

The background image is an aerial photograph of a modern landscape design. It features several terraced green spaces with low concrete walls and steps. Paved walkways with a light-colored stone pattern wind through the green areas. A purple banner with the text "cumulus park" and a stylized graphic is visible in the center. Several people are sitting on the concrete steps and walking. In the background, a modern building with large glass windows is visible.

263 - 281 PENNANT HILLS CARLINGFORD

LANDSCAPE DEVELOPMENT APPLICATION

PREPARED FOR
MERITON
AUGUST 2022

ACKNOWLEDGEMENT TO COUNTRY

Urbis acknowledges the traditional country of the Burramattagal people. We recognise and respect their cultural heritage, beliefs and continuing relationship with the land, and that they are the proud survivors of more than two hundred years of dispossession.

We reiterate our commitment to addressing disadvantages and attaining justice for Aboriginal and Torres Strait Islander peoples of this community.

ISSUE AUTHORISATION

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Landscape Development Application

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Prepared for: Meriton

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URBIS.COM.AU

Title: Connecting Land
Artists: Tarris King and Sarita King
Clan: Gurindji

Connecting Land is an expression of the beauty of the Australia Landscape. People's connection to the country and the lessons that caring for the land can teach us. Respect for the lands of Australia and creating a positive impact for people is at the centre of shaping great Australian cities and communities

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1.0 INTRODUCTION

This Development Application has been prepared for 263-281 Pennant Hills Road, Carlingford. It illustrates the landscape design philosophy and intent for the ground floor public domain, streetscape and private residential outdoor space.

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

1.1 THE PROPOSAL

This DA proposes the upgrade of the streetscape along Shirley Street, improvements to the interface of Pennant Hills Road, create high quality communal open spaces including a large flexible central park, a play focused community park and a vibrant retail destination on the ground floor. The ground floor is connected for pedestrians through a central accessible walkway that links to a series of key landmarks and destinations. Vehicles and cyclists can access the development via a newly proposed internal road network.

SITE PHOTOS



Figure 1 View from Pennant Hills Road at Marsden Road end



Figure 2 View from North-east corner of Shirley Street



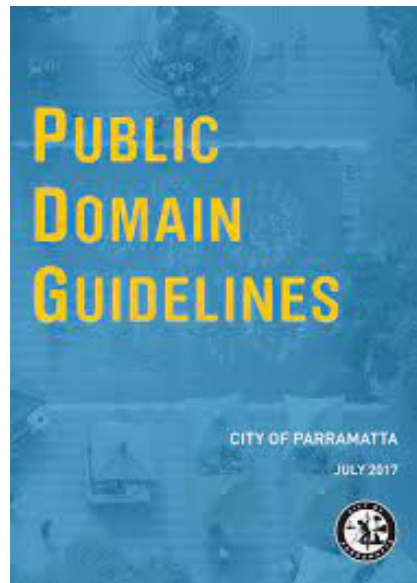
Figure 3 View from north-west corner of Shirley Street



LEGEND:

	Site Boundary		Points of Interest		Existing pedestrian crossings		Existing Bus Stop
	Roads		Open Space		Future Light Rail station		

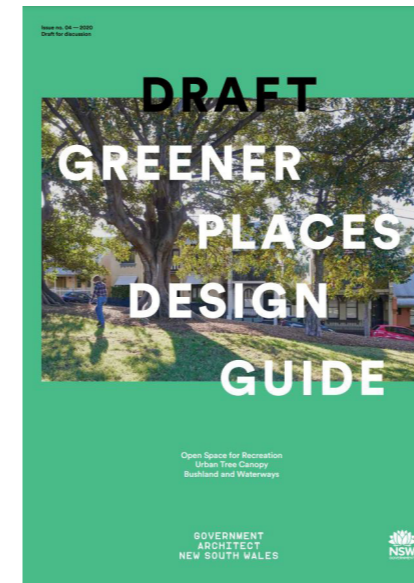
2.0 RELEVANT POLICIES AND GUIDELINES



CITY OF PARRAMATTA - PUBLIC DOMAIN GUIDELINES

In July 2017, the City of Parramatta updated the *Public Domain Guidelines* to ensure co-ordination of materials, and design and construction standards across the LGA and allow for the streamlining of procurement, operational, maintenance and management processes.

The public domain guidelines is a guide, reference and checklist tool for everyone in the planning, design, approval, delivery and care of public domain assets for the City. The consistent standards ensure co-ordinated design and construction methods are achieved in the delivery of the public places.



DRAFT GREENER PLACES DESIGN GUIDE

In June 2020, the Government Architect New South Wales (GANSW) released the *Draft Greener Places Design Guide* to provide information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The draft guide provides strategies, performance criteria and recommendations to assist planning authorities, and design and development communities to deliver green infrastructure.

The Greener Places design guide explains green infrastructure, why we need it and the benefits of providing it. The major components that make up the green infrastructure network fall into three categories:

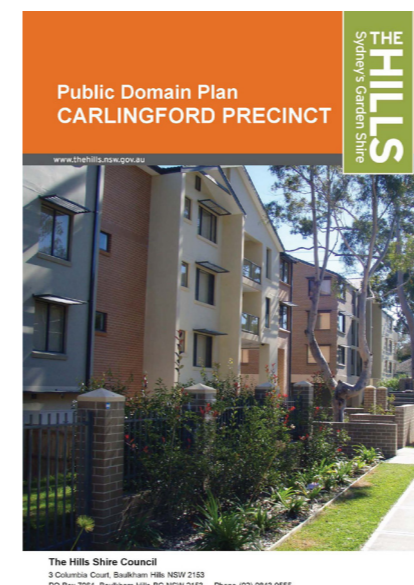
1. Open space for recreations: green infrastructure for people
2. Urban tree canopy: green infrastructure for climate adaptation and resilience
3. Bushland and waterways: green infrastructure for habitat and ecological health.



URBAN GREEN COVER IN NSW - TECHNICAL GUIDELINES

In 2015, the Government of NSW and Office of Environment and Heritage released the *Urban Green Cover in NSW Technical Guidelines* articulate practical advice, best practice and guidelines to increase the resilience of NSW settlements and communities to climate change, specifically to increase temperatures in urban settings.

The technical guidelines offer built environment professionals working in state and local government and the private sector practical information and typical details to encourage best practice applications of green cover, so as to minimise urban heat impacts across NSW.



CARLINGFORD PRECINCT - PUBLIC DOMAIN PLAN

In March 2011, the Hills Shire Council released the *Public Domain Plan* to serve as a manual to guide the future planning and design of the public domain in the Carlingford Precinct.

The public domain plan provides:

- An analysis identifying the current and desired future character of the Carlingford Precinct;
- A public domain design framework providing design direction for future development, including recommended design approaches, treatments and details;
- An estimate of costs for suggested treatments; and
- A proposed implementation plan for these recommendations.

3.0 SITE ANALYSIS

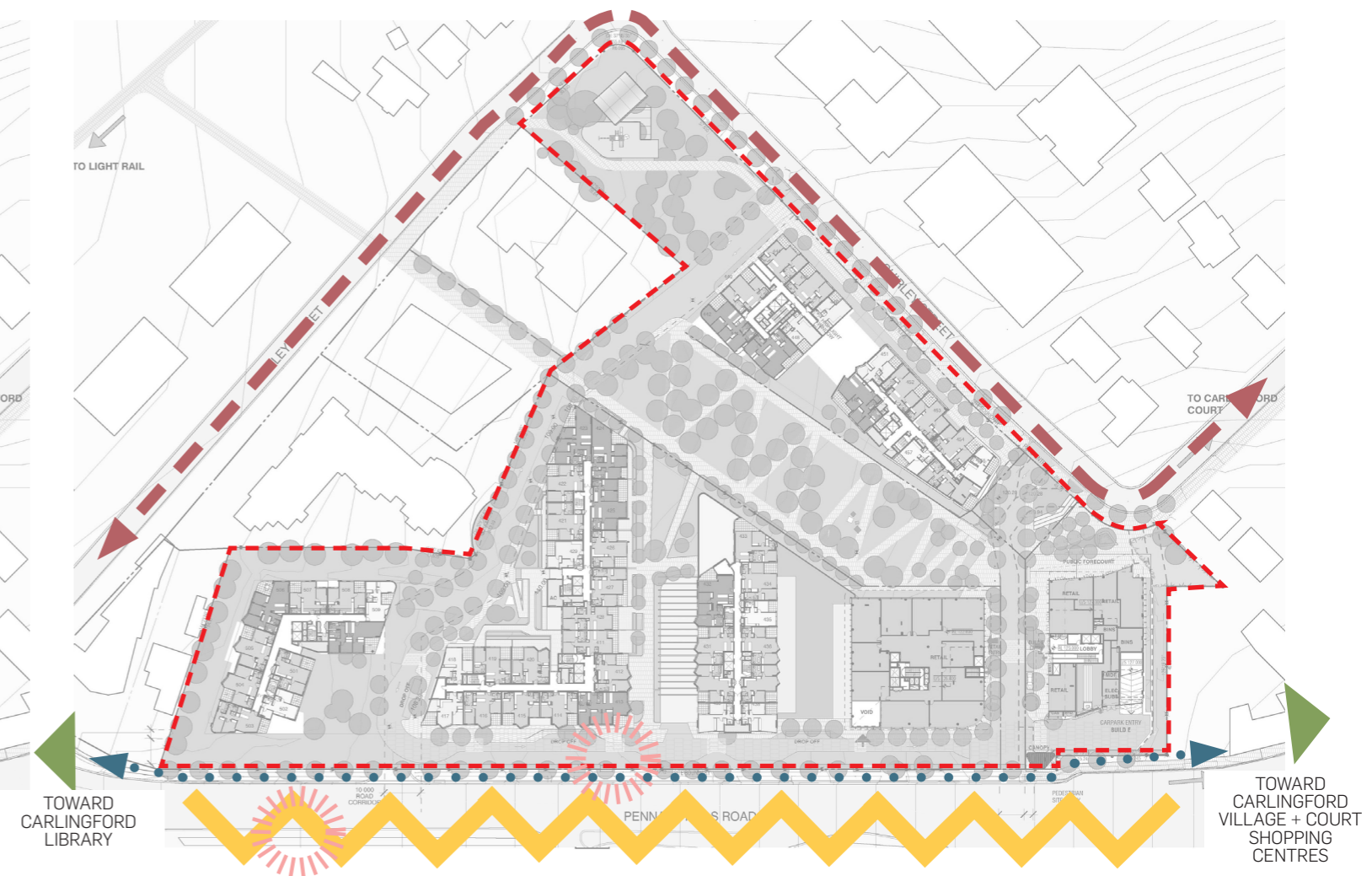
TOPOGRAPHY



LEGEND:

- 2m contours
- + XX.X Existing levels

ACCESS



LEGEND:


- Vehicular access to site via Shirley Street.
- • Existing non-compliant pedestrian footpath
- Pennant Hills Road visual and physical barrier to site
- Existing bus stop locations

NOT TO SCALE

EXISTING VEGETATION

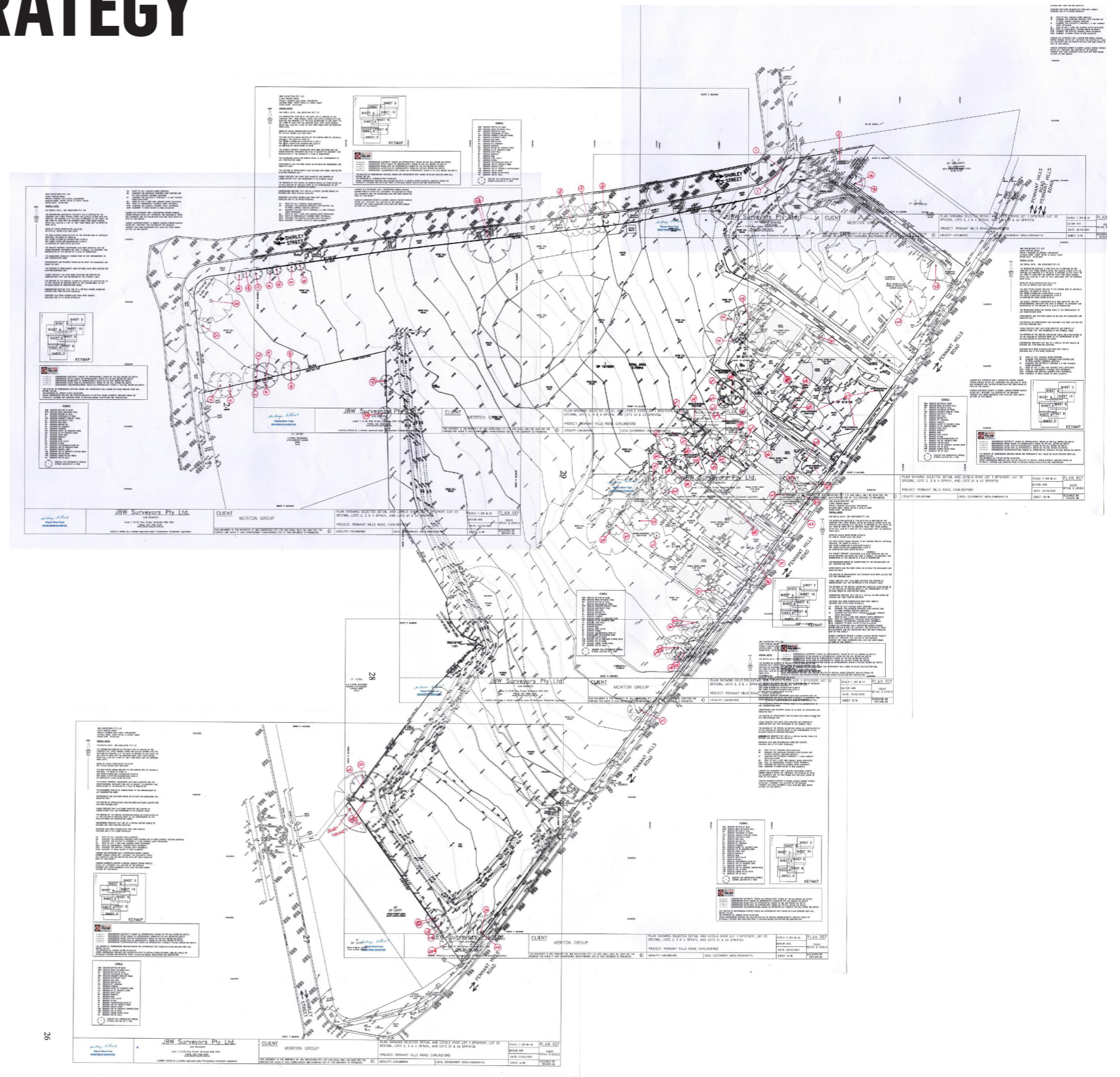


LEGEND:

 Existing trees on site

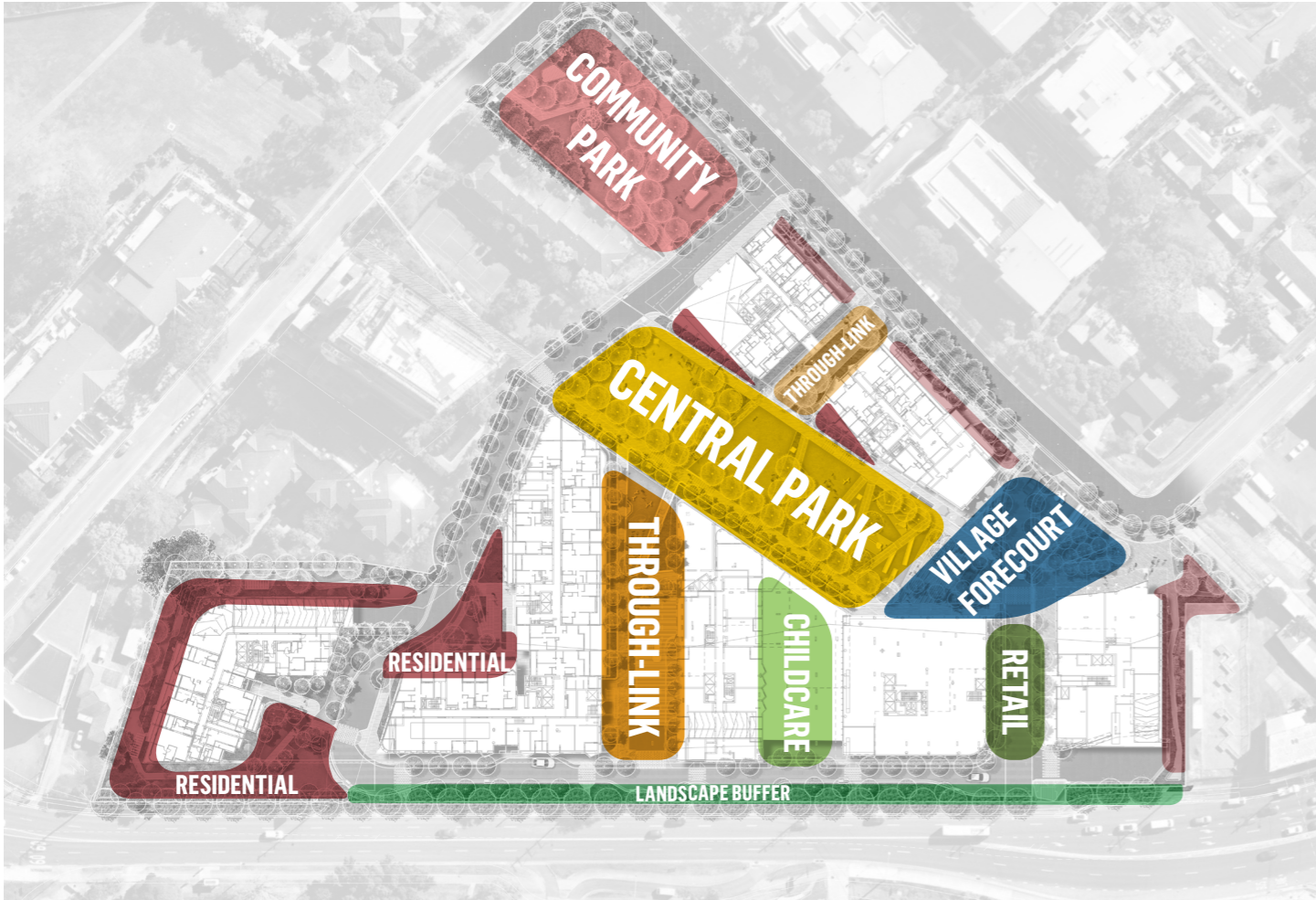
4.0 TREE RETENTION STRATEGY

Refer to Jacksons Nature Works Arboricultural Impact Assessment Report (8th October 2021) for detailed flora report and assessment..



5.0 LANDSCAPE DESIGN PRINCIPLES

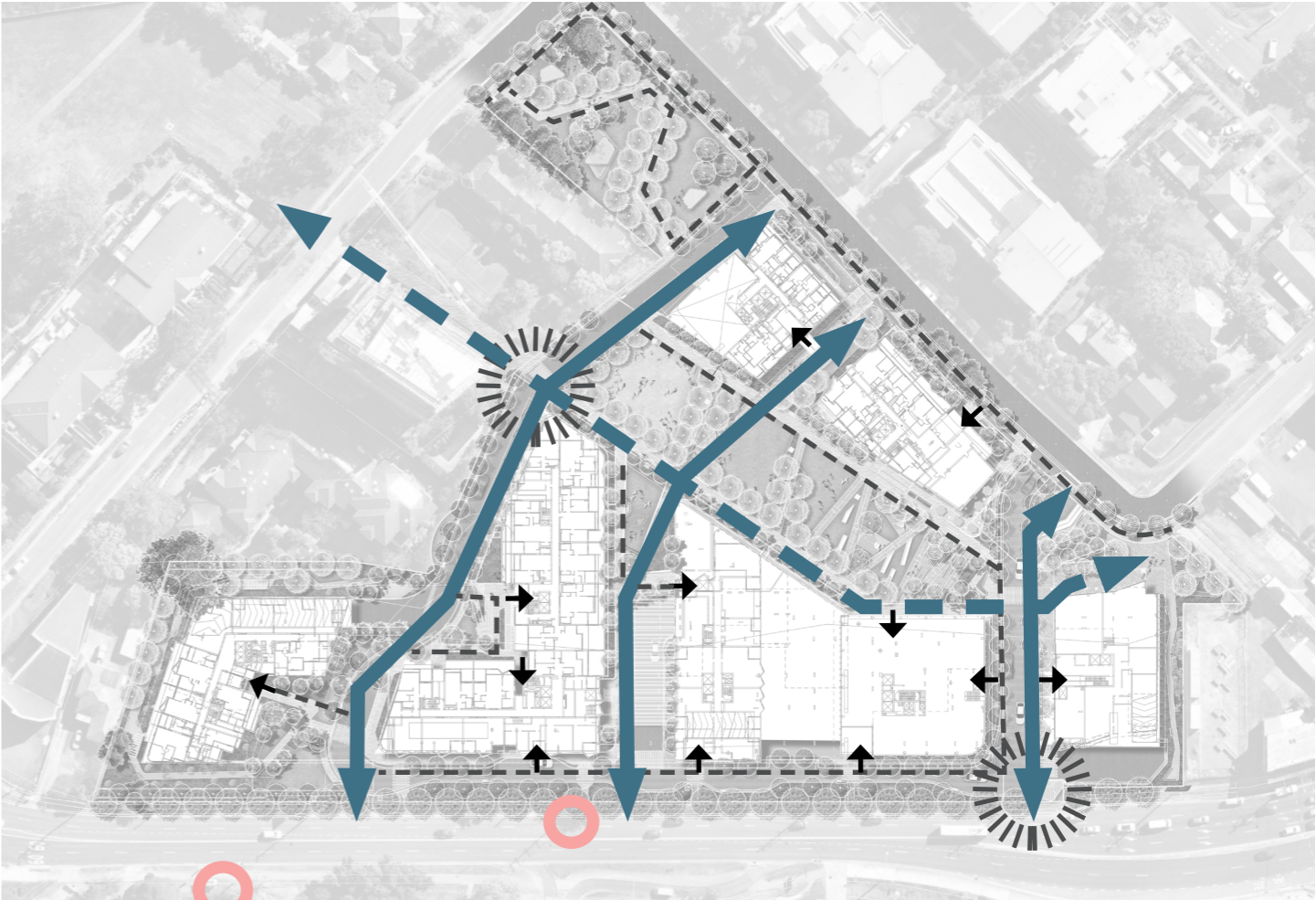
DIVERSE SERIES OF SPACES



LEGEND:

- | | | |
|----------------------------|----------------|--------------------|
| Residential Garden | Central Park | Retail High Street |
| Community Corner Park | Village Square | Landscape Buffer |
| Linear Park / Through Link | Childcare | |

PEDESTRIAN CONNECTIVITY



LEGEND:





- | | | |
|------------------------|-------------------------------|-----------------------------|
| Primary internal paths | Building Entry | Existing bus stop locations |
| Secondary paths | Key Pedestrian arrival points | |

NOT TO SCALE

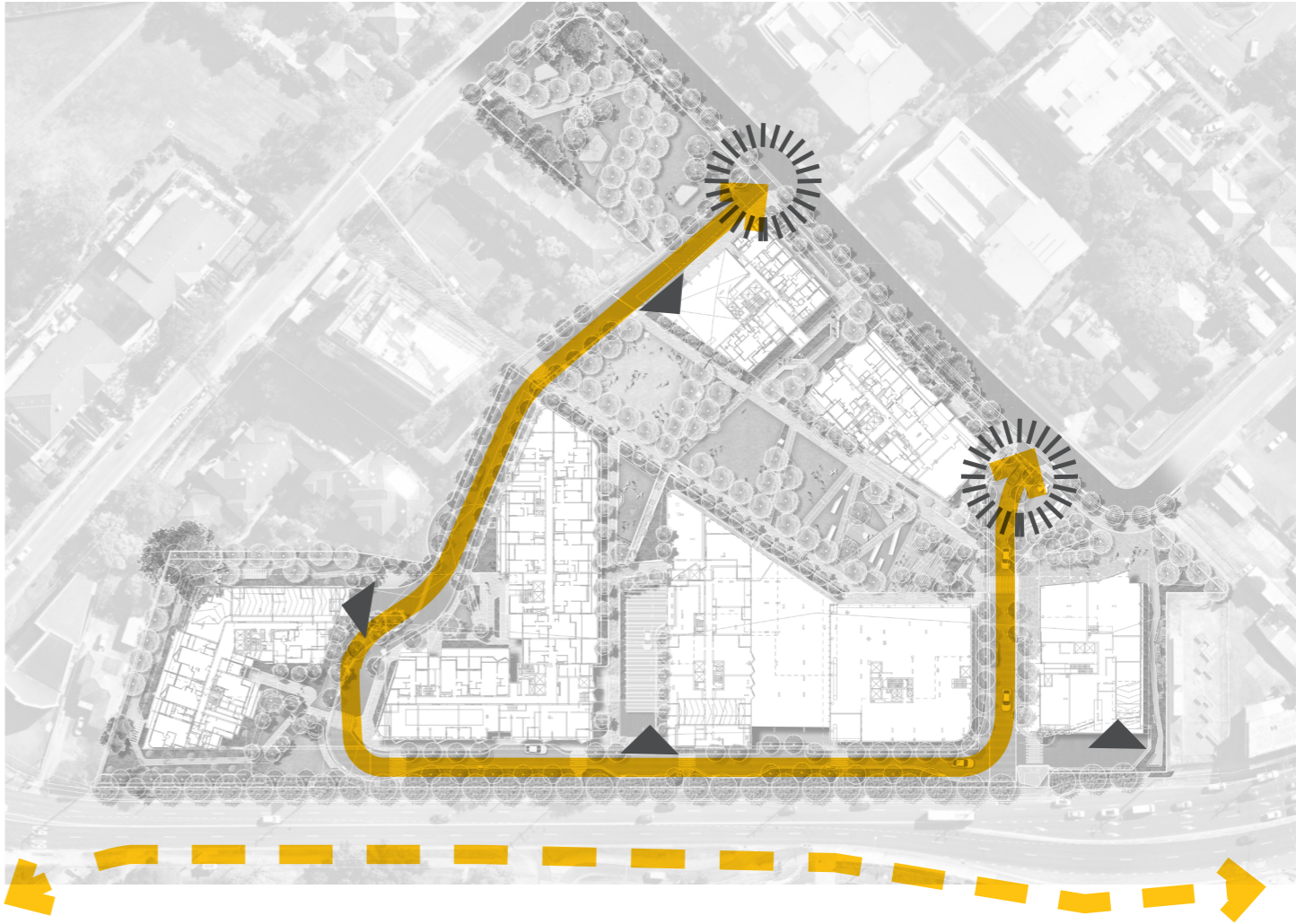
ACCESS







LEGEND:

 Primary access	 Building Entry
 Secondary access	 Pedestrian crossing locations

CYCLE MOVEMENT

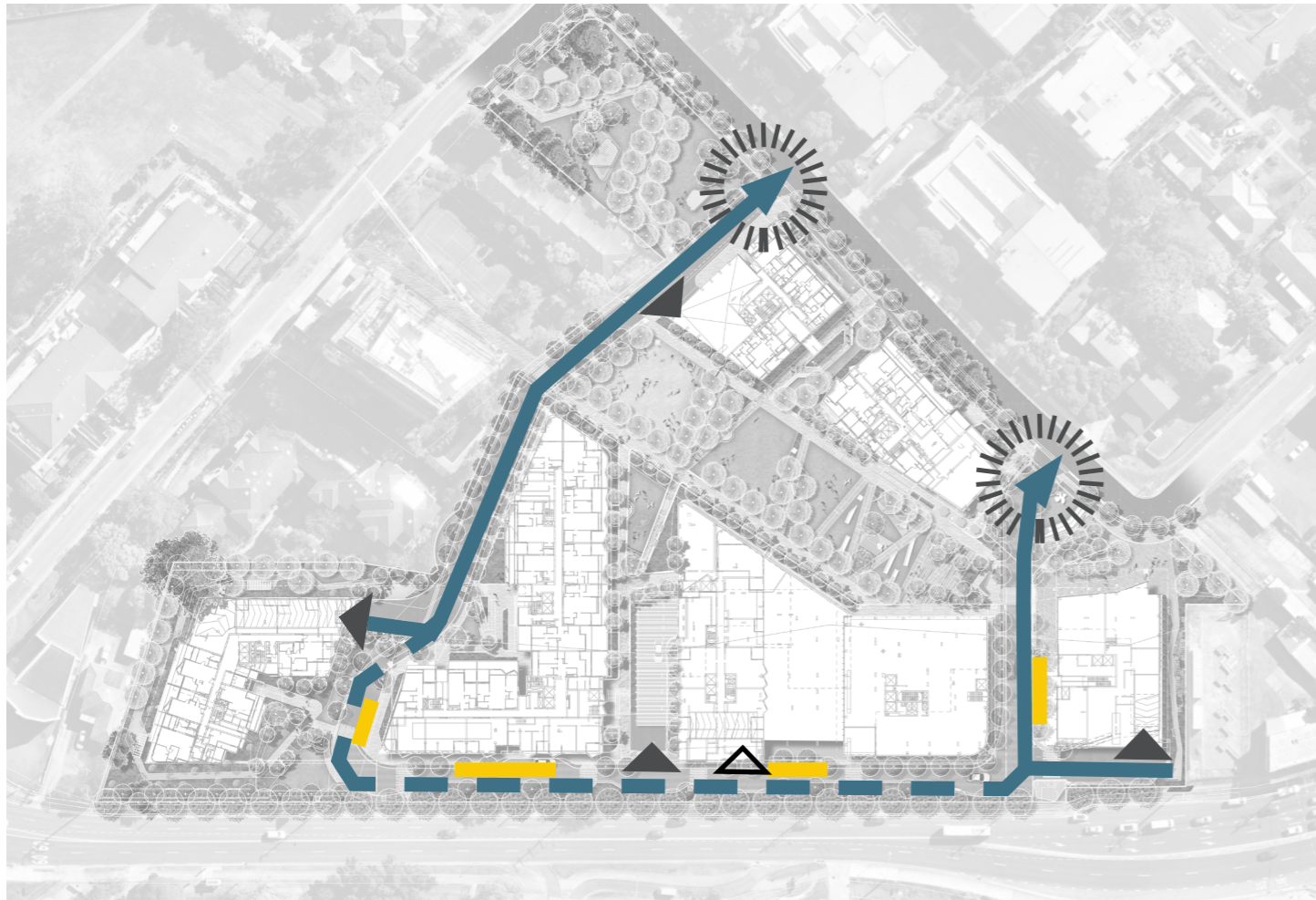


LEGEND:

 Key Cyclist arrival points	 Existing cycle route
 Proposed cycle route	 Carpark entry points


NOT TO SCALE

VEHICULAR CONNECTIVITY



LEGEND:

- Vehicular access
- Drop off carpark zones
- Childcare / Retail carpark entry point
- Vehicle one-way (Counter clockwise)
- Carpark entry points
- Vehicle arrival

URBAN GREEN



LEGEND:

- Proposed internal trees
- Green open space
- Proposed street trees

NOT TO SCALE

6.0 DESIGN RESPONSE

6.1 METHODOLOGY

The landscape design strategy intent is to provide vibrant, energized and accessible communal and private spaces for the users of 263-281 Pennant Hills Road. The designs seeks to respond and accentuate the architectural design both in presence and form. The landscape design mediates the sloping topography and integrates 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 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.

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.

