4 TERMINAL PLACE MERRYLANDS, LOT 1/DP229589 4A TERMINAL PLACE MERRYLANDS, LOT 1/ DP 1173048 GLADSTONE STREET MERRYLANDS, LOT 2/ DP 1217412

# PUBLIC PARK LANDSCAPE DEVELOPMENT APPLICATION

2022035: LANDSCAPE ARCHITECTURAL DRAWING LIST

Sheet Number	Sheet Name	Revision
PD- LD-DA-000	COVER SHEET & DESIGN STATEMENT	4
PD- LD-DA-001	PLANTING SCHEDULE & LEGENDS	4
PD- LD-DA-100	LANDSCAPE PRECINCT PLAN	4
PD- LD-DA-101	LANDSCAPE GENERAL ARRANGEMENT PLAN 1	4
PD- LD-DA-102	LANDSCAPE GENERAL ARRANGEMENT PLAN 2	4
PD- LD-DA-103	LANDSCAPE DETAILED AREAS	4
PD- LD-DA-400	SITE SECTIONS 1	4
PD- LD-DA-401	SITE SECTIONS 2	4
PD- LD-DA-402	SITE SECTIONS 3	4
PD- LD-DA-900	TYPICAL DETAILS & OUTLINE SPECIFICATION & MAINTENANCE	4

#### NOTE:

• DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.

• 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

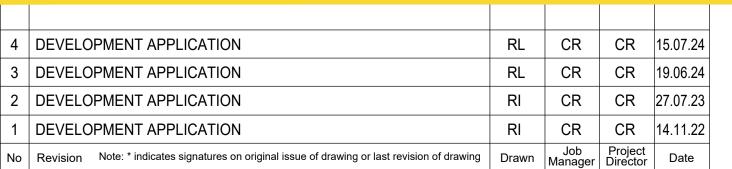
• ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION

• 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

## NOT FOR CONSTRUCTION

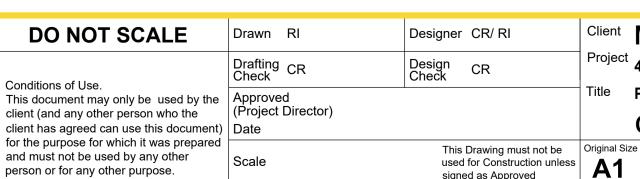


**CLIENT** ALAND







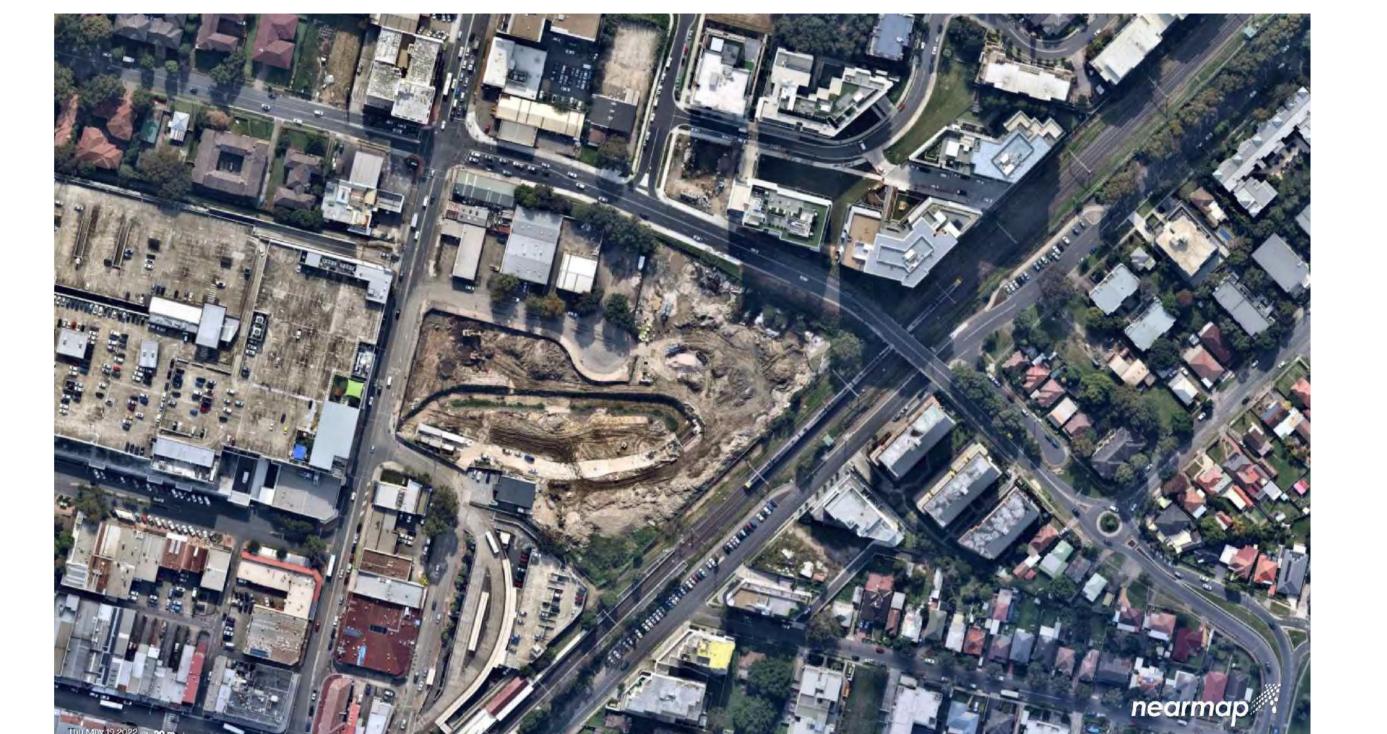


## Client Merrylands (B)88 Development Pty Ltd.

Project 4 TERMINAL PLACE MERRYLANDS, LOT 1/ DP229589 4A TERMINAL PLACE MERRYLANDS Title PUBLIC PARK

**COVER SHEET & DESIGN STATEMENT** 

Drawing No: 2022035 PD-LD-DA-000 Rev: 4



### SITE CONTEXT - NTS

## LANDSCAPE DA DESIGN STATEMENT

- to increase the number of indigenous species planted in the Cumberland 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 Cumberland 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 Cumberland City Council a possible upgrade and make-good of the public domain and associated streetscapes along McCloud & Pitt St 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

Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 450-600mm with a minimum 200mm slab setdown achieved on all Communal Podiums. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depth for trees as per ADG requirements where shown on plan.

