

DEVELOPMENT APPLICATION  
**773/2017**  
 Randwick City Council  
 7 December 2017  
 Records Received



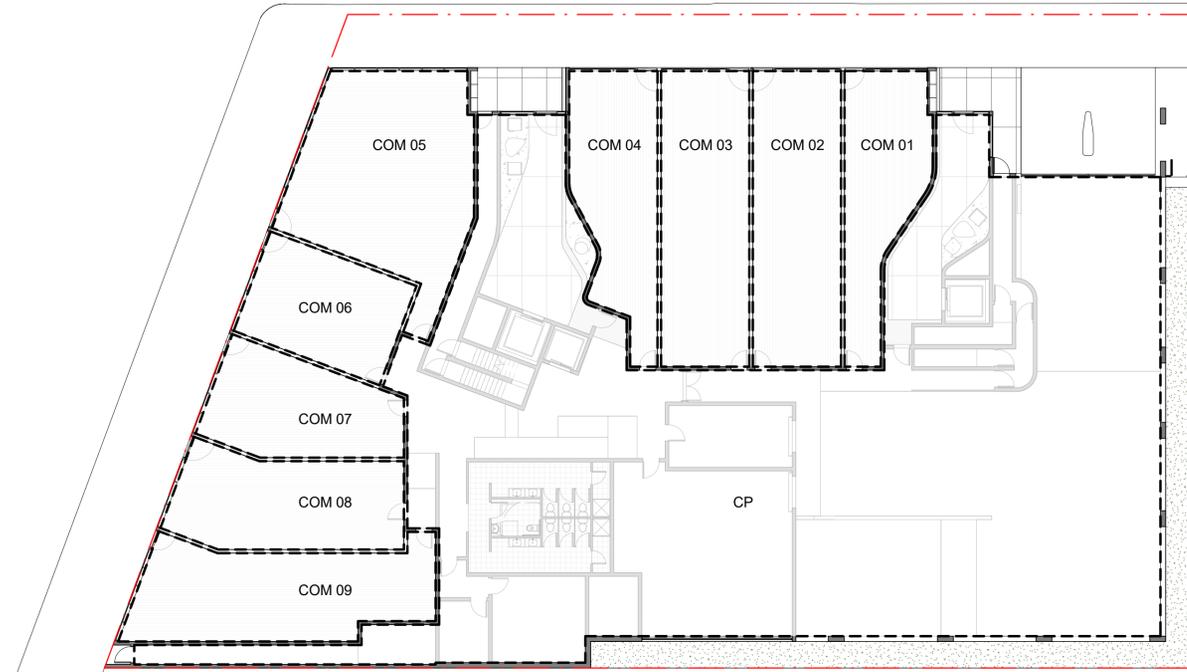
1 BASEMENT LEVEL 03  
 1 : 200



2 BASEMENT LEVEL 02  
 1 : 200



3 BASEMENT LEVEL 01  
 1 : 200



4 GROUND LEVEL  
 1 : 200



Certificate no.: 0002241050  
 Assessor Name: Zoltan Lipovschi  
 Accreditation no.: 20884  
 Certificate date: 30 November 2017  
 Dwelling Address: 181 Maroubra Road, Maroubra, NSW 2035  
 www.nathans.gov.au

ISSUE	DATE	AMENDMENTS / ISSUE FOR
A	06/12/2017	Issued for DA

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 email max@sgammotta.com.au  
 abn 58 065 479 286  
 reg no 4911

PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**  
 ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**  
 DRAWING TITLE **STRATA PLANS**

PROJECT No. 16116 DATE 07-12-2017  
 SCALE 1 : 200 DRAWN 14:08  
 DRAWING No. DA 500 REVISION A



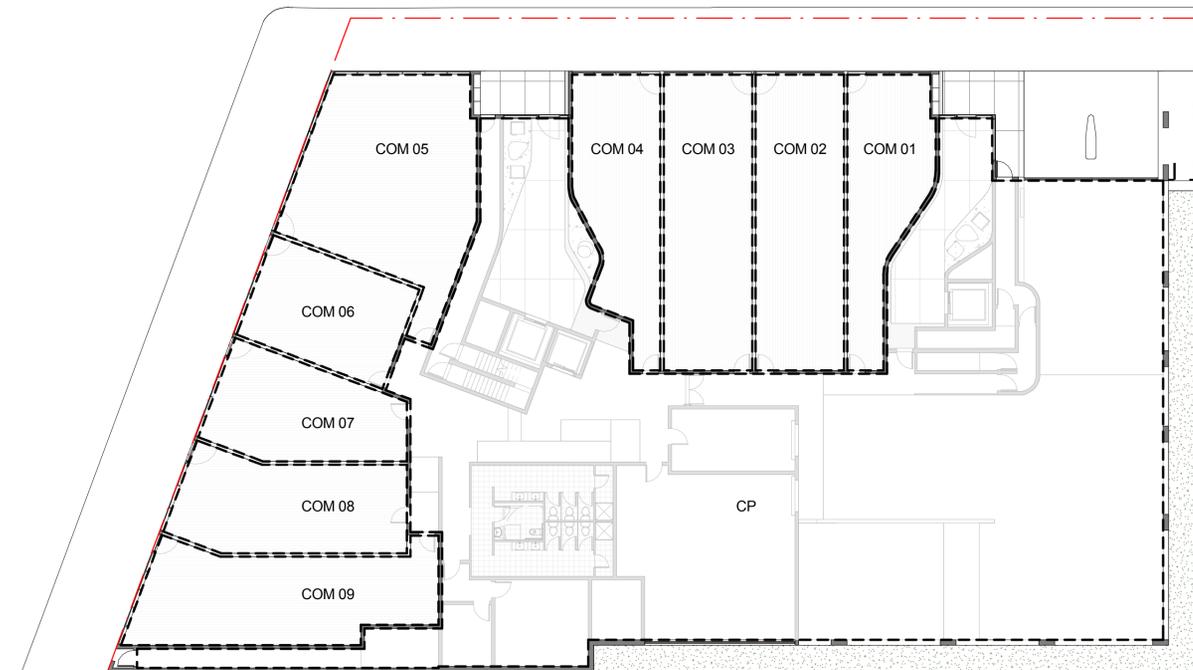
1 BASEMENT LEVEL 03  
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2 BASEMENT LEVEL 02  
1 : 200



3 BASEMENT LEVEL 01  
1 : 200



4 GROUND LEVEL  
1 : 200

DEVELOPMENT APPLICATION  
**773/2017**  
Amended/Additional Information  
Randwick City Council  
25 June 2018  
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Certificate no.: 0002877440  
Assessor Name: Zoltan Lipovschi  
Accreditation no.: 20884  
Certificate date: 21 June 2018  
Dwelling Address:  
181 Maroubra Road  
Maroubra, NSW  
2035  
www.nathers.gov.au

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PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **STRATA PLANS**

PROJECT No. 16116 DATE 22/06/2018  
SCALE 1 : 200 DRAWN 11:40:40  
DRAWING No. REVISION  
**DA 500** **A**



1 LEVEL 01  
1 : 200



2 LEVEL 02  
1 : 200



3 LEVEL 03  
1 : 200

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4 LEVEL 04  
1 : 200

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PROJECT No. 16116 DATE 07-12-2017  
SCALE 1 : 200 DRAWN 14:08  
DRAWING No. REVISION  
**DA 501** **A**



1 LEVEL 01  
1 : 200



2 LEVEL 02  
1 : 200

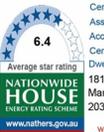


3 LEVEL 03  
1 : 200



4 LEVEL 04  
1 : 200

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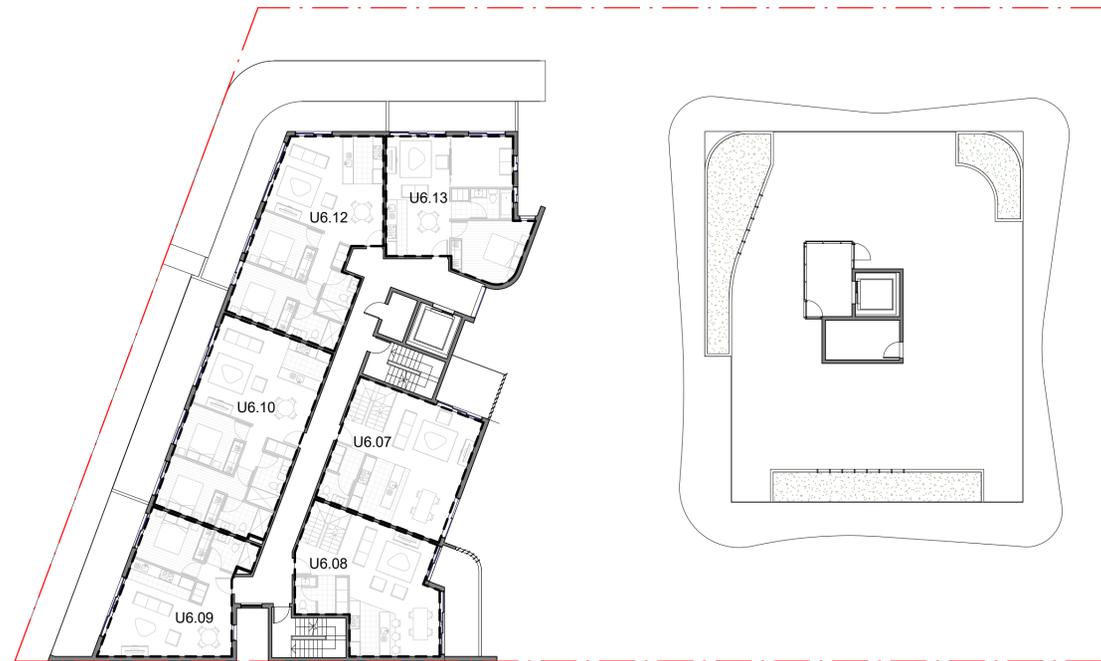
PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**  
 ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**  
 DRAWING TITLE **STRATA PLANS**



PROJECT No. 16116 DATE 22/06/2018  
 SCALE 1 : 200 DRAWN 11:41:14  
 DRAWING No. REVISION  
**DA 501 B**



1 LEVEL 05  
1 : 200



2 LEVEL 06  
1 : 200

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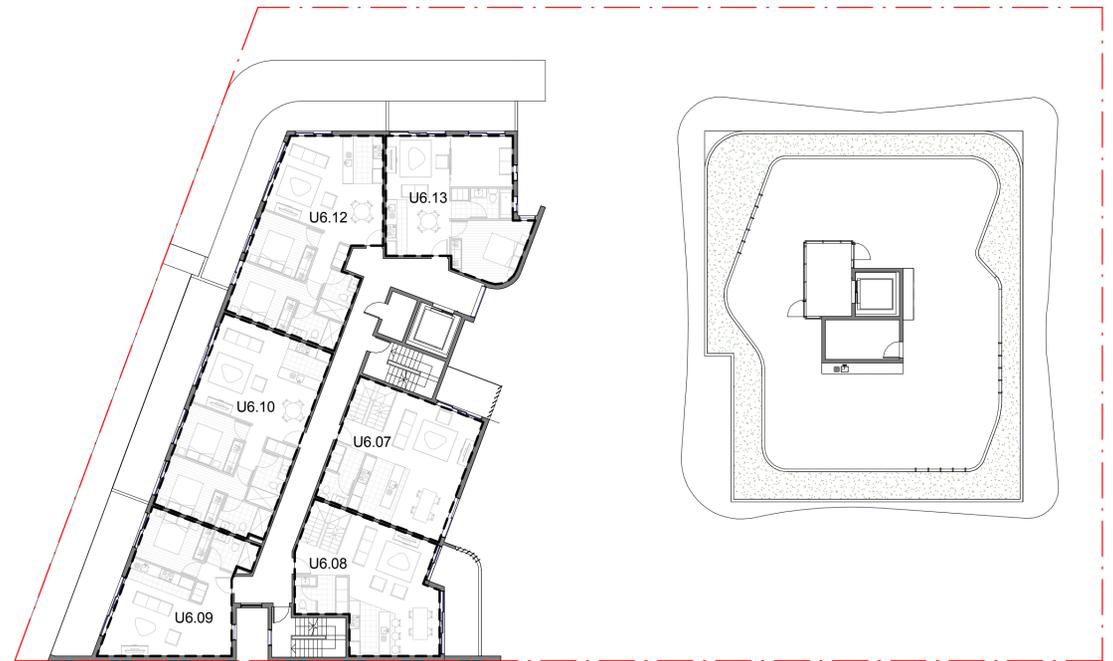
DRAWING TITLE **STRATA PLANS**



