

The background of the entire page is a close-up photograph of several fern fronds. The fronds are a muted green color and are covered in numerous small, light-colored, circular spots, likely representing spores or young sporangia. The lighting is soft, creating a textured and organic feel.

URBIS

180 GEORGE STREET PARRAMATTA

LANDSCAPE DEVELOPMENT APPLICATION

PREPARED FOR
MERITON
17 DECEMBER 2018

CONTENTS

1.0 INTRODUCTION	4	12.0 DETAIL LANDSCAPE PLAN	16
1.1 DEVELOPMENT PROPOSAL	4	13.0 ROOFTOP PRECEDENT IMAGERY	17
2.0 EXISTING SITE CONDITIONS	5	14.0 & 15.0 PAVING STRATEGY & PLANTING STRATEGY	18
3.0 OPPORTUNITIES AND DRIVERS	6	16.0 LANDSCAPE PLANTING PLANS	20
4.0 DESIGN RESPONSE	7	17.0 TYPICAL LANDSCAPE DETAILS	24
4.1 METHODOLOGY	7		
4.2 TREE RETENTION STRATEGY	8		
5.0 GROUND LEVEL LANDSCAPE PLAN	9		
6.0 HERITAGE PLAZA DETAIL PLAN	10		
7.0 LANDSCAPE ELEVATIONS	11		
8.0 TYPICAL LANDSCAPE SECTIONS	12		
9.0 PODIUM LEVEL 1 LANDSCAPE PLAN	13		
10.0 PRECEDENT IMAGERY	14		
11.0 LEVEL 4 ROOFTOP LANDSCAPE PLAN	15		

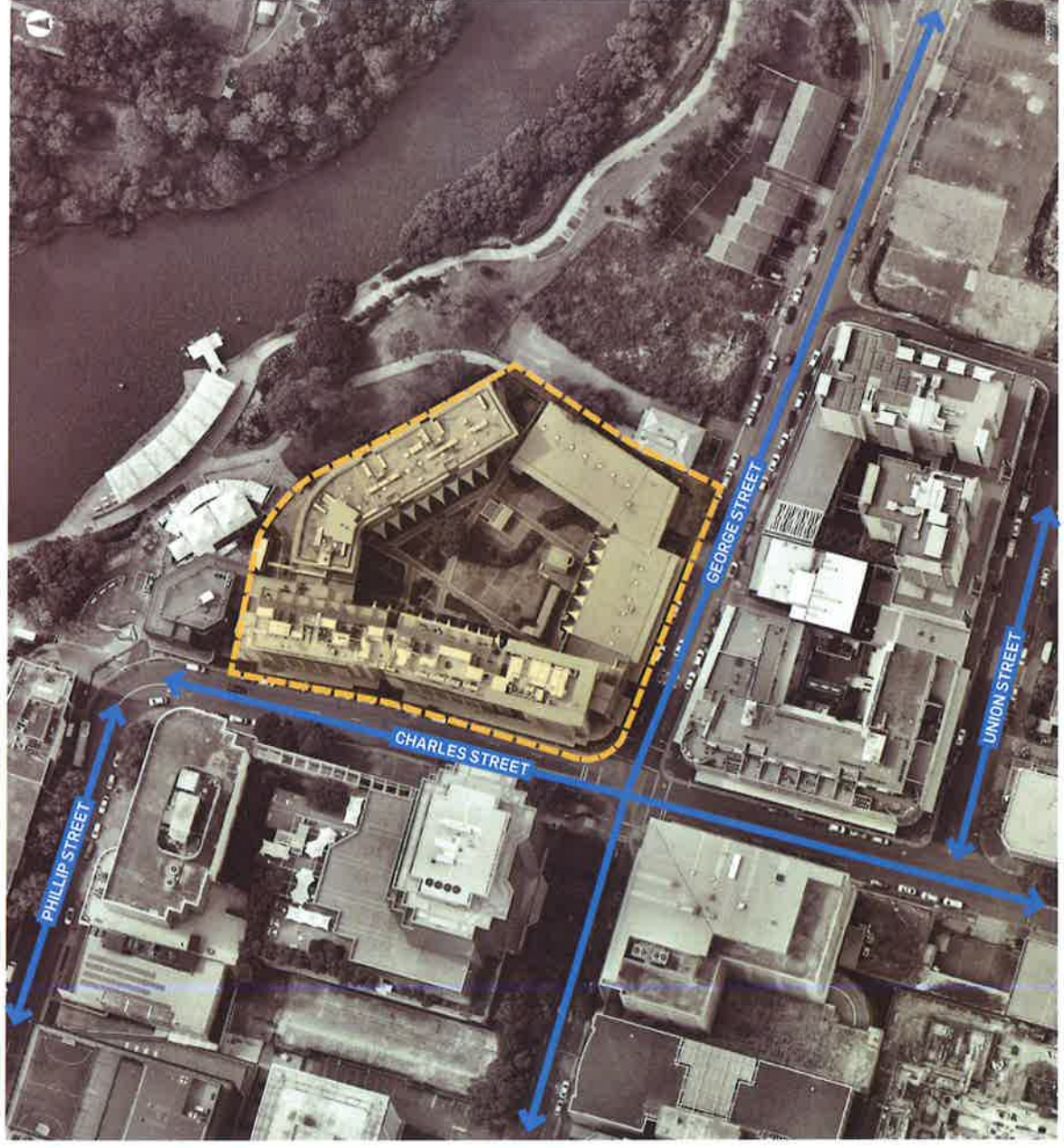
1.0 INTRODUCTION

This Development Application has been prepared for 180 George Street, Parramatta. It illustrates the landscape design philosophy and intent for the public domain and private residential outdoor space.