For deep soil calculations - refer to architectural design report

PLANT SCHEDULE RE-V	1510 DUVIDEOURINI ATTEICATION			1				
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZI	SPACING	FLOOR & PUBLIC DOMAIN
TREES								
FRA pen	Fraxinus pennsylvanica	Green Ash	Exotic	200L	10 - 15m	2.5x1.0m	As Shown	AS SHOWN
LAG ind	Lagerstroemiaindica	Crepe Myrtle	Exotic	400L	6-10m	1.5x1.0m	As Shown	AS SHOWN
BACcit	Backhousia citriodora	lem on m yrtle	Native	200L	6-10m	1.5x1.0m	As Shown	AS SHOWN
ACA ret	acacia retinodes	Wattle	Native	200L	6-10m	1.5x1.0m	As Shown	AS SHOWN
L <mark>IV</mark> aus	livistona australis	Cab bage Palm	Native	200L	10-20m	1.5x1.0m	As Shown	AS SHOWN
OP con	Lophostemon confertus	Brush Box	Native	400L	15-20m	2.2x1.0m	As Shown	AS SHOWN
UNDERSTOREY PLANTING								
	MIX TYPE 1 - FULL SUN / PART SHADE							
	SHRUBS							
ACM smi	Acmena smithii	Hinterland Gold	Native	45L	3-4m	500mm	As Shown	AS SHOWN
CAL vim	Callistem on viminalis 'Better John' LJ1'	Bottlebrush	Native	200mm	0.6-1.2m	300mm	As Shown	AS SHOWN
HEL pet	Helichrysum petiolare 'Limelight'	Licorice Plant	Exotic	300mm	0.5m	300mm	As Shown	AS SHOWN
BAN spi	Banksia spinulosa	Hairpin Banksia	Native	300mm	2m	300mm	As Shown	AS SHOWN
BANrob	Banksia robur	Swam p Banksia	Native	300mm	3-4m	300mm	As Shown	AS SHOWN
WESfru	Westringia fruticosa 'Grey Box' WES04	Coastal Rosemary	Native	300mm	1	300mm	As Shown	AS SHOWN
	GRASSES							
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x60cm	100mm	3 per m 2	AS SHOWN
LOM Ion	Lomandra longfolia LM400	Matt Rush	Native	150mm	60cm x60cm	200mm	3 per m 2	AS SHOWN
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m 2	AS SHOWN
	CLIMBERS+ GROUNDCOVERS							
CAS gla	Casuarina glauca 'Cousin It'	Cousin It	Native	150mm	150m m	100mm	4 per m 2	AS SHOWN
GAZ tom	Double Gold™ Gazania hybrid 'GT20'	Gazania	Native	150mm	200m m	100mm	4 per m 2	AS SHOWN
MYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	Native	150mm	200m m	100mm	4 per m 2	AS SHOWN
	MIXTYPE 2 - WSUD RAIN GARDENS					6		
CAR app	Carex appressa	Tall Sedge	Native	150mm	0.2m x 0.6m	100mm	3 per m 2	AS SHOWN
FIC nod	Ficinia nodosa	Knotted Club Rush	Native	150mm	0.2m x 0.6m	100mm	3 per m 2	AS SHOWN
LOM Ion	Lomandra longifolia	Basket Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m 2	AS SHOWN
GOO ova	Goodenia ovate	Hop Goodenia	Native	150mm	0.2m x 0.6m	100mm	3 per m 2	AS SHOWN

NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

#### E1 Adventure Play - Fleetwood Urban















4	DEVELOPMENT APPLICATION	RL	CR	CR	15.07.24
3	DEVELOPMENT APPLICATION	RL	CR	CR	19.06.24
2	DEVELOPMENT APPLICATION	RI	CR	CR	27.07.23
1	DEVELOPMENT APPLICATION	RI	CR	CR	14.11.22
No	Revision Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date

**E4 In-Ground Bounce** 

CLIENT ALAND





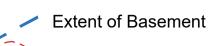


	DO NOT SCALE	Drawn RI	Designer CR/ RI	Client Merryland
	Conditions of Use.	Drafting CR Check	Design Check CR	Project 4 TERMINAL PLA
	This document may only be used by the client (and any other person who the	Approved (Project Director)		Title PUBLIC PARK
for the	client has agreed can use this document)	Date	PLANTING	
	for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Scale	This Drawing must not be used for Construction unless signed as Approved	Original Size  A1 Drawing No.