PROJECT No. 16116 DATE 07-12-2017  
SCALE 1 : 200 DRAWN 14:08  
DRAWING No. REVISION  
**DA 502** **A**  
Author

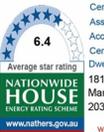


1 LEVEL 05  
1 : 200



2 LEVEL 06  
1 : 200

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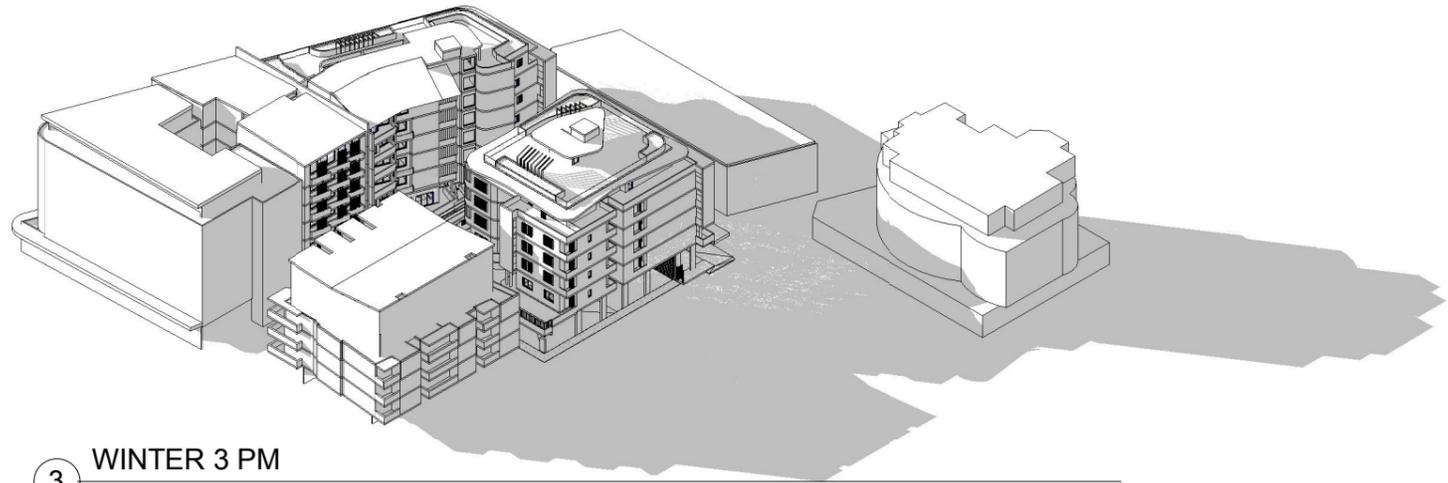
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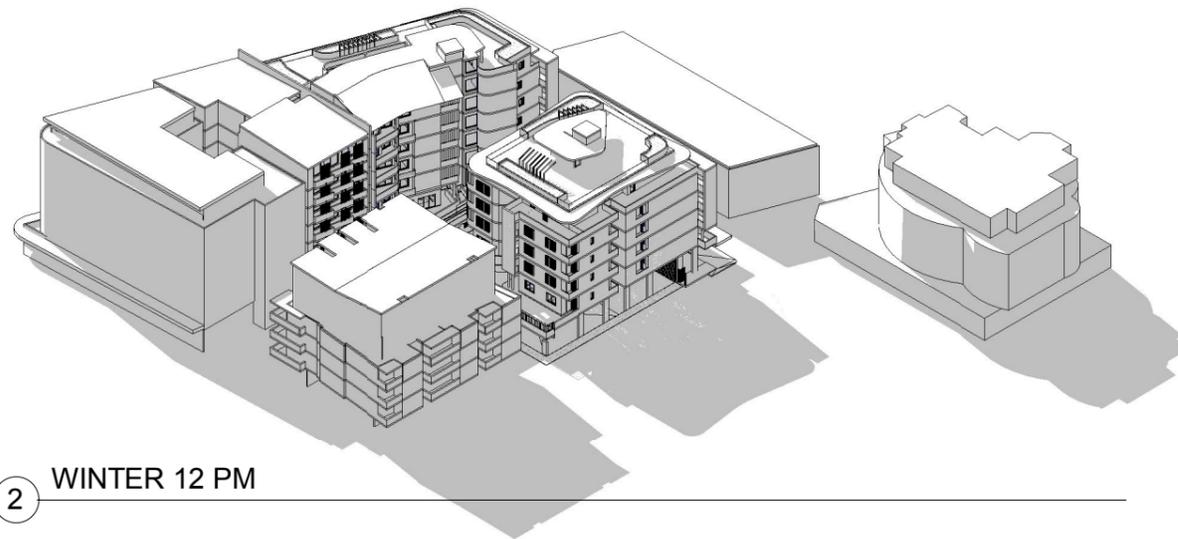
PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**  
 ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**  
 DRAWING TITLE **STRATA PLANS**



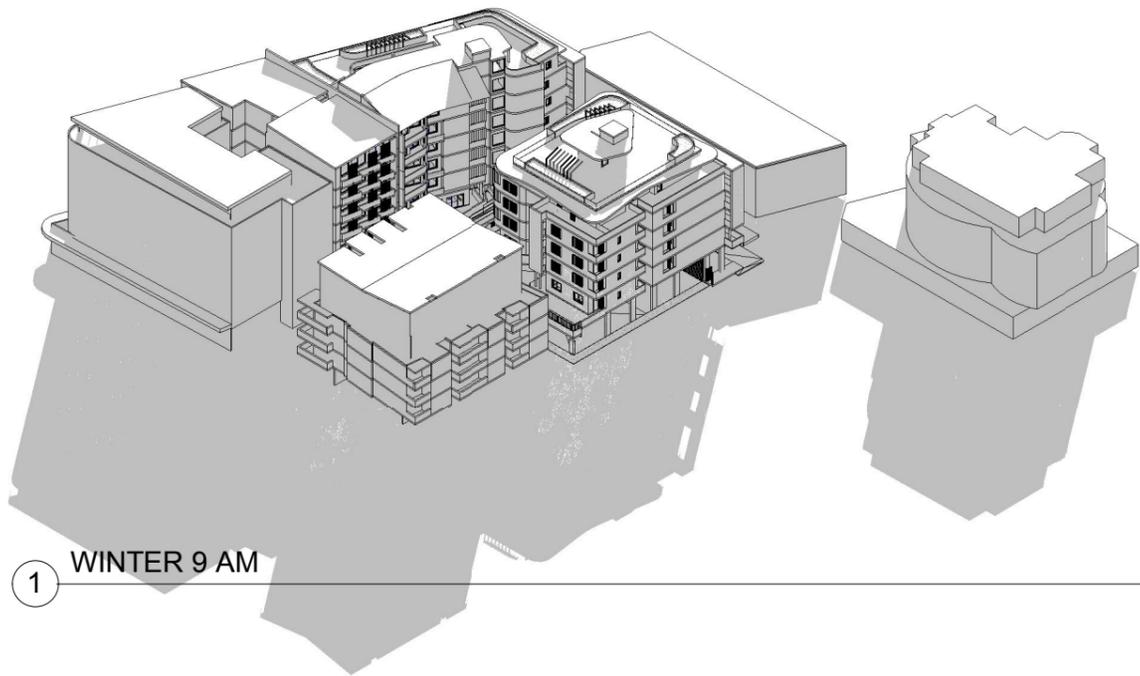
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 DRAWING No. REVISION  
**DA 502 B**



3 WINTER 3 PM



2 WINTER 12 PM



1 WINTER 9 AM

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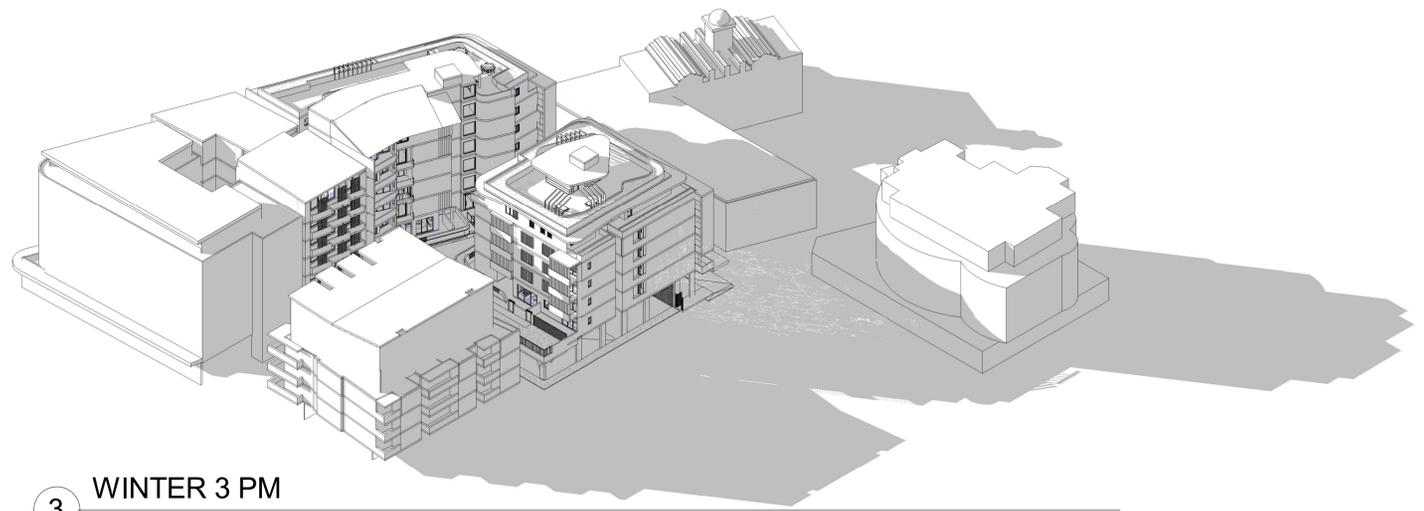
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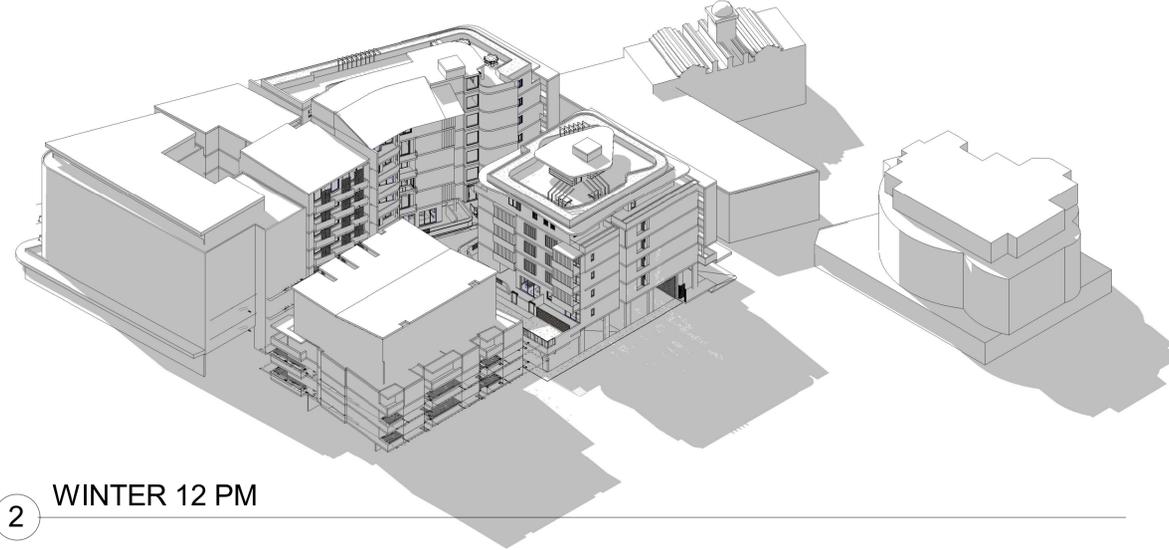
abn 58 065 479 286  
reg no 4911

PROJECT	<b>181-191 MAROUBRA ROAD, MAROUBRA</b>
ADDRESS	<b>181-191 MAROUBRA ROAD, MAROUBRA</b>
DRAWING TITLE	<b>SHADOW DIAGRAMS</b>

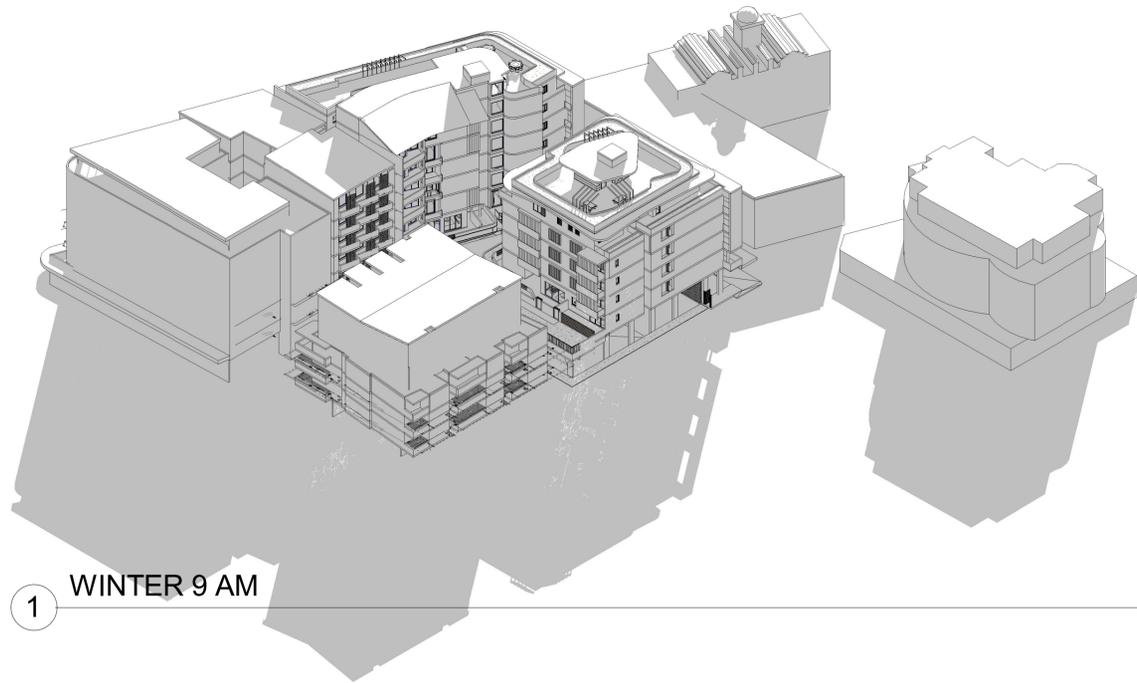
PROJECT No.	16116	DATE	7/12/2017
SCALE		DRAWN	2:24:00 Author
DRAWING No.	<b>DA 700</b>	REVISION	



3 WINTER 3 PM



2 WINTER 12 PM



1 WINTER 9 AM

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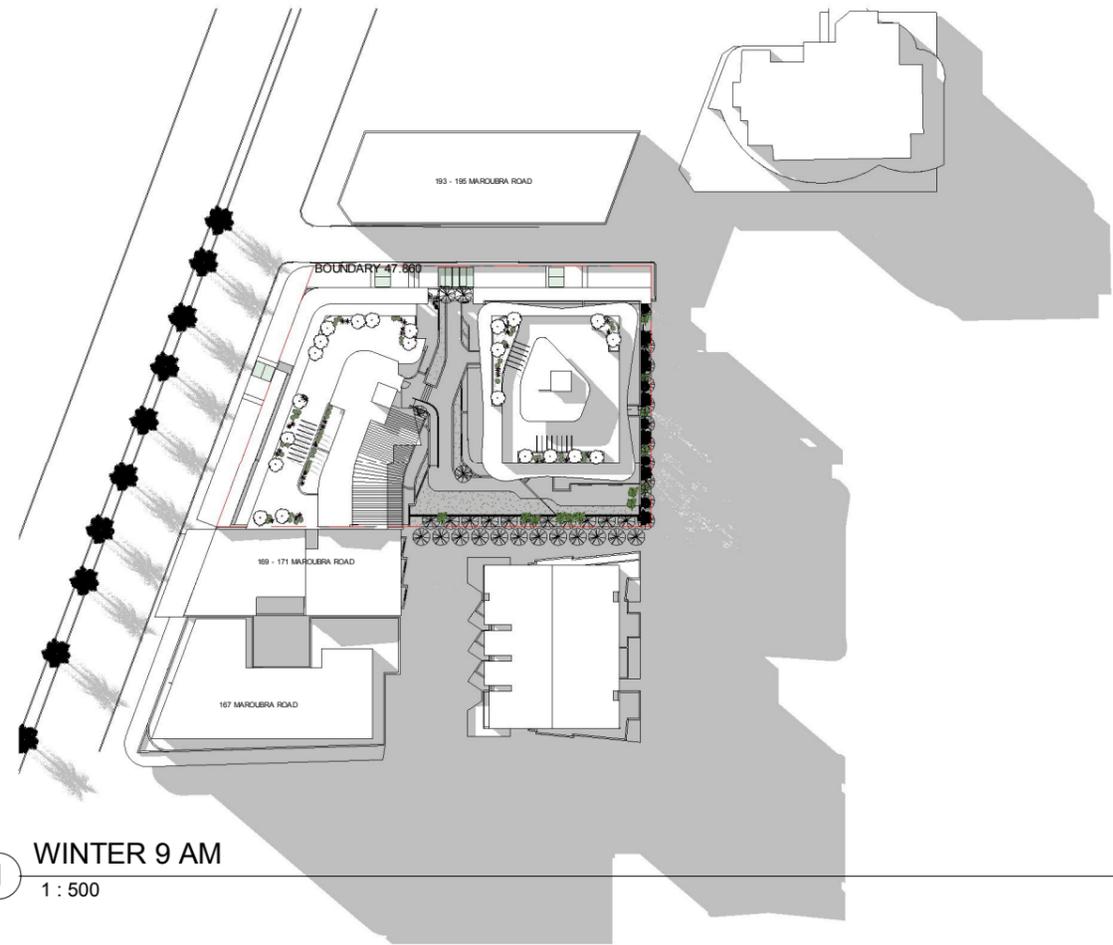
address Suite 2.02  
 77 dunning avenue  
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 telephone +61 2 9313 6988  
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PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

