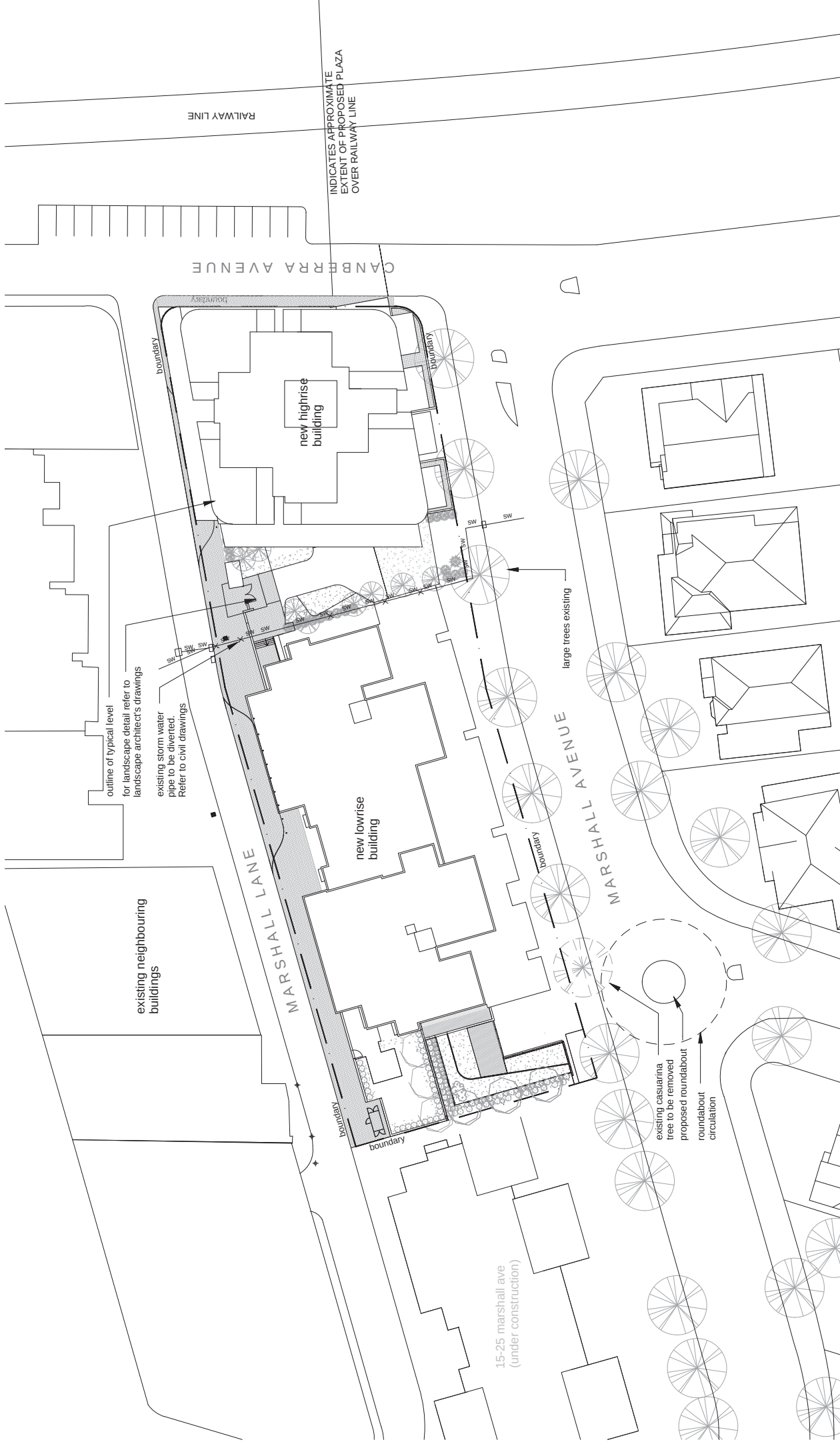


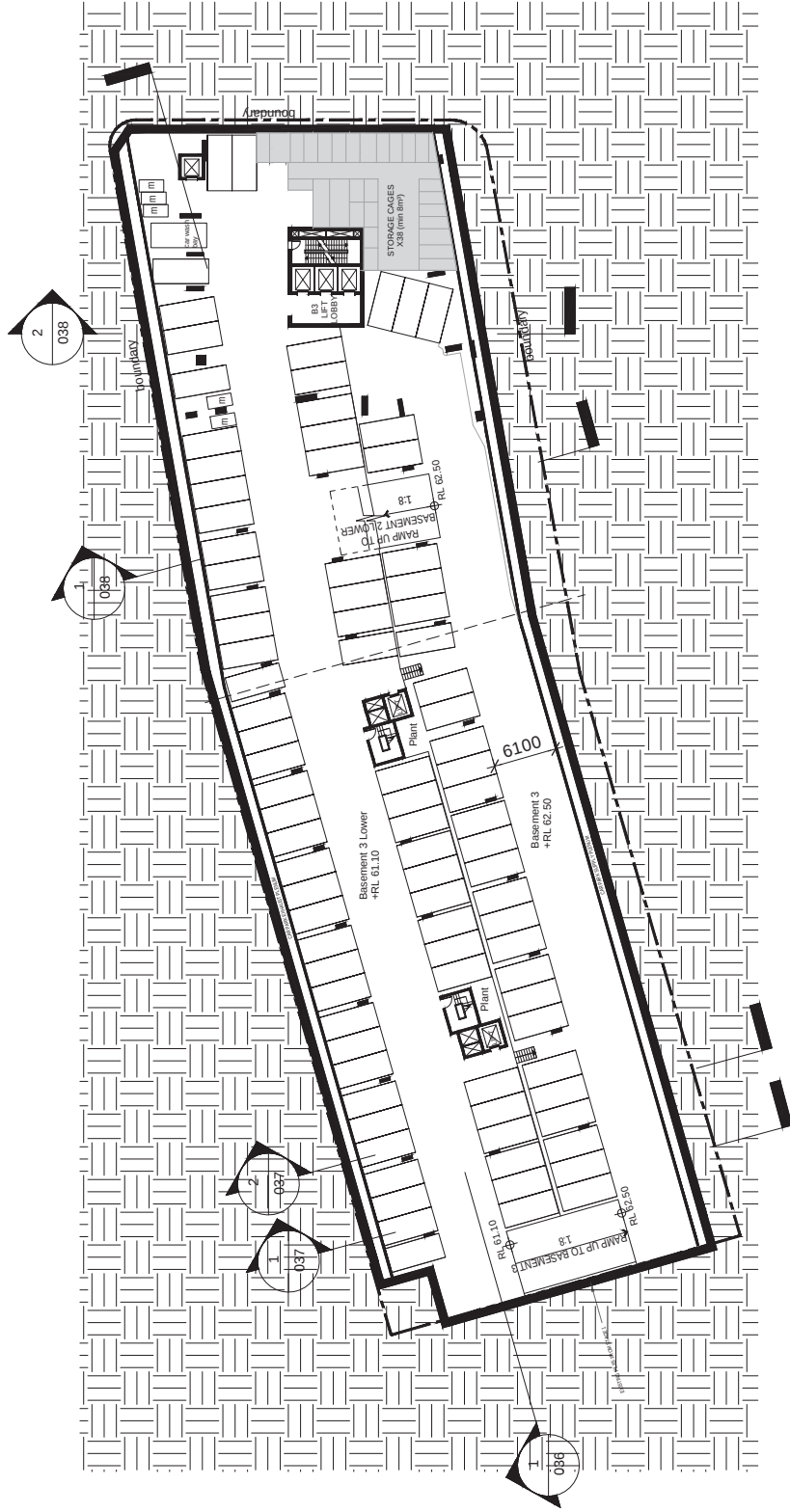


Issue	Description	Date
B	DA SUBMISSION	03.12.15



Title
Scale
Date
Number

site plan
1:500@A3
03.12.15
4264_DA002 B

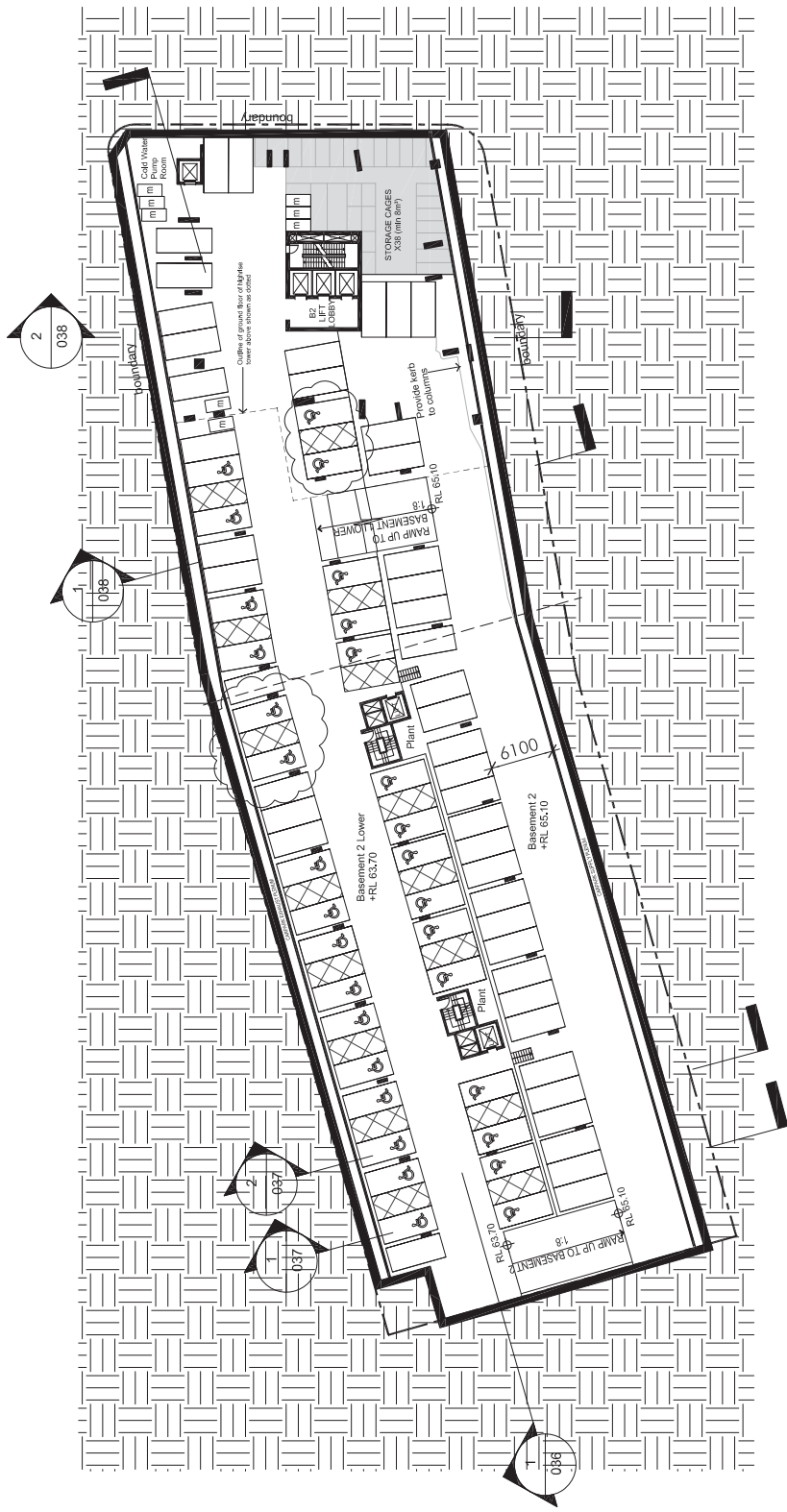


CARPARKING SUMMARY

LEVEL	RESIDENTIAL	ACCESSIBLE	VISITORS	RETAIL	TOTAL	MOTORBIKE	CARWASH BAY	CARSHARE
B3	91	0	0	0	91	5	1	0
B2	77	31	0	0	77	8	0	0
B1	66	24	7	3	76	5	0	0
G	0	2	47	0	47	1	0	1
TOTAL	234	57 Inc. 2 Visitor disabled parking & 1 Visitor disabled parking	54	3	291	19	1	1

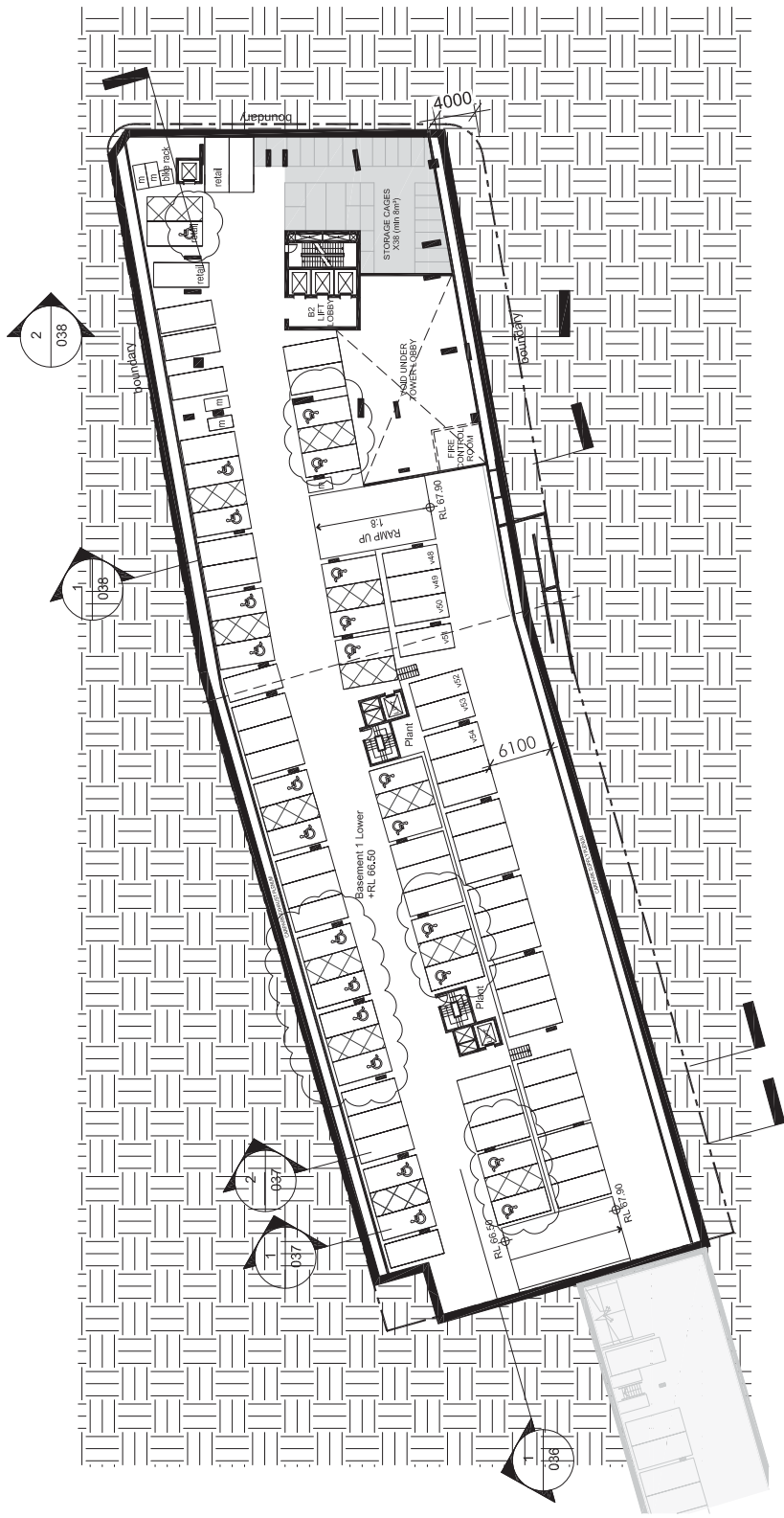
Issue	Description	Date
B	DA SUBMISSION	03.12.15





