## 24-26 RAILWAY PDE VESTMEAD

**DEVELOPMENT APPLICATION - Landscape Design** 

CLIENT: Drill PTY LTD ARCHITECT: Sissons Architects

STATUS:

SSUE:

JOB REF:

DATE

DEVELOPMENT APPLICATION [I] 28.02.19 ND1765





#### © Urbis 2016

This publication is subject to copyright. Except as permitted under the *Copyright Act 1968*, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

URBIS.COM.AU

### CONTENTS

PART A
A.1 Introduction
A.2 Site Analysis
A.3 Design Opportunities and Drivers
A.4 Design Response
PART B
B.1 Guiding Landscape Principles
B.2 Ground Plane [The Laneways]
B.3 Hotel Podium Terrace [The Nests]
<b>B.4 Private Residential Podium Terra</b>
B.5 Planting Strategy
B.6 Paving Strategy
PART C
Landscape Plans
Planting Schedule
Typical Details
PART D
VPA Plan

	4
	5
	6
S	9
	10
	12
	13
	15
5]	20
ace [The Enclaves]	22
	24
	25
	26
	26
	32
	35
	36

# **DARGENE SITE AND ITS CONTEXT**

### **A.1 INTRODUCTION**

This Development Application has been prepared for 24-26 Railway Parade, Westmead. It illustrates the landscape design philosophy and intent for the public domain, hotel outdoor space and private residential outdoor space.

The design report and associated landscape plans have been prepared after review of and in compliance with Paramatta Councils DCP, Development application checklist and public domain/street tree guidelines.

### **DEVELOPMENT PROPOSAL**

This DA proposes to upgrade the streetscape and retail amenity along Railway Parade and Ashley Lane, as well as create high quality public open space to the arcade on the upper ground floor. Access to the hotel and residential lobby is located within the arcade adjacent to lush planting beds that define the retail seating opportunities. The hotel is situated between level 4 and 8 while the residential levels sit between level 9 and 15.



### **A.2 SITE ANALYSIS**

24-26 Railway Parade forms the heart of Westmead. The area is characterised as the central retail district for Westmead locals as it is easily accessible from Westmead Train Station (which is part of the T5 Cumberland Line) via a pedestrian crossing. The area is therefore a busy urban environment flanked by residential housing, hospital/education facilities and parkland.

The site is located one stop away from the Parramatta Train Station Interchange which links up to the North Shore, Cumberland and Western Line. 24-26 Railway Parade is a 6 minutes walk from Westmead Hospital, 9 minutes walk from Parramatta Maris High School and 8 minutes walk from Parramatta park.

Mature street trees are present along Railway Parade in a variety of species along with a few garden beds exhibiting low shrubs.



Corner of Hawksebury Road and Railway Parade



View Towards East Railway Parade



Corner of Railway Parade and Ashley Lane



View Down Ashley Lane



View From Railway Parade Toward Westmead Station



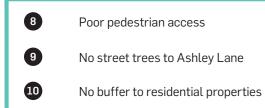
**View Towards Arcade** 

### RAILWAY PARADE

1 Pedestrian focused streetscape 2 Existing street trees 3 Existing shrub planting 4 No street trees to northern Railway Parade 5 High traffic flow 6 Visual clutter in front of Westmead Train Station 7 Poor pedestrian amenity

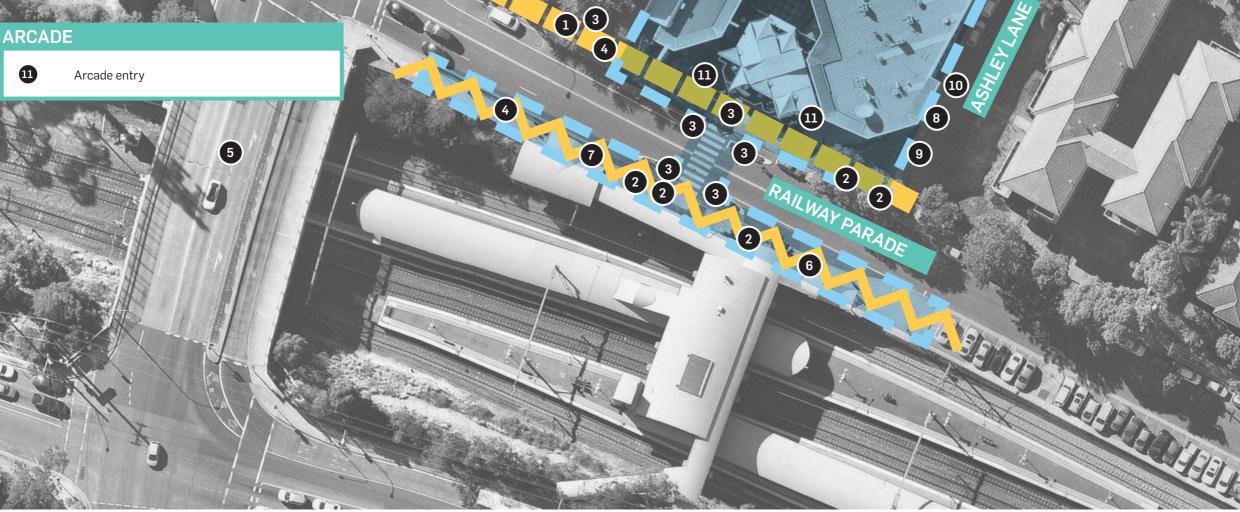
5

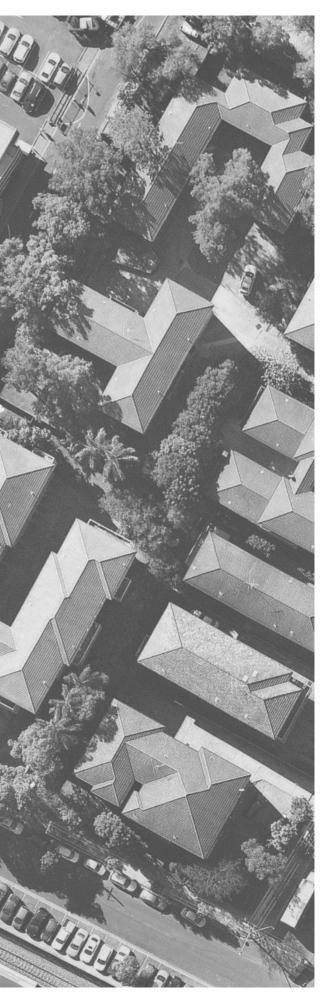
### ASHLEY LANE



### ARCADE



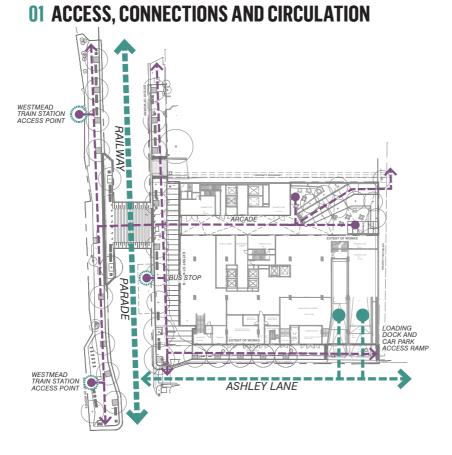




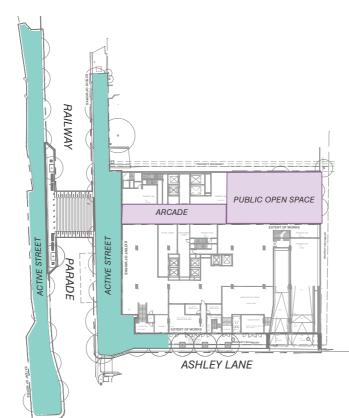


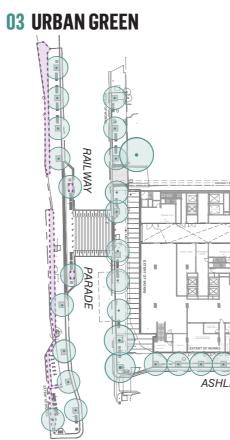
### **A.3 DESIGN OPPORTUNITIES AND DRIVERS**

The following diagrams are a synthesis of the analysis and assessment of the Landscape Architectural Proposal. With greatest consideration to the public realm, the diagrams create clear directions that have informed the landscape response to ensure the best outcome for people of Parramatta.

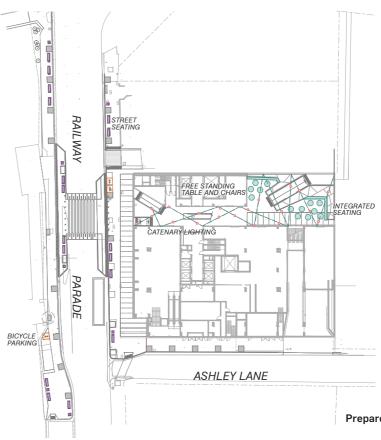


**02 A SERIES OF SPACES** 





### **04 FURNITURE AND LIGHTING**







### **A.4 DESIGN RESPONSE**

#### METHODOLOGY 1.1

The landscape design strategy intent is to provide fresh, bright and functional communal and private spaces for the users and patrons of 24-26 Railway Parade. There are to be clear and visible sight lines across and within the site to guide ease of movement throughout the design.