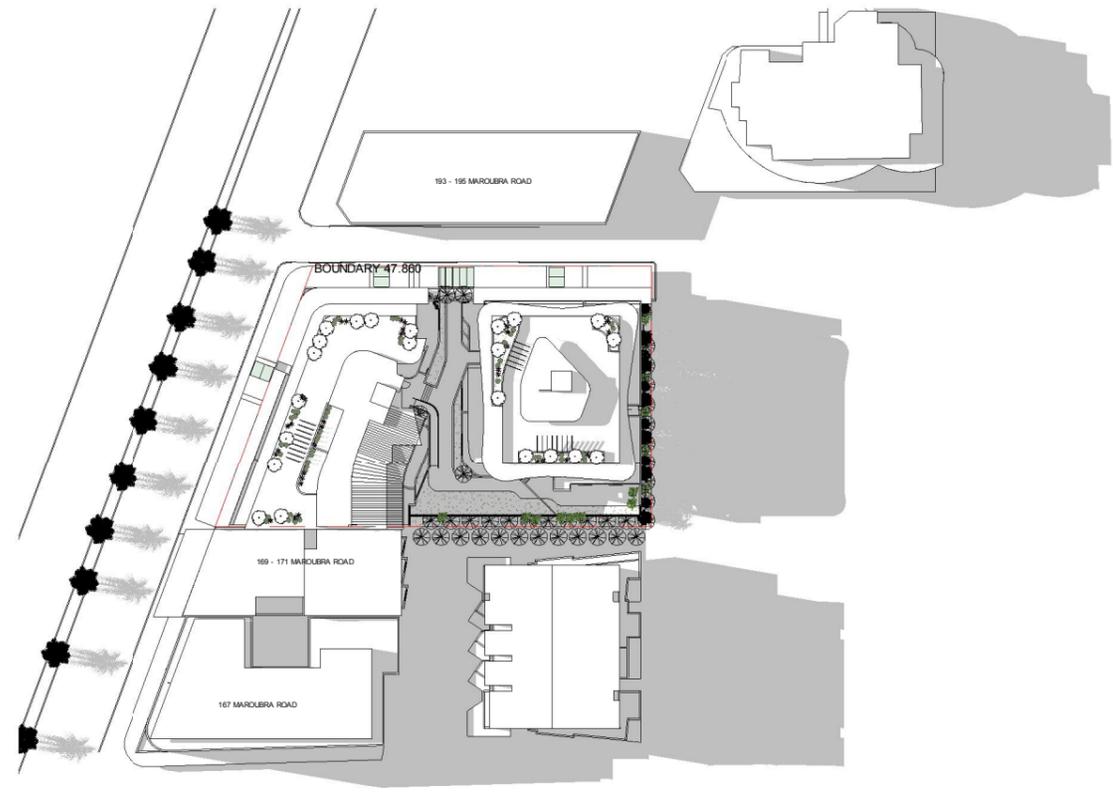
ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **SHADOW DIAGRAMS**

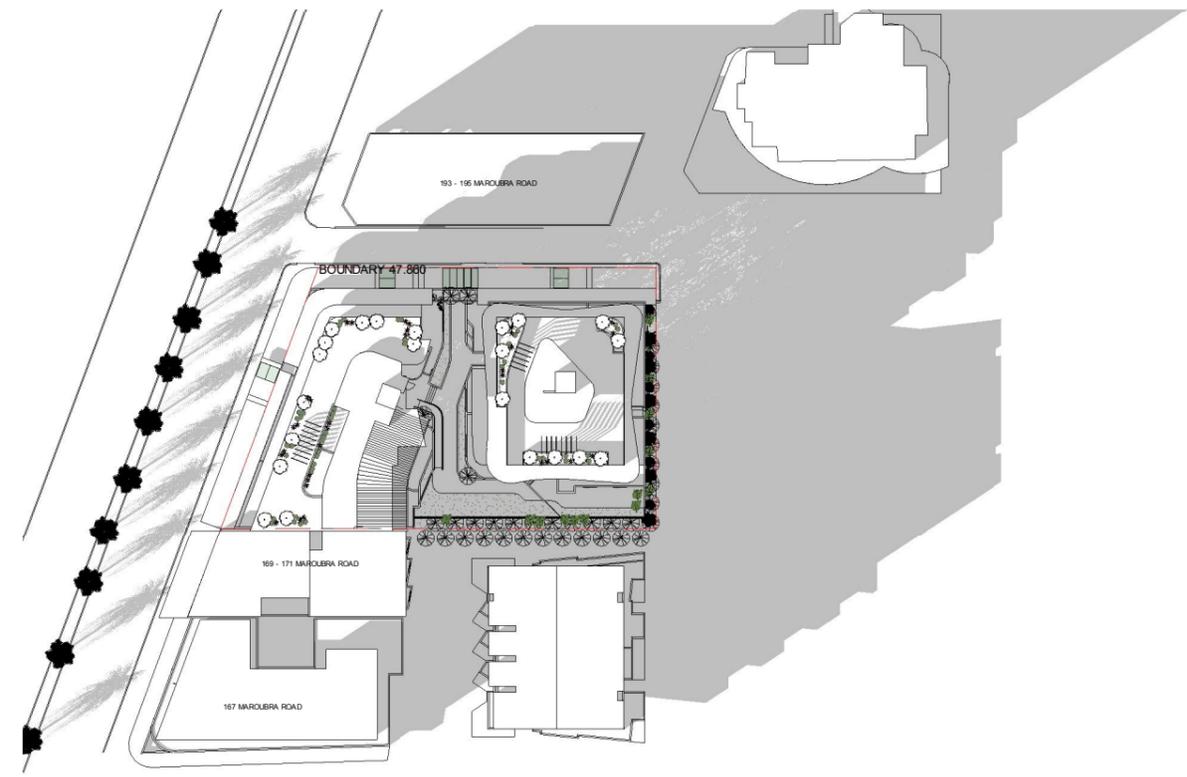
PROJECT No. 16116 DATE 22/06/2018  
 SCALE DRAWN 11:42:39  
 DRAWING No. REVISION Author  
**DA 700 B**



1 WINTER 9 AM  
1 : 500



2 WINTER 12 PM  
1 : 500



3 WINTER 3 PM  
1 : 500

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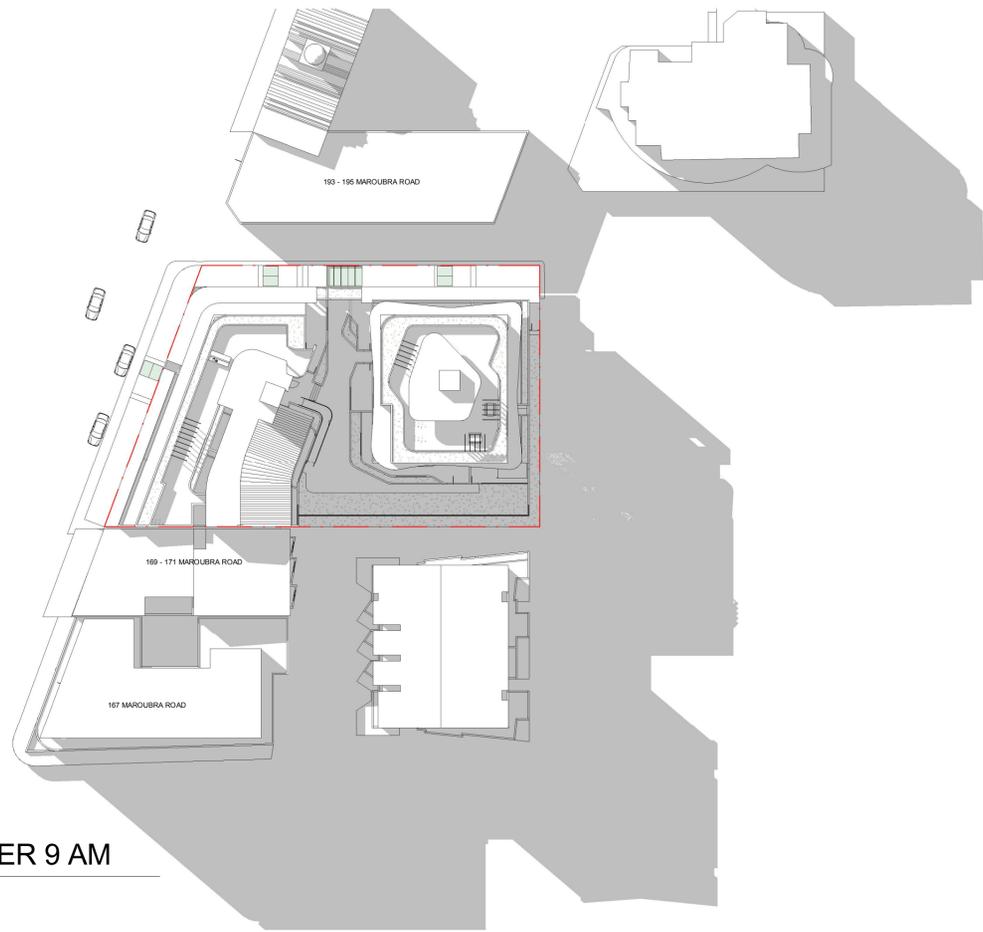
PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

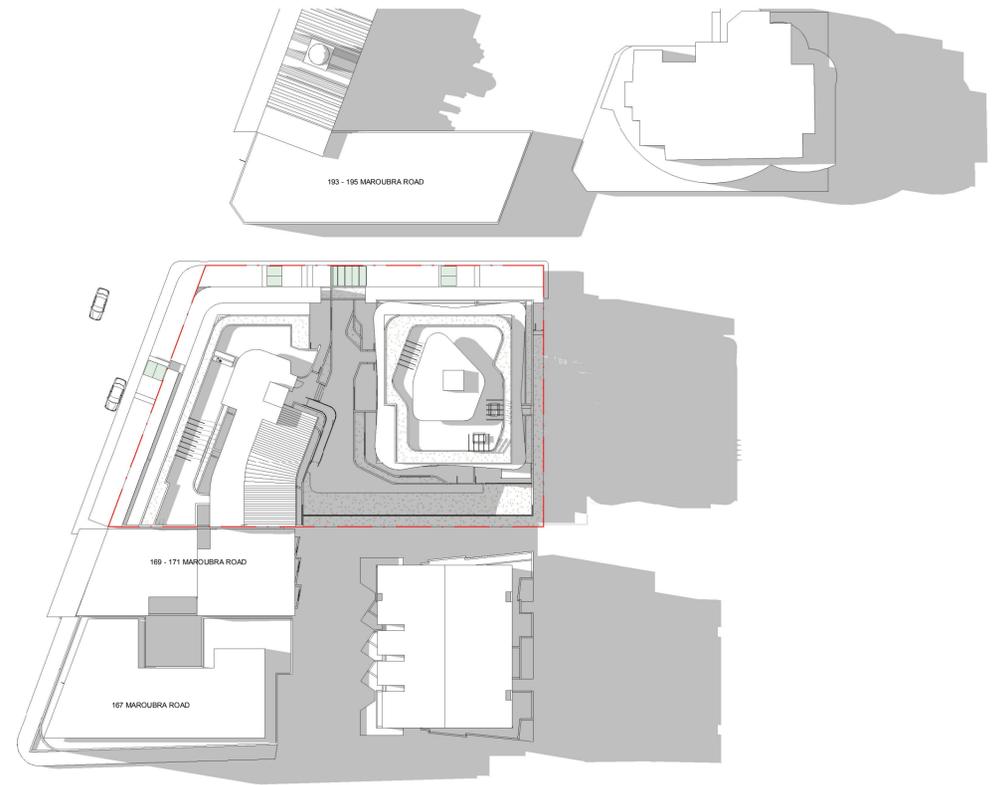
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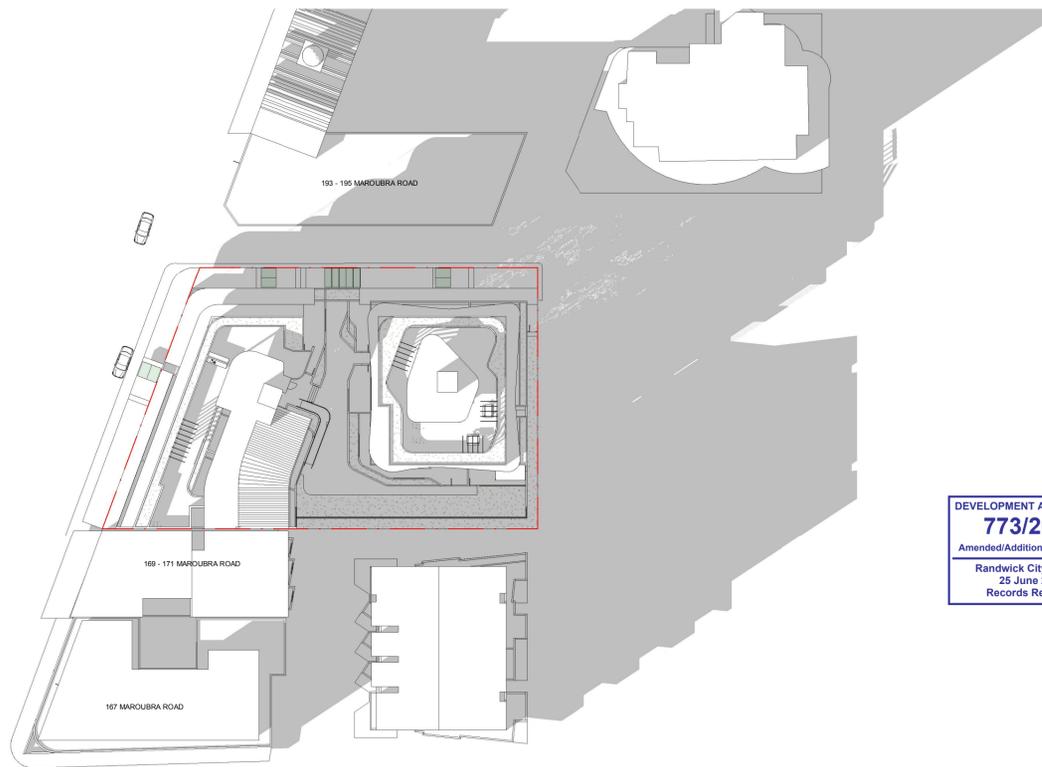
PROJECT No. 16116 DATE 7/12/2017  
SCALE 1 : 500 DRAWN 2:24:33  
DRAWING No. REVISION Author  
**DA 701**



