

7 MACQUARIE STREET

PARRAMATTA, NSW

DEVELOPMENT APPLICATION



IMAGE LEFT: STREETSCAPE FROM MACQUARIE STREET LOOKING EAST

SHEET LIST

SHEET #	SHEET NAME	REV.
A001-COVER SHEET		
A001	COVER SHEET	B
A002	DEVELOPMENT SUMMARY	B
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A102	DEMOLITION PLAN	A
A103	PROPOSED SITE PLAN & ANALYSIS	B
A120 GA PLANS		
A121	GA PLAN - GROUND FLOOR	B
A122	GA PLAN - LEVEL 01	B
A123	GA PLAN - LEVEL 02	B
A124	GA PLAN - LEVEL 03	B
A125	GA PLAN - LEVEL 04 - 07	B
A125A	GA PLAN - LEVEL 08	A
A125B	GA PLAN - LEVEL 09-14	A
A126	GA PLAN - LEVEL 15	B
A127	GA PLAN - ROOF	B
A200-BUILDING ELEVATIONS		
A201	ELEVATION - NORTH	B
A202	ELEVATION - EAST	B
A203	ELEVATION - SOUTH	B
A204	ELEVATION - WEST	B
A205	ELEVATIONS - MID TOWER	B
A206	STREETSCAPE ELEVATION	B
A207	STREETSCAPE ELEVATION	B
A300-SECTIONS		
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A302	SECTION BB	B
A303	SECTION CC	B
A304	SECTION DD	B
A305	DETAILED PODIUM SECTION	B
A600-SCHEDULES		
A601	FACADE MATERIALS SCHEDULE	B
A620-AREA PLANS		
A621	GFA AREA PLAN - SHEET 1	B
A621A	GFA AREA PLAN - SHEET 2	A
A622	COMMUNAL INDOOR AND OUTDOOR AREA PLANS	B
A650-DIAGRAMS		
A651	SHADOW DIAGRAM - JUN 21	B
A652	SHADOW DIAGRAM - JUN 21	B
A653	SOLAR ACCESS TO COMMUNAL AREA	B
A655	FUTURE DEVELOPMENT CONTEXT	B
A656	FUTURE DEVELOPMENT MASSING	B
A700-MODULE		
A701	TYPICAL CO-LIVING ROOM - SHEET 01	B
A702	TYPICAL CO-LIVING ROOM - SHEET 02	B
A703	TYPICAL CO-LIVING ROOM - SHEET 03	B
A704	TYPICAL CO-LIVING ROOM - SHEET 04	A
A705	TYPICAL CO-LIVING ROOM - SHEET 05	A
A900-3D PERSPECTIVES		
A901	PERSPECTIVE 01	B
A902	PERSPECTIVE 02	B
A903	PERSPECTIVE 03	B

7 MACQUARIE STREET, PARRAMATTA AREA SCHEDULE

DA ISSUE

13.09.2024



SITE DETAILS	
SITE AREA	1,877.00 m2

FSR			FSR	
BASE	6.0 :1	11,262 m2	TOTAL GFA	11,262 m2
			SITE AREA	1,877 m2
		AVAILABLE MAXIMUM GFA	11,262 m2	FSR
PROPOSED TOTAL GFA	DIFF:	11,262 m2		
		0 m2		

CO-LIVING TOWER											
LEVEL & PROGRAM		FTF m	RL m	TOTAL HEIGHT m	GFA CO-LIVING m²	GFA COMMUNAL m²	GFA COMMERCIAL/ RETAIL m²	GFA COMMON/LOBBY m²	TOTAL GFA m²	COMMUNAL OPEN SPACE m²	KEYS
	TOB		65.72	53.1							
	LIFT OVER-RUN	0.66	65.06	52.5							
LEVEL 15	CO-LIVING TOWER	3.56	61.50	48.9	517	10			526		18
LEVEL 14	CO-LIVING TOWER	3.10	58.40	45.8	587	10			597		21
LEVEL 13	CO-LIVING TOWER	3.10	55.30	42.7	587	10			597		21
LEVEL 12	CO-LIVING TOWER	3.10	52.20	39.6	587	10			597		21
LEVEL 11	CO-LIVING TOWER	3.10	49.10	36.5	587	10			597		21
LEVEL 10	CO-LIVING TOWER	3.10	46.00	33.4	587	10			597		21
LEVEL 9	CO-LIVING TOWER	3.10	42.90	30.3	587	10			597		21
LEVEL 8	CO-LIVING TOWER	3.10	39.80	27.2	602	10			612		22
LEVEL 7	CO-LIVING TOWER	3.10	36.70	24.1	611	10			620		22
LEVEL 6	CO-LIVING TOWER	3.10	33.60	21.0	611	10			620		22
LEVEL 5	CO-LIVING TOWER	3.10	30.50	17.9	611	10			620		22
LEVEL 4	CO-LIVING TOWER	3.10	27.40	14.8	611	10			620		22
LEVEL 3	CO-LIVING TOWER	3.10	24.30	11.7	1,115	10			620		22
LEVEL 2	CO-LIVING TOWER	4.05	20.25	7.7	1,325	11			1,126	119	30
LEVEL 1	COMMUNAL	3.15	17.1	4.5		1,336			1,336	154	
GROUND FLOOR	RETAIL+COMMERCIAL+LOBBY+COMMUNAL	4.5	12.6	0.0			536	244	979	195	
TOTAL					9,524	1,477	536	244	11,262	468	306

LEGEND	
BENCH MARK	▲
COMMS PIT	■ COM
TELSTRA PIT	■ TEL
ELECTRIC LIGHT POLE	● ELP
ELECTRICITY BOX	■ EL
TRAFFIC LIGHT	■ TL
STREET SIGN	■ SS
ROADS & MARITIME SERVICES	■ RMS
GRADED INLET PIT	■ GP
KERB INLET PIT	■ KIP
STOP VALVE	■ SV
HYDRANT	■ HYD
WATER TAP	■ WT
GAS VALVE	■ GV
VEHICLE CROSSING	■ VC
PRISM CROSSING	■ PC
WINDOW	■ W
HEAD/SILL	■ HS
GAS (DBYD)	■ G
COMMUNICATIONS (DBYD)	■ C
WATER (DBYD)	■ W
STORMWATER (DBYD)	■ S
SEWER (DBYD)	■ SE
ELECTRICITY (OVERHEAD)	■ E
ELECTRICITY (UGROUND) (DBYD)	■ UG
TOP OF WALL	■ TW
WALL TO BOUNDARY	■ WB



- RESTRICTION ON THE USE OF LAND (WHOLE OF LOT) (DP 1019888)
POSITIVE COVENANT (WHOLE OF LOT) (DP 1019888)
- NOTES**
1. THE BOUNDARIES HAVE NOT BEEN MARKED
 2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES AND ARE SUBJECT TO FINAL SURVEY
 3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 76660 R.L. 14.02 (A.H.D.) IN MACQUARIE STREET
 4. CONTOUR INTERVAL 0.25 M
 5. QUANTITIES ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 6. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 7. FLOOR LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 8. HAS BEEN UNDERTAKEN
 9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
 10. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
 11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) AND APPROX. "100" FOR TRUE NORTH

GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE REQUIRED DIMENSIONS ONLY.
02. ALL DIMENSIONS, ABUTMENTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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REVISION

REV	DESCRIPTION	DATE
1	Issued for Coordination	21.12.2023
A	FOR DEVELOPMENT APPLICATION	02.02.2024

PROJECT STATUS

DEVELOPMENT APPLICATION
ISSUE FOR DA

CLIENT

POINT CAPITAL
LEVEL 43, GOVERNOR PHILLIP
TOWER 1 FARRER PLACE, SYDNEY NSW 2000

PROJECT NO

1871

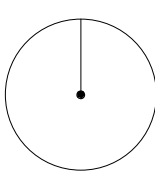
PROJECT NAME

07 MACQUARIE ST
07 MACQUARIE ST, PARRAMATTA, NSW 2150

21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
Unit 10 Level 3
24 Hickson Road
Millers Point NSW 2000
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E: info@bayleyward.com

BAYLEYWARD
Architecture & Interiors

NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454



DRAWING NAME

SITE SURVEY (BY OTHERS)

