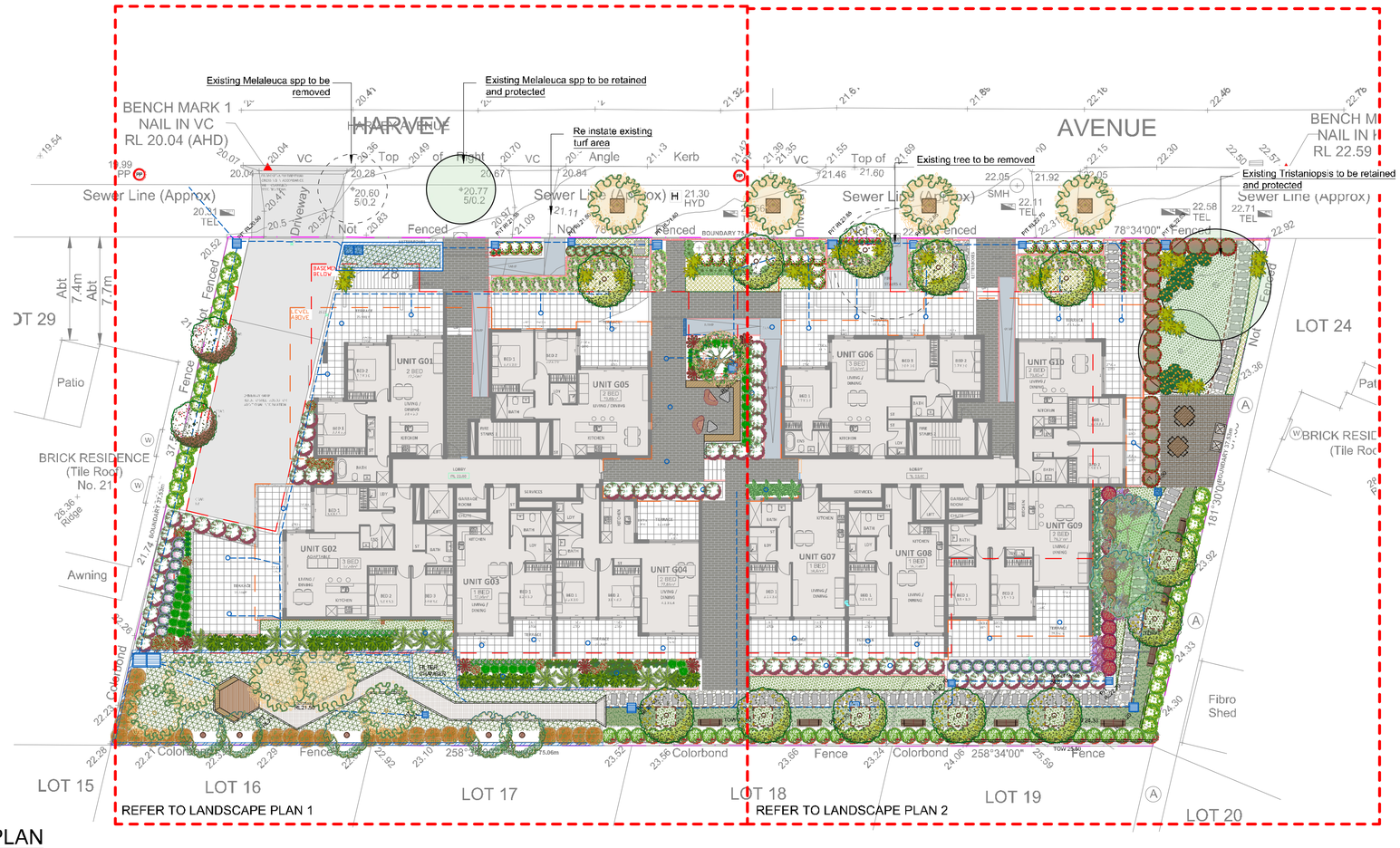

PROPOSED SITE PLAN
SCALE: 1:200

LOCATION PLAN
Scale: NTS

EXISTING SITE CONDITIONS

REV	DATE	NOTATION/AMENDMENT
A	18.07.18	Preliminary DA prepared for review
B	25.07.18	Coordinated with stormwater plan and client's comment
C	05.04.19	Coordinated with revised architectural plan and client's comments
D	16.04.19	Coordinated with client's comments

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	LANDSCAPE PLAN 1	D
/2	LANDSCAPE PLAN 2	D
/3	ROOF GARDEN PLAN	C
/4	HARDSCAPE PLAN	C
/5	DETAIL + SPECIFICATION	B
/6	DETAIL 2	D

Conzept Landscape Architects
Suite 101, 506 Miller St
CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT

23-29 HARVEY AVENUE, MOOREBANK

LEGEND & SCHEDULE

NOTES:
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TREES

Botanical Name: *Melaleauca linariifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 6-8m x 4-6m
Qty Required: 4