#### LEGEND:

Site Boundary

Extent of Easement



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

GA Proposed planting - refer to planting schedule

P1 Paving type 1: Bespoke Granite Paving Mix to Council Standards

P2 Paving Type 2: Porphyry Cobblestone paving

p<sub>3</sub> Paving Type 3 : Decomposed Granite

P4 Paving Type 4: Wet Pour Rubber

P5 Paving Type 5: Cycle path

TD Hardwood Timber Deck

⊺∪ Turf Area

BL Bollards

PA Public Art - Refer to Public Art package

AM Amenities Building

W1 Sawn cut sandstone edging

PT Play Tower

DF Drinking Fountain

E1 Equipment type 1: Bespoke Adventure Play Tower with swings & climbing elements

E2 Equipment type 2: Adventure Pyramid Play Net

E3 Equipment type 3: In-Ground Bounce

E4 Equipment type 4: Balance play log

E5 Equipment type 5: Mounded soft fall with climbing net

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.

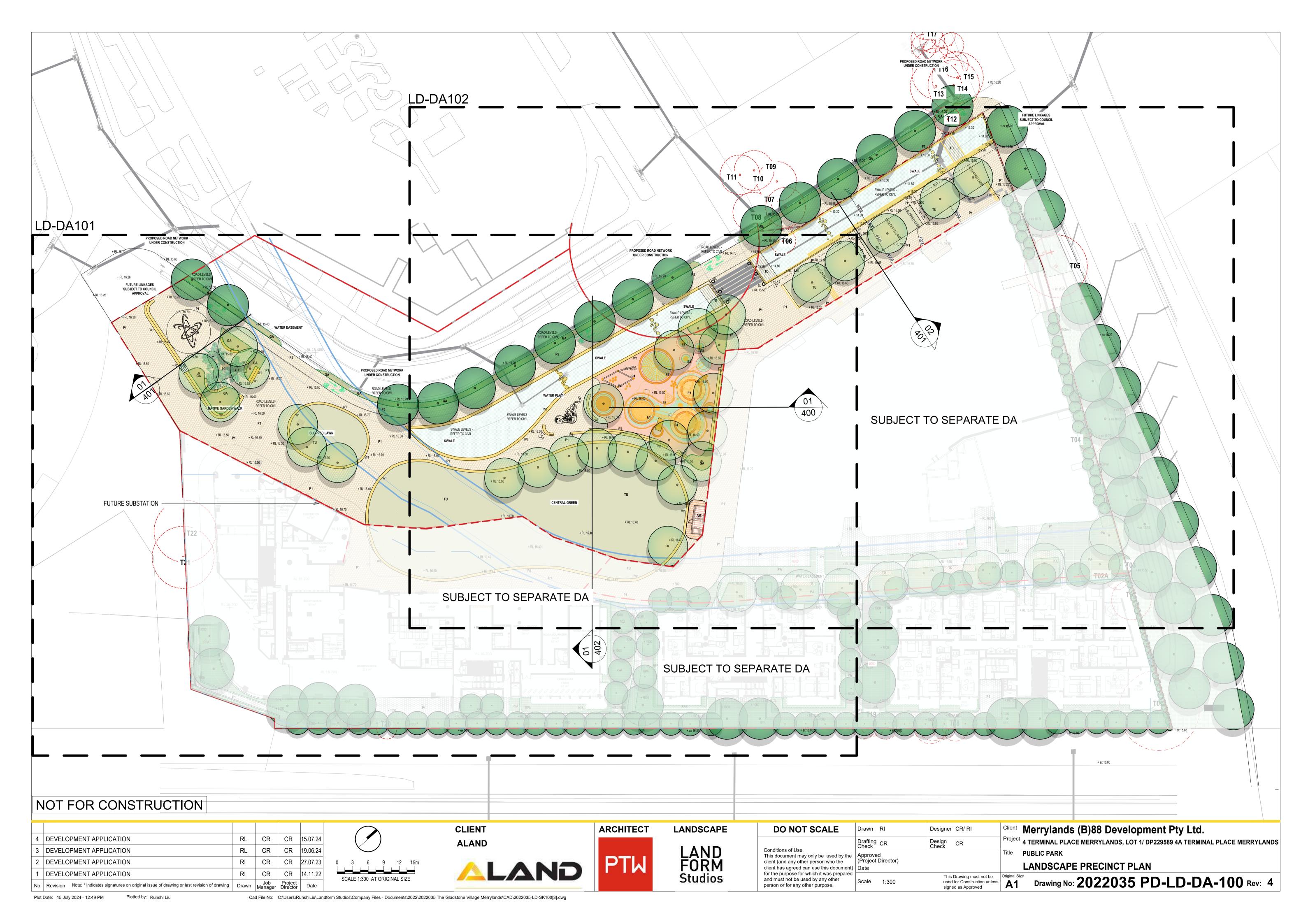
FOR TREE REMOVAL & RETENTION - PLEASE REFER TO ARBORISTS REPORT

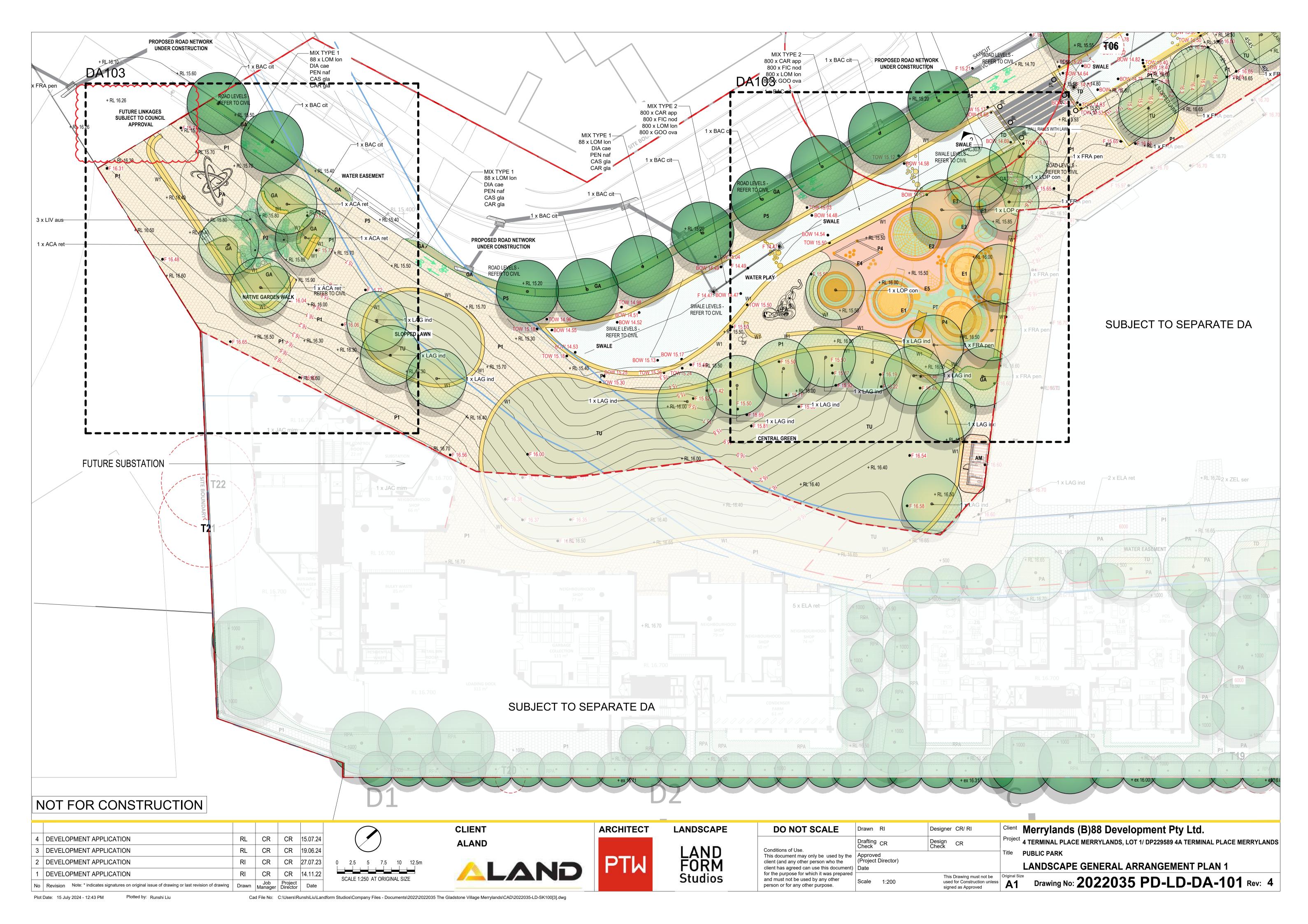
Merrylands (B)88 Development Pty Ltd.