1 WINTER 9 AM  
1 : 500



2 WINTER 12 PM  
1 : 500



3 WINTER 3 PM  
1 : 500

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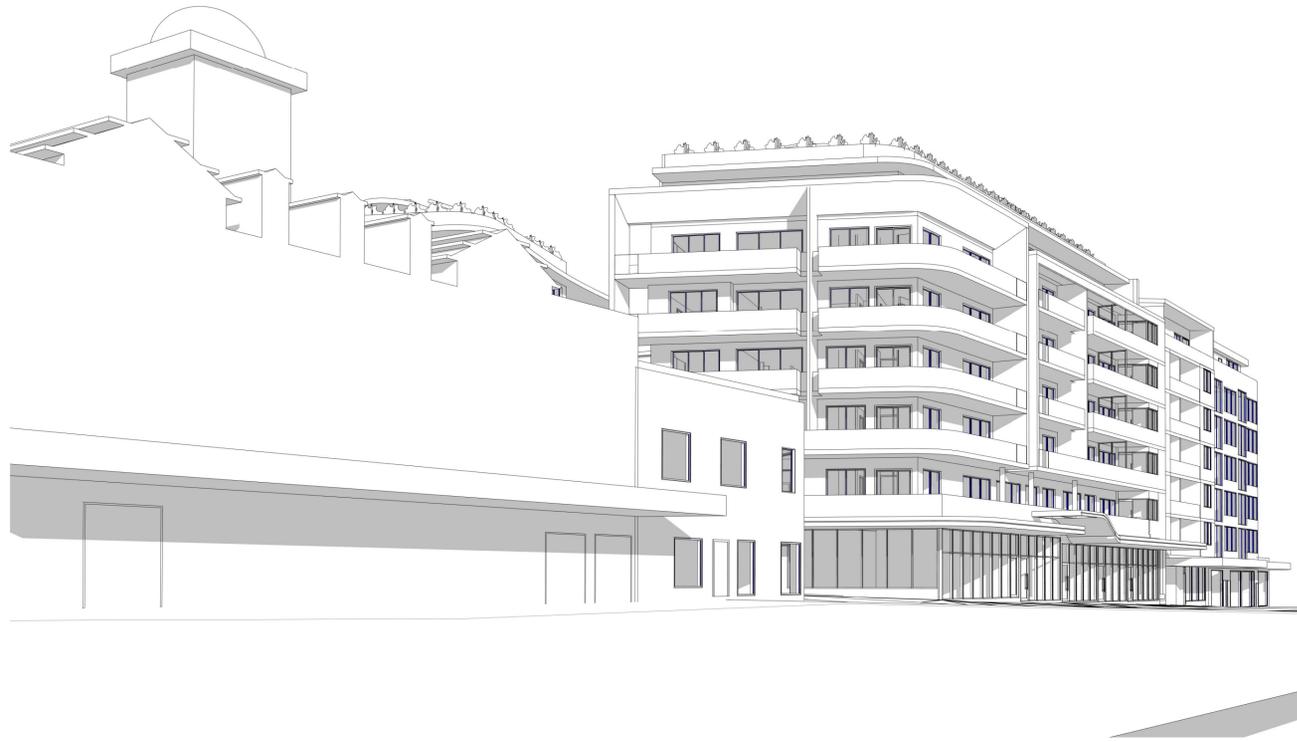
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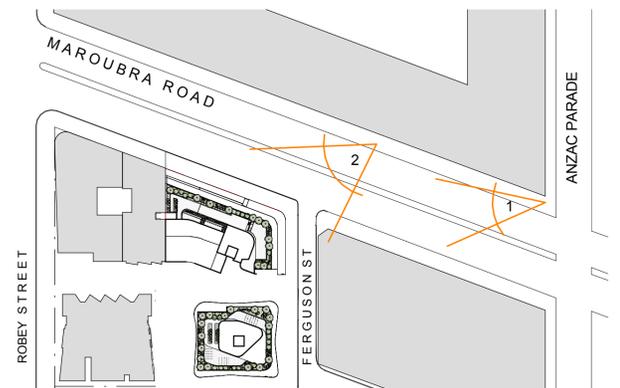
PROJECT No. 16116 DATE 22/06/2018  
SCALE 1 : 500 DRAWN 11:43:20  
DRAWING No. REVISION  
**DA 701 B**



1 VIEW FROM ANZAC PARADE



2 VIEW TO THE CORNER MAROUBRA RD AND FERGUSON ST



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PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**  
 ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**  
 DRAWING TITLE **EXTERIOR PERSPECTIVES**

PROJECT No. 16116 DATE 22/06/2018  
 SCALE 1 : 1000 DRAWN 11:46:14  
 DRAWING No. DA 910 REVISION A  
 Author



3 VIEW TO FERGUSON ST



4 VIEW FROM ROBEY ST



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PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**  
 ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**  
 DRAWING TITLE **EXTERIOR PERSPECTIVES**

PROJECT No. 16116 DATE 22/06/2018  
 SCALE 1 : 1000 DRAWN 11:49:40  
 DRAWING No. REVISION  
**DA 911 A**

# LEGEND & SCHEDULE

- NOTES:**
- ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
  - ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
  - WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
  - LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.
  - ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

AUTOMATIC IRRIGATION SHALL BE INSTALLED FOR RAISED PLANTER AREA TO ENSURE A SUSTAINABLE LANDSCAPE IS ACHIEVED. SHOP DRAWING TO BE PROVIDED BY LICENSED IRRIGATION CONSULTANTS

## TREES

- Botanical Name:** *Elaeocarpus eumundi*  
**Common Name:** Eumundi Quandong (Native)  
**Pot size:** 75L  
**Mature H x S:** 11m x 5m  
**Qty Required:** 7
- Botanical Name:** *Lagerstroemia 'Natchez'*  
**Common Name:** Crepe Myrtle (Exotic)  
**Pot size:** 100L  
**Mature H x S:** 6m x 4m  
**Qty Required:** 2
- Botanical Name:** *Waterhousea 'Sweeper'*  
**Common Name:** Weeping Myrtle (Native)  
**Pot size:** 75L  
**Mature H x S:** 6-8m x 3-4m  
**Qty Required:** 3

## STREET TREE

- Botanical Name:** *Banksia integrifolia*  
**Common Name:** Coastal Banksia (Native)  
**Pot size:** 75L  
**Mature H x S:** 6-8m x 4-5m  
**Qty Required:** 4
- Paving to ground level public footpath to match existing material finishes adjacent to neighbouring site. Street trees in accordance with council requirement - 4 x *Banksia integrifolia* @ 75 Lt

## SHRUBS AND HEDGES

- Botanical Name:** *Backhousia myrtifolia*  
**Common Name:** Grey Myrtle (Native)  
**Pot size:** 300mm  
**Mature H x S:** 4-5m x 2-4m  
**Qty Required:** 11

## ACCENT PLANTS

- Botanical Name:** *Alcantarea imperialis 'Rubra'*  
**Common Name:** Ruby Imperial Bromeliad (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.8m x 0.9m  
**Qty Required:** 11
- Botanical Name:** *Alpinia caerulea 'Red Back'*  
**Common Name:** Red Back Native Ginger (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 2m x 1.5m  
**Qty Required:** 34
- Botanical Name:** *Archontophoenix cunninghamiana*  
**Common Name:** Bangalow Palm (Native)  
**Pot size:** 1m trunks  
**Mature H x S:** 6-10m x 3m  
**Qty Required:** 5
- Botanical Name:** *Cyathea australis*  
**Common Name:** Rough Tree Fern (Native)  
**Pot size:** 45L (1m trunks)  
**Mature H x S:** 2.5-5m x 3m  
**Qty Required:** 8
- Botanical Name:** *Catathoa insignis*  
**Common Name:** Zebra Plant (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.3m  
**Qty Required:** 27
- Botanical Name:** *Doryanthes excelsa*  
**Common Name:** Gynea Lily (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.1m x 1m  
**Qty Required:** 6
- Botanical Name:** *Philodendron 'Xanadu'*  
**Common Name:** Xanadu Plant (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.7m x 0.7m  
**Qty Required:** 30
- Botanical Name:** *Rhapis excelsa*  
**Common Name:** Rhapis Palm (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 3m x 1.5m  
**Qty Required:** 26
- Botanical Name:** *Zamia furfuracea*  
**Common Name:** Cardboard Palm (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.25m  
**Qty Required:** 35

## GRASSES + GROUNDCOVERS

- Native Grass Groundcover Mix:**  
*Adiantum aethiopicum*  
*Dichondra repens*  
*Liriope muscari 'Just Right'*  
*Viola hederacea*  
**Pot size:** 140mm  
**Mature H x S:** < .8m  
**Qty Required:** 5/m<sup>2</sup> (90m<sup>2</sup> total)
- Botanical Name:** *Hibbertia scandens*  
**Common Name:** Snake Vine (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.3m x spreading  
**Qty Required:** 5/m<sup>2</sup> (7m<sup>2</sup> total)
- Botanical Name:** *Trachelospermum Jasminoides*  
**Common Name:** Star Jasmine (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.3m x 0.6m  
**Qty Required:** 5/m<sup>2</sup> (19m<sup>2</sup> total)
- Botanical Name:** *Dianella tasmanica 'Tasred'*  
**Common Name:** Tasred Flax Lily (Native)  
**Pot size:** 150mm  
**Mature H x S:** 0.6m x 0.65m  
**Qty Required:** 36



- Planting in deepsoil area to include
- 5 Archontophoenix
  - 6 Elaeocarpus.e
  - 5 Cyathea.a
  - 11 Backhousia
  - 6 Doryanthes
  - 3 Rhaps
  - 90m<sup>2</sup> Native groundcover mix

**DEVELOPMENT APPLICATION**  
**773/2017**  
Randwick City Council  
7 December 2017  
Records Received



## LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

**Retaining wall details to engineers design.**  
Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to **Randwick Councils** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for Basix planting**).

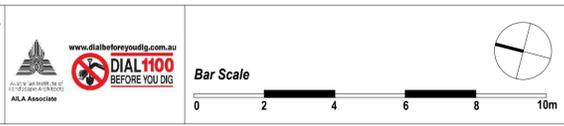
The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstall all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

**GENERAL NOTE:**  
Figured dimensions take preference to scale readings. Verify all dimensions on site. If any discrepancy exists, the contractor shall be responsible for the work. The contractor shall be responsible for the work. The contractor shall be responsible for the work.

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**ALA ASSOCIATE**



**ARCHITECT:** SGAMMOTTA ARCHITECTS

**LANDSCAPE ARCHITECT:** **Concept Landscape Architects**  
Sue 101, 506 Miller Street, CAMMERAY NSW 2062  
Phone: 9922 5312  
Fax: 9259 4862  
Mob: 0413 961 351  
www.concept.net.au  
enquiries@concept.net.au

REV	DATE	NOTATION/AMENDMENT
A	04.12.17	Preliminary DA prepared for review
B	06.12.17	For DA submission

**COUNCIL:** RANDWICK  
**CLIENT:** WELCOME HOMES

<b>PROJECT:</b> PROPOSED APARTMENT DEVELOPMENT 181 MAROUBRA RD, MAROUBRA NSW	<b>TITLE:</b> LANDSCAPE PLAN (GROUND + LEVEL 1)	<b>STATUS:</b> DEVELOPMENT APPLICATION
<b>DWG No:</b> LPDA 18 - 147	<b>PAGE NUMBER:</b> 1	<b>SCALE:</b> 1:100 @ A1
<b>DATE:</b> DECEMBER 2017	<b>DRAWN:</b> E.W	<b>CHECKED:</b> R.F

# LEGEND & SCHEDULE

- NOTES:**
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
  2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
  3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
  4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
  5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

## TREES

- Botanical Name:** *Banksia serrata*  
**Common Name:** Old Man Banksia (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 5m x 3m  
**Qty Required:** 7
- Botanical Name:** *Cupaniopsis anacardioides*  
**Common Name:** Tuckeroo (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 8-10m x 3-5m  
**Qty Required:** 5
- Botanical Name:** *Plumeria acutifolia*  
**Common Name:** Frangipani (Exotic)  
**Pot size:** 75Lt  
**Mature H x S:** 5m x 4m  
**Qty Required:** 4

## SHRUBS AND HEDGES

- Botanical Name:** *Callistemon 'Better John'*  
**Common Name:** Better John Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 0.9m  
**Qty Required:** 17
- Botanical Name:** *Metrosideros 'Fiji Fire'*  
**Common Name:** NZ Christmas Bush (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 2.5m x 1m  
**Qty Required:** 17
- Botanical Name:** *Banksia spinulosa 'Birthday Candles'*  
**Common Name:** Banksia Birthday Candles (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.4m x 0.9m  
**Qty Required:** 26
- Botanical Name:** *Westringia 'Mundi'*  
**Common Name:** 'Mundi' Westringia (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.3m x 0.5m  
**Qty Required:** 19

## ACCENT PLANTS

- Botanical Name:** *Agave 'Blue Glow'*  
**Common Name:** Blue Glow Agave (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.75m  
**Qty Required:** 21
- Botanical Name:** *Euphorbia wulfenii 'Silver Swan'*  
**Common Name:** 'Silver Swan' Euphorbia  
**Pot size:** 300mm  
**Mature H x S:** 0.75m x 0.75m  
**Qty Required:** 20
- Botanical Name:** *Strelitzia juncea*  
**Common Name:** Rush-leaved Strelitzia (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1.5m x 1m  
**Qty Required:** 21
- Botanical Name:** *Zamia furfuracea*  
**Common Name:** Cardboard Palm (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.25m  
**Qty Required:** 10

