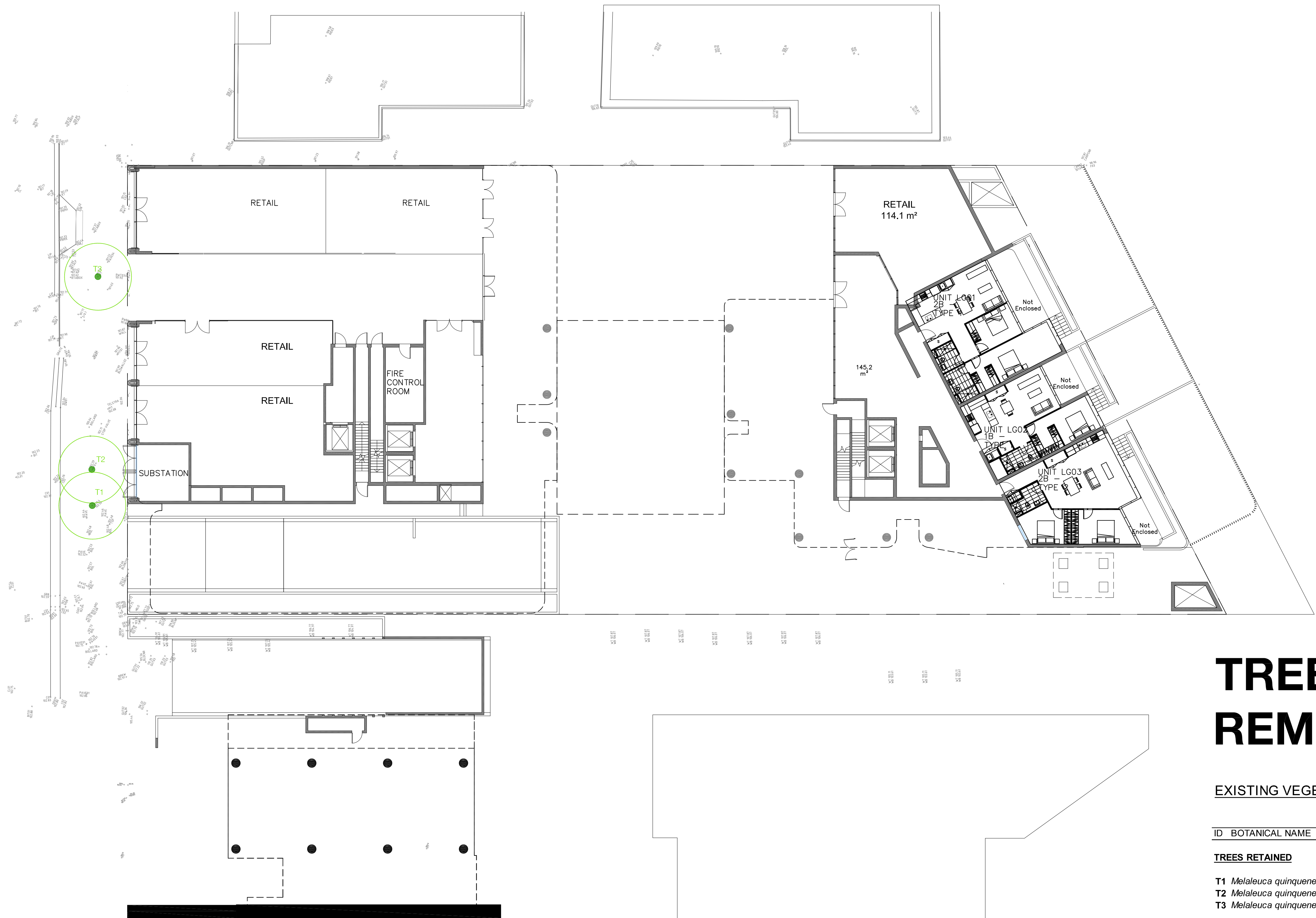




DEVELOPMENT APPLICATION

44-48 Oxford Street, Epping



TREE RETENTION AND REMOVAL PLAN

EXISTING VEGETATION SCHEDULE

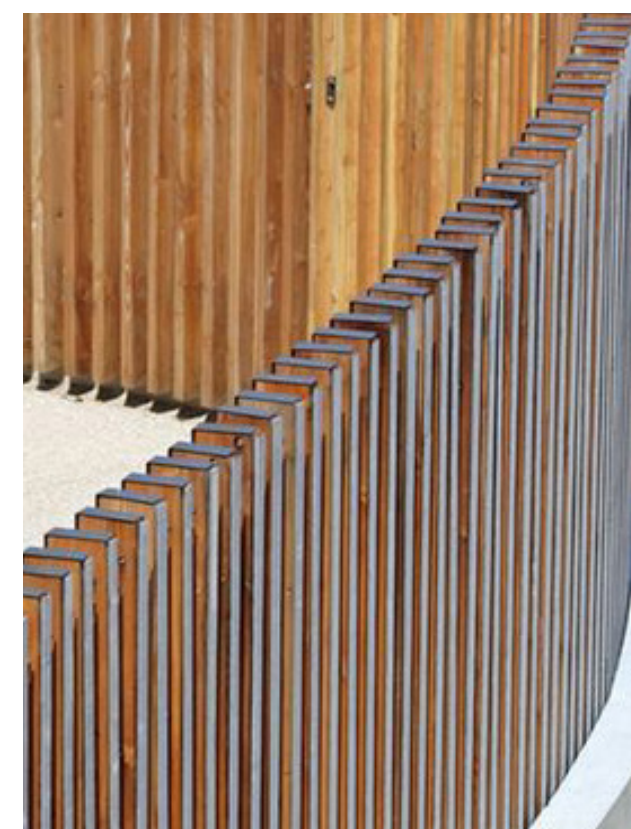
ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)
TREES RETAINED			
T1	Melaleuca quinquenervia	Broad-leaved Paperbark	12.5
T2	Melaleuca quinquenervia	Broad-leaved Paperbark	12
T3	Melaleuca quinquenervia	Broad-leaved Paperbark	13.5

NOTE:
1 Tree heights as per arborist report prepared by Tree Consulting by Jo 6 June 2016



GROUND FLOOR

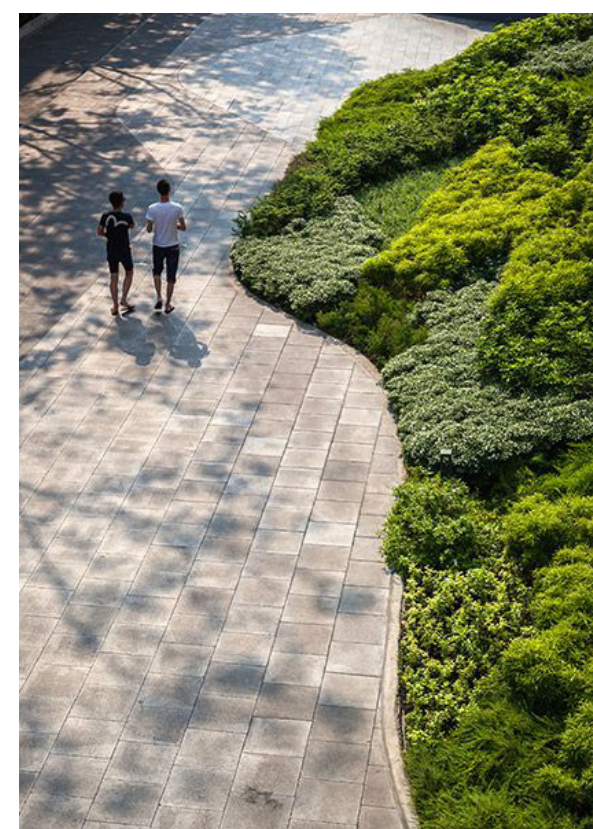
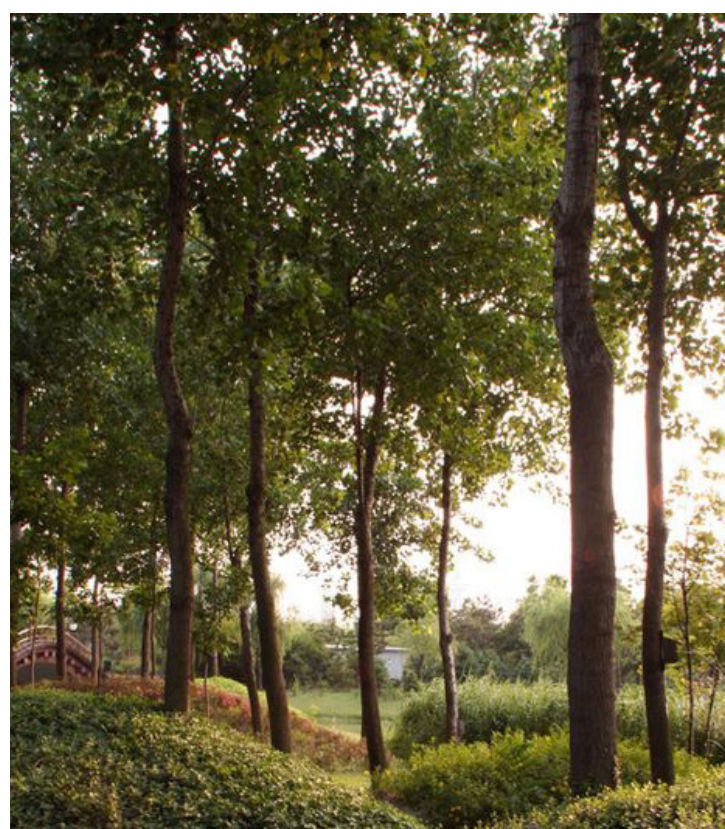
- 01 Paving to public domain to council's guidelines Refer to LA10 for Public Domain Plan
- 02 Feature paving to the corridor and lobby to create visual link interior and exterior
- 03 Existing street trees to be retained
- 04 Security gate
- 05 Timber screen connecting exterior and architectural expression of built form
- 06 Interior planters to create visual link with exterior timber screen
- 07 Planting pockets with lush planting providing soil depth to trees, shrubs and groundcovers
- 08 Tall and slender trees to planting pockets creating illusions of 'Hidden Forest' and providing filtered views and light
- 09 Sandstone pavers providing accessible circulation in the communal area
- 10 Native planting buffer to boundary
- 11 Egress pathways
- 12 Planting to deep soil zone
- 13 Breakout areas for lobbies and retails
- 14 Seating area



