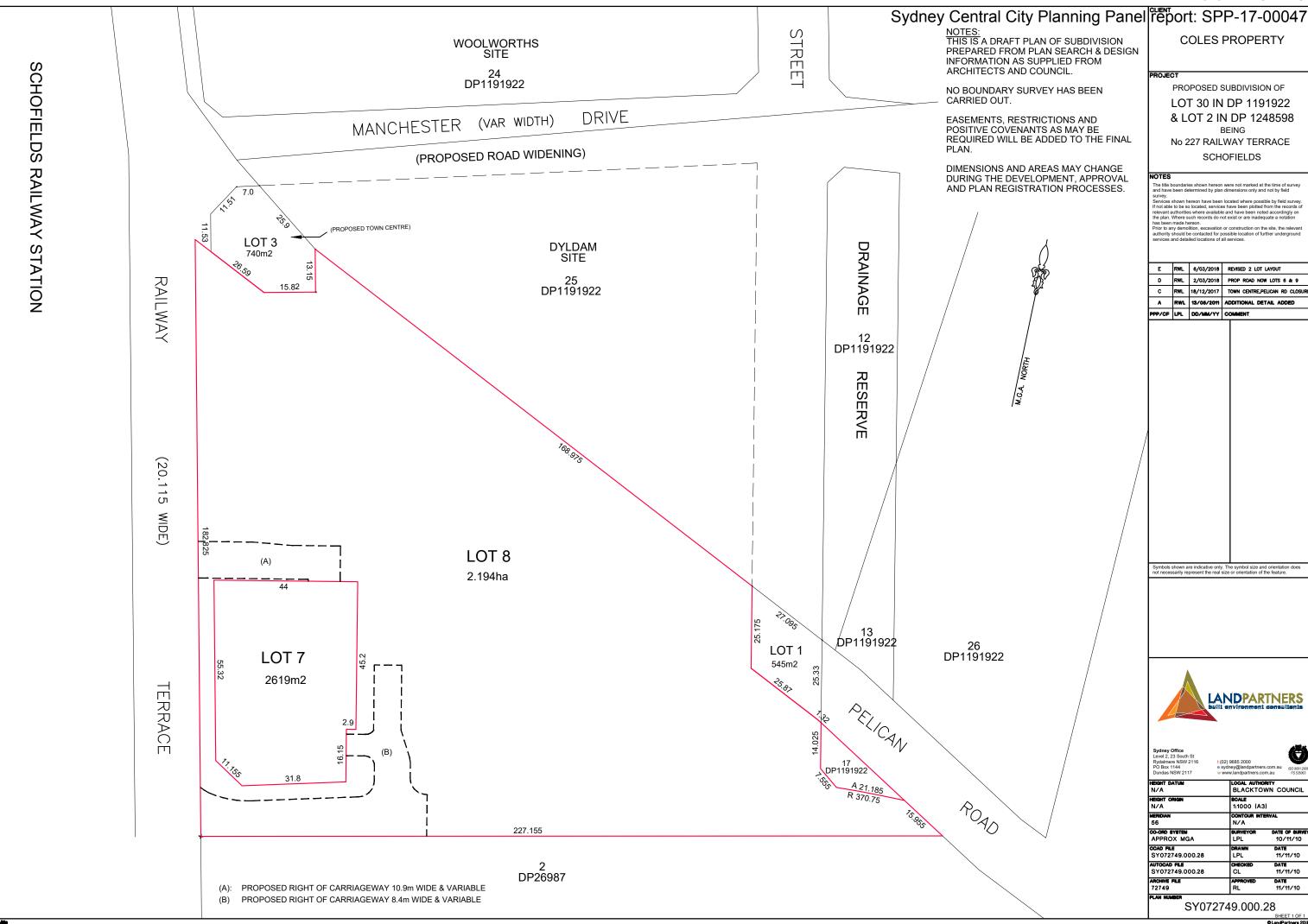
Attachment 5





SCHOFIELDS TRAIN STATION



EXISTING PARKING 1 AT SCHOFIELDS TRAIN STATION



EXISTING PARKING 2 AT SCHOFIELDS TRAIN STATION



EXISTING WOOLWORTHS SHOPPING CENTRE

## STREET CHARACTER

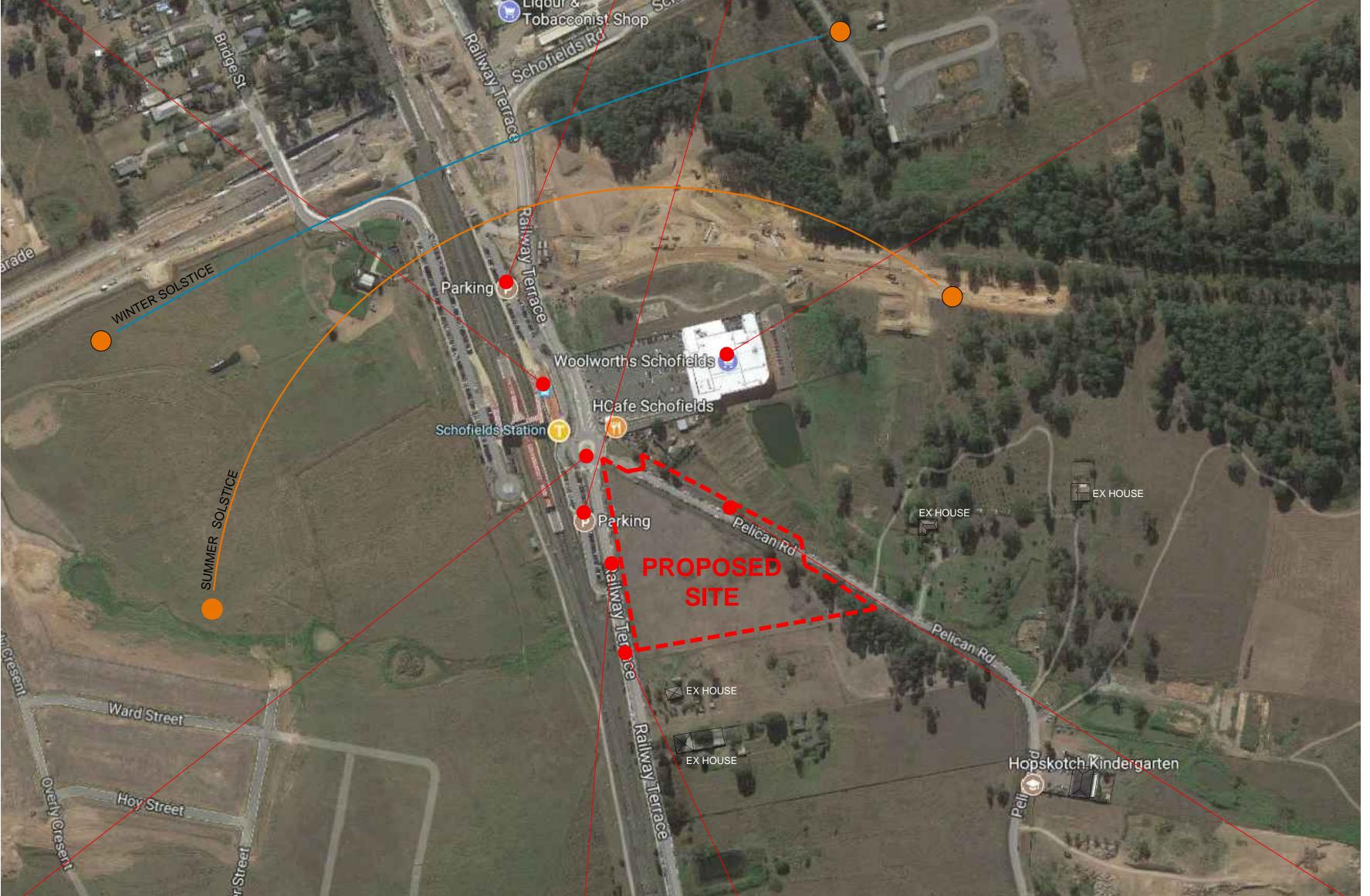
- THE EXISTING STREET, ON THE NORTH-WEST SIDE OF THE PROPOSED SITE, IS COMPRISED OF SCHOFIELD TRAIN STATION AND A WOOLWORTHS SHOPPING CENTRE. THE BUILDINGS ARE FAIRLY NEW, FOOTPATH AND KERBS ARE IN GOOD CONDITION.
- STREET CAR PARKING IS NOT AVAILABLE ON SITE.
  HOWEVER, THERE ARE A FEW EXISTING CAR PARK
  PROVIDED NEAR TO THE TRAIN STATION, WHICH IS ON THE
  NORTH-WESTERN SIDE OF PROPOSED DEVELOPMENT.
- THERE IS NO ANY OTHER SIGNIFICANT LANDMARKS OR COMMERCIAL SHOPS APART FROM SCHOFIELD TRAIN STATION AND WOOLWORTHS SHOPPING CENTRE.
- THERE ARE A FEW SMALL STREET TREES ARE PLANTED AT WOOLWORTHS SITE ALONG RAILWAY TERRACE. NO OTHER STREET TREES OR STREET FURNITURE LOCATED ALONG THIS POSITION OF THE ROAD. .
- THE DESIGN AND CHARACTER OF EXISTING SCHOFIELD TRAIN STATION DOES NOT ADDRESS OR CREATES AN IDENTITY TO THE SITE. IT IS A FAIRLY STRAIGHTFORWARD AND SIMPLE WEATHERPROOF COVERED STRUCTURE FOR ACCESSIBILITY.

## STREET CHARACTER

- FROM THE SOUTHERN AND EASTERN APPROACH TO THE SUBJECT SITE, THERE ARE A FEW EXISTING RESIDENTIAL HOUSES ALONG THE MAIN STREET, RAILWAY TERRACE AND FORMER PELICAN ROAD. THEY ARE MAINLY SINGLE-STOREY BRICK HOUSES WITH NO SIGNIFICANT CHARACTER CONTRIBUTED TO THE SUBJECT SITE.
- ON THE SOUTH-EASTERN SIDE OF THE COLES DEVELOPMENT SITE, ALONG THE FORMER PELICAN ROAD, THERE IS A SINGLE-STOREY HOPSKOTCH KINDERGARDEN WITH AN OPEN CAR PARK AREA AT THE FRONT OF THE BUILDING.

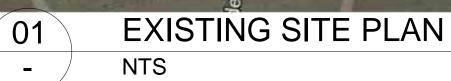


VIEW TO PROPOSED SITE AND FORMER PELICAN ROAD FROM RAILWAY TERRACE



## STREET CHARACTER

- ON THE NORTHERN APPROACH, ALONG THE FORMER PELICAN ROAD, OPPOSITE OF THE SUBJECT SITE, IS COMPRISED OF A WOOLWORTHS SHOPPING CENTRE, A CAFE AND AN AT GRADE CAR PARK FRONTING THE MAIN SHOPPING VENTRE..
- THE DESIGN AND CHARACTER OF THE EXISTING WOOLWORTHS SUPERMARKET DOES NOT ADDRESS THE STREET OR IDENTITY THE SITE. IT IS A SINGLE STOREY BUILDING WITH A FAIRLY SIMPLE FACADE DESIGN FACING TO THE MAIN ROAD OF RAILWAY TERRACE WITH A CAFE LOCATED NEAR TO THE INTERSECTION BETWEEN RAILWAY TERRACE AND PELICAN ROAD.
- THERE IS AN EXISTING DRAINAGE RESERVE ON THE EASTERN SIDE OF PROPOSED SITE TO BE KEPT AND RETAINED.





VIEW TO PROPOSED SITE FROM RAILWAY TERRACE



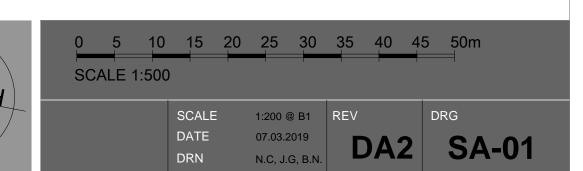
 VIEW TO PROPOSED SITE AND NEIGHBOR LOT FROM RAILWAY TERRACE

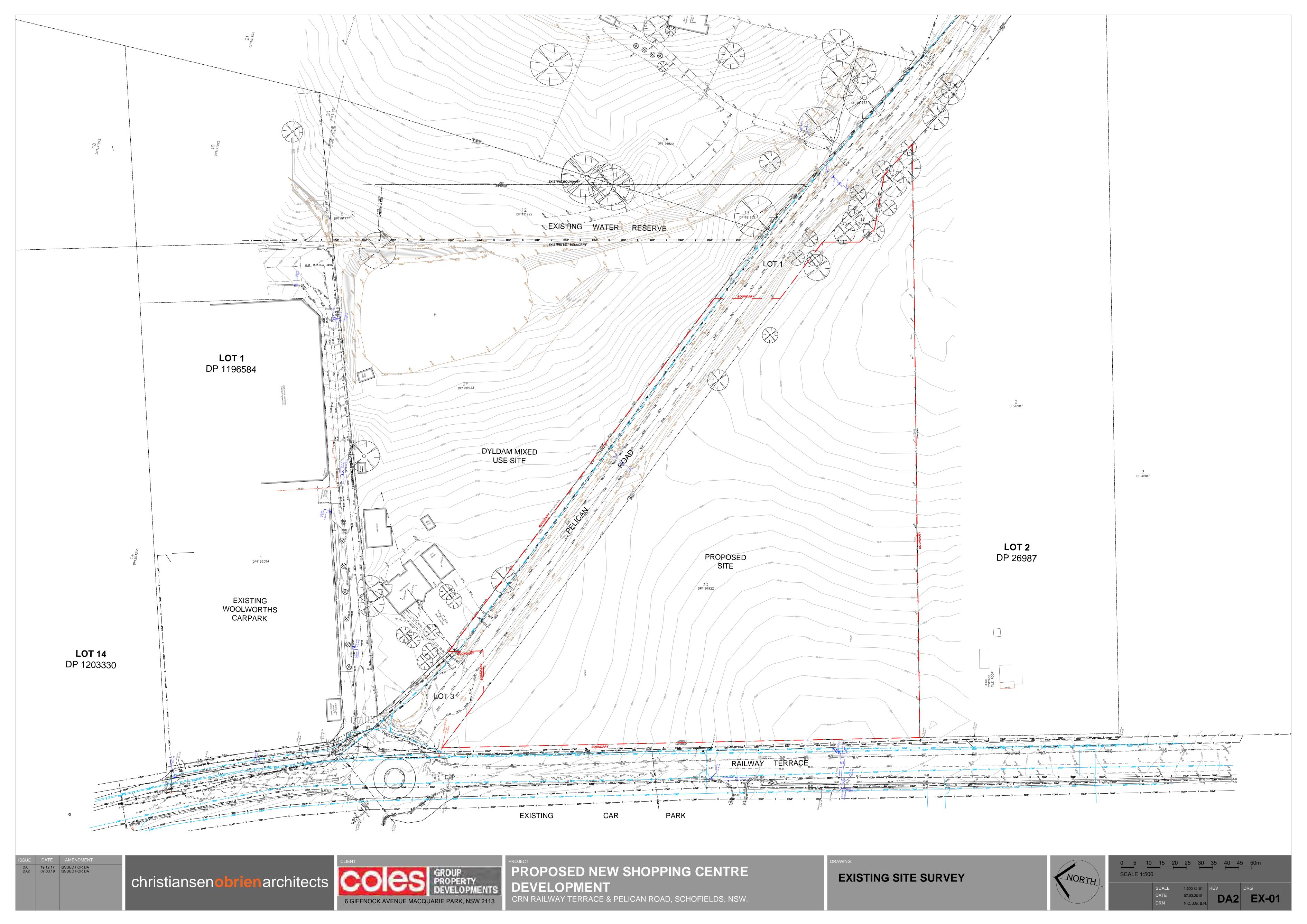


 VIEW TO PROPOSED SITE FROM FORMER PELICAN ROAD

CRN RAILWAY TERRACE & PELICAN ROAD, SCHOFIELDS, NSW.







