

# DEVELOPMENT APPLICATION

## PROPOSED RESIDENTIAL FLAT BUILDING



### DRAWING LIST

drawing number	description	scale
ar--cv00	Cover page and drawing list	N/A
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### UNITS SCHEDULE

Unit No	Unit Type	Internal Area	POS/ Balcony	Total Area	Solar Access (Min 2hr)	Cross ventilation	LHDG/ AS4299
Ground floor							
G01	2 Bed	70m <sup>2</sup>	34m <sup>2</sup>	104m <sup>2</sup>	Yes	Yes	Livable - Gold level
G02	1 Bed	53m <sup>2</sup>	27m <sup>2</sup>	80m <sup>2</sup>	Yes	Yes	Livable - Gold level
G03	1 Bed	58m <sup>2</sup>	23m <sup>2</sup>	81m <sup>2</sup>	Yes	No	Adaptable AS4299
G04	1 Bed	53m <sup>2</sup>	27m <sup>2</sup>	80m <sup>2</sup>	Yes	No	Livable - Gold level
G05	2 Bed	70m <sup>2</sup>	36m <sup>2</sup>	106m <sup>2</sup>	Yes	Yes	Livable - Gold level
G06	2 Bed	76m <sup>2</sup>	11m <sup>2</sup>	87m <sup>2</sup>	No	Yes	Livable - Gold level
Level 1							
101	2 Bed	70m <sup>2</sup>	10m <sup>2</sup>	80m <sup>2</sup>	Yes	Yes	Livable - Gold level
102	1 Bed	53m <sup>2</sup>	10m <sup>2</sup>	63m <sup>2</sup>	Yes	Yes	Livable - Gold level
103	1 Bed	52m <sup>2</sup>	9m <sup>2</sup>	61m <sup>2</sup>	Yes	No	Livable - Gold level
104	1 Bed	53m <sup>2</sup>	9m <sup>2</sup>	62m <sup>2</sup>	Yes	No	Livable - Gold level
105	2 Bed	70m <sup>2</sup>	11m <sup>2</sup>	81m <sup>2</sup>	Yes	Yes	Livable - Gold level
106	2 Bed	80m <sup>2</sup>	11m <sup>2</sup>	91m <sup>2</sup>	No	Yes	Adaptable AS4299

Unit No	Unit Type	Internal Area	POS/ Balcony	Total Area	Solar Access (Min 2hr)	Cross ventilation	LHDG/ AS4299
Level 2							
201	2 Bed	70m <sup>2</sup>	10m <sup>2</sup>	80m <sup>2</sup>	Yes	Yes	Livable - Gold level
202	1 Bed	53m <sup>2</sup>	10m <sup>2</sup>	63m <sup>2</sup>	Yes	Yes	Livable - Gold level
203	1 Bed	52m <sup>2</sup>	9m <sup>2</sup>	61m <sup>2</sup>	Yes	No	Livable - Gold level
204	1 Bed	53m <sup>2</sup>	9m <sup>2</sup>	62m <sup>2</sup>	Yes	No	Livable - Gold level
205	2 Bed	70m <sup>2</sup>	11m <sup>2</sup>	81m <sup>2</sup>	Yes	Yes	Livable - Gold level
206	2 Bed	80m <sup>2</sup>	11m <sup>2</sup>	91m <sup>2</sup>	No	Yes	Adaptable AS4299
Level 3							
301	1 Bed	55m <sup>2</sup>	15m <sup>2</sup>	70m <sup>2</sup>	Yes	Yes	Livable - Gold level
302	1 Bed	52m <sup>2</sup>	9m <sup>2</sup>	61m <sup>2</sup>	Yes	No	Livable - Gold level
303	1 Bed	53m <sup>2</sup>	9m <sup>2</sup>	62m <sup>2</sup>	Yes	No	Livable - Gold level
304	2 Bed	73m <sup>2</sup>	11m <sup>2</sup>	84m <sup>2</sup>	Yes	Yes	Livable - Gold level

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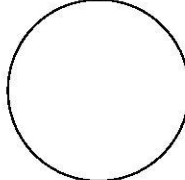
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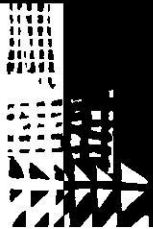
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A02	28/04/29	DA SUBMISSION	WJ	WJ	ET	ET	
A03	14/05/19	DA SUBMISSION	WJ	WJ	ET	ET	

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drawing title

cover page & drawing list

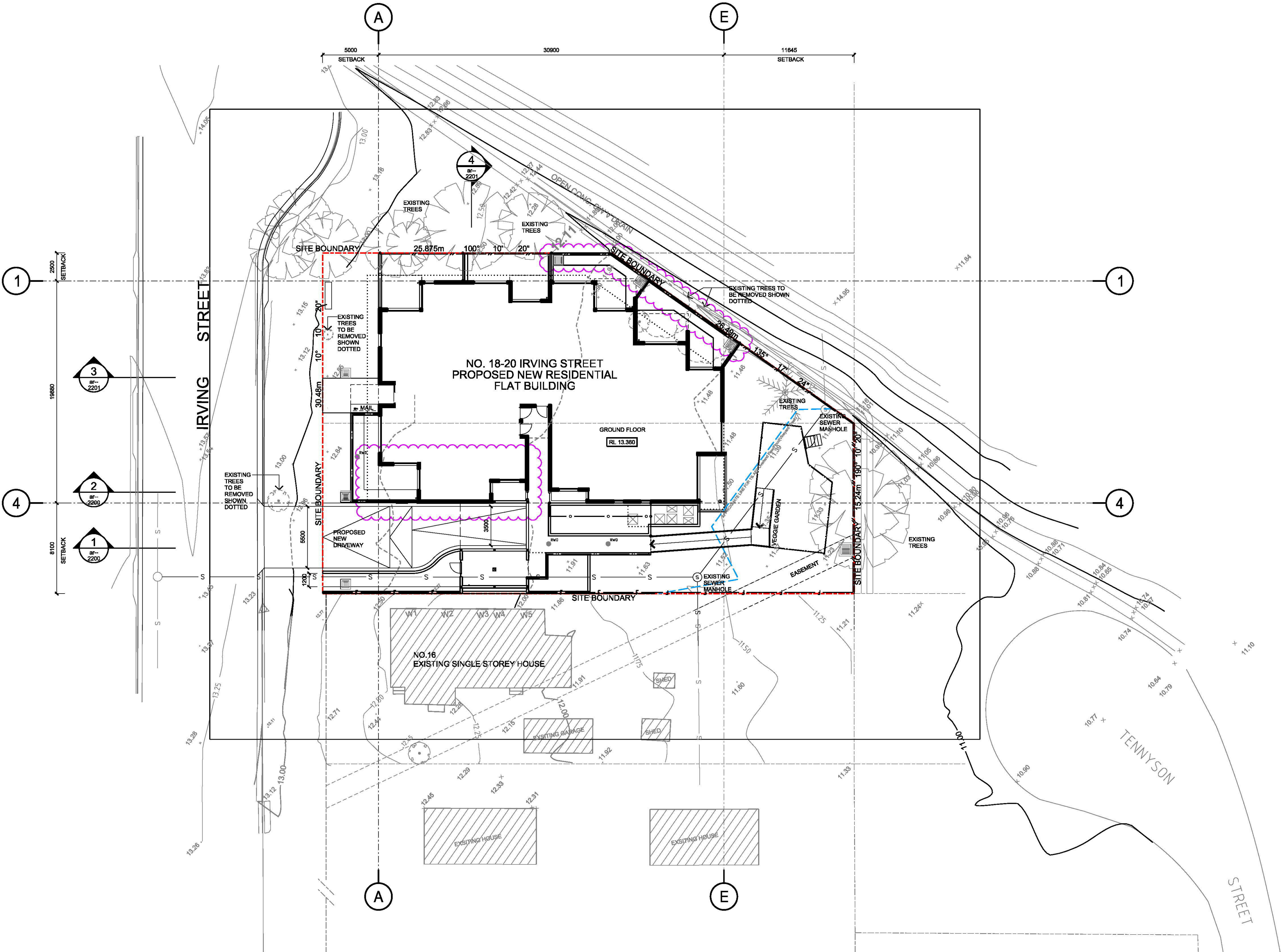
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original	scale	drawn	project no.
a1	nts	wj	4477-00
drawing no.			rev no.

ar--cv00

a03





Planning requirements : Zone R4 High Density Residential

Site Area: 1280.30 m<sup>2</sup>

	SEPP ARH 2009	LEP	Proposed
FSR	1.3 : 1	0.8 : 1	1.25 : 1
GFA	1664 m <sup>2</sup>	1024 m <sup>2</sup>	1598 m <sup>2</sup>
Height Limit		Max.: 11.0 m	Front: 14.1m, Rear: 15.1m 3.5 storeys
Resident Car Parking	11 spaces	-	11 spaces
Bicycle Parking	-	11 spaces	11 spaces

	SEPP ARH 2009	ADG (SEPP 65)	Proposed
Deep soil Zone	Min. 15%	Min. 7%	21.8%
Landscape Area	35 m <sup>2</sup> x 22 units 770 m <sup>2</sup>	-	28% 362 m <sup>2</sup>
Communal Open Space	-	Min. 25%	26.1%
		320.08 m <sup>2</sup>	334 m <sup>2</sup>

	SEPP ARH 2009	ADG (SEPP 65)	Proposed
Solar Access	Min. 70% - 3hrs	Min. 70% - 2hrs	86.4% - 2hrs 72.7% - 3hrs
Cross Ventilation	-	Min. 60%	63.6%
No Direct Sun light	-	Max. 15%	0%

	1 bed	2 bed	Total
Ground floor	3	3	6
Level 1	3	3	6
Level 2	3	3	6
Level 3	3	1	4
Total	12	10	22
%	55%	45%	100%

NOTES:  
-REFER TO SURVEY DRAWING BY OPUS  
INTERNATIONAL CONSULTANTS  
(AUSTRALIA) PTY LTD  
-REFER TO LANDSCAPE DRAWING FOR  
EXTERNAL WORKS AND LEVELS

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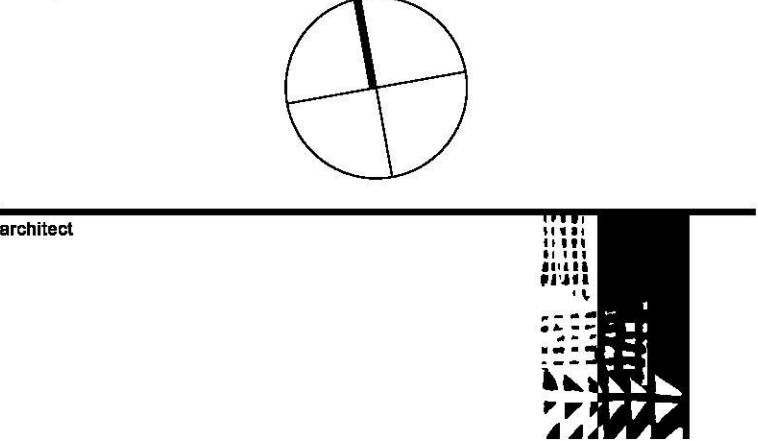
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A01	21/09/18	DA SUBMISSION	WJ	WJ	MN	MN	
A02	28/04/19	PO&S UPDATED BLDG FOOTPRINT UPDATED	WJ	WJ	ED	ED	

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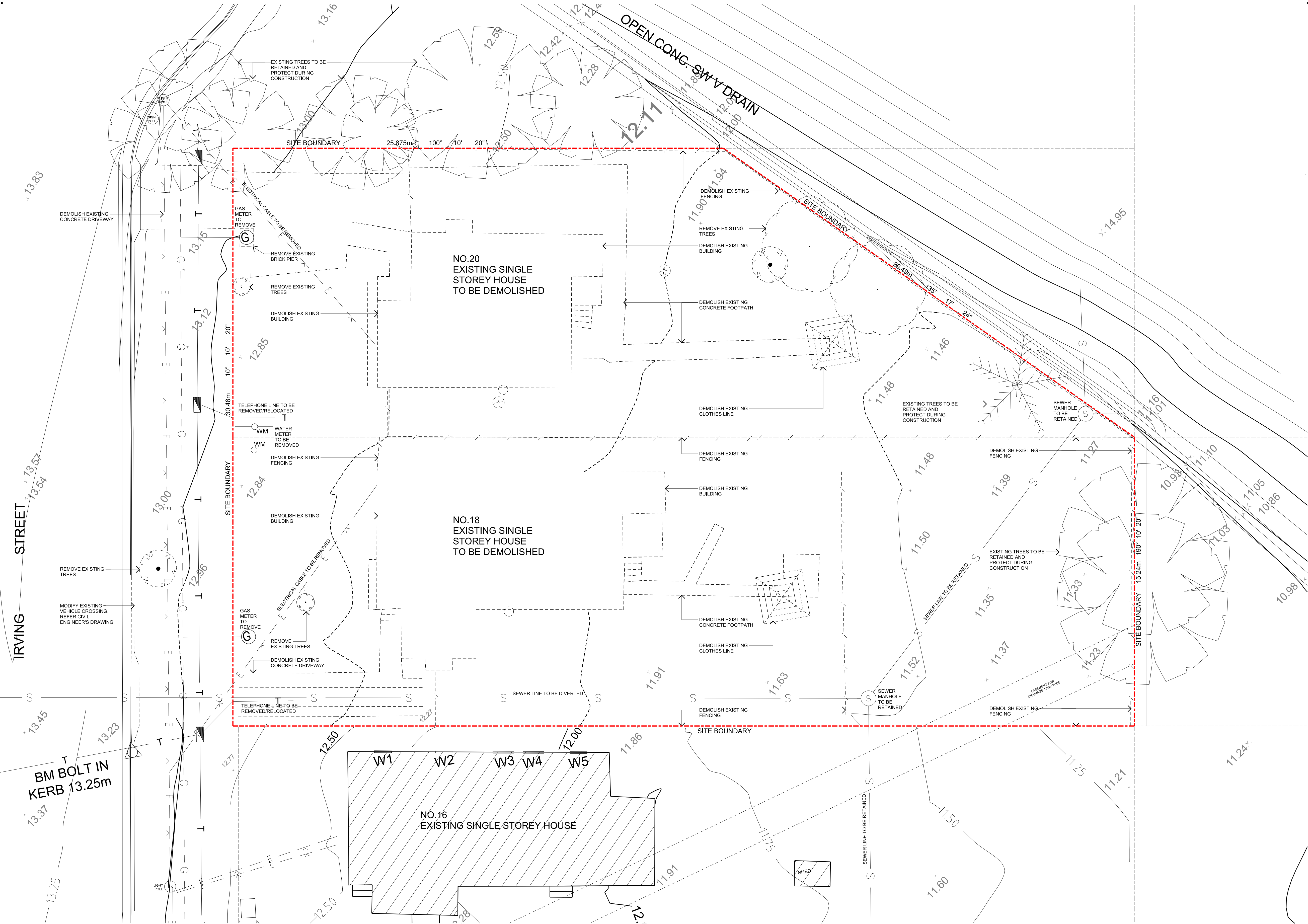
drawing title  
site plan

da issue

original scale drawn project no.  
a1 1:200 wj 4477-00  
drawing no. rev no.