## GRASSES + GROUNDCOVERS

- Botanical Name:** *Carpobrotus 'Aussie Rambler'*  
**Common Name:** Aussie Rambler Pigface (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.25m x spreading  
**Qty Required:** 7/m2 (29m2 total)
- Botanical Name:** *Ficinia nodosa*  
**Common Name:** Knobby Club Rush (Native)  
**Pot size:** 150mm  
**Mature H x S:** 0.8m x 0.8m  
**Qty Required:** 55
- Botanical Name:** *Hardenbergia 'Meema'*  
**Common Name:** Meema Purple Coral Pea (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.3m x 1.5m  
**Qty Required:** 5/m2 (21.8m2 total)

## OTHER LANDSCAPE ITEMS

- Selected timber deck on pedestal system to be nom by client
- Selected paving to be nom by architect
- Retaining / raised planter wall - refer detail
- Outdoor BBQ to be nom by client
- Outdoor lounges/stool to be nom by client

Planting to central planter with seating to include:  
- 1 Plumeria.a  
- 4 Strelitzia.j

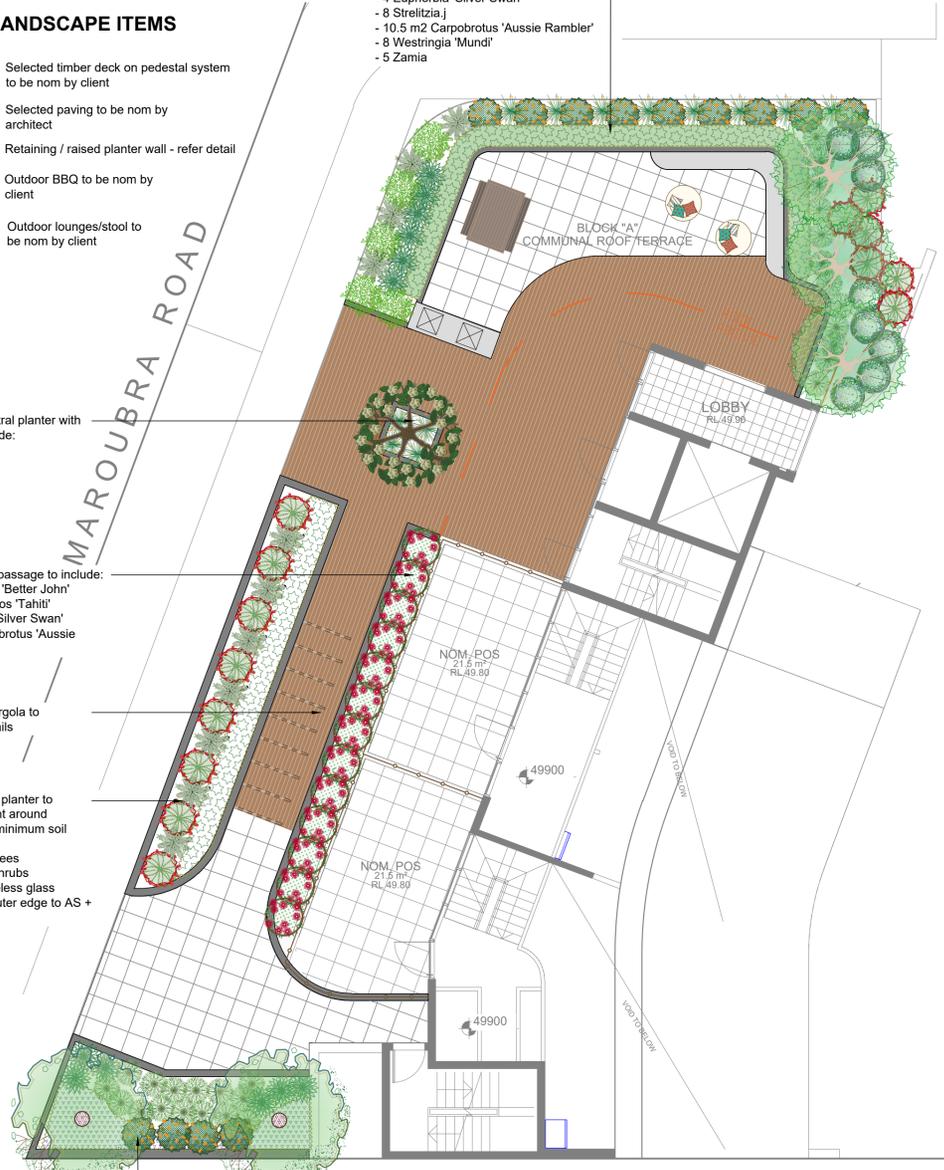
Planting along passage to include:  
- 8 Callistemon 'Better John'  
- 13 Metrosideros 'Tahiti'  
- 7 Euphorbia 'Silver Swan'  
- 8.5 m2 Carpobrotus 'Aussie Rambler'

Lightweight pergola to architect's details

Masonry raised planter to stagger in height around perimeter with minimum soil depth of:  
- 900mm with trees  
- 600mm with shrubs  
- external frameless glass balustrade to outer edge to AS + BCA standards

Planting along passage to include:  
- 2 Banksia.s  
- 6 Agave  
- 4 Banksia 'Birthday Candle'  
- 15 Ficinia  
- 7 m2 Hardenbergia 'Meema'

Planting to include:  
- 3 Cupaniopsis.a  
- 6 Agave 'Blue Glow'  
- 6 Callistemon 'Better John'  
- 12 Ficinia  
- Banksia 'Birthday Candle'  
- 4 Euphorbia 'Silver Swan'  
- 8 Strelitzia.j  
- 10.5 m2 Carpobrotus 'Aussie Rambler'  
- 8 Westringia 'Mundi'  
- 5 Zamia



## DEVELOPMENT APPLICATION

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Masonry raised planter to stagger in height around perimeter with minimum soil depth of:  
- 900mm with trees  
- 600mm with shrubs  
- external frameless glass balustrade to outer edge to AS + BCA standards

Planting to include:  
- 1 Cupaniopsis.a  
- 3 Callistemon 'Better John'  
- 4 Metrosideros 'Tahiti'  
- 14 Ficinia  
- 3 m2 Carpobrotus 'Aussie Rambler'

Planting to include:  
- 1 Plumeria  
- 5 Banksia 'Birthday Candle'  
- 9 Euphorbia 'Silver Swan'  
- 6 Strelitzia.j  
- 4.5 m2 Carpobrotus 'Aussie Rambler'  
- 8 Westringia 'Mundi'

Lightweight pergola to architect's details

Integrated bench

Alternate material finish to create textural change & help differentiate different use space

Press button BBQ to be nom by client

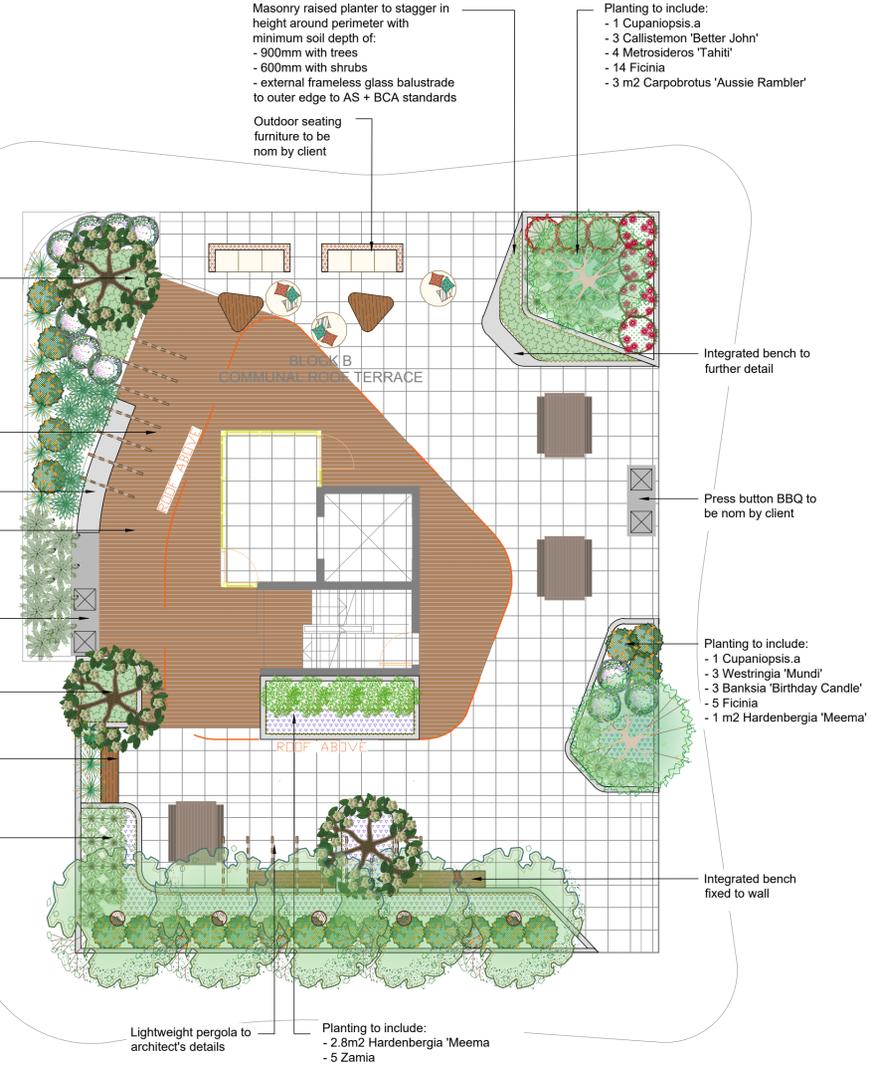
Planting to include:  
- 1 Plumeria  
- 2.5 m2 Carpobrotus 'Aussie Rambler'

Integrated bench to further detail

Planting to include:  
- 5 Banksia.s  
- 1 Plumeria  
- 14 Banksia 'Birthday Candle'  
- 9 Ficinia  
- 11 m2 Hardenbergia 'Meema'  
- 3 Strelitzia.j

Lightweight pergola to architect's details

Planting to include:  
- 2.8m2 Hardenbergia 'Meema'  
- 5 Zamia



AUTOMATIC IRRIGATION SHALL BE INSTALLED FOR RAISED PLANTER AREA TO ENSURE A SUSTAINABLE LANDSCAPE IS ACHIEVED. SHOP DRAWING TO BE PROVIDED BY LICENSED IRRIGATION CONSULTANTS



# LANDSCAPE WORK SPECIFICATION

## PRELIMINARIES

### 1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
  - All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
  - Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and hardstand pours.
  - All outdoor lighting specified by architect or client to be installed by qualified electrician
  - Anomalies that occur in these plans should be brought to our immediate attention.
  - Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

### 1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

### 1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality" Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

### 1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbagged kerb sediment traps
- Straw bales & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Siteview Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

## SOIL WORKS

### 2.01 MATERIALS

#### Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

#### New gardens & proposed planting

New gardens and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

#### Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

#### Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

### 2.02 INSTALLATION

#### a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

#### b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

#### c) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

#### d) Subgrade Cultivation

Cultivate all subgrade to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

#### e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

#### f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL, or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm.

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

## PLANTING

### 3.01 MATERIALS

#### a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. NatSpec Guide No. 2. Certification that trees have been grown to NatSpec guidelines is to be provided upon request of Council's Tree Management Officer.

Below - Ground Assessment

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clarke's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

#### b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 220mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

### c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilisers shall be used.

### d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

### 3.02 INSTALLATION

#### a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

#### b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

#### c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

#### d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

## HARDSCAPE WORKS

### 4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers typical details.

- Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5322.

## IRRIGATION WORKS

### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.

An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces. The inclusion of the general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code.

An automated drip-irrigation system is to be installed in all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Randwick Council By-Laws and Ordinances.

#### Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

#### Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

#### Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

#### Testing & Defects:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer's recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300kPa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

#### Warranty:

- A full 12 month warranty shall be included to cover labour and all parts.

#### Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

## CONSOLIDATION AND MAINTENANCE

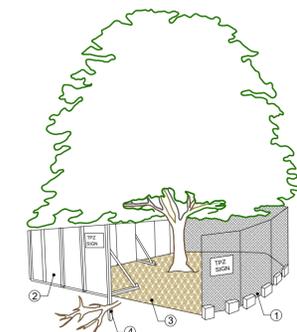
### 6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to stakes
- Maintenance of all paving, retaining and hardscape elements.

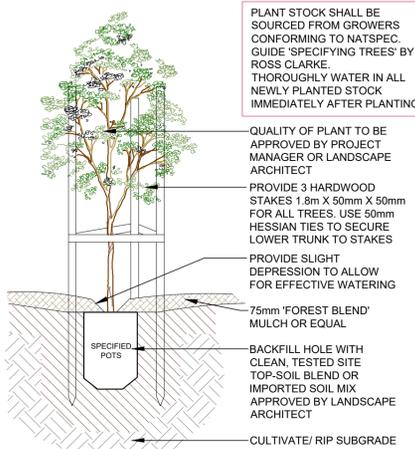
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