Issue	Description	Date
B	DA SUBMISSION	03.12.15
C	Shared Zones Revised	14.04.16



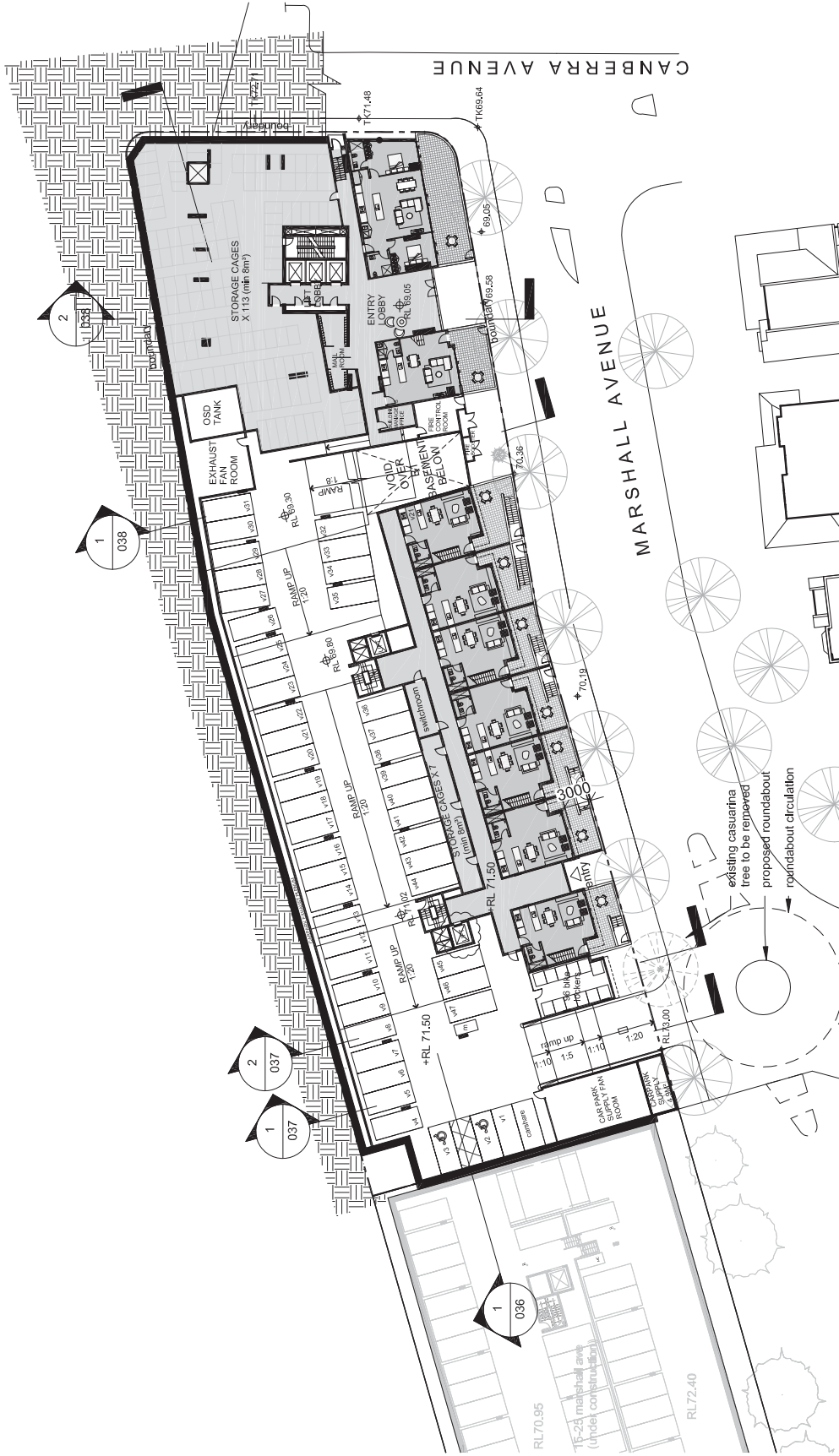


Issue	Description	Date
B	DA SUBMISSION	03.12.15
C	Shared Zones Revised	14.04.16



Title	Scale
basement level 1 plan	1 : 500@A3
Date	Number
03.12.15	4264_DA005 C

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Issue	Description	Date
B	DA SUBMISSION	03.12.15
C	Lift mirrored	14.04.16





Issue	Description	Date
B	DA SUBMISSION	03.12.15



Title	Scale	Date	Number
level 1 - overall plan	1:500@A3	03.12.15	4264_DA007 B



Issue	Description	Date
B	DA SUBMISSION	03.12.15





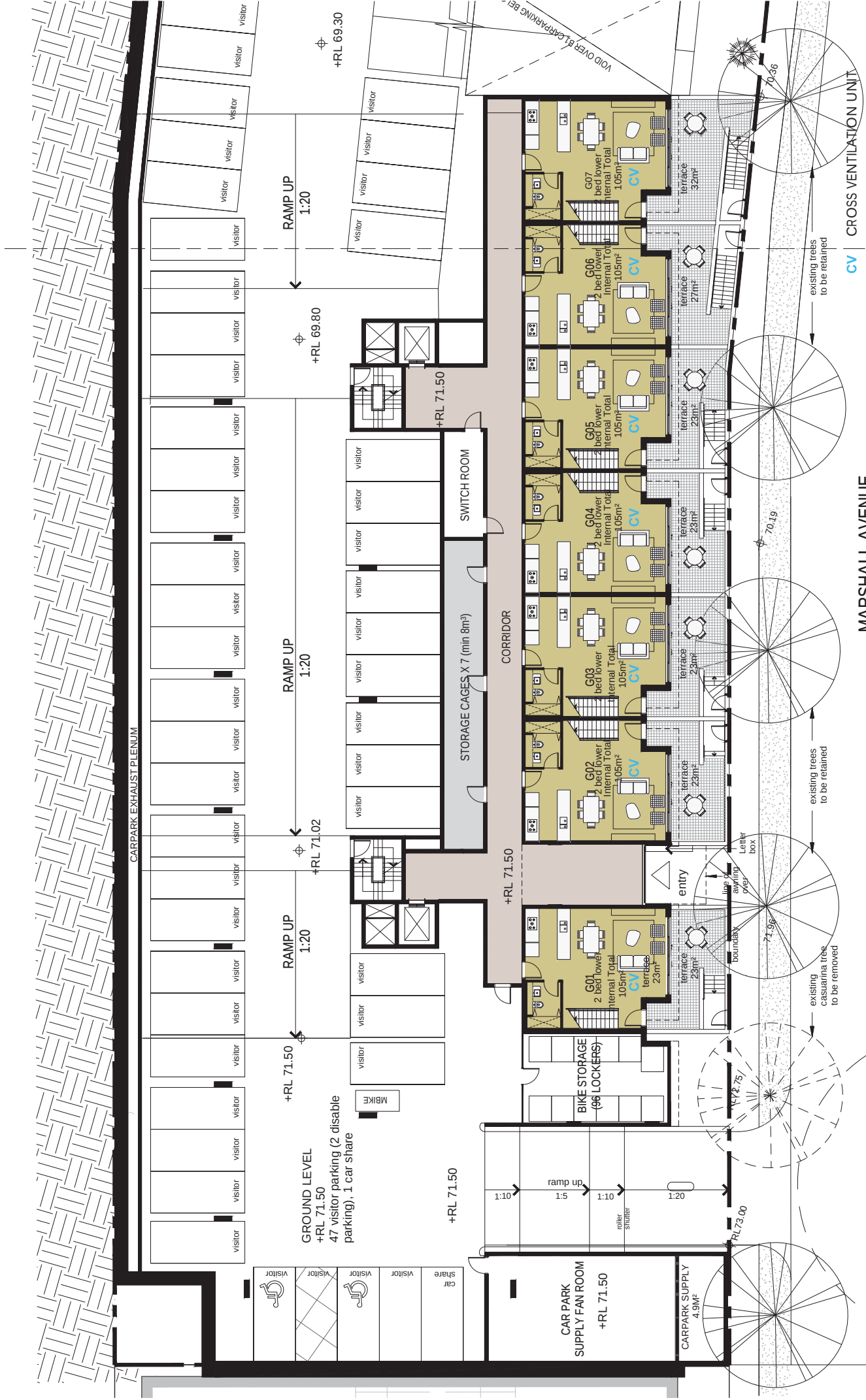
Issue	Description	Date
1	DA SUBMISSION	03.12.15





Issue	Description	Date
B	DA SUBMISSION	03.12.15





MARSHALL AVENUE

CV CROSS VENTILATION UNIT

Issue	Description	Date
8	DA SUBMISSION	03.12.15



MARSHALL LANE



CV CROSS VENTILATION UNIT

MARSHALL AVENUE

LOFTEX

L16, 61 Lavender Street

Milsons Point NSW 2061

t 02 8920 0516 f 02 8920 0528

Embassy Tower

Marshall Ave

St Leonards

Sydney NSW

Issue	Description	Date
1	DA SUBMISSION	03.12.15
2		
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Title
Scale
Date
Number

lowrise building - level 1 plan
1:200@A3
03.12.15
4264_DA012 B

© copyright nettleton tribe partnership pty ltd



nettleton tribe partnership pty ltd
117 willoughby road, willoughby, nsw 1580
a willoughby-based business, made up of willoughby-based firms

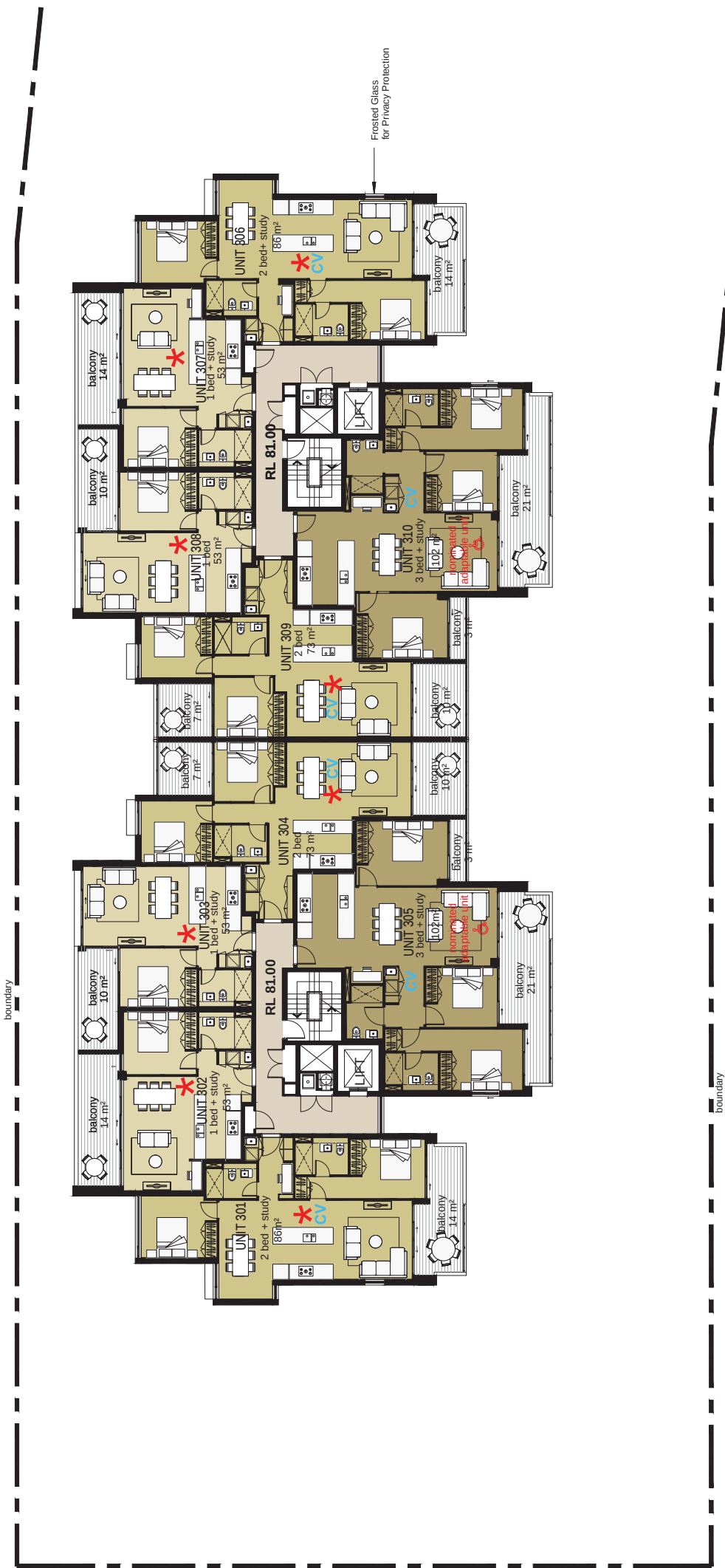
MARSHALL LANE

boundary



SOLAR ACCESS UNIT

CROSS VENTILATION UNIT

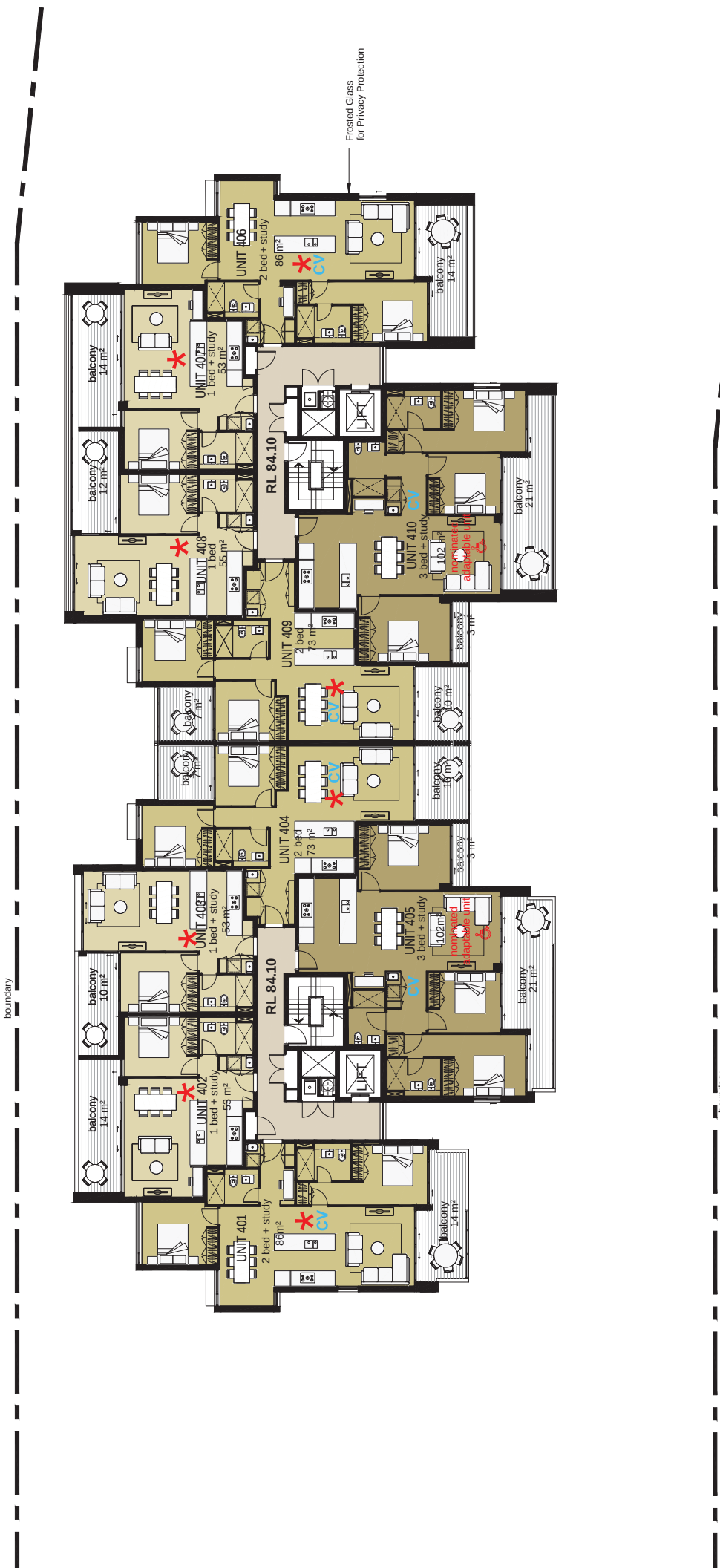


SOLAR ACCESS UNIT
CROSS VENTILATION UNIT

* CV

Issue	Description	Date
B	DA SUBMISSION	03.12.15





* SOLAR ACCESS UNIT
CV CROSS VENTILATION UNIT

LOFTEX

L16, 61 Lavender Street

Milsons Point NSW 2061

t 02 8920 0516 f 02 8920 0528

Embassy Tower

Marshall Ave

St Leonards

Sydney NSW

lowrise building - level 4

1:200@A3

03.12.15

4264_DA015 B

Issue

8

Date

03.12.15

Description

DA SUBMISSION

Title

lowrise building - level 4

Scale

1:200@A3

Date

03.12.15

Number

4264_DA015 B

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nettletontribe

nettleton tribe partnership Pty Ltd ABN 68 161 688 135

117 Williamstown Road East Melbourne VIC 3002

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CROSS VENTILATION UNIT

CV

Issue	Description	Date
B	DA SUBMISSION	03.12.15





* SOLAR ACCESS UNIT
CV CROSS VENTILATION UNIT

Issue	Description	Date
B	DA SUBMISSION	03.12.15





* SOLAR ACCESS UNIT
cv CROSS VENTILATION UNIT



highrise building - level 3 plan
1 : 200@A3
03.12.15
4264_DA022 B

Title
Scale
Date
Number
© copyright nettleon tribe partnership Pty Ltd



Issue	Description	Date
B	DA SUBMISSION	03.12.15

Embassy Tower
Marshall Ave
St Leonards
Sydney NSW

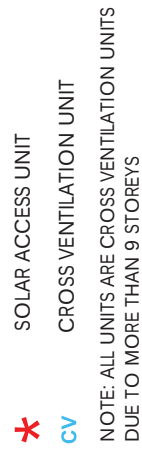
LOFTEX
L16, 61 Lavender Street
Milsore Point NSW 2061
t 02 8920 0516 f 02 8920 0528



