



# Clause 4.6 Departure for Height

209 RAILWAY TERRACE  
SCHOFIELDS

5 APRIL 2019



## QUALITY ASSURANCE

**PROJECT:** Clause 4.6 Discussion Paper - Height

**ADDRESS:** 209 Railway Terrace Schofields

**COUNCIL:** Blacktown

**AUTHOR:** Think Planners Pty Ltd

| Date             | Purpose of Issue  | Rev   | Reviewed | Authorised |
|------------------|-------------------|-------|----------|------------|
| 13 February 2019 | For client review | Final | SF       | SF         |
| 5 April 2019     | Final             | Final | SF       | SF         |





## BACKGROUND

The development application currently under assessment seeks approval for the construction of 4 x six storey and 1 x five storey mixed use buildings that contain a total of 229 apartments. The habitable floor space of the apartments buildings does not exceed the mapped 18.5m height control for the site, however, lift overruns, stair access points, and fencing/structures associated with the roof top common open space areas protrude above the 18.5m height limit.

Accordingly a 4.6 submission is required to be provided to vary this development standard.

This request addresses several recent Land and Environment Court cases including, *Micaul Holdings Pty Ltd v Randwick City Council*, *Moskovich v Waverley Council* and *Initial Action Pty Ltd v Woollahra Municipal Council*.

The key tests or requirements arising from the above judgements is that:

- The consent authority be satisfied the proposed development will be in the public interest because it is “consistent with” the objectives of the development standard and zone is not a requirement to “achieve” those objectives. It is a requirement that the development be compatible with the objectives, rather than having to ‘achieve’ the objectives;
- Establishing that ‘compliance with the standard is unreasonable or unnecessary in the circumstances of the case’ does not always require the applicant to show that the relevant objectives of the standard are achieved by the proposal (Wehbe “test” 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in *Wehbe v Pittwater*;
- When pursuing a clause 4.6 variation request it is appropriate to demonstrate *that there are sufficient environmental planning grounds to justify contravening the development standard*, and
- The proposal is required to be in ‘the public interest’.

It is important to note that the Chief Judge of the Land and environment court in *Initial Action Pty Ltd v Woollahra Municipal Council* (2018) has further clarified the correct approach to the consideration of clause 4.6 requests including that the clause does not require that a development that contravenes a development standard must have a *neutral or better* environmental planning outcome than one that does not.

An extract of this judgment is provided below:

*Clause 4.6 does not directly or indirectly establish a test that the non-compliant development should have a neutral or beneficial effect relative to a compliant development.*

In relation to the current proposal the keys are:

- Demonstrating that the development remains consistent with the objectives of the height standard;
- Demonstrating that there are sufficient environmental planning grounds to justify contravening the development standard;
- Demonstrating consistency with the B2 zoning;
- Satisfying the relevant provisions of Clause 4.6.

These matters are addressed below, noting that the proposal has a bulk and scale that is consistent with the emerging built form in this release area.

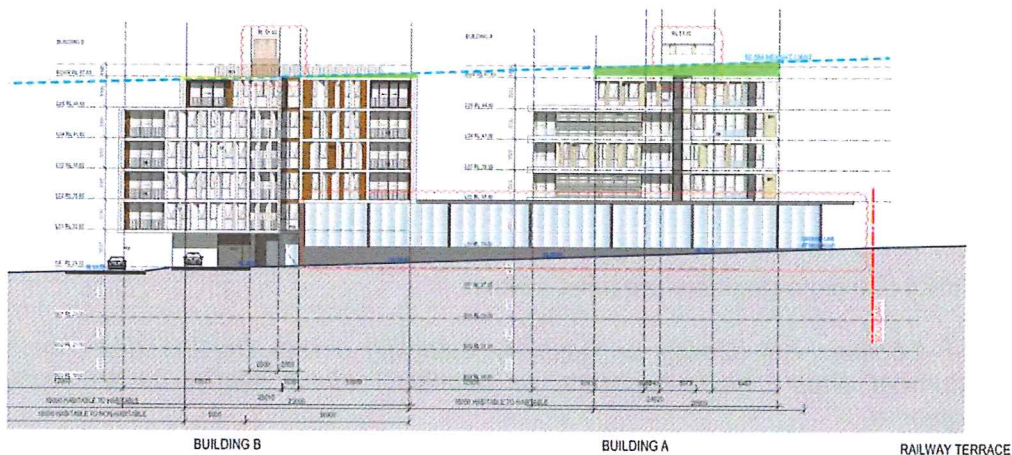
## CLAUSE 4.6 VARIATION: BUILDING HEIGHT

The development application plans that accompany this clause 4.6 departure illustrate that the three residential apartment buildings exceed the mapped 18.5m height control with the lifts, stair access to the rooftop common open space areas are above the 18.5m height line.

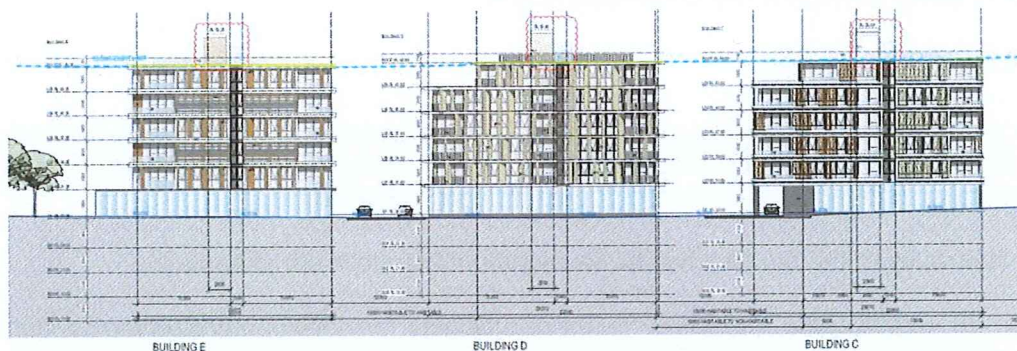
The extent of departure to each of the buildings is as follows:

- Building A – 2.63m (14%);
- Building B – 4.13m (22%);
- Building C – 3.91m (21%);
- Building D – 4.6m (24.8%)
- Building E – 4.01m (21.6%).

The highest point of the development is to the lift overruns is 4.6m above 18.5m height plane as measured from the existing natural ground level. As illustrated by the elevations and height plane diagram below, the height exceedance is limited to non habitable portions of the building that contains the roof top common open space areas.







## CONSIDERATION OF CLAUSE 4.6

Clause 4.6 of the SEPP provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular subclause 3-5 which provide:

3. *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
  - a. *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
  - b. *that there are sufficient environmental planning grounds to justify contravening the development standard.*
4. *Development consent must not be granted for development that contravenes a development standard unless:*
  - a. *the consent authority is satisfied that:*
    - i. *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
    - ii. *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
  - b. *the concurrence of the Director-General has been obtained.*
5. *In deciding whether to grant concurrence, the Director-General must consider:*
  - a. *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
  - b. *the public benefit of maintaining the development standard, and*
  - c. *any other matters required to be taken into consideration by the Director-General before granting concurrence.*

Each of these provisions are addressed in turn.

#### CLAUSE 4.6(3)

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as the underlying objectives of the control are achieved.

The objectives of the building height development standard are stated as:

- a) *to establish the maximum height of buildings for development on land within the Alex Avenue and Riverstone Precincts,*
- b) *to protect the amenity of adjoining development and land in terms of solar access to buildings and open space,*
- c) *to facilitate higher density development in and around the local centre, the neighbourhood centres and major transport routes while minimising impacts on adjacent residential, commercial and open space areas,*
- d) *to provide for a range of building heights in appropriate locations that provide a high quality urban form.*

The development seeks to depart from the height control noting that the proposal remains consistent with the objectives of the clause and is a more appropriate outcome on the site because of the following:

- The departure to roof top common open space areas is suitable as it enables a high quality communal area at the rooftop level. Providing lift access to this space is essential to enable equitable access for all residents and visitors. The extent of non-compliance could be substantially reduced by the removal of these areas; however, this would be a poor planning and amenity outcome.
- The development is consistent with the intent of the maximum height control and will provide high quality architecturally designed buildings that appropriately addresses the surrounding public roads and domain space.
- The additional overshadowing that results from the height non-compliance will be cast within the site and will have no impact on future adjoining development in terms of solar penetration to buildings or open space areas.
- The proposal is located within the Schofields local centre and in this case, it is preferable for common open space areas to be provided at the rooftop rather than on street level. High quality activation of the ground floor is achieved by locating the common open space on the rooftop and this area requires lift access which can only be achieved with the minor height variation proposed.
- The lift over runs and fire stairs which exceed the height control on all 5 buildings are located towards the middle of the buildings. Given this, the portions of the buildings that exceed the height control will not be discernible when viewed from the immediate surrounding public domain.



- The site is large and the impacts arising from overshadowing, visual impact and loss of privacy are manageable within the site and have no significant impact on adjoining properties or open space areas given that the development is contained within its own street-block meaning shadows cast by the proposal falls on the street with the extent of overshadowing is not unreasonable for density envisaged of this scale within the Schofields local centre.
- The proposal provides an appropriate building form that is consistent with the desired future character of the locality and is reflective of the objectives for the zone and locality generally, noting the building has no habitable floorspace that protrudes above the 18.5m height control.
- The extent of non-compliance could be reduced via the elimination of the roof top common areas however this reduces amenity for occupants with no discernible benefit in terms of streetscape presentation.
- The proposal is not located within a low-density area and the proposal represents an appropriate built form on the site.
- The proposal presents an appropriate height on the site that facilitates a high quality urban form to contribute to building diversity across Schofields.
- The proposed development complies with other key planning controls applying to the proposal including, landscape, deep soil zones and communal open space.

As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable in the circumstances. Further the above discussion demonstrates that there are sufficient environmental planning grounds to justify the departure from the control.

#### CLAUSE 4.6(4)

In accordance with the provisions of Clause 4.6(4) Council can be satisfied that this written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3). As addressed the proposed development is in the public interest as it remains consistent with the objectives of the building height control. In addition, the proposal is consistent with the objectives of the B2 zone, being:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for residential development that contributes to the vitality of the local centre.
- To ensure that residential development within the centre does not detract from the primary function of the centre being to provide for retail, business, entertainment and community uses.

- To facilitate active retail, commercial, entertainment and community facility uses at ground level of mixed use developments.
- To encourage development which will contribute to the economic growth of, and creation of employment opportunities within, the City of Blacktown.

The proposal contributes to the creation of housing supply that will serve the communities demand for apartments. The proposal also ensures that the local centre is activated, vibrant and the intent of the zone is realised. In addition, the proposal complements and enhances the existing and future local streetscape by virtue of the careful siting of the development, ground floor activation and the landscape embellishment work within the sites setbacks. The development site is in close proximity to public transport and the design concept recognises the key site attributes and provides for an attractive built form that relates to the existing and future site context. It is understood that the concurrence of the Director General can be assumed in the current circumstances.

#### CLAUSE 4.6(5)

As addressed, it is understood the concurrence of the Director-General may be assumed in this circumstance, however the following points are made in relation to this clause:

- a) The contravention of the building height control does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal; and
- b) There is no public benefit in maintaining the development standard as it relates to the current proposal. The departure from the building height control is acceptable in the circumstances given the underlying objectives are achieved and it will not set an undesirable precedent for future development within the locality based on the observed building forms in the locality.

Strict compliance with the prescriptive building height requirement is unreasonable and unnecessary in the context of the proposal and its unique circumstances. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The public benefit of the variation is that it will appropriately facilitate the provision of both commercial floorspace and housing on a B2 zoned site and provide for a range of dwelling stock and different pricing points to be provided to future residents of this release area in an accessible location and employment opportunities.

The design response aligns with the intent of the control and provides for an appropriate transition to the adjoining properties.

The proposal promotes the economic use and development of the land consistent with its zone and purpose. Council is requested to invoke its powers under Clause 4.6 to permit the variation proposed.





The objection is well founded and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.

The variation request also applies the principles established in *Winten Property Group Limited v North Sydney Council* (2001) NSW LEC 46 and further refined in *Wehbe v Pittwater Council* (2007) NSW LEC 827.

1. *Is the planning controls in question a development standard?*

Clause 4.3 states that the maximum building height control is 18.5m. This control is a numerical development standard, as defined in Section 4 of the Environmental Planning and Assessment Act 1979 and is therefore capable of being varied under the provisions of Clause 4.6.

2. *What is the underlying object or purpose of the standard?*

The purpose of the standard in accordance with Clause 4.3(1) is:

- a. to establish the maximum height of buildings for development on land within the Alex Avenue and Riverstone Precincts,
- b. to protect the amenity of adjoining development and land in terms of solar access to buildings and open space,
- c. to facilitate higher density development in and around the local centre, the neighbourhood centres and major transport routes while minimising impacts on adjacent residential, commercial and open space areas,
- d. to provide for a range of building heights in appropriate locations that provide a high quality urban form.

3. *Is compliance with the standard consistent with the aims of the policy and does compliance with the standard hinder the object of the Act under s5a(i) and (ii)?*

The aims and objectives of State Environmental Planning Policy No.1 – Development Standards is (considered relevant in the assessment of Clause 4.6 departures):

*“To provide flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or necessary or tend to hinder the attainment of the objects specified in section 5 (a) (i) and (ii) of the Act.”*

The objects set down in Section 5(a)(i) and (ii) are:

*“(a) to encourage:*

*(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*

*“(ii) the promotion and co-ordination of the orderly and economic use and development of land,*

It is considered that a variation to 4.3 of the SEPP (Sydney Region Growth Centres) 2006 would not hinder Council's overall strategic objectives towards the proper management and development of land within the municipality and is therefore consistent with the objectives of the Policy. It is reinforced that the habitable portion of the building complies with the overall height control and there are no resultant impacts to adjoining sites resulting from this variation.