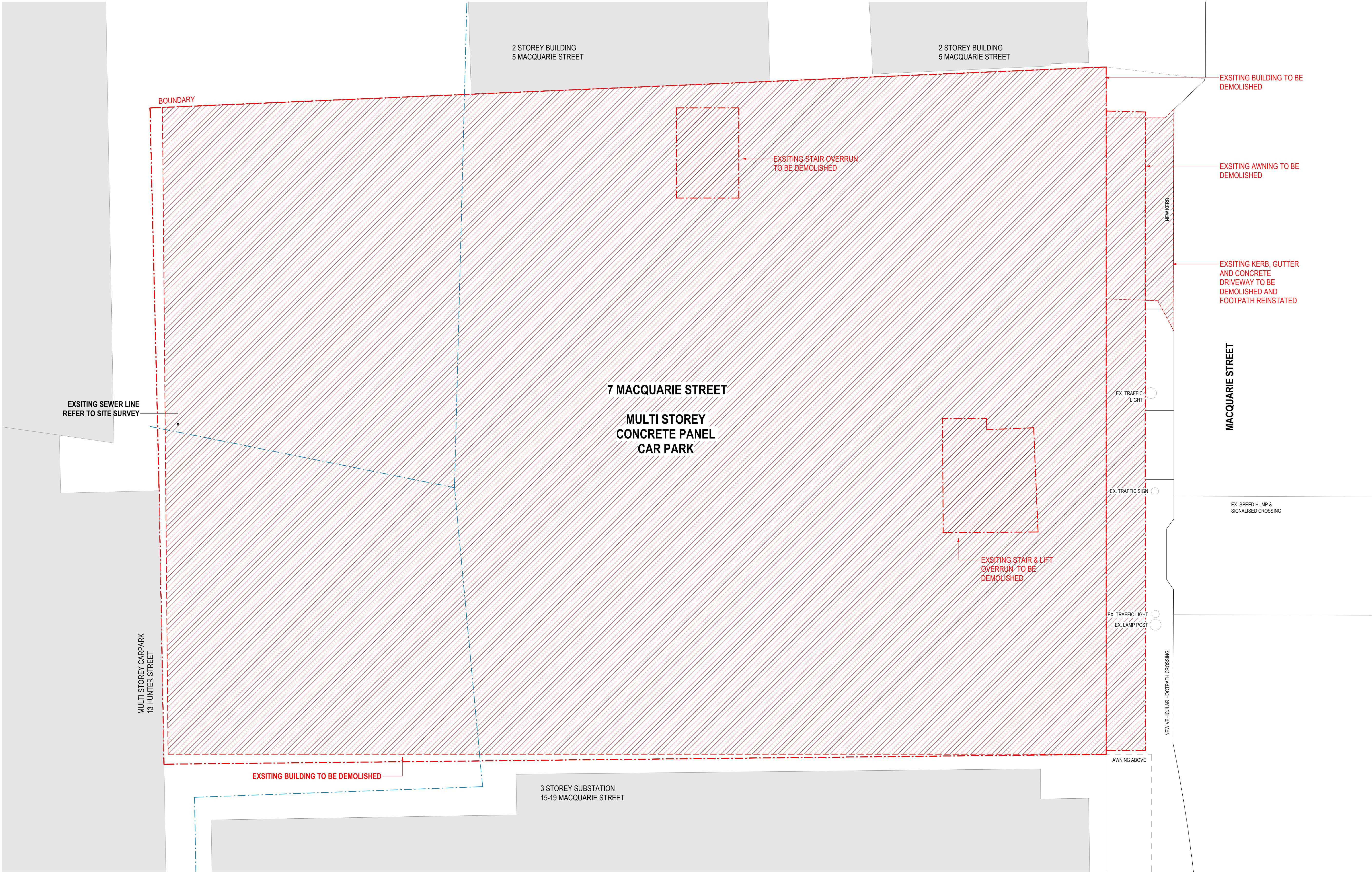
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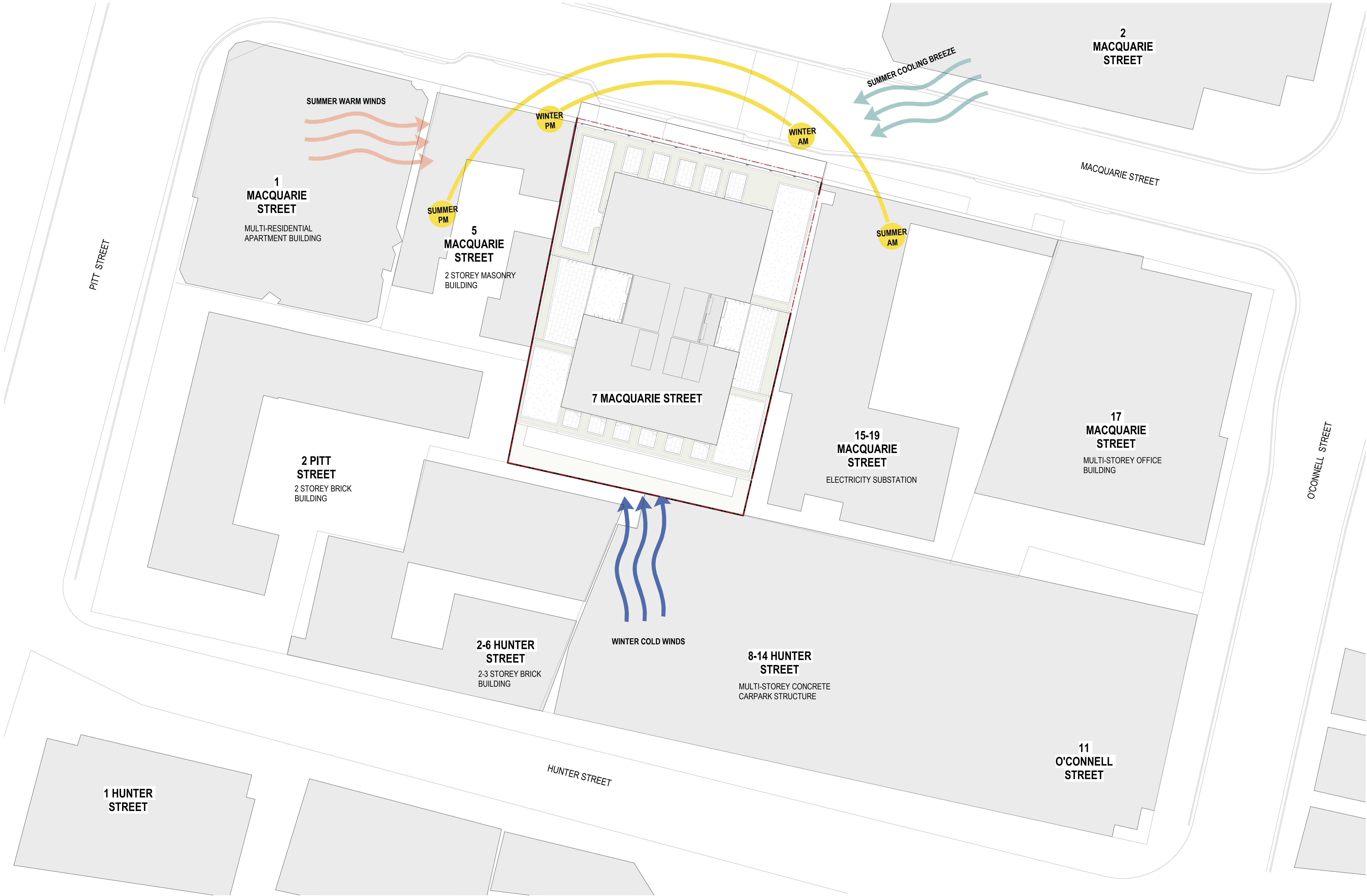
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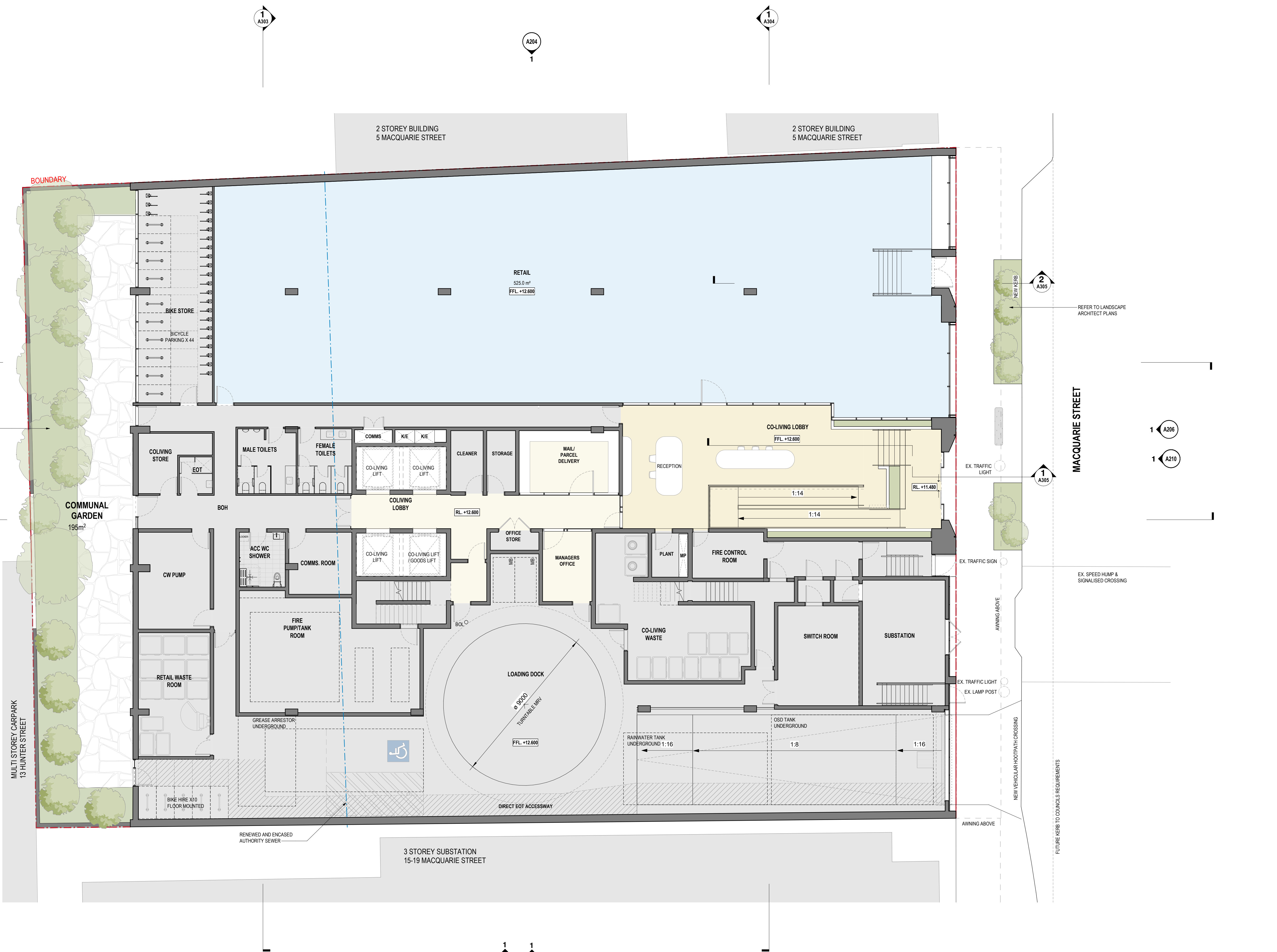
A101

REVISION

A









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5	Issued for Coordination	18.12.2023
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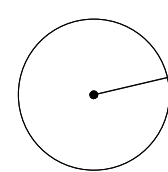
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NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454



DRAWING NAME

GA PLAN - LEVEL 01

SCALE 1:100 @ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD

DRAWING NUMBER

A122

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B



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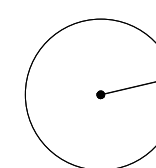
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NOMINATED ARCHITECT(S)
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VIC: 19671
NSW: 11454