Botanical Name: *Melaleauca decora*
Common Name: White feather honeymyrtle (Native)
Pot size: 75Lt
Mature H x S: 6m x 4m
Qty Required: 3

Botanical Name: *Cornus florida*
Common Name: Flowering Dogwood (Exotic)
Pot size: 100Lt
Mature H x S: 9m x 6m
Qty Required: 1

Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75L
Mature H x S: 10m x 6m
Qty Required: 4

Botanical Name: *Ceratopetalum gummiferum*
Common Name: NSW Christmas Bush (Native)
Pot size: 300mm
Mature H x S: 5-8m x 3-4m
Qty Required: 2

Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 75L
Mature H x S: 5m x 3m
Qty Required: 5

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 2.5m x 1.8m
Qty Required: 25

Botanical Name: *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 2-3m x 2m
Qty Required: 14

Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 300mm
Mature H x S: 3m x 1.5m
Qty Required: 21

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 9

Botanical Name: *Melaleuca linariifolia 'Claret Tops'*
Common Name: Claret tops Honey Myrtle (Native)
Pot size: 300mm
Mature H x S: 1.5m x 1m
Qty Required: 26

Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 40

Botanical Name: *Callistemon 'Great Balls of Fire'*
Common Name: GBOF Bottlebrush (Native)
Pot size: 300mm
Mature H x S: 1.8m x 1.5m
Qty Required: 46

Botanical Name: *Acmena 'Cherry Surprise'*
Common Name: Cherry Surprise Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 17

Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 7

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 15

Botanical Name: *Doodia aspera*
Common Name: Prickly Rasp Fern (Native)
Pot size: 200mm
Mature H x S: 0.4m x 0.5m
Qty Required: 11

Botanical Name: *Aspidistra elatior*
Common Name: Cast-Iron Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.5m
Qty Required: 12

ACCENT PLANTS

Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 4

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 8

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: 7

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: 20

Botanical Name: *Cyathea australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45L (1m trunk)
Mature H x S: 2.5-5m x 3m
Qty Required: 9

GRASSES + GROUNDCOVERS

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 11

Botanical Name: *Anigozanthos 'Ruby Velvet'*
Common Name: Kangaroo Paw cvs (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.3m
Qty Required: 2

Botanical Name: *Liriope muscari 'Just Right'*
Common Name: *Just Right Lily Turf (Exotic)*
Pot size: 140mm
Mature H x S: 0.35m x 0.35m
Qty Required: 26

Botanical Name: *Hibbertia scandens*
Common Name: Snake Vine (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 (**15.5m2 total)**

Botanical Name: *Dichondra repens*
Common Name: Kidney Weed (Native)
Pot size: 140
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (**10m2 total)**

Bio-retention groundcover Mix:
Carex appressa
Juncus amabilis
Dianella revoluta
Leucophyta browmii
Lomandra longifolia
Pot size: 140mm
Mature H x S: < 0.6m
Qty Required: 6/m2 (**148m2 total)**

OTHER LANDSCAPE ITEMS

- Steel edging - refer detail
- Turf area - refer detail
- Stepping stones with pebbles in gaps - refer detail
- Retaining / raised planter wall - refer detail
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

