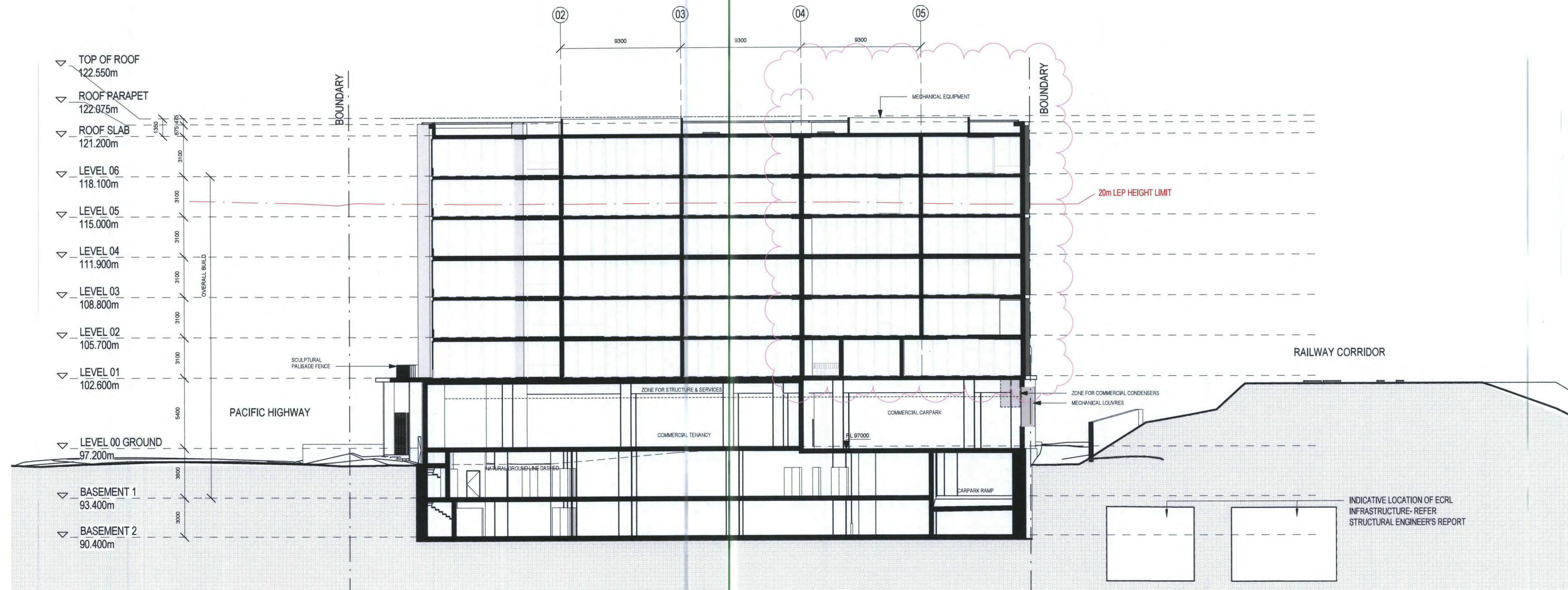
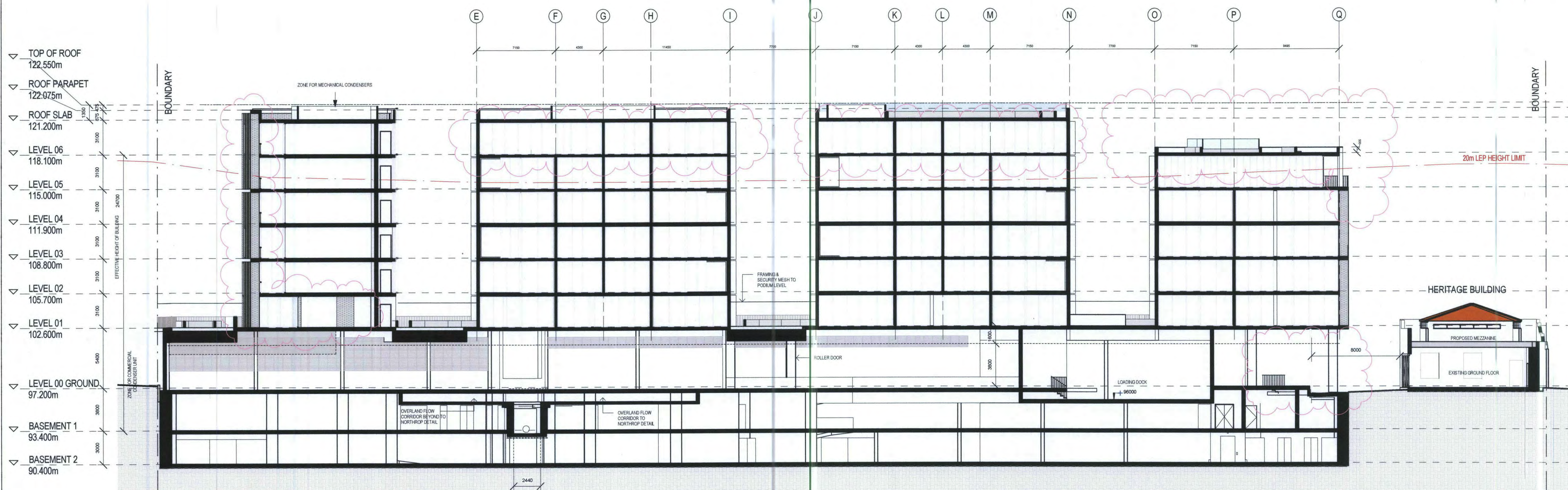


ISSUE	DATE	FOR
A	22/05/17	For DA
B	22/08/17	Amended DA
C	20/10/17	Height Response
D	10/11/17	Response to Council