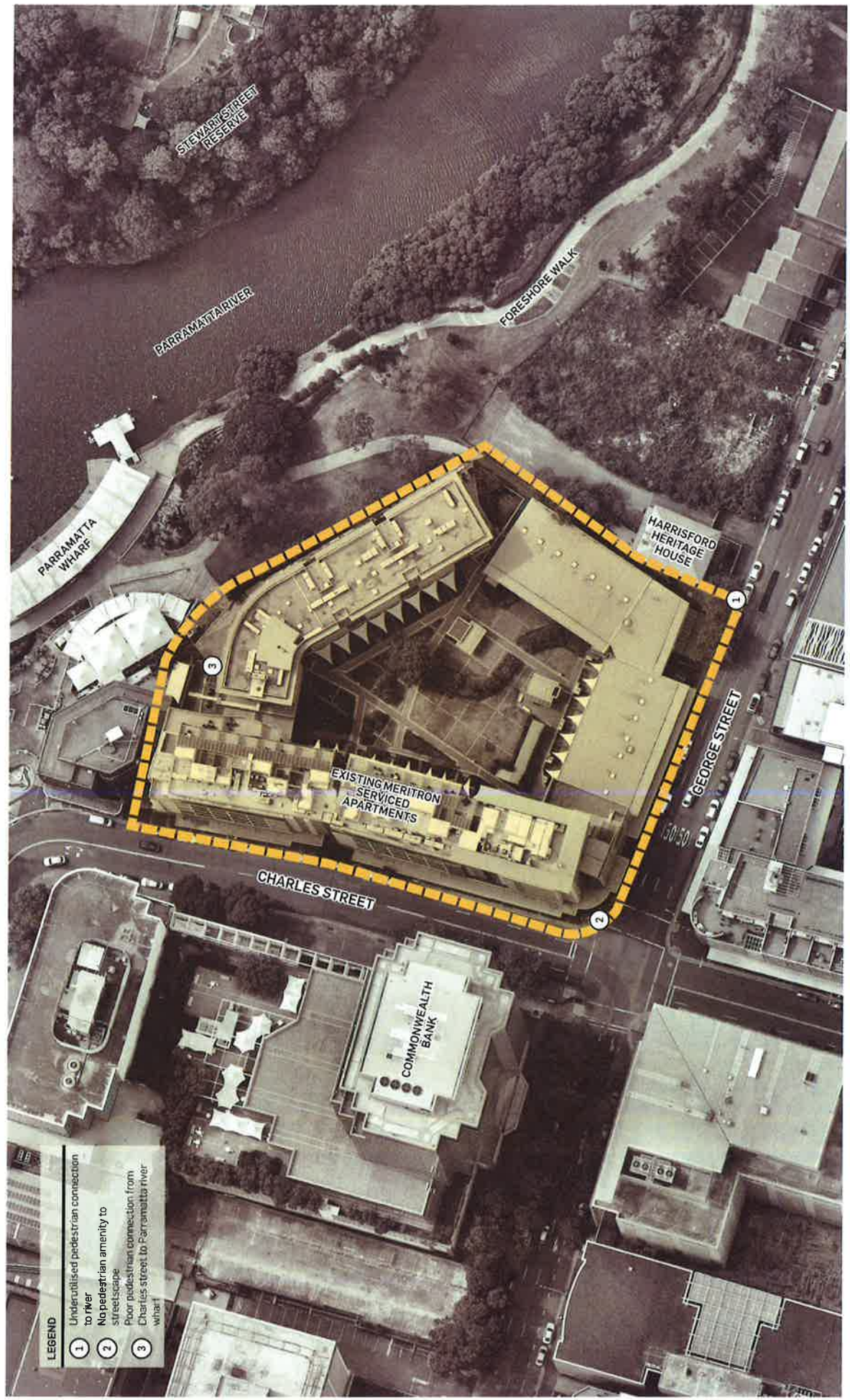
The design report and associated landscape plans have been prepared after review of and in compliance with City of Parramatta Councils DCP, Development application checklist and public domain/street tree guidelines.

1.1 DEVELOPMENT PROPOSAL

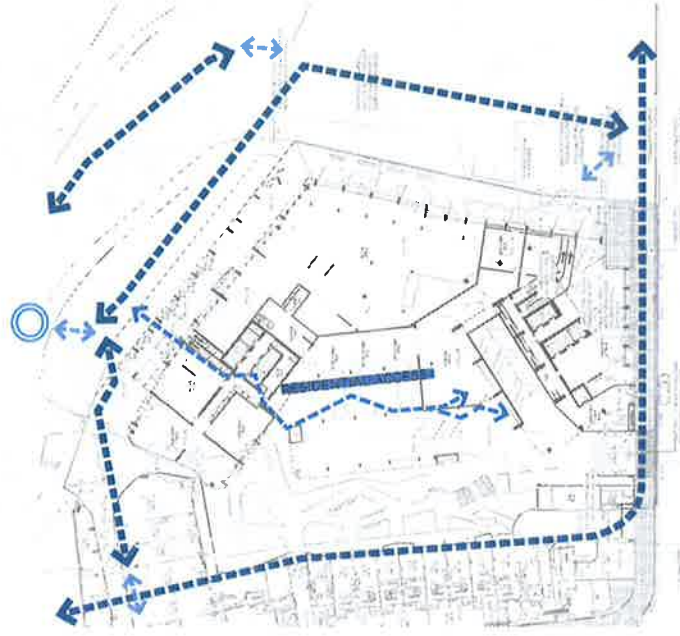
This DA proposes to upgrade the streetscape along Charles and George street, improve retail amenity along the Parramatta river wharf through link as well as create high quality private residential common space on ground level and level 4 podium rooftop. The Charles Street ground level consists of retail frontage with existing apartment lobby and site through link to the Parramatta Wharf. Proposed residential lobby and driveway access will be located on George Street adjacent to the Harrisford Heritage House. The level 4 podium consists of large communal rooftop open space facilities overlooking the river.



2.0 EXISTING SITE CONDITIONS



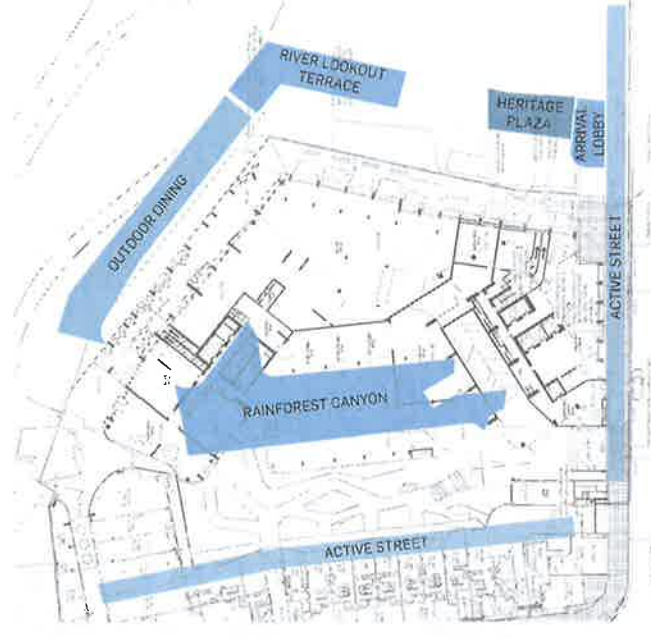
3.0 OPPORTUNITIES AND DRIVERS



ACCESS, CONNECTIONS AND CIRCULATION



URBAN GREEN



A SERIES OF INTEGRATED SPACES

4.0 DESIGN RESPONSE

4.1 METHODOLOGY

The landscape design strategy intent is to provide vibrant, energized and functional communal and private spaces for the users of 180 George Street. The designs seeks to respond and accentuate the architectural design both in materiality and form. The planting design integrates seamlessly into the built form, framing views, encapsulating spaces and softening the hardscape.

LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

WATER MANAGEMENT

Water Sensitive Urban Design (WSUD) principles 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 lawn and 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.

MAINTENANCE NOTES:

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.
- 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 initialised 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.

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,
- 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.

Completion

- 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:

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

Plant Material	Acceptable failure per area	Acceptable concentration of failure
Tube stock given location*	<10%	<15% in any
100-150mm given location*	<5%	<15% in any
45L	<nil	nil%
Turf	<5%	nil%
Trees (200L/400L/1000L/ Trunk)	< nil%	< nil%

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) principles 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;
- WSUD planting beds have been specified on the level 4 podium rooftop to capture and treat rainwater.

Safety and Security

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

- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;
- 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 Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site
-

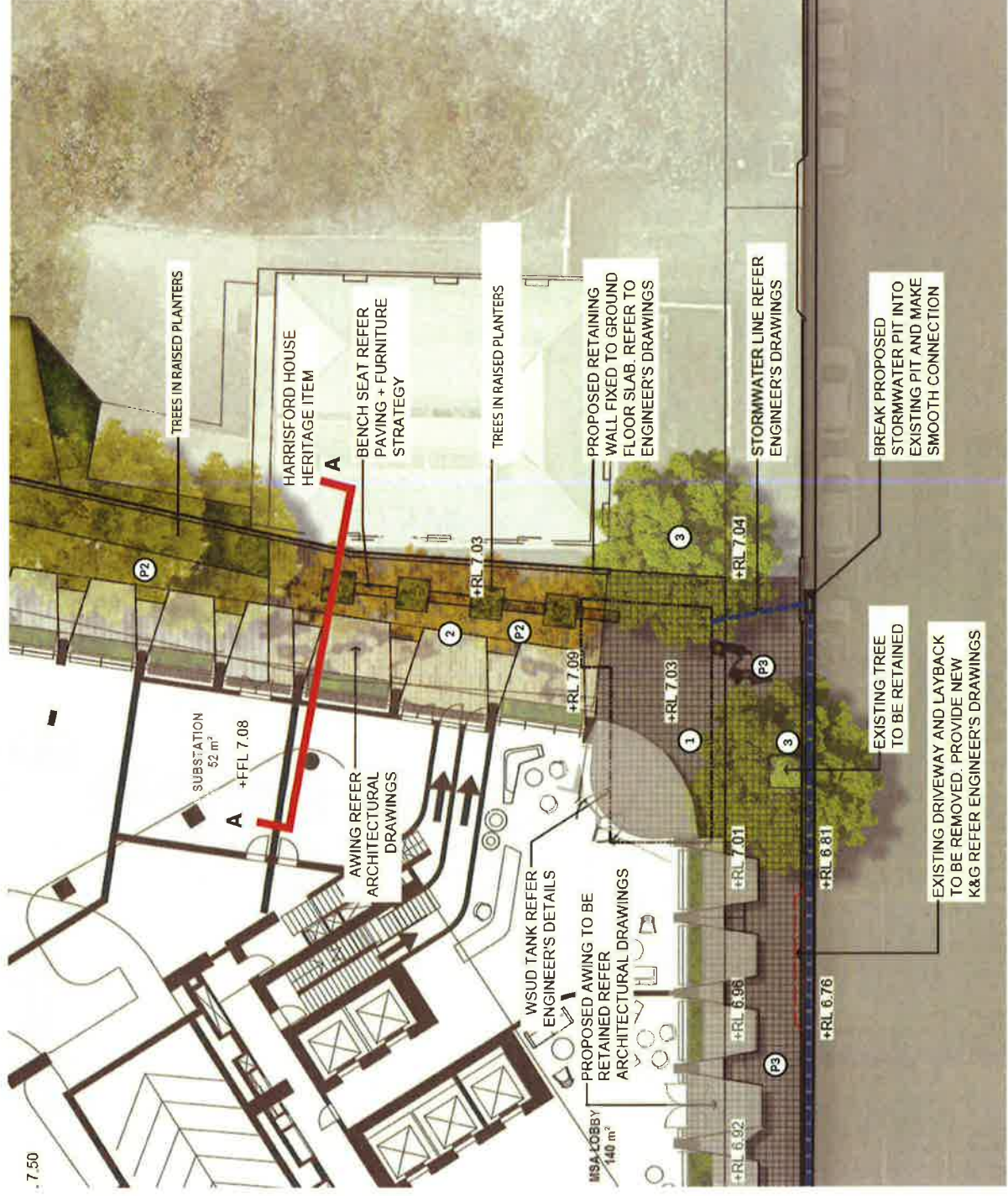
4.2 TREE RETENTION STRATEGY

Refer to Jacksons Nature Works Arboricultural Impact Assessment Report (28th June 2018) for detailed flora report and assessment..

GROUND LEVEL LANDSCAPE PLAN



6.0 HERITAGE PLAZA DETAIL PLAN



KEY PLAN

LEGEND

- 1 Arrival lobby
- 2 Heritage plaza
- 3 Existing trees to be retained
- P2 Medium format granite paving refer paving + furniture strategy
- P3 Square concrete paver refer paving + furniture strategy