roject 4 TERMINAL PLACE MERRYLANDS, LOT 1/ DP229589 4A TERMINAL PLACE MERRYLANDS

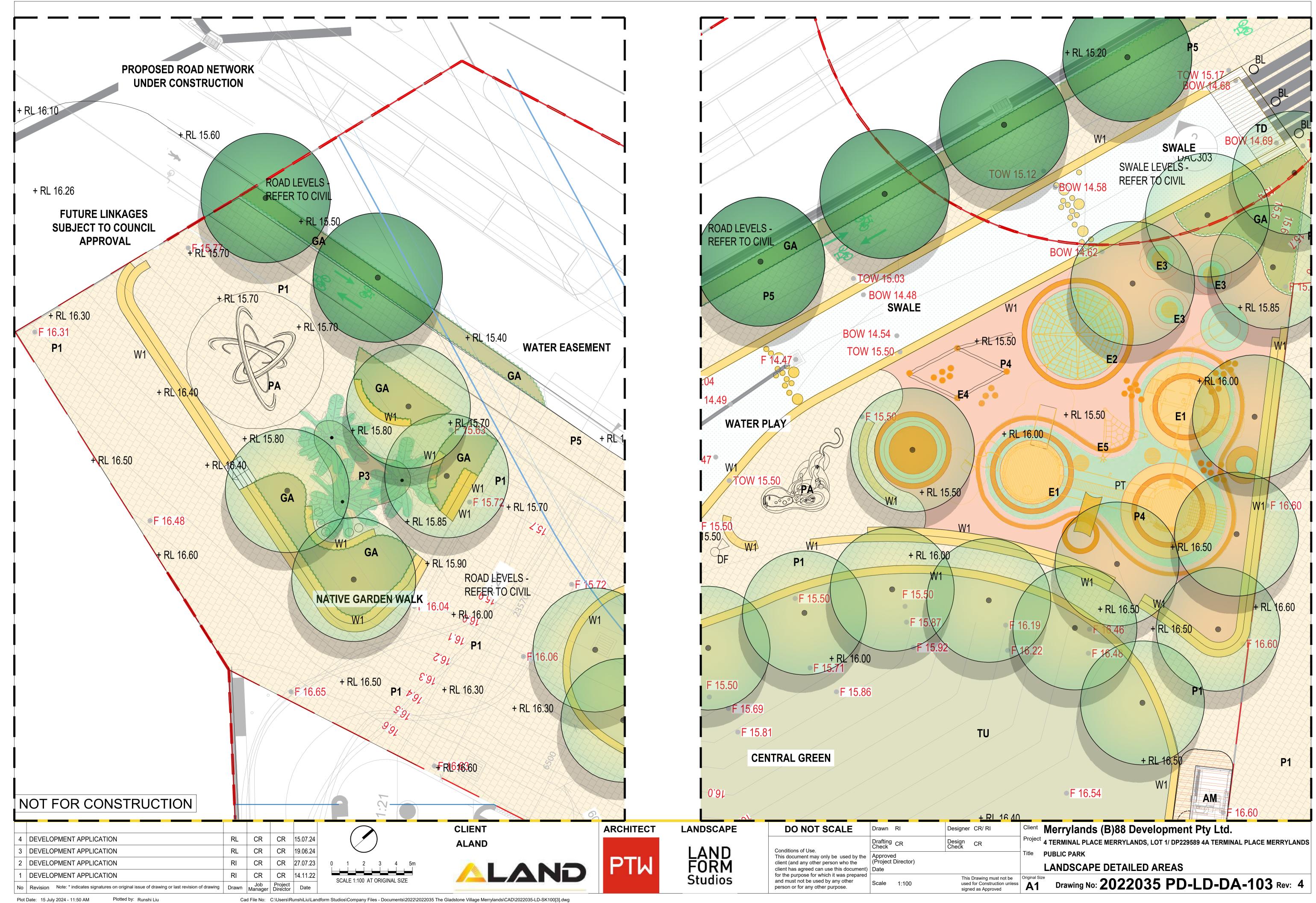
PLANTING SCHEDULE & LEGENDS

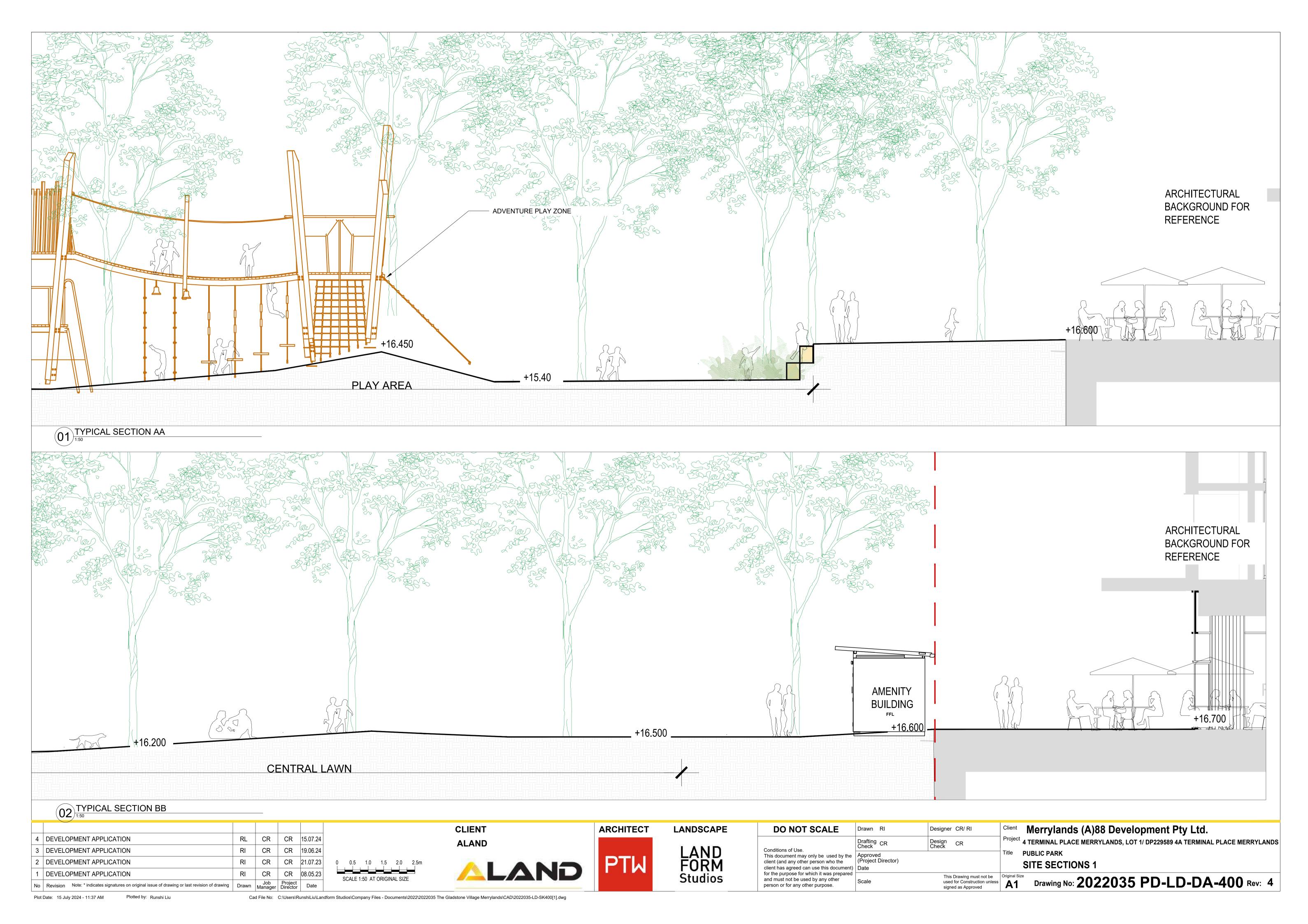
Original Size A1 Drawing No: 2022035 PD-LD-DA-001 Rev: 4