DRAWING NAME

GA PLAN - LEVEL 02

SCALE **1:100** @ A1 / 50% @ A3 DRAWN BY **RVG** CHECKED BY **KD**

DRAWING NUMBER

A123

REVISION **B**



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VIC: 19671
NSW: 11454

DRAWING NAME

GA PLAN - LEVEL 03

SCALE 1:100 @ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD

DRAWING NUMBER

A124

REVISION

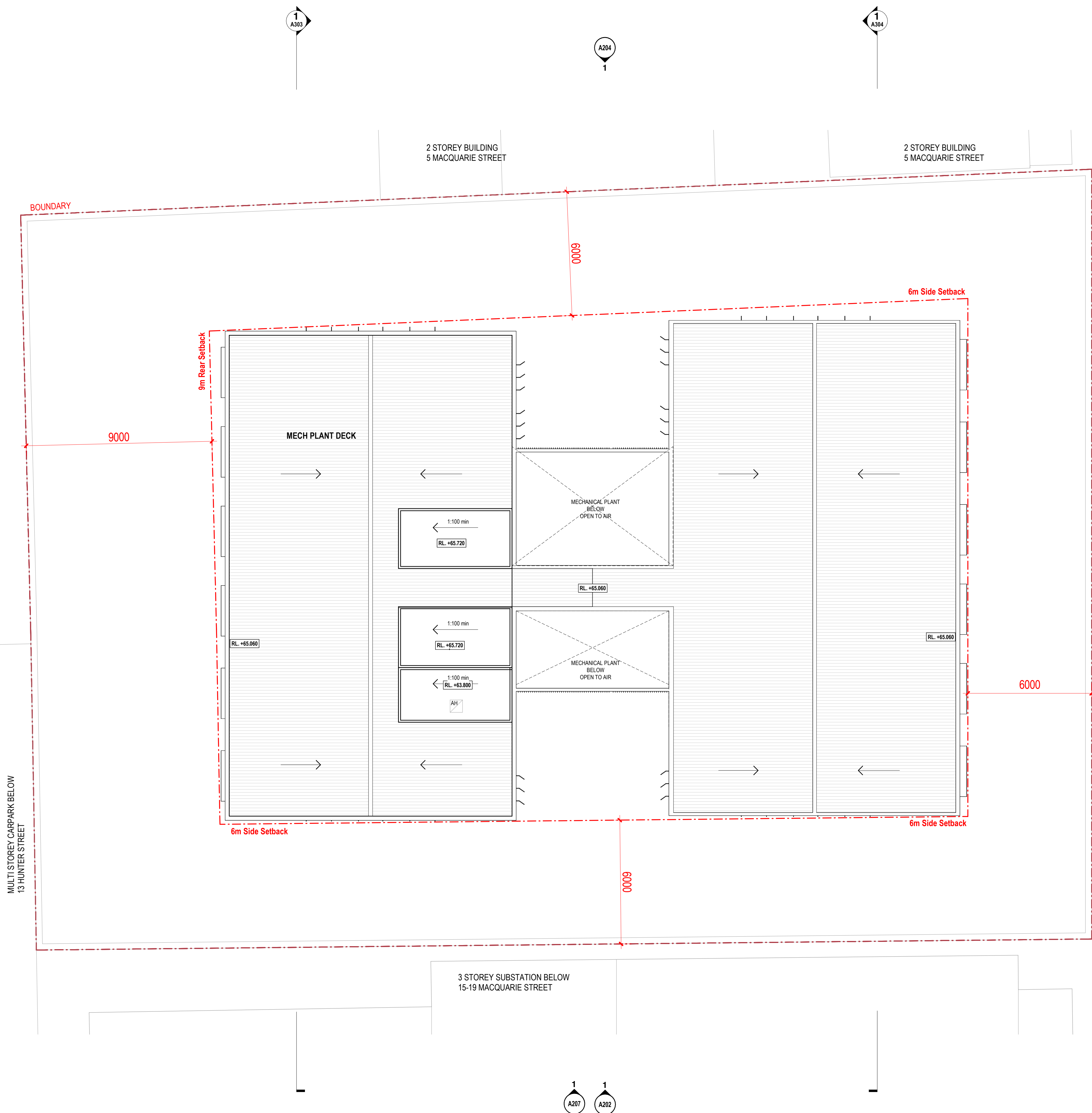
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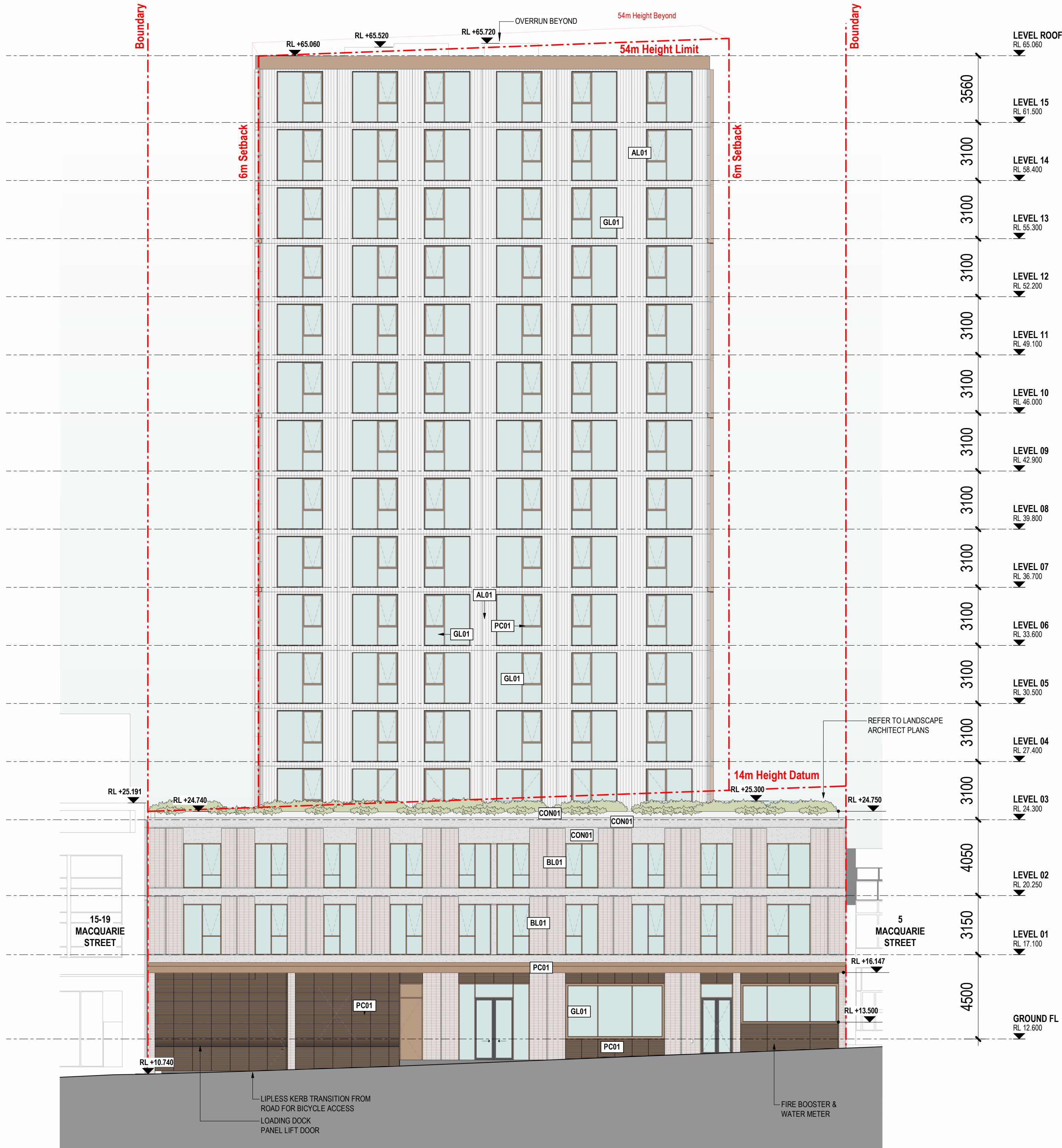












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NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454