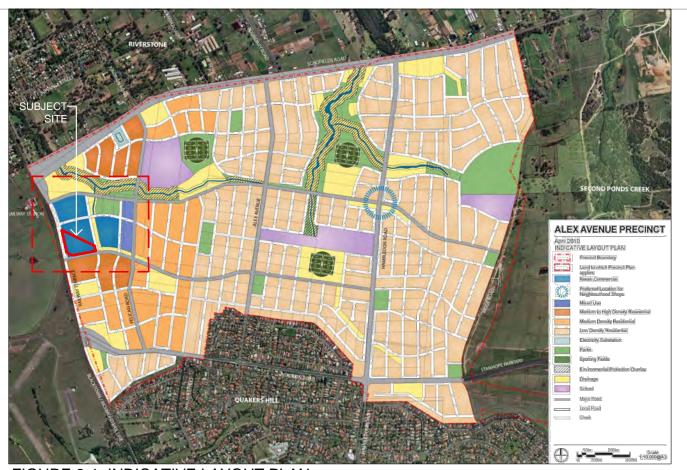


FIGURE 2-1: INDICATIVE LAYOUT PLAN (Reference from Blacktown City Council Schedule 1 Alex Avenue Precinct 25052016)

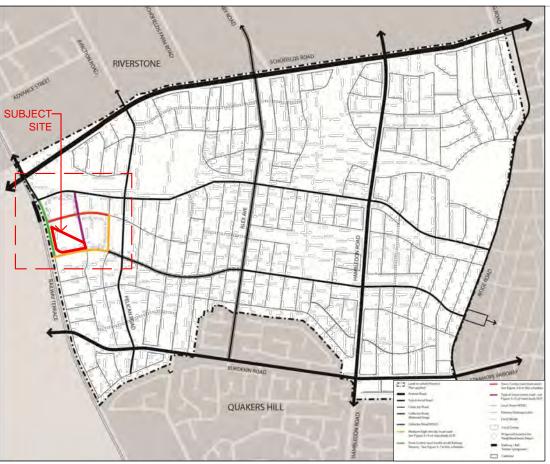


FIGURE 2-8: PRECINCT ROAD HIERARCHY (Reference from Blacktown City Council Schedule 1 Alex Avenue Precinct 25052016)

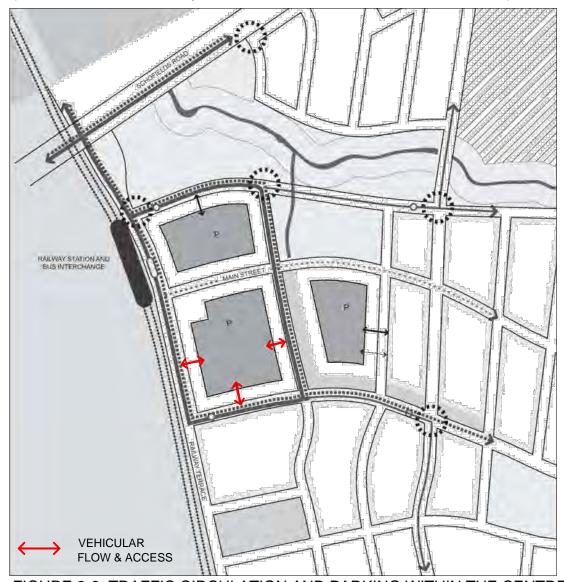
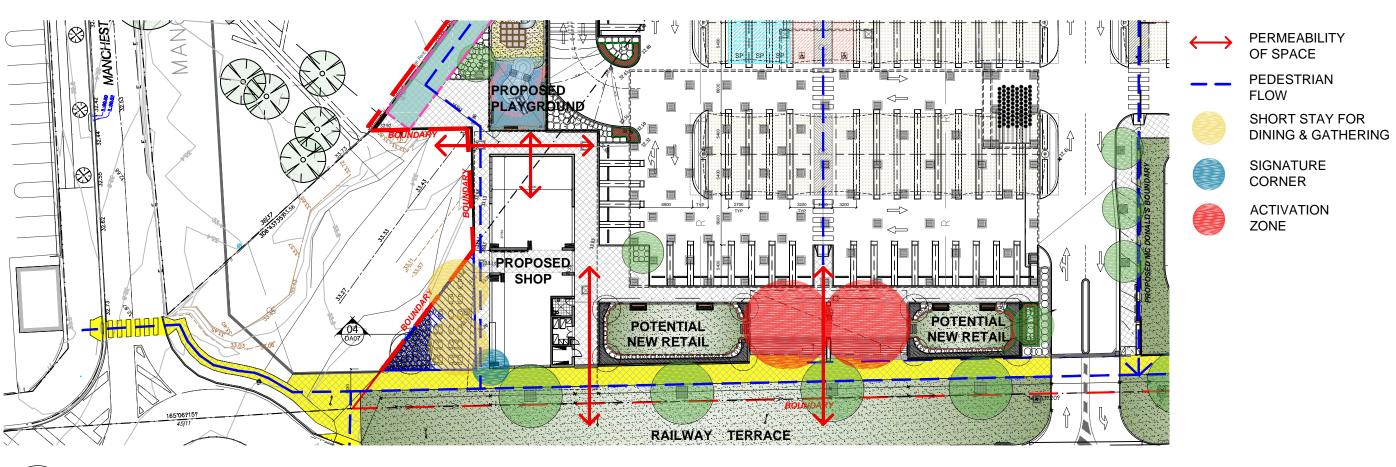
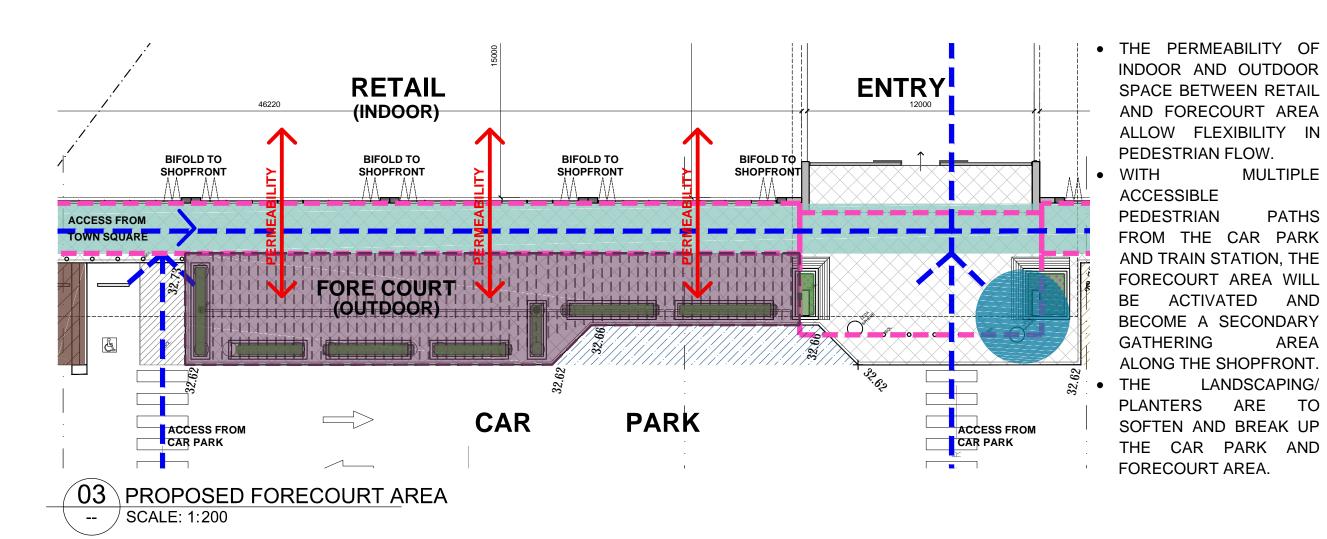


FIGURE 3-2: TRAFFIC CIRCULATION AND PARKING WITHIN THE CENTRE (Reference from Blacktown City Council Schedule 1 Alex Avenue Precinct 25052016)



## 02 PROPOSED STREET FRONT RETAIL

- -- SCALE: 1:500
- PROPOSED PERIMETER SHOPS TO THE ON-GRADE CAR PARK WILL ADDRESS AND ACTIVATE THE STREET
- THE CORNER OF PROPOSED SHOP WITH ITS EXTRA HEIGHT AND DIFFERENT LAYERS OF MATERIAL FINISHES ADDRESSES THE IMPORTANCE OF HIERARCHY AND ARCHITECTURAL STYLE OF THE BUILDING.
- THERE IS INSUFFICIENT DEMAND FOR REMOTE STREET BASED RETAIL IN SCHOFIELDS UNTIL THE POPULATION INCREASES. ONCE IT IS DEVELOPED, THE STREET BASED RETAIL WILL BE DEVELOPED IN STAGE 2 AS SEEN IN ADJACENT PROPOSED SITE PLAN 01.



## CIRCULATION AND OUTDOOR ACOUSTIC SCREEN AND ACCESS PROPOSED AWNING & SHADE SAIL STRUCTURE **COVERED MAIN** PROPOSED PEDESTRIAN FLOW SHOP BUILDING FORM/ ARCHITECTURE STYLE PARENTS WITH PRAMP PARKING SHORT TERM PARKING SENIORS PARKING EMERGENCY PARKING RAILWAY EMERGENCY PARKING TERRACE DROP OFF/ TAXI **BIKES PARKING** CHILDCARE DROP-OFF ZONE 01 PROPOSED SITE PLAN - SCALE: 1:500

## STREETSCAPE & ARCHITECTURAL DESIGN

## SOLAR ACCESS & WEATHER PROTECTION • THE PARKING PROVISION IS DIVIDED INTO DIFFERENT

- NEW AWNINGS ARE PROVIDED TO SHOPFRONT ALONG RAILWAY TERRACE, AT MAIN ENTRY TO COLES SUPERMARKET AND INCLUDES A COVERED OUTDOOR TERRACE TO THE SOUTH-EASTERN CORNER ADDRESSING THE STREET.
- NEW SHADE SAILS STRUCTURES ARE INTRODUCED TO THE AT GRADE CAR PARKING TO PROVIDE ADDITIONAL SHADES TO THE CUSTOMERS.

## TRAFFIC CIRCULATION, PARKING AND ACCESS

- BOTH AT GRADE AND BASEMENT CAR PARKING ARE PROVIDED AND SMOOTH CIRCULATION IS GUARANTEED.
- PRIMARY VEHICULAR ACCESS TO THE CARPARK IS FROM THE WEST (RAILWAY TERRACE), AS WELL AS EAST AND SOUTH ALONG SOUTHERN ACCESS ROAD.
- SERVICING OF THE SITE IS FROM THE EAST VIA SOUTHERN ACCESS ROAD TO AVOID CONFLICT WITH PRIMARY CUSTOMER'S VEHICLE CIRCULATION FLOW.
- THE LAYOUT OF THE CENTRE IS PEDESTRIAN FRIENDLY WITH COVERED WALKWAY AND GOOD LINKAGES FROM THE TRAIN STATION TO THE MALL.

CATEGORIES. CHILDCARE DROP-OFF ZONE IS LOCATED AT THE NEAREST PARKING AREA TO THE CHILDCARE CENTRE. PARENTS WITH PRAMS PARKING ZONE ARE LOCATED NEAREST TO THE MAIN ENTRANCE. SENIORS AND DISABLE PARKING ARE LOCATED TO THE NEAREST PEDESTRIAN WALKWAY THAT LINKS TO THE NEAREST ENTRANCE OF THE CENTRE.

## **TRANSPORT**

- RAIL TRANSPORT IS INTEGRATED WITH OTHER TRANSPORT MODES THROUGH AN EFFICIENT INTERCHANGE (AS PER
- THE RAIL-BUS INTERCHANGE ON THE WEST OF THE SUBJECT SITE HAS DIRECT AND SMOOTH PEDESTRIAN ACCESS TO THE MAIN STREET AND RETAIL CORE OF THE CENTRE.

## LANDSCAPING

- PROPOSED LANDSCAPING ALONG SITE BOUNDARY TO EXISTING RAILWAY TERRACE, NEW SOUTHERN ACCESS ROAD TO PROVIDE SCREENING TO LOADING DOCK. LANDSCAPING TO PROVIDE SCREENING FROM SURROUNDINGS AND HELP TIE BUILDING INTO EXISTING CONTEXTUAL CONDITIONS.
- THE OVERALL DESIGN LAYOUT ALLOWS FOR THE PROVISION FOR APPROPRIATE LANDSCAPING AND STREET TREE PLANTING.

## PUBLIC DOMAIN

• HIGH QUALITY PAVING AND OUTDOOR SEATING IS PROPOSED ADJACENT TO THE RAILWAY TERRACE SHOPS. THIS WILL PROVIDE AN OPPORTUNITY TO ACTIVATE THE STREET FRONT ADJACENT TO THE TRAIN STATION AND WILL PROVIDE CONTEXT FOR THE DEVELOPMENT OF FUTURE SHOPS ALONG RAILWAY TERRACE.

## ARCHITECTURE STYLE

- THE HIERARCHY OF THE BUILDING HEIGHT/ FORM IS EXPRESSED THROUGH THE BUILDING CORNER ON THE SOUTH, EAST AND WEST OF THE SITE WHICH BECOMES THE SIGNATURE FEATURE OF THE BUILDING WITH A PLAY OF WARMTH TEXTURES, MATERIALS AND FINISHING FOR AESTHETIC PURPOSES.
- THE EAST CORNER OF THE BUILDING (AT THE BEND OF THE NEW SOUTHERN ACCESS ROAD) BECOMES AN ICONIC FEATURE OF THE SITE WITH ITS CLEAR VISIBILITY FROM FAR AND PROVIDES SIGNAGE OPPORTUNITY AS WELL AS WAY FINDING INFORMATION. THIS WILL ENABLE THE INTEGRATION OF THE PROPOSAL INTO ANY ADJACENT FUTURE DEVELOPMENTS, AS WELL AS ENSURE THAT THE DEVELOPMENT ADDRESSES ANY FUTURE ROADS.

DA 20.12.2017 ISSUED FOR DA DA2 07.03.2019 ISSUED FOR DA

narchitects christianseno



MULTIPLE

LANDSCAPING/

PATHS

## PROPOSED NEW SHOPPING CENTRE DEVELOPMENT

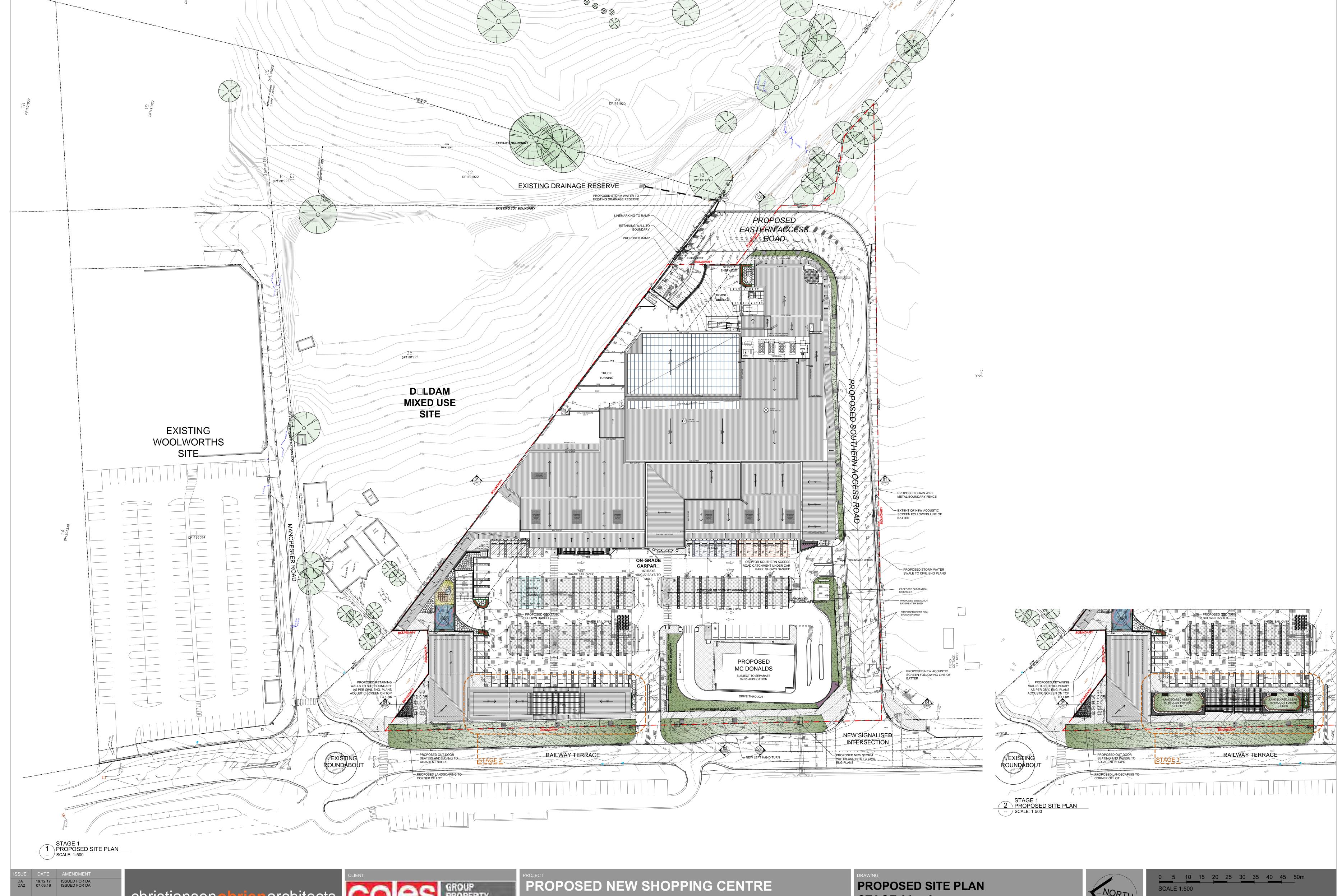
CRN RAILWAY TERRACE & PELICAN ROAD, SCHOFIELDS, NSW.