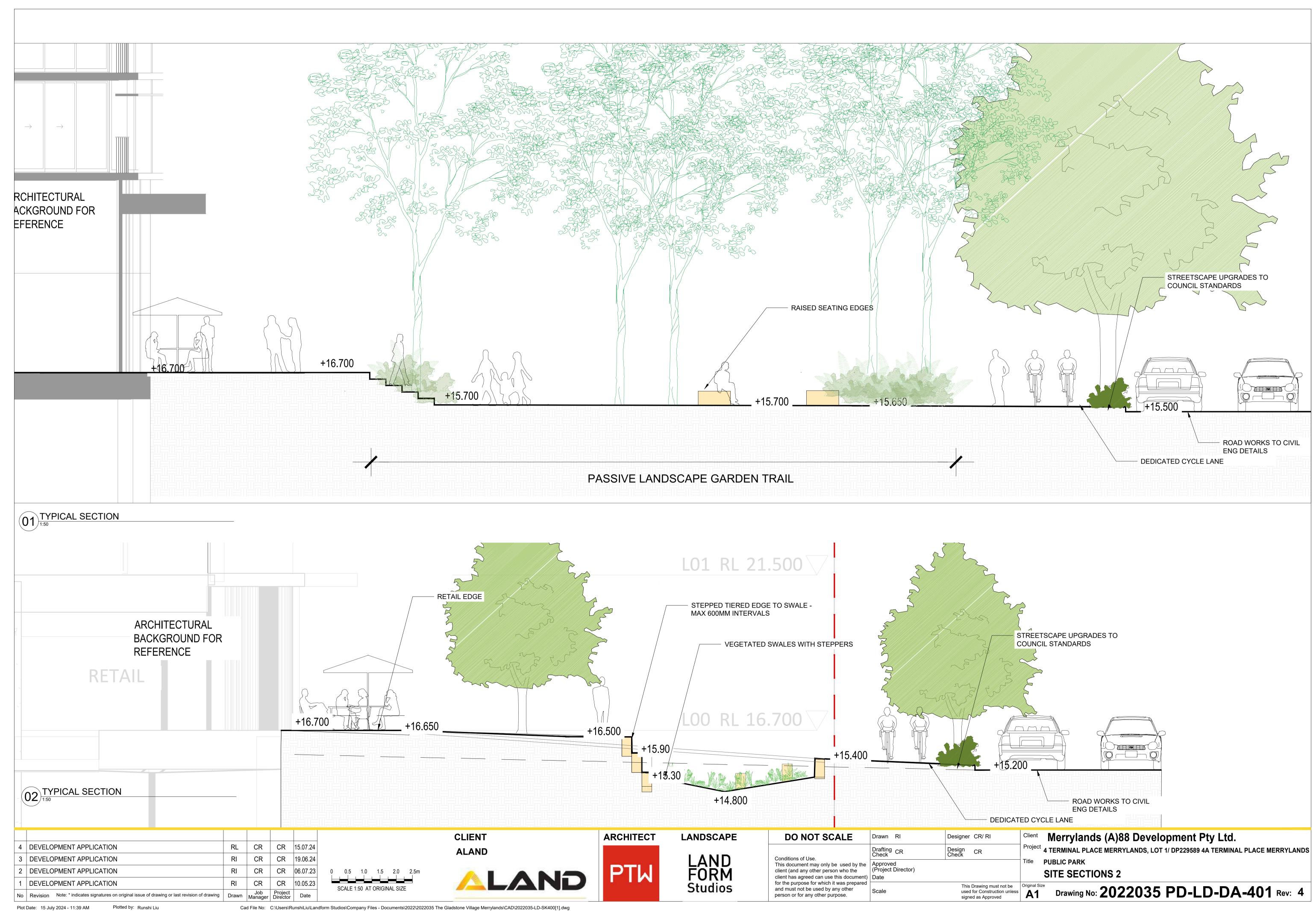


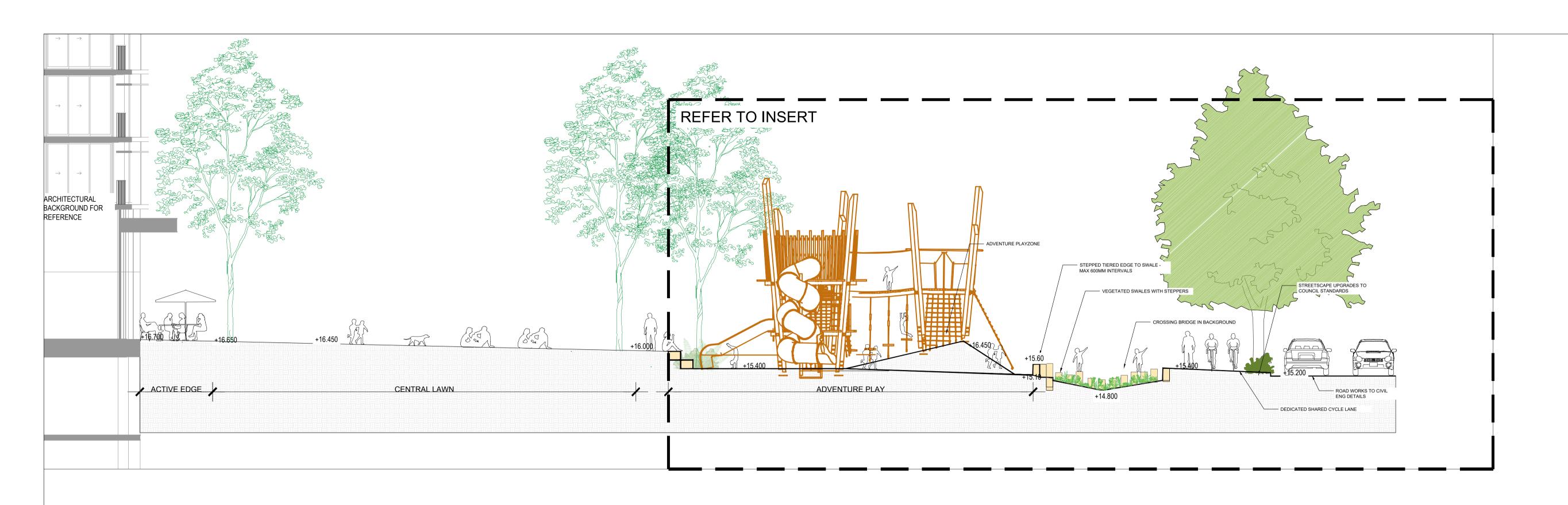


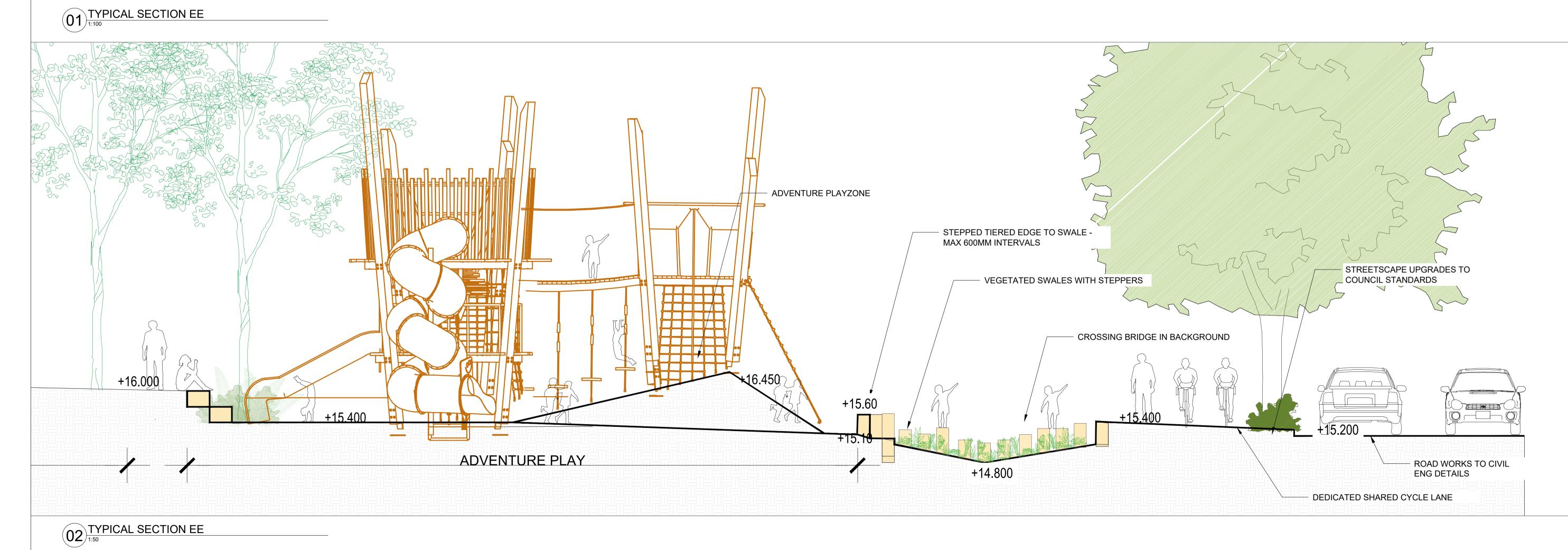












ARCHITECT

LANDSCAPE

LAND FORM Studios DO NOT SCALE

and must not be used by any other person or for any other purpose.

Conditions of Use.

This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared

Drawn RI

Designer CR/ RI

This Drawing must not be used for Construction unless signed as Approved

Original Size

Client Merrylands (B)88 Development Pty Ltd.

Title PUBLIC PARK

SITE SECTIONS 3

Project 4 TERMINAL PLACE MERRYLANDS, LOT 1/ DP229589 4A TERMINAL PLACE MERRYLANDS

Drawing No: 2022035 PD-LD-DA-402 Rev: 4

No Revision Note: \* indicates signatures on original issue of drawing or last revision of drawing Drawn Job Manager Director

Plot Date: 15 July 2024 - 11:38 AM Plotted by: Runshi Liu Cad File No: C:\Users\Run

4 DEVELOPMENT APPLICATION

3 DEVELOPMENT APPLICATION

2 DEVELOPMENT APPLICATION

1 DEVELOPMENT APPLICATION

Cad File No: C:\Users\RunshiLiu\Landform Studios\Company Files - Documents\2022\2022035 The Gladstone Village Merrylands\CAD\2022035-LD-SK400[1].dwg

SCALE 1:50 AT ORIGINAL SIZE

CR 15.07.24

CR 19.06.24

CR 08.06.23

CR 08.05.23

CR

CR

RI CR

CLIENT

**ALAND** 

#### 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:**

#### Genera

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.

