34 HASSALL ST PARRAMATTA NSW 2150

LANDSCAPE DEVELOPMENT APPLICATION REV 3

2022048: LANDSCAPE ARCHITECTURAL DRAWING LIST

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DRAWINGS TO BE READ IN CONJUNCTION WITH DESIGN REPORT

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• ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.

• ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES

• ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION

• INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

• ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.

• DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES

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COVER SHEET AND DESIGN STATEMENT

Project 34 Hassall Street Paramatta NSW

Drawing No: LD-DA000



SITE CONTEXT - NTS

LANDSCAPE DA DESIGN STATEMENT

- to increase the number of indigenous species planted in the Parramatta City Council region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above an below.
- Take forward the landscape principles and urban design principles established by the Site specific DCP by Parramatta City Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.

Public Domain & Streetscapes

Subject to ongoing discussions and design development with Parramatta City Council a possible upgrade and make-good of the public domain and associated streetscapes has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:20 grades reducing the amount of handrails and clutter in the public realm.

Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 450-600mm for small shrubs and ground covers, 800mm for small trees with a minimum 400mm slab setdown achieved on the Level 1, 2 AND 3 Communal Podium. This allows planter walls to be at seating height with additional 1:8 mounding to achieve soil depth for trees as per ADG requirements where shown on plan.