7.0 LANDSCAPE ELEVATIONS

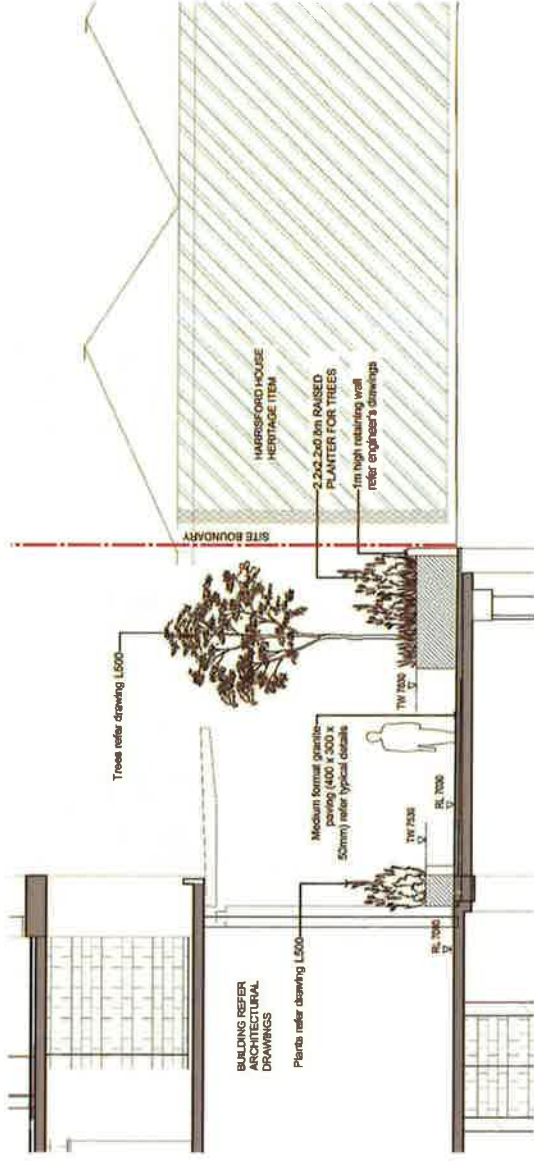


Figure 1 Section AA - Scale 1:300

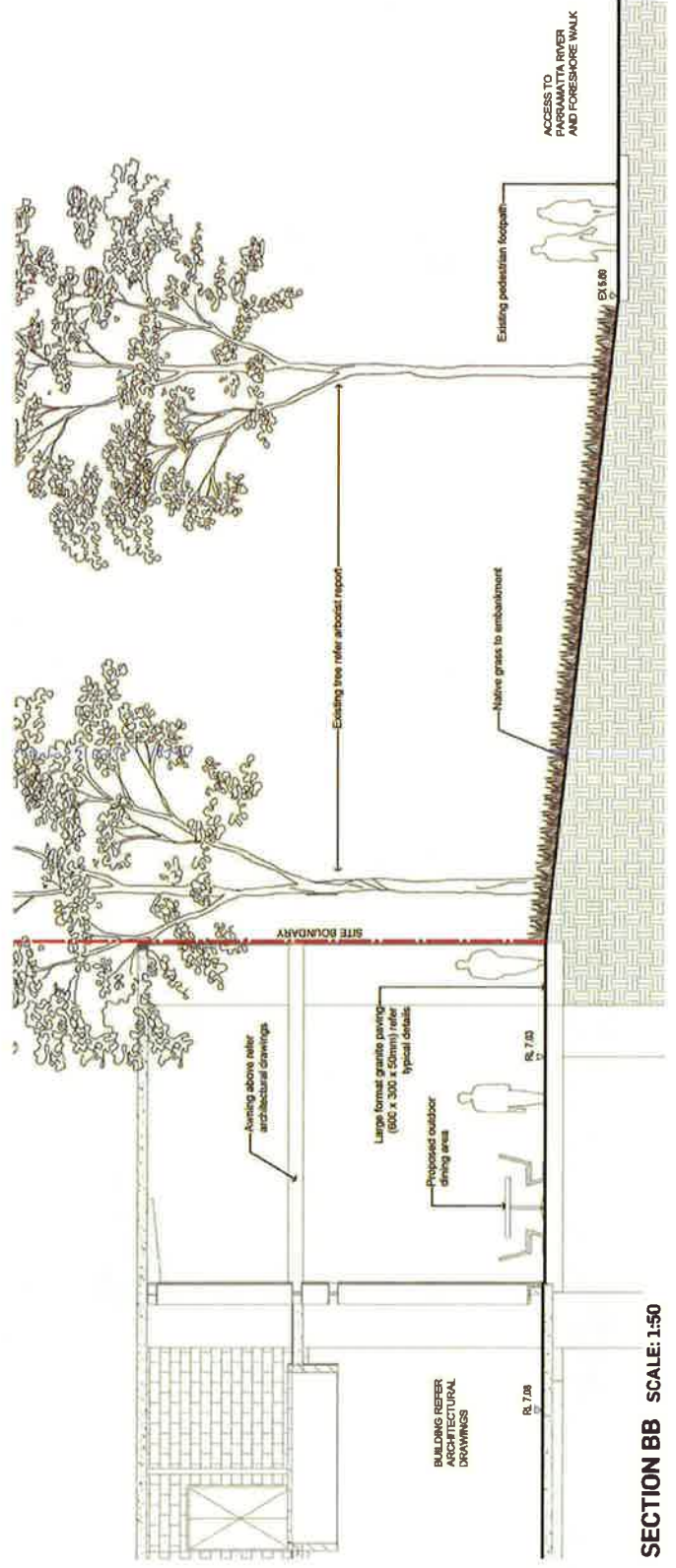


Figure 2 Section BB - Scale 1:300

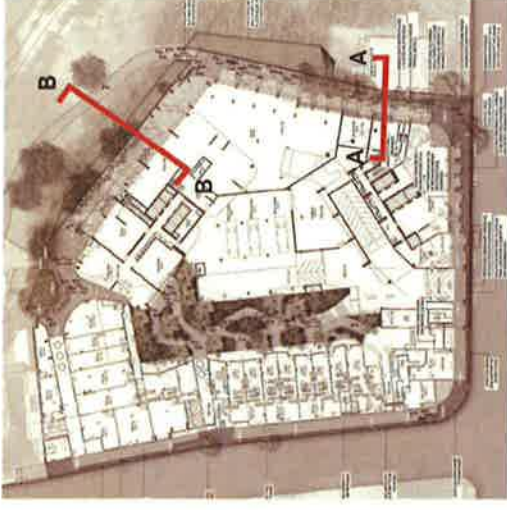
8.0 TYPICAL LANDSCAPE SECTIONS



SECTION AA SCALE: 1:50



SECTION BB SCALE: 1:50



KEY PLAN

PARRAMATTA RIVER

1

RETRACT FOOTPRINT TO MATCH EXISTING LEVELS AND IN EXISTING DRAWINGS

INDICED RETAINING WALLS AND FLOOR SLAB REFER TO EXISTING DRAWINGS

LEGEND

1 Native meadow grass mix to match river foreshore

CHARLES STREET

GEORGE STREET

1500m

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115 120 125 130 135 140 145 150 155 160 165 170 175 180 185 190 195 200 205 210 215 220 225 230 235 240 245 250 255 260 265 270 275 280 285 290 295 300 305 310 315 320 325 330 335 340 345 350 355 360 365 370 375 380 385 390 395 400 405 410 415 420 425 430 435 440 445 450 455 460 465 470 475 480 485 490 495 500 505 510 515 520 525 530 535 540 545 550 555 560 565 570 575 580 585 590 595 600 605 610 615 620 625 630 635 640 645 650 655 660 665 670 675 680 685 690 695 700 705 710 715 720 725 730 735 740 745 750 755 760 765 770 775 780 785 790 795 800 805 810 815 820 825 830 835 840 845 850 855 860 865 870 875 880 885 890 895 900 905 910 915 920 925 930 935 940 945 950 955 960 965 970 975 980 985 990 995 1000 1005 1010 1015 1020 1025 1030 1035 1040 1045 1050 1055 1060 1065 1070 1075 1080 1085 1090 1095 1100 1105 1110 1115 1120 1125 1130 1135 1140 1145 1150 1155 1160 1165 1170 1175 1180 1185 1190 1195 1200 1205 1210 1215 1220 1225 1230 1235 1240 1245 1250 1255 1260 1265 1270 1275 1280 1285 1290 1295 1300 1305 1310 1315 1320 1325 1330 1335 1340 1345 1350 1355 1360 1365 1370 1375 1380 1385 1390 1395 1400 1405 1410 1415 1420 1425 1430 1435 1440 1445 1450 1455 1460 1465 1470 1475 1480 1485 1490 1495 1500 1505 1510 1515 1520 1525 1530 1535 1540 1545 1550 1555 1560 1565 1570 1575 1580 1585 1590 1595 1600 1605 1610 1615 1620 1625 1630 1635 1640 1645 1650 1655 1660 1665 1670 1675 1680 1685 1690 1695 1700 1705 1710 1715 1720 1725 1730 1735 1740 1745 1750 1755 1760 1765 1770 1775 1780 1785 1790 1795 1800 1805 1810 1815 1820 1825 1830 1835 1840 1845 1850 1855 1860 1865 1870 1875 1880 1885 1890 1895 1900 1905 1910 1915 1920 1925 1930 1935 1940 1945 1950 1955 1960 1965 1970 1975 1980 1985 1990 1995 2000 2005 2010 2015 2020 2025 2030 2035 2040 2045 2050 2055 2060 2065 2070 2075 2080 2085 2090 2095 2100 2105 2110 2115 2120 2125 2130 2135 2140 2145 2150 2155 2160 2165 2170 2175 2180 2185 2190 2195 2200 2205 2210 2215 2220 2225 2230 2235 2240 2245 2250 2255 2260 2265 2270 2275 2280 2285 2290 2295 2300 2305 2310 2315 2320 2325 2330 2335 2340 2345 2350 2355 2360 2365 2370 