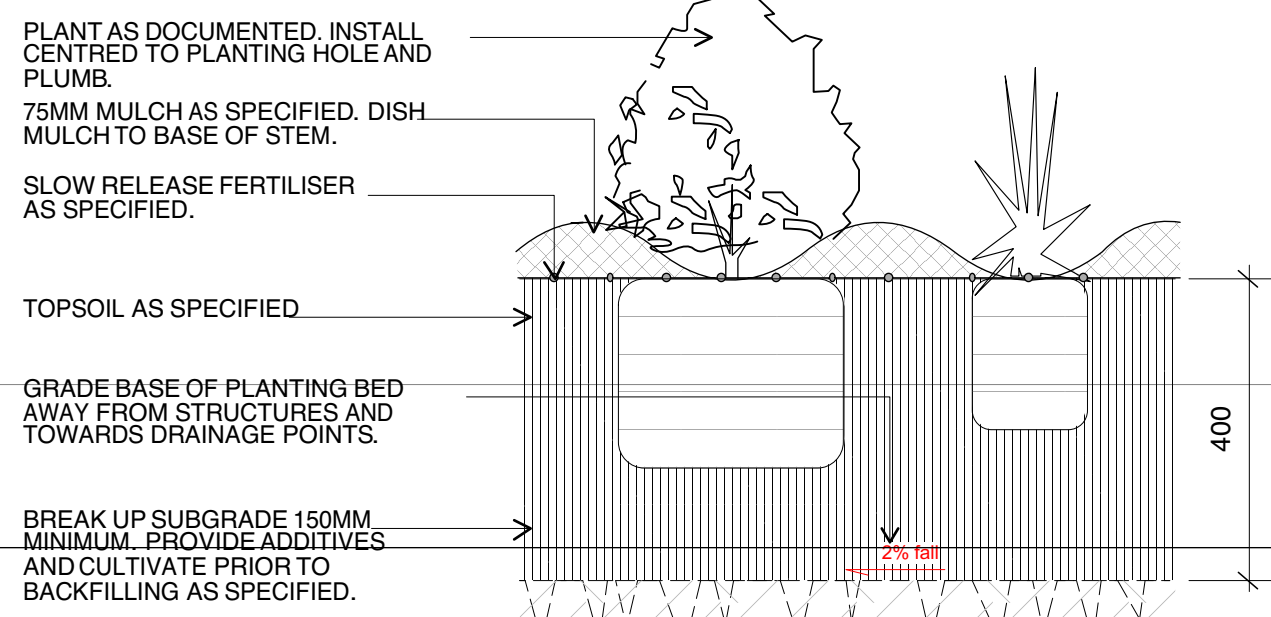
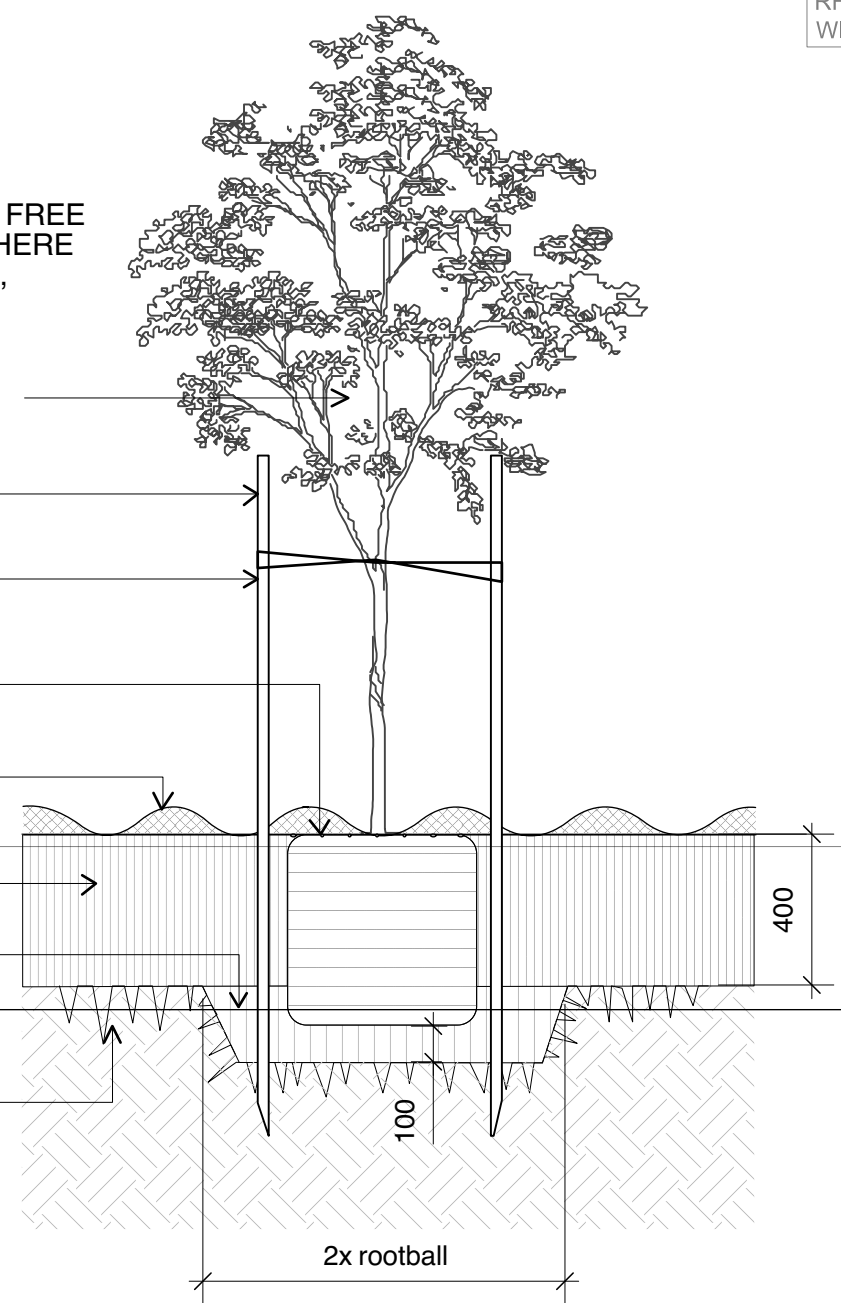
75MM MULCH AS SPECIFIED. DISH MULCH TO BASE OF STEM.