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:

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) 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
-

7.0 LANDSCAPE CONCEPT DESIGN PLAN

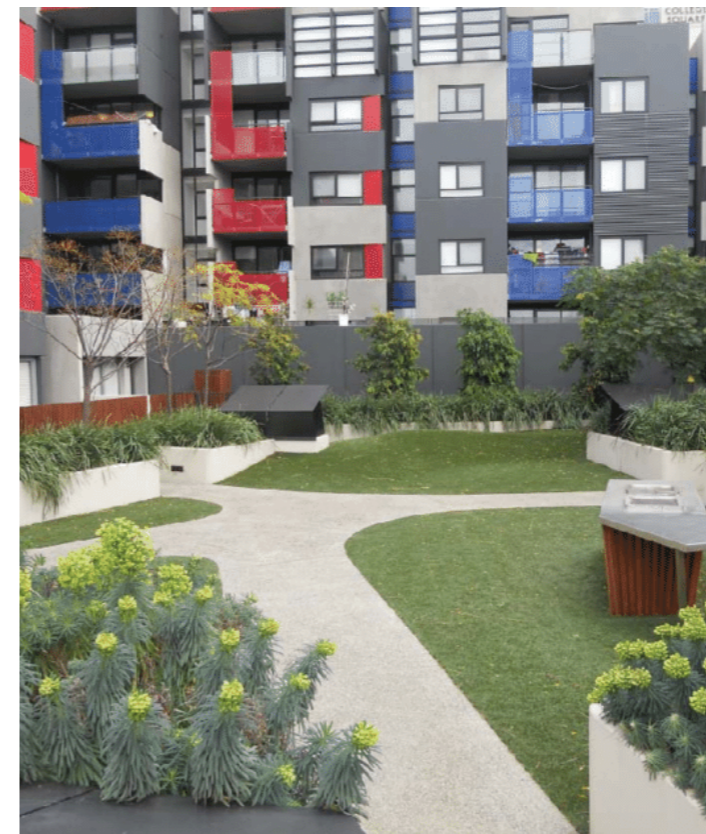
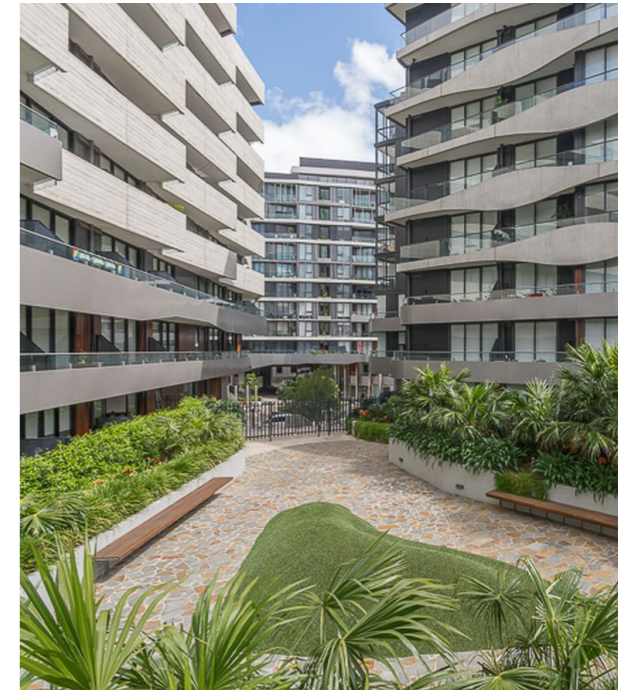
- LEGEND:**
- ① Arrival Village Forecourt
 - ② Central Park
 - ③ Pennant Hills Road Through Link
 - ④ Light Rail Pedestrian Connection
 - ⑤ Corner Community Park
 - ⑥ Communal BBQ Area
 - ⑦ Retail Street
 - ⑧ Pennant Hills Road Arrival Plaza
 - ⑨ Internal Access Road
 - ⑩ Street Trees In Turf Verge



7.1 PROPOSED STREETS PRECEDENT IMAGERY

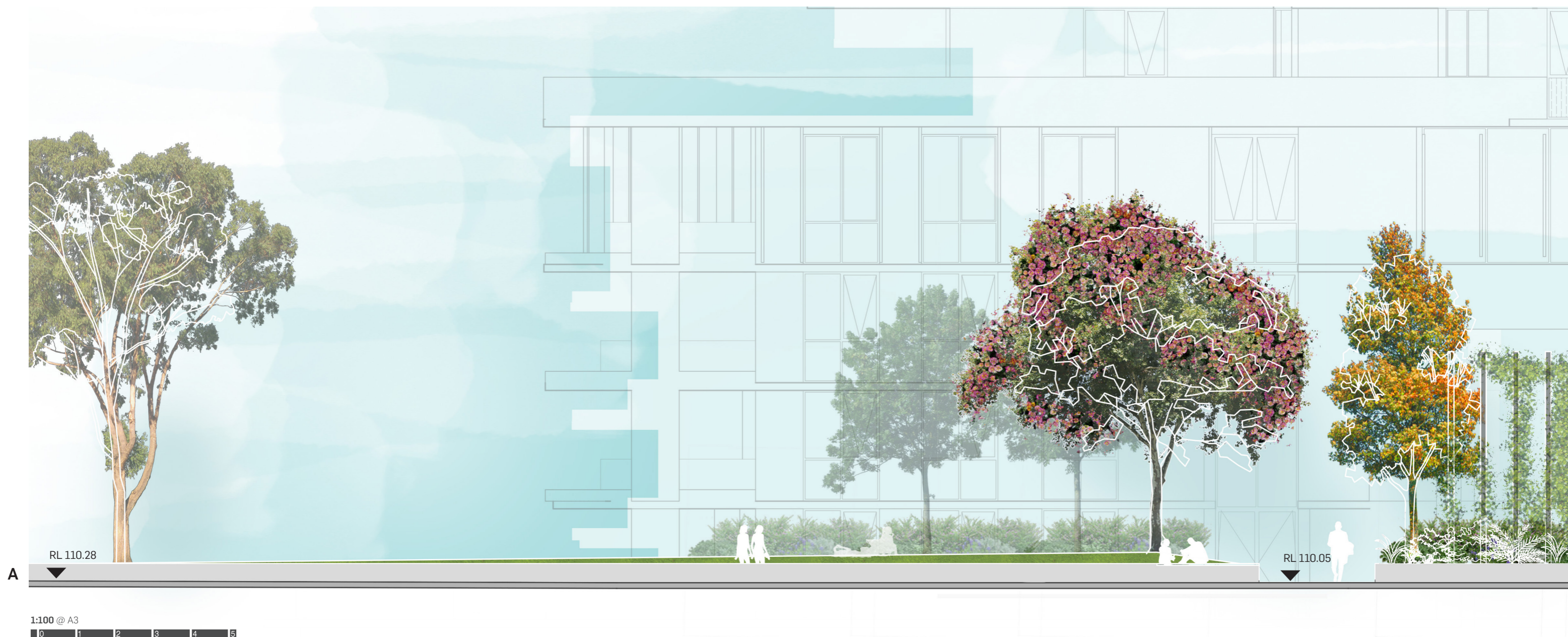


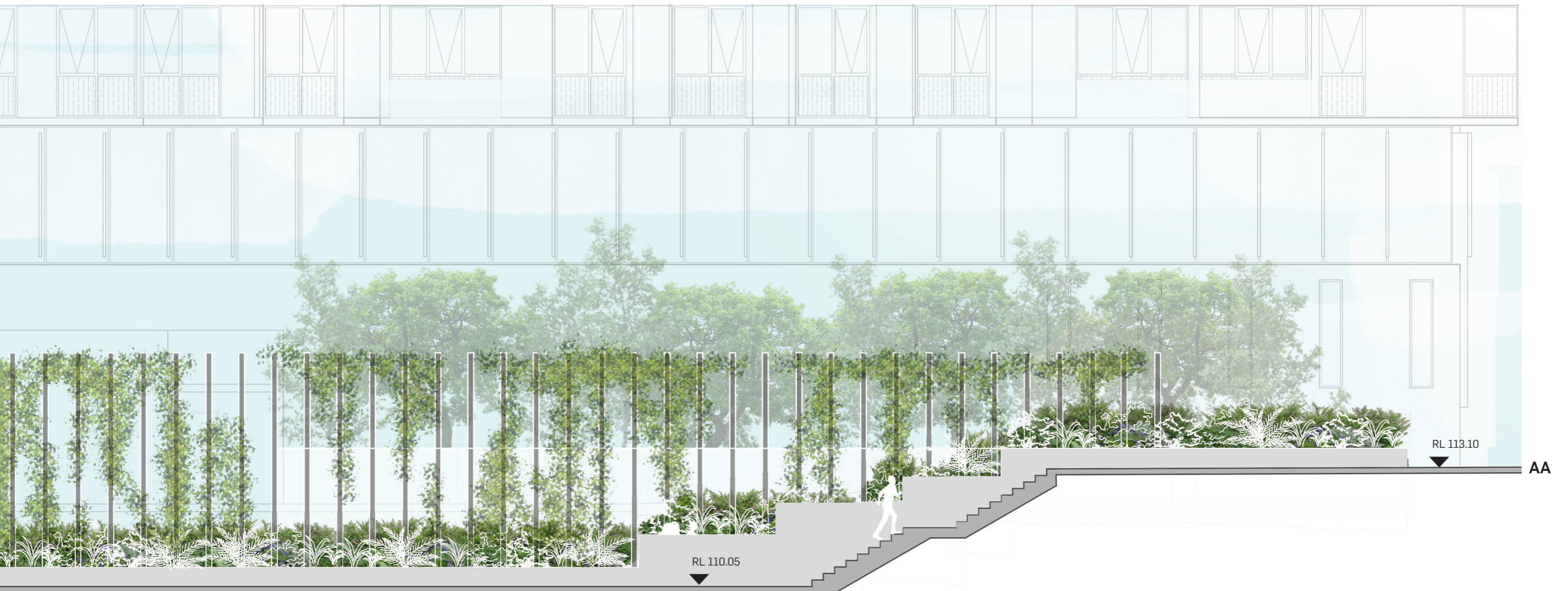
7.2 RESIDENTIAL FORECOURT PRECEDENT IMAGERY



8.0 TYPICAL LANDSCAPE SECTIONS

8.1 BUILDING B + C THROUGH LINK LANDSCAPE SECTION





8.2 BUILDING A LANDSCAPE SECTION



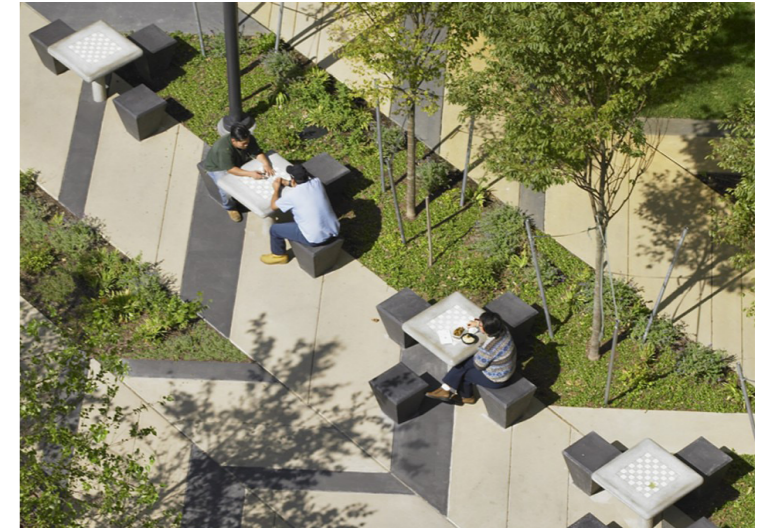
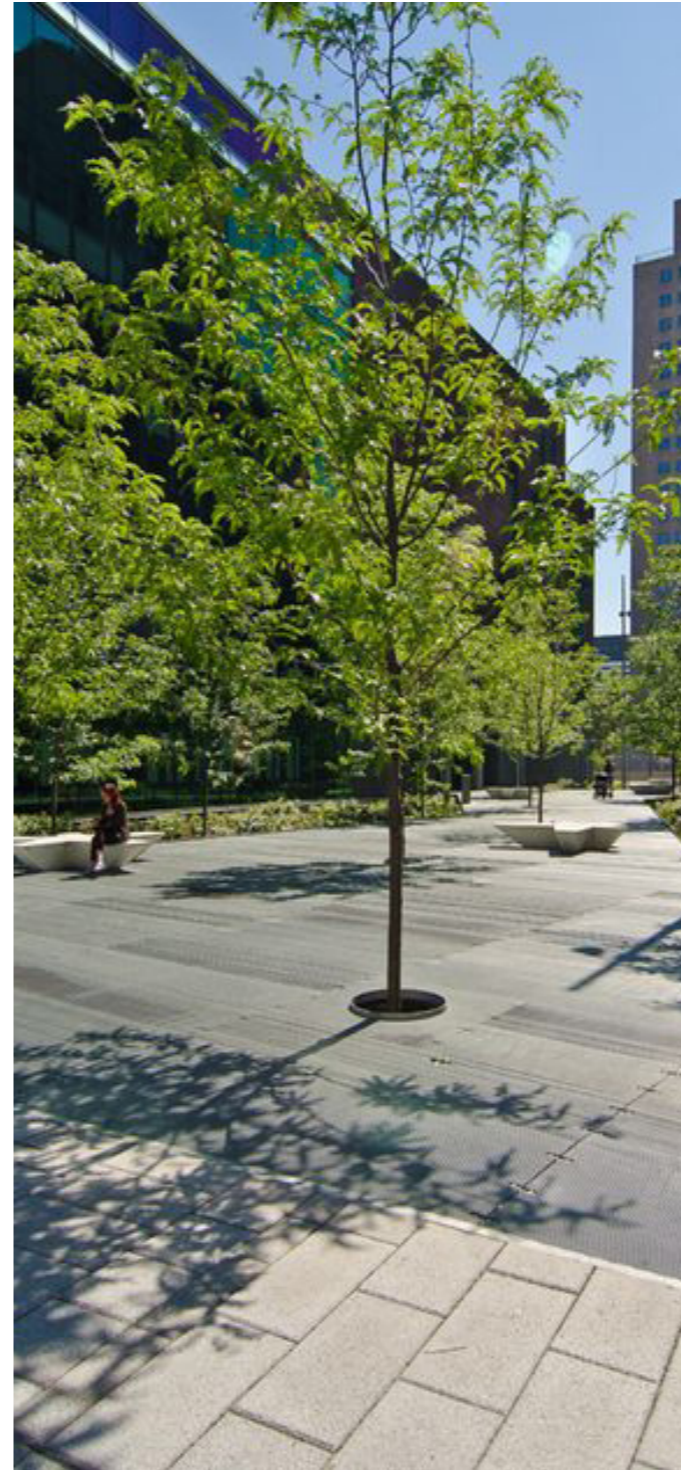
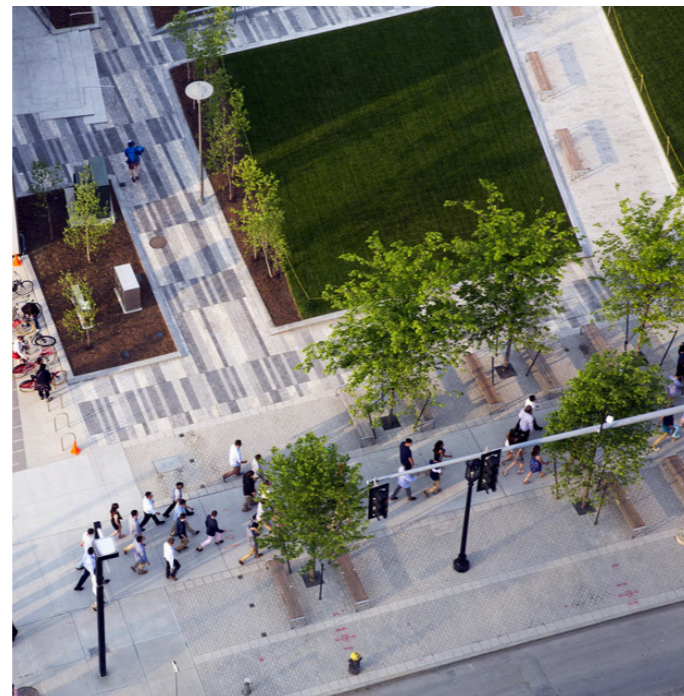
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0 1 2 3 4 5