1 SECTION AA
B-01 1:200



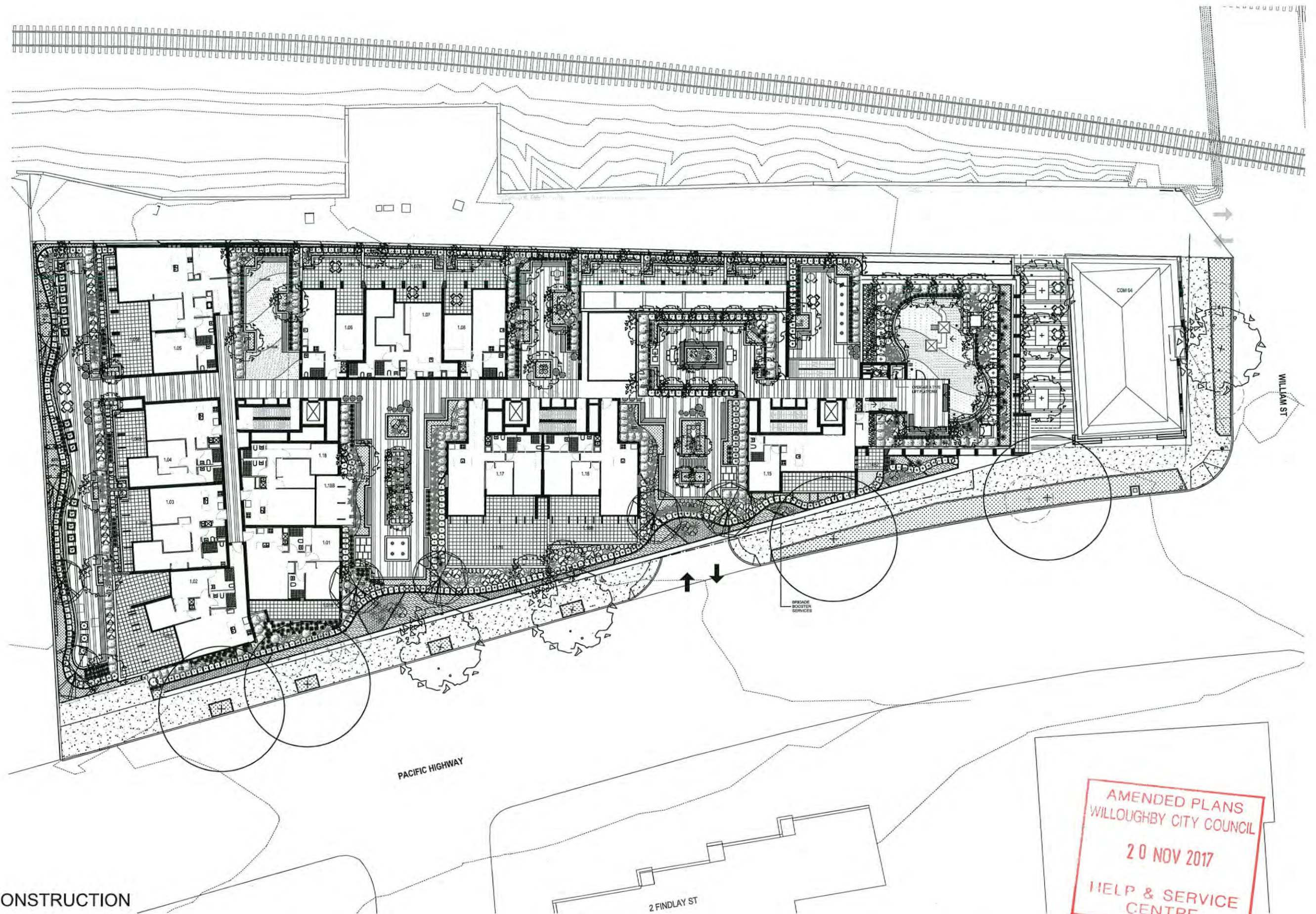
2 SECTION BB
B-01 1:200

CONSULTANT
Northrop Consulting Engineers
TEL 02 9241 4188
CONSULTANT
GML Heritage
02 9319 4811
CONSULTANT
TRAFFIX
02 8324 8700
CONSULTANT
Acoustic Logic (02) 8339 8000
PROJECT MANAGER
City Projects & Developments Pty
02 9279 2888
CLIENT

KECO
CLIENT NUMBER
1608006
PROJECT
ROSEVILLE
989-1015 PACIFIC HWY
ROSEVILLE NSW
AUSTRALIA
BVN PROJECT NUMBER
1608006
DRAWING KEY

GRAPHIC SCALE
SCALE @ A1
1:200 DO NOT SCALE
STATUS
FOR DA
DRAWING

Sections
AR-D-XX-01
ISSUE
D



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G Architectural Coordination
F Architectural Coordination
E For Coordination
D For Coordination
C For Council Pre-DA
B For Coordination
A Preliminary
Issue Revision Description

PH RS 16.11.2017
PH RS 09.11.2017
PH RS 03.11.2017
PH RS 10.10.2017
NH RS 18.05.2017
NH RS 12.05.2017
NP RS 13.03.2017
Drawn Check Date

LEGEND

- Proposed Trees (Refer to Planting Schedule)
- Existing Trees
- Proposed Shrubs (Refer to Planting Schedule)
- Proposed Groundcovers (Refer to Planting Schedule)

- Pot Plants (Refer to Planting Schedule)
- Water feature
- Furniture & Seating
- Banded paving