For deep soil calculations - refer to architectural design report

CODE	SPECIES	COMMON NAME	ORIGINPO	T SIZE	EST. MATURE HT	INSTALL SIZE	SPACING	GROUND FLOOR & PUBLIC DOMAIN	LEVEL 1 PODIUM	LEVEL 2 PODIUM	LEVEL :
REES											
AAG ara	Magnolia grandiflora 'little gem'	Little gem	Exotic 2	200L	4-6m	1.5x1.0m	As Shown				7
MAG gra Ll aus	Flindersia australis	Crow's ash		100L	15-20m	2.2x1.0m	As Shown	11			,
OR mac	Corymbia Maculata	Spotted gum		100L	15-20m	2.2x1.0m	As Shown	7			
ELA ret	Eleaocarpus reticulatus	Blueberry Ash		200L	6-10m	1.5x1.0m	As Shown	<u> </u>			7
IV aus	Livistona australis	Cabbage palm	The second second	200L	6-10m	1.5x1.0m	As Shown	2			
RApen	Fraxinus pennsylvanica	Green ash	A CONTRACTOR OF THE PROPERTY O	100L	15-20m	2.2x1.0m	As Shown	7			
NDERSTOREY PL		5,551,551			, , , , , , , , , , , , , , , , , , , ,			·			
MALL PALMS & SI											
CM smi	Acmena smithii	Lilly pilly	Native 2	200L	5-8m	1.5x1.0m	As Shown				62
YA coo	Cyathea cooperi	Australian Treen Fern		45L	3-4m	1.5x1.0m	As Shown		10	14	110
IOW for	Howea forsteriana	Kentia palm		200L	6-10m	2.2x1.0m	As Shown				10
IC ant	Dicksonia antarctica	Man Fern		45L	4-6m	2.2x1.0m	As Shown		2	3	50
VOD bif	Wodyetia bifurcata	Foxtail Palm		200L	5-10m	1.5x1.0m	As Shown				1
YP lut	Dypsis lutescens	Golden Cane Palm		45L	5-8m	1.5x1.0m	As Shown		9	7	61
	MIX TYPE 1 - FULL SUN / PART SHADE										
	SHRUBS										
YZ aus	Syzygium australe	Hinterland Gold'	Native	45L	3-4m	500mm	1per m2		13	8	
AL vim	Callistemon viminalis 'Better John' LJ1'	Bottlebrush	Native 20	00mm	0.6-1.2m	300mm	1per m2		2	1	40
EL pet	Helichrysum petiolare 'Limelight'	Licorice Plant		00mm	0.5m	300mm	1per m2	70	6	3	216
AN spi	Banksia spinulosa	Hairpin Banksia		00mm	2m	300mm	1per m2	70	3	1	256
AN rob	Banksia robur	Swamp Banksia	Native 30	00mm	3-4m	300mm	1per m2		3	4	
/ES fru	Westringia fruticosa 'Grey Box' WES04	Coastal Rosemary	Native 30	00mm	1	300mm	1per m2	96			256
	GRASSES										
EN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native 15	0mm	60cm x 60cn	200mm	3 per m2	123	16		
OM Ion	Lomandra longfolia'LM400	Matt Rush	Native 15	0mm	60cm x 60cn	200mm	3 per m2		82	29	130
OA lab	Poa labillardieri 'Eskdale'	Poa	Native 15	0mm	60cm x 60cn	200mm	3 per m2		82	29	
	CLIMBERS + GROUNDCOVERS						,				
AR gla	Carpobrotus glaucescens	Pig Face	Native 15	0mm	150mm	100mm	4 per m2	204	98	29	602
AS gla	Casuarina glauca 'Cousin It'	Cousin It	Native 15	0mm	150mm	100mm	4 per m2	204	25	9	602
AZ tom	Double Gold™ Gazania hybrid 'GT20'	Gazania	Exotic 15	0mm	200mm	100mm	4 per m2			29	
EN ser	senecio serpens	Blue chalks sticks	Exotic 15	0mm	200mm	100mm	4 per m2		73	20	530
IYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	Native 15	0mm	200mm	100mm	4 per m2	204	98	29	602
·	MIX TYPE 2 - PART SHADE / SHADE TOLE	RANT									
	SHRUBS										
LP cae	Alpinia caerulea	Native Ginger	Native 30	00mm	1-3m	500mm	As Shown		2	7	100
TR jun	Strelitzia juncae	Narrow Leaved Birds of Paradise	Native 30	00mm	1-3m	500mm	As Shown		3	6	
SP nid	Asplenium nidus	Bird's nest fern	Native 30	00mm	1-1.5m	300mm	As Shown		4		50
HI xan	Philodendron xanadu	Xanadu Philodendron	Exotic 20	00mm	1m x 1m	300mm	As Shown		3	2	
YC rev	Cycas revoluta	Sago Palm	Exotic 30	00mm	1m	300mm	As Shown		8	11	100
	GRASSES										
LI min	Clivia miniata	Bush Lily	Exotic 15	0mm	60cm x 50cn	100mm	3 per m2		40	40	80
OM lon	Lomandra longfolia LM400	Matt Rush	Native 15	0mm	60cm x 60cn	200mm	3 per m2		72	60	130
	CLIMBERS + GROUNDCOVERS										
LE par	Plectranthus parviflorus	Cockspur Flower	Native 15	0mm	0.2m x 0.6m	100mm	4 per m2		75	60	180
IR mus	Liriope muscari 'Evergreen Giant'	Giant Liriope	Exotic 15	i0mm	0.4m x 0.6m	100mm	4 per m2		75	91	180
IC rep	Dichondra repens	Kidney weed			0.4m x 0.6m		4 per m2		75	91	180
		NI-tive VC-1-t	Native 15	i0mm	0.2m x 0.5m		4 per m2		75	91	180
O hed	Viola hederacea	Native Violet	Native 10					4			
lO hed	Viola hederacea MIX TYPE 3 - WSUD RAIN GARDENS	native violet	Native 10								
	MIX TYPE 3 - WSUD RAIN GARDENS)mm	0.2m x 0.6m	100mm	3 ner m2	20			,,,,
AR app	MIX TYPE 3 - WSUD RAIN GARDENS Carex appressa	Tall Sedge	Native 150		0.2m x 0.6m		3 per m2	20			
AR app IC nod OM lon	MIX TYPE 3 - WSUD RAIN GARDENS		Native 150	Omm	0.2m x 0.6m 0.2m x 0.6m 0.2m x 0.6m	100mm	3 per m2 3 per m2 3 per m2	20 20 20			

LEGEND: Site Boundary Basement Extents Existing tree to be retained and protected (Significant Trees Numbered as per Arborists Report) Tree removed - Refer to Arborists Report +EX 67.85 Existing levels: refer to site survey + RL 67.85 Proposed nominal design levels: refer to engineers drawings Proposed trees - refer to planting schedule Proposed shrubs - refer to planting schedule Proposed shrubs - refer to planting schedule PA Proposed planting on grade - refer to planting schedule RPA Raised planter area - Planter Depths to ADG standards Extent of Structural Soil Mounding 1:8 MAX P1 Paving type 1: To public domain to Council standards P2 Paving Type 2: Granite tiles to match public domain P3 Paving Type 3 : To Driveways to Council standards P4 Paving Type 4: Bluestone crazy pavers P5 Paving Type 5: Crazy Pavers to COS TD Hardwood Timber Deck SE Steel Edge

General Notes:

For Site levels and architectural information refer to Civil and Architects drawings respectively.

For courtyard and overflow drainage refer to Hydraulic engineers drawings

All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.

External Lighting and electrical: refer to engineers details.

Contractor to protect all landscape works during construction including but not exclusive to existing verge.

Levels general : contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.

