

MIXED USE

137 Campbell Hill Rd & 141 Waldron Rd,

Chester Hill

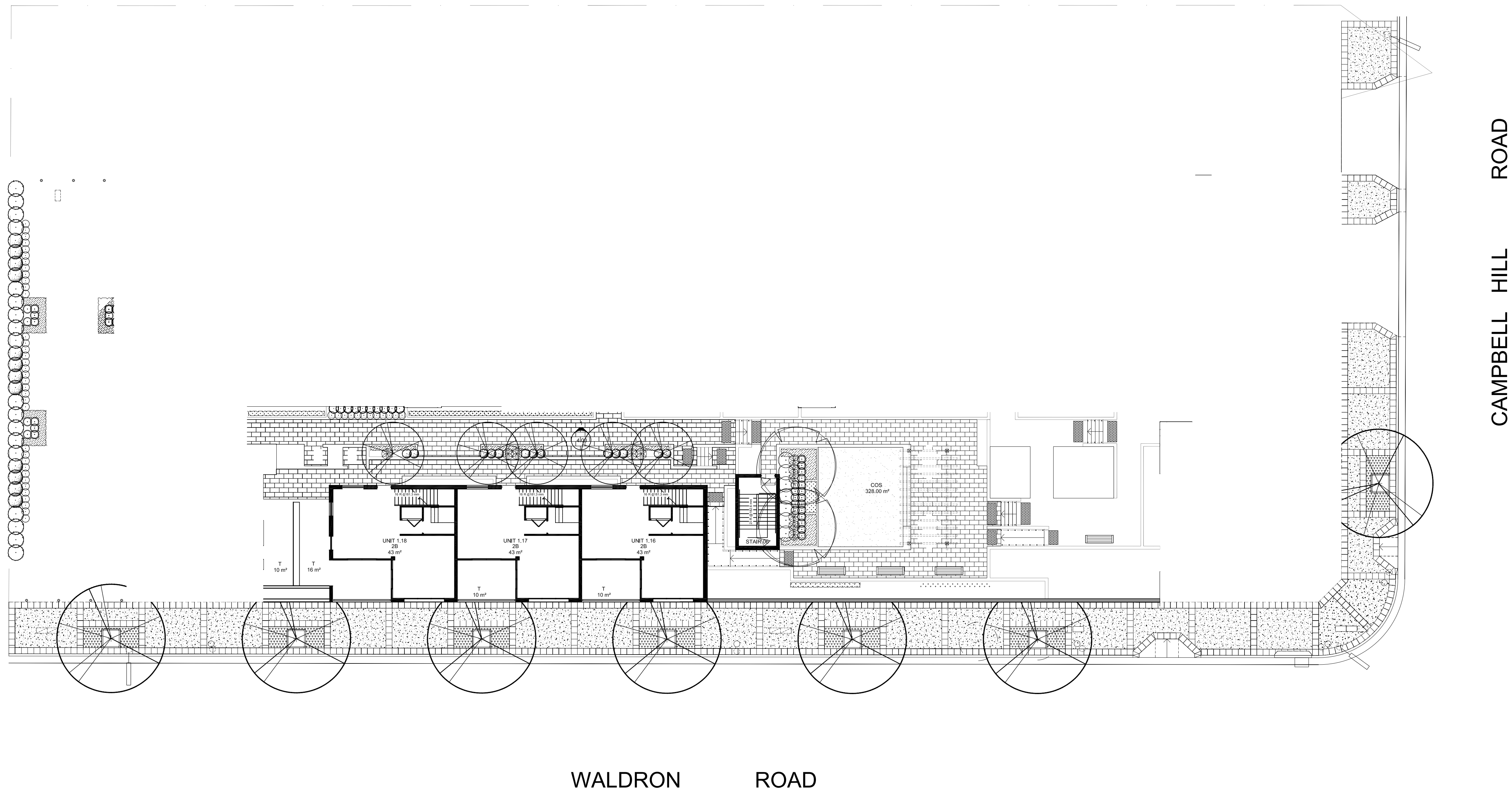
Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
000	COVER SHEET	
100	COMPOSITE LANDSCAPE PLAN	1:150
C100	COMPOSITE LANDSCAPE RENDER	1:150
101	LANDSCAPE PLAN - GROUND FLOOR	1:150
102	LANDSCAPE PLAN - FIRST FLOOR	1:150
103	LANDSCAPE PLAN - SEVENTH FLOOR	1:150
201	PLANTING PLAN - GROUND FLOOR	1:150
202	PLANTING PLAN - FIRST FLOOR	1:150
203	PLANTING PLAN - SEVENTH FLOOR	1:150
501	SPECIFICATION & PLANT SCHEDULE	
502	LANDSCAPE DETAILS	As Shown

NOT FOR CONSTRUCTION

A1



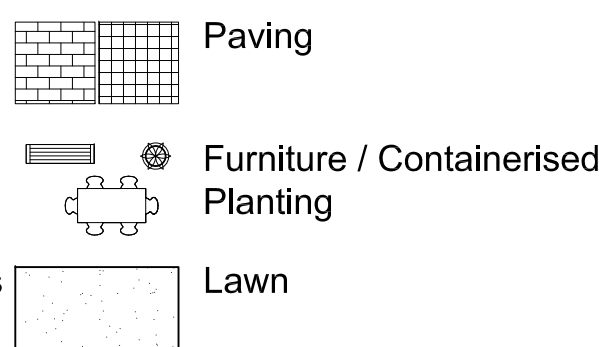
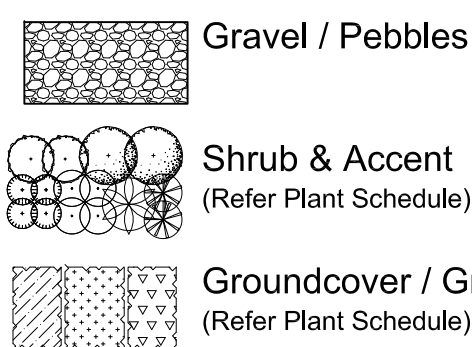
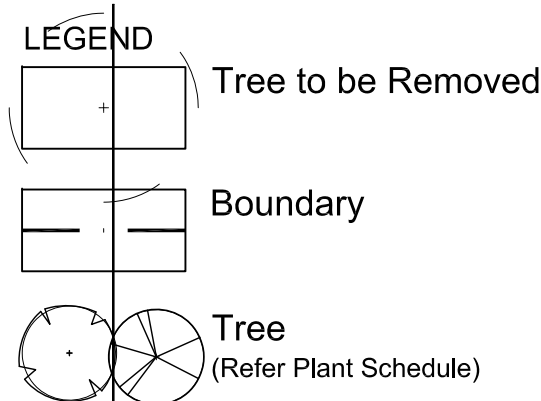
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B	Architectural Coordination
A	For DA
Issue	Revision Description

NP	RS	07.04.2017
NP	RS	29.03.2017
Drawn	Check	Date



Architect:



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Client:

Waldron Hill Projects Pty Ltd
c/ 164 Parramatta Rd,
Camperdown NSW 2050

Project:

137 Campbell Hill Rd &
141 Waldron Rd,
Chester Hill NSW 2162

Drawing Name:

Composite Landscape Plan

DEVELOPMENT APPLICATION

Scale: 1:150 @ A1

Job Number:

SS17-3516

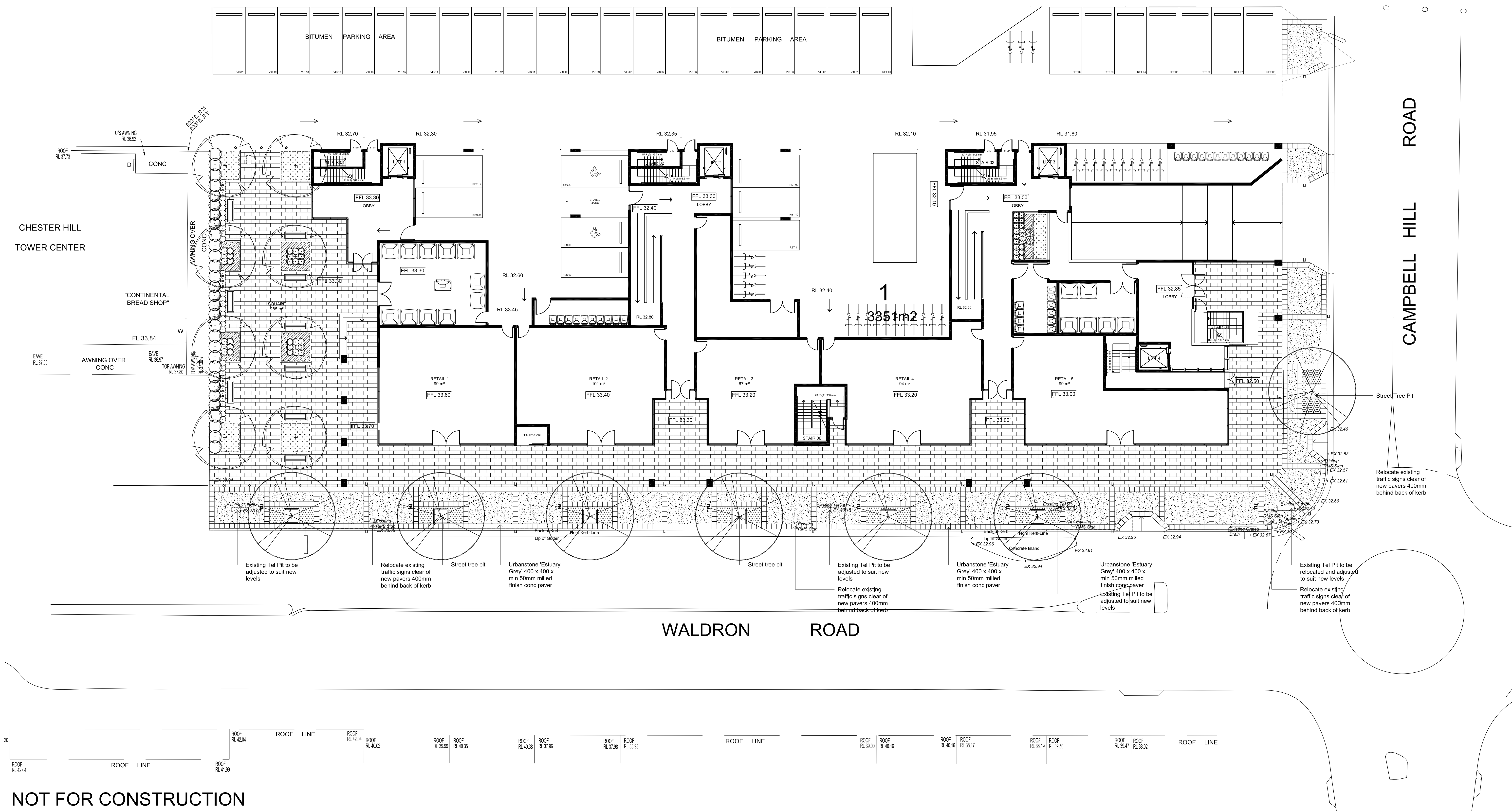
Drawing Number:

100

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Sheet _ of _

Issue:



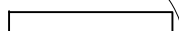

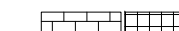


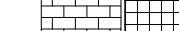
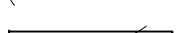

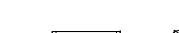
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Issue	Revision Description	Drawn	Check	Date

LEGEND

	Tree to be Removed		Gravel / Pebbles		Paving
	Boundary		Shrub & Accent (Refer Plant Schedule)		Furniture / Containerised Planting
	Tree (Refer Plant Schedule)		Groundcover / Grasses (Refer Plant Schedule)		Lawn

Architect:



Client:
Waldron Hill Projects Pty Ltd
c/ 164 Parramatta Rd,
Camperdown NSW 2050

Project:
137 Campbell Hill Rd &
141 Waldron Rd,
Chester Hill NSW 2162

Drawing Name:
Landscape Plan
Ground Floor

DEVELOPMENT APPLICATION

Scale: 1:150 @ A1

Job Number: SS17-3516

Drawing Number: 101

Issue: B


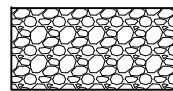
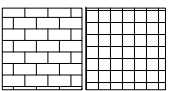
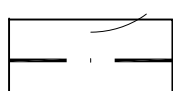

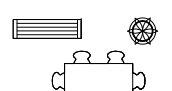



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	Boundary		Shrub & Accent (Refer Plant Schedule)		Furniture / Containerised Planting
	Tree (Refer Plant Schedule)		Groundcover / Grasses (Refer Plant Schedule)		Lawn

Architect:



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Project:

137 Campbell Hill Rd &
141 Waldron Rd,
Chester Hill NSW 2162

Drawing Name:

Landscape Plan
First Floor

DEVELOPMENT APPLICATION

Scale: 1:150 @ A1

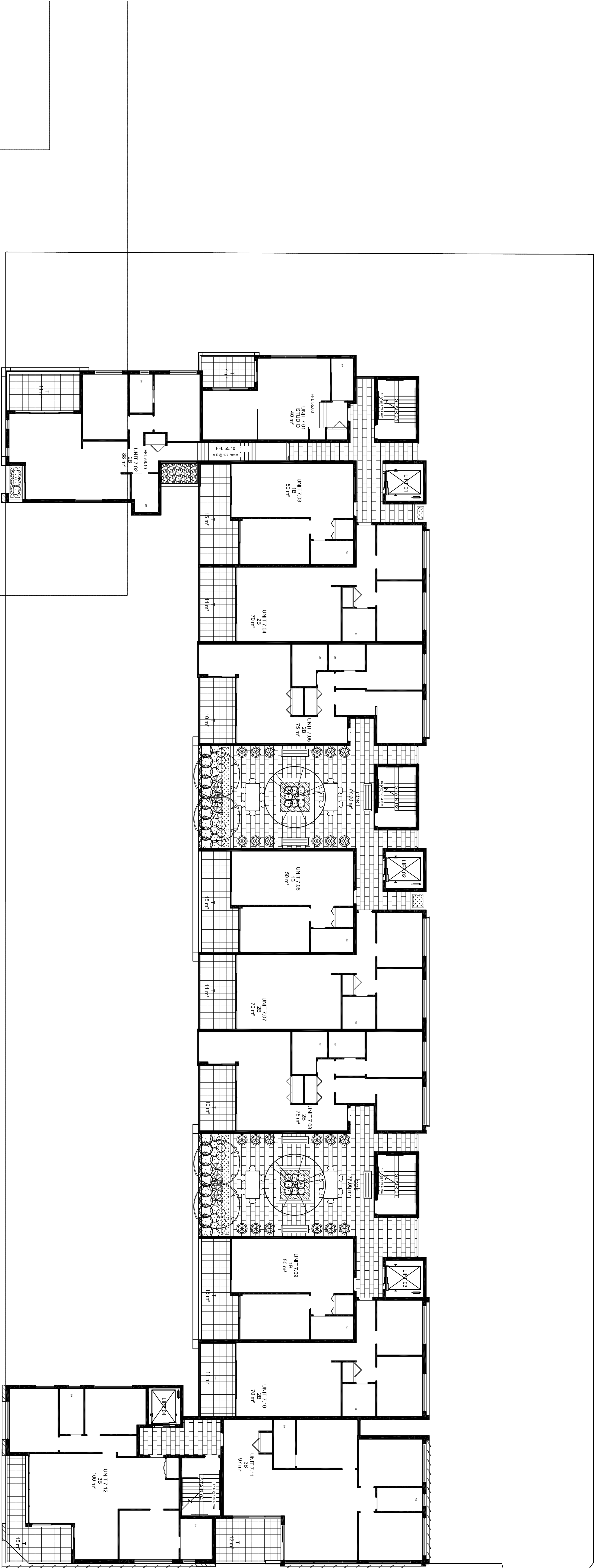
Job Number:

SS17-3516

Drawing Number:

Issue:

102 B



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B
A
Issue
Revision
Description

NP
RS
RS
Drawn
Check
Date

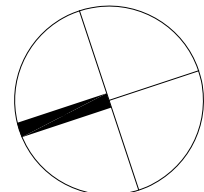
LEGEND
Tree to be Removed
Boundary
Tree
(Refer Plant Schedule)

Gravel / Pebbles
Shrub & Accent
(Refer Plant Schedule)
Groundcover / Grasses
(Refer Plant Schedule)

Paving
Furniture / Containerised
Planting
Lawn

Architect:

CMT ARCHITECTS
AUSTRALIA PTY LTD



S I T E I M A G E

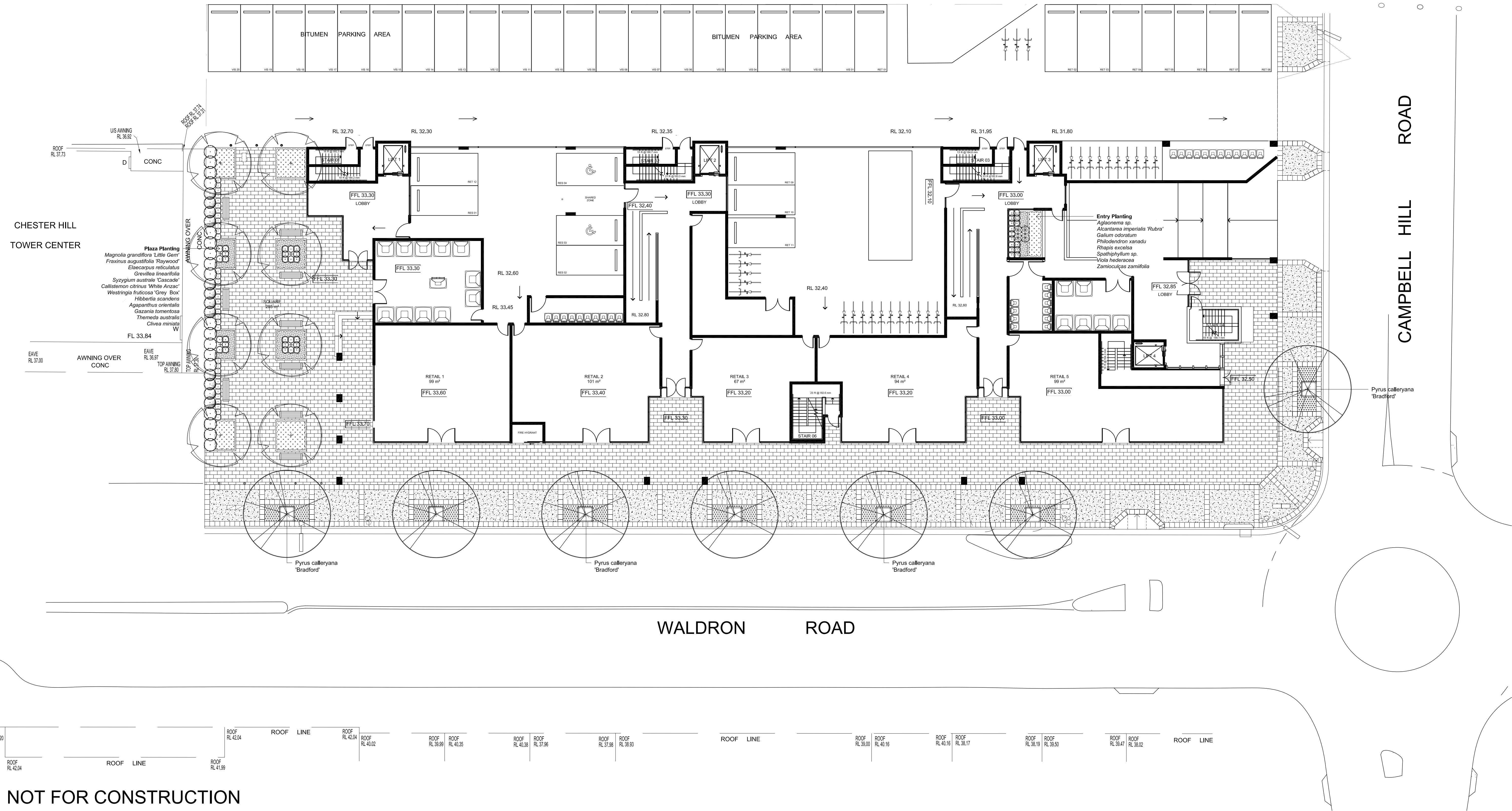


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Client:
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Camperdown NSW 2050
Project:
137 Campbell Hill Rd &
141 Waldron Rd,
Chester Hill NSW 2162

Drawing Name:
Landscape Plan
Seventh Floor

DEVELOPMENT APPLICATION
Scale: 1:150 @ A1
Job Number:
SS17-3516
Sheet _ of _
Issue:
103 B



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Issue	Revision Description	Drawn	Check	Date

LEGEND	
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	Boundary
	Tree (Refer Plant Schedule)
	Gravel / Pebbles
	Shrub & Accent (Refer Plant Schedule)
	Groundcover / Grasses (Refer Plant Schedule)
	Paving
	Furniture / Containerised Planting
	Lawn

Architect:
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Client:
Waldron Hill Projects Pty Ltd
c/ 164 Parramatta Rd,
Camperdown NSW 2050
Project:
**137 Campbell Hill Rd &
141 Waldron Rd,
Chester Hill NSW 2162**

Drawing Name:
**Planting Plan
Ground Floor**

DEVELOPMENT APPLICATION
Scale: 1:150 @ A1
Job Number:
SS17-3516
Drawing Number:
201 B

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137 Campbell Hill Rd &
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Chester Hill NSW 2162

Drawing Name:

Planting Plan
First Floor

DEVELOPMENT APPLICATION

Scale: 1:150 @ A1

Job Number:

SS17-3516

Drawing Number:

202

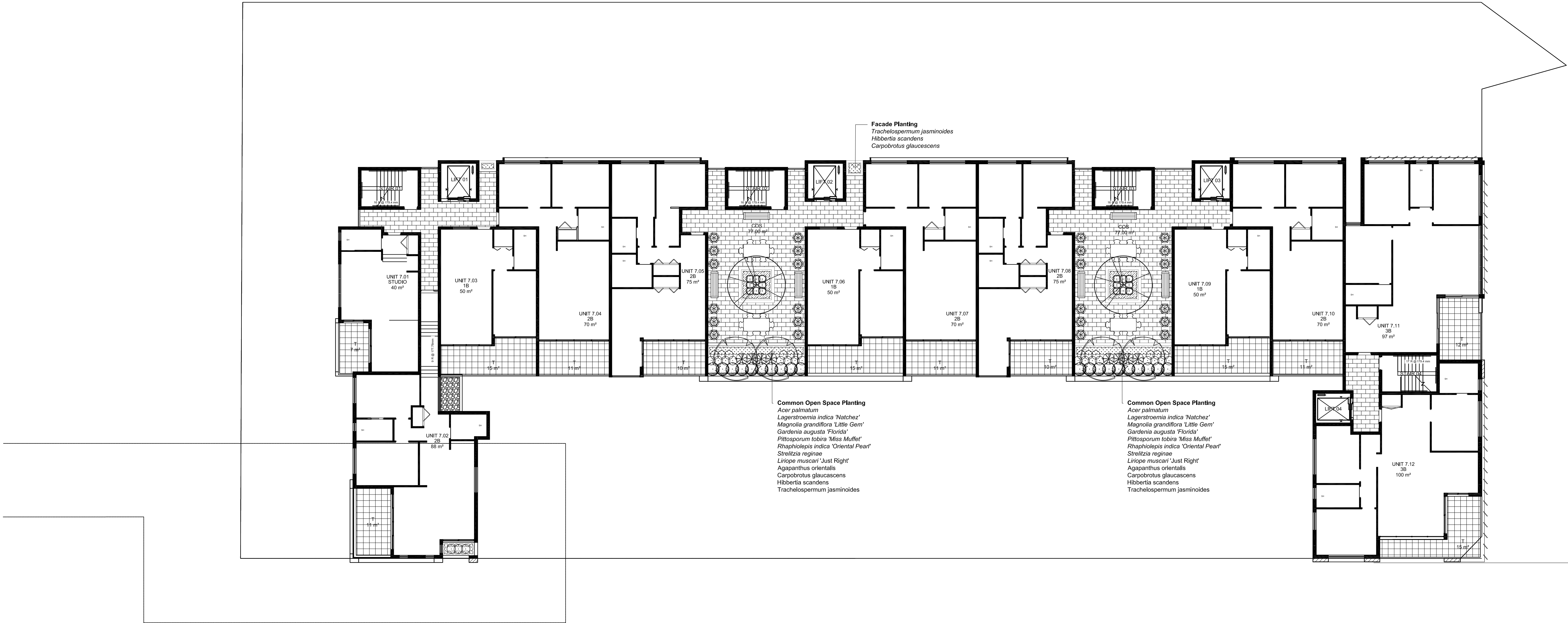
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Sheet _ of _

Issue:

202

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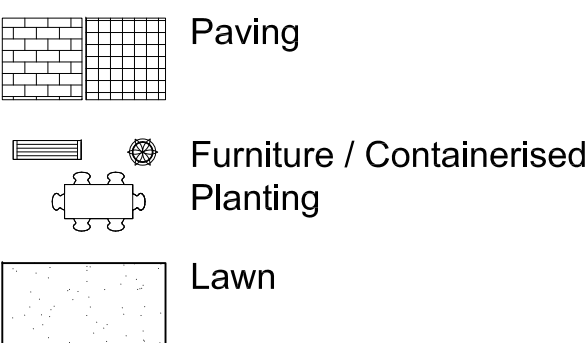
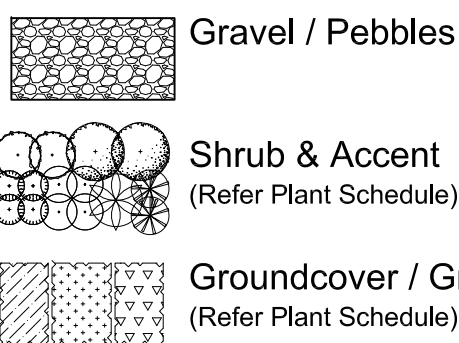
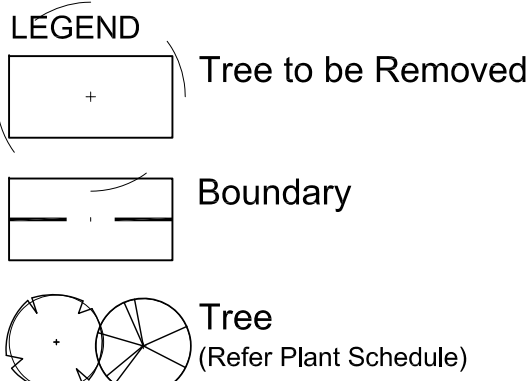
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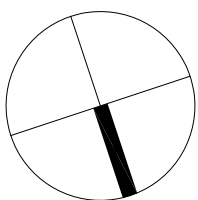
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Project:

137 Campbell Hill Rd &
141 Waldron Rd,
Chester Hill NSW 2162

Drawing Name:

Planting Plan
Seventh Floor

DEVELOPMENT APPLICATION

Scale: 1:150 @ A1

Job Number:

SS17-3516

Sheet _ of _

Drawing Number:

Issue:

203 B

SPECIFICATION
GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

HARDWORKS

Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGSi and Edging

Construct garden walls, fences, steps, TGSi and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm.

SOFTWORKS

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

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Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants

Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (≥25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (≥75 lt): 2 off 50x50x 1800mm;
- Advanced (≥100 lt): 3 off 50 x 50 x 2400mm.

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities

During the defects maintenance period schedule the following activities to occur on a timely basis.

- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- **Insect, disease and pest control** - Avoid spraying:
 - if ever possible;
 - in wet weather or if wet weather is imminent;

imminent;

- if target plants are still wet after rain;
- in windy weather; and
- if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
 - Product brand / manufacturer's name,
 - Fertiliser / product name,
 - Application quantity and rate, and
 - Date of application and location.
- **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.

- **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- **Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.