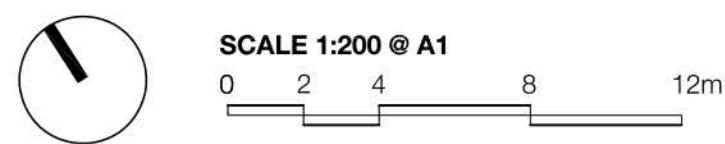
Feature timber screen



Tall and slender trees to planting pockets providing filtered light



Groundcover and ferns to planting pockets providing textures

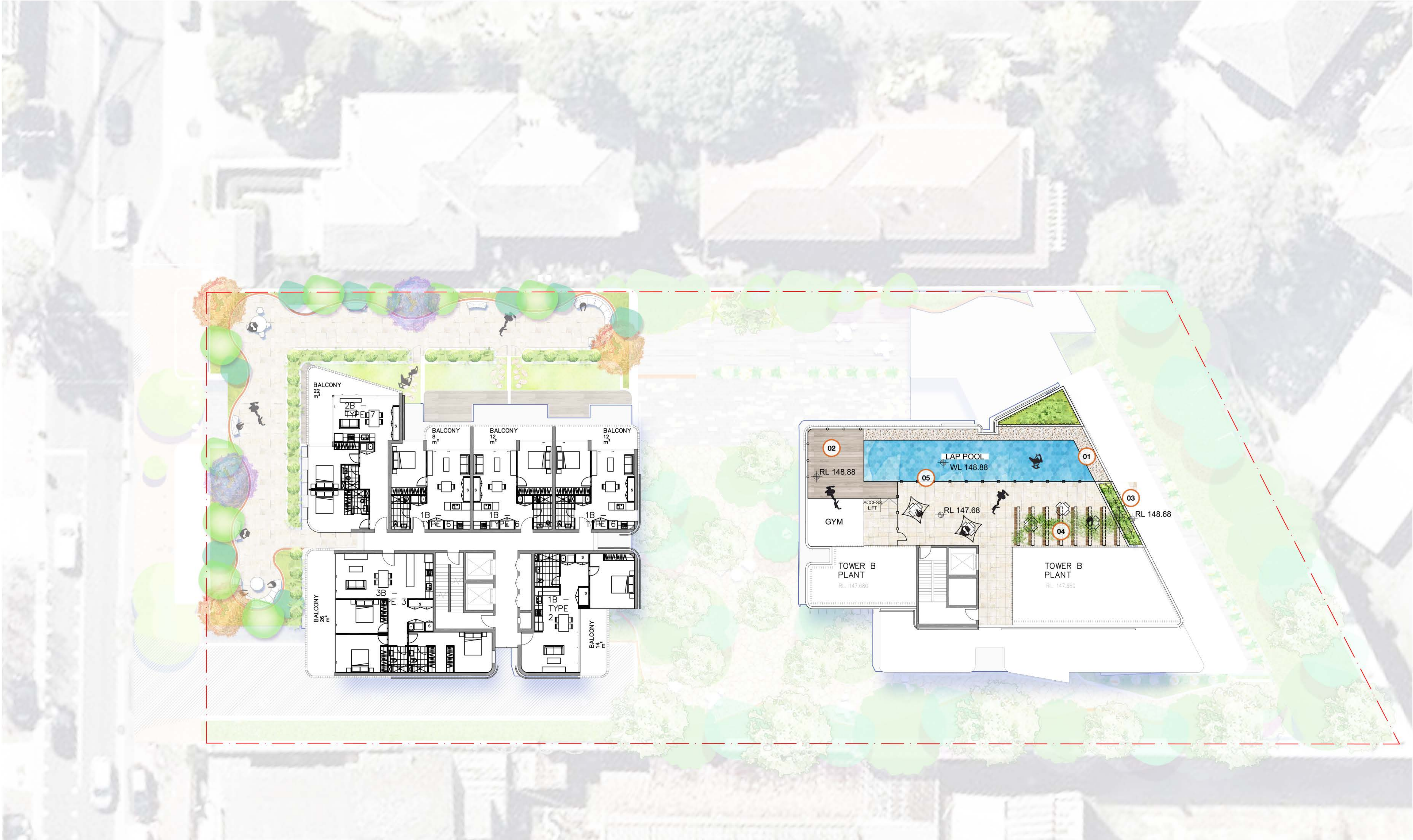


LEGEND

- SITE BOUNDARY
- EXISTING TREE RETAINED
- EXISTING TREE REMOVED
- PROPOSED TREE
- EXISTING CONTOUR
- PROPOSED NEW CONTOUR
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL
- TOP OF WALL LEVEL
- TOP OF SLAB LEVEL
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- PROPOSED NATURAL SANDSTONE PAVING
- PROPOSED TIMBER DECK
- PROPOSED FEATURE PAVING PATTERN
- EXISTING BRICK PAVING REINSTATED TO COUNCIL'S GUIDELINES

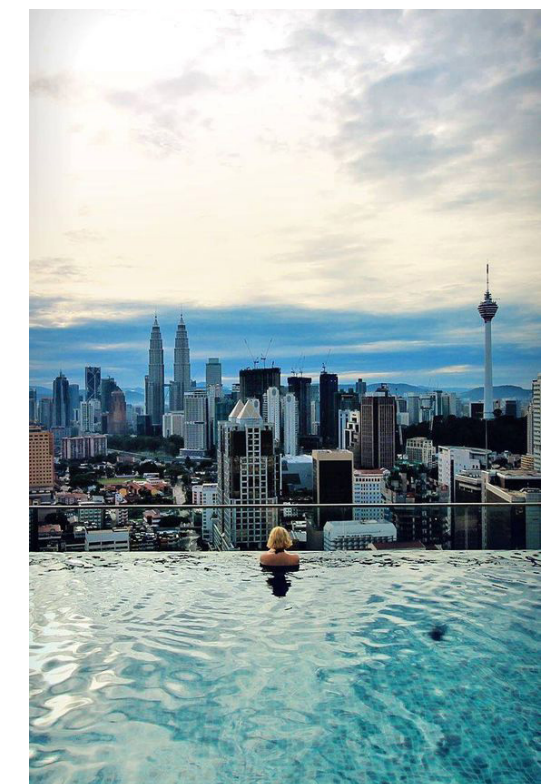
project: 44-48 Oxford Street Epping
client: Pirasta Pty Ltd
date: 20.12.2017
revision: D
drawn: VH
checked: JH

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LEVEL 14

- 01 Lap pool with wet edge to maximise district view
- 02 Raised viewing timber deck with access lift providing view to the district
- 03 Planting buffer in raised planter walls
- 04 Pergola with climber over providing shade to communal roof area
- 05 1200mm high glass fence to pool



Infinity edge to pool - District View



BBQ and dining area

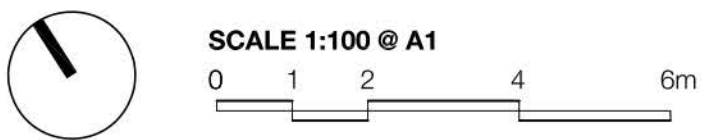


Glass -side to pool

Wet edge to pool



Lush planting character



LEGEND



project: 44-48 Oxford Street Epping
client: Pirasta Pty Ltd
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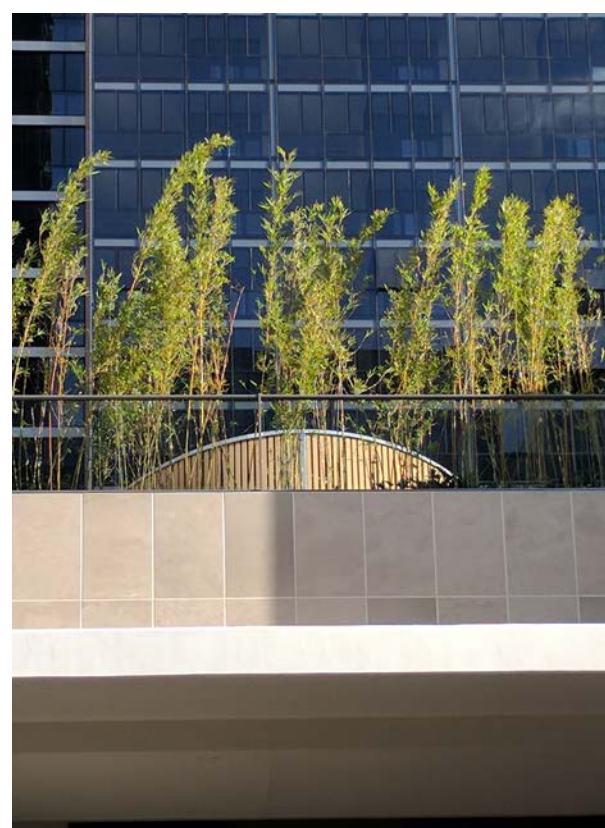


LEVEL 1

- 01 Feature timber screen representing architectural expression of built form
- 02 Planting buffer in raised planter walls providing privacy to outdoor commercial terrace
- 03 Planting buffer with mixture of evergreen and deciduous trees providing seasonal interest
- 04 Paving to outdoor commercial terrace
- 05 'Hidden Forest' under