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

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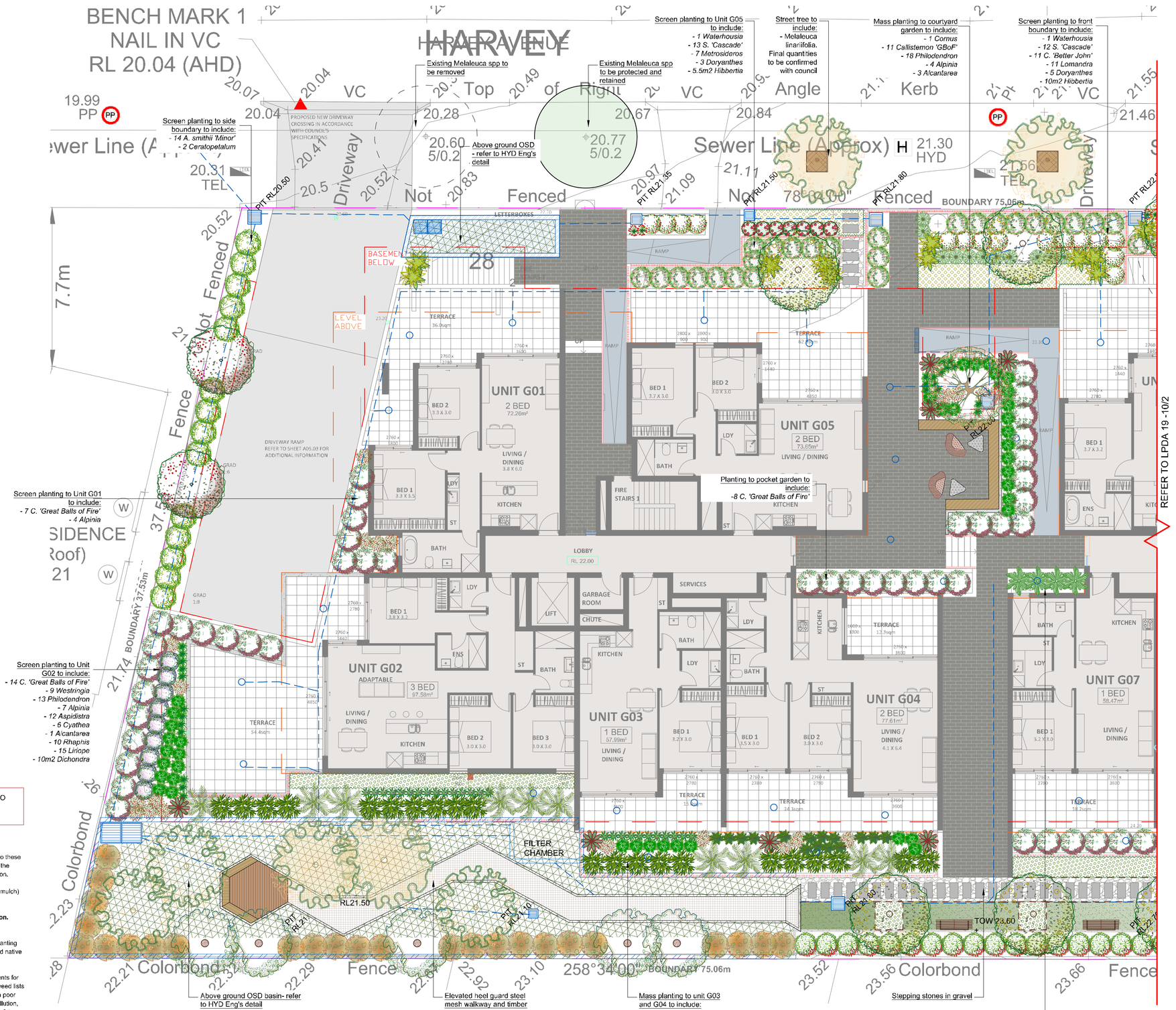

GENERAL NOTE:
All work to be in accordance with the Building Code of Australia and all relevant Australian Standards. Figured dimensions to be taken in preference to scaled readings. Verify all dimensions on site before commencing any work or preparing shop drawings.
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AILA Associate

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Bar Scale
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ARCHITECT:
PAGANO ARCHITECTS

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COUNCIL
LIVERPOOL

CLIENT
JIM SHI

REV	DATE	NOTATION/AMENDMENT
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PROJECT:
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
23-29 HARVEY AVENUE
MOOREBANK

TITLE:
LANDSCAPE PLAN 1

DWG.No: LPDA 19 - 10
PAGE NUMBER: 1

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:100 @ A1
DATE: APRIL 2019
DRAWN: C.D
CHECKED: R.F

LEGEND & SCHEDULE

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TREES

Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75L
Mature H x S: 10m x 6m
Qty Required: 8

Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75Lt
Mature H x S: 5-8m x 3-5m
Qty Required: 2

Botanical Name: *Melaleauca linariifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 6-8m x 4-6m
Qty Required: 2

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 2.5m x 1.8m
Qty Required: 22

Botanical Name: *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 2-3m x 2m
Qty Required: 17

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 12

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 300mm
Mature H x S: 1.5-3m x 1.5-2.5m
Qty Required: 20

Botanical Name: *Callistemon 'Great Balls of Fire'*
Common Name: GBOF Bottlebrush (Native)
Pot size: 300mm
Mature H x S: 1.8m x 1.5m
Qty Required: 18

Botanical Name: *Acmena 'Cherry Surprise'*
Common Name: Cherry Surprise Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 26

Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 12

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 13

Botanical Name: *Dodonaea viscosa 'Purpurea'*
Common Name: *Purple Sticky Hop Bush (Native)*
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 14

ACCENT PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 23

Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 13

GRASSES + GROUNDCOVERS

Botanical Name: *Anigozanthos 'Ruby Velvet'*
Common Name: Kangaroo Paw cvs (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.3m
Qty Required: 17

Botanical Name: *Dianella tasmanica 'Tasred'*
Common Name: Tasred Flax Lily (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.65m
Qty Required: 19

Botanical Name: *Dichondra repens*
Common Name: Kidney Weed (Native)
Pot size: 140
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (**32m2 total**)

Native Grass Groundcover Mix:
Lomandra longifolia 'Tanika'
Themeda triandra
Dianella revoluta 'Revelation'
Poa labillardieri
Pot size: 140mm
Mature H x S: < .8m
Qty Required: 4/m2 (**46.9m2 total**)