TOPSOIL AS SPECIFIED

BACKFILL WITH SITE SOIL.

BREAK-UP SUBGRADE 150MM. MINIMUM. CULTIVATE PRIOR TO BACKFILLING AS SPECIFIED.

01 TREE PLANTING 75-100L
SCALE 1:20



01 SHRUB & GROUNDCOVER PLANTING ON GRADE
SCALE 1:10



PLANTING LEGEND

Trees

- Angophora costata (Sydney Red Gum)
- Syncarpia glomulifera (Turpentine)
- Elaeocarpus reticulatus (Blue Berry Ash)
- Glochidion ferdinandi (Cheese Tree)
- Melaleuca quinquenervia (Paper Bark)
- Ceratopetalum gummiferum (NSW Christmas Bush)
- Pyrus 'Chanticlear' (Ornamental Pear)

Shrubs

- Acmena 'Hot Flush' (Lilly Pilly)
- Callistemon citrinus (Bottlebrush)
- Murraya paniculata (Orange Jessamine)
- Raphiolepis 'Oriental Pearl'
- Syzygium cascade (Weeping Lilly Pilly)
- Accents
 - Strelitzia reginea (Bird of Paradise) &

Groundcovers & Grasses

- Asplenium nidum (Aust Bords Nest Fern)
- Banksia 'Birthday Candles'
- Carpobrotus glaucescens (Pigs Face)
- Cycas revoluta (Cycad)
- Dianella caerulea (Flax Lilly)
- Dianella multiflora (Blue Flax Lilly)
- Festuca glauca (Blue Grass)
- Hardenbergia violacea (False Sarsparilla)
- Juniperus taxifolia var. lutchuensis (Creeping Juniper)
- Liriope muscari (Turf Lily)
- Lomandra tanika (Dwarf Mat Rush)
- Poa labillardieri 'Kingsdale' (Poa Grass)
- Scaevola 'Purple Fusion' (Purple Fusion)
- Trachelospermum 'Tri Colour' (Star Jasmine)