- **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

137 Campbell Hill Rd & 141 Waldron Rd, Chester Hill - PLANT SCHEDULE				
Symbol	Botanical Name	Common Name	Mature size H x W (m)	Pot size
Trees				
Ap	<i>Acer palmatum</i>	Japanese Maple	4 x 4	100L
Bs	<i>Banksia serrata</i>	Old Man Banksia	5 x 3	45L
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	12 x 5	100L
Er	<i>Eleocarpus reticulatus</i>	Blueberry Ash	12 x 5	100L
FR	<i>Fraxinus augustifolia 'Raywood'</i>	Claret Ash	15 x 7	100L
LiN	<i>Lagerstroemia indica 'Natchez'</i>	Crepe Myrtle	6 x 3	100L
MLG	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia	5 x 3	45L
PB	<i>Pyrus calleryana 'Bradford'</i>	Bradford	10 x 5	100L
PC	<i>Pyrus calleryana 'Captial'</i>	Callery Pear	12 x 3	45L
TL	<i>Tristaniopsis laurina 'Luscious'</i>	Watergum	10 x 6	100L
Shrub & Accent Planting				
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7 x 0.5	300mm
AiR	<i>Alcantarea imperialis 'Rubra'</i>	Giant Bromeliad	2.5 x 1.5	300mm
Asm	<i>Acmena smithii 'Minor'</i>	Lilypilly	2 x 1.5	300mm
Bp	<i>Banksia spinosa</i>	Hairpin Banksia	1.5 x 1.0	300mm
BmJ	<i>Buxus microphylla 'Japonica'</i>	Japanese box hedge	2.5 x 2	300mm
CW	<i>Callistemon citrinus 'White Anzac'</i>	Lemon Scented Bottlebrush	3 x 2	300mm
Cl	<i>Callistemon linearis</i>	Narrow-leaved Bottlebrush	1.5 x 2	300mm
Cs	<i>Camelia sasanqua</i>	Camelia	4 x 3	300mm
De	<i>Doryanthes excelsor</i>	Gymea lilly	3 x 2	300mm
GaF	<i>Gardenia augusta 'Florida'</i>	Gardenia	0.5 x 1.5	300mm
GI	<i>Grevillea linearifolia</i>	White Spider Flower	2 x 1	300mm
GRG	<i>Grevillea 'Robyn Gordon'</i>	Grevillea	1.5 x 2	300mm
Mp	<i>Murraya paniculata</i>	Orange Jessamine	3 x 2	300mm
PBB	<i>Phormium 'Bronze Baby'</i>	Bronze NZ Flax	0.7 x 0.8	300mm
PGP	<i>Pittosporum 'Green Pillar'</i>	Green Pillar	3 x 3	300mm
PMM	<i>Pittosporum tobira 'Miss Muffet'</i>	Dwarf Pittosporum	1 x 1.5	300mm
PX	<i>Philodendron 'Xanadu'</i>	Dwarf Philodendron	1 x 1	300mm
Re	<i>Raphis excelsa</i>	Lady Palm	2 x 1	300mm
ROP	<i>Raphiolepis indica 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorne	1 x 1	300mm
SC	<i>Syzygium australe 'Cascade'</i>	Weeping Lilly Pilly	3 x 1.5	300mm
SaTT	<i>Syzygium australe 'Tiny Trev'</i>	Dwarf Lilly Pilly	0.7 x 0.5	300mm
Sr	<i>Strelitzia reginae</i>	Bird Of Paradise	1.2 x 1.5	300mm
WGB	<i>Westringia fruticosa 'Grey Box'</i>	Dwarf Coastal Rosemary	0.5 x 0.5	300mm
Grasses & Groundcovers				
Ao	<i>Agapanthus orientalis</i>	Agapanthus	1 x 0.5	150mm
Ad	<i>Altemanthera dentata</i>	Ruby Leaf Altemanthera	0.45 x	150mm
Cg	<i>Carpobrotus glaucascens</i>	Pig Face	0.2 x 1	150mm
Cm	<i>Clivea miniata</i>	Kaffir Lily	0.45 x 0.4	150mm
DC	<i>Dianella caerulea</i>	Blue Flax Lily	0.8 x 0.8	150mm
DSS	<i>Dianella 'Silver Streak'</i>	Silver Streak Flax Lily	0.5 x 0.4	150mm
Gt	<i>Gazania tomentosa</i>	Gazania	0.15 x 1.5	150mm
Hs	<i>Hibbertia scandens</i>	Native Guniea Flower	0.4 x 1	150mm
PN	<i>Pennisetum alopecuroides 'Nafray'</i>	Nafray Swamp Foxtail	0.6 x 0.6	150mm
LJR	<i>Liriope muscari 'Just Right'</i>	Turf Lily	0.5 x 0.5	150mm
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5	150mm
Ta	<i>Themeda australis</i>	Kangaroo grass	0.3 x 0.5	150mm
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 0.5	150mm
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.4	150mm

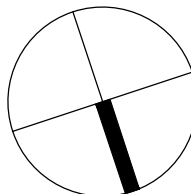
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B	Architectural Coordination	NP	RS	07.04.2017
A	For DA	NP	RS	29.03.2017
Issue	Revision Description	Drawn	Check	Date

LEGEND

Architect:



S I T E I M A G E



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Project:

137 Campbell Hill Rd &
141 Waldron Rd,
Chester Hill NSW 2162

Drawing Name:

Landscape Specification &
Plant Schdule

DEVELOPMENT APPLICATION

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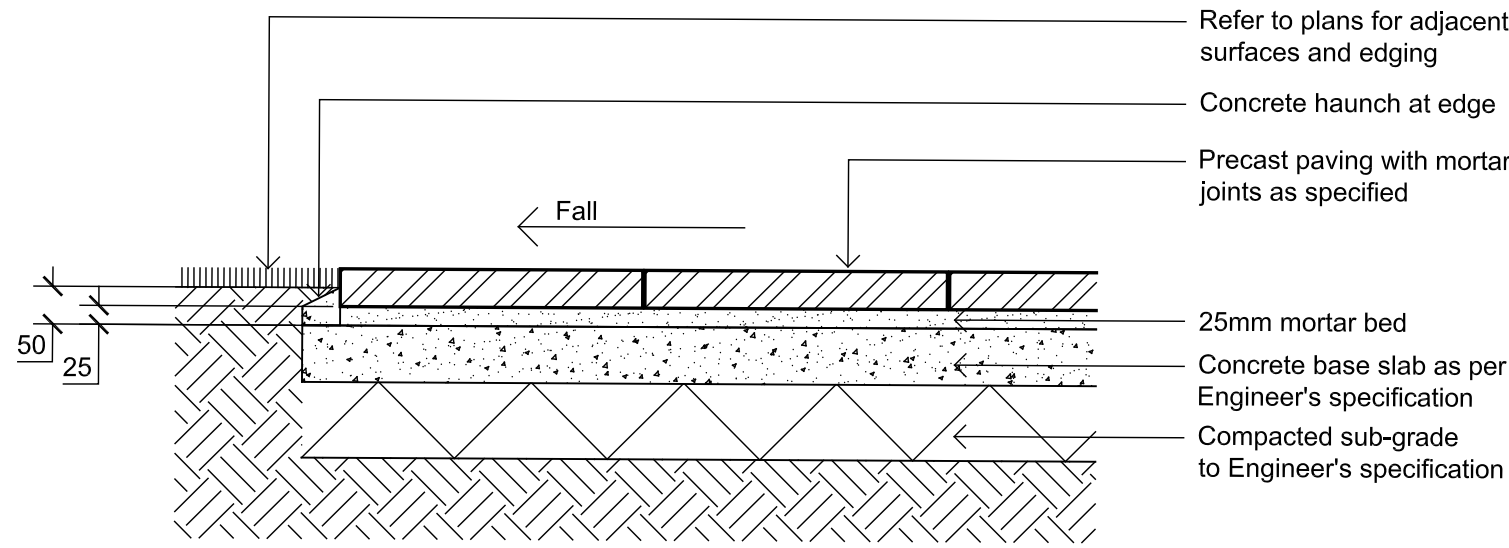
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SS17-3516

Drawing Number:

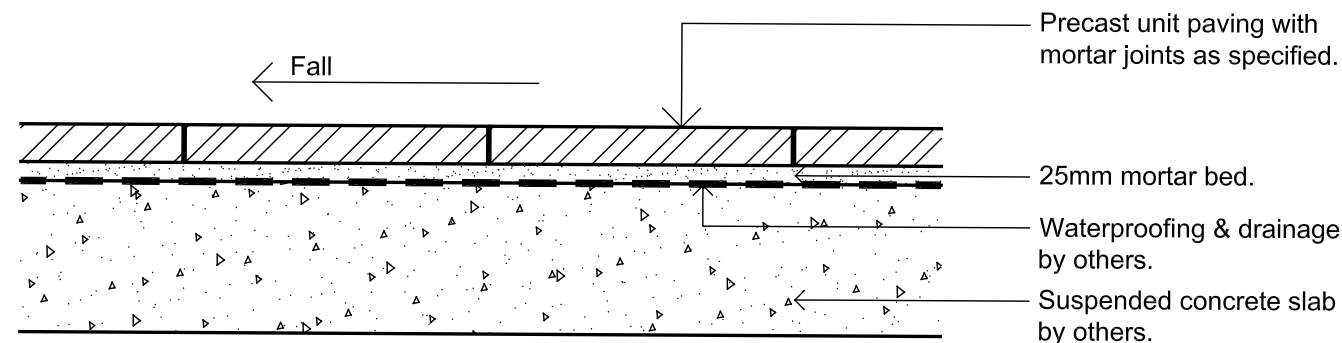
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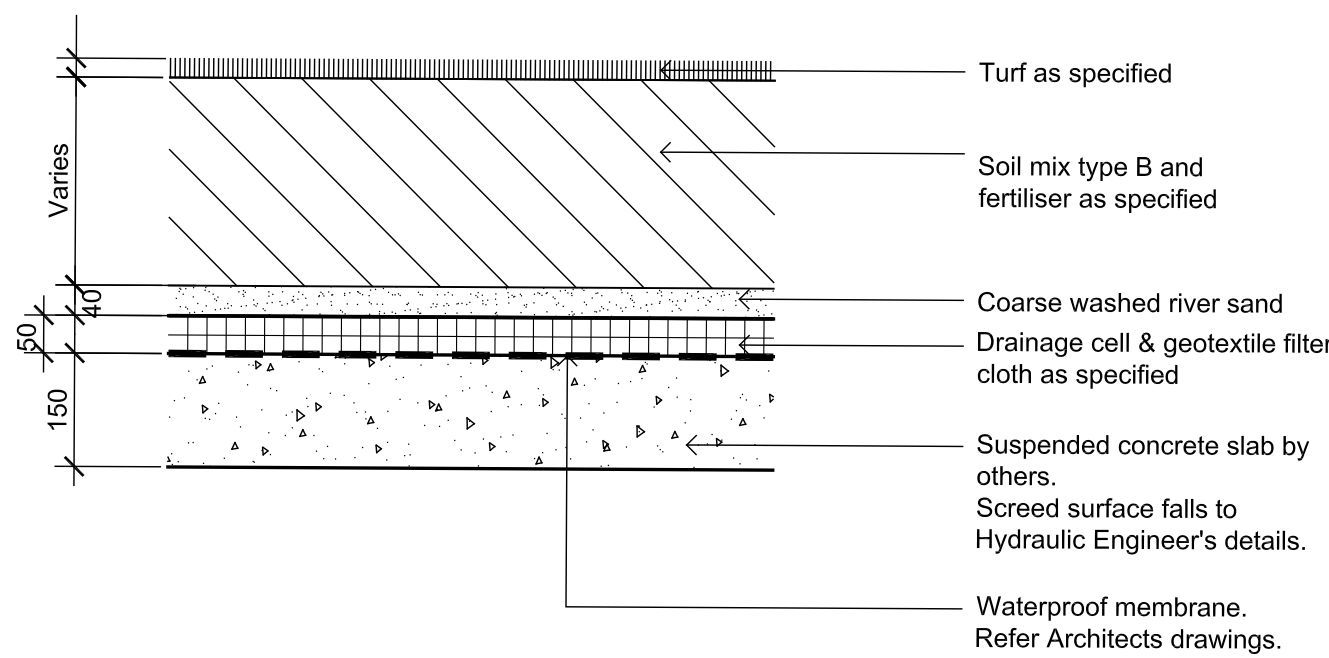
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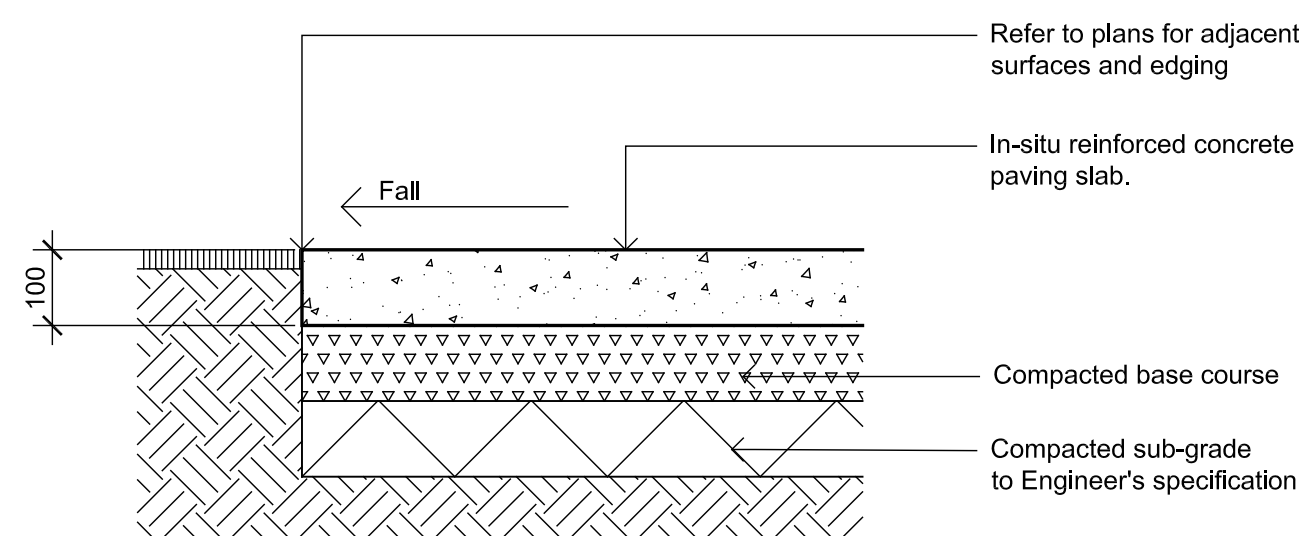