DRAWING NAME

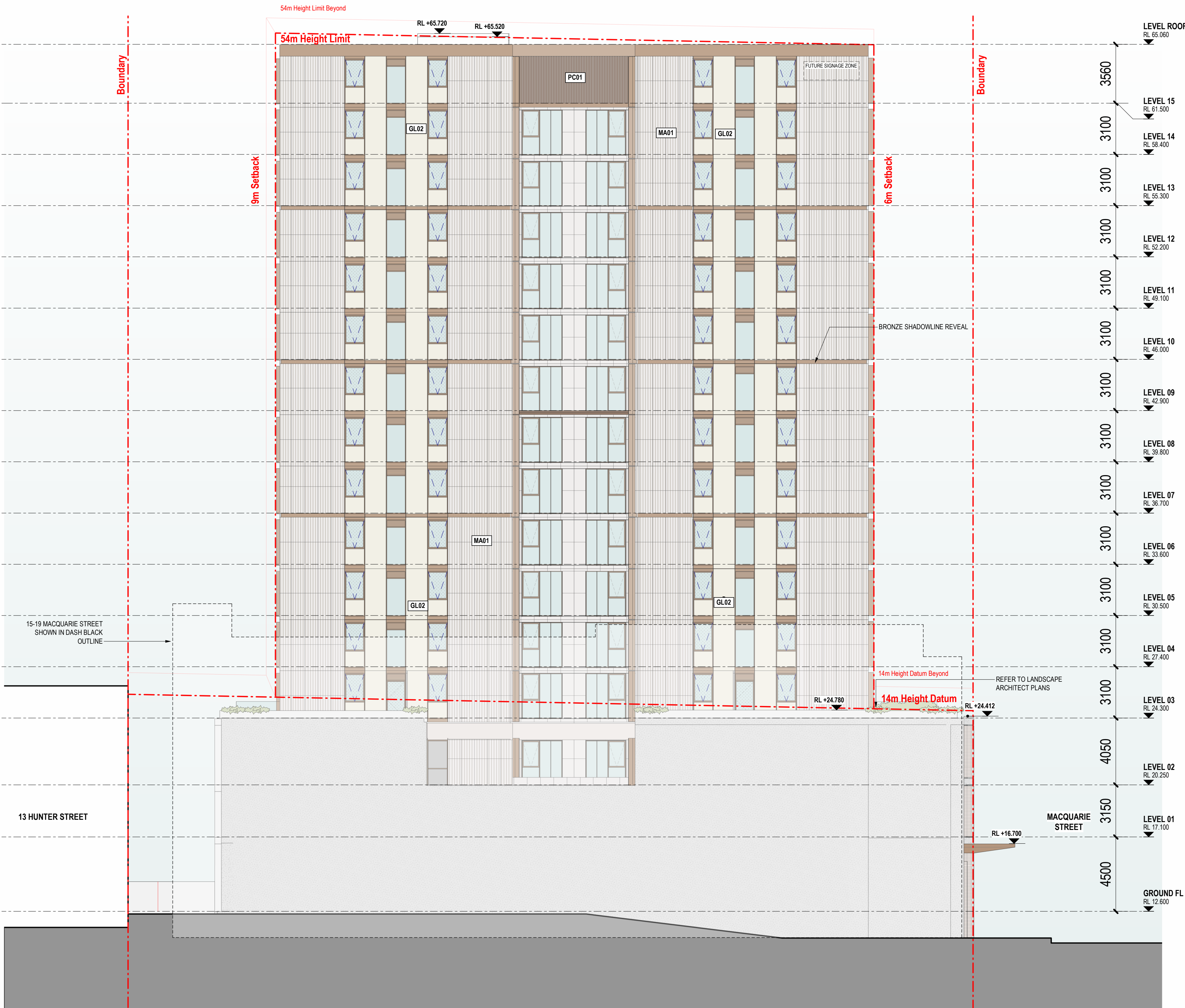
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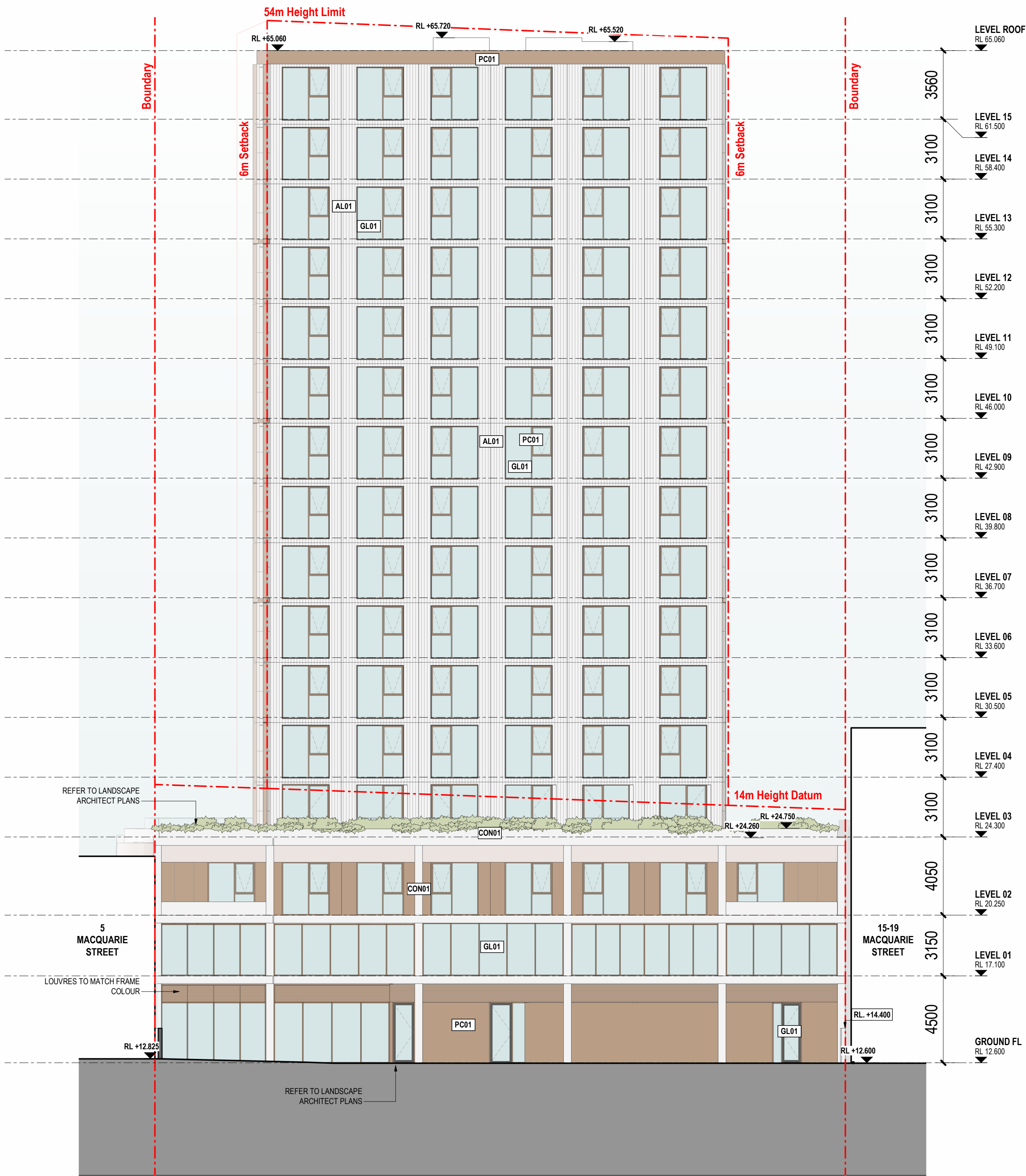
SCALE 1 : 150 @ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD

DRAWING NUMBER

A201

REVISION B

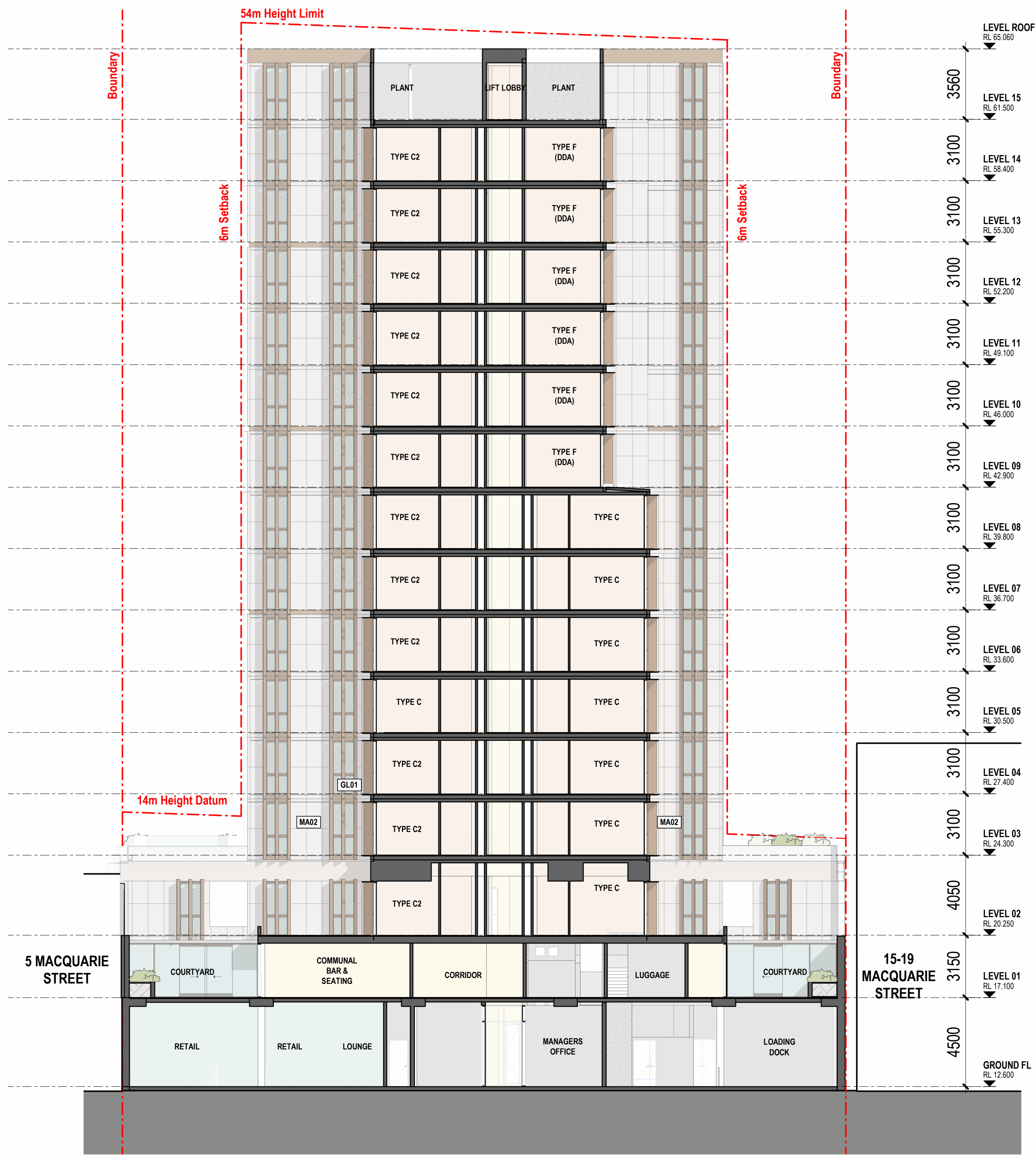




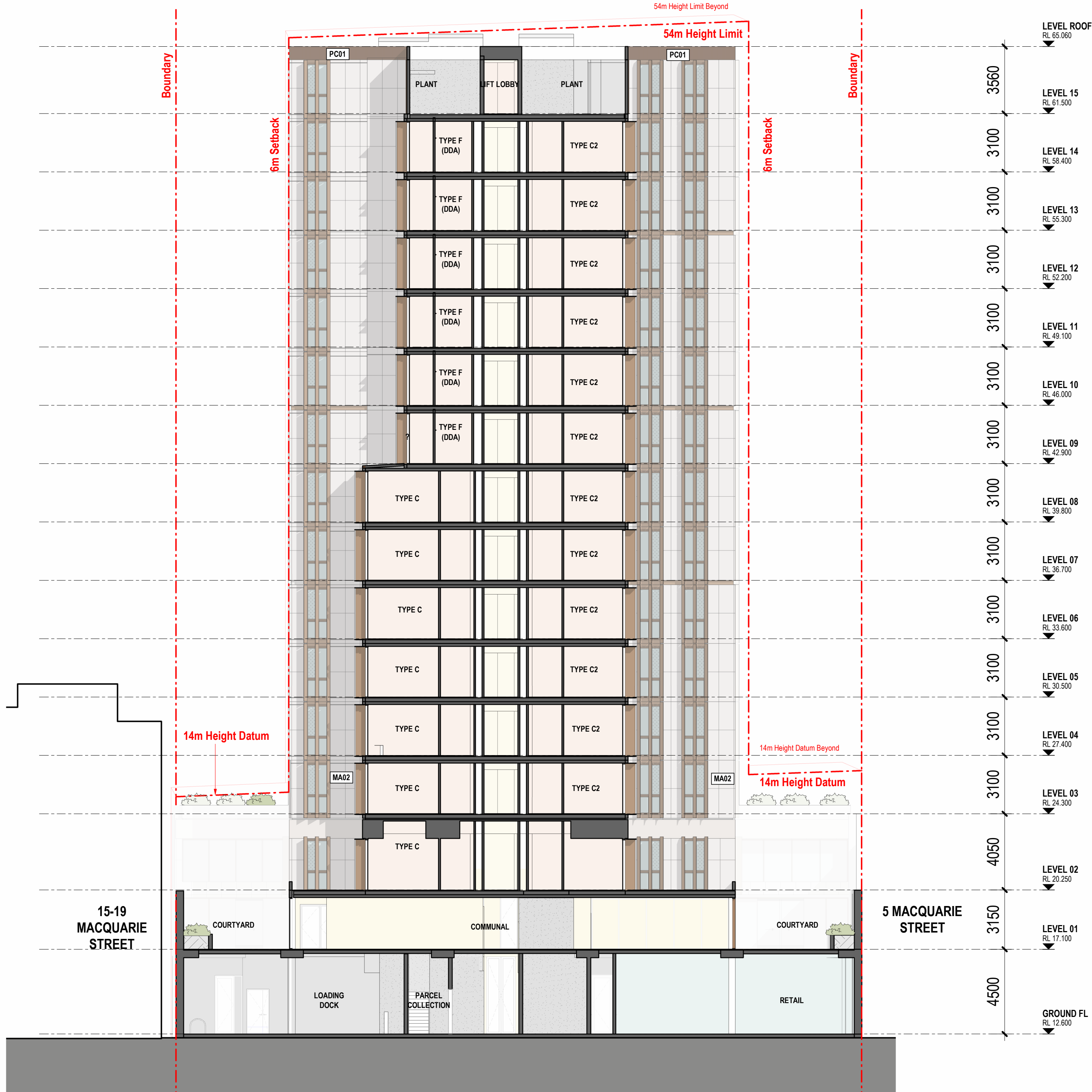
WIP 11/09/24

GENERAL NOTES		REVISION		PROJECT STATUS		CLIENT		PROJECT NO		PROJECT NAME		21-23 Chessell Street Southbank VIC 3006 T: 03 9695 0222 Unit 10 Level 3 24 Hickson Road Millers Point NSW 2000 T: 02 9672 1888 E: info@bayleyward.com		NOMINATED ARCHITECT(S) KIERAN GLEESON VIC: 19671 NSW: 11454		DRAWING NAME		DRAWING NUMBER					
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		3	Issued for Information	07.12.2023																			
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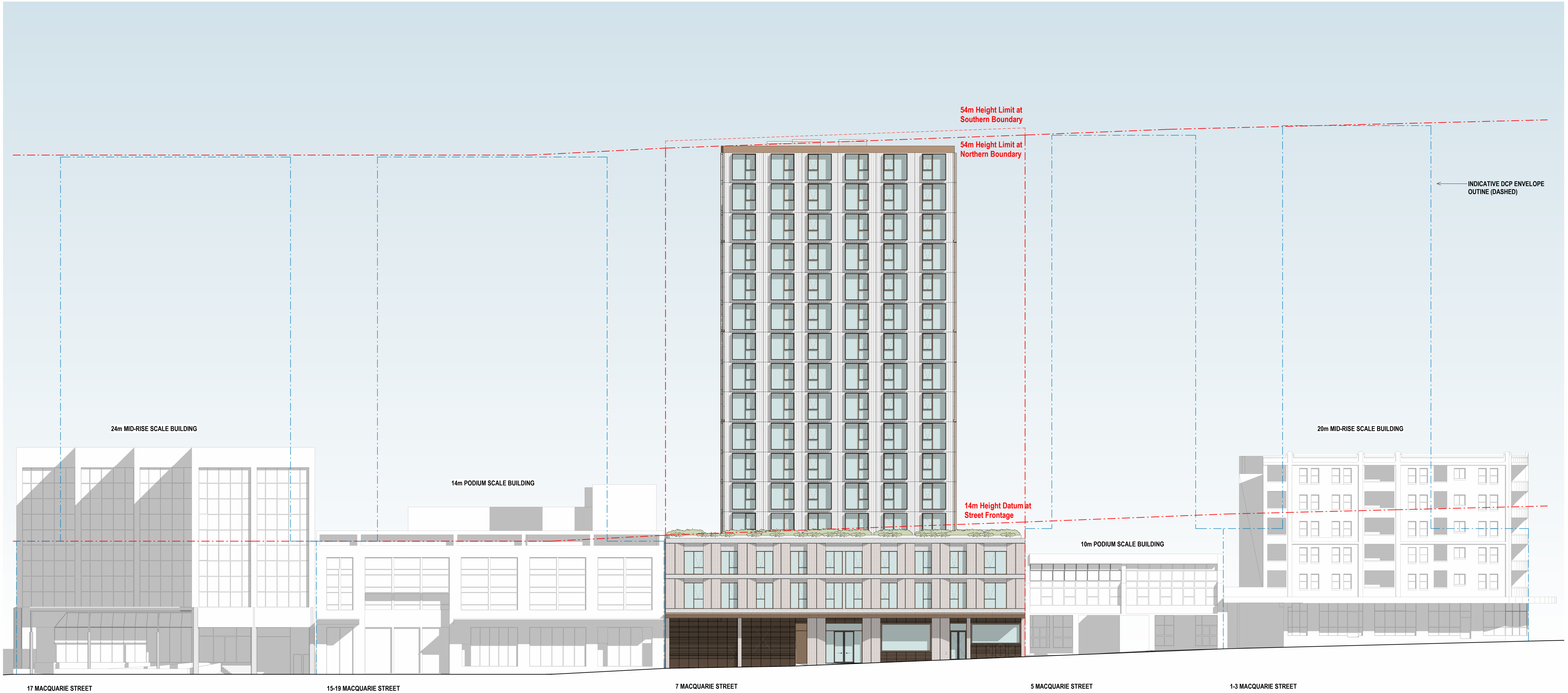




1 ELEVATION INTERNAL 1
1:150



2 ELEVATION INTERNAL 2
SK007 1:150



1 **STREETSCAPE ELEVATION EAST-WEST**
A120 1:200

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NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454