* SOLAR ACCESS UNIT
CV CROSS VENTILATION UNIT

Issue	Description	Date
B	DA SUBMISSION	03.12.15





NOTE: ALL UNITS ARE CROSS VENTILATION UNITS
DUE TO MORE THAN 9 STOREYS



* SOLAR ACCESS UNIT
CV CROSS VENTILATION UNIT

NOTE: ALL UNITS ARE CROSS VENTILATION UNITS
DUE TO MORE THAN 9 STOREYS

Issue	Description	Date
B	DA SUBMISSION	03.12.15





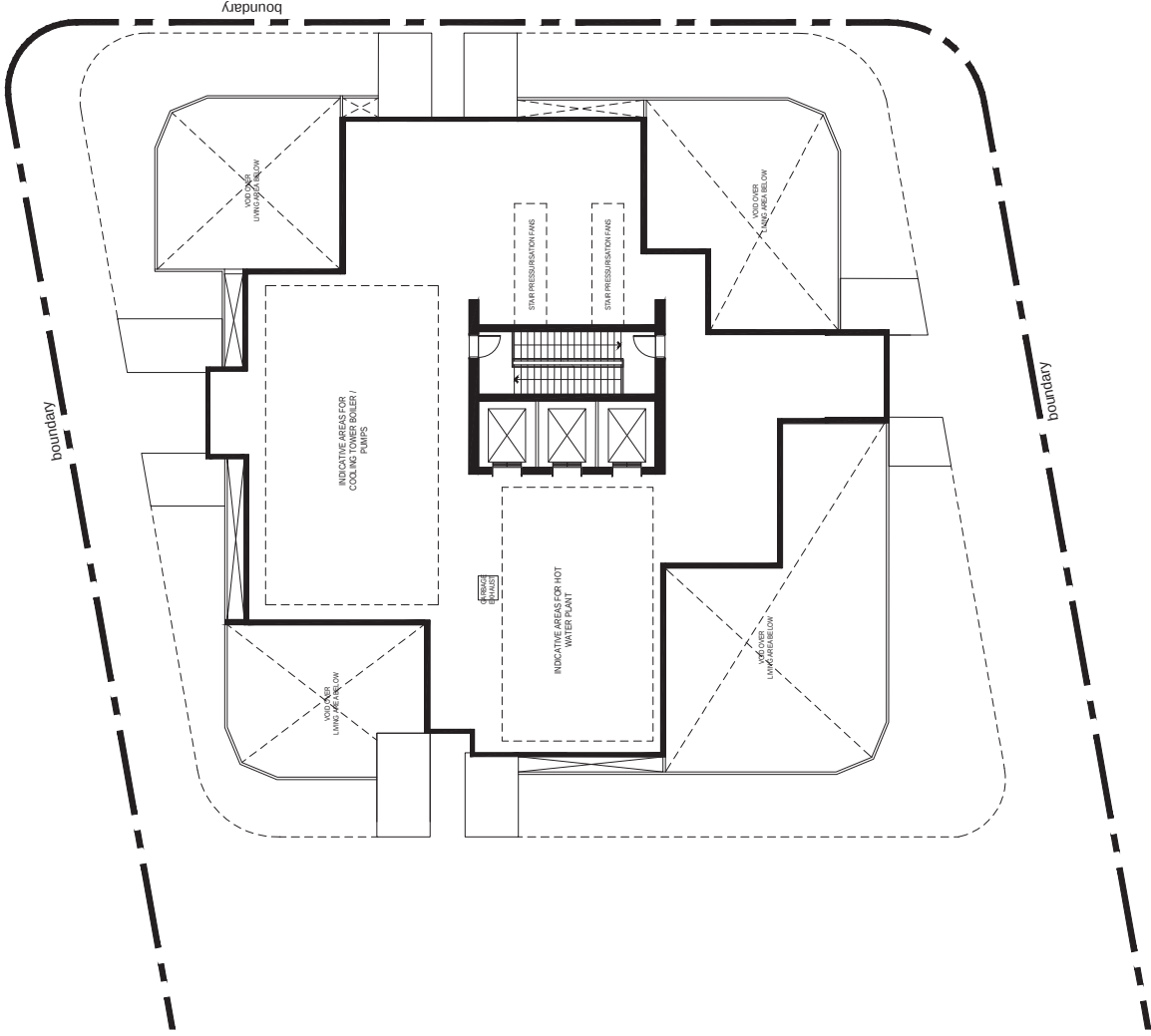
* SOLAR ACCESS UNIT
CV CROSS VENTILATION UNIT

NOTE: ALL UNITS ARE CROSS VENTILATION UNITS
DUE TO MORE THAN 9 STOREYS

Issue	Description	Date
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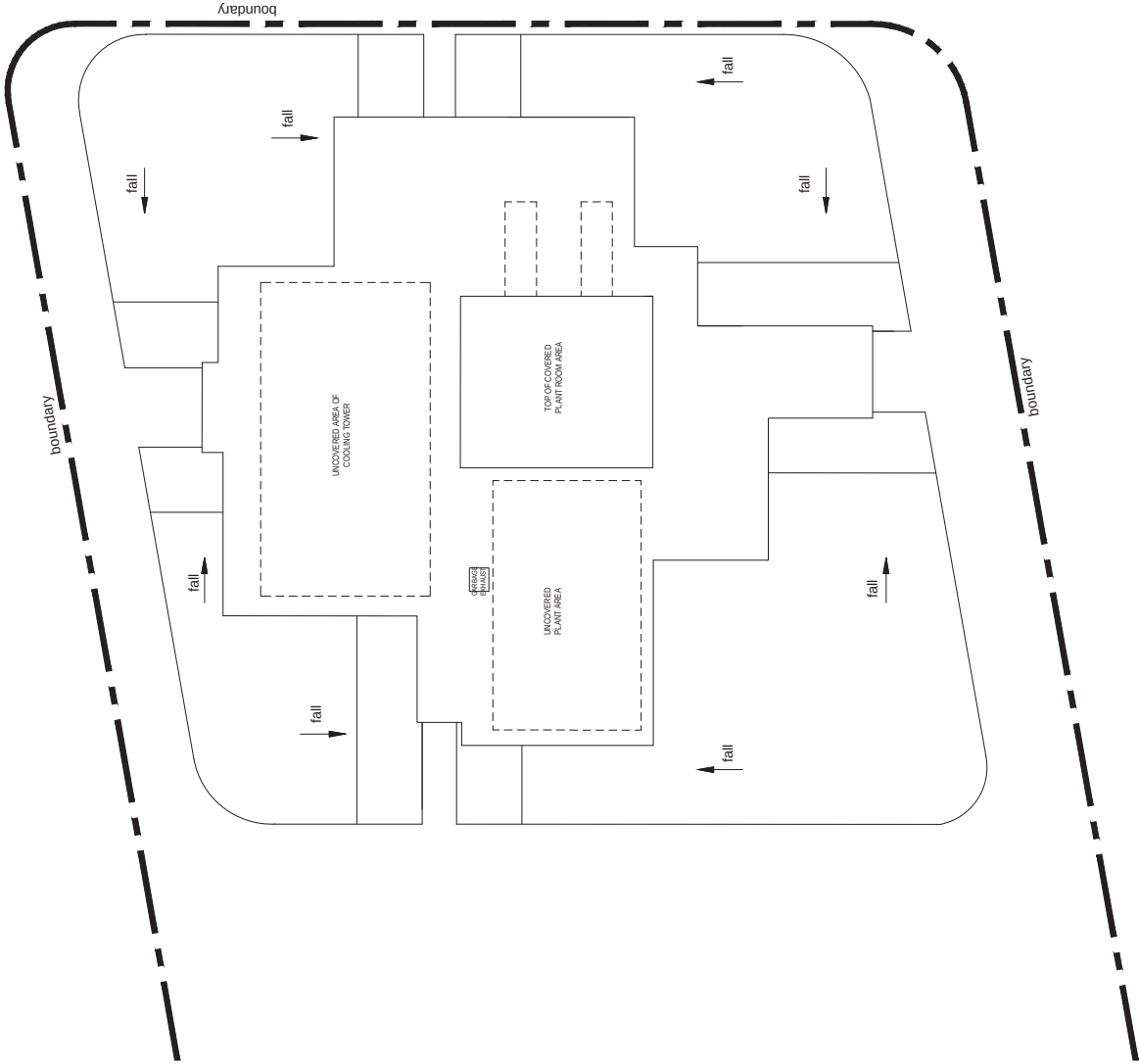


Title	Scale	Date	Number
highrise building - highrise level 16-27 plan	1:200@A3	03.12.15	4264_DA026 B



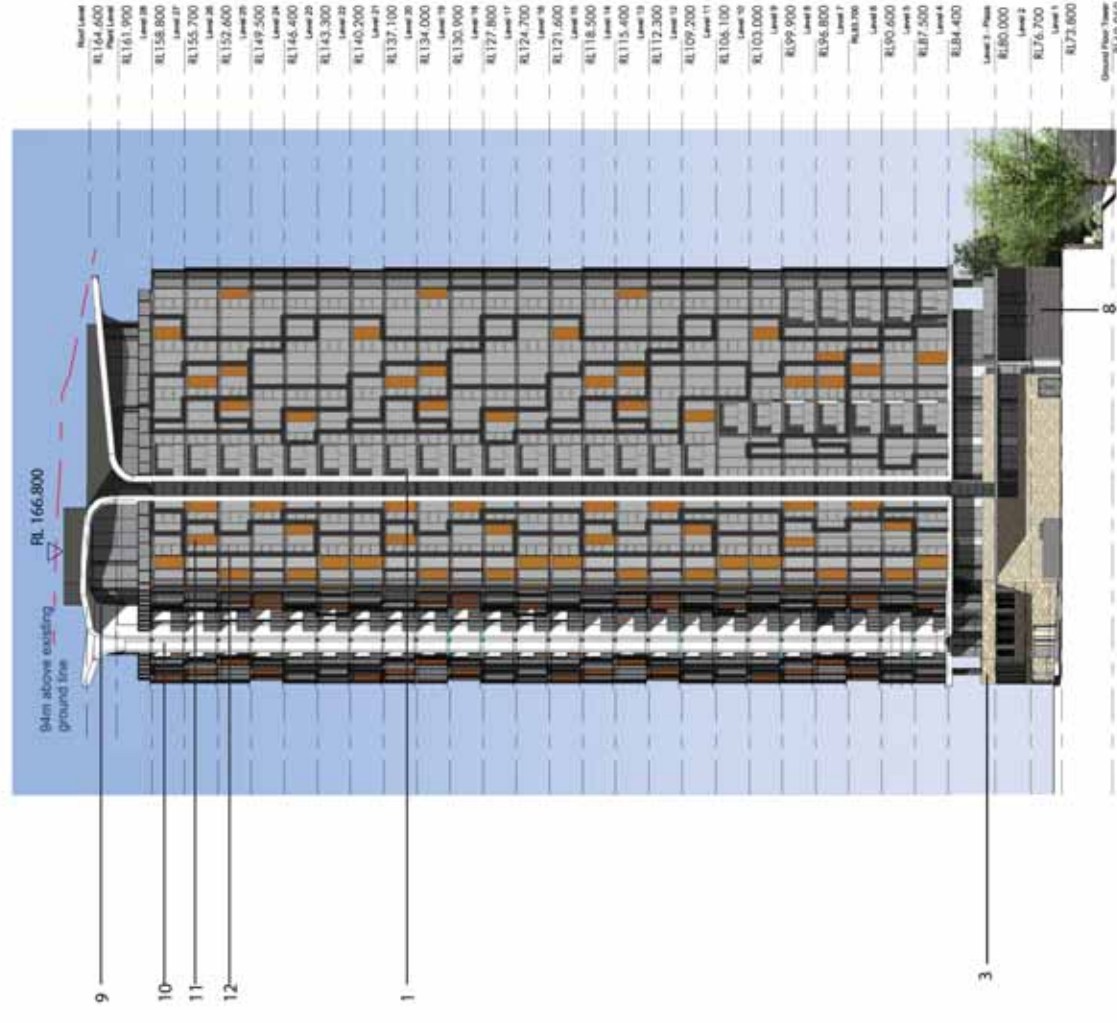
Issue	Description	Date
B	DA SUBMISSION	03.12.15



