

DEVELOPMENT APPLICATION

BELLFIELD COLLEGE  
PRIMARY SCHOOL

39 BEAMES AVENUE,  
MOUNT DRUITT, NSW, 2770

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Grand total: 33		



5	17.08.2023	Amended DA
4	27.03.2023	Lower Ground Floor_Level Adjustments
3	17.03.2023	Amended DA
2	29.06.2022	For DA
1	19.04.2021	Issue to Planner
Issue	Date	Subject

Architect

ALLEANZA  
ARCHITECTURE

<b>Sydney</b> P: 02 8039 8822 A: L1 695-699 George Street Sydney NSW 2000 W: www.alleanza.com.au	<b>Newcastle</b> P: 02 4040 9778 A: 797 Hunter Street Newcastle NSW 2302
--	---

Nominated Architect: Charles Glanville NSW Registration No. 3130  
Project

Bellfield College -  
Primary School

Address

39 Beames Avenue, Rooty Hill

Client

Bellfield College

DEVELOPMENT APPLICATION

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	Sheet size:	A1
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	Verified:	CG

Sheet		
FRONT PAGE		
20126	DA001	5
Project_no.	Sheet_no.	Issue





4	17.08.2023	Amended DA
3	17.03.2023	Amended DA
2	29.06.2022	For DA
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Architect  
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Newcastle NSW 2302

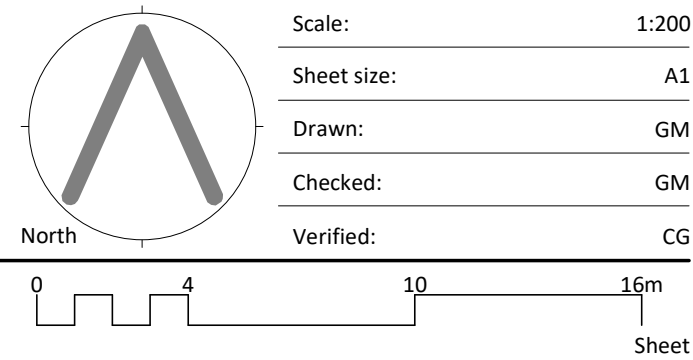
Nominated Architect: Charles Glanville NSW Registration No. 3130  
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Primary School

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Bellfield College

#### DEVELOPMENT APPLICATION



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#### SITE ANALYSIS

20126	DA002	4
Project_no.	Sheet_no.	Issue





4	17.08.2023	Amended DA	PA
3	17.03.2023	Amended DA	
2	29.06.2022	For DA	
1	19.04.2021	Issue to Planner	
Issue	Date	Subject	

Architect  
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#### DEVELOPMENT APPLICATION

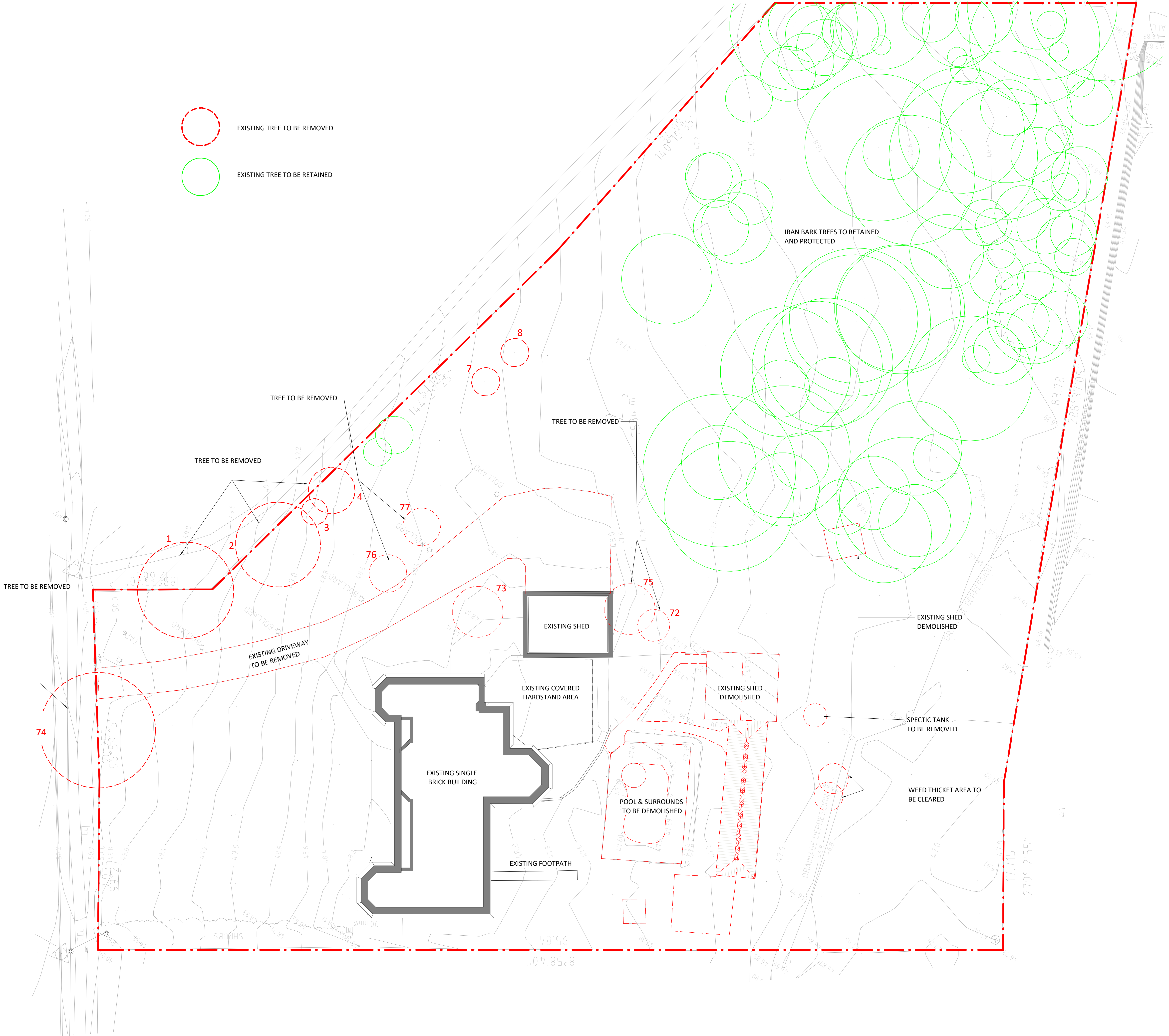
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#### EXISTING SITE PLAN

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Project_no.	Sheet_no.	Issue





5	17.08.2023	Amended DA
4	28.07.2023	Reissue
3	17.03.2023	Amended DA
2	29.06.2022	For DA
1	30.03.2022	for information
Issue	Date	Subject

Architect  
**ALLEANZA**  
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Verified:	CG

DEMOLITION SITE PLAN STAGE  
1 CONSTRUCTION WORKS

20126  
Project\_no.

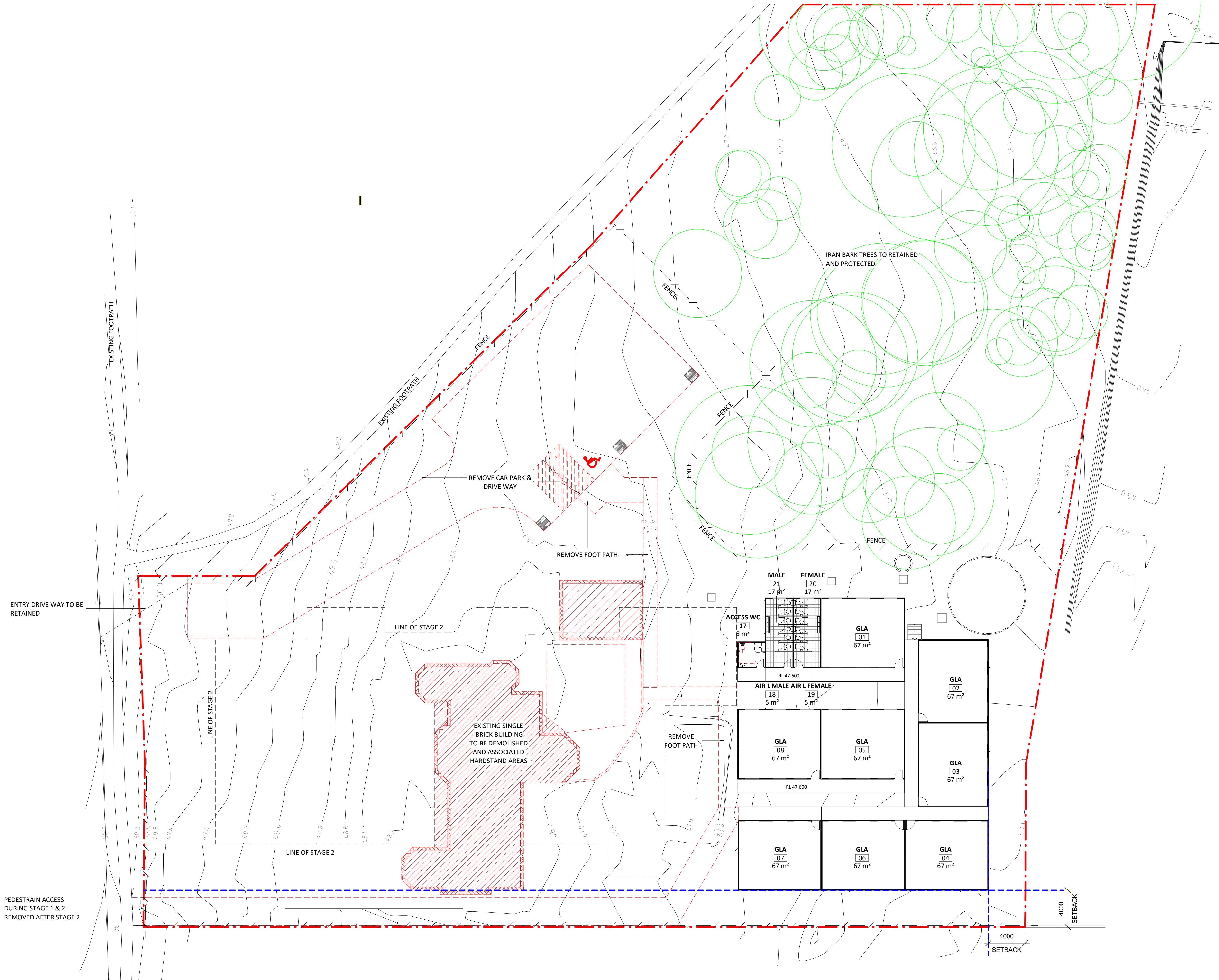
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Sheet\_no.

5  
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8	17.08.2023	Amended DA	
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6	17.03.2023	Amended DA	
5	14.03.2023	For Coordination	
4	29.06.2022	For DA	
3	10.05.2022	for coordination	
2	30.03.2022	for information	
Issue	Date	Subject	PA

Architect  
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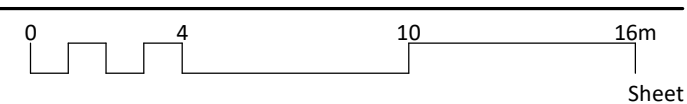
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**Bellfield College -  
Primary School**

Address  
**39 Beames Avenue, Rooty Hill**

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**Bellfield College**

## DEVELOPMENT APPLICATION

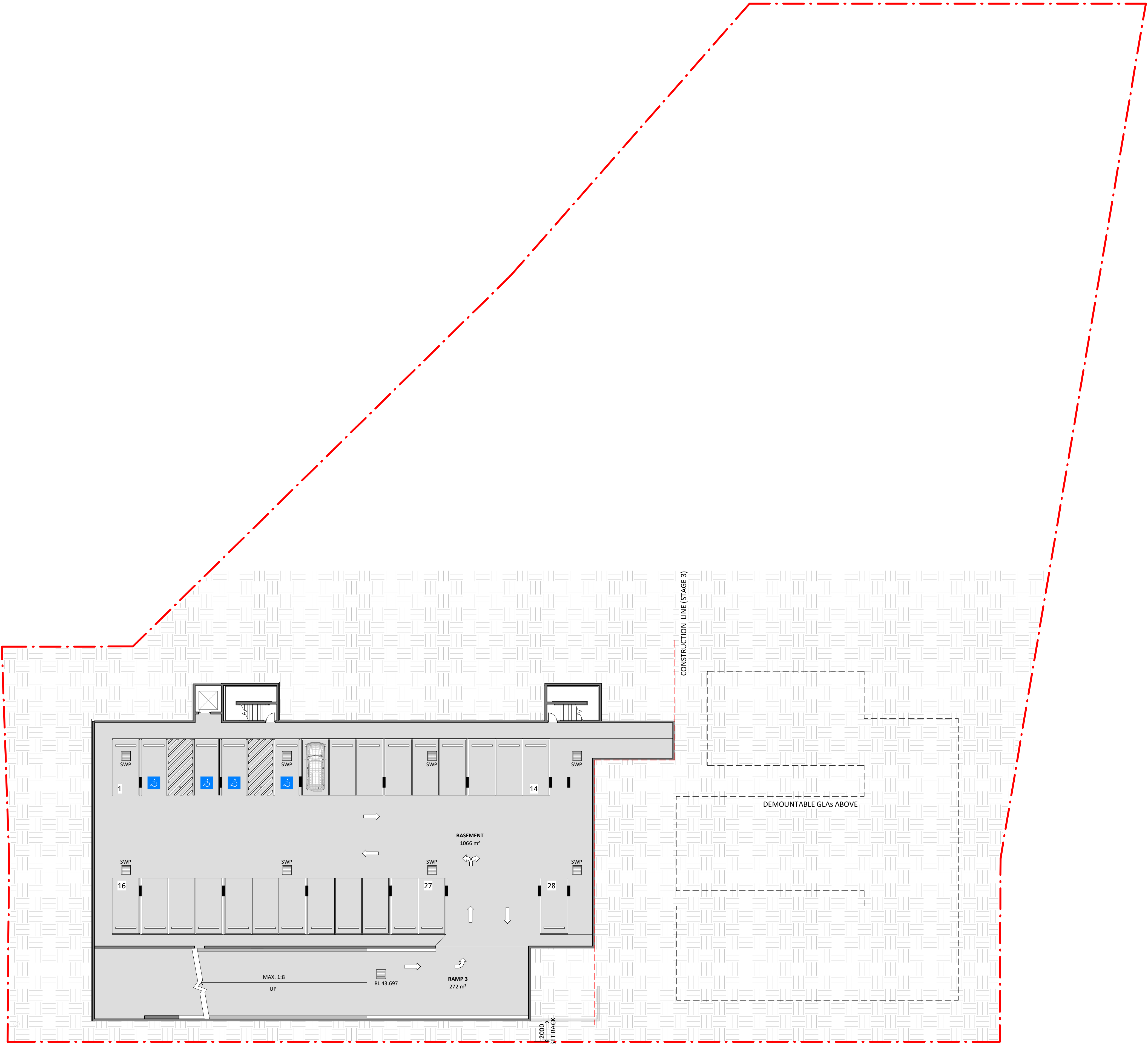
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DEMOLITION SITE PLAN STAGE  
2 CONSTRUCTION WORKS

20126	DA006	9
Project_no.	Sheet_no.	Issue





16	17.08.2023	Amended DA
15	09.08.2023	For Coordination
14	27.03.2023	Lower Ground Floor_Level Adjustments
13	17.03.2023	Amended DA
12	14.03.2023	For Coordination
11	10.03.2023	coordination
10	29.06.2022	For DA
9	11.05.2022	for coordination
Issue	Date	Subject

PA

Architect  
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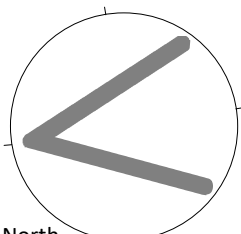
Address

39 Beames Avenue, Rooty Hill

Client

Bellfield College

## DEVELOPMENT APPLICATION



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Sheet

SITE PLAN STAGE 2 BASEMENT

CONSTRUCTION WORKS

20126 DA007 16

Project\_no. Sheet\_no. Issue





5	17.08.2023	Amended DA	
4	09.08.2023	For Coordination	
3	27.03.2023	Lower Ground Floor_Level Adjustments	
2	17.03.2023	Amended DA	
1	14.03.2023	For Coordination	
Issue	Date	Subject	PA

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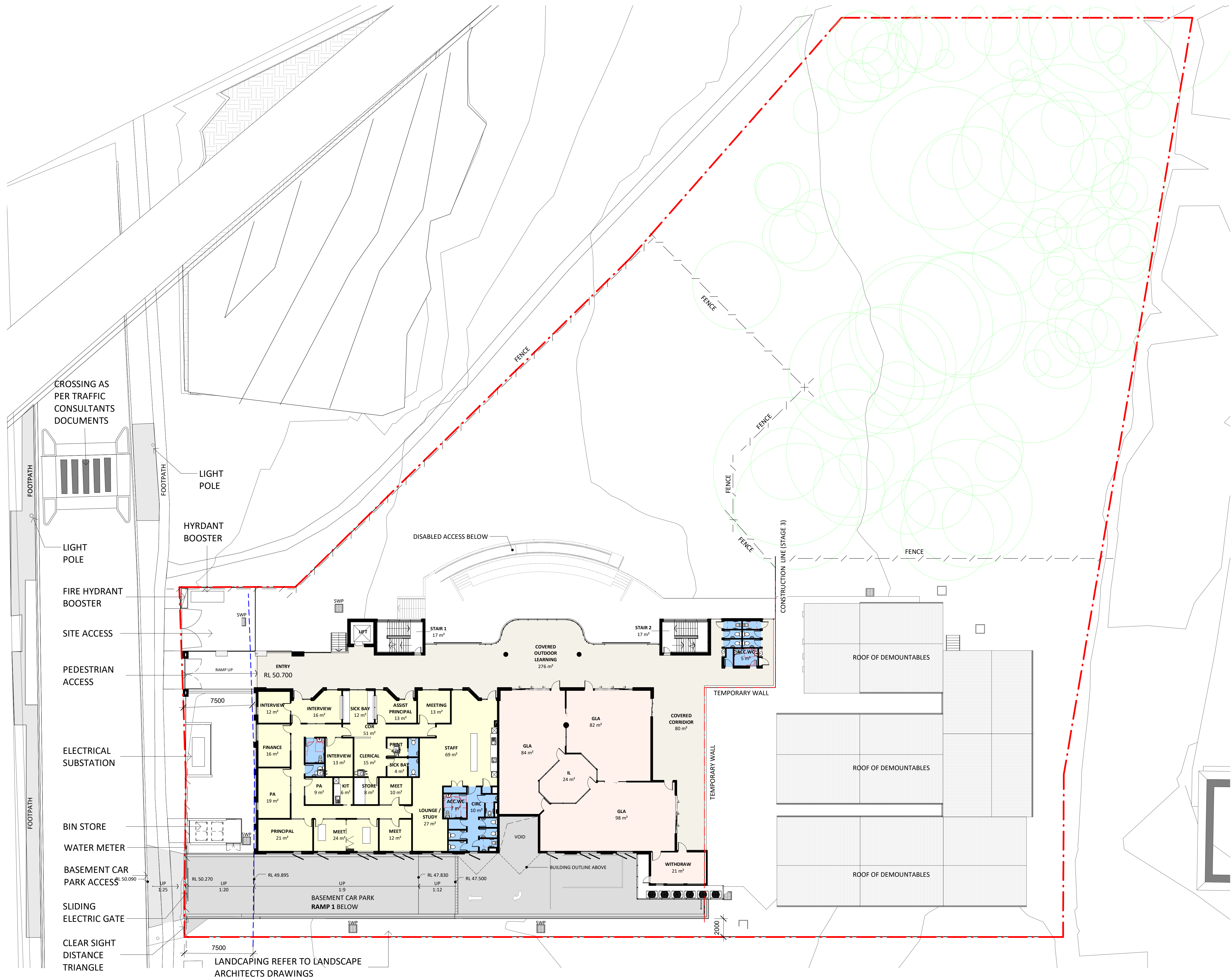
#### DEVELOPMENT APPLICATION