DRAWING NAME

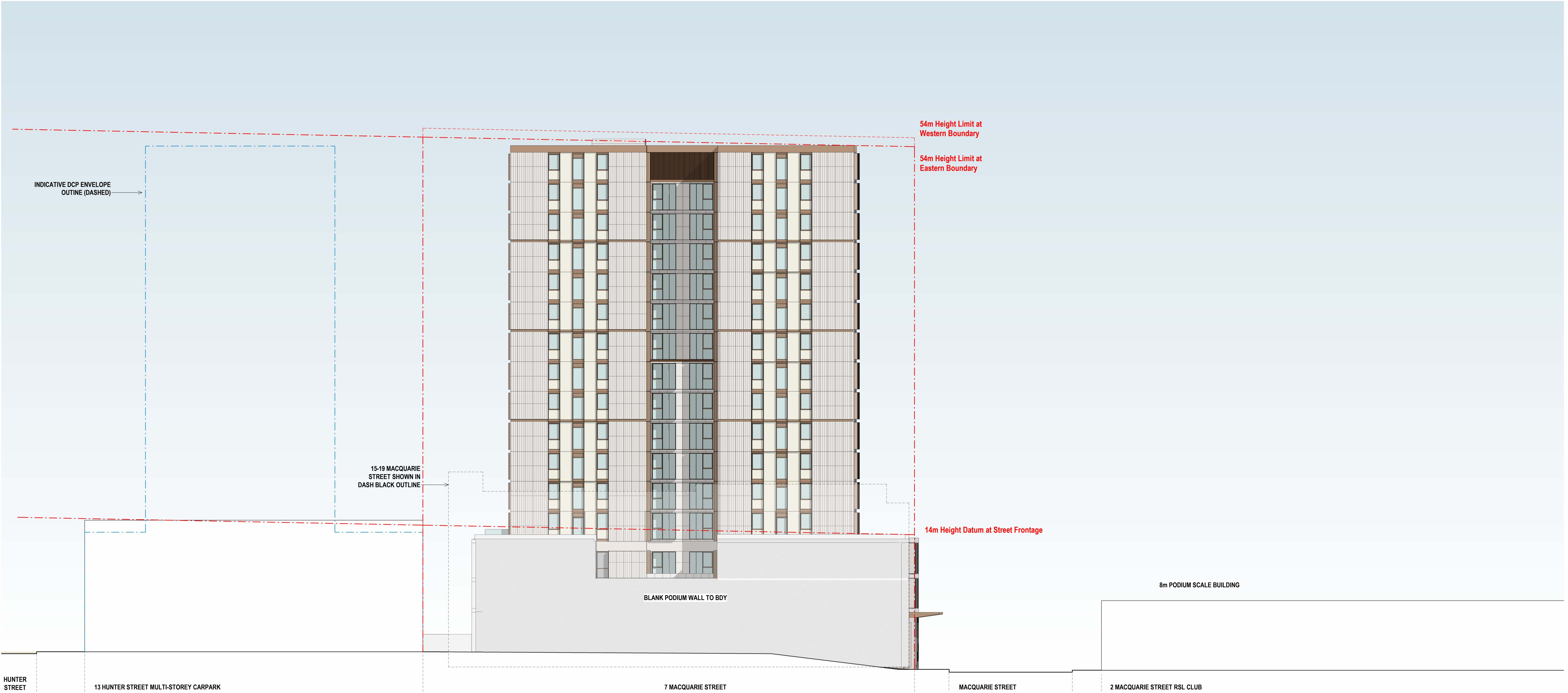
STREETSCAPE ELEVATION

SCALE **1:200** @ A1 / 50% @ A3 DRAWN BY **RVG** CHECKED BY **KD**

DRAWING NUMBER

A206

REVISION **B**



1 **STREETSCAPE ELEVATION NORTH-SOUTH**
A120 1:200

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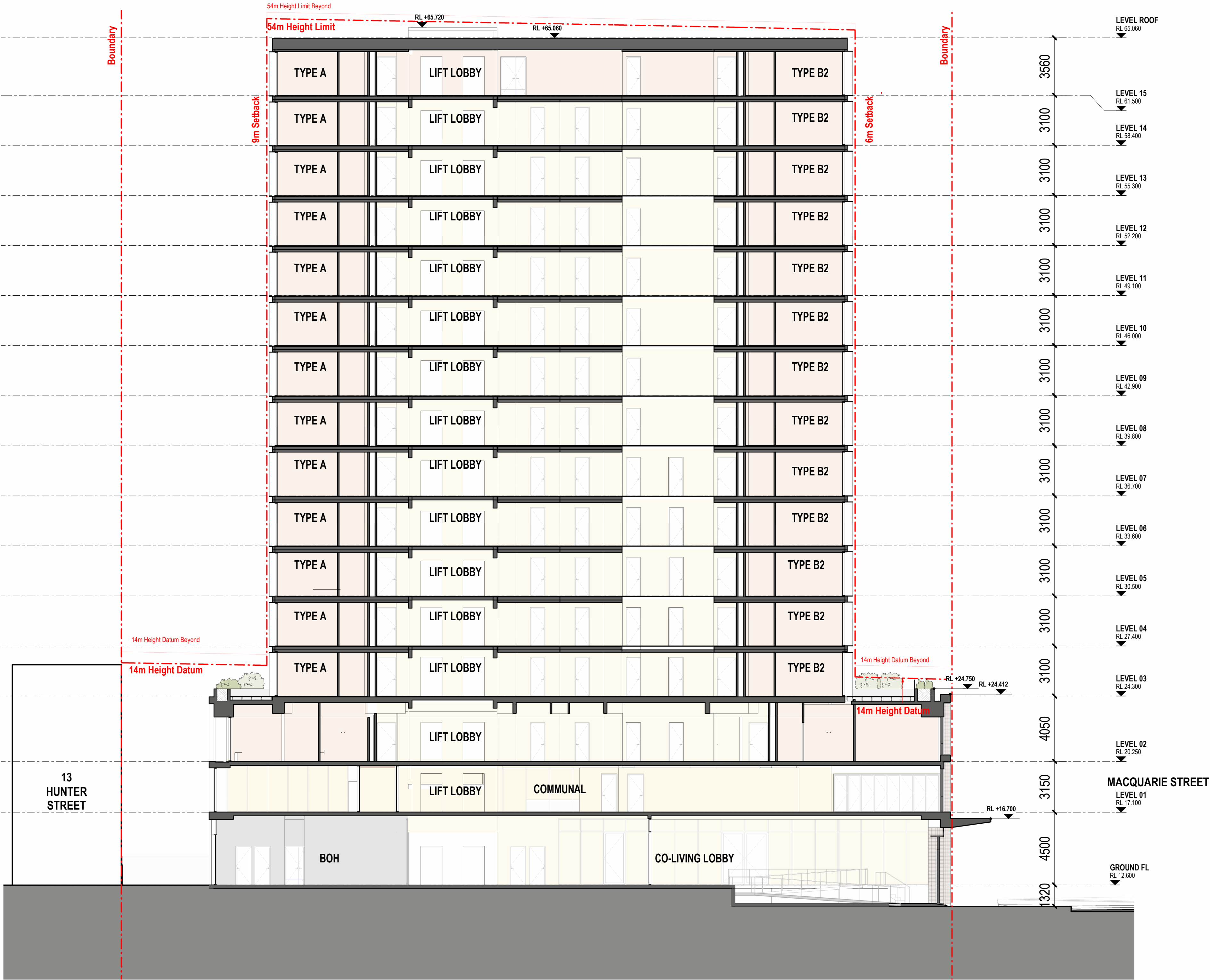
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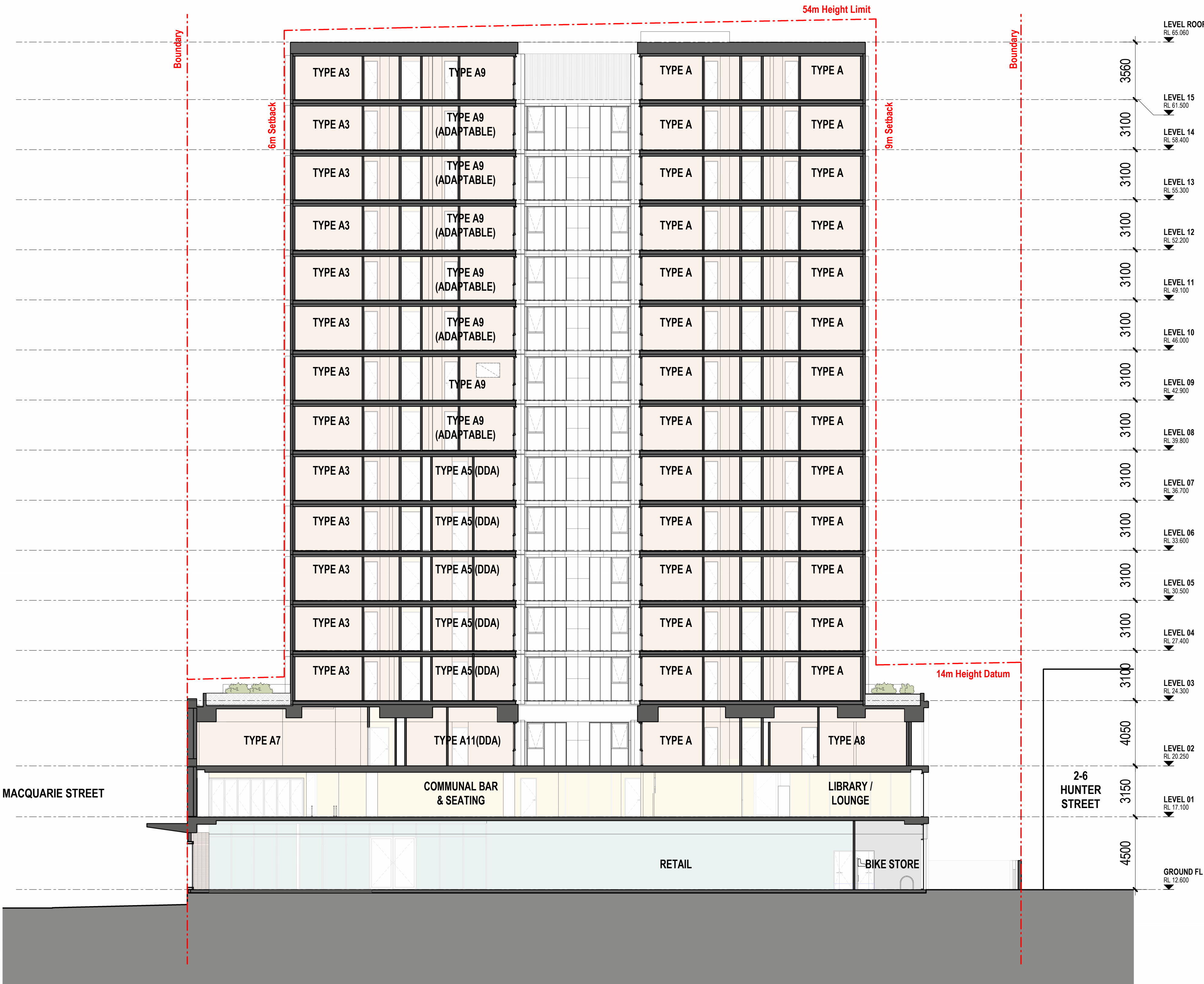
SCALE **1:200** @ A1 / 50% @ A3 DRAWN BY **RVG** CHECKED BY **KD**