Botanical Name: *Hibbertia scandens*
Common Name: Snake Vine (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 (**20.5m2 total**)

OTHER LANDSCAPE ITEMS

- Brick edging - refer detail
- Turf area - refer detail
- Stepping stones with pebbles in gaps - refer detail
- Retaining / raised planter wall - refer detail
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

Cornus florida

Waterhousia floribunda

Photinia 'Red Robin'

Acmena smithii 'Minor'

Rhaphis excelsa

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LIVERPOOL

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JIM SHI

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PROJECT:
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
23-29 HARVEY AVENUE
MOOREBANK

TITLE:
LANDSCAPE PLAN 2

STATUS:
DEVELOPMENT APPLICATION

SCALE:
1:100 @ A1

DATE:
APRIL 2019

DWG.No:
LPDA 19 - 10

PAGE NUMBER:
2

DRAWN:
C.D

CHECKED:
R.F

LEGEND & SCHEDULE

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TREES

Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 75L
Mature H x S: 5m x 3m
Qty Required: 4

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 'Macarthur'*
Common Name: Macarthur Bottlebrush (Native)
Pot size: 300mm
Mature H x S: 1.8m x 1.5m
Qty Required: 5

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 39

Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 37

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 17

ACCENT PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 17

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: 14

Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 34

GRASSES + GROUNDCOVERS

Botanical Name: *Anigozanthos 'Ruby Velvet'*
Common Name: Kangaroo Paw cvs (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.3m
Qty Required: 93

Botanical Name: *Dianella tasmanica 'Tasred'*
Common Name: Tasred Flax Lily (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.65m
Qty Required: 90

OTHER LANDSCAPE ITEMS

- Timber decking area
- Retaining / raised planter wall - refer detail
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Timber seat
- Concrete paving- refer to detail
- Proprietary seating bench with planting
- Tables with seating & outdoor furniture to be selected by the Client

'FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION'

Pre-fab Feature planter (By QuatroDesign)

Banksia serrata

Metrosideros 'Tahiti'

Strelitzia juncea

Cordyline australis

Plumeria acutifolia

Callistemon 'Macarthur'

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DIAL 1100 BEFORE YOU DIG

Bar Scale
0 2 4 6 8 10m

ARCHITECT:
PAGANO ARCHITECTS

LANDSCAPE ARCHITECT:
Conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351
www.conzeptnet.au
enquiries@conzeptnet.au