The design impetus was to respond to architectural design both in materiality and design. The planting design accompanies these spaces in order to formalise these spaces and create a desirable and natural atmosphere within them.

#### 1.2 LIGHTING

- Feature lighting will be provided through the arcade.
- All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.
- Lighting will be provided to meet all Australian standards and Green Star energy efficiency requirements. Feature lights will highlight distinguished interest areas & landscape elements.

#### 1.3 PUBLIC ART

Public art opportunities have been highlighted on the landscape plans. These include: Suspended lighting through the arcade

- Sculptural furniture elements
- WATER MANAGEMENT + WSUD 1.4

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Where possible storm water runoff will be directed to the garden beds.
- All soft landscape zones on structure will be detailed to have subsurface drainage.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

#### MATERIAL STRATEGY AND PALETTE 1.5

- Materials and finishes have been selected based on their texture, form and aesthetic appeal.
- Paving will consist of contrasting finishes, textures and materials (stone, brick and concrete) providing a seamless connections throughout the site.
- City of Parramatta seating benches, bins and bike racks have been located on Railway Parade.
- Scale of pavers will respond to the spatial arrangement of the site.
- Existing kerb and channel to be retained.

#### PLANT ESTABLISHMENT + MAINTENANCE 1.6

#### **GENERAL NOTES**

#### PLANTING PROCEDURE

Refer typical on grade and podium planting details in Part C of this document.

LANDSCAPE MAINTENANCE STRATEGY

#### GENERAL

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

#### WATERING

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

### PLANTING MAINTENANCE

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

*Recurrent works*: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,

Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program. Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds. Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

Generally: Refer page 11 for 'Drainage & Watering Strategy'.

- adjust / replace stakes and ties
- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

#### WEEDING

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

#### COMPLIANCE

Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:

- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident.
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter

- all non-conformance reports and defects notifications have been closed out.
- plant maintenance compliance schedule:\*as defined by the superintendent

#### PRUNING

- Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.
- Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

#### FERTILISING

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

#### COMPLETION

Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

#### DRAINAGE & WATERING STRATEGY

- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- all irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;
- Low water demand shrub planting is proposed.
- Refer typical details in part C for 'on grade' and 'on slab' drainage intent.

#### SAFETY AND SECURITY 1.7

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

- will provide a high level of passive surveillance;
- Lighting Standards;
- navigation through the site.

• All paths are overlooked from the proposed buildings, and adjacent streets which

 All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;

All paths will be well lit at night time and designed to meet relevant Australian

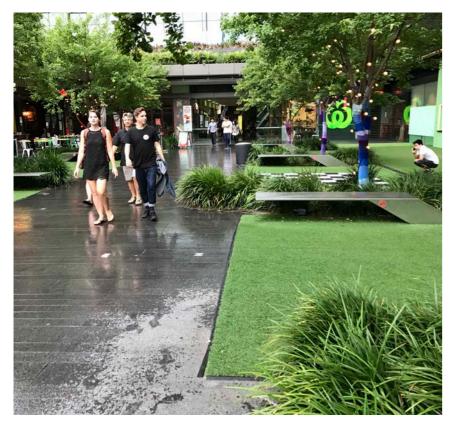
Signage will be provided across the precinct to assist with wayfinding and



### **B.1 GUIDING LANDSCAPE PRINCIPLES**

A place rich in character. Driven by a vision of an immersive landscape, the Parramatta development will draw on its unique characters to create distinctive landscape zones for both the public and its patrons. It will open its doors to the public by creating fine grain connections in a high quality public realm and deliver its residents and hotel patrons spaces that will be hard to leave.

### **Open but Fine Grain**



### PUBLIC DOMAIN

- Apertures and viewlines of connected spaces
- Defined areas of different character
- Robust elements with moveable objects ٠

### Lush and Deluxe



### HOTEL

- Occupied spaces of flexible use •
- Series of destinations •
- Luxury programs •
- A hidden treasure ٠
- A premium lifestyle experience



### RESIDENTIAL

- •
- •
- •

### **Secret Gems**

A visually rich landscape of varying character A unique relationship between soft and hardscape A common meeting place • A place for the residential community

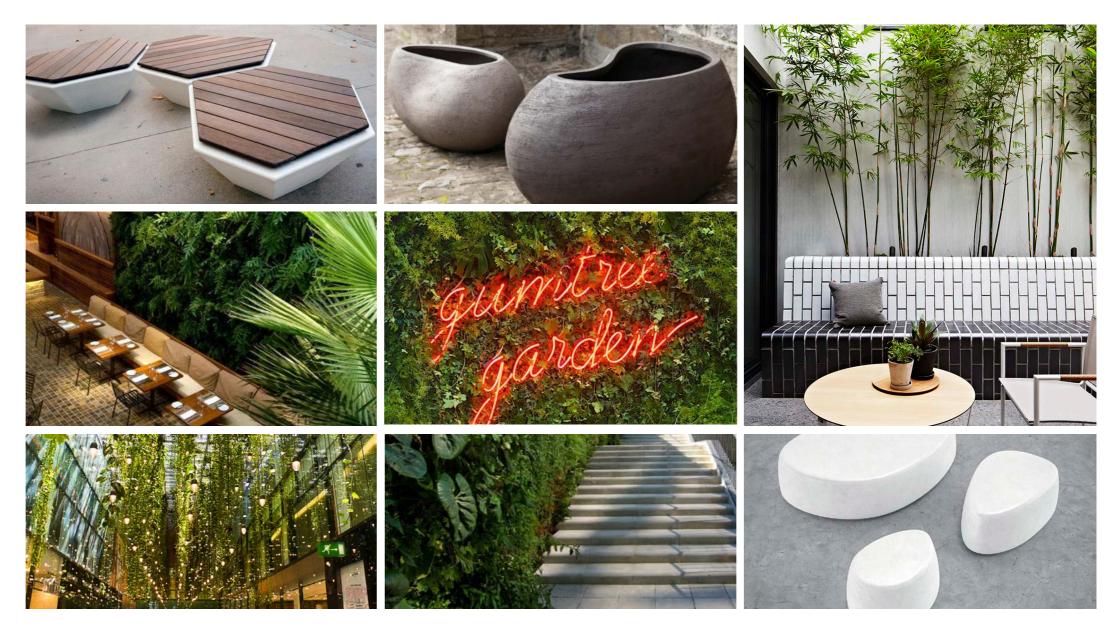
### **BLANK PAGE**

### **B.2 GROUND PLANE [THE LANEWAYS]**

### **DESIGN INTENT**

The ground levels are the canvas for public life. They stitch the urban fabric with the ground plane interface of 25-26 Railway Parade. Enlivened by an active ground plane, the landscape's simplicity in form allows people to move through the space or stop and take a movement.

The materiality of the ground plane is clean and cohesive to let the planting and its urban elements transpire as the heroes of the space. The insertion of planting through the space will provide its users with a constant connection with the landscape. WSUD planting will be integrated into the public domain with mixed planter beds to define and breakdown spaces. This will be complimented by sculptural urban elements that populate the arcade for seating opportunities.



### **GROUND LEVEL CONTEXT LANDSCAPE PLAN**



Catenary lighting
Cafe terrace
Ramp to level 1
Lagerstroemia indica planting
Harpullia pendula planting
Lophostemon confertus planting
Existing tree
Shrub planting
Pedestrian crossing
Street furniture
Entry/exit to Westmead Station
Loading dock driveway
Carpark driveway
Coach parking
Bicycle Parking



0 5 10 15 20 25

### **GROUND LEVEL DETAIL PLAN**





ASHLEY LANE

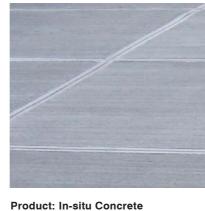
### HARDSCAPE



**Product: Austral black** Material: Granite Flagstone Finish: Exfoliated Size: 600x300x50



**Application: Street Seating** Model: HUB S3 Modified Finish: Powdercoated and oiled Materials: Mild steel frame & hardwood slats



Finish: Broom **Colour: Natural Grey** 



Cafe Dining



In-situ Retaining Wall



Sculptural Seating



Application: Existing Street Tree Pit Supplier: Filter Pave Colour: Starlight Black



Application: Proposed Street Tree Grate Supplier: Filter Pave Colour: Starlight Black