PROPOSED SITE ANALYSIS PLAN (SHEET 2 OF 2)





DATE 07.03.2019
DRN N.C, J.G, B.N. DA2 SA-02

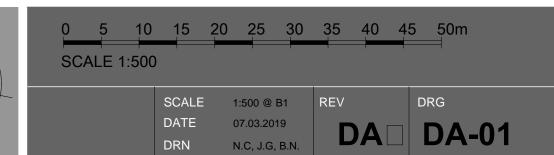


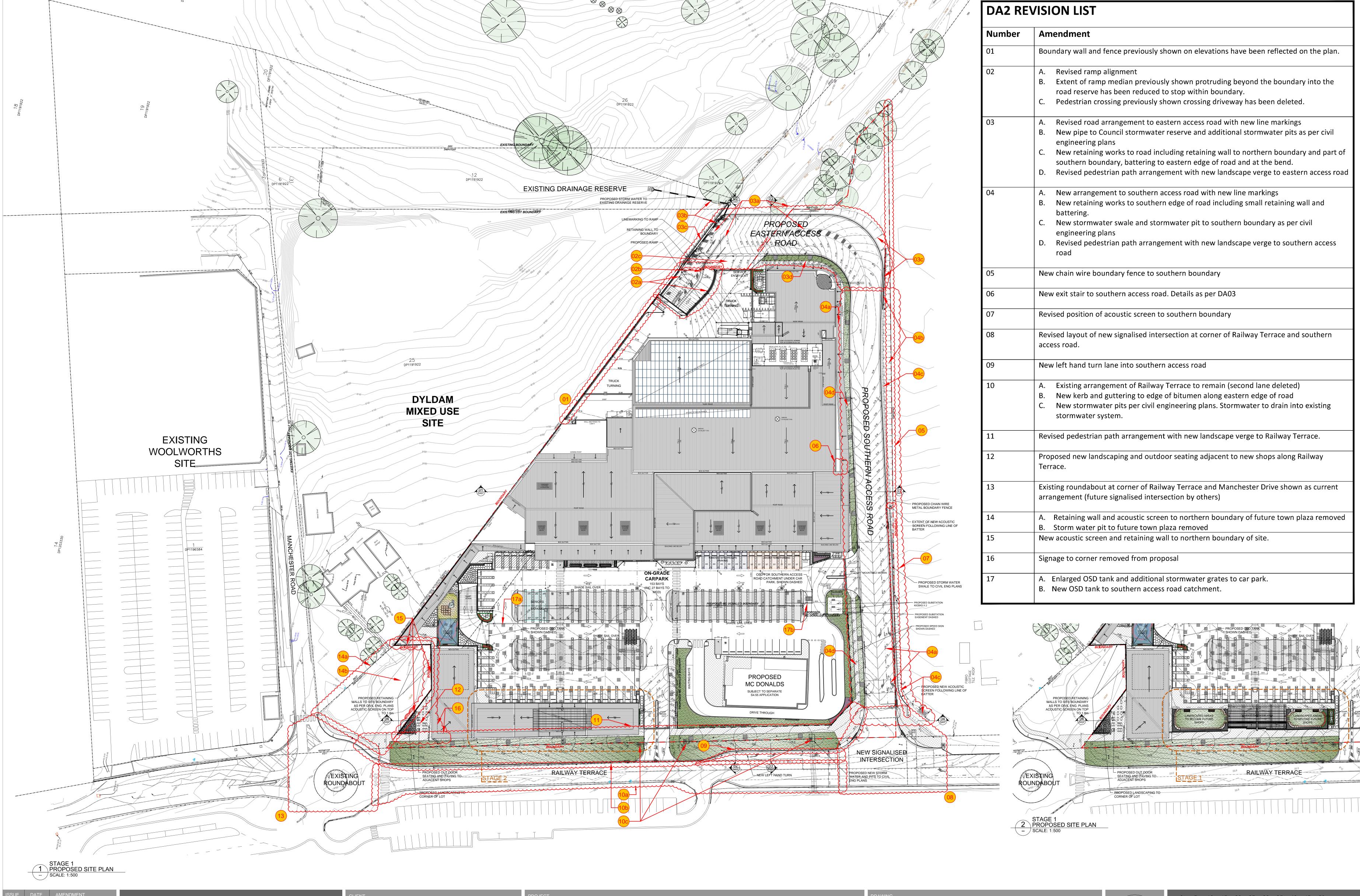






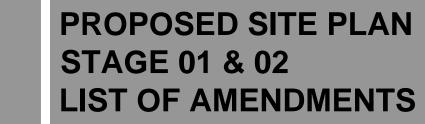




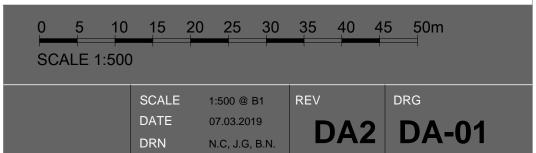


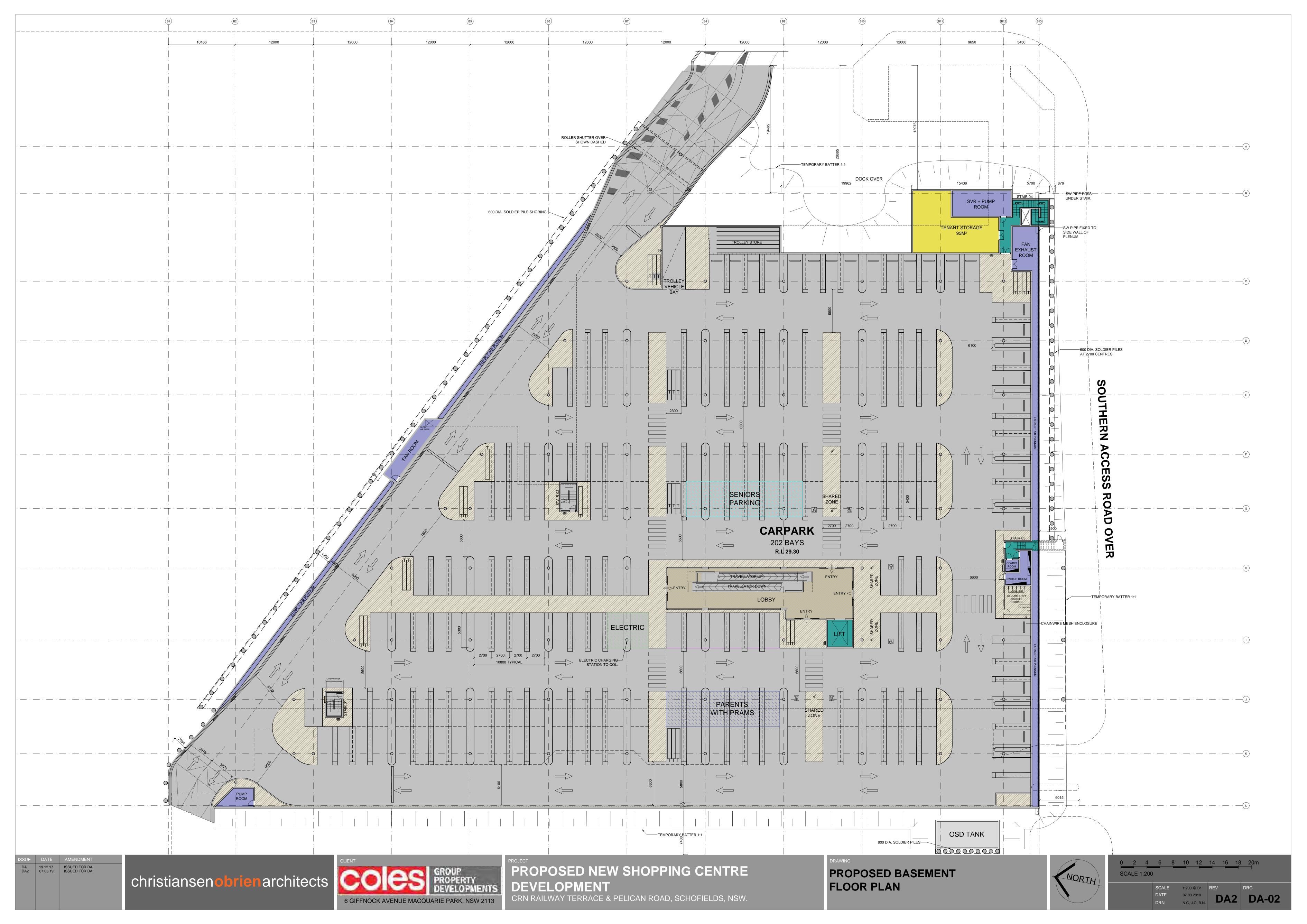


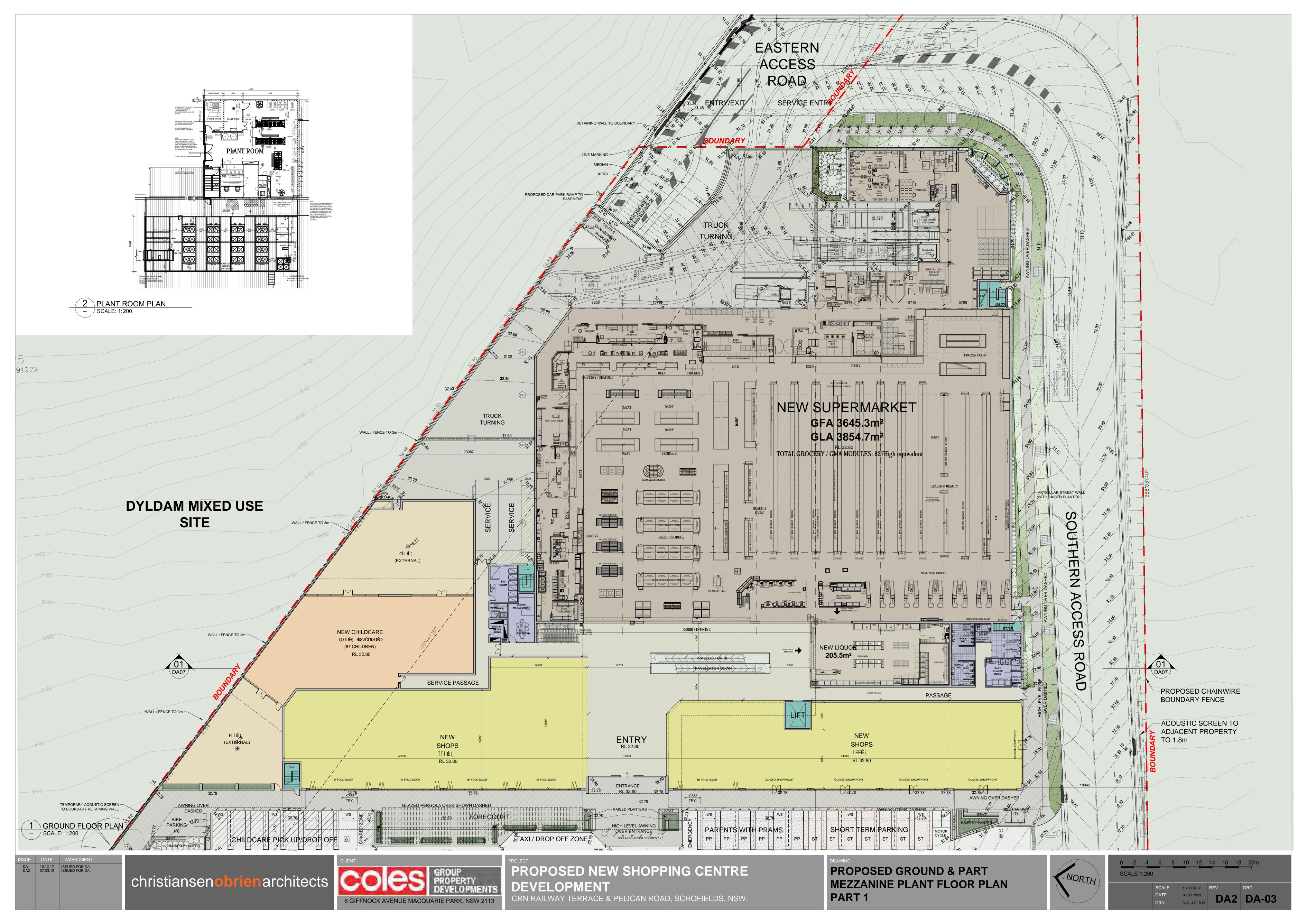