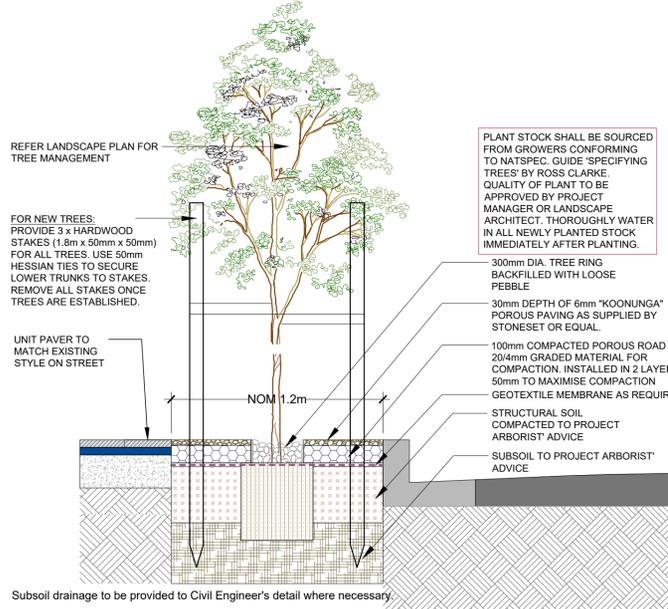
## TREE PROTECTION ZONE

N.T.S



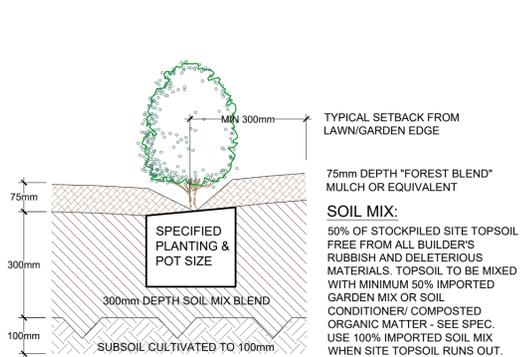
## TREE PLANTING DETAIL

SCALE: 1:10



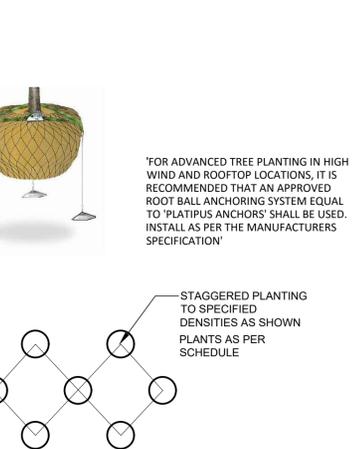
## TREE PLANTING IN POROUS PAVING

SCALE: 1:20



## TYPICAL GARDEN PREPARATION DETAIL

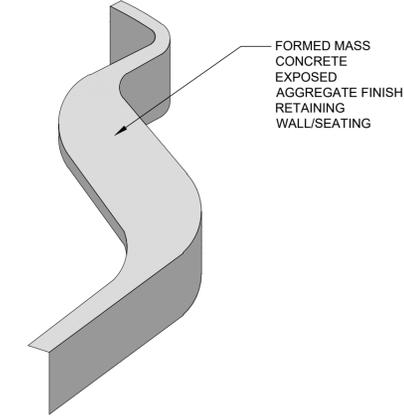
SCALE 1:10



## MASS PLANTING SETOUT

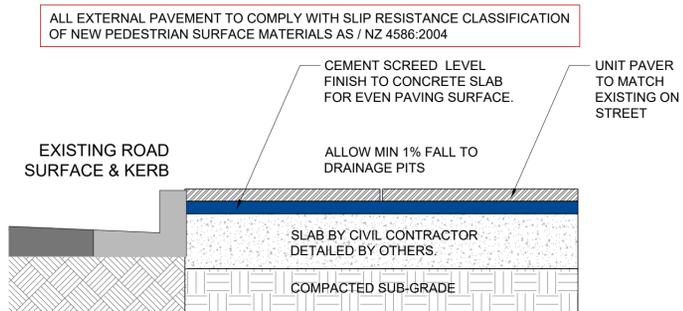
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DEVELOPMENT APPLICATION  
**773/2017**  
Randwick City Council  
7 December 2017  
Records Received



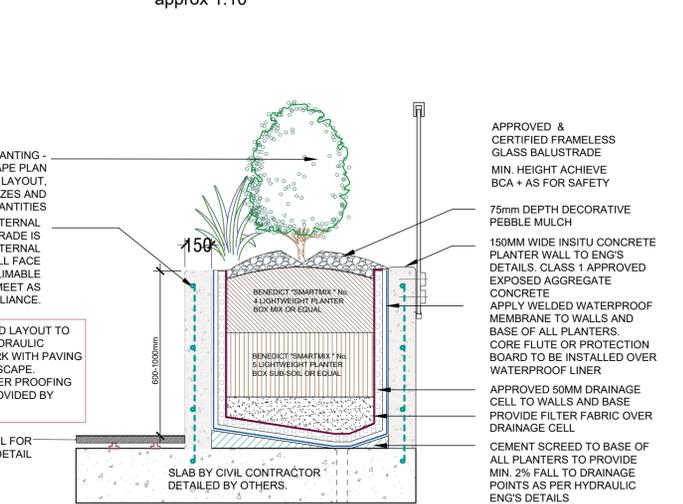
## PLANTER RETAINING WALL AXONOMETRIC

N.T.S



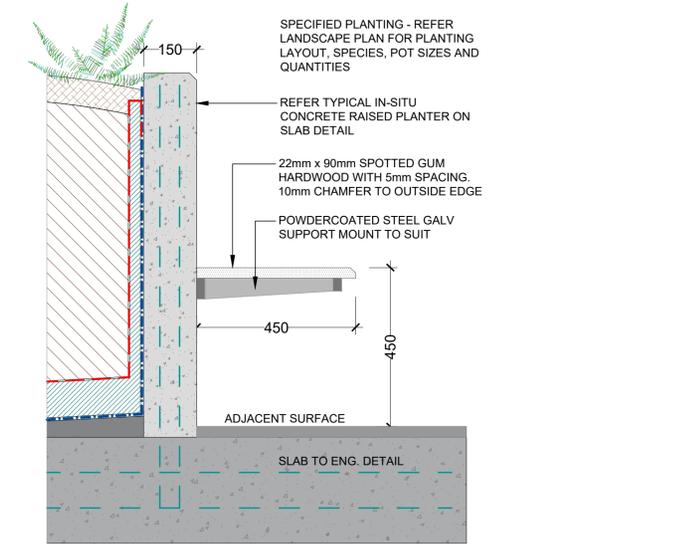
## TYPICAL PAVING ON SLAB

approx 1:10



## CONCRETE PLANTER ON SLAB DETAIL

SCALE: 1:15



## TIMBER BENCH SEATING FIXED TO WALL DETAIL

SCALE: 1:10

<p>GENERAL NOTE:</p> <p>Figure dimensions are given in metric units. Where dimensions are given in both metric and imperial units, the metric units shall prevail. All dimensions are to be taken to the face of the material unless otherwise stated.</p> <p>© Copyright &amp; All Rights Reserved by Concept Landscape Architects. All rights reserved. This drawing is the property of Concept Landscape Architects. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.</p> <p>Below - Ground Assessment</p> <p>Good root division &amp; direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clarke's book.</p> <p>All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.</p> <p>b) Stakes and Ties</p> <p>Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 220mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.</p>	<p>ARCHITECT:</p> <p>SGAMMOTTA ARCHITECTS</p>	<p>LANDSCAPE ARCHITECT:</p> <p>Concept Landscape Architects</p> <p>Suit 101, 506 Miller Street, CAMMERAY NSW 2062</p> <p>Phone: 9622 5312 Fax: 9229 4882 Mob: 0413 861 351</p> <p>www.concept.net.au enquiries@concept.net.au</p>	<p>COUNCIL:</p> <p>RANDWICK</p>	<p>REV DATE NOTATION/AMENDMENT</p> <table border="1"> <tr> <td>A</td> <td>04.12.17</td> <td>Preliminary DA prepared for review</td> </tr> <tr> <td>B</td> <td>06.12.17</td> <td>For DA submission</td> </tr> </table>	A	04.12.17	Preliminary DA prepared for review	B	06.12.17	For DA submission	<p>PROJECT:</p> <p>PROPOSED APARTMENT DEVELOPMENT 181 MAROUBRA RD, MAROUBRA NSW</p>	<p>TITLE:</p> <p>SPECIFICATION &amp; DETAIL</p>	<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>
A	04.12.17	Preliminary DA prepared for review											
B	06.12.17	For DA submission											
<p>www.dialbeforeyoudig.com.au</p> <p>ALA ASSOCIATION</p>	<p>SCALE:</p> <p>as shown @ A1</p>	<p>DATE:</p> <p>DECEMBER 2017</p>	<p>DWG No:</p> <p>LPDA 18 - 147</p>	<p>PAGE NUMBER:</p> <p>3</p>	<p>DRAWN:</p> <p>E.W</p>	<p>CHECKED:</p> <p>R.F</p>							



# LEGEND & SCHEDULE

**NOTES:**  
 1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.  
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.  
 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.  
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE SLOPE WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.  
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

## TREES

**Botanical Name:** *Backhousia myrtifolia*  
**Common Name:** Grey Myrtle (Native)  
**Pot size:** 200mm  
**Mature H x S:** 5m x 2-4m  
**Qty Required:** 6

**Botanical Name:** *Cordyline australis*  
**Common Name:** Cabbage tree (Native)  
**Pot size:** 75L  
**Mature H x S:** 1.5-2.5m x 1-2.5m  
**Qty Required:** 7

## SHRUBS AND HEDGES

**Botanical Name:** *Callistemon 'Better John'*  
**Common Name:** Better John Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 0.9m  
**Qty Required:** 29

**Botanical Name:** *Metrosideros 'Fiji Fire'*  
**Common Name:** NZ Christmas Bush (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 2.5m x 1m  
**Qty Required:** 18

**Botanical Name:** *Banksia spinulosa 'Birthday Candles'*  
**Common Name:** Banksia Birthday Candles (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.4m x 0.9m  
**Qty Required:** 42

**Botanical Name:** *Westringia 'Mundi'*  
**Common Name:** 'Mundi' Westringia (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.3m x 0.5m  
**Qty Required:** 9

## ACCENT PLANTS

**Botanical Name:** *Agave 'Blue Glow'*  
**Common Name:** Blue Glow Agave (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.75m  
**Qty Required:** 20

**Botanical Name:** *Euphorbia wulfenii 'Silver Swan'*  
**Common Name:** 'Silver Swan' Euphorbia  
**Pot size:** 300mm  
**Mature H x S:** 0.75m x 0.75m  
**Qty Required:** 22

**Botanical Name:** *Strelitzia juncea*  
**Common Name:** Rush-leaved Strelitzia (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1.5m x 1m  
**Qty Required:** 35

**Botanical Name:** *Zamia furfuracea*  
**Common Name:** Cardboard Palm (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.25m  
**Qty Required:** 8

## GRASSES + GROUNDCOVERS

**Botanical Name:** *Carpobrotus 'Aussie Rambler'*  
**Common Name:** Aussie Rambler Pigface (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.25m x spreading  
**Qty Required:** 7/m<sup>2</sup> (31.2m<sup>2</sup> total)

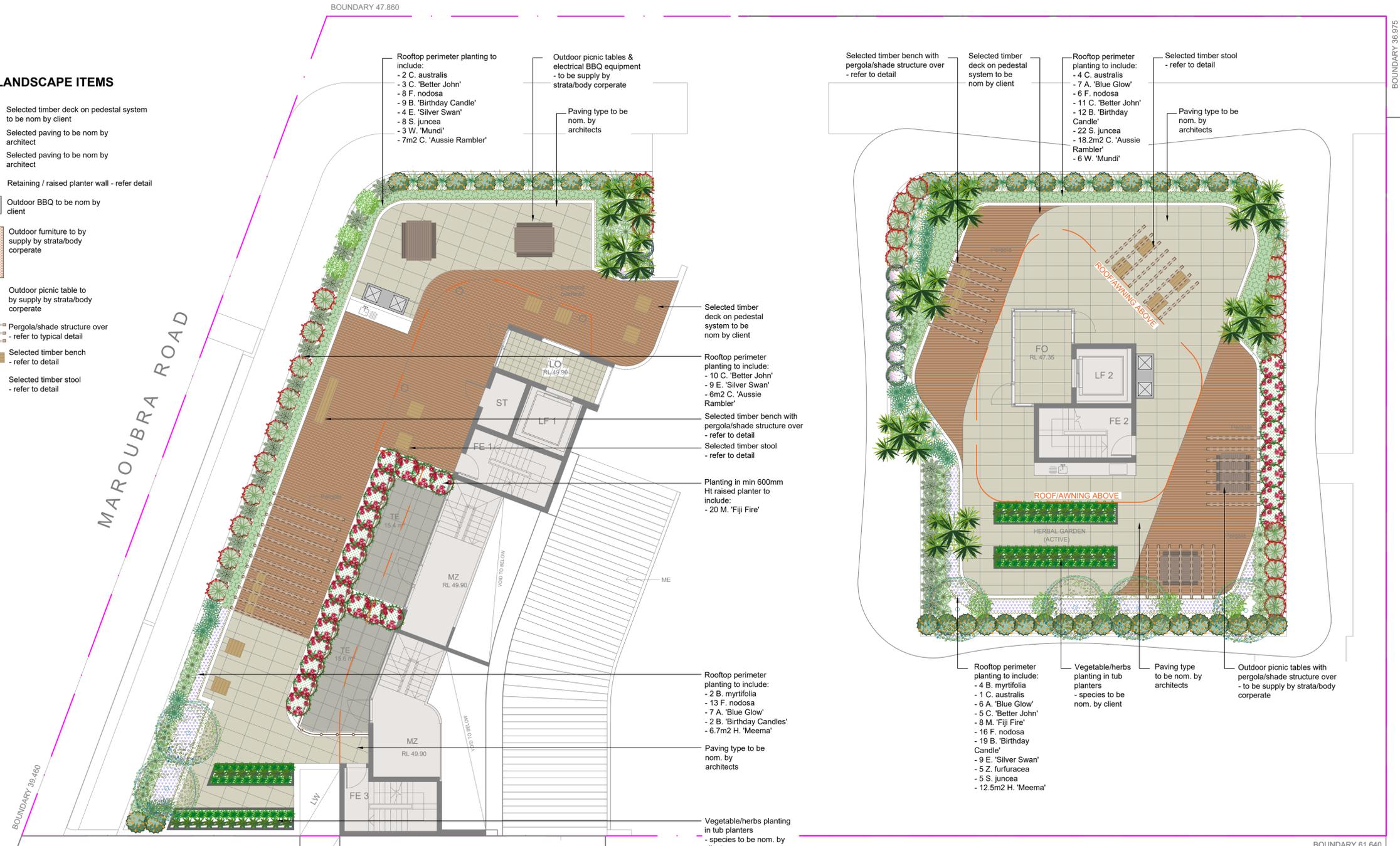
**Botanical Name:** *Ficinia nodosa*  
**Common Name:** Knobby Club Rush (Native)  
**Pot size:** 150mm  
**Mature H x S:** 0.8m x 0.8m  
**Qty Required:** 43

**Botanical Name:** *Hardenbergia 'Meema'*  
**Common Name:** Meema Purple Coral Pea (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.3m x 1.5m  
**Qty Required:** 5/m<sup>2</sup> (19.2m<sup>2</sup> total)

## OTHER LANDSCAPE ITEMS

- Selected timber deck on pedestal system to be nom by client
- Selected paving to be nom by architect
- Selected paving to be nom by architect
- Retaining / raised planter wall - refer detail
- Outdoor BBQ to be nom by client
- Outdoor furniture to be supply by strata/body corporate
- Outdoor picnic table to be supply by strata/body corporate
- Pergola/shade structure over - refer to typical detail
- Selected timber bench - refer to detail
- Selected timber stool - refer to detail

# FERGUSON STREET



**BLOCK A ROOF TOP TERRACE**  
 SCALE: 1:100

**BLOCK B ROOF TOP TERRACE**  
 SCALE: 1:100

AUTOMATIC IRRIGATION SHALL BE INSTALLED FOR RAISED PLANTER AREA TO ENSURE A SUSTAINABLE LANDSCAPE IS ACHIEVED. SHOP DRAWING TO BE PROVIDED BY LICENSED IRRIGATION CONSULTANTS



Table & Benches



BBQs



Timber Bench fixed to planter wall



Corten Feature Wall (Optional)



Concrete Bench Seating



Backhousia myrtifolia



Cordyline australis

DEVELOPMENT APPLICATION  
**773/2017**  
 Amended/Additional Information  
 Randwick City Council  
 25 June 2018  
 Records Received

# LANDSCAPE WORK SPECIFICATION

## PRELIMINARIES

### 1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
  - The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
  - All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
  - Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and hardstand pours.
  - All outdoor lighting specified by architect or client to be installed by qualified electrician
  - Anomalies that occur in these plans should be brought to our immediate attention.
  - Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

### 1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

### 1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

### 1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

- Erosion & pollution control measures shall incorporate the following:
  - Construction of a sediment trap at the vehicle access point to the subject site.
  - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
  - Earth banks to prevent scour of stockpiles
  - Sanding herb sediment traps
  - Straw bales & geotextile sediment filter.
  - Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Siteview Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

## SOIL WORKS

### 2.01 MATERIALS

#### Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

#### New gardens & proposed Planting

New garden and planting areas shall consist of a 50:50 mix of clean site soil (refer to) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

#### Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

#### Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH between 5.5 and 7. Use 100% imported soil mix when site topsoil runs out.