Finish: Polished

### **SOFTSCAPE**



Flowering Form



Varied Form and Colour



Street Tree: Lophostemon confertus



**Tolerant Street Planting** 



Street Tree: Harpullia pendula



Accent Planting



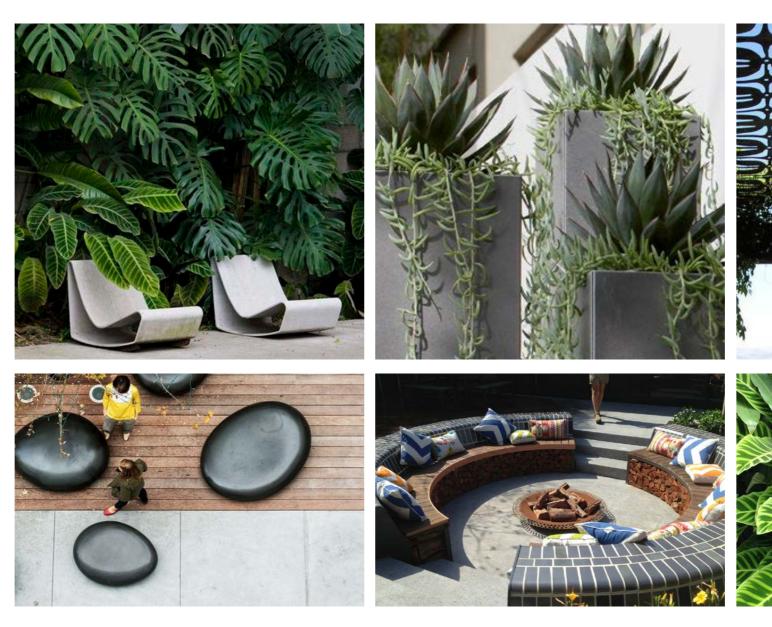
Application: Bike Rack Model: Semi Hoop

Prepared by Urbis for Drill PTY LTD 19

### **B.3 HOTEL PODIUM TERRACE [THE NESTS]**

### **DESIGN INTENT**

The hotel landscape design proposes a series of spaces that expand the living opportunity of the hotel. The spatial arrangement allows seclusion in luxury. Guests can dine, socialise, relax and go about their business amongst a backdrop of lush planting and fine material finishes.





### **LEVEL 3 LANDSCAPE PLAN**



### Legend

1	Green roof - meadow grasses
2	Garden pavilion lounge area
3	Outdoor lobby with sunken fire
4	Al fresco dining
5	Meet lawn
6	Integrated lounge seat
7	Sculpture
8	Meeting Room Lawn

1:200 @ A3

0 2 4 6 8 10

### **B.4 PRIVATE RESIDENTIAL PODIUM TERRACE [THE ENCLAVES]**

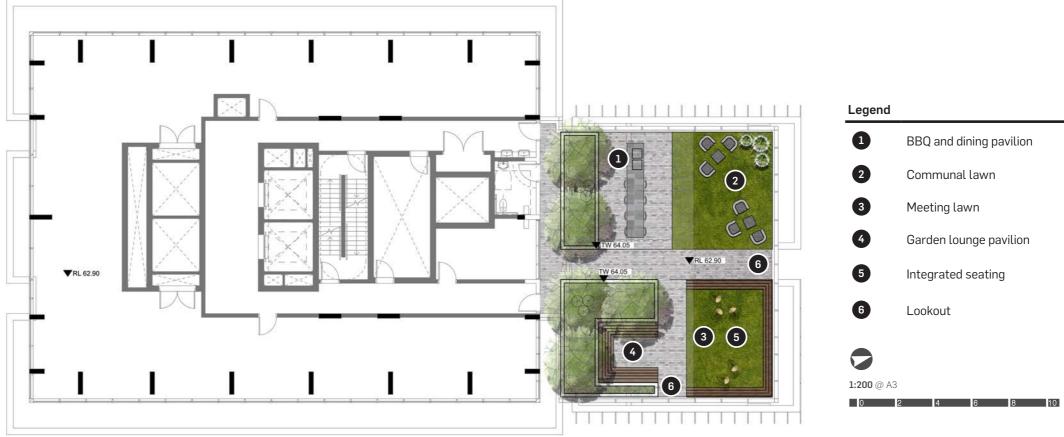
### **DESIGN INTENT**

The communal open space on level 8 offers residents a place for passive activities. The landscape boasts vast views of Western Sydney ideal for times of reflection. Social interaction is also facilitated through the number of funky seating opportunities. The planting is used to create private enclaves to define the spaces as well as provide vibrancy.





### LEVEL 8 LANDSCAPE PLAN



BBQ and dining pavilion

Communal lawn

Meeting lawn

Garden lounge pavilion

Integrated seating

Lookout

### **B.5 PLANTING STRATEGY**

The planting design will:

Include luscious planting, provide a unique design language, provide shade, form and character, create livable, and desirable public and private spaces.

Plants have been chosen for their contrasting form foliage and colour, promoting a diversity of trees and understory planting. The plant palette responds to the existing domestic and native species used in and around the site and is sympathetic to Western Sydney's climatic conditions.

Street trees are proposed along Railway Parade and Ashley Lane in accordance with the 'Parramatta Street Tree Plan'.

- Soil depths on podium will comply with Parramatta • Councils minimum requirements for trees (1000mm) and shrubs (600mm) and turf (200mm).
- Refer to detailed planting plan for plant quantities.









Senecio serpens



### **B.6 PAVING STRATEGY**



Austral Black Granite Flagstone - 600x300x50 Precast Paver - Exfoliated Finish



In-situ Concrete - Broom Finish - Natural Grey Colour (No Oxide Colour)



Artificial Turf - Summer Prestige - 35mm



Harpullia pendula



Lophostemon confertus



Magnolia grandiflora 'Little Gem'



Austral Black Granite Flagstone - 400x200x50 Precast Paver - Exfoliated Finish



Filter Pave Porous Paving 40mm depth -Starlight Black Colour



Pebbles - Tuscan Path - 15-20mm Wide - Black

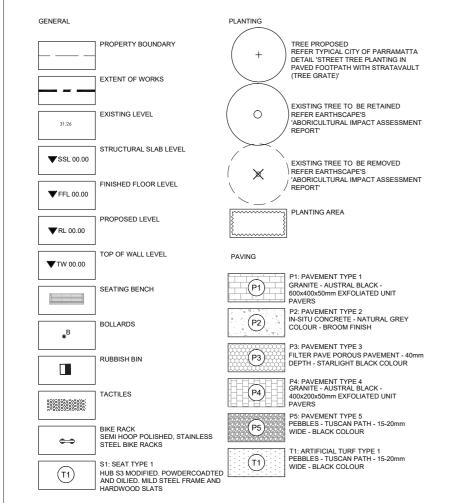
# PART C Additional Landscape Detail

### 24-26 RAILWAY PARADE WESTMEAD **DEVELOPMENT APPLICATION DRAWINGS**

#### DRAWING REGISTER

DWG NO.	DRAWING NAME	SCALE	SIZE	ISSUE
L000	COVER SHEET + DRAWING REGISTER + LEGEND + PLANT SCHEDULE	NTS	A3	J
L101	LOWER & UPPER GROUND LEVEL LANDSCAPE LAYOUT PLAN	1:500	A3	I
L102	LOWER & UPPER GROUND LEVEL LANDSCAPE LAYOUT PLAN	1:200	A3	I
L103	LOWER & UPPER GROUND LEVEL LANDSCAPE LAYOUT PLAN - INSET PLANS	1:200	A3	I
L104	LEVEL 3 LANDSCAPE LAYOUT PLAN	1:200	A3	F
L105	LEVEL 8 LANDSCAPE LAYOUT PLAN	1:200	A3	E
L106	DETAIL PLAN	NA	A3	E
L107	REVISED LANDSCAPE VPA PLAN	1:400	A3	G