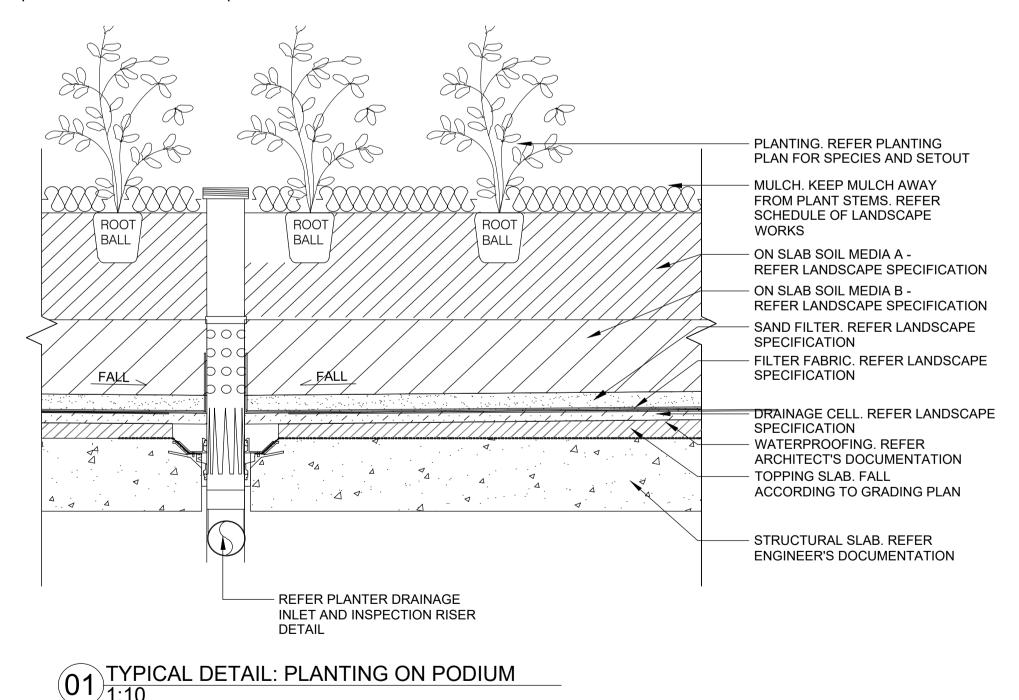
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

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

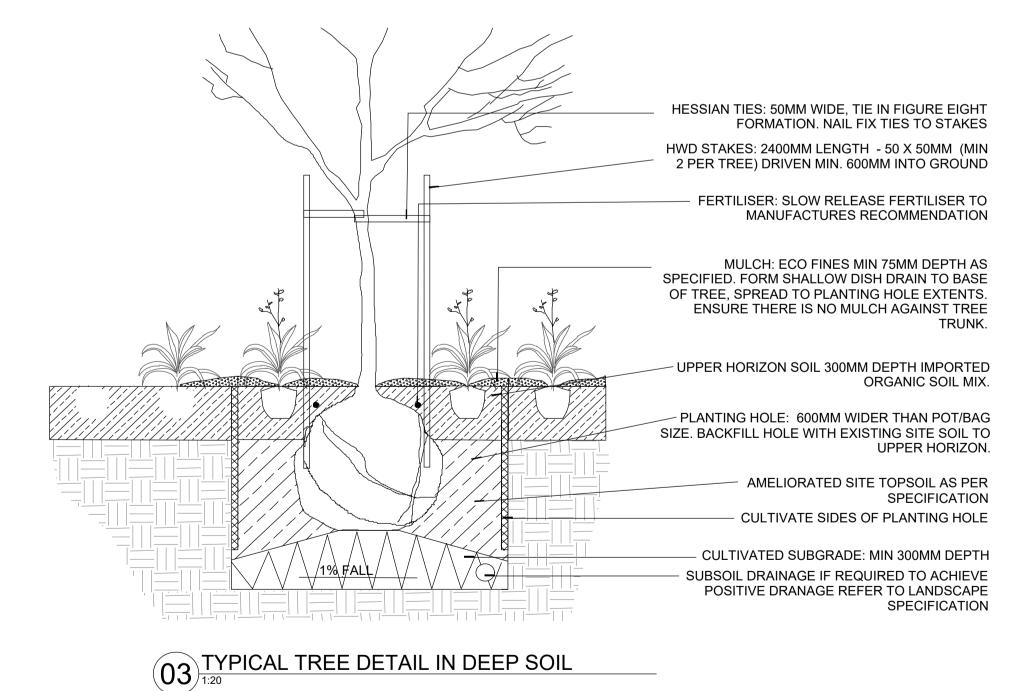
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700



PLANT SPECIES: REFER TO SCHEDULE 75mm ORGANIC MULCH AS SPECIFIED. DISHED AROUND THE BASE OF TREES AND SHRUBS. REFER SPECIFICATION. LOW RELEASE FERTILISER PLACED ON TOPSOIL AROUND ROOT BALL AND PLANTER BASE TO MANUFACTURERS INSTRUCTIONS AND RATES, REFER SPECIFICATION. A HORIZON 200mm IMPORTED TOP SOIL AS SPECIFIED B HORIZON 250mm IMPORTED TOP SOIL AS SPECIFIED **CULTIVATE SUBGRADE TO A** DEPTH OF 200MM 02 TYPICAL DETAIL: MASS PLANTING ON NATURAL GROUND



**PUBLIC PARK** 

## NOT FOR CONSTRUCTION

4	DEVELOPMENT APPLICATION	RL	CR	CR	15.07.24
3	DEVELOPMENT APPLICATION	RL	CR	CR	19.06.24
2	DEVELOPMENT APPLICATION	RI	CR	CR	27.07.23
1	DEVELOPMENT APPLICATION	RI	CR	CR	14.11.22
No	Revision Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project	Date

CLIENT ALAND







DO NOT SCALE	Drawn	RI	Designer	CR/ RI	Clien
Conditions of Use.	Drafting Check	CR	Design Check	CR	Proje
This document may only be used by the client (and any other person who the client has agreed can use this document)	Approve (Project Date	d Director)			Title
for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Scale	AS SHOWN	used	Drawing must not be for Construction unlessed as Approved	Original A

ent Merrylands (B)88 Development Pty Ltd.

iject 4 TERMINAL PLACE MERRYLANDS, LOT 1/ DP229589 4A TERMINAL PLACE MERRYLANDS

**TYPICAL DETAILS & OUTLINE SPECIFICATION** 

Drawing No: 2022035 PD-LD-DA-900 Rev: 4

Plot Date: 15 July 2024 - 11:42 AM Plotted by: Runshi Liu