ar-0100 a02





NOTES:  
- DEMOLITION WORK SHOW IN DOTTED  
- EXISTING SERVICES TO BE RELOCATED/  
RECONNECTED TO ENGINEER'S DETAILS

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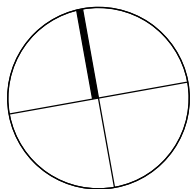
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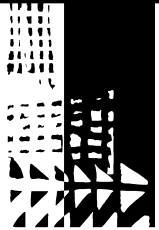
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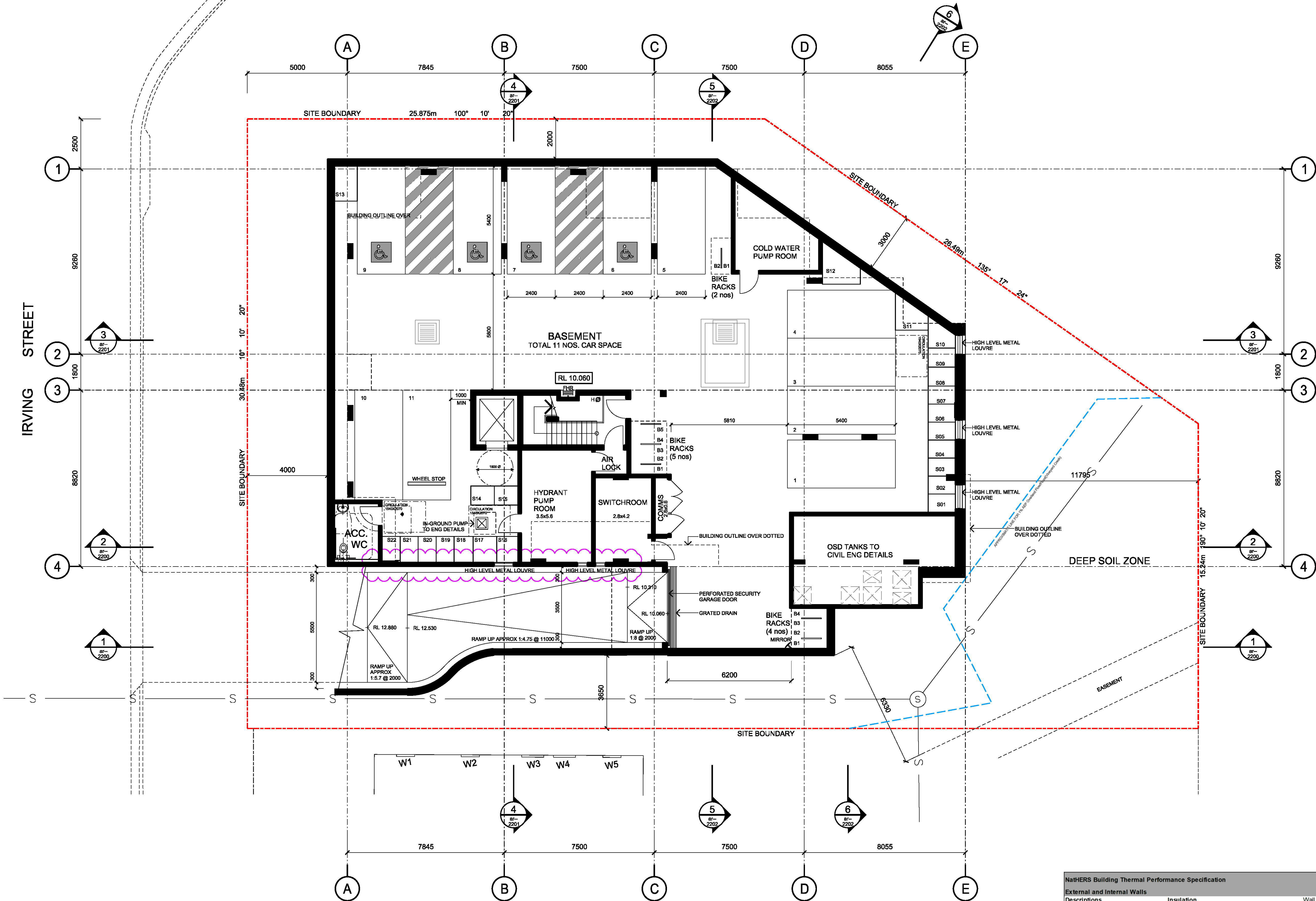
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drawing title  
**demolition plan**

**da issue**

original	scale	drawn	project no.
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drawing no.			rev no.
<b>ar-0300</b>			<b>a01</b>

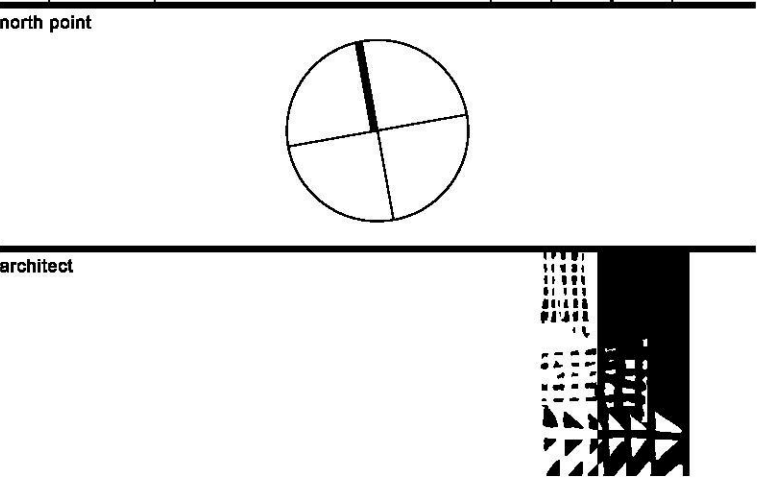




NATHERS Building Thermal Performance Specification			
External and Internal Walls			
Descriptions	Insulation	Wall wrap or foil	
External brick veneer	Reflective foil with bulk no gap R1.5	Yes	
External fibro cavity panel	Foil, anti-glare one side + bulk Insulation R1.5	Yes	
Internal plasterboard on stud	No	No	
Floors			
Floor Type	Insulation	Comments	
Concrete	No	Throughout	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	No	Throughout	
Roof			
Roof Type	Insulation	Comments	
Concrete	Bulk, reflective side down, no air gap above R1.9	Medium color	
Windows and Skylights			
Description	Type	U-Value	SHGC
Gingle glazing	Aluminium B SG high solar gain low-e	5.4	0.58
Skylights - not present	-	-	-
Note on allowable window values: Above glazing U-Values and SHGC are based on the AFRC Default Windows data. Glazing systems to be installed shall have an equal or lower U-Value and SHGC. The U-Value is not to be higher than the stated value, and the SHGC could be within +/-5% tolerance.			
Central Energy System			
Description	Type and Specification		
Central hot water system	Gas fired storage manifolded. Piping insulation (ingmain & supply risers): (a) Piping external to building: R0.75 (~32 mm); (b) Piping internal to building: R0.75 (~32mm)		
Lift	Gearless traction with VVV F motor		

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A01	21/09/18	DA SUBMISSION	WJ	WJ	MN	MN		
A02	19/11/18	BASIX COMMITMENTS ADDED	MN	MN	MN	MN		
A03	29/04/19	COLUMNS UPDATED	WJ	WJ	ET	ET		



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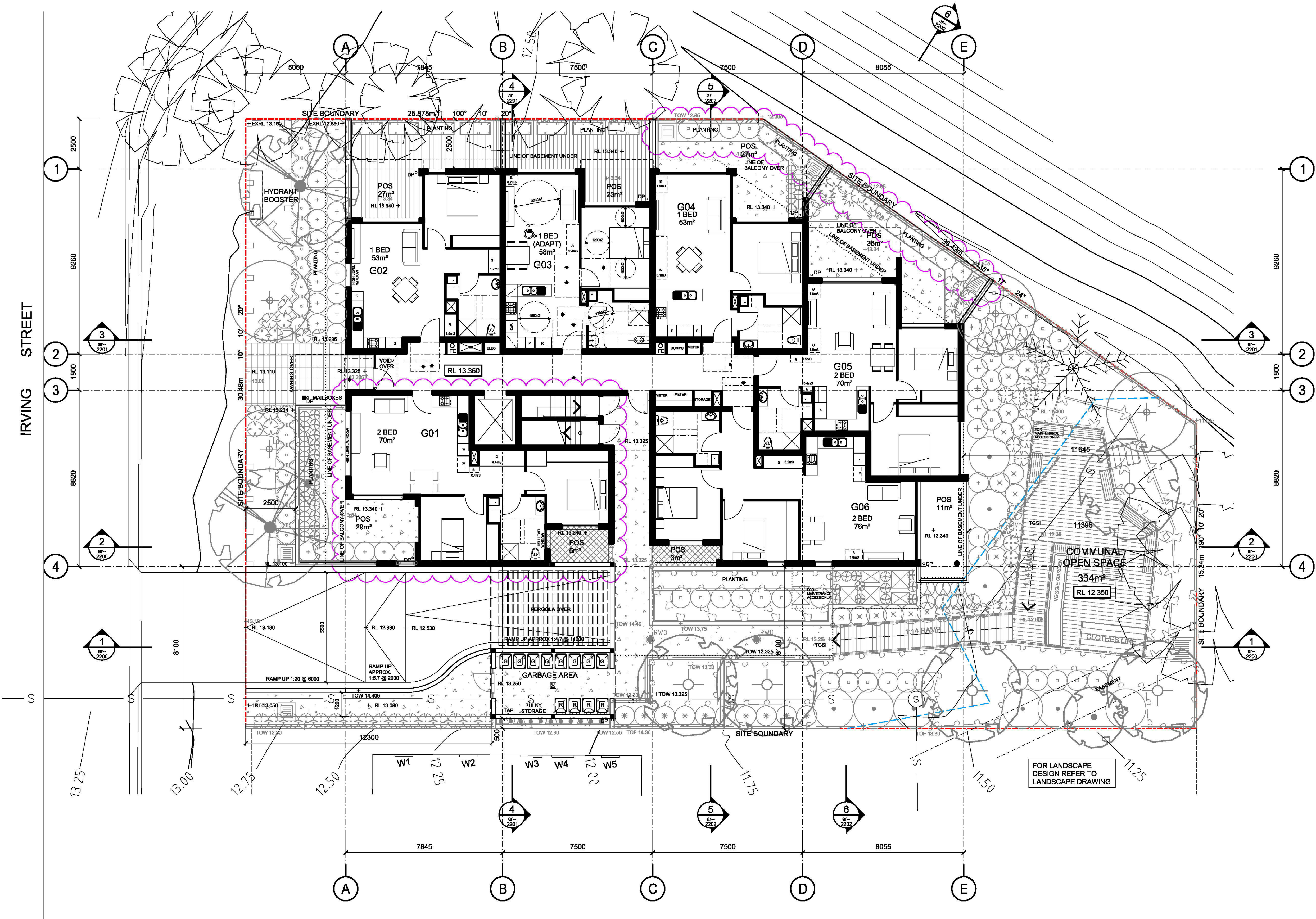
drawing title  
**basement plan**

da issue

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drawing no.			rev no.

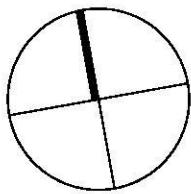
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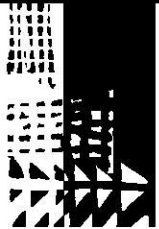


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A03	14/05/19	UNIT G01 UPDATED	WJ	WJ	ET	ET

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drawing title  
**ground floor plan**

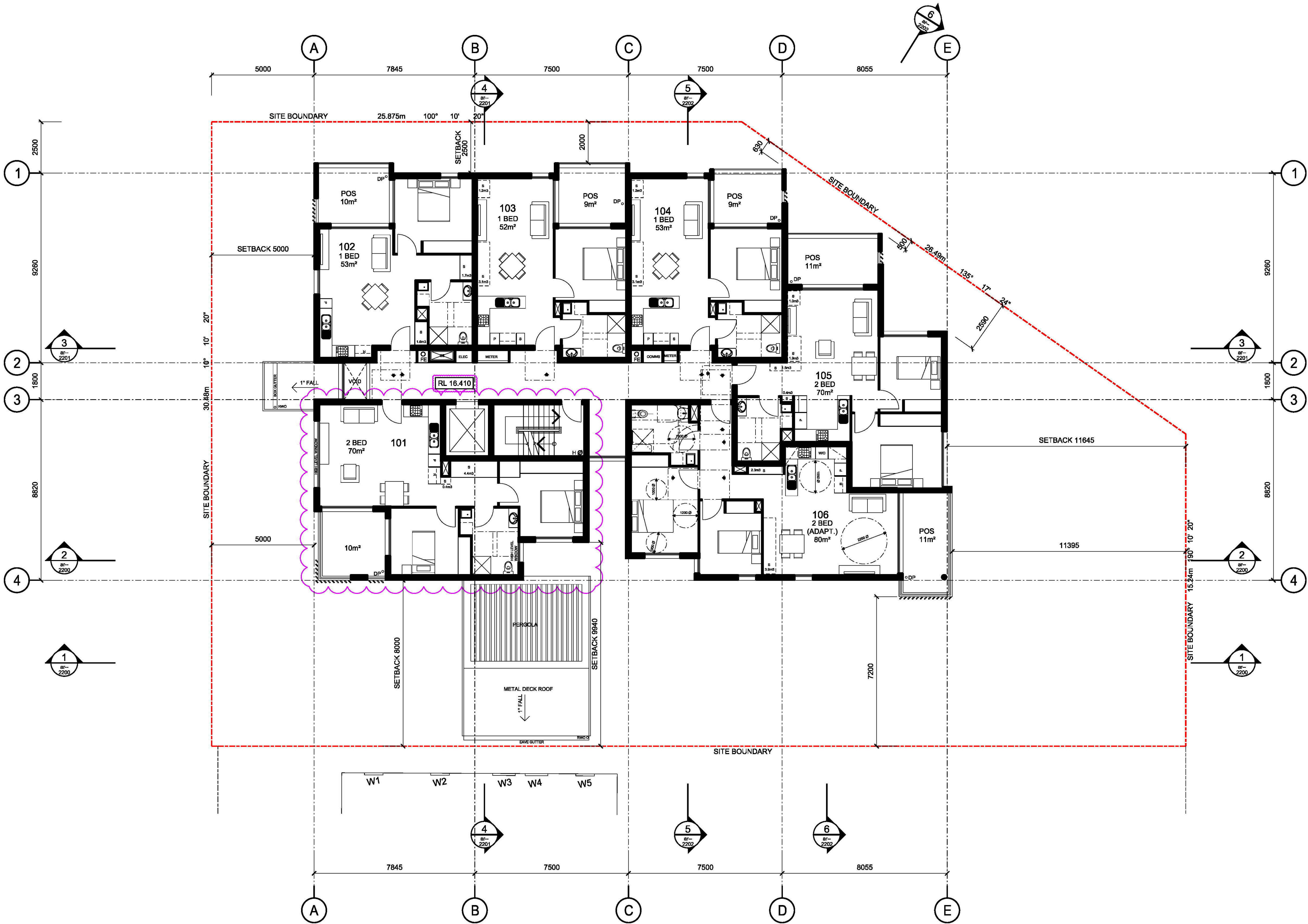
**da issue**

original	scale	drawn	project no.
a1	1:100	wj	4477-00
drawing no.			rev no.

**ar--1201**

**a03**





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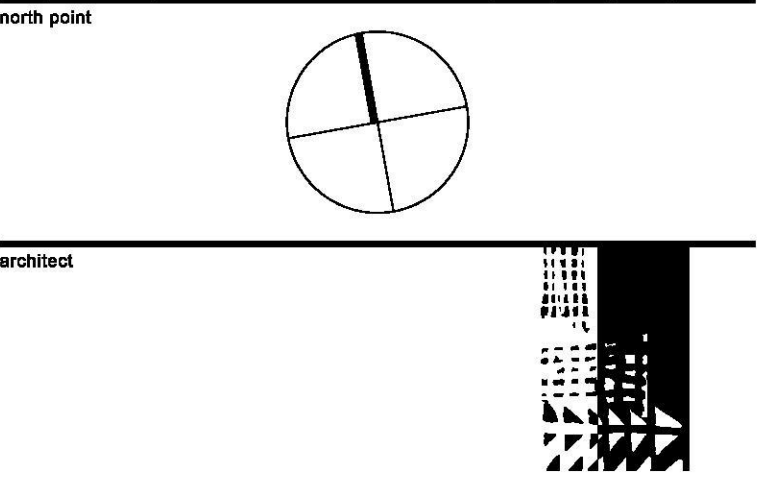
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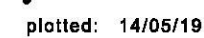
drawing title  
**level 1 plan**

**da issue**

original	scale	drawn	project no.
a1	1:100	wj	4477-00
drawing no.			rev no.