9.0 VILLAGE FORECOURT DETAIL PLAN

- LEGEND:**
- ① Arrival Lawn + Art Sculpture
 - ② Feature Tree
 - ③ Water Feature
 - ④ Bench Seating Below Trees
 - ⑤ Outdoor Dining / Seating
 - ⑥ Pennant Hills Road Gateway Arrival



9.1 VILLAGE SQUARE PRECEDENT IMAGERY



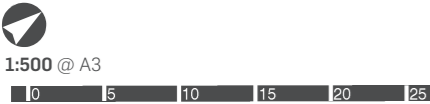
9.2 VILLAGE SQUARE LANDSCAPE SECTION



1:100 @ A3
0 1 2 3 4 5

10.0 CENTRAL PARK DETAIL PLAN

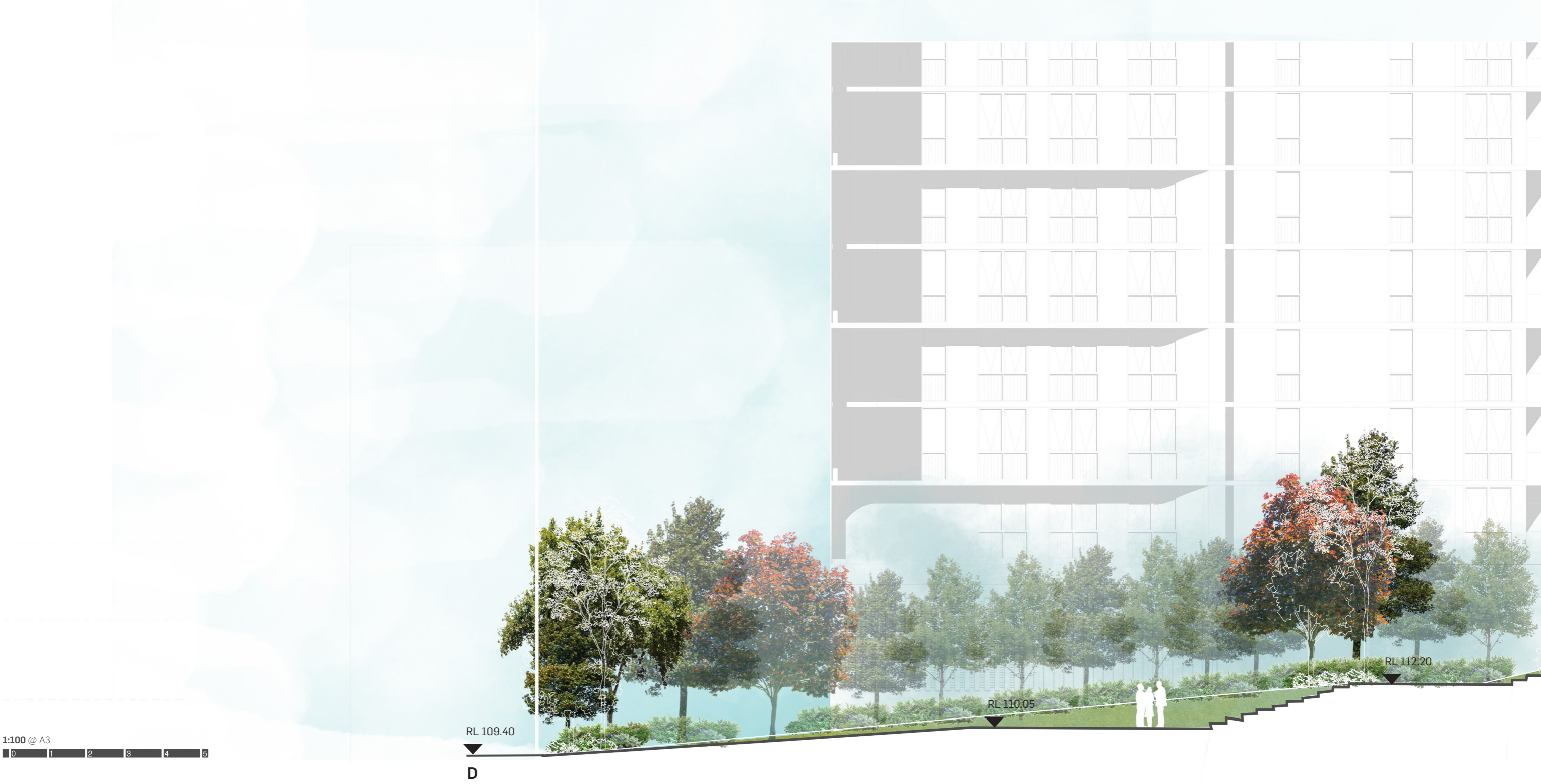
- LEGEND:**
- ① Outdoor Dining / Seating
 - ② Seating Steps
 - ③ Accessible Walkway
 - ④ Access Stairs
 - ⑤ Pool / Childcare Entry Point
 - ⑥ Sculptural Lawn Seating
 - ⑦ Swale / Detention Planting
 - ⑧ Flexible / Gathering Lawns
 - ⑨ Nature Play Area
 - ⑩ Lookout Point / Sculptural Seating

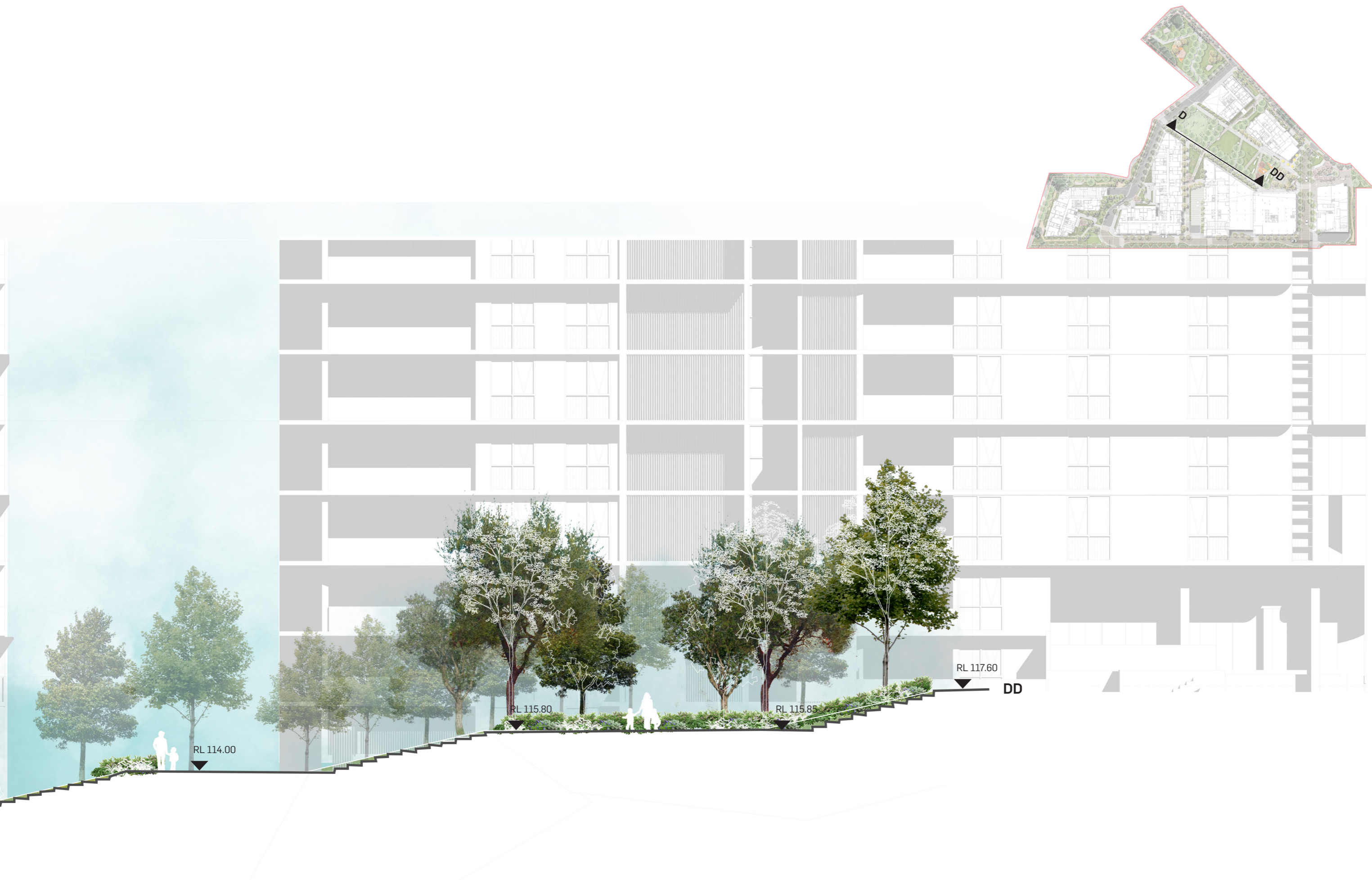


10.1 CENTRAL PARK PRECEDENT IMAGERY



10.2 CENTRAL PARK LANDSCAPE SECTION





11.0 COMMUNITY PARK DETAIL PLAN

LEGEND:

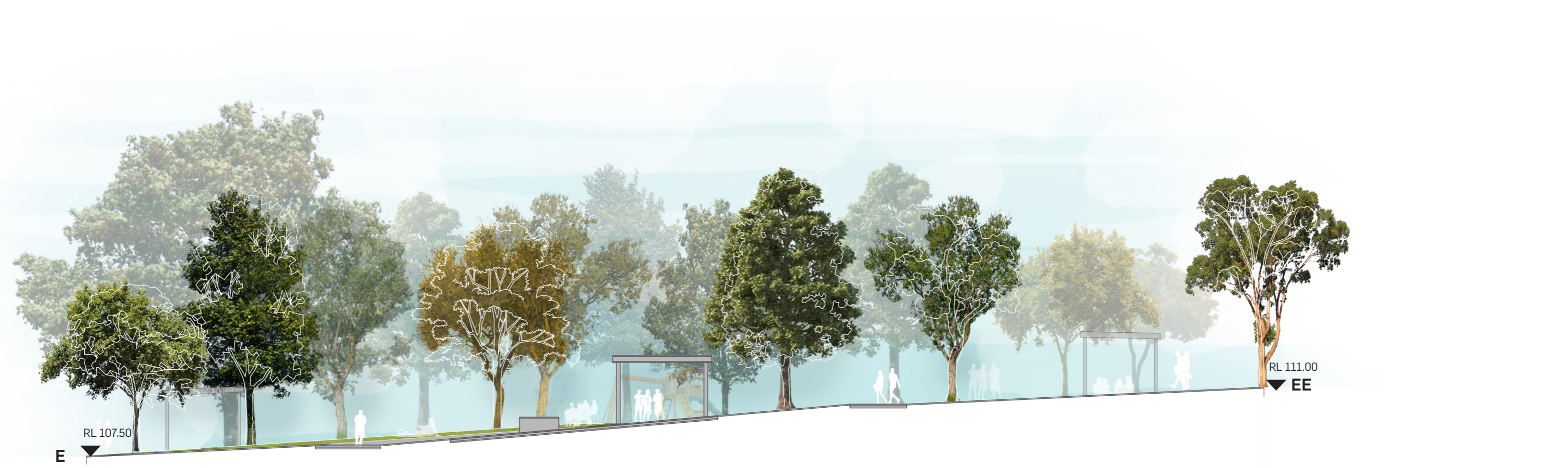
- ① BBQ Shelters
- ② Adventure Play Area
- ③ Existing Trees To Be Retained



11.1 COMMUNITY PARK PRECEDENT IMAGERY



11.2 COMMUNITY PARK LANDSCAPE SECTION



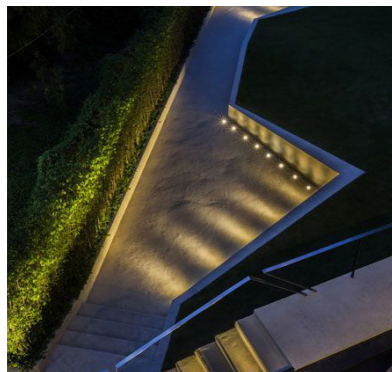
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0 1 2 3 4 5

12.0 MATERIALS STRATEGY

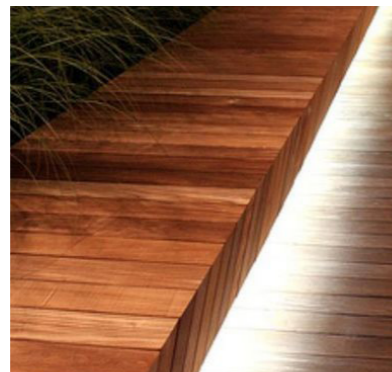
All materials and furniture in accordance with City of Parramatta Public Domain Guidelines



Streetscape P1: In situ concrete footpath to Shirley Street, Pennant Hills Road and internal roads



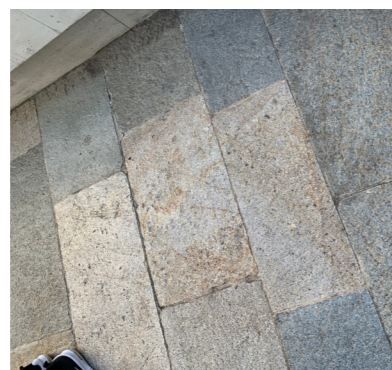
Path lighting



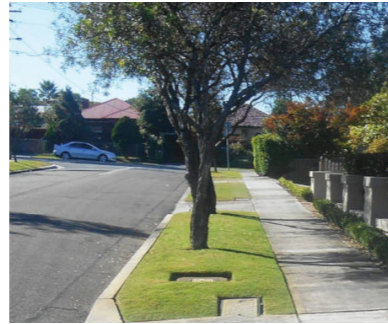
Integrated landscape lighting



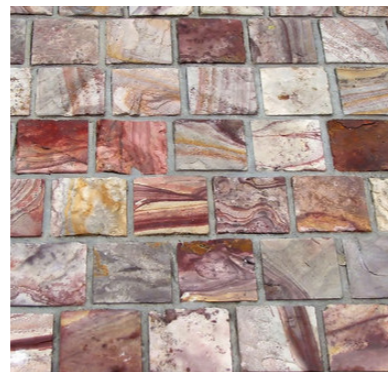
Raised planter bed and integrated seating



Paving material and pattern



Street trees in verge



Paving material and pattern



Tree grates

13.0 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 understorey 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 Shirley Street and Pennant Hills Road in accordance with the 'Carlingford Urban Village 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.