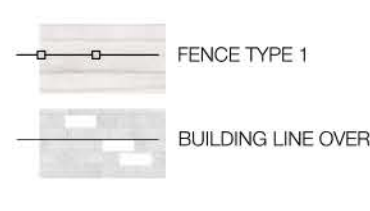
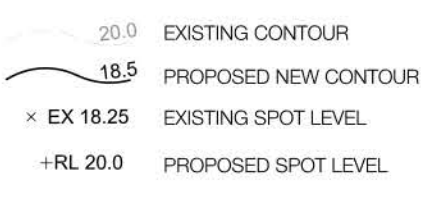
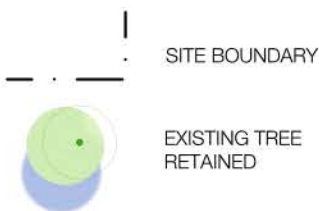
Feature timber screen



Seating booths



SCALE 1:200 @ A1
0 2 4 8 12m



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client: Pirasta Pty Ltd
date: 20.12.2017
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LEVEL 2

- 01 Timber screen connecting exterior and architectural expression of built form
- 02 Seating booths
- 03 Planting buffer in raised planter walls providing privacy to residents' terraces
- 04 Communal seating area
- 05 Planting buffer with mixture of evergreen and deciduous trees providing seasonal interest and privacy to communal area
- 06 Stepping stones in turf to residents' terraces
- 07 'Hidden Forest' under



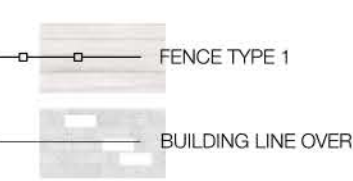
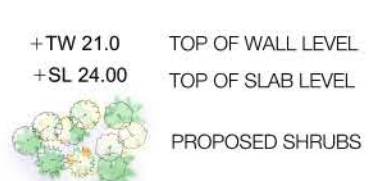
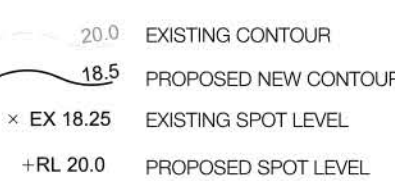
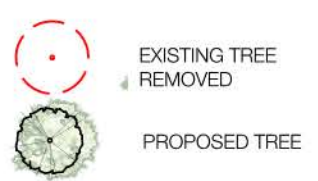
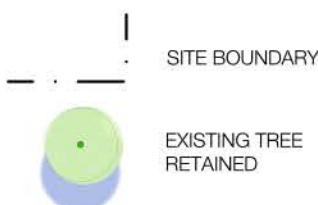
Feature timber screen



Seating booths



SCALE 1:200 @ A1
0 2 4 8 12m



project: 44-48 Oxford Street Epping
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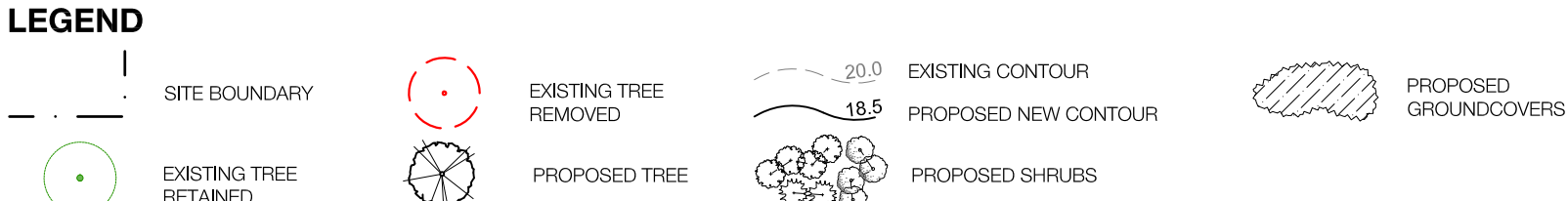
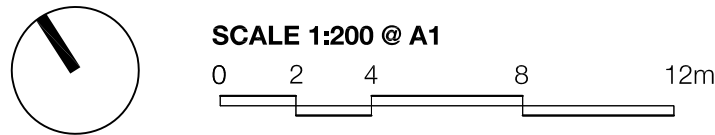
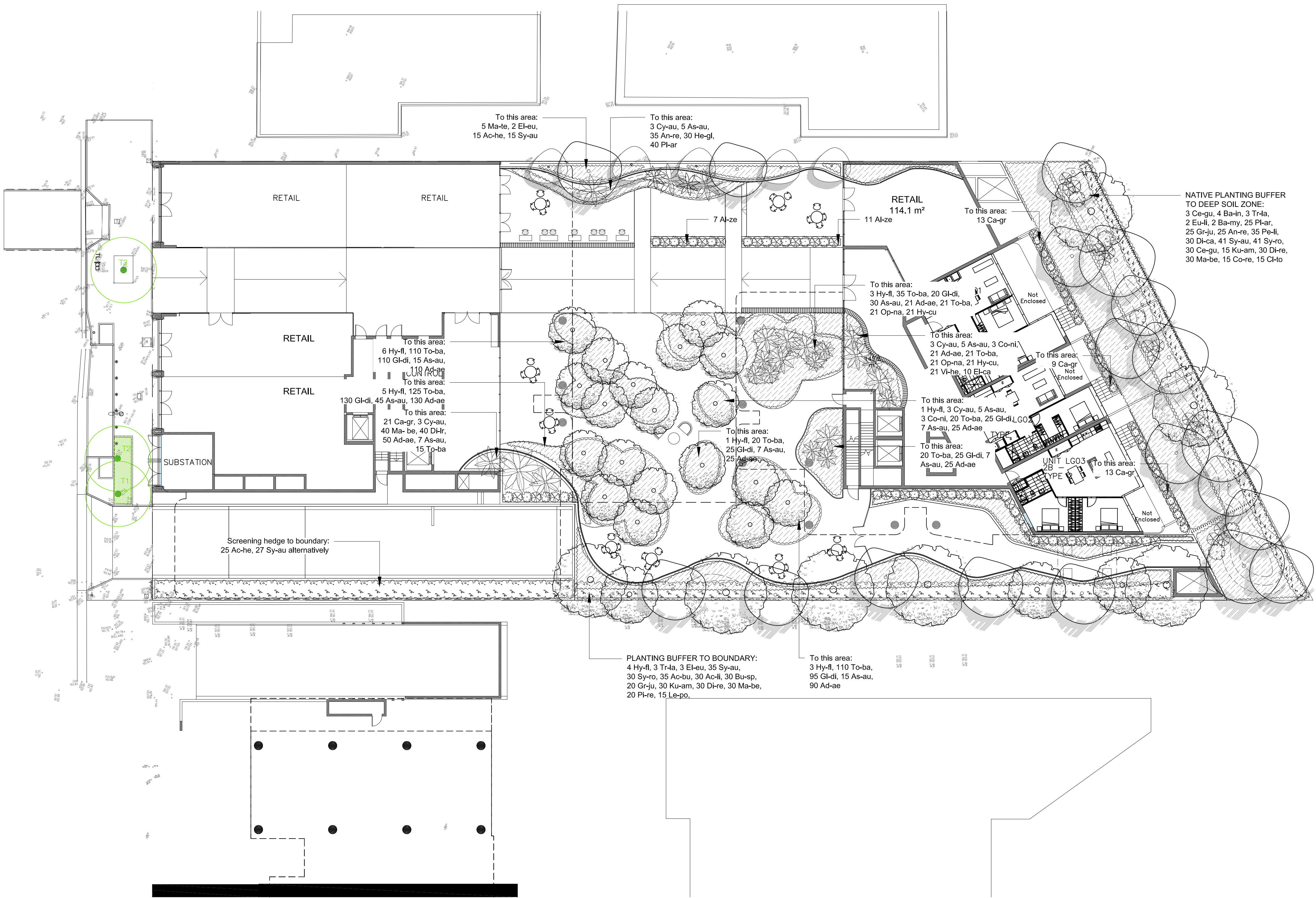
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GROUND FLOOR PLANTING PLAN