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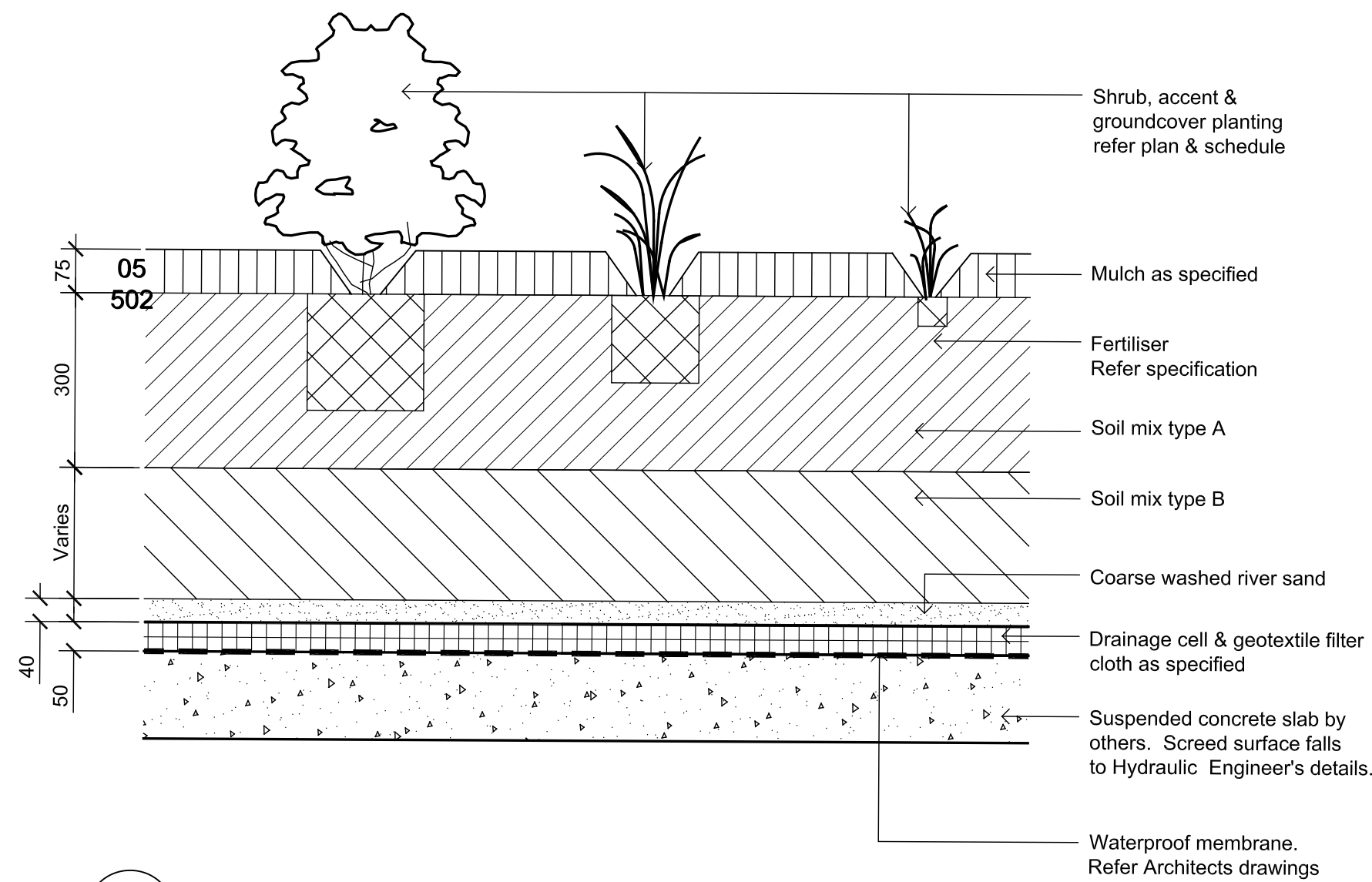
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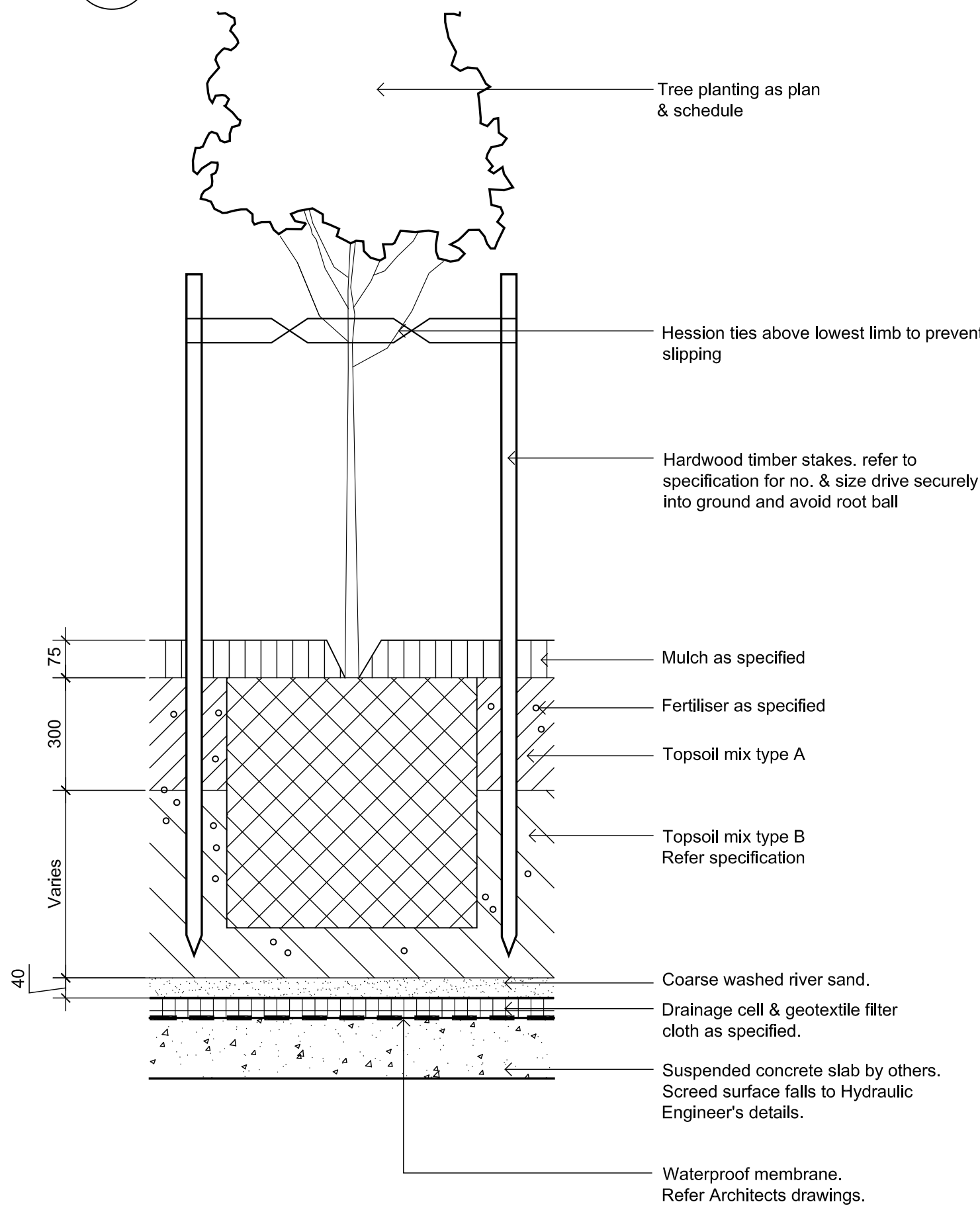
03 DETAIL - TURF ON SUSPENDED SLAB
1:10