COUNCIL
LIVERPOOL

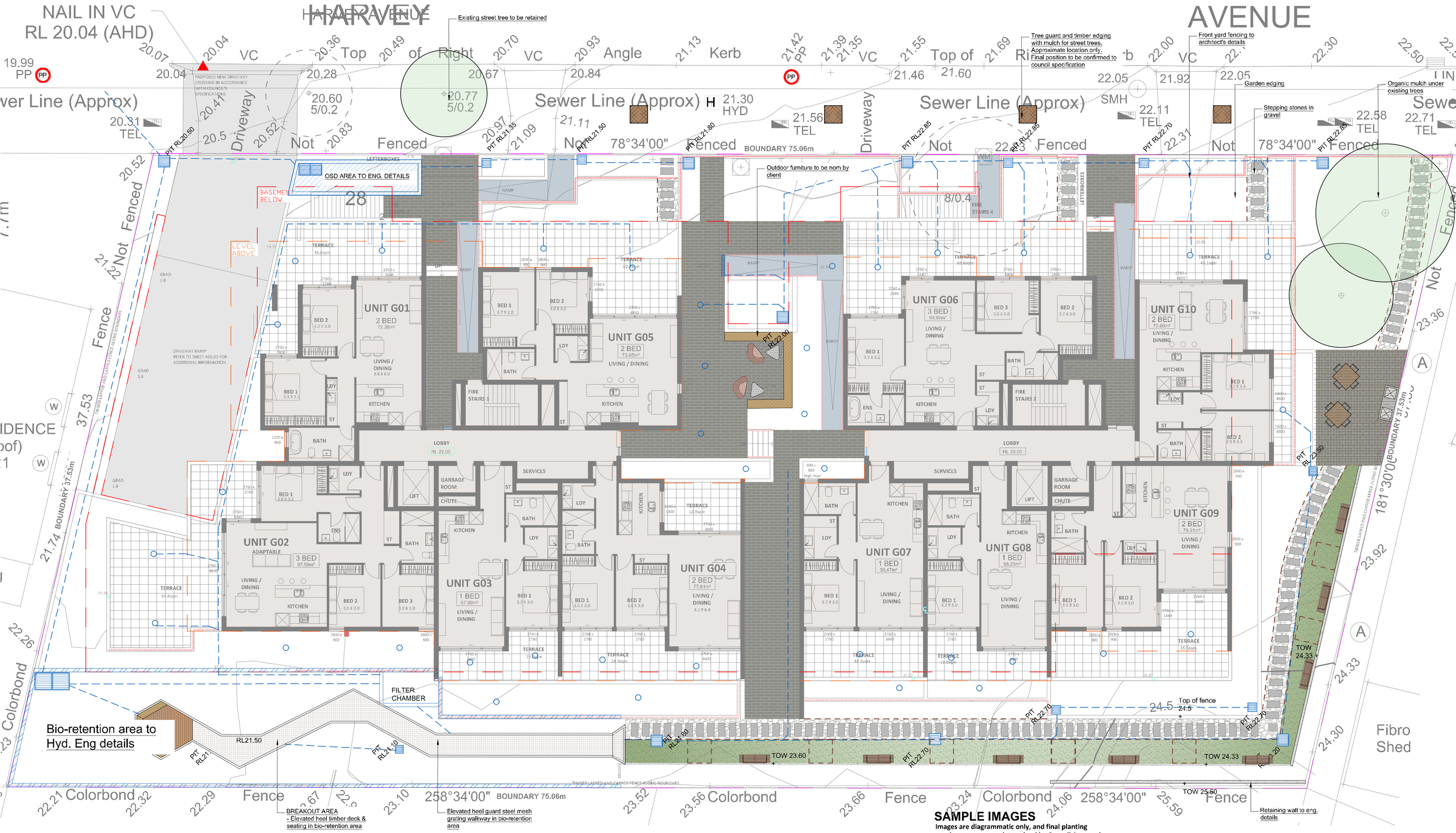
CLIENT
JIM SHI

REV	DATE	NOTATION/AMENDMENT
A	12.07.18	Preliminary DA prepared for review
B	24.07.18	Coordinated with stormwater plan and client's comment
C	04.04.19	Coordinated with revised architectural plan

PROJECT:
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
23-29 HARVEY AVENUE
MOOREBANK

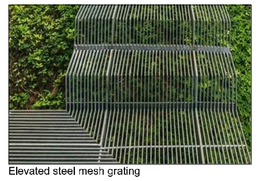
TITLE:
ROOF GARDEN PLAN

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:100 @ A1
DATE: APRIL 2019
DWG.No: LPDA 19 - 10
PAGE NUMBER: 3
DRAWN: C.D
CHECKED: R.F



SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval


Elevated steel mesh grating

Timber boardwalk

Pergola structure

Bench seat

HARDSCAPE ITEMS

- Steel edging - refer detail
- Turf area - refer detail
- Stepping stones with pebbles in gaps - refer detail
- Retaining / raised planter wall - refer detail
- Elevated heel guard steel mesh grating
- Timber deck/boardwalk
- Organic garden mulch

EXISTING TREES

- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

FURNITURE

Proprietary outdoor lounge & furniture to manufacturer's specification

GENERAL NOTE:

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Australian Institute of Landscape Architects
ALA Associate

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MOOREBANK

TITLE:
HARDSCAPE PLAN

DWG.No: LPDA 19 - 10
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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 hardscape 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
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise 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 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 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 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.
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 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 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.

e) Turf
Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

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.

e) Turfing
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Brick Edging
The Contractor shall install brick edge as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

g) Nature Strip Works
The nature strip (street frontage) for the site is public land, and only authorized works may occur here. Existing Conditions such as street trees, council planting etc shall be retained and protected during construction, unless specific approval has been granted for new work in this area.

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 bought 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 owner's which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 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, Liverpool 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:
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.

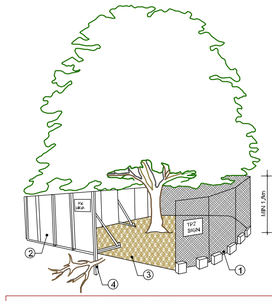
CONSOLIDATION AND MAINTENANCE

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.
- 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.



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ

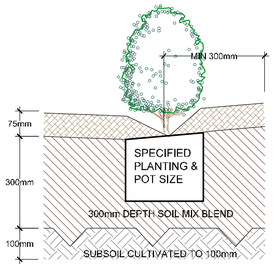
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

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



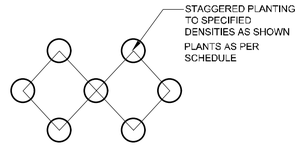
75mm DEPTH "FOREST BLEND" MULCH OR EQUIVALENT

SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

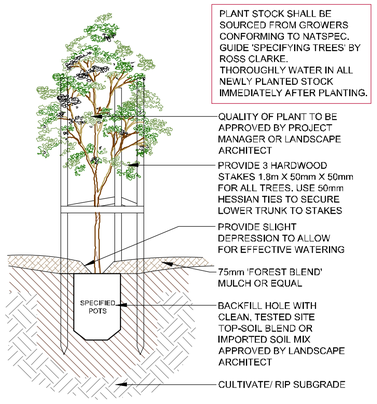
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