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SITE PLAN STAGE 2 LOWER  
GROUND FLOOR  
CONSTRUCTION WORKS

20126	DA007a	5
Project_no.	Sheet_no.	Issue





10	12.09.2023	Pedestrian crossing adjusted
9	17.08.2023	Amended DA
8	09.08.2023	For Coordination
7	27.03.2023	Lower Ground Floor_Level Adjustments
6	17.03.2023	Amended DA
5	14.03.2023	For Coordination
4	10.03.2023	coordination
3	29.06.2022	For DA
Issue	Date	Subject

Architect  
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**Bellfield College -  
Primary School**

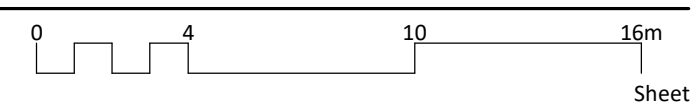
Address

**39 Beames Avenue, Rooty Hill**

Client  
**Bellfield College**

## DEVELOPMENT APPLICATION

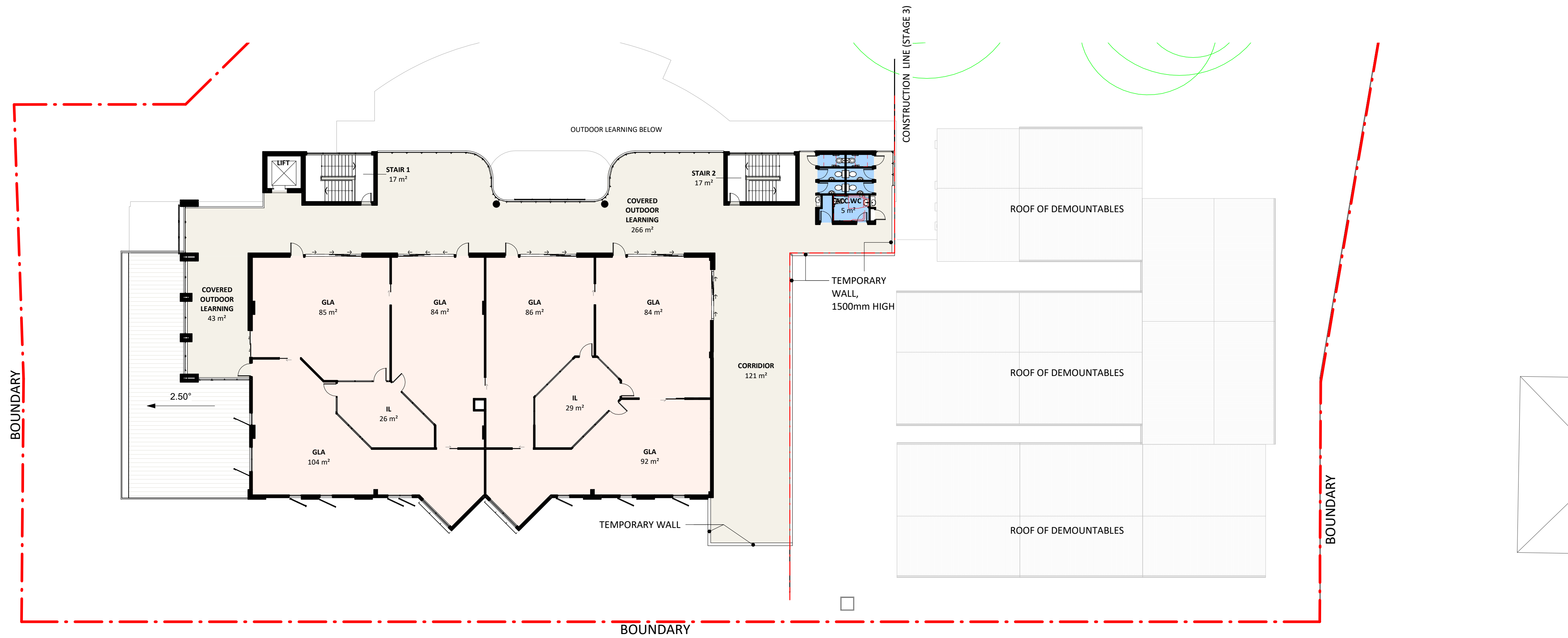
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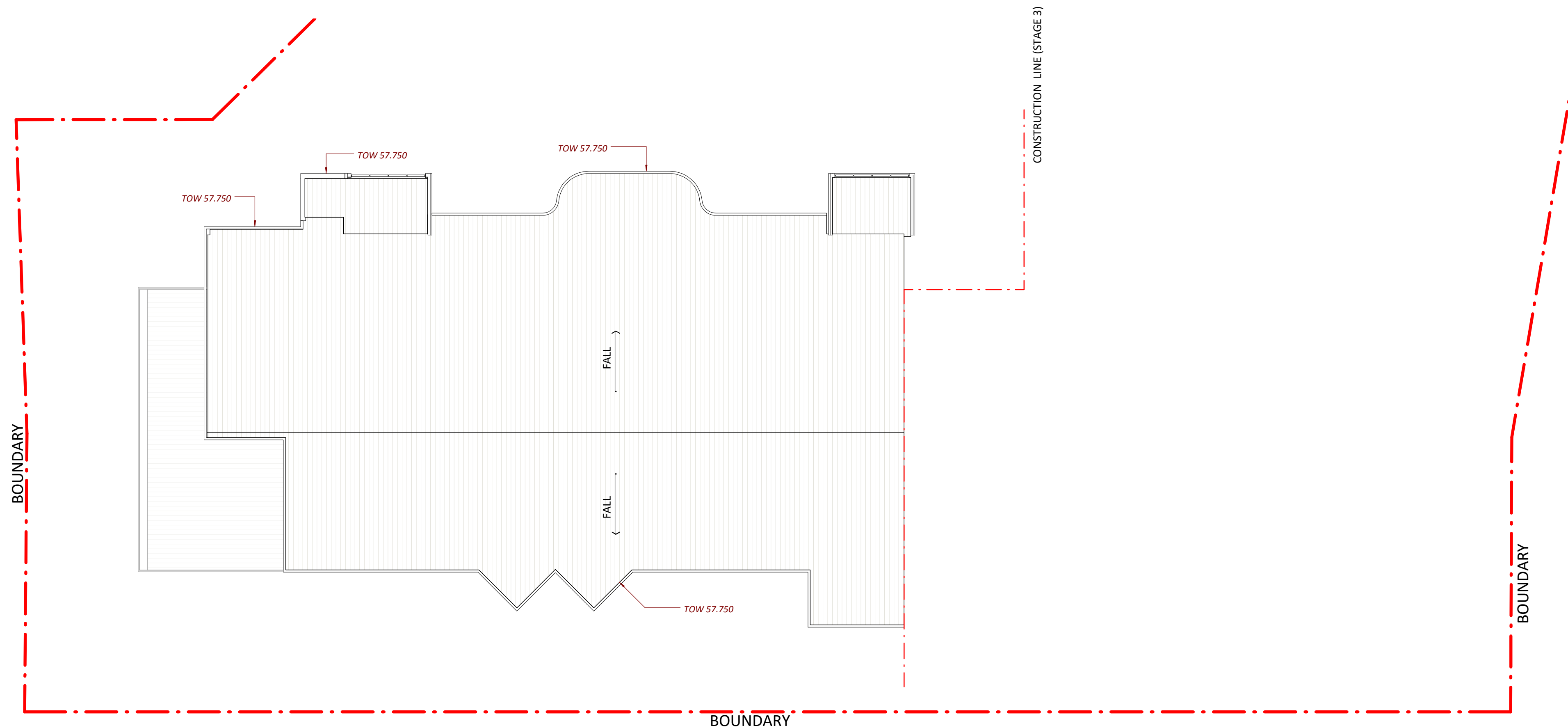
**SITE PLAN STAGE 2 GROUND  
FLOOR CONSTRUCTION WORKS**

20126	DA008	10
Project_no.	Sheet_no.	Issue





1 LEVEL 1\_Stage 2  
1 : 200



2 ROOF\_Stage 2  
1 : 200

8	17.08.2023	Amended DA	
7	09.08.2023	For Coordination	
6	17.03.2023	Amended DA	
5	14.03.2023	For Coordination	
4	10.03.2023	coordination	
3	29.06.2022	For DA	
2	30.03.2022	for information	
1	09.04.2021	coordination	
Issue	Date	Subject	PA

Architect  
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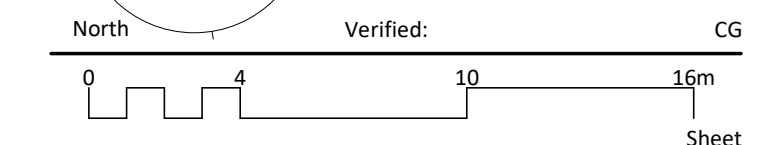
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Primary School

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Bellfield College

#### DEVELOPMENT APPLICATION

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PLAN STAGE 2 LEVEL 1 & ROOF  
CONSTRUCTION WORKS

20126 DA009 8  
Project\_no. Sheet\_no. Issue





5	17.08.2023	Amended DA
4	09.08.2023	For Coordination
3	27.03.2023	Lower Ground Floor_Level Adjustments
2	17.03.2023	Amended DA
1	14.03.2023	For Coordination

Issue	Date	Subject	PA
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Architect  
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## DEVELOPMENT APPLICATION

Scale:	As noted
Sheet size:	A1
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Verified:	CG

Sheet  
DEMOLITION SITE PLAN STAGE  
3 CONSTRUCTION WORKS

20126	DA009a	5
Project_no.	Sheet_no.	Issue





14	12.09.2023	PeDESTrain crossing adjusted	PA
13	17.08.2023	Amended DA	
12	09.08.2023	For Coordination	
11	03.08.2023	Coordination	
10	27.03.2023	Lower Ground Floor_Level Adjustments	
9	17.03.2023	Amended DA	
8	16.03.2023	For Coordination	
7	14.03.2023	For Coordination	
Issue	Date	Subject	

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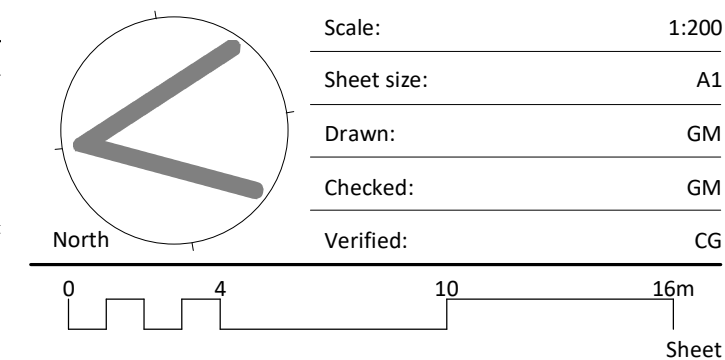
**Bellfield College -  
Primary School**

Address

**39 Beames Avenue, Rooty Hill**

Client  
**Bellfield College**

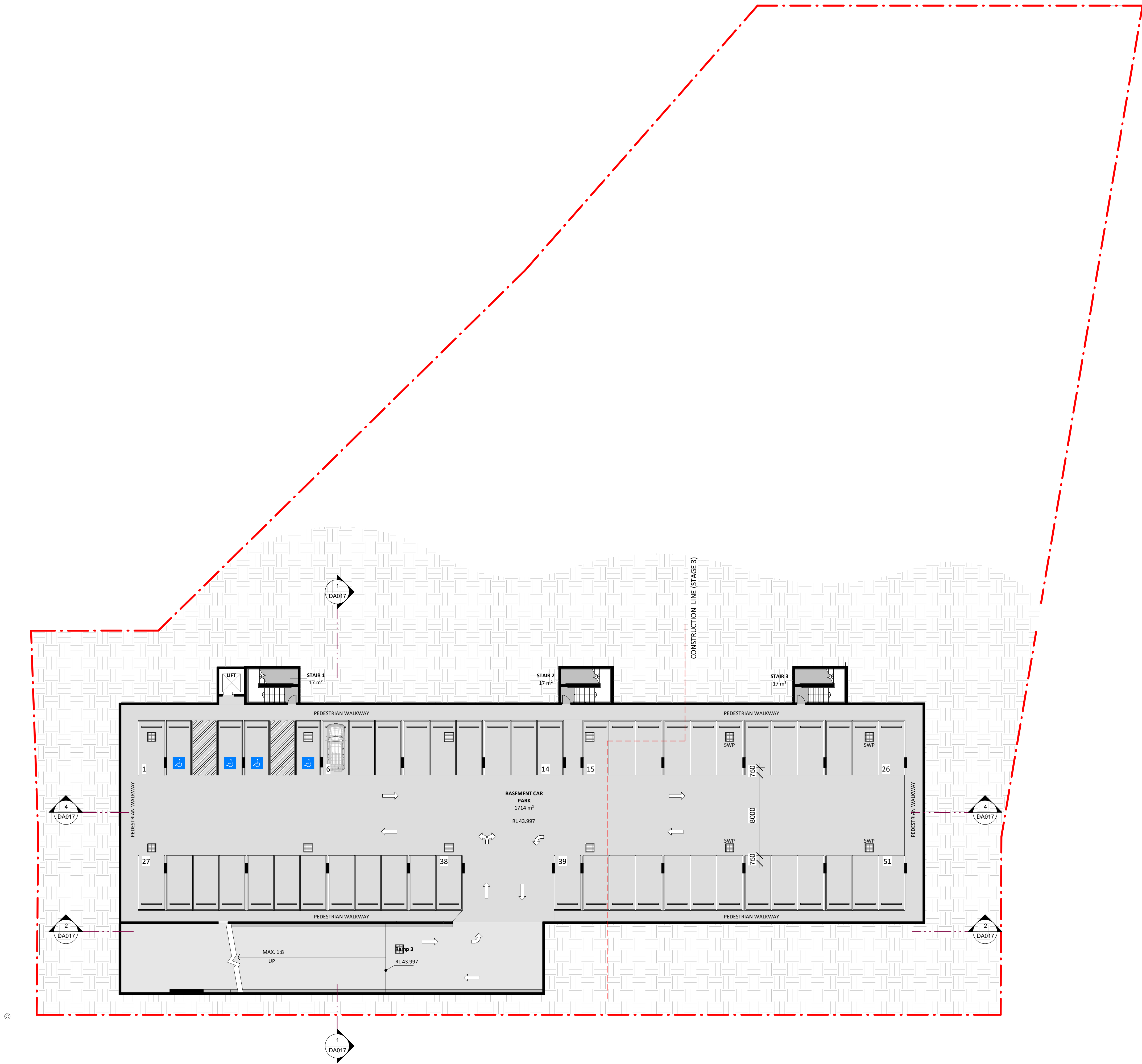
**DEVELOPMENT APPLICATION**



**OVERALL SITE PLAN**

20126	DA010	14
Project_no.	Sheet_no.	Issue





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8	09.08.2023	For Coordination
7	27.03.2023	Lower Ground Floor_Level Adjustments
6	17.03.2023	Amended DA
5	16.03.2023	For Coordination
4	14.03.2023	For Coordination
3	10.03.2023	coordination
2	07.03.2023	Issue to Traffic Eng
Issue	Date	Subject

PA

Architect  
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--	---

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Project

**Bellfield College -  
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**Bellfield College**

## DEVELOPMENT APPLICATION

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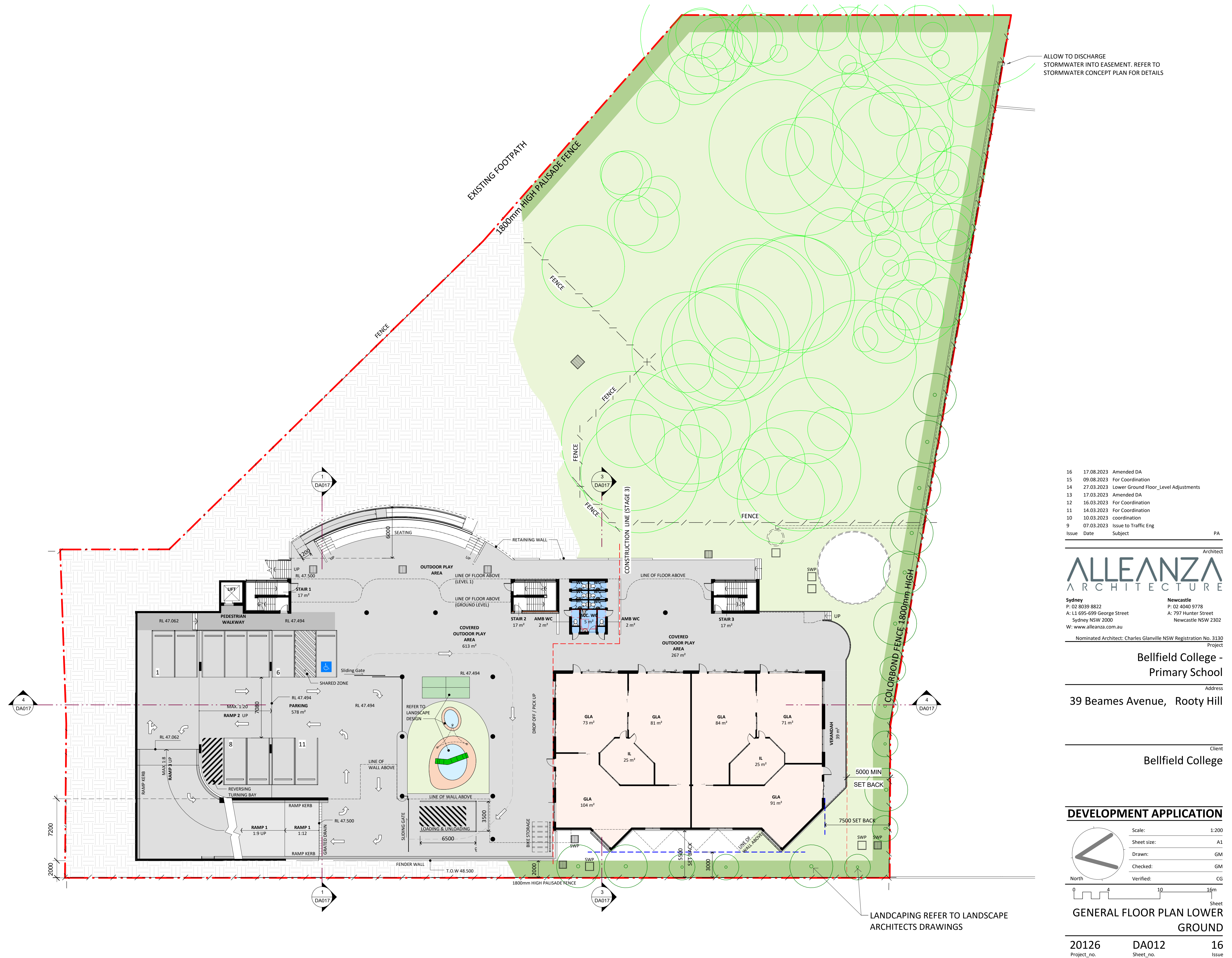
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**GENERAL FLOOR PLAN**