**ar--1202** **a03**





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amendments					verified	
no.	date	amendment	by	chk'd	init	chk'd
A01	21/03/18	DA SUBMISSION	WJ	WJ	MN	MN
A02	28/04/19	UNIT 201 UPDATED	WJ	WJ	ET	ET
A03	14/05/19	UNIT 201 UPDATED	WJ	WJ	ET	ET

north point



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project/client  
**residential flat building**  
**Lot1 D.P.830369, &Lot 30 D.P.2633,**  
**18-20 irving street, parramatta**



NSW LAND & HOUSING CORPORATION  
L3/31-39 Macquarie Street, Parramatta, NSW 2150

**civil engineer**



**services engineer**



**structural engineer**



level 2 plan

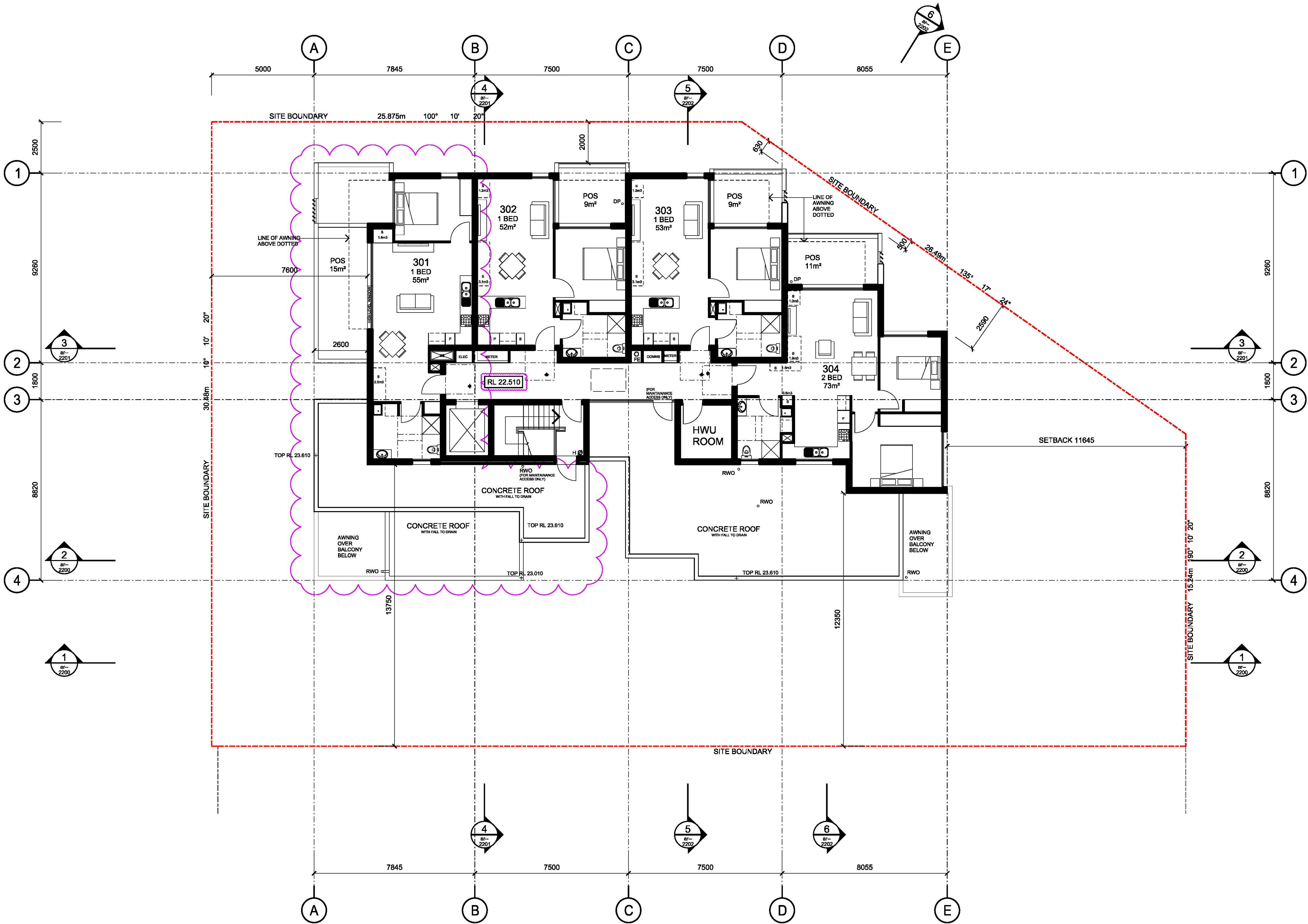
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drawing no.			rev no.

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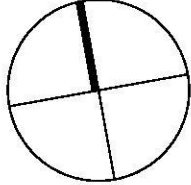
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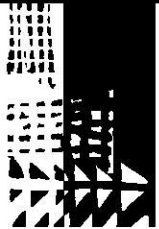


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A01	21/09/18	DA SUBMISSION	WJ	WJ	MN	MN
A02	28/04/19	UNIT 301 UPDATED	WJ	WJ	ET	ET

north point



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civil engineer



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drawing title

level 3 plan

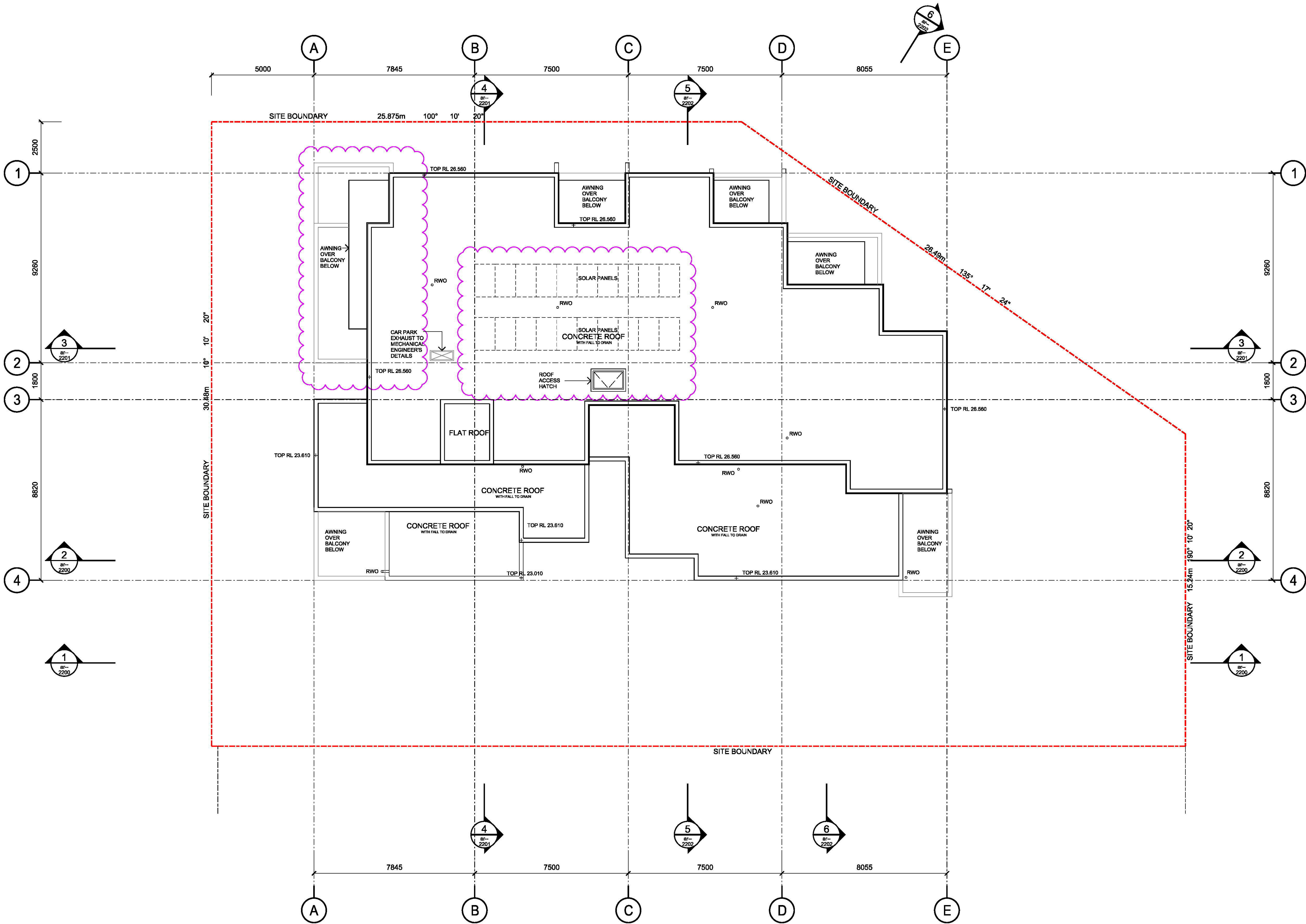
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drawing no.			rev no.

ar--1204

a02





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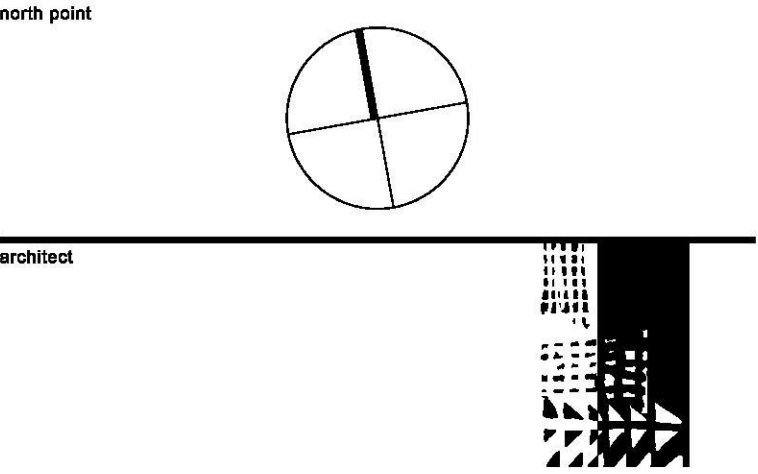
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no.	date	amendment	by	chk'd	init
A01	21/09/18	DA SUBMISSION	WJ	WJ	MN
A02	28/04/19	ROOF PLAN UPDATED SOLAR PANELS ADDED	WJ	WJ	ET



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civil engineer



services engineer



structural engineer



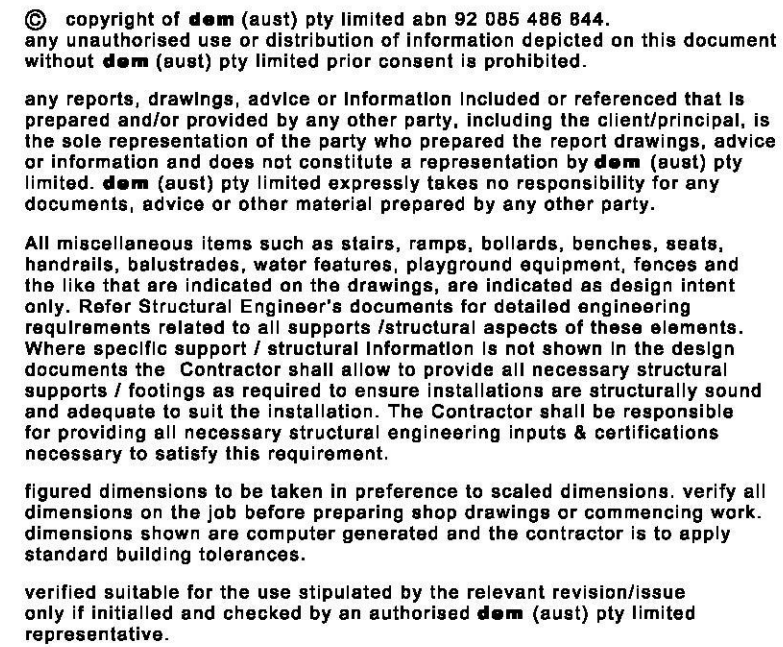
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**roof plan**

**da issue**


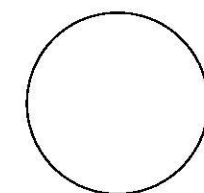
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drawing no.			rev no.

**ar--1205** **a02**





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**residential flat building**

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civil engineer

services engineer

structural engineer

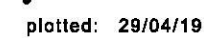
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## section 1 & 2

da issue

**ar--2200**

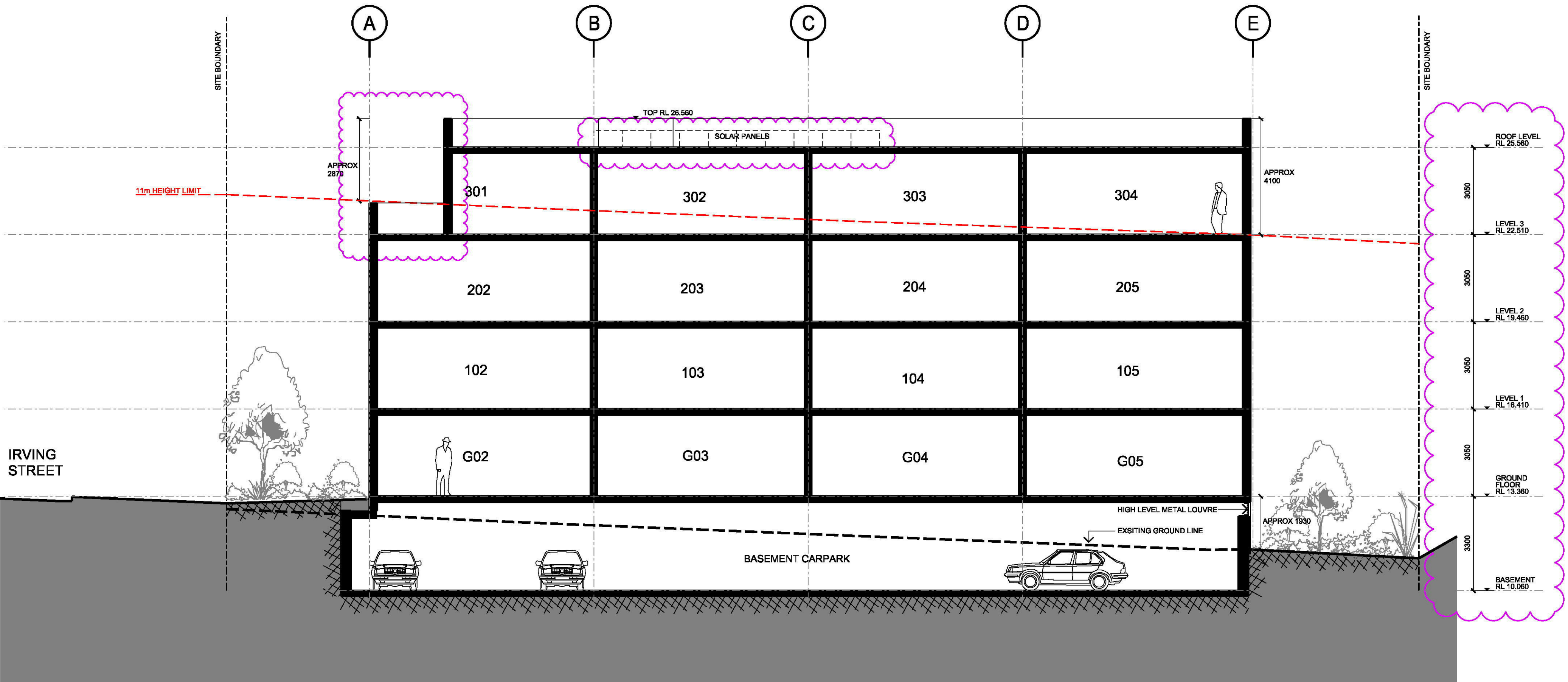
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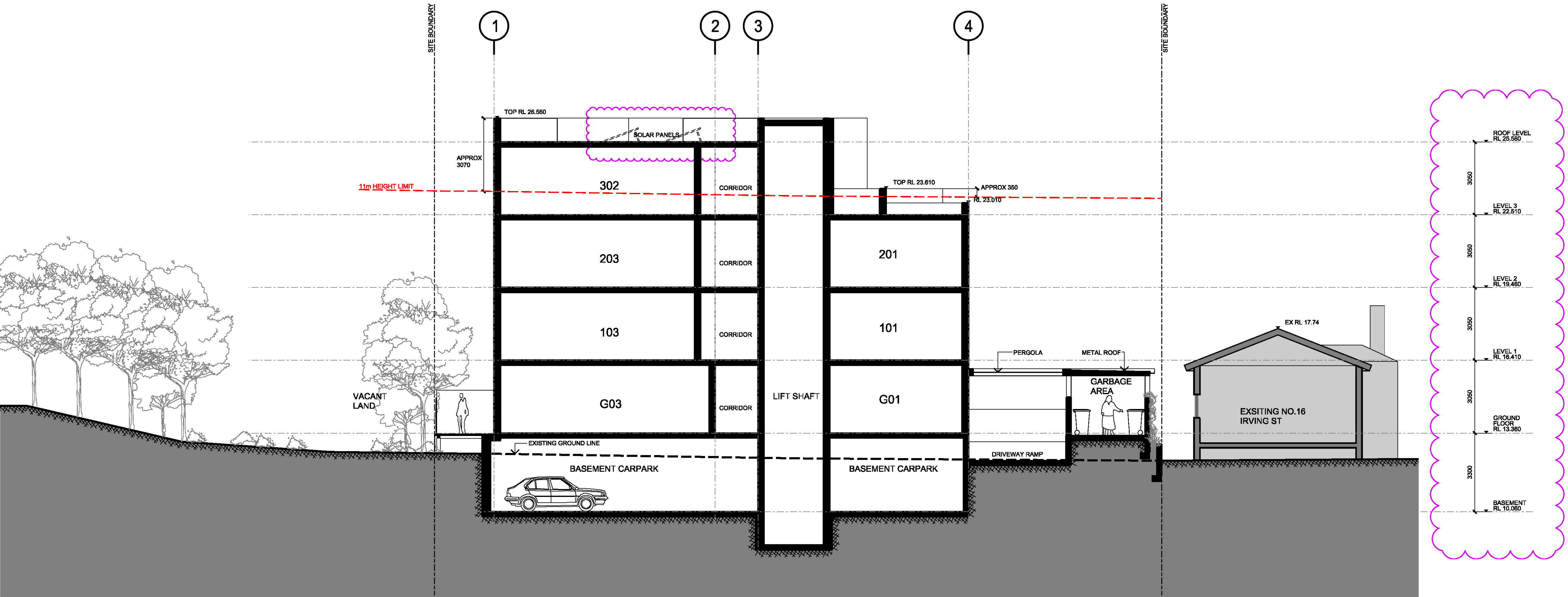
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SECTION 3  
SCALE 1:100