INDICATIVE PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SIZE	QUANTITY
TREES					
Ac-pa	<i>Acer japonicum</i> <i>vitifolium</i>	Japanese Maple Bloodgood	>5 - 10m	200L	4
Ba-my	<i>Backhousia myrtifolia</i>	Carrol ironwood	7m	100L	2
Ba-in	<i>Banksia integrifolia</i>	Coast banksia	10m	100L	12
Ce-fo	<i>Cercis canadensis</i> 'Forest Pansy'	Eastern redbud	5m	75L	3
Ce-gu	<i>Ceratopetalum gummiferum</i>	New South Wales Christmas Bush	5m	75L	2
El-au	<i>Elaeocarpus sumundii</i>	Eumundi Quandong	8m	75L	5
Eu-li	<i>Eucalyptus</i> 'Little spotty'	Dwarf Spotted Gum	7m	100L	2
Hy-fl	<i>Hymenosporum flavum</i>	Native Frangipani	8m	75L	26
La-bi	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Biloxi'	Crepe myrtles	7m	75L	5
Ma-te	<i>Magnolia</i> 'Teddy Bear'	Magnolia	4m	75L	16
Tr-la	<i>Tristanopsis laurina</i>	Water Gum	12-15m	100L	5
SHRUBS					
Ac-bu	<i>Acacia</i> 'burgundy cascade'	Wattle	2m	45L	35
Ac-he	<i>Acmena</i> 'Hedgemaster'	Lillypilly	>75 - 90cm	25L	144
Ac-li	<i>Acacia linifolia</i>	Flax-leaved Wattle	>150cm - 3m	45L	30
Al-ze	<i>Alpinia zerumbet</i> 'Variegated Shell Ginger'	Alpinia	1m	45L	18
An-re	<i>Anigozanthos</i> 'Red Cross'	Kangaroo Paw	>90 - 150cm	5L	60
Bu-sp	<i>Bursaria spinosa</i>	Native Blackthorn	3-5m	45L	30
Ca-gr	<i>Callistemon</i> 'Great Balls of Fire'	Callistemon	1.75m	45L	56
Ce-gu	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	>3 - 5m	45L	30
Cl-to	<i>Clerodendrum tomentosum</i>	Hairy Clerodendrum	2m	45L	15
Co-ni	<i>Cordyline</i> 'Nigra'	Cordyline	>90 - 150cm	15L	60
Co-re	<i>Cornus reflexa</i>	Native Fuchsia	0.5-1.2m	25L	15
El-ca	<i>Elettaria cardamomum</i>	True cardamom	2m	45L	20
Gr-ju	<i>Grevillea juniperina</i>	Grevillea	1 - 2.5m	25L	55
Ku-am	<i>Kunzea ambigua</i>	Tick Bush	>150cm - 3m	45L	45
Le-po	<i>Leptospermum polygalifolium</i>	Yellow tea tree	2-3m	45L	15
Pe-li	<i>Persoonia linearis</i>	Narrow Leaved Geebung	>3 - 5m	75L	35
Pl-li	<i>Pimelea linifolia</i>	Slender Rice-flower	>75 - 90cm	15L	65
Pl-re	<i>Pittosporum revolutum</i>	Rough Fruit Pittosporum	>150cm - 3m	25L	20
Pl-ar	<i>Plectranthus argentatus</i>	Silver Plectranthus	1m	300mm	60
St-pa	<i>Strelitzia parvifolia</i>	Spoon Leaved Strelitzia	>75 - 90cm	15L	47
Sy-au	<i>Syzygium australe</i> 'Hinterland Gold'	Syzygium	6m	75L	118
Sy-ro	<i>Syzygium</i> 'Royal Flame'	Magenta Lillypilly	>150cm - 3m	25L	152
Na-do	<i>Nandina domestica</i> 'Gulf Stream'	Heavenly Bamboo	1.5m	45L	9
GROUNDCOVERS					
Di-ca	<i>Dianella caerulea</i>	Paroo Lily	>30 - 45cm	200mm	30
Di-lr	<i>Dianella</i> 'Little Jess'	Flax-lily cv	>30 - 45cm	200mm	40
Di-re	<i>Dianella revoluta</i>	Blue Flax Lily	>30 - 45cm	200mm	60
He-gl	<i>Heimholzia glaberrima</i>	Stream lily	1.5m	300mm	30
Ma-be	<i>Mackaya bella</i>	Forest bell bush	1.5m	200mm	60
Op-na	<i>Ophiopogon 'Nanus'</i>	Dwarf Mondo Grass	<=30cm	200mm	42
Vi-he	<i>Viola hederacea</i>	Native Violet	<=30cm	200mm	21
Tr-ja	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine		150mm	73
Se-se	<i>Senecio serpens</i>	Blue chalk stick	0.2m	140mm	145
Th-de	<i>Thalia dealbata</i>	Hardy water canna	0.5m	300mm	24
FERNS					
Ad-ae	<i>Adiantum aethiopicum</i>	Common Maidenhair	<=30cm	15L	510
As-au	<i>Asplenium australasicum</i>	Bird's Nest Fern	>60 - 75cm	200mm	150
Cy-au	<i>Cyathea australis</i>	Rough Tree-fern	>150cm - 3m	5L	9
Hy-cu	<i>Hymenophyllum cupressiforme</i>	Common Filmy Fern	<=30cm	200mm	42
To-ba	<i>Todea barbara</i>	King Fern	>90 - 150cm	5L	350
Gl-di	<i>Gleichenia dicarpa</i>	Coral fern	<=30cm	5L	425

NOTE:
* Plant quantities on planting plan take precedence over quantities identified in this schedule.



project: 44-48 Oxford Street Epping
client: Pirasta Pty Ltd
date: 20.12.2017
revision: E
drawn: VH
checked: AL

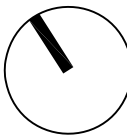
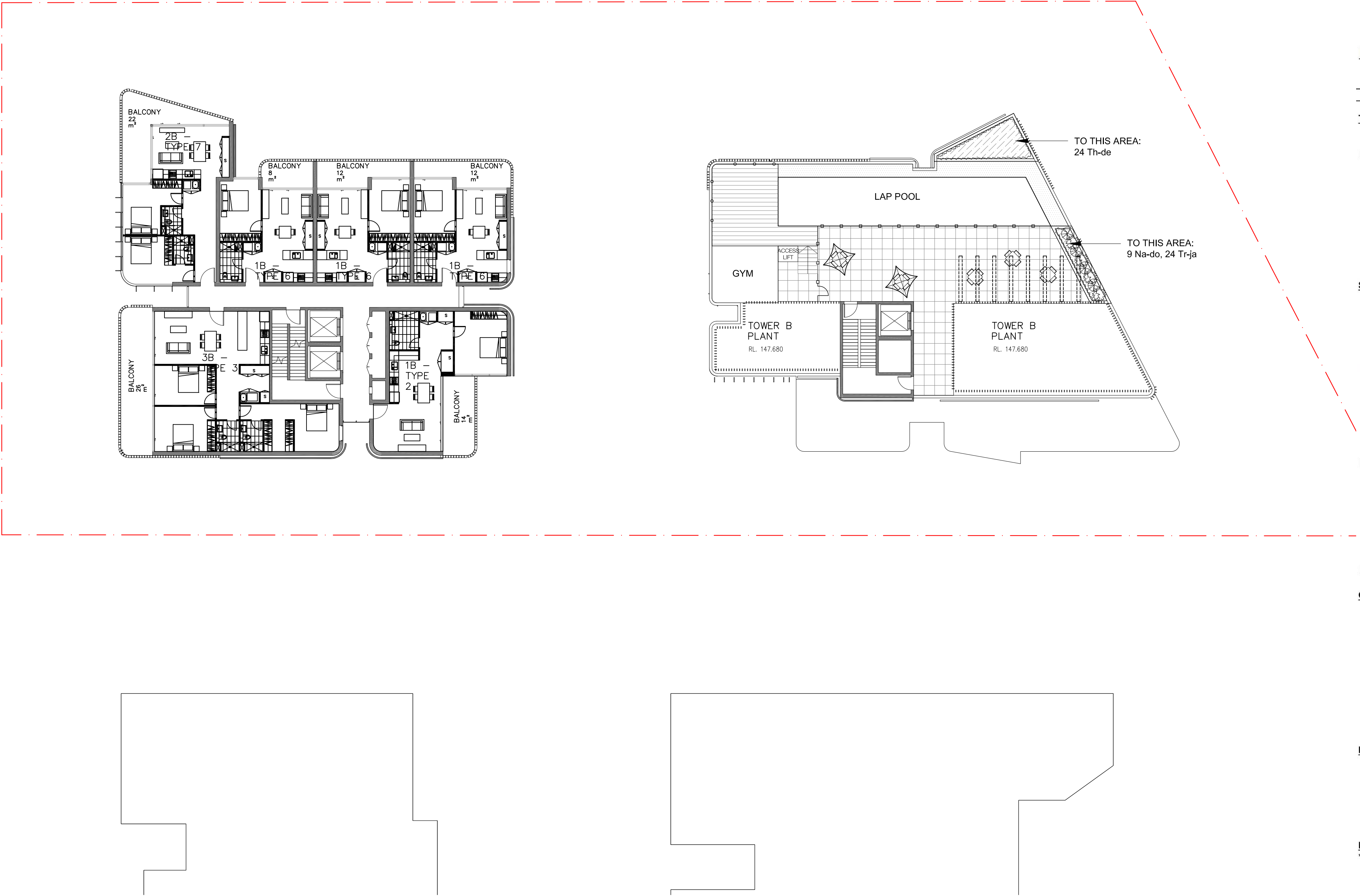
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LEVEL 14 PLANTING PLAN

INDICATIVE PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SIZE	QUANTITY
TREES					
Ac-pa	<i>Acer japonicum vitifolium</i>	Japanese Maple Bloodgood	>5 - 10m	200L	4
Ba-my	<i>Backhousia myrtifolia</i>	Carroll ironwood	7m	100L	2
Ba-in	<i>Banksia integrifolia</i>	Coast banksia	10m	100L	12
Ce-to	<i>Cercis canadensis 'Forest Pansy'</i>	Eastern redbud	5m	75L	3
Ce-gu	<i>Ceratopetalum gummiferum</i>	New South Wales Christmas Bush	5m	75L	2
El-eu	<i>Elaeocarpus eumundii</i>	Eumundi Quandong	8m	75L	5
Eu-li	<i>Eucalyptus 'Little spotty'</i>	Dwarf Spotted Gum	7m	100L	2
Hy-fl	<i>Hymenosporum flavum</i>	Native Frangipani	8m	75L	26
La-bi	<i>Lagerstroemia indica x fauriei 'Biloxi'</i>	Crepe myrtles	7m	75L	5
Ma-te	<i>Magnolia Teddy Bear</i>	Magnolia	4m	75L	16
Tr-la	<i>Tristanopsis laurina</i>	Water Gum	12-15m	100L	5
SHRUBS					
Ac-bu	<i>Acacia 'burgundy cascade'</i>	Wattle	2m	45L	35
Ac-he	<i>Acmena 'Hedgemaster'</i>	Lillypilly	>75 - 90cm	25L	144
Ac-li	<i>Acacia linifolia</i>	Flax-leaved Wattle	>150cm - 3m	45L	30
Al-ze	<i>Alpinia zerumbet 'Variegated Shell Ginger'</i>	Alpinia	1m	45L	18
An-re	<i>Anigozanthos 'Red Cross'</i>	Kangaroo Paw	>90 - 150cm	5L	60
Bu-sp	<i>Bursaria spinosa</i>	Native Blackthorn	3-5m	45L	30
Ca-gr	<i>Callistemon 'Great Balls of Fire'</i>	Callistemon	1.75m	45L	56
Ce-gu	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	>3 - 5m	45L	30
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Co-ni	<i>Cordyline 'Nigra'</i>	Cordyline	>90 - 150cm	15L	60
Co-re	<i>Correa reflexa</i>	Native Fuchsia	0.5-1.2m	25L	15
El-ca	<i>Elettaria cardamomum</i>	True cardamom	2m	45L	20
Gr-ju	<i>Grevillea juniperina</i>	Grevillea	1 - 2.5m	25L	55
Ku-am	<i>Kunzea ambigua</i>	Tick Bush	>150cm - 3m	45L	45
Le-po	<i>Leptospermum polygalifolium</i>	Yellow tea tree	2-3m	45L	15
Pe-li	<i>Persoonia linearis</i>	Narrow Leaved Geebung	>3 - 5m	75L	35
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Pl-ar	<i>Plectranthus argentatus</i>	Silver Plectranthus	1m	300mm	60
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Tr-ja	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine		150mm	73
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Th-de	<i>Thalia dealbata</i>	Hardy water canna	0.5m	300mm	24
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To-ba	<i>Todea barbara</i>	King Fern	>90 - 150cm	5L	350
Gl-di	<i>Gleichenia dicarpa</i>	Coral fern	<=30cm	5L	425