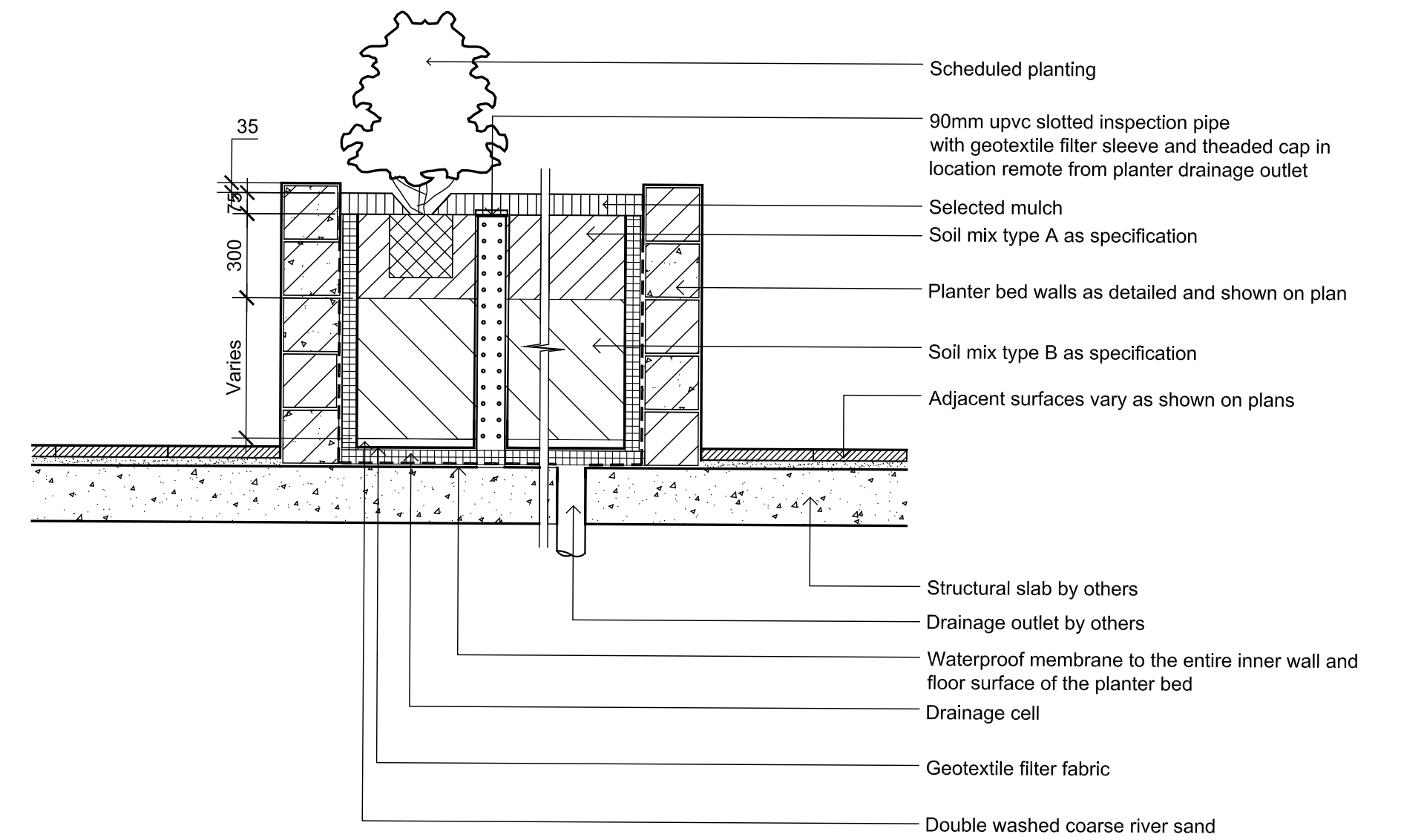
04 INSITU CONCRETE PAVING
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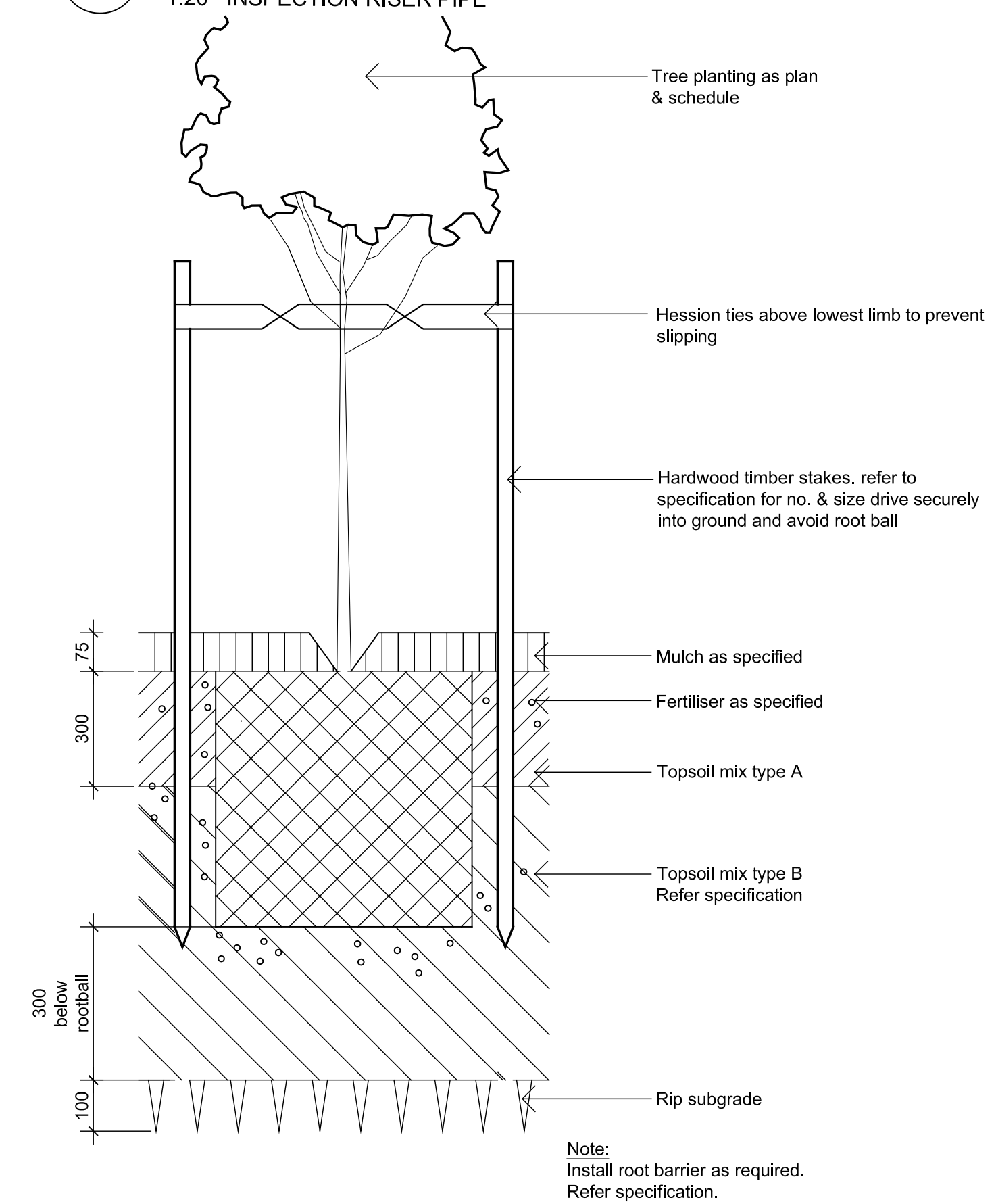
06 DETAIL - SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB
1:10



07 DETAIL - 75-200L TREE PLANTING ON SLAB
1:10



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



09 DETAIL - 75-200L TREE PLANTING ON GRADE
1:10

NOT FOR CONSTRUCTION

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A	For DA	NP	RS	29.03.2017
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LEGEND

Architect:



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137 Campbell Hill Rd &
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Drawing Name:

Landscape Details

DEVELOPMENT APPLICATION

Scale: As Shown

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SS17-3516

Drawing Number:

Sheet _ of _

Issue:

502 b