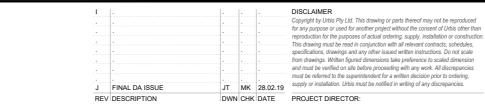
#### LEGEND



#### PLANT SCHEDULE

WAL gra

PLANT CODE	BOTANICAL NAME	COMMON NAME	MIN. CALLIPER @300mm height (mm)	MATURITY HEIGHT AND SPREAD (m)	SUPPLY HEIGHT AND SPREAD (m)	CONTAINER SIZE	DENSITY/ m <sup>2</sup>	QTY	COMMENTS
				PLANT SCHEDULE					
REES									
HAR pen Ha	arpullia pendula	Tulipwood	85mm	7m x 4m	4 x 2	400L	as shown	5	
LOP con	ophostemon confertus	Brush Box	85mm	15m x 10m	4 x 2	400L	as shown	20	
	agnolia grandiflora "Little em'	Little Gem	85mm	4m x 3m	4 x 2	400L	as shown	21	
· ·							SUBTOTAL	46	
SHRUBS & TUFTING PLANTS									
AGA att	gave attenuata	Century Plant	na	1m x 1m	na	200mm	As Shown	6	
ASP ela	spidistra elatior	Cast Iron Plant	na	0.4m x 0.6m	na	200mm	4	34	
Ci I min	livia miniata	Bush Lily	na	0.7m x 07m	na	200mm	4	10	
COR fru			na		na				
DIA bre	ordyline fruticosa	Palm Lily	na	2m x 0.7m	na	200mm	<b>4</b> 6	35	
		Breeze Paroo Lily	na	0.5-0.6m x 0.6m	na	150mm		19	
	ianella revoluta oryanthes excelsa	Dianella Little Rev	na	0.4m x 0.4m 2.5m x 2.5m	na	150mm 300mm	5 As Shown	130 9	
IR mus	nope muscari	Gymea Lily Border Grass	na	0.5m x 0.5m	na	200mm	As Shown	41	
	ymenocallis littoralis		na		na	200mm	3	16	
CRA ova	rassula ovata	Spider Lily Jade Plant	na	1m x 2m 0.4m x 0.3	na	150mm	As Shown	30	
PHI con	hilodendron 'Congo'	Philodendron Congo	na	1m x 0.7m	na	200mm	3	33	
070 dio	zothamnus diosmifolius	Radiance Rice Flower	na		na	150mm	3	23	
ROS off	osmarinus officinalis		na	2m x 1m	na	150mm	3	32	
SAN tri		Rosemary	na	1m x 1m	na	200mm	4	49	
SPA wal	ansevieria trifasciata	Mother In Law Tongue	na	0.6m x 0.3m	na		3		
SYZ cas	pathiphyllum wallisii	Peace Lily	na	0.6m x 0.6m	na	200mm		30	
WES for	yzgium 'Cascade'	Cascade Lilly Pilly	na	2-3m x 2m	na	300mm	2	24 19	
Westringia fruticosa Coastal Rosemary IIa 2m x 2m IIa 300mm SUBTOTAL							534		
0040050 000UND00VF00 8	0.000000							554	
GRASSES, GROUNDCOVERS &	CLIMBERS								
	rachycome angustifolia	Stiff Daisy	na	0.35m x Spreading	na	150mm	5	29	
	arpobrotus glaucescens	Pig Face	na	Ground Cover	na	150mm	5	57	
	ibbertia scandens	Twining Guinea Flower	na	Ground Cover	na	150mm	5	15	
	omandra 'Tanika'	Lomandra Tanika	na	0.6m x 0.6m	na	150mm	5	359	
	enecio serpens	Blue Chalksticks	na	Ground Cover	na	150mm	5	28	
Te	hemeda autralis rachelospermum	Kangaroo Grass	na	0.5m x 0.5m	na	150mm	6	51	
jas jas	sminoides	Chinese Star Jasmine	na	Ground Cover	na	200mm	5	20	
ZEP can Ze	ephranthes candida	Rain Lily	na	0.3m x 0.5m	na	150mm	4	41	
							SUBTOTAL	600	
ATIVE GRASS MIX T2a									
DIA Ion Dia	ianella longifolia	Blueberry Lily	na	1m x 0.5m	na	Seed Mix	6	379	
PEN alo	ennisetum alopecuroides	Swamp Foxtail	na	1m x 1m	na	Seed Mix	6	379	
THE aus	hemeda autralis	Kangaroo Grass	na	0.5m x 0.5m	na	Seed Mix	6	379	
111				0.011 X 0.011		CCCC INIA		0/0	



Australian Bluebel

Wahlenbergia gracilis

na

0.8m x 0.5m

24-26 RAILWAY PDE WESTMEAD

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

na

#### COVER SHEET

DRAWING TITLE

### DRILL PTY LTD

ISSUE

PROJECT NO. ND1765

	Seed Mix	Ŭ	379
	Seed Mix	6	379
	Seed Mix	6	379
	Seed Mix	6	379
		SUBTOTAL	1516
	G	RAND TOTAL	2696
CLI	ENT		