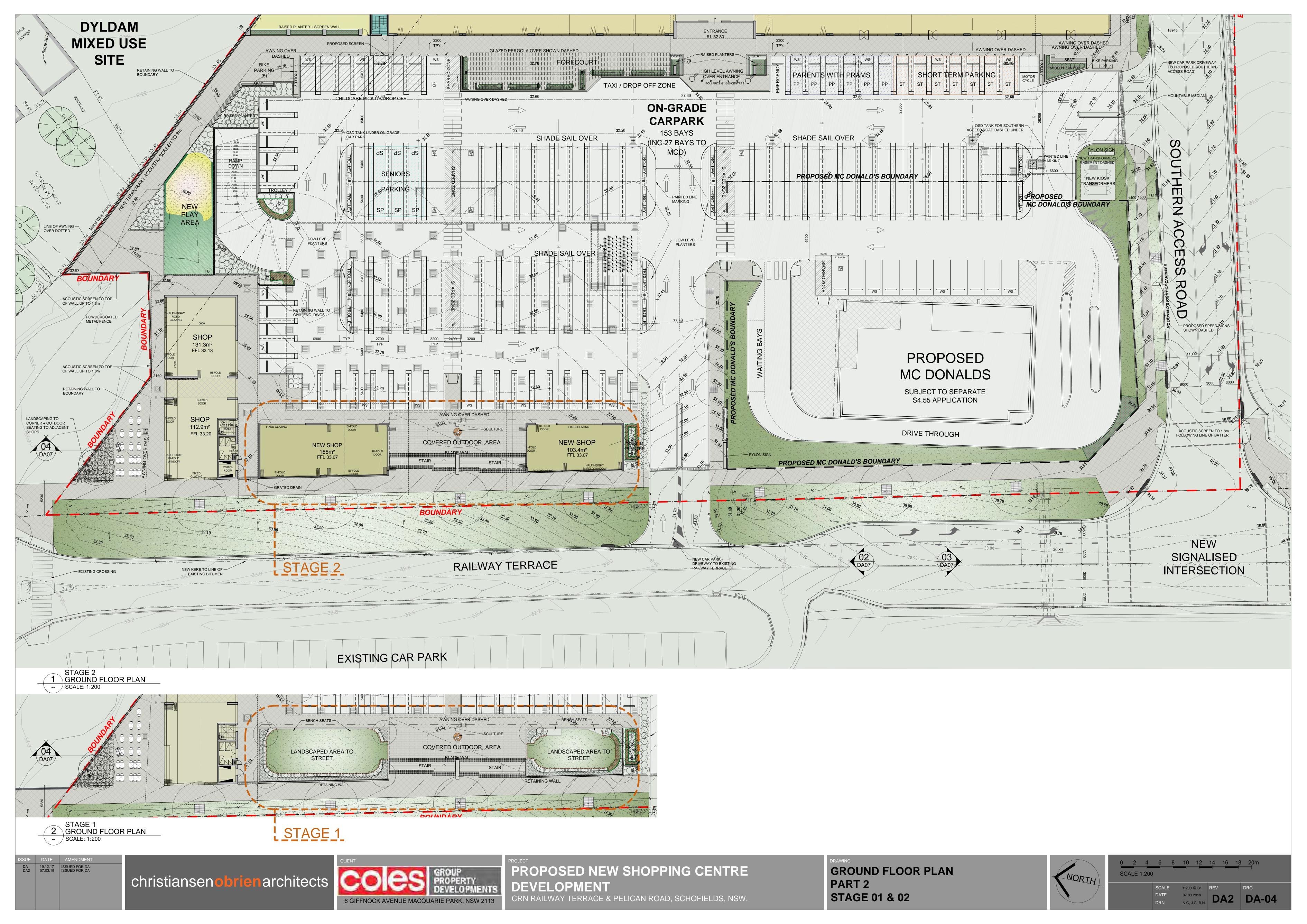


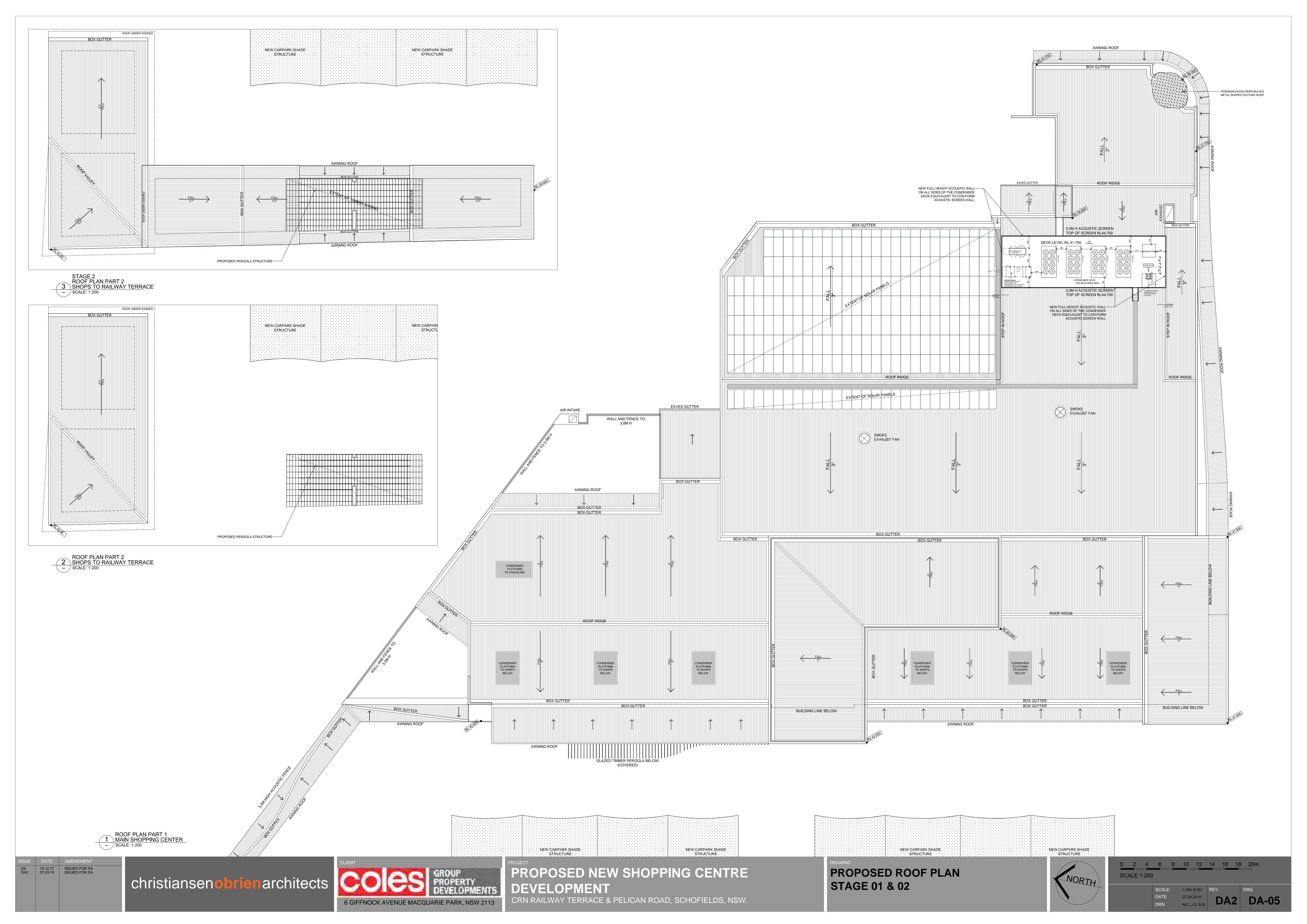
















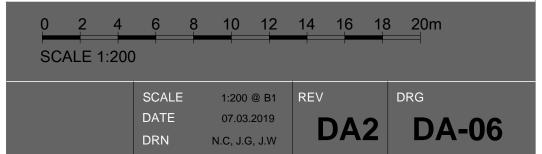


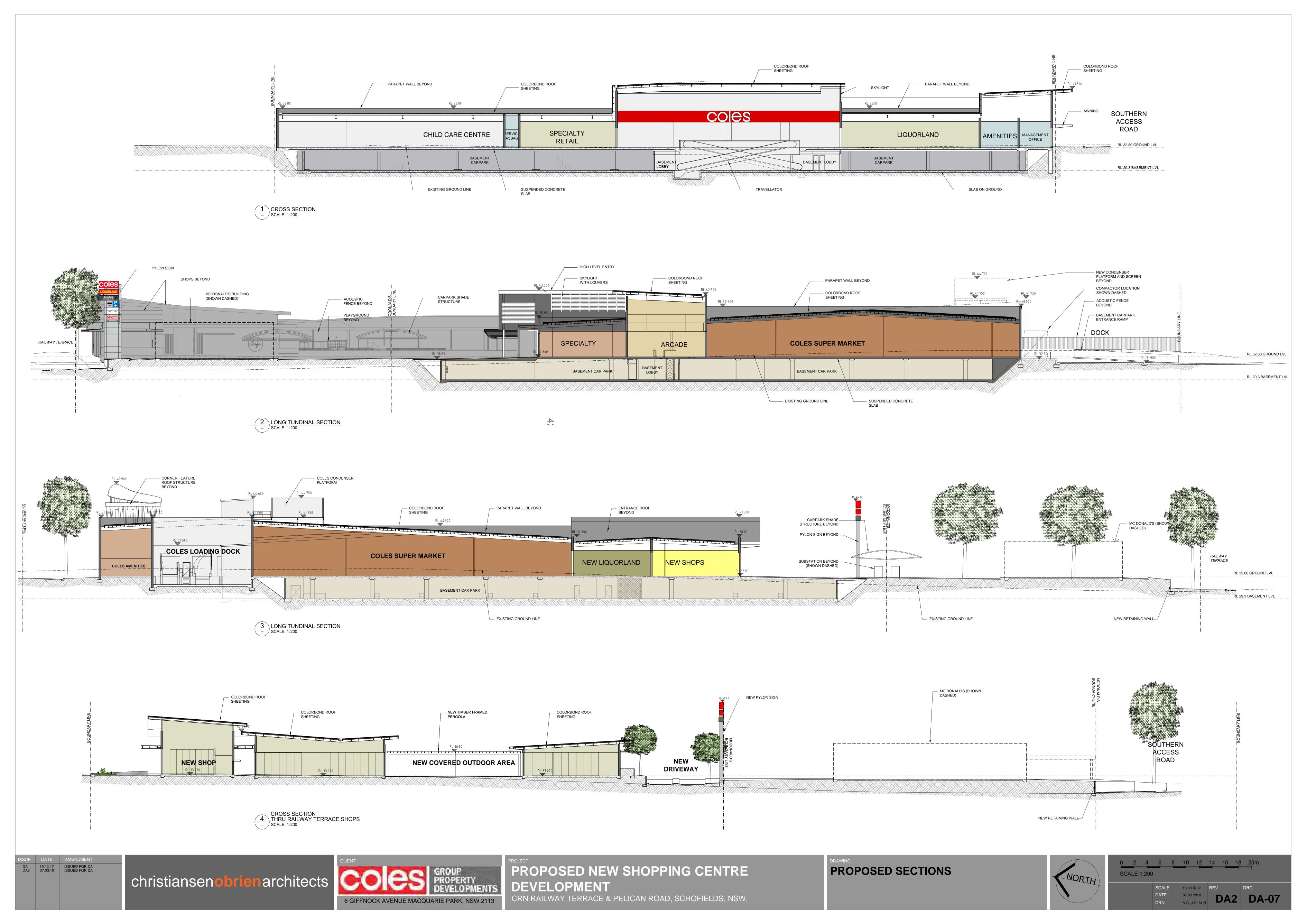


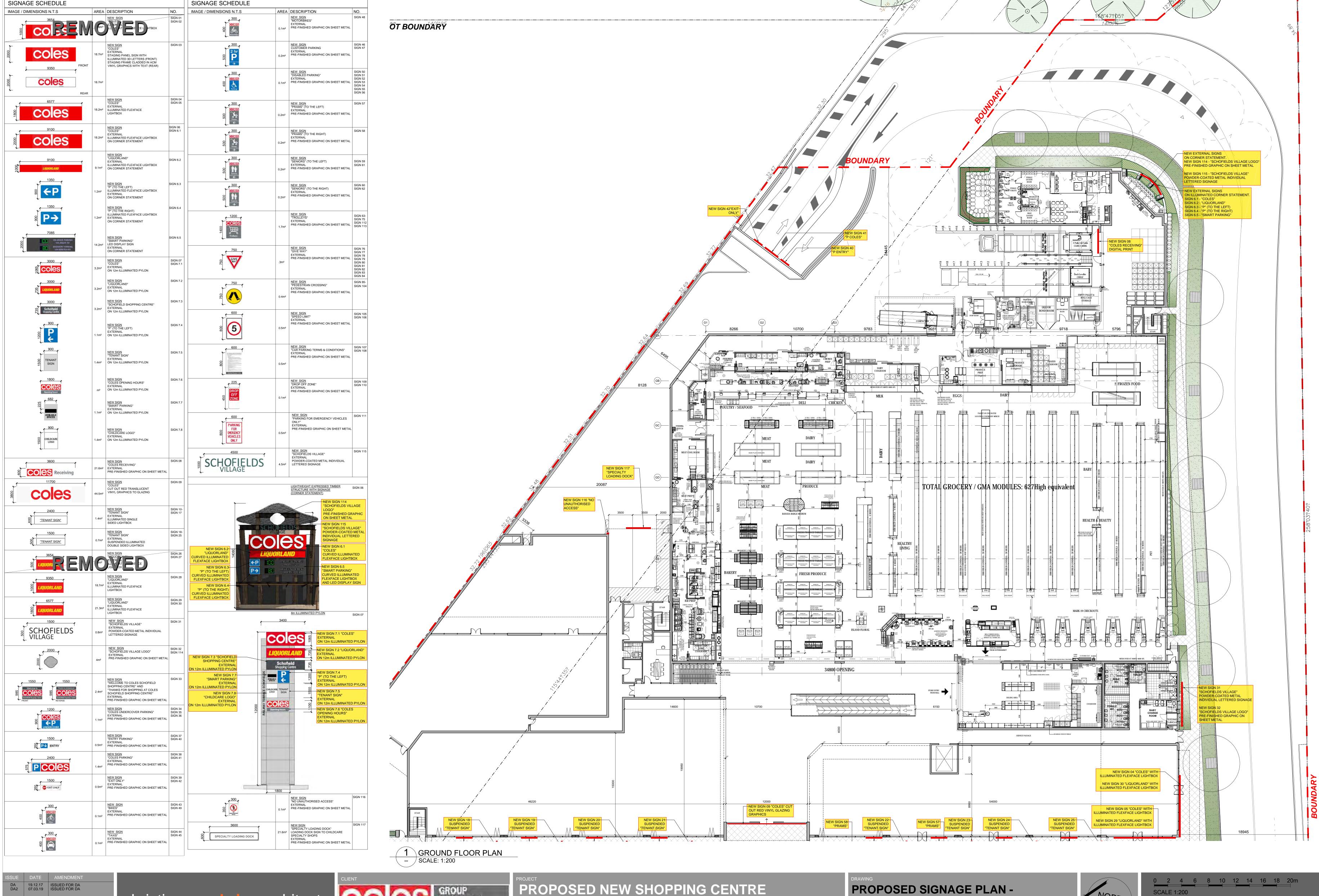


PROPOSED ELEVATIONS







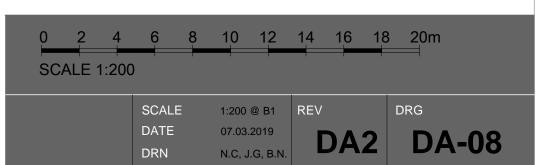


christiansen



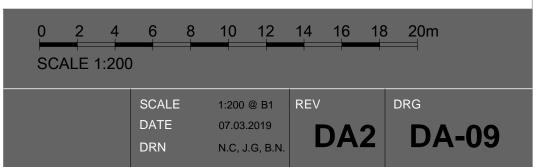
STAGE 2 (SHEET 1 OF 2)