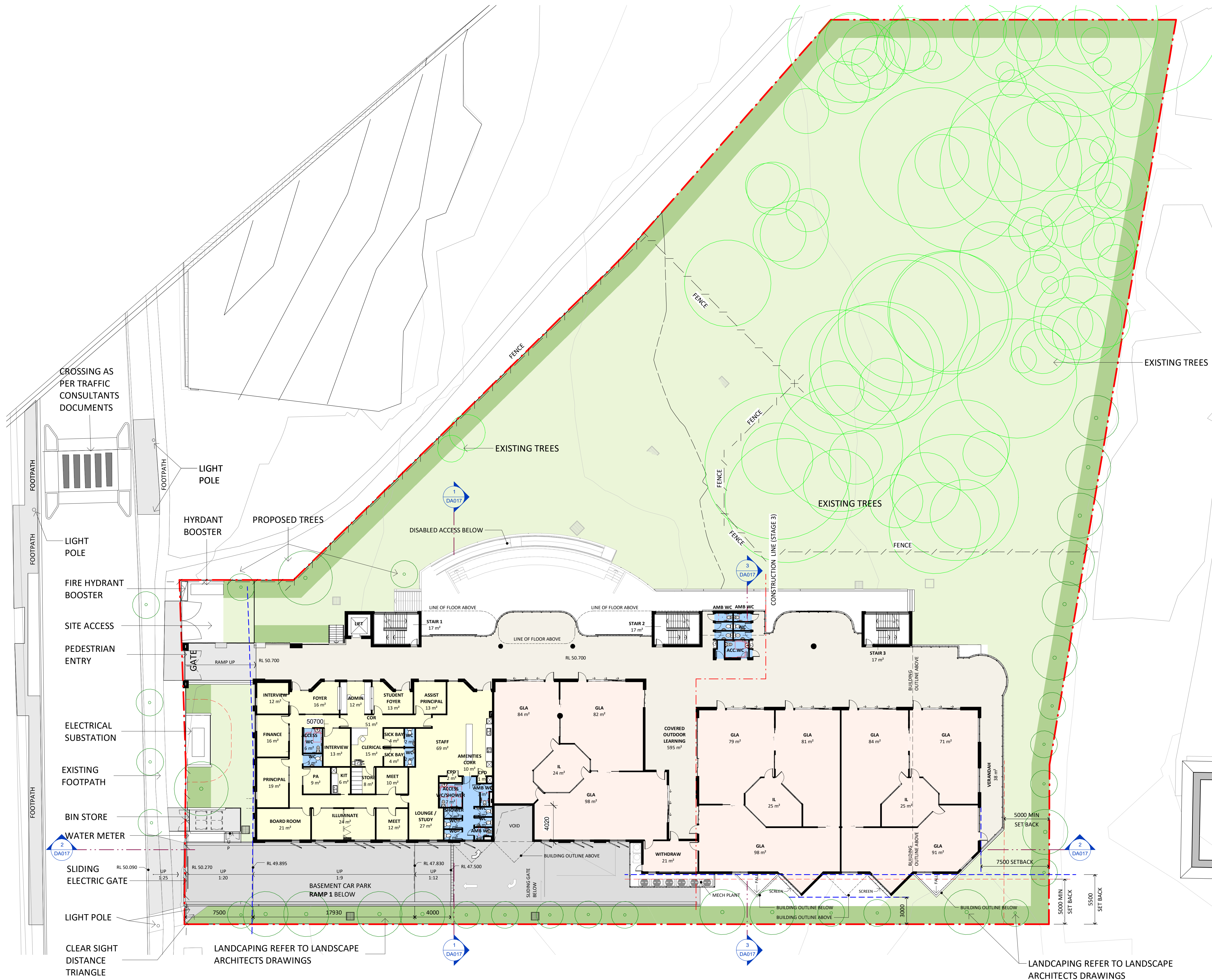
**BASEMENT**

<b>20126</b> Project_no.	<b>DA011</b> Sheet_no.	<b>9</b> Issue
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16	12.09.2023	Pedestrian crossing adjusted
15	17.08.2023	Amended DA
14	09.08.2023	For Coordination
13	27.03.2023	Lower Ground Floor_Level Adjustments
12	17.03.2023	Amended DA
11	14.03.2023	For Coordination
10	10.03.2023	coordination
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Issue	Date	Subject

PA

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DEVELOPMENT APPLICATION

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Checked: GM

Verified: CG

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Sheet

GENERAL FLOOR PLAN

GROUND FLOOR

20126

Project\_no.

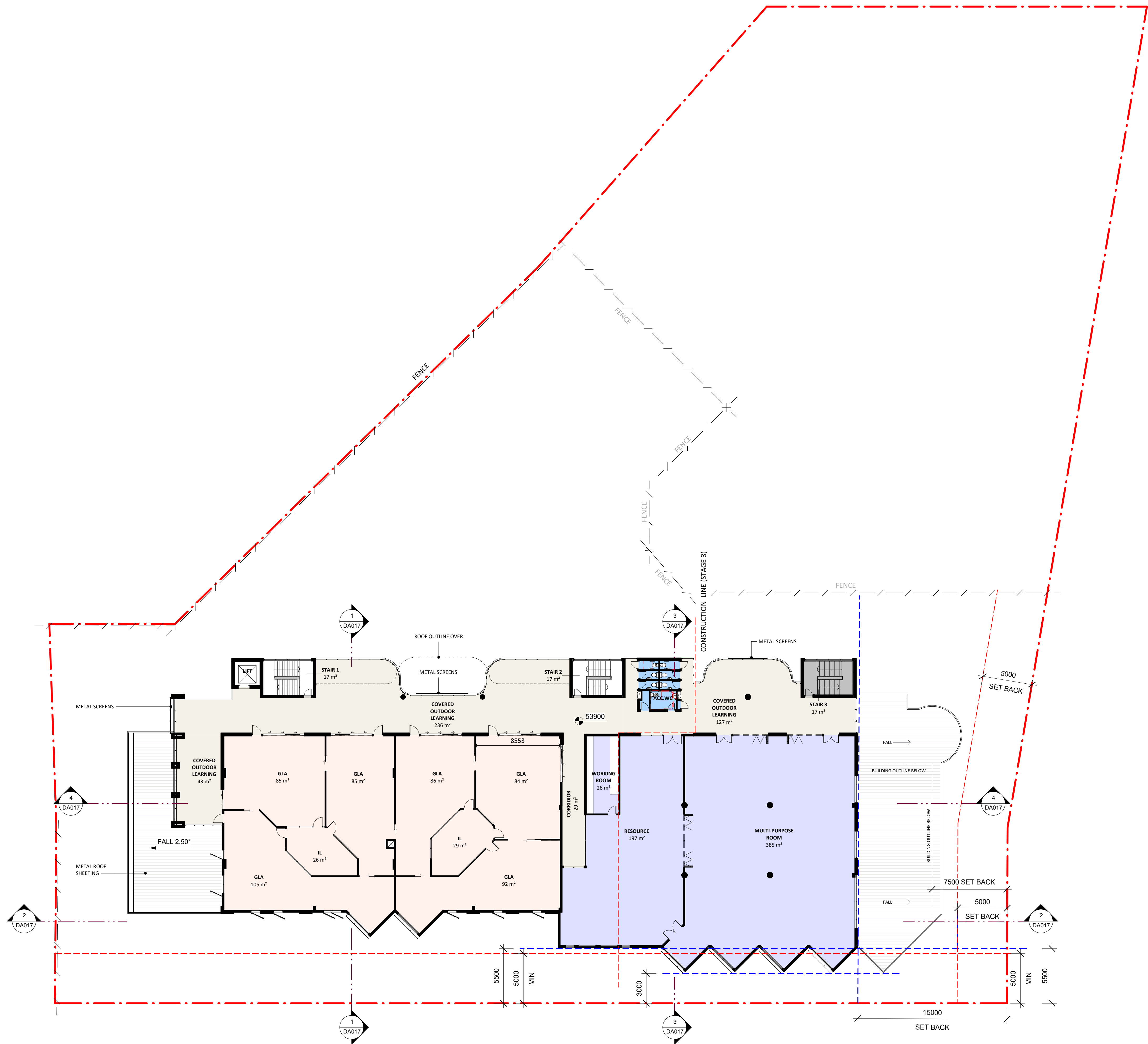
DA013

Sheet\_no.

16

Issue





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8	14.03.2023	For Coordination	
7	10.03.2023	coordination	
6	29.06.2022	For DA	
5	30.03.2022	for information	
4	07.02.2022	coordination	
Issue	Date	Subject	PA

Architect  
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ARCHITECTURE

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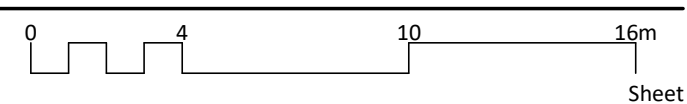
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#### DEVELOPMENT APPLICATION

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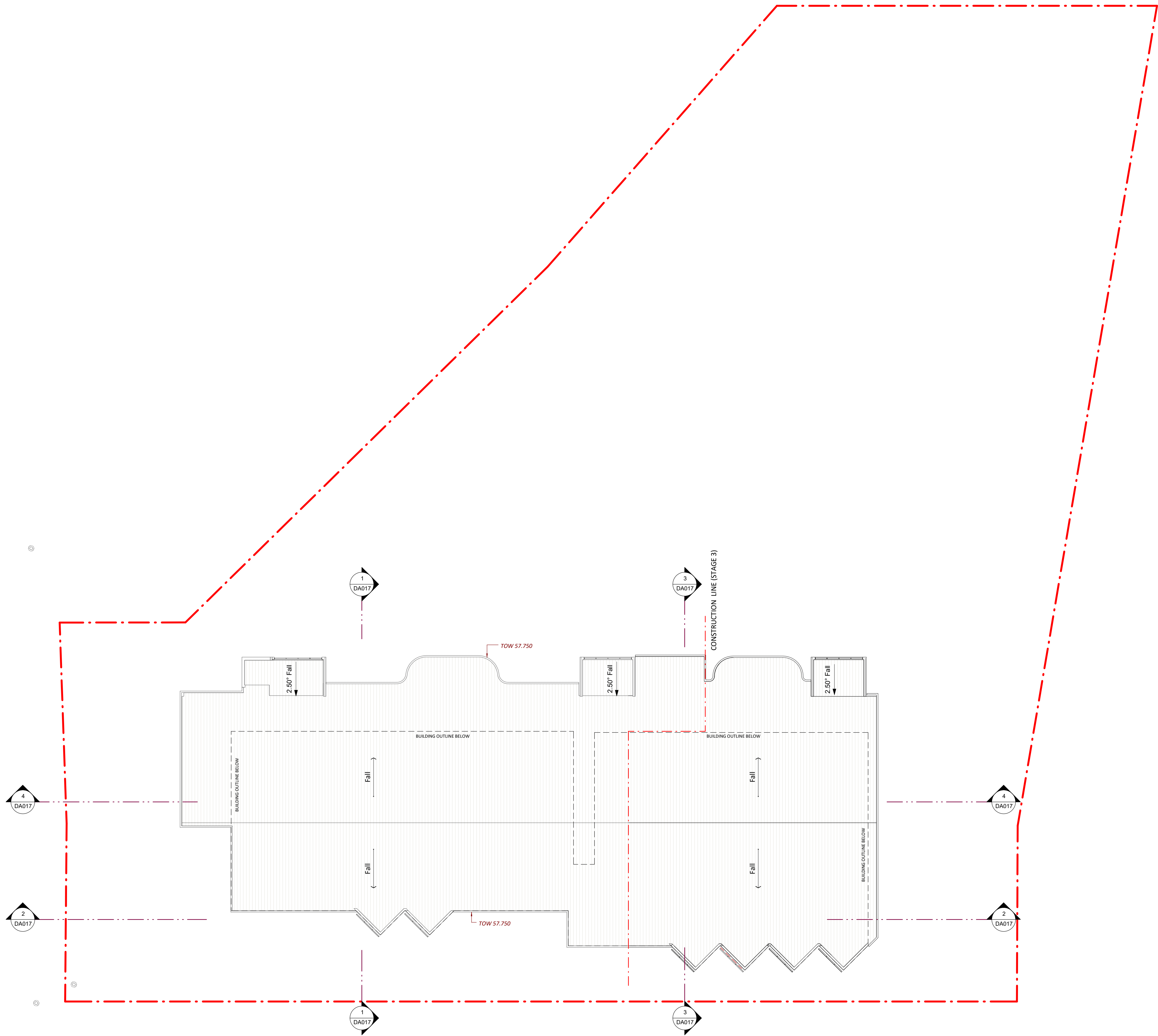


**GENERAL FLOOR PLAN LEVEL 1**

**FLOOR**

<b>20126</b> Project_no.	<b>DA014</b> Sheet_no.	<b>11</b> Issue
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11	17.08.2023	Amended DA	
10	09.08.2023	For Coordination	
9	17.03.2023	Amended DA	
8	14.03.2023	For Coordination	
7	10.03.2023	coordination	
6	29.06.2022	For DA	
5	30.03.2022	for information	
4	07.02.2022	coordination	
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Architect  
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**DEVELOPMENT APPLICATION**

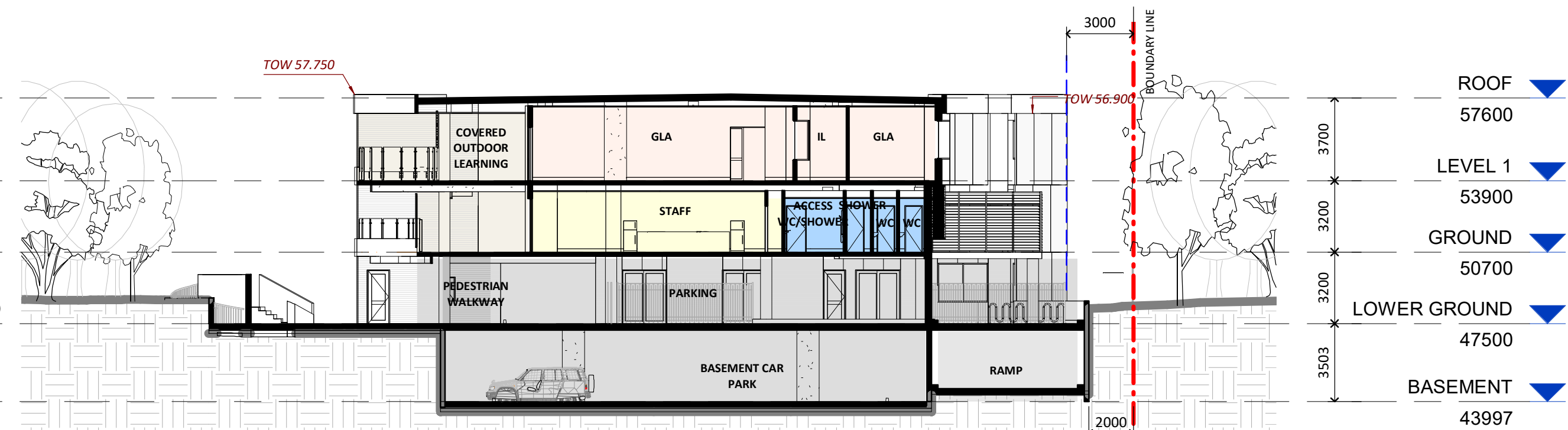
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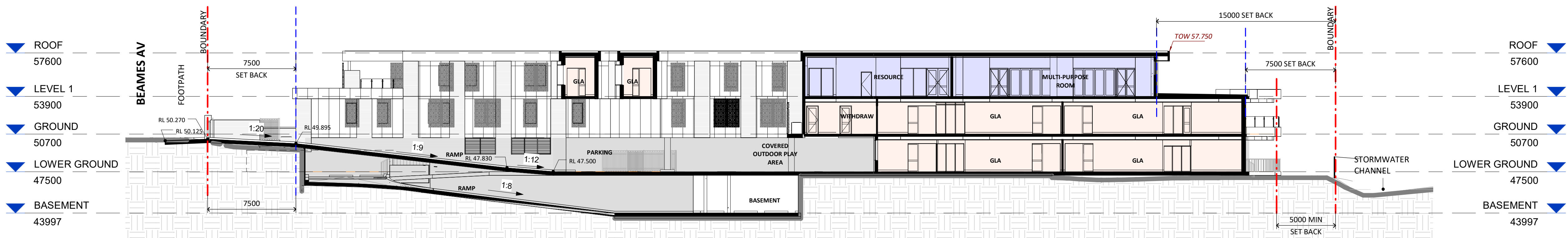
**ROOF PLAN**

<b>20126</b> Project_no.	<b>DA015</b> Sheet_no.	<b>11</b> Issue
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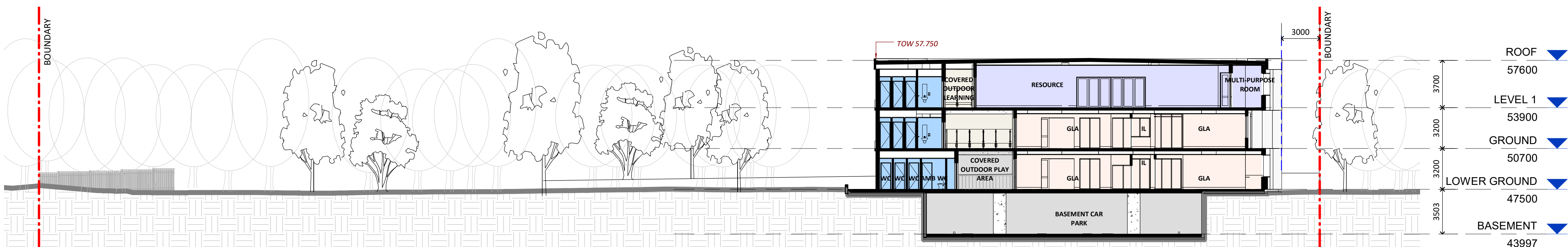




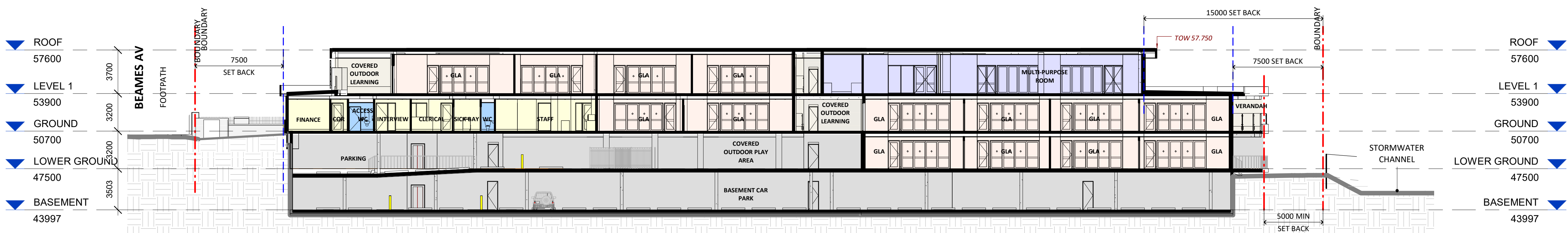
**CROSS SECTION 1**  
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 **LONG SECTION 1**  
1 : 200