4. *Is compliance with the standard unreasonable or unnecessary in the circumstances of the case?*

It is considered that compliance with the standard contained in 4.3 would be unreasonable and unnecessary in the circumstances of the case given that:

- The proposal located within the Schofields Local Centre and the extent of non-compliance represents an appropriate density on the site.
- The site is large and the impacts arising from overshadowing, visual impact and loss of privacy are manageable within the site and have no significant impact on adjoining properties or open space areas. The shadows cast by the proposal fall on the street with the extent of overshadowing is not unreasonable for density envisaged of this scale within the Precinct.
- The proposal provides an appropriate building form that is consistent with the desired future character of the locality and is reflective of the objectives for the zone and locality generally, noting that all habitable floorspace is below the 18.5m height control.
- The extent of non-compliance could be reduced via the elimination of roof top common areas however this reduces amenity for occupants with no discernible benefit in terms of streetscape presentation.
- The proposal presents an appropriate height on the site that facilitates a high quality urban form to contribute to building diversity across the Precinct.
- The proposed development complies with key planning controls applying to the proposal including landscape, deep soil zones and communal open space.

As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable in the circumstances.



The unique circumstances of the case that warrant support of the departure are that the variation enables the development to:

- Adopt an appropriate Urban Form and Quality Common Open Space: The proposal provides for a variety of building heights and building modulations, with the development distributed across five separate buildings to achieve a series of buildings in a landscaped setting that substantially exceeds the required levels of landscaped area, deep soil, and common open space. It also enables the proposal to achieve greater than the minimum required levels of solar access and natural ventilation to dwellings to present a more suitable and site responsive layout of the buildings;
- Substantial Compliance with the DCP Controls: The departure enables substantial compliance with all key remaining planning controls.

5. *Is the objection well founded?*

In summary, it is considered that the objection to the development standard set down in Clause 4.3 is well founded, and compliance with the standard would be unreasonable and unnecessary, as the purpose or objectives of the building height control have been satisfied.

In that decision, it was further noted that there is public benefit in maintaining planning controls and that SEPP 1/Clause 4.6 should not be used in an attempt to effect general planning changes throughout the area.

This variation request does not attempt to affect the planning outcomes for the broader locality, rather it reflects the identified site-specific development circumstances and a performance based design approach in achieving the underlying intent of the controls.

Notwithstanding the departure from the numerical control set down in 4.3 the proposal is generally consistent with the aims of the Growth Centres SEPP, and the objectives set down in Clause 4.3(1) as addressed previously.

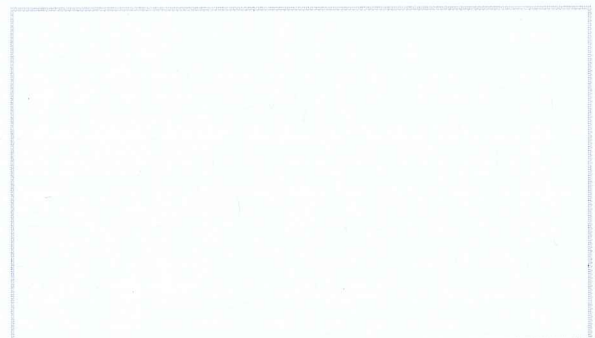
## CONCLUSION

Having regard to the matters described previously in this submission the proposed numerical non-compliance does not frustrate the achievement of the underlying objectives of the standard.

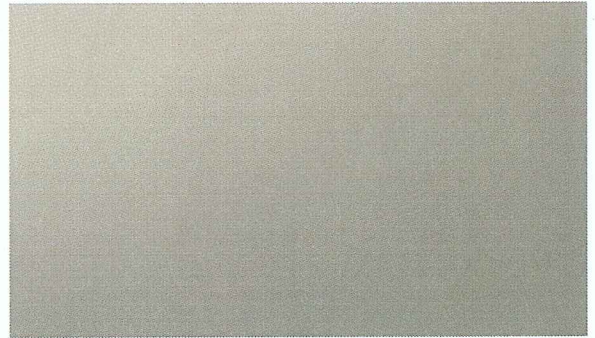
Accordingly, the requirement for strict compliance is unreasonable and unnecessary and the variation to the identified building height should be supported and Council should exercise its power under Clause 4.6 to grant consent to the proposal notwithstanding the numerical non-compliance.



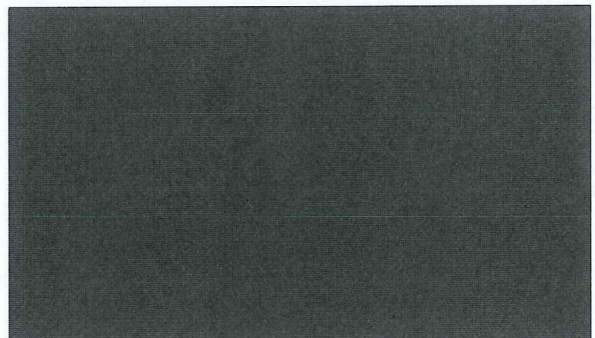




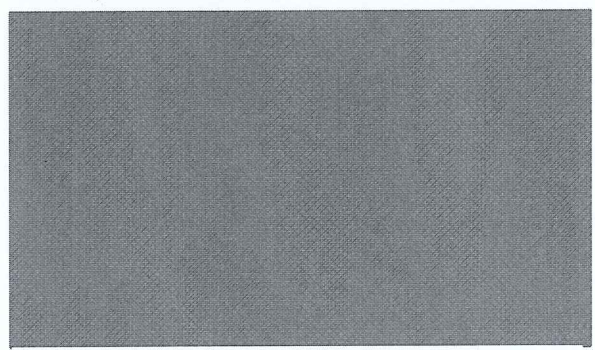
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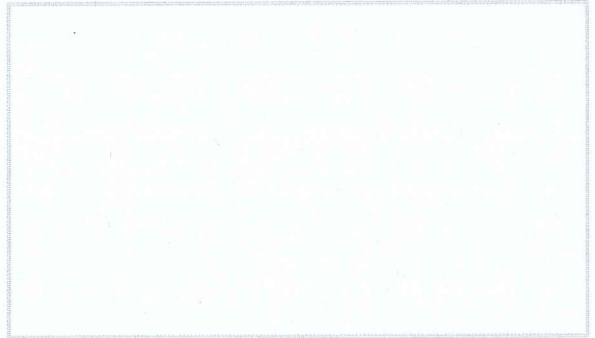
MF3 PERFORATED METAL CLADDING ALUCOBOND ANODIZED LOOK C31



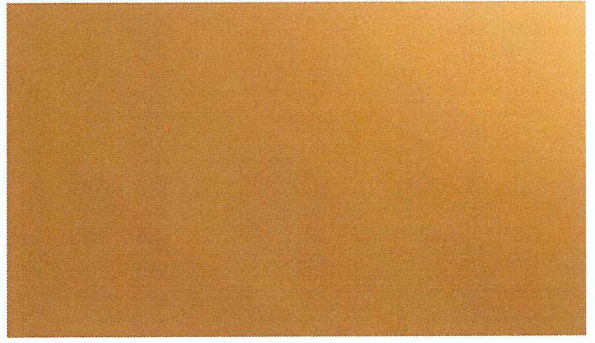
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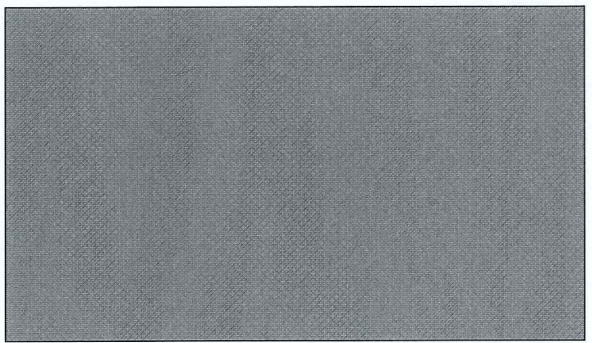
PC3 PAINTED RENDER IN DULUX 'MONK' (DARK GREY)



PC1 PAINTED RENDER WHITE DULUX LEXIKON QUARTER OR SIMILAR

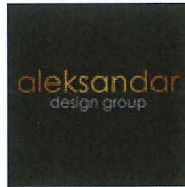


MF1 METAL CLADDING ALUCOBOND INDIANA COPPER



FINISHES SCHEDULE

- GB GLASS BALUSTRADE
- GMD METAL DOOR FOR GARAGE TO MATCH 'PC2'
- L1 EXTERNAL ALUMINIUM LOUVRES TO MATCH PC1
- L2 EXTERNAL ALUMINIUM LOUVRES TO MATCH PC2
- L3 EXTERNAL ALUMINIUM LOUVRES TO MATCH MF1
- LS1 EXTERNAL PERFORATED SCREENS IN ALUCOBOND 'GOLD METALLIC' OR EQUIVALENT
- LS2 EXTERNAL PERFORATED SCREENS IN ALUCOBOND 'INDIANA COPPER' OR EQUIVALENT
- MF1 EXTERNAL FINISH IN ALUCOBOND 'INDIANA COPPER' OR EQUIVALENT
- MF2 EXTERNAL FINISH IN ALUCOBOND 'NATURAL COPPER' OR EQUIVALENT
- MF3 EXTERNAL FINISH IN ALUCOBOND 'ANODIZED LOOK C31' OR EQUIVALENT
- PB ALUMINIUM PALISADE BALUSTRADE IN 'DARK GREY'
- PC1 MASONRY RENDERED IN DULUX 'LEXIKON QUARTER' OR SIMILAR
- PC2 MASONRY RENDERED IN DULUX 'WAYWARD GREY' OR SIMILAR
- PC3 MASONRY RENDERED IN DULUX 'MONK' OR SIMILAR
- SC1 HORIZONTAL ALUMINIUM SCREENING TO MATCH MF1
- SC2 HORIZONTAL ALUMINIUM SCREENING TO MATCH MF3



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Revision  
A AMENDED DA 13/6/17

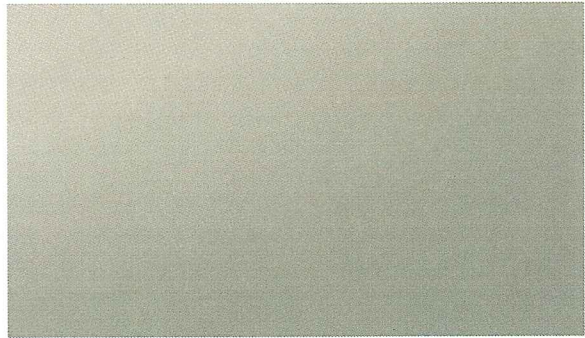
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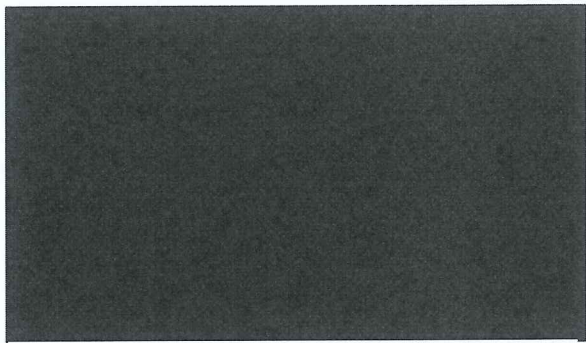




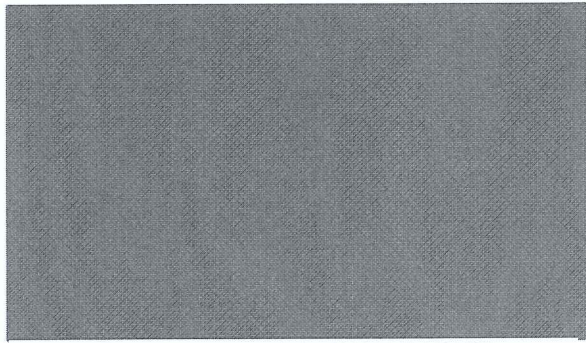
PC1 PAINTED RENDER WHITE DULUX LEXIKON QUARTER OR SIMILAR



MF3 PERFORATED METAL CLADDING ANODIZED LOOK



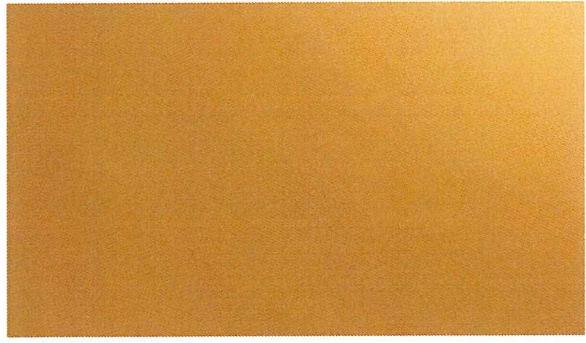
PC2 PAINTED RENDER IN DULUX 'WAYWARD GREY' (DARK GREY)



PC3 PAINTED RENDER IN DULUX 'MONK' (DARK GREY)