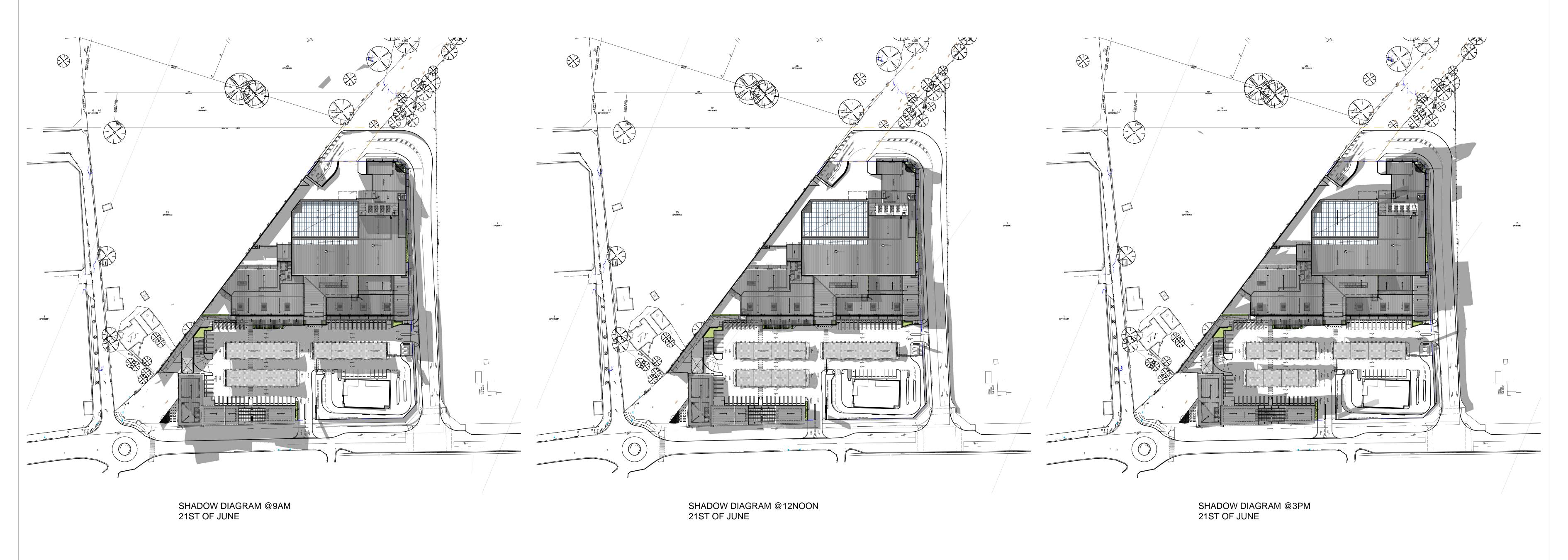




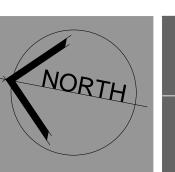


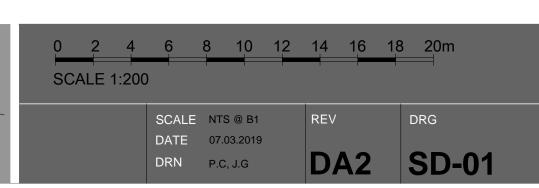


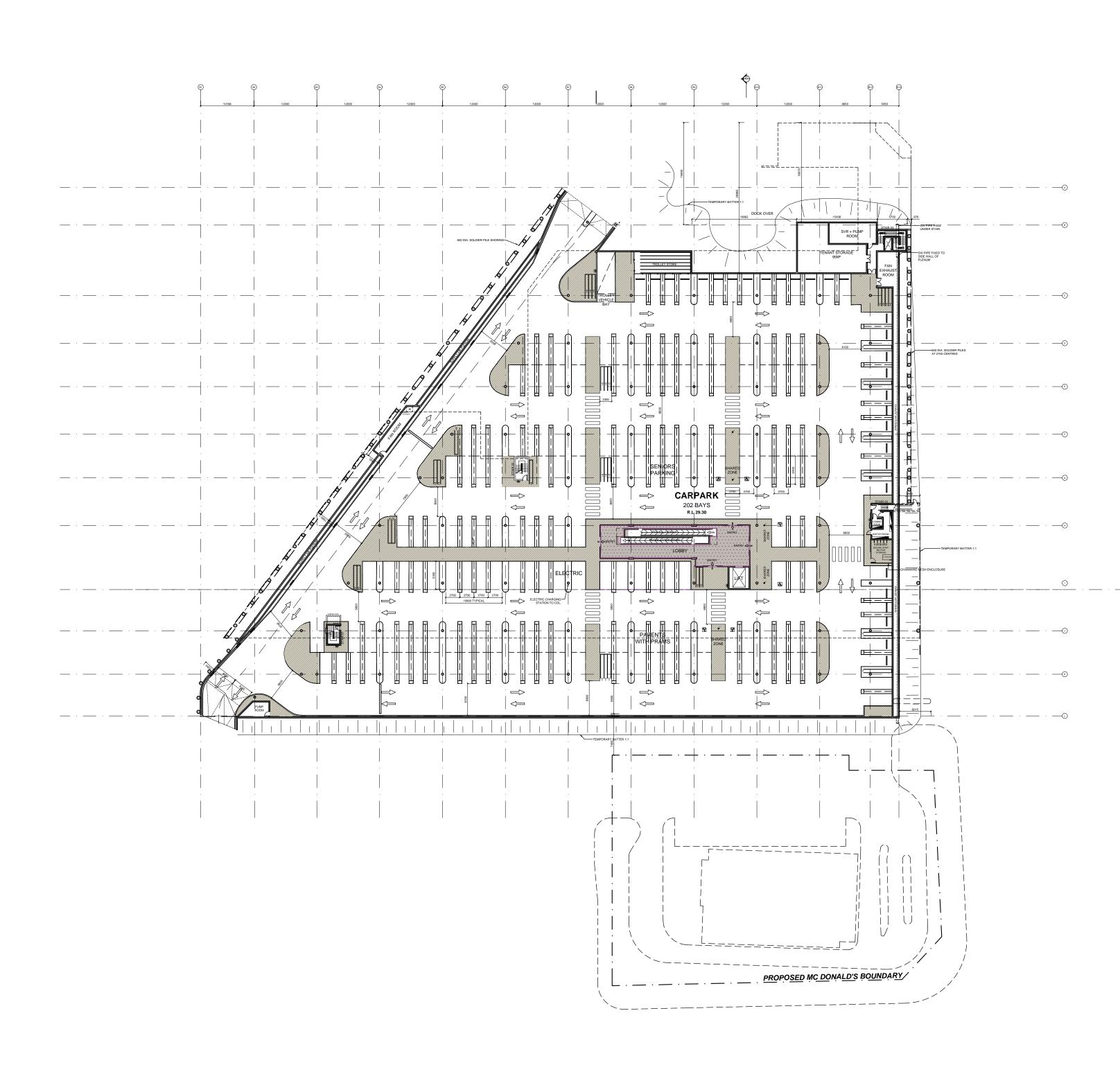


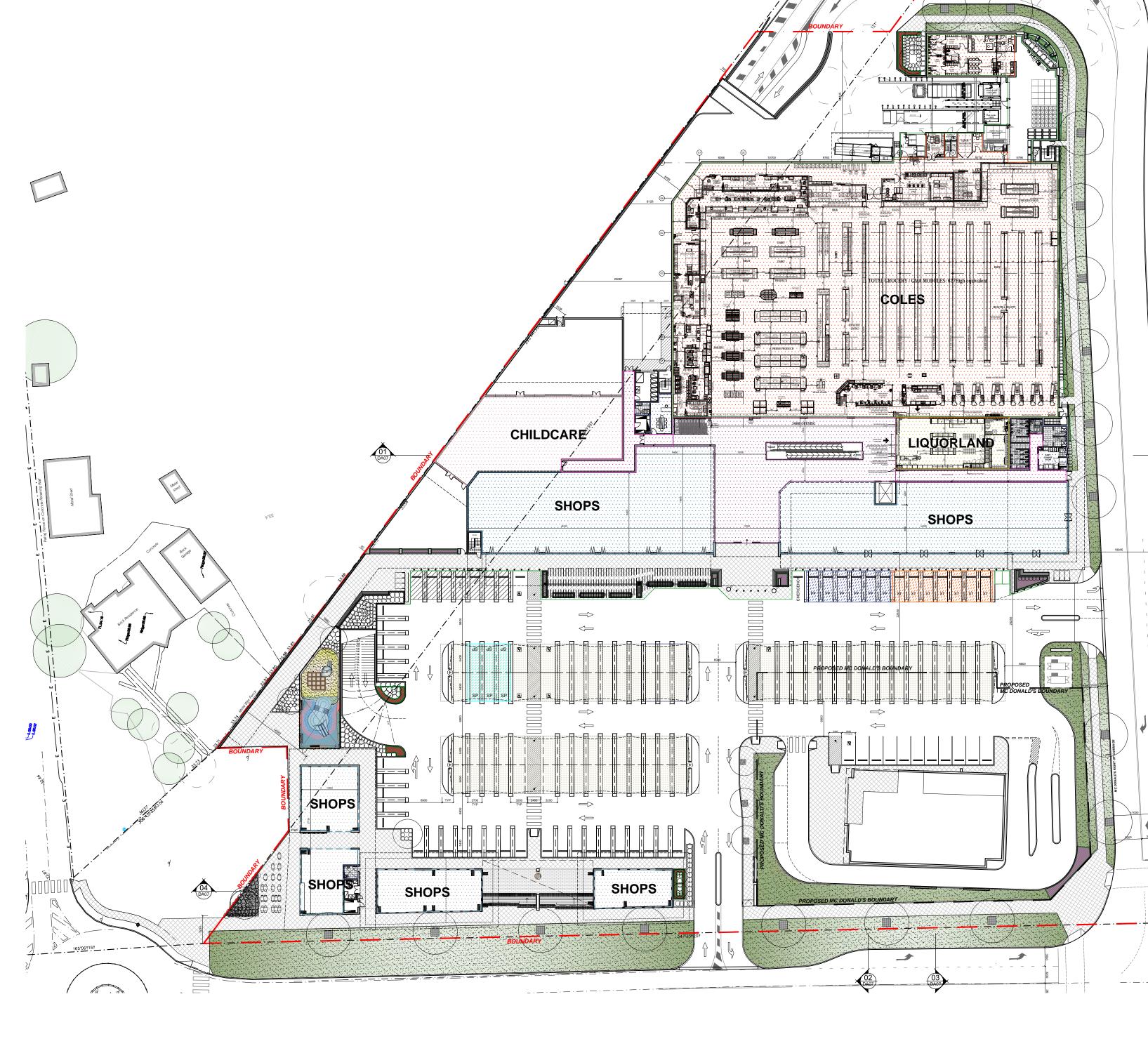


PROPOSED **SHADOW DIAGRAM** 









1 BASEMENT AREA PLAN
- SCALE: 1:500

2 GROUND AREA PLAN

STAGE 01	AREA	
BASEMENT LOBBY	137.9m <sup>2</sup>	
ARCADE	540.4m <sup>2</sup>	
TOILETS + AMENITIES	133.5m <sup>2</sup>	
PASSAGES	186.1m <sup>2</sup>	
COLES	3645.3m <sup>2</sup>	
LIQUORLAND	205.5m <sup>2</sup>	
NEW SHOPS	1480.6m <sup>2</sup>	
NEW SHOPS TO RAILWAY TRCE	236.9m <sup>2</sup>	
SUB-TOTAL	*)** <b>"&amp;a</b>	
STAGE 02	AREA	
NEW SHOPS	258.5m <sup>2</sup>	
TOTAL	+\$ <b>&amp;(</b> "+a	
CHILDCARE	425.3m²	
MCDONALDS (PREVIOUS DA)	399.5m <sup>2</sup>	







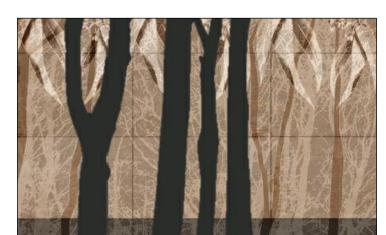
## EXTERNAL FINISHES SCHEDULE



F01 PRECAST CONCRETE PANEL WITH FEATURED STENCIL IMPRESSION

PRESSED CONCRETE PRECAST PANEL.

TEXTURED REPEAT PATTERN LOCAL FERN + BOTTLE BRUSH



F02 PRECAST CONRETE PANEL WITH FEATURE PAINTED GRAPHICS

PRESSED CONCRETE PRECAST PANNEL. PAINTED WALL GRAPHICS COLOURS:

DULUX - BUFF IT P11B1 DULUX - DOMINO PG 1A8 DULUX - BATON P12D7 DULUX - NATURAL WHITE PN1E1



F03 FEATURE TILE WALL **CLADDING PRECAST** 

WALL CLADDING-CEMENTA WHITE PORCELAIN WALL TILES 598x1798mm TYPICAL.



F04 VERTICAL TIMBER **BATTEN FINISH** 

VERTICAL TIMBER BATTENS -50x20mm. 10mm SPACING. TYPICAL.



BENNELONG SANDSTONE 800x400x20mm HONED FINISH.

SANDSTONE TILES -

F05 SANDSTONE VENEER WALL CLADDING



CONTEMP TIMBER CLADDING -82(W) x18mm(T) WITH 600mm MAX SPANS. GREY MIST FINISH.

F06 HORIZONTAL TIMBER CLADDING



WALL CLADDING

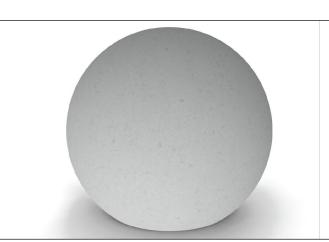


F07 FEATURE ZINC METAL

F08 POWDERCOATED TIMBER PATTERNED STEEL POSTS



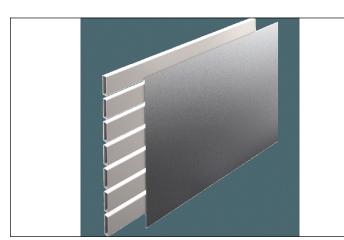
F09 BLUESTONE VENEER WALL CLADDING



F10 LEDA COLUSSUS PRECAST CONCRETE BOLLARD



F11 LEDA STAINLESS STEEL BOLLARD



F12 CONFORM ACOUSTIC SCREEN (OR EQUAL)

ZINC METAL CLADDING -VM ZINC ANTHRA.

- STRIKING MATT BLACK VELVETY TEXTURE, SIMILAR TO CHARCOAL
- SINGLE LOCK STANDING SEAM SYSTEM

KNOTWOOD TIMBER POST -

ALUMINIUM SYSTEM WITH

WENGE/ BLACK WALNUT

WALL CLADDING -

VARIABLE PATTERN.

600x300x20mm TYPICAL.

COLOSSUS PRE-CAST BOLLARD -

STAINLESS STEEL BOLLARD -

12 X 65mm SLEEVE ANCHORS

141mmØ X 1000mm(H) X 6.3mm

WALL THICKNESS

**CON-FORM ACOUSTIC** 

SOUNDSHIELD ACOUSTIC

WALL SYSTEM (RW-28)

TYPICAL.

SCREEN -

TYPICAL.

SURFACE MOUNTED WITH 4 OFF

GREY OFF THE FORM FINISH (BLBOL3)

800mmØ X 675mm HIGH

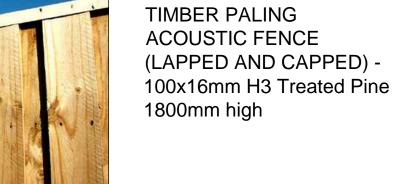
TYPICAL.

COLOUR.

IMITATION WOOD SURFACE.



F13 LAPPED AND CAPPED TEMPORARY TIMBER **ACOUSTIC FENCE** 



SHADE' N NET CAR PARK SHADE CLOTH-POWDERCOATED STAINLESS STEEL STRUCTURE WITH PVDF VINYL FABRIC. DESERT SAND COLOUR.

DECOWOOD FIXED EXTERNAL



F14 PVC VINYL FABRIC CARPARK SHADE SAILS



F15 POWDERCOATED

POWDER COATED IN SILKY OAK COLOUR. WOOD GRAIN FINISH. TYPICAL.

LOUVRES -



ALUMINIUM LOUVRES

F16 PAINT FINISH -



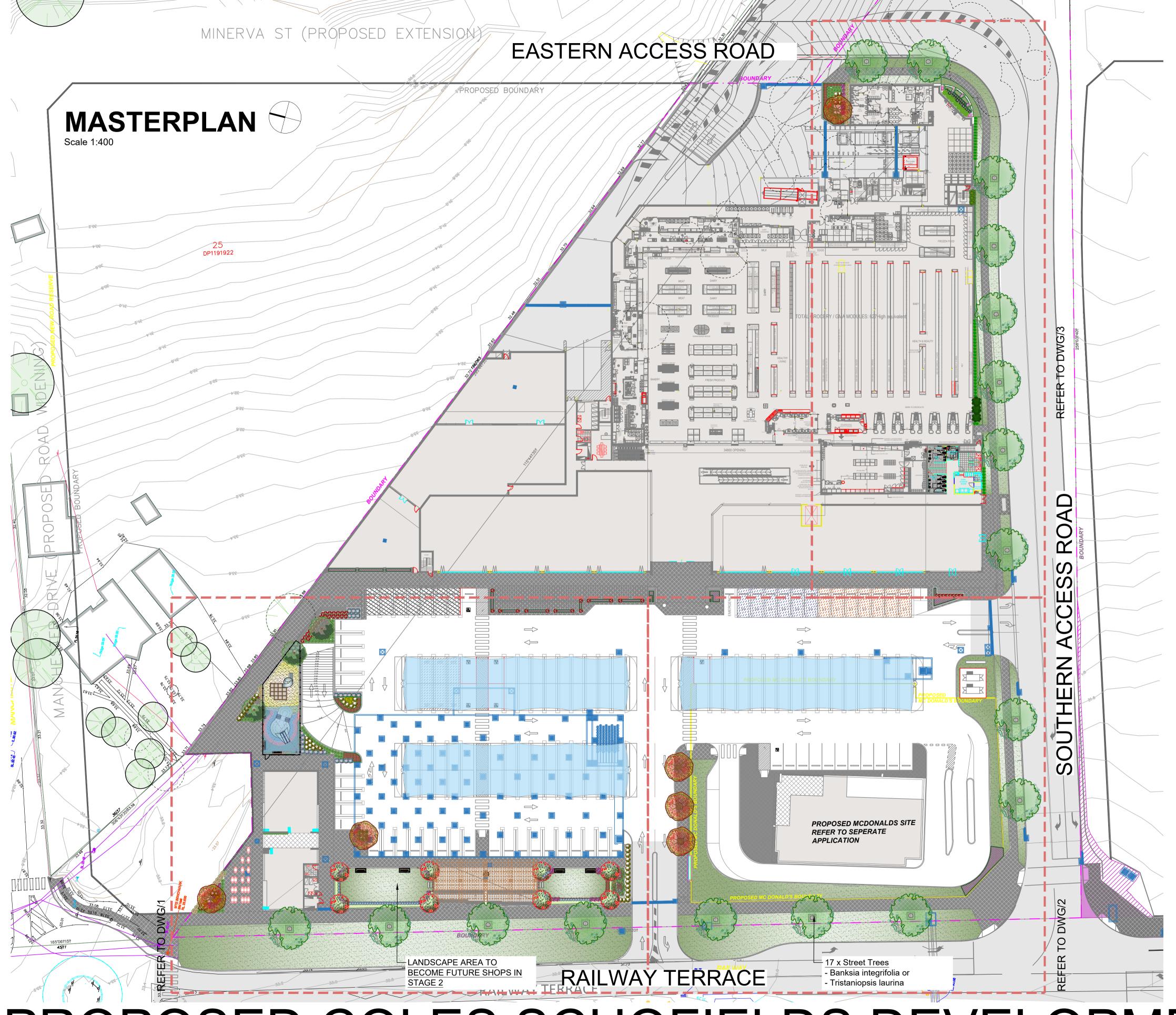
**DULUX DOMINO GR10** 

F17 PAINT FINISH -**DULUX TAVERN S10C3** 









## LOCATION PLAN



REV	DATE	NOTATION/AMENDMENT		
Α	13.12.17	Preliminary DA prepared for review		
В	19.12.17	Preliminary DA prepared for review		
С	01.03.19	Co-ordinated with amended architectural plan		
D	12.03.19	Co-ordinated with amended architectural plan		

## DRAWING SCHEDULE

SHEET#	DRAWING TITLE	REV.
TITLE	MASTER PLAN	С
/1	LANDSCAPE PLAN 1	D
/2	LANDSCAPE PLAN 2	D
/3	LANDSCAPE PLAN 3	С
/4	CHILDREN'S PLAY AREA	В
/5	DETAIL & SPECIFICATION	Α

### **EXISTING TREES**

Trees proposed to be removed and replaced with new landscaping

Existing trees proposed to be retained and protected



Public footpath paving - Non-slip paving to council specification.