SCALE

DRAWING NO

L000

1:100 @ A1 1:200 @ A3

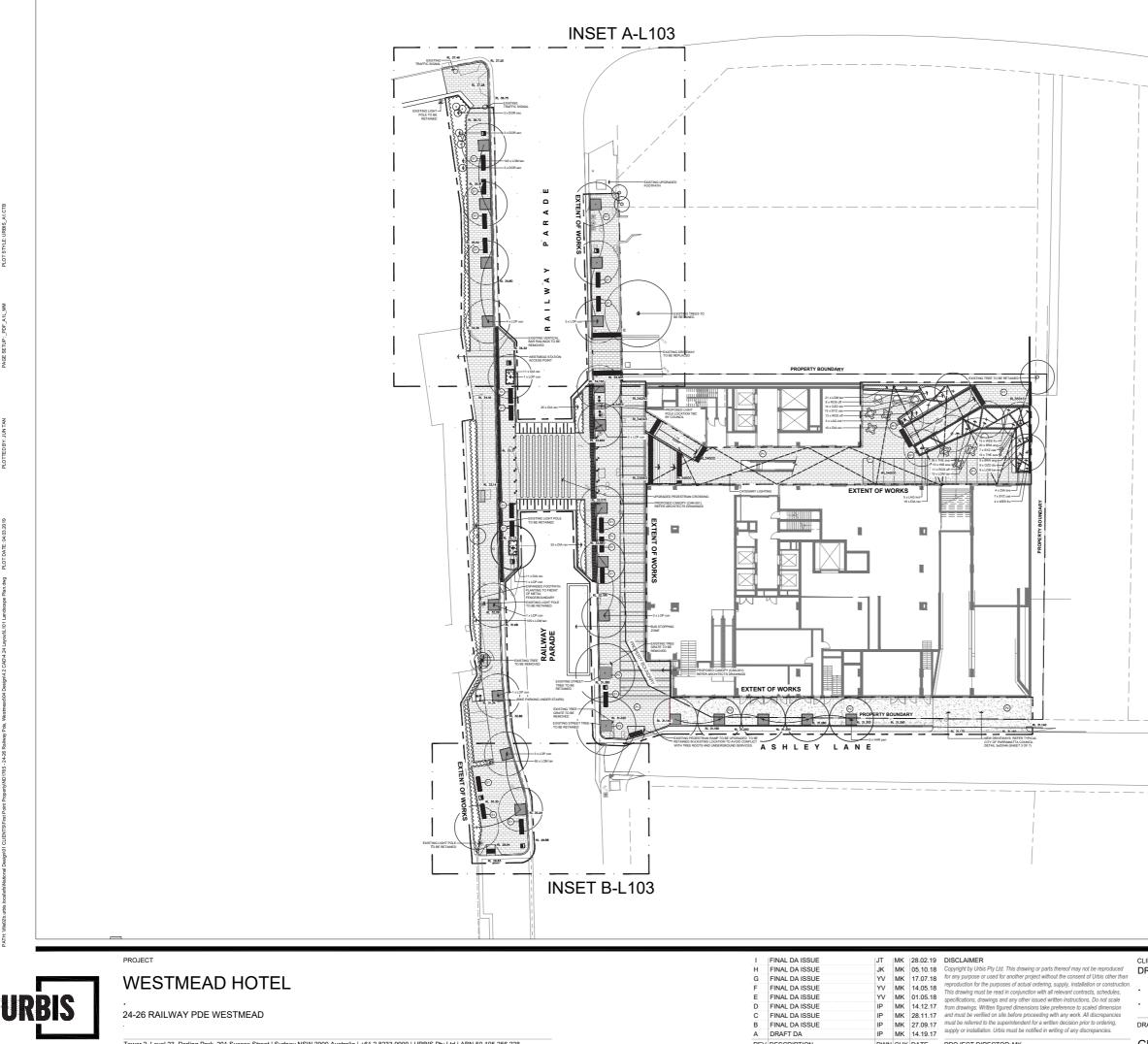
1:200 @ A3

NORTH



REVISION

J



Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

DWN CHK DATE PROJECT DIRECTOR: MK

A DRAFT DA

REV DESCRIPTION

#### GL LANDSCAPE LAYOUT PLAN

DRAWING TITLE

### CLIENT DRILL PTY LTD

DRAWING NO. L101

1:250 @ A1 1:500 @ A3 2.5 5 7.5 10 12.5 m

SCALE

DEVELOPMENT APPLICATION

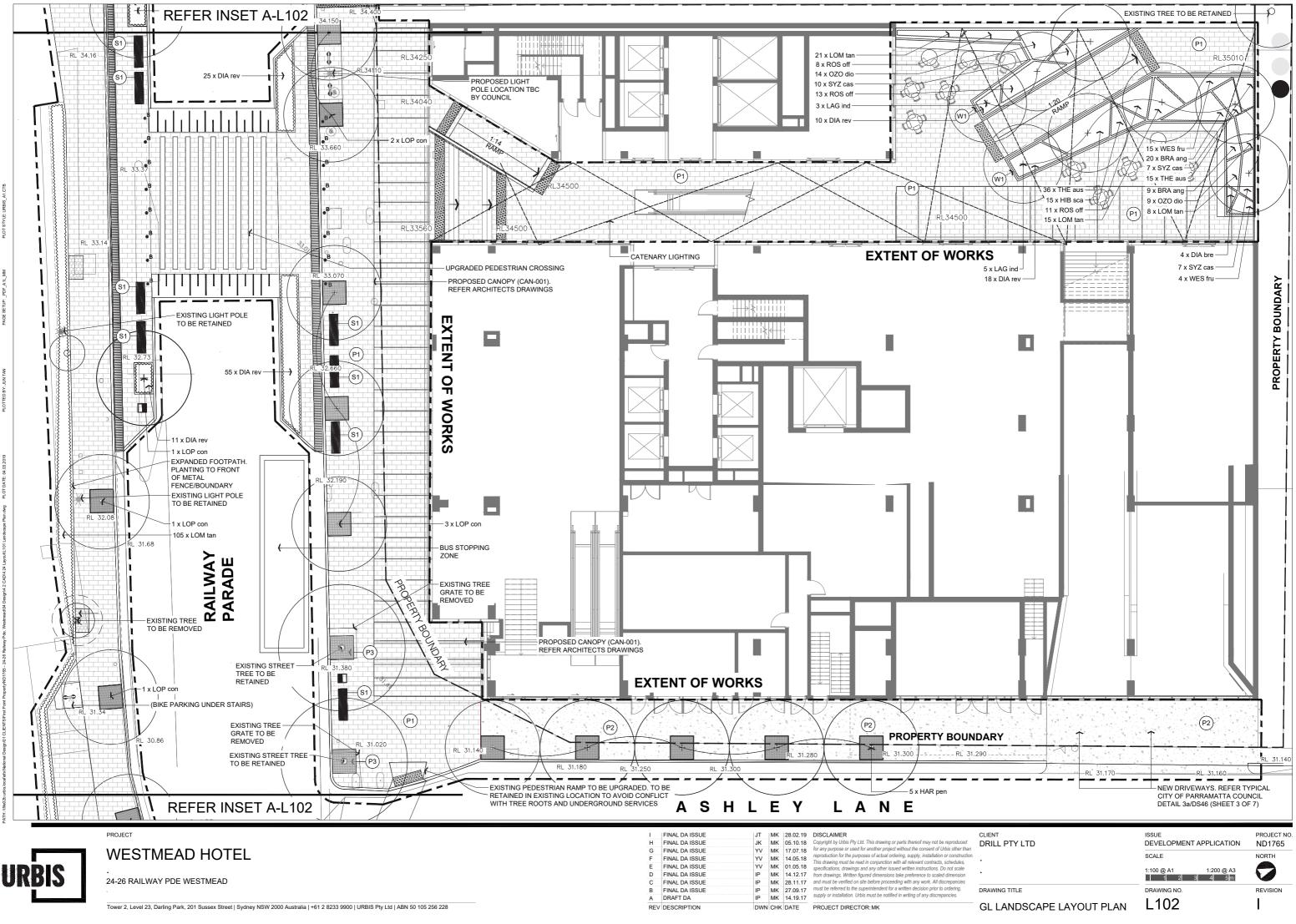
PROJECT NO. ND1765

NORTH

ISSUE

0

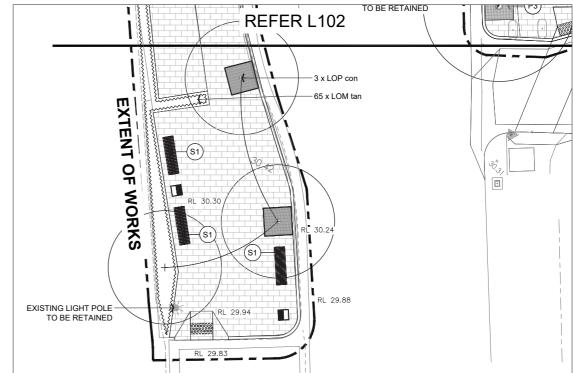
REVISION



**INSET A-L103** 

#### RL 37.46 EXISTING -RL 37.20 ORL 37.28 RL 36.75 -EXISTING TRAFFIC SIGNAL EXISTING LIGHT $(\mathbf{A})$ - 3 x DOR exc RL 36.72 $(\mathbf{y})$ $\rightarrow$ 3 x DOR exc S1) 145 x LOM tan Ŧ - 3 x DOR exc - EXISTING UPGRADED FOOTPATH ш (S1) Δ 0 ٩ (S1)-(P1) ſ ۲ ٩ ۵ (S1)--1 ≻ S1 ۷ RL 34.80 ≥ L. (S1) - EXISTING TREES TO BE RETAINED ¢ ۷ ¥ > -4 x LOP con 3 x LOP con Ê 0000000 - EXISTING VERTICAL BAR RAILINGS TO BE REMOVED 4.32 - EXISTING DRIVEWAY TO BE REPLACED - WESTMEAD STATION ACCESS POINT -11 x DIA rev EF-–1 x LOP con <del>`{ {</del> RL 34 34 150

