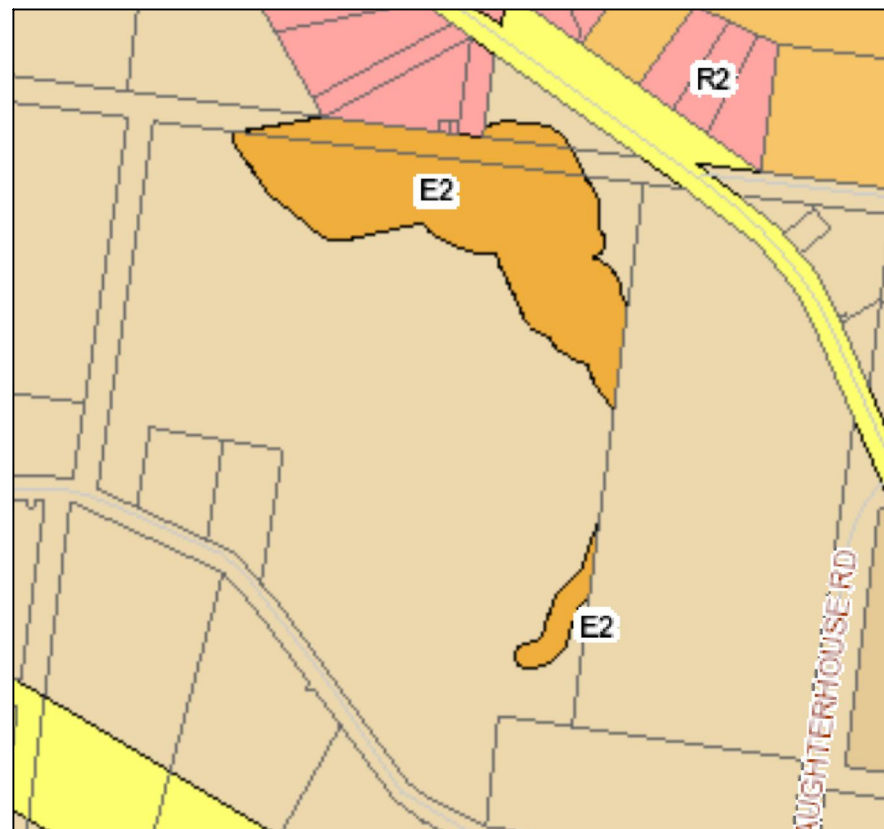


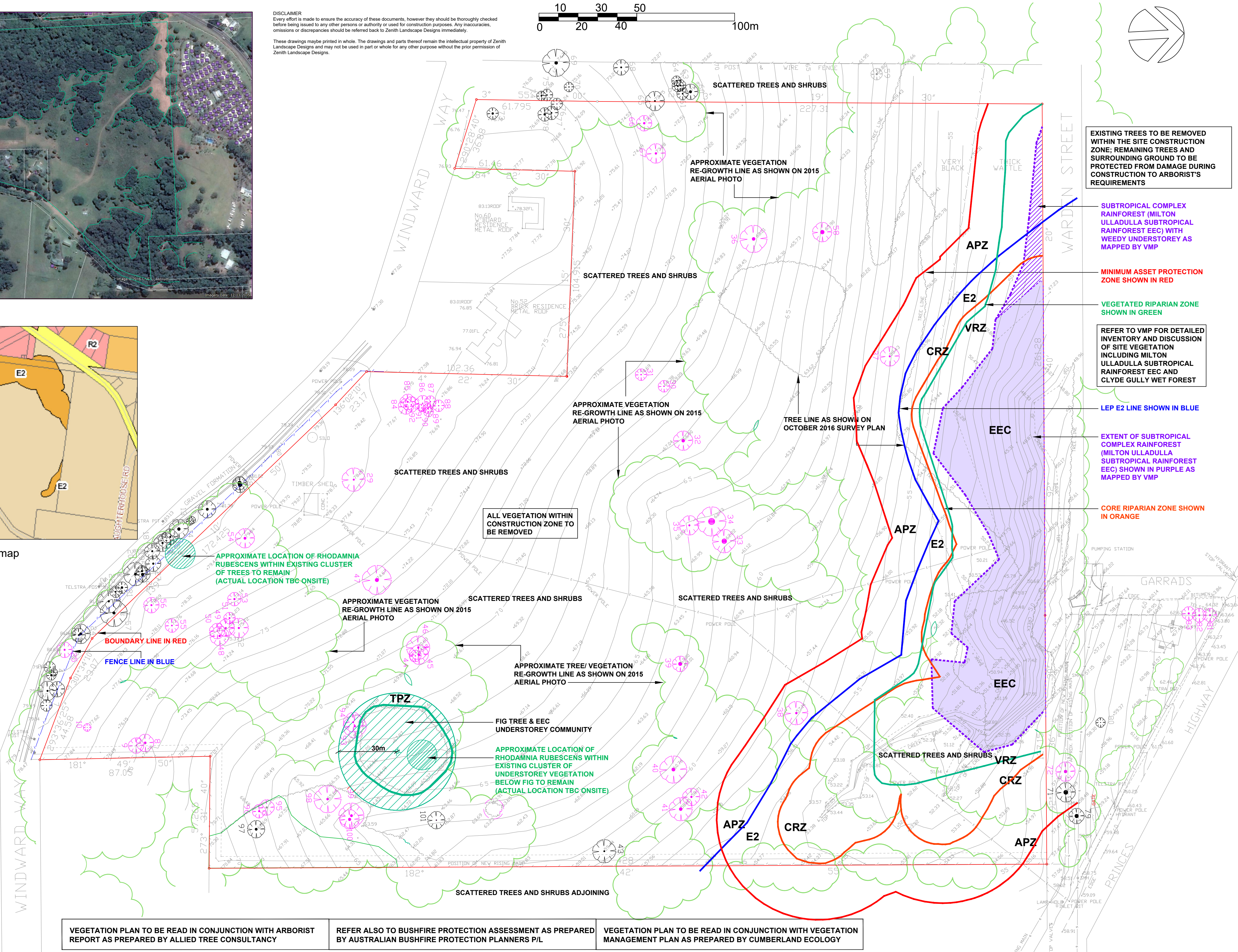
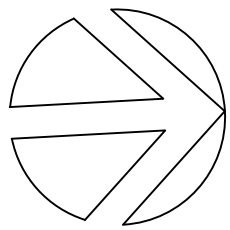
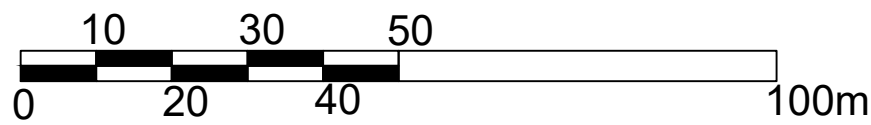


aerial image 2015



LEP 2014 zoning map

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TREE INVENTORY				
(as prepared by surveyor)				
No.	DESCRIPTION	DIA.	SPREAD	HEIGHT
1	BLACKBUTT	0.7	7	12
2	GUM	0.7	5	10
3	GUM	0.95	5	12
4	GUM	0.4	4	8
5	GUM	0.8	10	9
6	GUM	0.6	5	10
7	GUM	0.25	6	7
8	GUM	1.1	9	15
9	GUM	0.4	8	8
10	ACACIA	0.4	8	8
11	GUM	1.2	9	12
12	GUM	0.3	4	4
13	GUM	0.4	1	5
14	GUM	1.5	10	13
15	GUM	0.8	8	9
16	GUM	0.4	8	5
17	GUM	1.1	6	10
18	GUM	0.8	9	9
19	GUM	0.9	6	6
20	GUM	1.1	12	10
21	GUM	1.1	14	12
22	GUM	0.6	6	12
23	GUM	0.9	12	10
24	GUM	1.3	10	8
25	GUM	1.3	12	10
26	GUM	1.4	8	12
27	GUM	0.9	7	8
28	2*GUMS	0.2	7	8
29	CHITRA	0.5	6	6
30	TREE	0.5	6	6
31	TREE	0.5	6	6
32	TREE	0.5	6	6
33	TREE	0.5	6	6
34	TREE	0.5	6	6
35	TREE	0.5	6	6
36	TREE	0.5	6	6
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40	TREE	0.5	6	6
41	TREE	0.5	6	6
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43	TREE	0.5	6	6
44	TREE	0.5	6	6
45	TREE	0.5	6	6
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54	TREE	0.5	6	6
55	TREE	0.5	6	6
56	TREE	0.5	6	6
57	TREE	1.3	14	15
58	TREE	0.7	6	10
59	TREE	0.9	6	10
60	TREE	1.3	8	10
61	TREE	0.6	6	10
62	TREE	0.7	6	10
63	TREE	0.8	6	10
64	TREE	0.5	5	7
65	TREE	0.7	10	5
66	TREE	1.0	10	5
67	TREE	1.0	10	10
68	TREE	0.7	8	15
69	TREE	1.6	14	15
70	TREE	0.4	5	7
71	TREE	2.2	10	12
72	TREE	1.5	10	12
73	GUM	1.0	10	8
74	ACACIA	0.6	6	8
75	ACACIA	0.5	5	5
76	ACACIA	0.6	6	8
77	ACACIA	0.6	7	8
78	ACACIA	1.0	8	8
79	TREE	1.9	8	10
80	TREE	0.2	5	5
81	PINE	0.8	10	10
82	PINE	0.8	10	10
83	PINE	0.8	10	10
84	CDRAL	0.8	8	8
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87	CDRAL	0.4	6	6
88	CDRAL	0.4	6	6
89	CDRAL	0.3	6	6
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95	GUM	0.9	10	16
96	GUM	0.9	9	14
97	GUM	1.2	9	14
98	GUM	1.1	14	14
99	GUM	1.2	10	14
100	GUM	1.4	10	14
101	GUM	0.4	9	8

E	REVISED DA ISSUE	28.08.19
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A	DA ISSUE	25.11.16
Rev. no.	Description:	Date:
ARBORIST:		
SURVEY: RYGATE & WEST		
HYDRAULIC: SAMANA BLUE ENGINEERING		
ARCHITECT: STEPHEN JONES ASSOCIATES		
CLIENT: ANNSCA PROPERTY GROUP P/L		



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E: info@zenithlandscapes.com.au