2375 2380 2385 2390 2395 2400 2405 2410 2415 2420 2425 2430 2435 2440 2445 2450 2455 2460 2465 2470 2475 2480 2485 2490 2495 2500 2505 2510 2515 2520 2525 2530 2535 2540 2545 2550 2555 2560 2565 2570 2575 2580 2585 2590 2595 2600 2605 2610 2615 2620 2625 2630 2635 2640 2645 2650 2655 2660 2665 2670 2675 2680 2685 2690 2695 2700 2705 2710 2715 2720 2725 2730 2735 2740 2745 2750 2755 2760 2765 2770 2775 2780 2785 2790 2795 2800 2805 2810 2815 2820 2825 2830 2835 2840 2845 2850 2855 2860 2865 2870 2875 2880 2885 2890 2895 2900 2905 2910 2915 2920 2925 2930 2935 2940 2945 2950 2955 2960 2965 2970 2975 2980 2985 2990 2995 3000 3005 3010 3015 3020 3025 3030 3035 3040 3045 3050 3055 3060 3065 3070 3075 3080 3085 3090 3095 3100 3105 3110 3115 3120 3125 3130 3135 3140 3145 3150 3155 3160 3165 3170 3175 3180 3185 3190 3195 3200 3205 3210 3215 3220 3225 3230 3235 3240 3245 3250 3255 3260 3265 3270 3275 3280 3285 3290 3295 3300 3305 3310 3315 3320 3325 3330 3335 3340 3345 3350 3355 3360 3365 3370 3375 3380 3385 3390 3395 3400 3405 3410 3415 3420 3425 3430 3435 3440 3445 3450 3455 3460 3465 3470 3475 3480 3485 3490 3495 3500 3505 3510 3515 3520 3525 3530 3535 3540 3545 3550 3555 3560 3565 3570 3575 3580 3585 3590 3595 3600 3605 3610 3615 3620 3625 3630 3635 3640 3645 3650 3655 3660 3665 3670 3675 3680 3685 3690 3695 3700 3705 3710 3715 3720 3725 3730 3735 3740 3745 3750 3755 3760 3765 3770 3775 3780 3785 3790 3795 3800 3805 3810 3815 3820 3825 3830 3835 3840 3845 3850 3855 3860 3865 3870 3875 3880 3885 3890 3895 3900 3905 3910 3915 3920 3925 3930 3935 3940 3945 3950 3955 3960 3965 3970 3975 3980 3985 3990 3995 4000 4005 4010 4015 4020 4025 4030 4035 4040 4045 4050 4055 4060 4065 4070 4075

10.0 PRECEDENT IMAGERY



PARRAMATTA
RIVER



12.0 DETAIL LANDSCAPE PLAN



13.0 ROOFTOP PRECEDENT IMAGERY



14.0 PAVING + FURNITURE STRATEGY

All materials and furniture in accordance with City of Parramatta Public Domain Guidelines



P1: River promenade - Large format granite paving (600x300x50mm)
refer page 25 for typical paving detail



P2: Heritage Plaza - Medium format granite paving (400x300x50mm)
refer page 25 for typical paving detail



P3: Streetscape - Square concrete paver (300x300x60mm)
refer page 25 for typical paving detail



Street tree grate



Street seating



Backless street seating

15.0 PLANTING STRATEGY

The planting design will include lush planting, provide a unique design language, provide shade, form and character, creating livable, desirable and invigorating 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 Charles and George Street in accordance with the Parramatta CBD Street Tree Strategy.

- 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.