PC1 PAINTED RENDER WHITE DULUX LEXIKON QUARTER OR SIMILAR



MF1 METAL CLADDING COPPER COLOUR

| FINISHES SCHEDULE |                                                               |
|-------------------|---------------------------------------------------------------|
| GB                | GLASS BALUSTRADE                                              |
| GMD               | METAL DOOR FOR GARAGE TO MATCH 'PC2'                          |
| L1                | EXTERNAL ALUMINIUM LOUVRES TO MATCH PC1                       |
| L2                | EXTERNAL ALUMINIUM LOUVRES TO MATCH PC2                       |
| L3                | EXTERNAL ALUMINIUM LOUVRES TO MATCH MF1                       |
| LS1               | EXTERNAL PERFORATED SCREENS IN 'GOLD METALLIC' OR EQUIVALENT  |
| LS2               | EXTERNAL PERFORATED SCREENS IN 'INDIANA COPPER' OR EQUIVALENT |
| MF1               | EXTERNAL FINISH IN 'INDIANA COPPER' OR EQUIVALENT             |
| MF2               | EXTERNAL FINISH IN 'NATURAL COPPER' OR EQUIVALENT             |
| MF3               | EXTERNAL FINISH IN 'ANODIZED LOOK C31' OR EQUIVALENT          |
| PB                | ALUMINIUM PALISADE BALUSTRADE IN 'DARK GREY'                  |
| PC1               | MASONRY RENDERED IN DULUX 'LEXIKON QUARTER' OR SIMILAR        |
| PC2               | MASONRY RENDERED IN DULUX 'WAYWARD GREY' OR SIMILAR           |
| PC3               | MASONRY RENDERED IN DULUX 'MONK' OR SIMILAR                   |
| SC1               | HORIZONTAL ALUMINIUM SCREENING TO MATCH MF1                   |
| SC2               | HORIZONTAL ALUMINIUM SCREENING TO MATCH MF3                   |



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Revision  
B FOR COUNCIL REVIEW

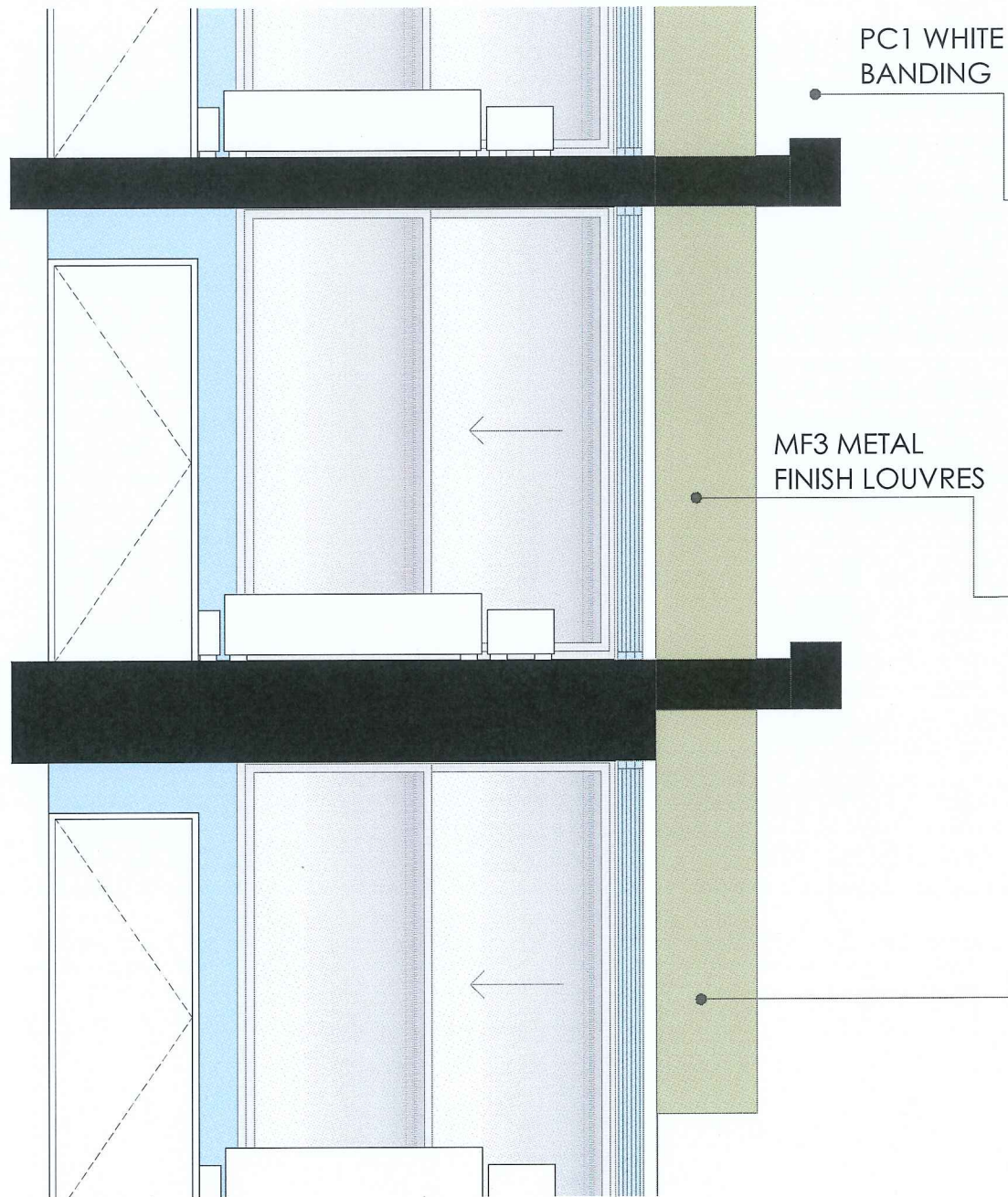
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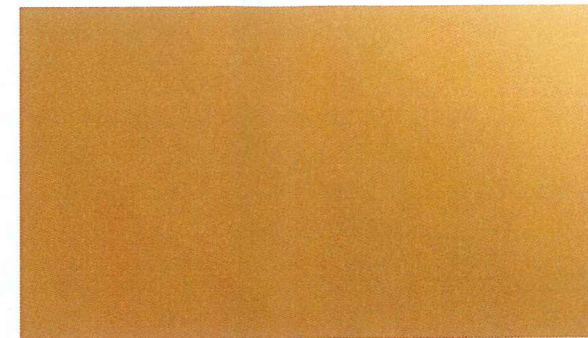


FINISHES SCHEDULE

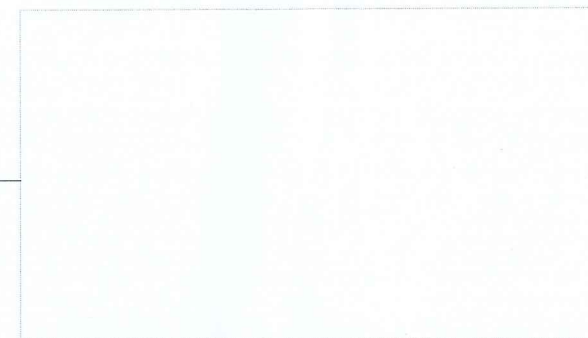
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|-----|-------------------------------------------------------------------------|
| GB  | GLASS BALUSTRADE                                                        |
| GMD | METAL DOOR FOR GARAGE TO MATCH 'PC2'                                    |
| L1  | EXTERNAL ALUMINIUM LOUVRES TO MATCH PC1                                 |
| L2  | EXTERNAL ALUMINIUM LOUVRES TO MATCH PC2                                 |
| L3  | EXTERNAL ALUMINIUM LOUVRES TO MATCH MF1                                 |
| LS1 | EXTERNAL PERFORATED SCREENS IN ALUCOBOND 'GOLD METALLIC' OR EQUIVALENT  |
| LS2 | EXTERNAL PERFORATED SCREENS IN ALUCOBOND 'INDIANA COPPER' OR EQUIVALENT |
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| SC1 | HORIZONTAL ALUMINIUM SCREENING TO MATCH MF1                             |
| SC2 | HORIZONTAL ALUMINIUM SCREENING TO MATCH MF3                             |



BUILDING B



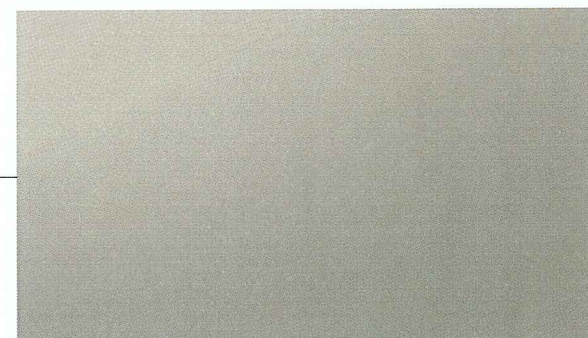
MF1 METAL CLADDING  
ALUCOBOND INDIANA COPPER



PC1 PAINTED RENDER WHITE DULUX LEXIKON  
QUARTEROR SIMILIAR



L3 EXTERNAL ALUMINIUM LOUVRES TO  
MATCH MF1/MF3



EXTERNAL FINISH IN ALUCOBOND 'ANODIZED  
LOOK C31' OR EQUIVALENT

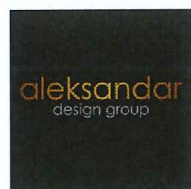
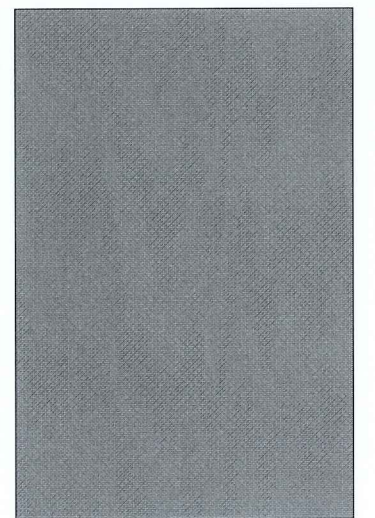
VERTICAL META  
CLADDING

MF1 METAL  
FINISH LOUVRES



GB GLASS BALUSTRADE

BUILDING E



Architect  
Aleksandar Design Group  
41 Albion Avenue, Paddington NSW 2021  
aleksandardesigngroup.com.au  
nominated architect: aleksandar jelicic registration no. 7167  
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Client  
STATEWIDE PLANNING PTY LTD

Address  
209 RAILWAY TERRACE  
SCHOFIELDS

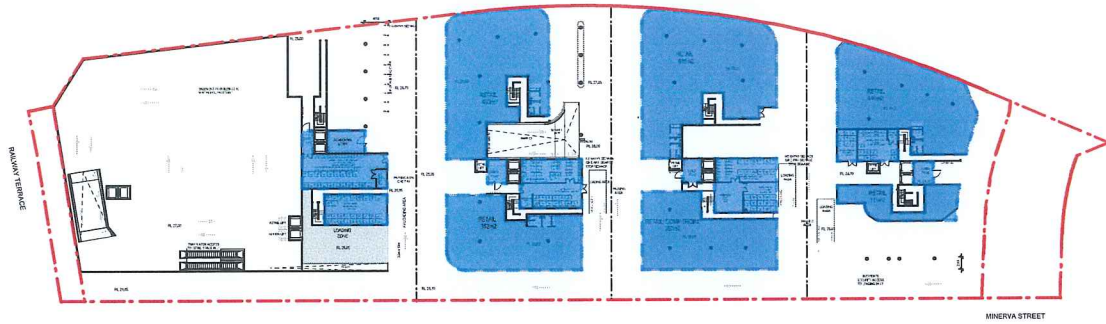
Revision  
8 AMENDED DA

Title  
FACADE SECTION

Project No.  
15047  
Scale @ A1: 1:200  
Drawing No. DA 207 B  
Revision  
Drawn By JL  
Checked By AJ

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FSR GF

FSR 03/04



FSR L01

FSR L05



FSR 02

GFA CALCULATION

**Areas: GFA**

Level 1 Building A+B

|  | GFA per floor | GFA total (m <sup>2</sup> ) |
|--|---------------|-----------------------------|
|  | 245           |                             |
|  |               | 245                         |

Ground Floor Building C

|  | GFA per floor | GFA total (m <sup>2</sup> ) |
|--|---------------|-----------------------------|
|  | 987           |                             |
|  |               | 987                         |

Ground Floor Building D

|  | GFA per floor | GFA total (m <sup>2</sup> ) |
|--|---------------|-----------------------------|
|  | 1125          |                             |
|  |               | 1125                        |

Ground Floor Building E

|  | GFA per floor | GFA total (m <sup>2</sup> ) |
|--|---------------|-----------------------------|
|  | 655           |                             |
|  |               | 655                         |

building A L1

building A L2-4

building A L5

| no. of stores | GFA per floor | GFA total (m <sup>2</sup> ) |
|---------------|---------------|-----------------------------|
| 1             | 2050          | 2050                        |
| 3             | 544           | 1632                        |
| 1             | 440           | 440                         |

building B L1

building B L2

building B L3-4

building B L5

|   |     |      |
|---|-----|------|
| 1 | 544 | 544  |
| 1 | 911 | 911  |
| 2 | 920 | 1840 |
| 1 | 703 | 703  |

building C L1-4

building C L5

|   |     |      |
|---|-----|------|
| 4 | 985 | 3940 |
| 1 | 780 | 780  |

building D L1-4

building D L5

|   |     |      |
|---|-----|------|
| 4 | 967 | 3868 |
| 1 | 753 | 753  |

building E L1-4

building E L5

|   |     |      |
|---|-----|------|
| 4 | 650 | 2600 |
| 1 | 604 | 604  |

sub total

20445 m<sup>2</sup>

**Areas: Total**

total GFA

23,477

m<sup>2</sup>

FSR

2.29

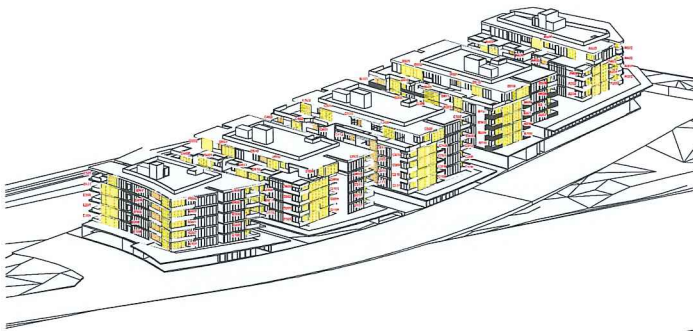
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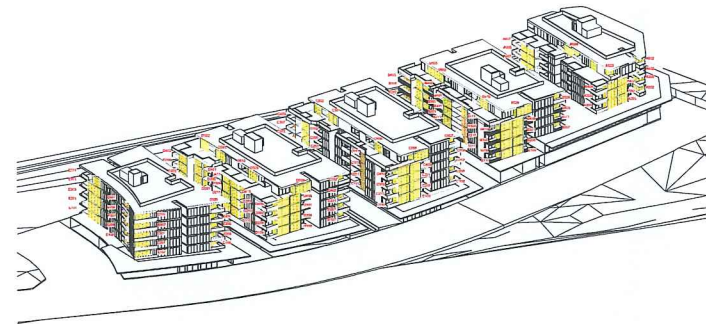
ADAPTABLE APARTMENTS