SECTION 4  
SCALE 1:100

## abbreviations / legend

FC-1	PREFINISHED WALL PANEL - GREY COLOR
FC-2	PREFINISHED WALL PANEL - TERRACOTTA COLOR
FC-3	PREFINISHED WALL PANEL - WHITE COLOR
CONC-S	CONCRETE FINISH WITH SKIM COAT - OFF WHITE
FB	FACE BRICK-IN CREAMY COLOR
LVR-T	LOUVRES IN "TIMBER LOOK" COLOR
STN	SANDSTONE
AW	ALUMINIUM FRAMED AWNING WINDOW
BAL-1	BALUSTRADE INFILL WITH VERTICAL "I" ANGLE
BAL-2	BALUSTRADE WITH PERFORATED METAL INFILL PANEL
D	SOLID DOOR
FG	ALUMINIUM FRAMED FIXED GLASS
FR-AG	GLAZING WITH FIRERATED PANEL BEHIND
GD	ALUMINIUM FRAMED GLAZING DOOR
RP-1	MASONRY WALL RENDERED AND PAINTED IN GREY

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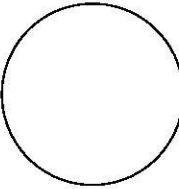
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amendments	no.	date	amendment	by	chk'd	init	chk'd	verified
A01	21/09/18	DA SUBMISSION		WJ	WJ	WJ	WJ	
A02	28/04/19	FLOOR TO FLOOR HEIGHT UPDATED SECTION UPDATED		WJ	WJ	WJ	ET	

north point



architect



planning, urban design, architecture,  
landscape architecture, interior design

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**18-20 Irving Street, Parramatta**

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GOVERNMENT  
Family &  
Community Services  
Land & Housing Corporation

NSW LAND & HOUSING CORPORATION  
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civil engineer



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services engineer



BSE BUILDING SERVICES ENGINEERS

structural engineer



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ENGINEERS

drawing title

sections 3 & 4

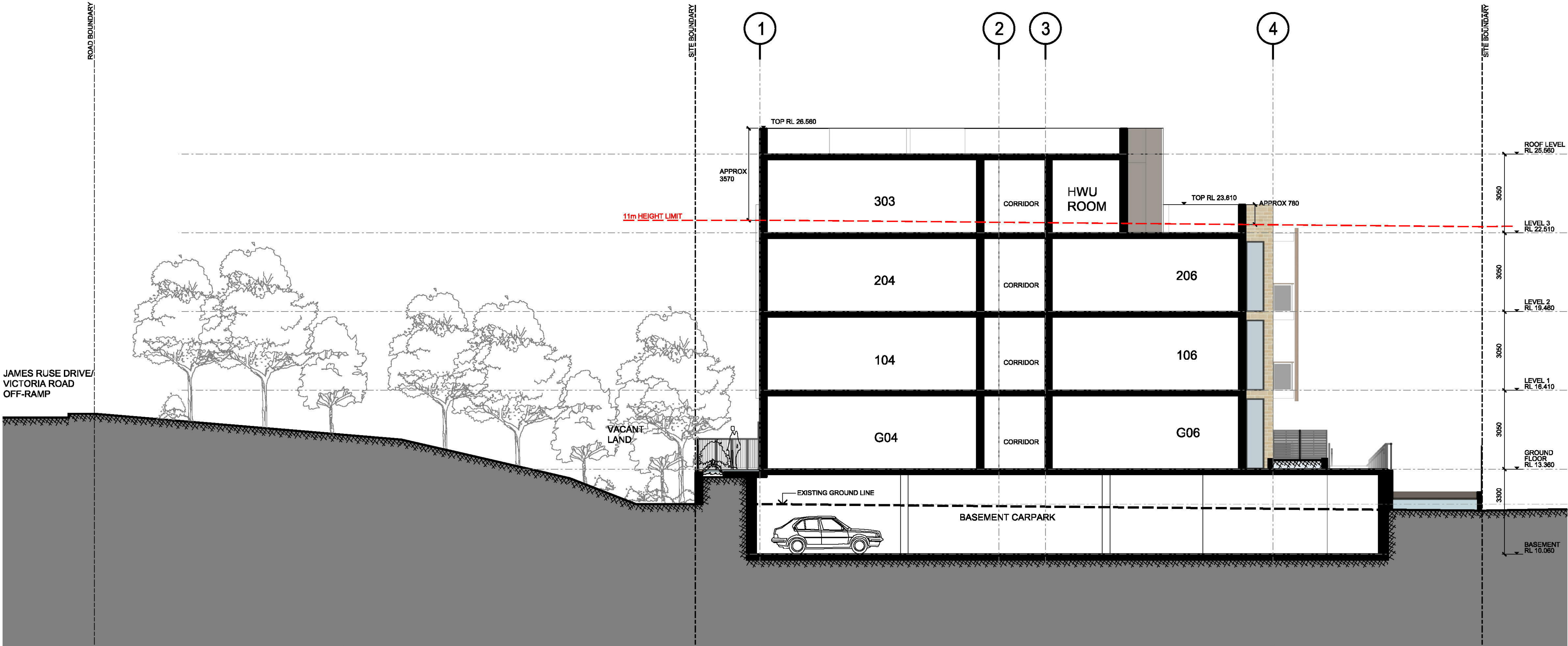
da issue

original	scale	drawn	project no.
a1	1:100	wj	4477-00
drawing no.			rev no.

ar-2201

a02





SECTION 5  
SCALE 1:100

### abbreviations / legend

FC-1	PREFINISHED WALL PANEL - GREY COLOR
FC-2	PREFINISHED WALL PANEL - TERRACOTTA COLOR
FC-3	PREFINISHED WALL PANEL - WHITE COLOR
CONC-S	CONCRETE FINISH WITH SKIM COAT - OFF WHITE
FB	FACE BRICK-IN CREAMY COLOR
LVR-T	LOUVRES IN "TIMBER LOOK" COLOR
STN	SANDSTONE
AW	ALUMINIUM FRAMED AWNING WINDOW
BAL-1	BALUSTRADE INFILL WITH VERTICAL "I" ANGLE
BAL-2	BALUSTRADE WITH PERFORATED METAL INFILL PANEL
D	SOLID DOOR
FG	ALUMINIUM FRAMED FIXED GLASS
FR-AG	GLAZING WITH FIRERATED PANEL BEHIND
GD	ALUMINIUM FRAMED GLAZING DOOR
RP-1	MASONRY WALL RENDERED AND PAINTED IN GREY

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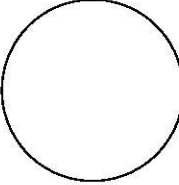
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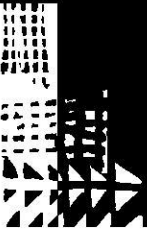
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amendments				verified		
no.	date	amendment	by	chk'd	init	chk'd
A01	29/04/19	DA SUBMISSION	WJ	WJ	ET	ET
A02	14/05/19	NEW DRAWING DA SUBMISSION	WJ	WJ	ET	ET

north point



architect



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**Lot1 D.P.830369, & Lot 30 D.P.2633,**  
**18-20 Irving Street, Parramatta**



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sections 5 & 6

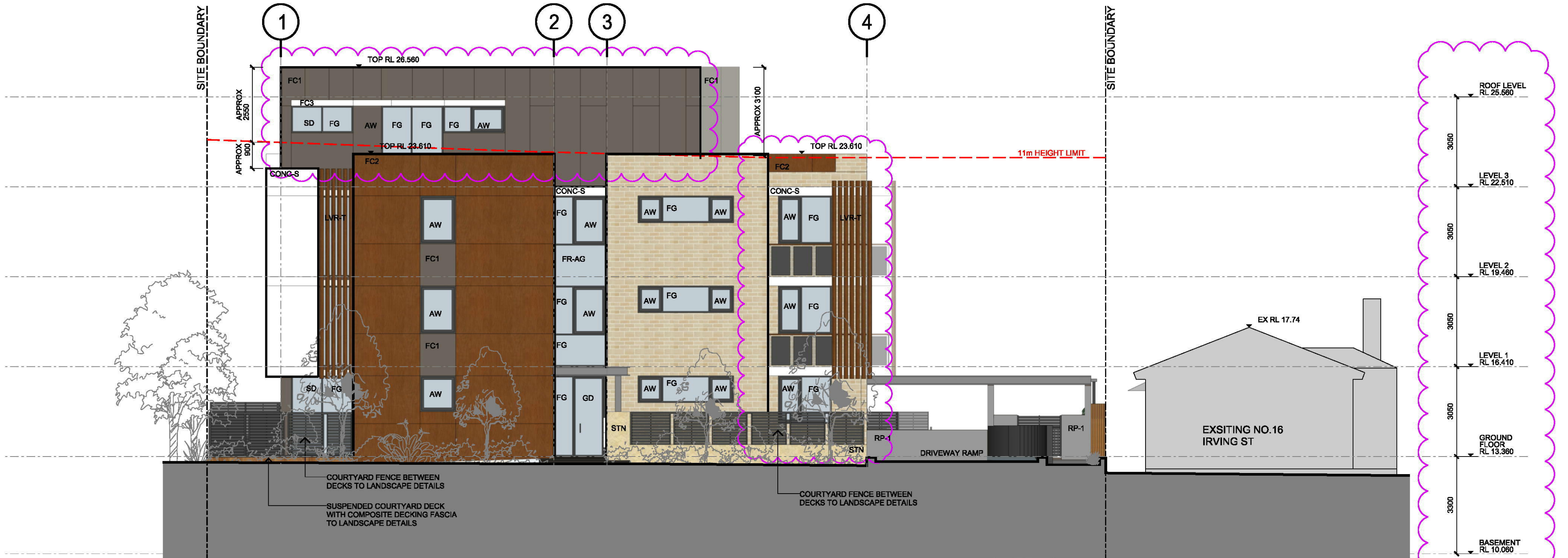
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drawing no.			rev no.

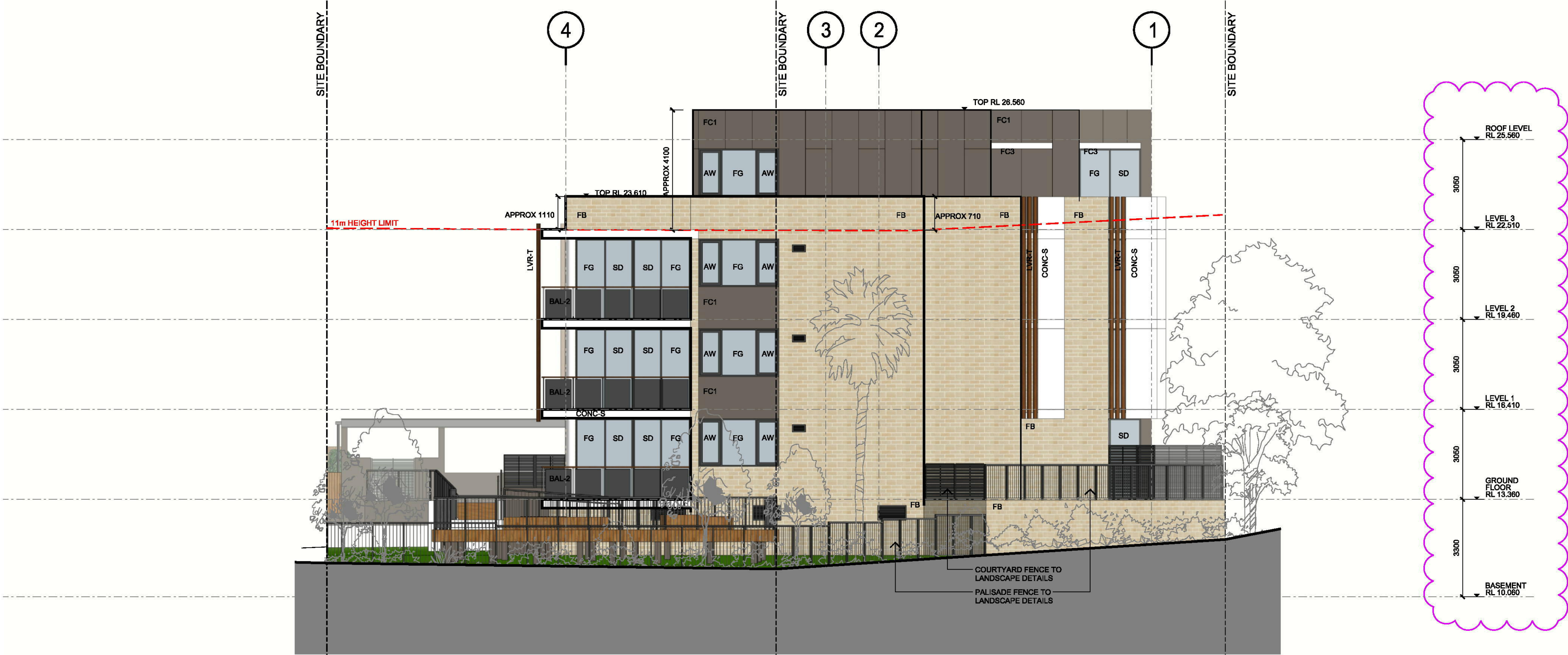
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a02





WEST ELEVATION  
 VIEW FROM IRVING ST SCALE 1:100

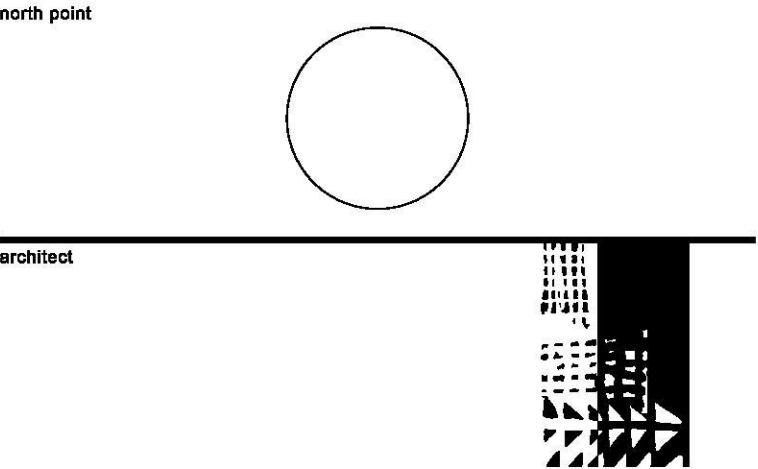


EAST ELEVATION  
 SCALE 1:100

abbreviations / legend

FC-1	PREFINISHED WALL PANEL - GREY COLOR
FC-2	PREFINISHED WALL PANEL - TERRACOTTA COLOR
FC-3	PREFINISHED WALL PANEL - WHITE COLOR
CONC-S	CONCRETE FINISH WITH SKIM COAT - OFF WHITE
FB	FACE BRICK-IN CREAMY COLOR
LVR-T	LOUVRES IN "TIMBER LOOK" COLOR
STN	SANDSTONE
AW	ALUMINIUM FRAMED AWNING WINDOW
BAL-1	BALUSTRADE INFILL WITH VERTICAL "I" ANGLE
BAL-2	BALUSTRADE WITH PERFORATED METAL INFILL PANEL
D	SOLID DOOR
FG	ALUMINIUM FRAMED FIXED GLASS
FR-AG	GLAZING WITH FIRERATED PANEL BEHIND
GD	ALUMINIUM FRAMED GLAZING DOOR
RP-1	MASONRY WALL RENDERED AND PAINTED IN GREY

amendments		verified			
no.	date	amendment	by	chk'd	init
A01	21/09/18	DA SUBMISSION	WJ	WJ	MN
A02	28/04/19	FLOOR TO FLOOR HEIGHT UPDATED ELEVATIONS UPDATED	WJ	WJ	ET
A03	14/09/19	POB UPDATED	WJ	WJ	ET



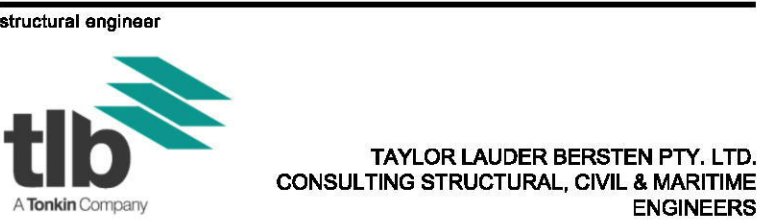
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west and east elevations

da issue

original	scale	drawn	project no.
a1	1:100	wj	4477-00
drawing no.	rev no.		

