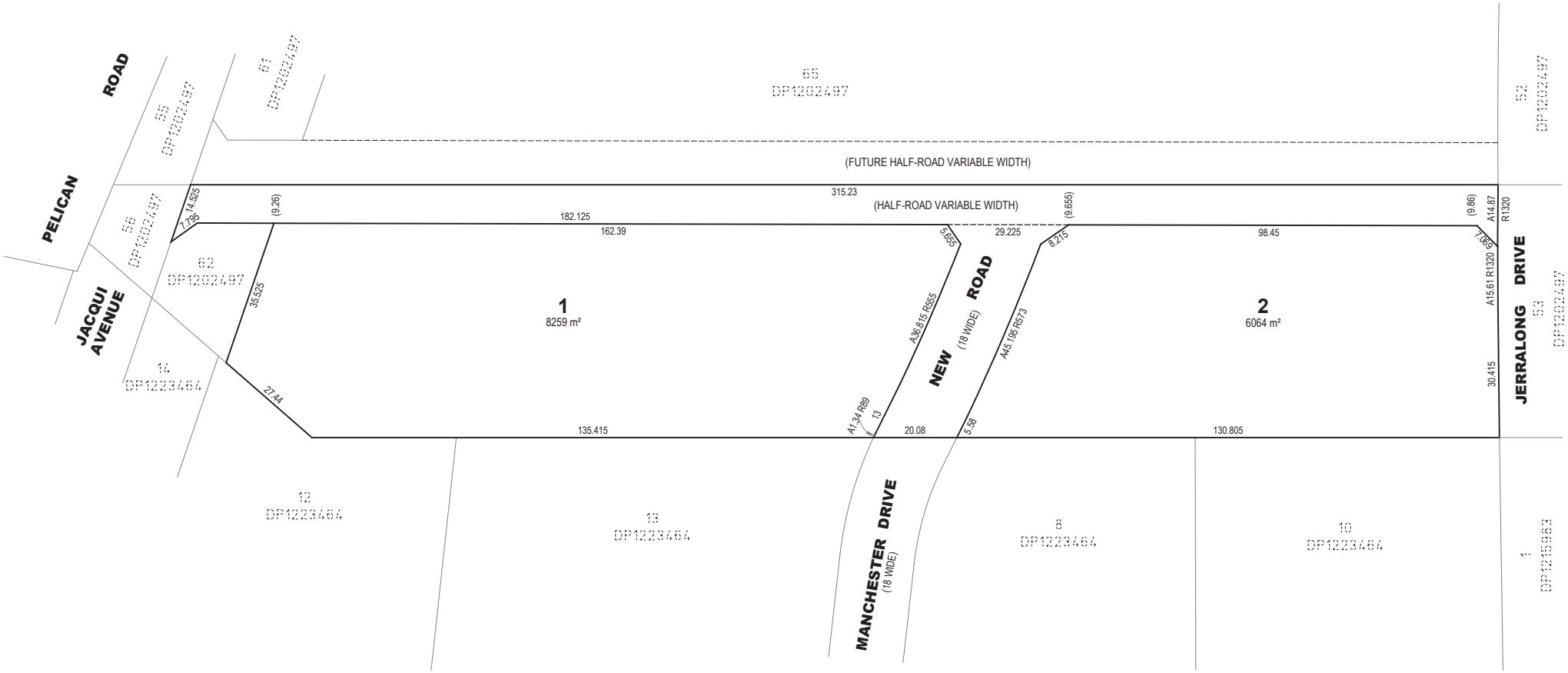
PLAN FORM 2 (A2)

DRAFT PLAN - SUBJECT TO FINAL SURVEY

Attachment 5
Sydney Central City Planning Panel report: SPP-22-00009

MGA2020
SCIMS



NOTES:

1. PRELIMINARY PLAN ONLY. ALL DIMENSIONS & AREAS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF THE FINAL PLAN AT NSW LRS
2. SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY AND REGISTRATION OF THE FINAL PLAN AT NSW LRS
3. EASEMENTS, RESTRICTIONS AND COVENANTS MAY BE REQUIRED SUBJECT TO DEVELOPMENT CONSENT.

Surveyor: ALEXANDER RICHARDSON Date: Surveyor's Ref: 8556	PLAN OF PROPOSED SUBDIVISION OF LOT 66 IN DP1202497	L G A: BLACKTOWN Locality: SCHOFIELDS Reduction Ratio 1:700 Lengths are in metres.	THIS DRAFT PLAN HAS BEEN PREPARED BY SDG Pty Ltd abn 85 213 523 621 WWW.SDG.NET.AU	DRAFT Issue:B 3-Feb-22

PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
FOR PELICAN 88 DEVELOPMENTS PTY LTD
DEVELOPMENT APPROVAL

LOCATION MAP

SHEET SCHEDULE	
SHEET	TITLE
0	FRONT COVER
1	COVER PAGE
2	CONTEXT ANALYSIS
3	PROJECT SUMMARY
4	MASSING DIAGRAMS
5	SITE PLAN
6	OVERALL BASEMENT FLOOR PLAN
7	OVERALL GROUND FLOOR PLAN
8	OVERALL FIRST-FOURTH FLOOR PLAN
9	GROUND FLOOR PLAN
10	FIRST FLOOR PLAN
11	SECOND FLOOR PLAN
12	THIRD FLOOR PLAN
13	FOURTH FLOOR PLAN
14	ROOF PLAN
15	SITE ELEVATIONS
16	BUILDING A ELEVATIONS
17	BUILDING B ELEVATIONS
18	BUILDING C ELEVATIONS
19	BUILDING D ELEVATIONS
20	BUILDING E ELEVATIONS
21	BUILDING F ELEVATIONS
22	BUILDING G ELEVATIONS
23	SECTIONS
24	ADAPTABLE UNITS & DETAIL SECTION
25	NATURAL VENTILATION DIAGRAMS
26	SOLAR ACCESS DIAGRAMS
27	GFA DIAGRAMS
28	SITE COVERAGE
29	3D HEIGHT PLANE DIAGRAM
30	COMMUNAL OPEN SPACE
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32	DEEP SOIL
33	VIEWS FROM THE SUN
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35	SHADOW DIAGRAM (10AM)
36	SHADOW DIAGRAM (11AM)
37	SHADOW DIAGRAM (12PM)
38	SHADOW DIAGRAM (1PM)
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40	SHADOW DIAGRAM (3PM)
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49	BUILDING ENTRIES
50	STAGING PLAN

SITE DATA	
SITE AREA	18400.00 m^2
NET SITE AREA (excluding road)	14323.00 m^2

LEP/DCP COMPLIANCE TABLE			
CONTROL	REQUIRED		PROPOSED
Site Area (m^2)		✓	14323
Floor Space Ratio	*1:1.75 (max GFA 25065.25)*	✓	25063.41
Building Height	*max 16m*		> 16m
Site Coverage	*max 50% (7161.5)*	✓	6008.36
Landscaped Area	*min 30% of site area (4296.9)*	✓	6521.35
Communal Open Space	*25% of site area (min 3m) (3580.75)*	✓	4162
Front Setback	*6m min*	✓	6
Rear Setback	*6m min*	✓	6
Side Setback	*6m up to 4 stry & 9m for 5 stry+*	✓	6
Building Separation	*min 12m*	✓	12
Parking	*1br 0.6, 2br 0.9 & 3br 1.4, V = 1 per 5*	✓	457

ADG COMPLIANCE TABLE			
CONTROL	REQUIRED		PROPOSED
Building Separation	*12m between habitable rm windows*	✓	12
Living room width	*min dim. 3.6m 1BR; 4m 2+ BR*	✓	4
Bedroom size	*min 9-10m^2 , min dimension 3m*	✓	9
Communal Open Space (25%, 3x3m)	*3580.75*	✓	4162
Front Fence (solid fence up to 1m)	*1m*	✓	1
Solar Access (2h from 9am-3pm)	min 70%	✓	73.1%
Landscaping (1 large/2 medium trees per 80m2 deep soil)	*13 large /26medium*		ref. landscape
Deep Soil Zone (min 7%, 6x6m)	*1002.61*	✓	2783.86
Private Open Space - Ground Floor	*15m^2 ; min dimension 3*	✓	15
Private Open Space - Balcony	*8-12m^2 ; min dimension 2-2.4m*	✓	10
Universal Design (20% Livable Housing Guidline)	*62.0*	✓	71
Natural cross ventilation	*60%*	✓	61.7%

issue k:
issue j:
issue i:
issue h:
issue g: RFI 24/03/2023
issue f: DA 24/10/2022
issue e: Preliminary DA 20/07/2022
issue d: Consultant Coordination 01/07/2022
issue c: Preliminary Schematic Design 31/05/2022
issue b: Preliminary Schematic Design 09/05/2022
issue a: Unit Mix 22/04/2022

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Consultants:

Survey by: SDG
Landscape by: A Total Concept
Stormwater by: SCC
SEE by: Think Planners
Acoustics by: Acouras
Traffic Report by: Varga Traffic
BASIX by: SLR
Structurals by: Manca Arraj

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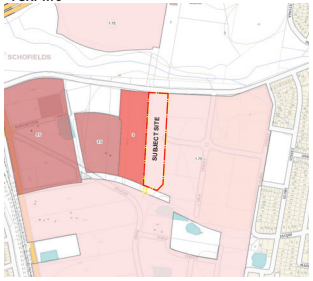
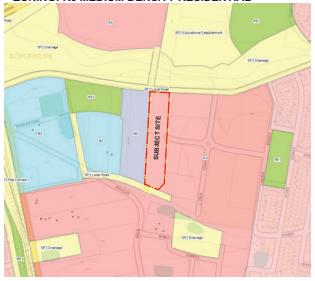
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: COVER PAGE
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
1
Rev: G

LEP CONTROLS

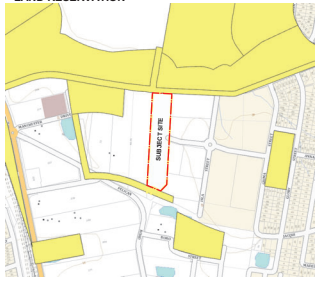
FSR: 1.75



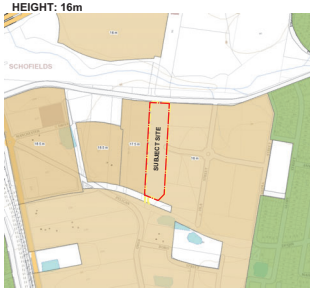
ZONING: R3 MEDIUM DENSITY RESIDENTIAL



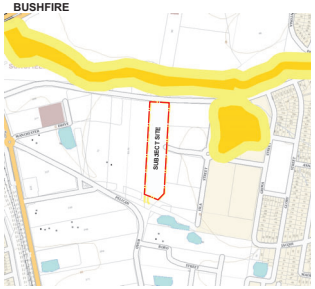
LAND RESERVATION



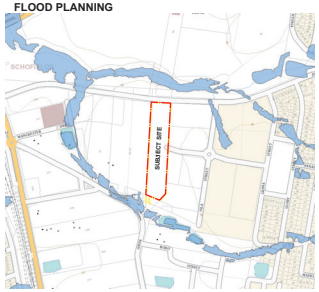
HEIGHT: 16m



BUSHFIRE



FLOOD PLANNING



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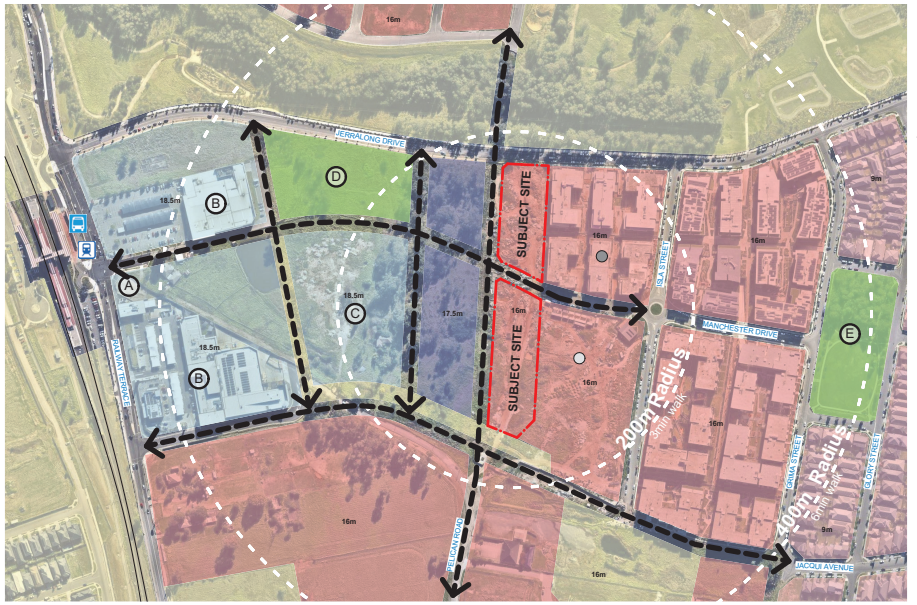
SITE CONTEXT ANALYSIS

1:3000



LANDMARKS

- A Future Town Plaza
- B Shopping Centres
- C Future Commercial/Retail
- D Future Town Park
- E Glory Park
- Bus Stop
- Schofields Station
- Future Road Connection

Proposed development

- DA for residentail flat buildings
- Sites being developed

ZONING

- RE1 Public Recreation
- B2 Local Centre
- B4 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- SP2 Infrastructure

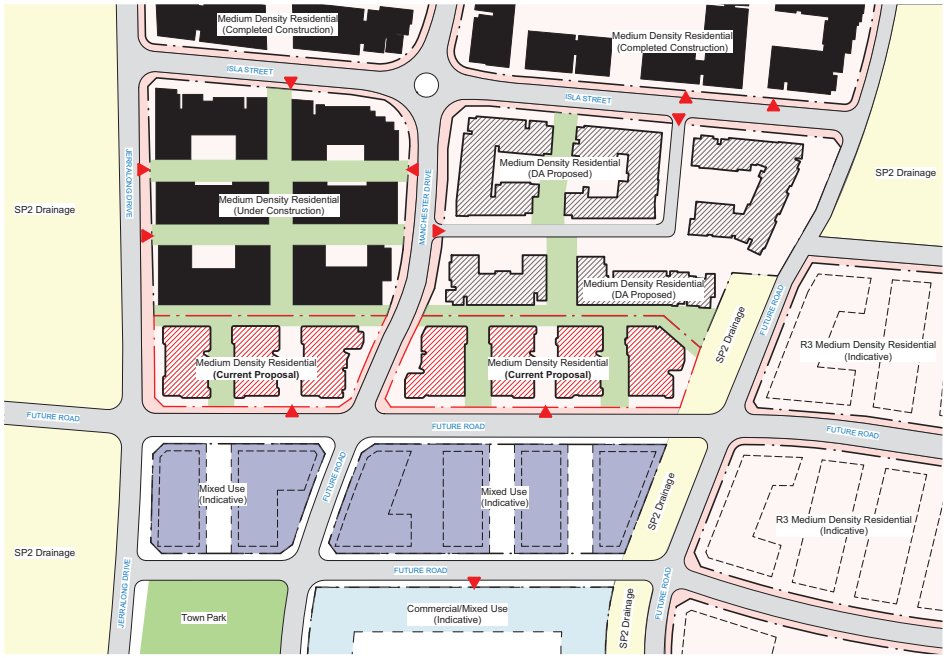
17m Max Height of Building

0 25 50 100 200 m

N

LOCALITY PLAN

1:1500



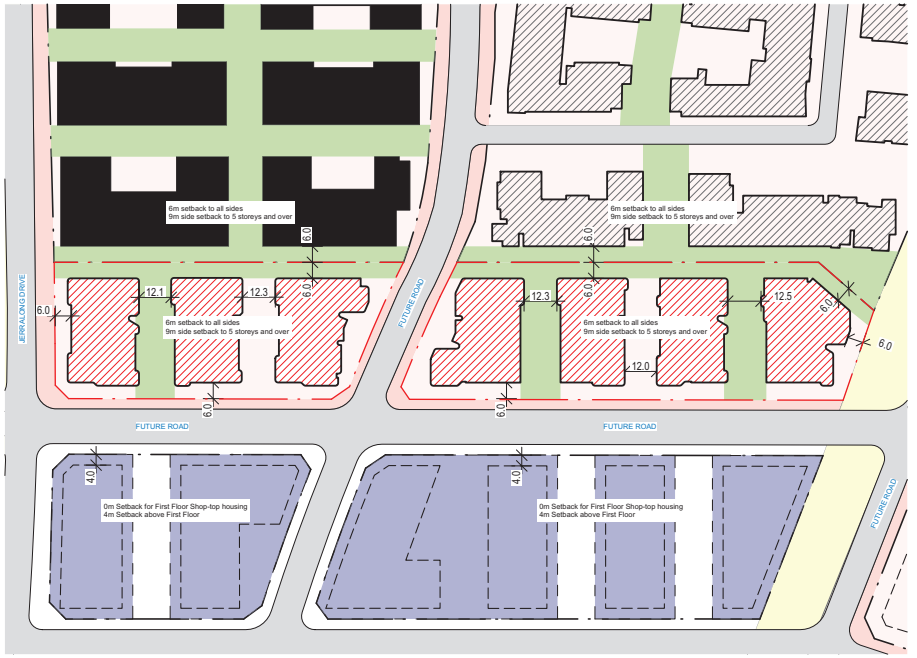
- Vehicle Access
- Completed Construction
- DA Proposed
- Current Proposal
- Indicative Future Development

0 12.5 25 50 100 m

N

SETBACK PLAN

1:1000



0 6.25 12.5 25 50 m

N

issue k:
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sheet size: A1
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Rev: G

PROJECT SUMMARY

PROJECT CONTROLS

SITE AREA	14,323 m²
FSR	1.75:1
MAX GFA	25,065.25 m²

PROPOSED

GFA	25,063.41
FSR	1.75:1

BICYCLE SPACES (BCC Growth Centre Precincts 2010)

Rate	Lot 1	Lot 2
1 Per 3 Dwelling	65	45

PROPOSED GFA

LEVEL	A	B	C	D	E	F	G	TOTAL
Ground	700.33	700.33	760.32	755.64	700.33	700.33	746.07	
First	736.19	736.19	788.91	784.19	736.19	736.2	777.18	
Second	736.19	736.19	788.91	784.19	736.19	736.2	777.18	
Third	736.19	736.19	788.91	784.19	736.19	736.2	777.18	
Fourth	506.1	506.17	711.52	702.37	506.09	506.1	670.56	
Roof			6					
TOTAL	3415	3415.07	3844.57	3810.58	3414.99	3415.03	3748.17	25063.41

PROPOSED APARTMENT MIX

LEVEL	1 Bed	2 Bed	3 Bed	TOTAL
Ground	0	51	8	59
First	14	44	8	66
Second	14	44	8	66
Third	14	44	8	66
Fourth	7	44	0	51
TOTAL	49	227	32	308
	15.9%	73.7%	10.4%	

ADG Ventilation

Ground	34
First	34
Second	34
Third	37
Fourth	51
TOTAL	190
	61.69%

ADG Solar Access

	Solar	Non-Solar
Ground	30	7
First	43	8
Second	51	8
Third	51	8
Fourth	50	0
TOTAL	225	31
	73.05%	10.06%

CAR PARKING SPACES (NSW RMS Parking Rates)

	Rate	Lot 1 Unit Mix	Lot 1 Car No.	Lot 2 Unit Mix	Lot 2 Car No.	TOTAL
1 Bed	0.6	29	17.4	20	12	
2 Bed	0.9	133	119.7	94	84.6	
3 Bed	1.4	16	22.4	16	22.4	
Visitor	0.2		35.6		26	61.6
Residential			159.5		119.0	278.5
TOTAL			195.1		145.0	340.1

PROPOSED PARKING SPACES

LEVEL	Residents (non-accessible)		Residents (accessible)		Visitor (non-accessible		Visitor (accessible)		TOTAL	
	Lot 1	Lot 2	Lot 1	Lot 2	Lot 1	Lot 2	Lot 1	Lot 2	Lot 1	Lot 2
Basement 2	126	80	7	4	15	NA	1	NA	149	84
Basement 1	105	56	11	9	17	25	NA	1	133	91
TOTAL	228	136	18	13	35	25	1	1	282	175

A

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	1bed(6m²)2bed(8m²)3bed(10m²) STRG - IN	STRG - OUT	TOTAL
A	GRN	A001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		A002			97.29	19.54	2+	YES	YES	5.2	5	10.2
		A003	75.16			15.08	-	NO	YES	4.02	4	8.02
		A004			96.13	15.01	1-2	NO	YES	5	5	10
		A005	76.74			15.79	2+	YES	YES	4.22	4	8.22
		A006	75.3			28.69	2+	YES	NO	4.59	4	8.59
		A007	77.62			16.61	2+	YES	NO	4	4	8
		A008		75.66		47.3	2+	YES	YES	6.47	4	10.47
	FIRST	A101		76.29		11.97	2+	YES	NO	4.02	4	8.02
		A102			97.29	28.24	2+	YES	YES	5.2	5	10.2
		A103	75.7			12.62	-	NO	YES	4.02	4	8.02
		A104			97.29	26.95	1-2	NO	YES	4.02	5	8.02
		A105	76.29			18.86	2+	YES	NO	4.02	4	8.02
		A106	76.08			21.11	2+	YES	YES	5.2	4	9.2
		A107	50.73			8.97	2+	YES	NO	4.02	4	8.02
		A108	50.73			8.92	2+	YES	NO	5.5	4	9.5
		A109		75.66		23.51	2+	YES	YES	3.45	4	7.45
	SECOND	A201		76.29		11.97	2+	YES	NO	3.45	4	7.45
		A202			97.29	28.24	2+	YES	YES	6.47	5	11.47
		A203	75.7			12.62	-	NO	YES	4.02	4	8.02
		A204			97.29	26.95	1-2	NO	YES	5.2	5	10.2
		A205	76.29			17.62	2+	YES	NO	5.2	4	9.2
		A206	76.08			21.11	2+	YES	YES	4.02	4	8.02
		A207	50.73			8.97	2+	YES	NO	5.5	4	9.5
		A208	50.73			8.92	2+	YES	NO	3.45	4	7.45
		A209		75.66		23.51	2+	YES	YES	3.45	4	7.45
	THIRD	A301		76.29		11.97	2+	YES	NO	6.47	4	10.47
		A302			97.29	28.24	2+	YES	YES	4.02	5	9.02
		A303	75.7			12.62	-	NO	YES	5.2	4	9.2
		A304			97.29	26.95	1-2	NO	YES	5.2	5	10.2
		A305	76.29			17.62	2+	YES	NO	4.02	4	8.02
		A306	76.08			21.11	2+	YES	YES	5.5	4	9.5
		A307	50.73			8.97	2+	YES	NO	3.45	4	7.45
		A308	50.73			8.92	2+	YES	NO	3.45	4	7.45
		A309		75.66		23.51	2+	YES	YES	6.47	4	10.47
	FOURTH	A401		75.83		18.61	2+	YES	YES	4.34	4	8.34
		A402		75.25		18.02	2+	YES	YES	4.24	4	8.24
		A403		75.38		10.47	2+	YES	YES	2.59	4	6.59
		A404		75.38		10.14	2+	YES	YES	7.25	4	11.25
		A405		78.8		17.02	2+	YES	YES	4.25	4	8.25
		A406		76.23		19.77	2+	YES	YES	4.59	4	8.59

B

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	1bed(6m²)2bed(8m²)3bed(10m²) STRG - IN	STRG - OUT	TOTAL
B	GRN	B001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		B002			97.29	19.54	2+	YES	YES	5.2	5	10.2
		B003	75.16			16.84	-	NO	YES	4.02	4	8.02
		B004			96.13	36.28	2+	YES	YES	5	5	10
		B005	76.74			39.68	2+	YES	YES	4.22	4	8.22
		B006	75.3			13.42	1-2	NO	NO	4.59	4	8.59
		B007	77.62			15.04	1-2	NO	NO	4	4	8
		B008		75.66		19.93	1-2	NO	YES	6.47	4	10.47
	FIRST	B101		76.29		11.87	2+	YES	NO	4.02	4	8.02
		B102			97.29	27.91	2+	YES	YES	5.2	5	10.2
		B103	75.7			12.44	-	NO	YES	4.02	4	8.02
		B104			97.29	16	2+	YES	YES	5.2	5	10.2
		B105	76.29			12.62	2+	YES	NO	4.02	4	8.02
		B106	76.08			18.07	2+	YES	YES	5.5	4	9.5
		B107	50.73			8.84	2+	YES	NO	3.45	4	7.45
		B108	50.73			8.8	2+	YES	NO	3.45	4	7.45
		B109		75.66		23.34	2+	YES	YES	6.47	4	10.47
	SECOND	B201		76.29		11.87	2+	YES	NO	4.02	4	8.02
		B202			97.29	27.91	2+	YES	YES	5.2	5	10.2
		B203	75.7			12.44	-	NO	YES	4.02	4	8.02
		B204			97.29	16	2+	YES	YES	5.2	5	10.2
		B205	76.29			12.62	2+	YES	NO	4.02	4	8.02
		B206	76.08			18.07	2+	YES	YES	5.5	4	9.5
		B207	50.73			8.84	2+	YES	NO	3.45	4	7.45
		B208	50.73			8.8	2+	YES	NO	3.45	4	7.45
		B209		75.66		23.34	2+	YES	YES	6.47	4	10.47
	THIRD	B301		76.29		11.87	2+	YES	NO	4.02	4	8.02
		B302			97.29	27.91	2+	YES	YES	5.2	5	10.2
		B303	75.7			12.44	-	NO	YES	4.02	4	8.02
		B304			97.29	16	2+	YES	YES	5.2	5	10.2
		B305	76.29			12.62	2+	YES	NO	4.02	4	8.02
		B306	76.08			18.07	2+	YES	YES	5.5	4	9.5
		B307	50.73			8.84	2+	YES	NO	3.45	4	7.45
		B308	50.73			8.8	2+	YES	NO	3.45	4	7.45
		B309		75.66		23.34	2+	YES	YES	6.47	4	10.47
	FOURTH	B401		75.83		10.97	2+	YES	YES	4.34	4	8.34
		B402		75.25		10.21	2+	YES	YES	4.24	4	8.24
		B403		75.38		11.29	2+	YES	YES	4.93	4	8.93
		B404		75.38		11.41	2+	YES	YES	4.93	4	8.93
		B405		78.92		16.28	2+	YES	YES	4.25	4	8.25
		B406		76.23		20.07	2+	YES	YES	2.6	4	6.6

C

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	1bed(6m²)2bed(8m²)3bed(10m²) STRG - IN	STRG - OUT	TOTAL
C	GRN	C001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		C002		75.08		75.41	1-2	NO	YES	3.52	4	7.52
		C003	75			32.22	-	NO	NO	4.14	4	8.14
		C004		79.48		28.86	1-2	NO	YES	4.06	4	8.06
		C005		76.29		29.47	2+	YES	NO	4.02	4	8.02
		C006		76.08		43.71	1-2	NO	YES	5.5	4	9.5
		C007		77.62		14.97	1-2	NO	NO	4	4	8
		C008		76.08		19.86	1-2	NO	YES	5.5	4	9.5
		C009		76.29		18.65	2+	YES	NO	4.02	4	8.02
	FIRST	C101		76.29		11.97	2+	YES	NO	4.02	4	8.02
		C102		75.08		17.8	1-2	NO	YES	3.52	4	7.52
		C103	75			25.09	-	NO	NO	4	4	8
		C104		79.48		21.53	1-2	NO	YES	4.06	4	8.06
		C105		76.29		15.68	2+	YES	NO	4.02	4	8.02
		C106		76.08		22.27	2+	YES	YES	5.5	4	9.5
		C107	50.73			8.92	2+	YES	NO	3.45	4	7.45
		C108	50.73			8.92	2+	YES	NO	3.45	4	7.45
		C109		76.08		23.51	2+	YES	YES	5.5	4	9.5
		C110		76.29		12.01	2+	YES	NO	4.02	4	8.02
	SECOND	C201		76.29		11.97	2+	YES	NO	4.02	4	8.02
		C202		75.08		17.8	1-2	NO	YES	3.52	4	7.52
		C203	75			25.09	-	NO	NO	4.14	4	8.14
		C204		79.48		21.53	1-2	NO	YES	4.06	4	8.06
		C205		76.29		15.68	2+	YES	NO	4.02	4	8.02
		C206		76.08		22.27	2+	YES	YES	5.5	4	9.5
		C207	50.73			8.92	2+	YES	NO	3.45	4	7.45
		C208	50.73			8.92	2+	YES	NO	3.45	4	7.45
		C209		76.08		23.51	2+	YES	YES	5.5	4	9.5
		C210		76.29		12.01	2+	YES	NO	4.02	4	8.02
	THIRD	C301		76.29		11.97	2+	YES	NO	4.02	4	8.02
		C302		75.08		17.8	1-2	NO	YES	3.52	4	7.52
		C303	75			25.09	-	NO	NO	4.14	4	8.14
		C304		79.48		21.53	1-2	NO	YES	4.06	4	8.06
		C305		76.29		15.68	2+	YES	NO	4.02	4	8.02
		C306		76.08		22.27	2+	YES	YES	5.5	4	9.5
		C307	50.73			8.92	2+	YES	NO	3.45	4	7.45
		C308	50.73			8.92	2+	YES	NO	3.45	4	7.45
		C309		76.08		23.51	2+	YES	YES	5.5	4	9.5
		C310		76.29		12.01	2+	YES	NO	4.02	4	8.02
	FOURTH	C401		75.05		10.09	2+	YES	YES	4.08	4	8.08
		C402		80.83		19.06	2+	YES	YES	5.21	4	9.21
		C403	75			24.81	2+	YES	YES	4.14	4	8.14
		C404		79.48		21.26	2+	YES	YES	4.06	4	8.06
		C405		76.29		15.47	2+	YES	YES	4.02	4	8.02
		C406		76.08		22.33	2+	YES	YES	5.5	4	9.5
		C407	50.73			8.84	2+	YES	YES	3.45	4	7.45
		C408	50.73			8.8	2+	YES	YES	3.45	4	7.45
		C409		75.31		17.28	2+	YES	YES	5.22	4	9.22

D

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	1bed(6m²)2bed(8m²)3bed(10m²) STRG - IN	STRG - OUT	TOTAL
D	GRN	D001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		D002		76.08		18.44	1-2	NO	YES	5.5	4	9.5
		D003		77.62		14.35	-	NO	NO	4	4	8
		D004		76.08		18.58	1-2	NO	YES	5.5	4	9.5
		D005		76.29		43.57	2+	YES	NO	4.02	4	8.02
		D006		76.29		43.56	2+	YES	NO	4.02	4	8.02
		D007		75.08		124.42	2+	YES	YES	3.52	4	7.52
		D008		75.08		57.83	2+	YES	NO	4	4	8
		D009		75.06		66.91	2+	YES	YES	4.14	4	8.14
	FIRST	D101		76.29		11.87	2+	YES	NO	4.02	4	8.02
		D102		76.08		23.35	1-2	NO	YES	5.5	4	9.5
		D103	50.73			8.85	-	NO	NO	3.45	4	7.45
		D104	50.73			8.8	-	NO	NO	3.45	4	7.45
		D105		76.08		11.91	1-2	NO	YES	5.5	4	9.5
		D106		76.29		11.58	2+	YES	NO	4.02	4	8.02
		D107		76.29		15.65	2+	YES	NO	4.02	4	8.02
		D108		75.08		33.78	2+	YES	YES	3.52	4	7.52
		D109		75.06		25.36	2+	YES	NO	4	4	8
		D110		75.07		30.74	2+	YES	YES	4.14	4	8.14
	SECOND	D201		76.29		11.87	2+	YES	NO	4.02	4	8.02
		D202		76.08		23.35	1-2	NO	YES	5.5	4	9.5
		D203	50.73			8.85	-	NO	NO	3.45	4	7.45
		D204	50.73			8.8	-	NO	NO	3.45	4	7.45
		D205		76.08		11.91	1-2	NO	YES	5.5	4	9.5
		D206		76.29		11.58	2+	YES	NO	4.02	4	8.02
		D207		76.29		15.65	2+	YES	NO	4.02	4	8.02
		D208		75.08		33.78	2+	YES	YES	3.52	4	7.52
		D209		75.06		25.36	2+	YES	NO	4	4	8
		D210		75.07		30.74	2+	YES	YES	4.14	4	8.14
	THIRD	D301		76.29		11.87	2+	YES	NO	4.02	4	8.02
		D302		76.08		23.35	1-2	NO	YES	5.5	4	9.5
		D303	50.73			8.85	-	NO	NO	3.45	4	7.45
		D304	50.73			8.8	-	NO	NO	3.45	4	7.45
		D305		76.08		11.91	1-2	NO	YES	5.5	4	9.5
		D306		76.29		11.58	2+	YES	NO	4.02	4	8.02
		D307		76.29		15.65	2+	YES	NO	4.02	4	8.02
		D308		75.08		33.78	2+	YES	YES	3.52	4	7.52
		D309		75.06		25.36	2+	YES	NO	4	4	8
		D310		75.07		30.74	2+	YES	YES	4.14	4	8.14
	FOURTH	D401		75.07		10.56	2+	YES	YES	4.55	4	8.55
		D402	50.73			9.49	2+	YES	YES	3.45	4	7.45
		D403	50.73			9.48	2+	YES	YES	3.45	4	7.45
		D404		76.08		12.94	1-2	NO	YES	5.5	4	9.5
		D405		76.29		13.05	2+	YES	NO	4.02	4	8.02
		D406		76.29		13.12	2+	YES	NO	4.02	4	8.02
		D407		75.08		26.76	2+	YES	YES	3.52	4	7.52
		D408		75.06		25.1	2+	YES	YES	4	4	8
		D409		75.86		57.78	2+	YES	YES	6.08	4	10.08