- Unit Paving
- Softfall
- Soil Depth

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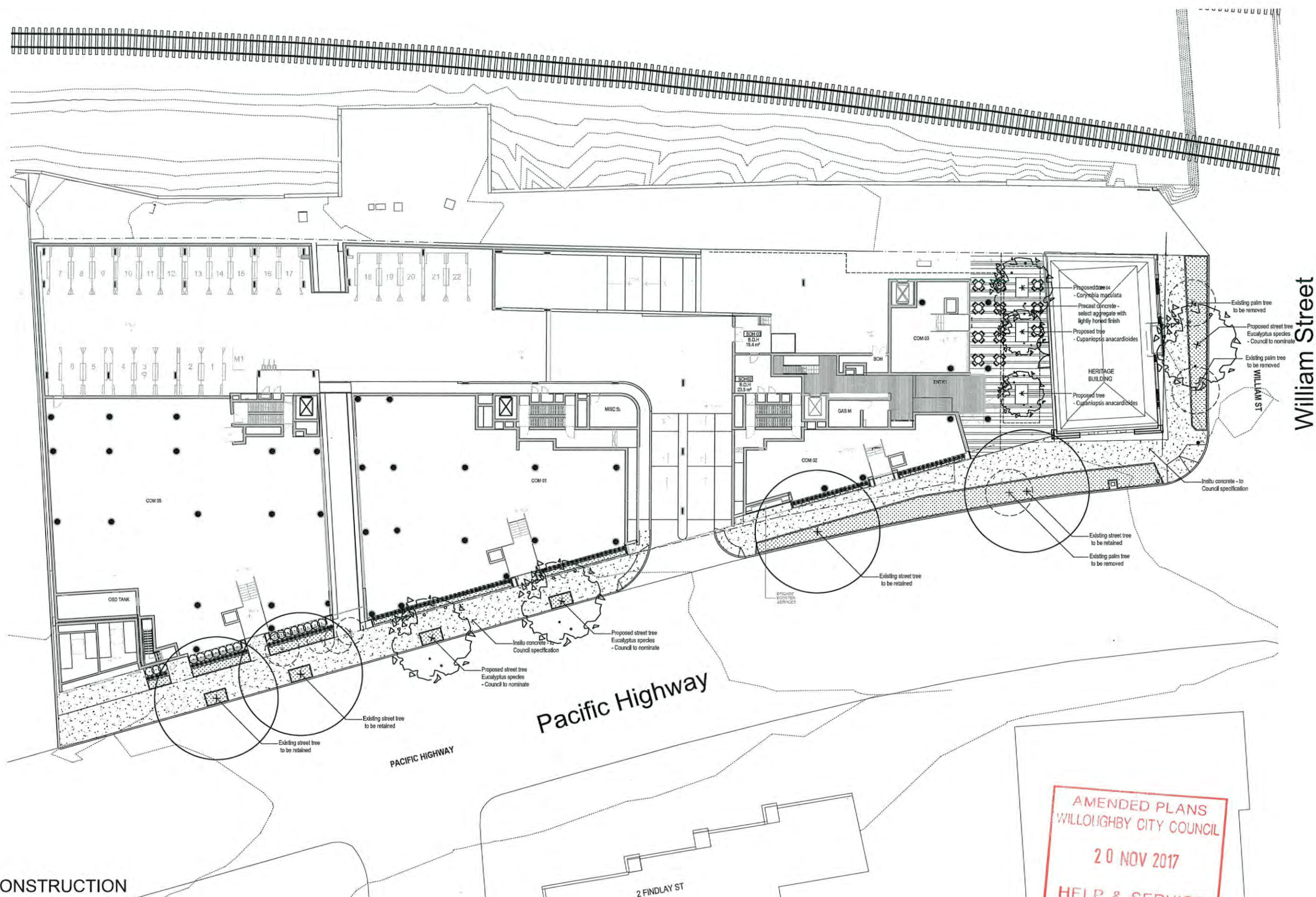
Client:
KECO

Architect:
BVN Architecture

Project:
989 -1015 Pacific Highway
Roseville NSW 2069

Drawing Name:
Composite Landscape Plan

DEVELOPMENT APPLICATION
Scale: 1:200 @ A1
Job Number:
SS17-3476
Drawing Number:
100 G



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LEGEND					
	Proposed Trees (Refer to Planting Schedule)		Pot Plants (Refer to Planting Schedule)		Unit Paving
	Existing Trees		Water feature		Softfall
	Proposed Shrubs (Refer to Planting Schedule)		Furniture & Seating		Soil Depth
	Proposed Groundcovers (Refer to Planting Schedule)		Banded paving		

G	Architectural Coordination	PH	RS	16.11.2017
F	Architectural Coordination	PH	RS	09.11.2017
E	For Coordination	PH	RS	03.11.2017
D	For Coordination	PH	RS	10.10.2017
C	For Council Pre-DA	NH	RS	18.05.2017
B	For Coordination	NH	RS	12.05.2017
A	Preliminary	NP	RS	13.03.2017
Issue	Revision Description	Drawn	Check	Date