## 2.02 INSTALLATION

### a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

### b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

### c) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
 

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

### d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse silt. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

### e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

### f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50:50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
  - Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
- Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine silt and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm. Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

## PLANTING

### 3.01 MATERIALS

#### a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. NatSpec Guide No. 2. Certification that trees have been grown to NatSpec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment: The following plant quality assessment criteria should be followed:
 

- Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is species dominant, is specially dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment: Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book. All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

#### b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

### c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

### d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

## 3.02 INSTALLATION

### a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

### b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quality of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

### c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

### d) Mulching

Mulch shall be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following watering and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

## HARDSCAPE WORKS

### 4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect. Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8538 5332.

## IRRIGATION WORKS

### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements. An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces. The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water. The installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Randwick Council By-Laws and Ordinances.

#### Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

#### Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface drip lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

#### Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

#### Testing & Defects:

- Upon completion of installation, the system shall be tested, including:
  - Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
  - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

#### Warranty:

- A full 12 month warranty shall be included to cover labour and all parts.

#### Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

## CONSOLIDATION AND MAINTENANCE

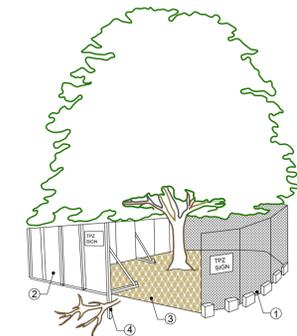
### 6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Cleaning filter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

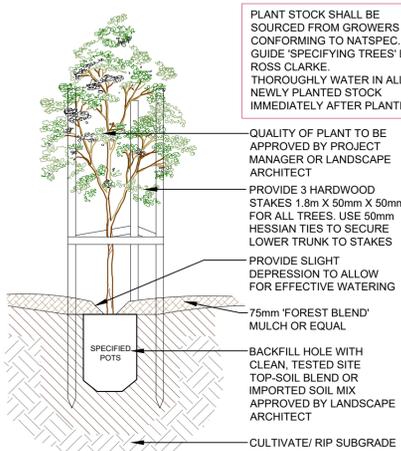
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITH FENCE PERIMETERS.

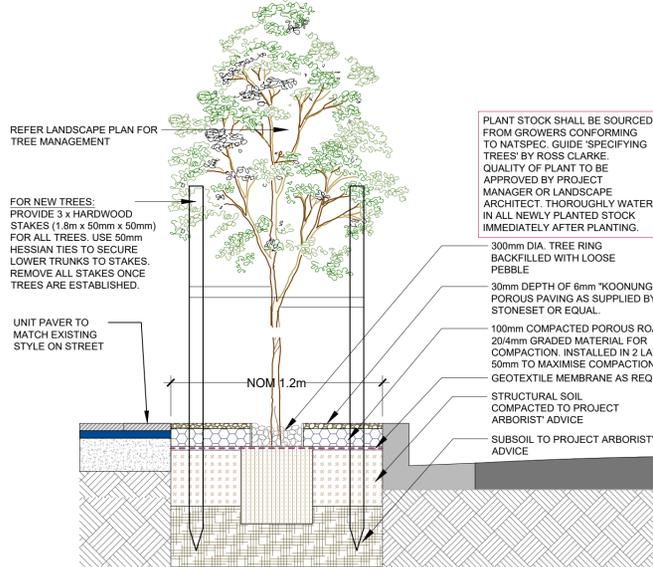
## TREE PROTECTION ZONE

N.T.S



## TREE PLANTING DETAIL

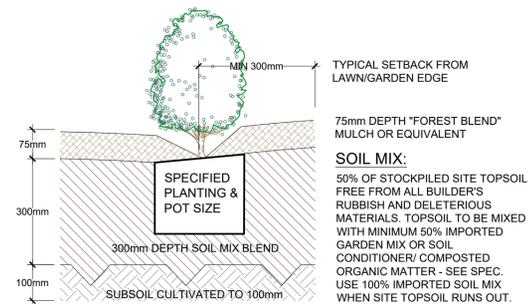
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Subsoil drainage to be provided to Civil Engineer's detail where necessary.

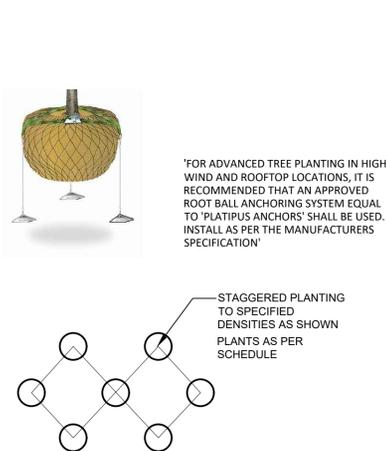
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SCALE: 1:20



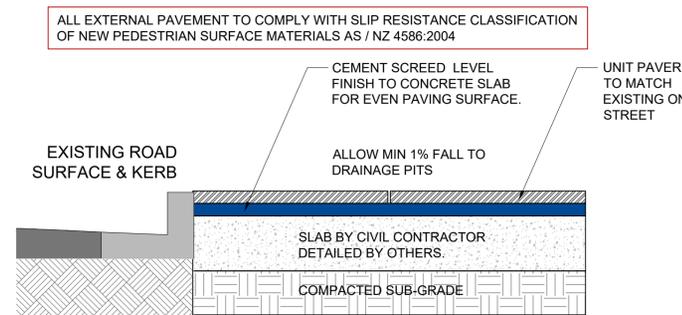
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SCALE 1:10



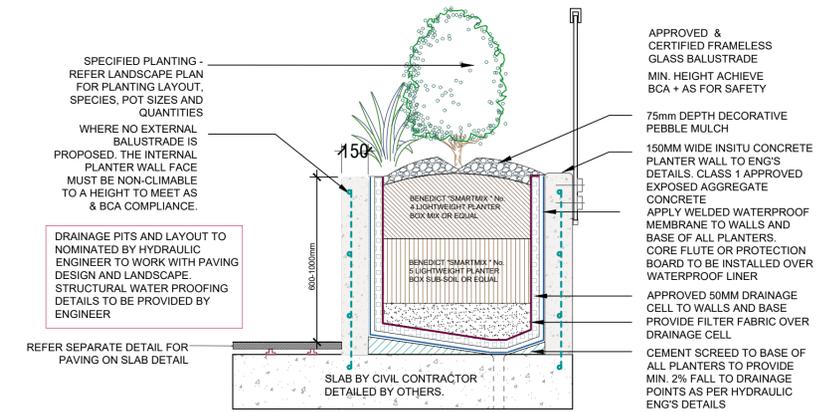
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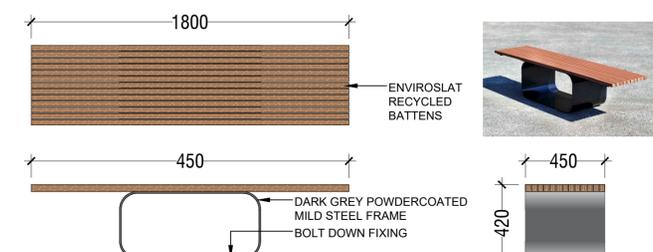
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approx 1:10



## CONCRETE PLANTER ON SLAB DETAIL

SCALE: 1:15



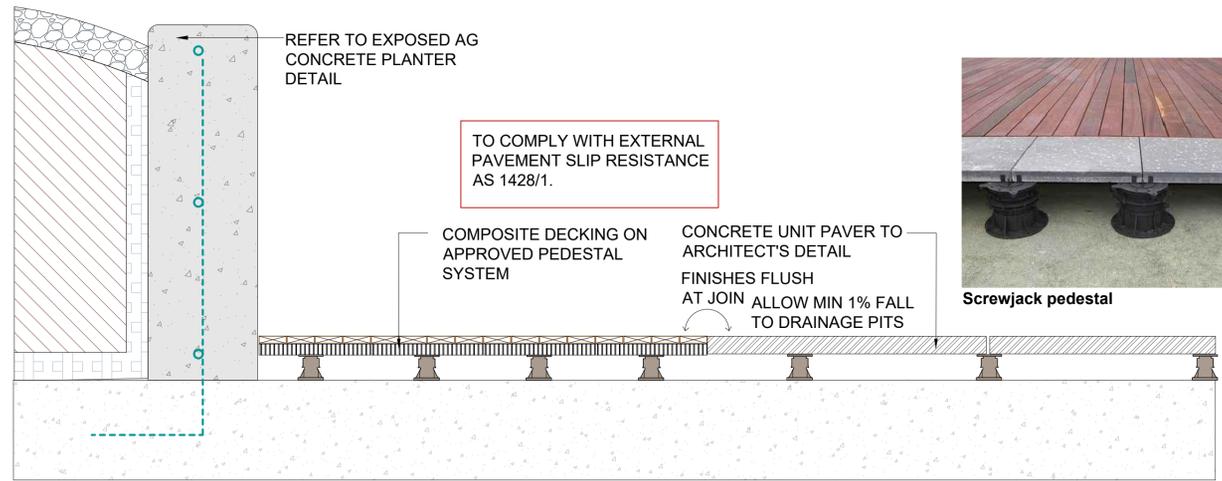
NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY COMMERCIAL SYSTEMS AUSTRALIA. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

## LOOP BENCH BY CSA - PRODUCT CODE: TM4631

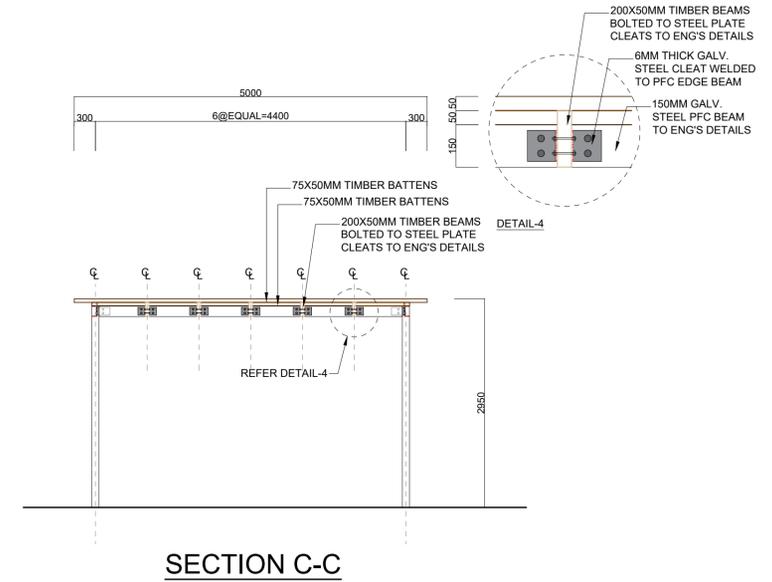
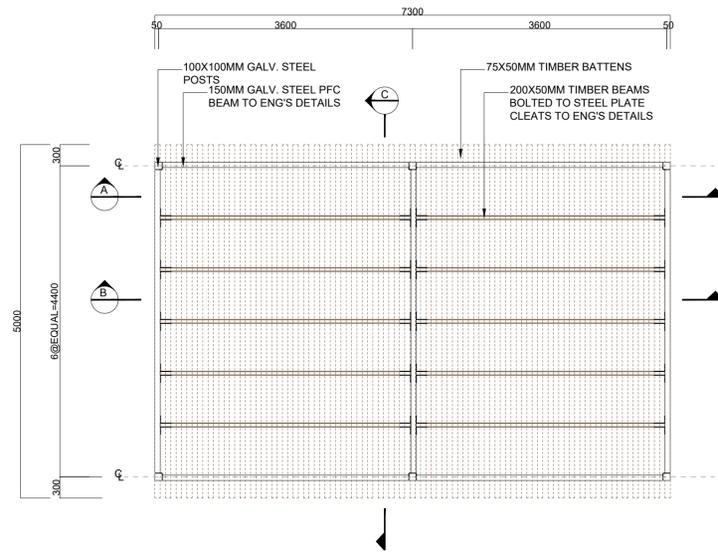
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DEVELOPMENT APPLICATION  
**773/2017**  
Amended/Additional Information  
Randwick City Council  
25 June 2018  
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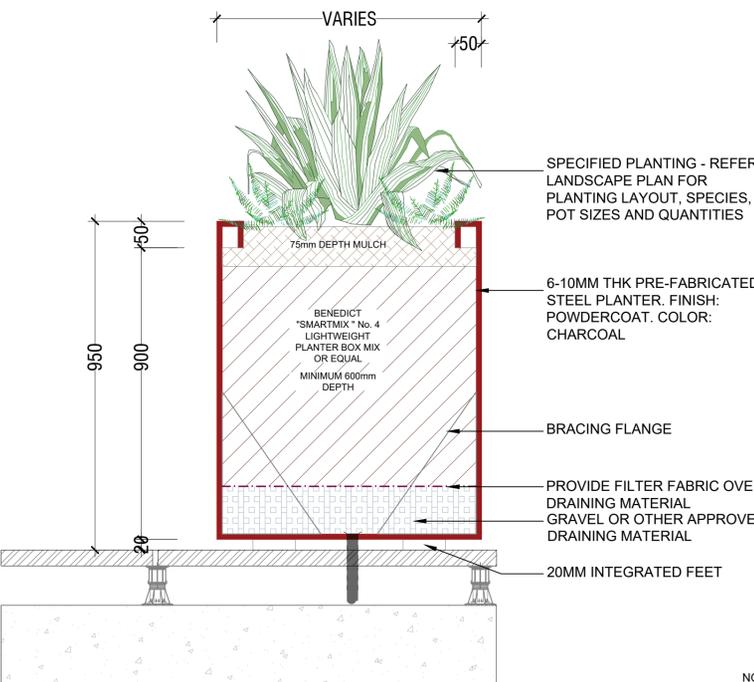
<p>GENERAL NOTE:</p> <p>I regard this drawing as preliminary to tender. Verify all dimensions on site before any work commences. Do not commence any work until you have received written approval from the Landscape Architect. Do not proceed with any work until you have received written approval from the Landscape Architect.</p> <p>© Copyright R. L. Landscape Architectural Services &amp; CONSULTANTS. This drawing is prepared by R. L. Landscape Architectural Services &amp; CONSULTANTS. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.</p> <p>If the date of this drawing is not agreed at the time of completion, it may be subject to change, alteration or amendment at the discretion of the architect.</p>	<p>ARCHITECT:</p> <p>SGAMMOTTA ARCHITECTS</p>	<p>LANDSCAPE ARCHITECT:</p> <p>Concept Landscape Architects</p> <p>Suit 101, 508 Miller Street, CAMMERY NSW 2062</p> <p>Phone: 9622 5312 Fax: 8209 4982 Mobile: 0413 961 351</p> <p>www.concept.net.au enquiries@concept.net.au</p>	<p>COUNCIL:</p> <p>RANDWICK</p>	<p>CLIENT:</p> <p>WELCOME HOMES</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>NOTATION/AMENDMENT</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>04.12.17</td> <td>Preliminary DA prepared for review</td> </tr> <tr> <td>B</td> <td>06.12.17</td> <td>For DA submission</td> </tr> <tr> <td>C</td> <td>19.06.18</td> <td>Co-ordinated with revised architect's plan</td> </tr> <tr> <td>D</td> <td>22.06.18</td> <td>Co-ordinated with architect's comments &amp; non-draft issued</td> </tr> </tbody> </table>	REV	DATE	NOTATION/AMENDMENT	A	04.12.17	Preliminary DA prepared for review	B	06.12.17	For DA submission	C	19.06.18	Co-ordinated with revised architect's plan	D	22.06.18	Co-ordinated with architect's comments & non-draft issued	<p>PROJECT:</p> <p>PROPOSED APARTMENT DEVELOPMENT</p> <p>181 MAROUBRA RD, MAROUBRA NSW</p>	<p>TITLE:</p> <p>SPECIFICATION &amp; DETAIL</p>	<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>	<p>SCALE:</p> <p>as shown @ A1</p>	<p>DATE:</p> <p>DECEMBER 2017</p>	<p>DWG No:</p> <p>LPDA 18 - 147</p>	<p>PAGE NUMBER:</p> <p>3</p>	<p>DRAWN:</p> <p>E.W</p>	<p>CHECKED:</p> <p>R.F</p>
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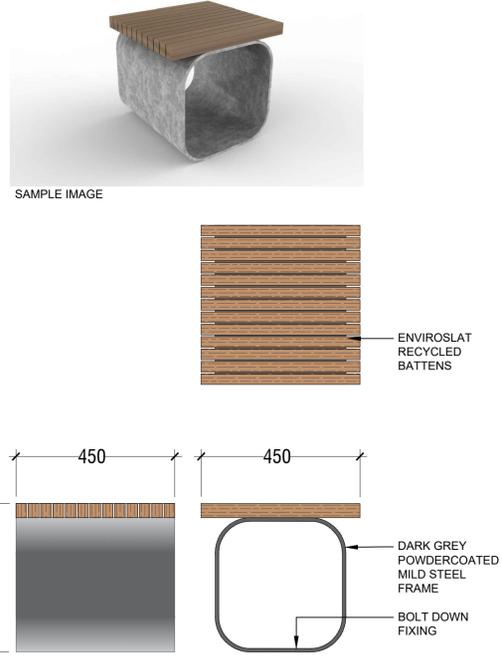
**HARDWOOD DECK + PAVING ON SLAB DETAIL**  
SCALE: NTS