 **CROSS SECTION 2**  
1 : 200




**LONG SECTION 2**


8	25.09.2023	Lift Section Added	
7	17.08.2023	Amended DA	
6	27.03.2023	Lower Ground Floor_Level Adjustments	
5	17.03.2023	Amended DA	
4	14.03.2023	For Coordination	
3	09.02.2022	coordination	
2	18.01.2022	coordination	
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Bellfield College

## DEVELOPMENT APPLICATION

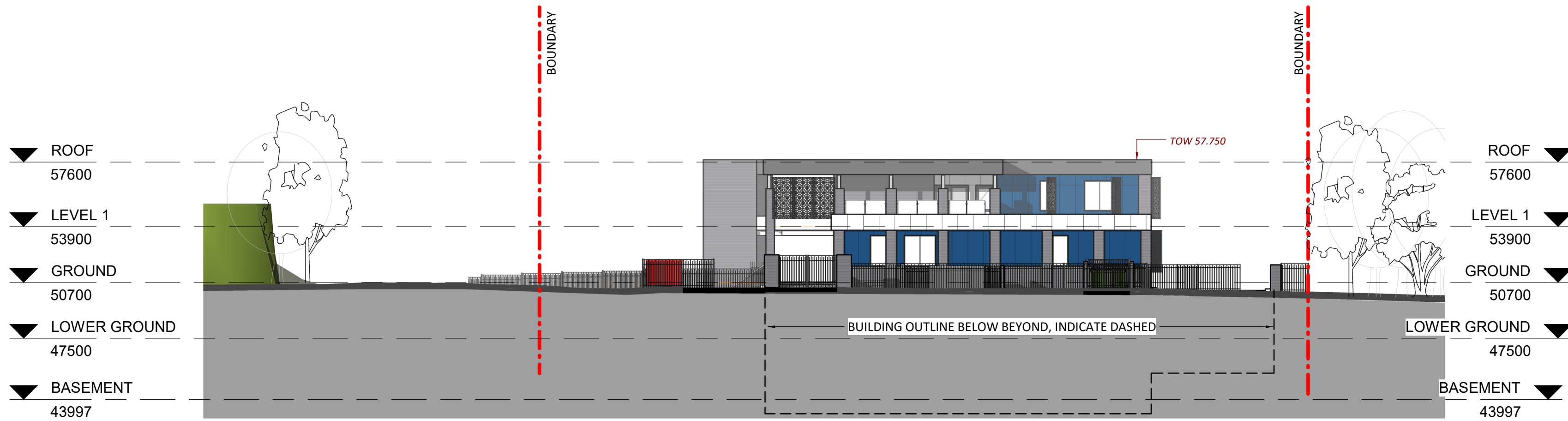
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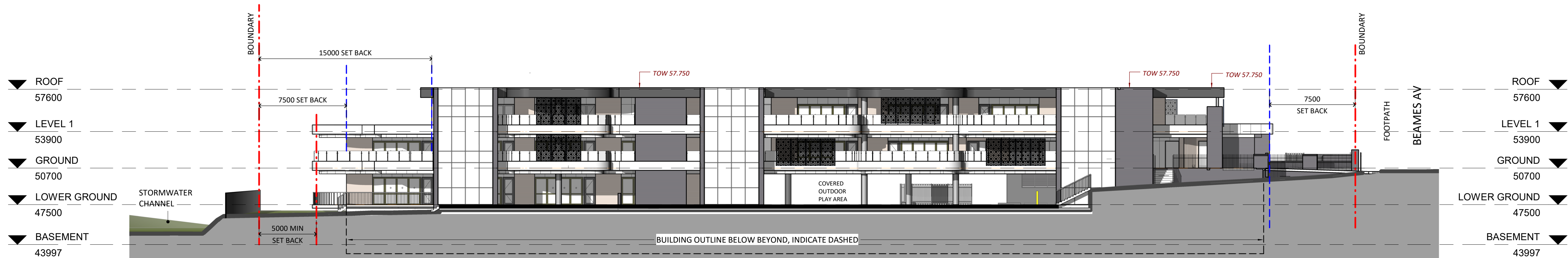
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20126	DA017	8
Project no.	Sheet no.	Issue

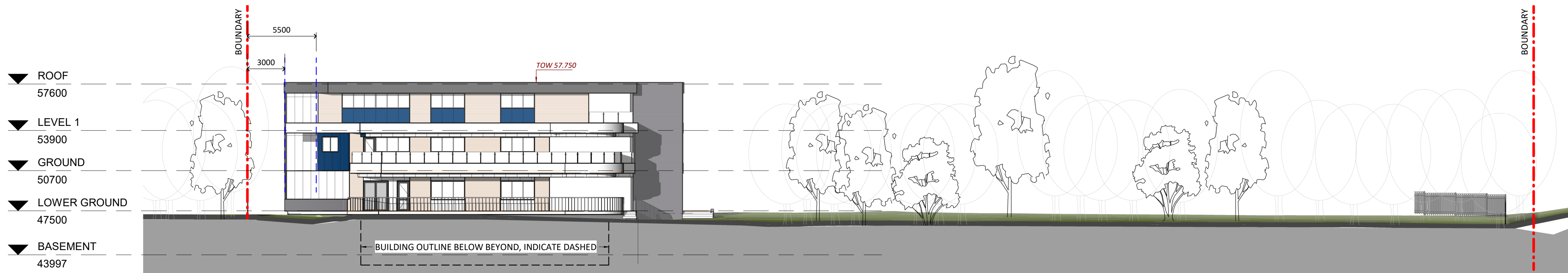




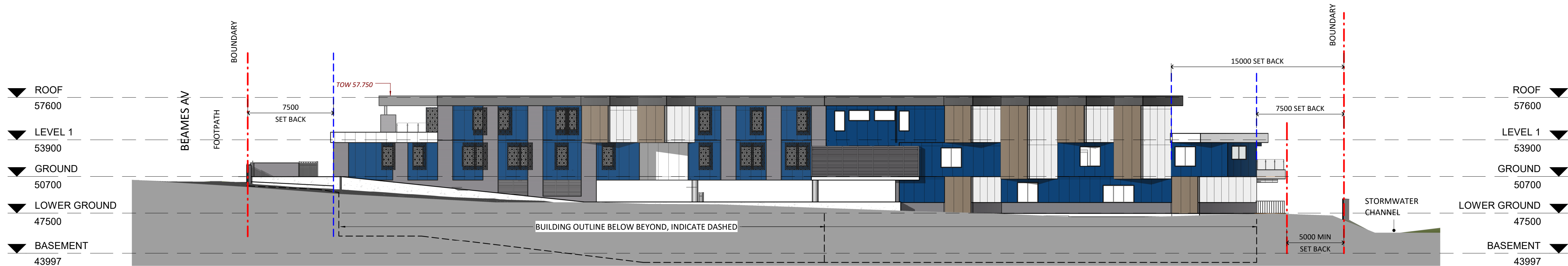
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1 East Elevation  
1 : 200



4 South Elevation  
1 : 200



3 West Elevation  
1 : 200

8	17.08.2023	Amended DA	
7	27.03.2023	Lower Ground Floor_Level Adjustments	
6	17.03.2023	Amended DA	
5	14.03.2023	For Coordination	
4	29.06.2022	For DA	
3	09.02.2022	coordination	
2	18.01.2022	coordination	
1	19.04.2021	Issue to Planner	
Issue	Date	Subject	PA

Architect

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ARCHITECTURE

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A: 797 Hunter Street  
Newcastle NSW 2302

Nominated Architect: Charles Glanville NSW Registration No. 3130  
Project

Bellfield College -  
Primary School

Address

39 Beames Avenue, Rooty Hill

Client

Bellfield College

## DEVELOPMENT APPLICATION

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ELEVATIONS		
20126	DA018	8
Project_no.	Sheet_no.	Issue





1 CUT & FILL DIAGRAM  
1:250

2 LONG SECTION CUT & FILL  
1:250

4	17.08.2023	Amended DA	
3	27.03.2023	Lower Ground Floor_Level Adjustments	
2	17.03.2023	Amended DA	
1	29.06.2022	For DA	
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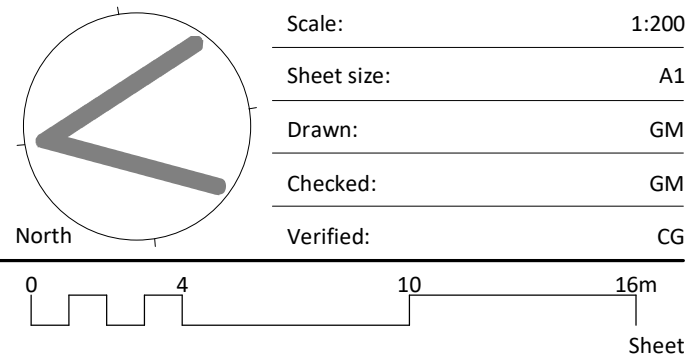
Nominated Architect: Charles Glanville NSW Registration No. 3130  
Project

**Bellfield College -  
Primary School**

Address  
**39 Beames Avenue, Rooty Hill**

Client  
**Bellfield College**

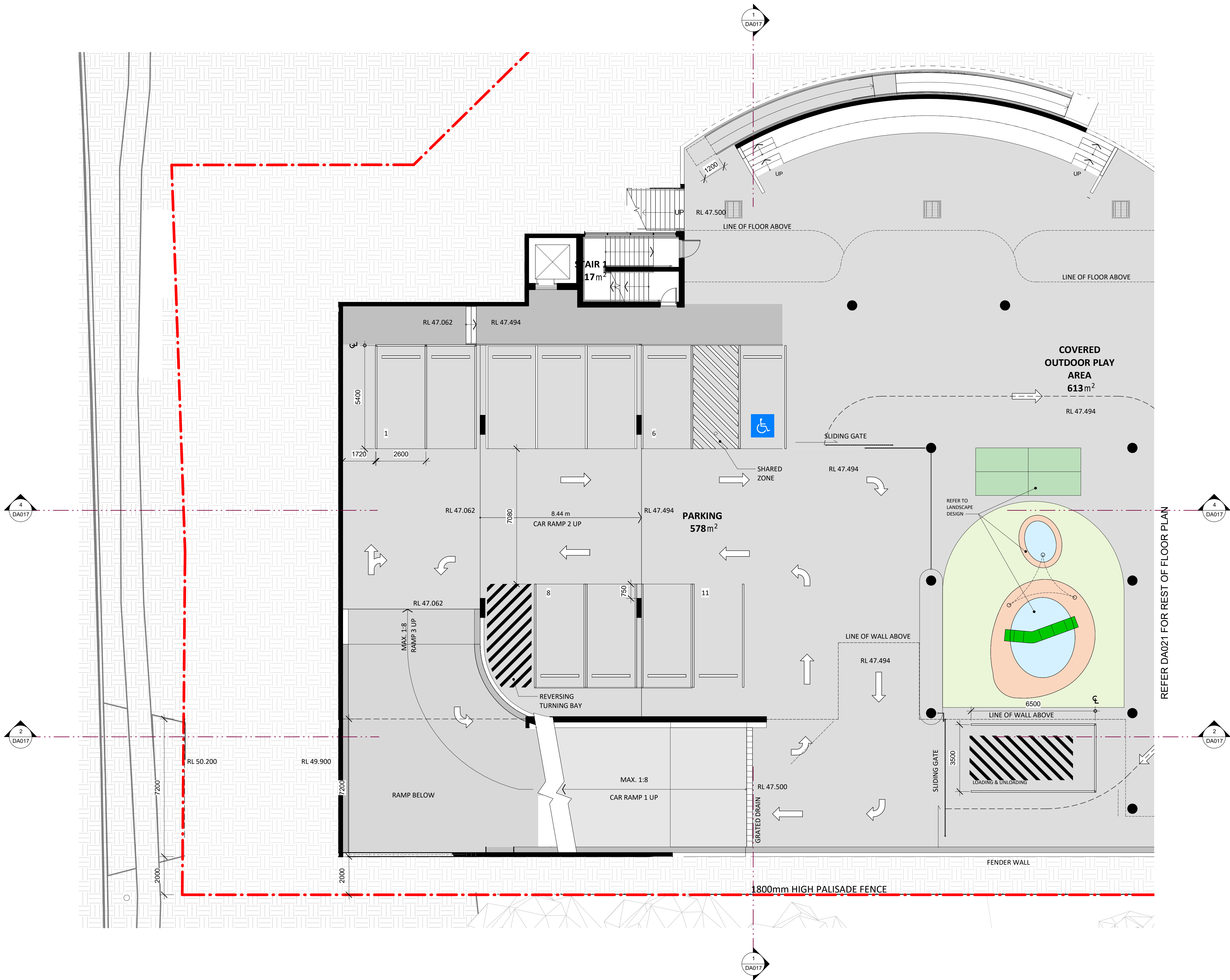
#### DEVELOPMENT APPLICATION



#### SITE CUT & FILL DIAGRAM

20126	DA019	4
Project_no.	Sheet_no.	Issue





5	17.08.2023	Amended DA
4	27.03.2023	Lower Ground Floor_Level Adjustments
3	17.03.2023	Amended DA
2	29.06.2022	For DA
1	07.02.2022	coordination
Issue	Date	Subject

PA

Architect  
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Project

Bellfield College -  
Primary School

Address

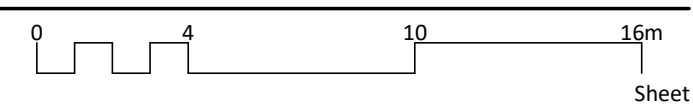
39 Beames Avenue, Rooty Hill

Client

Bellfield College

#### DEVELOPMENT APPLICATION

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Drawn:	Author
Checked:	Checker
Verified:	Approver



DETAILED FLOOR PLAN LOWER  
GROUND (1 of 2)

20126  
Project\_no.

DA020  
Sheet\_no.

5  
Issue





5	17.08.2023	Amended DA	
4	27.03.2023	Lower Ground Floor_Level Adjustments	
3	17.03.2023	Amended DA	
2	29.06.2022	For DA	
1	07.02.2022	coordination	
Issue	Date	Subject	PA

Architect  
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#### DEVELOPMENT APPLICATION

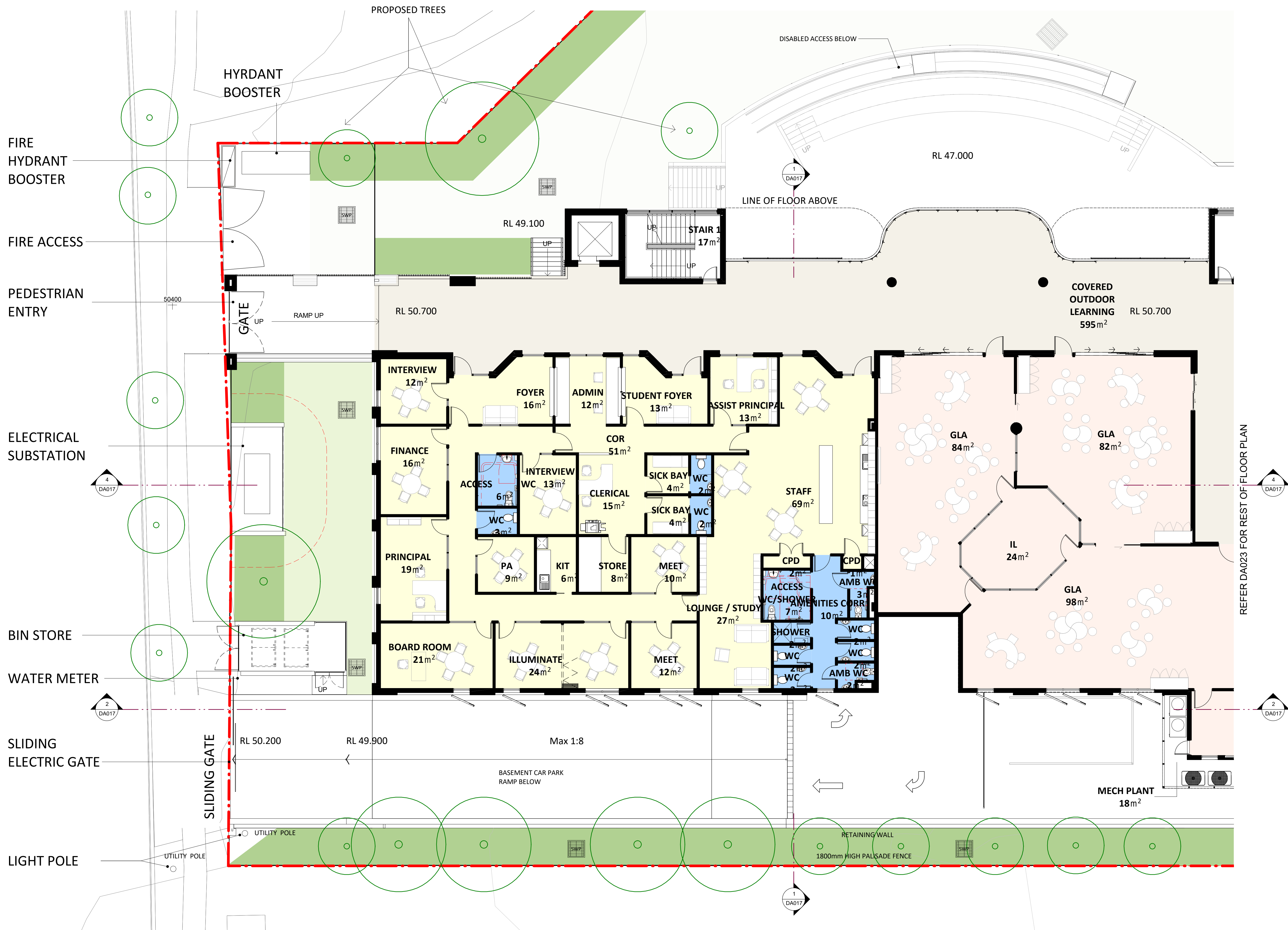
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DETAILED FLOOR PLAN LOWER  
GROUND (2 of 2)

20126	DA021	5
Project_no.	Sheet_no.	Issue





5	17.08.2023	Amended DA	
4	27.03.2023	Lower Ground Floor_Level Adjustments	
3	17.03.2023	Amended DA	
2	29.06.2022	For DA	
1	07.02.2022	coordination	
Issue	Date	Subject	PA

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Nominated Architect: Charles Glanville NSW Registration No. 3130  
Project