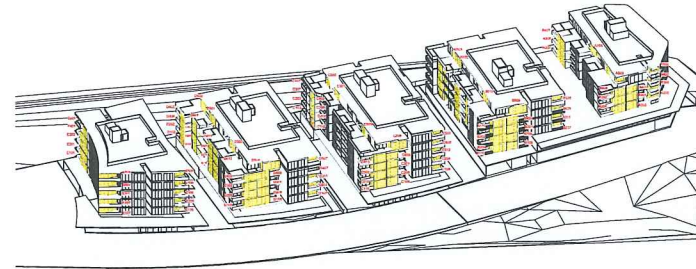
9AM



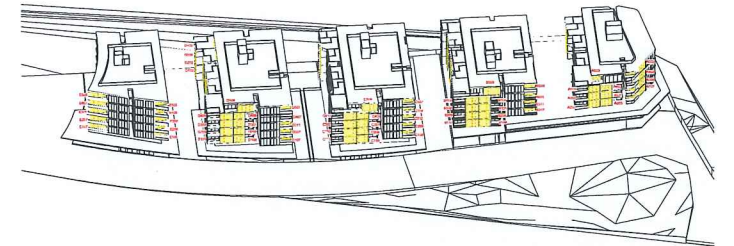
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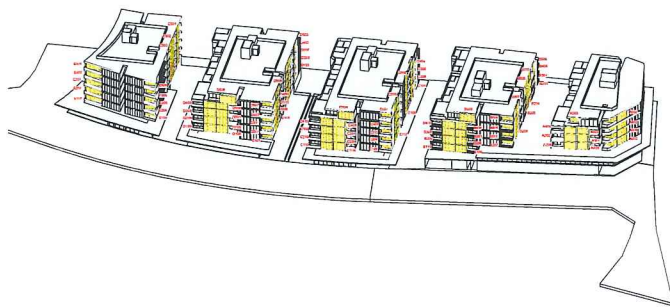
11AM



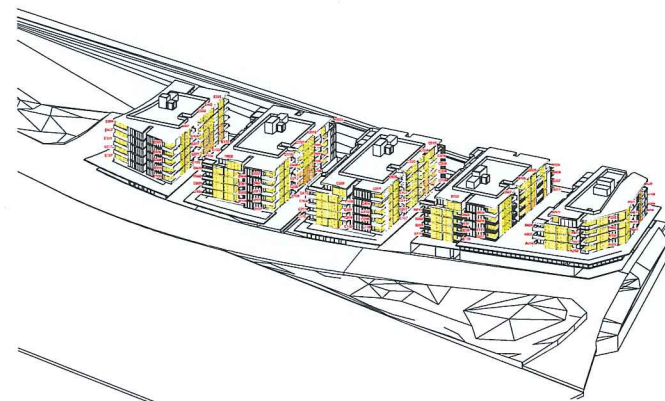
12PM



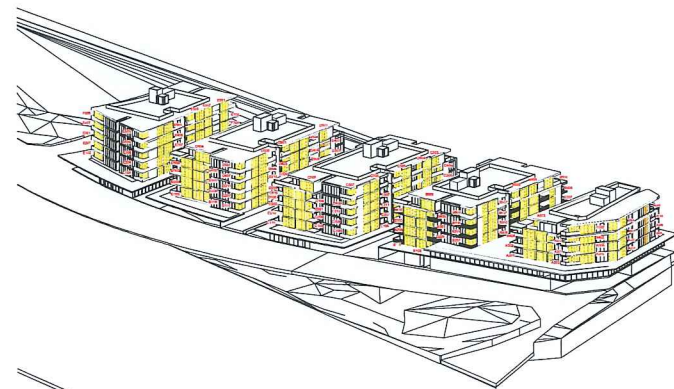
1PM



2PM



3PM



#### ADG COMPLIANCE

|                 | no. of apt | 2h daylight access | 0hrs daylight access | notes | no. cross ventilated |
|-----------------|------------|--------------------|----------------------|-------|----------------------|
| Building A      | LV 2       | 8                  | 5                    | 2     | 6                    |
|                 | LV 3       | 8                  | 5                    | 2     | 6                    |
|                 | LV 4       | 8                  | 7                    | 0     | 6                    |
|                 | LV 5       | 5                  | 5                    | 0     | 3                    |
|                 | sub total  | 29                 | 22                   | 4     | 21                   |
| percentage      |            | 76%                | 14%                  |       |                      |
| Building B      | LV 1       | 6                  | 2                    | 1     | 4                    |
|                 | LV 2       | 11                 | 6                    | 0     | 8                    |
|                 | LV 3       | 11                 | 9                    | 0     | 8                    |
|                 | LV 4       | 11                 | 11                   | 0     | 8                    |
|                 | LV 5       | 10                 | 10                   | 0     | 5                    |
|                 | sub total  | 49                 | 38                   | 1     | 33                   |
| percentage      |            | 78%                | 2%                   |       |                      |
| Building C      | LV 1       | 12                 | 5                    | 2     | 8                    |
|                 | LV 2       | 12                 | 6                    | 2     | 8                    |
|                 | LV 3       | 12                 | 8                    | 2     | 8                    |
|                 | LV 4       | 12                 | 12                   | 0     | 8                    |
|                 | LV 5       | 10                 | 10                   | 0     | 6                    |
|                 | sub total  | 58                 | 41                   | 6     | 38                   |
| percentage      |            | 71%                | 10%                  |       |                      |
| Building D      | LV 1       | 11                 | 5                    | 0     | 8                    |
|                 | LV 2       | 11                 | 10                   | 0     | 8                    |
|                 | LV 3       | 11                 | 11                   | 0     | 8                    |
|                 | LV 4       | 11                 | 10                   | 0     | 8                    |
|                 | LV 5       | 10                 | 10                   | 0     | 6                    |
|                 | sub total  | 54                 | 46                   | 0     | 38                   |
| percentage      |            | 85%                | 0%                   |       |                      |
| Building E      | LV 1       | 8                  | 4                    | 0     | 6                    |
|                 | LV 2       | 8                  | 4                    | 0     | 6                    |
|                 | LV 3       | 8                  | 7                    | 0     | 6                    |
|                 | LV 4       | 8                  | 7                    | 0     | 6                    |
|                 | LV 5       | 7                  | 7                    | 0     | 6                    |
|                 | sub total  | 39                 | 29                   | 0     | 30                   |
| percentage      |            | 74%                | 0%                   |       |                      |
| total           |            | 229                | 176                  | 11    | 160                  |
| percentage      |            |                    | 77%                  | 5%    | 70%                  |
| min. compliance |            |                    | 70%                  |       | 60%                  |
| max. compliance |            |                    |                      | 15%   |                      |



Architect  
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Client  
**STATEWIDE PLANNING PTY LTD**

Address  
**209 RAILWAY TERRACE  
SCHOFIELDS**

Revision  
**A FOR COUNCIL REVIEW**

Title  
**SOLAR CALCULATIONS**

Project No.  
**15047**

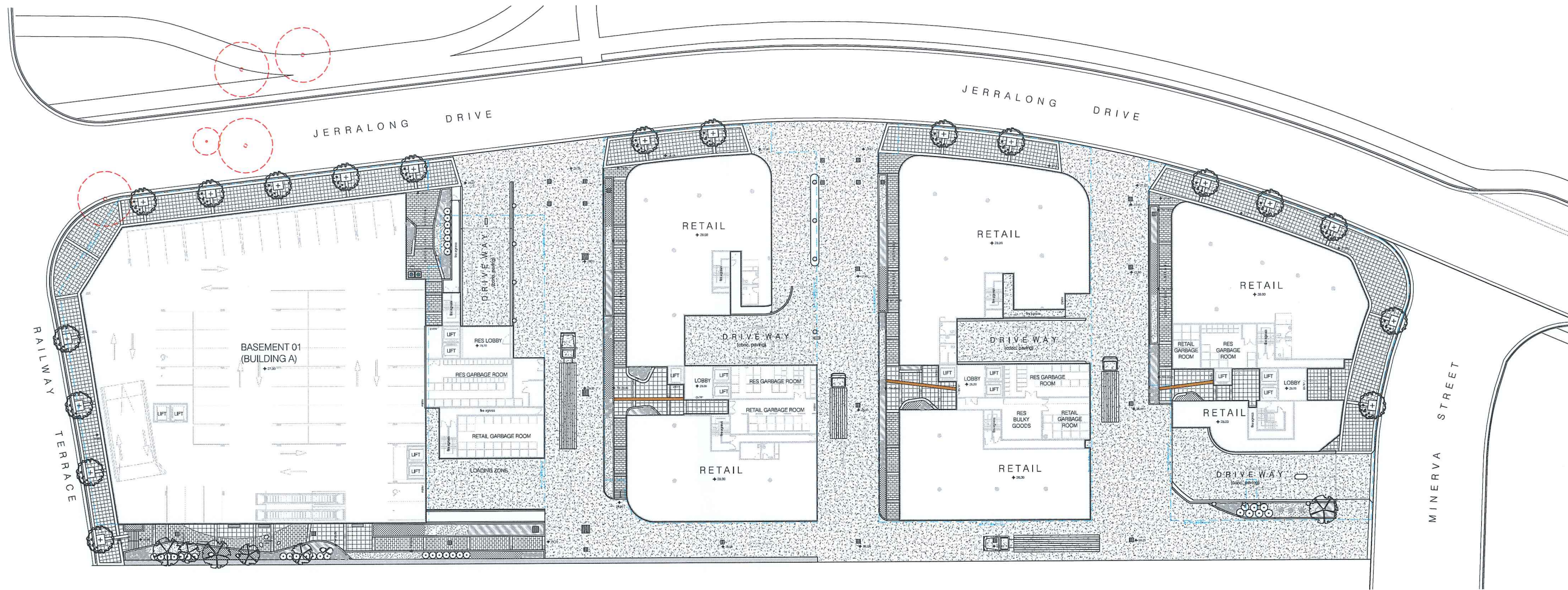
Scale @ A1: 1:200  
Drawn By: PM  
Checked By: AJ

Drawing No.  
**DA 303 A**

Revision

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LANDSCAPE GENERAL ARRANGEMENT PLAN: ground floor

scale: 1:300

## LEGEND

|  |                                                                             |  |                                                     |  |                                                                                                    |
|--|-----------------------------------------------------------------------------|--|-----------------------------------------------------|--|----------------------------------------------------------------------------------------------------|
|  | Proposed street tree planting<br>(refer to Council's specification)         |  | Proposed conc. paving                               |  | Proposed timber deck                                                                               |
|  | Proposed large canopy tree planting<br>(refer to indicative plant schedule) |  | Proposed feature banding                            |  | Proposed pebble seat                                                                               |
|  | Proposed small tree planting<br>(refer to indicative plant schedule)        |  | Proposed synthetic softfall<br>on outdoor play area |  | Proposed elec. BBQ                                                                                 |
|  | Proposed Palm tree planting<br>(refer to indicative plant schedule)         |  | Proposed metal edging                               |  | Proposed water feature pot                                                                         |
|  | Existing trees to be removed                                                |  | Proposed timber<br>+ steel pergola                  |  | Proposed shade structure<br>over play area                                                         |
|  | Proposed shrub planting<br>(refer to indicative plant schedule)             |  | Proposed on-structure planter                       |  | Proposed grated drains<br>to Hydraulic eng's detail                                                |
|  | Proposed groundcover planting<br>(refer to indicative plant schedule)       |  | Proposed feature<br>sandstone boulders              |  | Proposed underground stormwater filter<br>tank / Bio-retention basin to Hydraulic<br>Eng's details |
|  | Proposed accent planting<br>(refer to indicative plant schedule)            |  | Proposed cast-in-situ<br>conc. seat                 |  | Design levels                                                                                      |
|  | Proposed turf area<br>(refer to indicative plant schedule)                  |  | Proposed timber seat                                |  | Existing levels                                                                                    |
|  | Proposed main entry walkway<br>paving to Architect's detail                 |  | Proposed feature GRC pot<br>with seating            |  | Site boundary                                                                                      |