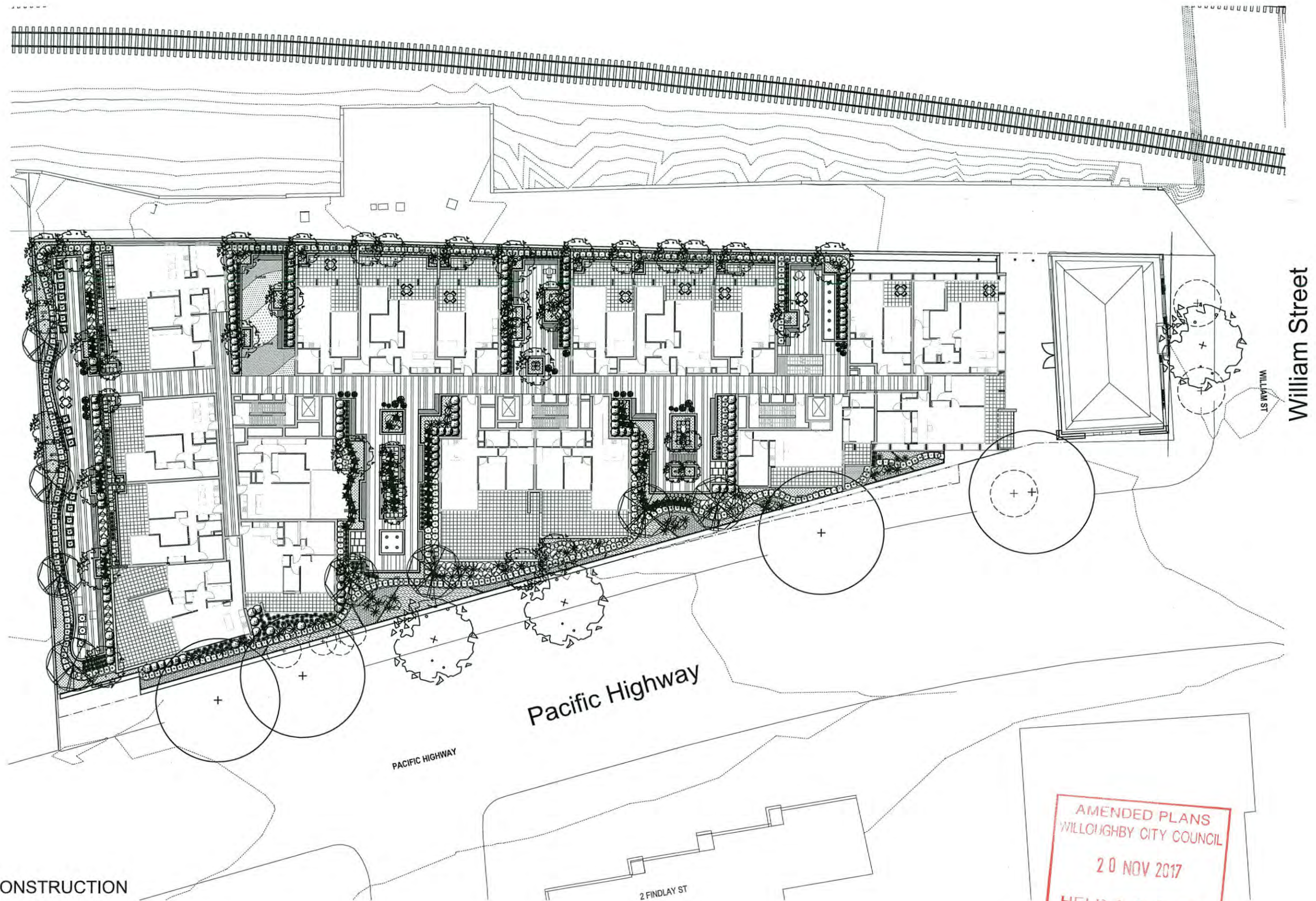
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Architect: BVN Architecture
Project: 989 -1015 Pacific Highway
Roseville NSW 2069

AMENDED PLANS
WILLOUGHBY CITY COUNCIL
20 NOV 2017
HELP & SERVICE
CENTRE

Drawing Name:
Landscape Plan
Ground Floor

DEVELOPMENT APPLICATION
Scale: 1:200 @ A1
Job Number: SS17-3476
Drawing Number: 101 G



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LEGEND

- Proposed Trees (Refer to Planting Schedule)
- Existing Trees

- Proposed Shrubs (Refer to Planting Schedule)
- Proposed Groundcovers (Refer to Planting Schedule)

- Pot Plants (Refer to Planting Schedule)
- Water feature
- Furniture & Seating
- Banded paving

- Unit Paving
- Softfall
- Soil Depth

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NH	RS	12.05.2017
NP	RS	13.03.2017
Drawn	Check	Date