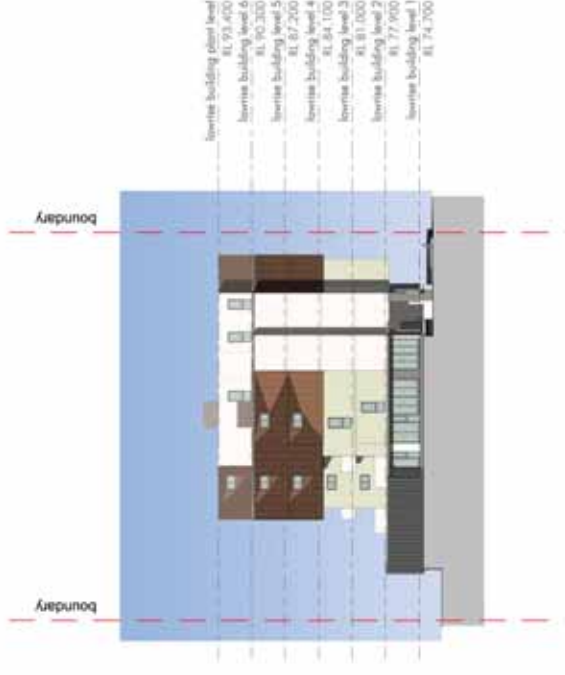


Issue	Description	Date
B	DA SUBMISSION	03.12.15

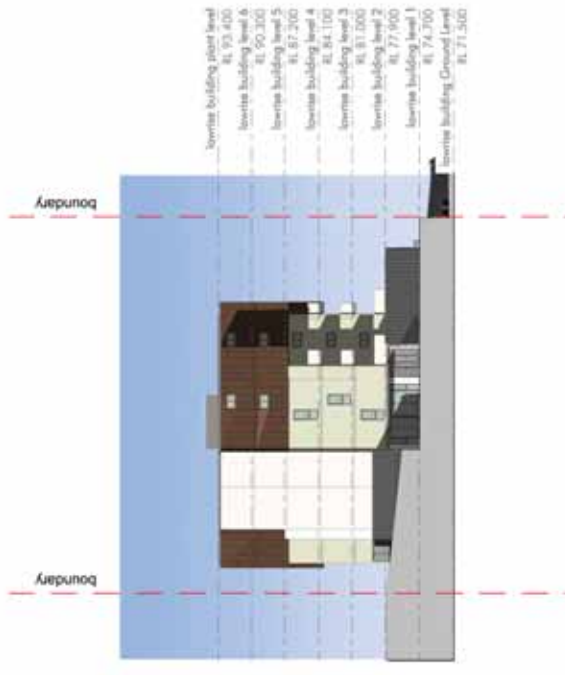




Item	Description	Date
1	DA SUBSTITUTION	03/12/11



1 lowrise building east elevation
1:500

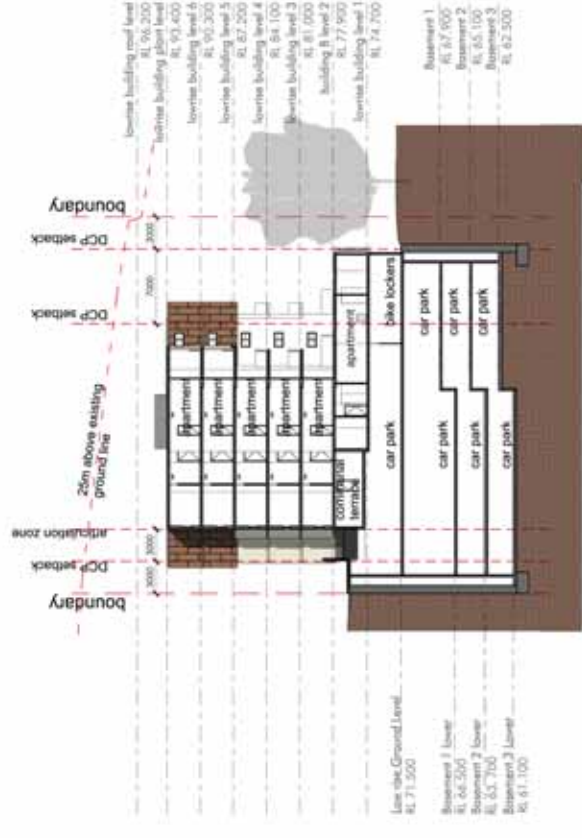


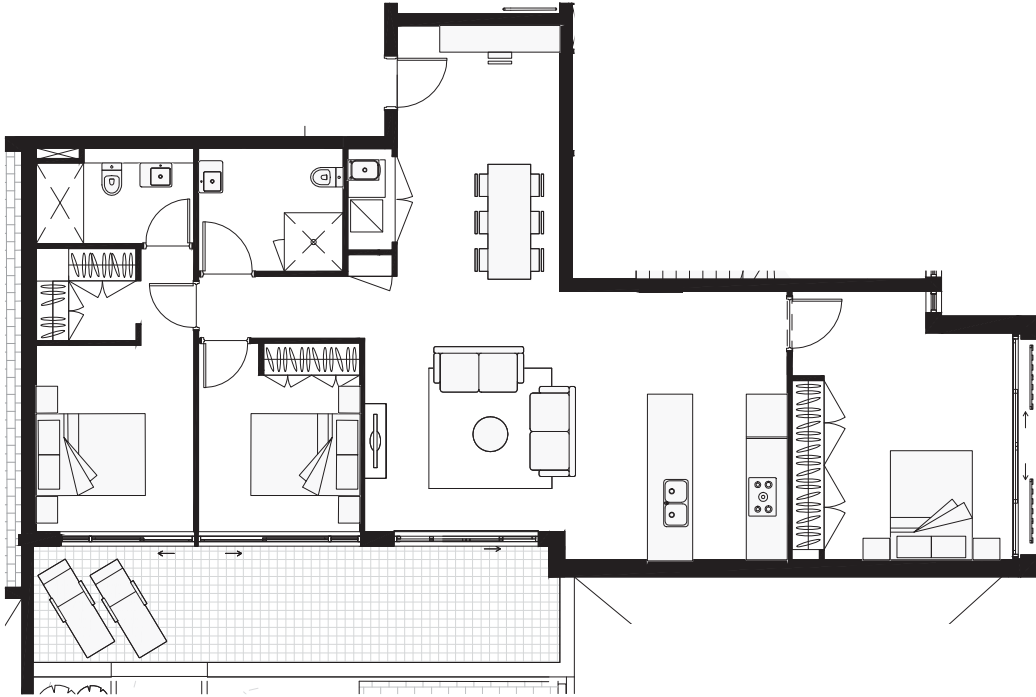
2 lowrise building west elevation
1:500

Name	Description	Date
DA	DA SUBMISSION	03/12/16

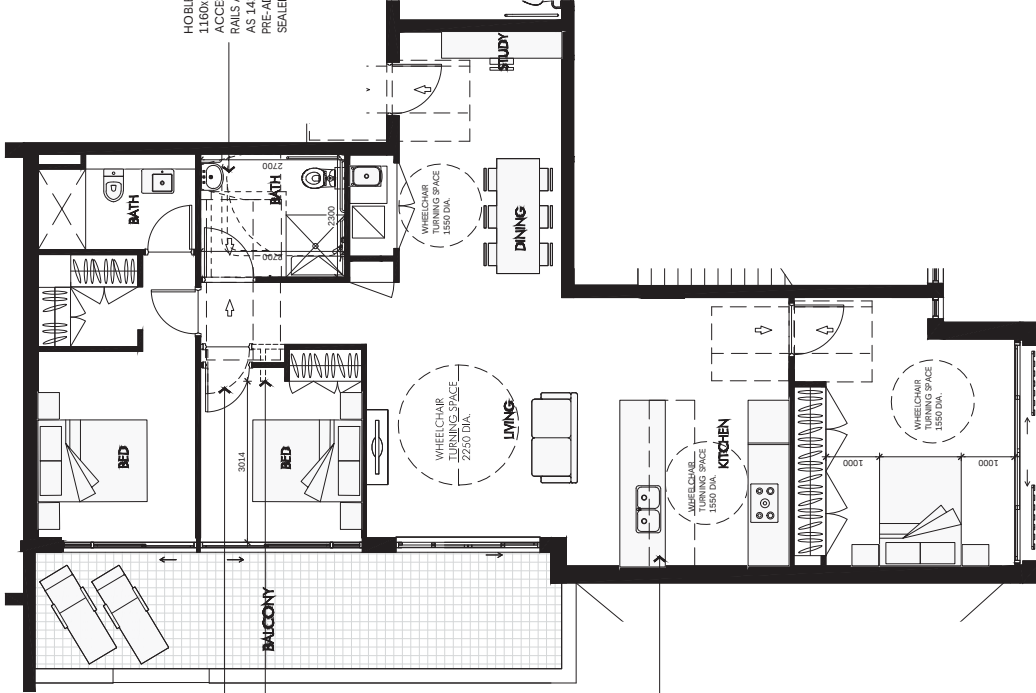


Name	Description	Date
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01 PRE-ADAPTED PLAN
3 BED
LOWRISE UNIT 101



02 POST-ADAPTED PLAN
3 BED
LOWRISE UNIT 101



Issue	Description	Date
1	DA SUBMISSION	03.12.15

Embassy Tower
Marshall Ave
St Leonards
Sydney NSW

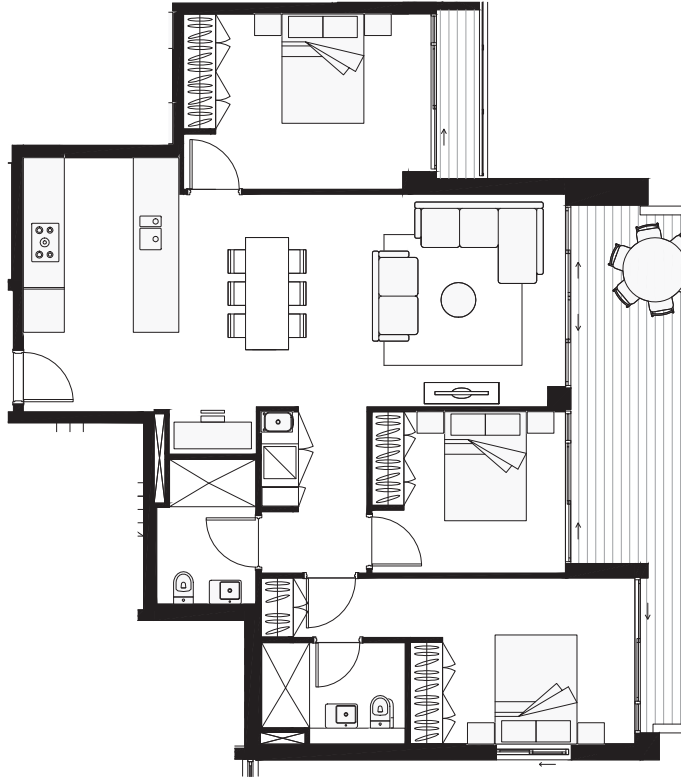
LOFTEX
L16, 61 Lavender Street
Milsom's Point NSW 2061
t 02 8920 0516 f 02 8920 0528



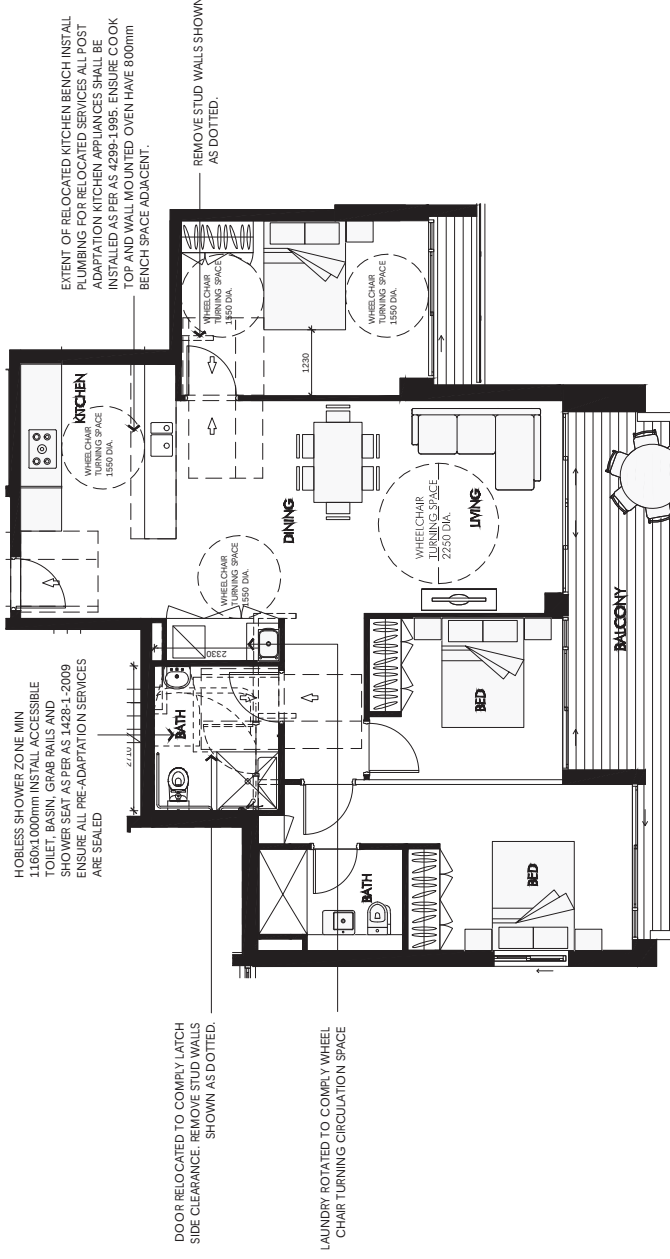
Adaptable Apartments Sheet 1
1 : 100 @ A3
03.12.15
4264_DA66 B

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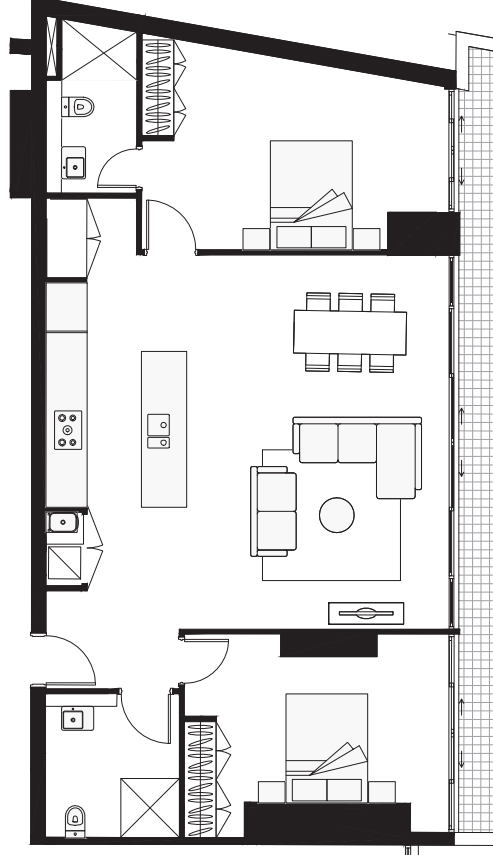
nettleton tribe partnership pty ltd ABN 18 145 848 133
117 willoughby road sydney west nsw 2145
t 02 9451 4457 f 02 9459 7470
a nettletontribe@nettletontribe.com.au w nettletontribe.com.au



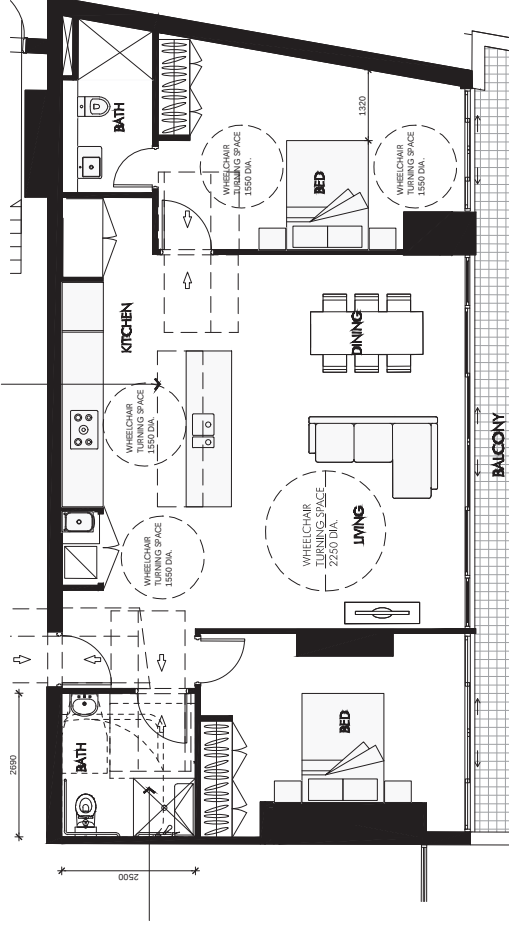
01. PRE-ADAPTED PLAN
3 BED
LOWRISE UNIT 205, 210, 305, 310,
405, 410, 505, 510, 604