MASS PLANTING SETOUT

N.T.S



TREE PLANTING DETAIL

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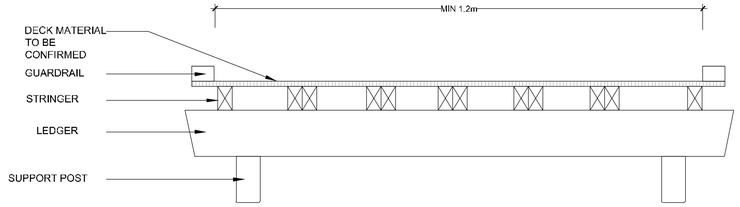
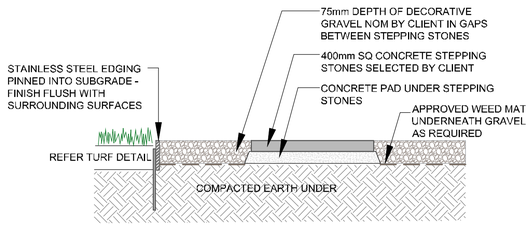


TYPICAL BOARDWALK DETAIL - ELEVATION

SCALE: N.T.S

SAMPLE IMAGE: S. STEEL GARDEN EDGING



STEPPING STONES AND GRAVEL PATH

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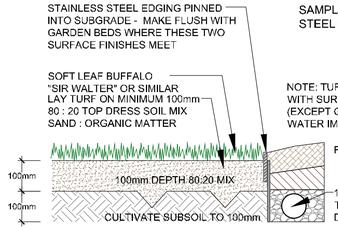
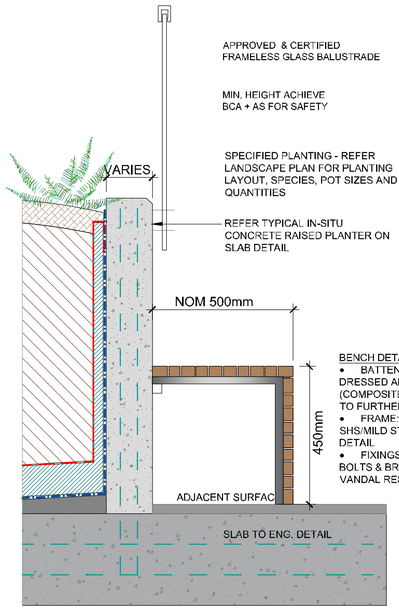


NOTE: TURF AREAS TO FINISH FLUSH WITH SURROUNDING SURFACE FINISHES (EXCEPT GARDEN BEDS). ROLL AND WATER IMMEDIATELY AFTER LAYING.

TURF WITH STEEL EDGE DETAIL

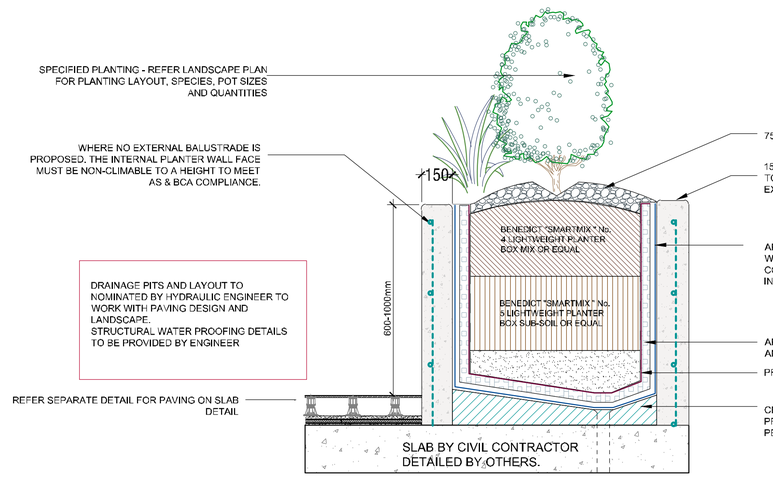
SCALE: 1:10



BENCH DETAIL
- BATTENS:
DRESSED ALL ROUND TIMBER (COMPOSITE OR HARDWOOD TBC). FINISH TO FURTHER DETAIL
- FRAME:
SHS MILD STEEL FRAME TO FUTURE DETAIL
- FIXINGS:
BOLTS & BRACKETS TO BE RUST AND VANDAL RESISTANT TO FUTURE DETAIL

TIMBER BENCH SEATING FIXED TO WALL DETAIL

SCALE: 1:10



CONCRETE PLANTER ON SLAB DETAIL

SCALE: 1:15

GENERAL NOTE:
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Mob: 0413 661 351
www.conceptuniclau
enquiries@conceptunilau