**Bellfield College -  
Primary School**

39 Beames Avenue, Rooty Hill

**Bellfield College**

#### DEVELOPMENT APPLICATION

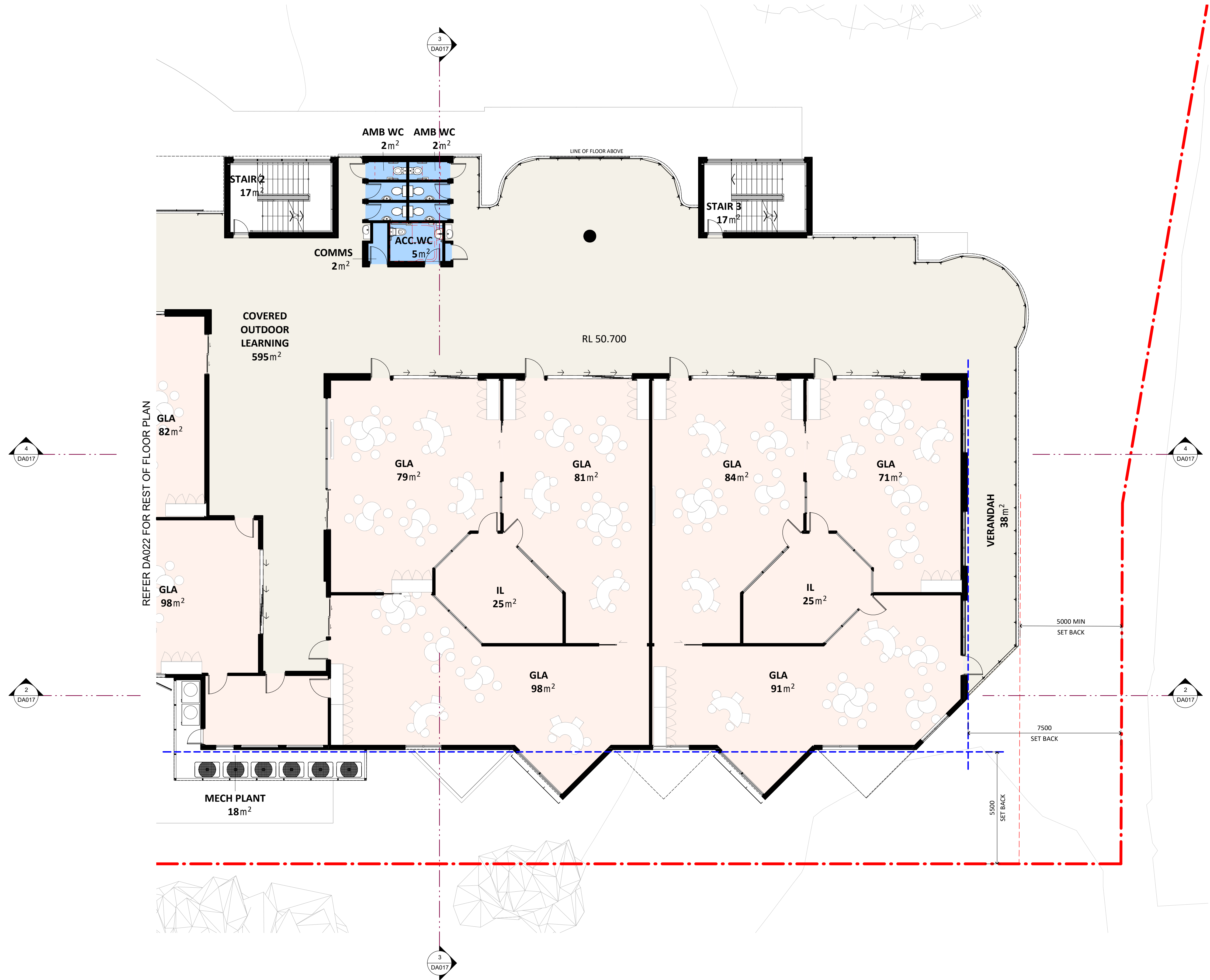
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**DETAILED FLOOR PLAN  
GROUND (1 of 2)**

20126 DA022 5  
Project\_no. Sheet\_no. Issue





4	17.08.2023	Amended DA	
3	17.03.2023	Amended DA	
2	29.06.2022	For DA	
1	07.02.2022	coordination	
Issue	Date	Subject	PA

Architect  
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Nominated Architect: Charles Glanville NSW Registration No. 3130

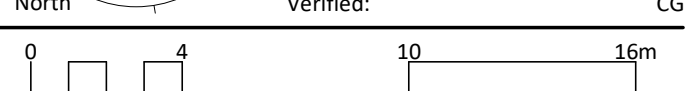
Project  
**Bellfield College -  
Primary School**

Address  
**39 Beames Avenue, Rooty Hill**

Client  
**Bellfield College**

#### DEVELOPMENT APPLICATION

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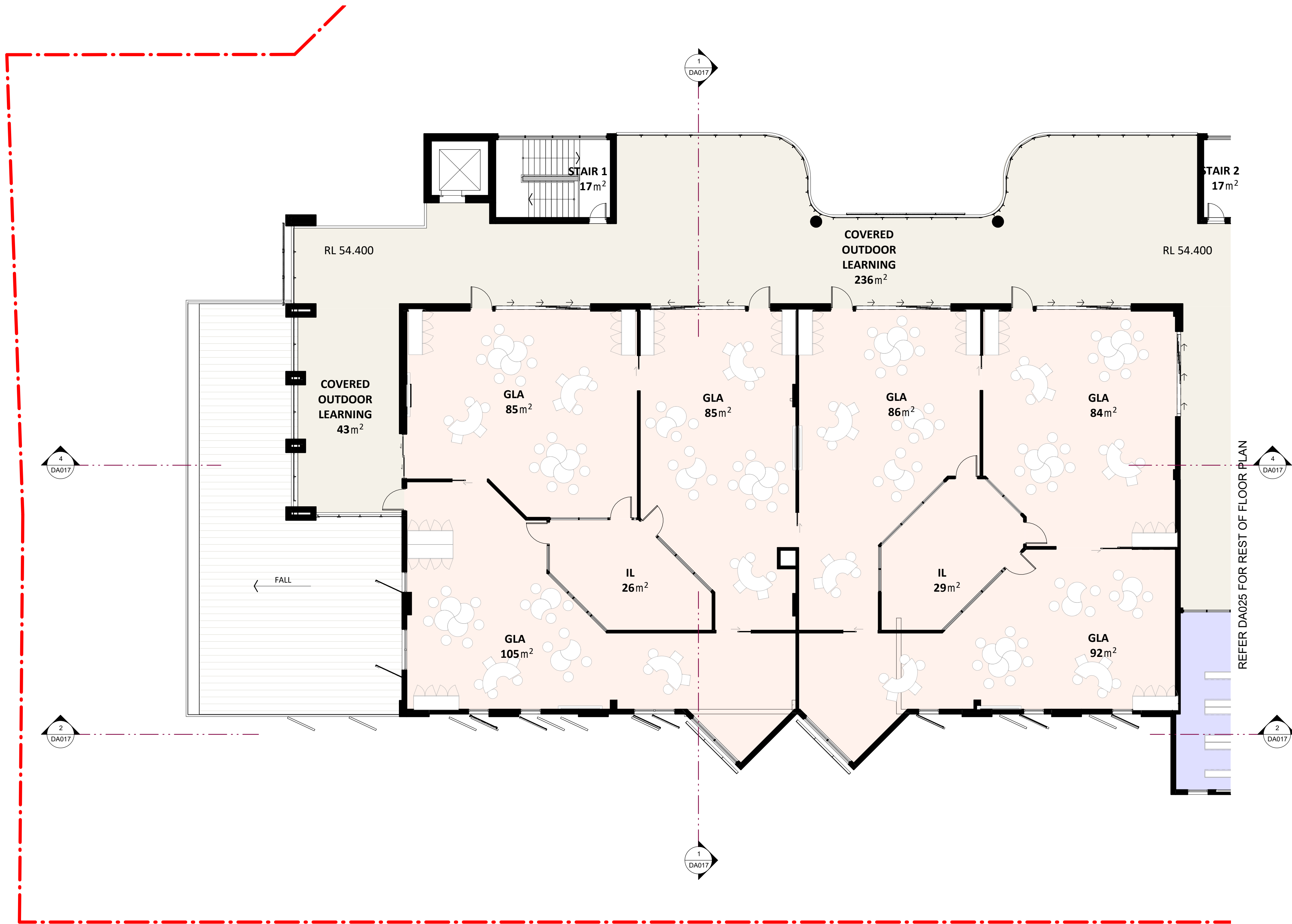
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**DETAILED FLOOR PLAN**  
**GROUND (2 of 2)**

20126	DA023	4
Project_no.	Sheet_no.	Issue





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3	17.03.2023	Amended DA	
2	29.06.2022	For DA	
1	07.02.2022	coordination	
Issue	Date	Subject	PA

Architect  
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Project

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Address  
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Client  
Bellfield College

#### DEVELOPMENT APPLICATION

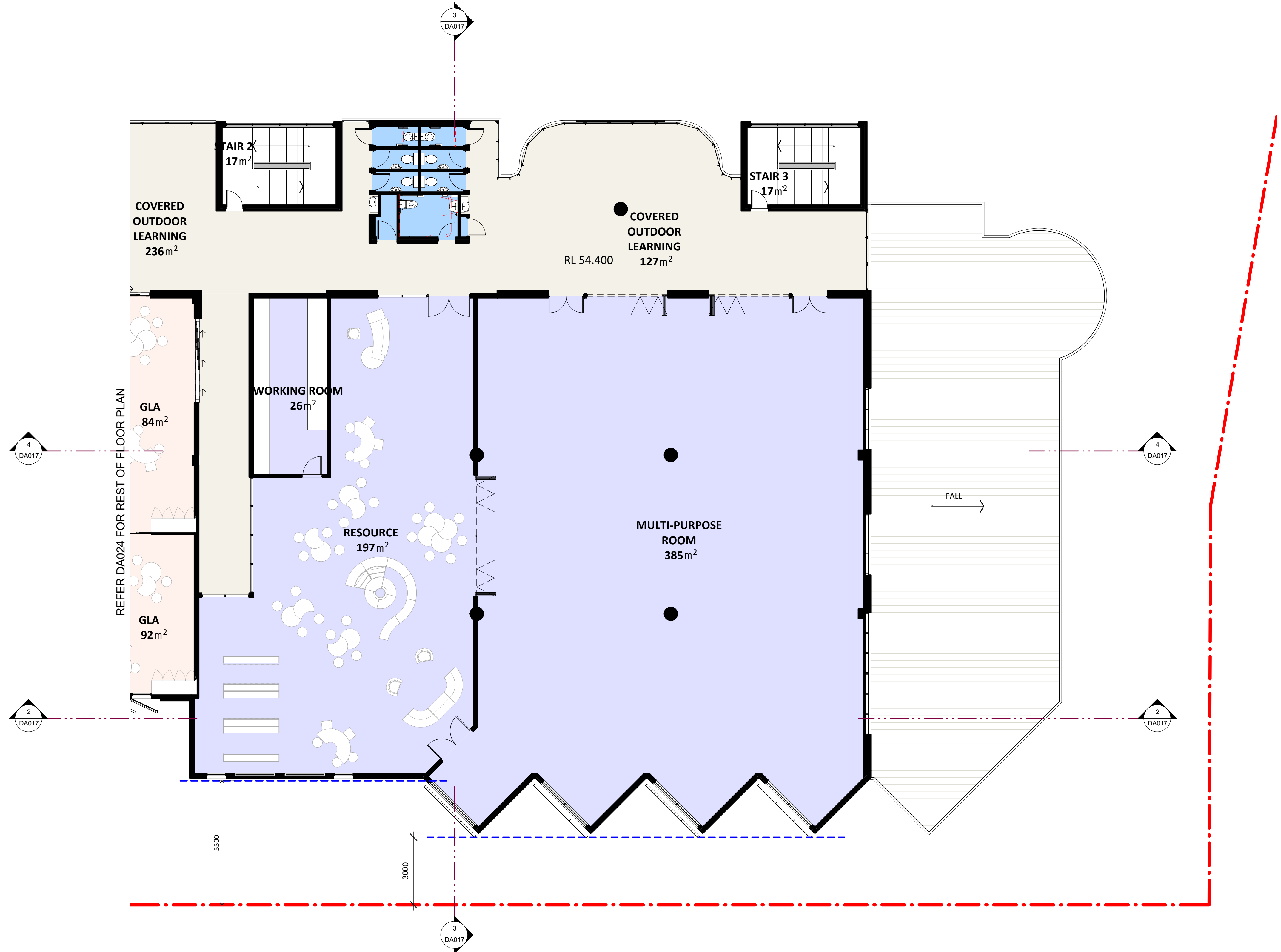
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DETAILED FLOOR PLAN LEVEL 1  
(1 of 2)

20126	DA024	4
Project_no.	Sheet_no.	Issue





4	17.08.2023	Amended DA	
3	17.03.2023	Amended DA	
2	29.06.2022	For DA	
1	07.02.2022	coordination	
Issue	Date	Subject	PA

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Nominated Architect: Charles Glanville NSW Registration No. 3130  
Project

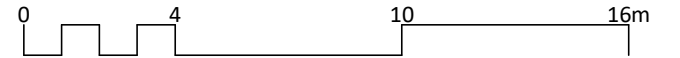
Bellfield College -  
Primary School

Address  
39 Beames Avenue, Rooty Hill

Client  
Bellfield College

DEVELOPMENT APPLICATION

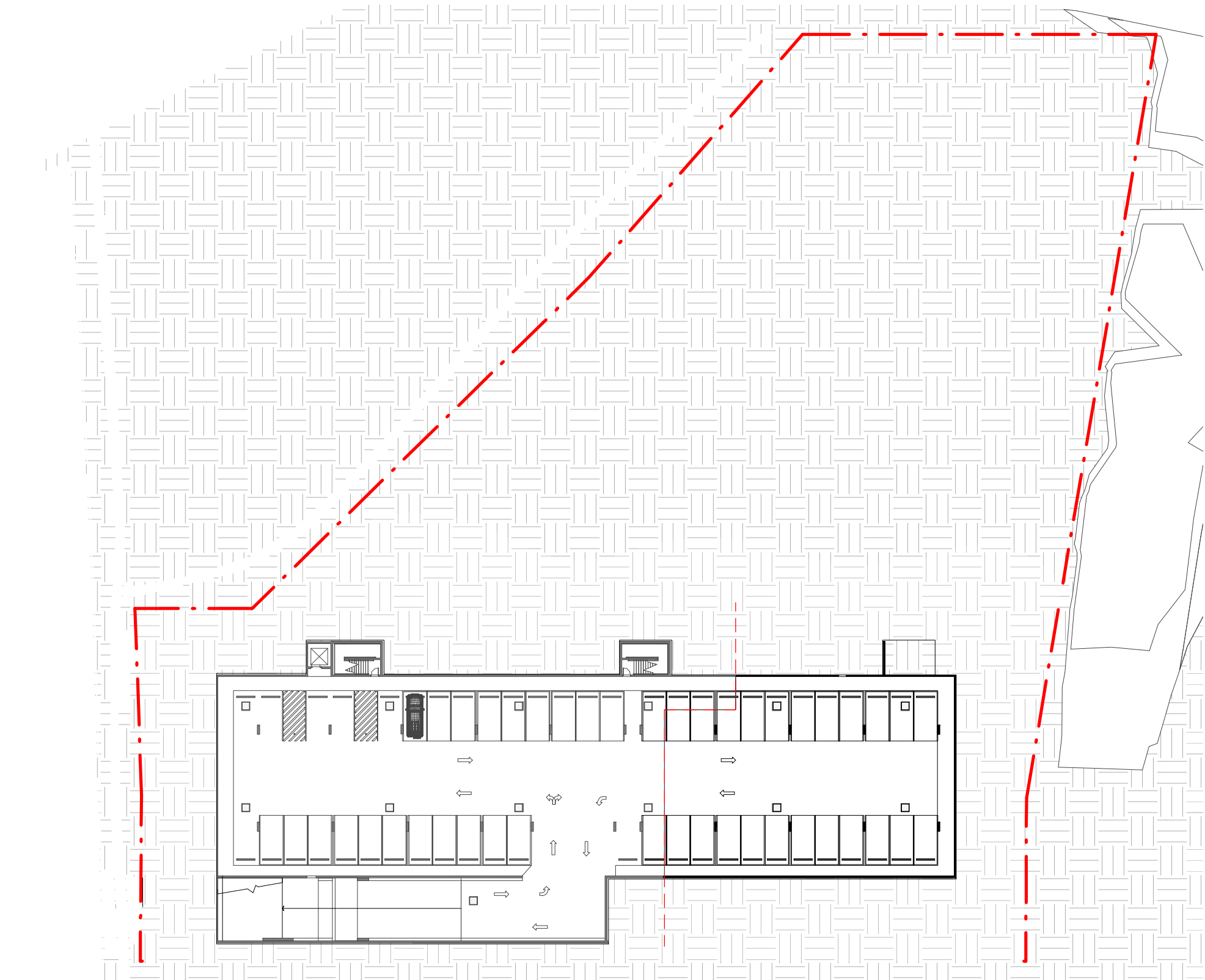
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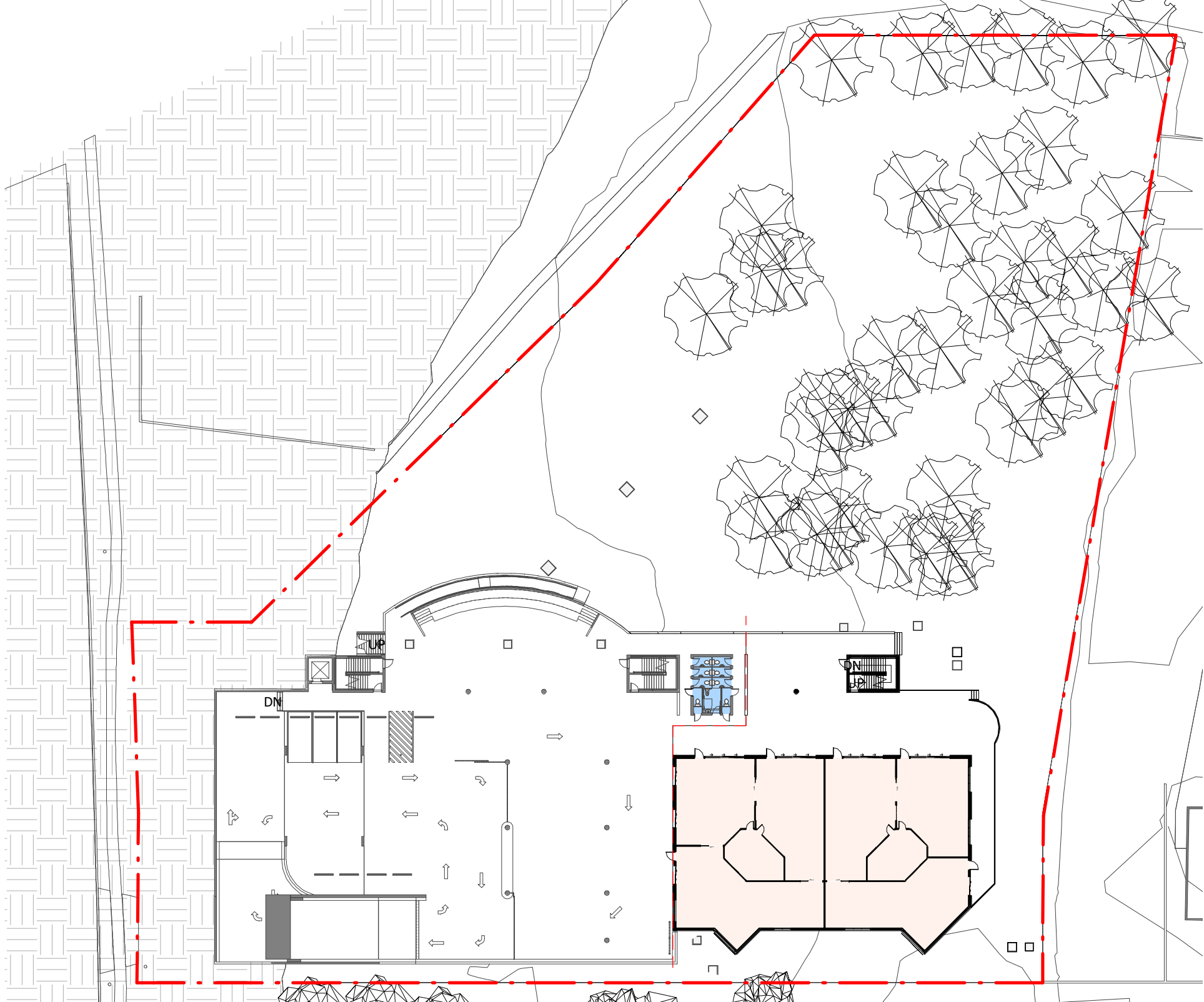
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(2 of 2)