NOTE:
* Plant quantities on planting plan take precedence over quantities identified in this schedule.



SCALE 1:100 @ A1
0 1 2 4 6m

LEGEND

SITE BOUNDARY
EXISTING TREE RETAINED

EXISTING TREE REMOVED
PROPOSED TREE

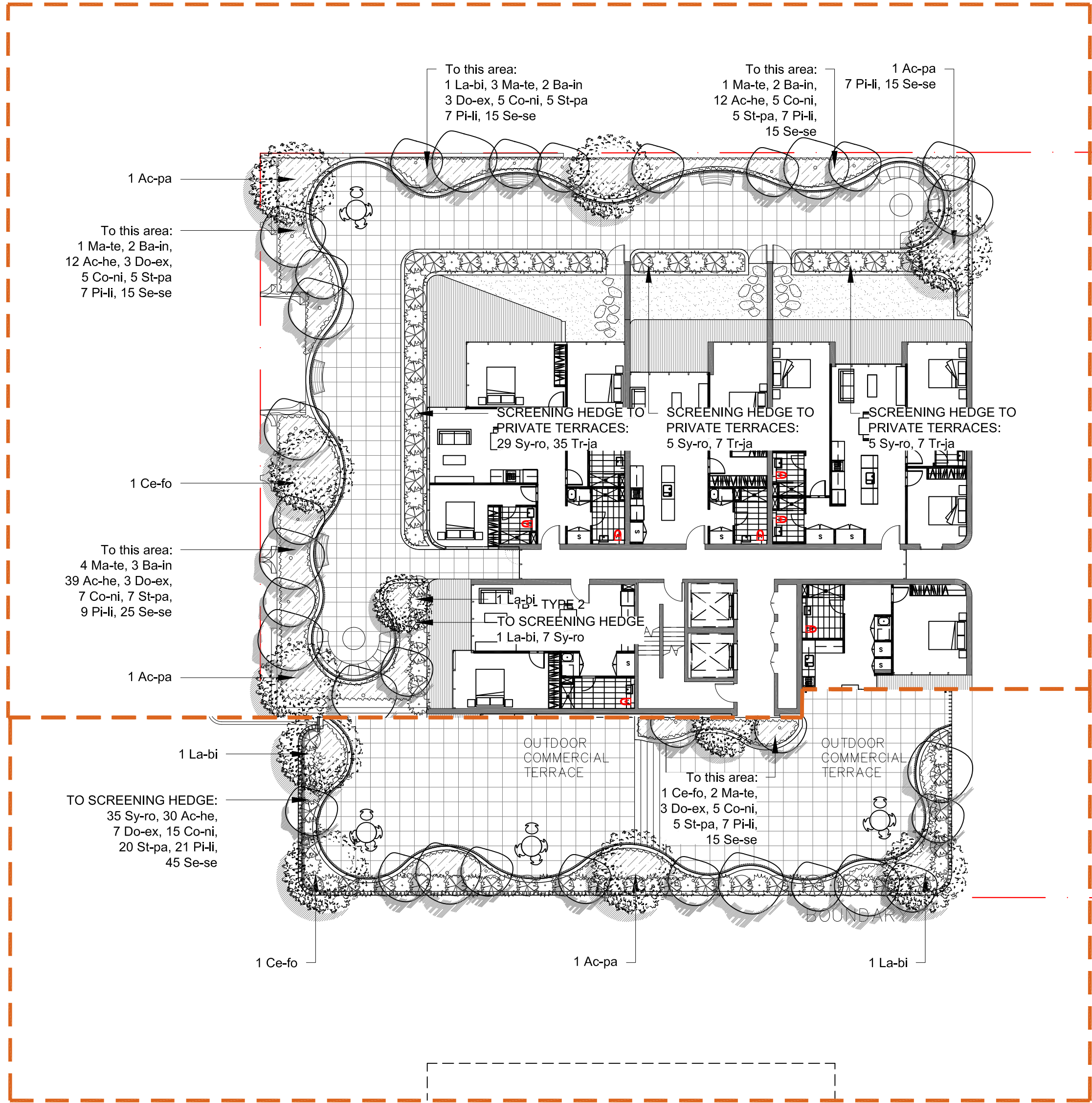
EXISTING CONTOUR
PROPOSED NEW CONTOUR
EXISTING SPOT LEVEL
PROPOSED SPOT LEVEL

PROPOSED GROUNDCOVERS
PROPOSED SHRUBS

project: 44-48 Oxford Street Epping
client: Pirasta Pty Ltd
date: 20.12.2017
revision: D
drawn: VH
checked: AL

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LEVEL 2



LEVEL 1

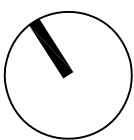


LEVEL 1 AND 2
PLANTING PLAN

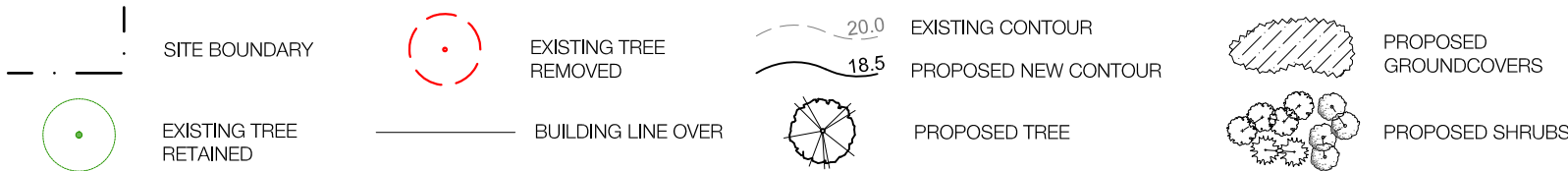
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Ac-he	<i>Acmena 'Hedgemaster'</i>	Lillypilly	>75 - 90cm	25L	144
Ac-li	<i>Acacia linifolia</i>	Flax-leaved Wattle	>150cm - 3m	45L	30
Al-ze	<i>Alpinia zerumbet 'Variegated Shell Ginger'</i>	Alpinia	1m	45L	18
An-re	<i>Anigozanthos 'Red Cross'</i>	Kangaroo Paw	>90 - 150cm	5L	60
Bu-sp	<i>Bursaria spinosa</i>	Native Blackthorn	3-5m	45L	30
Ca-gr	<i>Callistemon 'Great Balls of Fire'</i>	Callistemon	1.75m	45L	56
Ce-gu	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	>3 - 5m	45L	30
Cl-to	<i>Clerodendrum tomentosum</i>	Hairy Clerodendrum	2m	45L	15
Co-ni	<i>Cordylina 'Nigra'</i>	Cordylina	>90 - 150cm	15L	60
Co-re	<i>Correa reflexa</i>	Native Fuchsia	0.5-1.2m	25L	15
El-ca	<i>Elettaria cardamomum</i>	True cardamom	2m	45L	20
Gr-ju	<i>Grevillea juniperina</i>	Grevillea	1 - 2.5m	25L	55
Ku-am	<i>Kunzea ambigua</i>	Tick Bush	>150cm - 3m	45L	45
Le-po	<i>Leptospermum polygalifolium</i>	Yellow tea tree	2-3m	45L	15
Pe-li	<i>Persoonia linearis</i>	Narrow Leaved Geebung	>3 - 5m	75L	35
Pi-li	<i>Pimelea linifolia</i>	Slender Rice-flower	>75 - 90cm	15L	65
Pi-re	<i>Pittosporum revolutum</i>	Rough Fruit Pittosporum	>150cm - 3m	25L	20
Pl-ar	<i>Plectranthus argentatus</i>	Silver Plactranthus	1m	300mm	60
St-pa	<i>Strelitzia parvifolia</i>	Spoon Leaved Strelitzia	>75 - 90cm	15L	47
Sy-au	<i>Syzygium australe 'Hinterland Gold'</i>	Syzygium	6m	75L	118
Sy-ro	<i>Syzygium 'Royal Flame'</i>	Magenta Lillypilly	>150cm - 3m	25L	152
Na-do	<i>Nandina domestica 'Gulf Stream'</i>	Heavenly Bamboo	1.5m	45L	9
GROUNDCOVERS					
Di-ca	<i>Dianella caerulea</i>	Paroo Lily	>30 - 45cm	200mm	30
Di-lr	<i>Dianella 'Little Jess'</i>	Flax-lily cv	>30 - 45cm	200mm	40
Di-re	<i>Dianella revoluta</i>	Blue Flax Lily	>30 - 45cm	200mm	60
He-gl	<i>Helmholtzia glaberrima</i>	Stream lily	1.5m	300mm	30
Ma-be	<i>Mackaya bella</i>	Forest bell bush	1.5m	200mm	60
Op-na	<i>Ophiopogon 'Nanus'</i>	Dwarf Mondo Grass	<=30cm	200mm	42
Vi-he	<i>Viola hederacea</i>	Native Violet	<=30cm	200mm	21
Tr-ja	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine		150mm	73
Se-se	<i>Senecio serpens</i>	Blue chalk stick	0.2m	140mm	145
Th-de	<i>Thalia dealbata</i>	Hardy water canna	0.5m	300mm	24
FERNS					
Ad-ae	<i>Adiantum aethiopicum</i>	Common Maidenhair	<=30cm	15L	510
As-au	<i>Asplenium australasicum</i>	Bird's Nest Fern	>60 - 75cm	200mm	150
Cy-au	<i>Cyathea australis</i>	Rough Tree-fern	>150cm - 3m	5L	9
Hy-cu	<i>Hymenophyllum cupressiforme</i>	Common Filmy Fern	<=30cm	200mm	42
To-ba	<i>Todea barbara</i>	King Fern	>90 - 150cm	5L	350
Gl-di	<i>Gleichenia dicarpa</i>	Coral fern	<=30cm	5L	425