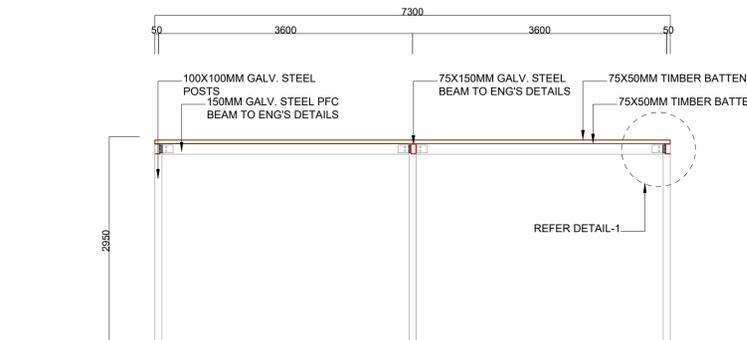
**SECTION C-C**



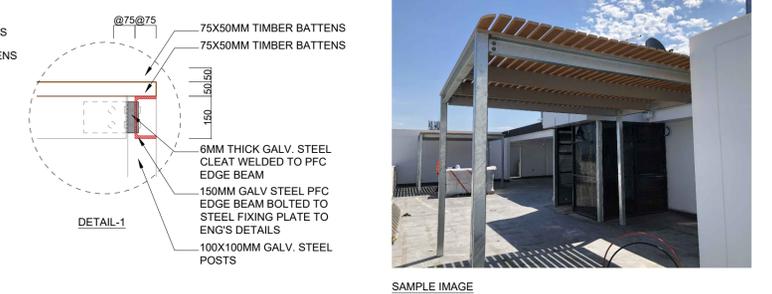
**TYPICAL STEEL PLANTER DETAIL**  
SCALE 1:10 @ A1



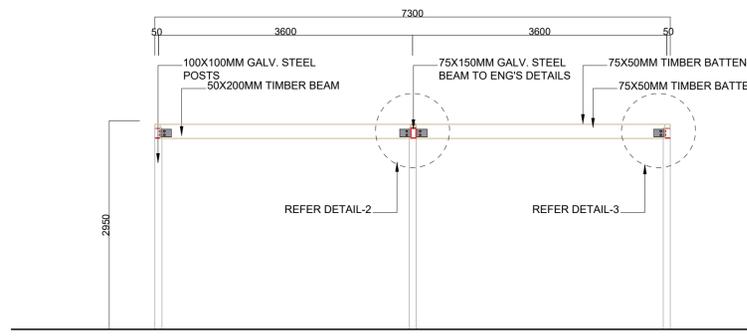
**LOOP STOOL BY CSA - PRODUCT CODE: TM4633**  
SCALE 1:10



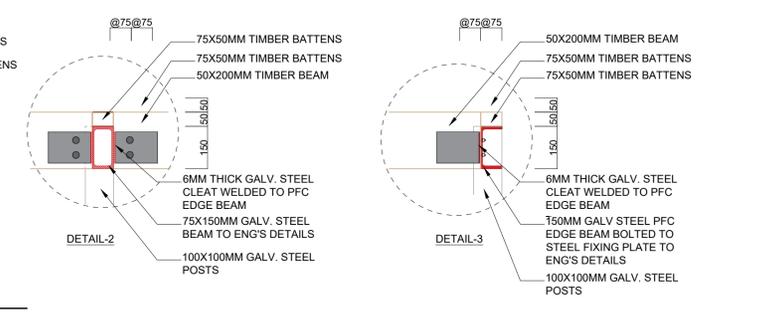
**SECTION A-A**



SAMPLE IMAGE



**SECTION B-B**

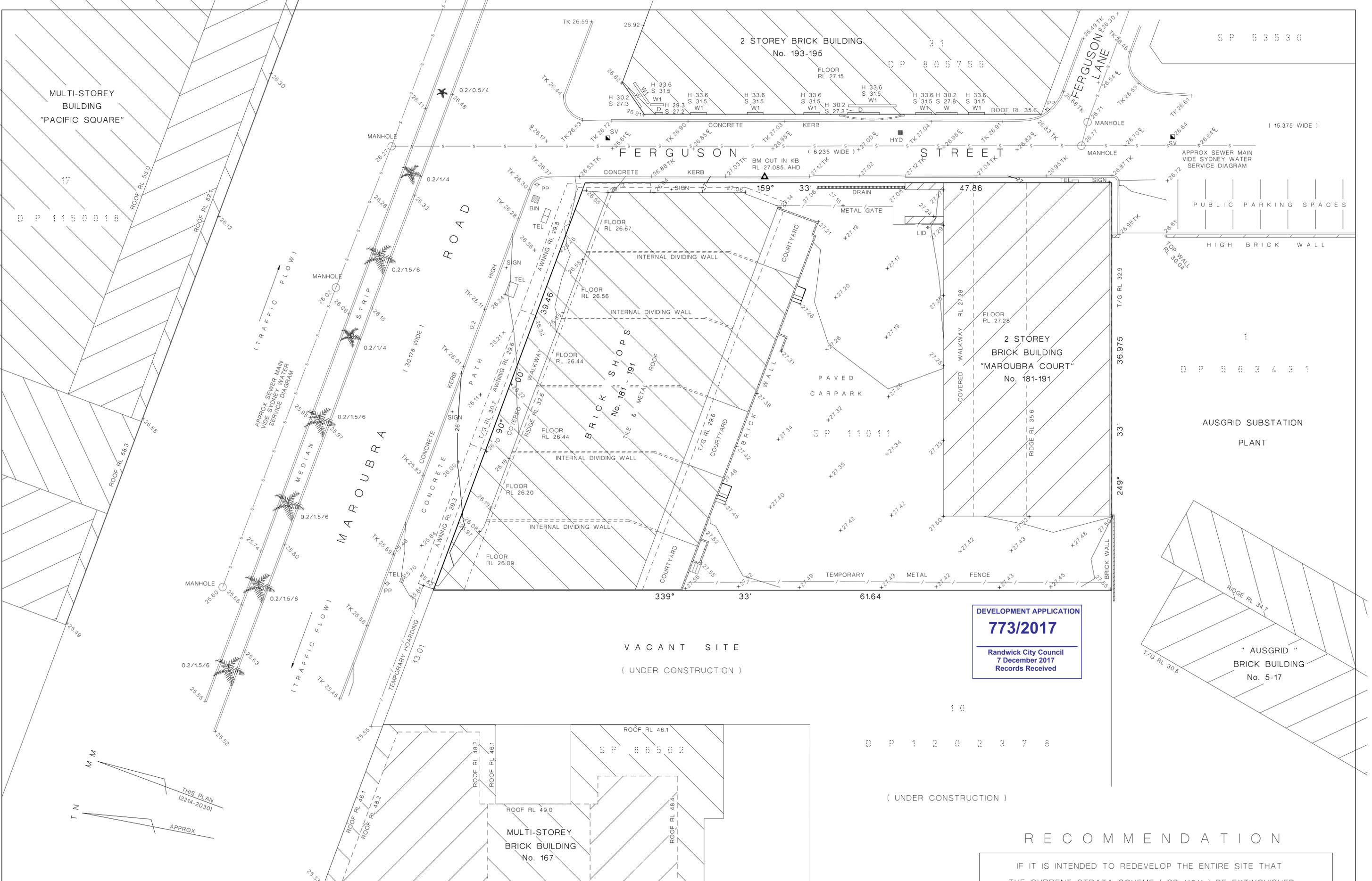


**NOTE:**  
DETAIL PROVIDED FOR DESIGN INTENT ONLY, TO BE REVIEWED AND VERIFIED WITH FURTHER DETAILING PROVIDED AS REQUIRED FOR CONSTRUCTION BY ARCHITECT/STRUCTURAL ENGINEER

**PERGOLA DETAIL**  
SCALE 1:20

DEVELOPMENT APPLICATION  
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<p>GENERAL NOTE:</p> <p>Figured dimensions take preference to scale readings. Verify all dimensions on site. All figures may vary slightly to those on this drawing to provide for any discrepancies to the Landscape Architect before proceeding with the work.</p> <p>Copyright © 2018 by Concept Landscape Architectural Services Pty Ltd. All rights reserved. This drawing is the property of Concept Landscape Architectural Services Pty Ltd. It is to be used only for the project and site specified. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.</p> <p>If the date of this drawing is not legible, the date of the last modification shall be indicated in the bottom right corner of the drawing.</p>	<p>ARCHITECT:</p> <p>SGAMMOTTA ARCHITECTS</p>	<p>LANDSCAPE ARCHITECT:</p> <p><b>Concept</b> Landscape Architects</p> <p>Suit 101, 506 Miller Street, CAMMERAY NSW 2062</p> <p>Phone: 9922 2312 Fax: 9209 4982 Mob: 0413 961 351</p> <p>www.concept.net.au enquiries@concept.net.au</p>	<p>COUNCIL:</p> <p>RANDWICK</p>	<p>REV DATE NOTATION/AMENDMENT</p> <p>A 04.12.17 Preliminary DA prepared for review</p> <p>B 06.12.17 For DA submission</p> <p>C 19.06.18 Co-ordinated with revised architect's plan</p> <p>D 22.06.18 Co-ordinated with architect's comments &amp; non-draft issued</p>	<p>PROJECT:</p> <p>PROPOSED APARTMENT DEVELOPMENT 181 MAROUBRA RD, MAROUBRA NSW</p>	<p>TITLE:</p> <p>SPECIFICATION &amp; DETAIL</p>	<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>
				<p>CLIENT:</p> <p>WELCOME HOMES</p>			
				<p>DWG No:</p> <p>LPDA 18 - 147</p>	<p>PAGE NUMBER:</p> <p>4</p>	<p>DRAWN:</p> <p>E.W</p>	<p>CHECKED:</p> <p>R.F</p>



**DEVELOPMENT APPLICATION**  
**773/2017**  
 Randwick City Council  
 7 December 2017  
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**RECOMMENDATION**

IF IT IS INTENDED TO REDEVELOP THE ENTIRE SITE THAT THE CURRENT STRATA SCHEME ( SP 11011 ) BE EXTINGUISHED AND A SURVEY PLAN OF REDEFINITION BE PREPARED AND REGISTERED AT THE OFFICE OF LAND AND PROPERTY INFORMATION NSW

**GEOMETRA Consulting**  
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 Fax: 9708 4362  
 admin@geometra.com.au  
 www.geometra.com.au  
 ABN 69 074 616 087

**LAND SURVEYORS - DEVELOPMENT CONSULTANTS**

PLAN SHOWING SITE DETAILS AT  
**181 MAROUBRA ROAD**  
**MAROUBRA**  
 STRATA PLAN 11011  
 FORMER (PORTION 932 IN PLAN 2214-2030)  
 TOTAL SITE AREA: 2024m<sup>2</sup>

DATUM OF LEVELS: AHD  
 ORIGIN OF LEVELS: SSM 35611  
 ADOPTED VALUE: 25.37  
 SURVEY DATE: 07/04/2016  
 OUR REFERENCE: 6250-2

**LEGEND**

1,2,3	LEVEL	○	TRUNK DIAMETER / SPREAD / APPROX RADIUS / HEIGHT
D	DOOR	—S—	SEWER LINE
W	WINDOW	⊕	CENTRELINE
T/G	TOP OF GUTTER	TK	TOP OF KERB
		PP	POWER POLE

SURVEYED: BJ    DRAWN: BJ    CHECKED: JB

**A1**  
 1:150  
 units-metres