PUBLIC DOMAIN



Platanus orientalis 'Digitata'



Fraxinus griffithii

RAINFOREST CANYON



Dicksonia antarctica



Cyathea australis

LEVEL 4 ROOFTOP



Magnolia grandiflora 'Little Gem'



Pyrus calleryana



Lagerstroemia indica



Agave attenuata



Colocasia esculenta



Trachelospermum jasminoides



Philodendron Xanadu



Strelitzia reginae



Doryanthes excelsa



Phormium tenax



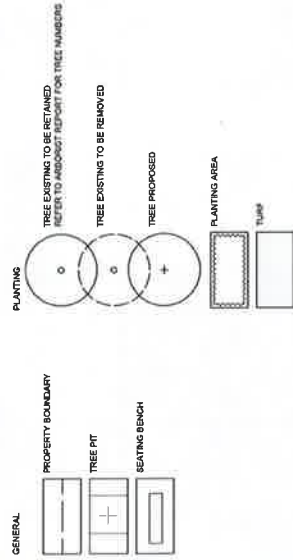
Westringia fruticosa

180 GEORGE STREET, PARRAMATTA DEVELOPMENT APPLICATION DRAWINGS

DRAWING REGISTER

DWG NO.	DRAWING NAME	SCALE	SIZE	ISSUE
L000	COVER SHEET + DRAWING REGISTER + LEGEND + PLANT SCHEDULE	NTS	A1	C
L500	GL PLANTING PLAN	1:200	A1	C
L501	L1 PLANTING	1:200	A1	A
L502	L4 PLANTING PLAN	1:200	A1	B

LEGEND



PLANT SCHEDULE

PLANT CODE	BOTANICAL NAME	COMMON NAME	MIN. CALLIPER @500mm height (mm)	MATURITY HEIGHT AND SPREAD (m)	SUPPLY HEIGHT AND SPREAD (m)	CONTAINER SIZE	DENSITY m ²	QTY	Total Area
NATIVE GRASS MIX A									
DA1 0m	Parakeet grass	Parakeet Grass	100	1m x 0.5m	100	150mm	5	150	
PSH 400	Parakeet grass	Parakeet Grass	100	1m x 1m	100	150mm	5	150	
LOW 0m	Parakeet grass	Parakeet Grass	100	1m x 1m	100	150mm	5	150	
THE 0m	Parakeet grass	Parakeet Grass	100	1m x 0.5m	100	150mm	5	150	
WAL 0m	Parakeet grass	Parakeet Grass	100	1m x 0.5m	100	150mm	5	150	
								SUBTOTAL	750
ISO RETENTION MIX B									
AO1 0m	Parakeet grass	Parakeet Grass	100	2m x 2m	100	150mm	5	117	
AO1 0m	Parakeet grass	Parakeet Grass	100	1m x 1m	100	150mm	5	117	
DA1 0m	Parakeet grass	Parakeet Grass	100	1m x 1m	100	150mm	5	150	
PSH 400	Parakeet grass	Parakeet Grass	100	1m x 0.5m	100	150mm	5	117	
LOW 0m	Parakeet grass	Parakeet Grass	100	1m x 1m	100	150mm	5	117	
THE 0m	Parakeet grass	Parakeet Grass	100	1m x 0.5m	100	150mm	5	117	
WAL 0m	Parakeet grass	Parakeet Grass	100	1m x 1m	100	150mm	5	117	
								SUBTOTAL	750

16.0 LANDSCAPE PLANTING PLANS

PROJECT

180 GEORGE STREET
DEVELOPMENT
PARRAMATTA

Town 2, Level 20, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 90 105 256 226

KEY PLAN



DISCLAIMER

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CUSTOMER

180 GEORGE STREET
DEVELOPMENT
PARRAMATTA

PROJECT NO.

ND2186

ISSUE

DEVELOPMENT APPLICATION

SCALE

AS SHOWN

DRAWING NO.

L000

REVISION

C

Abstract

insoluble by John Jay. The drawing of parts fitted together by interlocking dovetail joints was used for another reason: it helped the inventor to follow other patentees' lead and to use the words "interlocking" to imply interlocking in construction. The drawing of the dovetail joints was also a clever way to suggest that the invention was new and different from other known devices. The inventor, John Jay, was a skilled draftsman and a good writer. He was also a good businessman. He was a good inventor. He was a good man.

2	DEVELOPMENT APPLICATION	AP	CD	15/12/18
3	DEVELOPMENT APPLICATION	PV	SM	18/08/19
4	DEVELOPMENT APPLICATION	PV	SM	22/06/19
5	REVISION DESCRIPTION			DATE

ADDRESS: _____

PROJECT NAME & ADDRESS
180 GEORGE STREET
DEVELOPMENT

NO GEORGE ST.

PARHAMATTA

PROJECT DIRECTOR MK

[illegible]

DRAWING TITLE

GL PLANTING PLAN

PROJECT NO.

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TRAINING NO.	REVISION
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[illegible]

REV	DESCRIPTION	DATE	BY	CHK
1	DEVELOPMENT APPLICATION	12/20/13	MM	
2	DEVELOPMENT APPLICATION	12/20/13	MM	

PROJECT NAME & ADDRESS
180 GEORGE STREET
DEVELOPMENT
180 GEORGE STREET
SUDBURY

PROJECT DIRECTOR: MRS.