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Roseville NSW 2069

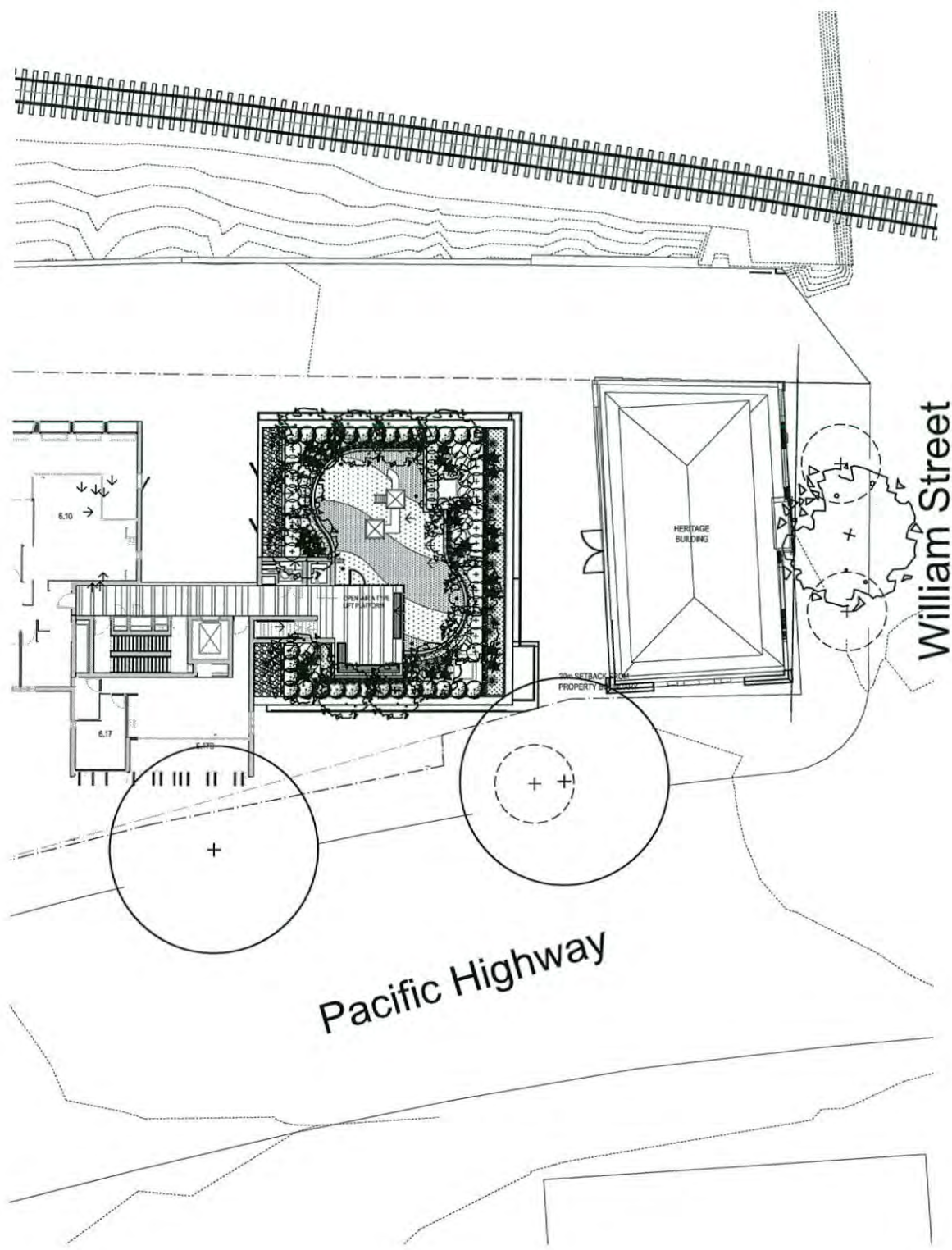
AMENDED PLANS
WILLOUGHBY CITY COUNCIL
20 NOV 2017
HELP & SERVICE
CENTRE

Drawing Name:
Landscape Plan
Podium

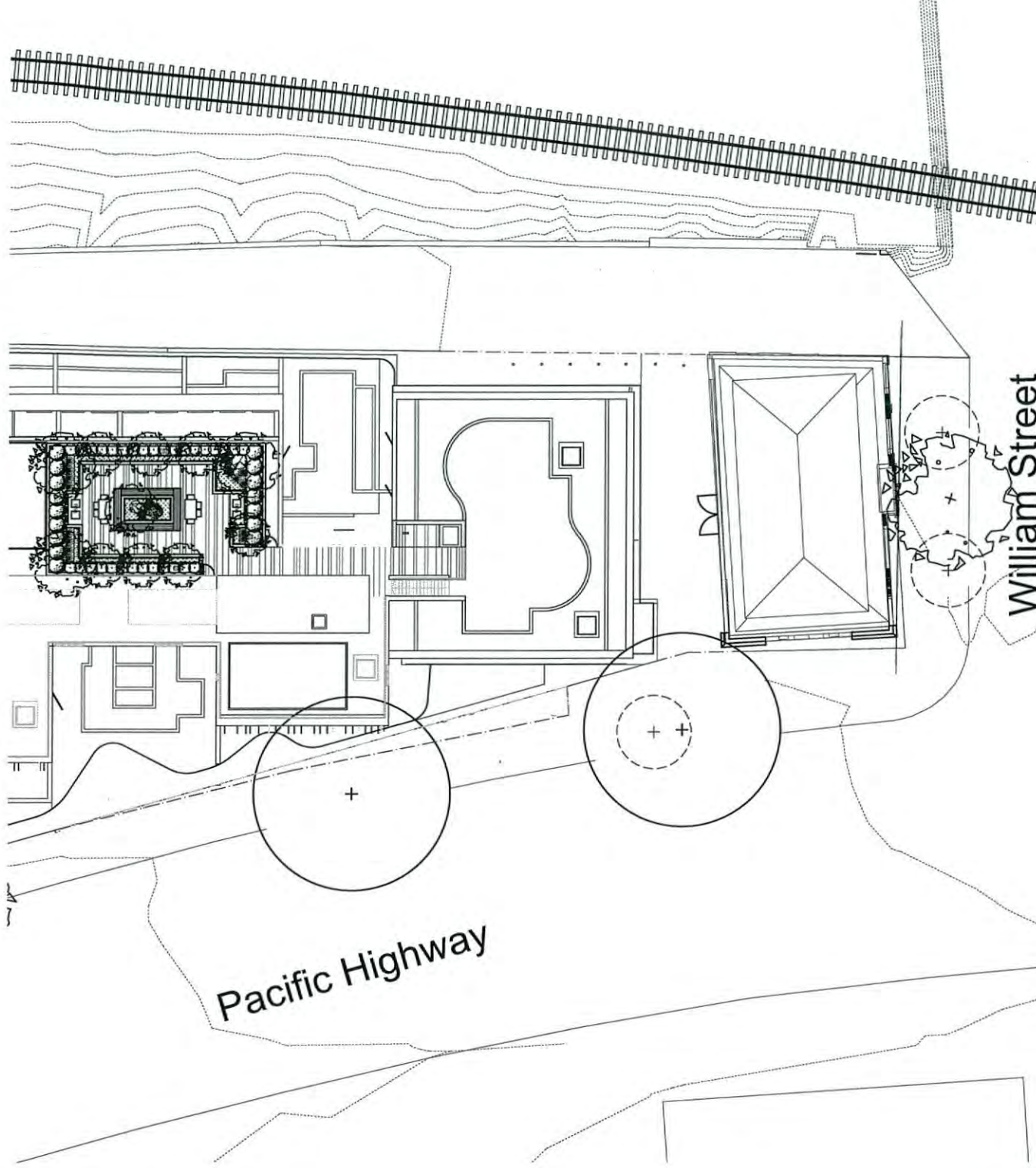
DEVELOPMENT APPLICATION

Scale: 1:200 @ A1
Job Number:
SS17-3476

Drawing Number:
102 G



01 LANDSCAPE PLAN - Level 6
103 1:200



02 LANDSCAPE PLAN - Rooftop
103 1:200

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	Water feature
	Furniture & Seating
	Banded paving
	Unit Paving
	Softfall
	Soil Depth



Client: KECO
Architect: BVN Architecture

Project: 989 -1015 Pacific Highway
Roseville NSW 2069

AMENDED PLANS
WILLOUGHBY CITY COUNCIL
20 NOV 2017
HELP & SERVICE
CENTRE

Drawing Name:
Landscape Plan
Rooftop

DEVELOPMENT APPLICATION
Scale: 1:200 @ A1
Job Number: SS17-3476
Drawing Number: 103
Issue: G

**SPECIFICATION
GENERAL NOTES**

References

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

Workmanship and Materials

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

HARDWORKS

Furniture, Handrails, Balustrades

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

Garden Walls, Fences, Steps, TGSi and Edging

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

Continuous, Unit and Loose Pavement

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

SOFTWORKS

Topsoil

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

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

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Compost

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

Fertiliser

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

Plants

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

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

Plant Installation

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

Root Barrier

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

Mulch

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

Stakes and Ties

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

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

IRRIGATION

All proposed landscape areas shall be irrigated.