### LANDSCAPE MAINTENANCE

- In accordance with Coles Car Parking Standards Version 1.0
August 2017

Gardens and plants must be maintained until twelve (12) months after the Opening Date.

Retaining walls, acoustic fences and the like are to be designed by a suitably qualified Structural/Acoustic engineer and must meet the requirements of the relevant local Authority.

Proposed fi nishes are to be approved by the Coles Representative. Provide permanent makers indicating of the extent of site boundaries.

Car parks should be designed to achieved minimum maintenance with the following items to be considered:

- Mowable grass areas should not be steeper than 1 in 4.
- Granite gravel should not be used in the vicinity of building entrances or on slopes greater than 1 in 30.
  Dry grass areas adjacent to the car park should be protected from vehicles.

An automatic watering system is to be installed as well as adequate manual watering

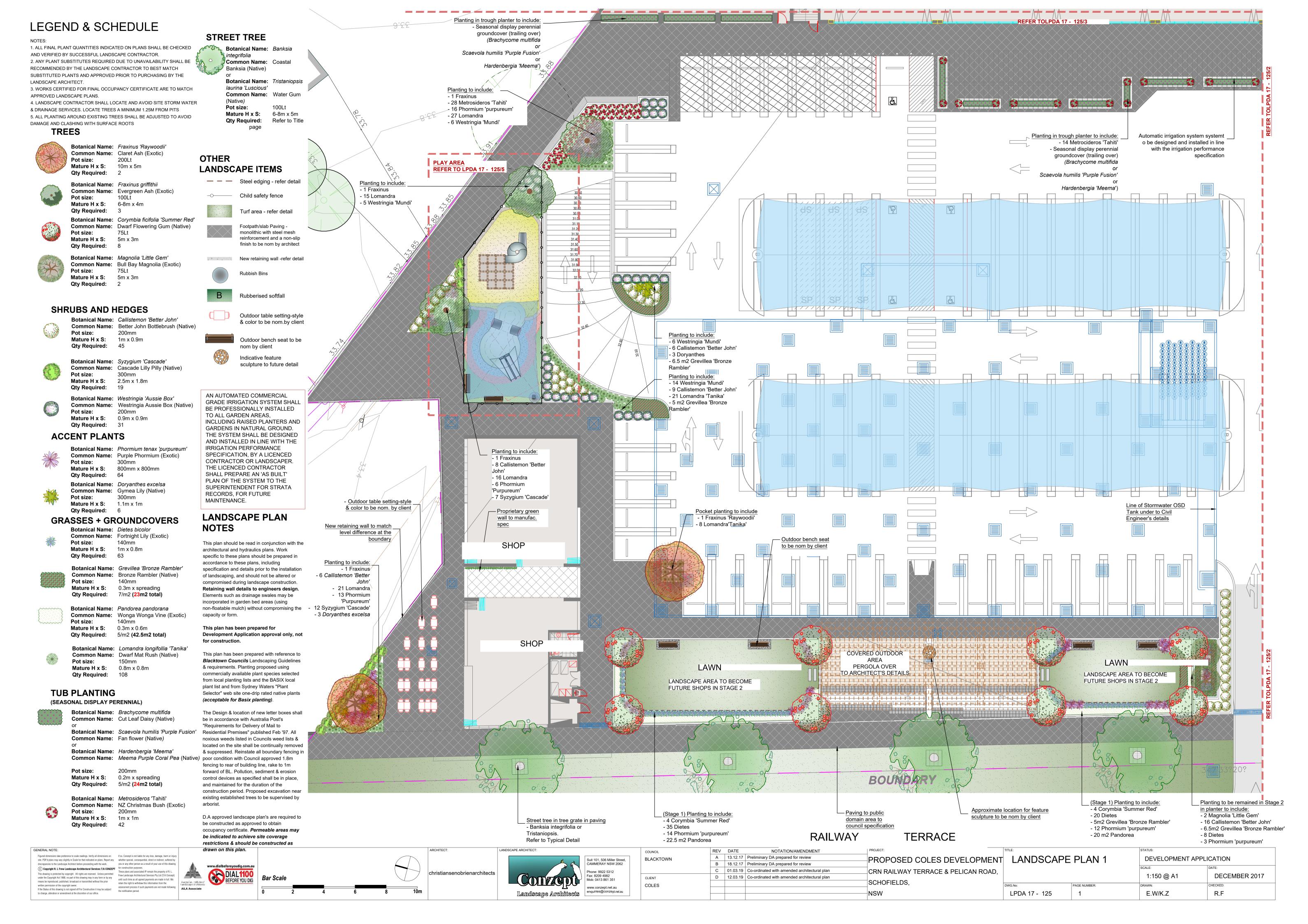
- points to the approval of the Coles Representative.
  Taps are to be installed throughout the landscape areas to allow manual watering.
- The following checklist must be applied 6 monthly to the landscaping within the car parks.
- Check the garden beds to ensure that they are healthy and plants are maintained
- Ensure the sprinkler system is connected and working
- Change out any broken or damaged sprinklers or damaged irrigation pipe
   Ensure that the garden beds have enough mulch
- Check to make sure all weeds are removed
- Check large trees for white ants both in and at the base of the trees
   Check all large trees for dying branches or large overhangs
- If tree has limbs that are dying or dead trim off with chainsaw
- If trees have over hanging limbs trim with chainsawIf tree is dying, remove and look at replacing (if applicable)

# PROPOSED COLES SCHOFIELDS DEVELOPMENT



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

CRN RAILWAY TERRACE & PELICAN ROAD, SCHOFIELDS



## LEGEND & SCHEDULE

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

#### STREET TREE

#### **TREES**



Botanical Name: Fraxinus 'Raywoodii' Common Name: Claret Ash (Exotic) Mature H x S: 10m x 5m Qty Required:

#### **TUB PLANTING** (SEASONAL DISPLAY PERENNIAL)

**Botanical Name:** Brachycome multifida **Common Name:** Cut Leaf Daisy (Native)

Botanical Name: Scaevola humilis 'Purple Fusion' Common Name: Fan flower (Native) Botanical Name: Hardenbergia 'Meema' Common Name: Meema Purple Coral Pea (Native)

Pot size:

Mature H x S: 0.2m x spreading Qty Required: 5/m2 (31.0m2 total)

Botanical Name: Metrosideros 'Tahiti' Pot size:

Common Name: NZ Christmas Bush (Exotic) 200mm Mature H x S: 1m x 1m Qty Required: 8

#### LANDSCAPE MAINTENANCE

- In accordance with Coles Car Parking Standards Version 1.0

August 2017 Gardens and plants must be maintained until twelve (12) months after the Opening Date. Retaining walls, acoustic fences and the like are to be

designed by a suitably qualifi ed Structural/Acoustic engineer and must meet the requirements of the relevant local Authority. Proposed fi nishes are to be approved by the Coles

Representative. Provide permanent makers indicating of the extent of site boundaries Car parks should be designed to achieved minimum maintenance with the following items to be considered:

Mowable grass areas should not be steeper than 1 Granite gravel should not be used in the vicinity of

building entrances or on slopes greater than 1 in

Dry grass areas adjacent to the car park should be protected from vehicles.

An automatic watering system is to be installed as

well as adequate manual watering points to the approval of the Coles Representative. Taps are to be installed throughout the landscape

areas to allow manual watering. The following checklist must be applied 6 monthly to the

landscaping within the car parks. Check the garden beds to ensure that they are healthy and plants are maintained

Ensure the sprinkler system is connected and

Change out any broken or damaged sprinklers or damaged irrigation pipe

Ensure that the garden beds have enough mulch

Check to make sure all weeds are removed Check large trees for white ants both in and at the base of the trees

Check all large trees for dying branches or large overhangs

If tree has limbs that are dying or dead trim off with chainsaw

If trees have over hanging limbs trim with chainsaw

If tree is dying, remove and look at replacing (if applicable)

#### OTHER LANDSCAPE ITEMS

— — Steel edging - refer detail -Child safety fence

Turf area - refer detail

be nom by architect

Footpath/slab Paving - monolithic with steel

mesh reinforcement and a non-slip finish to

Planting in trough planter to include: Seasonal display perennial groundcover (trailing over) (Brachycome multifida

> Scaevola humilis 'Purple Fusion' Hardenbergia 'Meema')

> > pavement to include - 3 Fraxinus

'Ravwoodii'

Fraxinus oxycarpa 'Raywood'







## **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.

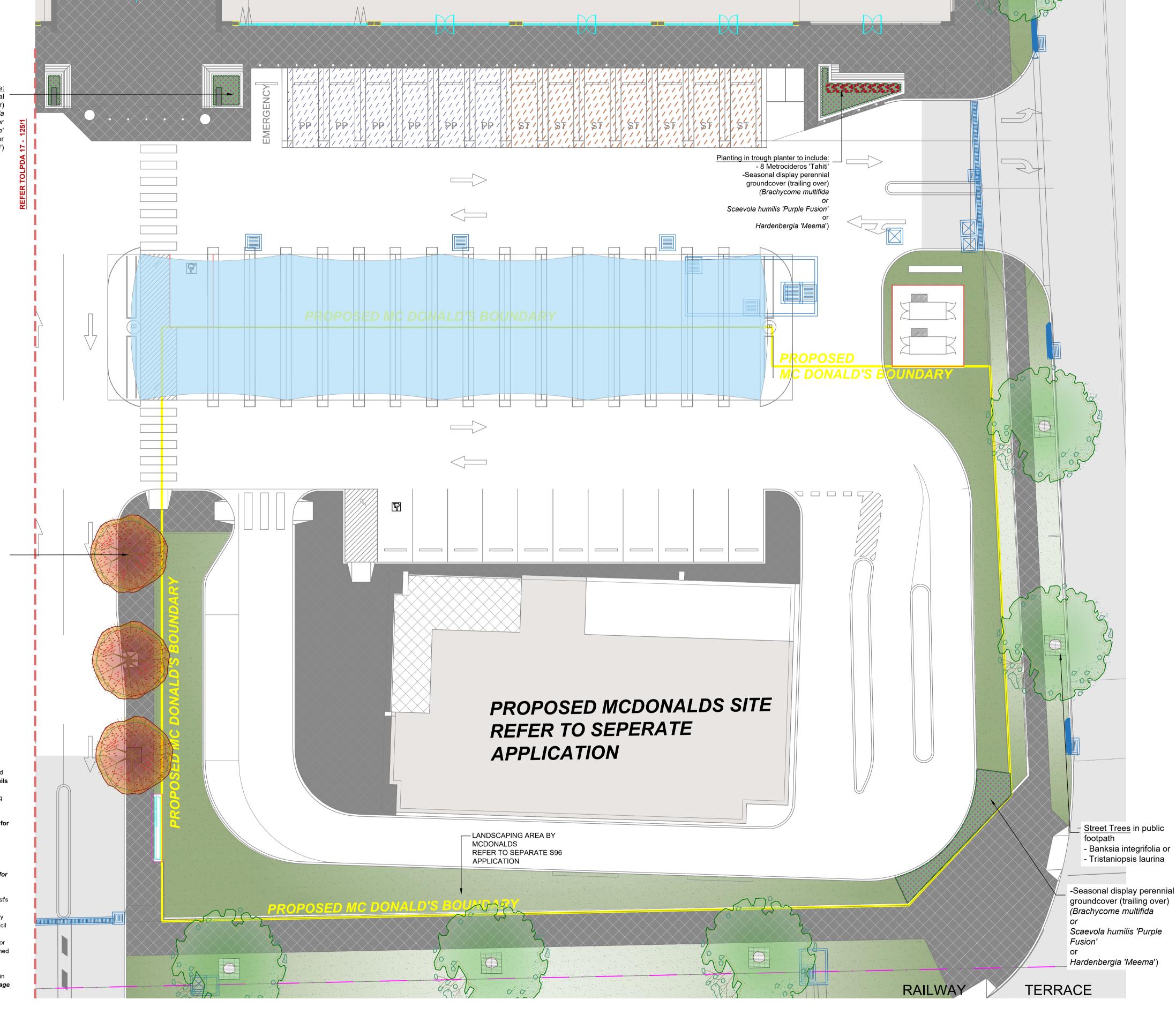
Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

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

This plan has been prepared with reference to *Blacktown 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. Reinstate 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.



PROPOSED COLES DEVELOPMENT

CRN RAILWAY TERRACE & PELICAN ROAD,

SCHOFIELDS,

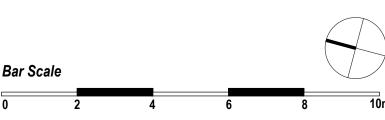
## GENERAL NOTE:

(C) Copyright R. L Frew Landscape Architectural Services T/A CONZEPT for construction purposes. means be reproduced, published, broadcast or transmitted without the prior

site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by until such time as all agreed payments are made in full. We retain the right to withdraw this information from the If the Status of this drawing is not signed off For Construction it may be subject













	COUNCIL	REV	DATE	NOTATION/AMENDMENT
	BLACKTOWN	Α	13.12.17	Preliminary DA prepared for review
		В	18.12.17	Preliminary DA prepared for review
		С	01.03.19	Co-ordinated with amended architectural plan
	CLIENT	D	12.03.19	Co-ordinated with amended architectural plan
COLES				

LANDSCAPE PLAN 2		DEVELOPMENT APPLICATION		
		scale: 1:150 @ A1	DECEMBER 2017	
DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:	
LPDA 17 - 125	2	E.W/K.Z	R.F	

**REFER TOLPDA 17 - 125/3** 

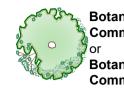
## LEGEND & SCHEDULE

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

## STREET TREE



Botanical Name: Banksia integrifolia Common Name: Coastal Banksia (Native) Botanical Name: Tristaniopsis laurina 'Luscious'

Common Name: Water Gum (Native) Pot size: **Mature H x S:** 6-8m x 5m Qty Required: refer to Title

300mm

200mm

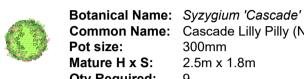
300mm

#### **TREES**



Botanical Name: Fraxinus 'Raywoodii' Common Name: Claret Ash (Exotic) Pot size: 200Lt Mature H x S: 10m x 5m

## SHRUBS AND HEDGES



Common Name: Cascade Lilly Pilly (Native) 300mm **Mature H x S:** 2.5m x 1.8m Qty Required: 9

Botanical Name: Callistemon 'Better John' Common Name: Better John Bottlebrush (Native)

Pot size:

200mm Mature H x S:  $1m \times 0.9m$ Qty Required:

**ACCENT PLANTS** Botanical Name: Phormium tenax 'Flamin'

Common Name: Flamin Phormium (Exotic) Pot size: **Mature H x S:** 800mm x 800mm Qty Required:

Botanical Name: Liriope muscari 'Cascade' Common Name: Cascade Lily Turf (Exotic) Pot size: **Mature H x S:** 0.7m x 0.65m Qty Required:

Botanical Name: Philodendron 'Little Phil' Common Name: Little Phil (Exotic) Pot size: **Mature H x S:** 0.4m x 0.5m Qty Required: 4/M2 (38m2 in total)

**Botanical Name**: Zamia furfuracea Common Name: Cardboard Palm (Exotic) Pot size:

**Mature H x S:** 1m x 1.25m Qty Required: 7 LANDSCAPE MAINTENANCE

- In accordance with Coles Car Parking Standards Version 1.0 Gardens and plants must be maintained until twelve (12)

months after the Opening Date. Retaining walls, acoustic fences and the like are to be designed by a suitably qualifi ed Structural/Acoustic engineer and must meet the requirements of the relevant local Authority.