## PROPOSED INDICATIVE PLANT SCHEDULE

| BOTANICAL NAME                              | COMMON NAME                     | POT SIZE | MATURE HEIGHT |
|---------------------------------------------|---------------------------------|----------|---------------|
| <b>TREES &amp; PALM</b>                     |                                 |          |               |
| <i>Acmena smithii</i>                       | Lilly Pilly                     | 45L      | 9m            |
| <i>Callistemon viminalis</i>                | Weeping Bottlebrush             | 45L      | 6m            |
| <i>Corymbia maculata</i>                    | Spotted Gum                     | 75L      | 20m           |
| <i>Cupanopsis anacardioides</i>             | Tuckeroo                        | 200L     | 7m            |
| <i>Elaeocarpus reticulatus</i>              | Blue-berly Ash                  | 45L      | 8m            |
| <i>Eucalyptus cinerea</i>                   | Narrow-leaved ironbar           | 75L      | 20m           |
| <i>Eucalyptus punctata</i>                  | Grey Gum                        | 75L      | 20m           |
| <i>Eucalyptus 'Summer Red'</i>              | Flowering Gum                   | 45L      | 6m            |
| <i>Eucalyptus tereticornis</i>              | Forest Red Gum                  | 75L      | 20m           |
| <i>Lagerstroemia indica</i>                 | Crepe Myrtle                    | 45L      | 6m            |
| <i>Livistona australis</i>                  | Cabbage Palm Tree               | 100L     | 20m           |
| <i>Magnolia grandiflora 'Little Gem'</i>    | Little Gem Magnolia             | 45L      | 5m            |
| <i>Plumaria rubra</i>                       | Frangipani                      | 45L      | 6m            |
| <i>Pyrus calleryana 'Chanticleer'</i>       | Calleryana Pear                 | 75L      | 10m           |
| <i>Trestiaopsis laurina</i>                 | Water Gum                       | 45L      | 8m            |
| <i>Ulmus parvifolia</i>                     | Chinese Elm                     | 45L      | 7m            |
| <b>SHRUBS</b>                               |                                 |          |               |
| <i>Callistemon 'Great Balls of Fire'</i>    | Great Balls of Fire Bottlebrush | 200mm    | 1.5m          |
| <i>Callistemon viminalis 'Captain Cook'</i> | Drawl Bottlebrush               | 200mm    | 1.5m          |
| <i>Duranta 'Sheena's Gold'</i>              | Golden Dew Drop (Hedge)         | 300mm    | 2m            |
| <i>Gardenia augusta 'Florida'</i>           | Gardenia Florida                | 200mm    | 1.5m          |
| <i>Grevillea 'Robyn Gordon'</i>             | Robyn Gordon Grevillea          | 200mm    | 1.5m          |
| <i>Philotheca myoporoides</i>               | Wax Flower                      | 200mm    | 1.5m          |
| <i>Photinia glabra 'Rubens'</i>             | 25L                             | 2m       |               |
| <i>Rhapis excelsa</i>                       | Lady Palm                       | 25L      | 2m            |
| <i>Syzygium australe 'Aussie Southern'</i>  | Aussie Southern                 | 5L       | 2m            |
| <i>Syzygium australe 'Tiny Trex'</i>        | Tiny Trex Lilly Pilly           | 25L      | 1.5m          |
| <i>Westringia Aussie Box</i>                | Westringia                      | 200mm    | 0.4m          |

| BOTANICAL NAME                             | COMMON NAME                      | POT SIZE | MATURE HEIGHT |
|--------------------------------------------|----------------------------------|----------|---------------|
| <b>GROUND COVERS</b>                       |                                  |          |               |
| <i>Carex appressa</i>                      | Tall Sedge                       | 200mm    | 0.75m         |
| <i>Clivia miniata</i>                      | Kaffir Lily                      | 150mm    | 0.4m          |
| <i>Croton Codiaeum</i>                     | Croton                           | 200mm    | 1.2m          |
| <i>Dianella caerulea 'Little Jess'</i>     | Flax Lily                        | 150mm    | 0.4m          |
| <i>Dianella revoluta</i>                   | Black Anther Flax Lily           | 150mm    | 0.8m          |
| <i>Dianella Silver Streak</i>              | Silver Streak Flax Lily          | 150mm    | 0.4m          |
| <i>Duranta Mini Gold</i>                   | Dwarf Golden Dew Drop            | 200mm    | 0.5m          |
| <i>Liriope muscari</i>                     | Lily Turf                        | 150mm    | 0.3m          |
| <i>Lomandra longifolia 'Katrinas'</i>      | Spiry-headed Mat-rush 'Katrinas' | 150mm    | 0.7m          |
| <i>Pennisetum advena 'Rubrum'</i>          | Purple Fountain Grass            | 150mm    | 1.5m          |
| <i>Pennisetum alopecuroides 'cultur'</i>   | Black Lea                        | 150mm    | 0.8m          |
| <i>Phloxendron Xanadu</i>                  | Xanadu                           | 200mm    | 0.8m          |
| <i>Poa labillardieri</i>                   | Tussock Grass                    | 150mm    | 0.8m          |
| <i>Scaevola aemula</i>                     | Fan Flower                       | 300mm    | 0.3m          |
| <i>Themeda australis</i>                   | Kangaroo Grass                   | 200mm    | 0.8m          |
| <i>Trachyspermum asminoides 'Tricolor'</i> | Variegated Jasmine               | 200mm    | 0.3m          |
| <b>ACCENT PLANTS</b>                       |                                  |          |               |
| <i>Alpinia caerulea 'Athena form'</i>      | Red back australian ginger       | 200mm    | 2m            |
| <i>Agave attenuata</i>                     | Century Plant                    | 200mm    | 1.5m          |
| <i>Cordyline australis 'Cabernet'</i>      | Cordyline Cabernet               | 200mm    | 1.5m          |
| <i>Cordyline terminalis 'Tricolor'</i>     | Ti Plant                         | 300mm    | 2m            |
| <i>Dorstenia excelsa</i>                   | Gymea Lily                       | 5L       | 2m            |
| <i>Dracaena Marginata</i>                  | Dragon Tree                      | 250mm    | 2m            |
| <i>Phormium 'Bronze Baby'</i>              | Bronze Baby Flax                 | 200mm    | 0.8m          |
| <i>Sorbitia reginae dwarf</i>              | Dwarf Bird-of-Paradise           | 200mm    | 0.6m          |
| <i>Yucca elephantipes</i>                  | Yucca                            | 200mm    | 2m            |
| <b>TURF GRASS</b>                          |                                  |          |               |
| <i>Stenotaphrum secundatum</i>             | Sir Walter Buffalo               | N/A      |               |

## MAINTENANCE PROGRAM

The typical range of maintenance tasks required over a 12 month period is summarised in the table. Any information provided in the table must be assessed in the light of the weather and general site conditions. For example, watering frequency depends on the soil drainage and rainfall; fertiliser type and frequency needs to be adjusted to suit the plant requirements and the soil fertility and pH.

**MULCH**  
Mulch will need to be topped up periodically to maintain a min. depth of 75mm. Mulch should be kept at least 50mm away from plant stems to reduce the risk of collar rot.

**WEEDS**  
Weeds in mulched beds will need to be controlled by hand pulling or by the use of non residual herbicides. When using herbicides be very careful to avoid spray drifting onto valuable plants, the smallest contact with the chemicals can cause damage.

**PLANT MAINTENANCE**  
Deep watering once or twice a week is more beneficial to plants than frequent light watering. Frequent watering will produce shallow roots and make the plant less stable and susceptible to drought. Maintain moisture to the bottom of the rootball for the first 3 months. To help safeguard plants remove labels immediately after planting. Where plants are susceptible to damage by vehicles to pedestrians, maintain protective fences until plants are well established. Replace dead plants fortnightly until such time as alternative maintenance procedures are in place.

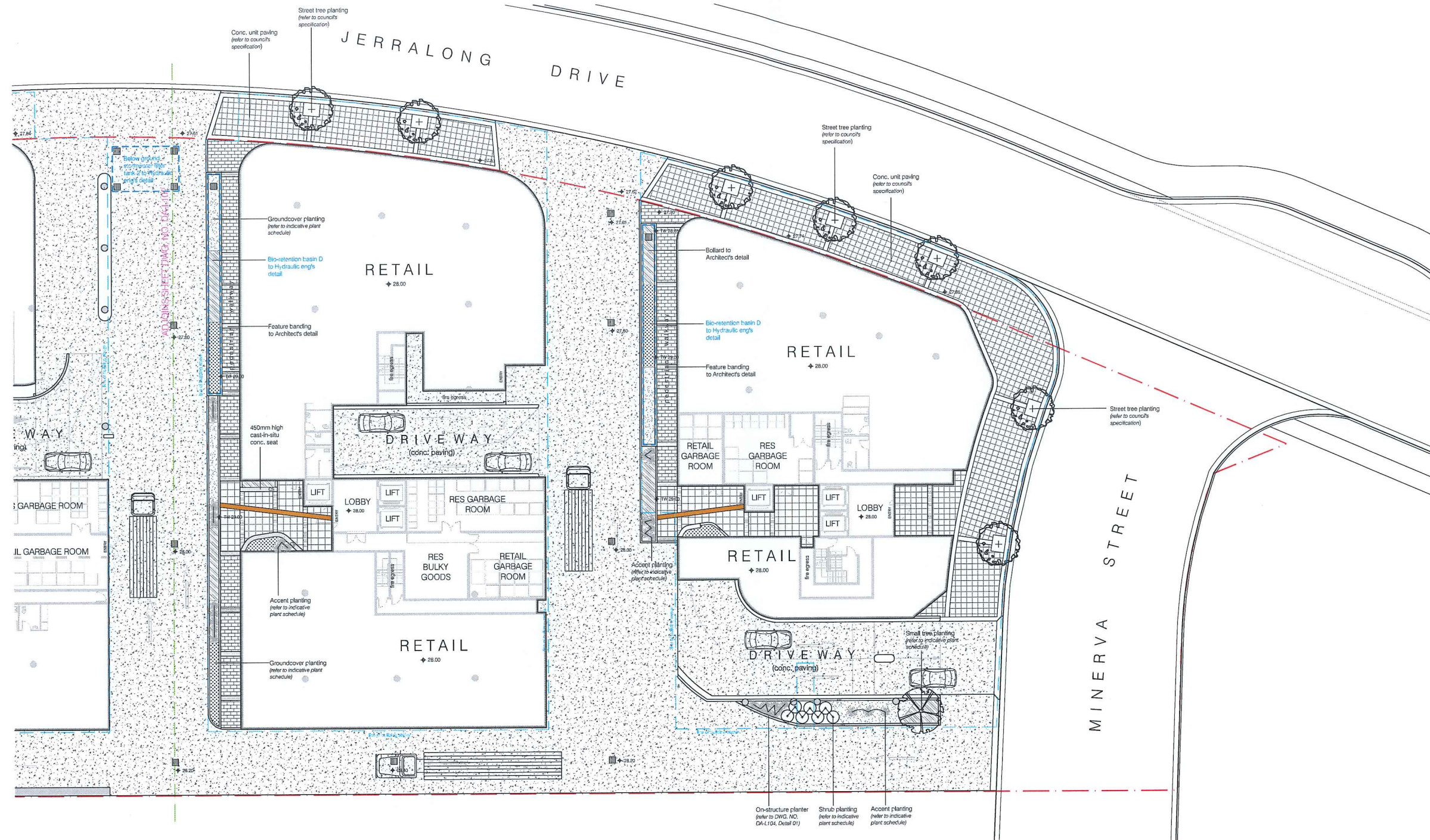
**LAWN MAINTENANCE**  
Once lawn has been established, carry out watering and fertilising as suggested in the typical maintenance program. In summer, through watering, two or three times each week will encourage roots to go deeper in search of water. Mow grass as required to maintain an even tidy appearance.

| Maintenance Task          | Frequency |          |        |        |        |        |        |        |           |         |          |          |
|---------------------------|-----------|----------|--------|--------|--------|--------|--------|--------|-----------|---------|----------|----------|
|                           | January   | February | March  | April  | May    | June   | July   | August | September | October | November | December |
| <b>Grass</b>              |           |          |        |        |        |        |        |        |           |         |          |          |
| Mowing lawn               | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Watering lawn             | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Fertilising lawn          | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Weed control              | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Top dressing              | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Aerating                  | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Reseeding                 | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| <b>Trees &amp; Shrubs</b> |           |          |        |        |        |        |        |        |           |         |          |          |
| Watering                  | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Fertilising               | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Pruning                   | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Mulching                  | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Weed control              | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Thinning                  | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |
| Insect & disease control  | WEEKLY    | WEEKLY   | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY | WEEKLY    | WEEKLY  | WEEKLY   | WEEKLY   |



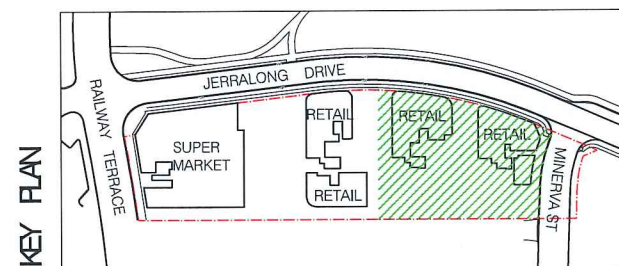






LANDSCAPE CONCEPT PLAN: ground floor - east scale: 1:200

- ### LEGEND
- Proposed street tree planting (refer to Council's specification)
  - Proposed large canopy tree planting (refer to indicative plant schedule)
  - Proposed small tree planting (refer to indicative plant schedule)
  - Proposed Palm tree planting (refer to indicative plant schedule)
  - Existing trees to be removed
  - Proposed shrub planting (refer to indicative plant schedule)
  - Proposed groundcover planting (refer to indicative plant schedule)
  - Proposed accent planting (refer to indicative plant schedule)
  - Proposed turf area (refer to indicative plant schedule)
  - Proposed main entry walkway paving to Architect's detail
  - Proposed conc. paving
  - Proposed feature banding
  - Proposed synthetic softfall on outdoor play area
  - Proposed metal edging
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  - Proposed on-structure planter
  - Proposed feature sandstone boulders
  - Proposed cast-in-situ conc. seat
  - Proposed timber seat
  - Proposed feature GRC pot with seating
  - Proposed timber deck
  - Proposed pebble seat
  - Proposed elec. BBQ
  - Proposed water feature pot
  - Proposed shade structure over play area
  - Proposed grated drains to Hydraulic eng's detail
  - Proposed underground stormwater filter tank / Bio-retention basin to Hydraulic Eng's details
  - Design levels
  - Existing levels
  - Site boundary