ar-2600
















a03





 NORTH ELEVATION  
SCALE 1:100

## abbreviations / legend

	FC-1	PREFINISHED WALL PANEL - GREY COLOR
	FC-2	PREFINISHED WALL PANEL - TERRACOTTA COLOR
	FC-3	PREFINISHED WALL PANEL - WHITE COLOR
	CONC-S	CONCRETE FINISH WITH SKIM COAT - OFF WHITE
	FB	FACE BRICK-IN CREAMY COLOR
	LVR-T	LOUVRES IN "TIMBER LOOK" COLOR
	STN	SANDSTONE
	AW	ALUMINIUM FRAMED AWNING WINDOW
	BAL-1	BALUSTRADE INFILL WITH VERTICAL "I" ANGLE
	BAL-2	BALUSTRADE WITH PERFORATED METAL INFILL PANEL
	D	SOLID DOOR
	FG	ALUMINIUM FRAMED FIXED GLASS
	FR-AG	GLAZING WITH FIRERATED PANEL BEHIND
	GD	ALUMINIUM FRAMED GLAZING DOOR
	RP-1	MASONRY WALL RENDERED AND PAINTED IN GREY

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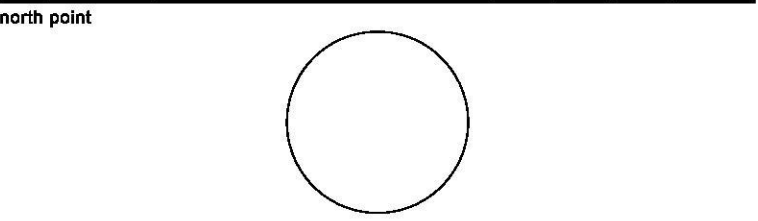
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no.	date	by	chk'd
A01	21/09/18	WJ	WJ
A02	28/04/19	WJ	WJ
A03	14/09/19	WJ	WJ



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residential flat building

Lot1 D.P.830369, & Lot 30 D.P.2633,

18-20 Irving Street, Parramatta

NSW LAND & HOUSING CORPORATION

13/31-39 Macquarie Street, Parramatta, NSW 2150

civil engineer

Family & Community Services  
Land & Housing Corporation

NSW LAND & HOUSING CORPORATION

13/31-39 Macquarie Street, Parramatta, NSW 2150

civil engineer

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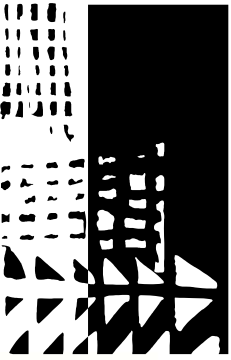
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WEST ELEVATION - VIEW FROM IRVING STREET



NORTH ELEVATION



abbreviations / legend

FC-1	PREFINISHED WALL PANEL - GREY COLOR	AW	ALUMINIUM FRAMED AWNING WINDOW
FC-2	PREFINISHED WALL PANEL - TERRACOTTA COLOR	BAL-1	BALUSTRADE INFILL WITH VERTICAL "L" ANGLE
FC-3	PREFINISHED WALL PANEL - WHITE COLOR	BAL-2	BALUSTRADE WITH PERFORATED METAL INFILL PANEL
CONC-S	CONCRETE FINISH WITH SKIM COAT - OFF WHITE	D	SOLID DOOR
FB	FACE BRICK-IN CREAMY COLOR	FG	ALUMINIUM FRAMED FIXED GLASS
LVR-T	LOUVRES IN "TIMBER LOOK" COLOR	FR-AG	GLAZING WITH FIRERATED PANEL BEHIND
STN	SANDSTONE	GD	ALUMINIUM FRAMED GLAZING DOOR
		RP-1	MASONRY WALL RENDERED AND PAINTED IN GREY

Residential Flat Building, Parramatta

Lot 1 D.P. 830369 & Lot 30 D.P. 2633, 18-20 Irving Street, Parramatta

da issue

sample board

date  
21/09/18

scale  
nts

drawg no.

arsk8000

proj no.  
0000-00

rev no.

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### 3 PRE-ADAPTED

## 4 POST-ADAPTED

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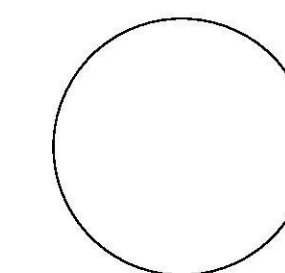
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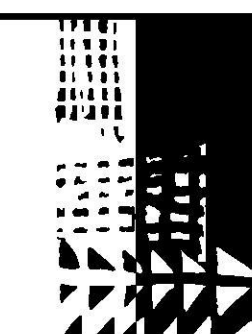
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civil engineer



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drawing title

## Adaptable Unit Layout

da issue

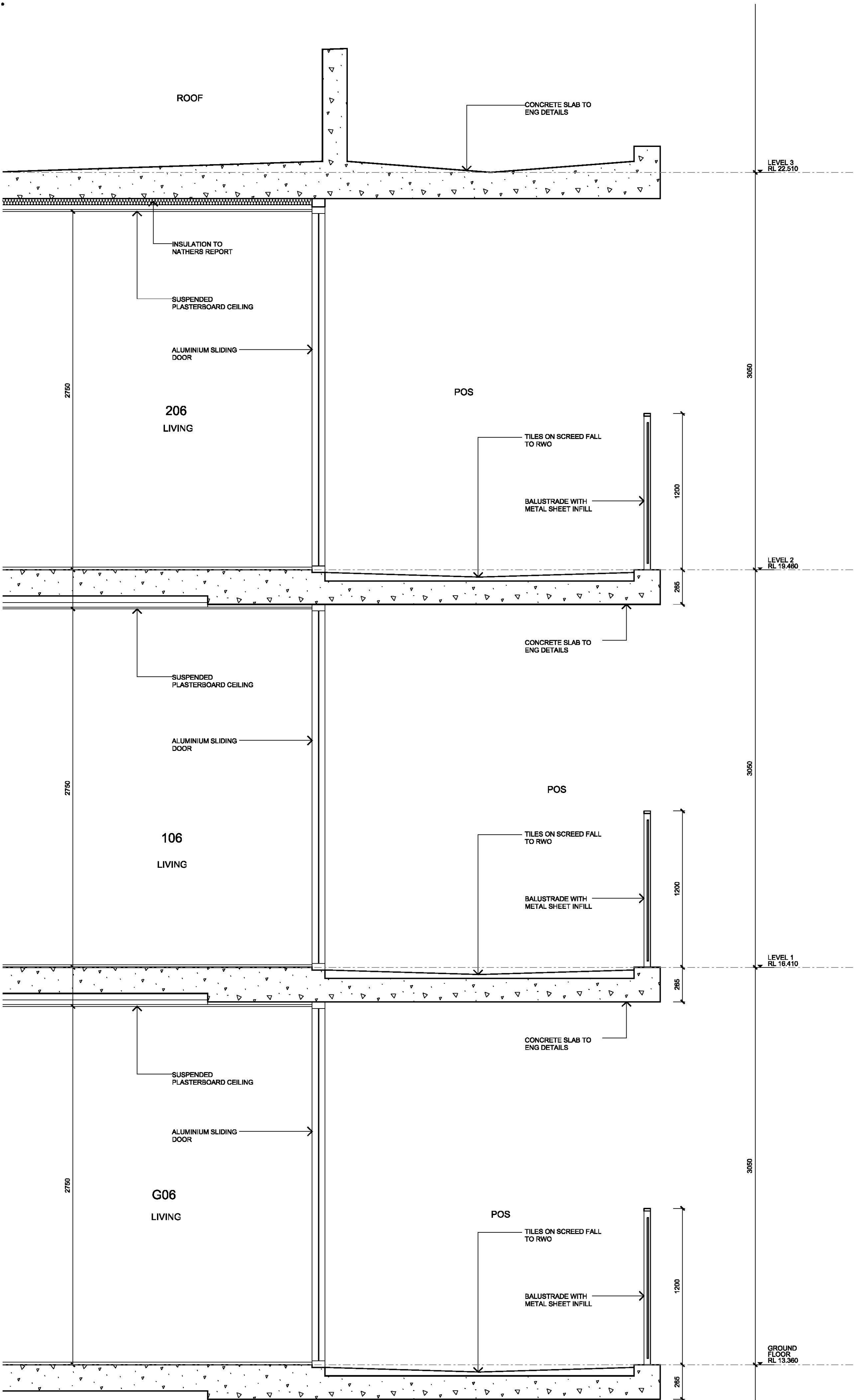
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drawing no.			rev no.

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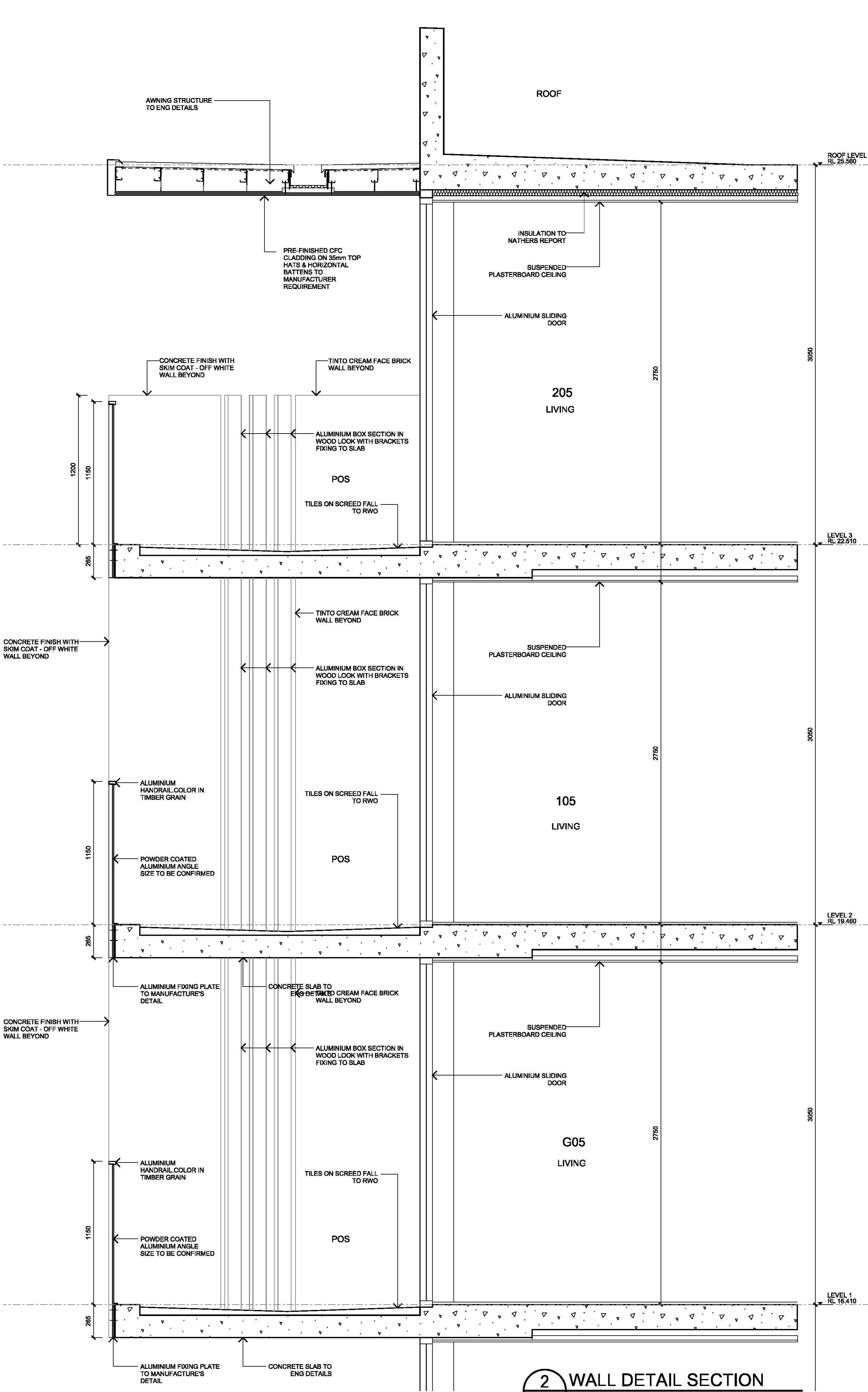
a01

Comply with Adaptable housing(AS4299-1995)					
Interior General		Living room&Dining room		Main Bedroom	
internal door to have 820mm min	Y	circulation space of min 2250 mm diameter	Y	at least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirement of AS1428.2	Y
internal corridors min width 1000mm	Y	<b>Bathroom</b>		<b>Laundry</b>	
compliance with AS1428.1 for door approaches	Y	bathroom area to comply with AS1428.1	Y	circulation at doors to comply with AS1428.1	Y
window sills at max.730mm above floor level to living & 600mm above floor level to bedroom areas	Y	shower recess-no hob 1160*1100 to comply with AS1428.1	Y	adequate circulation space in front of or beside appliances(min 1550mm depth)	Y
		grabrail in shower to comply with AS1428.1	Y		
<b>Kitchen</b>		folding seat in shower to comply with AS1428.1	Y	where a clothes line is provided, an accessible path of travel to this	Y
min width 2.7m (1550mm clear between benches)	Y	washbasin with clearances to comply with AS1428.1	Y	linen cupboard min.600 wide with adjustable shelving	Y
800mm length worksurface adjustable in height750-850	Y	<b>Toilet</b>		<b>Garbage</b>	
refrigerator adjacent to work surface	Y	visitable toilet or accessible toilet	Y	bin in accessible location	Y
worksurface min 800mm adjacent to cooktop at the same height	Y	provision to comply with AS1428.1	Y		
Oven located adjacent to an adjustable height or replaceable work surface	Y	location of WC pan at correct distance from fixed walls	Y		





1 WALL DETAIL SECTION  
SCALE 1:20



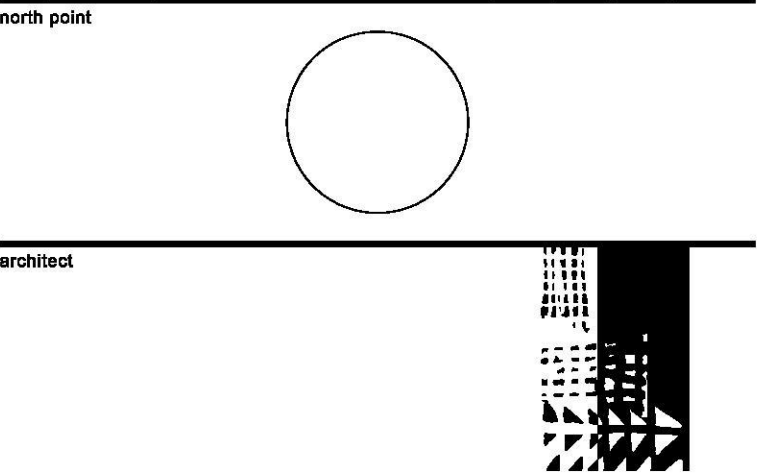
2 WALL DETAIL SECTION  
SCALE 1:20

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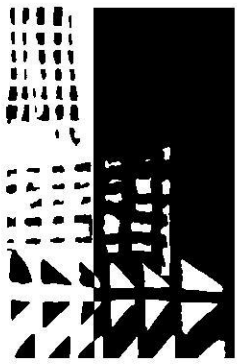
civil engineer



drawing title  
**wall detail sections**

da issue			
original	scale	drawn	project no.
a1	1:20	wj	4477-00
drawing no.			rev no.
ar-4200			a01





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Social Housing Development, Parramatta