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

LANDSCAPE MAINTENANCE

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

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

Maintenance Log Book

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

Maintenance Activities

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

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

imminent;

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

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

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.
- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
 - Product brand / manufacturer's name,
 - Fertiliser / product name,
 - Application quantity and rate, and
 - Date of application and location.

- **Stakes and ties** - Adjust and replace 'as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.

- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.

- **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.

- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- **Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.

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

987-1015 Pacific Highway, Roseville - PLANT SCHEDULE					
Symbol	Botanical Name	Common Name	Mature size H x W (m)	Pot size	Quantity
Trees					
Ap	<i>Acer palmatum</i>	Japanese Maple	4 x 4	100L	
Bs	<i>Banksia serrata</i>	Old Man Banksia	5 x 3	45L	
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	12 x 5	100L	
Er	<i>Eleocarpus reticulatus</i>	Blueberry Ash	12 x 5	100L	
FR	<i>Fraxinus augustifolia 'Raywood'</i>	Claret Ash	15 x 7	100L	
LiN	<i>Lagerstroemia indica 'Natchez'</i>	Crepe Myrtle	6 x 3	100L	
MLG	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia	5 x 3	45L	
Pc	<i>Phoenix canariensis</i>	Canary Island Palm	15 x 10	100L	
PB	<i>Pyrus calleryana 'Bradford'</i>	Bradford	10 x 5	100L	
PcC	<i>Pyrus calleryana 'Captial'</i>	Callery Pear	12 x 3	45L	
TL	<i>Tristaniopsis laurina 'Luscious'</i>	Watergum	10 x 6	100L	
Shrub & Accent Planting					
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7 x 0.5	300mm	
AiR	<i>Alcantarea imperialis 'Rubra'</i>	Giant Bromeliad	2.5 x 1.5	300mm	
Asm	<i>Acmena smithii 'Minor'</i>	Lilypilly	2 x 1.5	300mm	
Bp	<i>Banksia spinosa</i>	Hairpin Banksia	1.5 x 1.0	300mm	
BmJ	<i>Buxus microphylla 'Japonica'</i>	Japanese box hedge	2.5 x 2	300mm	
CW	<i>Callistemon citrinus 'White Anzac'</i>	Lemon Scented Bottlebrush	3 x 2	300mm	
Cl	<i>Callistemon linearis</i>	Narrow-leaved Bottlebrush	1.5 x 2	300mm	
Cs	<i>Camelia sasanqua</i>	Camelia	4 x 3	300mm	
De	<i>Doryanthes excelsor</i>	Gymea lilly	3 x 2	300mm	
GaF	<i>Gardenia augusta 'Florida'</i>	Gardenia	0.5 x 1.5	300mm	
GI	<i>Grevillea linearifolia</i>	White Spider Flower	2 x 1	300mm	
GRG	<i>Grevillea 'Robyn Gordon'</i>	Grevillea	1.5 x 2	300mm	
Mp	<i>Murraya paniculata</i>	Orange Jessamine	3 x 2	300mm	
PBB	<i>Phormium 'Bronze Baby'</i>	Bronze NZ Flax	0.7 x 0.8	300mm	
PGP	<i>Pittosporum 'Green Pillar'</i>	Green Pillar	3 x 3	300mm	
PMM	<i>Pittosporum tobira 'Miss Muffet'</i>	Dwarf Pittosporum	1 x 1.5	300mm	
PX	<i>Philodendron 'Xanadu'</i>	Dwarf Philodendron	1 x 1	300mm	
Re	<i>Raphis excelsa</i>	Lady Palm	2 x 1	300mm	
ROP	<i>Rhaphiolepis indica 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorne	1 x 1	300mm	
SC	<i>Syzygium australe 'Cascade'</i>	Weeping Lilly Pilly	3 x 1.5	300mm	
SaTT	<i>Syzygium australe 'Tiny Trev'</i>	Dwarf Lilly Pilly	0.7 x 0.5	300mm	
Sr	<i>Strelitzia reginae</i>	Bird Of Paradise	1.2 x 1.5	300mm	
WGB	<i>Westringia fruticosa 'Grey Box'</i>	Dwarf Coastal Rosemary	0.5 x 0.5	300mm	
Grasses & Groundcovers					
Ao	<i>Agapanthus orientalis</i>	Agapanthus	1 x 0.5	150mm	
Ad	<i>Altemanthera dentata</i>	Ruby Leaf Altemanthera	0.45 x	150mm	
Cg	<i>Carpobrotus glaucascens</i>	Pig Face	0.2 x 1	150mm	
Cm	<i>Clivea miniata</i>	Kaffir Lily	0.45 x 0.4	150mm	
DC	<i>Dianella caerulea</i>	Blue Flax Lily	0.8 x 0.8	150mm	
DSS	<i>Dianella 'Silver Streak'</i>	Silver Streak Flax Lily	0.5 x 0.4	150mm	
Gt	<i>Gazania tomentosa</i>	Gazania	0.15 x 1.5	150mm	
Hs	<i>Hibbertia scandens</i>	Native Guniea Flower	0.4 x 1	150mm	
PN	<i>Pennisetum alopecuroides 'Nafray'</i>	Nafray Swamp Foxtail	0.6 x 0.6	150mm	
LJR	<i>Liriope muscari 'Just Right'</i>	Turf Lily	0.5 x 0.5	150mm	
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5	150mm	
Ta	<i>Themeda australis</i>	Kangaroo grass	0.3 x 0.5	150mm	
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 0.5	150mm	
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.4	150mm	