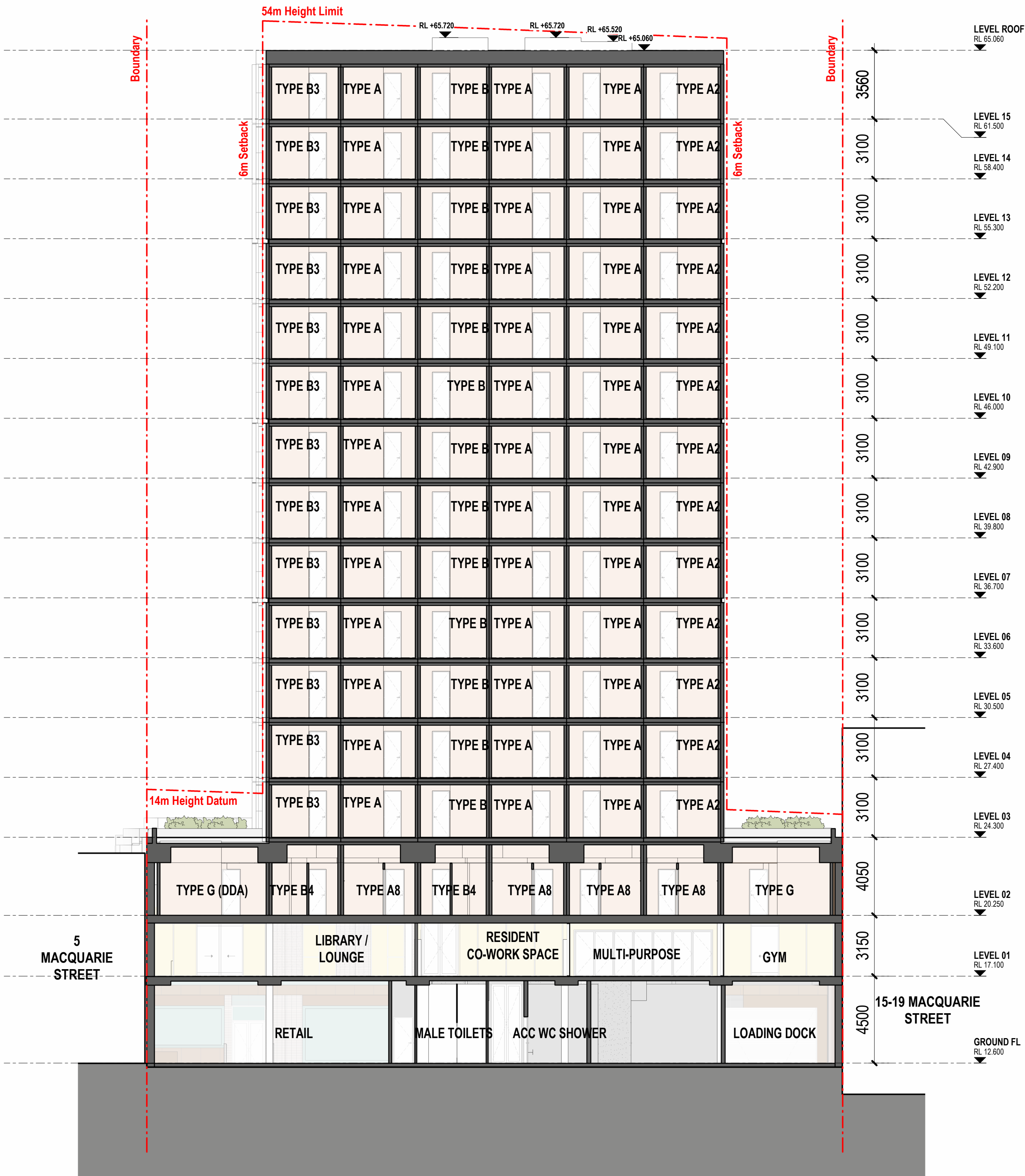
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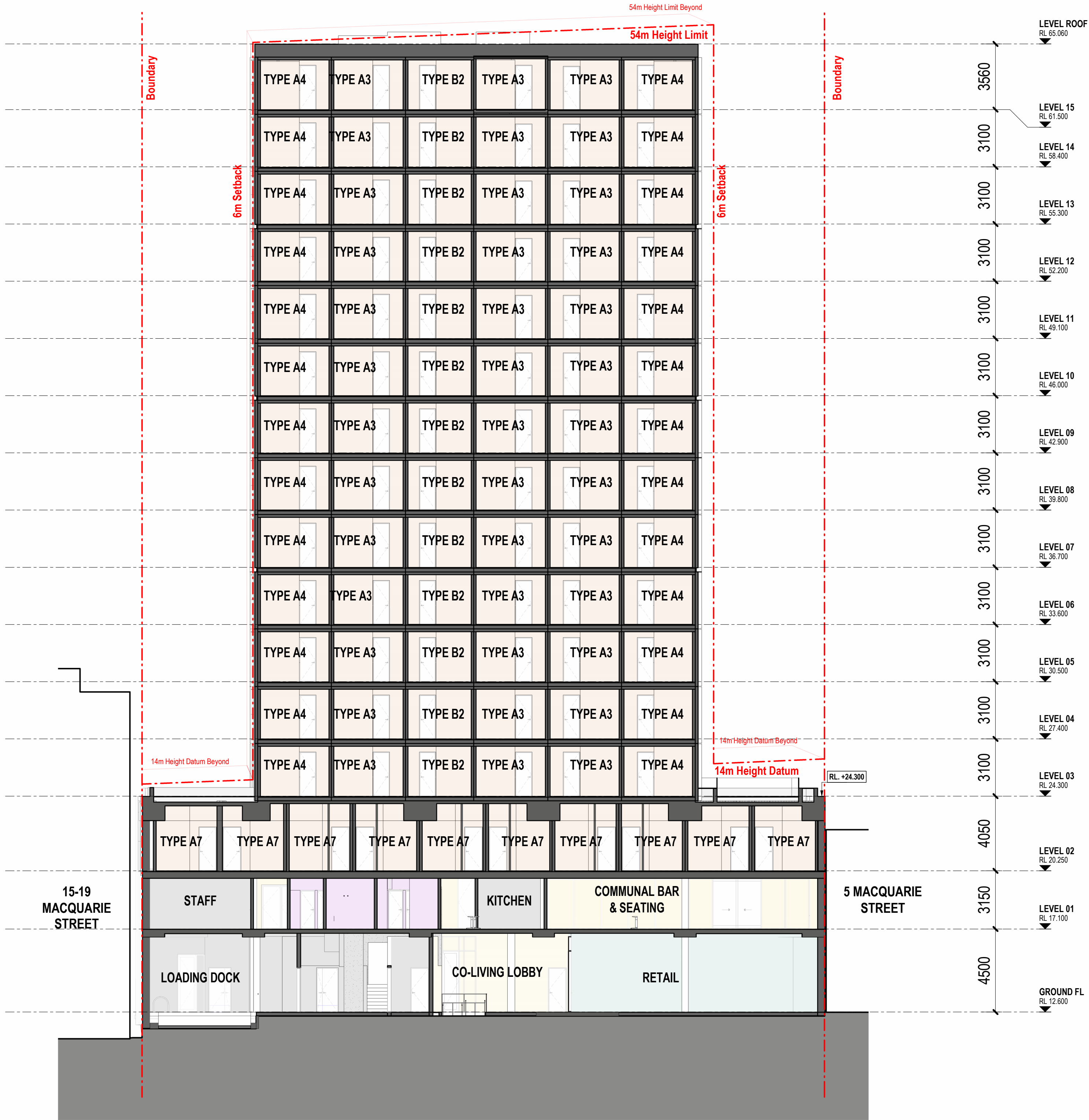
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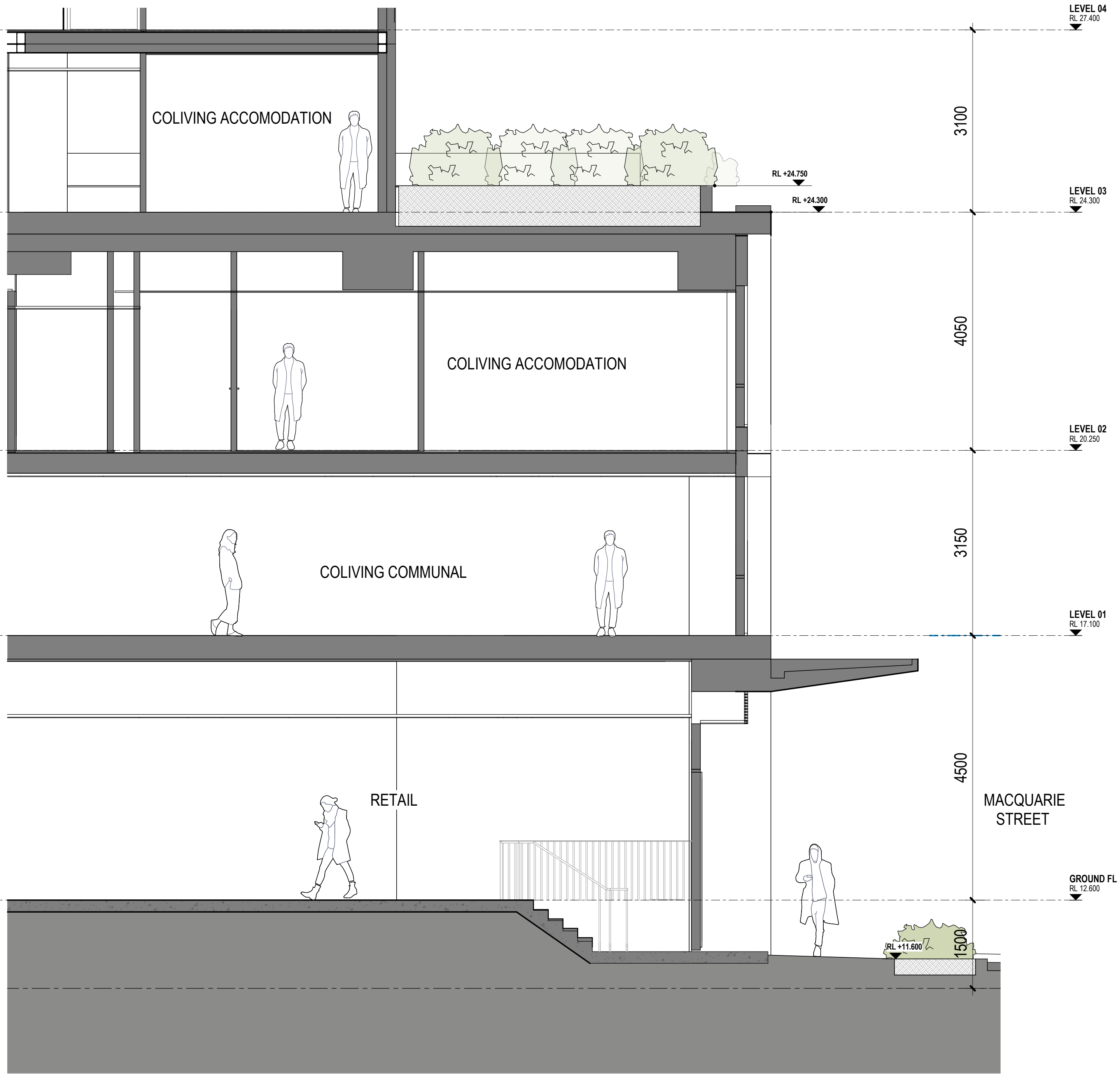
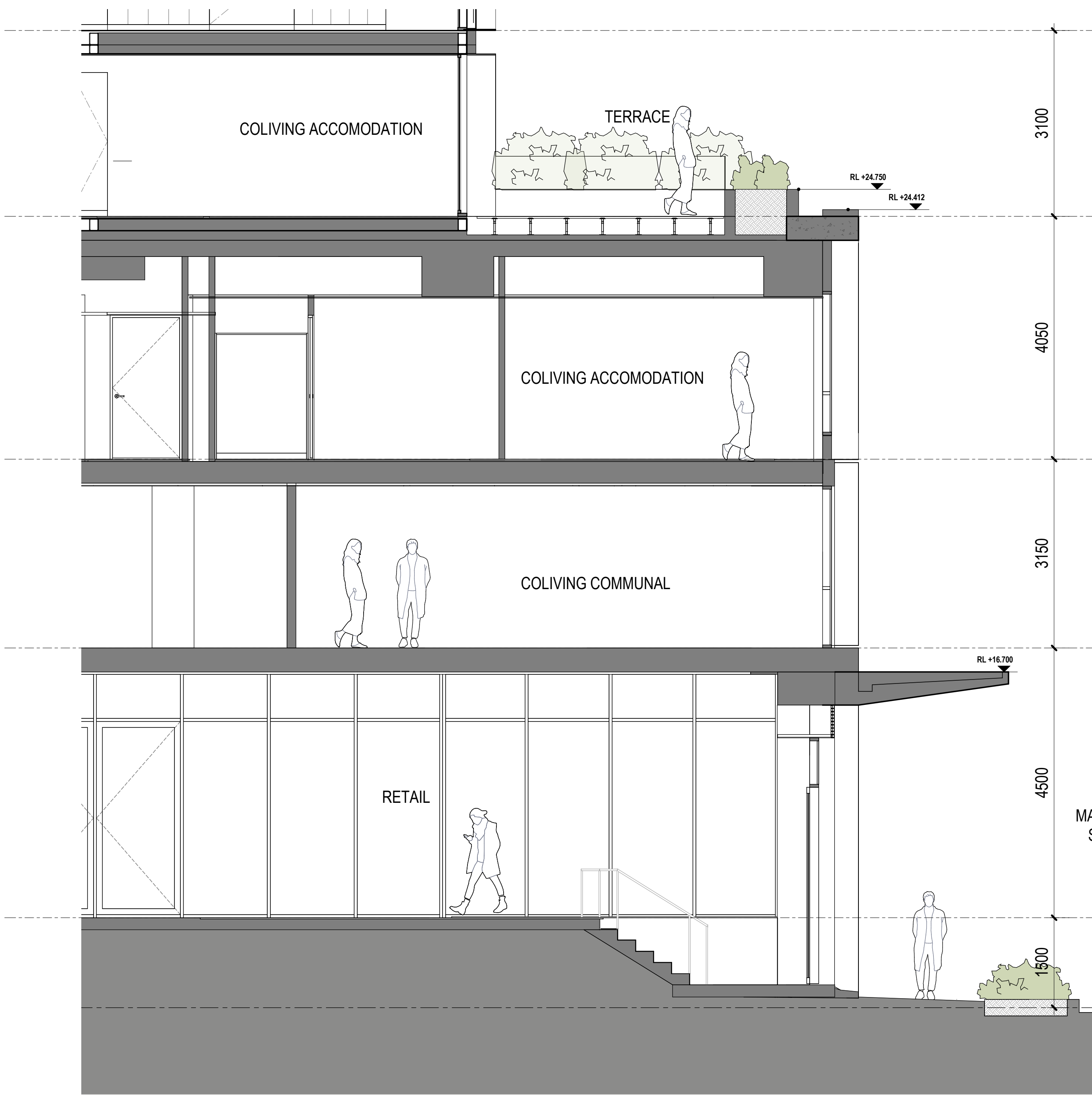
REVISION **B**