Planting Schedule

Botanical Name	Common Name	Pot Size	Height (m)	Quantity
TREES				
Angophora costata	Sydney Red Gum	100L	1.8	3
Ceratopetalum gummiferum	NSW Christmas Bush	100L	1.8	5
Elaeocarpus reticulatus	Blue Berry Ash	200L	2.0	10
Glochidion ferdinandi	Cheese Tree	45L	0.8	10
Melaleuca quinquenervia	Broad Leaf Paperbark	100L	1.8	2
Pyrus 'Chanticlear'	Ornamental Pear	200L	2.0	8
Syncarpia glomulifera	Turpentine	100L	1.8	2
SHRUBS/ACCENT				
Acmena 'Hot Flush'	Hot Flush Dwarf Lilly Pilly	75L	0.8	65
Callistemon citrinus	Bottlebrush	75L	0.8	32
Murraya paniculatum	Orange Jessamine	200mm	1.5	72
Strelitzia reginea	Bird of Paradise	200mm	1.5	46
Syzygium 'Cascade'	Weeping Lilly Pilly	45L	0.8	81
Raphiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	200mm	1.5	392
GROUNDCOVERS/ACCENTS				
Asplenium nidum	Aust. Birds Nest Fern	140mm	0.4	85
Banksia 'Birthday Candles'	Birthday Candles	140mm	0.4	635
Carpobrotus glaucescens	Pigs Face	140mm	0.3	250
Dianella caerulea	Flax Lilly	140mm	0.5	300
Dianella multiflora	Blue Dianella	140mm	0.2	200
Festuca glauca	Blue Grass	140mm	0.2	1025
Hardenbergia violacea	False Sarsparilla	140mm	0.2	250
Juniperus taxifolia var. lutchuensis	Creeping Juniper	140mm	0.6	380
Liriope muscari	Turf Lily	140mm	0.5	360
Lomandra tanika	Dwarf Mat Rush	140mm	0.7	350
Poa 'Kingsdale'	Kingsdale Poa	140mm	0.4	720
Scaevola 'Purple Fusion'	Purple Fusion	140mm	0.4	400
Trachelospermum 'Tri Colour'	Painted Star Jasmine	140mm	0.4	

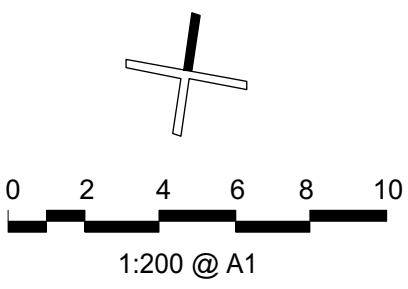
AMENDMENTS		
ISSUE	AMENDMENT	DATE
A	DA Issue	30/3/15

LEGEND

- Existing Trees to be Retained
- Existing Trees to be Removed
Tree Number - Refer to Arborist Report

- Hardwood / Composite Timber Decking
- Exposed Ag. Concrete
- Concrete Driveway
- Turf

Existing Contour Lines
RL 88110 Proposed Level



PROJECT:
3-7 FORREST GROVE, EPPING

CLIENT:
R & J Trading Epping Pty Ltd

LANDSCAPE ARCHITECT:

SITEDESIGN
+STUDIOS

PO BOX 265 SEAFORTH NSW 2082
M: 0417 685 846
E: jordan@studios.com.au

Drawing Title: LANDSCAPE PLAN GROUND FLOOR			
Scale: 1:200 @ A1	Date: 30/03/15	Project #: 15-756	Drawing #: LP01
Drawn: JB	Checked: JB	Revision: A	

LANDSCAPE MAINTENANCE

THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS OF THE CONTRACT DURING THE PROGRESS OF THE WORKS. THE CONTRACTOR SHALL COMMENCE AND FULLY IMPLEMENT THE SHORT-TERM MAINTENANCE AND ESTABLISHMENT AFTER PRACTICAL COMPLETION HAS BEEN CONFIRMED.

SITE CONTROL: REPORT TO THE PRINCIPAL'S DESIGNATED REPRESENTATIVE ON ARRIVING AT AND BEFORE LEAVING THE SITE.

PLANT ESTABLISHMENT PERIOD: THE PERIOD BETWEEN THE DATE OF PRACTICAL COMPLETION AND THE DATE OF FINAL COMPLETION.

MAINTENANCE/ ESTABLISHMENT PERIOD: 12 MONTHS.