LOT 1 DP780801 & LOT 1 DP737576
PRINCES HIGHWAY / WINDWARD WAY
MILTON
MILTON MEADOWS

TITLE: EXISTING VEGETATION
STATUS: DA **SCALE: 1:1000**

DRAWN: MAG **SHEET 1 OF 10** **REVISION:**
CHECKED: MFG **DRAWING No. 16-3351 L01** **E**
DATE: 14.11.16

SITE PHOTOS



silo adjacent to Windward Way



Windward Way frontage



looking to north east boundary



scattered vegetation central site



silo adjacent to Windward Way



looking along eastern boundary



riparian vegetation corridor



looking towards north west of site



adjoining properties off Windward Way

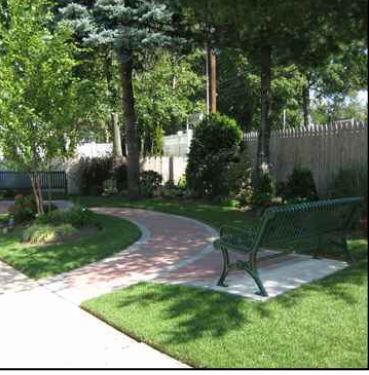
SAMPLE IMAGES



Milton town character



Milton town character



community parkland



street trees - main road



street frontages - secondary roads



silo landmark set in parkland



feature entry gardens



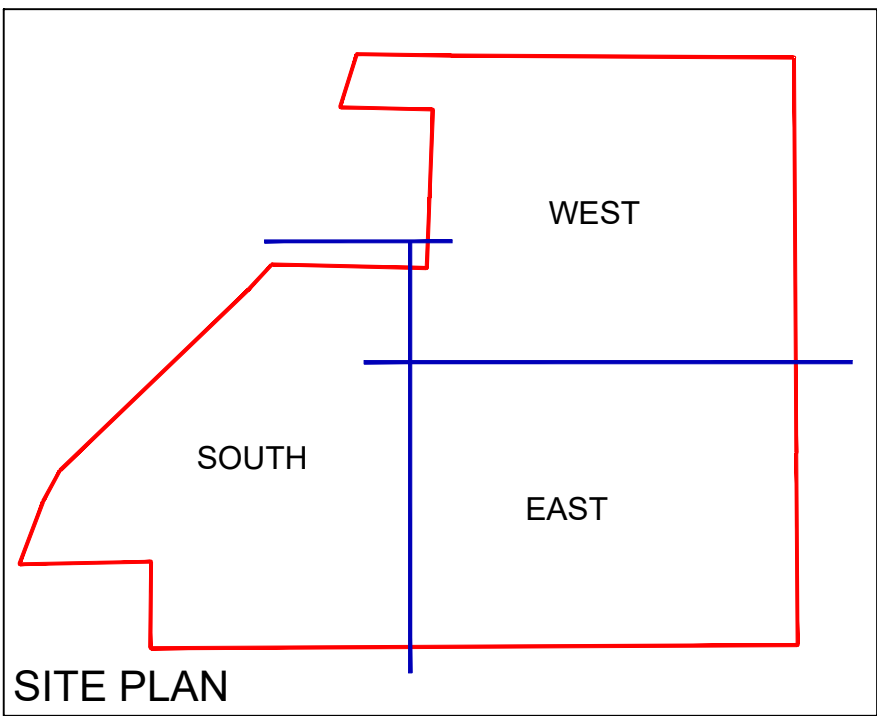
carpark gardens



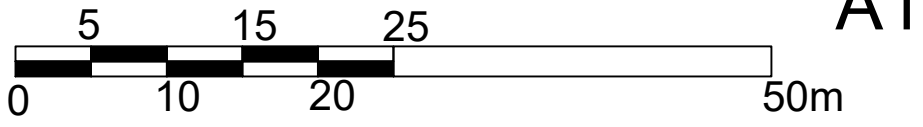
residential care courtyards



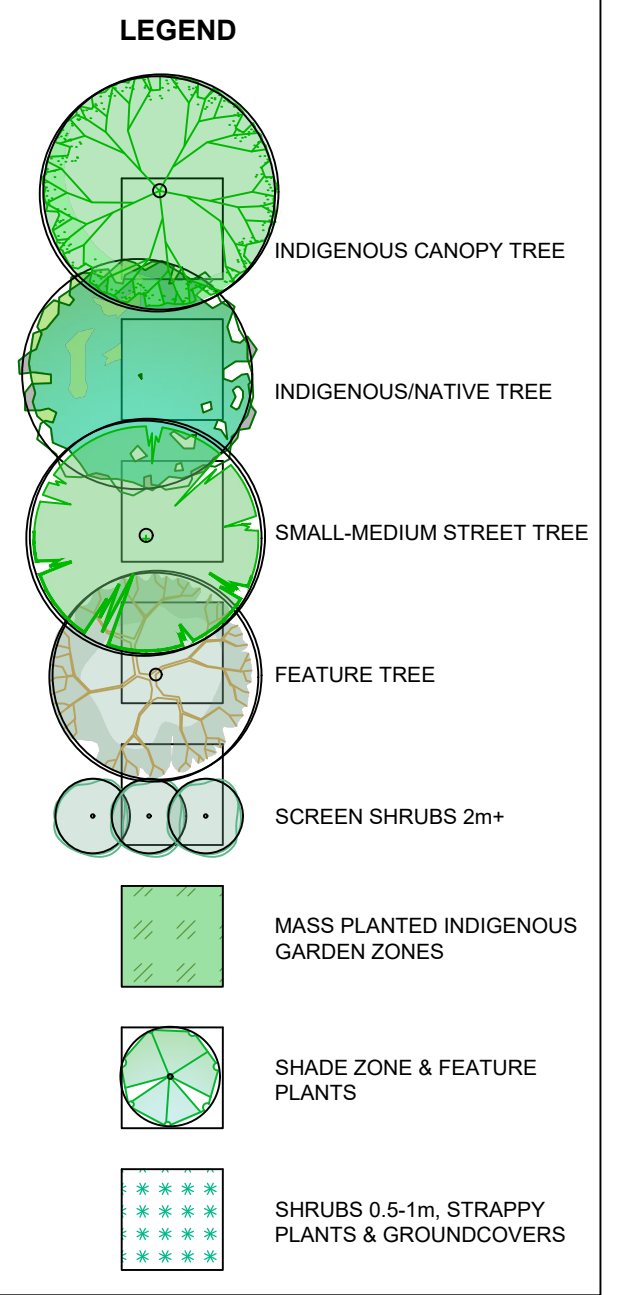
residential care courtyards



LANDSCAPE MASTERPLAN - SOUTH



A1



REFER ALSO TO VEGETATION MANAGEMENT PLAN AS PREPARED BY CUMBERLAND ECOLOGY AND BUSHFIRE PROTECTION ASSESSMENT AS PREPARED BY AUSTRALIAN BUSHFIRE PROTECTION PLANNERS P/L FOR PLANTING/VEGETATION MANAGEMENT REQUIREMENTS