20126	DA025	4
Project_no.	Sheet_no.	Issue





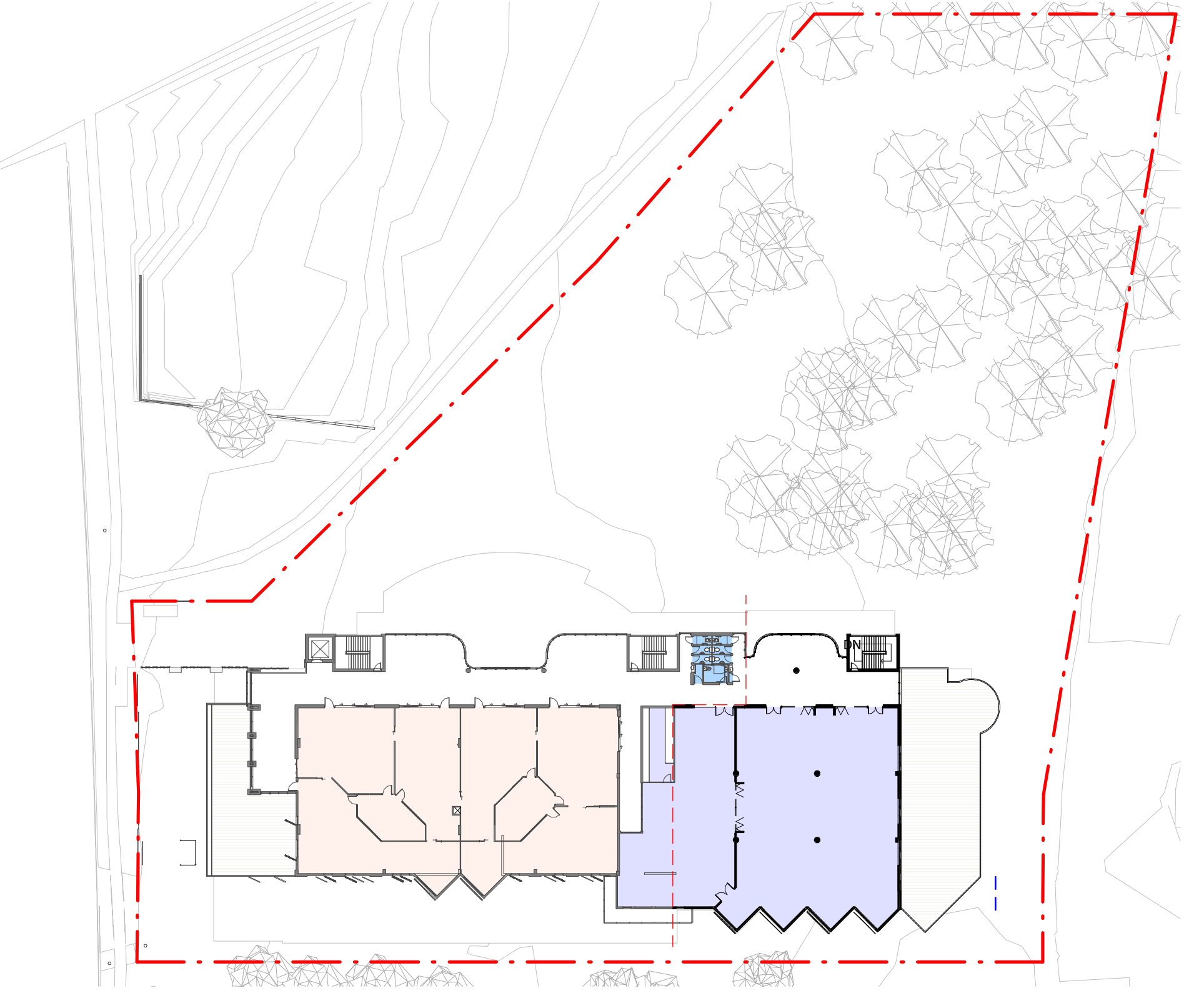
**BASEMENT GFA PLAN**  
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**LOWER GROUND GFA PLAN**  
1 : 500



**GROUND GFA PLAN**  
1 : 500



**LEVEL 1 GFA PLAN**  
1 : 500

GFA Schedule	
Level	Area
BASEMENT	6 m <sup>2</sup>
LOWER GROUND	581 m <sup>2</sup>
GROUND	1327 m <sup>2</sup>
LEVEL 1	1223 m <sup>2</sup>
Grand total: 102	3137 m <sup>2</sup>

**Note:**  
Contractor to check and verify all dimensions on site prior to commencement of work or preparation of shop drawings.  
**Do not scale this drawing.**

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Nominated Architect: Charles Glanville NSW Registration No. 3130

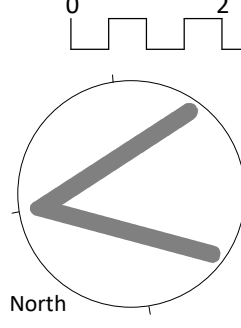
Client  
**Bellfield College**

Project  
**Bellfield College -  
Primary School**

Address  
**39 Beames Avenue, Rooty  
Hill**

Issue	Date	Subject
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2	17.03.2023	Amended DA
3	17.08.2023	Amended DA

P.A.



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Sheet size:	A1
Drawn:	Author
Checked:	Checker
Verified:	Approver

**DEVELOPMENT APPLICATION**

GFA PLANS		
20126	DA030	3
Project_no.	Sheet_no.	Issue





6. DETAILED MATERIAL ELVATION (WEST ELEVATION)



1. SCREENS TYPE 1

2. BRICK TYPE 1



3. SCREEN TYPE 2



4. BRICK TYPE 2



5. LIGHT WEIGHT CLADDING TYPE 3



6. LIGHT WEIGHT CLADDING TYPE 2

7. WINDOW FRAME

5	17.08.2023	Amended DA
4	17.03.2023	Amended DA
3	29.06.2022	For DA
2	18.01.2022	coordination
1	19.04.2021	Issue to Planner
Issue	Date	Subject

PA

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Project

**Bellfield College -  
Primary School**

Address

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Client

**Bellfield College**

## DEVELOPMENT APPLICATION

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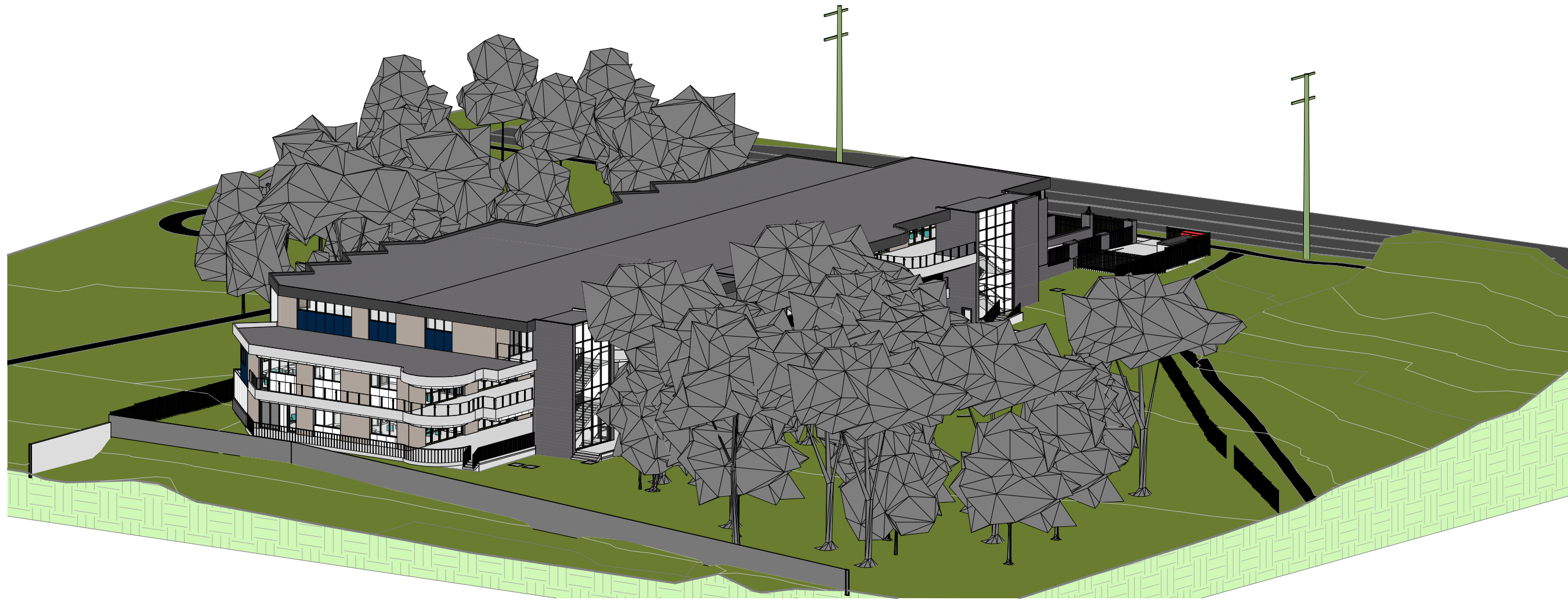
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Project_no.	Sheet_no.	Issue

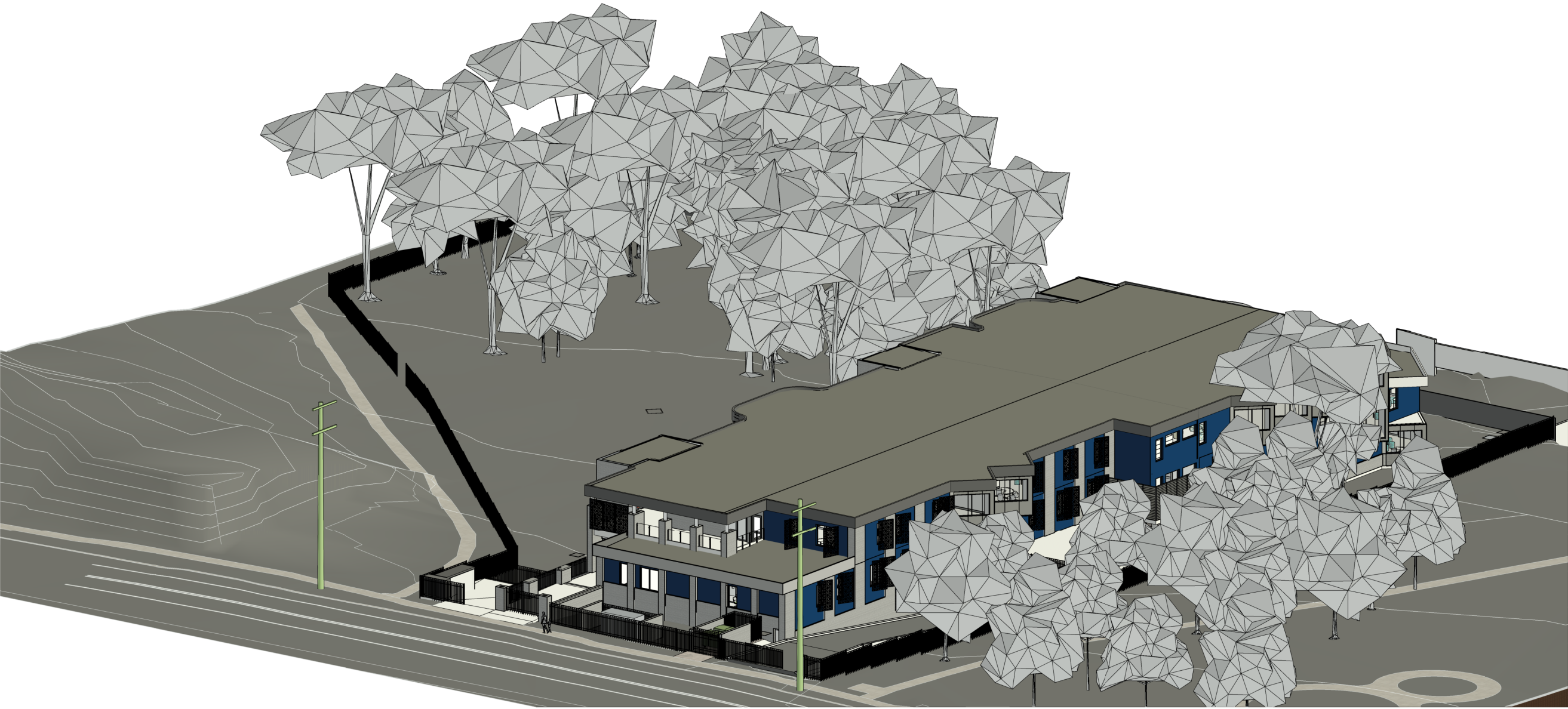




1 3D BLOCK MODEL



3 3D BLOCK MODEL



2 3D BLOCK MODEL



4 3D BLOCK MODEL

5	17.08.2023	Amended DA
4	17.03.2023	Amended DA
3	29.06.2022	For DA
2	18.01.2022	coordination
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#### DEVELOPMENT APPLICATION

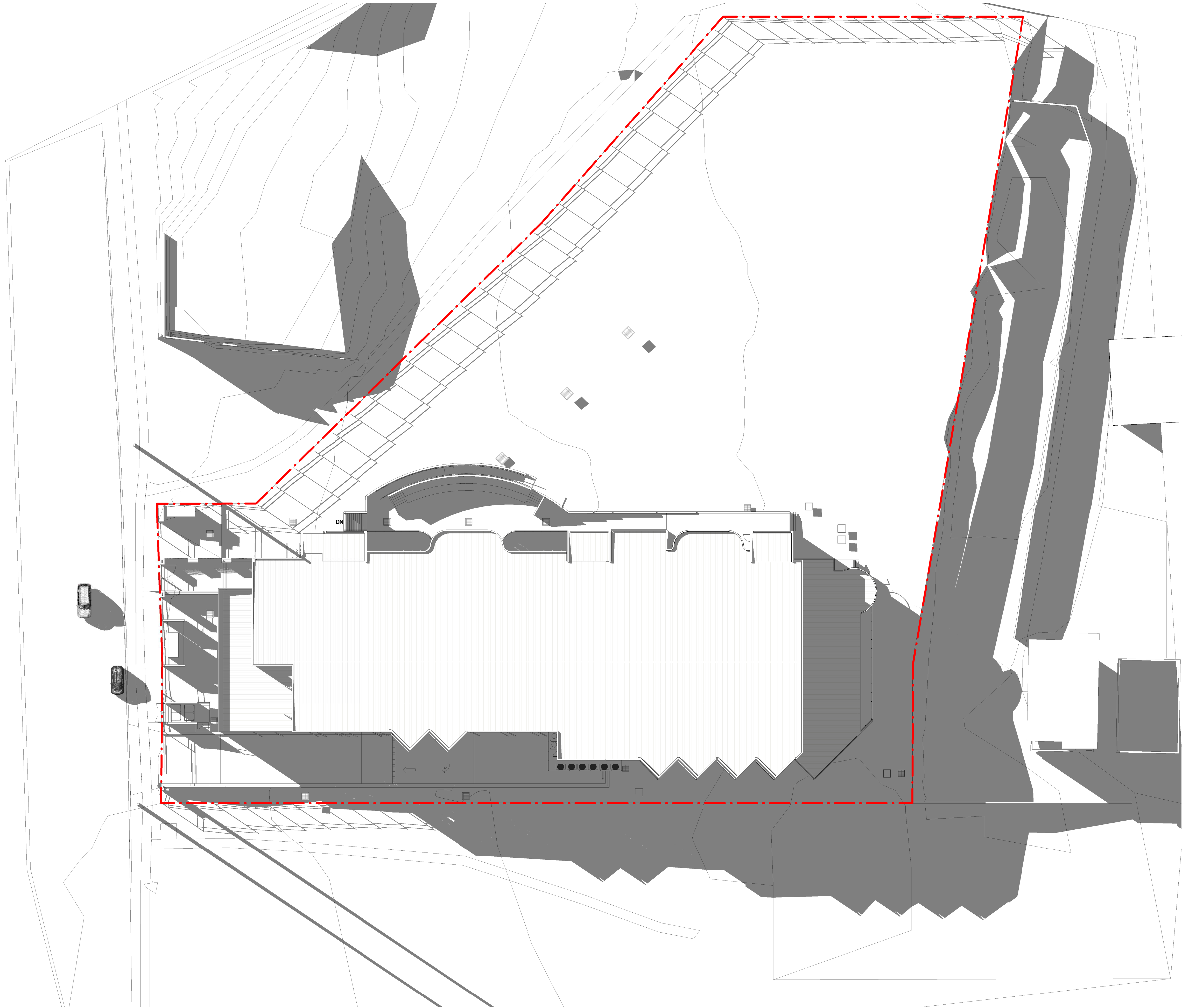
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#### 3D BLOCK MODELS

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Project_no.	Sheet_no.	Issue





3	17.08.2023	Amended DA	PA
2	17.03.2023	Amended DA	
1	29.06.2022	For DA	
Issue	Date	Subject	