Proposed fi nishes are to be approved by the Coles Representative. Provide permanent makers indicating of the extent of site boundaries. Car parks should be designed to achieved minimum

maintenance with the following items to be considered: Mowable grass areas should not be steeper than 1

Granite gravel should not be used in the vicinity of

Dry grass areas adjacent to the car park should be protected from vehicles.

building entrances or on slopes greater than 1 in

An automatic watering system is to be installed as well as adequate manual watering points to the approval of the Coles Representative.

Taps are to be installed throughout the landscape areas to allow manual watering. The following checklist must be applied 6 monthly to the

landscaping within the car parks. Check the garden beds to ensure that they are healthy and plants are maintained

Ensure the sprinkler system is connected and working

Change out any broken or damaged sprinklers or damaged irrigation pipe Ensure that the garden beds have enough

mulch

applicable)

written permission of the copyright owner.

Check to make sure all weeds are removed Check large trees for white ants both in and at the base of the trees

Check all large trees for dying branches or large

If tree has limbs that are dying or dead trim off with chainsaw If trees have over hanging limbs trim with

chainsaw - If tree is dying, remove and look at replacing (if

C Copyright R. L Frew Landscape Architectural Services T/A CONZEPT

GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on If so, Conzept is not liable for any loss, damage, harm or injur

site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by

discrepancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this drawing

his drawing is protected by copyright. All rights are reserved. Unless permitted

Trew Landscape Architectural Services Pty Ltd (T/A Conzept)

Frew Landscape Architectural Services Pty Ltd (T/A Conzept)

assessment process if such payments are not made following

under the Copyright Act 1968, no part of this drawing may in any form or by any
until such time as all agreed payments are made in full. We

under the Copyright Act 1900, to plan or this searning in your means be reproduced, published, broadcast or transmitted without the prior retain the right to withdraw this information from the

Australian institute of l'andscape Architects





Botanical Name: Monstera deliciosa Common Name: Ceriman (Exotic)

**Mature H x S:** 1.5m x 2.5m

**Mature H x S:** 0.7m x 0.7m

**Mature H x S:** 3m x 1.5m

**Mature H x S:** 0.8m x 0.8m

Qty Required: 33

Botanical Name: Rhaphis excelsa

300mm

Botanical Name: Philodendron 'Xanadu'

Common Name: Xanadu Plant (Exotic)

Common Name: Rhaphis Palm (Exotic)

**Botanical Name:** Lomandra longifollia 'Tanika'

Common Name: Dwarf Mat Rush (Native)

Botanical Name: Grevillea 'Bronze Rambler'

**Common Name:** Bronze Rambler (Native)

Mature H x S: 0.3m x spreading

Qty Required: 7/m2 (11m2 total)

Botanical Name: Pandorea pandorana

Common Name: Wonga Wonga Vine

Mature H x S: 0.3m x climbing

OTHER LANDSCAPE ITEMS

140mm

200mm

Pot size:

Pot size:

Pot size:

Pot size:

Pot size:

(Exotic)

Pot size:

Qty Required: 8

**CLIMBER** 

Qty Required: 3

Qty Required:

Qty Required:

christiansenobrienarchitects

— New bus stop as nominated in



BLACKTOWN COLES

- 25 Philodendron 'Xanadu'

NOTATION/AMENDMENT REV DATE A 13.12.17 Preliminary DA prepared for review B 04.03.19 Co-ordinated with amended architectural plan 12.03.19 Co-ordinated with amended architectural plan

PROPOSED COLES DEVELOPMENT CRN RAILWAY TERRACE & PELICAN ROAD SCHOFIELDS, NSW

LANDSCAPE PLAN 3 DEVELOPMENT APPLICATION 1:150 @ A1 DECEMBER 2017 R.F E.W LPDA 17 - 125

## RECORDS, FOR FUTURE MAINTENANCE.

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.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE

RAISED PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM

SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION

LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS

BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA

PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR

PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING

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

This plan has been prepared with reference to *Blacktown 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. Reinstate 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

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.

landscape design refers to drawing no.LPDA-17-125-

STAGE 2

SHOP

\_ \_ \_ \_ \_ \_ \_ \_

**INSERT PLAN** STAGE 2 (RAILWAY TERRACE) SCALE: 1:150

**BOUNDARY** 

RAILWAY

<del>╘</del>╧┋<u>┡</u>╺╗┩┵╶┸┑╚┑┯┙┷╶╫┖╬┖┯╵┷┌┷╵┶╸╅╴<mark>╚╅╹╬</mark>╵┰╴╄╴╚┑╼╸╅╵┺┑╚┑╫╵╫╴┺╶┞╌╵╼╵╁╸<mark>┞</mark>╌┦╼┋<del>┋</del>┋

<del>┊╤╤╒</del>╫╴╫╶╫╶╫╶╫╶╫╒╷╒╵╒╷╒╙╶╫╵╒┈┡╌╒╵╘╷╒╵╘╷╒╵╒╷╒╵╏╌┇╵╒╷╒╵╒╷╘╶╘╶╟╒╌╒┈ ╵╼┫╒┷╘╼╛╼╕┶┪╒┷╘┯╕╼╕╼╉╒╉╘╼╕┷╕╒┙╘╤┕┶═┈╈╶╒╸╠<mark>┋══</mark>╏╌╗╵<del>╒╸</del>┢╼╏╾┪╶╦╵╒┑╘┷╏╫╣╂╗╈╸╆╾╒╾╝╼╕┠╤╷╒┷╒╾╝╼╕┠╤╸╏

<del>┍┩╒╸╏╼┩╺</del>╶╇╣╘╾╎┷<del>┩╒┩╏╼╣╺┿╵╇╸╞╸</del>╏╾┩╺╇╸┺╇╏╇┦╺╇╴╄╸┠═┖╼┩╺╇┈╄╸┡═╏╇┩╊<del>╸╇╸┡╸</del>╏╼┩╊╸╇╸┡╾╏╼┩╊╸

<del>┸╒╸╃╸┩╶┩┩</del>┸╌╀╌<del>┩┈┩┈╃┈┩┈┩╌┩╌╃╌╃┈╃┈┩┈┩┈┩┈┩┈╇┈┩┈┩┈┩┈┩┈┩┈┩┈┩╸┩</del>

<del>╟╸┞╶┩╶┞┈╏┈╏┈╏┈╏┈╏┈╏</del>

**TERRACE** 

Footpath/slab Paving - monolithic with steel mesh reinforcement and a non-slip finish to be nom by 2000 HIGH GONDOLA - 28 MODS

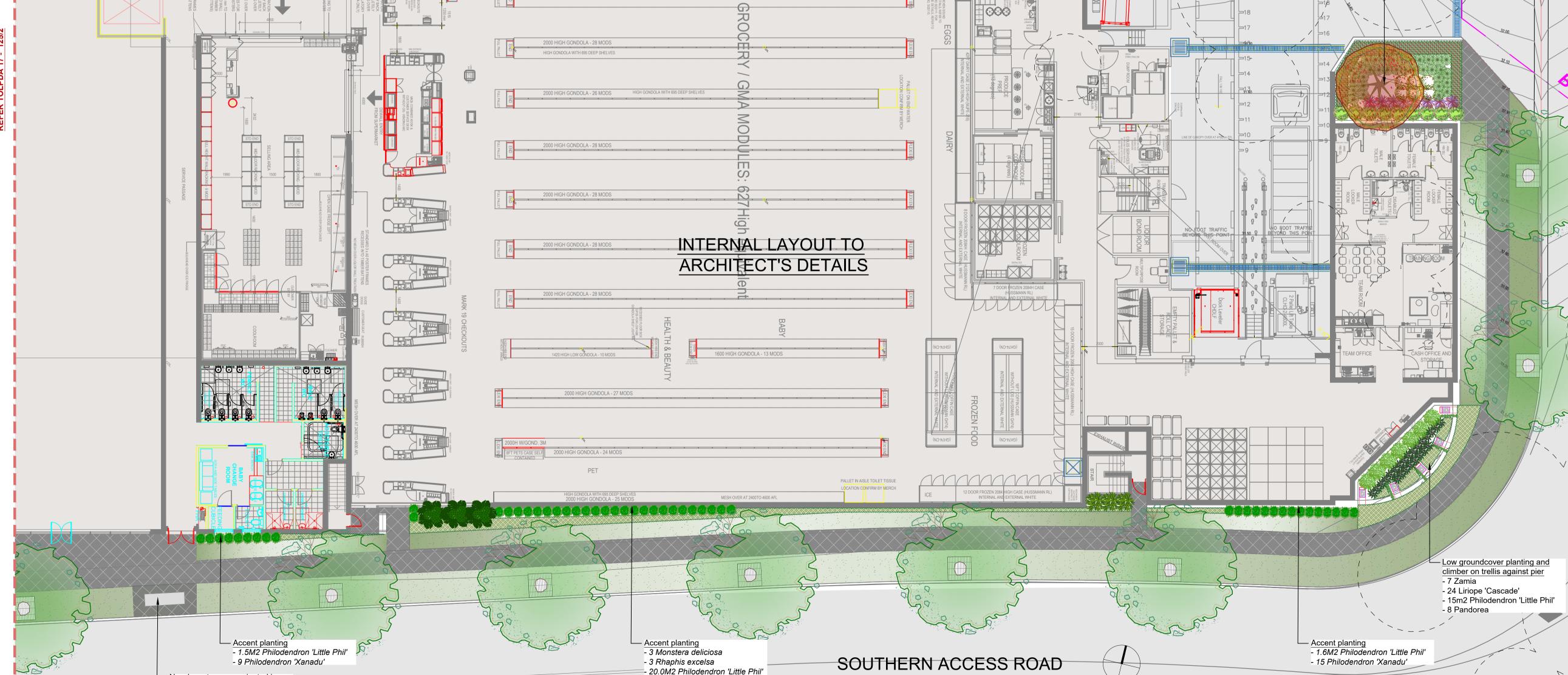
\_ \_ \_ \_ \_ \_ \_ \_

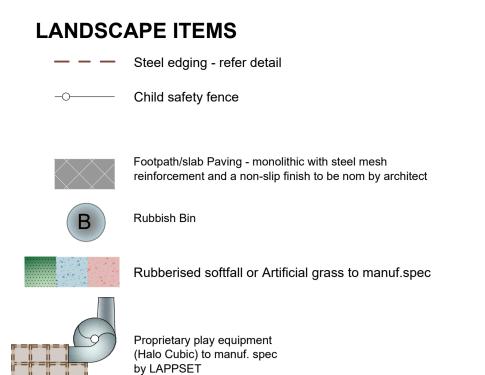
STAGE 2

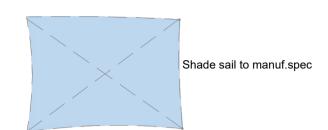
SHOP

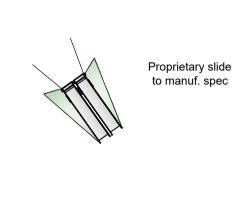
 Accent planting - 1 Fraxinus 'Raywood' -9 Syzygium 'Cascade' - 33 Lomandra

- 11 m2 Grevillea 'Bronze Rambler' - 6 Callistemon 'Better John' - 8 Phormium 'Purpureum'









Proprietary bench seat to



Supplier: Surfacing Contractors Australia Pty Ltd Range: PlayKote EPDM Rubber





GENERAL NOTE:

written permission of the copyright owner.

If the Status of this drawing is not signed off For C

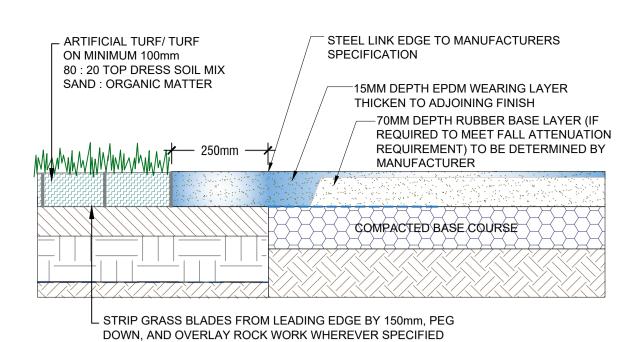
to change, alteration or amendment at the discretion of our office.

site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work. whether special, consequential, direct or indirect, suffered by your or any other person as a result of your use of this drawing

This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the conviction permission of the permission

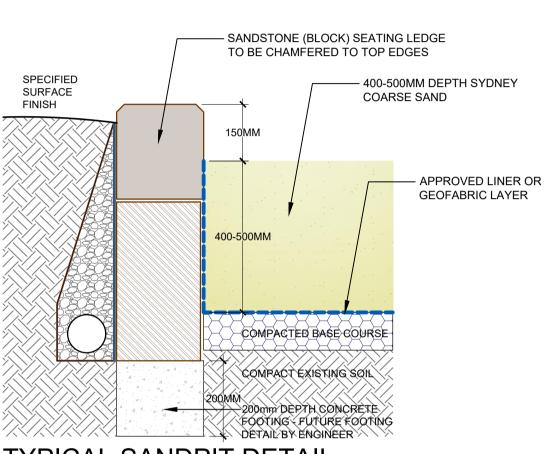
C Copyright R. L Frew Landscape Architectural Services T/A CONZEPT for construction purposes.

Proprietary play structure to manufacturer's specification by LAPPSET (Indicative concept only. Similar product to be sorted out at construction stage)



\*ALL ARTIFICIAL GRASS INSTALLED BY MANUFACTURE'S SPEC & DETAIL

TYPICAL RUBBERISED SOFTFALL AND SYNTHETIC TURF DETAIL SCALE: 1:15



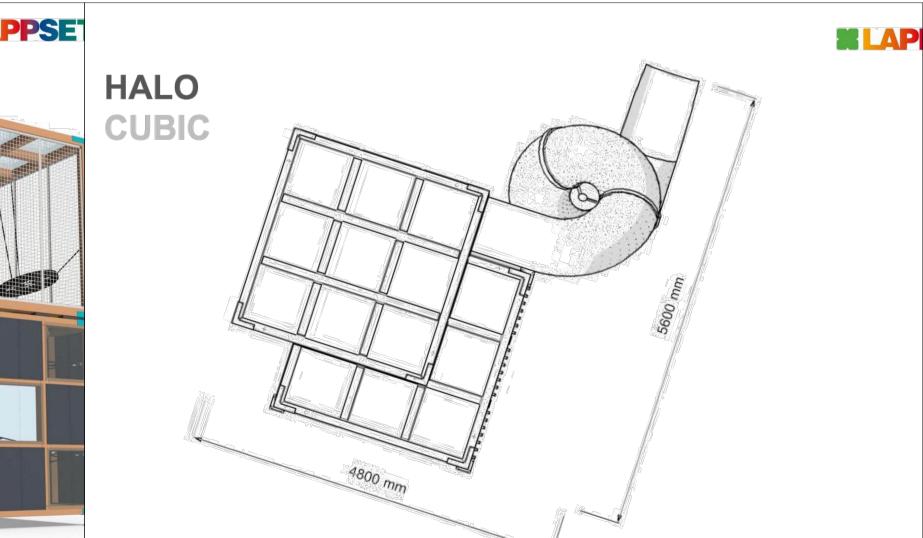
TYPICAL SANDPIT DETAIL SCALE: 1:10

FALL ZONES REQUIRED FOR PLAY ITEMS & ELEMENTS WHICH EXCEED 600mm HT ONLY, TO BE IN COMPLIANCE WITH AS STANDARDS & KIDSAFE NSW GUIDELINES.