02. POST-ADAPTED PLAN
3 BED
LOWRISE UNIT 205, 210, 305, 310,
405, 410, 505, 510, 604

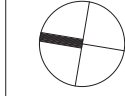


03. PRE-ADAPTED PLAN
2 BED
HIGHRISE UNIT G01

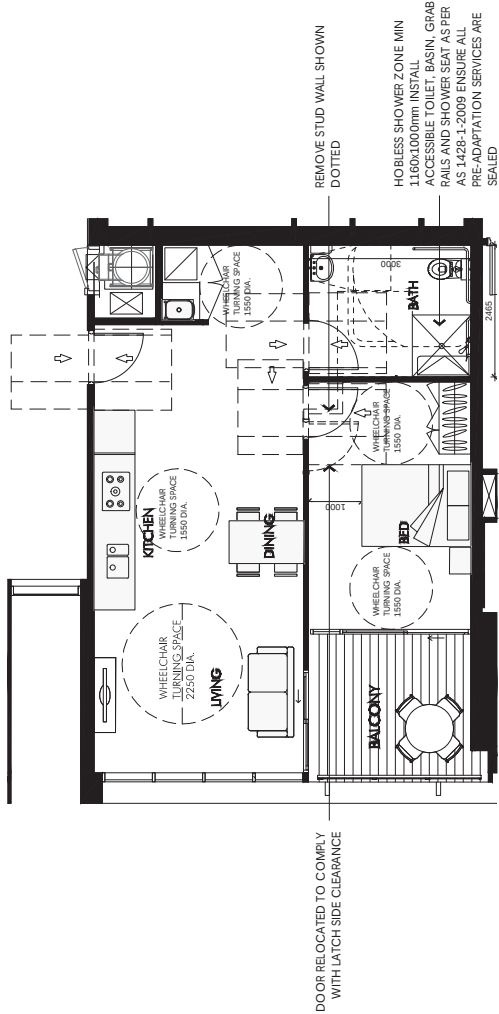


04. POST-ADAPTED PLAN
2 BED
HIGHRISE UNIT G01

Issue	Description	Date
B	DA SUBMISSION	03.12.15



Title
Scale
Date
Number

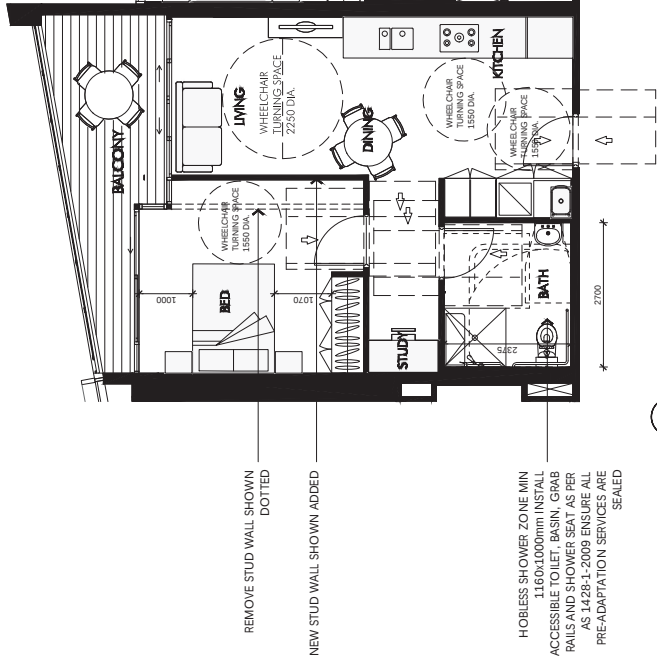


01 PRE-ADAPTED PLAN
3 BED
HIGHRISE 401, 501, 601, 701,
801, 901, 1001

02 POST-ADAPTED PLAN
3 BED
HIGHRISE 401, 501, 601, 701,
801, 901, 1001



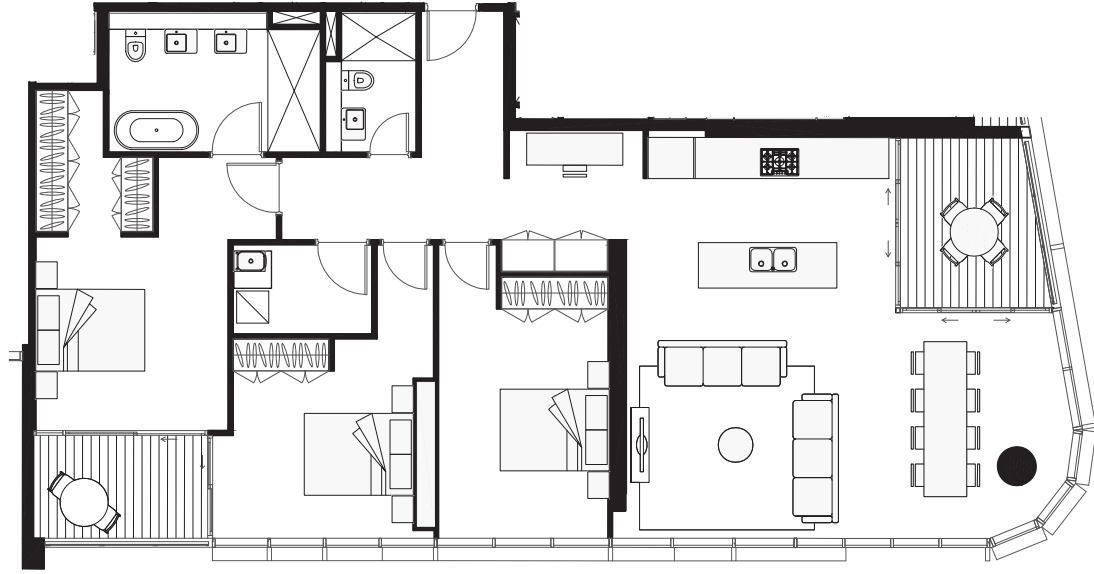
03 PRE-ADAPTED PLAN
1 BED
HIGHRISE UNIT 906, 1005



04 POST-ADAPTED PLAN
1 BED
HIGHRISE UNIT 906, 1005

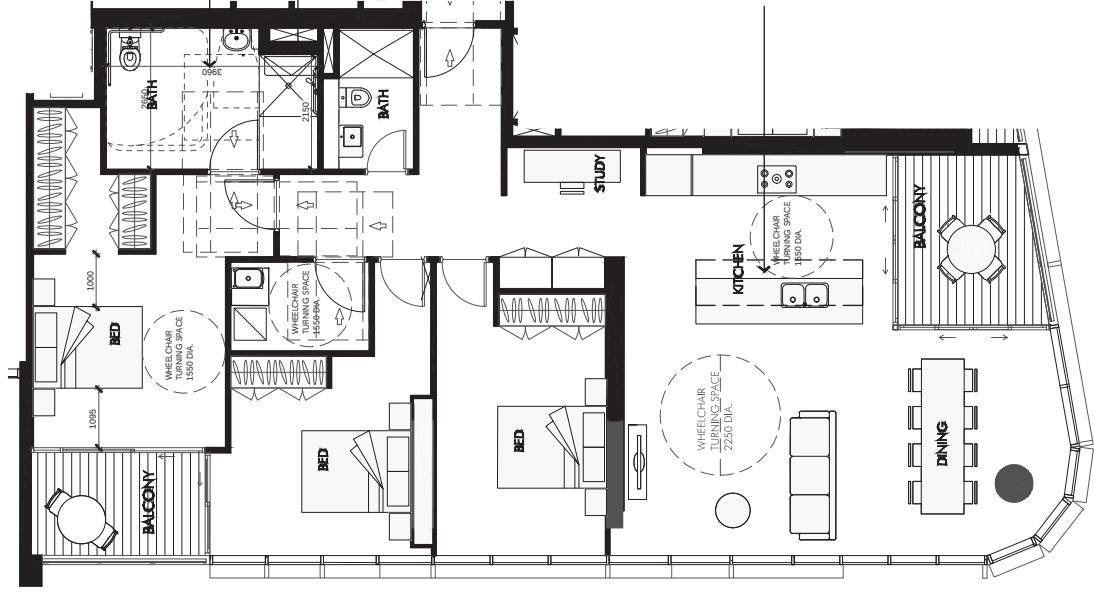
Issue	Description	Date
01	DA SUBMISSION	03.12.15
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01. PRE-ADAPTED PLAN
3 BED

HIGHRISE 1103, 1203, 1303, 1403, 1503,
1603, 1703, 1803, 1903, 2003, 2103, 2203,
2303, 2403, 2503, 2603, 2703



02. POST-ADAPTED PLAN
3 BED

HIGHRISE 1103, 1203, 1303, 1403, 1503,
1603, 1703, 1803, 1903, 2003, 2103, 2203,
2303, 2403, 2503, 2603, 2703

HOBLESS SHOWER ZONE MIN
1160x1000mm INSTALL
ACCESSIBLE TOILET, BASIN, GRAB
RAILS AND SHOWER SEAT AS PER
AS 1428-1:2009 ENSURE ALL
PRE-ADAPTATION SERVICES ARE
SEALED

NEW STUD WALL ADDED

EXTENT OF RELOCATED KITCHEN BENCH
INSTALL PLUMBING FOR RELOCATED
SERVICES ALL POST ADAPTATION
KITCHEN APPLIANCES SHALL BE
INSTALLED AS PER AS 4299-1:1995.
ENSURE COOK TOP AND WALL
MOUNTED OVEN HAVE 800mm BENCH
SPACE ADJACENT.

LOFTEX

L16, 61 Lavender Street

Milsons Point NSW 2061

t 02 8920 0516 f 02 8920 0528

Embassy Tower

Marshall Ave

St Leonards

Sydney NSW

Issue	Description	Date
0	DA SUBMISSION	03.12.15
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Title
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Date
Number

Adaptable Apartments Sheet 4

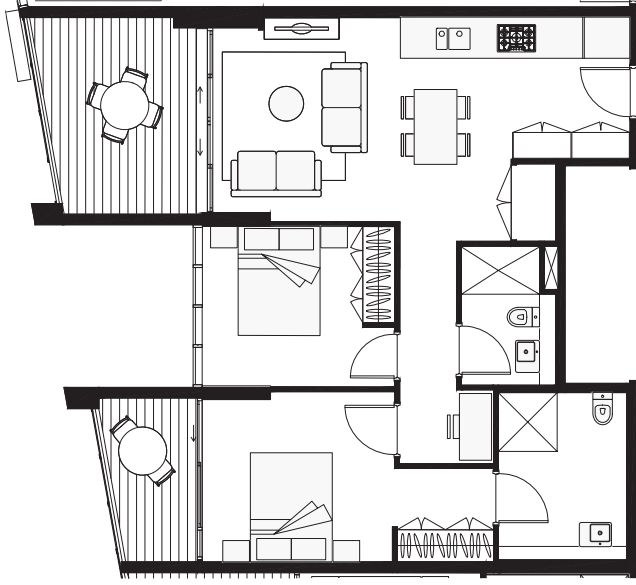
1:100@A3
03.12.15

4264_DA69 B

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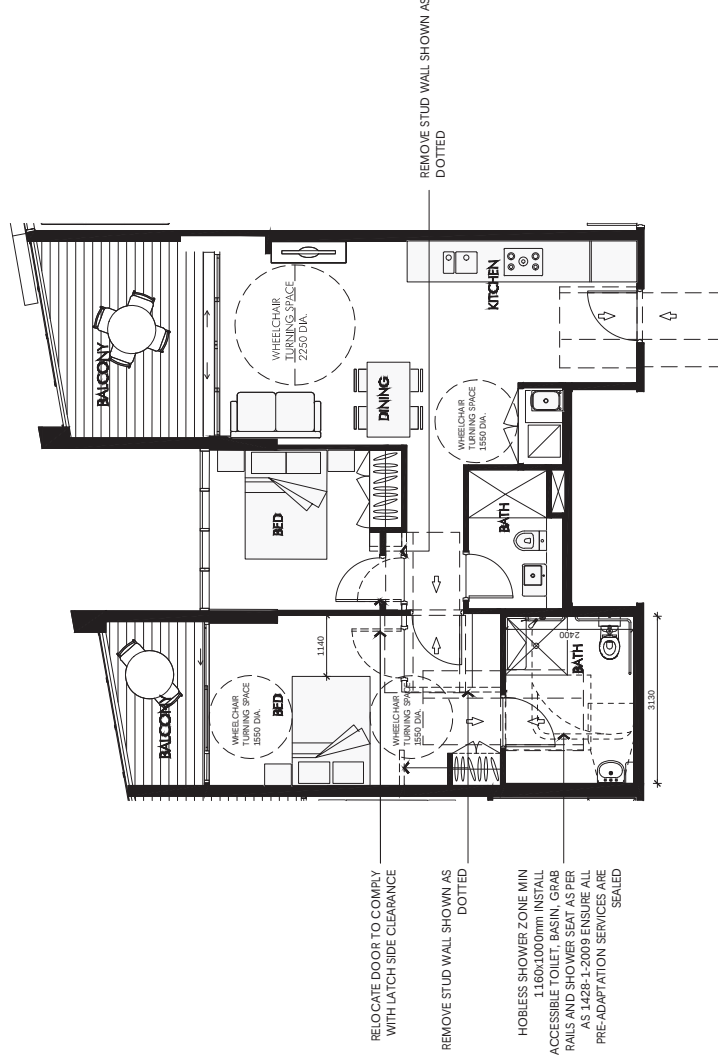


nettleton tribe partnership Pty Ltd ABN 68 161 428 120
117 Williamstown Road, Port Melbourne, VIC 3207
t 03 9580 6000 f 03 9580 6001 e info@nettletontribe.com.au



01 PRE-ADAPTED PLAN
2 BED

HIGHRISE 1605, 1705, 1805, 1905, 2005,
2105, 2205, 2305, 2405, 2505, 2605, 2705



02 POST-ADAPTED PLAN
2 BED

HIGHRISE 1605, 1705, 1805, 1905, 2005,
2105, 2205, 2305, 2405, 2505, 2605, 2705

Issue	Description	Date
1	DA SUBMISSION	03.12.15
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The ground floor apartments to this boundary include private open space, with raised planters, paved areas for seating and turf area for breakout space. Residential gardens provide suitable visual character, outlook, building setting and amenity for residents. The plant species are proposed to be 80% native and 20% exotic species as to integrate with locality and create suitable lush residential garden courtyards.

Feature paving to building entries helps delineate entry points and provides continuity in paving treatments around the development.

The residential common area provides for small gatherings around a centralised BBQ and pergola structure. The feature paving to this area delineates gathering space from circulation space. A smaller seating area is proposed the south west, using a low seating wall that doubles as raised planter.

All proposed planters along Marshall Lane are proposed above ground to a depth of 800mm. Planters are to contain small trees to meet wind report requirements.

Broom finished concrete footpaths to Marshall Lane provide access to ground retail outlets, Common Open Space area and ground level apartments. Two layby's with bollard surround, allow drop-off and pick up at footpath level. 1m wide planters along street side.

Buffer planting to side boundary provides privacy to lower ground floor apartments and reduces visual access from overlooking and adjoining apartments. A mixture of deciduous and evergreen trees, shrubs and groundcover planting, provides a soft visual element, with variation in seasonal colour, texture and form.

Buffer planting to blank walls and services access points provides a soft visual element to the street frontage. Boundary landscape contains deep soil area for large shrubs and accent planting.

The turf area will provide significant amenity for residents, with surrounding landscape, the turf area will compliment the landscape design and allow for passive recreation. The turf area also allows overland flow through the common area.