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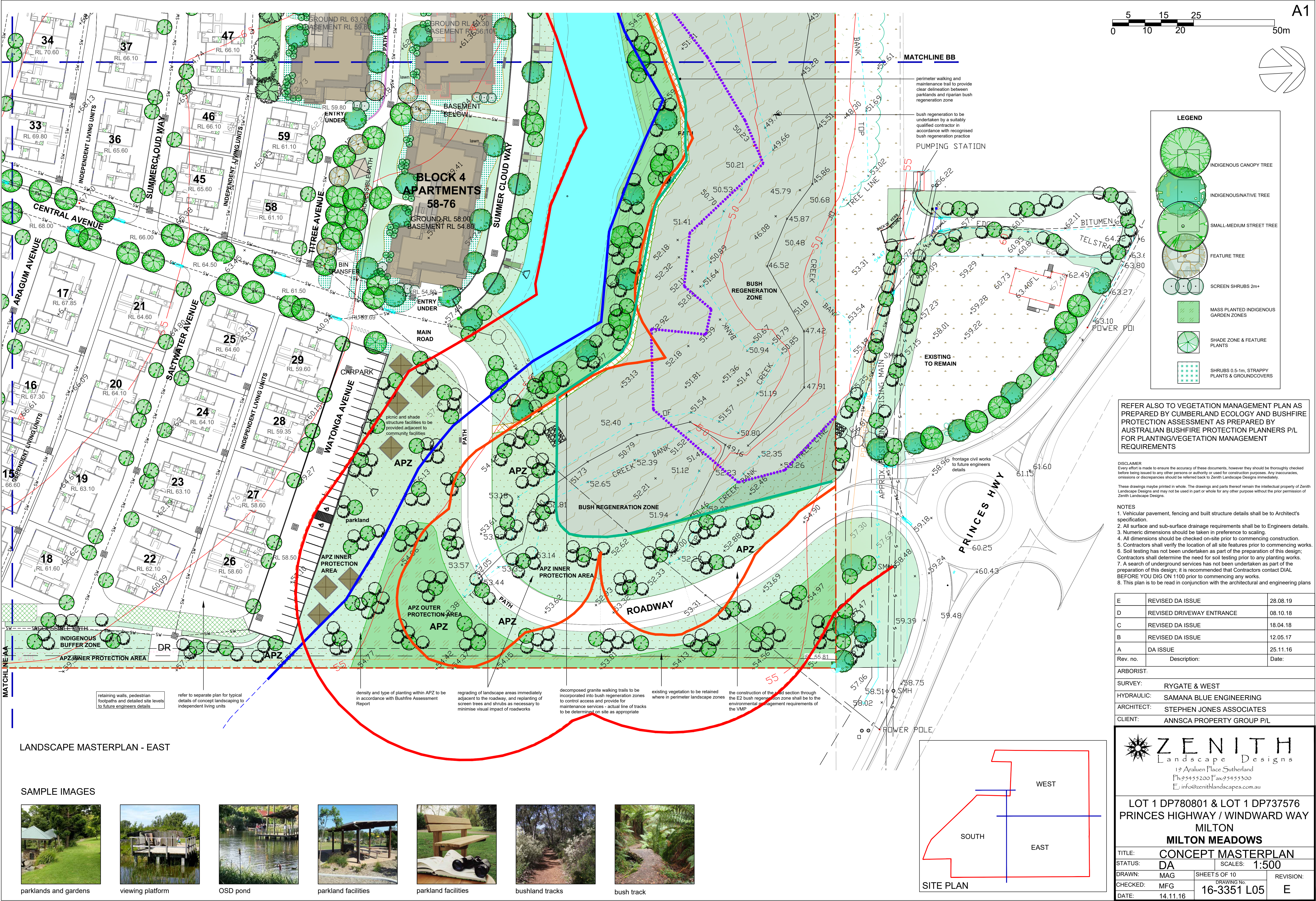
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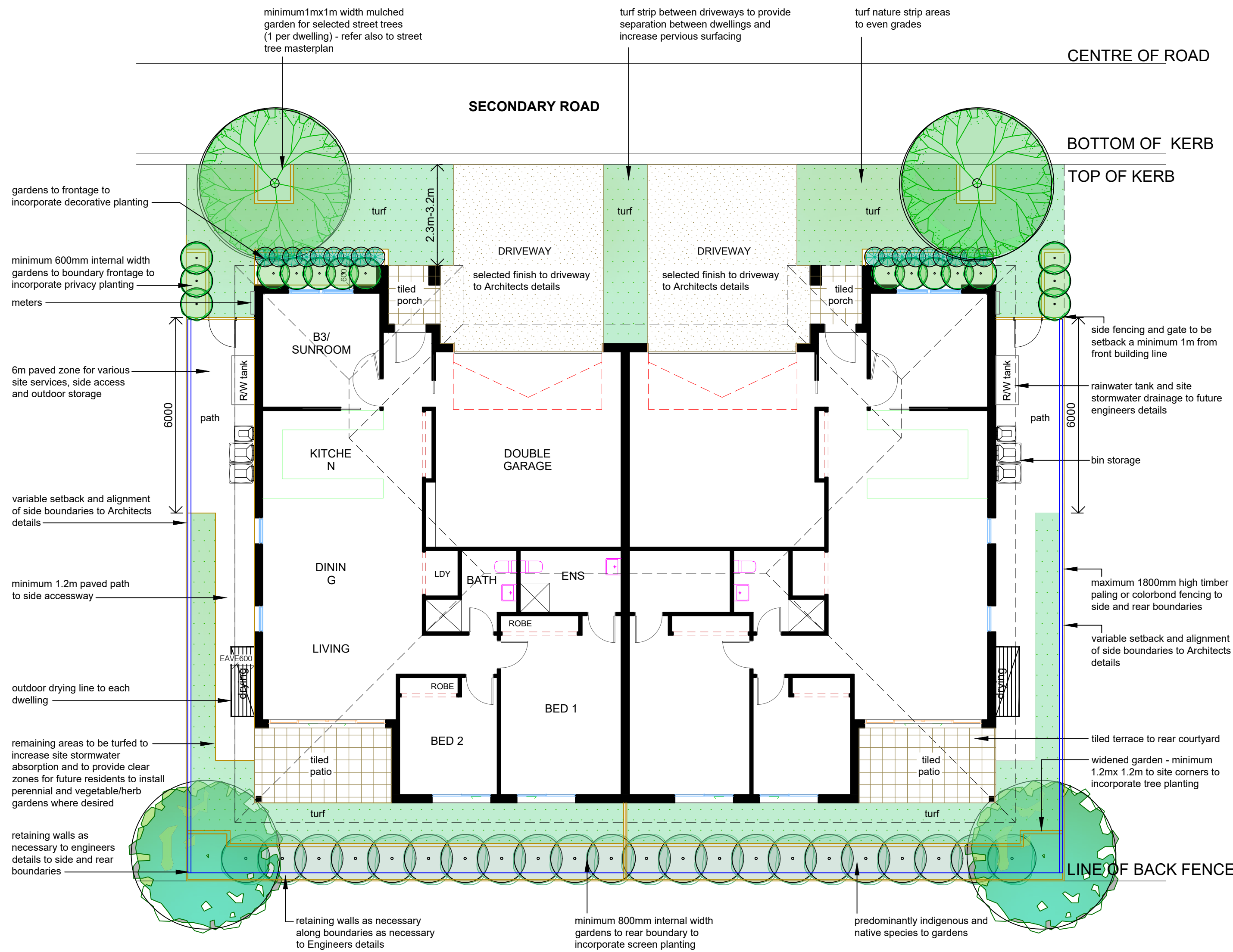
- NOTES
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Rev. no.	Description:	Date:
ARBORIST:		
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HYDRAULIC: SAMANA BLUE ENGINEERING		
ARCHITECT: STEPHEN JONES ASSOCIATES		
CLIENT: ANNSCA PROPERTY GROUP P/L		

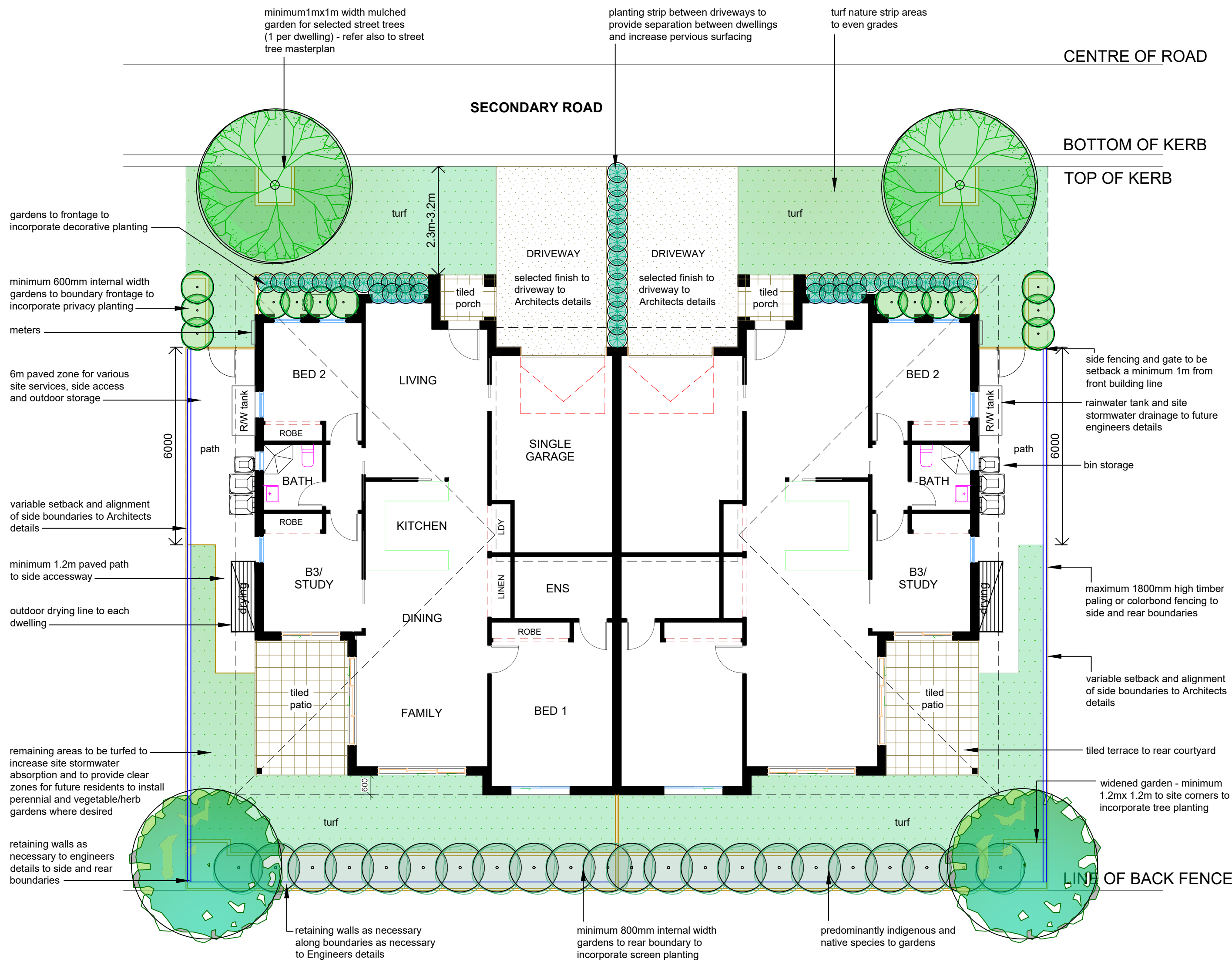
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Ph: 95455200 Fax: 95455300
E: info@zenithlandscapes.com.au

LOT 1 DP780801 & LOT 1 DP737576 PRINCES HIGHWAY / WINDWARD WAY MILTON MILTON MEADOWS		
TITLE:	CONCEPT MASTERPLAN	
STATUS:	DA	SCALE: 1:500
DRAWN:	MAG	SHEET 3 OF 10
CHECKED:	MFG	DRAWING No. 16-3351 L03
DATE:	14.11.16	REVISION: E



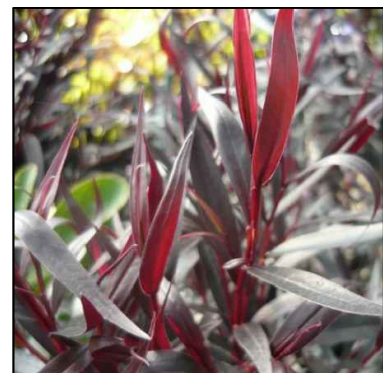


TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE A



TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE B

PLANT IMAGES



Weeping Myrtle



Grevillea 'Honey Gem'



Geebung

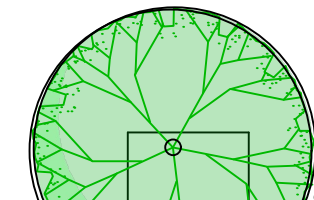


Native Indigo

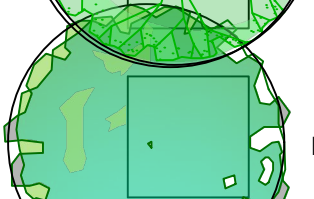


Rock Daisy

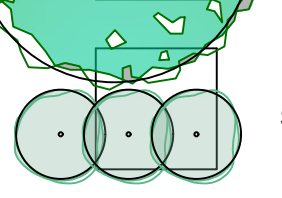
LEGEND



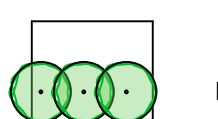
STREET TREE



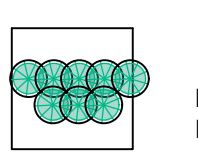
NATIVE SCREEN TREE



SCREEN SHRUBS 2m+



PRIVACY SHRUBS 1-1.5m



LOW GROWING STRAPPY PLANTS & GROUNDCOVERS

E	REVISED DA ISSUE	28.08.19
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Rev. no.	Description:	Date:

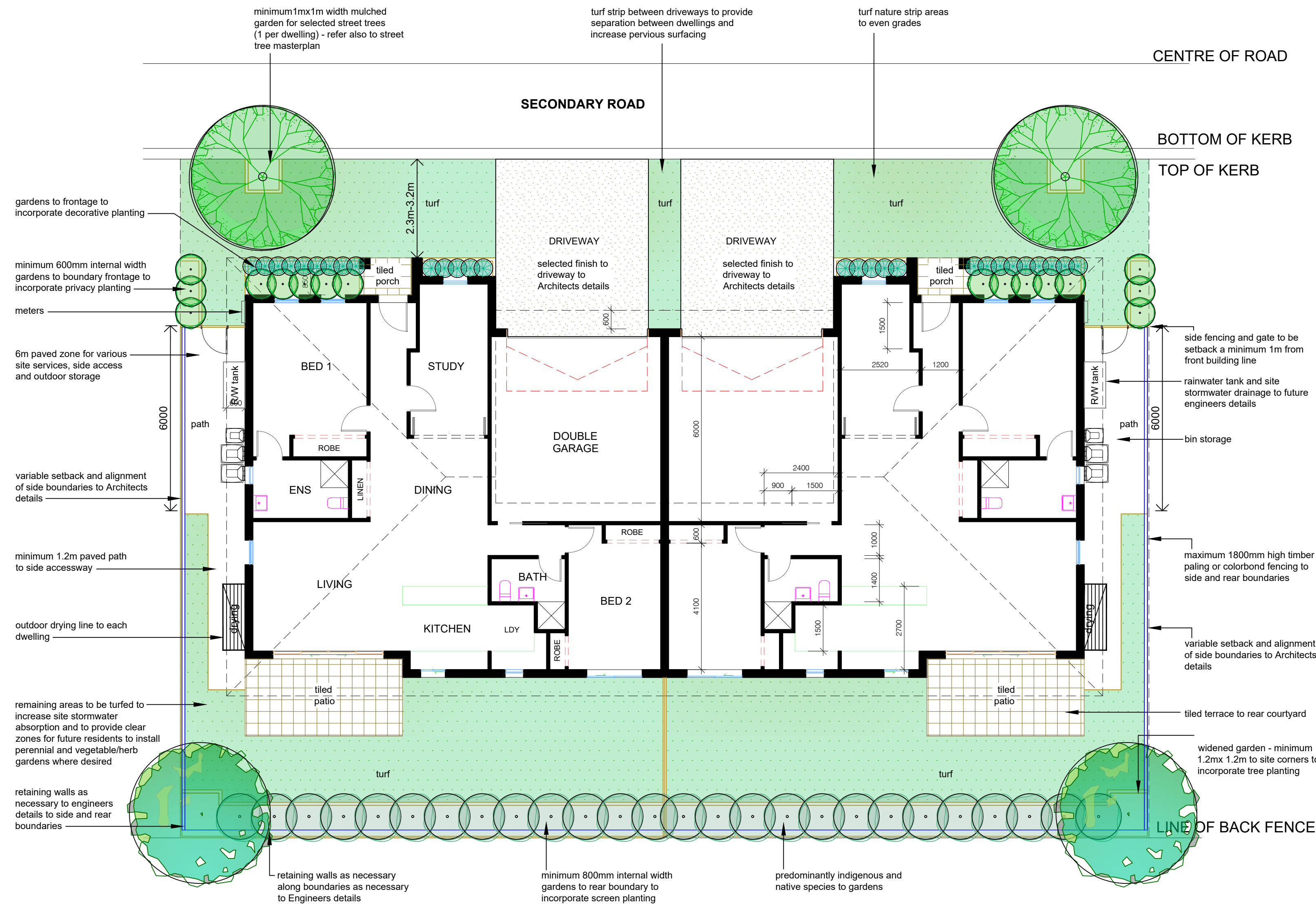
ARBORIST:	
SURVEY:	RYGATE & WEST
HYDRAULIC:	SAMANA BLUE ENGINEERING
ARCHITECT:	STEPHEN JONES ASSOCIATES
CLIENT:	ANNSCA PROPERTY GROUP P/L

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LOT 1 DP780801 & LOT 1 DP737576 PRINCES HIGHWAY / WINDWARD WAY MILTON MILTON MEADOWS		
TITLE: INDEPENDANT LIVING UNITS		
STATUS: DA	SCALES: 1:100	
DRAWN: MAG	SHEET 6 OF 10	REVISION: E
CHECKED: MFG	DRAWING No. 16-3351 L06	
DATE: 14.11.16		

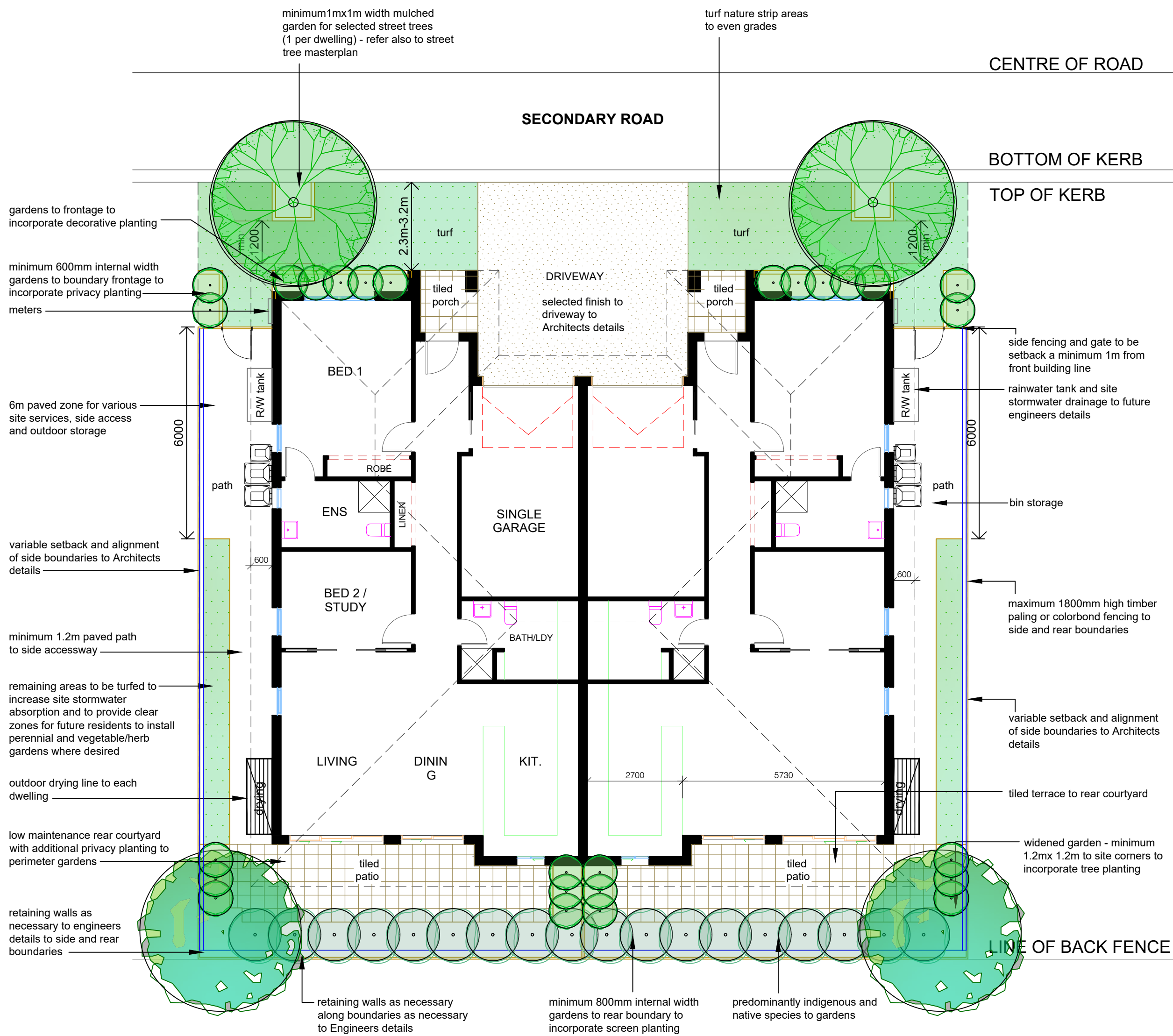
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TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE C



TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE D

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PLANT IMAGES



Prickly Paperbark



Native Fuchsia



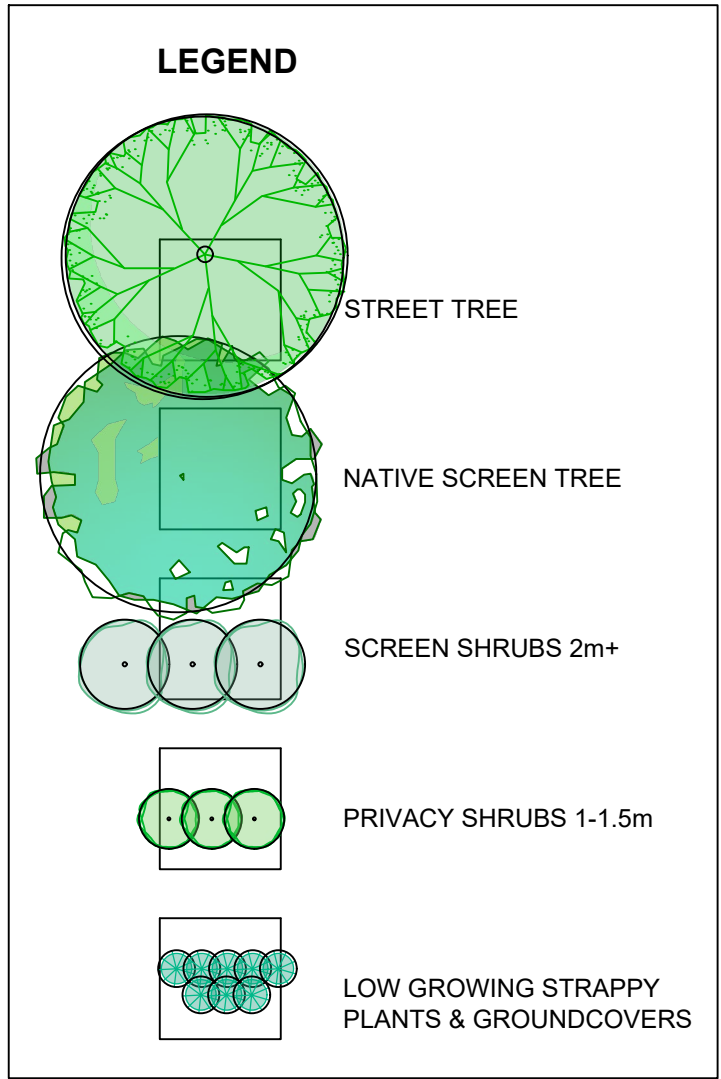
Rasp Fern



Poa



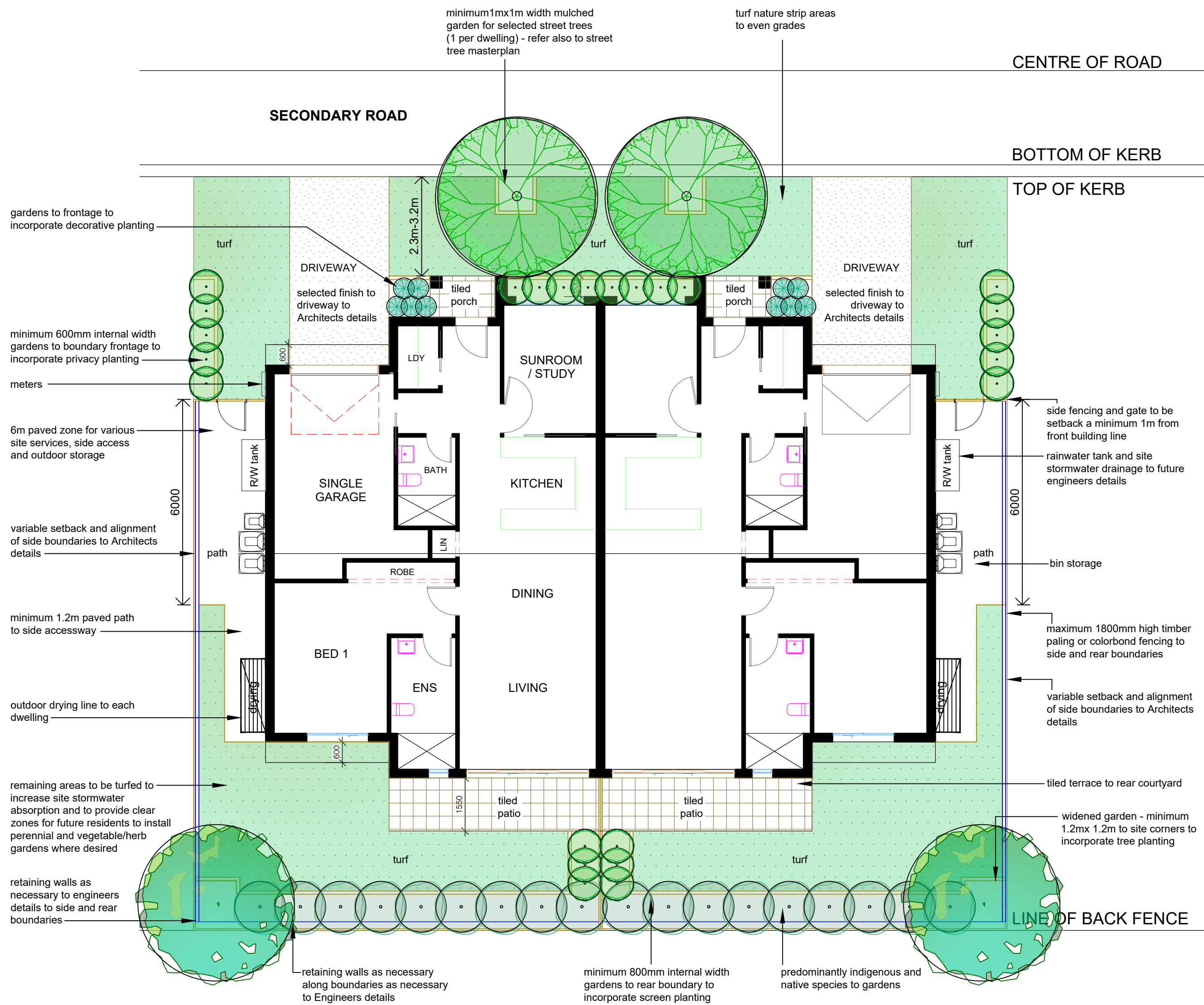
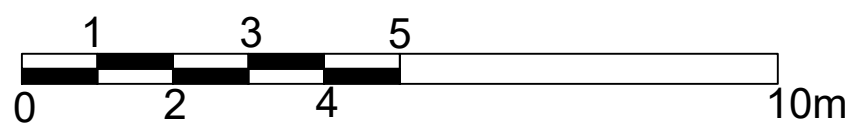
Groundcover Grevillea



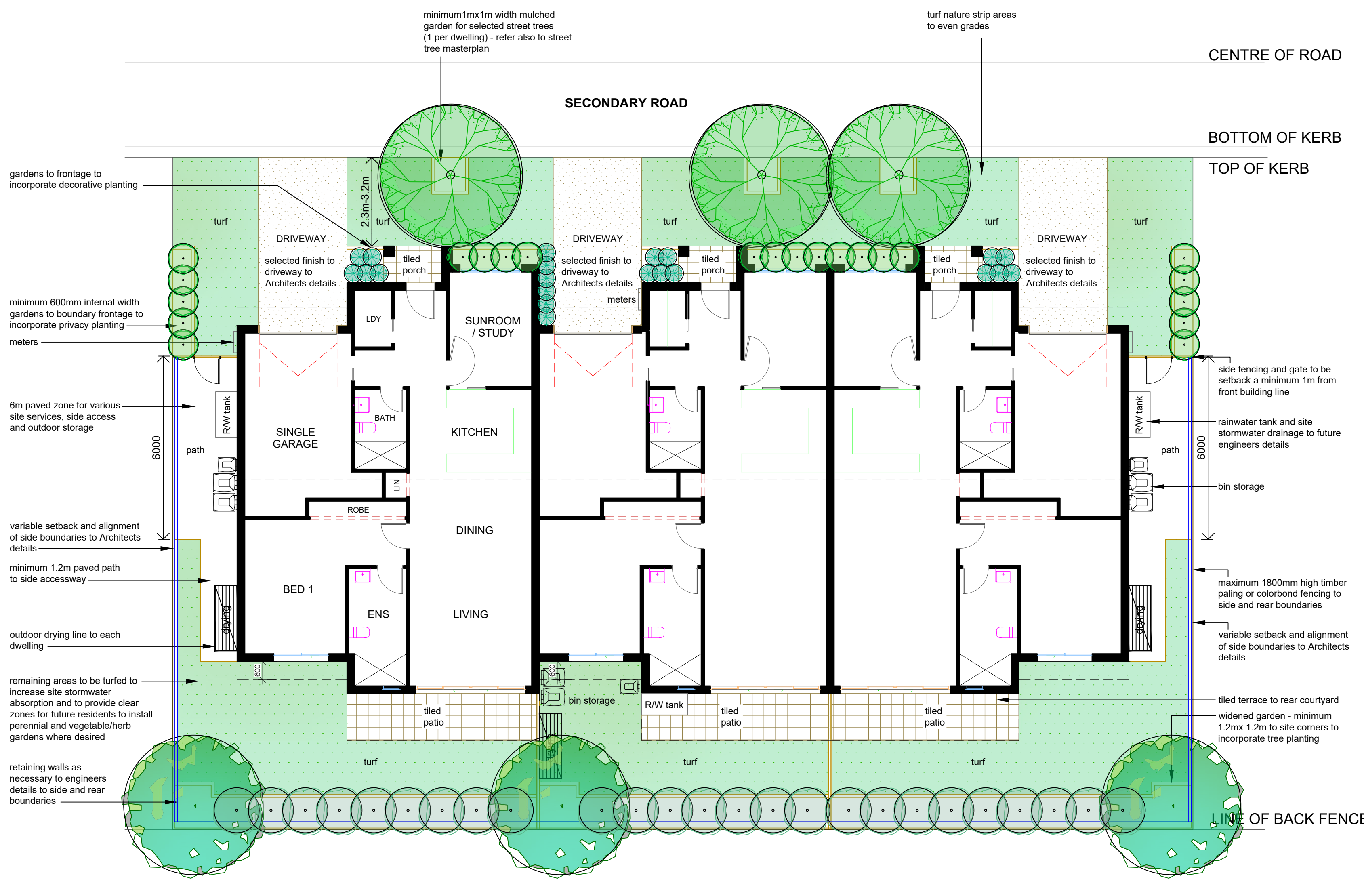
E	REVISED DA ISSUE	28.08.19
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A	DA ISSUE	25.11.16
Rev. no.	Description:	Date:

ARBORIST:	
SURVEY:	RYGATE & WEST
HYDRAULIC:	SAMANA BLUE ENGINEERING
ARCHITECT:	STEPHEN JONES ASSOCIATES
CLIENT:	ANNSCA PROPERTY GROUP P/L

 19 Araluen Place Sutherland Ph: 95455200 Fax: 95455300 E: info@zenithlandscapes.com.au		
LOT 1 DP780801 & LOT 1 DP737576 PRINCES HIGHWAY / WINDWARD WAY MILTON MILTON MEADOWS		
TITLE: INDEPENDANT LIVING UNITS		
STATUS: DA	SCALES: 1:100	
DRAWN: MAG	SHEET 7 OF 10	REVISION: E
CHECKED: MFG	DRAWING No. 16-3351 L07	
DATE: 14.11.16		



TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE E



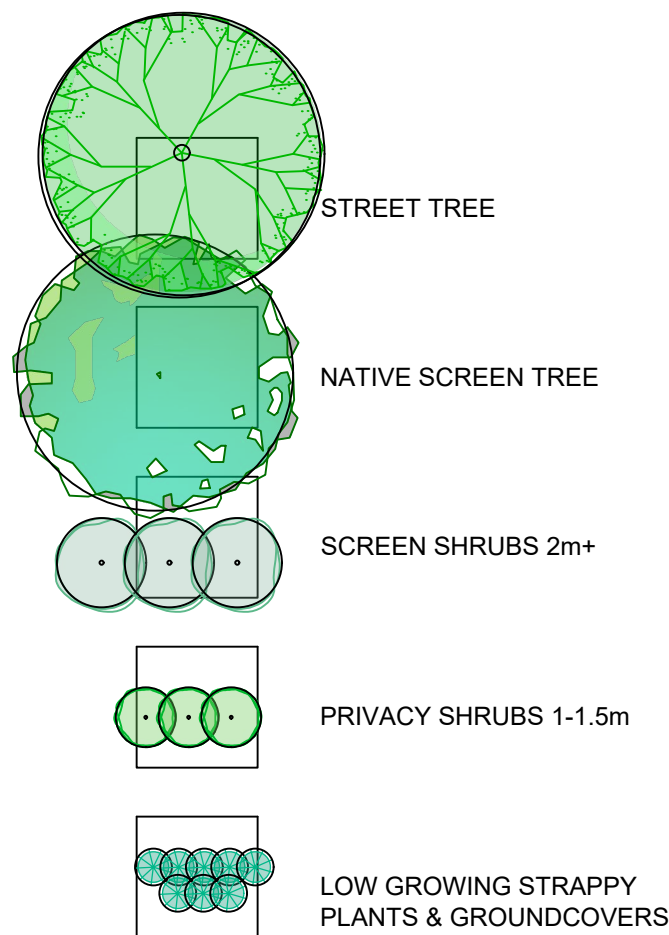
TYPICAL LANDSCAPE CONCEPT TRIPLEX TYPE 1

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LEGEND



PLANT IMAGES



White Bottlebrush



Rice Flower



Lomandra 'Tanika'



Water Fern

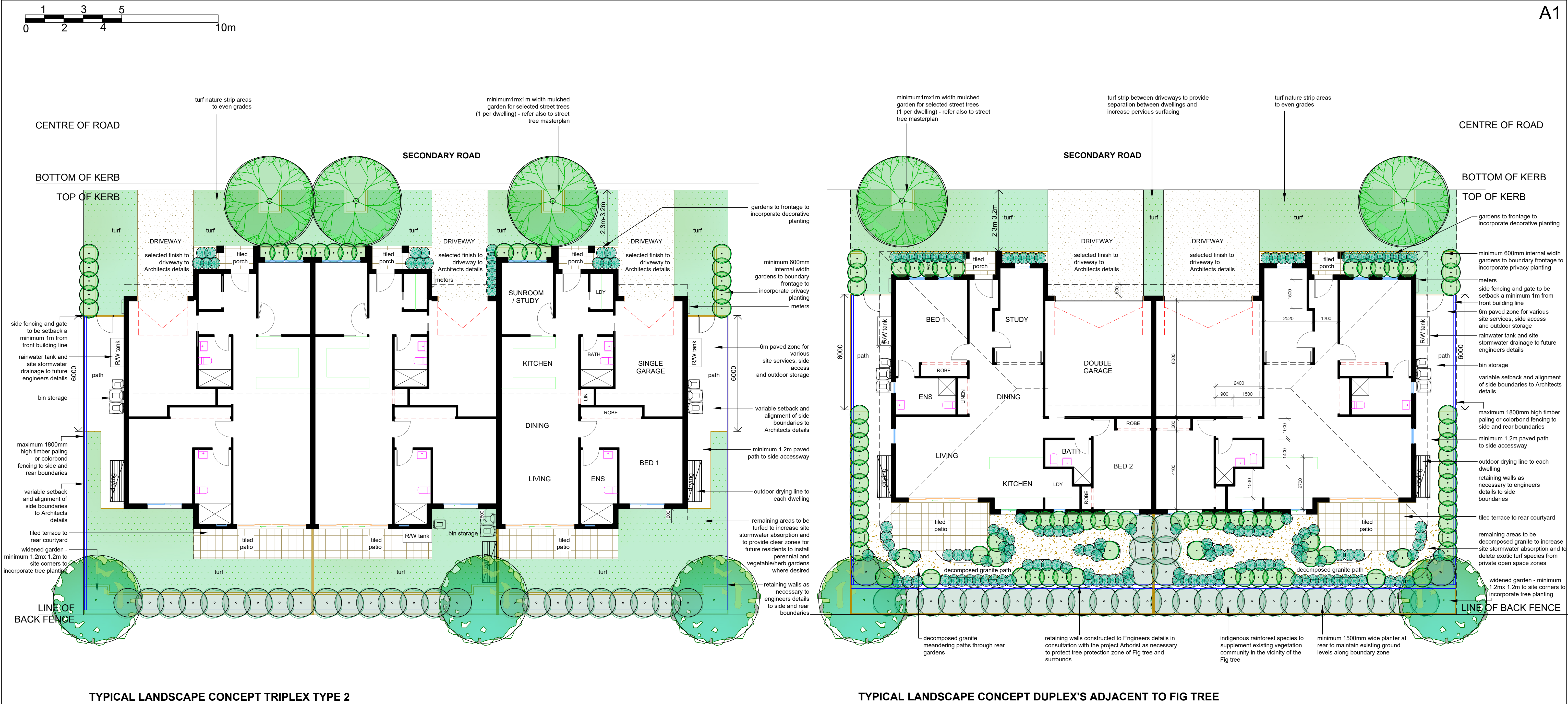


Kangaroo Paw

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ARBORIST:	
SURVEY:	RYGATE & WEST
HYDRAULIC:	SAMANA BLUE ENGINEERING
ARCHITECT:	STEPHEN JONES ASSOCIATES
CLIENT:	ANNSCA PROPERTY GROUP P/L

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LOT 1 DP780801 & LOT 1 DP737576 PRINCES HIGHWAY / WINDWARD WAY MILTON MILTON MEADOWS		
TITLE:	INDEPENDANT LIVING UNITS	
STATUS:	DA	SCALE: 1:100
DRAWN:	MAG	SHEET 8 OF 10 DRAWING No. 16-3351 L08
CHECKED:	MFG	
DATE:	14.11.16	REVISION: E



LEGEND

- STREET TREE
- NATIVE SCREEN TREE
- SCREEN SHRUBS 2m+
- PRIVACY SHRUBS 1-1.5m
- LOW GROWING STRAPPY PLANTS & GROUNDCOVERS

PLANT IMAGES

- Coastal Tea Tree
- Hairpin Banksia
- Flax Lily
- Creeping Boobialla
- Native Violet

MAINTENANCE

- These works shall be in addition to the construction contract.
- The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
- The Contractor shall carry out maintenance works for a minimum period of 52 weeks
- Maintenance works shall include the following works :
 - a. Mow lawns and trim edges each 10 days in summer and each 14 days in winter.
 - b. Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
 - c. Remove any weed growth from all planting areas.
 - d. Spray and control pests and diseases as required.
 - e. Replace plants which fail with plants of similar size and quality as originally planted.
 - f. Adjust ties to trees as necessary.
 - g. Make good any erosion or soil subsidence which may occur.
 - h. Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
 - i. Make good any defects or faults arising from defective workmanship.
- Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period
- Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
- When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.

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Rev. no.	Description:	Date:

ARBORIST:

SURVEY: RYGATE & WEST

HYDRAULIC: SAMANA BLUE ENGINEERING

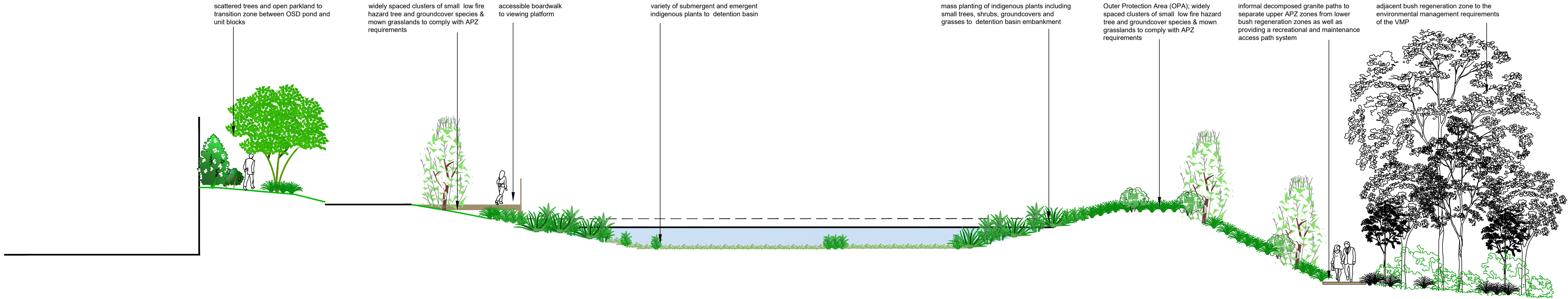
ARCHITECT: STEPHEN JONES ASSOCIATES

CLIENT: ANNSCA PROPERTY GROUP P/L

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Ph:95455200 Fax:95455300
E: info@zenithlandscapes.com.au

LOT 1 DP780801 & LOT 1 DP737576
PRINCES HIGHWAY / WINDWARD WAY
MILTON
MILTON MEADOWS

TITLE:	INDEPENDANT LIVING UNITS	
STATUS:	DA	SCALE: 1:100
DRAWN:	MAG	SHEET 9 OF 10
CHECKED:	MFG	DRAWING No. 16-3351 L09
DATE:	14.11.16	REVISION: E