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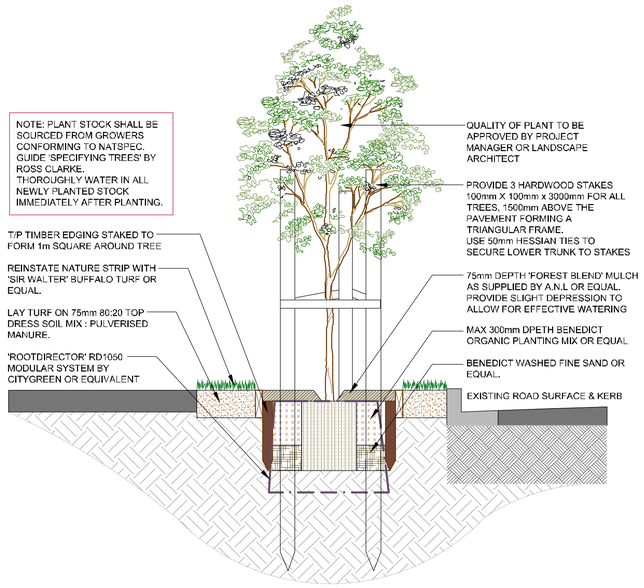
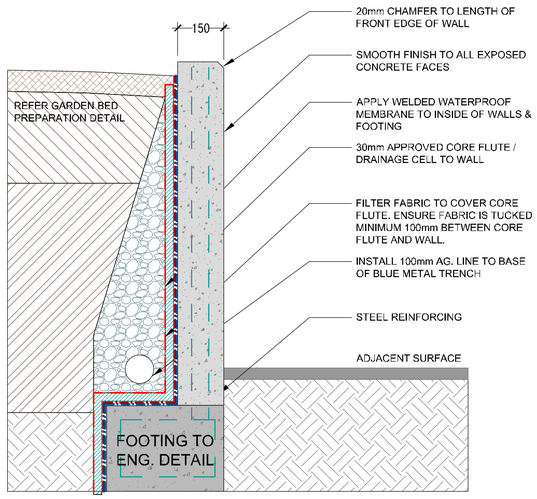