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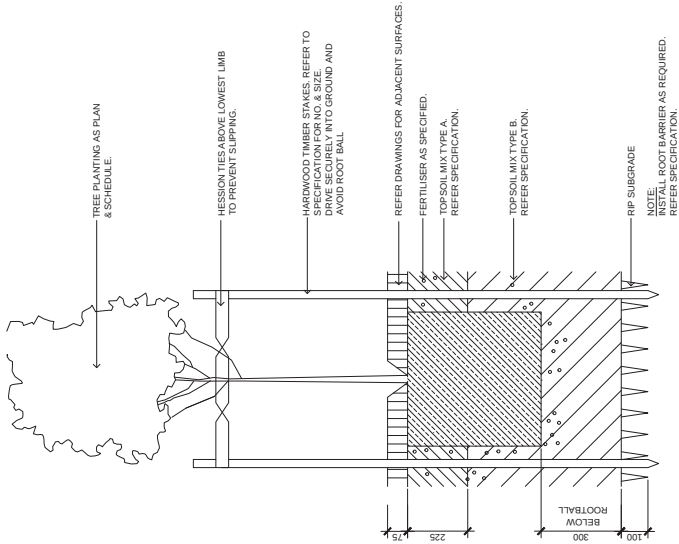
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106	16.03.2019	
107	17.03.2019	

Statement as Shown	Proposed Code Change	Proposed Text
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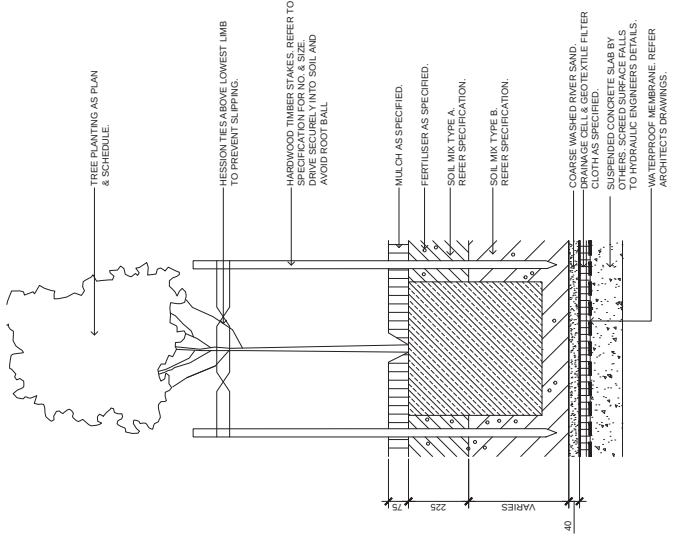
aground Concrete
or
excavate Soil Depth
using Soil

1-13A M
ST LEON

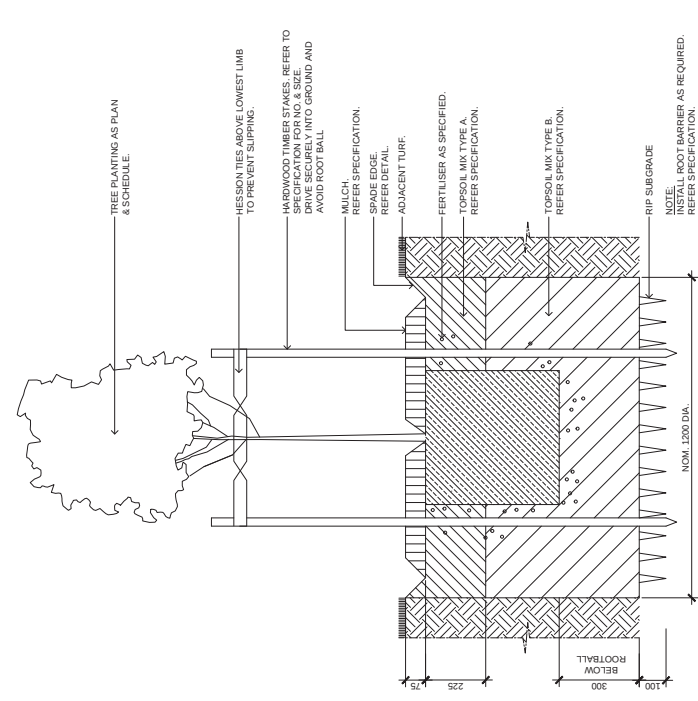
Species	Botanical Name	Common Name	Marine height (m)	Marine depth (m)	Plant Origin	Pool Size
Seagrass						
1a	<i>Enhalus acoroides</i>	Smooth-leaved Seaweed	8	3	Indigenous	400L
1b	<i>Posidonia oceanica</i>	Sea Fan	10	5	Indigenous	100L
1c	<i>Halodule wrightii</i>	Grass Marine	8	3	Non Indigenous	100L
1d	<i>Thalassia testudinum</i>	Carpet Seaweed	10	5	Non Indigenous	400L
1e	<i>Syringodium filiforme</i>	Shrub Seaweed	20	8	Indigenous	400L
Algae						
2a	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
Seaweed						
3a	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3b	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3c	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3d	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3e	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3f	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3g	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3h	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3i	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3j	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3k	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3l	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3m	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3n	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3o	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3p	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3q	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3r	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3s	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3t	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3u	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3v	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3w	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3x	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3y	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
3z	<i>Enteromorpha flexilis</i>	Sea Moss	10	5	Indigenous	1000L
Algae						
4a	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4b	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4c	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4d	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4e	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4f	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4g	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4h	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4i	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4j	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4k	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4l	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4m	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4n	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4o	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4p	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4q	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4r	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4s	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4t	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4u	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4v	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4w	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
4x	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L
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4z	<i>Ulva lactuca</i>	Rock Lettuce	10	5	Indigenous	1000L



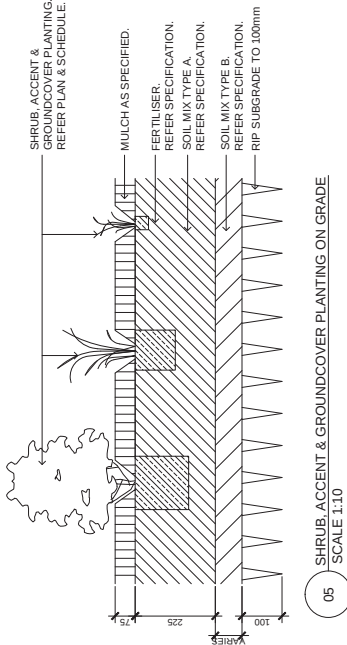
01 75-200L TREE PLANTING ON GRADE
SCALE 1:10



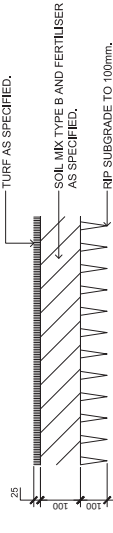
02 75-200L TREE PLANTING ON SLAB
SCALE 1:10



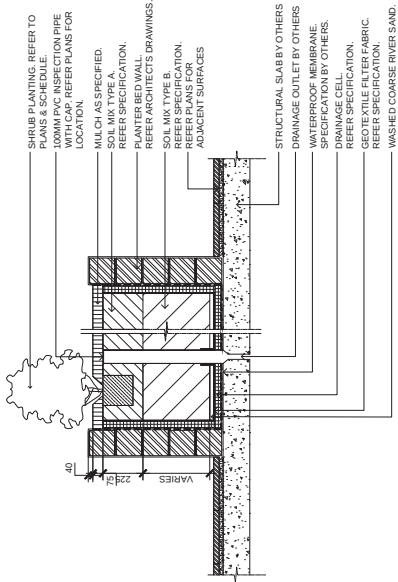
03 75-200L TREE PLANTING IN TURF
SCALE 1:10



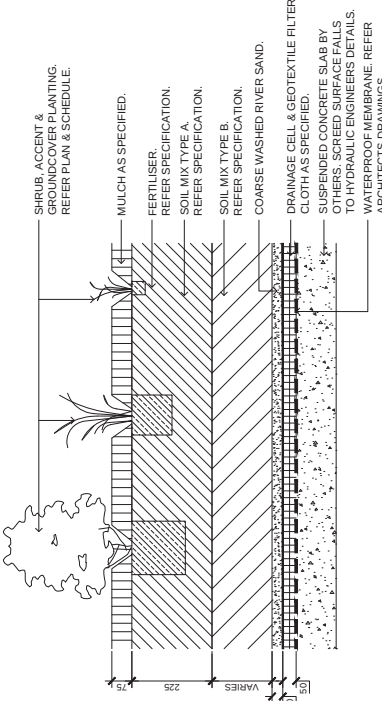
05 SHRUB, ACCENT & GROUND COVER PLANTING ON GRADE
SCALE 1:10



06 TURF ON EVEN GRADE
SCALE 1:10



04 TYP. RAISED PLANTER BED ON SUSPENDED SLAB - SECTION
SCALE 1:20



07 SHRUB, ACCENT & GROUND COVER PLANTING ON SLAB
SCALE 1:10

NOT FOR CONSTRUCTION

LEGEND

This document shall show and verify all work on site including work by others before commencing the landscape installation. Any discrepancies are to be resolved before commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Rev	Rev Description	Date
B	FOR APPROVAL	24.07.2024
A	FOR APPROVAL	25.08.2024

Rev	Rev Description	Date
B	FOR APPROVAL	24.07.2024
A	FOR APPROVAL	25.08.2024



Level 1.15
1-13a Marshall Avenue
St Leonards
NSW 1586
Tel: 02 9332 9600
www.loftx.com.au

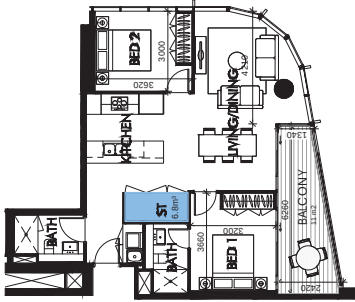
Drawing Name:
LANDSCAPE DETAILS

Project:
1-13a Marshall Avenue
ST LEONARDS

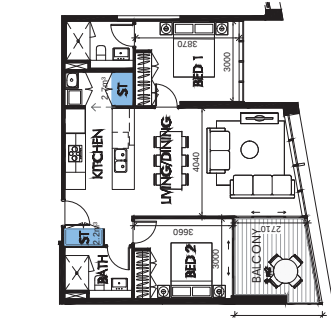
Scale:
AS SHOWN
JMS Number:
SS14-2817
Drawing Number:
501. B

FOR APPROVAL





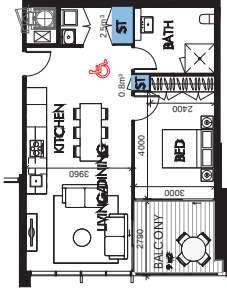
01 UNIT TYPE, 24 UNITS IN TOTAL
2 BED
Area 78m²



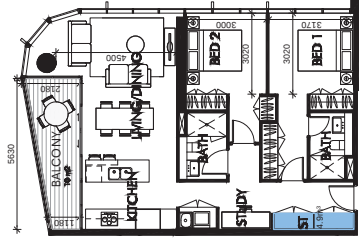
02 UNIT PLAN, 24 UNITS IN TOTAL
2 BED
Area 75 m²



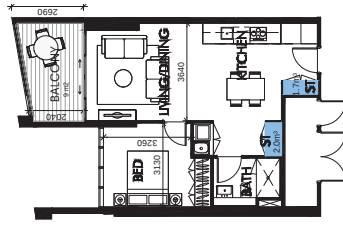
03 UNIT PLAN, 5 UNITS IN TOTAL
2 BED
Area 80 m²



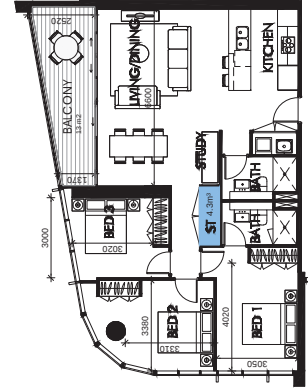
04 UNIT PLAN, 7 UNITS IN TOTAL
1 BED, ADAPTABLE
Area 59 m²



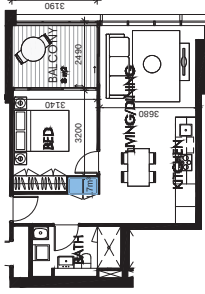
07 UNIT PLAN, 5 UNITS IN TOTAL
2 BED
Area 86 m²



06 UNIT PLAN, 12 UNITS IN TOTAL
2 BED
Area 50 m²



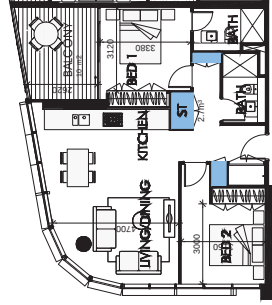
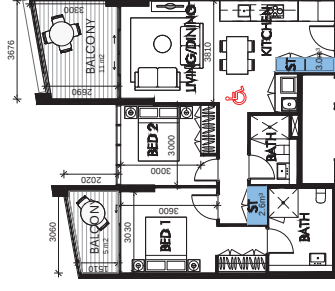
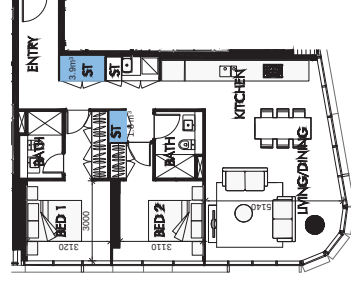
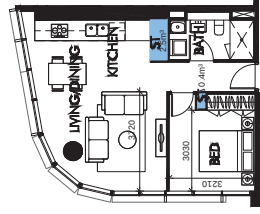
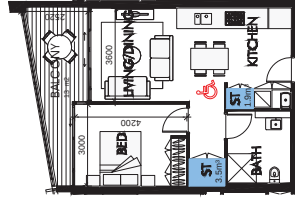
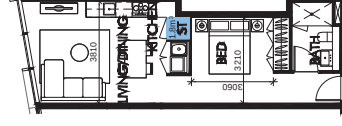
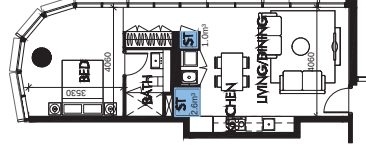
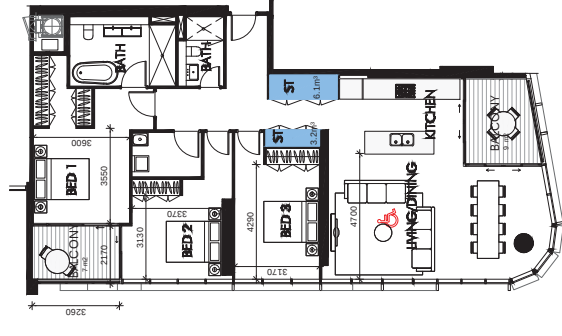
05 UNIT PLAN, 5 UNITS IN TOTAL
3 BED
Area 104m²

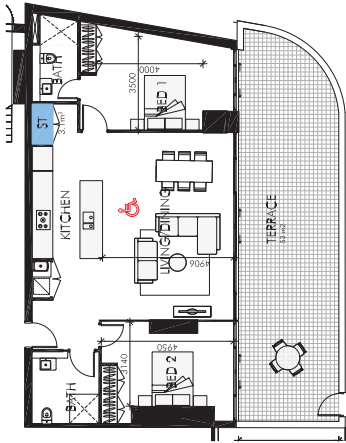


08 UNIT PLAN, 24 UNITS IN TOTAL
1 BED
Area 50 m²

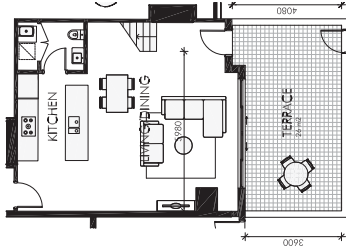
Issue	Description	Date
B	DA SUBMISSION	03.12.15



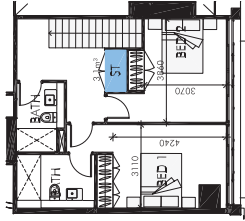
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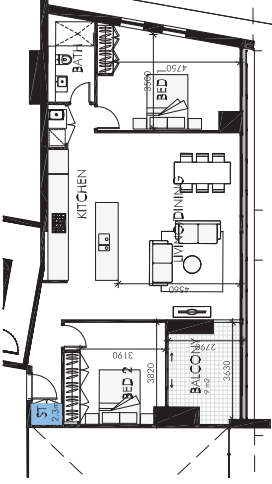
01 UNIT PLAN, 1 UNIT IN TOTAL
2 BED ADAPTABLE
Area 108m²



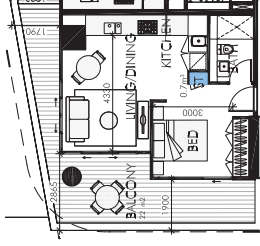
02 UNIT PLAN, 1 UNIT IN TOTAL
2 BED
Area 109m²



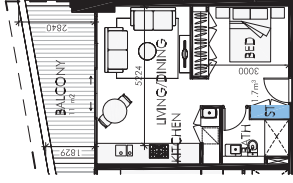
03 UNIT PLAN, 1 UNIT IN TOTAL
2 BED
Area 98m²



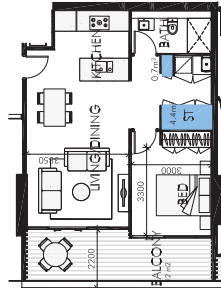
04 UNIT PLAN, 1 UNIT IN TOTAL
2 BED
Area 98m²



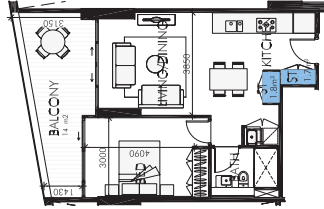
05 UNIT PLAN, 1 UNIT IN TOTAL
STUDIO
Area 40m²



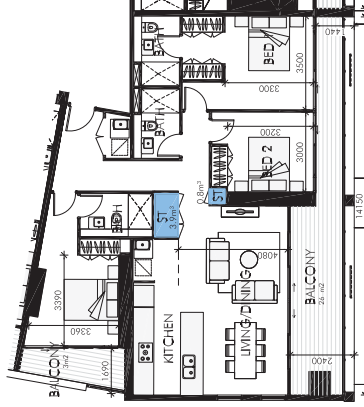
06 UNIT PLAN, 1 UNIT IN TOTAL
STUDIO
Area 40m²