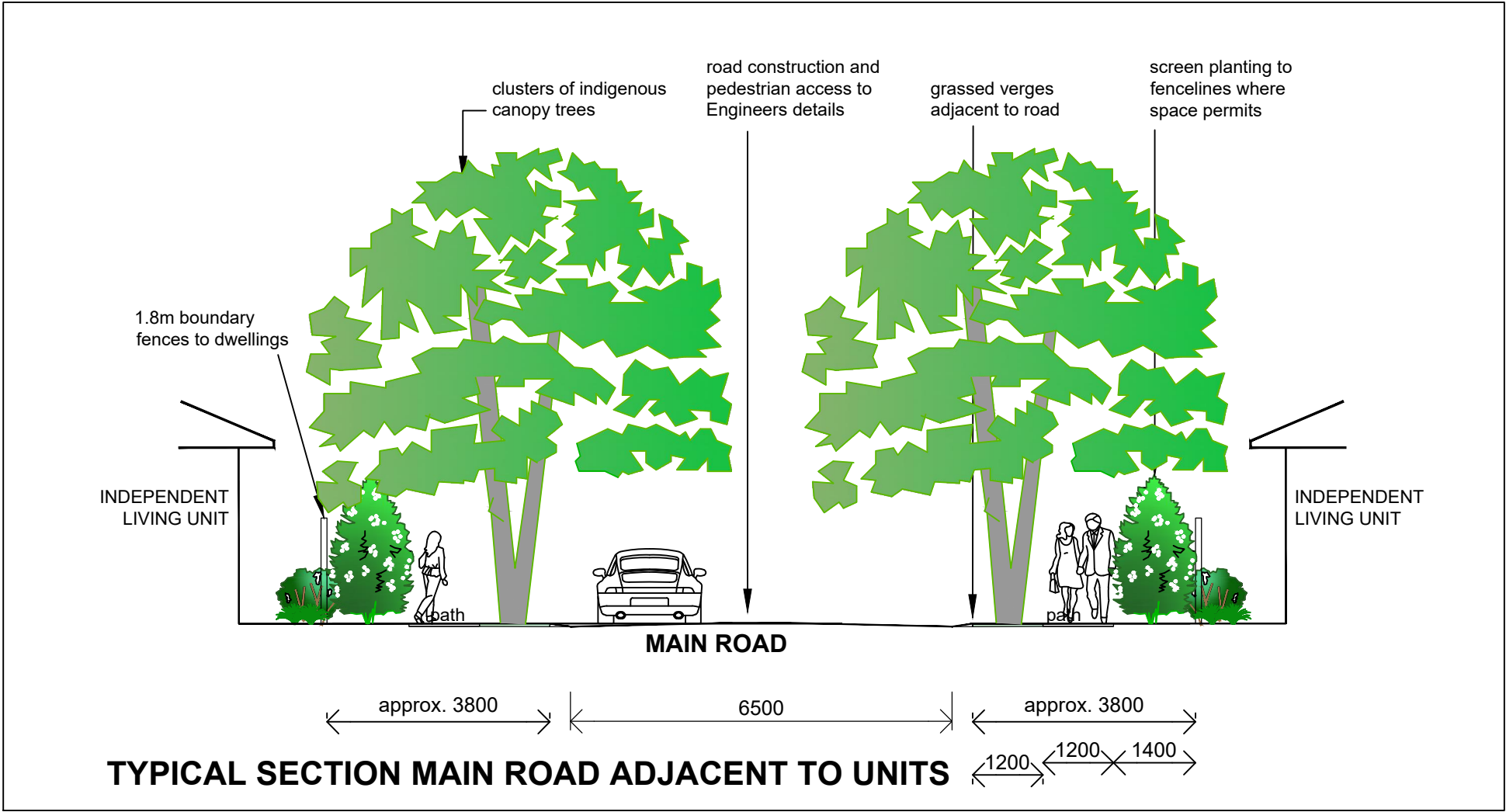
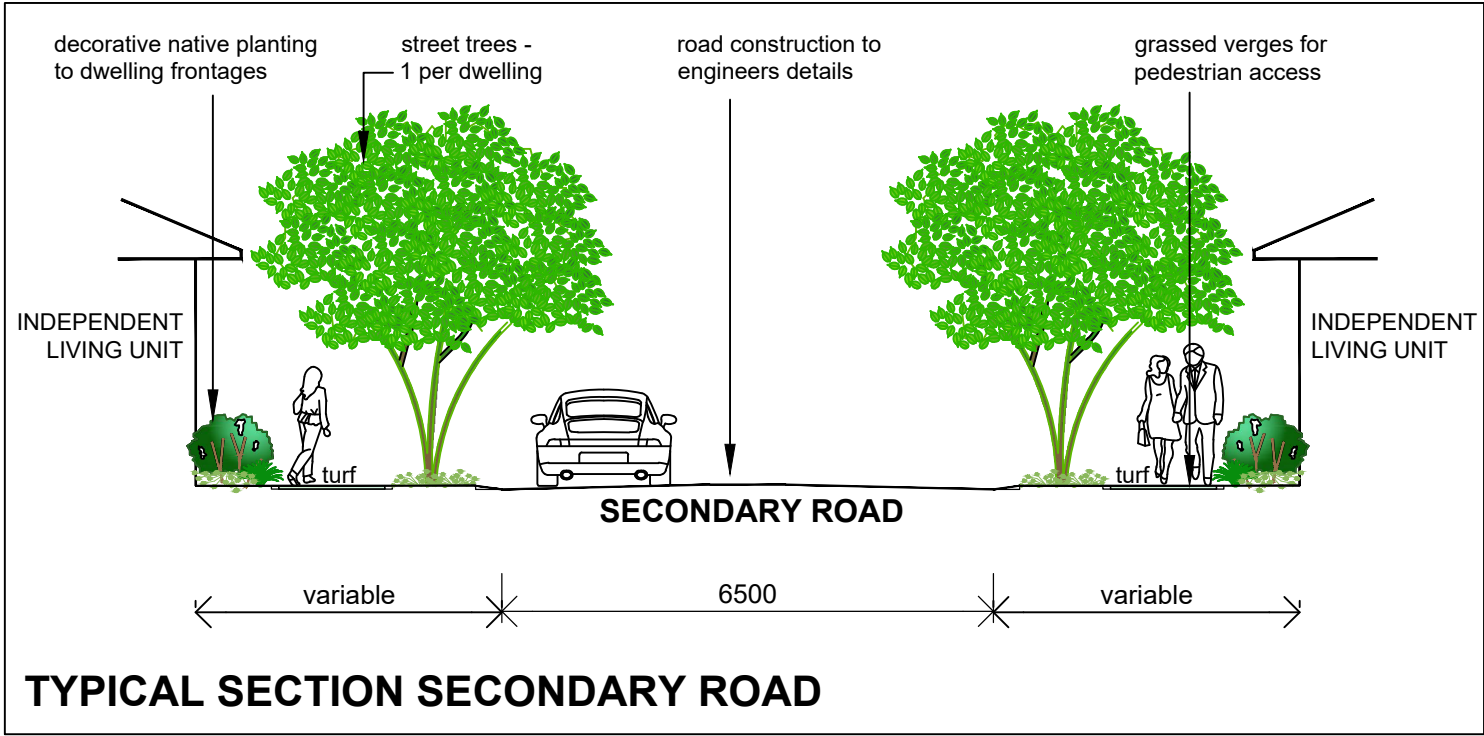
TYPICAL SECTION DETENTION BASIN

BUSHFIRE ZONE REQUIREMENTS WITHIN ASSET PROTECTION ZONES

Landscape to the site is to comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.

In this regard the following landscaping principles are to be incorporated into the development:

- Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
- utilise non-flammable materials such as Scoria, pebbles and recycled crushed stone & bricks as mulch to landscaped gardens in close proximity to buildings;
- Maximum tree canopy cover should be less than 15%, and maximum shrub cover less than 20%;
- Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at ground/ surface level;
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture away from the building; and
- Use of fire retardant/low flammability vegetation species.



DISCLAIMER
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

These drawings may be printed in whole. The drawings and parts thereof remain the intellectual property of Zenith Landscape Designs and may not be used in part or whole for any other purpose without the prior permission of Zenith Landscape Designs.

NOTES

1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans

BUSH REGENERATION PRINCIPLES - SUMMARY
(in accordance with the Bradley method)

- Always begin working in areas with the best native vegetation, and later move into more weed-infested areas
- Create minimal disturbance
- Let the rate of regeneration of native plants determine the rate of weed removal

These three basic principles were developed with the aim of:

- Preventing the deterioration of good areas
- Improving the next best areas
- Holding the advantage gained
- Cautionously moving into the worst areas

Herbicide Use
If you choose to spray on site consider all potential impacts of this herbicide use including long-term effects and proximity to waterways. Limitations in application of herbicide use apply when working near waterways. If you choose to use herbicide (including non-spraying methods) - see the following section) make sure that you are following the correct protocol for the use of the chemical you are using on the label and Material Safety Data Sheet (MSDS) included with the herbicide, and note that the type of herbicide required will vary with the type of weed you are controlling. When considering herbicide use with any weed you should also refer to the latest edition of the Noxious and Environmental Weed Control Handbook (8th NSW). This lists all herbicides currently registered for noxious weeds as well as the permits required for many environmental weeds. Herbicide must also be used in accordance with the Work Health and Safety Act 2011. Use of herbicide in a public area may also require notification via appropriate signage. Always follow the directions outlined on the labels and the MSDS of the products you are using, and always wear appropriate safety attire when in contact with poisons.

Weed Removal
Try to remove as little green waste as possible from your site, leaving parts of the plant which are not capable of reproducing/re-shooting on site to much down. You can do this by cutting the plant into small pieces and spreading where the weed once invaded to return nutrients to the soil. Bag and remove any seed heads, flowering or reproductive parts from the site to reduce the chance of further distribution. When planning weed control it is important to consider the rate at which you remove weeds in relation to your capabilities to control any weeds which might replace the weeds you intend to remove. Remember that many weeds can provide valuable habitat for native fauna when there is very little or no other native alternatives. Removing this vegetation can displace these animals. Consider removing weeds at a rate which allows new native habitat to re-establish to ensure habitat is available for native fauna. Make sure you are allowing time for native species to replace the weeds which you have removed, or your native plantings to establish. If you open up an area too much, you are creating prime conditions for new weeds, and often more invasive weed species to establish. Choosing an area of a manageable size to work with, consider whether the seed bank in the soil is likely to contain predominantly native or weed seed. This will indicate whether you will need to replace weeds by planting local indigenous species or if there is already a seed bank of natives ready to take the place of the weeds. Where working on a sloped site, it is valuable to work from the top of the site down to the bottom (where safe) over time. This is important as you need to consider how seed from weeds is being transported around your site. By removing weeds from the top of the slope, you are helping to reduce further seed being blown or washed down into the lower areas of your site, and not transporting weed seed up slope.

Maintaining the habitat
Monitor your site and habitat area regularly and pull out any weeds that may grow through the mulch. After a while the ground cover will spread and keep out weeds and the tree, shrub and grassy plant will provide shade to keep your weeds away.

LANDSCAPE GUIDELINES

1. GENERAL

- 1.1 The Contractor shall familiarise themselves with the site prior to tender.
- 1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
- 1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
- 1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
- 1.5 No substitute of material shall be made unless approval is given by the Superintendent.
- 1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.

2. SITE PREPARATION

- 2.1 Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.