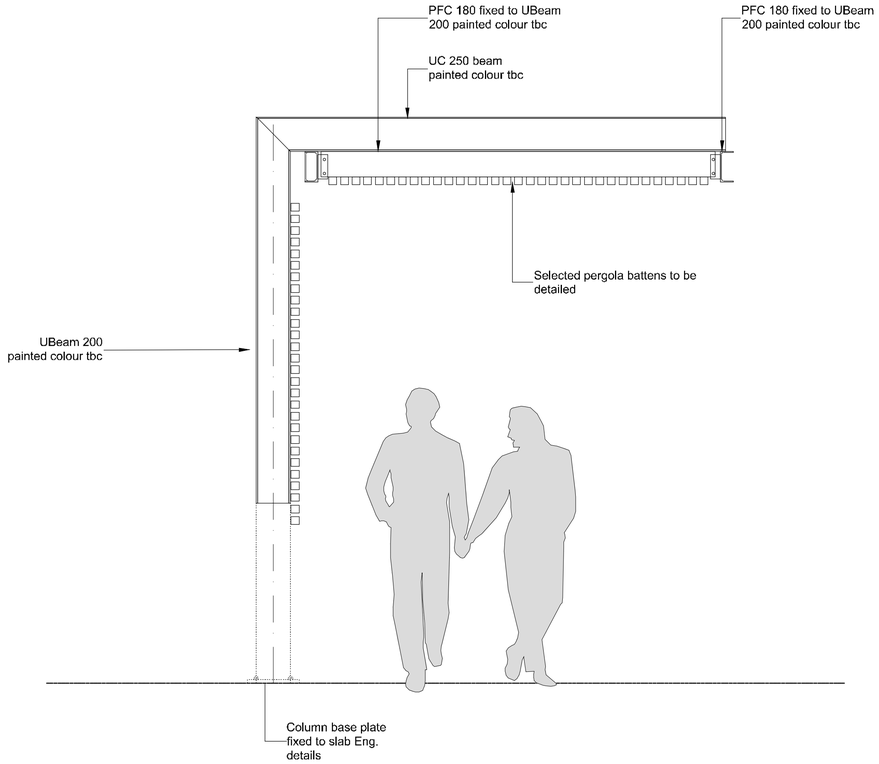
STREET TREE PLANTING

SCALE: 1:20



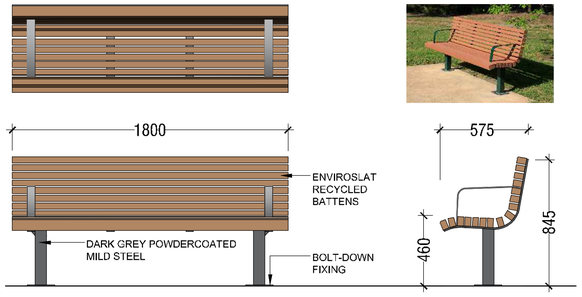
TYPICAL IN SITU RETAINING WALL DETAIL

SCALE 1:10



TYPICAL PERGOLA DETAIL

SCALE NTS



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

VERTICAL SLAT SEAT WITH ARMS BY CSA - PRODUCT CODE: TM4035

SCALE 1:20

LANDSCAPE CALCULATIONS

SITE AREA: **2745.2m²**
REQUIRED LANDSCAPE AREA: **686.3m² (25%)**
PROPOSED LANDSCAPE AREA: **858.75m² (31.3%)**
(Includes planters over basement)

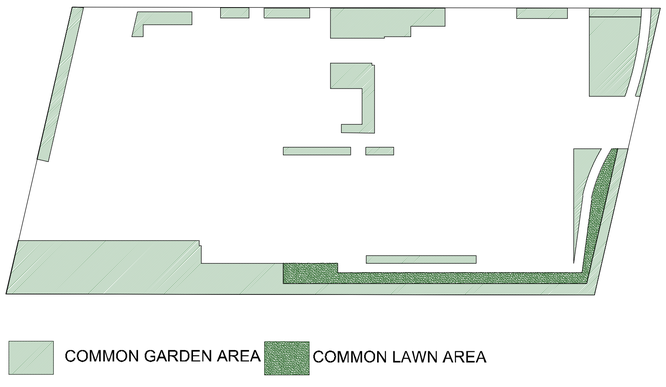
DEEP SOIL: **REFER TO ARCHITECT'S DETAILS**

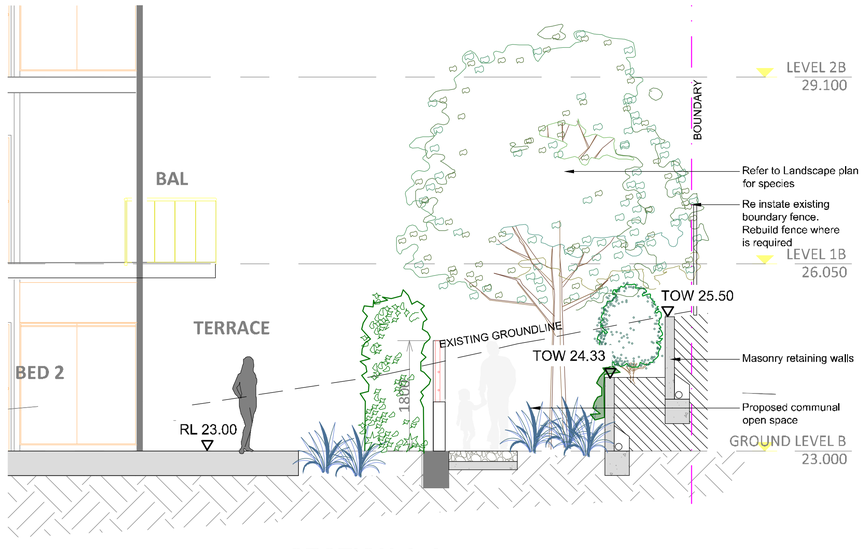
BASIX CALCULATIONS

SITE AREA: **2745.2m²**

GROUND FLOOR
COMMON LAWN AREA: 98.3m²
COMMON GARDEN AREA: 507.9m²
PRIVATE GARDEN AREA: 243.6m²

ROOF
COMMON GARDEN AREA: 189.6m²





SECTION A-A

SCALE: 1:50

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Australian Institute of Landscape Architects
AILA Associate

ARCHITECT:
PAGANO ARCHITECTS

LANDSCAPE ARCHITECT:
Conzept Landscape Architects
Suite 101, 500 Miller Street, CAMMERAY NSW 2062
Phone: 9922 3312
Fax: 8209 4982
Mob: 0413 861 351
www.conzeptpt.com.au
enquiries@conzeptpt.com.au

COUNCIL
LIVERPOOL

CLIENT
JIM SHI

REV	DATE	NOTATION/AMENDMENT
A	12.07.18	Preliminary DA prepared for review
B	24.07.18	Coordinated with stormwater plan and client's comment
C	05.04.19	Coordinated with revised architectural plan and client's comment
D	16.04.19	Coordinated with client's comment

PROJECT:
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
23-29 HARVEY AVENUE
MOOREBANK

TITLE:
DETAIL 2

STATUS:
DEVELOPMENT APPLICATION

SCALE: N/A
DATE: APRIL 2019

DWG.No: LPDA 19 - 10
PAGE NUMBER: 6
DRAWN: E.W/ C.D
CHECKED: R.F