TREES



Cupaniopsis anadarioides



Elaeocarpus reticulatus



Lagerstroemia indica



Glitzia triacanthos 'Sunburst'



Eucalyptus scoparia



Tristaniopsis laurina 'Luscious'



Magnolia grandiflora 'Exmouth'



Fraxinus pennsylvanica

SHRUBS



Callistemon 'White Anzac'



Doryanthes excelsa



Cycas revoluta



Gardenia augusta



Grevillea 'Moonlight'



Philodendron Xanadu



Westringia fruticosa 'Zena'



Hardenbergia violacea



Viburnum 'Dense Fence'



Eremophila Glabra Prostrata



Philodendron 'Congo'



Phormium 'Wildwood'



Rhaphis excels



Raphiolepis indica 'Oriental Pearl'



Rosmarinus officinalis

GRASSES + GROUNDCOVERS



Dianella longifolia 'Stripey White'



Myoporum pavifolium



Brachyscome multifida



Clivia miniata



Liriope muscari 'Varigated'



Grevillea 'Royal Mantle'



Trachelospermum jasminoides



Liriope muscari



Scaevola albida

263-281 PENNANT HILLS ROAD, CARLINGFORD

DEVELOPMENT APPLICATION DRAWINGS

DRAWING REGISTER

DWG NO.	DRAWING NAME	SCALE	SIZE	ISSUE
L500	COVER SHEET + DRAWING REGISTER + LEGEND + PLANT SCHEDULE	NTS	A1	B
L501	GL PLANTING PLAN	1:250	A1	B
L502	GL PLANTING PLAN	1:250	A1	B
L503	GL PLANTING PLAN	1:250	A1	B
L504	GL PLANTING PLAN	1:250	A1	B

LEGEND

GENERAL		PLANTING	
	PROPERTY BOUNDARY		TREE EXISTING TO BE RETAINED REFER TO ARBORIST REPORT FOR TREE NUMBERS
	TREE PIT		TREE PROPOSED
	SEATING BENCH		PLANTING AREA
	UNDERGROUND STRUCTURE		

PLANT SCHEDULE

Trees

Key	Botanic Name	Common Name	Size	Pot	Spacing	Qty.
CUP ana	Cupaniopsis anacardioides	Tuckeroo	10m x 5m	200L	AS SHOWN	75
ELA ret	Elaeocarpus reticulatus	Blueberry Ash	9m x 5m	200L	AS SHOWN	76
EUC sco	Eucalyptus scoparia	Willow Gum	10m x 5m	200L	AS SHOWN	39
FRA pen	Fraxinus pennsylvanica	Cinnamon Ash	12m x 8m	200L	AS SHOWN	13
GLE tri	Glitzia triacanthos 'Sunburst'	Golden Honey Locust	15m x 7m	200L	AS SHOWN	38
LAG ind	Lagerstroemia indica	Crepe Myrtle	8m x 5m	200L	AS SHOWN	25
MAG gra	Magnolia grandiflora 'Exmouth'	Bull Bay Magnolia	12m x 6m	200L	AS SHOWN	43
TRI lau	Tristaniopsis laurina 'Luscious'	Water Gum	15m x 7m	200L	AS SHOWN	44

Shrubs

Key	Botanic Name	Common Name	Size	Pot	Spacing	Qty.
CAL whi	Callistemon 'White Anzac'	Callistemon	1.5m x 1.5m	200mm	500 mm	200
CYC rev	Cycas revoluta	Cycad	1.5m x 1.5m	200mm	500 mm	108
DOR exc	Doryanthes excelsa	Gynea Lily	2.5m X 2.5m	200mm	600 mm	514
ERE gla	Eremophilia Glabra Prostrata	Tar Bush	1.5m x 1.5m	200mm	500 mm	506
GAR aug	Gardenia augusta	Magnifica	1.5m x 1.5m	200mm	500 mm	437
GRE moo	Grevillea 'Moonlight'	Grevillea	3m x 2m	200mm	600 mm	700
HAR vio	Hardenbergia violacea	Native sarsaparilla	1m x 1.5m	200mm	450 mm	753
PHI con	Philodendron 'Congo'	Philodendron Congo	1m x 1m	200mm	500 mm	443
PHI xan	Philodendron xanadu	Winterbourn	1m x 1m	200mm	500 mm	744
PHO wil	Phormium 'Wildwood'	Wildwood New Zealand Flax	1.5m x 1.5m	200mm	500 mm	298
RAP ind	Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn	1m x 1m	200mm	500 mm	884
RAP exc	Rhaphis excels	Rhaphis Palm	2m x 2m	200mm	500 mm	521
ROS off	Rosmarinus officinalis	Rosemary	1.5m x 1.5m	200mm	500 mm	80
VIB ode	Viburnum 'Dense Fence'	Sweet Viburnum	3m x 2m	200mm	600 mm	523
WES fru	Westringia fruticosa 'Zena'	Coastal Rosemary	1.2m x 1.2m	200mm	500 mm	1491

Groundcovers

Key	Botanic Name	Common Name	Size	Pot	Spacing	Qty.
BRA mul	Brachyscome multifida	Cut-leaf Daisy	0.5m x 1m	100mm	400 mm	1317
CAR ros	Carpobrotus rossii	Pigface	0.3m x 2m	100mm	400 mm	590
CLI min	Clivia miniata	Kaffir Lily	0.5m x 0.5m	100mm	400 mm	1266
DIA lon	Dianella caerulea 'Stripey White'	Pale Flax Lily	1m x 0.5m	100mm	400 mm	2826
FRA ana	Fragaria x ananassa	Strawberry	0.5m x 0.5m	100mm	500 mm	22
GRE roy	Grevillea 'Royal Mantle'	Grevillea Royal Mantle	0.5m x 3m	100mm	400 mm	1943
LIR mus	Liriope muscari	Big Blue Lily Turf	0.5m x 0.5m	100mm	400 mm	2373
MYO yar	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.2m x 1m	100mm	400 mm	618
OCI bas	Ocimum basilicum	Basil	0.5m x 0.5m	100mm	500 mm	14
SOL lyc	Solanum lycopersicum L.	Tomatoes	0.5m x 0.5m	100mm	500 mm	26
TRA asi	Trachelospermum asiaticum	Asiatic Jasmine	0.5m x 0.5m	100mm	400 mm	746

14.0 PLANTING PLANS



263-281 PENNANT HILLS ROAD, CARLINGFORD
DRAWING SCHEDULE

Angel Place, Level 8, 123 Pitt Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

B	DA ISSUE	GA	PJ	26.08.2022
A	DA ISSUE	SO	MK	24.11.2021
REV	DESCRIPTION	DWN	CHK	DATE

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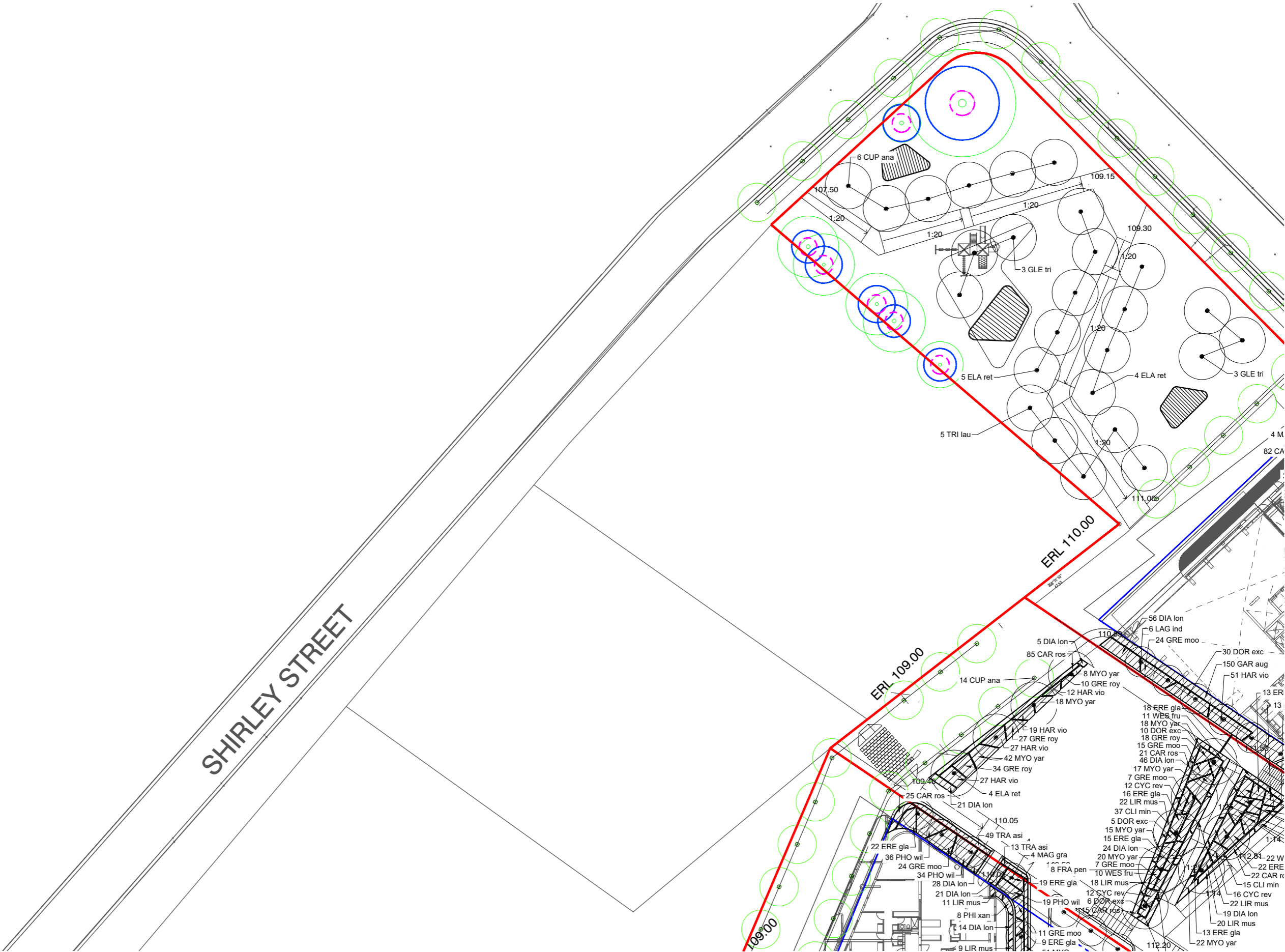
CLIENT
MERITON

PROJECT NO.	DATE
P0036080	26.08.2022
DRAWING NO.	REVISION
L500	B

263-281 PENNANT HILLS ROAD, CARLINGFORD
GROUND FLOOR PLANTING PLAN

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PROJECT NO.
P0036080

DRAWING NO.

L501

DATE

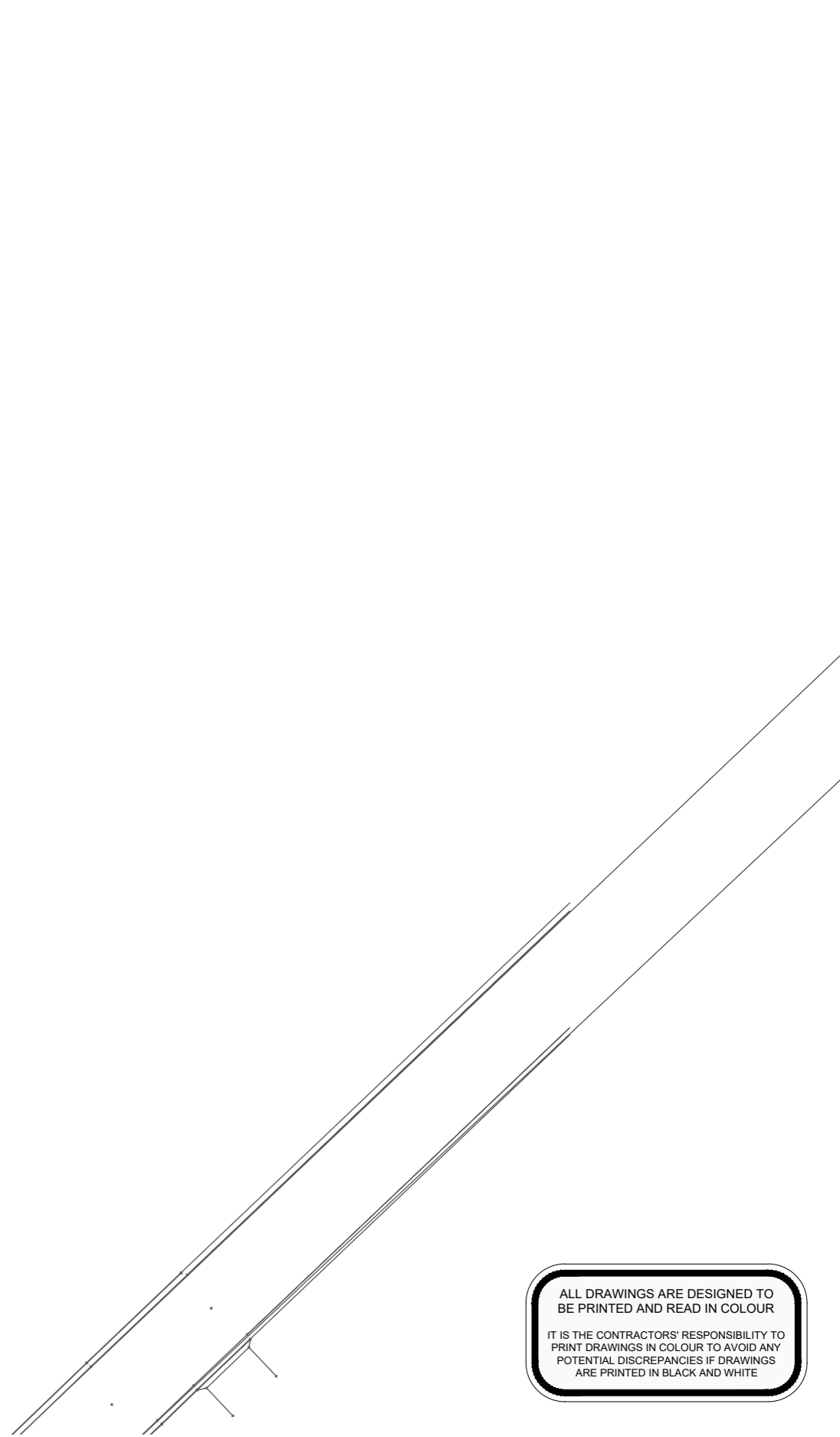
26.08.2022

REVISION

B

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

REV	DESCRIPTION	DWN	CHK	DATE
B	DA ISSUE	GA	PJ	26.08.2022
A	DA ISSUE	SO	MK	24.11.2021






263-281 PENNANT HILLS ROAD, CARLINGFORD
GROUND FLOOR PLANTING PLAN
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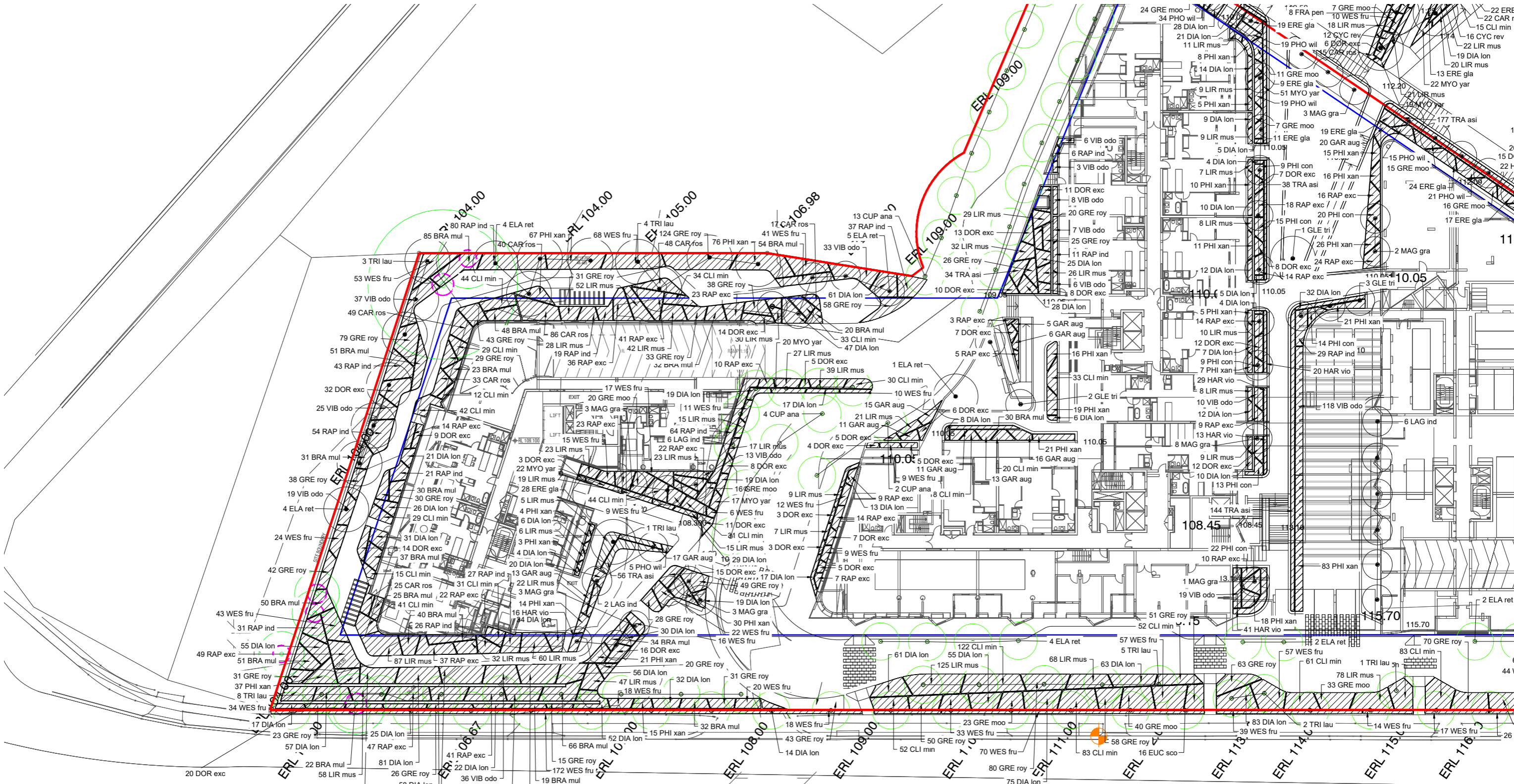
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A	DA ISSUE	SO	MK	24.11.2021
REV	DESCRIPTION	DWN	CHK	DATE