### **REFER INSET B-L103**



WESTMEAD HOTEL URBIS

PROJECT

### 24-26 RAILWAY PDE WESTMEAD

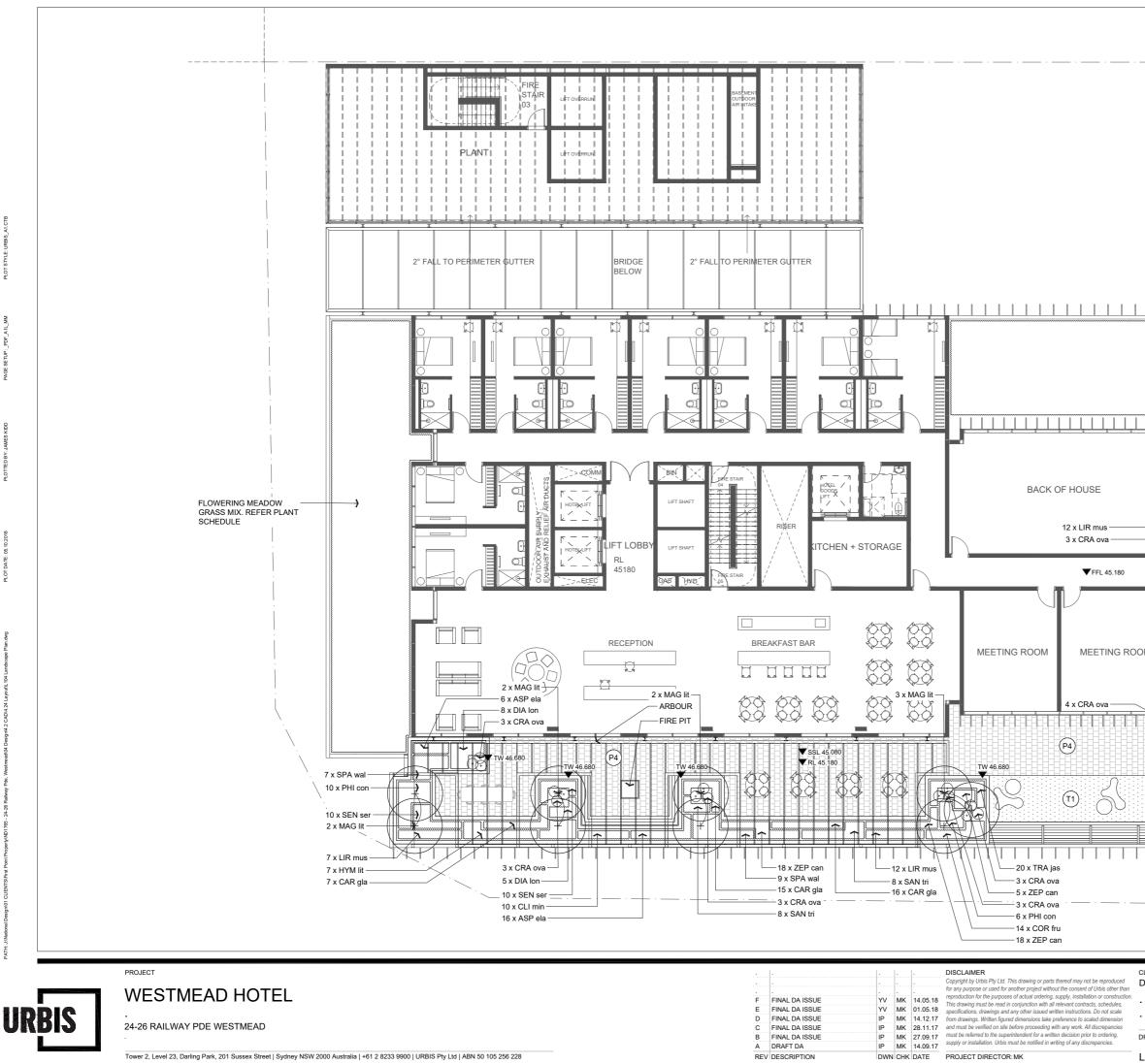
1

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

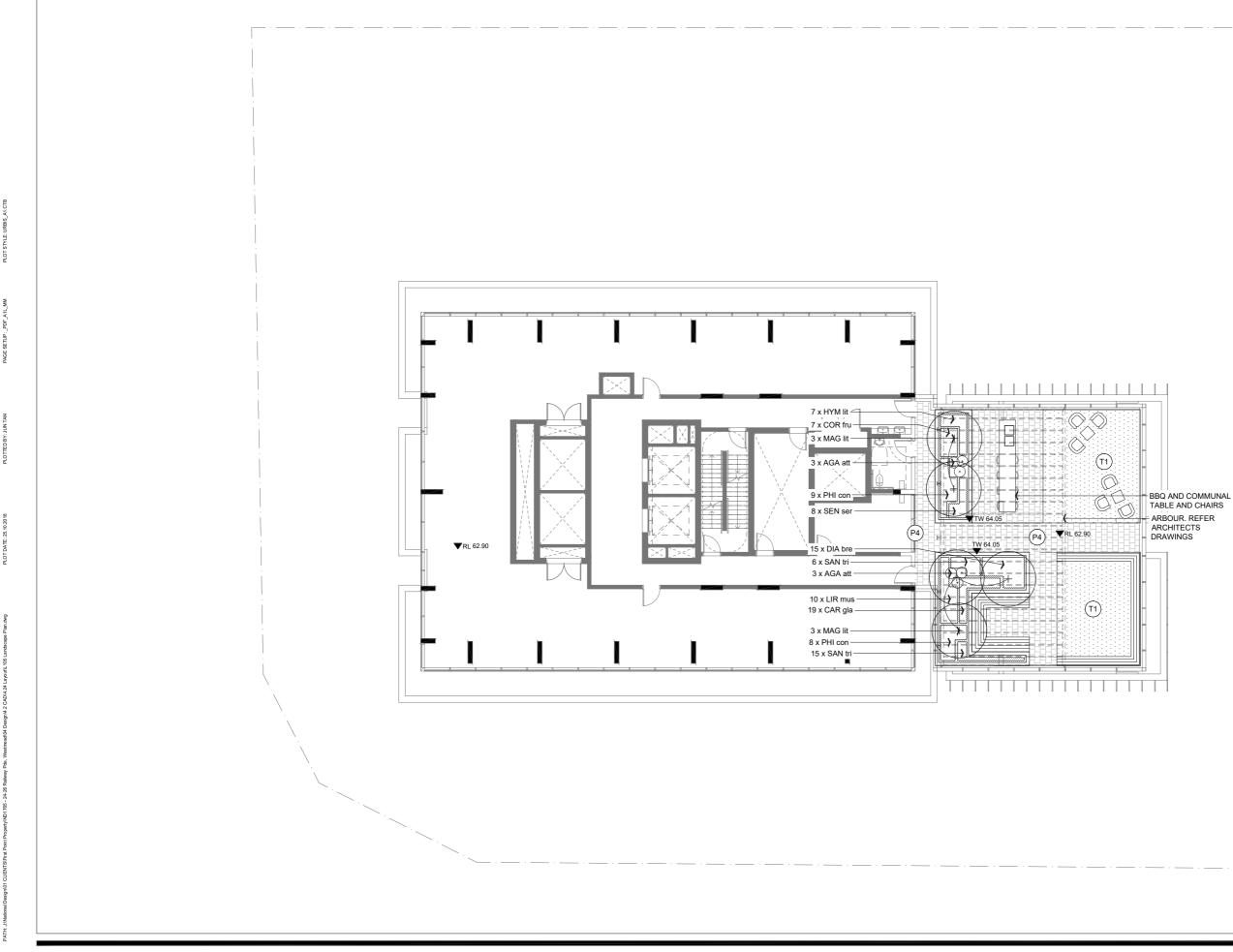
REFER L102

RE

ι REV	DRAFT DA			14.09.17 ( DATE	PROJECT DIRECTOR: MK	GLIANDSCAPE LAYOUT PLAN	L103	
	DDAFT DA	IP		14.09.17	supply or installation. Urbis must be notified in writing of any discrepancies.			
3	FINAL DA ISSUE	IP	MK	27.09.17	must be referred to the superintendent for a written decision prior to ordering,	DRAWING TITLE	DRAWING NO.	REVISION
;	FINAL DA ISSUE	IP	MK	28.11.17	and must be verified on site before proceeding with any work. All discrepancies		<u> </u>	
)	FINAL DA ISSUE	IP	MK	14.12.17	from drawings. Written figured dimensions take preference to scaled dimension	•	1:100 @ A1 1:200 @ A3	
	FINAL DA ISSUE	YV	MK	01.05.18	specifications, drawings and any other issued written instructions. Do not scale		4 400 0 44	
-	FINAL DA ISSUE	YV	MK	14.05.18	reproduction for the purposes of actual ordering, supply, installation or construction. This drawing must be read in conjunction with all relevant contracts, schedules,		SCALE	NORTH
3	FINAL DA ISSUE	YV	MK	17.07.18	for any purpose or used for another project without the consent of Urbis other than			
ł	FINAL DA ISSUE	JK	MK	05.10.18	Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced	DRILL PTY LTD	DEVELOPMENT APPLICATION	ND1765
	FINAL DA ISSUE	JT	MK	28.02.19	DISCLAIMER	CLIENT	ISSUE	PROJECT NO.



	- FLOWERING MEADOW GRASS MIX. REFER PLANT SCHEDULE - 3 x CRA ova - 2 x MAG lit - 9 x HYM lit - 12 x SAN tri - 12 x SAN tri - 12 x ASP ela - 3 x CRA ova - SCULPTURE - 12 x DIA lon - 14 x SPA wal - 4 x MAG lit - 14 x COR fru
CLIENT DRILL PTY LTD DRAWING TITLE LEVEL 3 LANDSCAPE LAYOUT PL	ISSUE PROJECT NO. DEVELOPMENT APPLICATION ND1765 SCALE NORTH 1:100 @ A1 1:200 @ A3 DRAWING NO. REVISION AN L104 F



	PROJECT .	.	_		.			DISCLAIMER	CLIE
	WESTMEAD HOTEL	:		:	:	:		Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis other than	DR
			FINAL DA ISSUE FINAL DA ISSUE			25.1	0.18	reproduction for the purposes of actual ordering, supply, installation or construction. This drawing must be read in conjunction with all relevant contracts, schedules, specifications, drawings and any other issued written instructions. Do not scale	•
	- 24-26 RAILWAY PDE WESTMEAD	D	FINAL DA ISSUE	YV	MK	01.0	)5.18	specinications, drawings and any other issued written instructions. Do hot scale from drawings. Written figured dimensions take preference to scaled dimension and must be verified on site before proceeding with any work. All discrepancies	·
′ I		в	FINAL DA ISSUE FINAL DA ISSUE	IP	MK	27.0	9.17	must be referred to the superintendent for a written decision prior to ordering,	DRA
	A A Tower 2. Level 23. Darling Park. 201 Sussex Street   Sydney NSW 2000 Australia   +61 2 8233 9900   URBIS Ptv Ltd   ABN 50 105 256 228		DEVELOPMENT APPLICATION DESCRIPTION			14.0 K DAT	9.17	PROJECT DIRECTOR: MK	IF