E

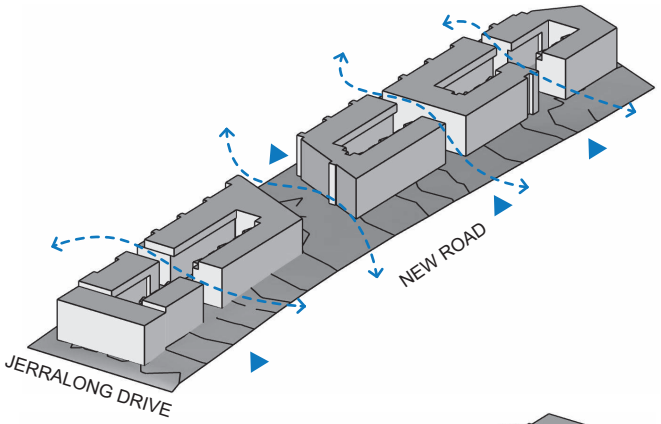
BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	1bed(6m²)2bed(8m²)3bed(10m²) STRG - IN	STRG - OUT	TOTAL
E	GRN	E001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		E002			97.29	19.54	2+	YES	YES	5.2	5	10.2
		E003	75.16			16.84	-	NO	YES	4.02	4	8.02
		E004			96.13	28.41	2+	YES	YES	5	5	10
		E005	76.74			40.48	2+	YES	YES	4.22	4	8.22
		E006	75.3			13.42	1-2	NO	NO	4.59	4	8.59
		E007	77.62			16.45	1-2	NO	NO	4	4	8
		E008		75.66		18.77	1-2	NO	YES	6.47	4	10.47
	FIRST	E101		76.29		11.87	2+	YES	NO	4.02	4	8.02
		E102			97.29	16.49	2+	YES	YES	5.2	5	10.2
		E103	75.7			12.44	-	NO	YES	4.02	4	8.02
		E104			97.29	19.72	2+	YES	YES	5.2	5	10.2
		E105	76.29			11.87	2+	YES	NO	4.02	4	8.02
		E106	76.08			11.78	1-2	NO	YES	5.5	4	9.5
		E107	50.73			8.84	1-2	NO	NO	3.45	4	7.45
		E108	50.73			8.8	1-2	NO	NO	3.45	4	7.45
		E109		75.66		23.46	1-2	NO	YES	6.47	4	10.47
	SECOND	E201		76.29		11.87	2+	YES	NO	4.02	4	8.02
		E202			97.29	16.49	2+	YES	YES	5.2	5	10.2
		E203	75.7			12.44	-	NO	YES	4.02	4	8.02
		E204			97.29	19.72	2+	YES	YES	5.2	5	10.2
		E205	76.29			11.87	2+	YES	NO	4.02	4	8.02
		E206	76.08			11.78	2+	YES	YES	5.5	4	9.5
		E207	50.73			8.84	2+	YES	NO	3.45	4	7.45
		E208	50.73			8.8	2+	YES	NO	3.45	4	7.45
		E209		75.66		23.46	2+	YES	YES	6.47	4	10.47
	THIRD	E301		76.29		11.87	2+	YES	NO	4.02	4	8.02
		E302			97.29	16.49	2+	YES	YES	5.2	5	10.2
		E303	75.7			12.44	-	NO	YES	4.02	4	8.02
		E304			97.29	19.72	2+	YES	YES	5.2	5	10.2
		E305	76.29			11.87	2+	YES	NO	4.02	4	8.02
		E306	76.08			11.78	2+	YES	YES	5.5	4	9.5
		E307	50.73			8.84	2+	YES	NO	3.45	4	7.45
		E308	50.73			8.8	2+	YES	NO	3.45	4	7.45
		E309		75.66		23.46	2+	YES	YES	6.47	4	10.47
	FOURTH	E401		75.83		14.61	2+	YES	YES	4.34	4	8.34
		E402		75.24		18.02	2+	YES	YES	4.24	4	8.24
		E403		75.38		11.29	2+	YES	YES	4.93	4	8.93
		E404		75.38		11.41	2+	YES	YES	4.93	4	8.93
		E405		78.92		8.63	2+	YES	YES	4.25	4	8.25
		E406		76.23		10.21	2+	YES	YES	2.6	4	6.6

F

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	1bed(6m²)2bed(8m²)3bed(10m²) STRG - IN	STRG - OUT	TOTAL
F	GRN	F001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		F002			97.29	19.6	2+	YES	YES	5.2	5	10.2
		F003	75.16			16.84	-	NO	YES	4.02	4	8.02
		F004			96.13	27.96	2+	YES	YES	5	5	10
		F005	76.74			38.95	2+	YES	YES	4.22	4	8.22
		F006	75.3			13.34	1-2	NO	NO	4.59	4	8.59
		F007	77.62			16.45	1-2	NO	NO	4	4	8
		F008		75.66		18.77	1-2	NO	YES	6.47	4	10.47
	FIRST	F101		76.29		11.87	2+	YES	NO	4.02	4	8.02
		F102			97.29	27.91	2+	YES	YES	5.2	5	10.2
		F103	75.7			12.94	-	NO	YES	4.02	4	8.02
		F104			97.29	16.98	2+	YES	YES	5.2	5	10.2
		F105	76.29			13.99	2+	YES	NO	4.02	4	8.02
		F106	76.08			28.72	1-2	NO	YES	5.5	4	9.5
		F107	50.73			8.84	1-2	NO	NO	3.45	4	7.45
		F108	50.73			8.97	1-2	NO	NO	3.45	4	7.45
		F109		75.66		16.06	1-2	NO	YES	6.47	4	10.47
	SECOND	F201		76.29		11.87	2+	YES	NO	4.02	4	8.02
		F202			97.29	27.91	2+	YES	YES	5.2	5	10.2
		F203	75.7			12.94	-	NO	YES	4.02	4	8.02
		F204			97.29	16.98	2+	YES	YES	5.2	5	10.2
		F205	76.29			13.99	2+	YES	NO	4.02	4	8.02
		F206	76.08			28.72	2+	YES	YES	5.5	4	9.5
		F207	50.73			8.84	2+	YES	NO	3.45	4	7.45
		F208	50.73			8.97	2+	YES	NO	3.45	4	7.45
		F209		75.66		16.06	2+	YES	YES	6.47	4	10.47
	THIRD	F301		76.29		11.87	2+	YES	NO	4.02	4	8.02
		F302			97.29	27.91	2+	YES	YES	5.2	5	10.2
		F303	75.7			12.94	-	NO	YES	4.02	4	8.02
		F304			97.29	16.98	2+	YES	YES	5.2	5	10.2
		F305	76.29			13.99	2+	YES	NO	4.02	4	8.02
		F306	76.08			28.72	2+	YES	YES	5.5	4	9.5
		F307	50.73			8.84	2+	YES	NO	3.45	4	7.45
		F308	50.73			8.97	2+	YES	NO	3.45	4	7.45
		F309		75.66		16.06	2+	YES	YES	6.47	4	10.47
	FOURTH	F401		75.83		10.97	2+	YES	YES	4.34	4	8.34
		F402		75.25		10.26	2+	YES	YES	4.24	4	8.24
		F403		75.38		11.29	2+	YES	YES	4.93	4	8.93
		F404		75.38		11.41	2+	YES	YES	4.93	4	8.93
		F405		78.8		16.36	2+	YES	YES	4.17	4	8.17
		F406		76.23		20.52	2+	YES	YES	2.6	4	6.6

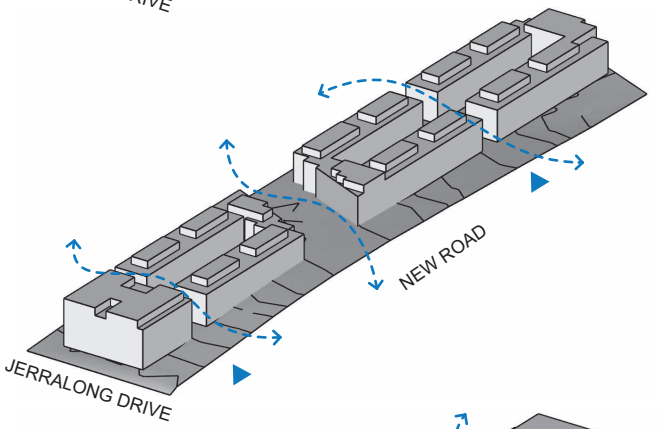
G

BUILDING	LEVEL	UNITS	1 BED	2 BED	3 BED	POS	HOURS OF SUN	SOLAR 2h	VENT	1bed(6m²)2bed(8m²)3bed(10m²) STRG - IN	STRG - OUT	TOTAL
G	GRN	G001		76.29		18.65	2+	YES	NO	4.02	4	8.02
		G002		78.37		10.63	1-2	NO	YES	5.11	4	9.11
		G003		76.09		21.52	1-2	NO	YES	6.55	4	10.55
		G004		75.16		31.73	-	NO	YES	4.07	4	8.07
		G005		75.64		43.62	2+	YES	YES	4.19	4	8.19
		G006		76.74		17.47	2+	YES	YES	4.22	4	8.22
		G007		75.3		17.93	1-2	NO	NO	4.59	4	8.59
		G008		77.62		17.29	1-2	NO	NO	4	4	8
		G009		76.08		18.58	1-2	NO	YES	5.5	4	9.5
	FIRST	G101		76.29		11.87	2+	YES	NO	4.02	4	8.02
		G102		78.37		10.21	1-2	NO	YES	5.11	4	9.11
		G103		76.09		18.48	1-2	NO	YES	6.55	4	10.55
		G104		75



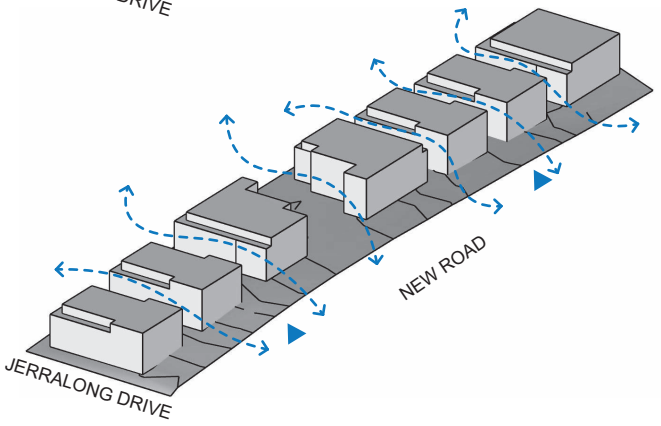
APPROVED DA (18 December 2015)

- 322 units
- 4 vehicular entries
- Inefficient core layout (32 vertical cores)
- SRV waste truck access
- 3 building separation openings along New Road resulting in bulky buliding forms
- Minimal cross flow between buildings



REVISED DESIGN (OPTION)

- 308 units
- Efficient core layout (16 vertical cores)
- 2 vehicular entries
- SRV waste truck access
- 2 building separation openings along New Road resulting in bulky buliding forms
- Minimal cross flow between buildings



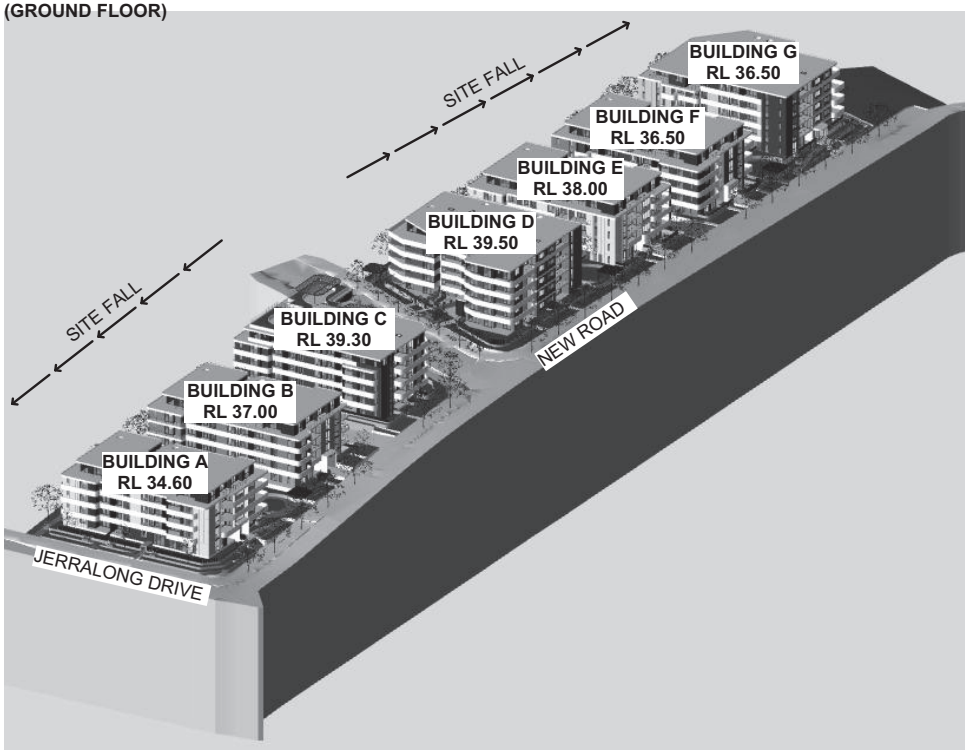
PROPOSED DESIGN

- 308 units
- Efficient core layout (7 vertical cores)
- 2 vehicular entries
- HRV waste truck access
- 5 building separation openings along New Road resulting in finer building forms
- Maximised cross flow between buildings

VEHICLE ACCESS

CROSS FLOW DIRECTION

BUILDING LEVELS (GROUND FLOOR)



issue k:
issue j:
issue i:
issue h:
issue g: RFI 24/03/2023
issue f: DA 24/10/2022
issue e: Preliminary DA 29/07/2022
issue d: Consultant Coordination 01/07/2022
issue c: Preliminary Schematic Design 31/05/2022
issue b: Preliminary Schematic Design 09/05/2022
issue a: Unit Mix 22/04/2022

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N

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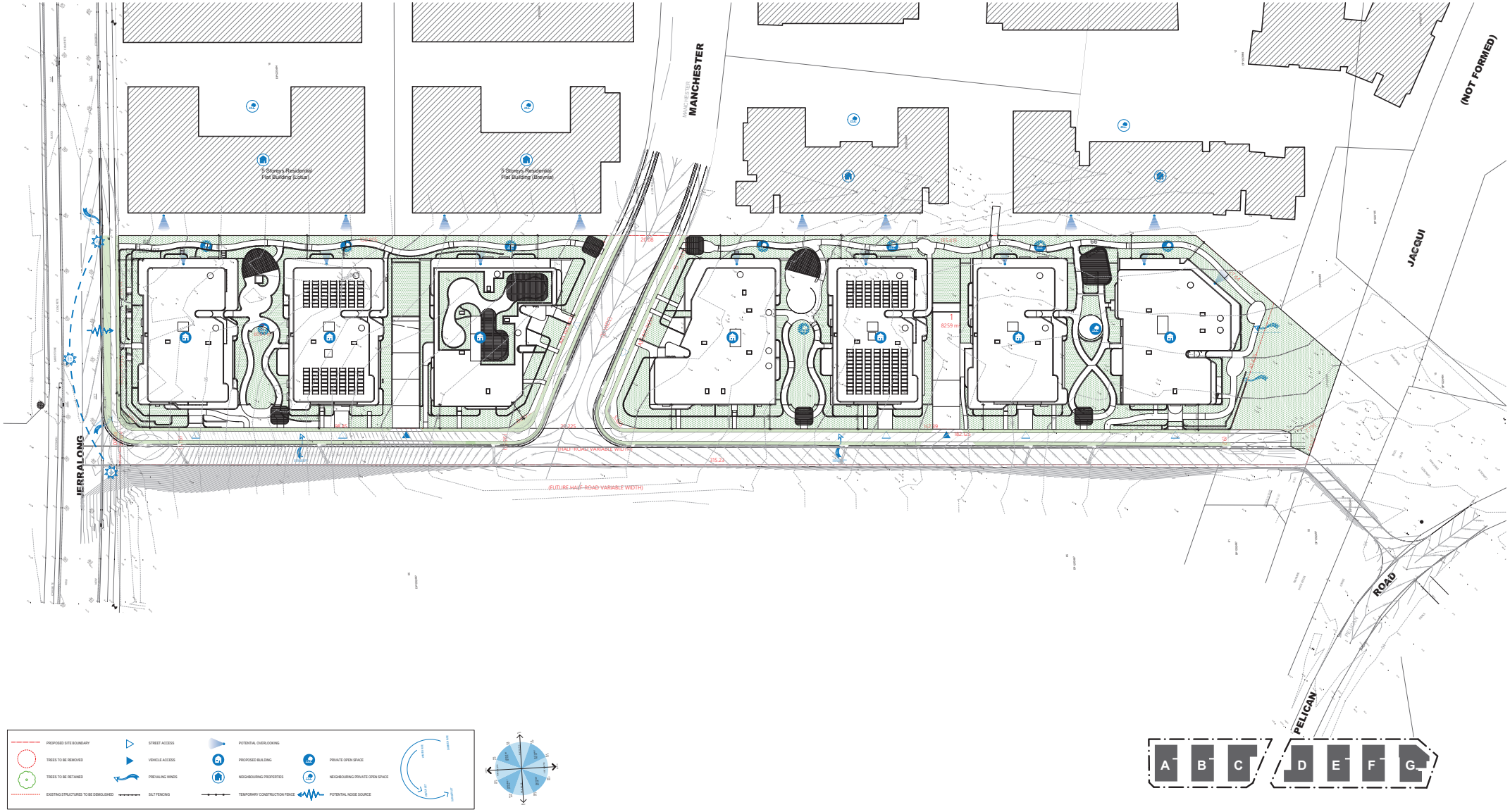
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: MASSING DIAGRAMS
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
4
Rev: G



PROPOSED SITE BOUNDARY
TREES TO BE REMOVED
TREES TO BE RETAINED
EXISTING STRUCTURES TO BE DEMOLISHED
STREET ACCESS
VEHICLE ACCESS
PREVAILING WINDS
SILT FENCING
POTENTIAL OVERLOOKING
PROPOSED BUILDING
NEIGHBOURING PROPERTIES
TEMPORARY CONSTRUCTION FENCE
PRIVATE OPEN SPACE
NEIGHBOURING PRIVATE OPEN SPACE
POTENTIAL NOISE SOURCE

issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit Mix	22/04/2022

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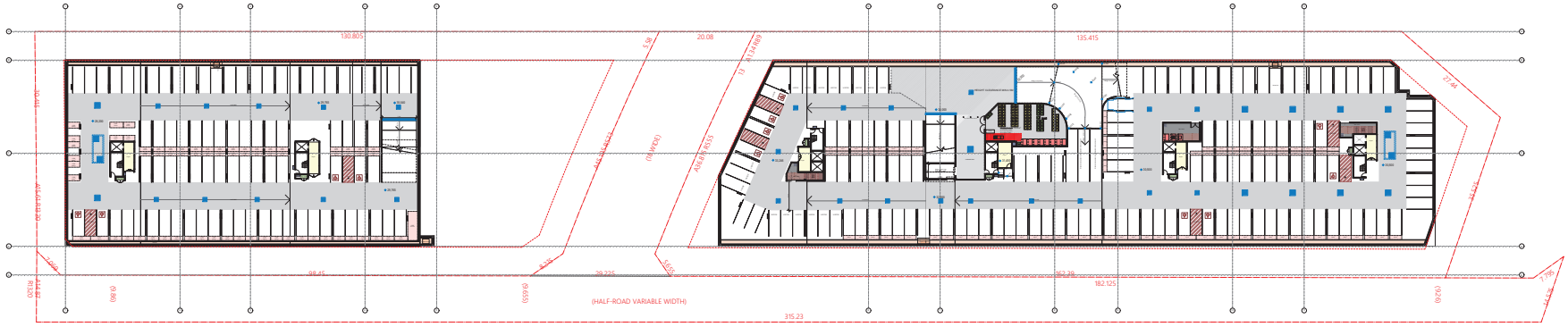
16 Dunlop Street North Parramatta NSW 2151
ph: +61 2 8630 3011 mob: 0431 111 777 admin@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SITE PLAN
client: ALAND
drawn: E.K.G.J.L
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
5
Rev: G



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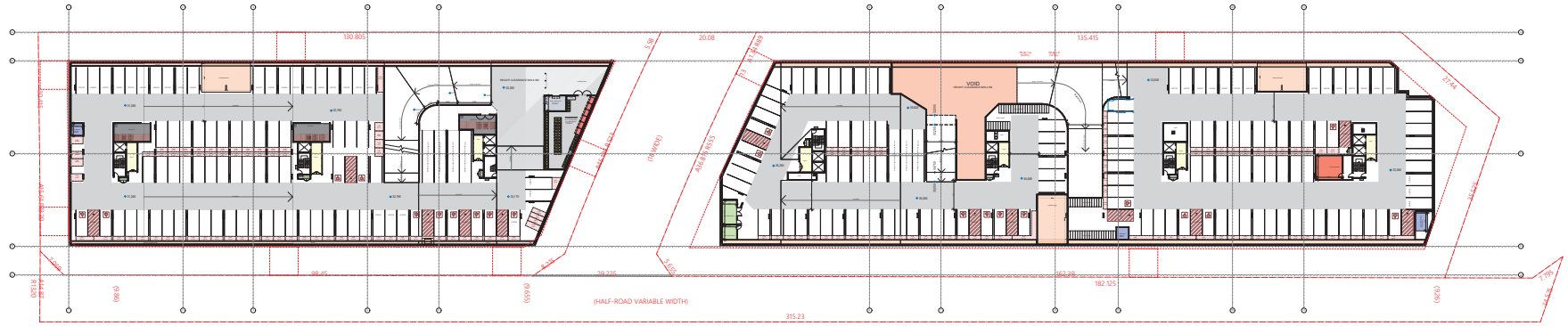

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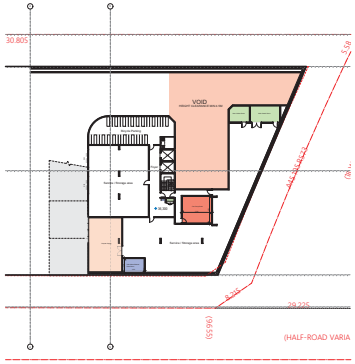

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A B C D E F G

issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: OVERALL BASEMENT FLOOR PLAN
client: ALAND
drawn: E.K.G J.L
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
6
Rev: G

GROUND FLOOR PLAN
1:500

issue k:	
issue j:	
issue i:	
issue h: RFI	01/08/2023
issue g: RFI	14/04/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: OVERALL GROUND FLOOR PLAN
client: ALAND
drawn: E.K.& J.L
checked: J.E.
scale: as shown
date: JUNE23
ref: 2022-131
Council: BCC
sheet size: A1
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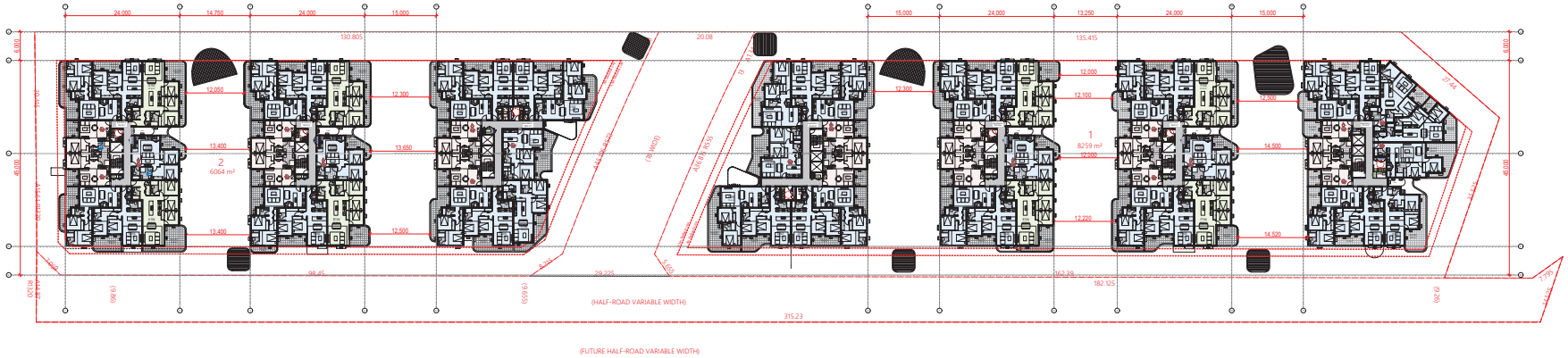
Rev: H



TYPICAL FIRST - THIRD FLOOR PLAN
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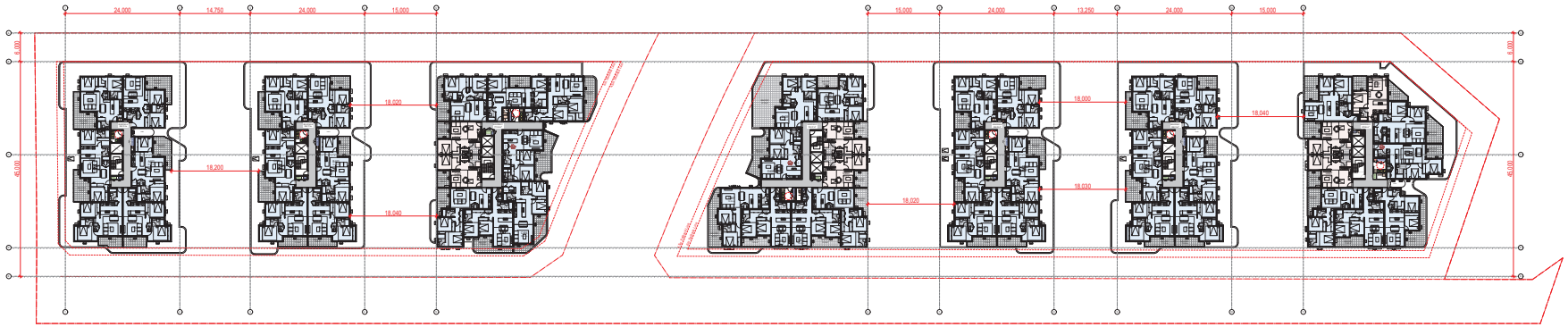

FOURTH FLOOR PLAN
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A B C D E F G

issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
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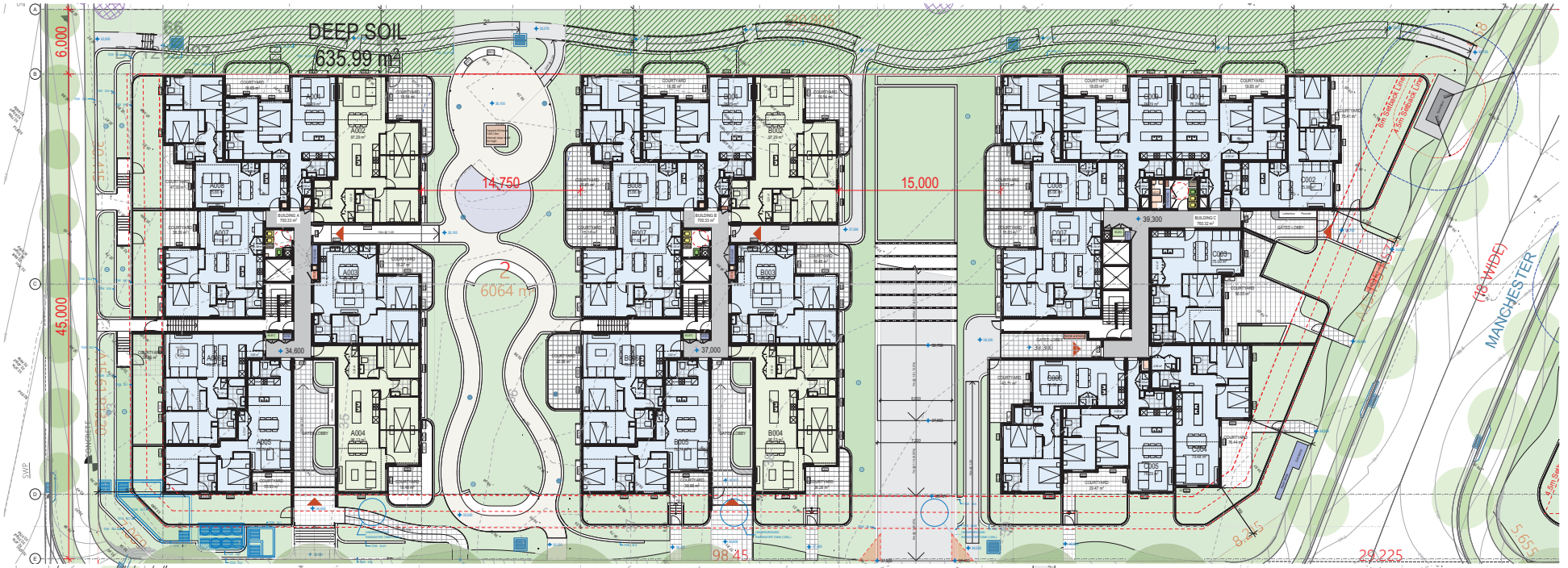
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: OVERALL FIRST-FOURTH FLOOR PLAN
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
8
Rev: G



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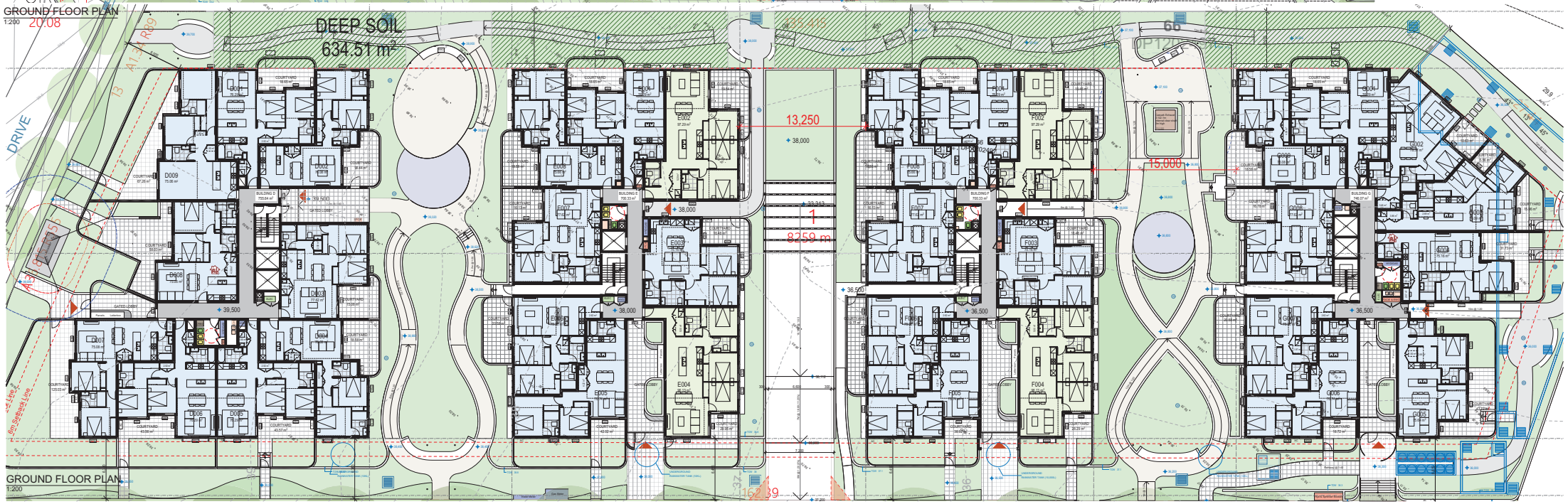