### PROPOSED PLANTING & LANDSCAPE ELEMENT PALETTE



209 Railway Terrace, SCHOFIELDS NSW

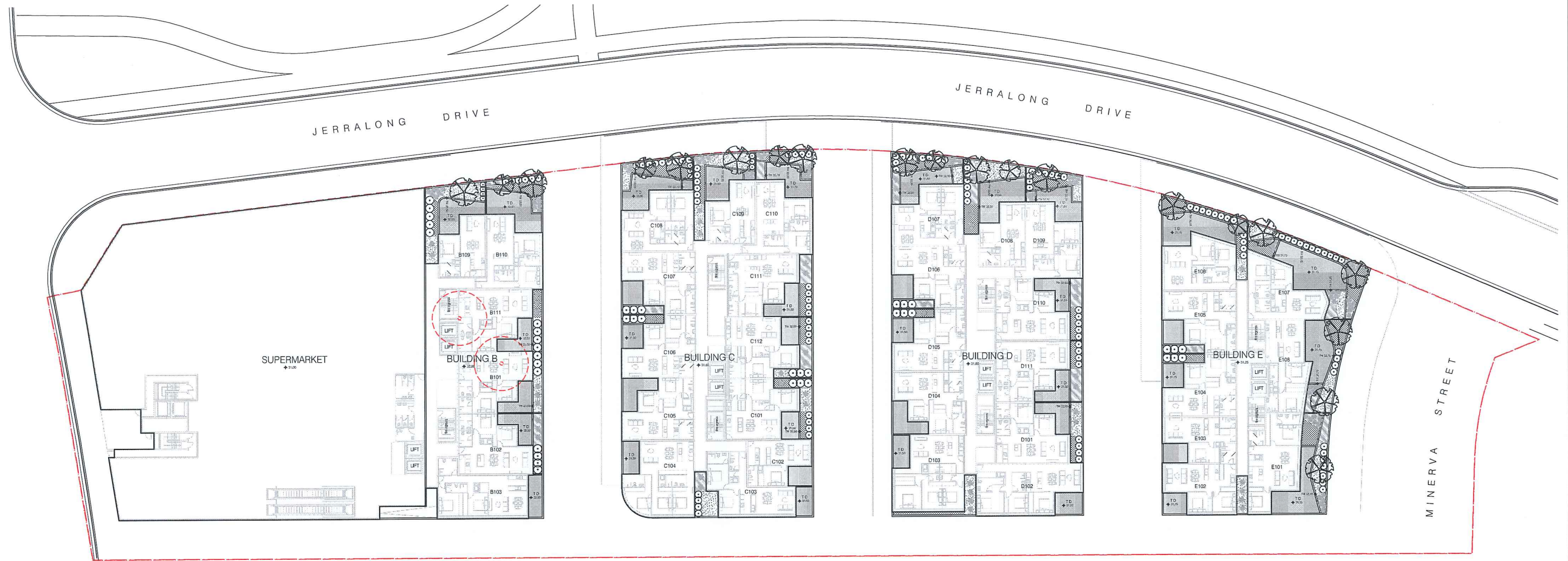
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|                         |                                    |                 |          |
|-------------------------|------------------------------------|-----------------|----------|
| dwg title               | scale: 1:200 @a1                   | revision        | date     |
| landscape concept plan: | dwg no.: DA-L103                   | P client review | 02/05/16 |
| ground fr-east          | Client: Statewide Planning Pty Ltd | A da submission | 14/06/16 |
|                         |                                    | B da amendments | 04/04/19 |
|                         |                                    |                 |          |
|                         |                                    |                 |          |

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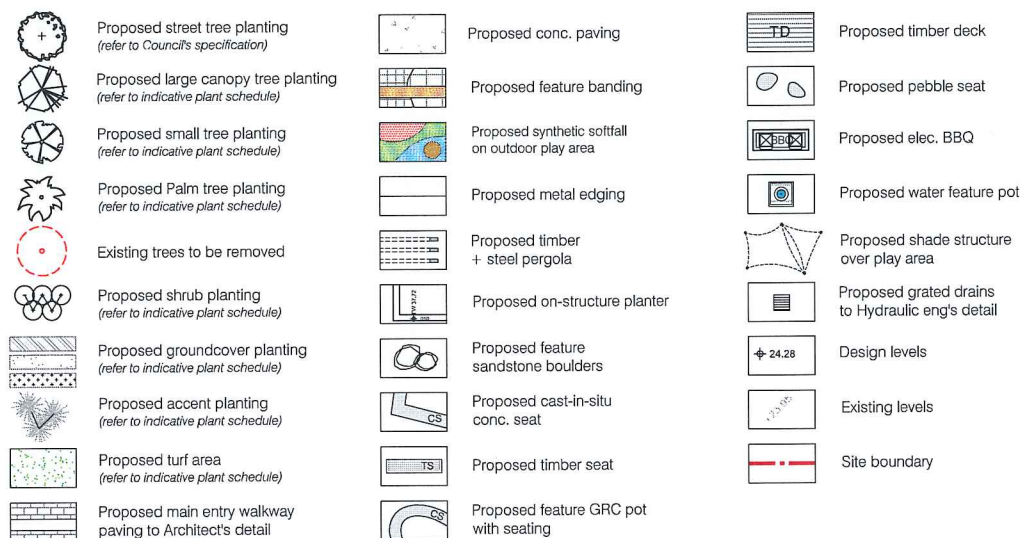




LANDSCAPE GENERAL ARRANGEMENT PLAN: level 01

scale: 1:300

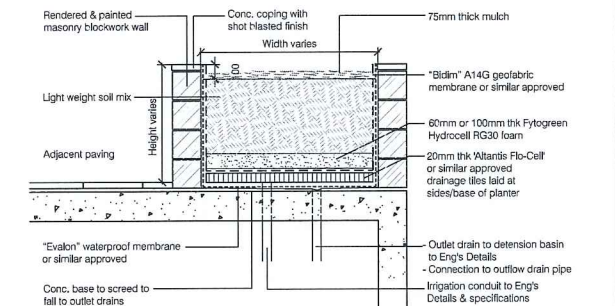
LEGEND



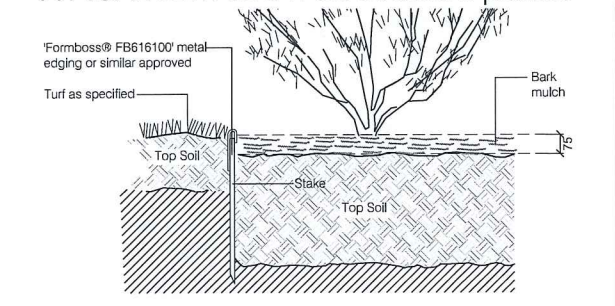
PROPOSED INDICATIVE PLANT SCHEDULE

| BOTANICAL NAME                             | COMMON NAME                     | POT SIZE | MATURE HEIGHT |
|--------------------------------------------|---------------------------------|----------|---------------|
| <b>TREES &amp; PALM</b>                    |                                 |          |               |
| <i>Acmena smithii</i>                      | Lilly Pilly                     | 45L      | 9m            |
| <i>Callistemon viminalis</i>               | Weeping Bottlebrush             | 45L      | 6m            |
| <i>Corymbia maculata</i>                   | Spotted Gum                     | 75L      | 20m           |
| <i>Cupaniopsis anacardioides</i>           | Tuckeroo                        | 200L     | 7m            |
| <i>Elaeocarpus reticulatus</i>             | Blue-berried Ash                | 45L      | 8m            |
| <i>Eucalyptus crebra</i>                   | Narrow-leaved ironbar           | 75L      | 20m           |
| <i>Eucalyptus punctata</i>                 | Grey Gum                        | 75L      | 20m           |
| <i>Eucalyptus 'Summer Red'</i>             | Flowering Gum                   | 45L      | 6m            |
| <i>Eucalyptus torresianus</i>              | Forest Red Gum                  | 75L      | 20m           |
| <i>Lagerstroemia indica</i>                | Crepe Myrtle                    | 45L      | 6m            |
| <i>Leistonia australis</i>                 | Cabbage Palm Tree               | 100L     | 20m           |
| <i>Magnolia grandiflora 'Little Gem'</i>   | Little Gem Magnolia             | 45L      | 5m            |
| <i>Plumaria rubra</i>                      | Frangipani                      | 45L      | 6m            |
| <i>Pyrus calleryana 'Chanticleer'</i>      | Calleryana Pear                 | 75L      | 10m           |
| <i>Tristanopsis laurina</i>                | Water Gum                       | 45L      | 8m            |
| <i>Ulmus parvifolia</i>                    | Chrissie Elm                    | 45L      | 7m            |
| <b>SHRUBS</b>                              |                                 |          |               |
| <i>Callistemon 'Great Balls of Fire'</i>   | Great Balls of Fire Bottlebrush | 200mm    | 1.5m          |
| <i>Callistemon viminalis 'Capit Cook'</i>  | Drawl Bottlebrush               | 200mm    | 1.5m          |
| <i>Duranta 'Sheena's Gold'</i>             | Golden Dew Drop (Hedge)         | 300mm    | 2m            |
| <i>Gardenia augusta Florida</i>            | Gardenia Florida                | 200mm    | 1.5m          |
| <i>Grevillea 'Robyn Gordon'</i>            | Robyn Gordon Grevillea          | 200mm    | 1.5m          |
| <i>Phallicha myoporoides</i>               | Wax Flower                      | 200mm    | 1.5m          |
| <i>Phorbia glabra 'Rubens'</i>             | Phorbia                         | 25L      | 2m            |
| <i>Rhapis excelsa</i>                      | Lady Palm                       | 25L      | 2m            |
| <i>Syzygium australe 'Aussie Southern'</i> | Syzygium 'Aussie Southern'      | 5L       | 2m            |
| <i>Syzygium australe 'Tiny Trev'</i>       | Tiny Trev Lilly Pilly           | 25L      | 1.5m          |
| <i>Westringia Aussie Box</i>               | Westringia                      | 200mm    | 0.4m          |

| BOTANICAL NAME                                | COMMON NAME                   | POT SIZE | MATURE HEIGHT |
|-----------------------------------------------|-------------------------------|----------|---------------|
| <b>GROUND COVERS</b>                          |                               |          |               |
| <i>Carex appressa</i>                         | Tall Sedge                    | 200mm    | 0.75m         |
| <i>Clivia miniata</i>                         | Kaffir Lily                   | 150mm    | 0.4m          |
| <i>Croton Cordatum</i>                        | Croton                        | 200mm    | 1.2m          |
| <i>Dianella caerulea 'Little Jess'</i>        | Flax Lily                     | 150mm    | 0.4m          |
| <i>Dianella revoluta</i>                      | Black Anther Flax Lily        | 150mm    | 0.8m          |
| <i>Dianella Silver Streak</i>                 | Silver Streak Flax Lily       | 150mm    | 0.4m          |
| <i>Duranta Mini Gold</i>                      | Dwarf Golden Dew Drop         | 200mm    | 0.5m          |
| <i>Liriope muscari</i>                        | Lily Turf                     | 150mm    | 0.3m          |
| <i>Lomandra longifolia 'Kaitikus'</i>         | Spry-headed Mat-rush Kaitikus | 150mm    | 0.7m          |
| <i>Pennisetum advena 'Rubrum'</i>             | Purple Fountain Grass         | 150mm    | 1.5m          |
| <i>Pennisetum alopecuroides 'cultur'</i>      | Black Lea                     | 150mm    | 0.8m          |
| <i>Phalodendron Xanadu</i>                    | Xanadu                        | 200mm    | 0.8m          |
| <i>Poa labillardieri</i>                      | Tussock Grass                 | 150mm    | 0.8m          |
| <i>Scasvola serrula</i>                       | Fan Flower                    | 300mm    | 0.3m          |
| <i>Themedia australis</i>                     | Kangaroo Grass                | 200mm    | 0.8m          |
| <i>Trachelospermum jasminoides 'Tricolor'</i> | Variegated Jasmine            | 200mm    | 0.3m          |
| <b>ACCENT PLANTS</b>                          |                               |          |               |
| <i>Alpinia caerulea 'Athenon form'</i>        | Red back australian ginger    | 200mm    | 2m            |
| <i>Anave attenuata</i>                        | Century Plant                 | 200mm    | 1.5m          |
| <i>Cordyline australis 'Cabernet'</i>         | Cordyline Cabernet            | 200mm    | 1.5m          |
| <i>Cordyline terminalis 'Tricolor'</i>        | Ti Plant                      | 300mm    | 2m            |
| <i>Corymbium excelsa</i>                      | Gymea Lily                    | 5L       | 2m            |
| <i>Dracaena Marginata</i>                     | Dragon Tree                   | 200mm    | 0.8m          |
| <i>Phormium 'Bronze Baby'</i>                 | Bronze Baby Flax              | 200mm    | 0.8m          |
| <i>Strophia repens dwarf</i>                  | Dwarf Bird-of-Paradise        | 200mm    | 0.8m          |
| <i>Yucca elephantipes</i>                     | Yucca                         | 200mm    | 2m            |
| <b>TURF GRASS</b>                             |                               |          |               |
| <i>Stenotaphrum secundatum</i>                | Sir Walter Buffalo            | N/A      |               |