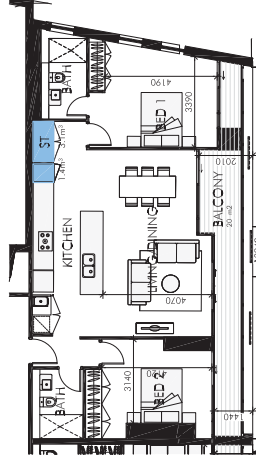
07 UNIT PLAN, 2 UNITS IN TOTAL
1 BED
Area 56m²



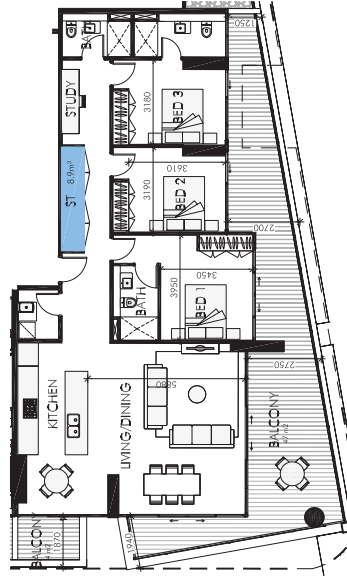
08 UNIT PLAN, 2 UNITS IN TOTAL
1 BED
Area 51m²



09 UNIT PLAN, 1 UNIT IN TOTAL
2 BED
Area 115m²



10 UNIT PLAN, 1 UNIT IN TOTAL
2 BED
Area 95m²

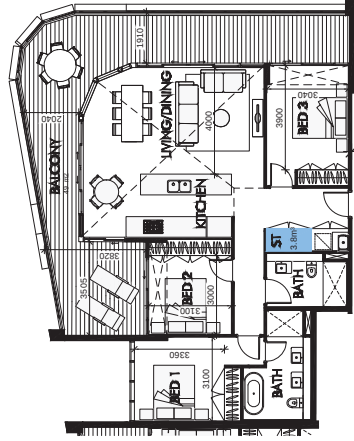


11 UNIT PLAN, 1 UNIT IN TOTAL
3 BED
Area 135m²

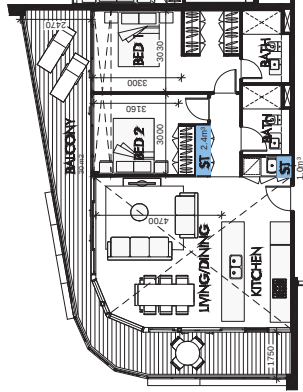
LOFT LEVEL 1 PLAN

LOFT GROUND LEVEL PLAN

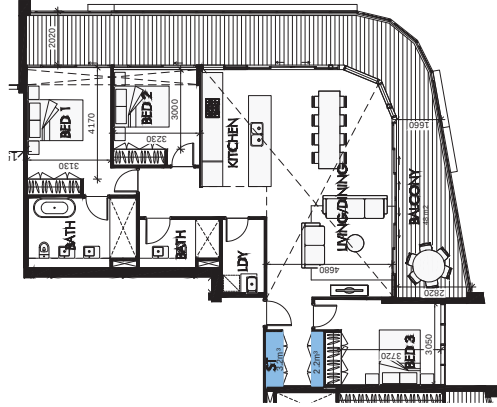
Issue	Description	Date
B	DA SUBMISSION	03.12.15



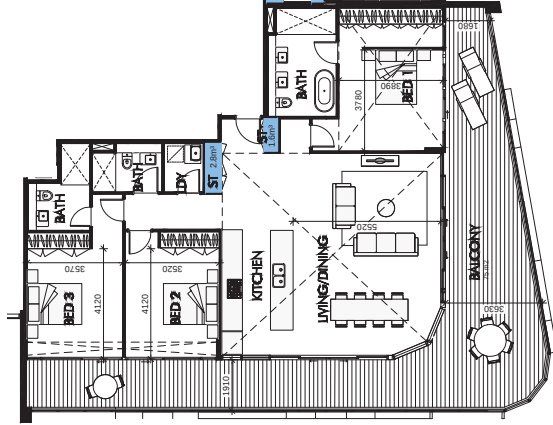
02. UNIT PLAN, 1 UNIT IN TOTAL
3 BED
Area 108m²



01. UNIT PLAN, 1 UNIT IN TOTAL
2 BED
Area 85m²

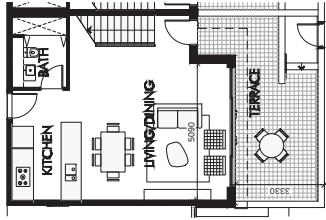


04. UNIT PLAN, 1 UNIT IN TOTAL
3 BED
Area 127m²

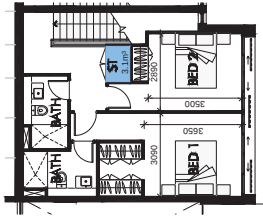


03. UNIT PLAN, 1 UNIT IN TOTAL
3 BED
Area 155m²

Issue	Description	Date
B	DA SUBMISSION	03.12.15

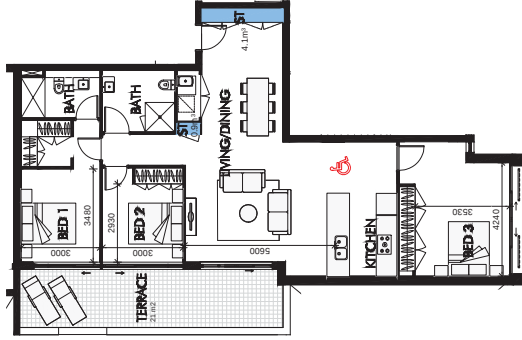


LOFT GROUND LEVEL PLAN

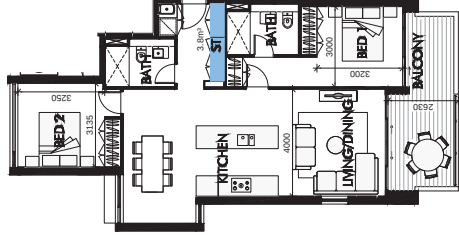


LOFT LEVEL 1 PLAN

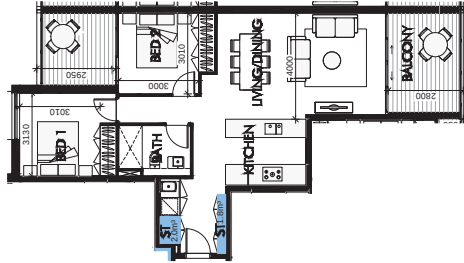
01 UNIT PLAN , 7 TYPICAL TOWNHOUSES
2 BED, LOFT STYLE
Area 105 m²



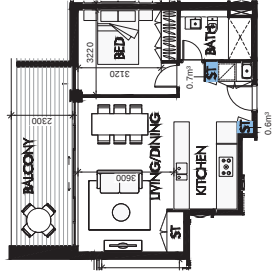
02 UNIT PLAN , 1 UNIT IN TOTAL
3 BED, ADAPTABLE
Area 125 m²



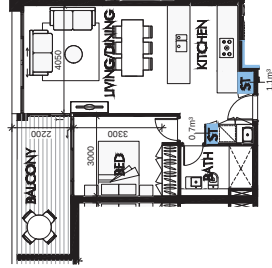
03 UNIT PLAN , 9 UNITS IN TOTAL
2 BED
Area 86 m²



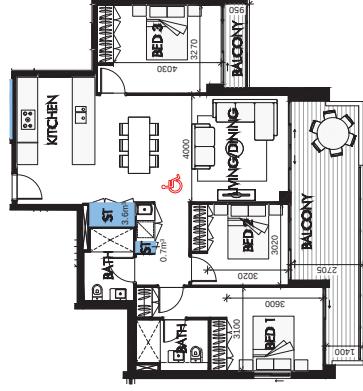
04 UNIT PLAN , 9 UNITS IN TOTAL
2 BED
Area 73 m²



05 UNIT PLAN , 9 UNITS IN TOTAL
1 BED
Area 53 m²



06 UNIT PLAN , 9 UNITS IN TOTAL
1 BED
Area 55 m²



07 UNIT PLAN , 9 UNITS IN TOTAL
3 BED, ADAPTABLE
Area 102 m²

Issue	Description	Date
B	DA SUBMISSION	03.12.15



9am



12am



3pm



10am



1pm



11am



2pm

LOFTEX

L16, 61 Lavender Street
Millers Point NSW 2061
t 02 8920 0516 f 02 8920 0528

Embassy Tower

Marshall Ave
St Leonards
Sydney NSW

Issue	Description	Date
8	DA SUBMISSION	03.12.15

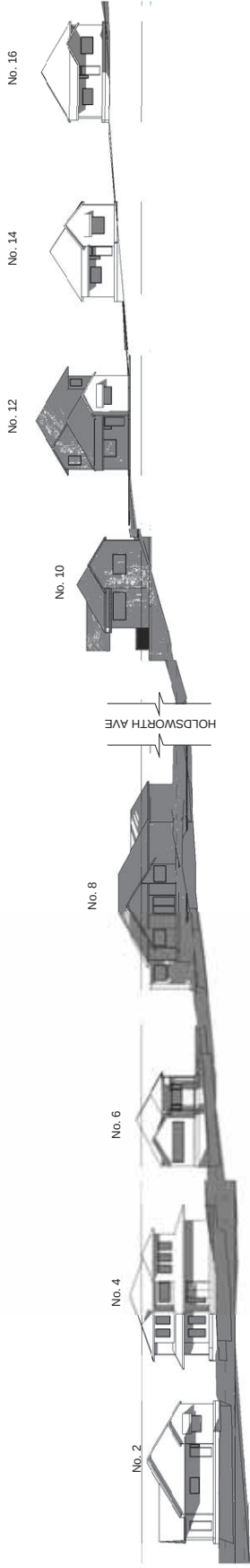
Title
Scale
Date
Number

Shadow diagram - 22 June
03.12.15
DA- 041 B

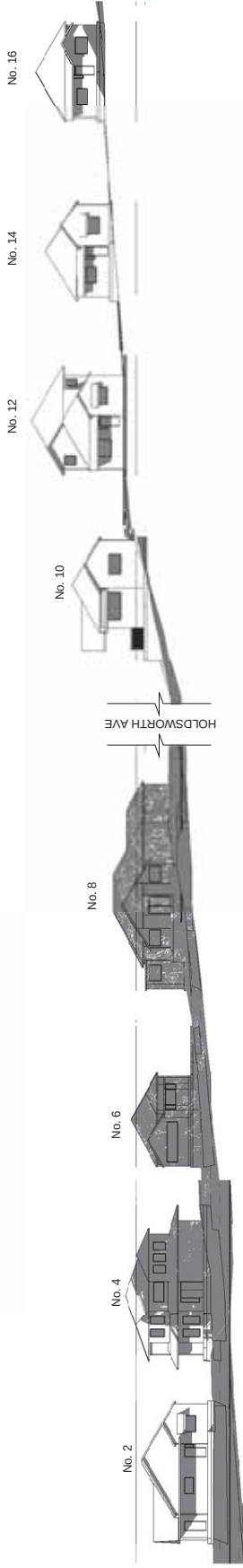


nettleon tribe partnership Pty Ltd AIN 58 161 483 122
117 willoughby street, millers point, nsw 2061
t 02 9431 6437 f 02 9439 2474
e sydney@nettleontribe.com.au w nettleontribe.com.au

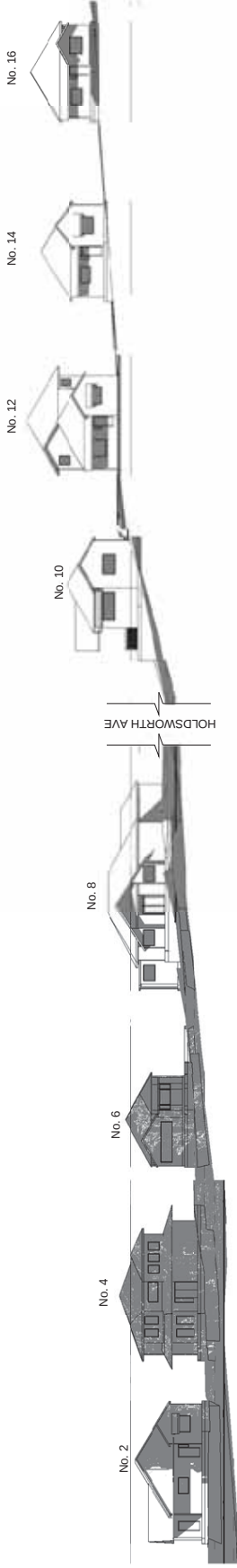
© copyright nettleon tribe partnership Pty Ltd



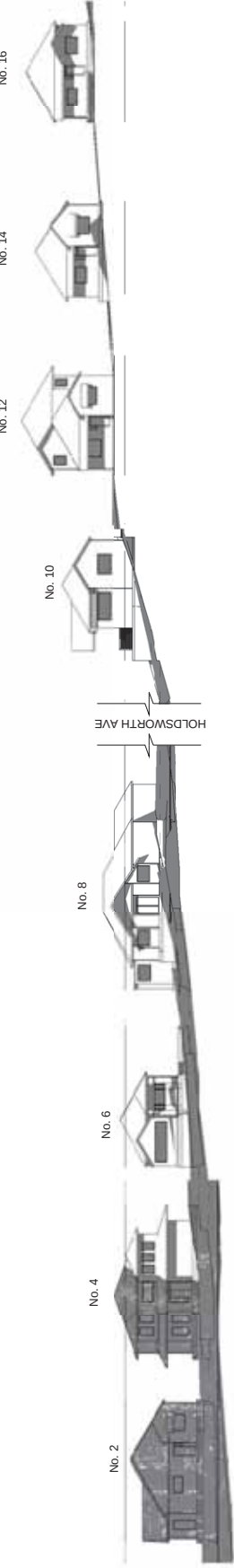
1. shadow diagram - marshall avenue - 9am 22nd June



2. shadow diagram - marshall avenue - 10am 22nd June

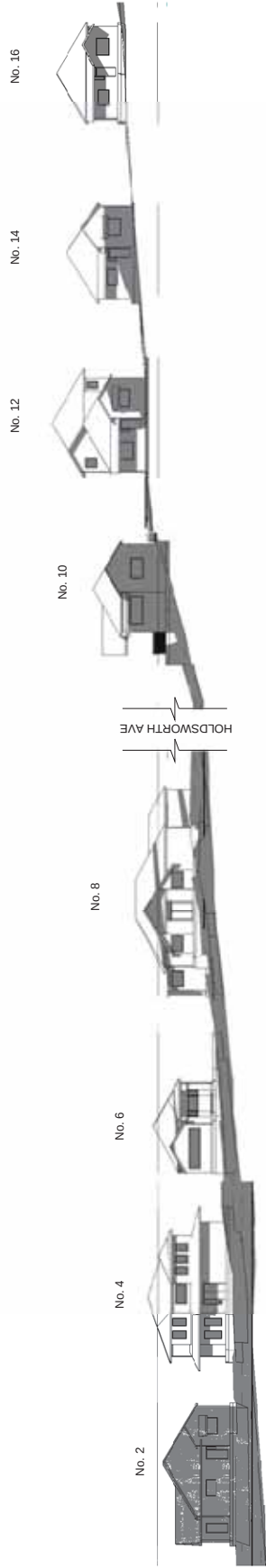


3. shadow diagram - marshall avenue - 11am 22nd June

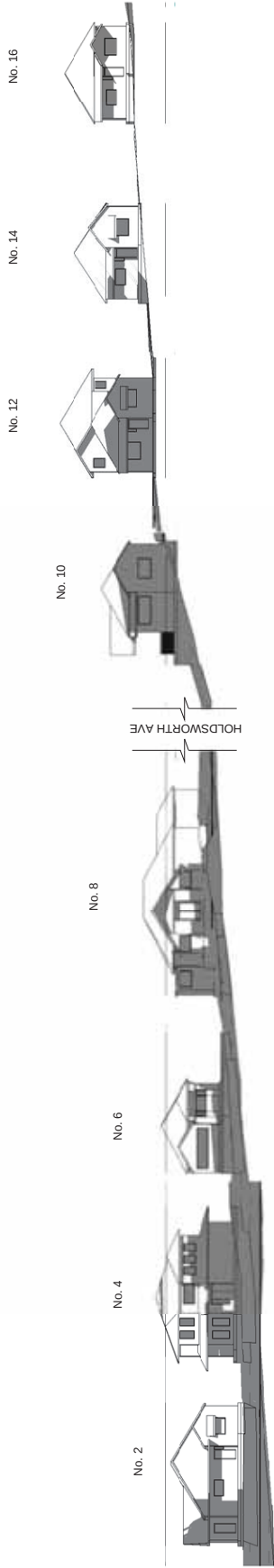


4. shadow diagram - marshall avenue - 12pm 22nd June

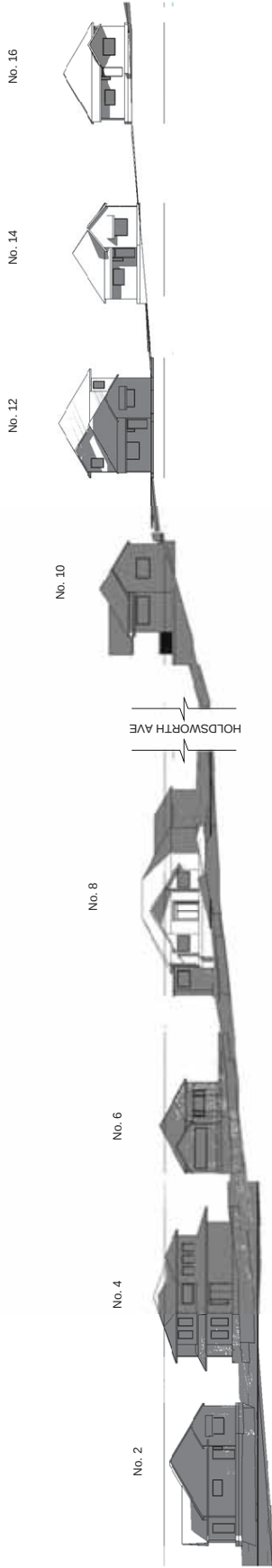
Issue	Description	Date
8	DA SUBMISSION	03.12.15