Lot 1 D.P. 830369 & Lot 30 D.P. 2633, 18-20 Irving Street, Parramatta

da issue

street montage  
view from irving street



# RESIDENTIAL FLAT BUILDING

## 18-20 IRVING STREET PARRAMATTA

### LANDSCAPE ARCHITECTURAL DRAWINGS

#### PLANT LIST

SOCIAL HOUSING DEVELOPMENT, PARRAMATTA						
Code	Botanic Name	Common Name	Size	Pot Size	Rate	Quantity
TREES						
Er	Elaeocarpus reticulatus	Blueberry Ash	6x4m	75L	N/A	9
Ep	Eucalyptus punctata	Grey Gum	12x8m	25L	N/A	2
Li	Lagerstroemia indica	Crape Myrtle	6X6m	25L	N/A	4
MI	Melaleuca lineariifolia	Snow in Summer	4x5m	25L	N/A	1
TI	Tristaniopsis laurina 'Luscious'	Water Gum	8x5m	75L	N/A	5
SHRUBS						
Bs	Banksia spinulosa	Hairpin Banksia	1.5x1m	200mm	1000mm	6
Bmj	Buxus microphylla	Japanese Box	Trim to 0.5x0.5m	200mm	500mm	27
CI	Callistemon linearifolius	Bottlebrush	2.5x1m	200mm	1000mm	33
De	Doryanthes excesior	Gynea lily	1.5x1.5m	200mm	1000mm	17
Ga	Gardenia augusta	Gardenia	1x1m	200mm	500mm	26
Mp	Murraya paniculata	Orange jasmine	1x1.2m	200mm	1000mm	5
Pg	Photinia glabra 'Red Robin'	Photinia	0.3x1m	200mm	1000mm	21
Sr	Strelitzia reginae	Bird of Paradise	1x1m	200mm	1000mm	44
Sp	Syzigium Pinnacle	Pinnacle	7x1.2m	200mm	1000mm	10
Ss	Syzygium smithii	Lilly Pilly	1x1.2m	200mm	1000mm	31
Rop	Rhaphiolepis 'Oriental Pearl'	Oriental Pearl	0.6x1m	200mm	750mm	6
Wfs	Westringia fruticosa Spp.	Westringia	2x2m	200mm	750mm	26
GROUNDCOVER						
DI	Dianella longifolia	Dianella	0.8x0.5m	150mm	6 per /m2	44
Dr	Dichondra repens	Kidney Weed	0.2x1m	150mm	6 per /m2	58
Hv	Hardenbergia violacea	Happy Wanderer	0.3x2m	150mm	6 per /m2	81
UR	Liriope 'Just Right'	Just right	0.45x0.4m	150mm	6 per /m2	119
Lf	Lomandra filiformis	Mat Rush	0.3x0.3m	150mm	6 per /m2	134
LK	Lomandra 'Katrinus'	Lomandra	1x1m	150mm	6per /m2	134
LS	Lomandra Shara	Shara	0.5x0.5m	150mm	6 per /m2	117
NdB	Nandina domestica 'Blush'	Sacred Bamboo	0.6x0.6m	150mm	6 per /m2	44
PX	Philodendron 'Xanadu'	Xanadu	0.7x0.7m	150mm	6 per /m2	51
Tj	Trachelospermum Jasminoides	Star Jasmine	1.2x1m	150mm	6 per /m2	63
Vh	Viola hederacea	Native Violet	Groundcover	150mm	6 per /m2	58
CLIMBERS						
Fp	Ficus pumila	Creeping fig	3x2m	150mm	500mm	11



#### GENERAL NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH LANDSCAPE WORKS SPECIFICATION
- DIMENSIONS ARE IN MILLIMETRES LEVELS SHOWN ARE IN METRES DO NOT SCALE ANY DRAWINGS
- FOR ROAD DETAILS REFER TO CIVIL ENGINEERS DRAWINGS
- FOR BUILDING DETAILS REFER TO ARCHITECTURAL DRAWINGS
- FOR STORMWATER DRAINAGE REFER TO HYDRAULIC ENGINEERS DRAWINGS
- FOR LIGHTING REFER TO ELECTRICAL ENGINEERS DRAWINGS
- ALL SERVICES ARE TO BE CHECKED & VERIFIED ON SITE
- REFER TO SURVEY PLANS BY OPUS INTERNATIONAL CONSULTANS(AUSTRALIA) PTY LTD DATED 1ST APRIL 2015 NOT ALL SURVEY INFORMATION HAS BEEN SHOWN FOR CLARITY OF DRAWING SOME DISCREPANCIES MAY OCCUR

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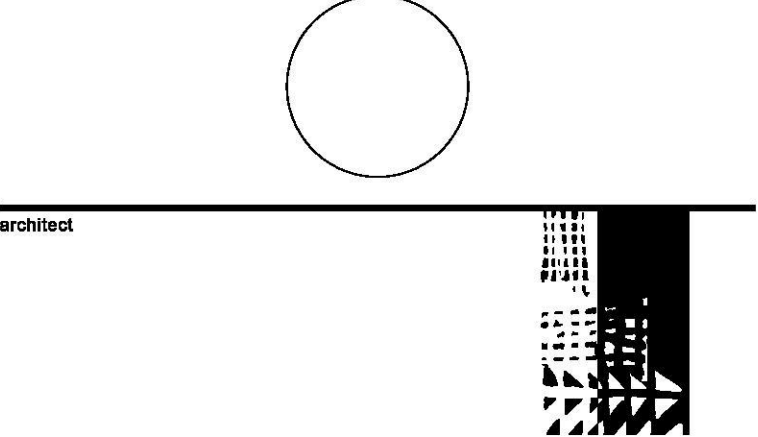
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landscape title sheet

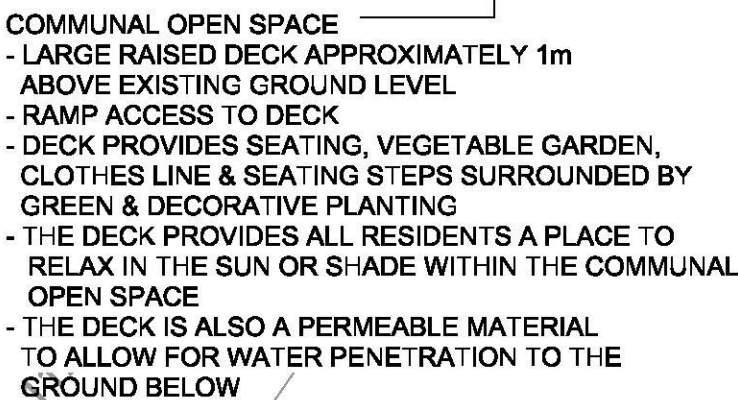
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drawing no.			rev no.

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A05





	EXISTING LEVELS
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED
	EXISTING CONTOURS
	BUILDING OUTLINE
	BUILDING OVER
	BUILDING UNDER
	PROPOSED WALL
	PROPOSED STAIR & RAMPS
	PROPOSED TREE

	PROPOSED SHRUBS & GROUNDCOVERS
	TIMBER PALING FENCE
	METAL PALISADE FENCE
	COURTYARD FENCE
	(HORIZONTAL TIMBER BATTENS)
	PROPOSED WASHING LINE
	PROPOSED SEATING
	CONCRETE
	RAISED COMPOSITE DECKING
	ENTRY PAVING
	BALCONY TILING TO ARCHITECT'S DRAWINGS

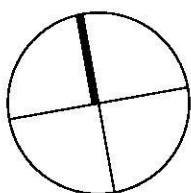
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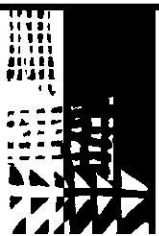
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services engineer



**structural engineer**



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landscape plan

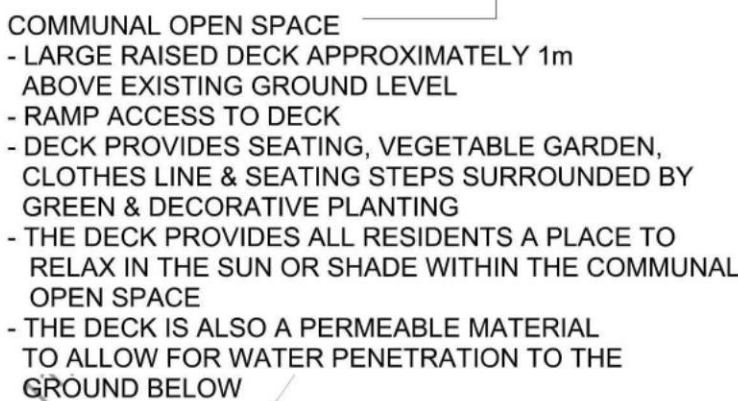
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A06





PROPOSED TREES

EXISTING TREES  
TO BE RETAINED

## EXISTING TREES

EXISTING CONTOURS

## BUILDING OUTLINE

## BUILDING OVER

PROPOSED WALLS

### PROPOSED STAIRS & RAMPS

### PROPOSED TREES



PROPOSED SHRUBS

☐ TIMBER PALING FENCE  
☐ METAL PALISADE FENCE  
☐ COURTYARD FENCE  
(HORIZONTAL TIMBER  
BATTENS)

 PROPOSED WASHINGTON  
LINE PROPOSED SEATING CONCRETE

**RAISED COMPOSITE  
DECKING**

 ENTRY PAVING BALCONY TILING TO ARCHITECTS DRAWINGS

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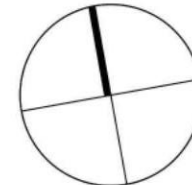
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drawing title

landscape plan

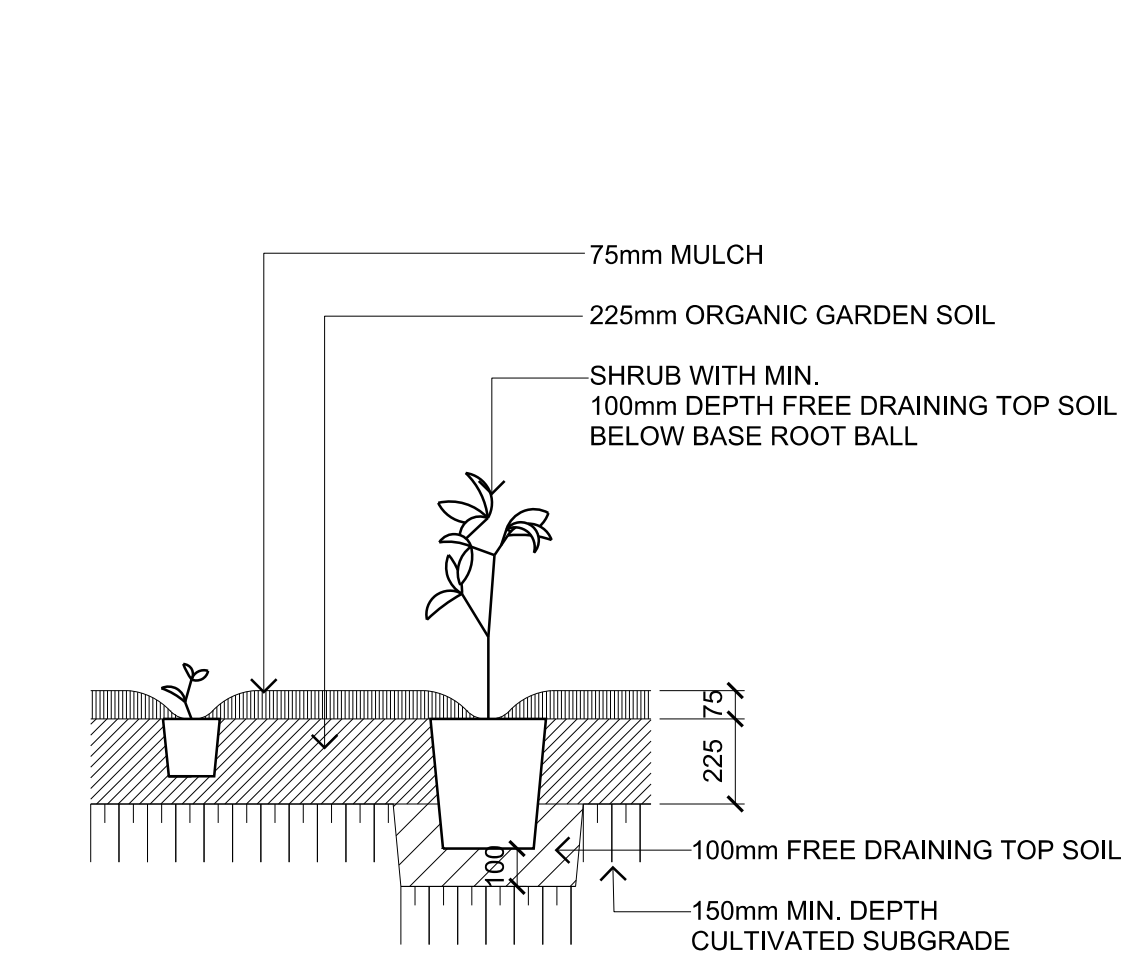
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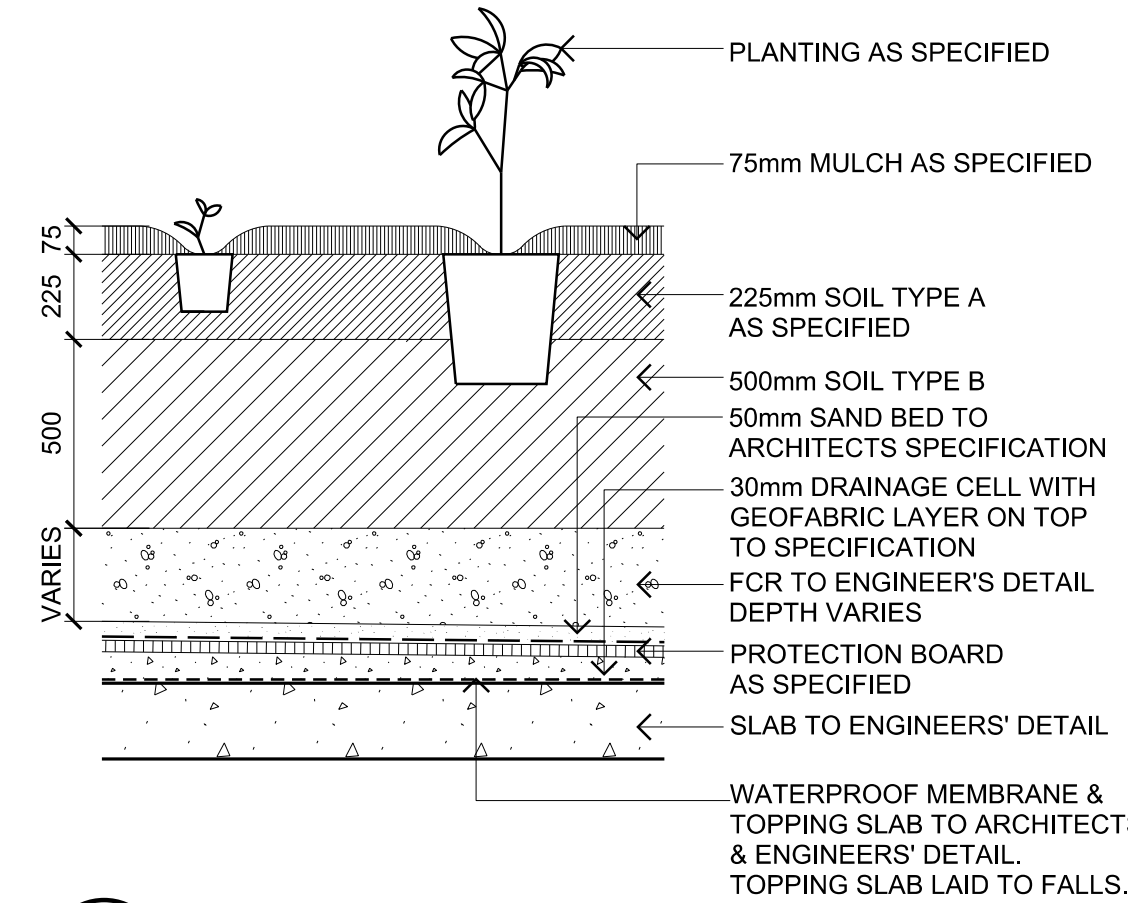
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A06