GROUND FLOOR PLAN
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issue k:	
issue j:	
issue i:	
issue h: RFI	01/08/2023
issue g: RFI	14/04/2023
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drawing:	GROUND FLOOR PLAN
client:	ALAND
drawn: E.K.G.J.L	scale: as shown
checked: J.E.	ref: 2022-131
	date: JUNE23
	Council: BCC
	sheet size: A1
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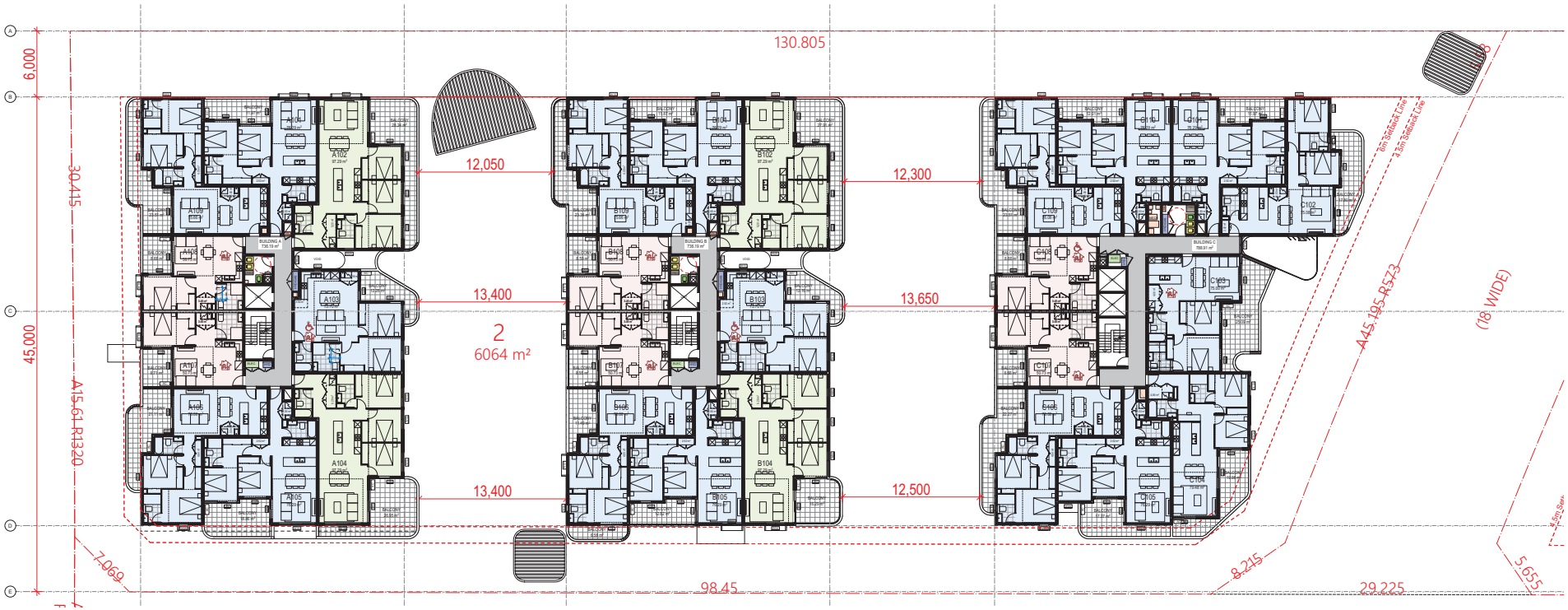
	Rev: H



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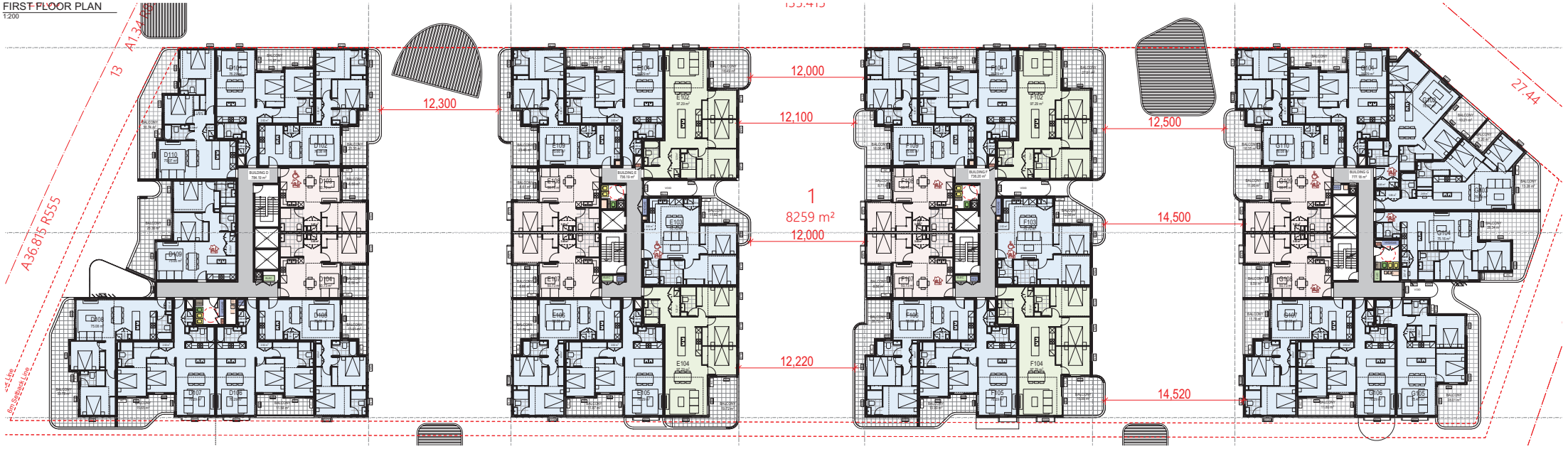

FIRST FLOOR PLAN
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issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
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project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing:	FIRST FLOOR PLAN
client:	ALAND
drawn:	E.K.G.J.L
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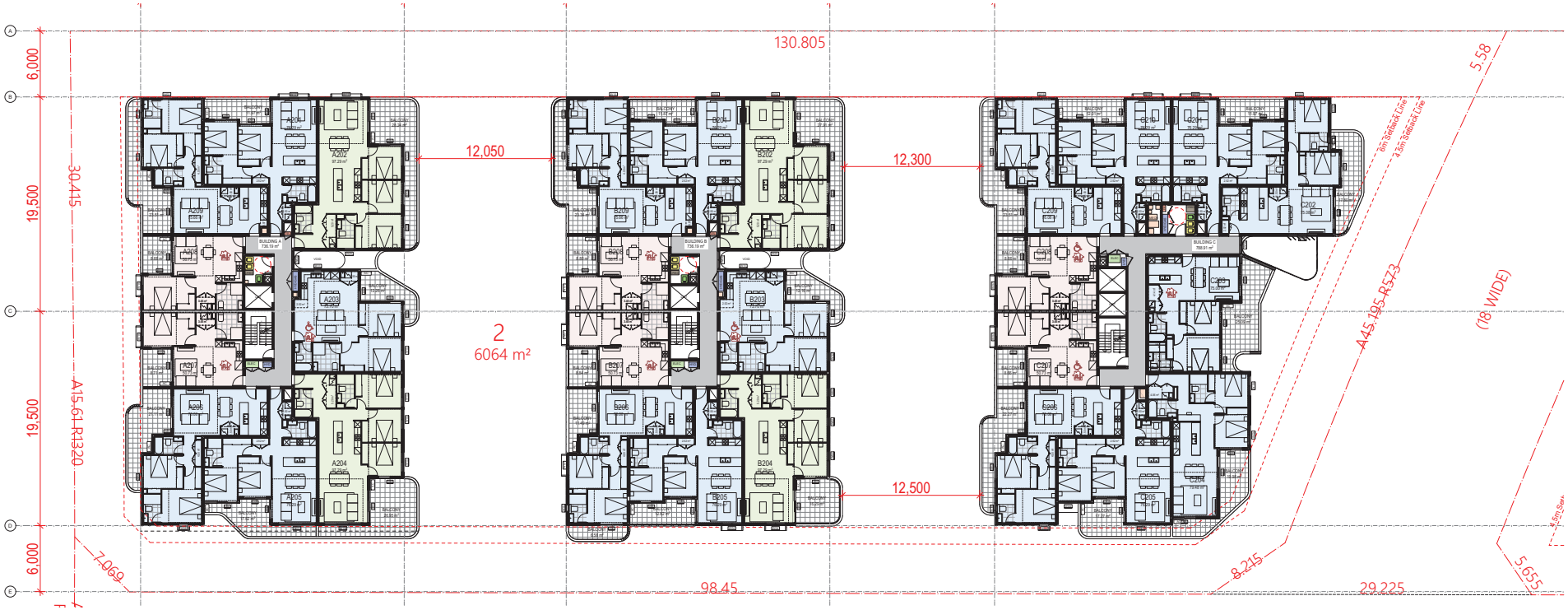

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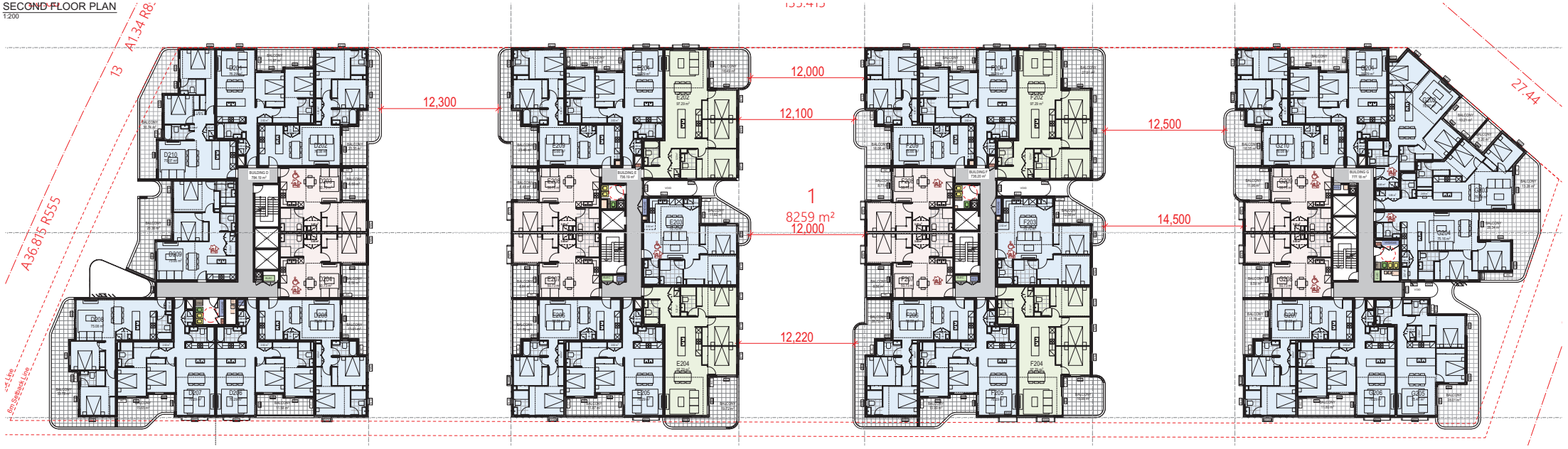

SECOND FLOOR PLAN
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issue k:	
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issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
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project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing:	SECOND FLOOR PLAN
client:	ALAND
drawn:	E.K.G.J.L
checked:	J.E.
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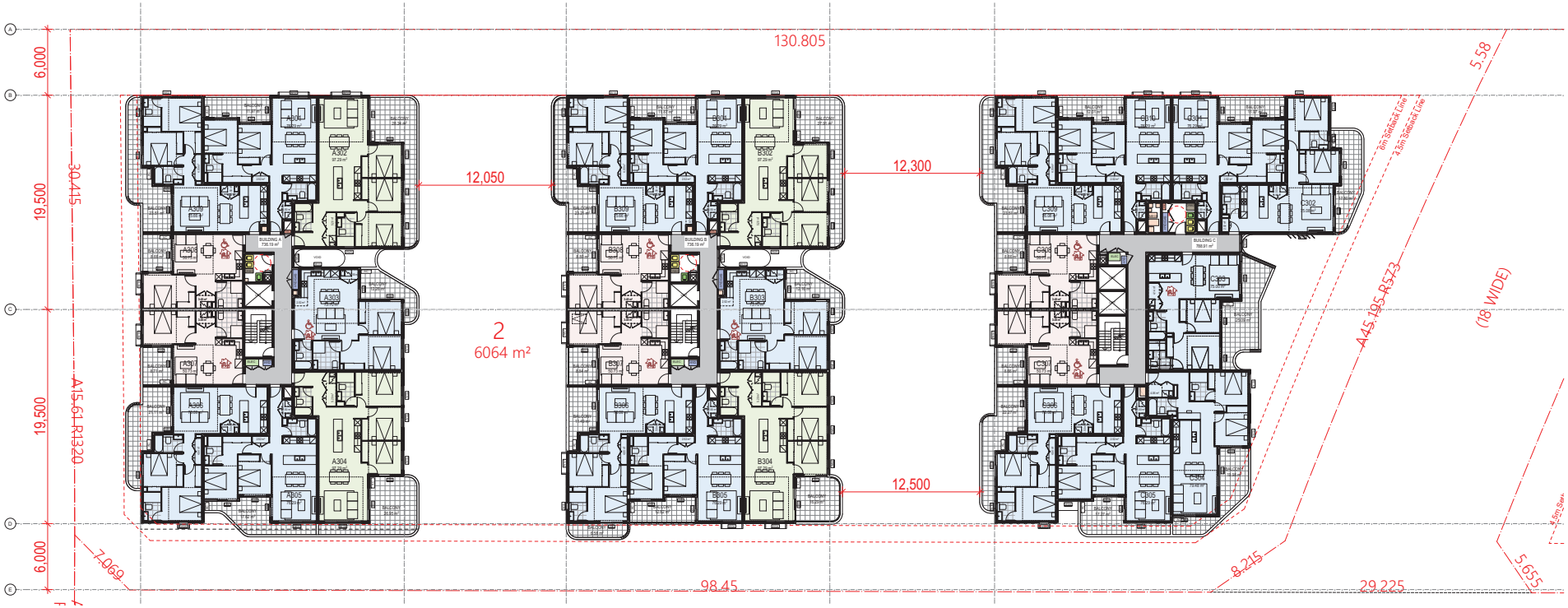

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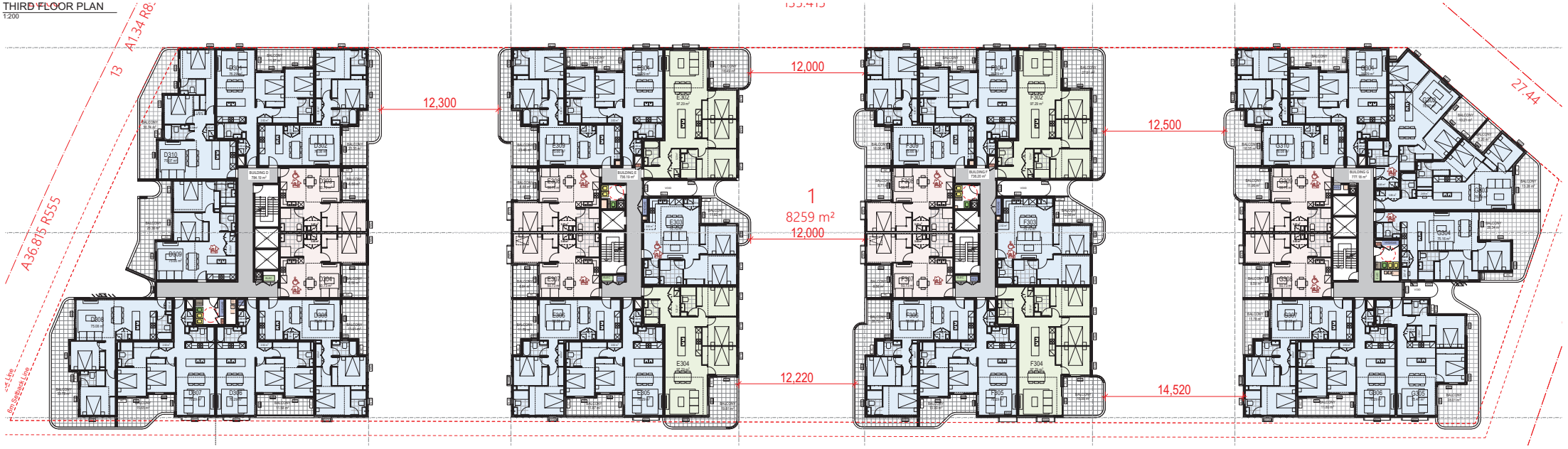

THIRD FLOOR PLAN
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issue f: DA	24/10/2022
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drawing:	THIRD FLOOR PLAN
client:	ALAND
drawn:	E.K.G.J.L
checked:	J.E.
scale:	as shown
date:	FEB23
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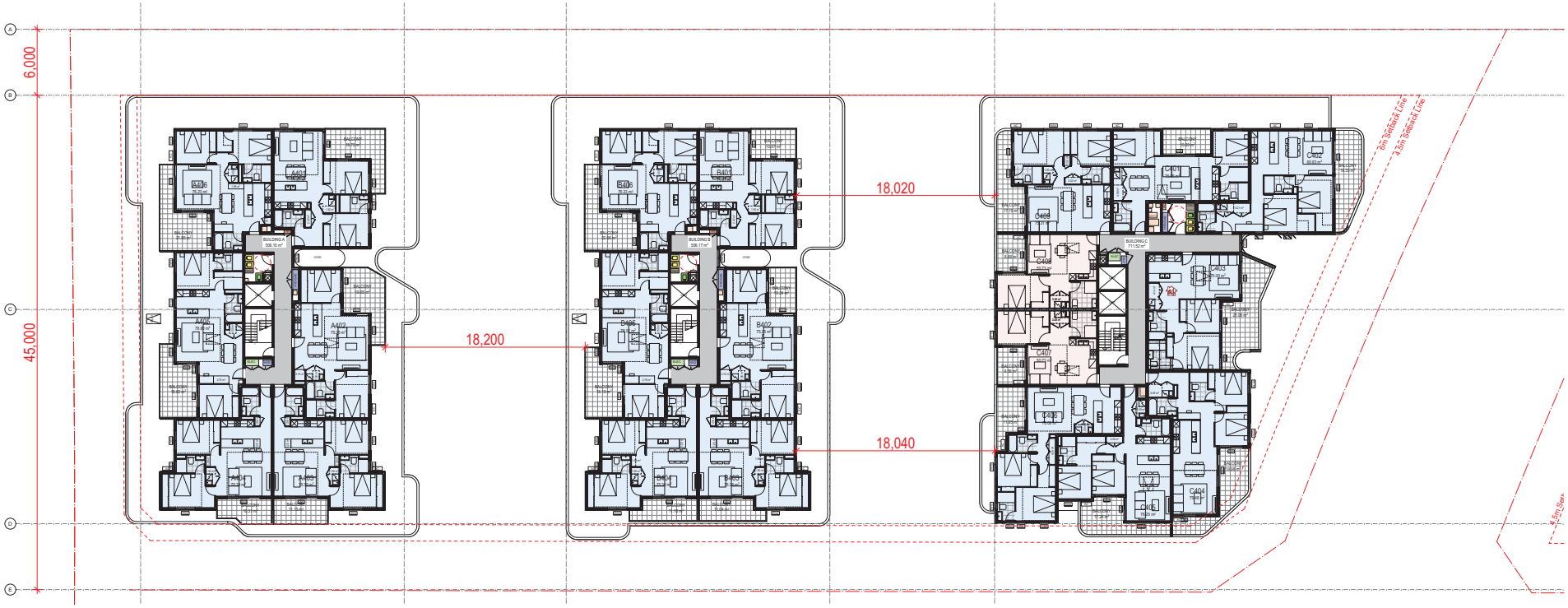

FOURTH FLOOR PLAN
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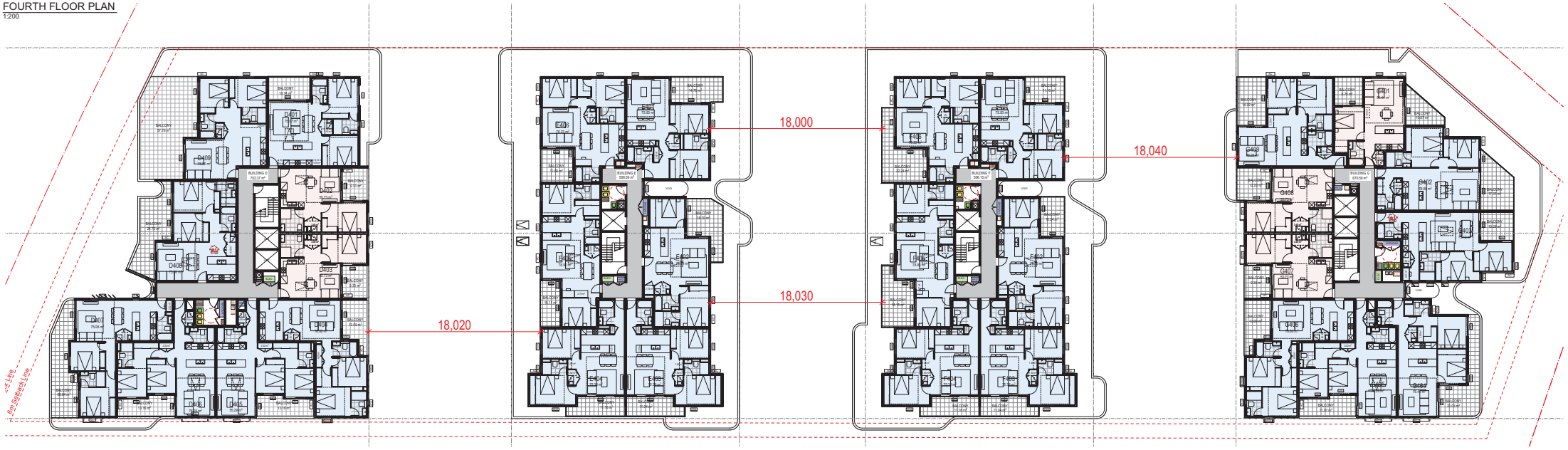

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issue k:	
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issue f: DA	24/10/2022
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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: FOURTH FLOOR PLAN
client: ALAND
drawn: E.K.G.J.L
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
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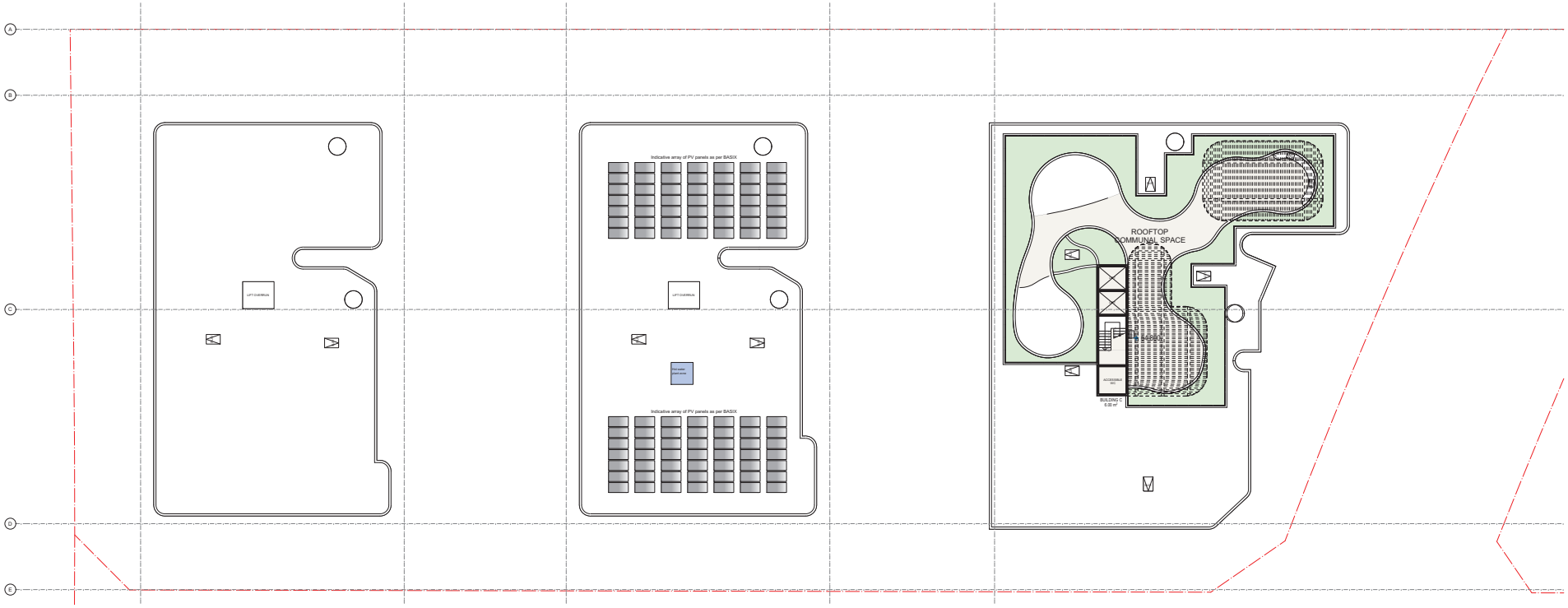

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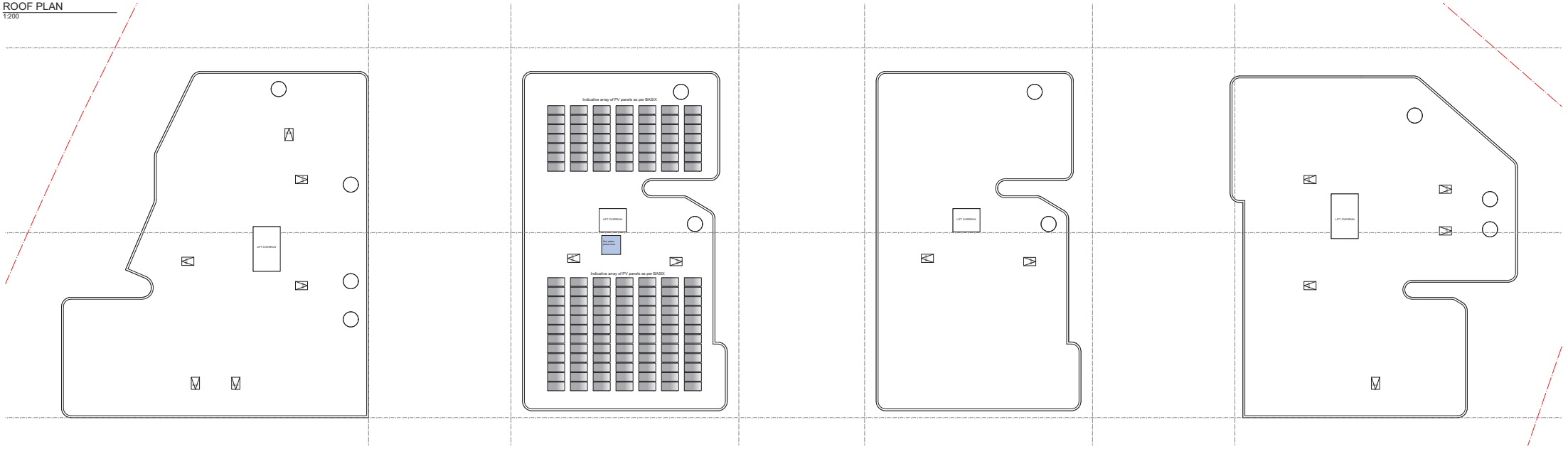

ROOF PLAN
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issue k:	
issue j:	
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Rev: G

WEST ELEVATION 1
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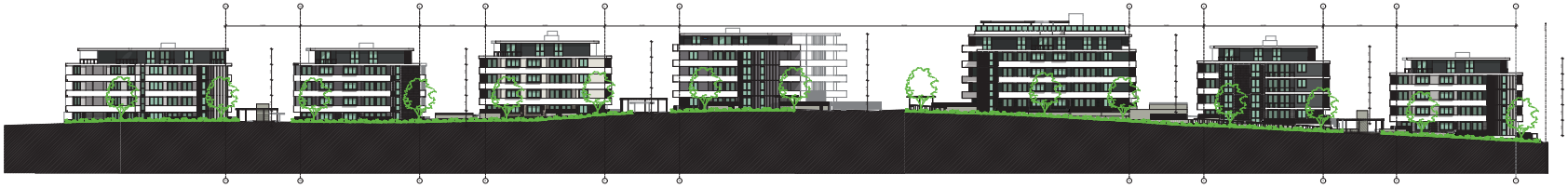

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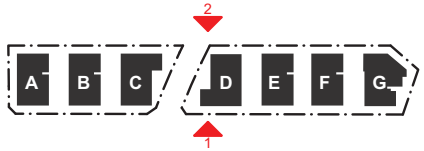

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16 Dunlop Street North Parramatta NSW 2151
ph: +61 2 8630 9011 mob: 0431 111 777 admin@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: SITE ELEVATIONS
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
15
Rev: G

EAST ELEVATION
1:200

NORTH ELEVATION
1:200

WEST ELEVATION
1:200

SOUTH ELEVATION
1:200

A B C D E F G

issue k:
issue j:
issue i:
issue h:
issue g: RFI 24/03/2023
issue f: DA 24/10/2022
issue e: Preliminary DA 29/07/2022
issue d: Consultant Coordination 01/07/2022
issue c: Preliminary Schematic Design 31/05/2022
issue b: Preliminary Schematic Design 09/05/2022
issue a: Unit Mix 22/04/2022

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EAST ELEVATION
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SOUTH ELEVATION
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A B C D E F G

issue		
issue k:		
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@ 60 PELICAN ROAD SCHOFIELDS
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client: ALAND
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Council: BCC
sheet size: A1
17
Rev: G

BUILDING C - EAST ELEVATION
1:200

NORTH ELEVATION
1:200

WEST ELEVATION
1:200

SOUTH ELEVATION
1:200

A B C D E F G

issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
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Rev: G

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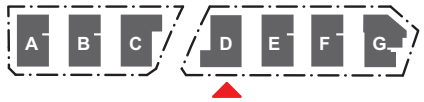
NORTH ELEVATION
1:200