NOTE:
* Plant quantities on planting plan take precedence over quantities identified in this schedule.

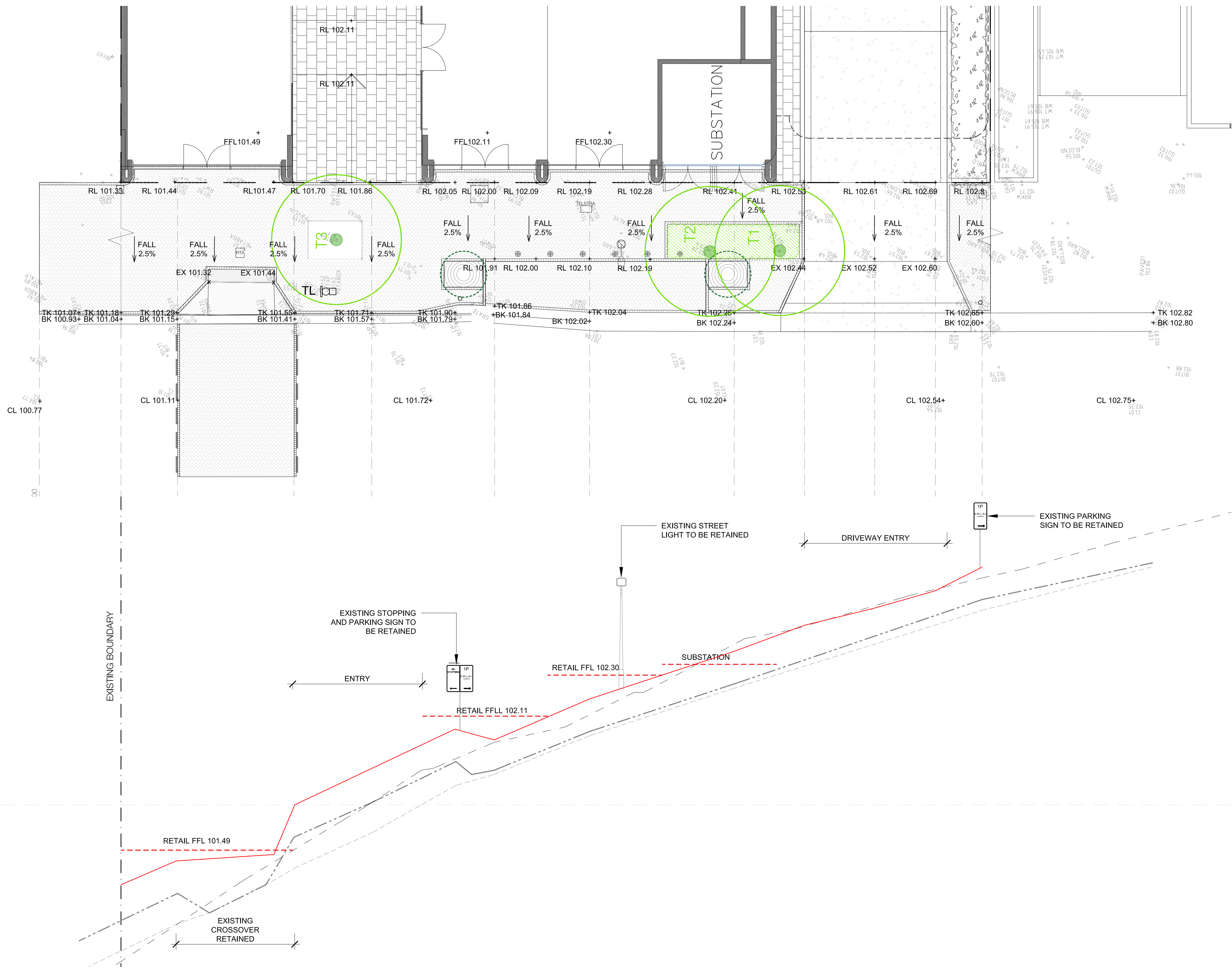


SCALE 1:200 @ A1
0 2 4 8 12m



project: 44-48 Oxford Street Epping
client: Pirasta Pty Ltd
date: 20.12.2017
revision: D
drawn: VH
checked: AL

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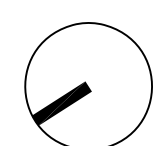


NEW BOUNDARY LINE	EXISTING BOUNDARY		101.92	101.93	101.92	101.95		101.93	101.89	101.86	101.87	101.99		102.06		102.22	102.22		102.47	102.51		102.66	102.67	102.75	102.79		102.91	
	EXISTING KERB	101.07		101.29	101.20	101.33	101.55		101.71		101.90	101.84	101.86		102.04				102.26					102.65				102.85
	EXISTING GUTTER	100.93		101.15			101.41		101.57		101.79	101.84	101.86		102.02				102.24					102.60				102.80
	ROAD CENTRE	100.88		101.20						101.72									102.20									102.75
	CHAINAGE																											