PLANT ESTABLISHMENT: MAINTAIN THE CONTRACT AREA DURING THE PLANT ESTABLISHMENT PERIOD. ENSURE THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT DATE OF PRACTICAL COMPLETION IS MAINTAINED FOR THE FULL PLANTING ESTABLISHMENT PERIOD.

EXISTING PLANT MATERIAL: MAINTAIN EXISTING PLANTING WITHIN THE LANDSCAPE CONTRACT AREA AS SPECIFIED FOR NEW PLANTING.

REPLACEMENTS: REPLACE FAILED, DEAD AND/OR DAMAGED PLANTS AT MINIMUM 3 WEEK INTERVALS AS NECESSARY THROUGHOUT THE FULL PLANT ESTABLISHMENT PERIOD.

REPORTING: SUBMIT REGULAR REPORTS BY THE LAST FRIDAY OF EACH MONTH SUMMARISING THE GENERAL STATUS OF WORKS. INCLUDE A MAINTENANCE SCHEDULE, A LOG BOOK OF MAINTENANCE ACTIVITY, SOIL TEST RESULTS AS REQUIRED FOR ANY FERTILISING PROGRAMS, AND PLANT REPLACEMENT REQUIREMENTS.

WATER RESTRICTIONS: COORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST RELEVANT GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME.

STAKES AND TIES: REMOVE AT THE END OF THE PLANTING ESTABLISHMENT PERIOD.

TEMPORARY FENCES: REMOVE TEMPORARY PROTECTIVE FENCES AT THE END OF THE PLANTING ESTABLISHMENT PERIOD.

COMPLIANCE: PLANT ESTABLISHMENT SHALL BE DEEMED COMPLETE, SUBJECT TO THE FOLLOWING:

- * REPAIRS TO PLANTING MEDIA COMPLETED.
- * PESTS, DISEASE, OR NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT.
- * MULCHED SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY CONDITION AND TO THE SPECIFIED DEPTH.
- * VEGETATION IS ESTABLISHED AND WELL FORMED.
- * PLANTS HAVE HEALTHY ROOT SYSTEMS.
- * VEGETATION IS NOT RESTRICTING ESSENTIAL SIGHT LINES AND SIGNAGE.
- * COLLECTION AND REMOVAL OF LITTER COMPLETED.
- * REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS COMPLETED.
- * ALL DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT.