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**Bellfield College**

**DEVELOPMENT APPLICATION**

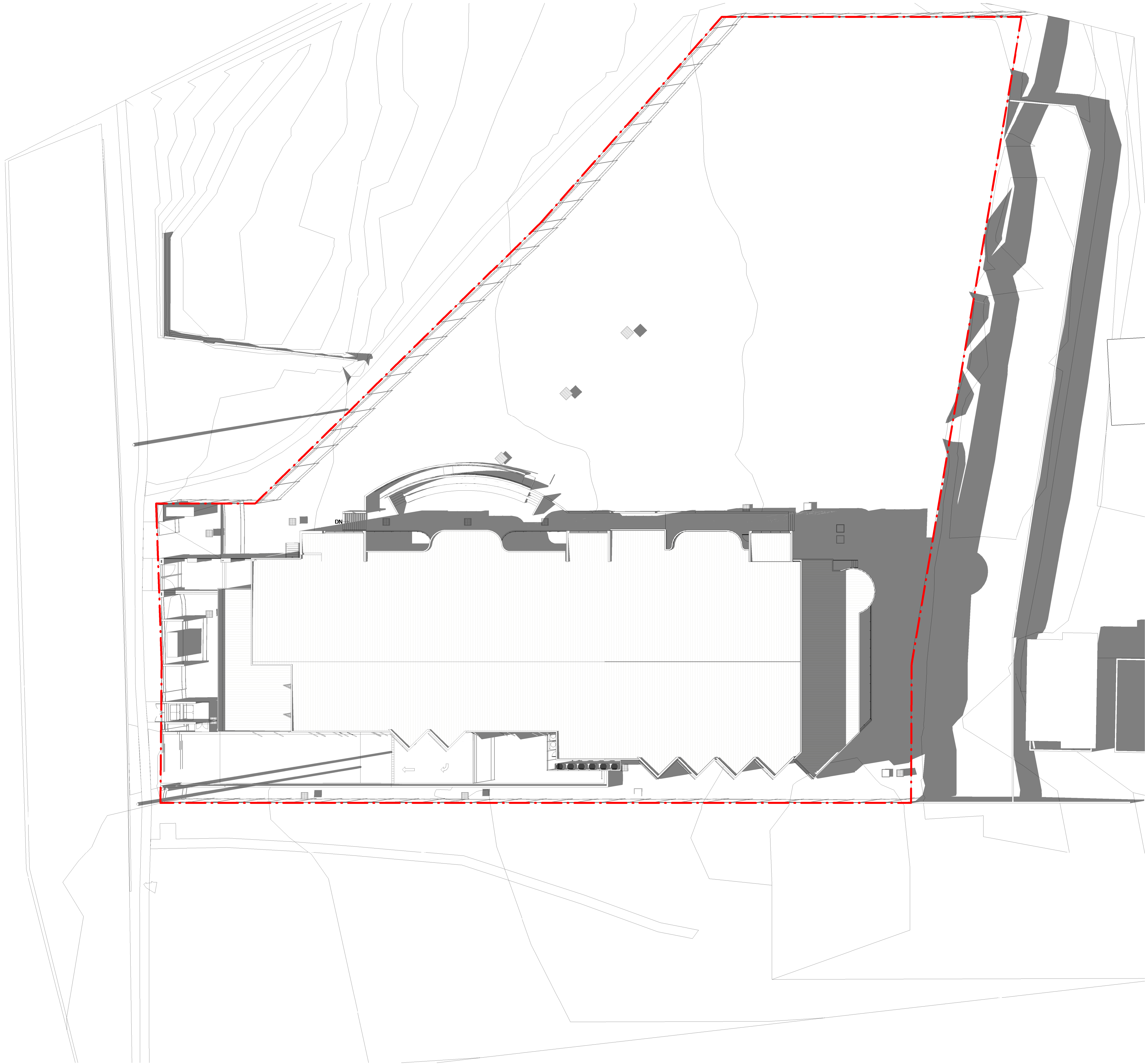
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**SHADOW DIAGRAMS JUNE 21  
9AM**

<b>20126</b> Project_no.	<b>DA050</b> Sheet_no.	<b>3</b> Issue
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3	17.08.2023	Amended DA
2	17.03.2023	Amended DA
1	29.06.2022	For DA
Issue	Date	Subject

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--	---

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Project

**Bellfield College -  
Primary School**

Address

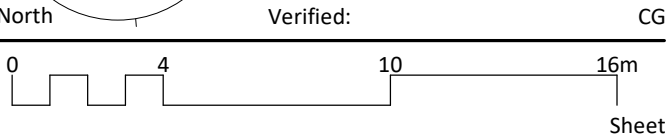
**39 Beames Avenue, Rooty Hill**

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**Bellfield College**

## DEVELOPMENT APPLICATION

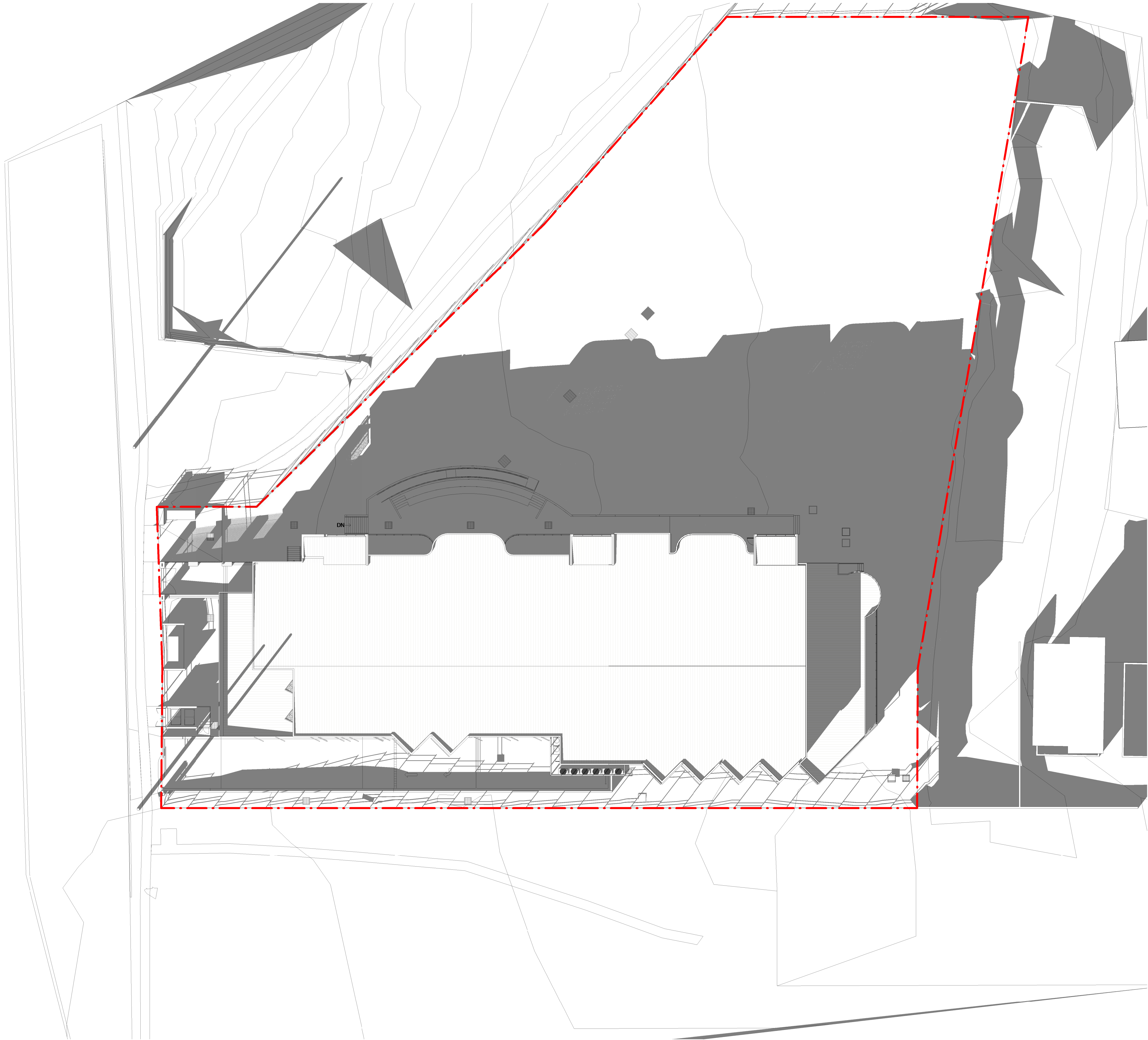
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**SHADOW DIAGRAMS JUNE 21  
MIDDAY**

<b>20126</b> Project_no.	<b>DA051</b> Sheet_no.	<b>3</b> Issue
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3	17.08.2023	Amended DA	
2	17.03.2023	Amended DA	
1	29.06.2022	For DA	
Issue	Date	Subject	PA

Architect  
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--	---

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Project

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Primary School**

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Client  
**Bellfield College**

**DEVELOPMENT APPLICATION**

North

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Sheet size:	A1
Drawn:	GM
Checked:	GM
Verified:	CG

**SHADOW DIAGRAMS JUNE 21  
3PM**





3D Visualisation Beames Ave Pedestrain Entry



3D Visualisation Beames Ave Vehicle Entry

3	17.08.2023	Amended DA
2	17.03.2023	Amended DA
1	29.06.2022	For DA
Issue	Date	Subject

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**DEVELOPMENT APPLICATION**

Scale:	NTS
Sheet size:	A1
Drawn:	GM
Checked:	GM
Verified:	CG

Sheet

**3D VISUALISATIONS**

20126	DA060	3
Project_no.	Sheet_no.	Issue



39 BEAMES AVENUE  
ROOTY HILL NSW 2766

LANDSCAPE DA DOCUMENTATION

EXISTING SITE PLAN



DOCUMENT REGISTER

DRAWING NUMBER	DRAWING NAME	SCALE / DRAWING SIZE
LDA-000	LANDSCAPE COVER SHEET	N/A
LDA-001	CANOPY COVER PLAN	1:200 / A1
LDA-101	LOWER GROUND AND GROUND PLAN	1:200 / A1
LDA-201	INDICATIVE PLANT PALETTE	N/A
LDA-301	LANDSCAPE DETAILS	N/A





- LEGEND
- SITE BOUNDARY
  - - - SCOPE OF WORKS BOUNDARY
  - EXISTING TREES TO BE RETAINED
  - PROPOSED TREES

SITE AREA 7534M<sup>2</sup>

CANOPY COVER REQUIREMENT 15% OR 1130.1M<sup>2</sup>

EXISTING CANOPY COVER 28% OR 2093.14M<sup>2</sup>

TOTAL PROPOSED CANOPY COVERAGE 38% OR 2886.49M<sup>2</sup>

LANDSCAPE ARCHITECT

**GROUND iNK**

SUITE 201, 75 ARCHER ST, CHATSWOOD NSW 2067 PH. (02) 9411 3279  
WWW.GROUNDINK.COM.AU ABN 55 163 025 456 ACN 163 025 456

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ARCHITECT

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ARCHITECTURE

**ALLEANZA ARCHITECTURE**  
695-699 GEORGE STREET, HAYMARKET NSW 2000  
PH. (02) 8039 8822  
WWW.ALLEANZA.COM.AU

ECOLOGIST

**KEYSTONE**  
ECOLOGICAL

**KEYSTONE ECOLOGICAL PTY**  
5095 KENDALL ROAD, EMPIRE BAY NSW 2257  
PH. 1300 651 021  
WWW.KEYSTONE-ECOLOGICAL.COM.AU

NOTE

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL WORK IS TO CONFORM TO RELEVANT AUSTRALIAN STANDARDS AND OTHER CODES AS APPLICABLE. LOCATION OF UNDERGROUND SERVICES TO BE PROVEN ON SITE AND PROTECTED IF NECESSARY PRIOR TO CONSTRUCTION. DIAL BEFORE YOU DIG. PLANT SPECIES AND QUANTITIES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED ON FUTURE PROJECT REQUIREMENTS.

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
DRAFT	09.04.21	DRAFT ISSUE FOR COORDINATION	MT	RL
DRAFT	27.04.21	REVISION A ISSUE FOR COORDINATION	MT	RL
REV A	07.04.22	ISSUE FOR DA	MT	RL
REV B	17.03.23	ISSUE FOR DA	MT	RL
REV C	27.07.23	ISSUE FOR DA	GS	RL
REV D	16.08.23	ISSUE FOR DA	GS	RL

DRAWING TITLE

**CANOPY COVER PLAN**

DA DOCUMENTATION					DRAWING NUMBER
DATE	JOB NUMBER	DRAWN	CHECKED		<b>LDA-001</b>
<b>16-AUG-23</b>	<b>20210116</b>	<b>MT</b>	<b>RL</b>		
PROJECT					NORTH
<b>39 BEAMES AVENUE,</b> ROOTY HILL NSW 2766					
SCALE 1:200 @ A1					REVISION
					<b>D</b>





- LEGEND**
- SITE BOUNDARY
  - FFL 50.00 FINISHED FLOOR LEVEL
  - + RL 50.00 PROPOSED LEVEL
  - + EX 50.00 EXISTING LEVEL
  - LINE OF BUILDING ABOVE
  - 47.40 EXISTING CONTOUR LINES
  - PROPOSED CONTOUR LINES
  - PROPOSED 1800MM HIGH SECURITY FENCE SUBJECT TO FUTURE DETAILS
  - PROPOSED BALUSTRADE TO FUTURE DETAILS
  - EXISTING TREES TO BE RETAINED AND PROTECTED
  - EXISTING TREES TO BE REMOVED
  - PROPOSED TREES REFER TO LDA-201 FOR INDICATIVE TREE SPECIES
  - 1 PROPOSED NATIVE GARDEN BEDS WITH INDICATIVE PLANTING OF BANKSIA, CALLISTEMON AND DIANELLA TO PROVIDE SCREENING
  - 2 PROPOSED ORNAMENTAL TREES AND PLANTS SUCH AS ARCHONTOPHOENIX, DORYANTHES, ASPLENium AND CARPOBROTUS
  - 3 ENDEMIC PLANT SPECIES SUCH AS ACACIA AND INDIGOFEA TO PROVIDE SCREENING AND SUPPLEMENT THE CUMBERLAND PLAIN WOODLAND AREA
  - 4 EXISTING CUMBERLAND PLAIN WOODLAND VEGETATION TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH THE ECOLOGIST REPORT PREPARED BY KEYSTONE ECOLOGICAL
  - 5 PROPOSED NATIVE TREES SUCH AS EUCALYPTUS, ACACIA AND TRISTANIOPSIS TO PROVIDE A SOFTENED VISUAL BARRIER TO THE PROPOSED BUILDING AND DRIVEWAY
  - 6 PROPOSED SYNTHETIC TURF
  - 7 PROPOSED MOUND WITH TUNNEL AND CLIMBING NET FOR PLAY
  - 8 PROPOSED 6 SQUARE HANDBALL COURTS AND HOPSCOTCH
  - 9 PROPOSED BIKE STORAGE

EXISTING TREES TO BE REMOVED SCHEDULE

ID	DESCRIPTION	EXISTING HEIGHT	PROPOSED ACTION
T1	Eucalyptus moluccana	10m	Remove
T2	Eucalyptus moluccana	10m	Remove
T3	Callistemon salignus	5m	Remove
T4	Eucalyptus moluccana	6m	Remove
T7	Lagerstroemia indica	3m	Remove
T8	Melaleuca armillaris	3m	Remove
T72	Washingtonia filifera	6m	Remove
T73	Callistemon salignus	6m	Remove
T74	Eucalyptus moluccana	18m	Remove
T75	Archontophoenix cunninghamiana	6m	Remove
T76	Callistemon salignus	6m	Remove
T77	Callistemon salignus	6m	Remove

\* EXISTING TREE HEIGHTS SOURCED FROM ARBORICULTURAL IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN BY MARK BURY CONSULTING ON THE 24TH OF MARCH 2021

LANDSCAPE ARCHITECT

**GROUND iNK**

SUITE 201, 75 ARCHER ST, CHATSWOOD NSW 2067 PH. (02) 9411 3279  
WWW.GROUNDINK.COM.AU ABN 55 163 025 456 ACN 163 025 456

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ARCHITECT

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ARCHITECTURE

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ECOLOGIST

**KEYSTONE**  
ECOLOGICAL

**KEYSTONE ECOLOGICAL PTY**  
5095 KENDALL ROAD, EMPIRE BAY NSW 2257  
PH. 1300 651 021  
WWW.KEYSTONE-ECOLOGICAL.COM.AU

NOTE  
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.  
REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ALL WORK IS TO CONFORM TO RELEVANT AUSTRALIAN STANDARDS AND OTHER CODES AS APPLICABLE. LOCATION OF UNDERGROUND SERVICES TO BE PROVEN ON SITE AND PROTECTED IF NECESSARY PRIOR TO CONSTRUCTION. DIAL BEFORE YOU DIG. PLANT SPECIES AND QUANTITIES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED ON FUTURE PROJECT REQUIREMENTS.

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DRAFT	09.04.21	DRAFT ISSUE FOR COORDINATION	MT	RL
DRAFT	27.04.21	REVISION A ISSUE FOR COORDINATION	MT	RL
REV A	07.04.22	ISSUE FOR DA	MT	RL
REV B	17.03.23	ISSUE FOR DA	MT	RL
REV C	27.07.23	ISSUE FOR DA	GS	RL
REV D	16.08.23	ISSUE FOR DA	GS	RL

DRAWING TITLE

**LOWER GROUND  
AND GROUND PLAN**

DA DOCUMENTATION

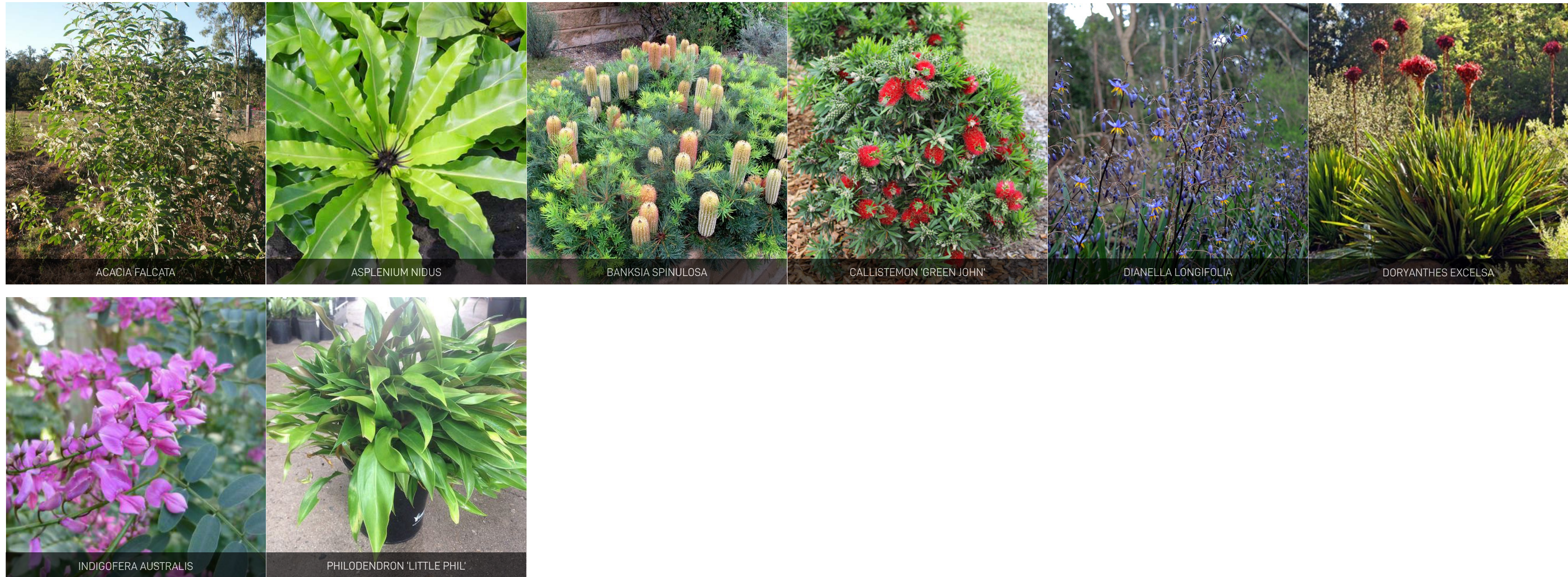
DATE	JOB NUMBER	DRAWN	CHECKED	DRAWING NUMBER
16-AUG-23	20210116	MT	RL	LDA-101
PROJECT	39 BEAMES AVENUE, ROOTY HILL NSW 2766			NORTH
SCALE	1:200 @ A1			REVISION
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## TREES