3. MASS PLANTED AREAS

- 3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.

3.2 WEEDS shall be controlled by a combination of chemical and hand removal techniques.

4. PLANTING

- 4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with NatSpec - 'Guide to Purchasing Landscape Trees'.
- 4.2 All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
- 4.3 Planting should not be carried out in dry soil or extreme weather conditions.
- 4.4 Plants should not be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
- 4.5 All plant material should be watered thoroughly immediately after planting.
- 4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.

5. STAKING

- 5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
- 5.2 Turf areas should be cultivated before turfing by ripping or harrowing.
- 5.3 At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
- 5.4 Mulch for all mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.

6. SOIL MIXES

- 6.1 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
- 6.2 Soil mix for planter boxes and planting over slab shall be 'Planter Box Mix' as supplied by A.N.L. or equivalent.
- 6.3 Soil mix for street tree planting shall be 1 part site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.

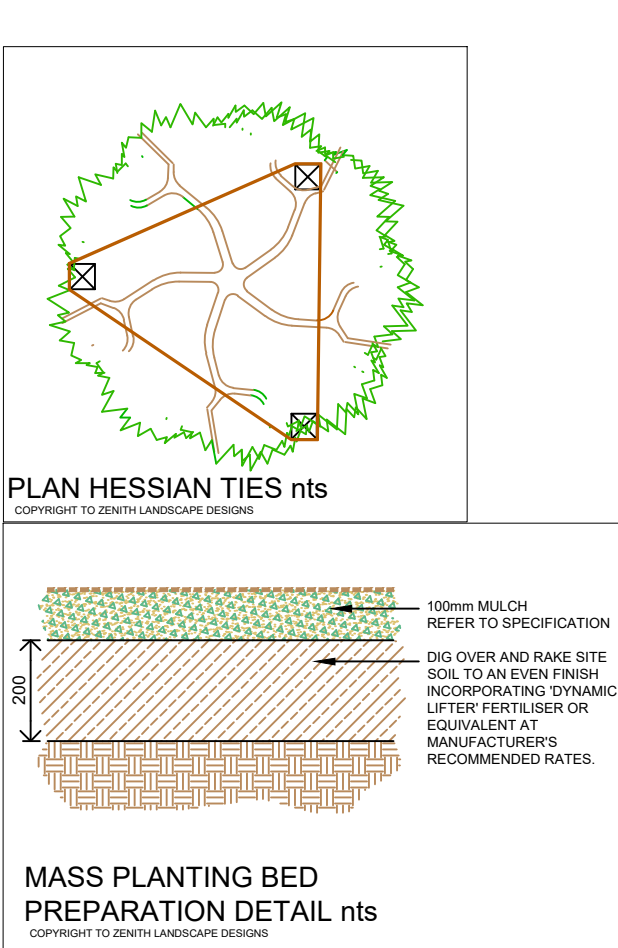
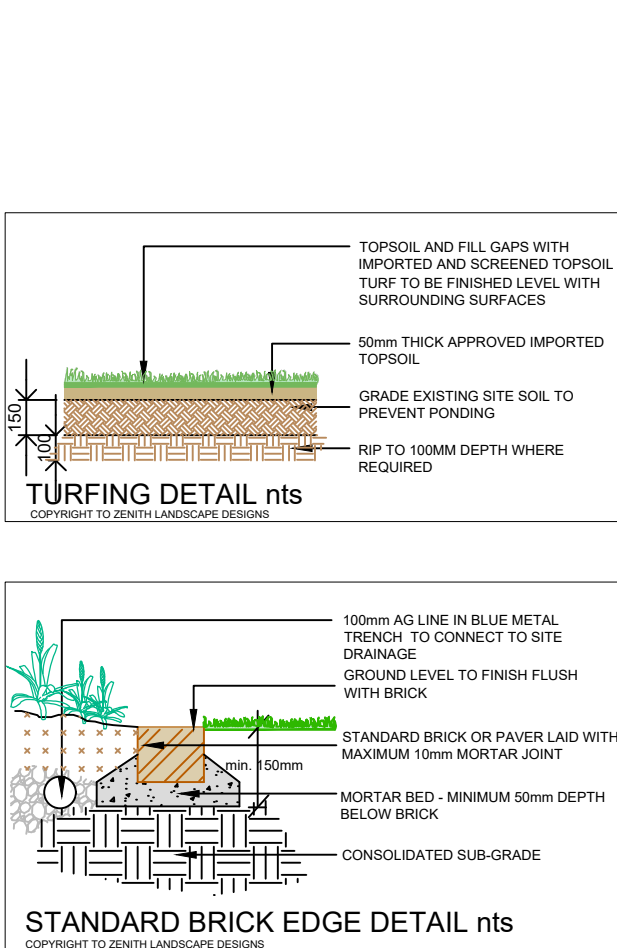
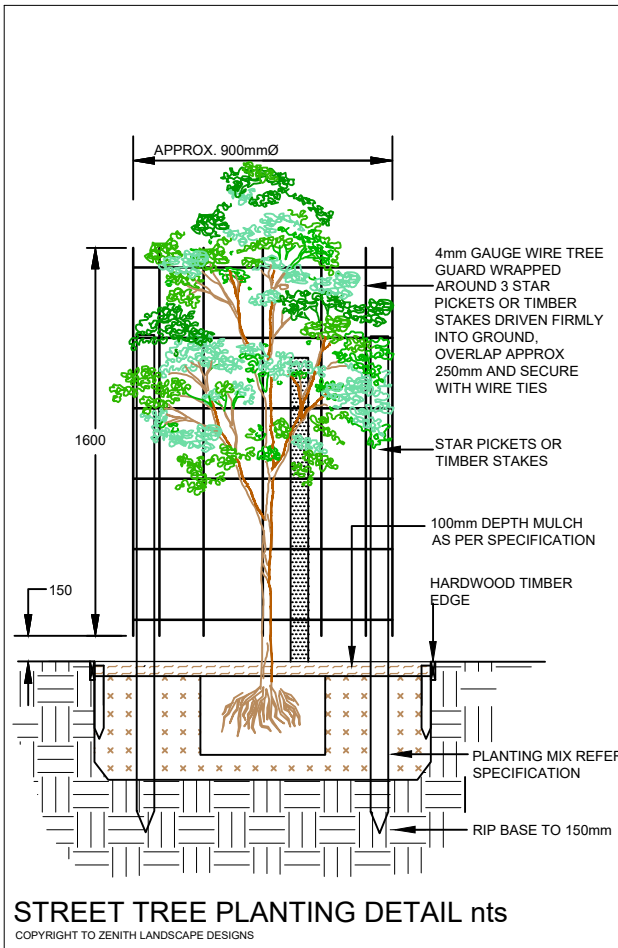
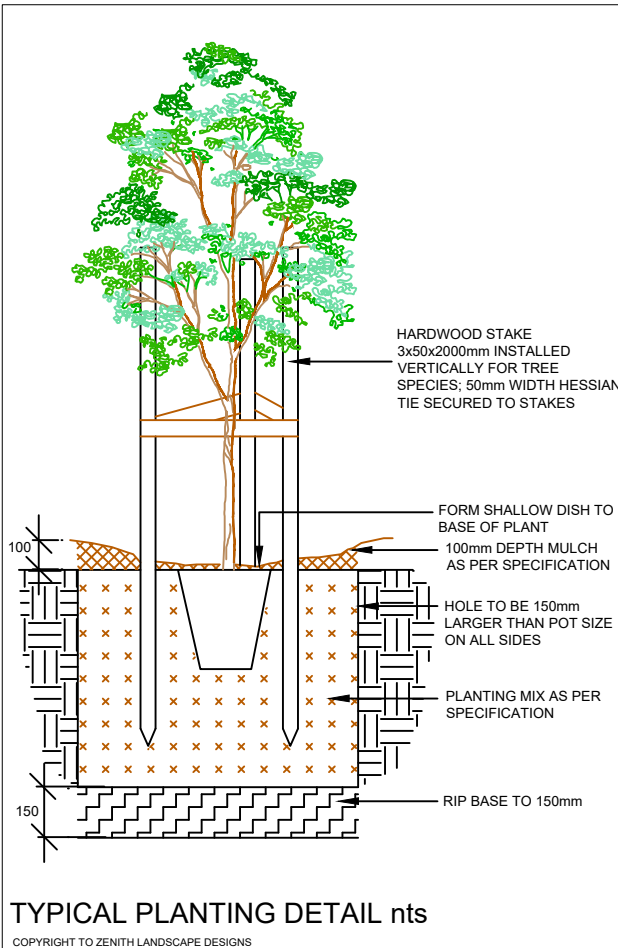
7. FEATURE GRAVEL

- 7.1 Feature gravel shall be 20mm Nepean River Gravel or similar laid to a minimum 50mm depth.

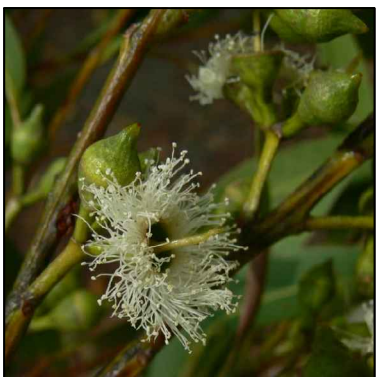
8. DECOMPOSED GRANITE

- 8.1 Decomposed Granite shall be max 5mm Decomposed Granite Gold as supplied by A.N.L. or similar spread to a depth of 100mm allowing 25% compaction and stabilised with 5% off-white cement.

SAMPLE DETAILS



PLANT IMAGES



BLACKBUTT



SPOTTED GUM



TURPENTINE



CLARET ASH



CHINESE ELM



CREPE MYRTLE



LILLY PILLY



BRUSH CHERRY



BOTTLEBRUSH



GREVILLEA



HOP BUSH

E	REVISED DA ISSUE	28.08.19
D	REVISED DRIVEWAY ENTRANCE	08.10.18
C	REVISED DA ISSUE	18.04.18
B	REVISED DA ISSUE	12.05.17
A	DA ISSUE	25.11.16
Rev. no.	Description:	Date:

ARBORIST:

SURVEY: RYGATE & WEST

HYDRAULIC: SAMANA BLUE ENGINEERING

ARCHITECT: STEPHEN JONES ASSOCIATES

CLIENT: ANNISCA PROPERTY GROUP P/L

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MILTON
MILTON MEADOWS

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