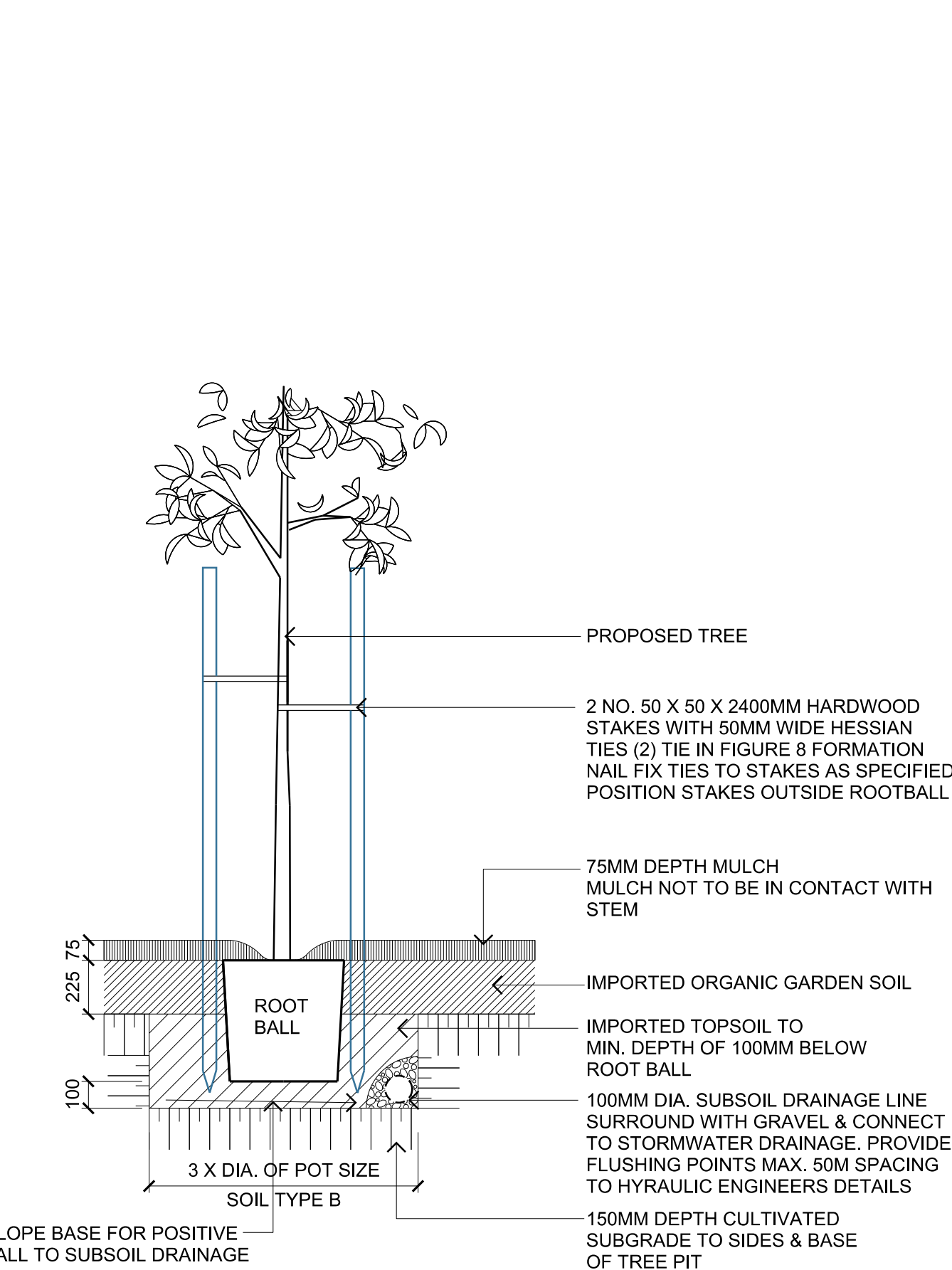




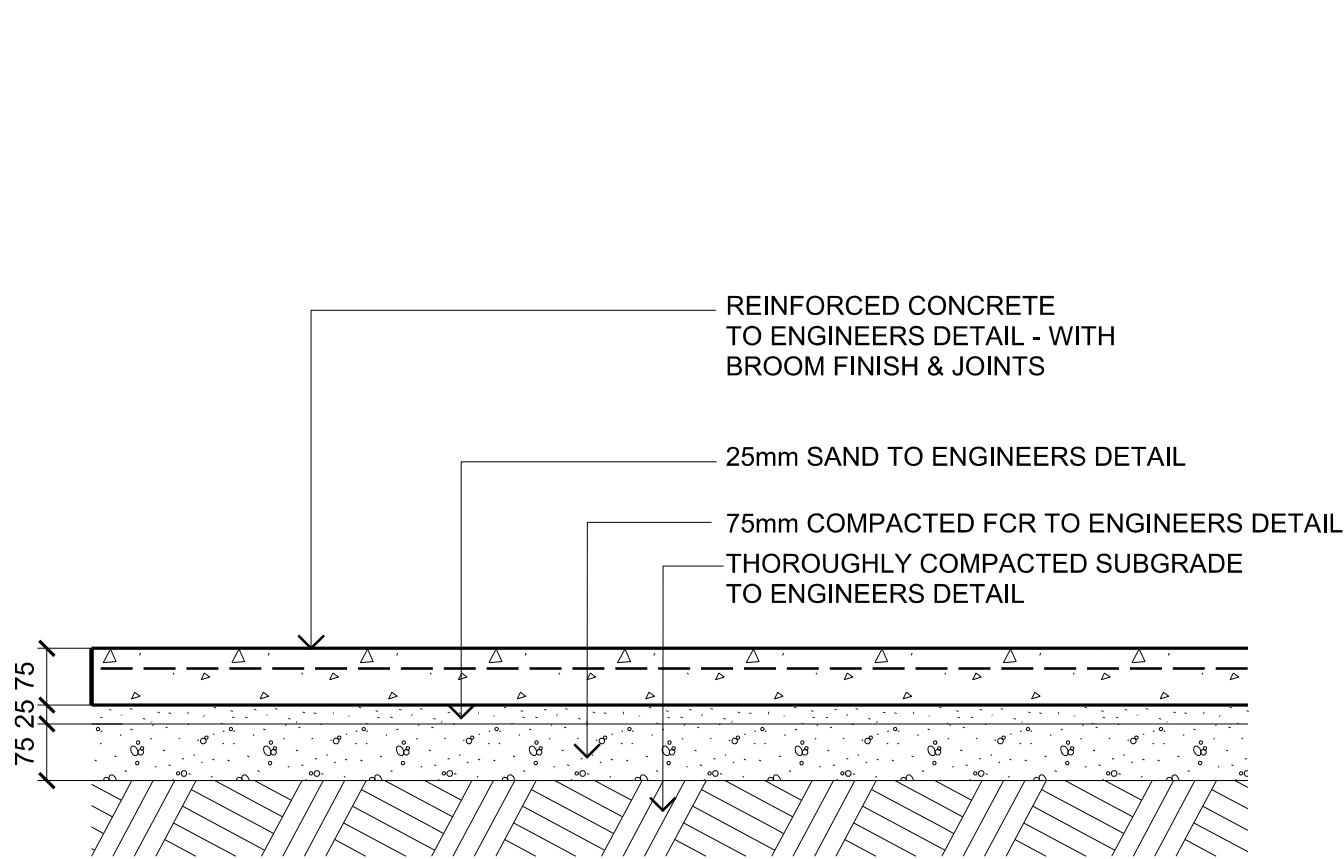
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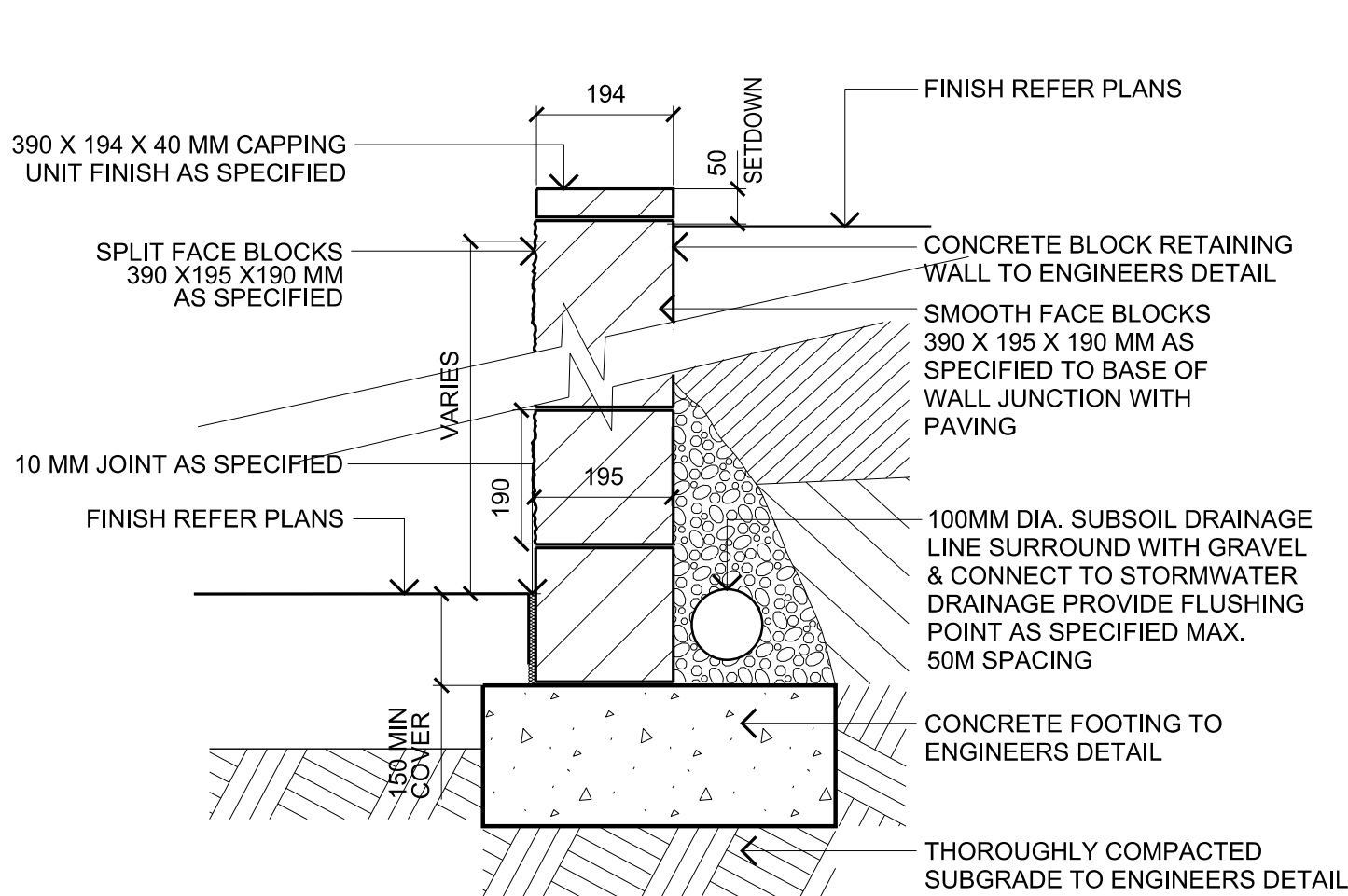
02 PLANTING ON SLAB TYPICAL DETAIL SCALE 1:20



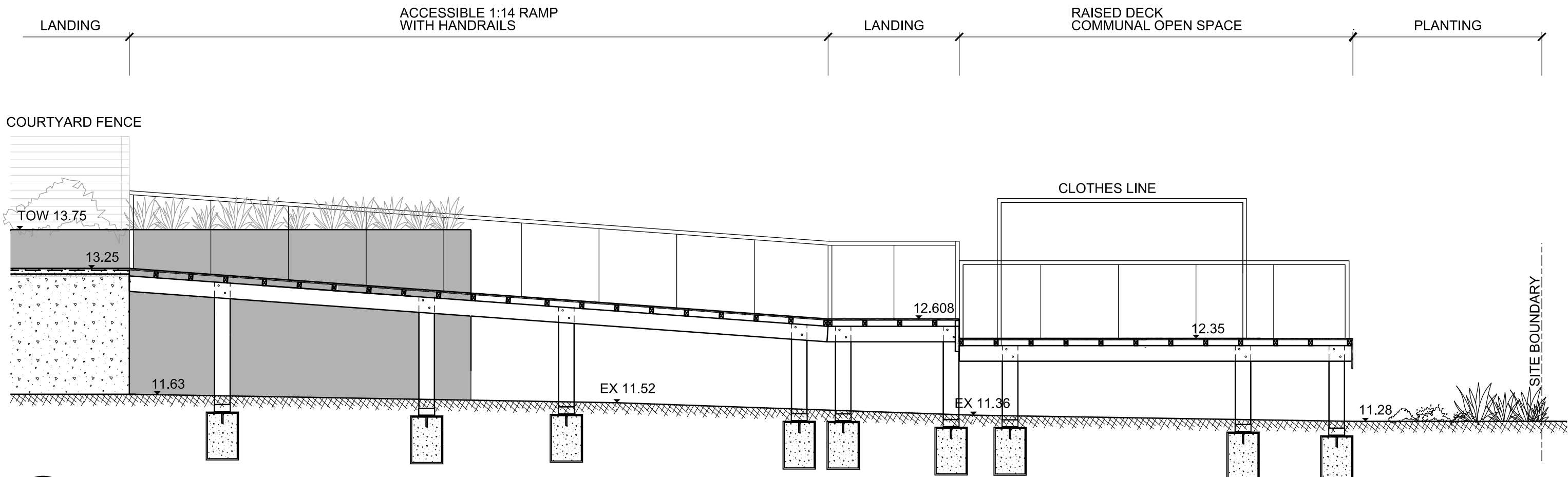
03 TREE PLANTING TYPICAL SECTION SCALE 1:20



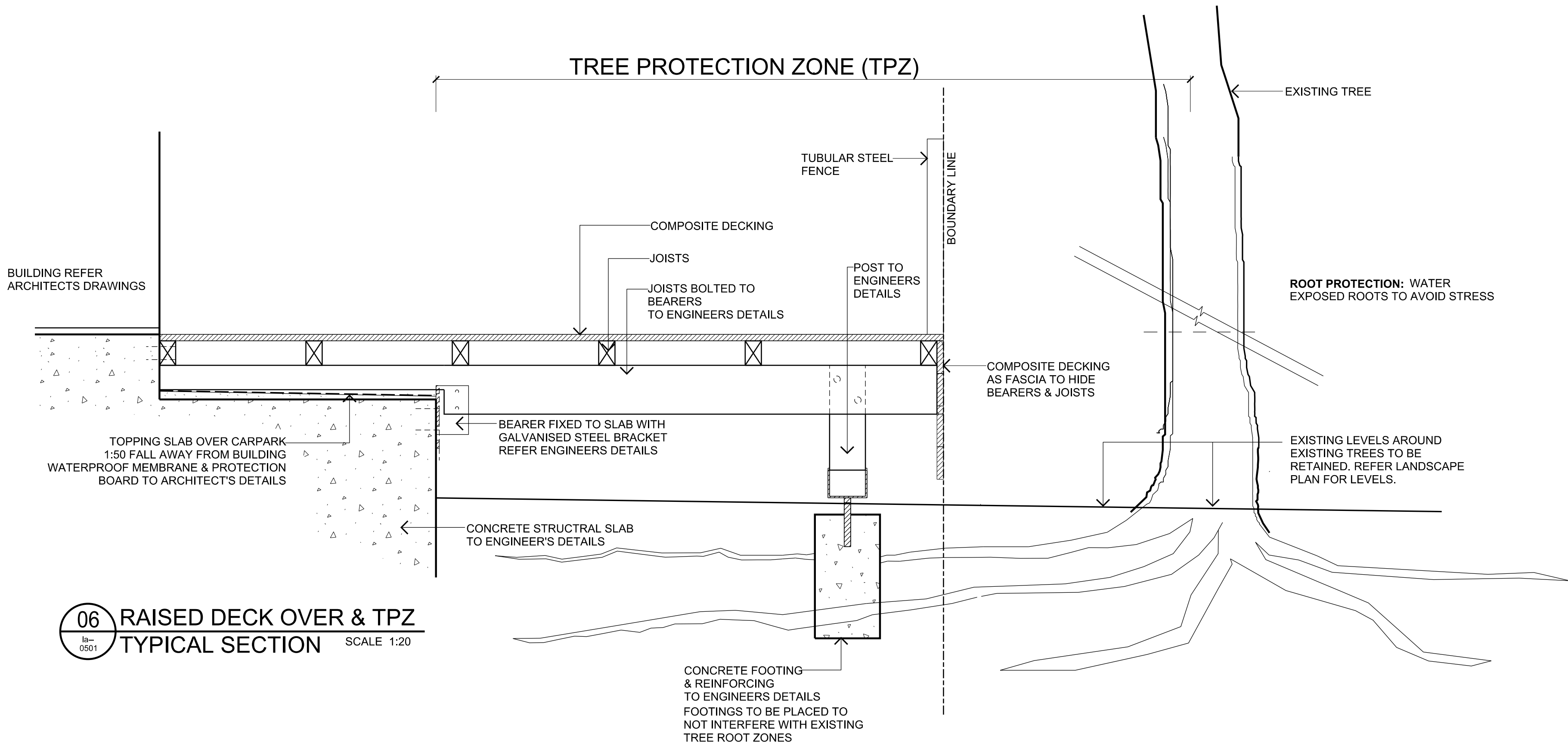
04 CONCRETE PAVEMENT TYPICAL SECTION SCALE 1:10