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LEGEND



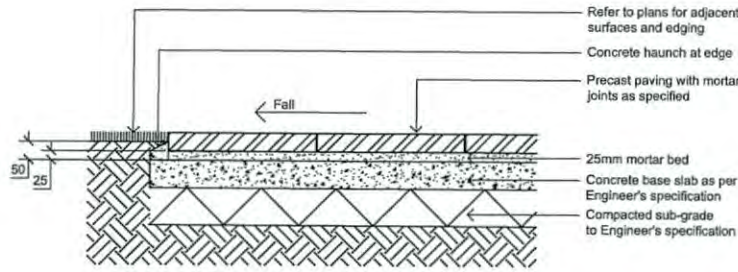
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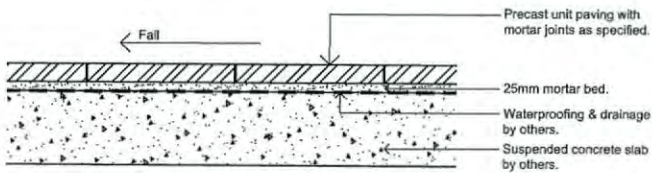
Drawing Name:
Landscape Specification &
Indicative Plant Schedule

DEVELOPMENT APPLICATION

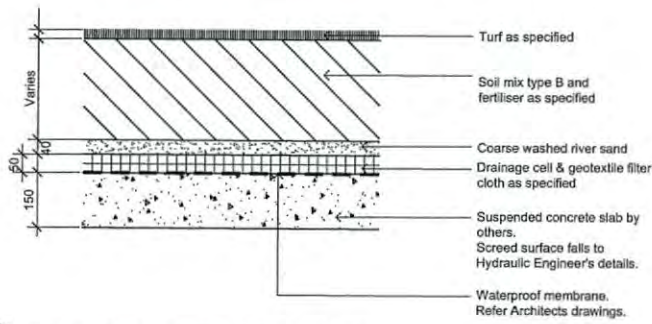
Scale:
Job Number: SS17-3476
Drawing Number:
Issue: 501 G



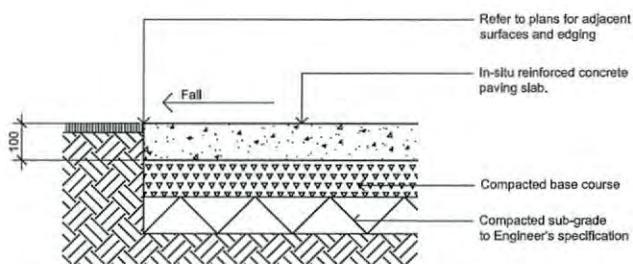
01 PRECAST UNIT PAVERS ON CONC SLAB
SCALE 1:10



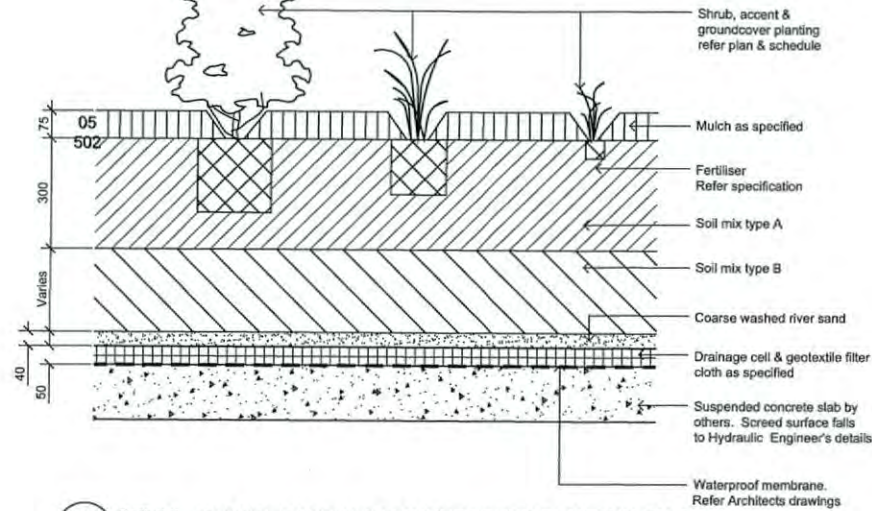
02 PRECAST UNIT PAVERS ON SUSPENDED SLAB
SCALE 1:10



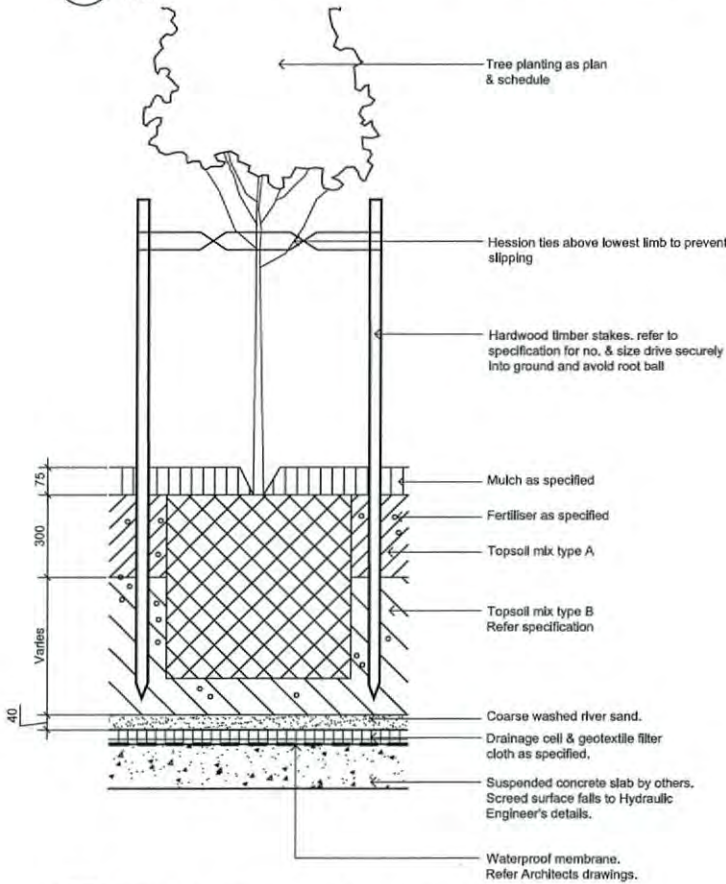
03 DETAIL - TURF ON SUSPENDED SLAB
SCALE 1:10