DRAWING TITLE
L4 PLANTING PLAN

ISSUE _____ PROJECT NO. _____
DEVELOPMENT APPLICATION ND2186

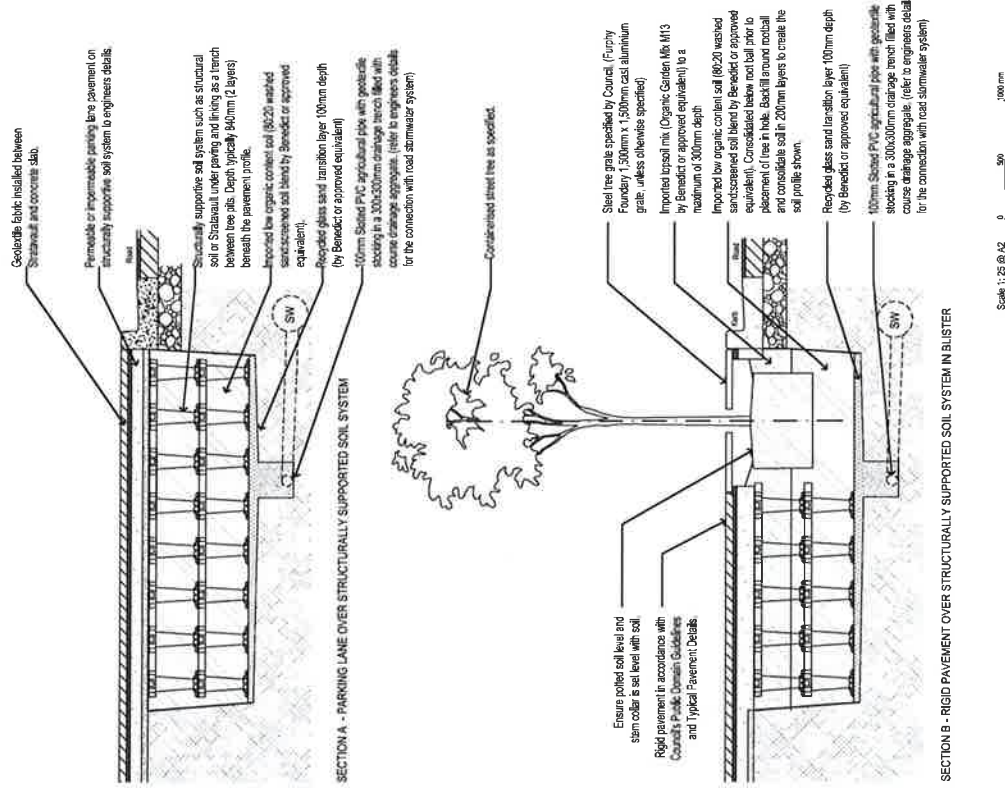
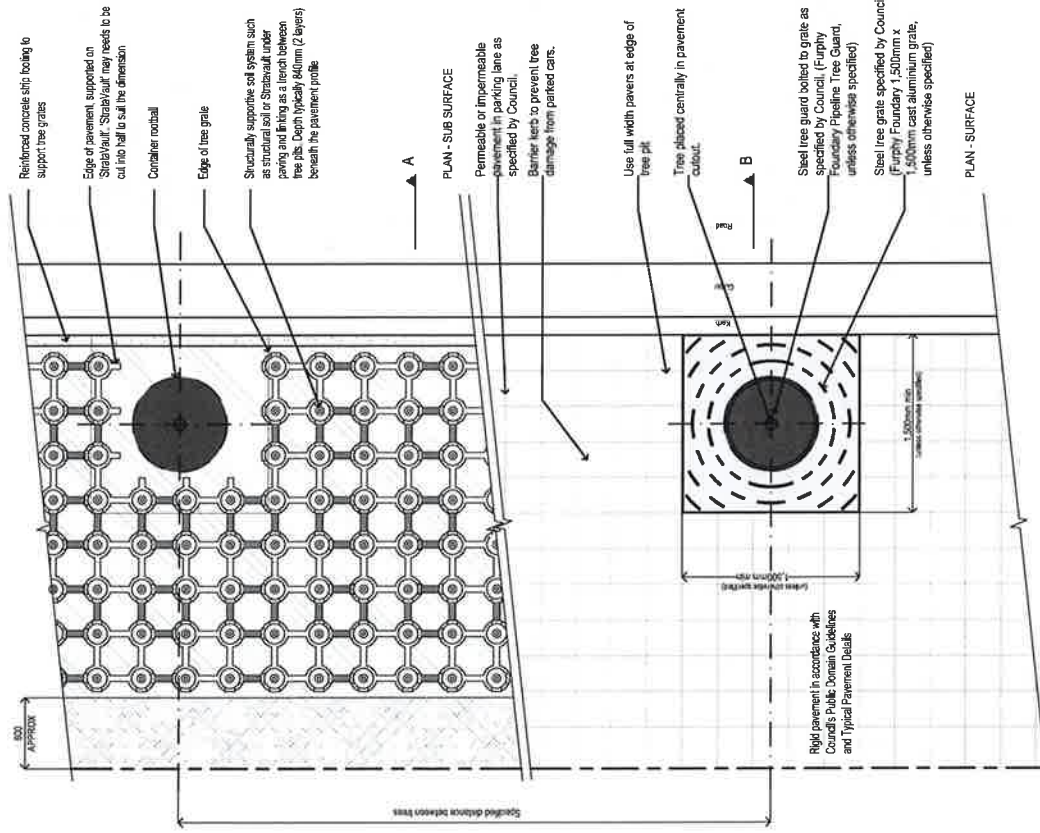
SCALE

DRAWING NO.

1502



17.0 TYPICAL LANDSCAPE DETAILS



STREET TREE PLANTING DETAILS

REVISION DATE: APR 2017

DETAIL - Street Tree Planting in Paved Footpath with Strata/Vault (Tree Grate)