## SHRUBS



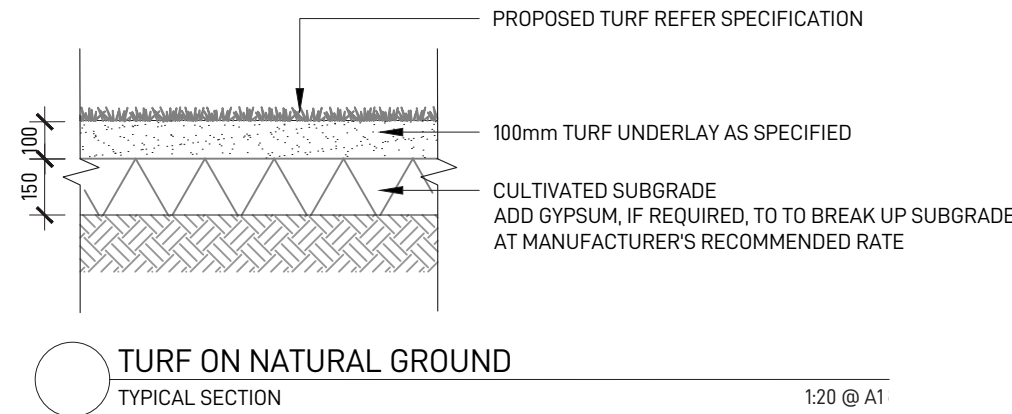
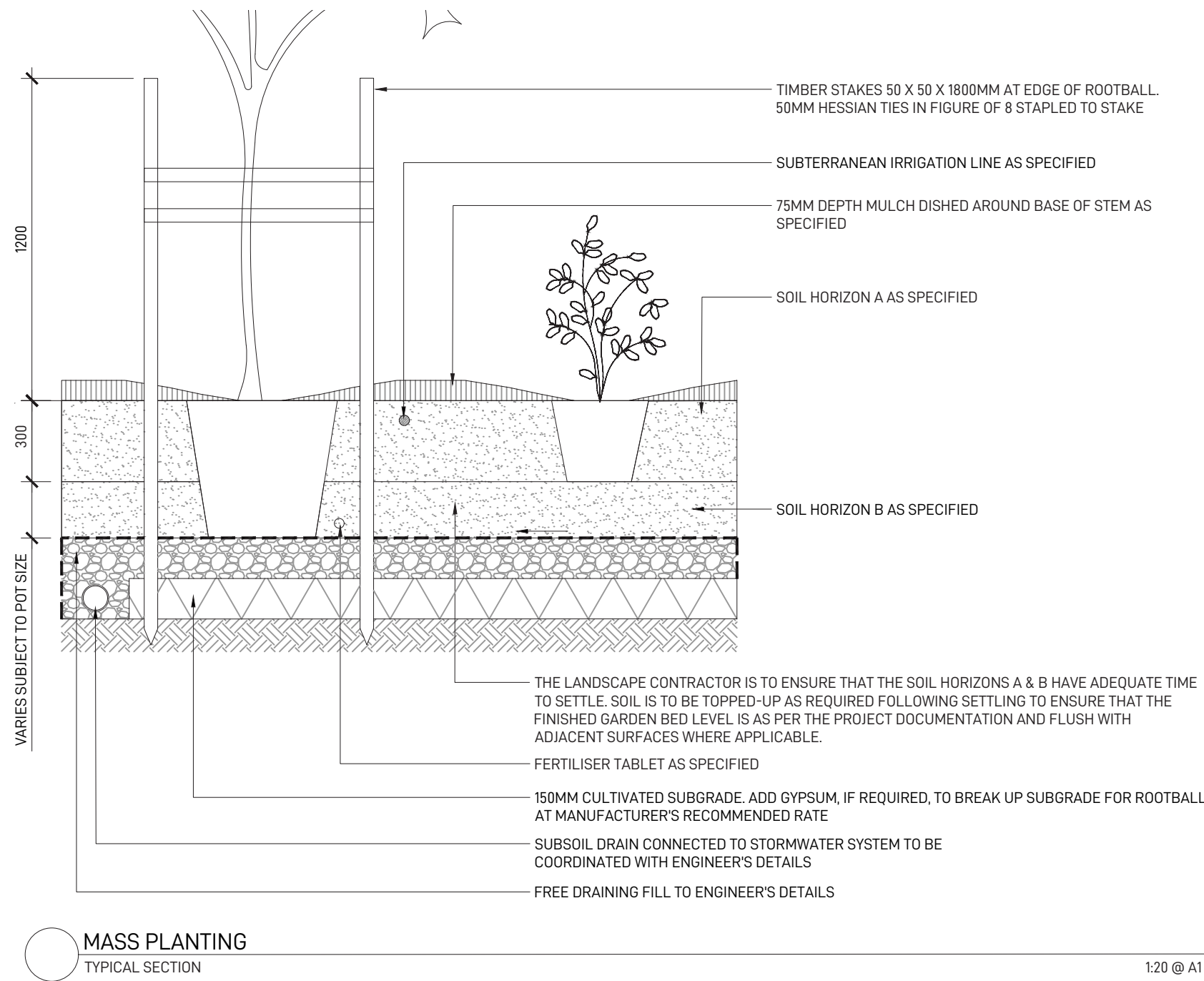
## GRASSES AND GROUNDCOVERS



LANDSCAPE ARCHITECT		ARCHITECT		ECOLOGIST		NOTE		<table><tr><th>ISSUE</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td>DRAFT</td><td>09.04.21</td><td>DRAFT ISSUE FOR COORDINATION</td><td>MT</td><td>RL</td></tr><tr><td>DRAFT</td><td>27.04.21</td><td>REVISION A ISSUE FOR COORDINATION</td><td>MT</td><td>RL</td></tr><tr><td>REV A</td><td>07.04.22</td><td>ISSUE FOR DA</td><td>MT</td><td>RL</td></tr><tr><td>REV B</td><td>17.03.23</td><td>ISSUE FOR DA</td><td>MT</td><td>RL</td></tr><tr><td>REV C</td><td>27.07.23</td><td>ISSUE FOR DA</td><td>GS</td><td>RL</td></tr><tr><td>REV D</td><td>16.08.23</td><td>ISSUE FOR DA</td><td>GS</td><td>RL</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>		ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED						DRAFT	09.04.21	DRAFT ISSUE FOR COORDINATION	MT	RL	DRAFT	27.04.21	REVISION A ISSUE FOR COORDINATION	MT	RL	REV A	07.04.22	ISSUE FOR DA	MT	RL	REV B	17.03.23	ISSUE FOR DA	MT	RL	REV C	27.07.23	ISSUE FOR DA	GS	RL	REV D	16.08.23	ISSUE FOR DA	GS	RL																DRAWING TITLE		<table><tr><th>DATE</th><th>JOB NUMBER</th><th>DRAWN</th><th>CHECKED</th><th>DRAWING NUMBER</th></tr><tr><td>16-AUG-23</td><td>20210116</td><td>MT</td><td>RL</td><td>LDA-201</td></tr><tr><td colspan="5">PROJECT 39 BEAMES AVENUE, ROOTY HILL, NSW 2766</td></tr><tr><td>SCALE</td><td>N/A</td><td colspan="3">REVISION <b>D</b></td></tr></table>		DATE	JOB NUMBER	DRAWN	CHECKED	DRAWING NUMBER	16-AUG-23	20210116	MT	RL	LDA-201	PROJECT 39 BEAMES AVENUE, ROOTY HILL, NSW 2766					SCALE	N/A	REVISION <b>D</b>		
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TYPICAL LANDSCAPE DETAILS



MAINTENANCE SCHEDULE

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INSPECTIONS	2M		2M		2M		2M		2M		2M	
WATERING	W	W	W	W	W	W	W	W	W	W	W	W
WEED AND PEST MANAGEMENT	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
LITTER REMOVAL	2M		2M		2M		2M		2M		2M	
REMOVAL OF DEAD/DYING TREE LIMBS	2M		2M		2M		2M		2M		2M	
PLANT REPLACEMENT IF REQUIRED	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
MULCHING	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
TREE STAKE ADJUSTMENTS	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
FERTILISING	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
PLANTING ESTABLISHMENT PERIOD - 12 MONTHS LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS KEY = <b>W</b> -WEEKLY, <b>2M</b> - EVERY TWO MONTHS, <b>AR</b> - AS REQUIRED												
THE CONTRACTOR IS TO ALLOW 52 WEEKS PLANTING ESTABLISHMENT PERIOD FROM THE DATE OF PRACTICAL COMPLETION. CONTRACTOR TO MAINTAIN A LOG BOOK TO KEEP A RECORD OF MAINTENANCE EVERY MONTH. REPLACEMENTS OF FAILED, DAMAGED OR STOLEN PLANTS TO BE CARRIED OUT DURING THE MAINTENANCE PERIOD. IRRIGATION SYSTEMS TO BE INSTALLED AND MAINTAINED DURING THE MAINTENANCE PERIOD. LANDSCAPE MAINTENANCE REPORT SHALL BE SUBMITTED TO THE PRINCIPLE CERTIFYING AUTHORITY BY THE CONTRACTOR.												

OUTLINE LANDSCAPE SPECIFICATION

GENERAL  
MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THE LANDSCAPE CONTRACTOR SHALL ATTEND THE SITE ON A WEEKLY BASIS TO MAINTAIN THE LANDSCAPE WORKS FOR THE FULL TERM APPROVED AT CC STAGE OF THE MAINTENANCE PERIOD (COMMENCING FROM PRACTICAL COMPLETION).

RUBBISH REMOVAL  
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL UNDERTAKE RUBBISH REMOVAL FROM THE SITE ON A WEEKLY BASIS TO ENSURE THE SITE REMAINS IN TIDY CONDITION.

WEED ERADICATION  
WEED GROWTH THAT MAY OCCUR IN, PLANTED OR MULCHED AREAS IS TO BE REMOVED USING ENVIRONMENTALLY ACCEPTABLE METHODS I.E. NON-RESIDUAL GLYPHOSATE HERBICIDE, (E.G. 'ROUNDUP', APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS) OR HAND WEEDING.

TREE REPLACEMENT  
TREES SHALL SHOW SIGNS OF HEALTHY VIGOROUS GROWTH AND BE FREE FROM DISEASE AND NOT EXHIBIT SIGNS OF STRESS PRIOR TO HANDOVER TO THE CLIENT. ANY TREES OR PLANT THAT DIE OR FAIL TO THRIVE, OR ARE DAMAGED OR STOLEN WILL BE REPLACED. REPLACEMENT MATERIAL SHALL HAVE THE MAINTENANCE PERIOD EXTENDED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT CONDITIONS. TREES AND PLANT MATERIALS SHALL BE EQUAL TO THE MINIMUM REQUIREMENTS OF SPECIES SPECIFIED AND APPROVED MATERIAL DELIVERED TO SITE. SHOULD THE CONDITION DECLINE FROM THE APPROVED SAMPLE THE SUPERINTENDENT RESERVES THE RIGHT TO REJECT THE TREE / PLANTS. FREQUENCY: AS REQUIRED.

PRUNING  
SELECTIVE PRUNING MAY BE REQUIRED DURING THE ESTABLISHMENT PERIOD TO PROMOTE A BALANCED CANOPY STRUCTURE. THESE ACTIVITIES SHALL BE CARRIED OUT TO THE BEST HORTICULTURAL AND INDUSTRY PRACTICE. ALL PRUNED MATERIAL IS TO BE REMOVED FROM SITE.

IRRIGATION  
A LOW VOLUME DRIP IRRIGATION SYSTEM MAY BE INSTALLED AT THE DISCRETION OF THE DEVELOPER. POSITION OF CONTROL BOX, SOLENOIDS AND IRRIGATION CONDUITS TO BE DESIGNED BY QUALIFIED IRRIGATION ENGINEER AT CC STAGE. CONTROLLERS SHALL BE MOUNTED ON A STABLE WALL, POWER RACK, OR FORMED AND CONSTRUCTED CONCRETE BASED PEDESTAL MOUNT. PERFORMANCE SPECIFICATION TO BE PROVIDED BY LANDSCAPE ARCHITECT. NOMINALLY 25MM DELIVERED TO PLANT AREAS EACH WEEK DURING ESTABLISHMENT (DEPENDING ON WEATHER CONDITIONS). AFTER ESTABLISHMENT, IRRIGATION RATES CAN BE DECREASED IN CERTAIN AREAS OF THE LANDSCAPE DEPENDING ON THE SPECIES.

WATERING  
IMPLEMENT AN APPROPRIATE HAND WATERING REGIME IN AREAS NOT IRRIGATED IN ASSOCIATION WITH CURRENT WATERING PROGRAMME TO MAINTAIN PLANT HEALTH AND VIGOUR. THE PROGRAM SHALL REFLECT SEASONAL CONDITIONS AND PLANT SPECIES. FREQUENCY: WEEKLY OR AS REQUIRED.

DRAINAGE  
ALL LANDSCAPE AREAS ARE TO HAVE POSITIVE DRAINAGE TO SW SYSTEMS. IF AREAS OF POOR DRAINAGE ARE IDENTIFIED ON SITE THEN THIS SHOULD BE BROUGHT TO THE SITE SUPERINTENDENTS ATTENTION. INSTALL AGG LINES IF REQUIRED.

SOILS  
HORIZON A - GARDEN BEDS ON NATURAL GROUND  
A SANDY LOAM TO CLAY LOAM TOPSOIL. MIX DESIGNED FOR GENERAL PURPOSE, ON-GRADE LANDSCAPE GARDEN BED PLANTING OF GRASSES, WOODY AND HERBACEOUS ANNUALS AND PERENNIALS THAT HAVE HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH, AND ARE NOT SUBJECT TO COMPACTION BY PEDESTRIAN AND OTHER FOOT TRAFFIC. HEAVIER TEXTURED SOILS IN THIS SPECIFICATION MAY REQUIRE ENGINEERED SOLUTIONS WHERE EXCESSIVE WETNESS IS ANTICIPATED. NOTE THAT ORGANIC SOIL VARIANT SHOULD NOT BE CHOSEN FOR LOW P PLANTINGS AND SHOULD NOT BE USED BELOW 300MM. PLANTING METHODS INCLUDE DIRECT SEEDING, TUBE AND POTTED SPECIMENS UP TO 45L.

HORIZON B - LARGER POTTED PLANTING BELOW 300MM  
A SANDY, WELL DRAINED MEDIUM WITH LOW ORGANIC MATTER FOR BACKFILLING BELOW 300MM FROM THE SURFACE IN LARGER POTTED SPECIMENS OVER 45L OR 400MM DEPTH OF ROOT BALL. SEMI-ADVANCED, ADVANCED AND SUPER ADVANCED TREE PLANTING. THE SPECIFICATION MAY USE A SMALL PROPORTION OF SITE WON TOPSOIL OR SUBSOIL, PROVIDED THE ORGANIC MATTER UPPER LIMIT IS NOT EXCEEDED.

CULTIVATION  
ALL GARDEN BEDS TO BE CULTIVATED TO A MIN DEPTH OF 150MM AND TREE PITS TO THE DEPTH OF THE ROOT BALL ONLY. IF ADDITIVES SUCH AS GYPSUM ARE REQUIRED CONDUCT THIS AFTER CULTIVATION INTO THE TOP 100MM OF SOIL.

PLANTING  
ALL PLANTING TO BE GROWN TO NATSPEC SPECIFICATIONS. CONTRACTOR TO PREPARE SITE FOR PLANTING INCLUDING WATERING, HANDLING, SETTING OUT AND EXCAVATION. EXCAVATE A HOLE FOR EACH PLANT LARGE ENOUGH TO PROVIDE NOT LESS THAN 100MM ALL AROUND THE ROOT SYSTEM OF THE PLANT. FOR TREE PLANTING EACH HOLE SHALL BE DUG WITH A SHOVEL, BACKHOE OR SIMILAR TOOL. INDIVIDUAL HOLES SHALL BE EXCAVATED TO ALLOW ROOT SYSTEM TO SIT FLAT ON THE EXCAVATED HOLE AND 400MM TO EACH SIDE OF THE ROOT SYSTEM. BACKFILL PLANTING HOLES WITH EXISTING SITE SOIL AND TOPSOIL AS DESCRIBED IN SECTION 'SOIL'. PLANT / TREE SHALL BE SET PLUMB, WITH THE ROOT BALL SET SLIGHTLY BELOW THE FINAL SOIL LEVEL.

MULCHING  
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL 100MM PINE BARK MULCH TO ALL GARDEN BEDS SHOWN ON THE LANDSCAPE PLANS, TO A MINIMUM DEPTH OF 75MM. ALL MULCH IS TO BE FREE OF DELETERIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS. MULCHED SURFACES ARE TO BE KEPT CLEAN AND TIDY AND FREE OF ANY DELETERIOUS MATERIAL AND FOREIGN MATTER. REINSTATE DEPTHS TO A UNIFORM LEVEL OF 75MM WITH MULCH AS SPECIFIED. MULCH TO BE FREE OF ANY WOOD MATERIAL IMPREGNATED WITH CCA OR SIMILAR TOXIC TREATMENT. MAINTAIN WATERING RINGS AROUND TREES. TOP UP MULCH LEVELS PRIOR TO HANDOVER TO CLIENT.

TURFING  
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL SAPPHIRE BUFFALO TURF IN STRETCHER PATTERN TO ALL TURF AREAS SHOWN ON THE LANDSCAPE PLANS AND IS TO FINISH FLUSH WITH ADJACENT SURFACES. TURF TO BE A MIN THICKNESS OF 50MM WITH A 40MM MOWING HEIGHT. CONTRACTOR TO ALLOW FOR FERTILISING, LAYING, TAMPING, WATERING, TOP DRESSING, MAINTENANCE AND MOWING. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TURF UNDERLAY UNDER ALL TURF AREAS, CONSISTING OF 100MM THICK LAYER OF SCREENED TOP SOIL.

PEST AND DISEASE CONTROL  
THE LANDSCAPE CONTRACTOR SHALL SPRAY FOR PESTS AND DISEASE INFESTATIONS WHEN THE PEST AND FUNGAL ATTACK HAS BEEN POSITIVELY IDENTIFIED AND WHEN THEIR POPULATIONS HAVE INCREASED TO A POINT THAT WILL BECOME DETRIMENTAL TO PLANT GROWTH. APPLY ALL PESTICIDES TO MANUFACTURER'S DIRECTIONS. FREQUENCY: WEEKLY INSPECTION

FERTILISING  
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9 OR SIMILAR APPROVED. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE. GENERALLY CHECK FOR SIGNS OF NUTRIENT DEFICIENCIES (YELLOWING OF LEAVES, FAILURE TO THRIVE), AND ADAPT FERTILISER REGIME TO SUIT. FERTILISER SHOULD BE APPLIED AT THE BEGINNING AND THE END OF THE (SUMMER) GROWING SEASON.

DA DOCUMENTATION

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