WEST ELEVATION
1:200

SOUTH ELEVATION
1:200



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issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
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drawing:	BUILDING D ELEVATIONS
client:	ALAND
drawn: E.K.& J.L.	scale: as shown
checked: J.E.	ref: 2022-131
	date: FEB23
	Council: BCC

sheet size: A1
19
Rev: G

EAST ELEVATION
1:200

NORTH ELEVATION
1:200

WEST ELEVATION
1:200

SOUTH ELEVATION
1:200

issue		
issue k:		
issue j:		
issue i:		
issue h:		
issue g:	RFI	24/03/2023
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issue e:	Preliminary DA	29/07/2022
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@ 60 PELICAN ROAD SCHOFIELDS
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Council: BCC
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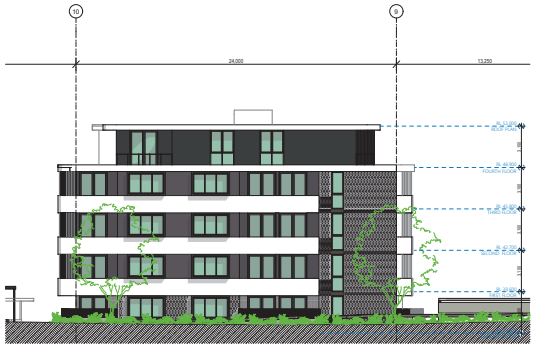

EAST ELEVATION
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NORTH ELEVATION
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WEST ELEVATION
1:200

SOUTH ELEVATION
1:200

A B C D E F G

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drawing: BUILDING F ELEVATIONS
client: ALAND
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scale: as shown
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21
Rev: G

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1:200

WEST ELEVATION
1:200

SOUTH ELEVATION
1:200

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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: BUILDING G ELEVATIONS
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
22
Rev: G

SECTION A 1
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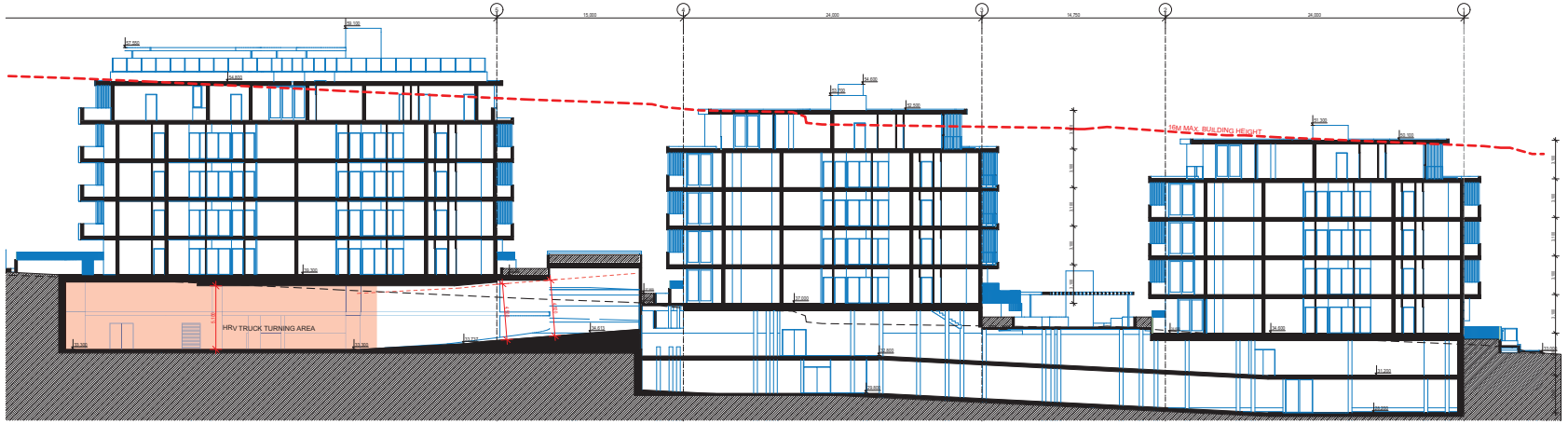

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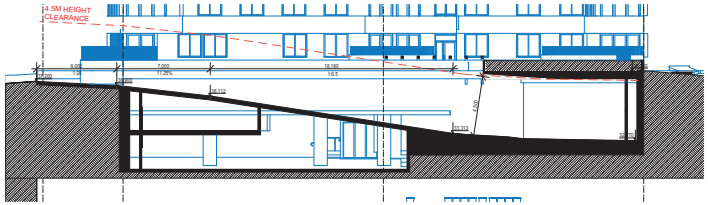

LOT 1 BASEMENT RAMP SECTION 3
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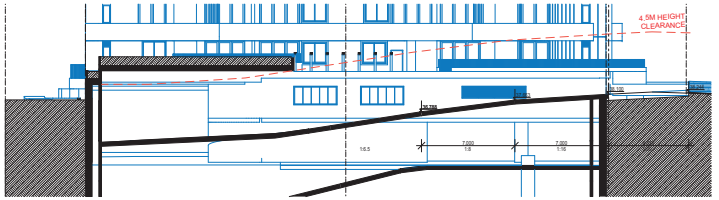

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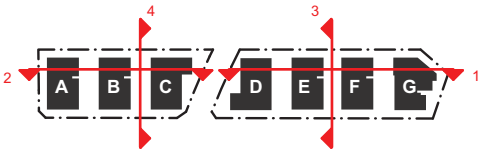

issue k:	
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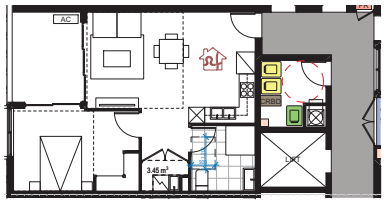
drawing: SECTIONS
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown @ 1:8
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
23
Rev: G



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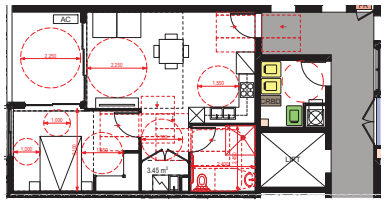

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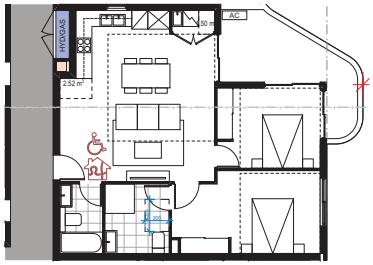
ADAPTABLE TYPE A
A308
B308
C108
C207
C208
C307
C308
D103
D203
D204
D303
D304
E308
F308
G109
G208
G209
G308
G309
19



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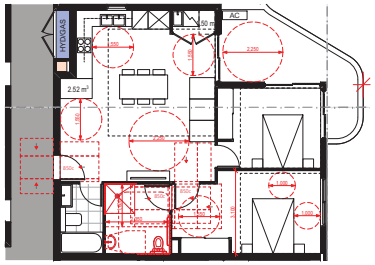

Post Adaptation - Type B
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A203
A303
B103
B203
B303
E103
E203
E303
F103
F203
F303
12

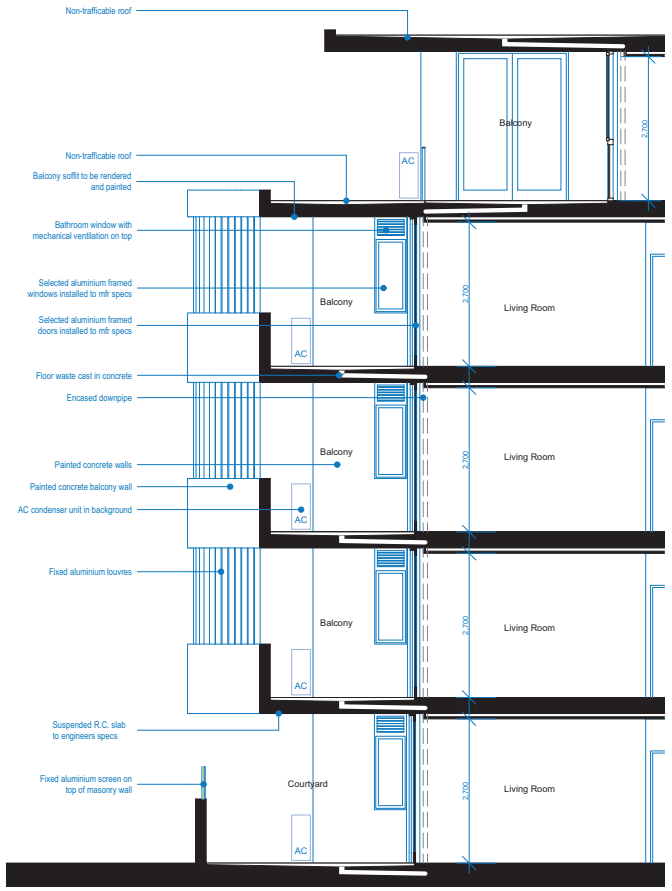
Adaptable Unit Requirement (10%): 31

Total Adaptable Units: 31

BUILDING A SILVER LEVEL	BUILDING B SILVER LEVEL	BUILDING C SILVER LEVEL	BUILDING D SILVER LEVEL	BUILDING E SILVER LEVEL	BUILDING F SILVER LEVEL	BUILDING G SILVER LEVEL
A103	B103	C003	D008	E103	F103	G004
A107	B107	C103	D103	E107	F107	G102
A108	B108	C107	D109	E108	F108	G104
A203	B203	C108	D203	E203	F203	G108
A207	B207	C203	D204	E207	F207	G109
A208	B208	C207	D209	E208	F208	G202
A303	B303	C208	D303	E303	F303	G204
A307	B307	C303	D304	E307	F307	G208
A308	B308	C307	D309	E308	F308	G209
9	9	C308	D408	9	9	G302
		C403	10			G304
		11				G308
						G309
						G403
						14

Silver Level Requirements (20%): 62

Total Silver Level Units: 71



TYPICAL DETAIL SECTION
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issue k:
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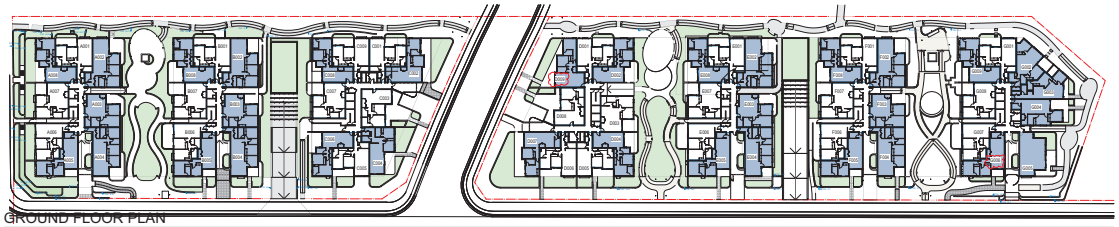
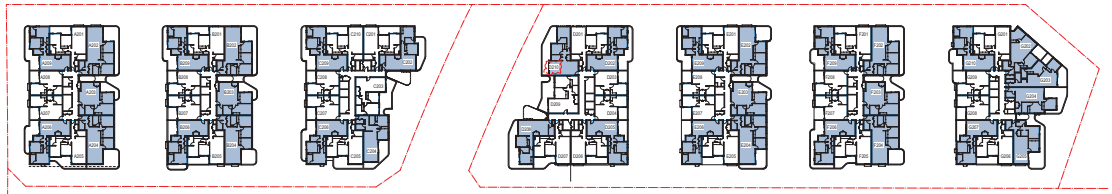
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: ADAPTABLE UNITS & DETAIL SECTION
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
24
Rev: G

BUILDING A BUILDING B BUILDING C BUILDING D BUILDING E BUILDING F BUILDING G

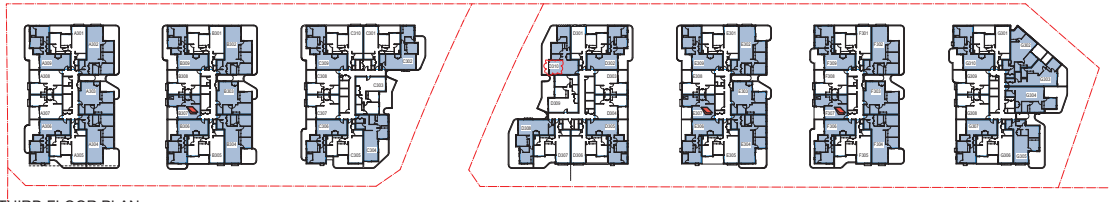


GROUND FLOOR PLAN
1:750

FIRST FLOOR PLAN
1:750



SECOND FLOOR PLAN
1:750



THIRD FLOOR PLAN
1:750

FOURTH FLOOR PLAN
1:750

Non Naturally Ventilated Apartments
Naturally Ventilated Apartments
Naturally Ventilated Apartments (Skylight)

ADG Ventilation	
Ground	34
First	34
Second	34
Third	37
Fourth	51
TOTAL	190
	61.69%

issue		
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issue a:	Unit Mix	22/04/2022

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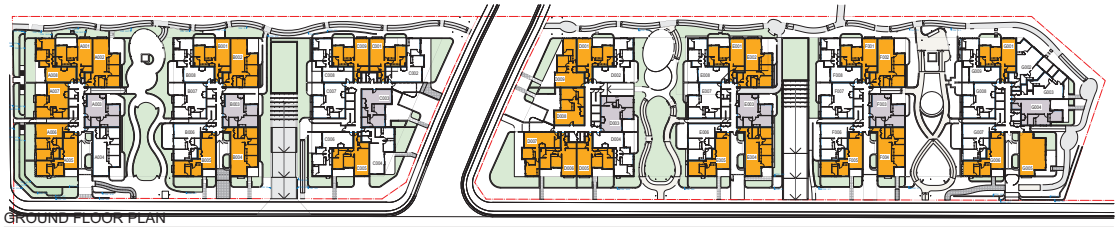
16 Dunlop Street North Parramatta NSW 2151
ph: +61 2 8630 9011 mob: 0431 111 777 admin@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

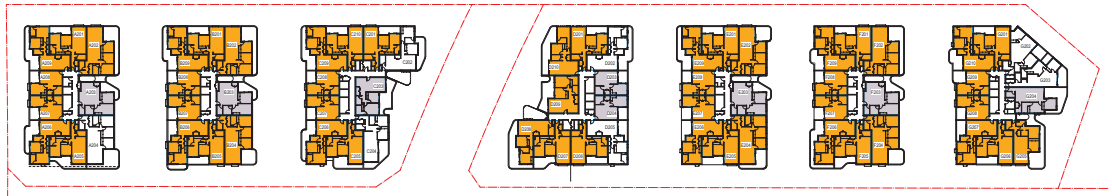
project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: NATURAL VENTILATION DIAGRAMS
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
25
Rev: G

BUILDING A BUILDING B BUILDING C BUILDING D BUILDING E BUILDING F BUILDING G

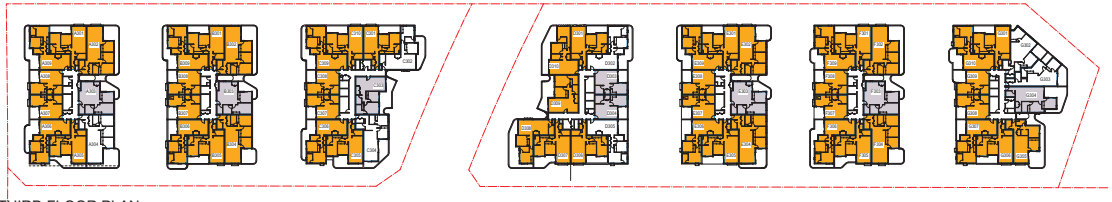


GROUND FLOOR PLAN
1:750

FIRST FLOOR PLAN
1:750



SECOND FLOOR PLAN
1:750



THIRD FLOOR PLAN
1:750

FOURTH FLOOR PLAN
1:750

ADG Solar Access Apartments

ADG No Direct Sunlight

ADG Solar Access		
	Solar	Non-Solar
Ground	30	7
First	43	8
Second	51	8
Third	51	8
Fourth	50	0
TOTAL	225	31
	73.05%	10.06%

issue		
issue k:		
issue j:		
issue i:		
issue h:		
issue g: RFI		24/03/2023
issue f: DA		24/10/2022
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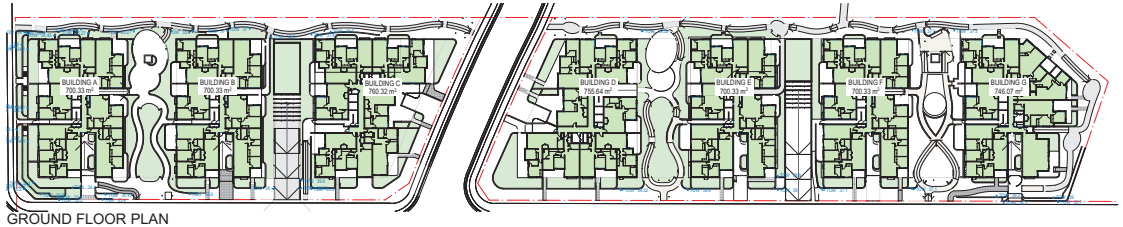
drawing: SOLAR ACCESS DIAGRAMS
client: ALAND
drawn: E.K.G.J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
26
Rev: G

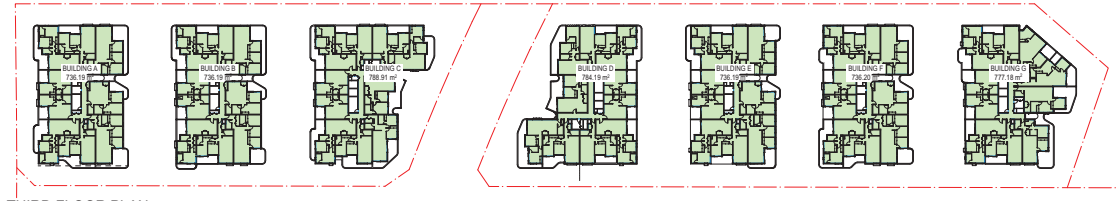
BUILDING A BUILDING B BUILDING C BUILDING D BUILDING E BUILDING F BUILDING G



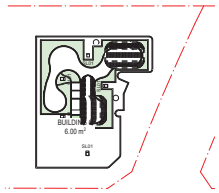
GROUND FLOOR PLAN
1:750

FIRST FLOOR PLAN
1:750

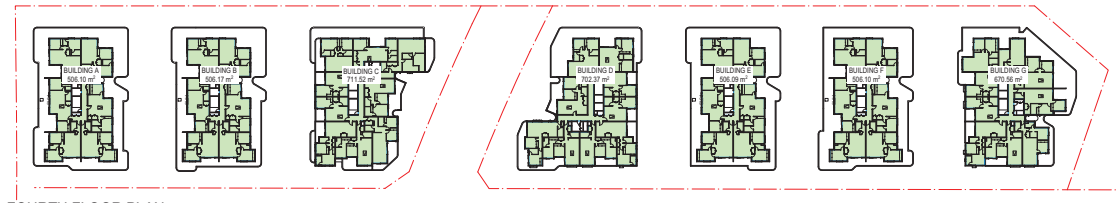
SECOND FLOOR PLAN
1:750



THIRD FLOOR PLAN
1:750



ROOF PLAN
1:750



FOURTH FLOOR PLAN
1:750

PROJECT CONTROLS

SITE AREA:	14,323 m²
FSR:	1.75:1
MAX GFA:	25,065.25 m²

PROPOSED

FSR:	1.75:1

PROPOSED GFA								
LEVEL	A	B	C	D	E	F	G	TOTAL
Ground	700.33	700.33	760.32	755.64	700.33	700.33	746.07	
First	736.19	736.19	788.91	784.19	736.19	736.2	777.18	
Second	736.19	736.19	788.91	784.19	736.19	736.2	777.18	
Third	736.19	736.19	788.91	784.19	736.19	736.2	777.18	
Fourth	506.1	506.17	711.52	702.37	506.09	506.1	670.56	
Roof			6					
TOTAL	3415	3415.07	3844.57	3810.58	3414.99	3415.03	3748.17	25063.41

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drawing: GFA DIAGRAMS
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
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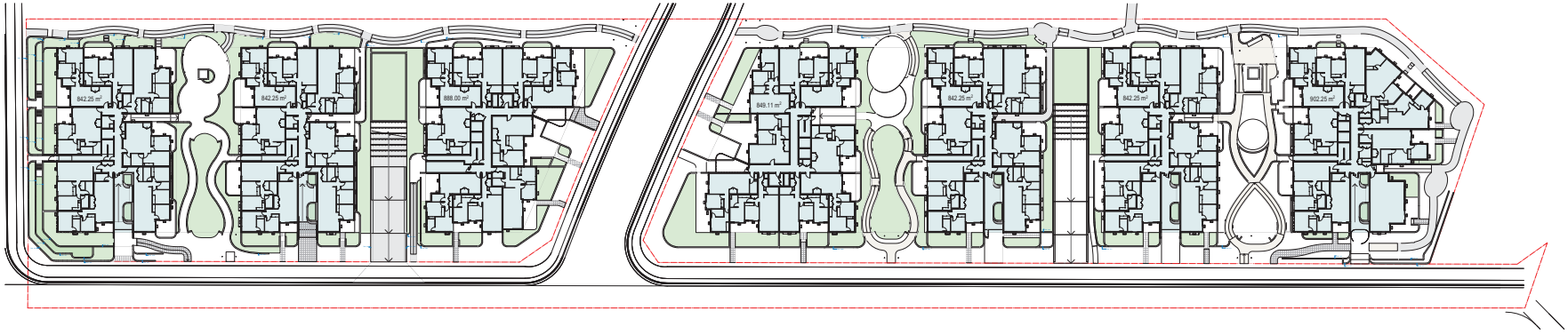
Rev: G



SITE COVERAGE 1
1:500

SITE COVERAGE REQUIREMENTS:
MAX. 50% OF SITE AREA

(AS PER BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL TABLE 4-10)

SITE AREA: 14,323m²
50% SITE COVERAGE: 7,161.5m²

PROPOSED SITE COVERAGE	
AREA	6,008.36

SITE COVERAGE: 42%

issue k:
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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SITE COVERAGE
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
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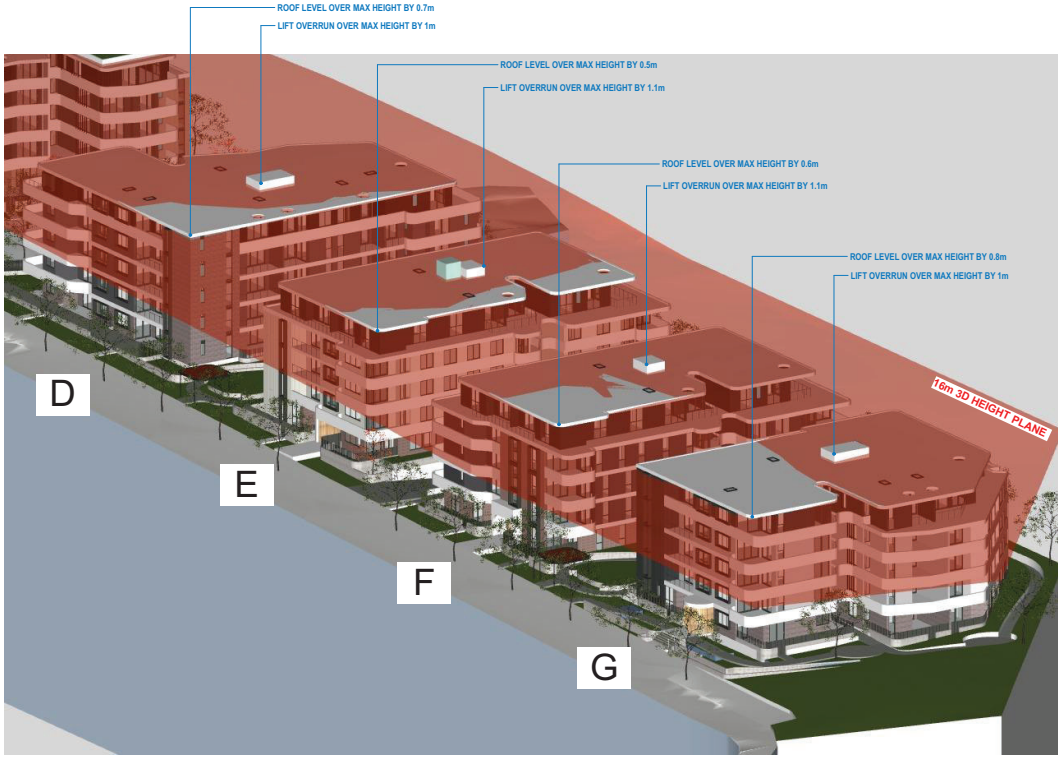
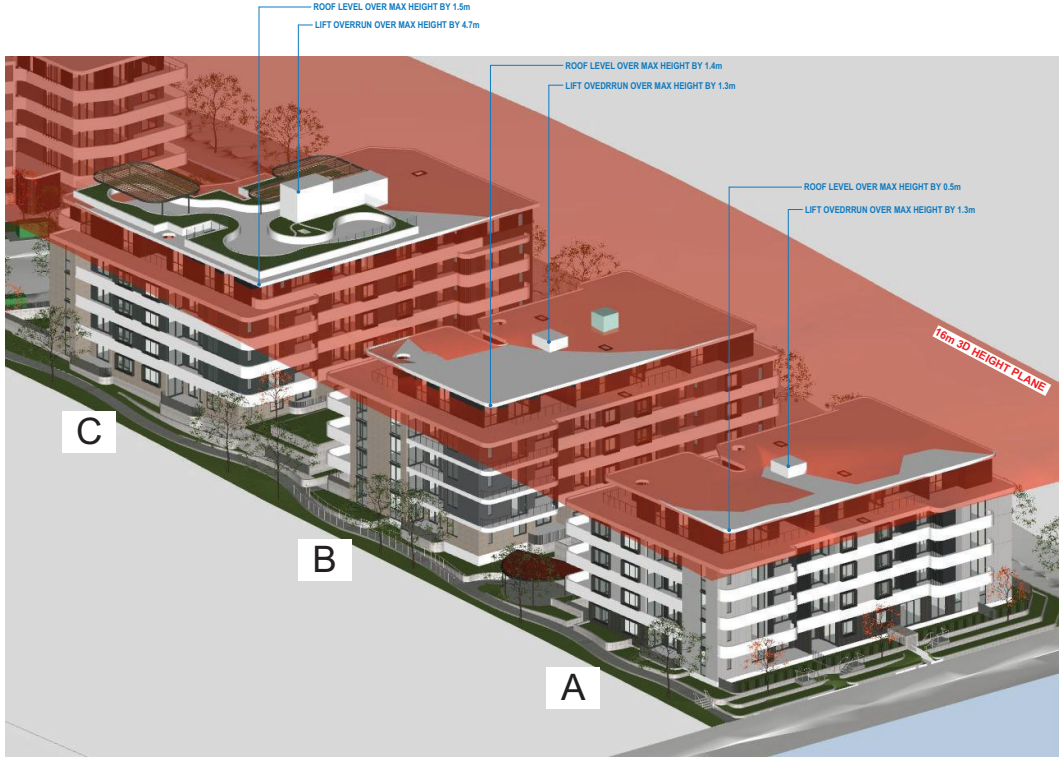
Rev: G



LOT 1 3D HEIGHT PLANE (SOUTH WEST VIEW)



LOT 2 3D HEIGHT PLANE (NORTH EAST VIEW)

A B C D E F G

issue k:
issue j:
issue i:
issue h: DFI 01/08/2023
issue g: DFI 14/04/2023
issue f: DA 24/10/2022
issue e: Preliminary DA 29/07/2022
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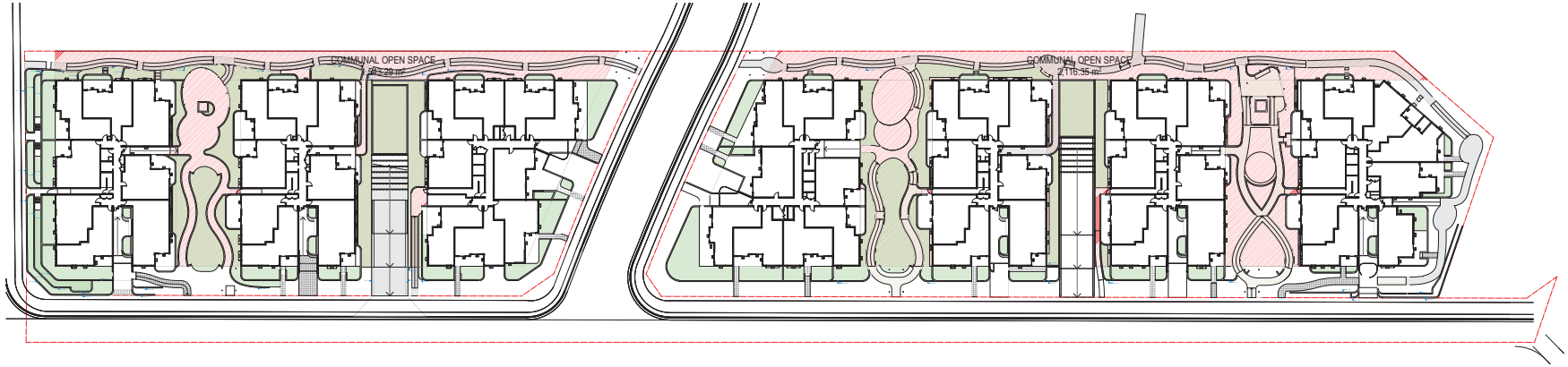
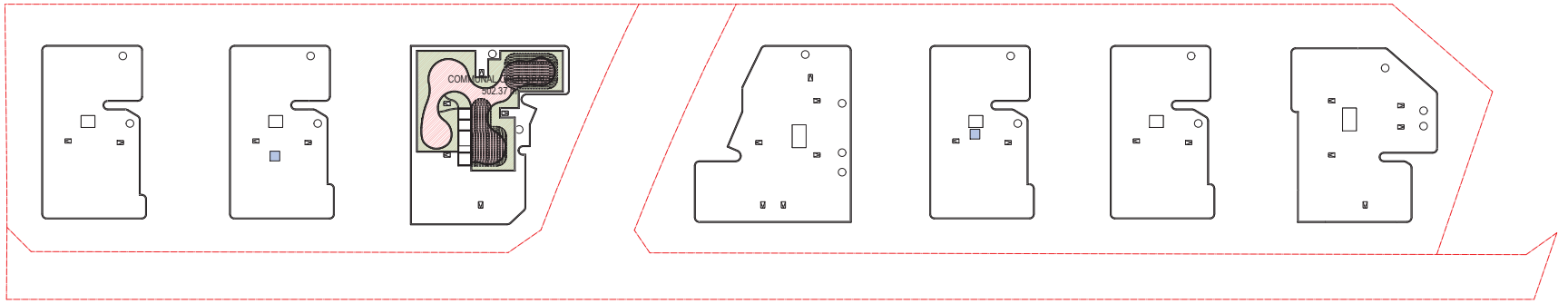
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: 3D HEIGHT PLANE DIAGRAM
client: ALAND
drawn: E.K.& J.L
checked: J.E.
scale: as shown
date: JUNE23
ref: 2022-131
Council: BCC
sheet size: A1
29
Rev: H



COMMUNAL OPEN SPACE
1:500

1



COMMUNAL OPEN SPACE
1:500

2

COMMUNAL OPEN SPACE REQUIREMENTS:
25% OF SITE AREA
(AS PER ADG SEPP65 3D-1 & BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL TABLE 4-10)

SITE AREA: 14,323m²
25% Communal Open Space: 3,580.75m²

PROPOSED COMMUNAL OPEN SPACE	
AREA	4,162.01

COMMUNAL OPEN SPACE: 28%

issue k:
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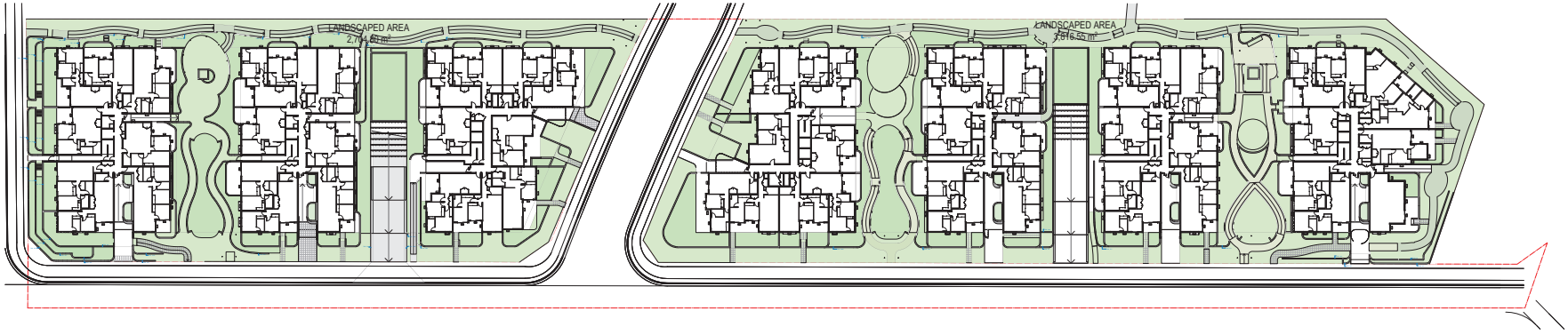
project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: COMMUNAL OPEN SPACE
client: ALAND
drawn: E.K.& J.L
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
30
Rev: G