> IT SHALL BE THE SUCCESSFUL CONTRACTORS RESPONSIBILITY TO COMPLY WITH A.S & BCA REQUIREMENTS & STANDARDS RELATING TO SURFACE FINISHES, FALLS & SAFETY



ARTIFICIAL TURF





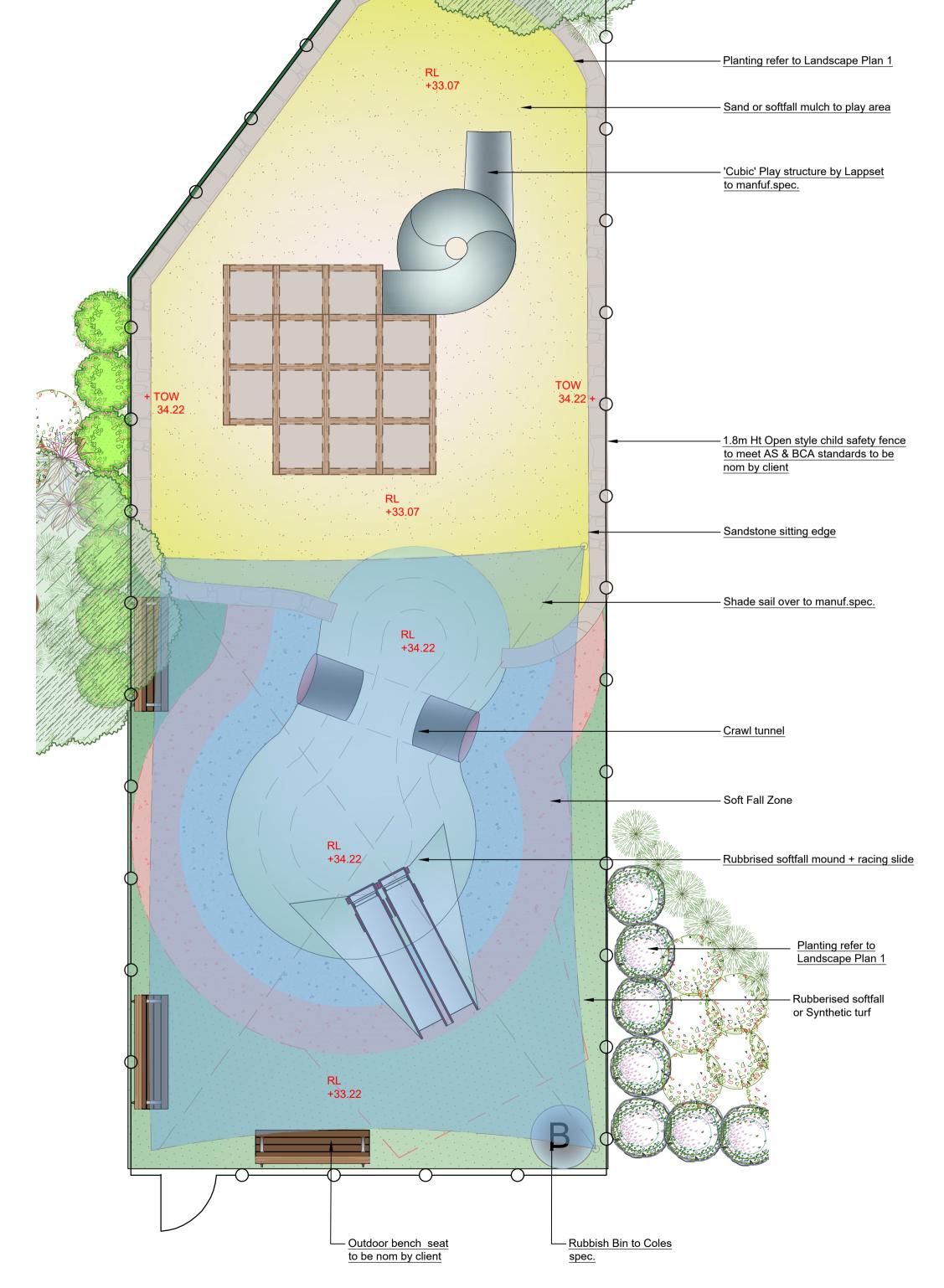
RUBBERISED SOFTFALL

SAMPLE IMAGE:

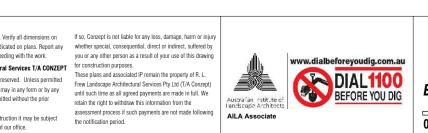


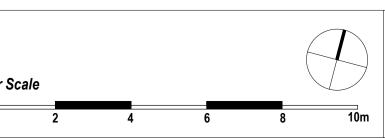
SLIDE & RUBBERISED MOUND















COUNCIL	REV	DATE	NOTATION/AMENDMENT
BLACKTOWN	Α	13.12.17	Preliminary DA prepared for review
	В	18.12.17	Preliminary DA prepared for review
CLIENT			
COLES			

CRN RAILWAY TERRACE & PELICAN ROAD,

SCHOFIELDS,

NSW

- <u>Planting refer to Landscape Plan 1</u>

#### 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

the root zone of existing trees to be retained.

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

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

Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be

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.

- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on

Erosion & pollution control measures shall incorporate the following: - Construction of a sediment trap at the vehicle access point to the subject site.

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

#### 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 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.

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 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

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to

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

### h) 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

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted,

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

### b) Stakes and Ties

straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or

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.

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.

## 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 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.

#### 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.

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) Steel edging The Contractor shall install steel edging 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.

#### 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

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 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, Blacktown Council By-Laws and Ordinances. - The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon

### **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

## 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

- 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.

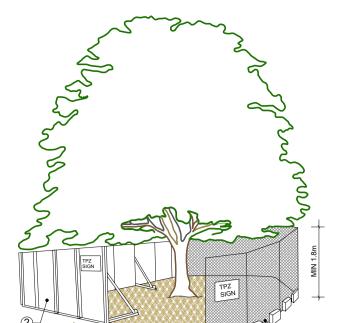
• Clearing litter and other debris from landscaped areas. • Removing weeds, pruning and general plant maintenance.

 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



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.

PLANT STOCK SHALL BE

ROSS CLARKE.

ARCHITECT

SOURCED FROM GROWERS

CONFORMING TO NATSPEC.

GUIDE 'SPECIFYING TREES' BY

THOROUGHLY WATER IN ALL

IMMEDIATELY AFTER PLANTING.

NEWLY PLANTED STOCK

-QUALITY OF PLANT TO BE

APPROVED BY PROJECT MANAGER OR LANDSCAPE

PROVIDE 3 HARDWOOD

STAKES 1.8m X 50mm X 50mm

FOR ALL TREES. USE 50mm

HESSIAN TIES TO SECURE

LOWER TRUNK TO STAKES

FOR EFFECTIVE WATERING

DEPRESSION TO ALLOW

PROVIDE SLIGHT

MULCH OR EQUAL

-BACKFILL HOLE WITH

CLEAN, TESTED SITE

TOP-SOIL BLEND OR

IMPORTED SOIL MIX

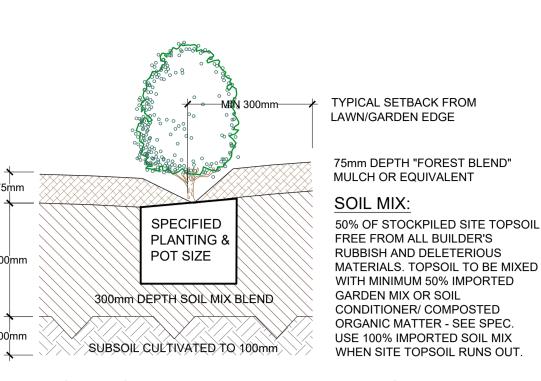
ARCHITECT

APPROVED BY LANDSCAPE

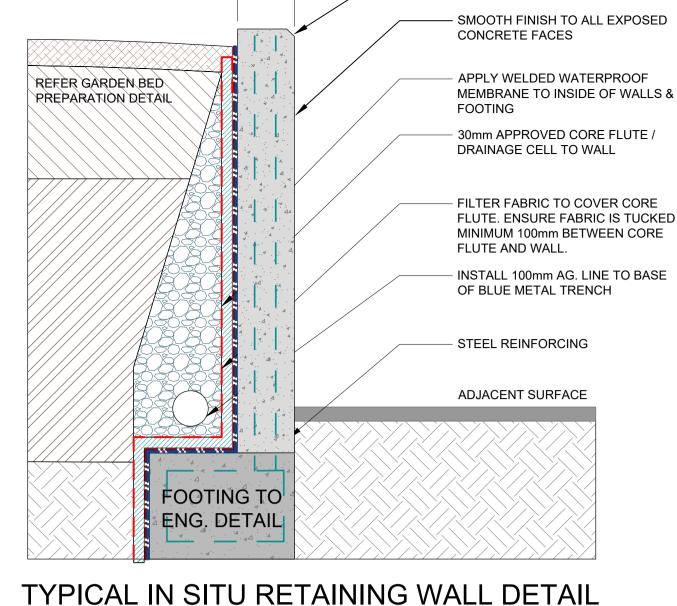
-CULTIVATE/ RIP SUBGRADE

75mm 'FOREST BLEND'

## TREE PROTECTION ZONE



#### TYPICAL GARDEN PREPARATION DETAIL **SCALE 1:10**

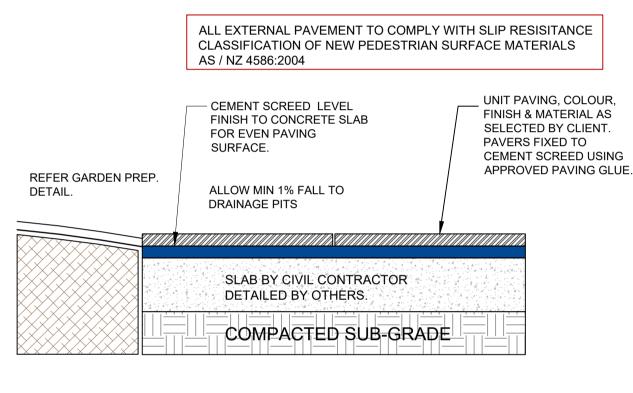


<del></del>
<del>/</del> 150 →

20mm CHAMFER TO LENGTH OF

FRONT EDGE OF WALL

## **SCALE 1:10**



-STAGGERED PLANTING

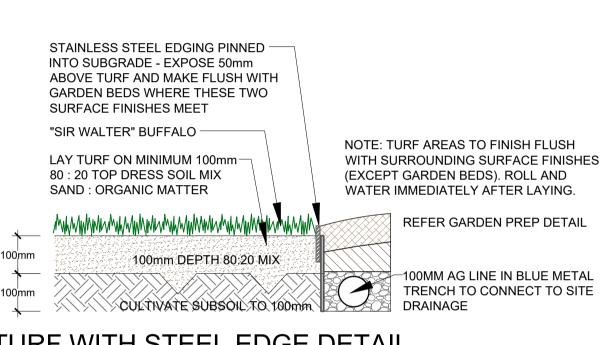
**DENSITIES AS SHOWN** 

TO SPECIFIED

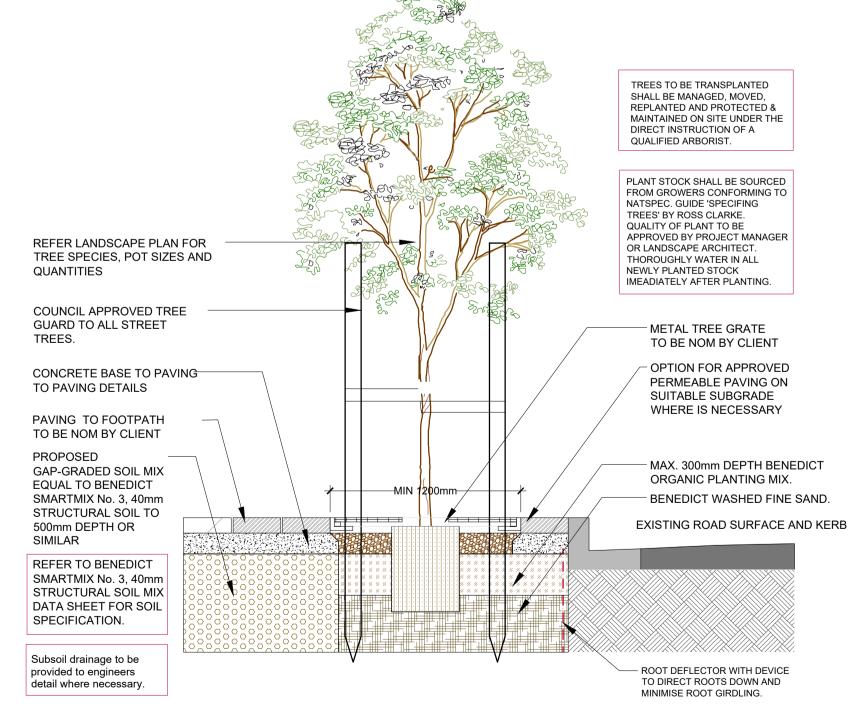
PLANTS AS PER

SCHEDULE

## TYPICAL PAVING ON SLAB

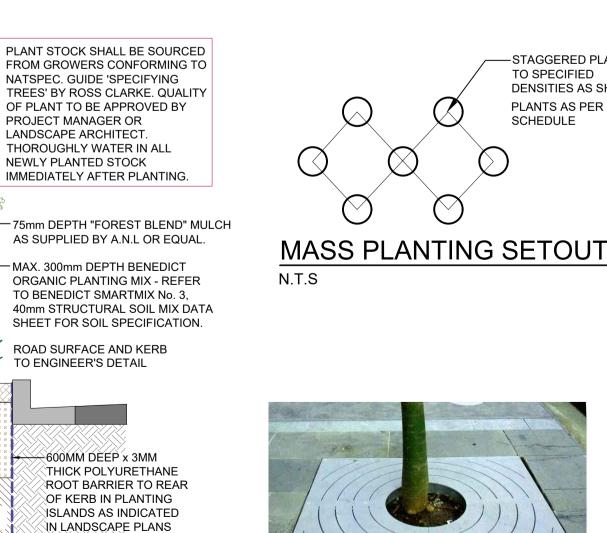


### TURF WITH STEEL EDGE DETAIL SCALE: 1:10



## TYPICAL STREET TREE PLANTING DETAIL WITH TREE GRATE

## TREE PLANTING DETAIL



## CARPARK ISLAND PLANTER DETAIL

SUBSOIL DRAINAGE PROVIDED TO

ENG'S DETAIL WHERE NECESSARY

#### Maintenance of all paving, retaining and hardscape elements. **SCALE 1:15** 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.

LANDSCAPE ARCHITECT

Suit 101, 506 Miller Street Phone: 9922 5312

NOTATION/AMENDMENT 13.12.17 Preliminary DA prepared for review **BLACKTOWN** 

# approx. NTS

PROPOSED COLES DEVELOPMENT SPECIFICATION & DETAIL DEVELOPMENT APPLICATION DECEMBER 2017 AS SHOWN @ A1 E.W R.F LPDA 17 - 125

site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered l screpancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this drawin C Copyright R. L Frew Landscape Architectural Services T/A CONZEPT for construction purposes This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be renorduced published broadcast or transmitted without the prior under the Copyright Act 1968, no part of this drawing may in any form or by any means be renorduced published broadcast or transmitted without the prior under the Copyright Act 1968, no part of this drawing may in any form or by any may be provided broadcast or transmitted without the prior under the Copyright Act 1968, no part of this care and the copyright Act 1968, no part of this drawing is provided in the copyright Act 1968, no part of this drawing is provided in the copyright Act 1968, no part of this drawing is provided in the copyright Act 1968, no part of this drawing is provided in the copyright Act 1968, no part of this drawing is provided in the copyright Act 1968, no part of this drawing is provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of this drawing may be provided in the copyright Act 1968, no part of means be reproduced, published, broadcast or transmitted without the prior retain the right to withdraw this information from the if the Status of this drawing is not signed off For Construction it may be subject the notification period. o change, alteration or amendment at the discretion of our office.

approved alternative. Ties shall be 50mm wide hessian webbing material.

christiansenobrienarchitects

SCALE: 1:10

REFER LANDSCAPE PLAN

FOR TREE SPECIES, POT

SIZES AND QUANTITIES

PROVIDE 3 x HARDWOOD

FOR ALL TREES. USE 50mm

HESSIAN TIES TO SECURE

LOWER TRUNKS TO STAKES.

REMOVE ALL STAKES ONCE

TREES ARE ESTABLISHED.

BENEDICT WASHED-

FINE SAND

ROAD SURFACE

AND KERB TO

**ENGS DETAIL** 

STAKES (1.8m x 50mm x 50mm)

Mob: 0413 861 351

CLIENT COLES

CRN RAILWAY TERRACE & PELICAN ROAD, SCHOFIELDS. NSW