URBIS

### LEVEL 8 LANDSCAPE LAYOUT PLAN L105

AWING TITLE

IENT RILL PTY LTD

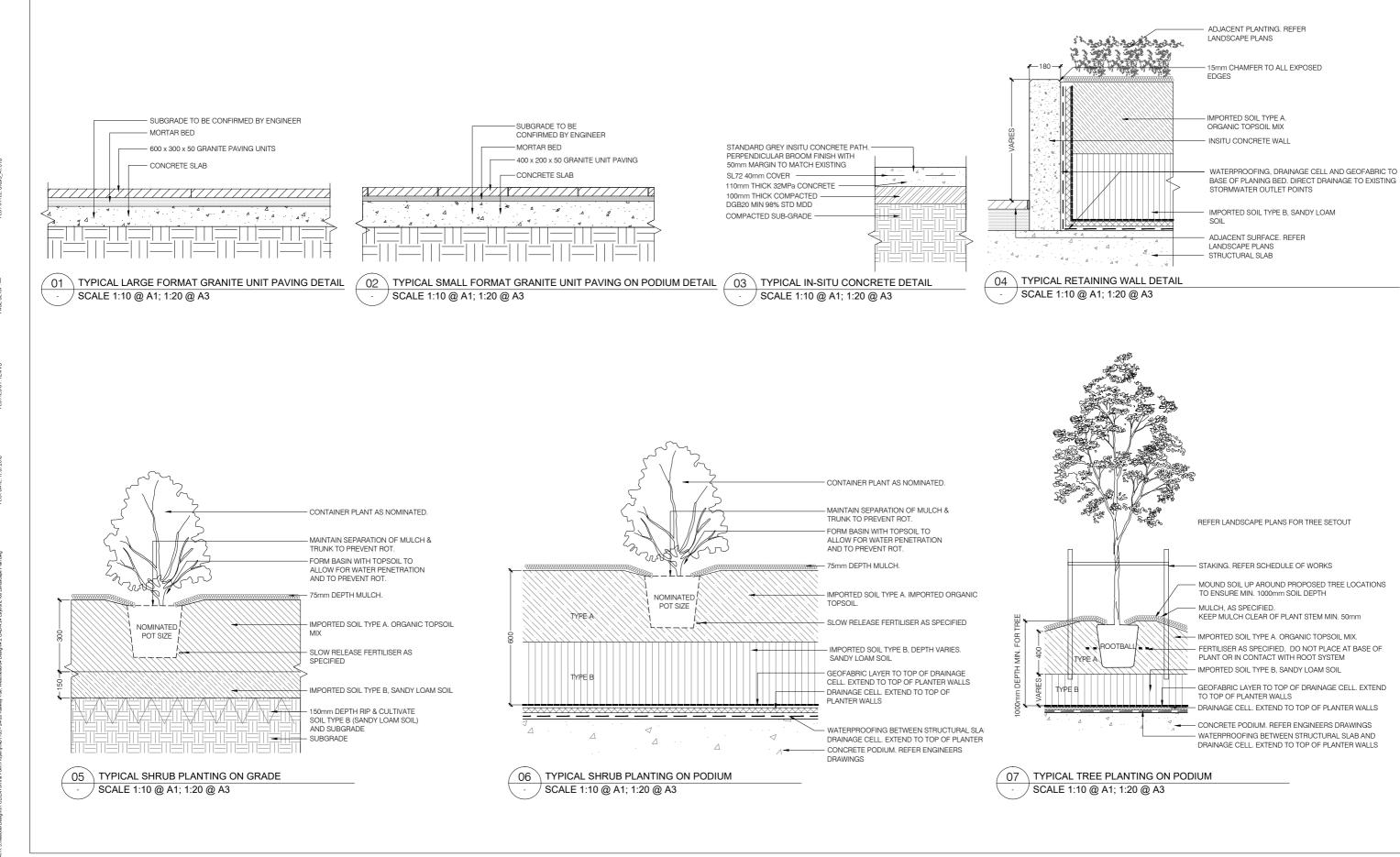
ISSUE DEVELOPMENT APPLICATION SCALE 1:100 @ A1 1:200 @ A3

ND1765 NORTH

PROJECT NO.

REVISION F

DRAWING NO.



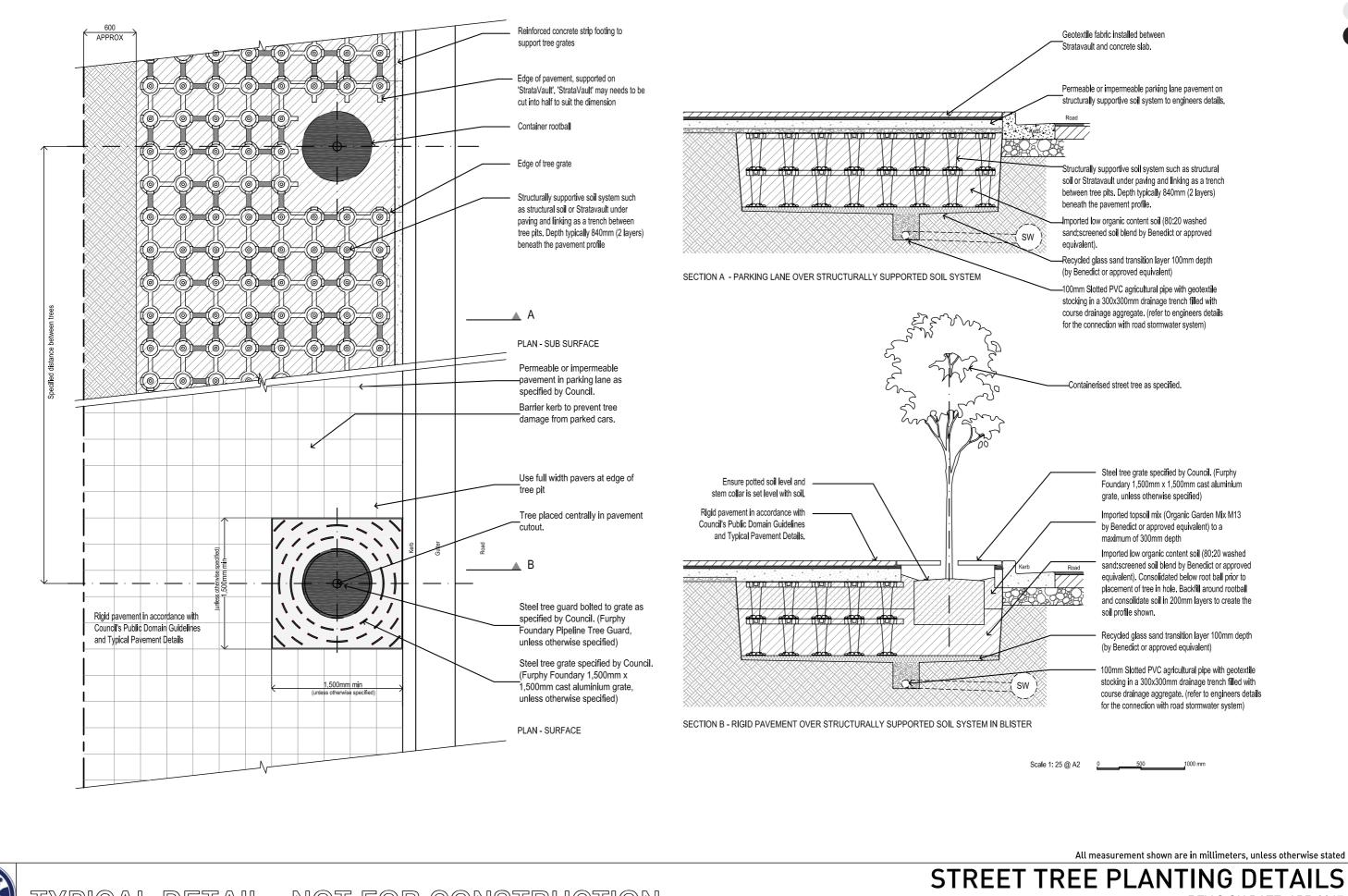
WESTMEAD HOTEL 24-26 RAILWAY PDE WESTMEAD

PROJECT

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

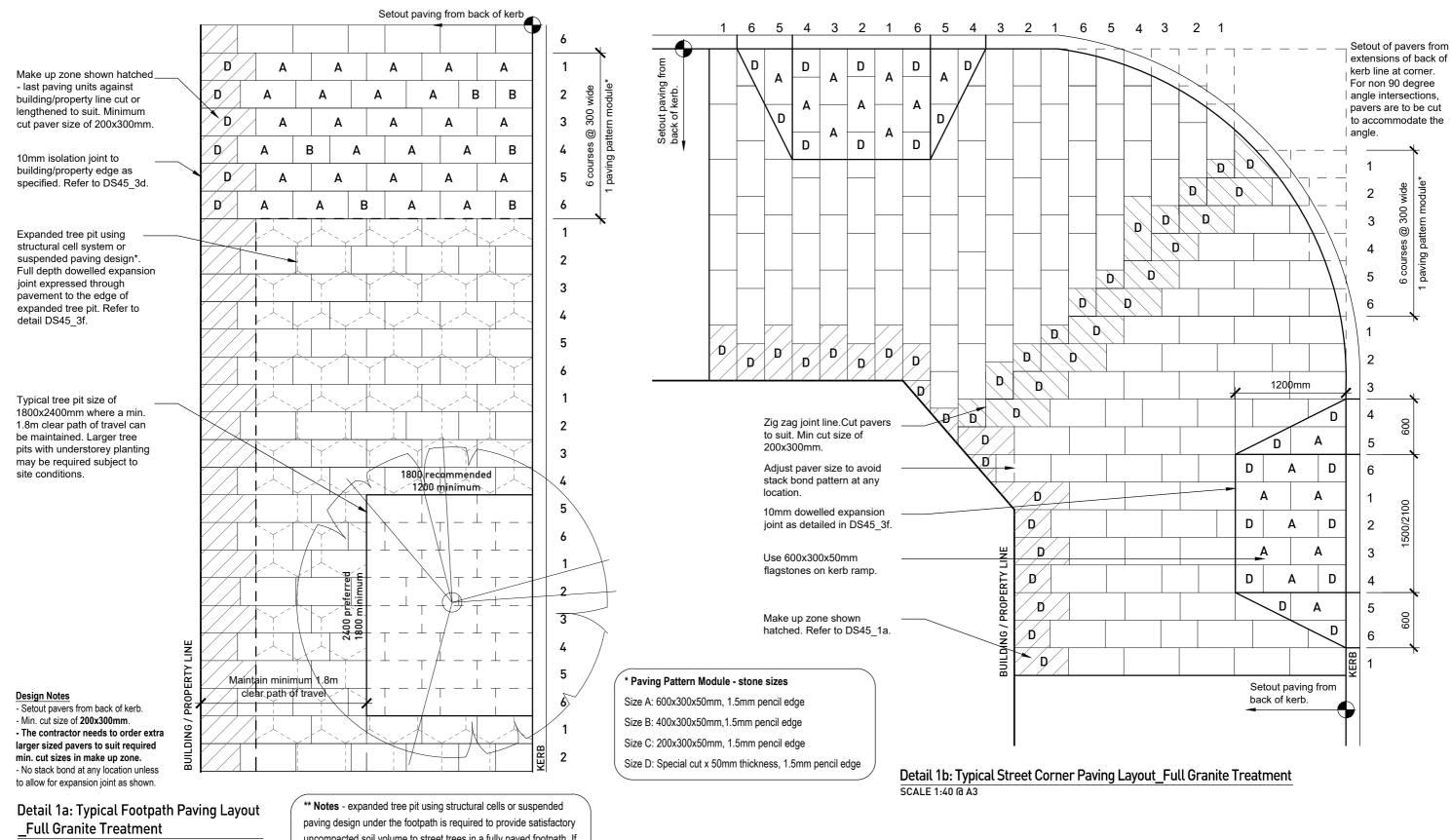
DISCLAIMER Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced Copyright by Urbis PYL Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis other the reproduction for the purposes of actual ordering, supply, installation or construct This drawing must be read in conjunction with all relevant contracts, schedules, specifications, drawings and any other issued written instructions. Do not scale YV MK 01.05.18 IP MK 28.11.17 and must be verified on site before proceeding with any work. All discrepancies the supercontent of the superintendent for a written dristen order to materian D FINAL DA ISSUE FINAL DA ISSUE FINAL DA ISSUE MK 27.09.17 must be referred to the superintendent for a written decision prior to ordering, supply or installation. Urbis must be notified in writing of any discrepancies DRAFT DA MK 14.09.17 REV DESCRIPTION DWN CHK DATE PROJECT DIRECTOR: MK DI