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	P0036080	26.08.2025
	DRAWING NO.	REVISION
	L502	B



PENNANT HILLS ROAD

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263-281 PENNANT HILLS ROAD, CARLINGFORD GROUND FLOOR PLANTING PLAN

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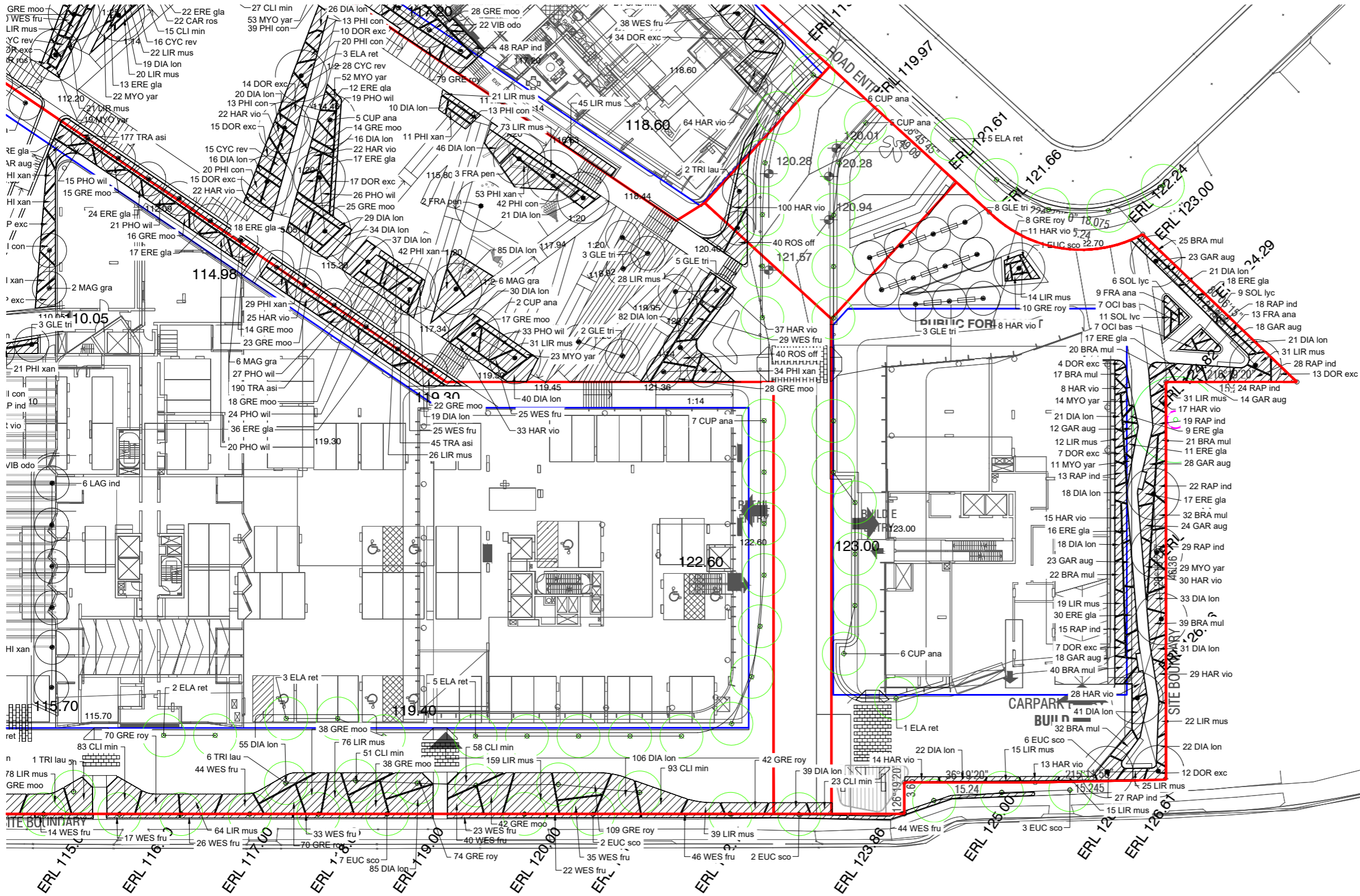
B		DA ISSUE	GA		PJ	26.08.2022
A		DA ISSUE	SO		MK	24.11.2021
REV		DESCRIPTION	DWN		CHK	DATE

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	PROJECT NO.	DATE
	P0036080	26.08.2022
	DRAWING NO.	REVISION
	L503	B

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



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263-281 PENNANT HILLS ROAD, CARLINGFORD

GROUND FLOOR PLANTING PLAN

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B	DA ISSUE	GA	PJ	26.08.2022
A	DA ISSUE	SO	MK	24.11.2021
REV	DESCRIPTION	DWN	CHK	DATE

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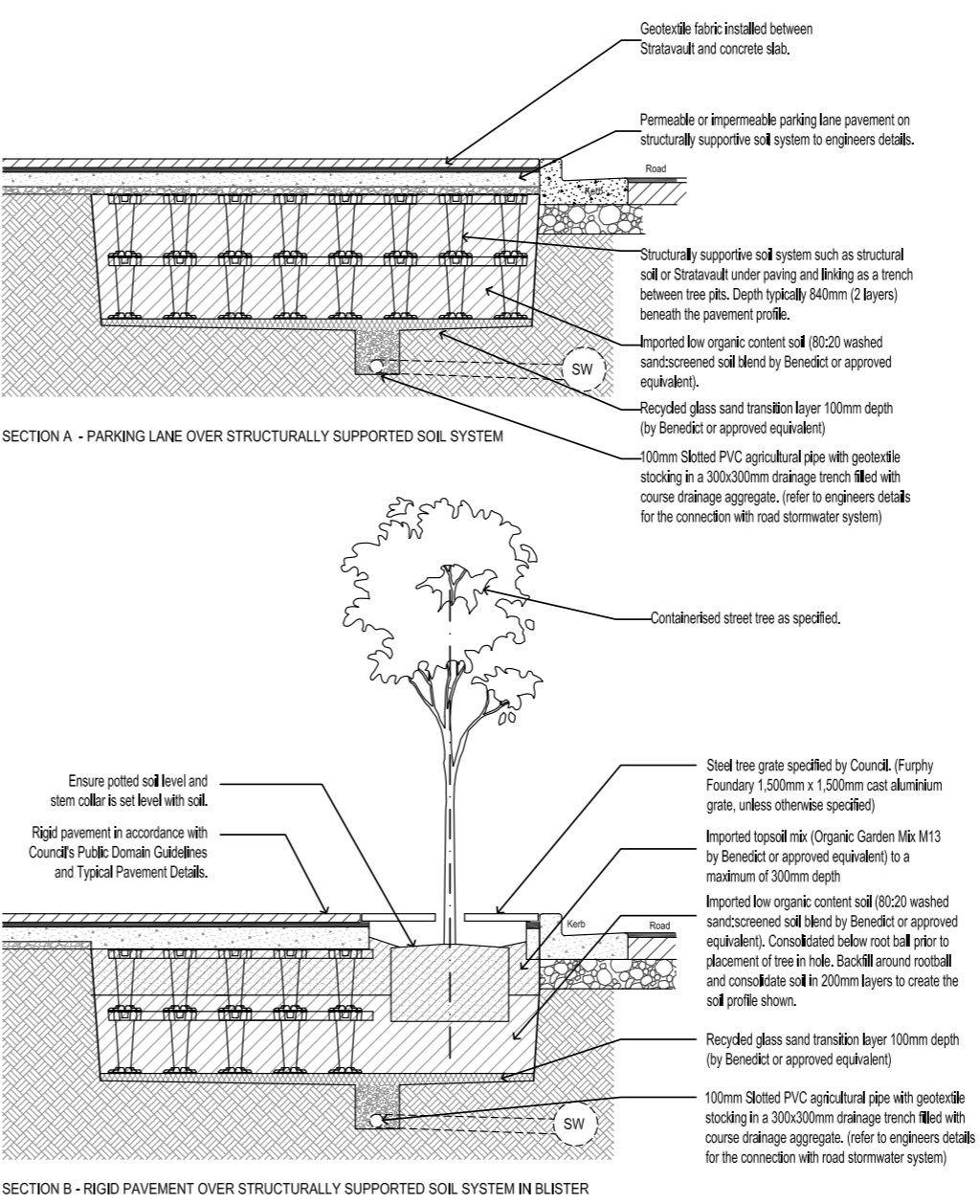
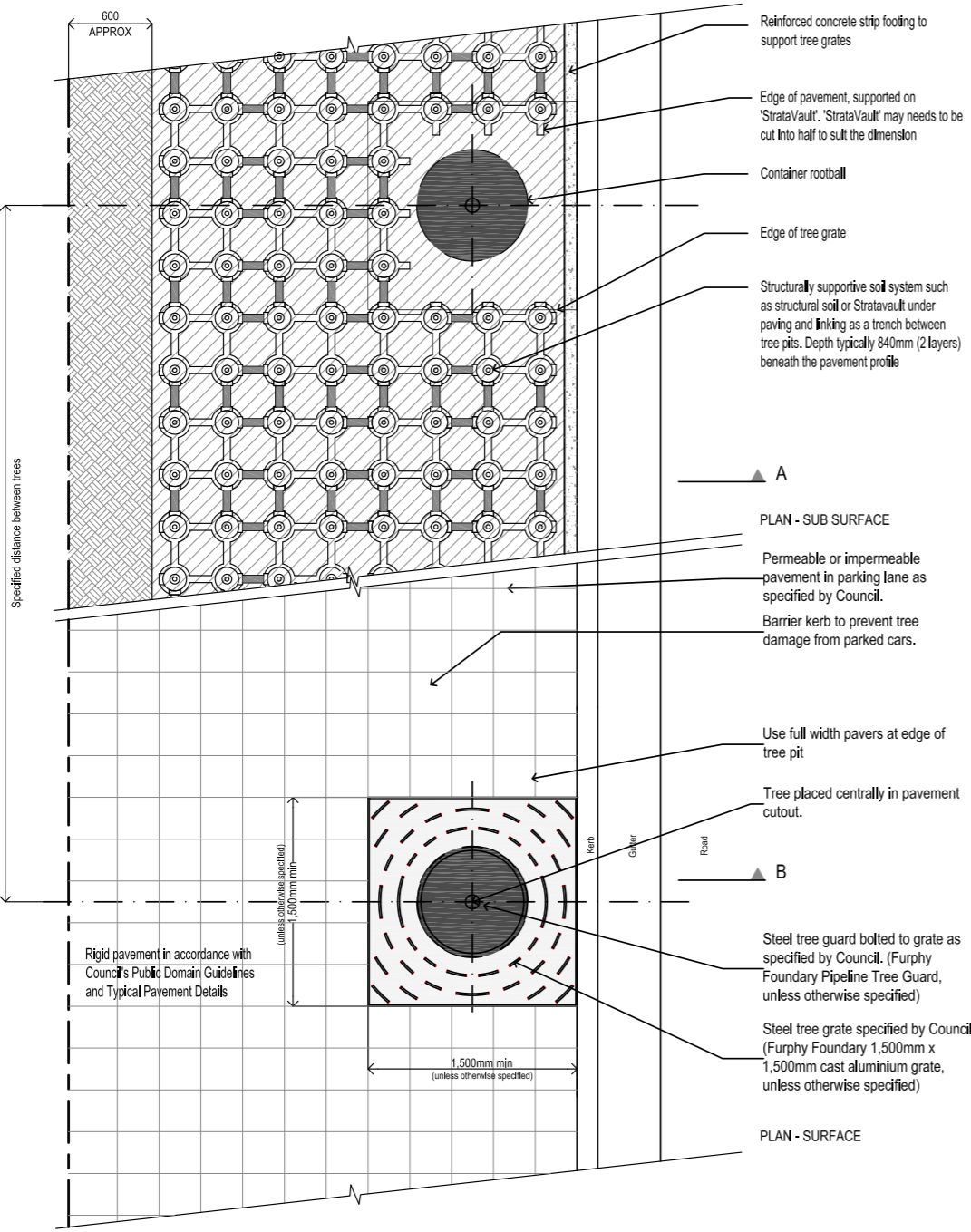
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PROJECT NO.	P0036080	DATE	26.08.2022
DRAWING NO.	L504	REVISION	B
1:250 @ A1	1:500 @ A3		
2.5	5	7.5	10

15.0 TYPICAL DETAILS



Scale 1: 25 @ A2 0 500 1000 mm

All measurement shown are in millimeters, unless otherwise stated



TYPICAL DETAIL - NOT FOR CONSTRUCTION

STREET TREE PLANTING DETAILS

REVISION DATE: APR 2017

DETAIL - Street Tree Planting in Paved Footpath with StrataVault (Tree Grate)