FOR TREE REMOVAL & RETENTION -PLEASE REFER TO ARBORISTS REPORT

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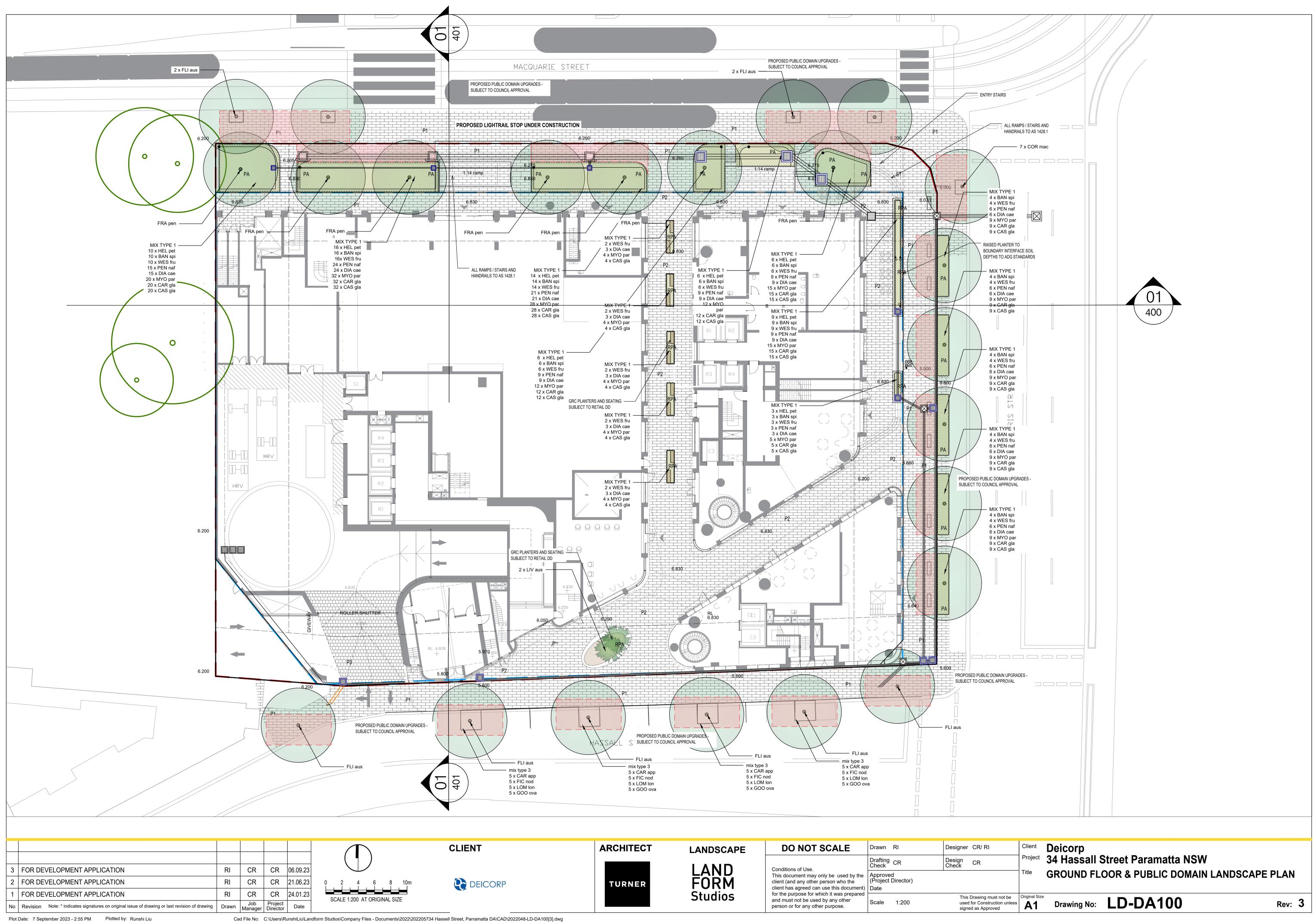
TU Turf Area