DRIP IRRIGATION PERFORMANCE SPECIFICATION

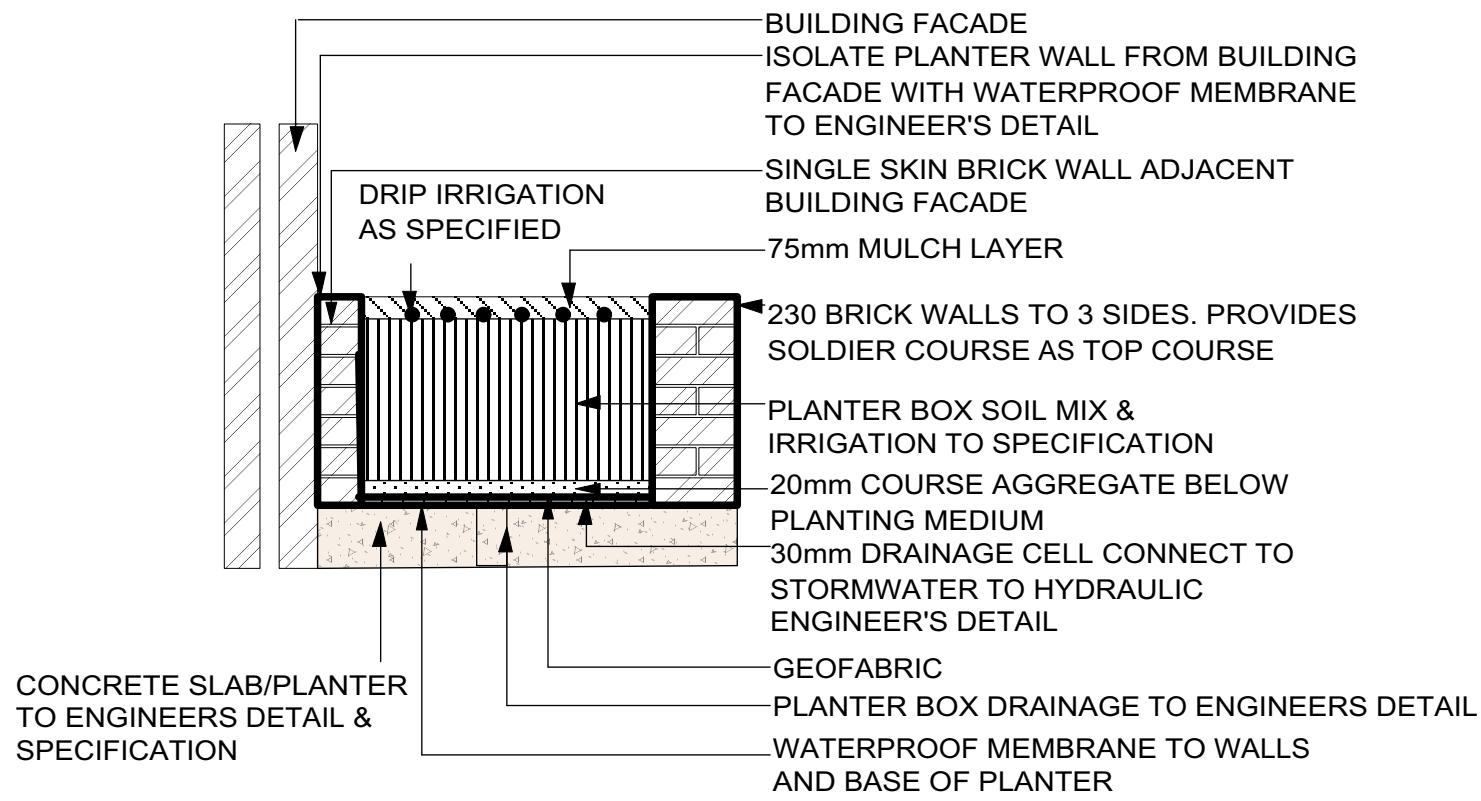
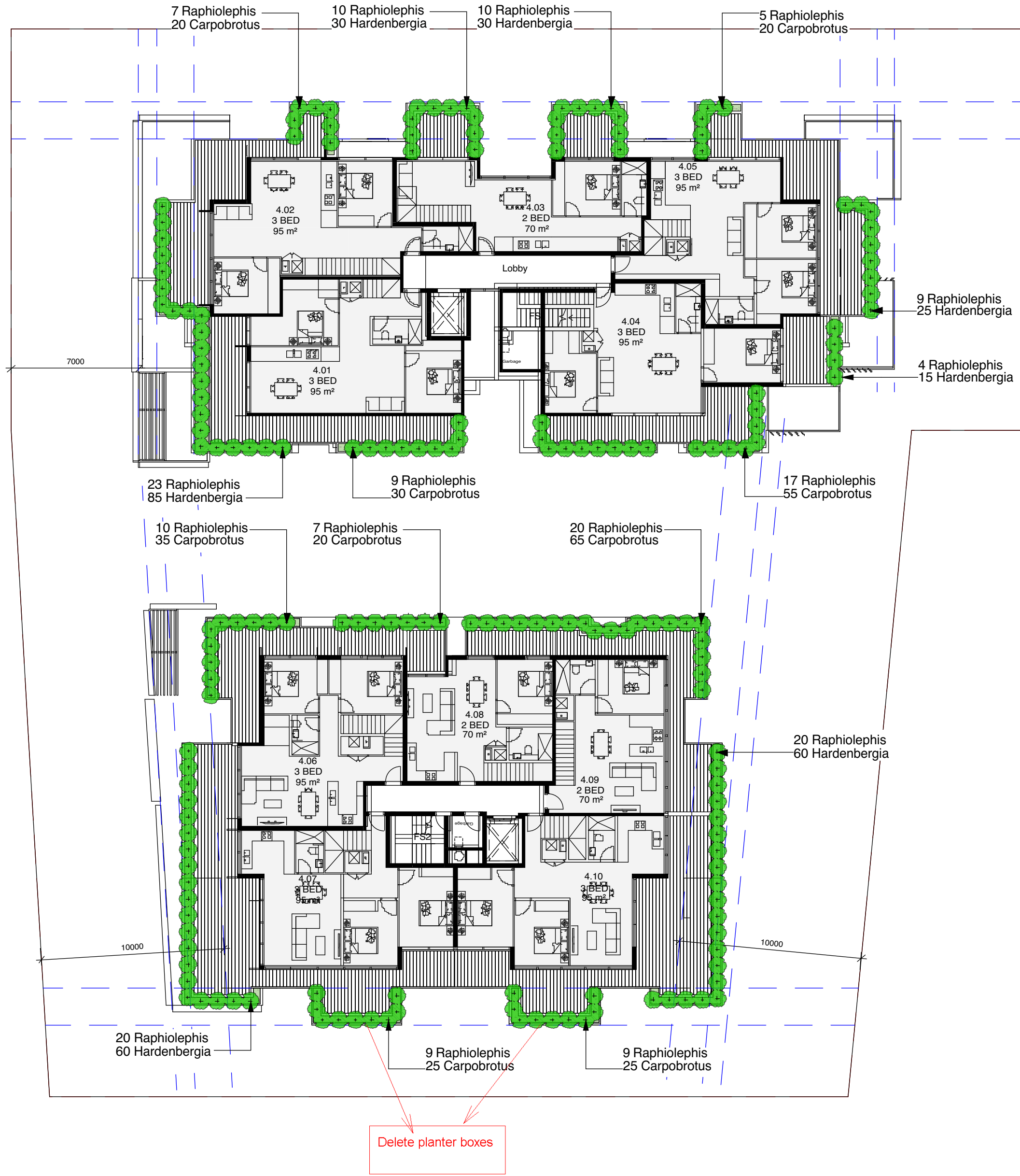
All Garden Beds and Planter Boxes are to be provided with a drip irrigation system and two taps with removeable water keys, connected to a pump and the rainwater tank . All planter boxes on the upper level are to be provided with a drip irrigation system and one tap connected to a pump and the rainwater tank .