LANDSCAPED AREA 1
1:500

LANDSCAPED AREA REQUIREMENTS:
MIN. 25% OF SITE AREA

(AS PER BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL TABLE 4-10)

SITE AREA: 14,323m²
30% Landscpaed Area: 4,296.9m²

PROPOSED LANDSCAPED AREA	
AREA	6,521.35

LANDSCAPED AREA: 45%

issue k:
issue j:
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drawing: LANDSCAPED AREA
client: ALAND
drawn: E.K.& J.L.
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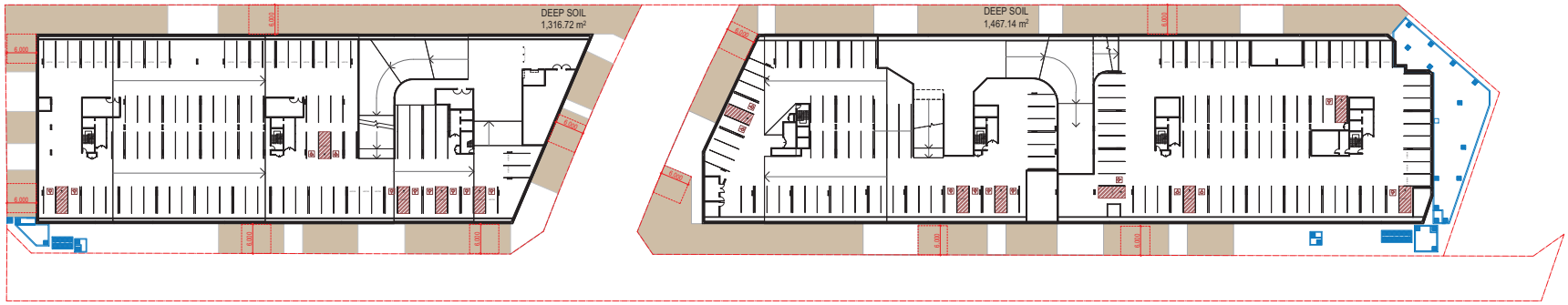
Rev: G



DEEP SOIL 1
1:500

DEEP SOIL REQUIREMENTS:
MIN. 7% OF SITE AREA
(AS PER ADG SEPP65 3E-1)

SITE AREA: 14,323m²
7% DEEP SOIL: 1,002.61m²

PROPOSED DEEP SOIL	
AREA	2,783.86

DEEP SOIL: 19%

issue k:
issue j:
issue i:
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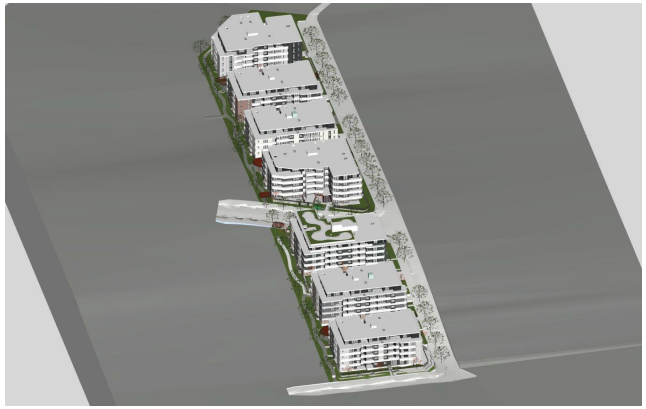
@ 60 PELICAN ROAD SCHOFIELDS
drawing: DEEP SOIL
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
32
Rev: 0

21 JUNE - 9AM 4

21 JUNE - 10 am 4



21 JUNE - 11am 4

21 JUNE - 12pm 4

21 JUNE - 1pm 4

21 JUNE - 2pm 4

21 JUNE - 3pm 4

VIEWS FROM THE SUN
21st of June

Living rooms and balconies receiving direct solar access on nominated hour

*Note - all surfaces seen receive solar access on nominated hour

issue k:
issue j:
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@ 60 PELICAN ROAD SCHOFIELDS
drawing: VIEWS FROM THE SUN
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
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sheet size: A1
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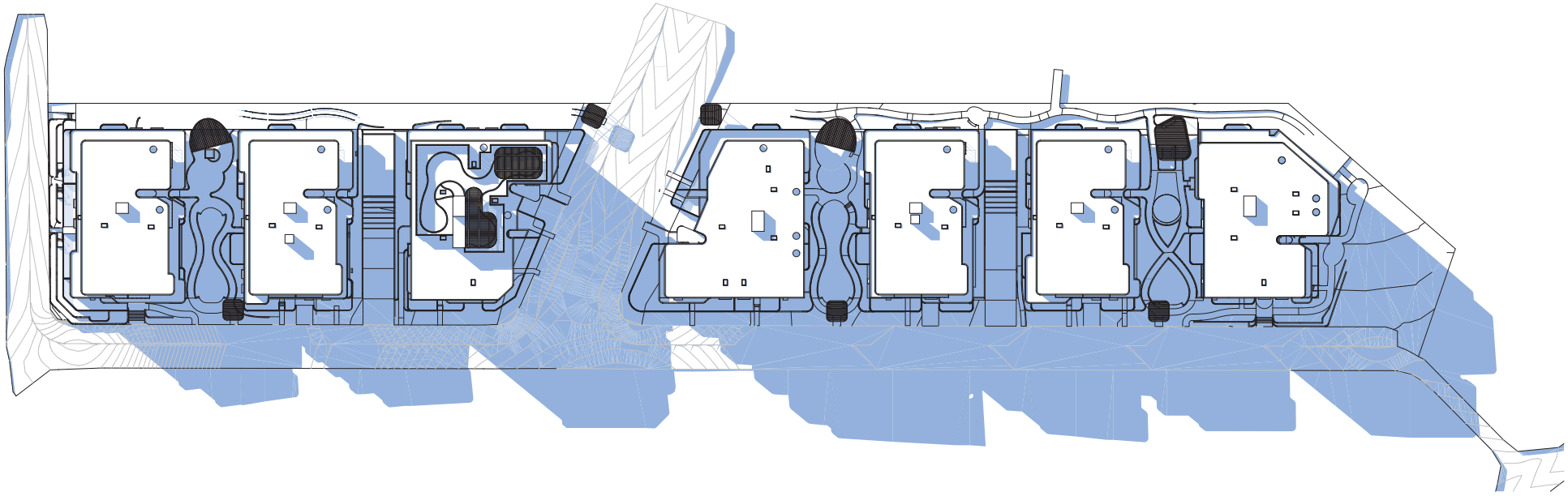
Rev: G



01 Jun-21-9am
1:500

4

issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
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SEE by: Think Planners
Acoustics by: Acouras
Traffic Report by: Varga Traffic
BASIX by: SLR
Structurals by: Manca Arraj

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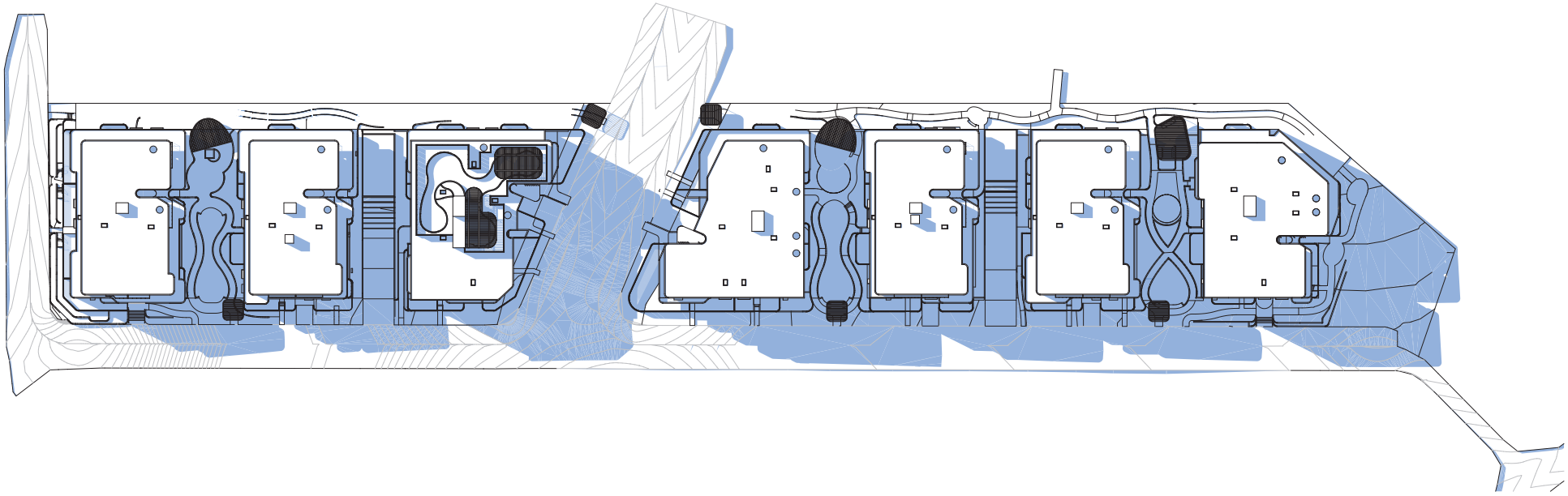
16 Dunlop Street North Parramatta NSW 2151
ph: +61 2 8630 9811 mob: 0431 111 777 admin@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (9AM)
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
34
Rev: 0



02 Jun-21-10am
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issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit Mix	22/04/2022

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@ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (10AM)
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
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Council: BCC
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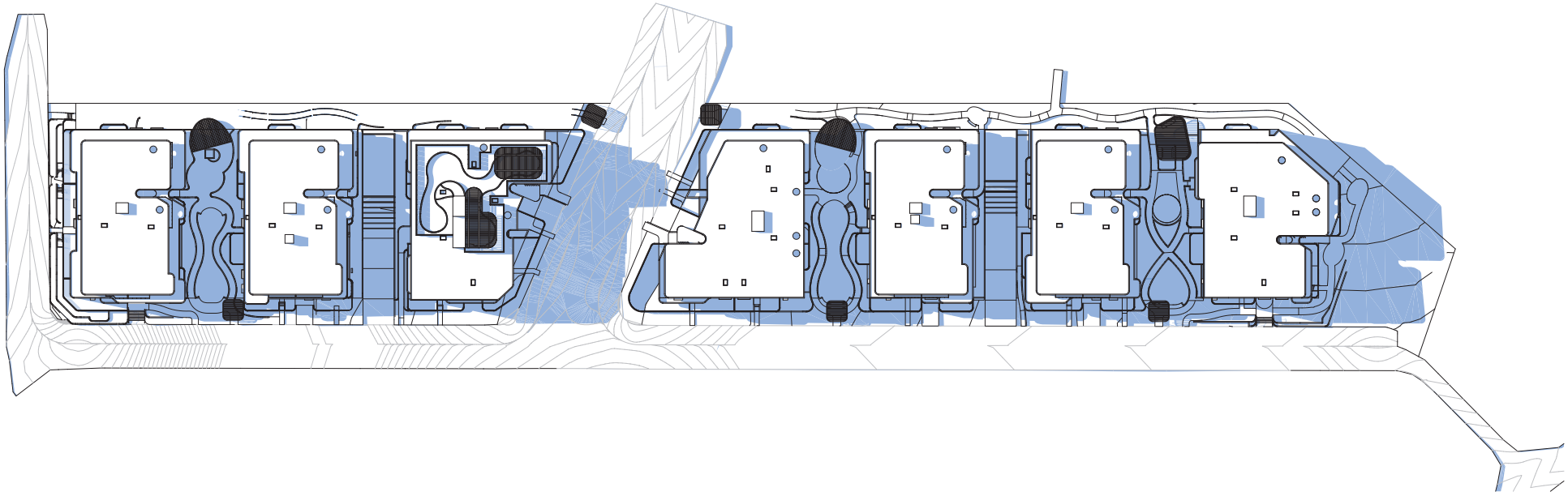

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@ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (11AM)
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
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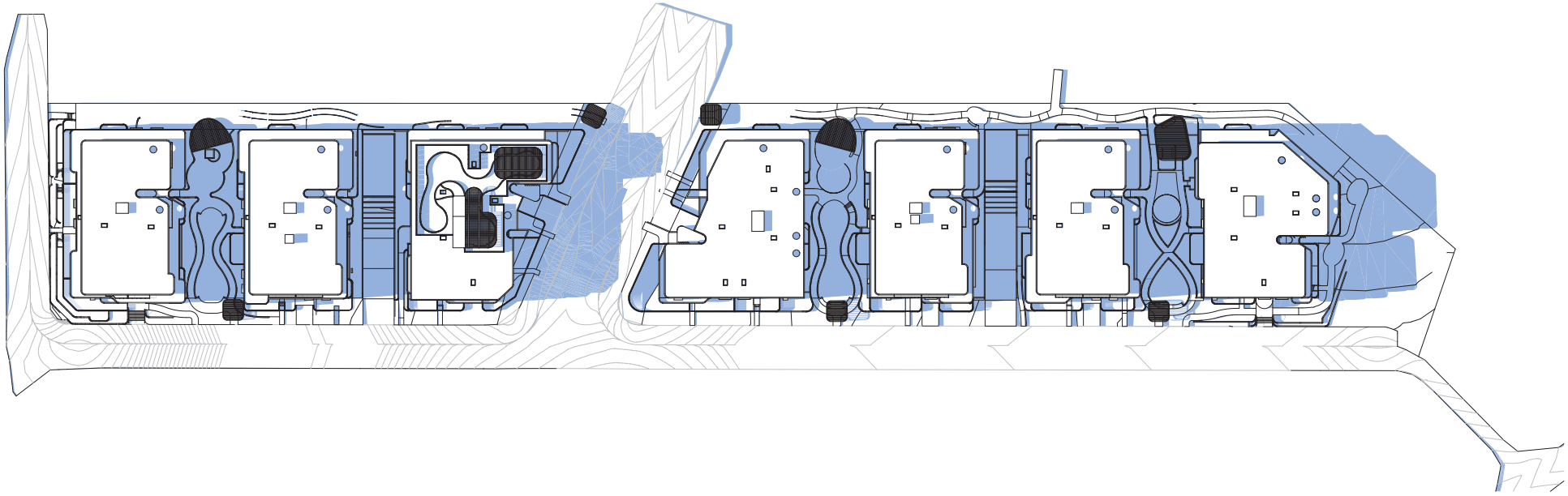

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issue f: DA	24/10/2022
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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: SHADOW DIAGRAM (12PM)
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
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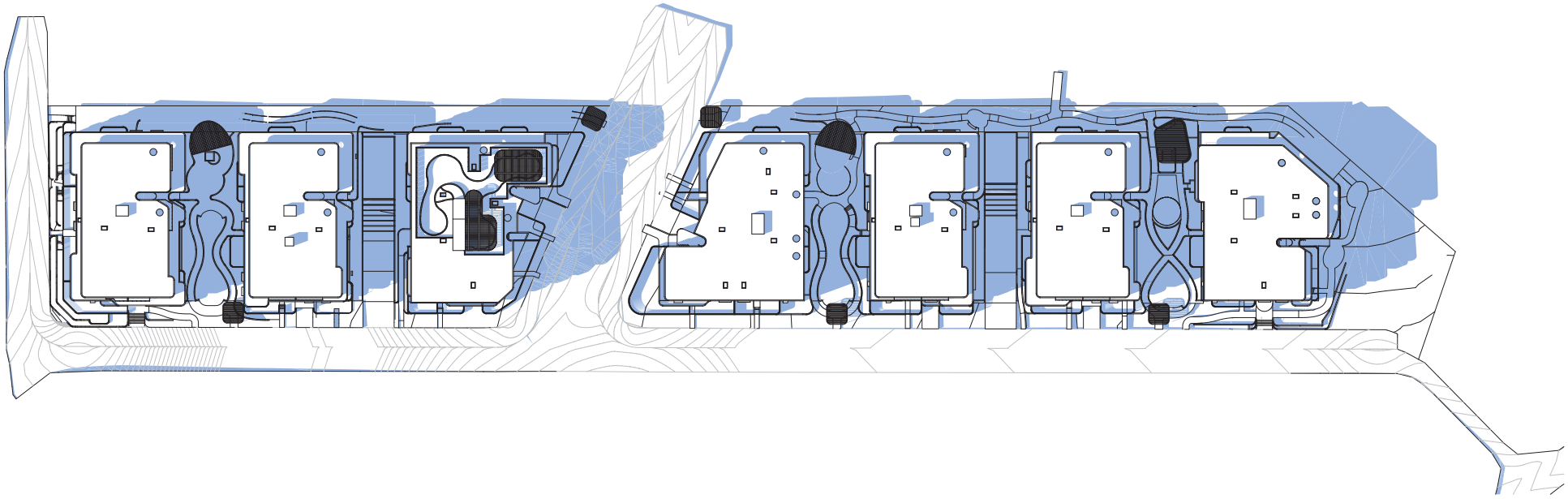

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drawing: SHADOW DIAGRAM (1PM)
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
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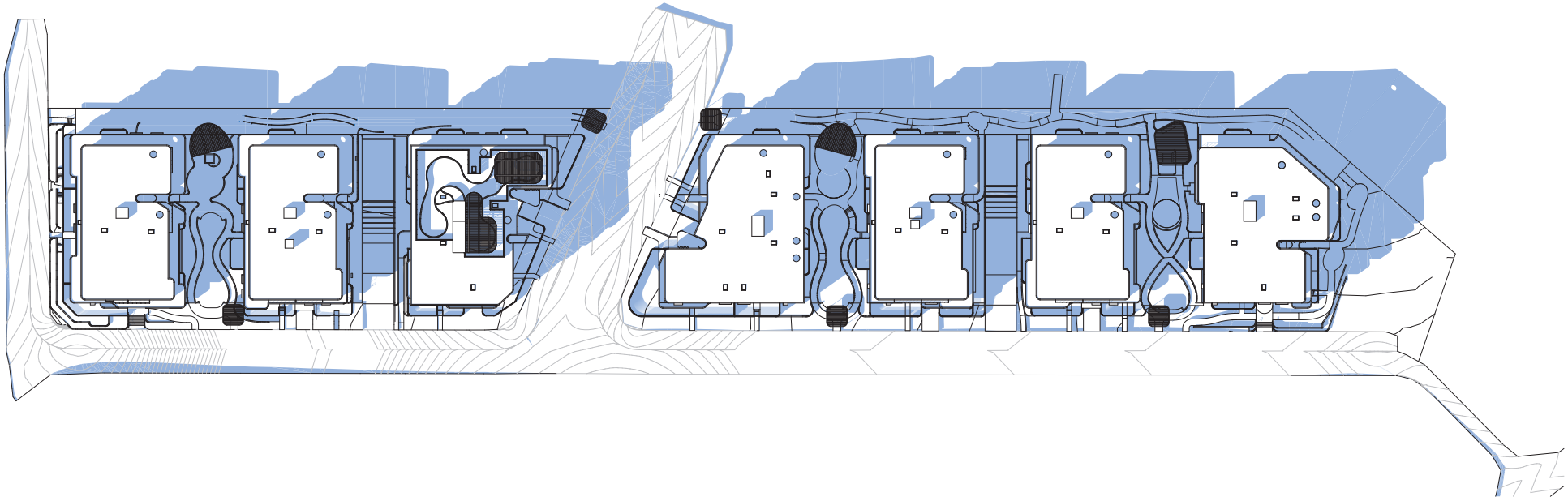

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issue k:
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issue h:
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Council: BCC
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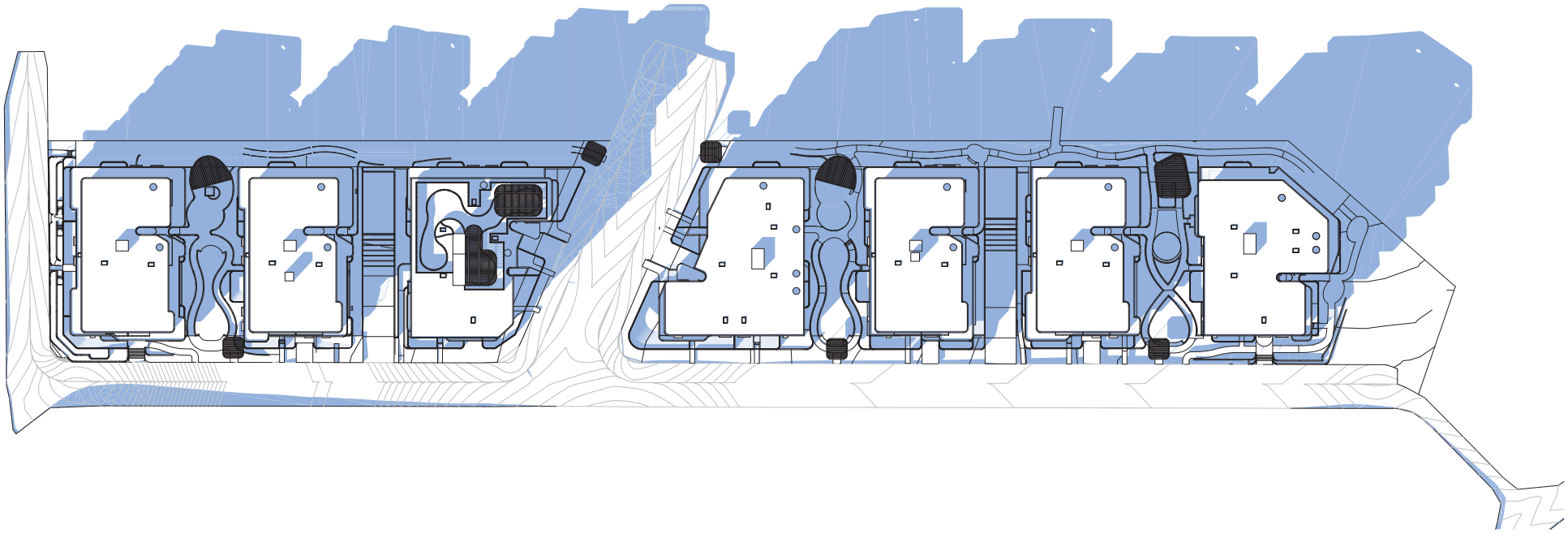
Rev: 0



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issue k:
issue j:
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issue h:
issue g: RFI 24/03/2023
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checked: J.E.
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Council: BCC
sheet size: A1
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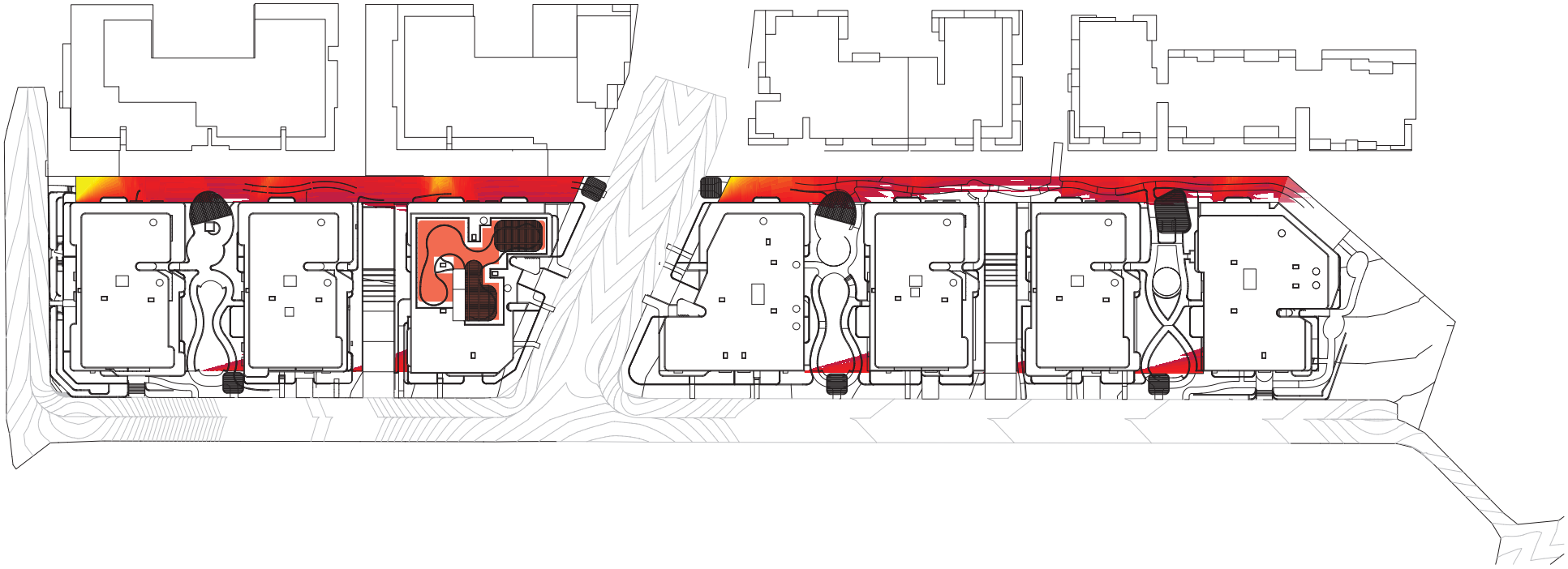
Rev: 0



23 Communal Open Space (Solar Access)
1:500

COMMUNAL OPEN SPACE
SOLAR ACCESS REQUIREMENTS
SITE AREA: 14,323m²
25% Communal Open Space: 3,580.75m²
50% 2H Direct Sunlight: 1,790.375m²

Proposed 2H Direct Sunlight: 1,793.04m²

issue k:	
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issue h:	
issue g: RFI	24/03/2023
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project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: COMMUNAL OPEN SPACE (SOLAR ACCESS)
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
41
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Birdseye view South East 1

Birdseye veiw from North East 2

issue k:	
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issue i:	
issue h:	
issue g: RFI	24/03/2023
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project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: 3D PERSPECTIVES 1
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
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Rev: 0

Lot 1 West 1
1:181.82

Lot 1 North East 2

issue k:
issue j:
issue i:
issue h:
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client: ALAND
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View from South (Building G) 1

View from South Building G 2

Typical courtyard facade North (Lot 1) 3

Typical courtyard view south (Lot 1) 4

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issue h:	
issue g: RFI	24/03/2023
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project:	PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing:	3D PERSPECTIVES 3
client:	ALAND
drawn: E.K.& J.L.	scale: as shown
checked: J.E.	ref: 2022-131
	date: FEB23
	Council: BCC
	sheet size: A1
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	Rev: G

Lot 2 West 1

Lot 2 North West 2

issue k:	
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issue h:	
issue g: RFI	24/03/2023
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drawing: 3D PERSPECTIVES 4
client: ALAND
drawn: E.K.& J.L
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date: FEB23
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Council: BCC
sheet size: A1
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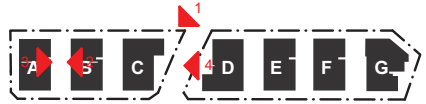
Rev: G

View from South (Building C) 1

Typical courtyard facade South (Lot 2) 2

Typical courtyard facade North (Lot 2) 3

Lot 2 East 4



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drawing: 3D PERSPECTIVES 5
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
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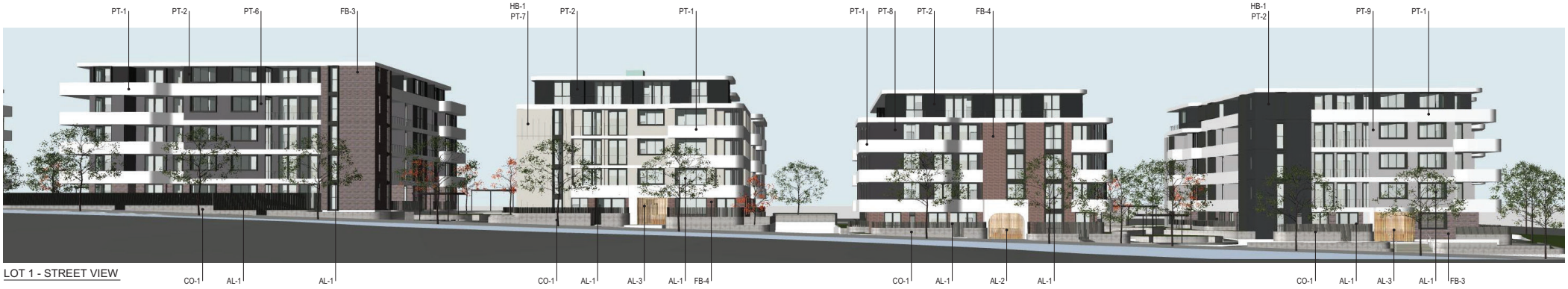

LOT 1 - STREET VIEW

BUILDING D STREET VIEW

EXTERNAL BRICK WALLS
FACE BRICK - PGH APOLLO WITH BLACK GROUT OR SIMILAR
FB-1

EXTERNAL BRICK WALLS
FACE BRICK - PGH SILVER SHADOW OR SIMILAR
FB-2

EXTERNAL BRICK WALLS
FACE BRICK - PGH MONASH GREY OR SIMILAR
FB-3

EXTERNAL BRICK WALLS
FACE BRICK - PGH GLEDSWOOD BLEND OR SIMILAR
FB-4

EXTERNAL WALL
CONCRETE - OFF FORM
CO-1

FEATURE WALL
HEBEL POWERPATTERN - L1, L2, L3, L4 PAINTED AS CODED
HB-1

DOORS, WINDOWS & SCREENS
ALUMINIUM - COLORBOND WOODLAND GREY OR SIMILAR
AL-1

ENTRY FEATURE GATE
ALUMINIUM BATTENS - AMERICAN OAK OR SIMILAR
AL-2

ENTRY FEATURE GATE
ALUMINIUM BATTENS - AMERICAN OAK OR SIMILAR
AL-3

ENTRY FEATURE GATE
ALUMINIUM BATTENS - BROWN OR SIMILAR
AL-4

CONCRETE PAINTED
PAINTED - DULUX WHITE ON WHITE OR SIMILAR
PT-1

HEBEL PAINTED
PAINTED - DOMINO OR SIMILAR
PT-2

HEBEL PAINTED
PAINTED - DULUX SILKWORT OR SIMILAR
PT-3

HEBEL PAINTED
PAINTED - DULUX WESTERN MYALL OR SIMILAR
PT-4

HEBEL PAINTED
PAINTED - DULUX FINNEGAN GREEN OR SIMILAR
PT-5

HEBEL PAINTED
PAINTED - DULUX MONK OR SIMILAR
PT-6

HEBEL PAINTED
PAINTED - DULUX WHITE EXCHANGE HALF OR SIMILAR
PT-7

HEBEL PAINTED
PAINTED - DULUX OTTO'S BOY OR SIMILAR
PT-8

HEBEL PAINTED
PAINTED - DULUX ASHVILLE OR SIMILAR
PT-9

issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
issue c: Preliminary Schematic Design	31/05/2022
issue b: Preliminary Schematic Design	09/05/2022
issue a: Unit Mix	22/04/2022

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Consultants:

Survey by: SDG
Landscape by: A Total Concept
Stormwater by: SCC
SEE by: Think Planners

Acoustics by: Acouras
Traffic Report by: Varga Traffic
BASIX by: SLR
Structurals by: Manca Arraj

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16 Dunlop Street, North Parramatta NSW 2151
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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: MATERIALS & FINISHES - LOT 1
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
47
Rev: G