ALIGNMENT LEVEL



PUBLIC DOMAIN PLAN



SCALE 1:100 @ A1
0 1 2 4 6m

LEGEND

— SITE BOUNDARY
● EXISTING TREE RETAINED

○ EXISTING STREET TREES AND TREES PIT TO BE REMOVED FOR RELOCATION
○ EXISTING STREET TREES AND TREES PIT TO BE RELOCATED

— 20.0 PROPOSED NEW CONTOUR
— 18.5 EXISTING TOP OF KERB LEVEL
— 20.0 EXISTING BOTTOM OF KERB LEVEL
— TK 18.25
— BK 20.0

— EXISTING CONCRETE CROSSOVER TO BE RETAINED
— EXISTING CONCRETE DRIVEWAY TO BE REMOVED

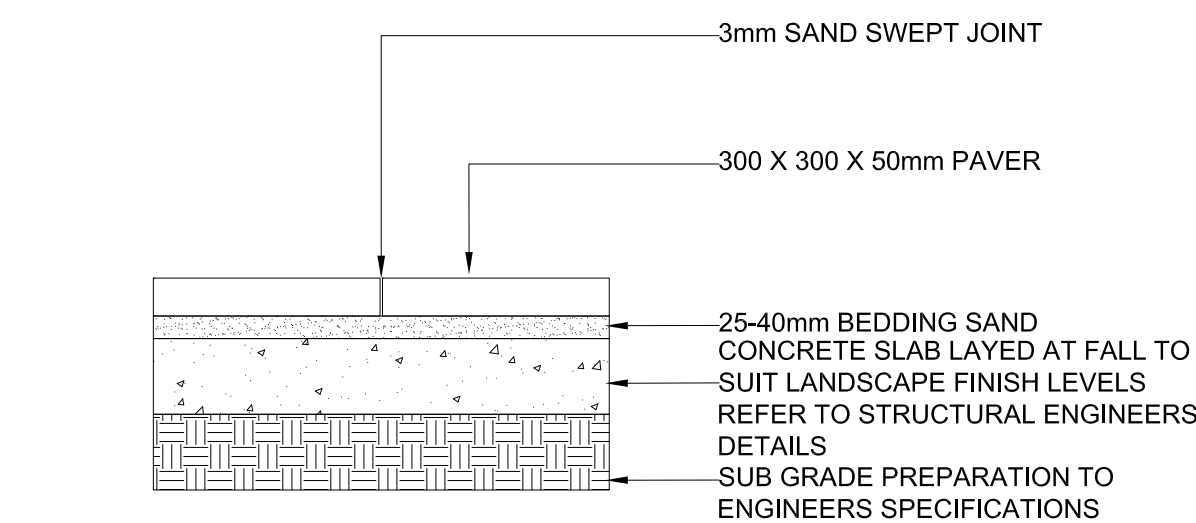
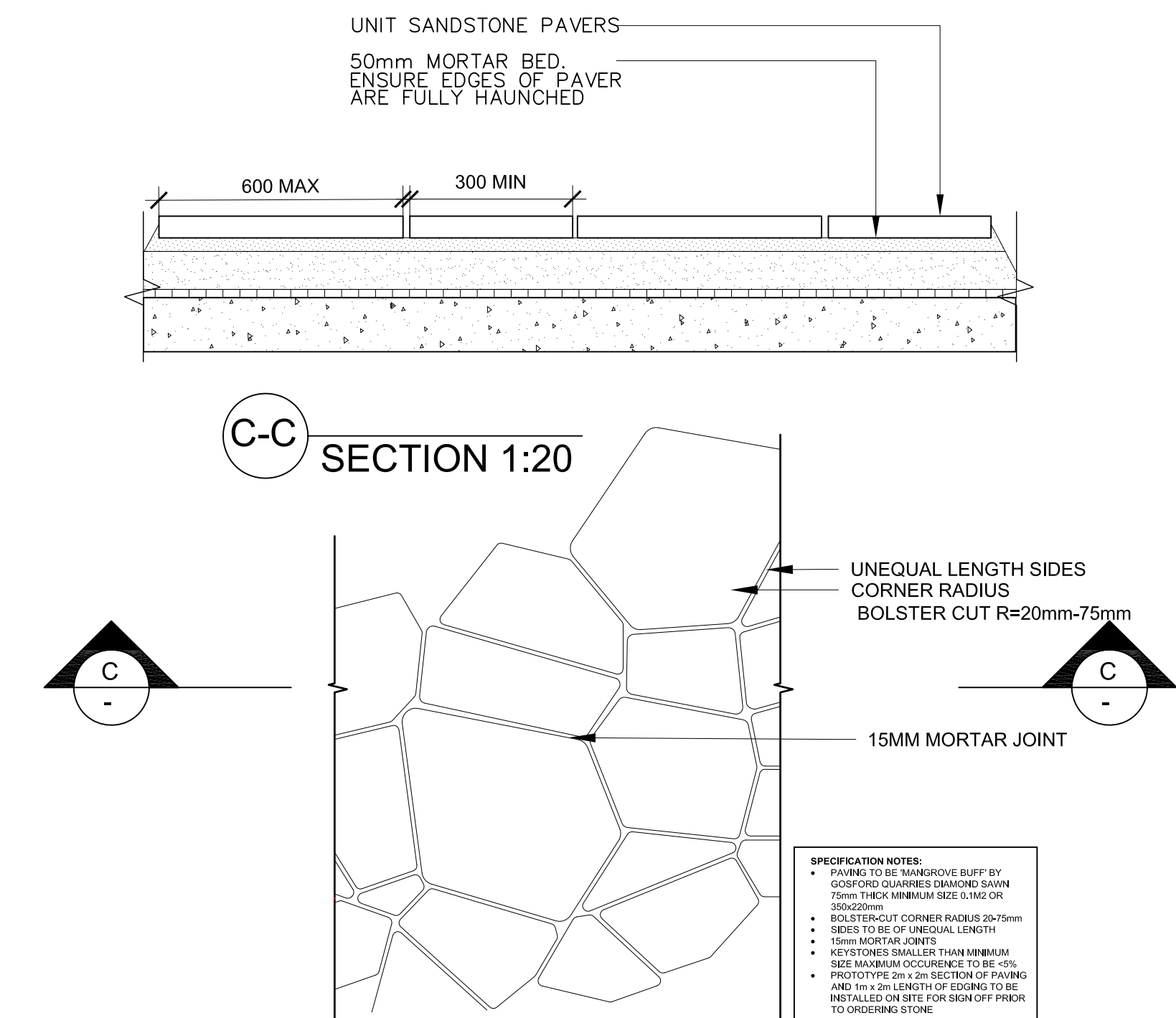
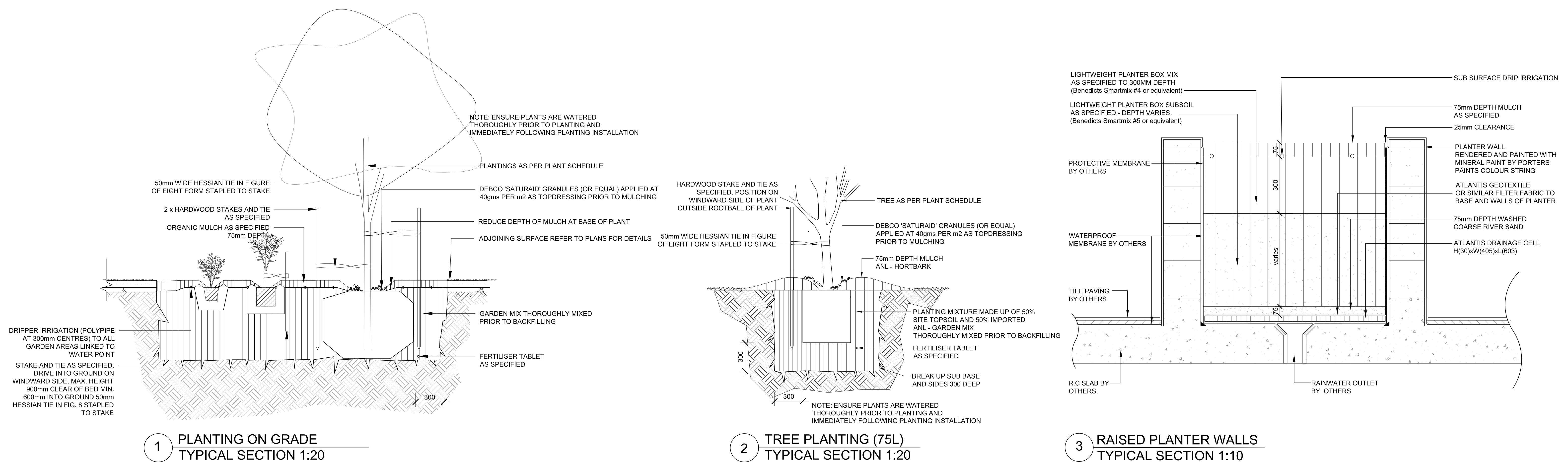
○ EXISTING BOLLARDS TO BE RELOCATED
○ EXISTING STREET LIGHT TO BE RETAINED

— PUBLIC DOMAIN BRICK PAVING TO BE REINSTATED TO COUNCIL'S GUIDELINES
— EXISTING GAS
— EXISTING ELECTRICAL BOX

— EXISTING TELSTRA PIT
— N.B: ALL EXISTING PIT/ SERVICE LID TO BE ALIGNED WITH KERB LINE AND FINISH FLUSH WITH NEW PAVING TO COUNCIL DETAIL AND STANDARD

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date: 20.12.2017
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5 PAVING ON CONCRETE SLAB
TYPICAL SECTION 1:10

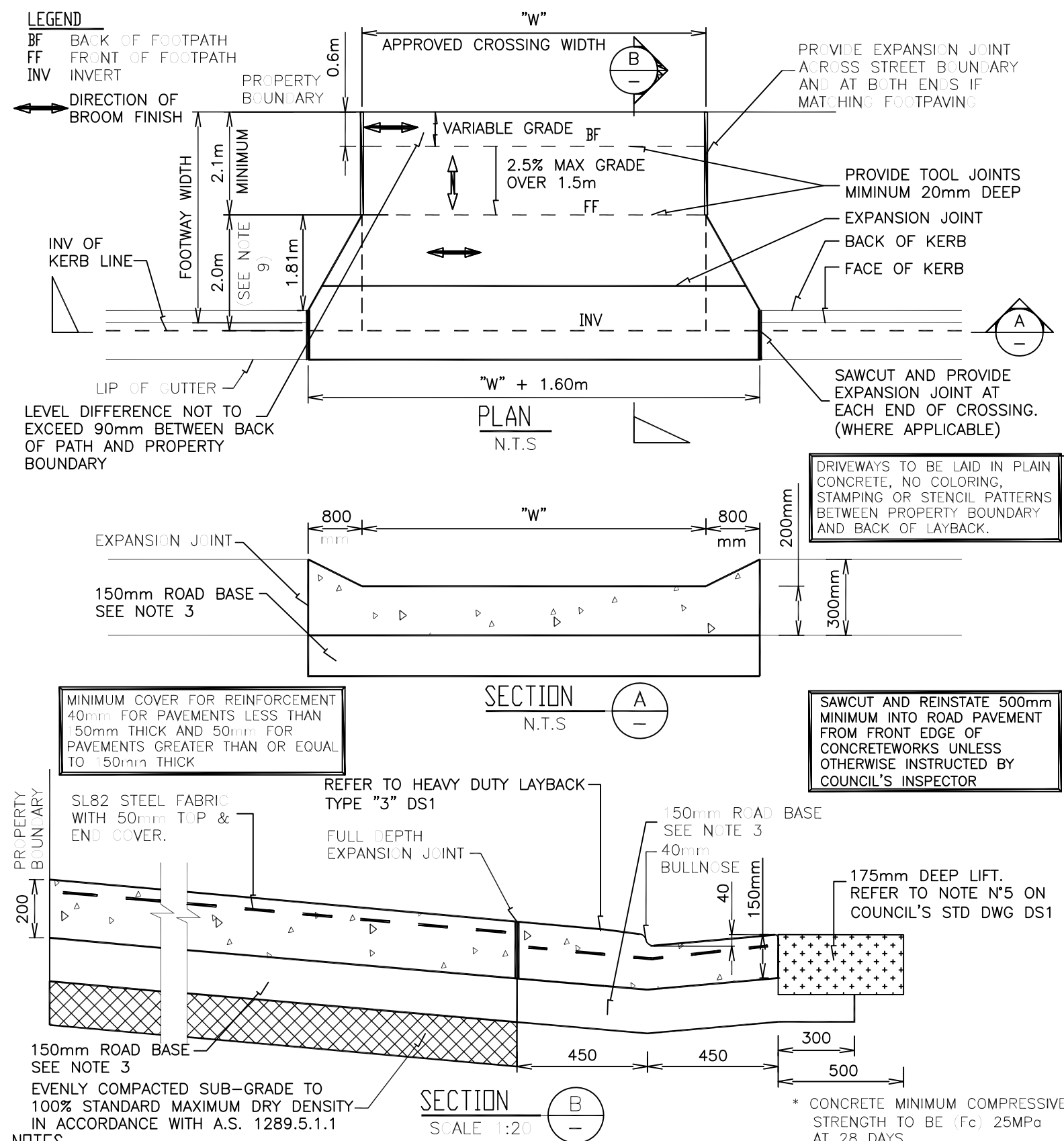
4 SANDSTONE PAVING LAYOUT
TYPICAL DETAIL 1:10