Design, supply and install a permanent, fully automated drip irrigation system. The system is to cover all new garden areas to the extent shown on the drawings. Water is to be delivered via sub surface drippers and/or drip lines. The system is to be capable of supplying 32mm of water/week over all irrigated areas. It is to be designed to operate for a minimum of 10 years. All lines are to be buried below the finished ground level. Pits are to be set on a 200mm deep bed of gravel. Pit covers are to be level with the soil surface. Avoid seepage onto pavement, buildings or other structures. Include plumbing connection to main, main valve and backflow prevention. Central controller/programmer to be located in a lockable box in nominated location to be approved prior to installation. A dedicated GPO is to be provided for the controller to be plugged into. All work is to be approved by the local regulatory authority. Prepare as installed drawings and commission the system.

The Contractor is to submit documents of the design and specification for the irrigation system for approval prior to commencement of work.

Equipment is to comply with AS 2698.1 & as 2698.3.

Connect to pumps connect to the rainwater tanks.



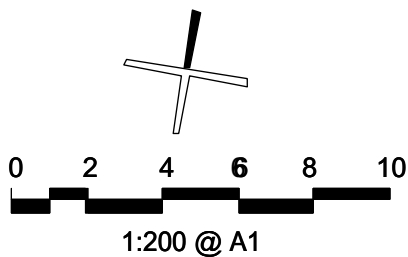
01 BRICK PLANTER DETAIL
SCALE 1:20

NOTES:
-BRICKS TO MATCH BUILDING FACADE
REFER TO ARCHITECT'S SPECIFICATION

ALL EXISTING & OVERALL DIMENSIONS ARE NOMINAL & SUBJECT TO VERIFICATION ON SITE. WHERE ANY DISCREPANCY OCCURS BETWEEN NEW WORK & EXISTING DIMENSIONS - EXISTING DIMENSIONS/WORK SHOULD TAKE PREFERENCE WHERE NECESSARY - OTHERWISE NOTIFY SITE DESIGN LANDSCAPE ARCHITECTS

AMENDMENTS		
ISSUE	AMENDMENT	DATE
A	DA Issue	30/3/15

LEGEND



PROJECT:
3-7 FORREST GROVE, EPPING

CLIENT:
R & J Trading Epping Pty Ltd

LANDSCAPE ARCHITECT:

SITE DESIGN
+ STUDIOS

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Drawing Title:
LANDSCAPE PLAN
Level 4

Scale:	Date:	Project #:	Drawing #:
1:200 @ A1	30/03/15	15-756	LP02
Drawn:	Checked:	Revision:	
JB	JB	A	