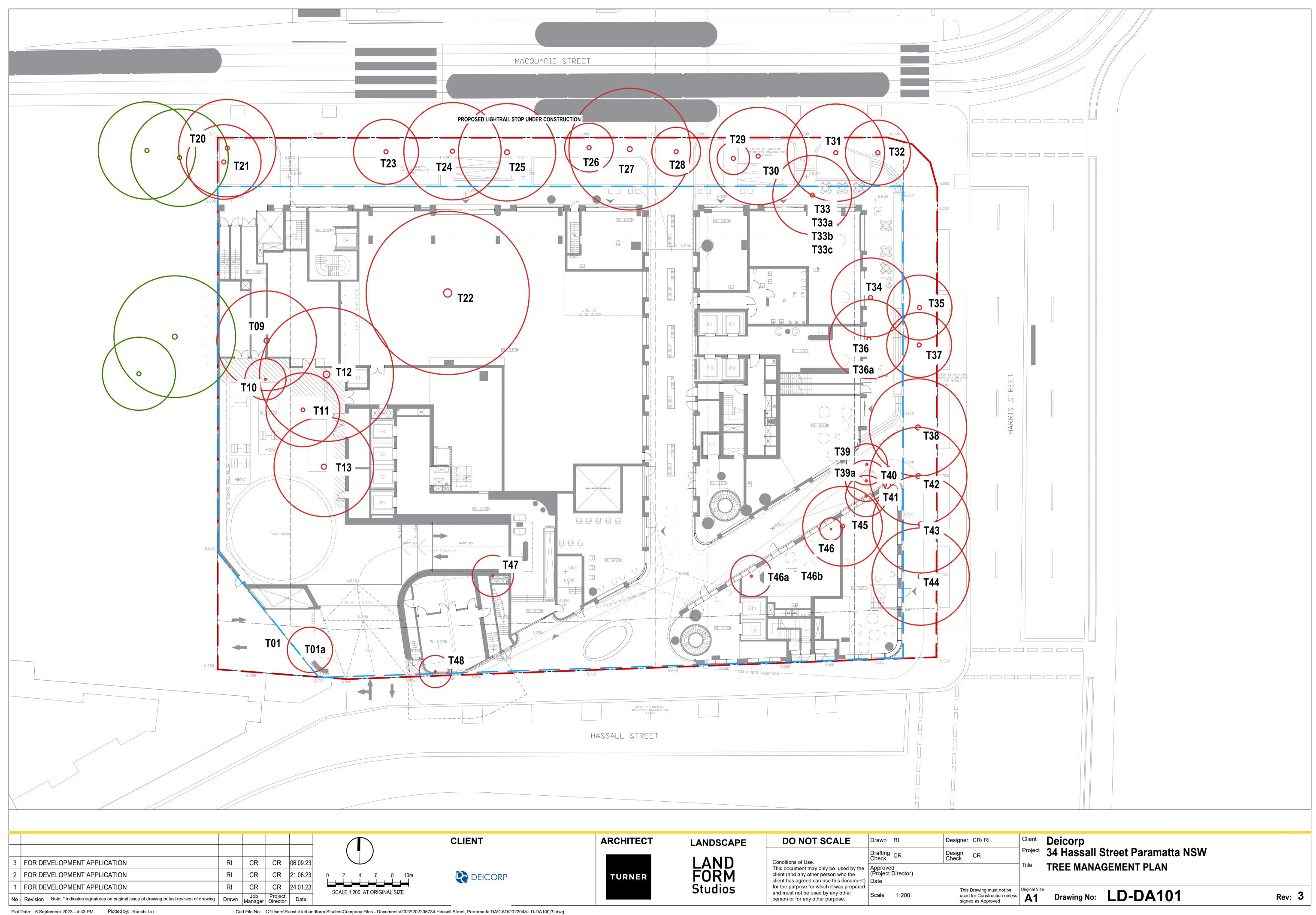
ST Stairs

SW Seating wall

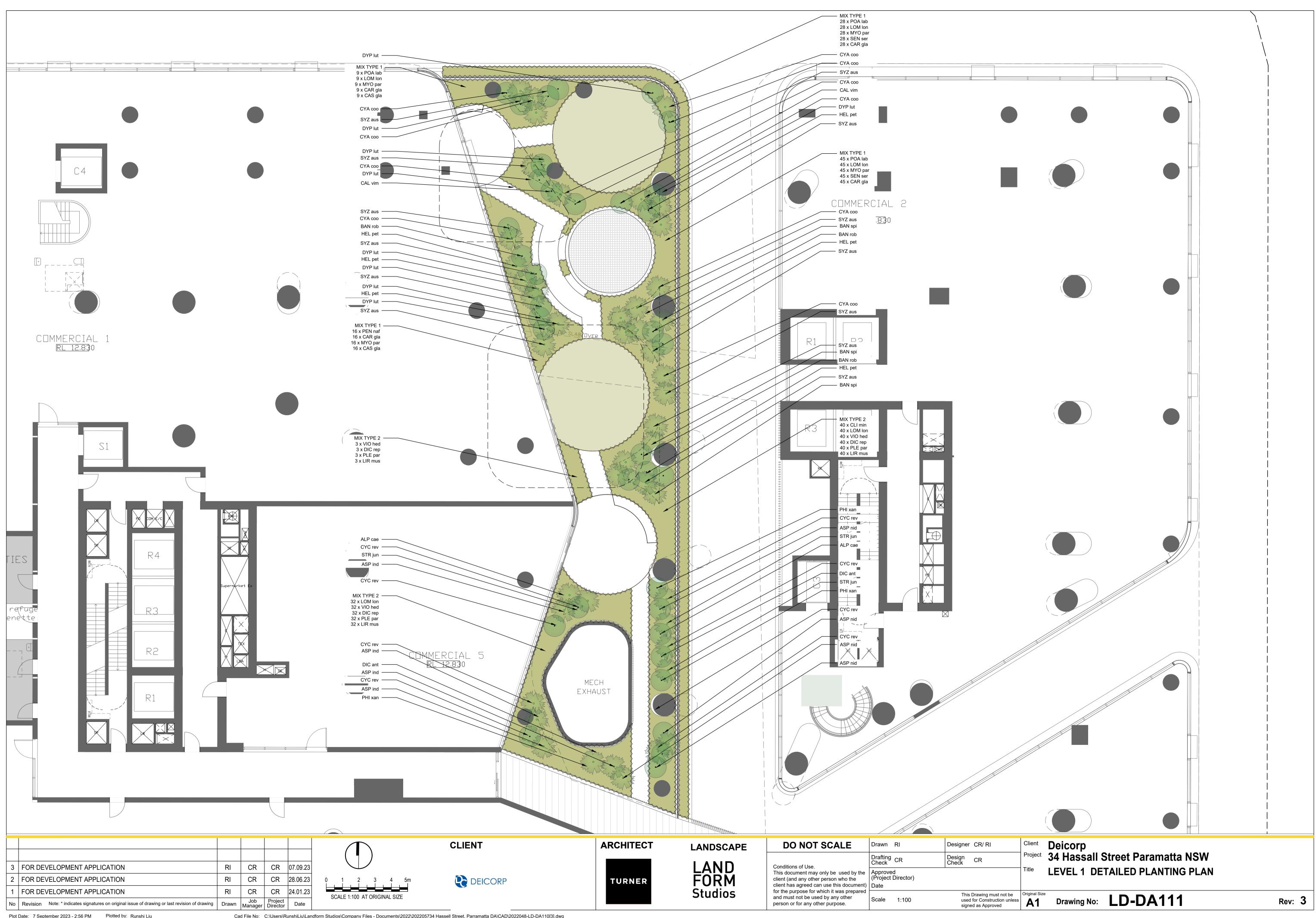
Deicorp Project 34 Hassall Street Paramatta NSW PLANTING SCHEDULE & LEGENDS