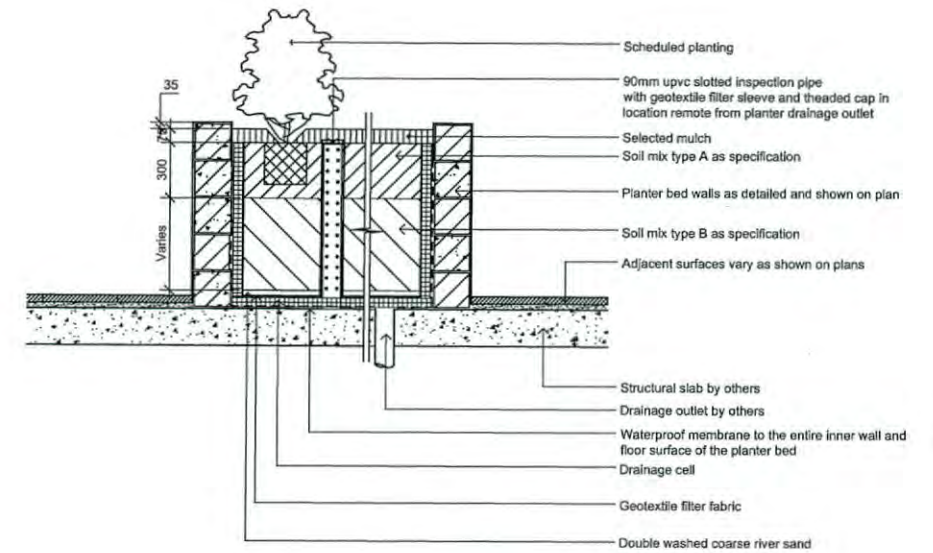
04 INSITU CONCRETE PAVING
SCALE 1:10



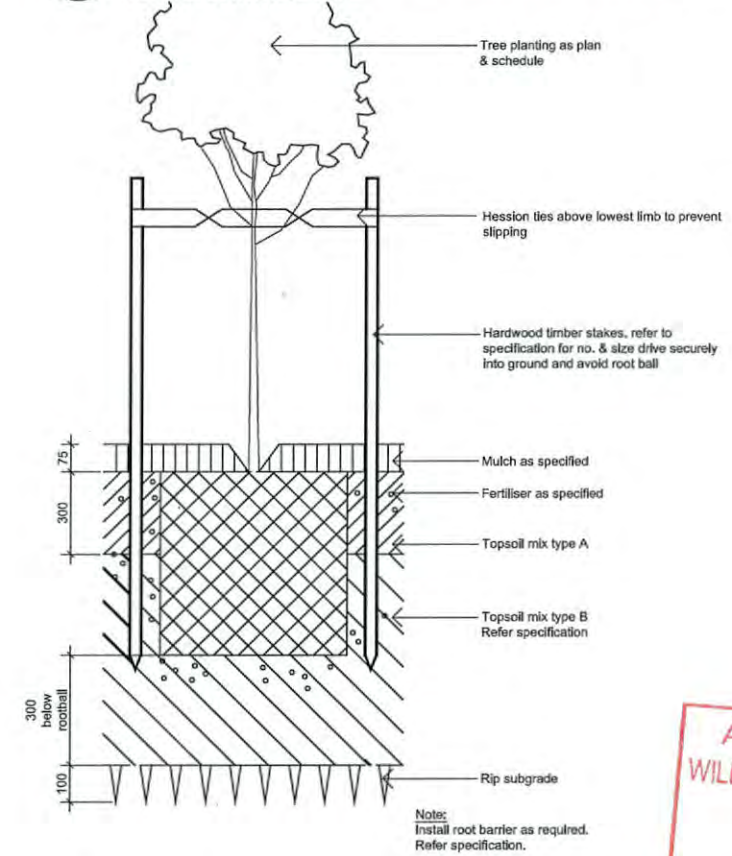
06 DETAIL - SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB
SCALE 1:10



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



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



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

NOT FOR CONSTRUCTION

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

G	Architectural Coordination	PH	RS	16.11.2017
F	Architectural Coordination	PH	RS	09.11.2017
E	For Coordination	PH	RS	03.11.2017
D	For Coordination	PH	RS	10.10.2017
C	For Council Pre-DA	NH	RS	18.05.2017
B	For Coordination	NH	RS	12.05.2017
A	Preliminary	NP	RS	13.03.2017
Issue	Revision Description	Drawn	Check	Date

LEGEND

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Client:
KECO
Architect:
BVN Architecture
Project:
989 -1015 Pacific Highway
Roseville NSW 2069

Drawing Name:
Landscape Details

Scale: As Shown
Job Number:
SS17-3476

Drawing Number:

Sheet _ of _
DEVELOPMENT APPLICATION
Issue:
502 G

AMENDED PLANS
WILLOUGHBY CITY COUNCIL
20 NOV 2017
HELP & SERVICE
CENTRE