5. shadow diagram - marshall avenue - 1pm 22nd June

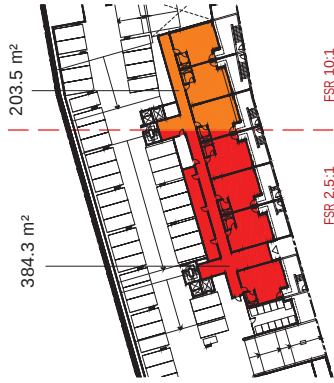


6. shadow diagram - marshall avenue - 2pm 22nd June



7. shadow diagram - marshall avenue - 3pm 22nd June

Issue	Description	Date
8	DA SUBMISSION	03.12.15



lowrise building - ground level



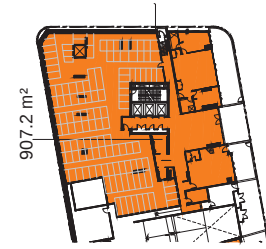
lowrise building - level 1



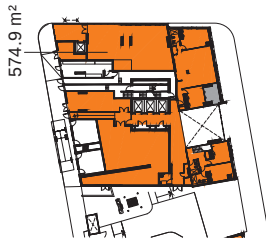
lowrise building - level 2-5



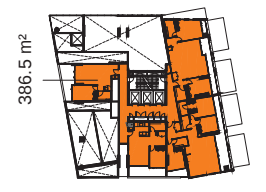
lowrise building - level 6



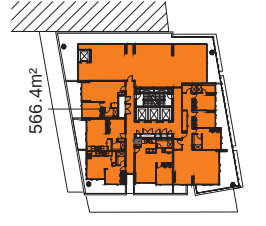
highrise building - ground level



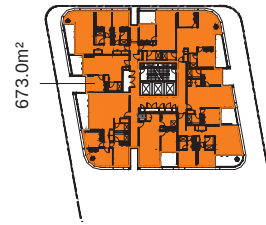
highrise building - level 1



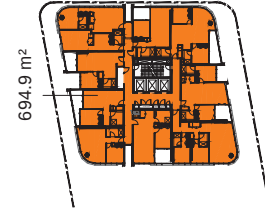
highrise building - level 2



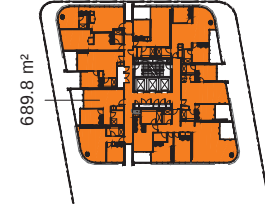
highrise building - level 3



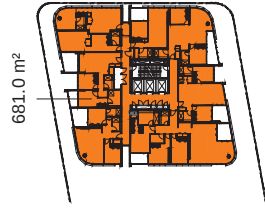
highrise building - level 4-8



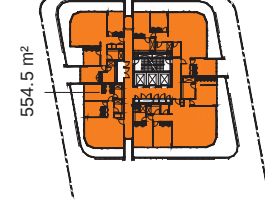
highrise building - level 9-10



highrise building - level 11-15



highrise building - level 16-27



highrise building - level 28

Issue	Description	Date
8	DA SUBMISSION	03.12.15



	RETAIL	RETAIL (common)	studio	1 bed	2 bed	3 bed	total units	highrise building GFA	lowrise building GFA (refer to 'area schedule' DWGs)	GFA total	adaptable apartments
Size (m2)											

highrise building											
Basement 3								0	0	0	
Basement 2								0	0	0	
Basement 1								0	0	0	
Ground level					2		2	907	204	1111	1
Level 1	123	20			1	1	1	575	321	896	0
Level 2			0	2	1	1	4	387	184	571	0
Level 3			2	2	0	1	5	566	184	750	0
Level 4			0	3	4	1	8	673	184	857	1
Level 5			0	3	4	1	8	673	184	857	1
Level 6			0	3	4	1	8	673		673	1
Level 7			0	3	4	1	8	673		673	1
Level 8			0	3	4	1	8	673		673	1
Level 9			1	6	3	0	10	695		695	2
Level 10			1	6	3	0	10	695		695	2
Level 11			1	5	2	1	9	690		690	2
Level 12			1	5	2	1	9	690		690	2
Level 13			1	5	2	1	9	690		690	2
Level 14			1	5	2	1	9	690		690	2
Level 15			1	5	2	1	9	690		690	2
Level 16			1	2	4	1	8	681		681	2
Level 17			1	2	4	1	8	681		681	2
Level 18			1	2	4	1	8	681		681	2
Level 19			1	2	4	1	8	681		681	2
Level 20			1	2	4	1	8	681		681	2
Level 21			1	2	4	1	8	681		681	2
Level 22			1	2	4	1	8	681		681	2
Level 23			1	2	4	1	8	681		681	2
Level 24			1	2	4	1	8	681		681	2
Level 25			1	2	4	1	8	681		681	2
Level 26			1	2	4	1	8	681		681	2
Level 27			1	2	4	1	8	681		681	2
Level 28			0	0	1	3	4	555		555	
TOTAL UNITS											
	290	20	21	80	89	27	217	19367	1261	20628	44
Unit Mix			9.7%	36.9%	41.0%	12.4%	100%				20%
site area	2185.3	m ²	MAX FSR		10.0	:1	MAX GFA	21853	FSR		9.44 :1

lowrise building											
Basement 3							0			0	
Basement 2							0			0	
Basement 1							0			0	
Ground Level			0	7	0		7			384	
Level 1			0	0	1	1	1			722	1
Level 2			4	4	2	10	10			633	2
Level 3			4	4	2	10	10			633	2
Level 4			4	4	2	10	10			633	2
Level 5			4	4	2	10	10			633	2
Level 6			2	1	1	4	4			331	1
TOTAL UNITS											
	0	18	24	10	52		10			3969	10
Unit Mix		0.0%	34.6%	46.2%	19.2%		100%				
site area	1609.8	m ²	MAX FSR	2.5	:1	MAX GFA	4024.5	FSR		2.47 :1	

overall											
Unit Mix		21	98	113	37	269	100%			24597	54
		7.8%	36.4%	42.0%	13.8%	100%					20%

LOFTEX

L16, 61 Lavender Street

Milsons Point NSW 2061

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Embassy Tower

Marshall Ave

St Leonards

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Development Summary

03.12.15

DA- 072 B

Title

Scale

Date

Number

Issue

Description

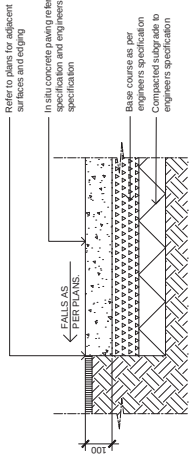
Date

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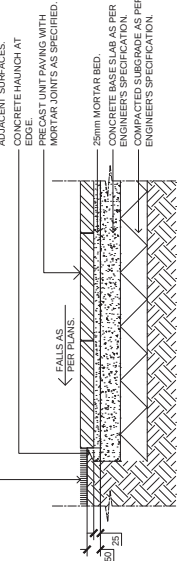
DA SUBMISSION

03.12.15

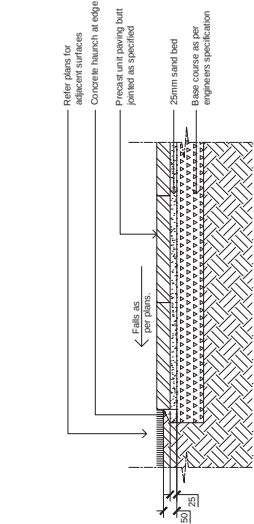
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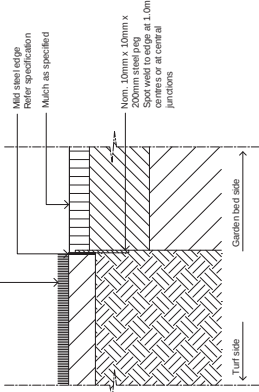
01 INSITU CONCRETE PAVING
SCALE 1:10



03 PRECAST UNIT PAVERS ON CONC SLAB
SCALE 1:10



02 PRECAST UNIT PAVERS ON GRADE
SCALE 1:10



04 TYPICAL MILD STEEL EDGE
SCALE 1:10

SPECIFICATION NOTES

GENERALLY THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY OF ALL MATERIALS, SUPPLIES, ETC. IMMEDIATELY AFTER SIGNING THE CONTRACT AND ENSURE THE SUPPLIERS GUARANTEE DELIVERY AT ALL TIMES TO ACCORD WITH THE CONSTRUCTION PROGRAM.

SITE PREPARATION
ENSURE ALL PROVISIONS FOR LANDSCAPE TO BE PROVIDED BY THE BUILDER ARE COMPLETE AND ALL CONTRACTORS RUBBISH AND DEBRIS IS REMOVED.

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED DRAINAGE CELL PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS.

OVER DRAINAGE CELL TO ON-SLAB AREAS A POLYFILT® GEOTEXTILE LINING AS SUPPLIED BY POLYFILT®S OR EQUIVALENT IS TO BE INSTALLED TO COVER THE SOIL IN ALL PLANTERS, TURNED UP 50mm AND PEGGED TO THE PLANTER SIDES TO ENSURE SOIL DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES.

INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

ARBORIST MANAGEMENT OF TREE PROTECTION
ARBORIST AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

IMPORTED SOIL MIX

IMPORTED LIGHT WEIGHT SOIL MIX FOR ON-SLAB AREAS AND POTS.

LIGHTWEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A PH 6.0-6.5

SOIL MIX PER CUBIC METRE SHALL CONSIST OF:

- 30% KENTHURST BLACK LOAM
- 30% COARSE SAND
- 20% AUSTRALIAN PEAT
- 10% COMPOSTED BARK FINES
- 10% COMPOSTED HARDWOOD DUST

FERTILISER PER CUBIC METRE SHALL CONSIST OF

- 500GMS CALCIUM NITRATE
- 500GMS POTASSIUM SULPHATE

NOT FOR CONSTRUCTION

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This contractor shall draw and verify all work on site including work by others, before commencing the indicated installation. Any discrepancies are to be reported to the client immediately. The client shall be responsible for commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscaper and/or for confirmation.

B FOR APPROVAL
A FOR APPROVAL
Drawn Check Date

LEGEND



Landscaper Architects
Level 1.15 Regent Street
Melbourne, Australia
Tel: (03) 9322 9600
Fax: (03) 9322 9600
www.siteimage.com.au

Client:
LOFTEX

Drawings Name:
**LANDSCAPE DETAILS
SPECIFICATION NOTES &
PLANT SCHEDULE**

Project:
**1- 13A MARSHALL AVENUE
ST LEONARDS**
Scale:
As Shown
Job Number:
SS14-2817
Drawing Number:
502 B

For Approval

Symbol	Botanical Name	Common Name	Mature Height (m)	Mature Spread (m)	Plant Origin	Plot Size
Trees						
1	Acacia saligna	Black Wattle	8	3	Indigenous	400
2	Acacia saligna	Black Wattle	8	3	Indigenous	400
3	Acacia saligna	Black Wattle	8	3	Indigenous	400
4	Acacia saligna	Black Wattle	8	3	Indigenous	400
5	Acacia saligna	Black Wattle	8	3	Indigenous	400
6	Acacia saligna	Black Wattle	8	3	Indigenous	400
7	Acacia saligna	Black Wattle	8	3	Indigenous	400
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99	Acacia saligna	Black Wattle	8	3	Indigenous	400
100	Acacia saligna	Black Wattle	8	3	Indigenous	400

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TURF

TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN TOP SURFACE. TURF IS TO BE LAYED AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90kg PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

TO THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER, DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100mm OF TURF UNDERLY SOIL. REMOVE ALL STONES OVER 50mm Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX AS TO A DEPTH OF 100mm AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE EVEN GROUNDS TO DRAINAGE OUTLETS NOT PAILED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90kg PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100mm. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A3.5

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 100mm WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN THE CONTRACT AREAS BY THE IMPLEMENTATION OF INDUSTRY ACCEPTED HORTICULTURAL PRACTICES AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE WORKS UNDER NORMAL USE.

THE CONTRACTOR SHALL MAINTAIN THE WORKS AND MAKE GOOD ALL THE DEFECTS.

LANDSCAPE MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

WATERING, ADJUSTING OF THE IRRIGATION SYSTEM, RUBBISH REMOVAL, REPLACING FAILED PLANTS, MAINTAINING MULCH, PRUNING, INSECT AND DISEASE CONTROL, AND CLEANING OF THE SURROUNDING AREA.

- 75GMS SUPERPHOSPHATE MICRO FINE
- 1 KG IBDU (NITROGEN SLOW RELEASE)
- 1 KG SLOW RELEASE NUTRICIDE

PLANT MATERIAL

ALL PLANTS SHALL BE WELL GROWN, DISEASE FREE NURSERY STOCK, AND TRUE TO SPECIES TYPE. NO SPECIES SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE SUPERINTENDENT. NO VARIETAL STRAIN SHALL BE USED UNLESS NOMINATED.

ALL PLANTS SHALL BE OF THE SIZE AND QUALITY CONSISTENT WITH THE NORMAL INDUSTRY EXPECTATION FOR THE NOMINATED CONTAINER SIZE. PLANTS NOT CONSISTENT WITH THE ABOVE MAY BE REJECTED WITH REPLACEMENT STOCK SUBJECT TO THE APPROVAL OF THE SUPERINTENDENT.

ALLOW TWO AGRIFORM SLOW RELEASE PELLETS PER 5/25 LITRE PLANT AND ONE PER 150MM PLANT. ALL FERTILISER IS TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

MULCH

TO MASS PLANTING AREAS AND STREET TREES INSTALL 75mm THICKNESS OF GRADED PINE BARK AS SUPPLIED BY AUSTRALIAN NATIVE LANDSCAPES P/L OR APPROVED EQUIVALENT. ALL MULCH SHALL BE FREE OF VEGETATIVE REPRODUCE THE PARTS OF NEEDS

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING TORO IRRIGATION SYSTEM OR SIMILAR APPROVED. WITH MICRO-LEAF SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION. TO INCLUDE FILTERS, BENDS, JOINTS, ENDS AND OTHER AUXILIARY EQUIPMENT. THE LANDSCAPER SHALL PROVIDE A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM FOR APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIAISE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULED AND HOURLY MULTICHASE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.