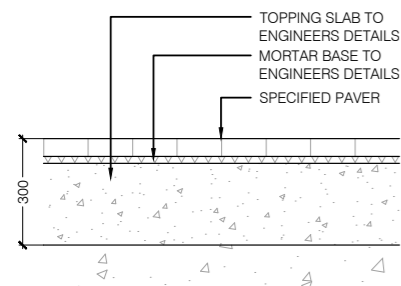


Figure 4 Paving on podium - 1:20@A3

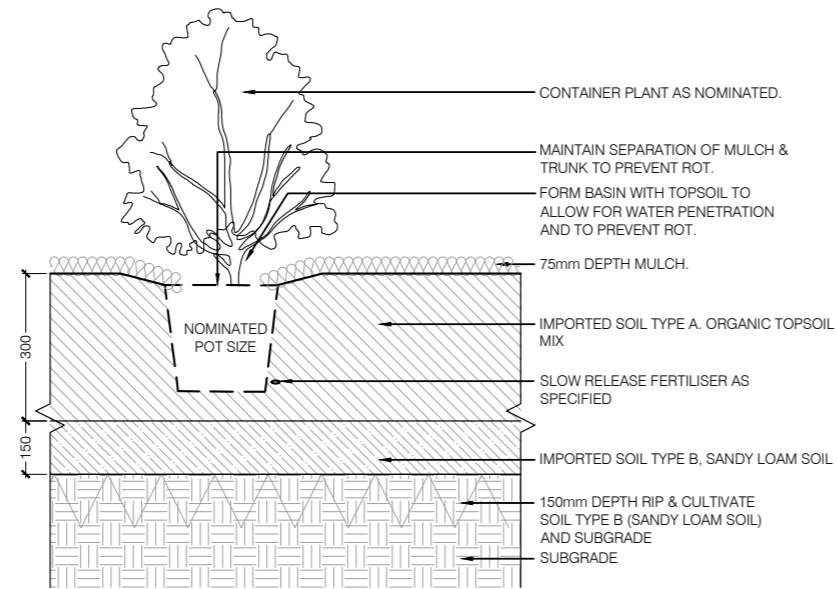


Figure 5 Shrubs / Grasses / Groundcovers on grade - 1:20@A3

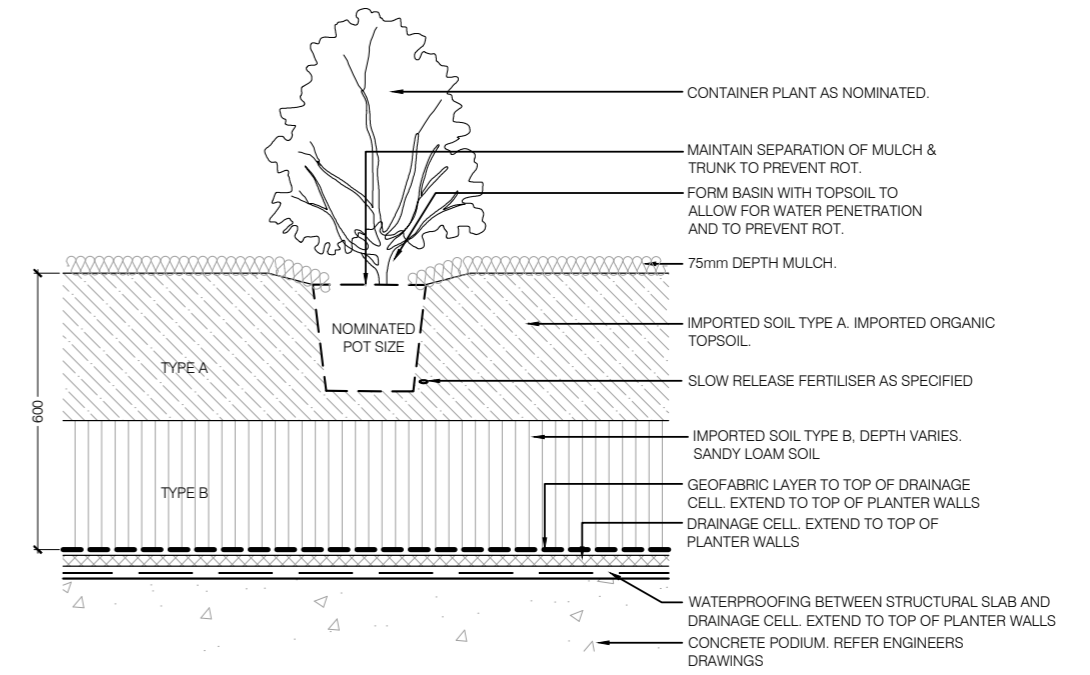


Figure 6 Shrubs / Grasses / Groundcovers on podium - 1:20@A3

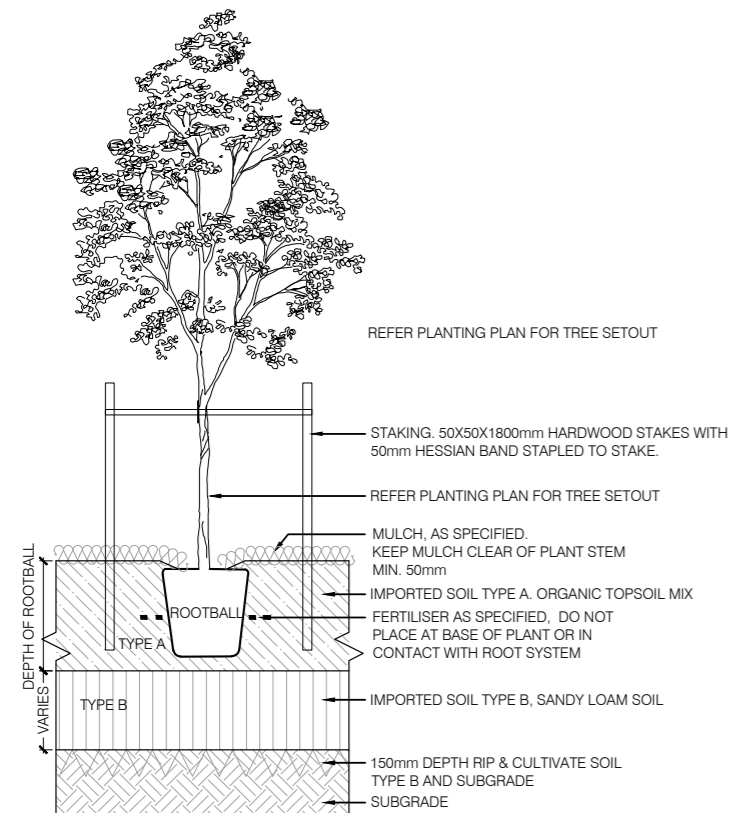


Figure 7 Tree on grade - 1:40@A3

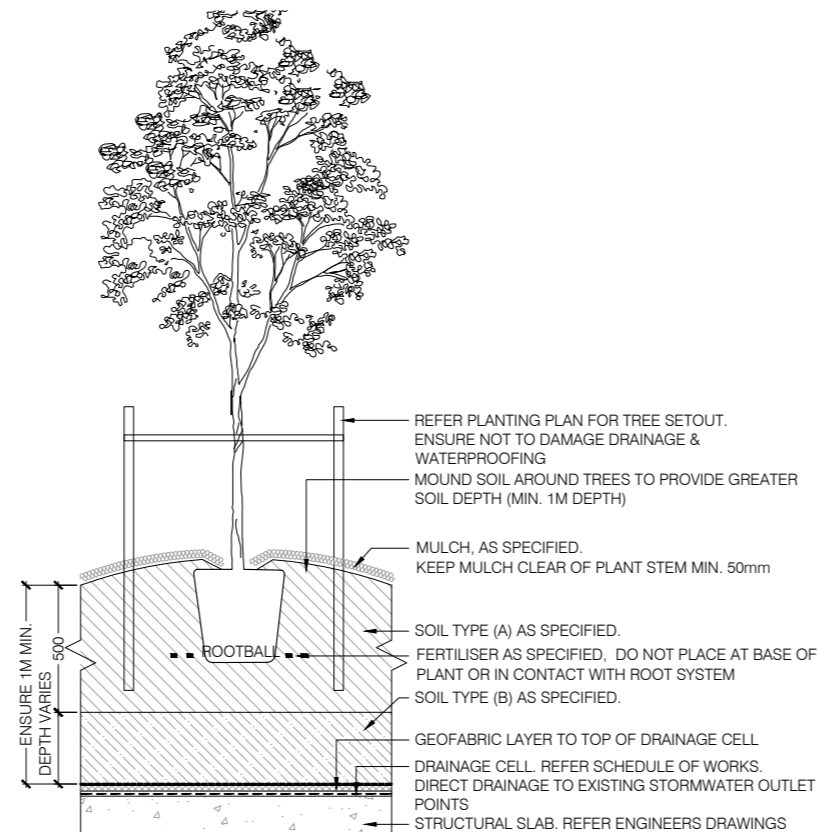
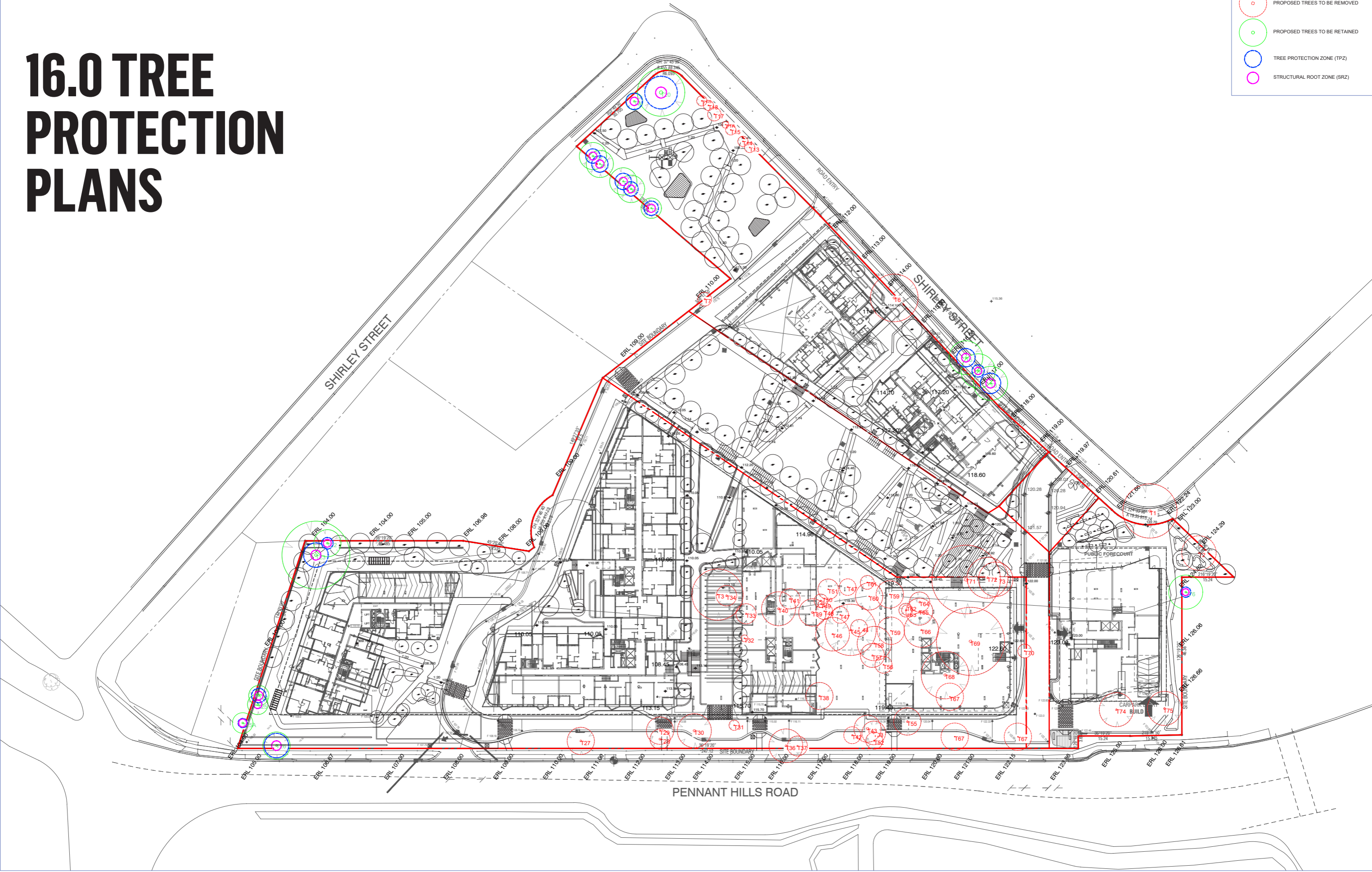