LOT 2 - STREET VIEW

BUILDING C STREET VIEW
1:125

EXTERNAL BRICK WALLS
FACE BRICK - PGH APOLLO WITH BLACK GROUT OR SIMILAR
FB-1

EXTERNAL BRICK WALLS
FACE BRICK - PGH SILVER SHADOW OR SIMILAR
FB-2

EXTERNAL BRICK WALLS
FACE BRICK - PGH MONASH GREY OR SIMILAR
FB-3

EXTERNAL BRICK WALLS
FACE BRICK - PGH GLEDSWOOD BLEND OR SIMILAR
FB-4

EXTERNAL WALL
CONCRETE - OFF FORM
CO-1

FEATURE WALL
HEBEL POWERPATTERN - L1, L2, L3, L4
PAINTED AS CODED
HB-1

DOORS, WINDOWS & SCREENS
ALUMINIUM - COLORBOND WOODLAND GREY OR SIMILAR
AL-1

ENTRY FEATURE GATE
ALUMINIUM BATTENS - AMERICAN OAK OR SIMILAR
AL-2

ENTRY FEATURE GATE
ALUMINIUM BATTENS - AMERICAN OAK OR SIMILAR
AL-3

ENTRY FEATURE GATE
ALUMINIUM BATTENS - BROWN OR SIMILAR
AL-4

CONCRETE PAINTED
PAINTED - DULUX WHITE ON WHITE OR SIMILAR
PT-1

HEBEL PAINTED
PAINTED - DOMINO OR SIMILAR
PT-2

HEBEL PAINTED
PAINTED - DULUX SILKWORT OR SIMILAR
PT-3

HEBEL PAINTED
PAINTED - DULUX WESTERN MYALL OR SIMILAR
PT-4

HEBEL PAINTED
PAINTED - DULUX FINNEGAN GREEN OR SIMILAR
PT-5

HEBEL PAINTED
PAINTED - DULUX MONK OR SIMILAR
PT-6

HEBEL PAINTED
PAINTED - DULUX WHITE EXCHANGE HALF OR SIMILAR
PT-7

HEBEL PAINTED
PAINTED - DULUX OTTO'S BOY OR SIMILAR
PT-8

HEBEL PAINTED
PAINTED - DULUX ASHVILLE OR SIMILAR
PT-9

issue k:	
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BASIX by: SLR
Structurals by: Manca Arraj

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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: MATERIALS & FINISHES - LOT 2
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
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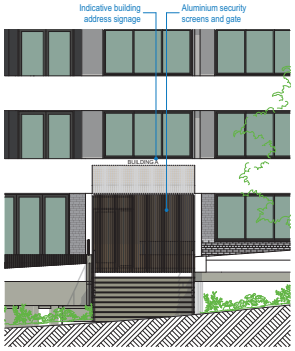
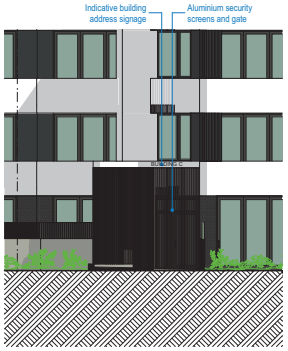
Rev: G

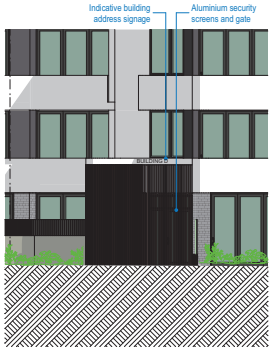


BUILDING A ENTRY
1:100

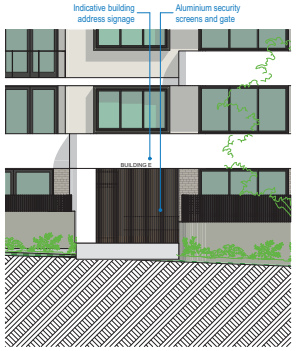
BUILDING B ENTRY
1:100



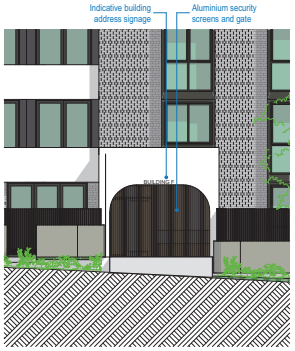
BUILDING C ENTRY
1:100



BUILDING D ENTRY
1:100



BUILDING E ENTRY
1:100



BUILDING F ENTRY
1:100

BUILDING G ENTRY
1:100

ENTRY A

ENTRY B

ENTRY C

ENTRY D

ENTRY E

ENTRY F

ENTRY G

Note - images of building entries and signage are indicative only and for visual representation only.

issue k:
issue j:
issue i:
issue h:
issue g: RFI 24/03/2023
issue f: DA 24/10/2022
issue e: Preliminary DA 29/07/2022
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www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT @ 60 PELICAN ROAD SCHOFIELDS
drawing: BUILDING ENTRIES
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
49
Rev: G

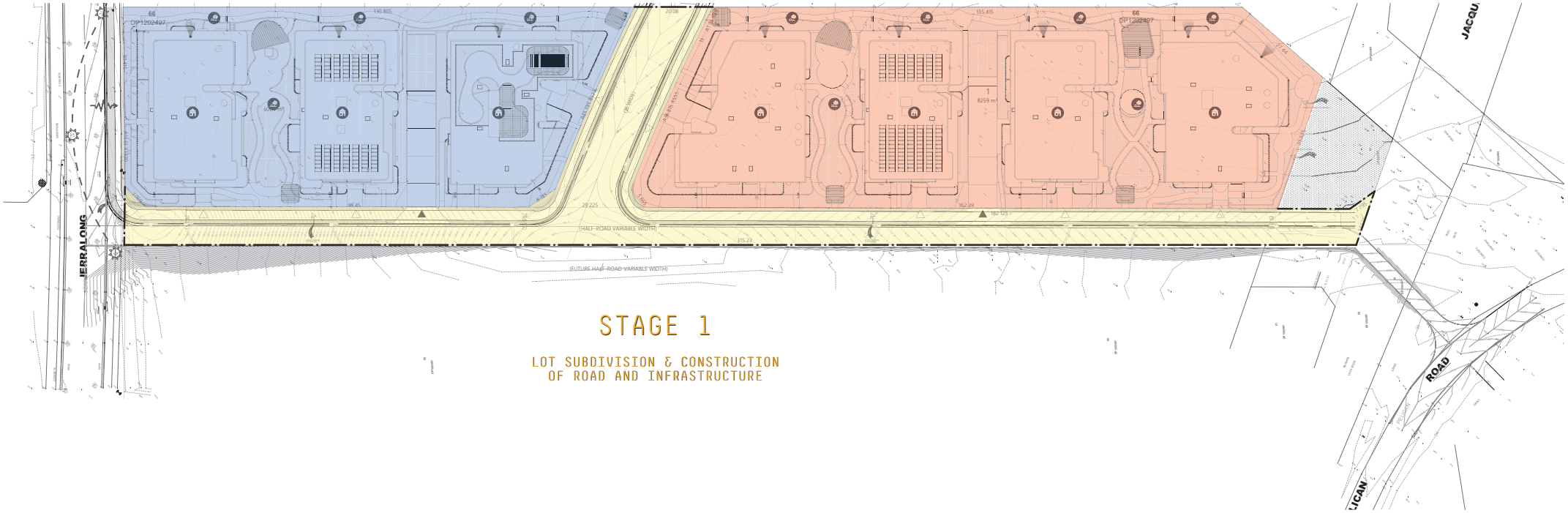
STAGE 2

CONSTUCTION OF BUILDINGS A - C WITH
ASSOCIATED LANDSCAPING ON LOT 2

STAGE 3

CONSTUCTION OF BUILDINGS D - F WITH
ASSOCIATED LANDSCAPING ON LOT 1

BUILDING A BUILDING B BUILDING C BUILDING D BUILDING E BUILDING F BUILDING G



STAGE 1

LOT SUBDIVISION & CONSTRUCTION
OF ROAD AND INFRASTRUCTURE

issue k:	
issue j:	
issue i:	
issue h:	
issue g: RFI	24/03/2023
issue f: DA	24/10/2022
issue e: Preliminary DA	29/07/2022
issue d: Consultant Coordination	01/07/2022
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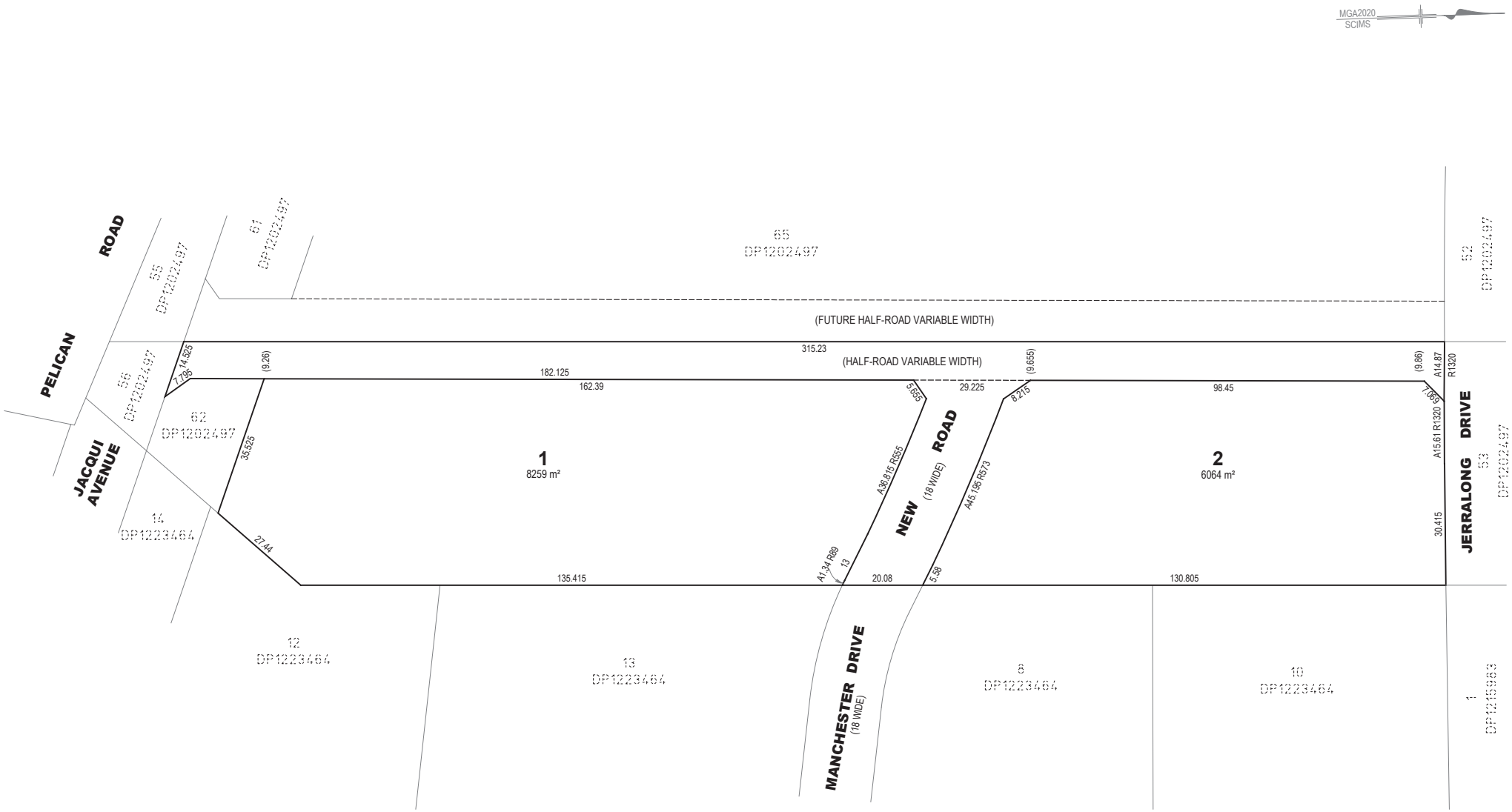
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project: PROPOSED UNIT DEVELOPMENT
@ 60 PELICAN ROAD SCHOFIELDS
drawing: STAGING PLAN
client: ALAND
drawn: E.K.& J.L.
checked: J.E.
scale: as shown
date: FEB23
ref: 2022-131
Council: BCC
sheet size: A1
50
Rev: G

DRAFT PLAN - SUBJECT TO FINAL SURVEY



NOTES:

1. PRELIMINARY PLAN ONLY. ALL DIMENSIONS & AREAS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF THE FINAL PLAN AT NSW LRS
2. SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY AND REGISTRATION OF THE FINAL PLAN AT NSW LRS
3. EASEMENTS, RESTRICTIONS AND COVENANTS MAY BE REQUIRED SUBJECT TO DEVELOPMENT CONSENT.

Surveyor: ALEXANDER RICHARDSON Date: Surveyor's Ref: 8556	PLAN OF PROPOSED SUBDIVISION OF LOT 66 IN DP1202497	L G A: BLACKTOWN Locality: SCHOFIELDS Reduction Ratio 1:700 Lengths are in metres.	THIS DRAFT PLAN HAS BEEN PREPARED BY SDG Pty Ltd abn 85 213 523 621 WWW.SDG.NET.AU	**DRAFT** Issue:B 3-Feb-22

FOR DEVELOPMENT APPLICATION
LANDSCAPE PLANS

60 PELICAN ROAD SCHOFIELDS
(LOT 66 DP 1202497)

DRAWING LIST

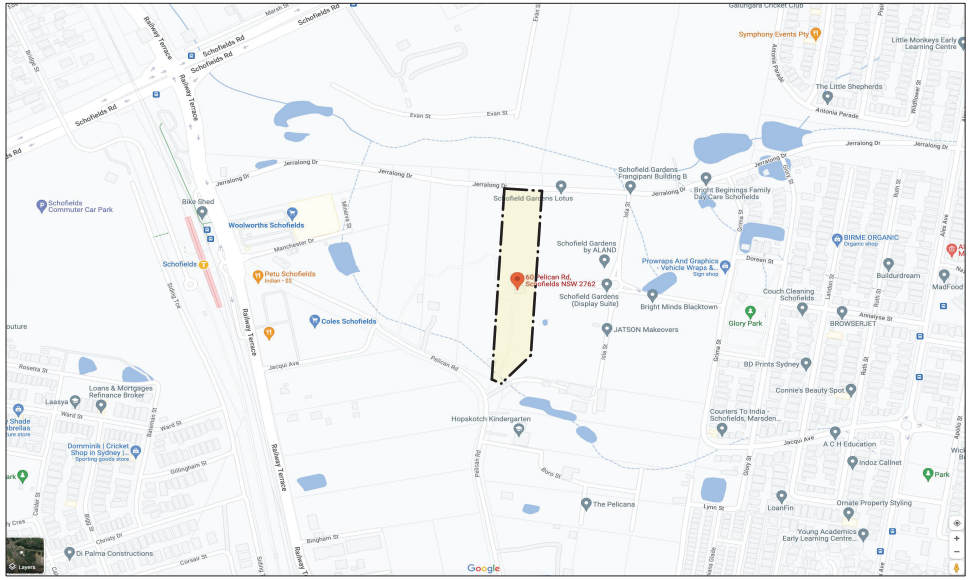
SHEET NO.	SHEET TITLE	REVISION	DATE
L/00	COVER SHEET	B	20.02.23
L/01	PROPOSED STREET TREE PLANTING PLAN	B	20.02.23
L/02	PROPOSED STREET TREE PLANTING PLAN	B	20.02.23
L/03	PROPOSED STREET TREE PLANTING DETAILS	B	20.02.23
L/04	PROPOSED LANDSCAPE LAYOUT PLAN BUILDINGS A-C	B	20.02.23
L/05	PROPOSED LANDSCAPE LAYOUT PLAN BUILDINGS D-G	B	20.02.23
L/06	PROPOSED LANDSCAPE LAYOUT & PLANTING PLAN BUILDING C ROOF	B	20.02.23
L/07	PROPOSED LANDSCAPE TREE PLANTING PLAN BUILDINGS A-C	B	20.02.23
L/08	PROPOSED LANDSCAPE TREE PLANTING PLAN BUILDINGS D-G	B	20.02.23
L/09	PROPOSED LANDSCAPE PLANTING PLAN BUILDINGS A-C	B	20.02.23
L/10	PROPOSED LANDSCAPE PLANTING PLAN BUILDINGS D-G	B	20.02.23
L/11	PROPOSED LANDSCAPE DRIVEWAY CONCEPT DETAILS	B	20.02.23
L/12	LANDSCAPE MOOD BOARD / LOOK BOOK	B	20.02.23
L/13	LANDSCAPE CONCEPT IMAGES	B	20.02.23
L/14	LANDCAPE CONCEPT IMAGES	B	20.02.23
L/15	LANDSCAPE DETAILS	B	20.02.23
L/16	LANDSCAPE SPECIFICATION	B	20.02.23

PLANTING SCHEDULE (ENTIRE PROJECT)

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acanthus mollis	Oyster Plant	230	25lt	1200	1200
Acer buergeranum	Trident Maple	47	75lt	4000	6000
Agave attentuatum	Agave	13	25lt	1500	1000
Angophora floribunda	Thin-Leaved Stringybark	11	75lt	10000	15000
Arthropodium cirratum	New Zealand Rock Lily	117	75lt	1500	1500
Banksia integrifolia	Coastal Banksia	29	75lt	6000	12000
Banksia spinulosa	Hairpin Banksia	12	5LT	3000	3000
Buxus japonica	Japanese Box	25	5Lt	400	500
Callistemon linearis	Narrow Leaved Bottlebrush	90	5LT	2000	2500
Camellia sasanqua 'Setsugekka'	White Camellia	65	25lt	2000	3000
Carpobrotus glaucescens	Pigface	16	2.5lt	1500	1500
Casuarina glauca 'Cousin It'	Cousin It	7	5lt	1200	2000
Chamaedorgea seifrizii	Clumping Palm	52	75lt	1000	2000
Citrus limon 'Eureka'	Eureka Lemon	6	75lt	3000	5000
Correa alba	Correa alba	9	5lt	1800	1500
Corymbia maculata	Spotted Gum	8	75lt	10000	30000
Dianella caerulea	Blue Flax Lily	161	2.5LT	700	700
Dianella Silver Streak	Native Flax	221	2.5lt	500	500
Dodonea triquetra	Hop Bush	71	200mm	1500	2500
Doryanthes excelsa	Gymea Lily	230	15lt	1500	1500
Dracaena marginata	Dracaena	17	75lt	1500	2500
Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	18	75lt	5000	12000
Eupatorium megalophyllum	Eupatorium	110	5lt	1500	1500
Fraxinus oxycarpa 'Raywoodii'	Claret Ash	34	75lt	7000	12000
Grevillea 'Bronze Rambler'	Grevillea	29	5lt	2000	300
Grevillea 'Poorinda Royal Mantle'	Grevillea 'Poorinda Royal Mantle'	8	200mm	1600	200
Hardenbergia violacea	Flosie Sarsparilla	100	140mm	1500	400
Kennedia rubicunda	Dusky Coral Pea	13	200mm	1000	300
Lagerstromia indica 'Biloxi'	Crepe Myrtle	13	75lt	4000	6000
Laurus nobilis	Bay Laurel	11	75lt	3000	7000
Lomandra Lime Tuff	Lomandra	205	5lt	400	400
Lomandra longifolia	Native Grass	26	2.5LT	1500	1500
Lophostemon confertus	Brush Box	20	100lt	10000	15000
Loropetalum chinense rubrum 'China pink'	China Pink - Chinese Fringe Flower	256	75lt	1000	1800
Magnolia 'Little Gem'	Magnolia	63	75lt	2500	3000
Melaleuca decora	Paperbark	18	75lt	3000	7000
Melia azedarach	White Cedar	8	75lt	5000	8000
Pandorea pandorana	Wonga Wonga Vine	6	300mm	1000	300
Parthenocissus tricuspidata	Boston Ivy	13	75lt	1000	3000
Philodrendron 'Xanadu'	Dwarf Philodendron	287	5lt	750	3000
Plectranthus 'Mona Lavender'	Mona Lavender	187	5lt	1500	800
Podocarpus elatus	Plum Pine, Brown Pine	3	75lt	5500	8000
Prunus cerasifera 'Nigra'	Purple Leaved Prunus	6	75lt	4000	5000
Pyrus calleryana 'Bradford'	Pear - Bradford	14	100lt	6000	10000
Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	64	200mm	1000	1500
Rhaphiolepis 'Snow Maiden'	Indian Hawthorn	2	200mm	1500	1500
Rosmarinus officinalis 'Prostrata'	Rosemary 'Prostrata'	16	5lt	1500	1500
Russelia equisetiformis	Coral Plant	11	5lt	2000	2000
Sansevieria trifasciata 'Silver Queen'	Mother in Law Tongue	118	75lt	1000	1500
Spathiphyllum 'Sensation'	Giant Peace Lily	40	25lt	1000	1000
Strelitzia juncea	Bird of Paradise	41	100lt	2000	2000
Trachelospermum asiaticum	Jasmine	156	200mm	2000	300
Trachelospermum jasminoidies	Star Jasmine	31	200mm	2000	2000
Tristaniopsis laurina 'Luscious'	Water Gum	8	100lt	4000	7000
Westringia fruticosa	Coastal Rosemary	144	200mm	1500	1500
Wisteria sinensis	Wisteria	23	300mm	1000	3000

NOTE:

- PROPOSED PLANT SPECIES SELECTED FROM THE BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DCP APPENDIX D
- PROPOSED NATIVE PLANT SPECIES
- PROPOSED STREET TREE SPECIES IN ACCORDANCE WITH BLACKTOWN COUNCIL STREET TREE SPECIFICATION



LOCATION PLAN - 60 PELICAN ROAD, SCHOFIELDS (SOURCE: GOOGLE MAPS)

AERIAL PHOTO - 60 PELICAN ROAD, SCHOFIELDS (SOURCE: SIX MAPS)

PRELIMINARY

No.	Date	REVISION	By
B	20/2/23	Updated to Council RFI	OC
A	19/10/22	Issue for DA submission	KR

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5. This plan has been prepared for DA purposes only.
6. All Building Works shall be installed to Structural Engineers detail

ALAND

DESIGN CORP ARCHITECTS

Drawing: Cover Sheet

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

atc a total concept landscape architects & swimming pool designers

Status

SCALE - NTS

Drawn By	KR	Dwg Date:	10.05.22
Checked By	JRS	Plot Date:	10.05.22
CAD File Name	ALand Pelican Rd DA D.vwx		

Project No. ALAND

Drawing No. L/00 Rev # B

OF 17

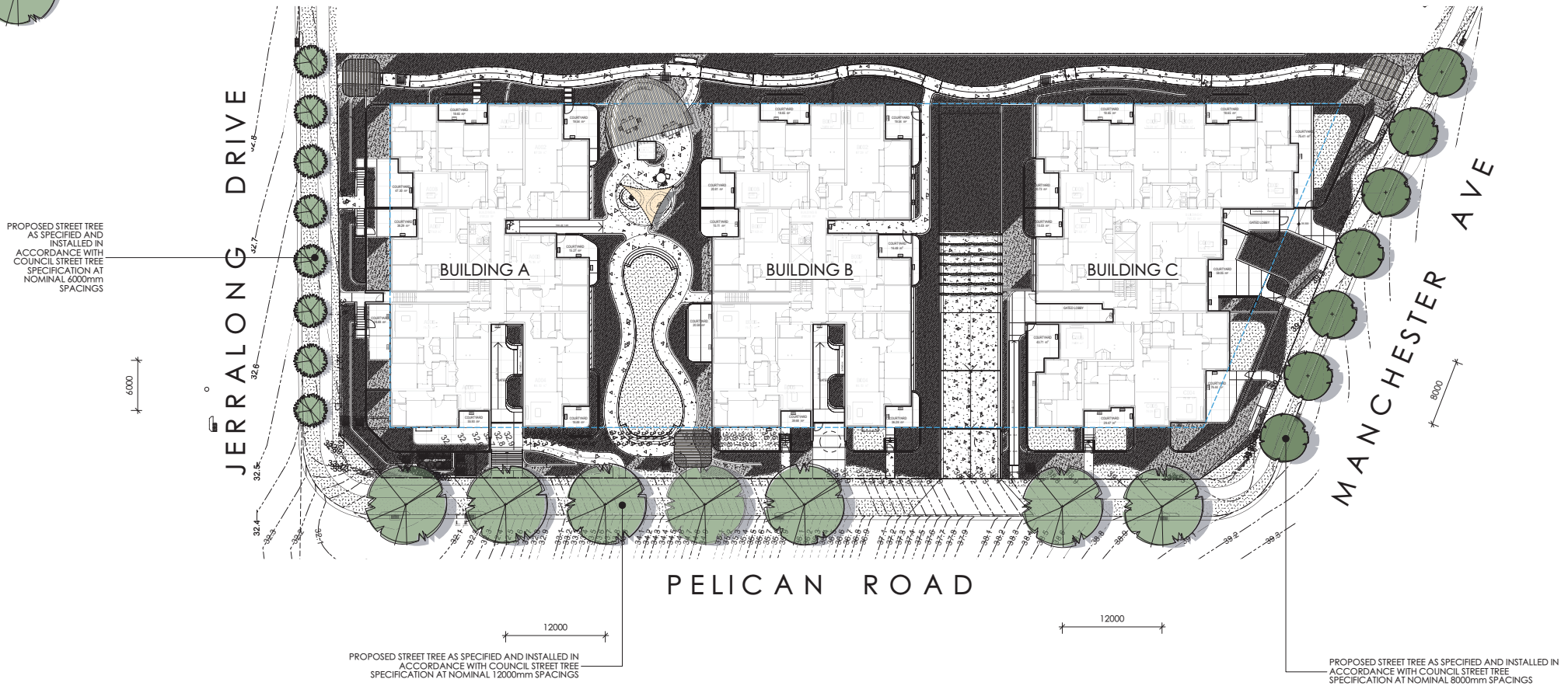
LEGEND:

BOUNDARY

Tristaniopsis laurina

Pyrus calleryana 'Bradford'

Lophostemon confertus



NOTE:

REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGN CORP
REFER TO CIVIL DOCUMENTATION PREPARED BY SGCE
REFER TO SURVEY DOCUMENTATION PREPARED BY SDG LAND DEVELOPMENT SOLUTIONS

PRELIMINARY

No.	Date	REVISION	By
B	20/2/23	Updated to Council RFI	OC
A	19/10/22	Issue for DA submission	KR

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Street Tree Planting Plan

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

atc a total concept landscape architects & swimming pool designers

Status

SCALE - 1:250 @ A1

Drawn By	KR	Dwg Date:	23.08.22
Checked By	JRS	Plot Date:	23.08.22
CAD File Name	Aland Pelican Rd DA D.vwx		

Project No. ALAND

Drawing No. L/01 B

Rev #

OF 16

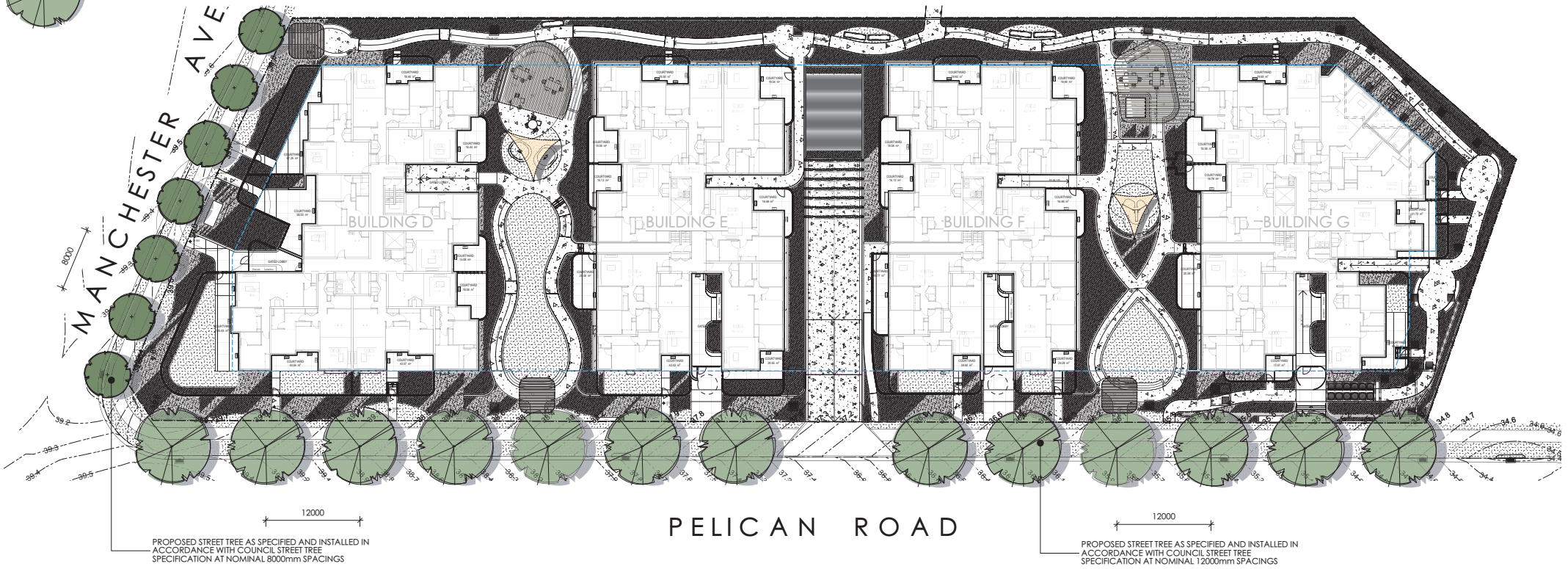
LEGEND:

BOUNDARY

Tristaniopsis laurina

Pyrus calleryana 'Bradford'

Lophostemon confertus



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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Street Tree Planting Plan

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

A Total Concept Landscape Architects & Swimming Pool Designers
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Status

SCALE - 1:250 @ A1

Drawn By	KR	Dwg Date:	23.08.22
Checked By	JRS	Plot Date:	23.08.22
CAD File Name	Aland Pelican Rd DA D.vwx		

Project No.
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Drawing No. L/02 B

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OF 16

PROPOSED STREET TREE SPECIES

Tristaniopsis laurina 'Luscious'

Lophostemon confertus

Pyrus calleryana 'Bradford'

TYPICAL STREET TREE SPECIFICTION

1 Tree planting specifications

In order to ensure optimal survival and growth rates for newly planted trees, it is important that planting is carried out in accordance with recommended horticultural practices. Guidelines for tree planting are set out below:

a) Planting Season - Depending on the level of care available, when practicable trees are only to be planted between March and November of each year. However, close consideration should be given to the following points:

- Optimum planting time is spring or early autumn.
- Bare rooted deciduous species may be planted in winter.
- Planting closer to summer will require additional watering, thus adding significantly to costs.

b) Plant Material - Ensure all plants are as per AS 2303:2015 Tree Stock for Landscape Use and have the following attributes; vigorous, true to type, well established, hardened off, of good form, free from disease, have a large healthy root systems and all trees shall have a single leading shoot.

c) Tree Size - The minimum size of containerized trees should be:

- Native Species Tube stock - Bushland, Parkland and Open Space Large Beds
- 100 litre - Exotic & Native Species Feature Trees - Parkland and Open Space
- 100 litre – Commercial, Industrial Areas and Residential Flat Buildings
- 45 litre - Residential Areas – Footpaths
- 5 litre – Parks & Reserves – Non-feature Planting

d) Rooting Barriers - Install root directors to manufacturer's specifications, to planting in all full width concrete/asphalt footpaths and main streets. Root directors are to be installed for all plantings adjacent to a roadside kerb. See Figure 1 for approved tree planting specification diagram.

e) Soil Conditioner – "Terra-Cottem®" or its equivalent is to be incorporated into the planting medium when planting.

f) Watering Dish - Create a small depression around the base of all single tree plantings to act as a water reservoir.

g) Staking - Secure tree loosely to stakes with flexible material, preferably hessian tie or its equivalent,(minimum 25mm wide) wound in "figure of 8" fashion.