DETAILS

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date: 12.12.2017
revision: D
drawn: VH
checked: AL

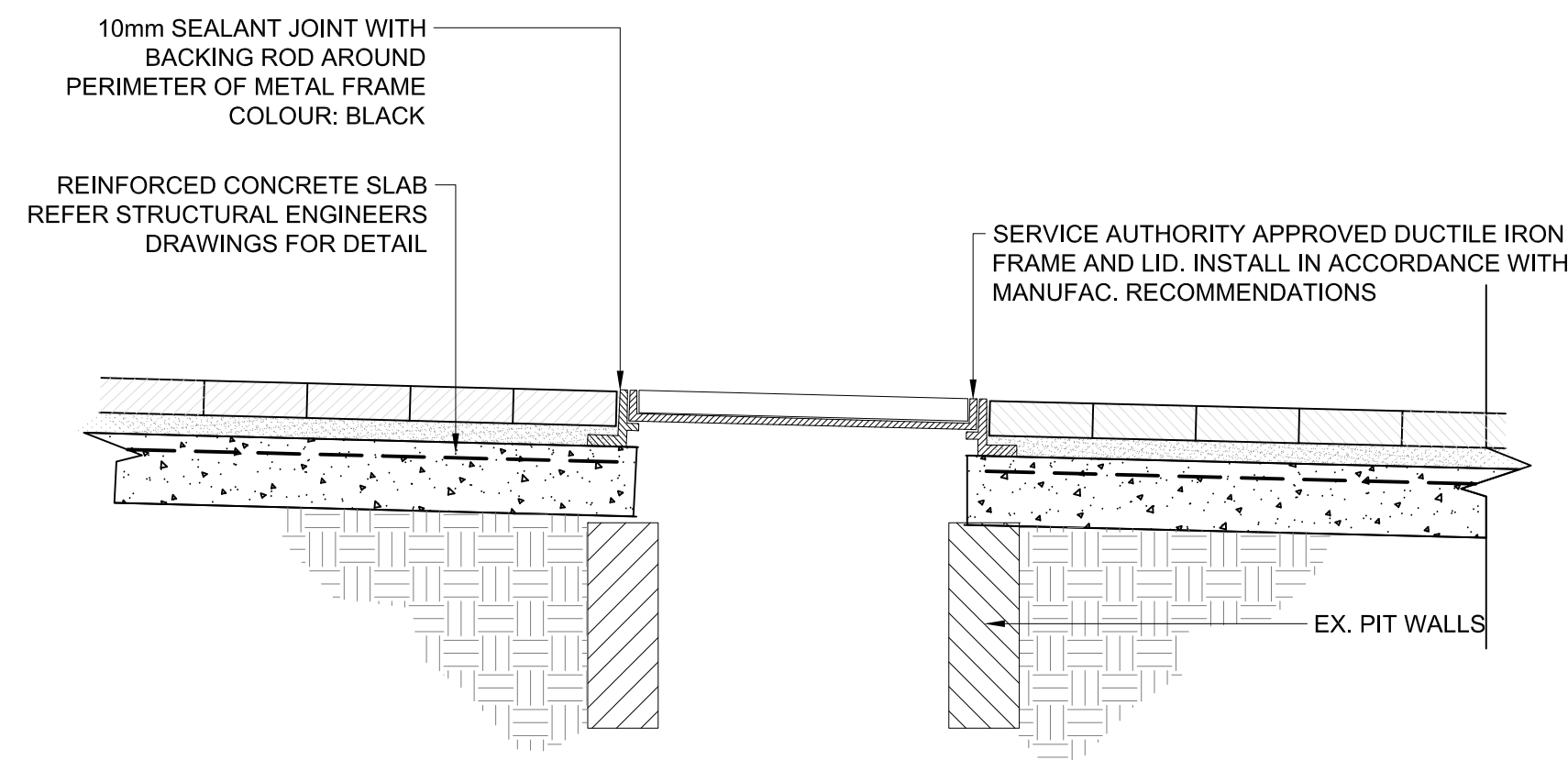
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D1



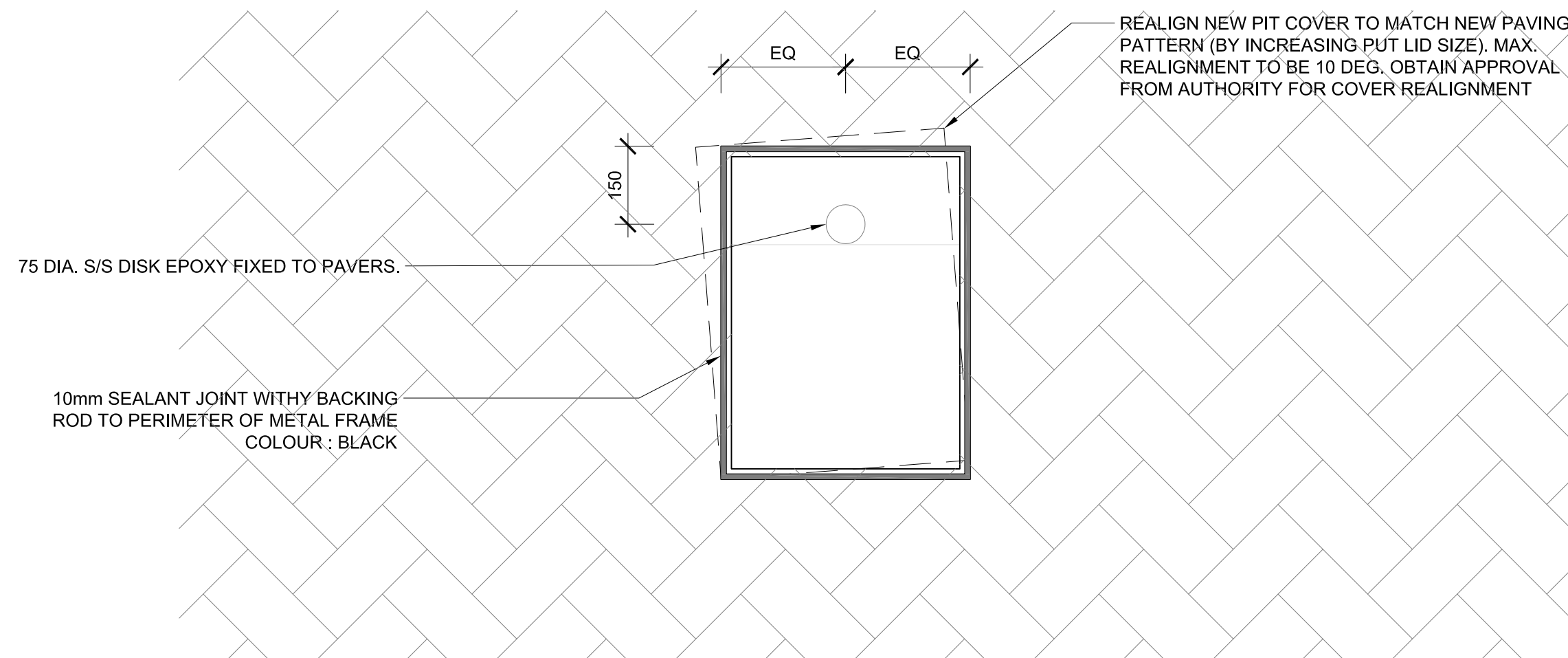
- NOTES**
1. ALL EXISTING KERB AND CUTTER SHALL BE REMOVED PRIOR TO ANY NEW LAYBACK WORKS UNLESS OTHERWISE DIRECTED BY COUNCIL'S INSPECTOR AT PRE-INSPECTION.
 2. VEHICULAR CROSSING LEVELS TO BE IN ACCORDANCE WITH COUNCIL'S STANDARD DESIGN DETAILS.
 3. ROAD BASE MATERIAL IS TO BE FCB20 OR SIMILAR AND COMPACTED TO 100% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH A.S. 1289.5.1.1-2003.
 4. ALL DISTURBED AREAS TO BE TOPDRESSED WITH 75mm OF APPROPRIATE LOAM AND TURFED AS SHOWN AS PRACTICABLE (PRIOR TO FINAL INSPECTION) TO ENCOURAGE REVEGETATION AND MINIMISE SOIL EROSION FROM SITE.
 5. EXISTING CONCRETE FOOTPAVING IS TO BE RECONSTRUCTED AS REQUIRED BY COUNCIL'S INSPECTOR OR PROJECT MANAGER TO MATCH THE CROSSING.
 6. THE FOOTWAY IS TO BE SHAPED AS REQUIRED BY COUNCIL'S INSPECTOR OR PROJECT MANAGER TO THE CROSSING EVENLY.
 7. THIS PLAN DOES NOT APPLY FOR FOOTWAY WIDTHS LESS THAN 2.8m.
 8. ALL SURFACES TO BE BROOM FINISHED.
 9. USE 2.0m IF DISTANCE BETWEEN INVERT AND FRONT OF FOOTPATH IS 2.0m OR GREATER, WHERE DISTANCE IS LESS THAN 2.0m WING TO MATCH FRONT OF FOOTPATH.

1 VEHICULAR CROSSING TYPICAL DETAILS



2a ONE PART PIT COVER TYPICAL SECTION 1:10

NOTE: TO ENSURE THE SERVICE PIT IS STILL ACCESSIBLE AND FIR FOR USE THE RELEVANT AUTHORITY IS TO PROVIDE SIGN OFF/APPROVAL



2b ONE PART PIT COVER TYPICAL PLAN 1:10

DETAILS

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