All measurement shown are in millimeters, unless otherwise stated



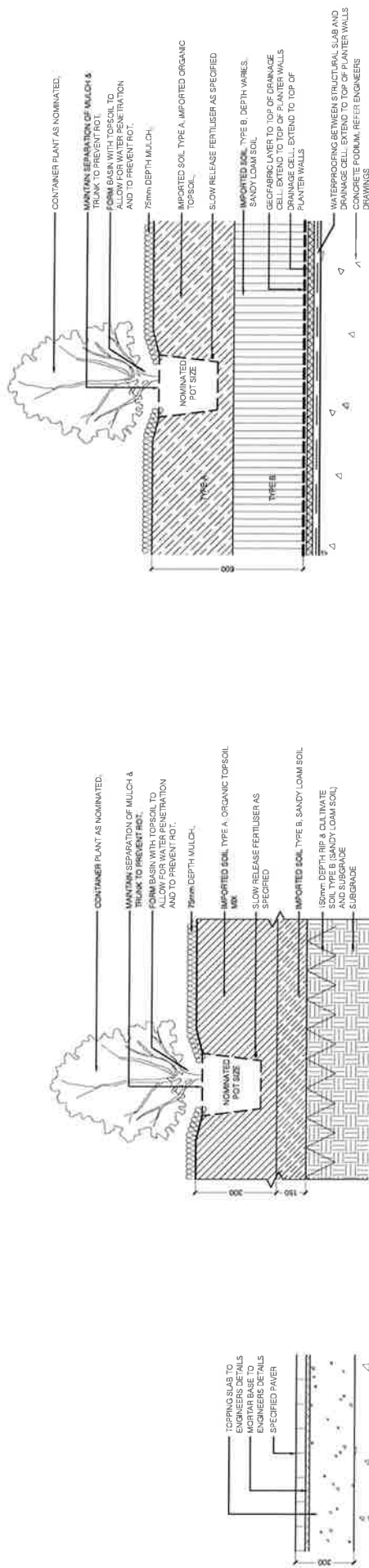


Figure 3 Paving on podium - 1:20@A3

Figure 4 Shrubs / Grasses / Groundcovers on grade - 1:20@A3

Figure 5 Shrubs / Grasses / Groundcovers on podium - 1:20@A3

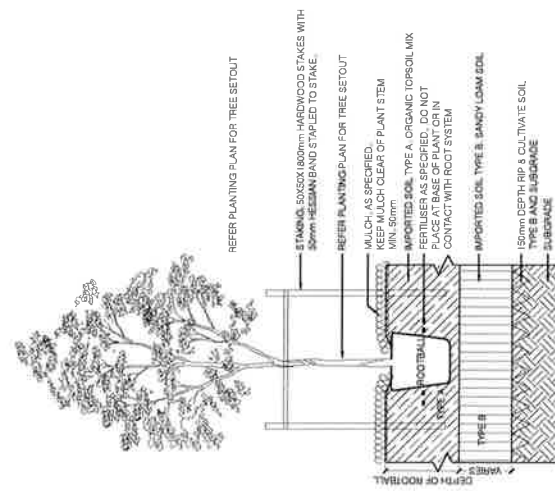


Figure 6 Tree on grade - 1:40@A3

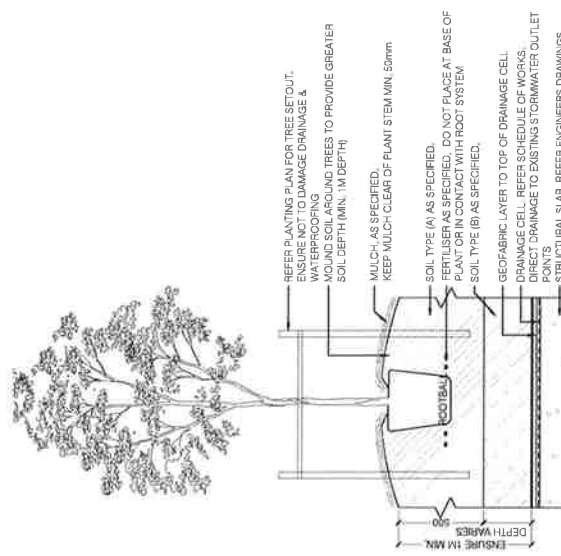


Figure 7 Tree on podium - 1:40@A3

DESIGN DETAILS
PAVEMENT LAYOUT

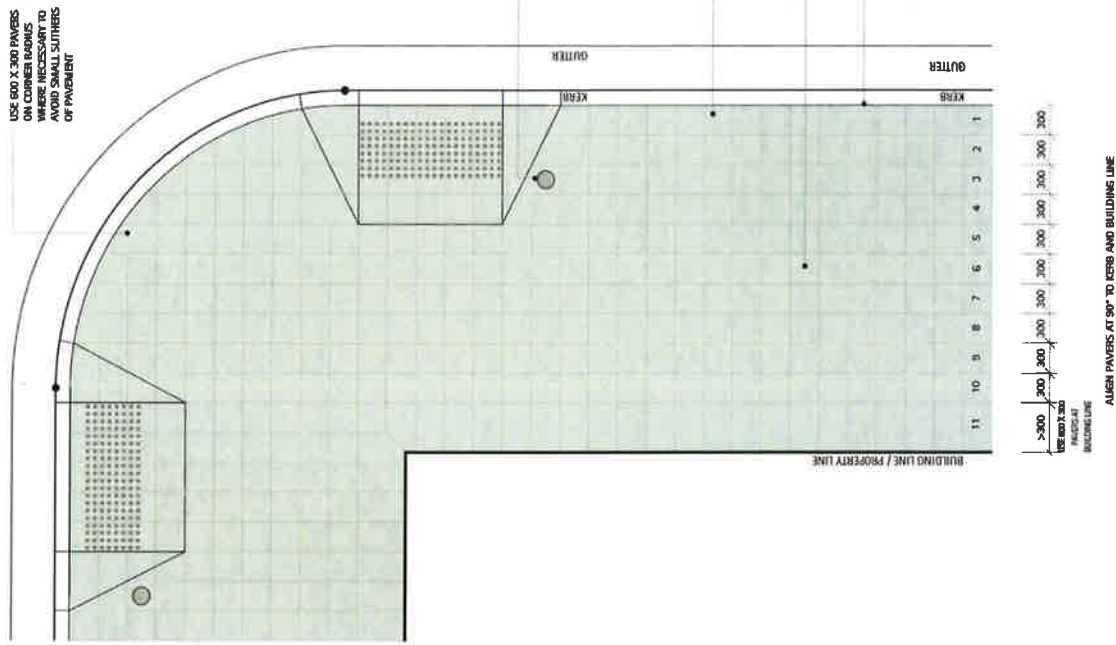


Figure 6.23 Standard 'City Centre Paving' - Layout A

DESIGN DETAILS
PAVEMENT LAYOUT

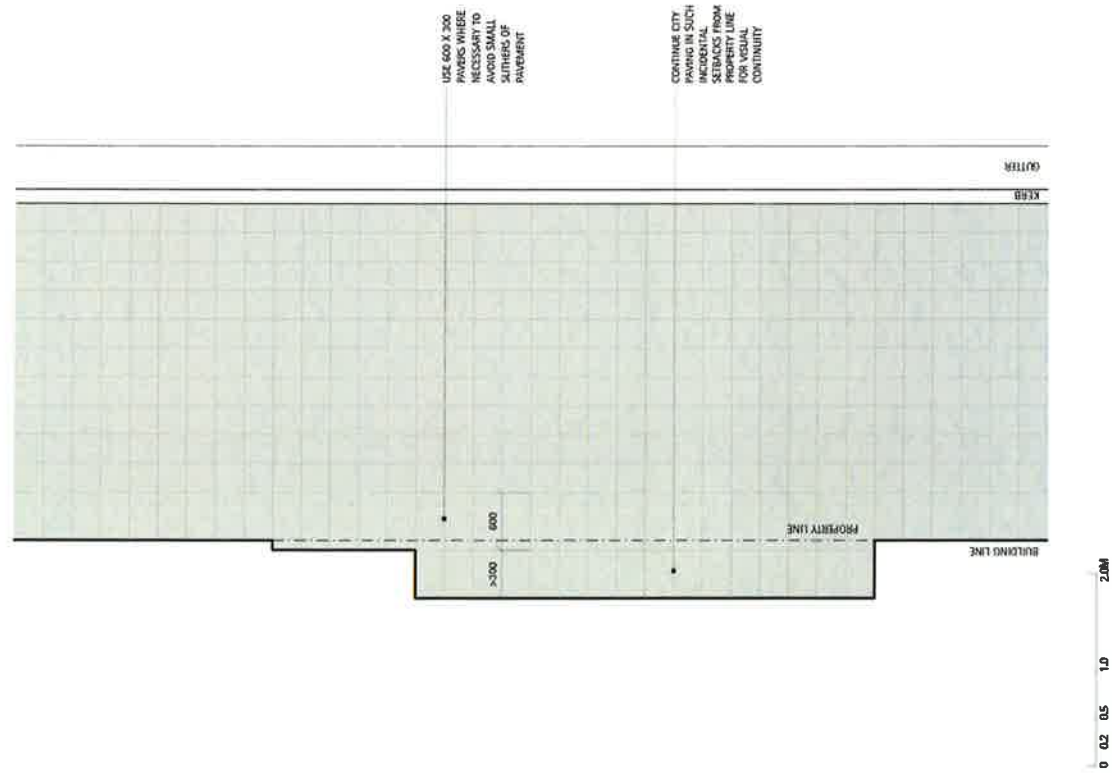


Figure 6.25 Standard 'City Centre Paving' - Layout C



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