- Residential areas: 2 Hardwood stake 38 x 38 x 1500mm to be installed.
- Commercial areas: 2 Hardwood stakes 50 x 50 x 2400mm to be installed.
- Larger species installations should require no staking.
- Staking is to be removed after 12 months or earlier if the trees have established well enough.

h) Additional Considerations - When planting trees in hard pavement areas, use mulch such as pine bark nuggets or its equivalent.
In commercial and industrial situations give consideration to the use of tree guards when appropriate. Porous paving is to be used in preference to tree grates which tend to collect litter and require expensive removal and replacement as the tree grows.

Consideration for water sensitive urban design in all areas where kerb gutter and footpath replacement is been conducted. It also should be considered that as part of this renewal program that whole street replacement be undertaken.

i) Tree placement on nature strips - When planting trees, consideration should also be given to avoid planting:

- Within 2-3 metres of any street light.
- Within 2 -3 metres of any vehicle driveway.
- Within 6m of the approach side of a bus stop.
- Within 3m of the approach side of a road sign or warning sign.
- Directly opposite property water mains and not within 1.5 m of such.
- Directly behind any stormwater pit and not within 1.5m of such.
- Directly on top of stormwater outlet and not within 2m of such.
- Directly under overhead service wires (dependent upon tree species).
- Within 2-3 metres of water hydrants or sewer inspection pit.
- Within 6m of any roadway corner or intersection.
- Within 5m of any pedestrian crossing.
- If possible, not to plant tree directly in front of residence front door.
- Where a surfaced footpath is present, the tree shall be planted mid-way between the back of the kerb and the edge of the footpath.
- Where no surfaced footpath exists, the tree shall be planted behind the back edge of the kerb and gutter approximately 650mm to 700mm.

2 Additional Street planting detail and specifications

To aid in the successful delivery of street trees, provide safe public spaces, protect against assets from damage and provide a healthy environment for the tree, the following design measures and specifications are required to be met:

- No timber or steel edging is permissible
- Install root directors to manufacturer's specifications, to protect assets, structures and/or underground services, to street trees adjoining paths, kerb and gutter or roadways. See Figure 11 for approved root barrier design for newly planted.
- Tree trunk to be a minimum 700mm from street kerb and guttering
- All imported soil to achieve the requirements of AS4419 – Soils For Landscaping All tree planting holes are a minimum 1.5 times diameter and twice the depth of the root ball All mulch is to be free of deleterious material such as rock, soil, weeds and sticks. Acceptable mulch – Forest litter or pine bark mulch
- All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with adjacent surface treatment.
- Kikuyu is not accepted as a nature strip turf. The use of Soft leafed Buffalo is the preferred turf for nature strip plantings
- Turf to consist of 25mm depth of dense , well rooted, vigorous grass growth with minimum 50mm on an average 100mm depth of top soil
- Staking is required specified as- drive 2x38x38x1800 mm hardwood stake 600mm into the ground. Secure the stem of the tree firmly with 2 x hessian ties fitted to the stem separately in opposite directions.
- Following prescribed maintenance period, Council will inspect all street trees and provide the applicant with a list of defects which will need to be addressed prior to the acceptance of handover'
- The developer must provide to Council in writing one (1) month notice, at minimum, for practical completion inspection and two (2) month notice for end of maintenance inspection.
- Performance of planting will be indicated by new growth with visible sign of new leaves; plants to possess a level of ' greenness' characteristic with the particular species; Strong floral habit and colour appropriate to the season and species; Absence of dead or damaged foliage, flowers or branches.

3 Post planting specifications

A Maintenance plan for the street trees is to be provided and must contain the following:

a) Watering: Regularly water new trees for at least the first 12 months, particularly during warm, dry periods. During extended dry period's consideration may be given to more mature plantings also receiving water.

Councils Open Space Maintenance Section will be responsible for the weekly watering of new plantings for the first three months following planting. Then once a fortnight watering should continue until the trees establish.

Council will pro-actively seek the cooperation of residents to assist with the watering of newly planted street trees in front of their homes. Council will provide written advice outlining the frequency that these trees should be watered.

There should not be any visible signs of wilting of leaves or stems, with all plants to be fully turgid at all times. There should be no visible sign of over watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage.

b) Weeding: Control weeds around new trees for the first 12 months by hand weeding or herbicide spraying, and by using mulch. Mechanical line trimmers (whipper snippers/ brush cutters) not be used within 300mm of out edge of tree trunks. No grass to overgrow edges where it adjoins hard paved surfaces or kerbs and guttering. No grass or weeds within mulched area in or around tree. Chemical weed controls not to be applied in extreme temperatures or wind conditions

c) Mulching: All garden beds to be re-mulched to maintain a depth of 75mm and level finish with adjacent surfaces. Mulch not to come into contact with the trunks of trees

d) Fertilising: Apply a follow up application of fertiliser at the rate recommended by the manufacturer 12 months after the tree has been planted and at the time of removal of the tree stakes.

e) Formative Pruning: Train new tree plantings by pruning lower branches yearly prior to the prime growing period as required, and keep trees to a single trunk where necessary. Sucker growth is to be removed as part of their regular cycle. Formative pruning of trees to allow effective canopy development and to retain natural or desired shape of the tree is recommended. All damaged dead or diseased wood to be pruned to the nearest lateral shoot or active bud with a clean neat cut as per AS4373:2007 Pruning of amenity trees.

f) Replace: Where possible failed plantings will be replaced with the same species. Stolen trees are to be replaced within one week following notification by council to the developer. Repeated removal of trees within the same location shall immediately be reported to Council.

g) Stakes: Stakes are to be removed after 12 months or sooner if the tree has established well.

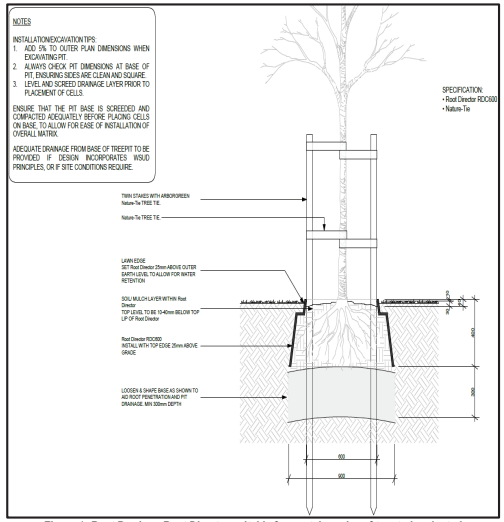

Figure 1: Root Barrier – Root Director suitable for container size of tree to be planted

PRELIMINARY

No.	Date	REVISION	By
B	20/2/23	Updated to Council RFI	OC
A	19/10/22	Issue for DA submission	KR

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ALAND DESIGN CORP ARCHITECTS

Drawing: Proposed Street Tree Planting Details
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Project: Residential Flat Building Development
Client: Pelican 88 Development Pty Ltd

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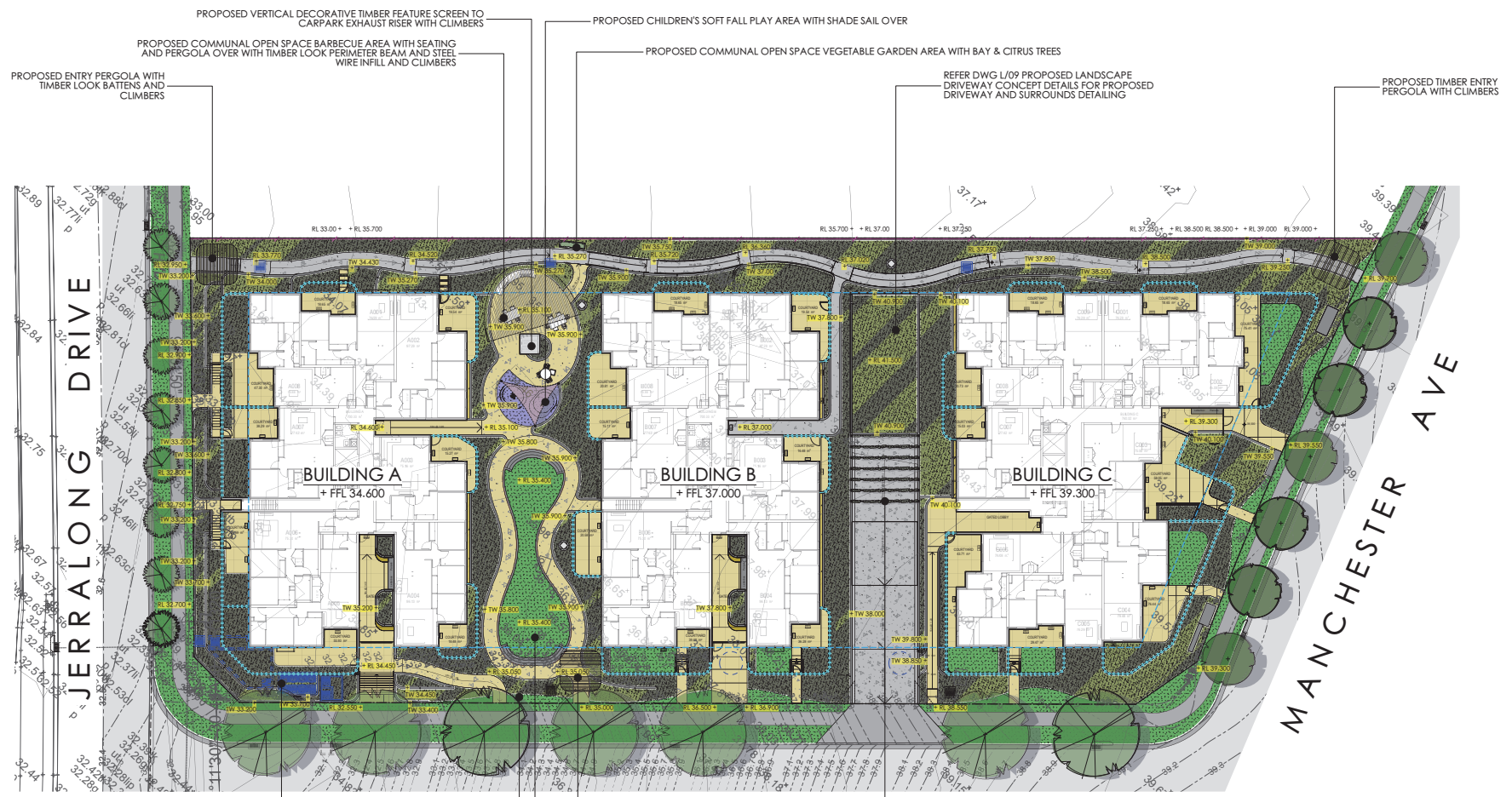
Status: SCALE - As Noted

Drawn By	KR
Checked By	JRS
CAD File Name	Aland Pelican Rd DA D.vwx
Dwg Date:	10.05.22
Plot Date:	10.05.22

Project No. ALAND
Drawing No. L/03 B
Rev #
OF 16

LEGEND:

- BOUNDARY
- + RL 49.025 PROPOSED FINISHED LEVEL
- + TW 49.050 PROPOSED TOP OF WALL LEVEL
- PROPOSED DRIVEWAY WITH TEXTURED NONSLIP BANDING DETAIL
- PROPOSED TILED AREA
- PROPOSED COLOURED CONCRETE COMMUNAL OPEN SPACE PATHWAYS
- PROPOSEDBROOM FINISHED CONCRETE COMMUNCAL OPEN SPACE PATHWAY TO EASTERN SETBACK WITH NO TOOLED EDGED AND SAW CUT JOINTS WITH BANDING AT VARIABLE CENTRES
- PROPOSED TIMBER DECKING
- PROPOSED DECORATIVE PEBBLE AREA
- PROPOSED LAWN AREA
- PROPOSED CHILDREN'S SOFT FALL PLAY AREA WITH SHADE SAIL OVER
- PROPOSED GARDEN AREA, REFER PROPOSED LANDSCAPE PLANTING PLANS
- PROPOSED MASONRY RETAINING WALL
- PROPOSED 1800mm HIGH BOUNDARY FENCING
- PROPOSED PRIVATE OPEN SPACE PRIVACY FENCING TO ARCHITECTS DETAIL
- PROPOSED COMMUNAL OPEN SPACE BENCH SEAT
- PROPOSED COMMUNAL OPEN SPACE BARBECUE AREA WITH SEATING AND PERGOLA OVER WITH TIMBER LOOK PERIMETER BEAM AND STEEL WIRE INFILL AND CLIMBERS
- PROPOSED GARDEN FEATURE
- PROPOSED COMMUNAL OPEN SPACE VEGETABLE GARDEN AREA WITH BAY & CITRUS TREES
- PROPOSED ROLLING LAWN AREA WITH FEATURE TREES
- PROPOSED DRAINAGE PIT TO STORMWATER ENGINEER'S DETAIL, REFER STORMWATER ENGINEERING DOCUMENTATION



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No.	Date	REVISION	By
B	20/2/23	Updated to Council RFI	OC
A	19/10/22	Issue for DA submission	KR

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Layout Plan Buildings A-C

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

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Status

SCALE - 1:250 @ A1

Drawn By	KR
Checked By	JRS
CAD File Name	Aland Pelican Rd DA D.vwx
Dwg Date:	23.08.22
Plot Date:	23.08.22

Project No. ALAND

Drawing No. L/04 B

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Layout Plan Building D-G

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

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OF 16

Drawn By	KR
Checked By	JRS
CAD File Name	Aland Pelican Rd DA D.wwx
Dwg Date:	23.08.22
Plot Date:	23.08.22

LEGEND:

- BOUNDARY
- + RL 49.025 PROPOSED FINISHED LEVEL
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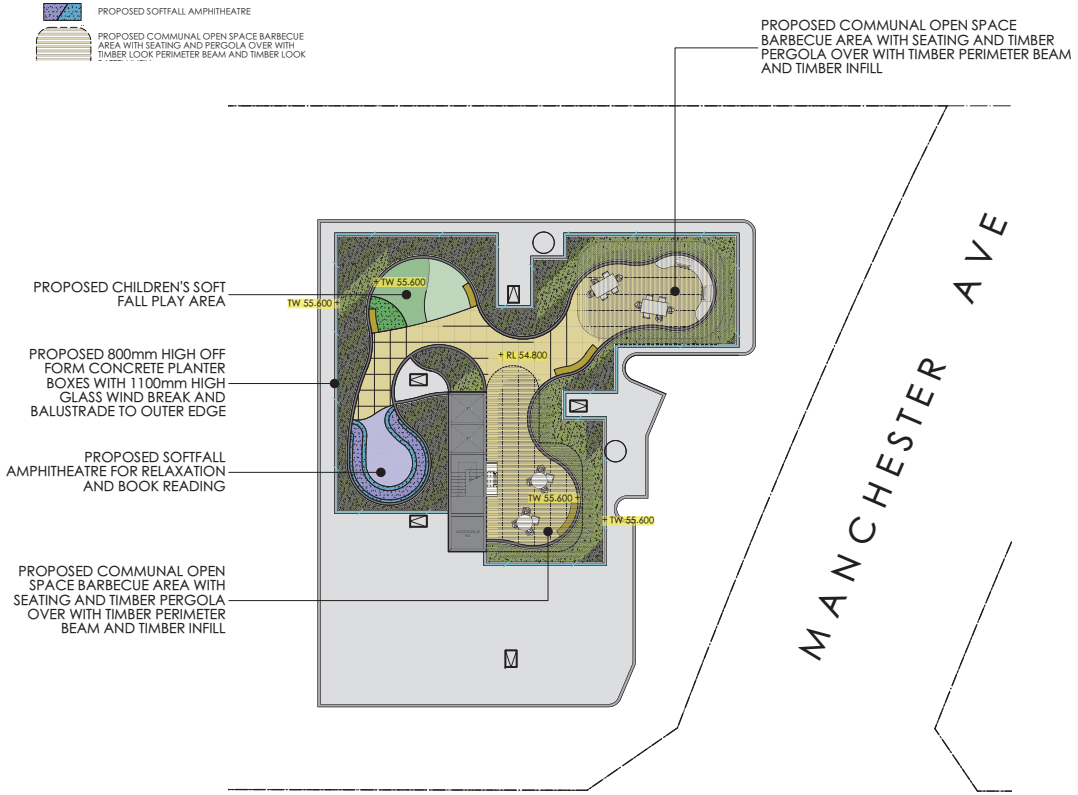
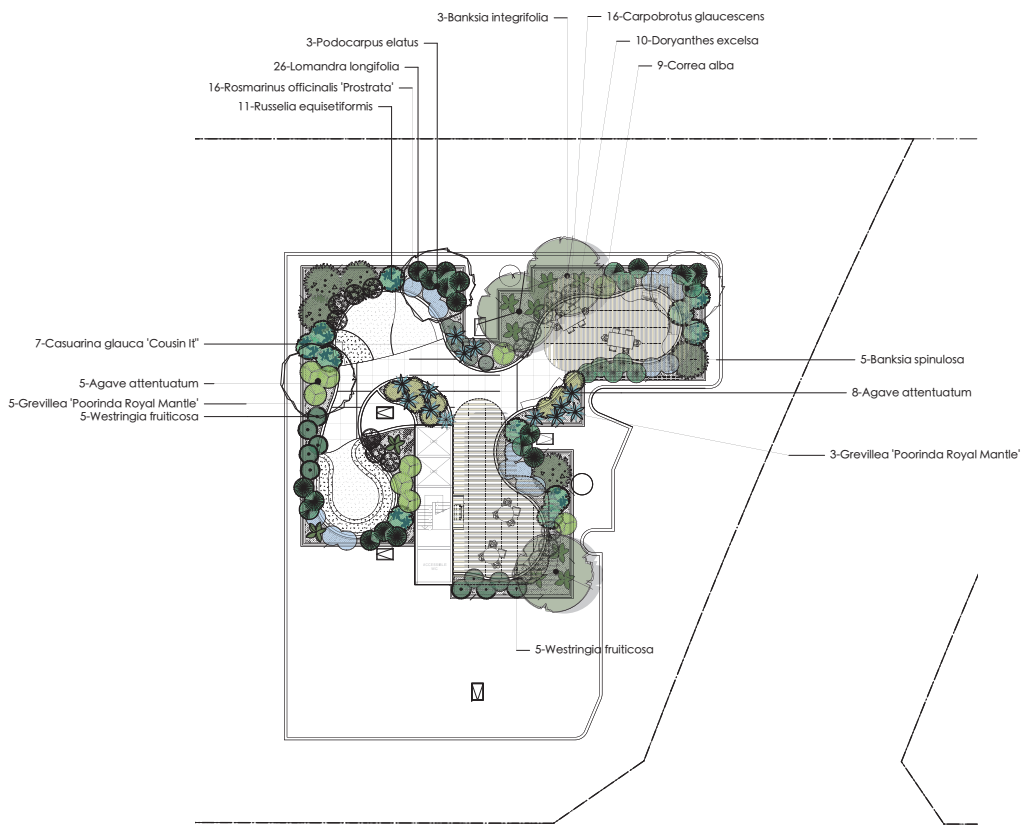
- PROPOSED TILED AREA
- PROPOSED TIMBER DECKING
- PROPOSED LAWN AREA
- PROPOSED GARDEN AREA, REFER PROPOSED LANDSCAPE PLANTING PLANS
- PROPOSED OFF FORM CONCRETE RETAINING WALL
- PROPOSED 1100mm HIGH SAFETY BALUSTRADE
- PROPOSED COMMUNAL OPEN SPACE BENCH SEAT
- PROPOSED SOFTFALL AMPHITHEATRE
- PROPOSED COMMUNAL OPEN SPACE BARBECUE AREA WITH SEATING AND PERGOLA OVER WITH TIMBER LOOK PERIMETER BEAM AND TIMBER LOOK



PROPOSED LANDSCAPE LAYOUT PLAN BUILDING C ROOF
SCALE 1:200



PROPOSED LANDSCAPE PLANTING PLAN BUILDING C ROOF
SCALE 1:200

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Layout Plan Building C Roof
Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)
Project: Residential Flat Building Development
Client: Pelican 88 Development Pty Ltd

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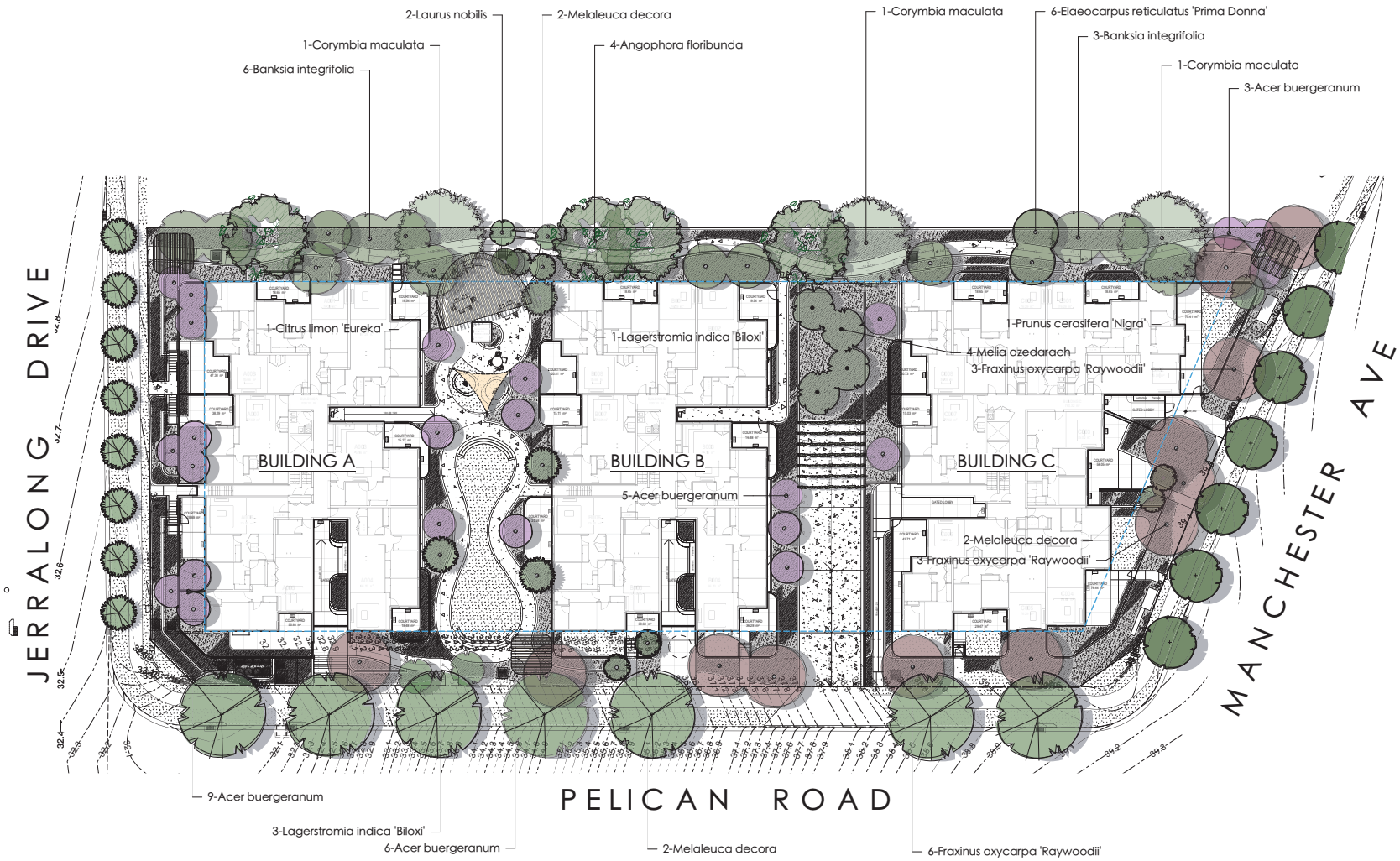

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DESIGN CORP ARCHITECTS

Drawing: Proposed Landscape Tree Planting Plan Building A-C

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Project No.: ALAND

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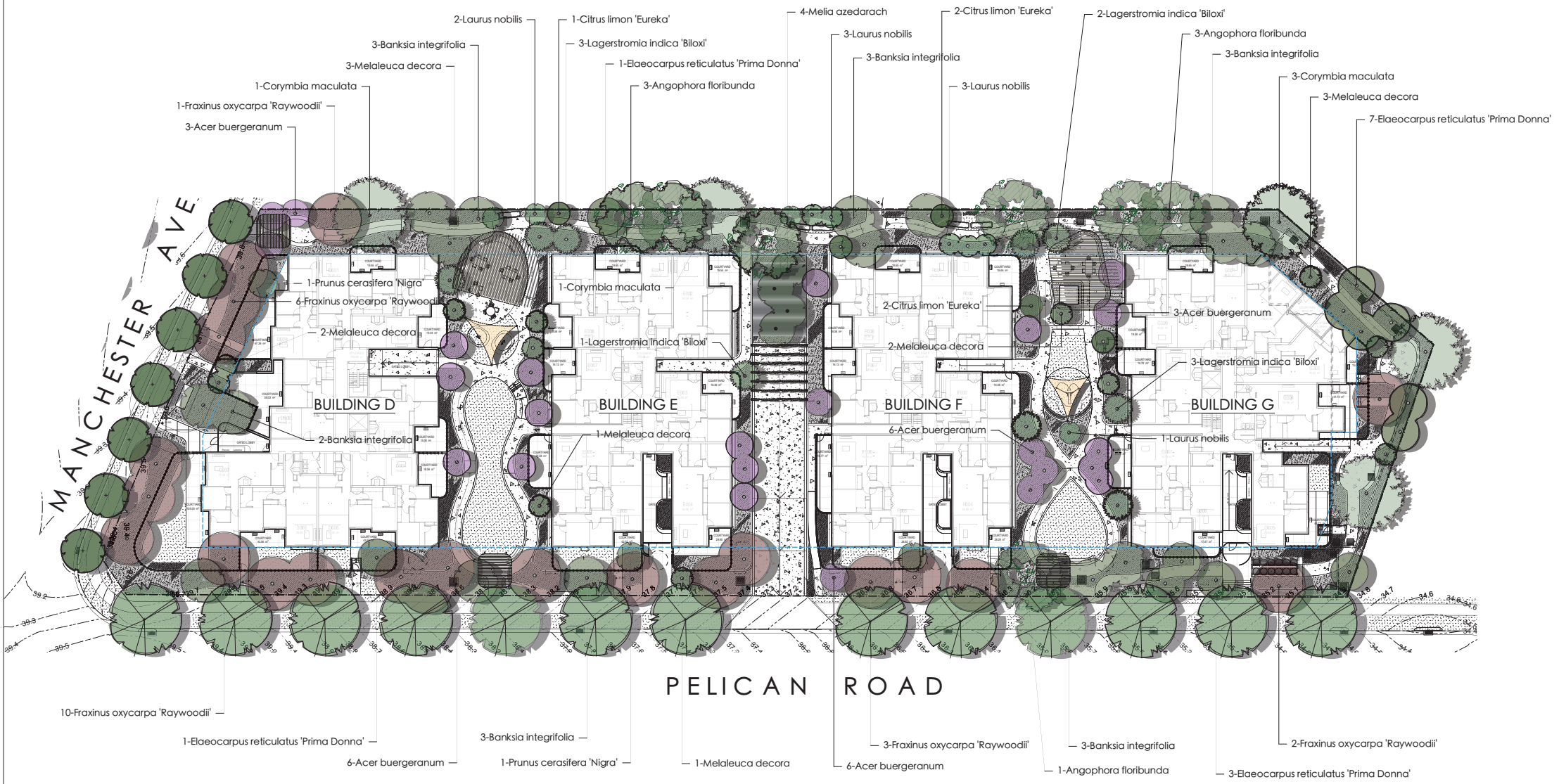

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Drawing: Proposed Landscape Tree Planting Plan Building D-G

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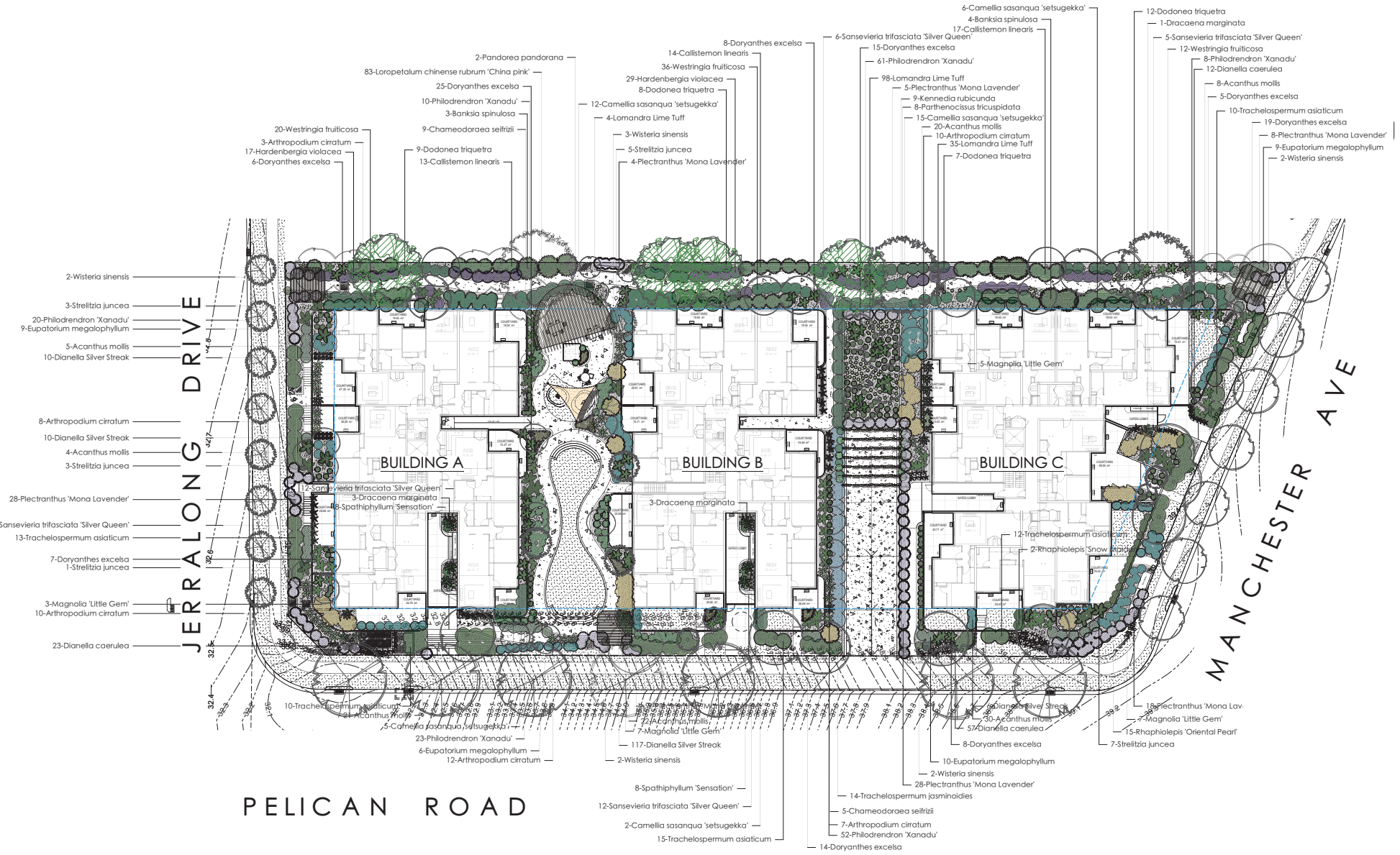

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Project No. ALAND

Drawn By KR | Dwg Date: 23.08.22
Checked By JRS | Plot Date: 23.08.22
CAD File Name Aland Pelican Rd DA D.vwx