Drawing No: LD-DA001





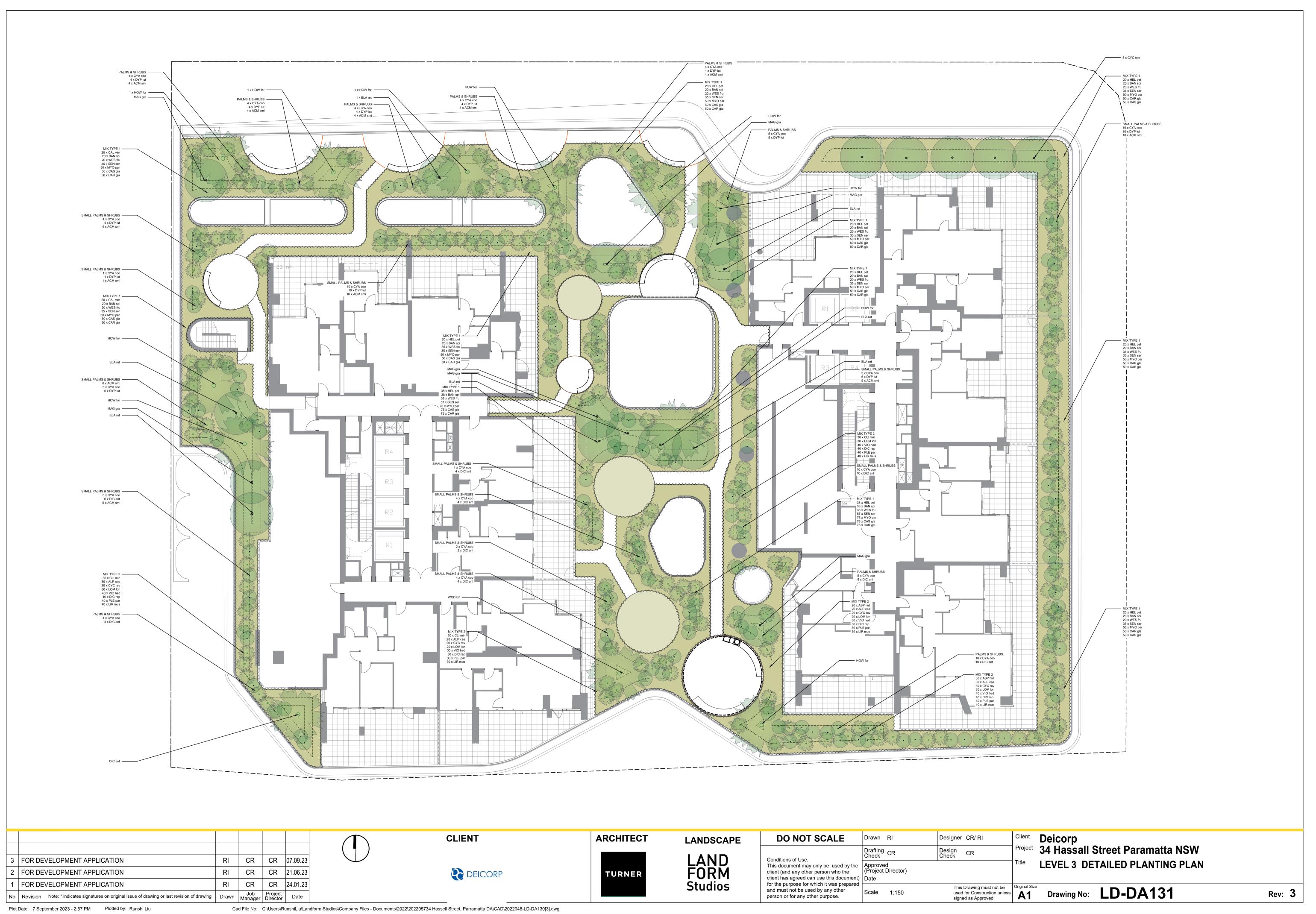


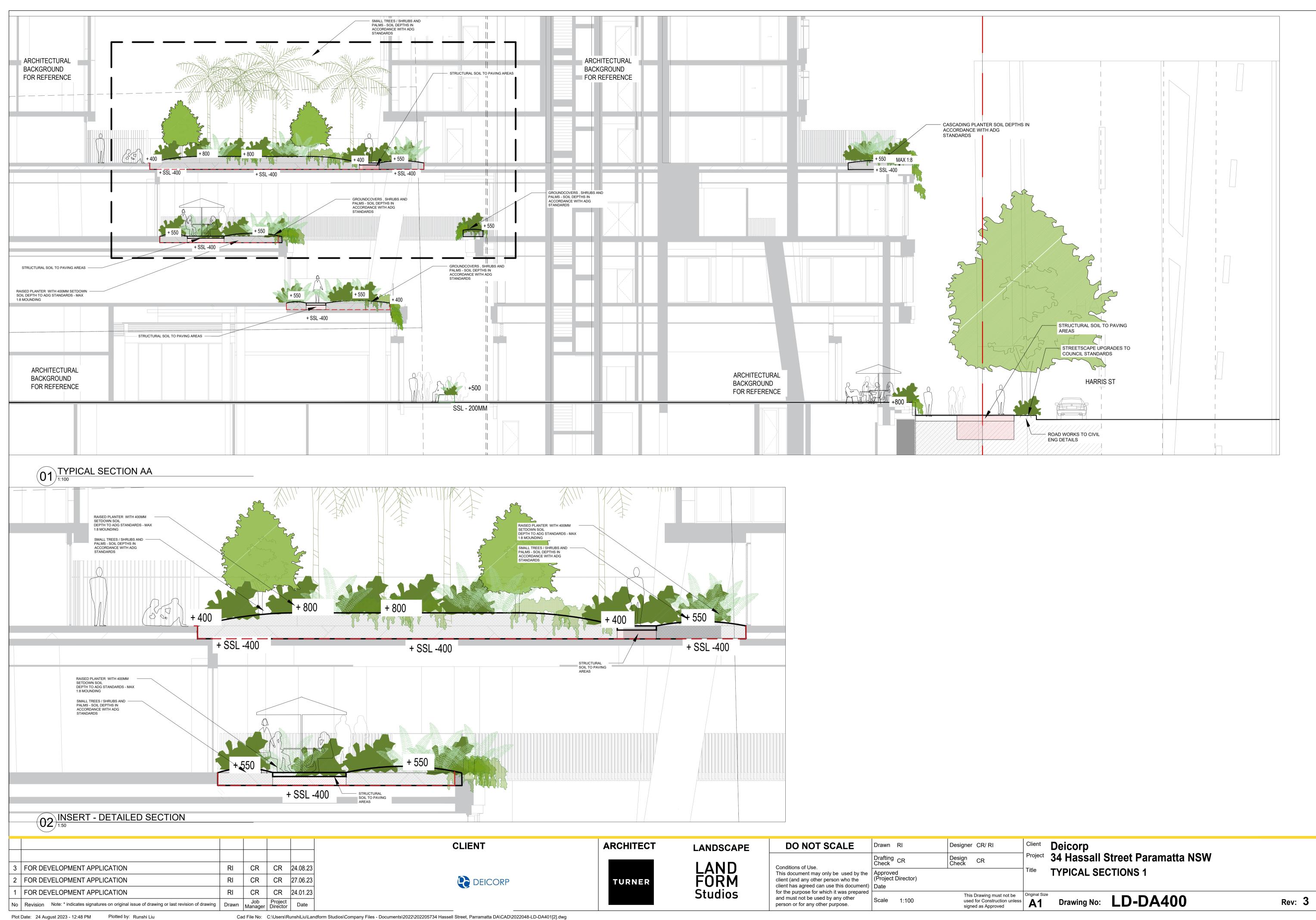














LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product

Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.

The pavements shall comply with Council and Australian Standards

LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:

All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:

Provide 1kg soil mix test sample and data to of imported or modify site soil, clearly

identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Oganic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a **guide only** for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase

Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

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

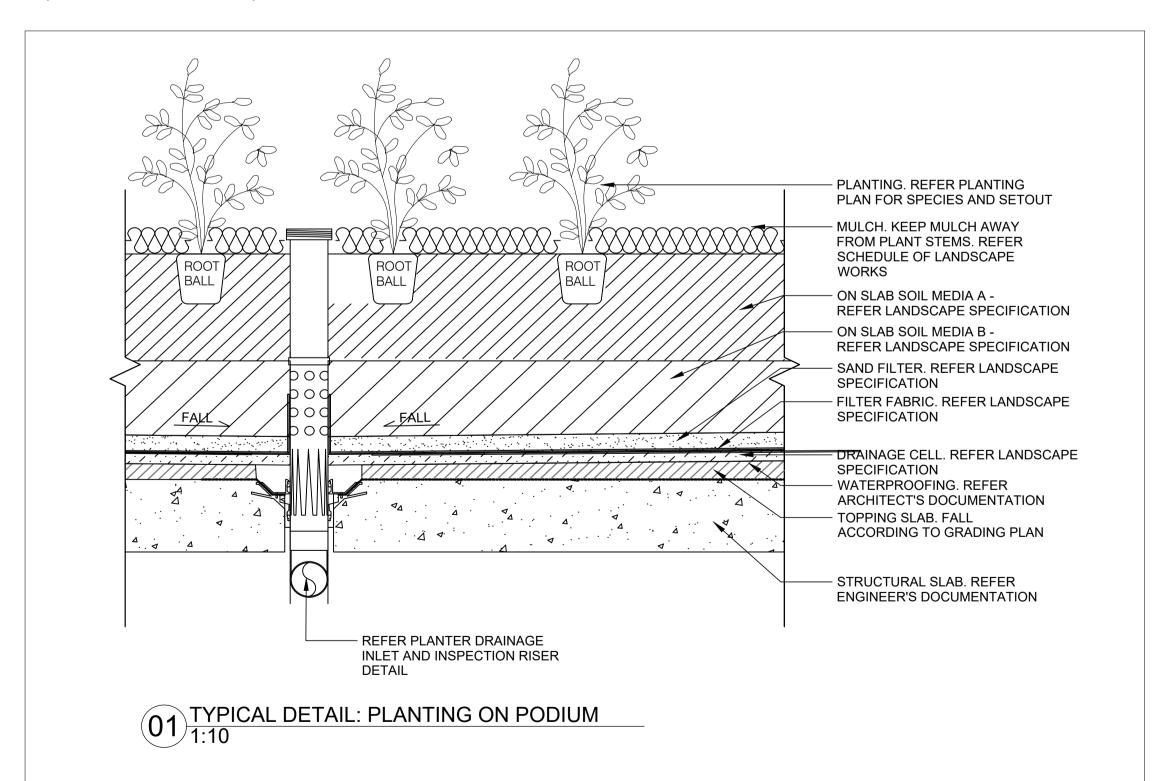
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