IENT RILL PTY LTD	ISSUE DEVELOPMENT APPLICATION	PROJECT NO. ND1765
	SCALE	NORTH
	1:100 @ A1 1:200 @ A3	
AWING TITLE	DRAWING NO.	REVISION
ETAIL PLAN	L106	D



TYPICAL DETAIL - NOT FOR CONSTRUCTION

**REVISION DATE: APR 2017** DETAIL - Street Tree Planting in Paved Footpath with Stratavault (*Tree Grate*)



SCALE 1:40 @ A3

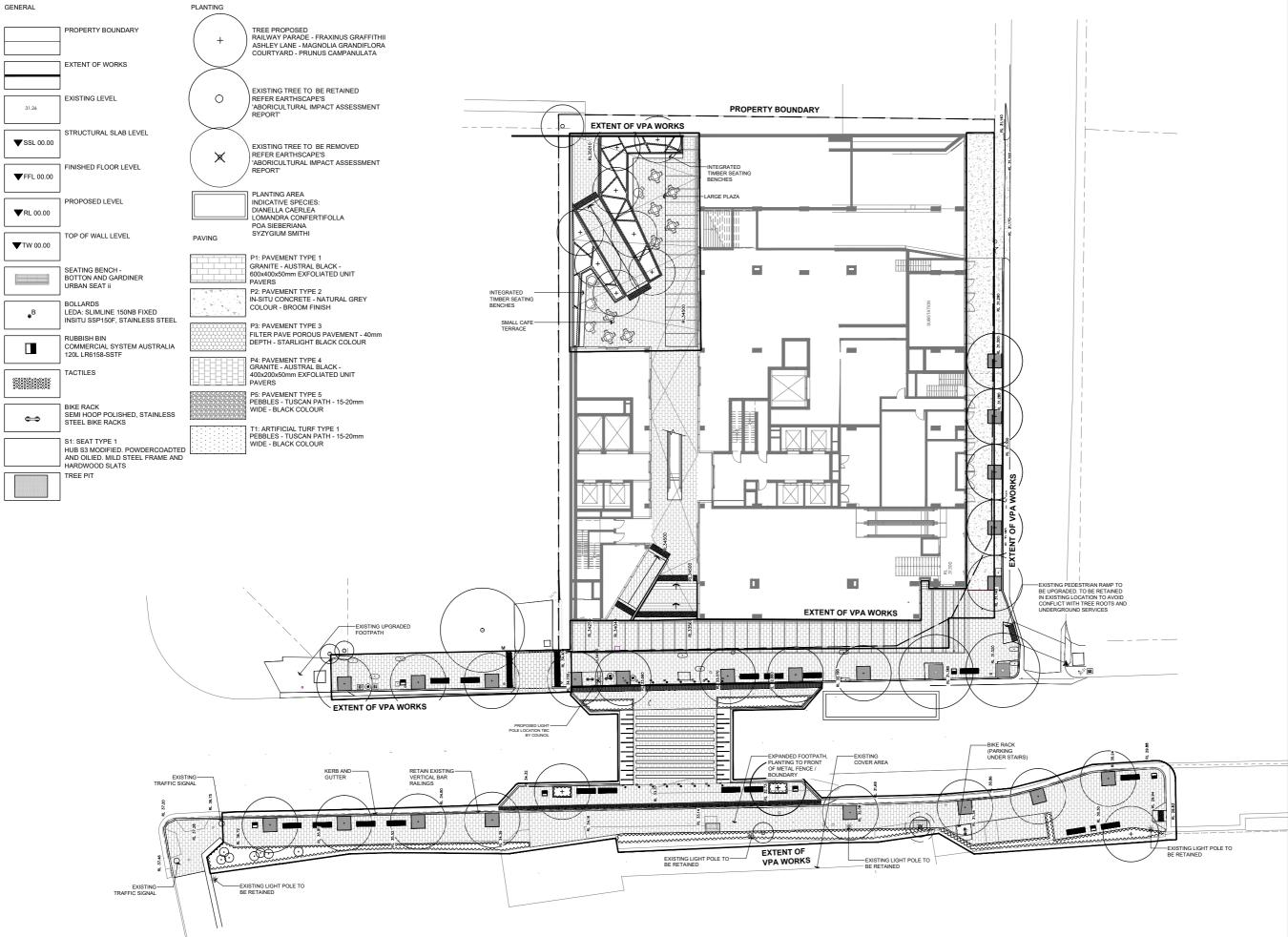
uncompacted soil volume to street trees in a fully paved footpath. If structural support to paving is not provided, a large, uncompacted, planted tree pit opening in the footpath is required. Refer to the Public Domain Guidelines for recommended tree pit dimensions and soil volumes fro trees and liaise with council officers to achieve an approved detail design for street trees.

**APPROVED - NOT FOR CONSTRUCTION** 

All measurement shown are in millimeters, unless otherwise stated **GRANITE FOOTPATH PAVING DETAILS** 

**REVISION DATE: JANUARY 2017** STANDARD DETAIL: DS45 (Sheet 1 OF 7)

# DART D VPA PLANS



FOR INFORM	SA4	
SCALE		
1:200 @ A1	1:400 @ A3	$\mathbf{O}$
DRAWING NO.		RE

PROJECT NO. SA4589

REVISION

REVISED LANDSCAPE VPA PLAN

DRAWING TITLE

ISSUE

PROJECT DIRECTOR: MK

PROJECT NAME & ADDRESS 24-26 RAILWAY PARADE WESTMEAD

	1	1	1	
G	REVISED VPA SCOPE	JT	MK	28.02.19
F	REVISED VPA SCOPE	YV	MK	17.07.18
Е	REVISED VPA SCOPE	YV	MK	14.05.18
D	REVISED VPA SCOPE	IP	CG	31.03.14
С	REVISED VPA BOUNDARY	IP	CG	25.11.13
В	REVISED VPA SCOPE	IP	CG	24.10.13
А	ISSUE FOR VPA	IP	CG	30.07.13
REV	DESCRIPTION	DWN	СНК	DATE

KEY PLAN



#### DISCLAIMER

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis other than reproduction for the purposes of actual ordening, supply, installation or construction. This drawing must be read in conjunction with all relevant contracts, schedules, specifications, drawings and any other issued within instructions. Do not scale from drawings. Written figured dimensions take preference to scaled dimension and must be verified on site before proceeding with any work. All discrepancies must be referred to the superintendent for a written decision prior to ordening, supply or installation. Urbis must be notified in writing of any discrepancies.

Level 14, The Quadrant, 1 William Street | Perth WA 6000 Australia | +61 8 9346 0500 URBIS Pty Ltd | ABN 50 105 256 228

CLIENT DRILL PTY LTD



URBIS.COM.AU