Figure 8 Tree on podium - 1:40@A3

16.0 TREE PROTECTION PLANS

LEGEND

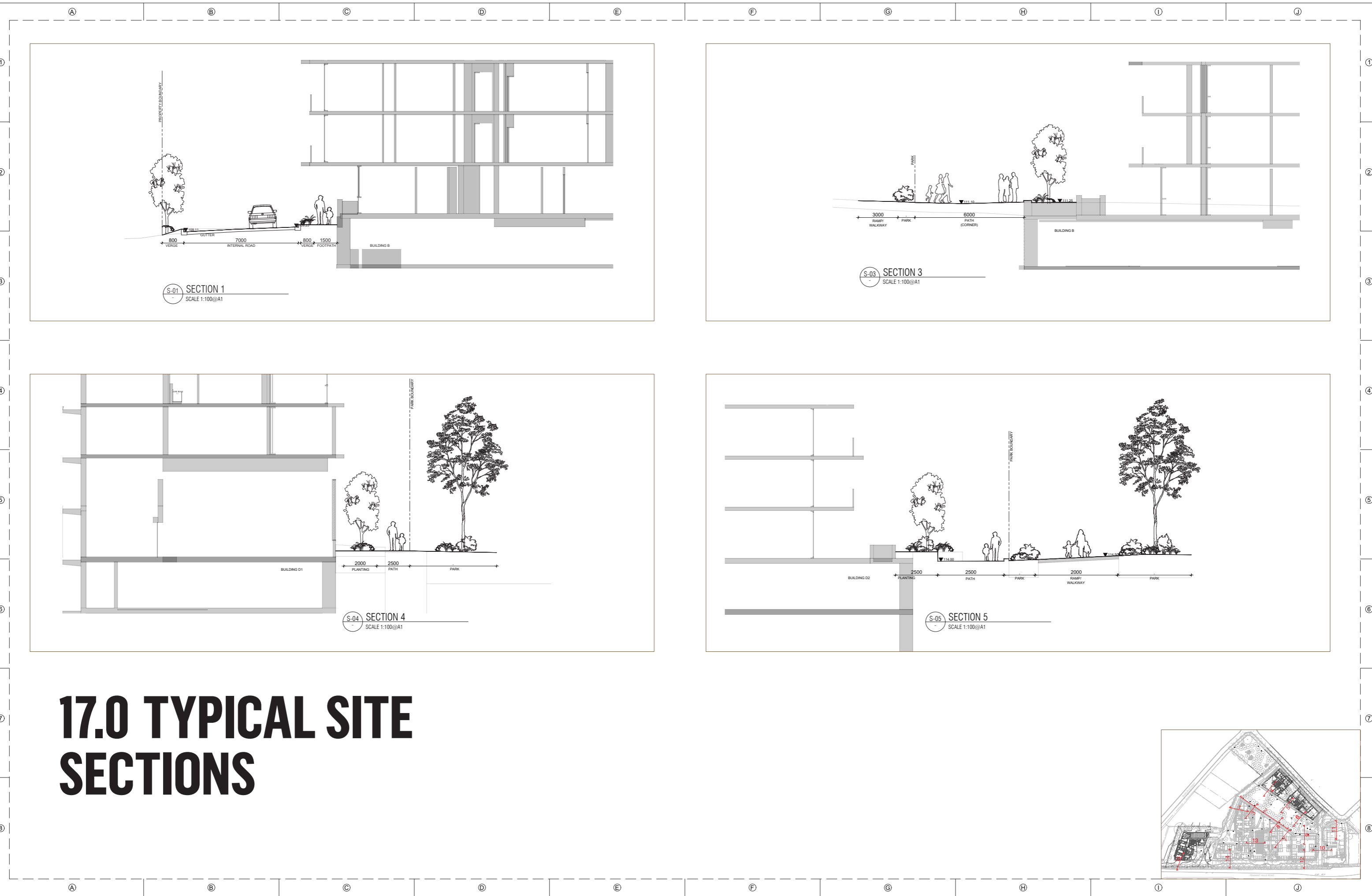
PROPOSED TREES TO BE REMOVED

PROPOSED TREES TO BE RETAINED

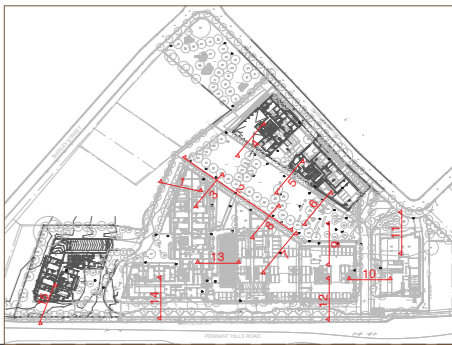
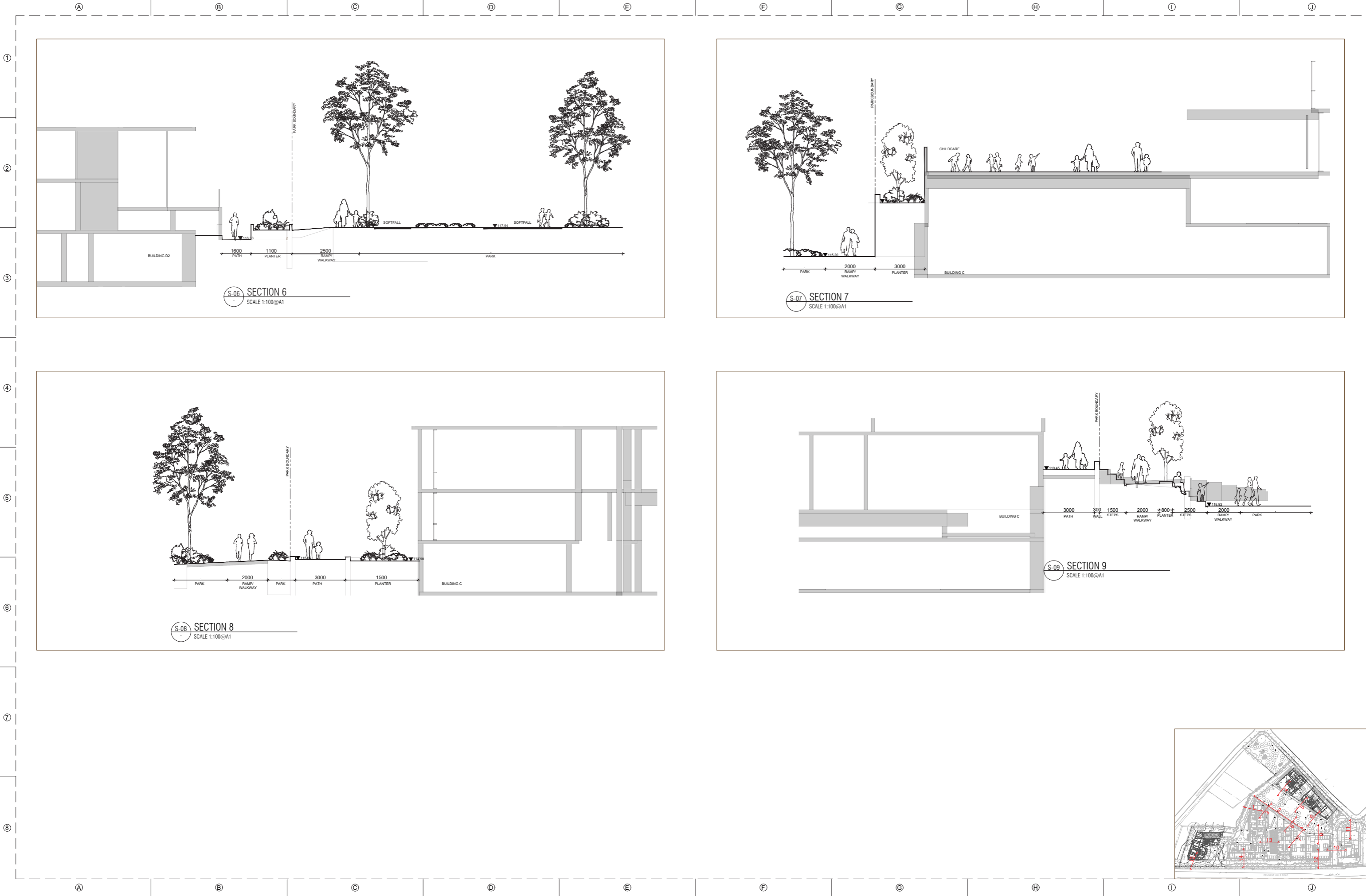
A	DEVELOPMENT APPLICATION	GA	PJ	23.08.2022
REV	DESCRIPTION	DWN	CHK	DATE

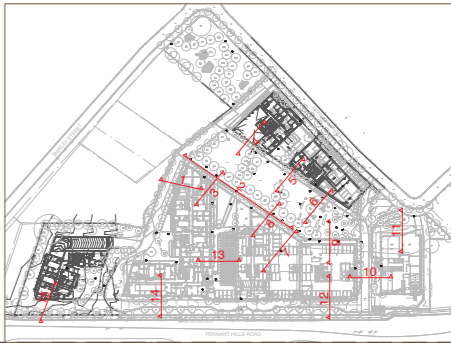
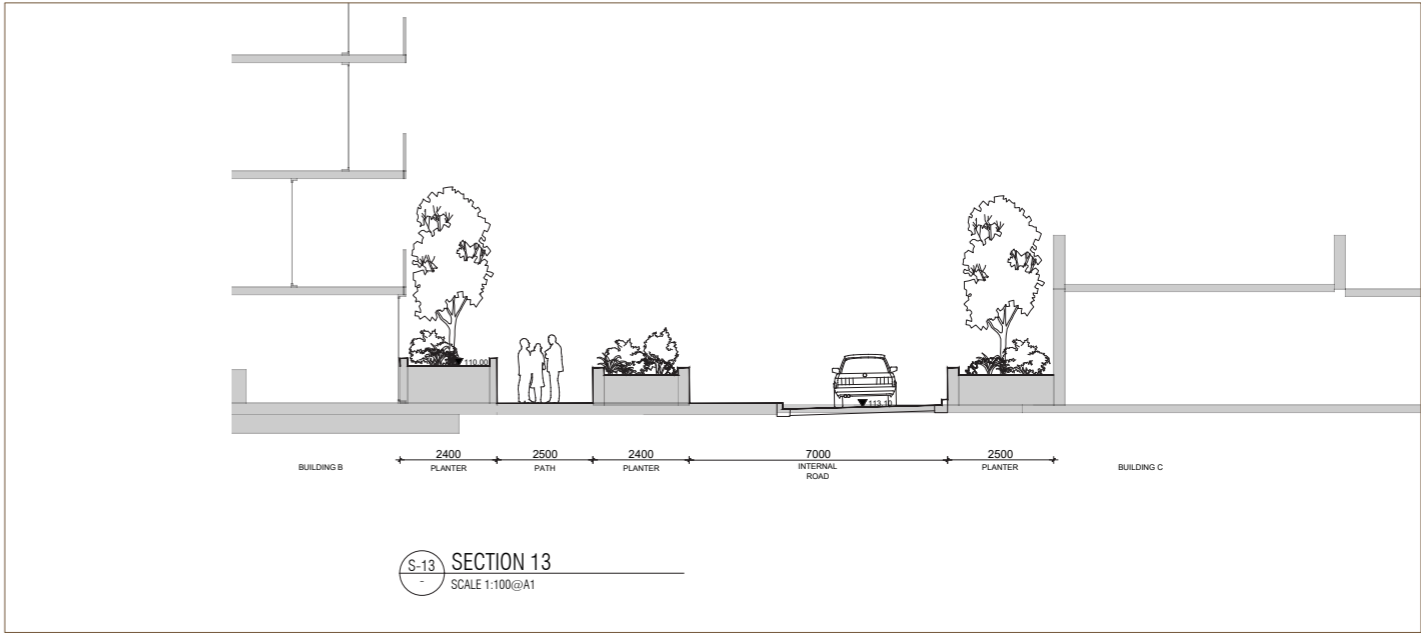
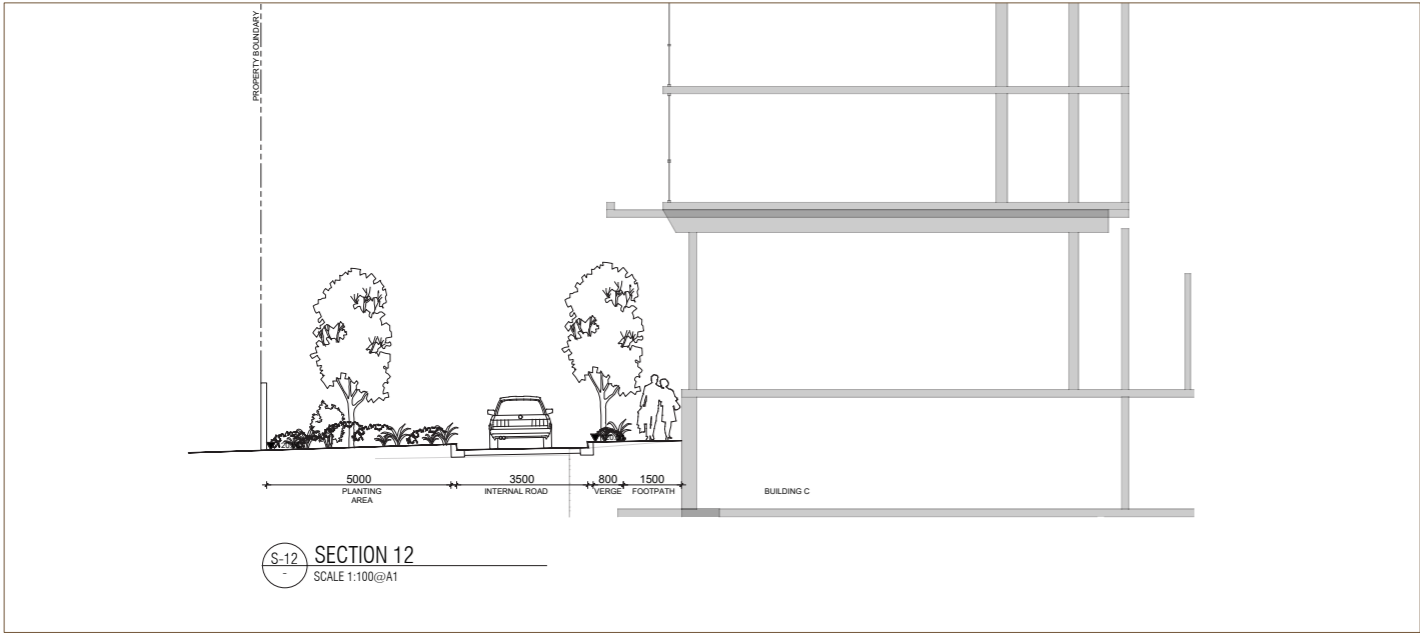
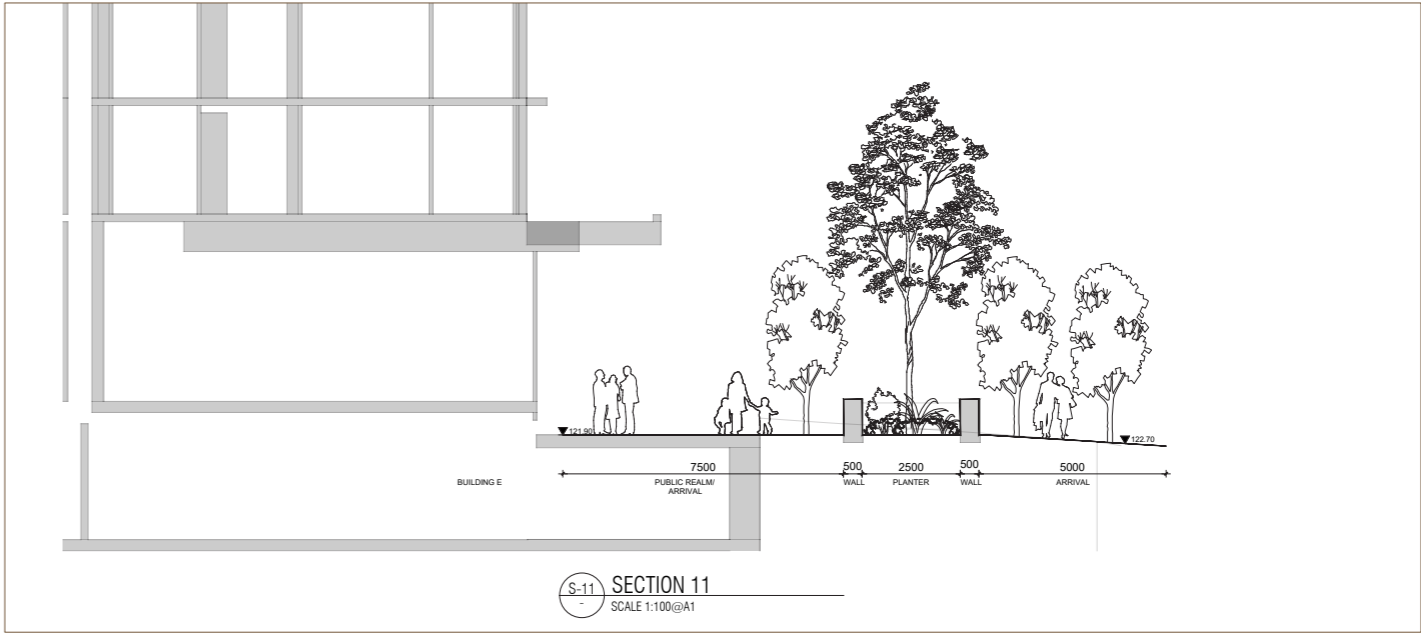
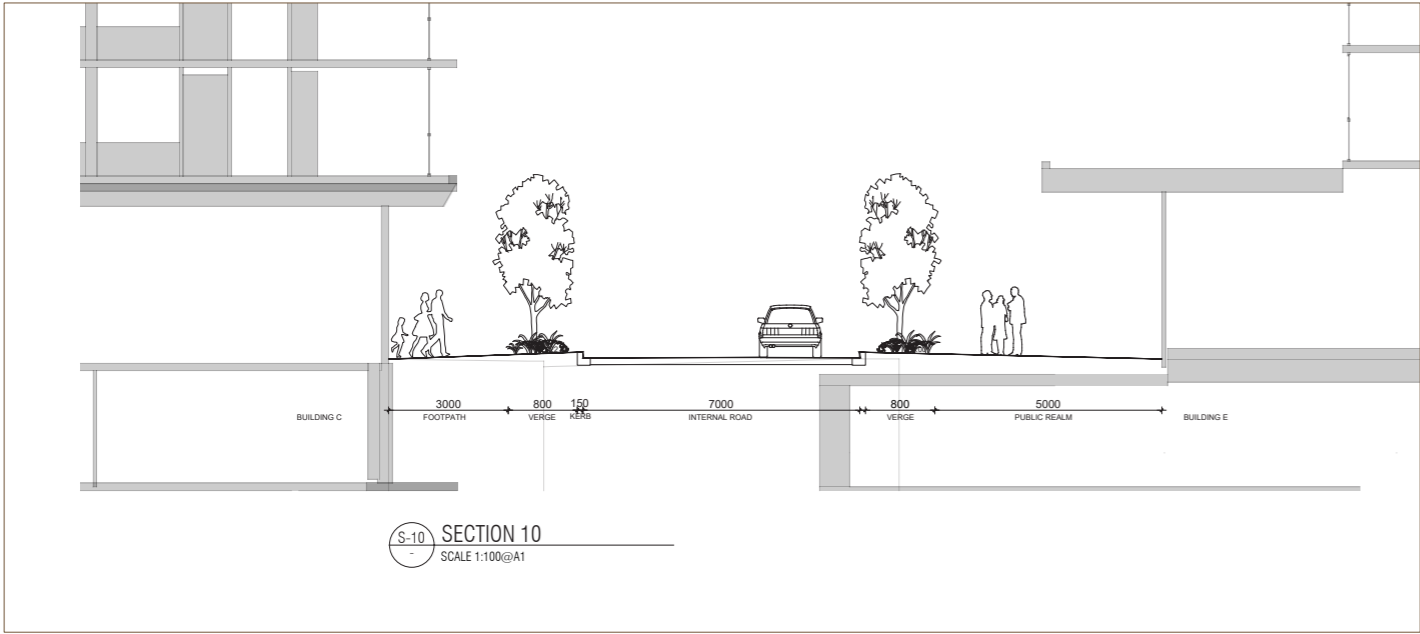
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17.0 TYPICAL SITE SECTIONS





263-281 PENNANT HILLS ROAD, CARLINGFORD LANDSCAPE SECTIONS

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PROJECT NO. 41
DATE 29.08.2022
DRAWING NO. SE800
REVISION A

1:100 @ A1
1:200 @ A3
1 2 3 4 5m

REV	DESCRIPTION	DWN	CHK	DATE
A	Appendix	VH	PJ	29.08.2022