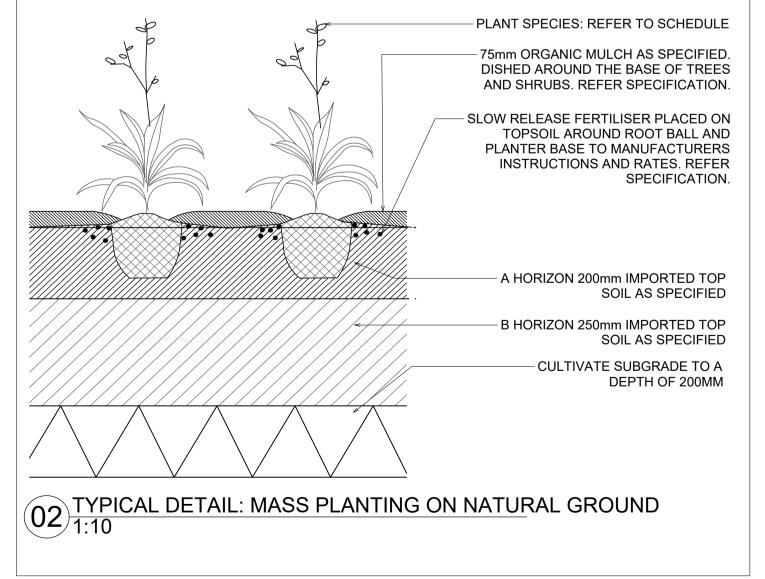
**** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH COUNCILS SPECIFICATION AND DETAILS**

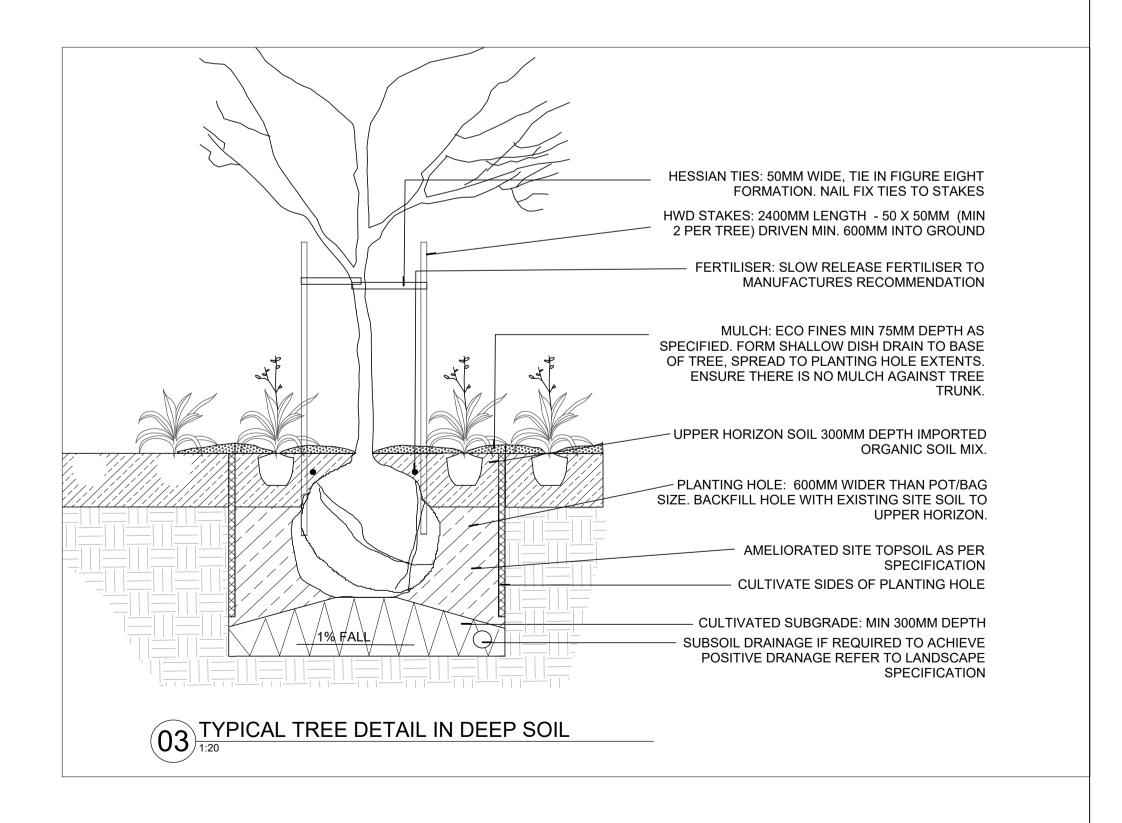
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700







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OUTLINE SPECIFICATION & MAINTENANCE

Drawing No: LD-DA900