Drawing No. L/09 B

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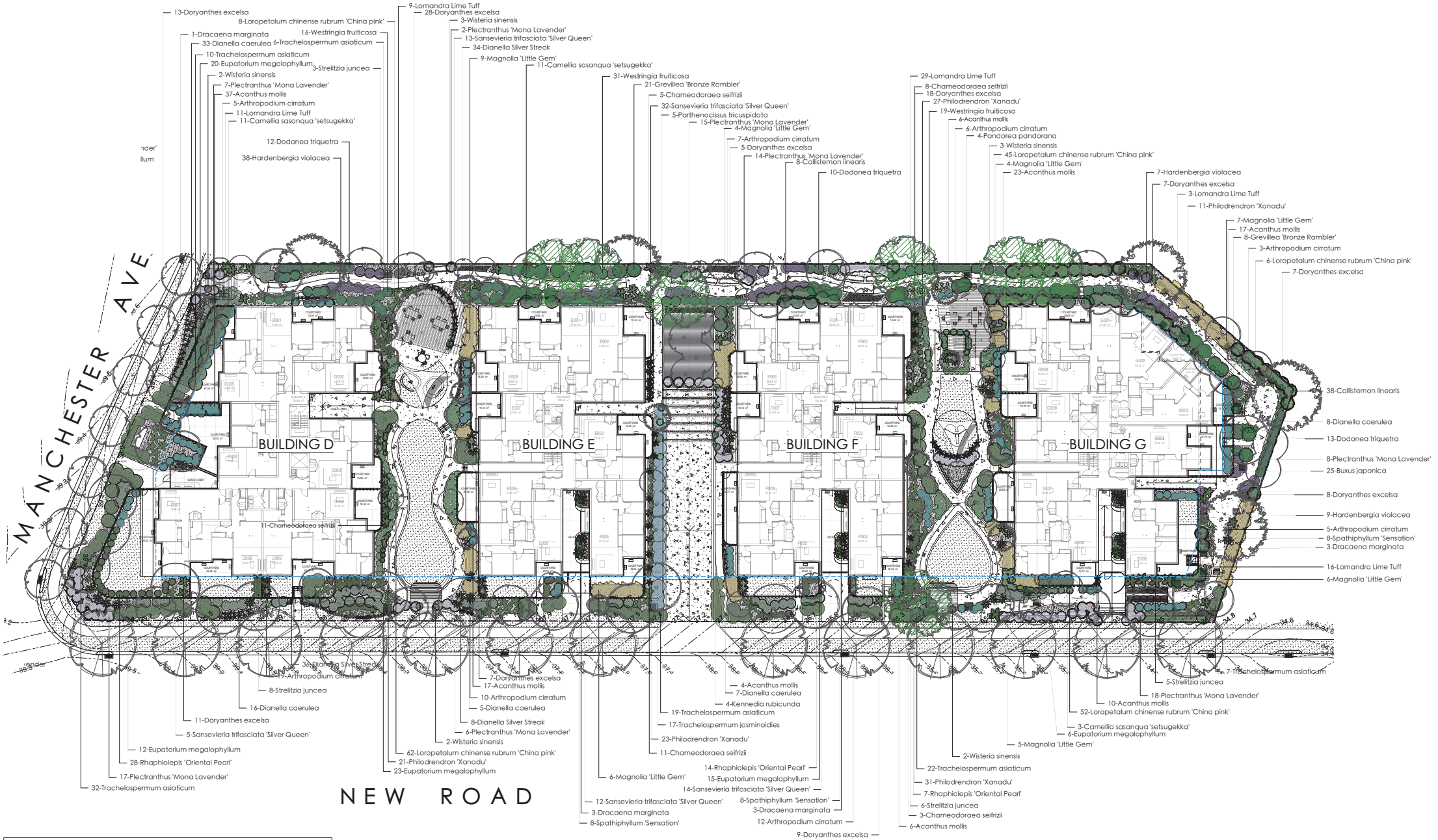

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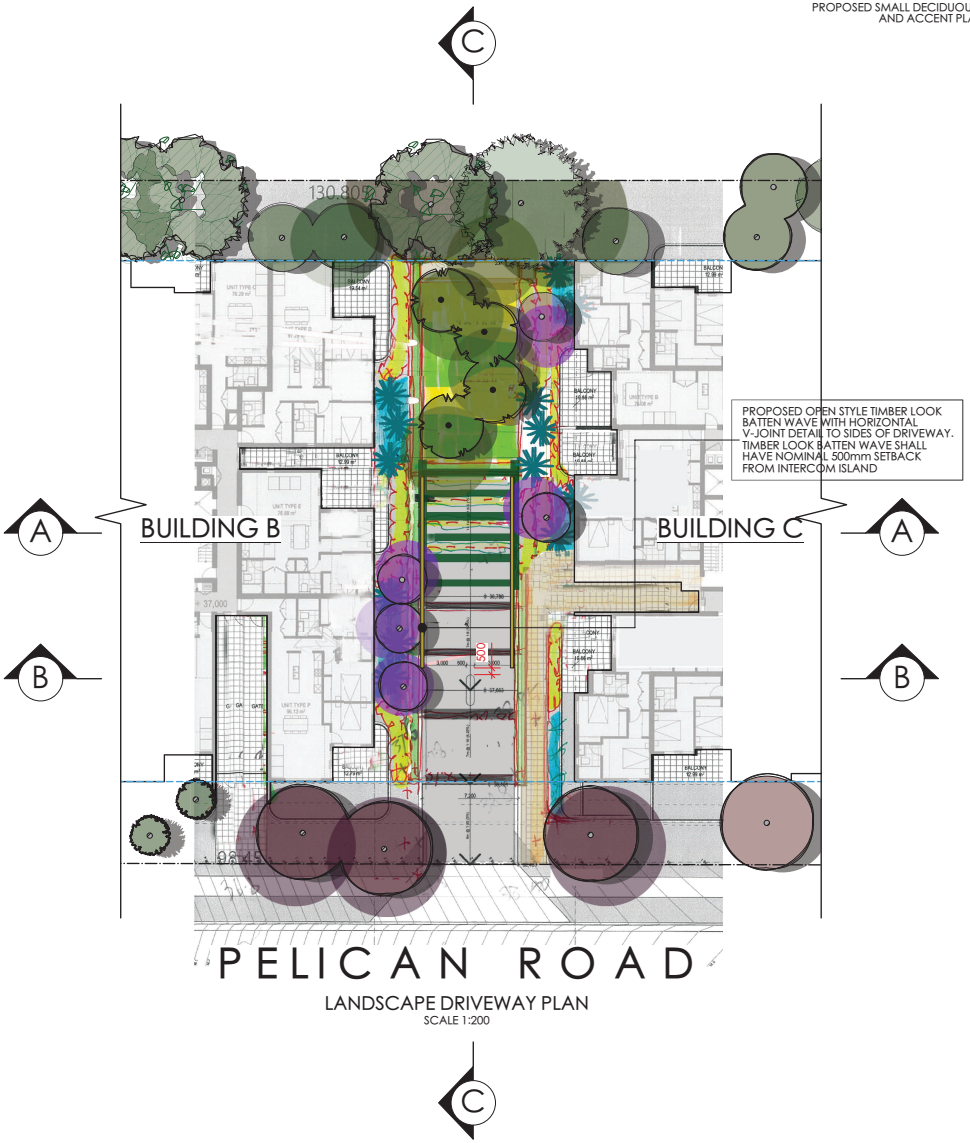
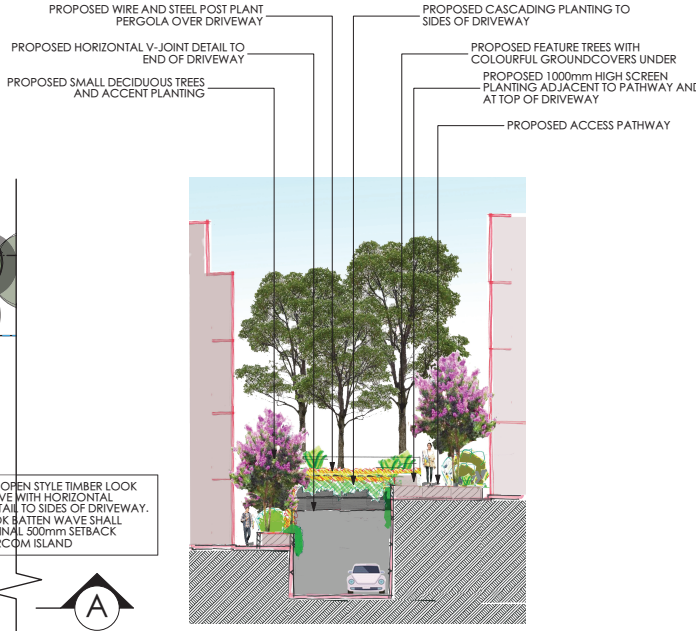


LANDSCAPE DRIVEWAY PLAN
SCALE 1:200



LANDSCAPE DRIVEWAY SECTION AA
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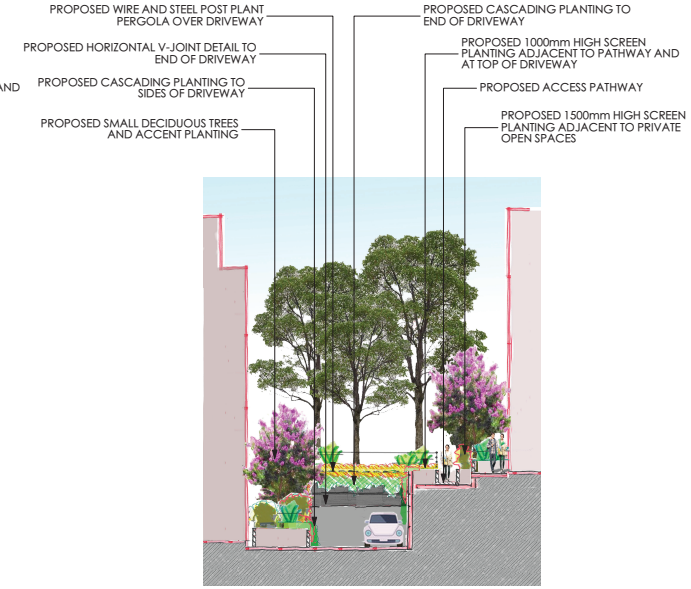

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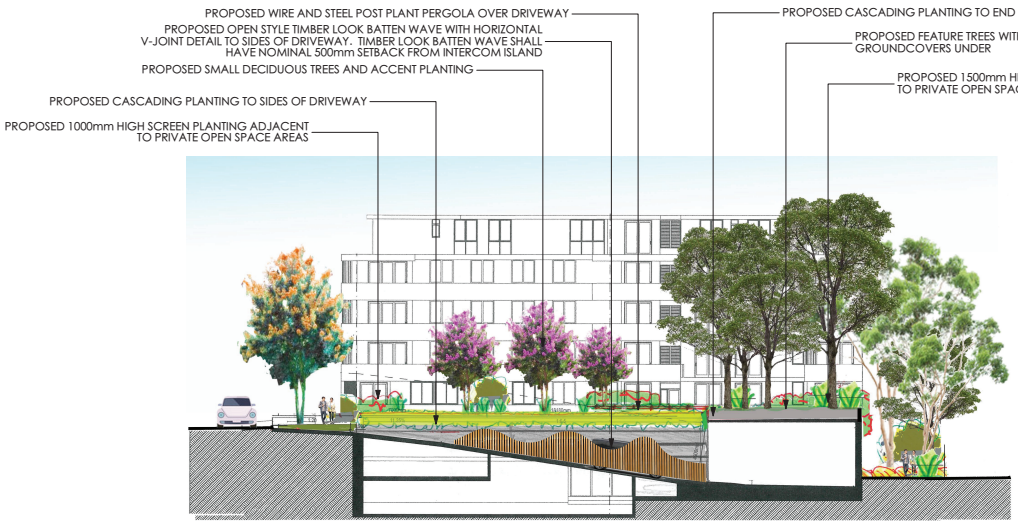

LANDSCAPE SECTION CC
SCALE 1:200

NOTE:

REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGN CORP
REFER TO CIVIL DOCUMENTATION PREPARED BY SGCE
REFER TO SURVEY DOCUMENTATION PREPARED BY SDG LAND DEVELOPMENT SOLUTIONS

PRELIMINARY

No.	Date	REVISION	By
B	20/2/23	Updated to Council RFI	OC
A	19/10/22	Issue for DA submission	KR

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Proposed Driveway Landscape Concept Details

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

Client: Pelican 88 Development Pty Ltd

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
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Status

SCALE - 1:200

Drawn By KR | Dwg Date: 23.08.22
Checked By JRS | Plot Date: 23.08.22
CAD File Name Aland Pelican Rd DA D.vwx

Project No. ALAND

Drawing No. L/11 B | Rev #

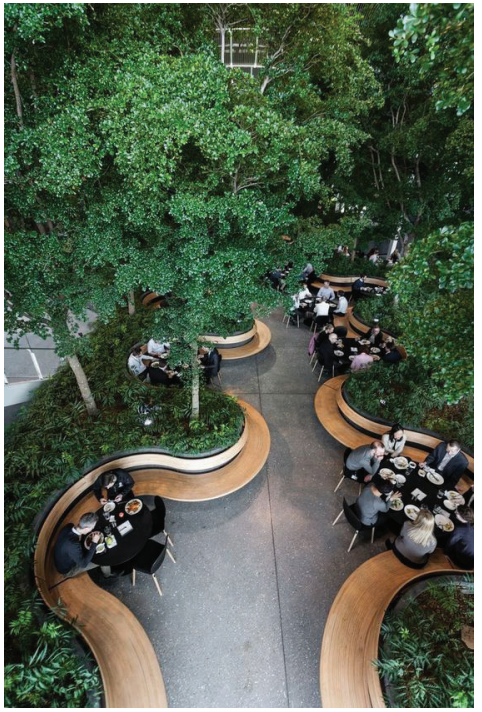
OF 16

MEANDERING AND MOUNDED LAWN AND GARDEN TO FRONT SETBACK AND STREETSCAPES AND ALONG EASTERN WALKWAYS

COMMUNAL OPEN SPACE TABLE AND SEATING LOOK

CURVED COMMUNAL OPEN SPACE PERGOLAS

ROOFTOP COMMUNAL OPEN SPACE LOOK



ROOFTOP COMMUNAL OPEN SPACE LOOK

ROLLING LAWN LOOK

COMMUNAL OPEN SPACE FESTOON LIGHTING LOOK

PRELIMINARY

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ALAND DCA DESIGN CORP ARCHITECTS

Drawing: Landscape Mood Board / Look Book

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

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Drawn By	KR	Dwg Date:	23.08.22
Checked By	JRS	Plot Date:	23.08.22
CAD File Name	Aland Pelican Rd DA D.vwx		

Project No. ALAND

Drawing No. L/12 B Rev # OF 16

DEVELOPMENT SIGNAGE ON OFF FORM CONCRETE EXTERNAL PERIMETER WALLS

CONCRETE DRIVEWAY FINISH WITH TEXTURED NON SLIP BANDING

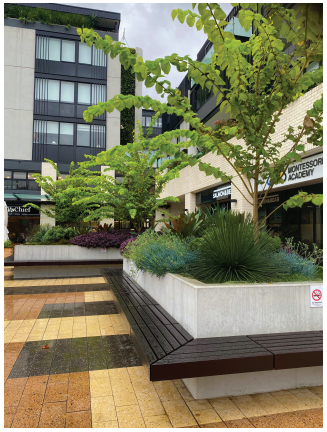
BROOM FINISHED CONCRETE PATHWAY TO EASTERN SETBACK WITH NO TOOLED EDGED AND SAW CUT JOINTS WITH BANDING AT VARIABLE CENTRES

BRICK INTERNAL COS WALLS WITH EXPOSED COLOURED CONCRETE IN VARYING COLOURS

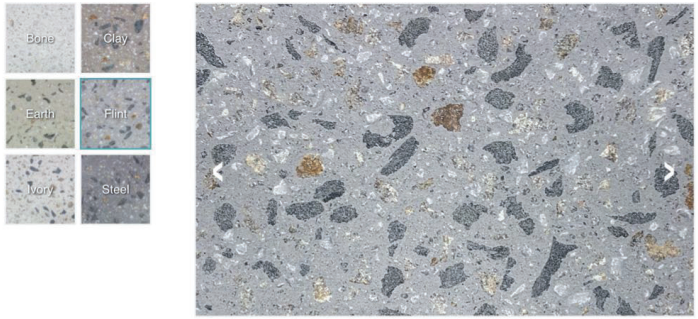
EXPOSED AGGREGATE COLOUR IN CENTRAL COMMUNAL OPEN SPACE AREAS

EXPOSED AGGREGATE COLOUR IN CENTRAL COMMUNAL OPEN SPACE AREAS

BROOM FINISHED CONCRETE PATHWAY BANDING



PAVING LAYOUT TO BUILDING FRONT ENTRIES



Flint exudes a stylish metallic vibe, with flecks of rust-coloured stone adding warmth to its cool demeanour. The mid-grey base pays tribute to stock-standard, no-nonsense concrete.

PAVING TO BUILDING FRONT ENTRY AND PRIVATE OPEN SPACE COURTYARDS

There is more than meets the eye with charcoal-based Steel. It evokes memories of the night, with dark and light stones interspersed to create a dance of contrasting colours.

PAVING TO BUILDING FRONT ENTRY AND PRIVATE OPEN SPACE COURTYARDS

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Landscape Materials Images

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

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Status

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Drawn By	KR	Dwg Date:	23.08.22
Checked By	JRS	Plot Date:	23.08.22
CAD File Name	Aland Pelican Rd DA D.vwx		

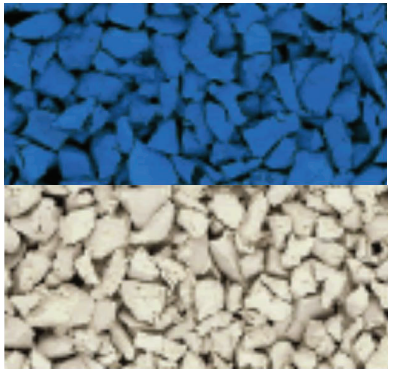
Project No. ALAND

Drawing No. L/13 B

Rev #

OF 16

CHILDRENS PLAY AREA WITH PLAY EQUIPMENT AND SHADE SAIL OVER

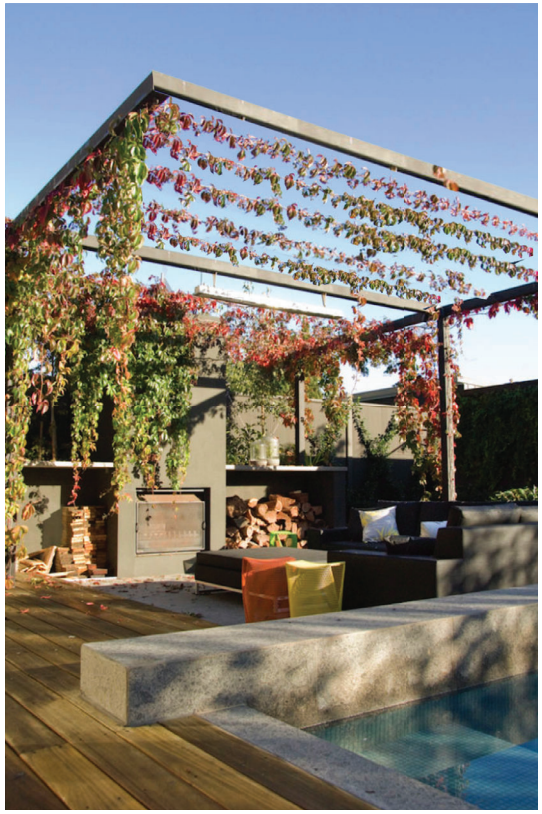


SOFTFALL IN VARIOUS COLOURS

CHILDRENS PLAY AREA PLAY EQUIPMENT

CHILDRENS PLAY AREA PLAY EQUIPMENT

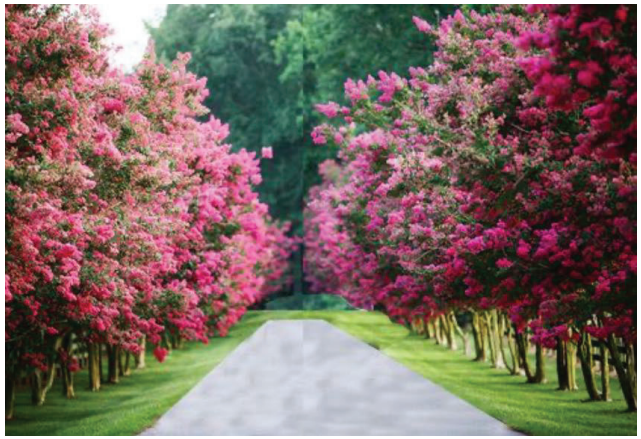
CHILDRENS PLAY AREA PLAY EQUIPMENT



COS PERGOLA OVER BARBECUE
AREA WITH TIMBER PERIMETER BEAM
AND STEEL WIRE INFILL WITH CLIMBER

GARDEN FEATURE

GARDEN FEATURE



COLOURFUL EXOTIC PLANTING TO CENTRAL
COMMUNAL OPEN SPACE AREAS

PRELIMINARY

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ALAND

DESIGN CORP ARCHITECTS

Drawing: Landscape Materials Images

Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)

Project: Residential Flat Building Development

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Status: SCALE - 1:200

Drawn By	KR	Dwg Date:	23.08.22
Checked By	JRS	Plot Date:	23.08.22
CAD File Name	Aland Pelican Rd DA D.vwx		

Project No. ALAND

Drawing No. L/14 B

Rev #

OF 16

APARTMENT DESIGN GUIDE :

PART 4P PLANTING ON STRUCTURES

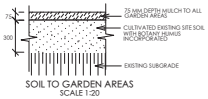
TABLE 5: MINIMUM SOIL STANDARDS FOR PLANTING TYPES AND SIZES

Table 5 Minimum soil standards for plant types and sizes

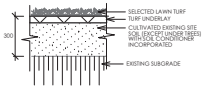
Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	

Note: The above has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths

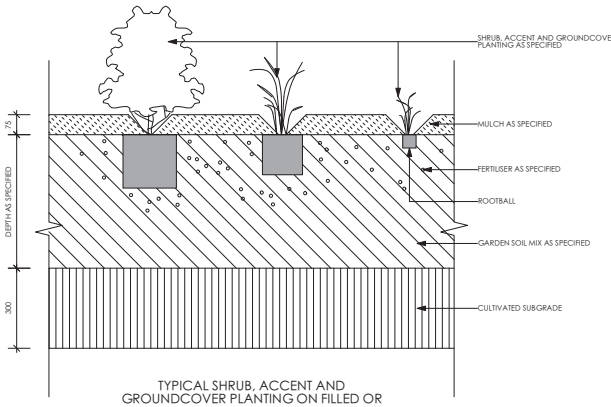
TYPICAL LANDSCAPE DETAILS:



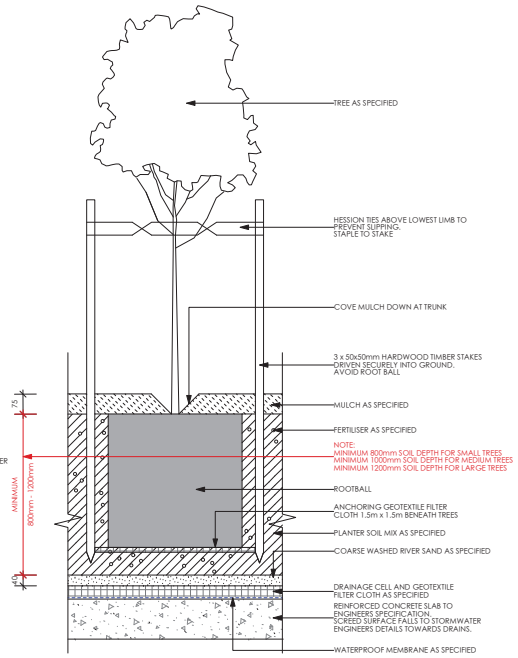
SOIL TO GARDEN AREAS
SCALE 1:20



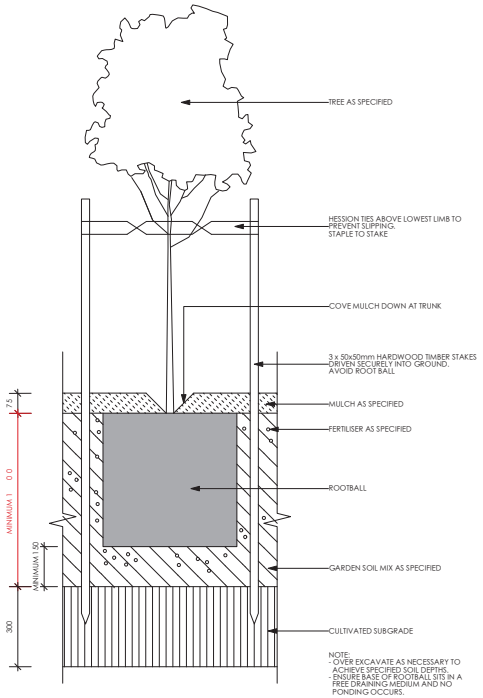
TYPICAL TURF DETAIL
SCALE 1:20



TYPICAL SHRUB, ACCENT AND GROUNDCOVER PLANTING ON FILLED OR EXCAVATED GROUND DETAIL
SCALE 1:10



TYPICAL TREE PLANTING ON SLAB DETAIL
SCALE 1:10



TYPICAL TREE PLANTING ON FILLED OR EXCAVATED GROUND DETAIL
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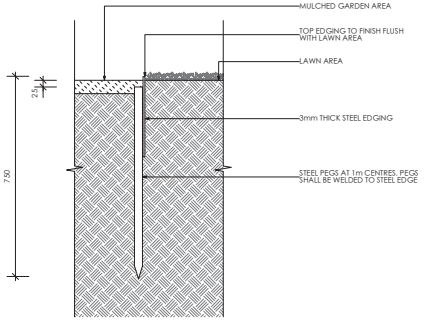
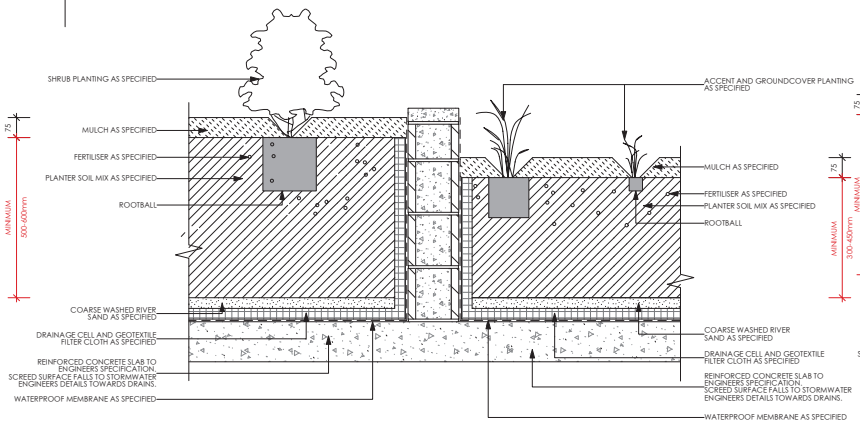
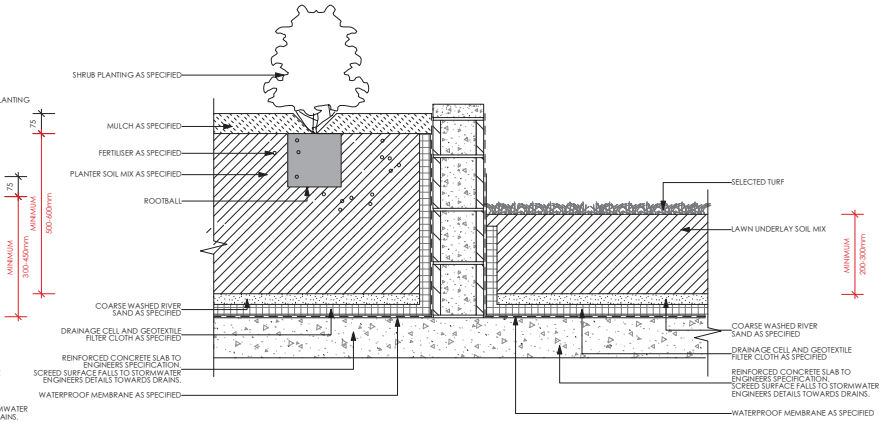


STEEL LAWN EDGE DETAIL
SCALE 1:10



TYPICAL SHRUB PLANTING ON SLAB DETAIL
SCALE 1:10

TYPICAL ACCENT AND GROUNDCOVER PLANTING ON SLAB DETAIL
SCALE 1:10



TYPICAL SHRUB PLANTING ON SLAB DETAIL
SCALE 1:10

TYPICAL TURF ON SLAB DETAIL
SCALE 1:10

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ALAND DESIGN CORP ARCHITECTS

Drawing: Landscape Details

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Status: SCALE - As Noted

Project No.: ALAND

Drawn By	KR
Checked By	JRS
CAD File Name	Aland Pelican Rd DA D.vwx
Dwg Date:	23.09.22
Plot Date:	23.09.22

Drawing No. L/15 B

Rev # OF 16

COMMUNAL OPEN SPACE ROOFTOPS AND TERRACE PLANTERS - GENERAL NOTE :

Building Code of Australia (BCA) & Australian Standards (AS):
BCA Building codes and Australian standards apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Australian Standards:
A balustrade is defined as a rail and its balusters (posts or other supporting members). A balustrade must:
- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1.

Ultimately, it is the builders responsibility that balustrades are manufactured and installed in compliance with the BCA Balustrade Regulations and Australian Standards.

Balustrade Safety & Planters:
BCA Balustrade Regulations and Standards state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters, play equipment & furniture may be incorporated.

The inclusion and positioning of these elements should be such that they do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA Balustrade Regulations and Standards is maintained.

Items to consider are:
- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades measured horizontally.
- Where furniture, play equipment and the like is proposed to be fixed to or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the upper external edge of the planter.

After completion of a project and carefully inspected and certified at the Occupation Certificate (OC) stage of the development, the strata body becomes responsible to manage the safety of these areas.

Maintenance of COS area
Communal Open Space terrace and rooftop areas are exposed to extremes of weather therefore ongoing inspection and maintenance is important. The following item should be included or considered:

- All planters shall be water-proofed with this work certified and periodically inspected.
- Future trades shall be closely monitored to ensure they do not damage completed waterproofing.
- All planters shall be drip irrigated with an automated system set on an approved watering pattern with moisture senses installed to minimize overwatering.
- Tree Anchors shall be installed in all Communal Open Space terrace and rooftop areas to larger plants, such as palms and trees.
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of all rooftop areas and landscape areas with retaining walls, anchoring points for tying off harnesses for landscape maintenance workers are essential. These are to be designed, detailed and positioned by a suitably qualified consultant.

MAINTENANCE SCHEDULE:

TWELVE MONTHS MAINTENANCE SCHEDULE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Plant Care												
Monitoring												
Pruning as required												
Deadhead /tip pruning												
Slow release fertilise												
Rapid suluble fertilise as required												
Cut back perenials and grasses												
Watering as required												
Garden Bed												
Edging												
Remove weeds and herbicide spraying as required												
Top up mulch as required												
Dead foliage removal												
Pest Management												
Monitoring and herbicide spraying as required												
Turfed Area												
Fertilise												
Make good turf as required												
Winter clean up												
Remove dead foliage and pruning as required												

OUTLINE LANDSCAPE SPECIFICATION:

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.
Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor.
Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.
Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.
Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.
Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.
Lawn Edging and Stepping Stones: Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.
Retaining Walls: Positions, detail and heights of retaining walls shall be by others.
Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.
Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.
Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.
Turfing: Prepare for, level & lay cultivated Palmetto Buffulo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.
Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.
Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.
Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.
Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.
Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.
Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.
(a) **Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.
(b) **Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.
(c) **Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.
(d) **Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.
(e) **Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.
(f) **Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.
(g) **Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.
(h) **Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.
(i) **Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.
(j) **Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

PRELIMINARY

No.	Date	REVISION	By
B	20/2/23	Updated to Council RFI	OC
A	19/10/22	Issue for DA submission	KR

Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work
2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
5. This plan has been prepared for DA purposes only.
6. All Building Works shall be installed to Structural Engineers detail

ALAND DESIGN CORP ARCHITECTS

Drawing: Landscape Specification
Address: 60 Pelican Road Schofields (Lot 66 DP 1202497)
Project: Residential Flat Building Development
Client: Pelican 88 Development Pty Ltd

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Status
SCALE - NTS

Drawn By	KR
Checked By	JRS
CAD File Name	Aland Pelican Rd DA D.vwx
Dwg Date:	23.09.22
Plot Date:	23.09.22

Project No.
ALAND

Drawing No. L/16 B
Rev #
OF 16