05 CONCRETE BLOCK WALL TYPICAL SECTION SCALE 1:10



AA DECK & RAMP SECTION SCALE 1:50



06 RAISED DECK OVER & TPZ TYPICAL SECTION SCALE 1:20

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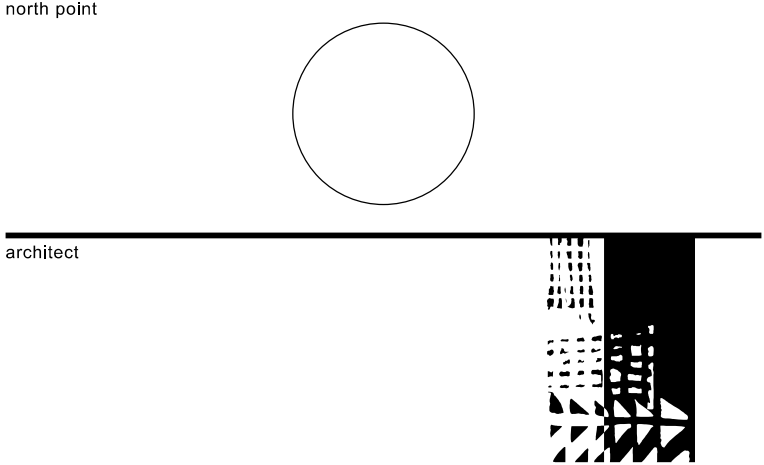
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	A02	3008/18	FINAL COORDINATION	JB	JB	AB	AB
	A03	3108/18	DRAFT DA	JB	JB	AB	AB
	A04	1409/18	DA ISSUE	JB	JB	AB	AB



planning, urban design, architecture, landscape architecture, Interior design

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project/client  
**residential flat building**  
**Lot1 D.P.830369, & Lot 30 D.P.2633,**  
**18-20 Irving Street, Parramatta**

NSW GOVERNMENT  
**Family & Community Services**  
Land & Housing Corporation

NSW LAND & HOUSING CORPORATION  
L3/31-39 Macquarie Street, Parramatta, NSW 2150

civil engineer

C & M CONSULTING ENGINEERS  
services engineer

BSE BUILDING SERVICES ENGINEERS  
structural engineer

tlb  
A Tonkin Company  
TAYLOR LAUDER BERSTEN PTY. LTD.  
CONSULTING STRUCTURAL, CIVIL & MARITIME ENGINEERS

landscape details

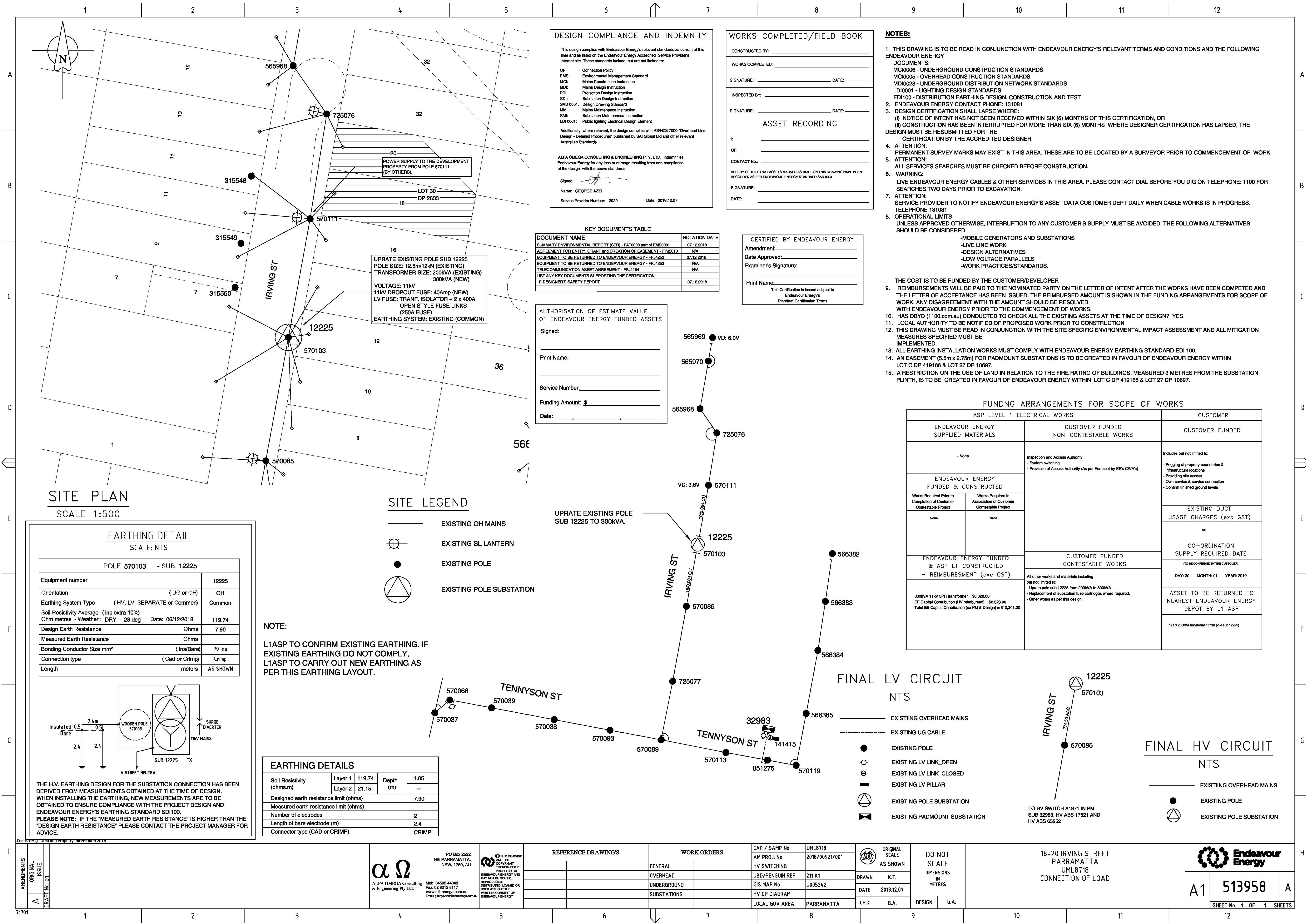
da issue

original	scale	drawn	project no.
a1	AS SHOWN	JB	4477-01
drawing no.	rev no.		

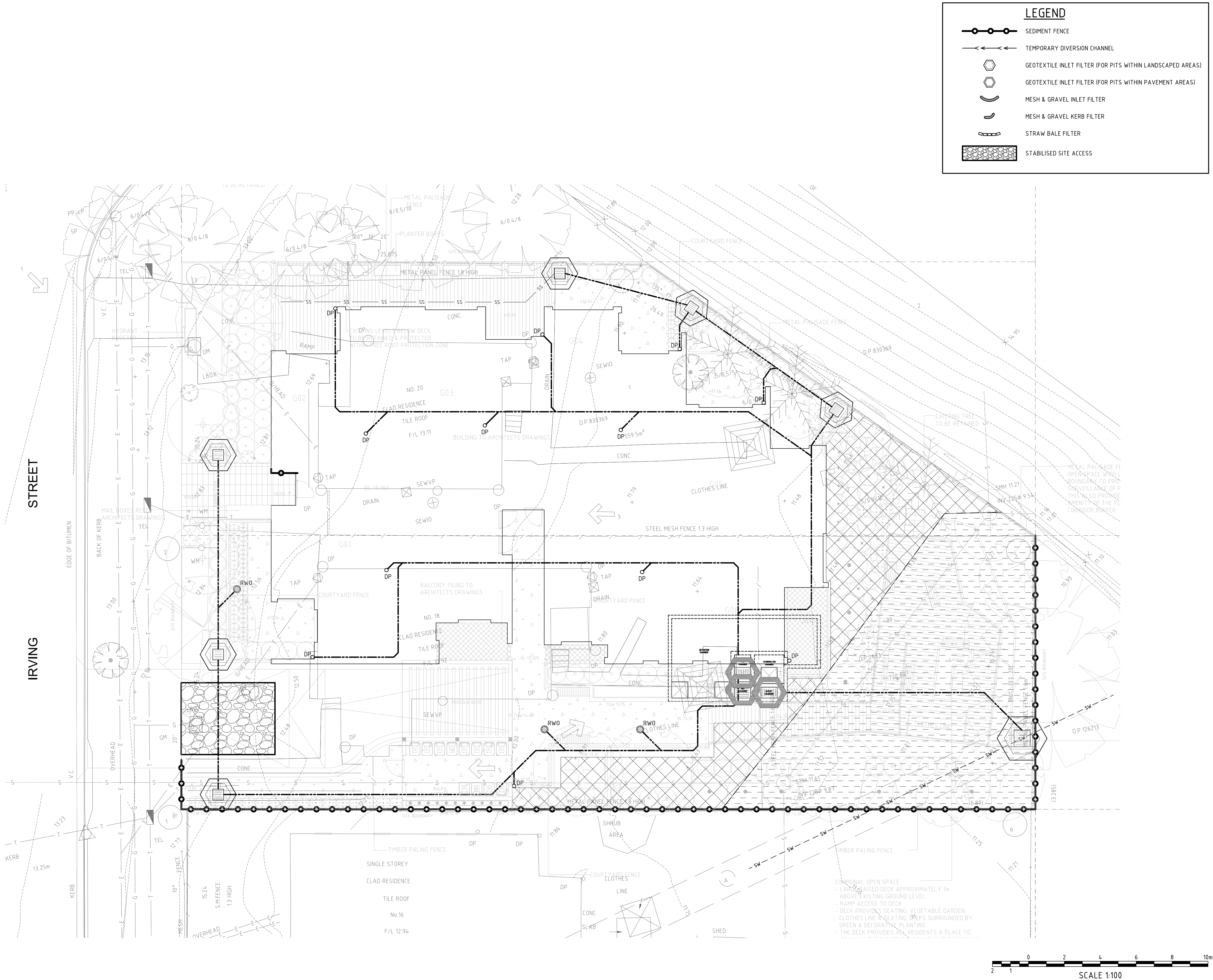
la--8901

A04









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amendments				verified			
no.	date	amendment	by	chk'd	init	chk'd	
A	03/09/18	PRELIMINARY ISSUE	A.M.	03/09	E.S.	03/09	
B	27/09/18	DA ISSUE	A.M.	03/09	E.S.	27/09	

north point

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project/client

**residential flat building  
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drawing title

**SEDIMENT & EROSION  
CONTROL PLAN**

**da issue**

original	scale	drawn	project no.
A1	1:100	A.M.	01959
drawing no.			rev no.

**CE-701**

**B**



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amendments		verified		
no.	date	amendment		
		by	chk'd	
		init	chk'd	
A	03/08/18	PRELIMINARY ISSUE	A.M.	03/09
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architect

dem

dem

**residential flat building  
Lot1 D.P.830369, & Lot 30 D.P.2633,  
18-20 irving street, parramatta**

civil engineer



drawing title

## da issue

drawing no.	rev no.
<b>CE-702</b>	<b>B</b>



- ## STABILISED SITE ACCESS WITH SHAKER GRID DETAIL

NOT TO SCALE

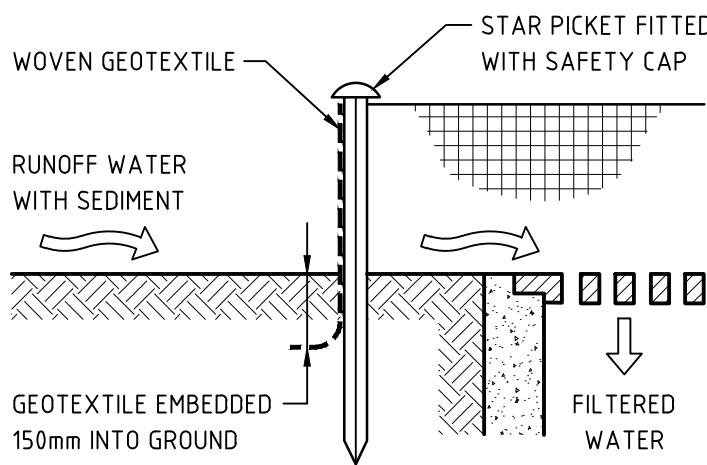


Diagram illustrating the overlap of geotextile 'sausages' on a road surface. The text indicates: GEOTEXTILE 'SAUSAGES' TO HAVE MINIMUM 0.50m OVERLAP.



- ## GEOTEXTILE INLET FILTER DETAIL

### FOR PITS WITHIN PAVEMENT AREAS

NOT TO SCALE



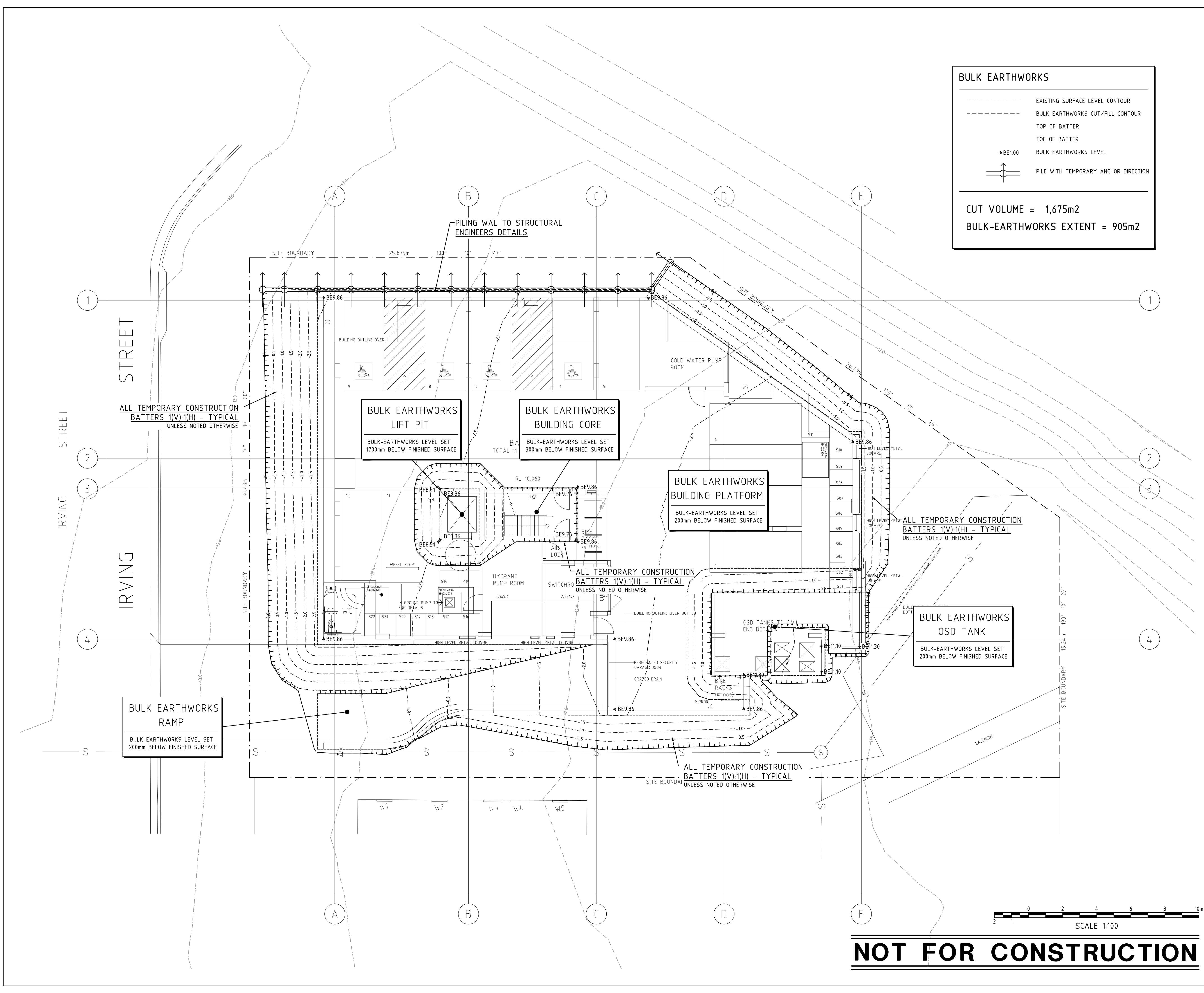
- ## SEDIMENT FENCE DETAIL

NOT TO SCALE

## da issue

drawing no.	rev no.
<b>CE-702</b>	<b>B</b>





BULK EARTHWORKS

EXISTING SURFACE LEVEL CONTOUR

BULK EARTHWORKS CUT/FILL CONTOUR

TOP OF BATTER

TOE OF BATTER

BULK EARTHWORKS LEVEL

PILE WITH TEMPORARY ANCHOR DIRECTION

CUT VOLUME = 1,675m<sup>2</sup>

BULK-EARTHWORKS EXTENT = 905m<sup>2</sup>

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no.	date	amendment	by	chk'd	init	chk'd	
A	25/09/18	PRELIMINARY ISSUE	T.T.	25/09	A.M.	25/09	
B	27/09/18	DAISSUE	T.T.	27/09	A.M.	27/09	

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**TAYLOR LAUDER BERSTEN PTY. LTD.**  
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drawing title

PRELIMINARY BULK-EARTHWORKS PLAN

**da issue**

original scale drawn project no.

A1 1:100 T.T. 01959

drawing no. rev no.

**CE-221** B

**NOT FOR CONSTRUCTION**