TYPICAL DETAIL 01: on-structure planter

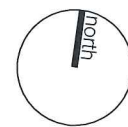


TYPICAL DETAIL 02: metal edging



209 Railway Terrace, SCHOFIELDS NSW

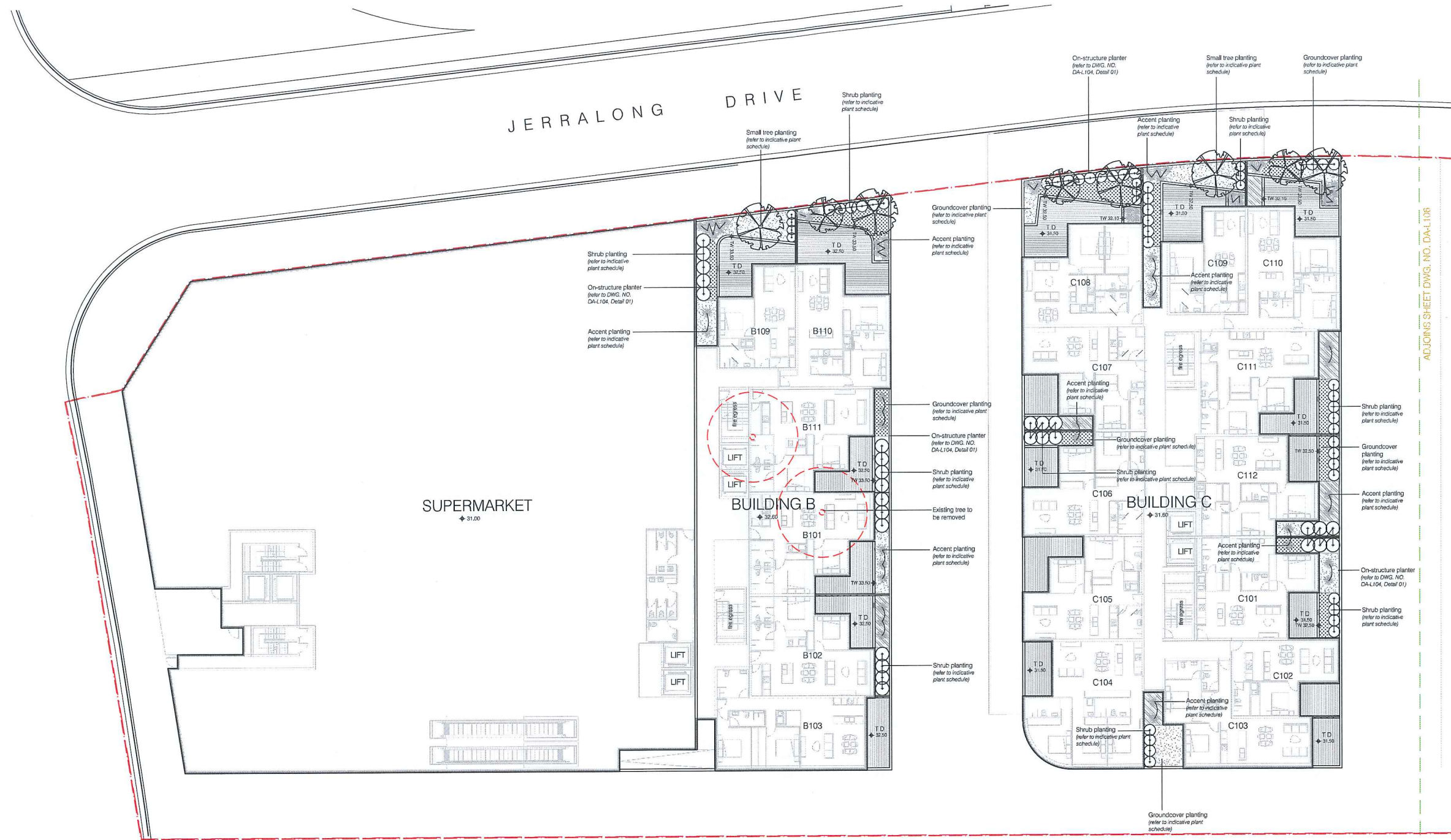
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| dwg title                                                      | scale: 1:300 & as shown @a1        | revision        | date     |
| landscape general arrangement plan: level 01 & typical details | dwg no.: DA-L104                   | P client review | 02/05/16 |
|                                                                | Client: Statewide Planning Pty Ltd | A da submission | 14/06/16 |
|                                                                |                                    | B da amendments | 04/04/19 |

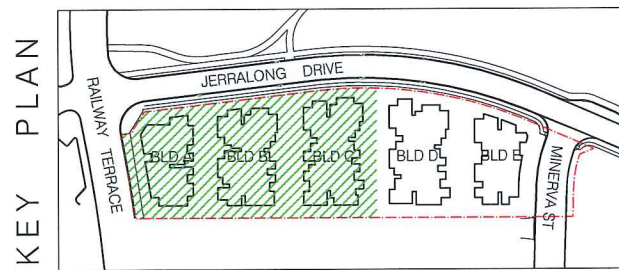
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- LEGEND
- Proposed street tree planting (refer to Council's specification)
  - Proposed large canopy tree planting (refer to indicative plant schedule)
  - Proposed small tree planting (refer to indicative plant schedule)
  - Proposed Palm tree planting (refer to indicative plant schedule)
  - Existing trees to be removed
  - Proposed shrub planting (refer to indicative plant schedule)
  - Proposed groundcover planting (refer to indicative plant schedule)
  - Proposed accent planting (refer to indicative plant schedule)
  - Proposed turf area (refer to indicative plant schedule)
  - Proposed main entry walkway paving to Architect's detail
  - Proposed conc. paving
  - Proposed feature banding
  - Proposed synthetic softfall on outdoor play area
  - Proposed metal edging
  - Proposed timber + steel pergola
  - Proposed on-structure planter
  - Proposed feature sandstone boulders
  - Proposed cast-in-situ conc. seat
  - Proposed timber seat
  - Proposed feature GRC pot with seating
  - Proposed timber deck
  - Proposed pebble seat
  - Proposed elec. BBQ
  - Proposed water feature pot
  - Proposed shade structure over play area
  - Proposed grated drains to Hydraulic eng's detail
  - Proposed underground stormwater filter tank / Bio-retention basin to Hydraulic Eng's details
  - Design levels
  - Existing levels
  - Site boundary

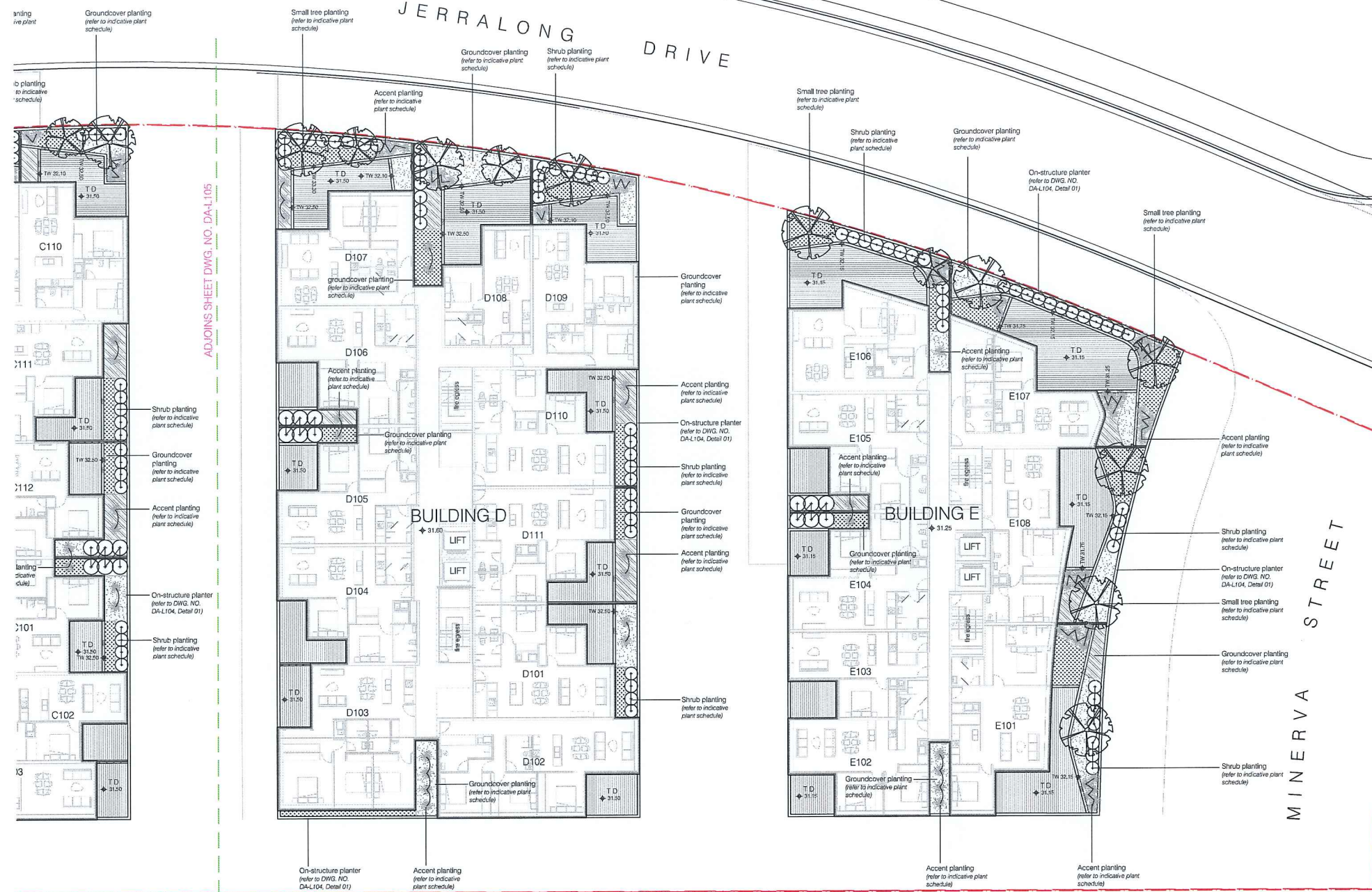
LANDSCAPE CONCEPT PLAN: level 01-building A, B & C scale: 1:200



PROPOSED PLANTING & LANDSCAPE ELEMENT PALETTE



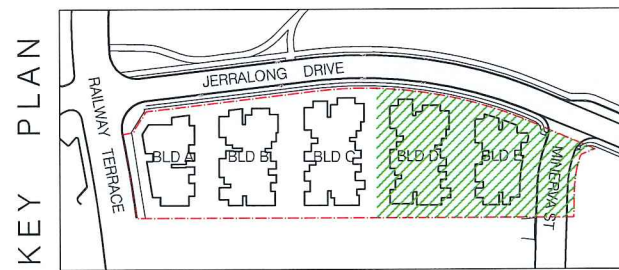




**LEGEND**

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- Proposed timber deck
- Proposed pebble seat
- Proposed elec. BBQ
- Proposed water feature pot
- Proposed shade structure over play area
- Proposed grated drains to Hydraulic eng's detail
- Design levels
- Existing levels
- Site boundary

LANDSCAPE CONCEPT PLAN: level 01-building D & E scale: 1:200



PROPOSED PLANTING & LANDSCAPE ELEMENT PALETTE





209 Railway Terrace, SCHOFIELDS NSW

0 1 2 5 10 20 scale @1:200A1 @1:400A3



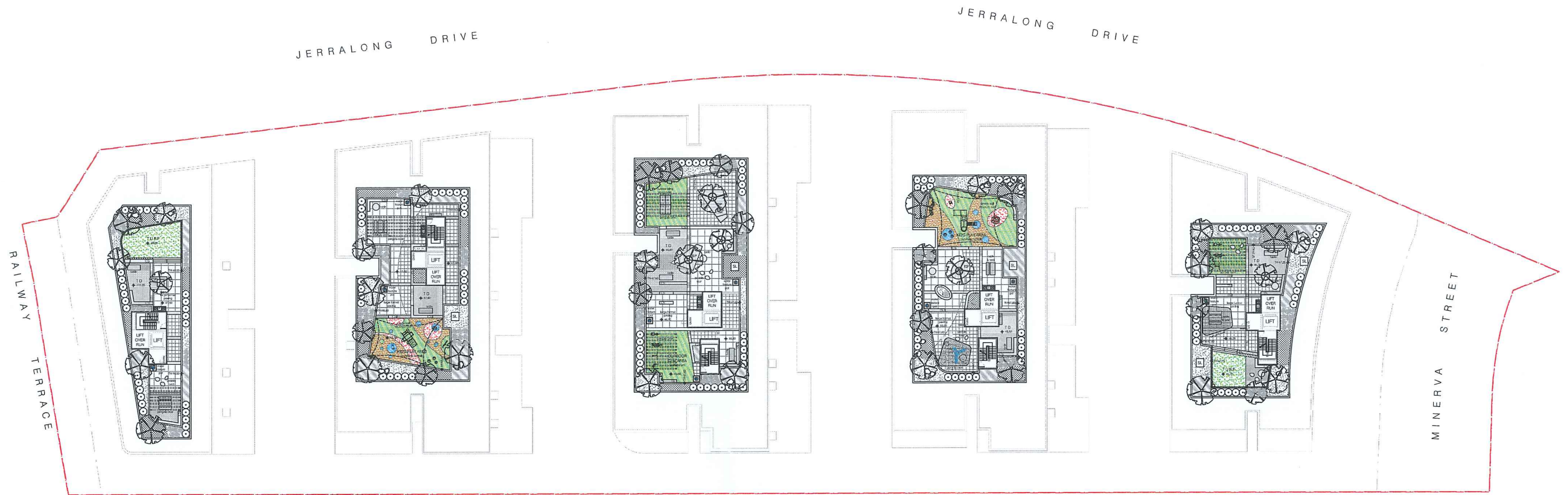
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| dwg title               | scale: 1:200 @a1           | revision        | date     |
| landscape concept plan: | dwg no.: DA-L106           | P client review | 02/05/16 |
| level 01-               | Client:                    | A da submission | 14/06/16 |
| building D & E          | Statewide Planning Pty Ltd | B da amendments | 04/04/19 |

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LANDSCAPE GENERAL ARRANGEMENT PLAN: roof terrace

scale: 1:300

## LEGEND

|  |                                                                             |  |                                                     |  |                                                     |
|--|-----------------------------------------------------------------------------|--|-----------------------------------------------------|--|-----------------------------------------------------|
|  | Proposed street tree planting<br>(refer to Council's specification)         |  | Proposed conc. paving                               |  | Proposed timber deck                                |
|  | Proposed large canopy tree planting<br>(refer to indicative plant schedule) |  | Proposed feature banding                            |  | Proposed pebble seat                                |
|  | Proposed small tree planting<br>(refer to indicative plant schedule)        |  | Proposed synthetic softfall<br>on outdoor play area |  | Proposed elec. BBQ                                  |
|  | Proposed Palm tree planting<br>(refer to indicative plant schedule)         |  | Proposed metal edging                               |  | Proposed water feature pot                          |
|  | Existing trees to be removed                                                |  | Proposed timber<br>+ steel pergola                  |  | Proposed shade structure<br>over play area          |
|  | Proposed shrub planting<br>(refer to indicative plant schedule)             |  | Proposed on-structure planter                       |  | Proposed grated drains<br>to Hydraulic eng's detail |
|  | Proposed groundcover planting<br>(refer to indicative plant schedule)       |  | Proposed feature<br>sandstone boulders              |  | Design levels                                       |
|  | Proposed accent planting<br>(refer to indicative plant schedule)            |  | Proposed cast-in-situ<br>conc. seat                 |  | Existing levels                                     |
|  | Proposed turf area<br>(refer to indicative plant schedule)                  |  | Proposed timber seat                                |  | Site boundary                                       |
|  | Proposed main entry walkway<br>paving to Architect's detail                 |  | Proposed feature GRC pot<br>with seating            |  |                                                     |

## PROPOSED INDICATIVE PLANT SCHEDULE

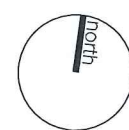
| BOTANICAL NAME                             | COMMON NAME                     | POT SIZE | MATURE HEIGHT |
|--------------------------------------------|---------------------------------|----------|---------------|
| <b>TREES &amp; PALM</b>                    |                                 |          |               |
| <i>Acmena smithii</i>                      | Lily Pilly                      | 45L      | 9m            |
| <i>Callistemon viminalis</i>               | Weeping Bottlebrush             | 45L      | 6m            |
| <i>Corymbia maculata</i>                   | Spotted Gum                     | 75L      | 20m           |
| <i>Cupressus anacardioides</i>             | Tuckeroo                        | 200L     | 7m            |
| <i>Elaeocarpus reticulatus</i>             | Blue-berry Ash                  | 45L      | 8m            |
| <i>Eucalyptus crebra</i>                   | Narrow-leaved ironbar           | 75L      | 20m           |
| <i>Eucalyptus punctata</i>                 | Grey Gum                        | 75L      | 20m           |
| <i>Eucalyptus 'Summer Red'</i>             | Flowering Gum                   | 45L      | 6m            |
| <i>Eucalyptus tereticornis</i>             | Forest Red Gum                  | 75L      | 20m           |
| <i>Lagerstroemia indica</i>                | Crepe Myrtle                    | 45L      | 6m            |
| <i>Livistona australis</i>                 | Cabbage Palm Tree               | 100L     | 20m           |
| <i>Magnolia gracillima 'Little Gem'</i>    | Little Gem Magnolia             | 45L      | 5m            |
| <i>Plumaria rubra</i>                      | Frangipani                      | 45L      | 6m            |
| <i>Pyrus calleryana 'Chanticleer'</i>      | Calleryana Pear                 | 75L      | 10m           |
| <i>Tristramia laurina</i>                  | Water Gum                       | 45L      | 8m            |
| <i>Ulmus parvifolia</i>                    | Chinese Elm                     | 45L      | 7m            |
| <b>SHRUBS</b>                              |                                 |          |               |
| <i>Callistemon 'Great Balls of Fire'</i>   | Great Balls of Fire Bottlebrush | 200mm    | 1.5m          |
| <i>Callistemon viminalis 'Caplin Cook'</i> | Drawl Bottlebrush               | 200mm    | 1.5m          |
| <i>Duranta 'Sheena's Gold'</i>             | Golden Dew Drop (Hedge)         | 300mm    | 2m            |
| <i>Gardenia augusta 'Florida'</i>          | Gardenia Florida                | 200mm    | 1.5m          |
| <i>Grevillea 'Robyn Gordon'</i>            | Robyn Gordon Grevillea          | 200mm    | 1.5m          |
| <i>Phloxia glabra 'Rubens'</i>             | Wax Flower                      | 200mm    | 1.5m          |
| <i>Rhapis excelsa</i>                      | Pholinia                        | 25L      | 2m            |
| <i>Syzygium australe 'Aussie Southern'</i> | Lady Palm                       | 25L      | 2m            |
| <i>Syzygium australe 'Tiny Trev'</i>       | Syzygium 'Aussie Southern'      | SL       | 2m            |
| <i>Westringia 'Aussie Box'</i>             | Tiny Trev Lily Pilly            | 25L      | 1.5m          |
|                                            | Westringia                      | 200mm    | 0.4m          |

| BOTANICAL NAME                            | COMMON NAME                      | POT SIZE | MATURE HEIGHT |
|-------------------------------------------|----------------------------------|----------|---------------|
| <b>GROUND COVERS</b>                      |                                  |          |               |
| <i>Carex appressa</i>                     | Tall Sedge                       | 200mm    | 0.75m         |
| <i>Olivia miniata</i>                     | Kaffir Lily                      | 150mm    | 0.4m          |
| <i>Croton Codaeum</i>                     | Croton                           | 200mm    | 1.2m          |
| <i>Dianella caerulea 'Little Jess'</i>    | Flax Lily                        | 150mm    | 0.4m          |
| <i>Dianella revoluta</i>                  | Black Anther Flax Lily           | 150mm    | 0.8m          |
| <i>Dianella Silver Streak</i>             | Silver Streak Flax Lily          | 150mm    | 0.4m          |
| <i>Duranta Mini Gold</i>                  | Dwarf Golden Dew Drop            | 200mm    | 0.5m          |
| <i>Liriope muscadi</i>                    | Lily Turf                        | 150mm    | 0.3m          |
| <i>Lomandra longifolia 'Katrinus'</i>     | Spiry-headed Mat-rush 'Katrinus' | 150mm    | 0.7m          |
| <i>Pennisetum advena 'Rubrum'</i>         | Purple Fountain Grass            | 150mm    | 1.5m          |
| <i>Pennisetum alopecuroides 'cultur'</i>  | Black Lea                        | 150mm    | 0.8m          |
| <i>Philodendron Xanadu</i>                | Xanadu                           | 200mm    | 0.8m          |
| <i>Poa labillardieri</i>                  | Tussock Grass                    | 150mm    | 0.8m          |
| <i>Scaevola aemula</i>                    | Fan Flower                       | 300mm    | 0.3m          |
| <i>Themeda australis</i>                  | Kangaroo Grass                   | 200mm    | 0.8m          |
| <i>Trachypogon aspidioides 'Tricolor'</i> | Variegated Jasmine               | 200mm    | 0.3m          |
| <b>ACCENT PLANTS</b>                      |                                  |          |               |
| <i>Alpinia caerulea 'Attention form'</i>  | Red back Australian ginger       | 200mm    | 2m            |
| <i>Agave attenuata</i>                    | Century Plant                    | 200mm    | 1.5m          |
| <i>Cordyline australis 'Cabernet'</i>     | Cordyline Cabernet               | 200mm    | 1.5m          |
| <i>Cordyline terminalis 'Tricolor'</i>    | Ti Plant                         | 300mm    | 2m            |
| <i>Dorothy's excelsa</i>                  | Gymea Lily                       | SL       | 2m            |
| <i>Dracaena Marginata</i>                 | Dragon Tree                      | 250mm    | 2m            |
| <i>Phormium 'Bronze Baby'</i>             | Bronze Baby Flax                 | 200mm    | 0.8m          |
| <i>Sholzia raphae dwarf</i>               | Dwarf Bird-of-Paradise           | 200mm    | 0.6m          |
| <i>Yucca elephantipes</i>                 | Yucca                            | 200mm    | 2m            |
| <b>TURF GRASS</b>                         |                                  |          |               |
| <i>Stenotaphrum secundatum</i>            | Sir Walter Buffalo               | N/A      |               |



209 Railway Terrace, SCHOFIELDS NSW

0 1 2 5 10 20 30 scale @1:300A1  
@1:600A3



dwg title  
landscape general  
arrangement plan:  
roof terrace

scale: 1:300 & as shown @a1  
dwg no.: DA-L108  
Client:  
Statewide Planning Pty Ltd

| revision        | date     |
|-----------------|----------|
| P client review | 02/05/16 |
| A da submission | 14/06/16 |
| B da amendments | 04/04/19 |

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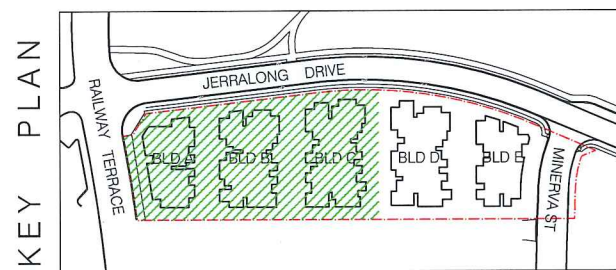
JERRALONG DRIVE

RAILWAY TERRACE

ADJOINING SHEET DWG. NO. DA-L110

LANDSCAPE CONCEPT PLAN: roof terrace-building A, B & C

scale: 1:200



PROPOSED PLANTING & LANDSCAPE ELEMENT PALETTE



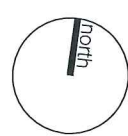
LEGEND

- Proposed street tree planting (refer to Council's specification)
- Proposed large canopy tree planting (refer to indicative plant schedule)
- Proposed small tree planting (refer to indicative plant schedule)
- Proposed Palm tree planting (refer to indicative plant schedule)
- Existing trees to be removed
- Proposed shrub planting (refer to indicative plant schedule)
- Proposed groundcover planting (refer to indicative plant schedule)
- Proposed accent planting (refer to indicative plant schedule)
- Proposed turf area (refer to indicative plant schedule)
- Proposed main entry walkway paving to Architect's detail
- Proposed conc. paving
- Proposed feature banding
- Proposed synthetic softfall on outdoor play area
- Proposed metal edging
- Proposed timber + steel pergola
- Proposed on-structure planter
- Proposed feature sandstone boulders
- Proposed cast-in-situ conc. seat
- Proposed timber seat
- Proposed feature GRC pot with seating
- Proposed timber deck
- Proposed pebble seat
- Proposed elec. BBQ
- Proposed water feature pot
- Proposed shade structure over play area
- Proposed grated drains to Hydraulic eng's detail
- Design levels
- Existing levels
- Site boundary



209 Railway Terrace, SCHOFIELDS NSW

0 1 2 5 10 20 scale @1:200A1 @1:400A3



|                         |                            |                 |          |
|-------------------------|----------------------------|-----------------|----------|
| dwg title               | scale: 1:200 @a1           | revision        | date     |
| landscape concept plan: | dwg no.: DA-L109           | P client review | 02/05/16 |
| roof terrace -          | Client:                    | A da submission | 14/06/16 |
| building A, B & C       | Statewide Planning Pty Ltd | B da amendments | 04/04/19 |
|                         |                            |                 |          |
|                         |                            |                 |          |

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JERRALONG DRIVE

MINERVA STREET

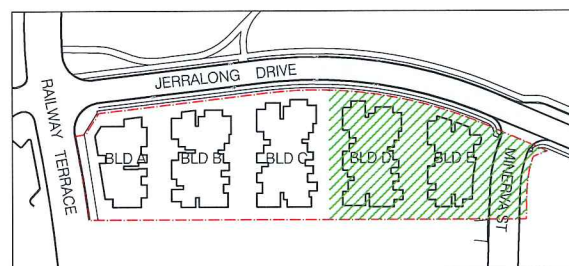
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- Proposed elec. BBQ
- Proposed water feature pot
- Proposed shade structure over play area
- Proposed grated drains to Hydraulic eng's detail
- Design levels
- Existing levels
- Site boundary

## LANDSCAPE CONCEPT PLAN: roof terrace-building D & E

scale: 1:200

KEY PLAN

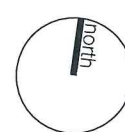


## PROPOSED PLANTING & LANDSCAPE ELEMENT PALETTE



209 Railway Terrace, SCHOFIELDS NSW

0 1 2 5 10 20 scale @1:200A1  
@1:400A3



| dwg title               | scale:                     | revision        | date     |
|-------------------------|----------------------------|-----------------|----------|
| landscape concept plan: | 1:200 @a1                  | P client review | 02/05/16 |
| roof terrace -          | dwg no.: DA-L110           | A da submission | 14/06/16 |
| building D & E          | Client:                    | B da amendments | 04/04/19 |
|                         | Statewide Planning Pty Ltd |                 |          |

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