1 PODIUM DETAILED FACADE - SECTION 01
A120 1:50

2 PODIUM DETAILED FACADE - SECTION 02
A120 1:50

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VIC: 19671
NSW: 11454

DRAWING NAME

DETAILED PODIUM SECTION

SCALE 1:50 @ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD

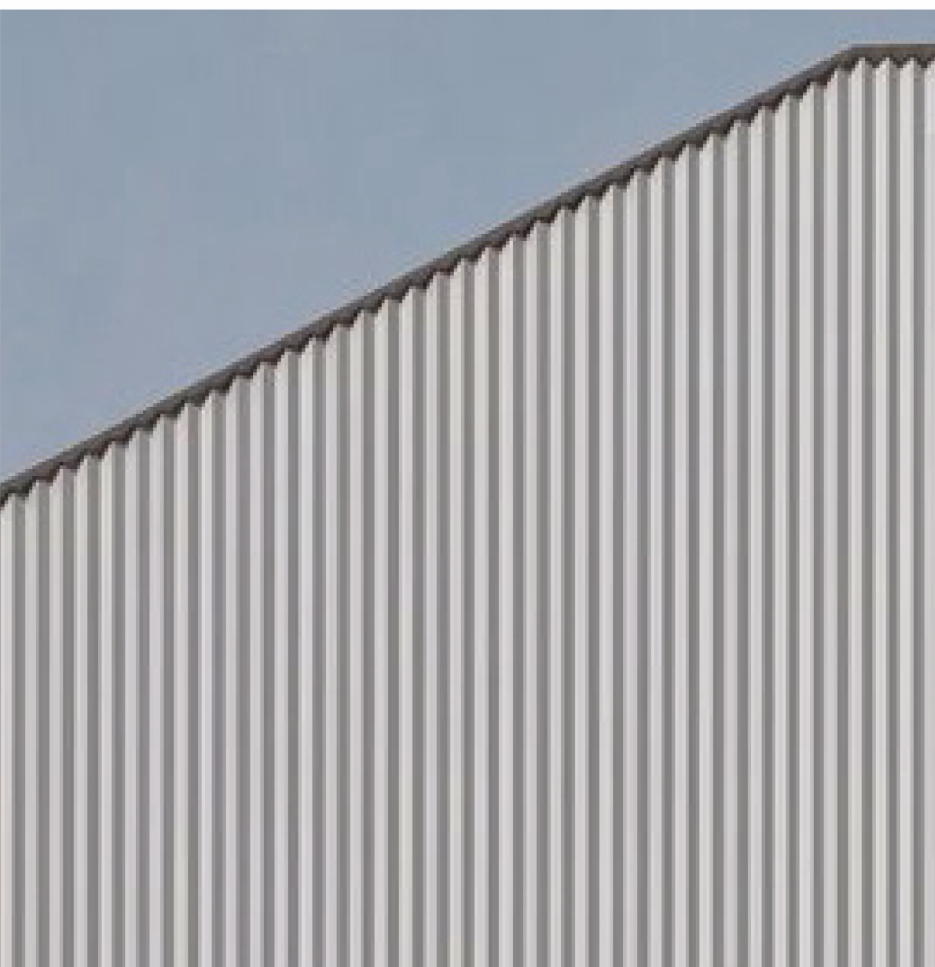
DRAWING NUMBER

A305

REVISION B



CON01: Off-Form Insitu Concrete



AL01: Profiled Aluminium Light



GL01: Vision Panel Glazing



MA01: Vertically Profiled Cementitious Cladding – Light



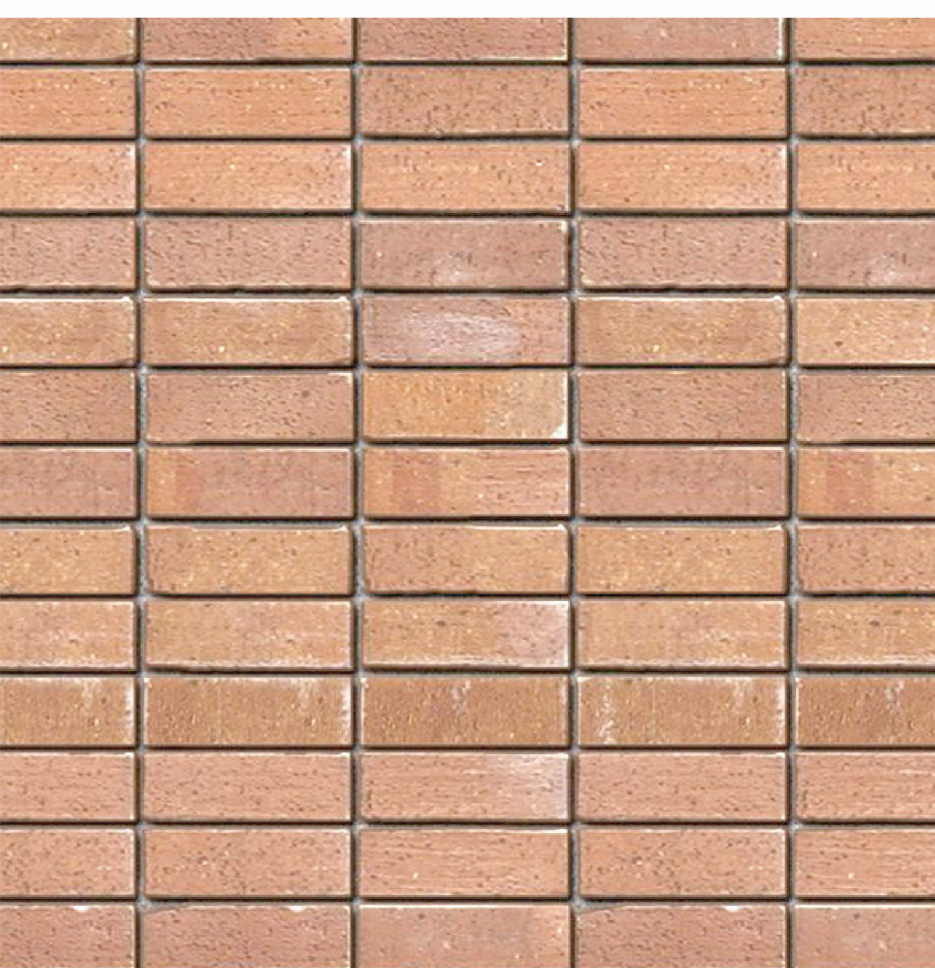
PC01: Medium Bronze Powdercoat



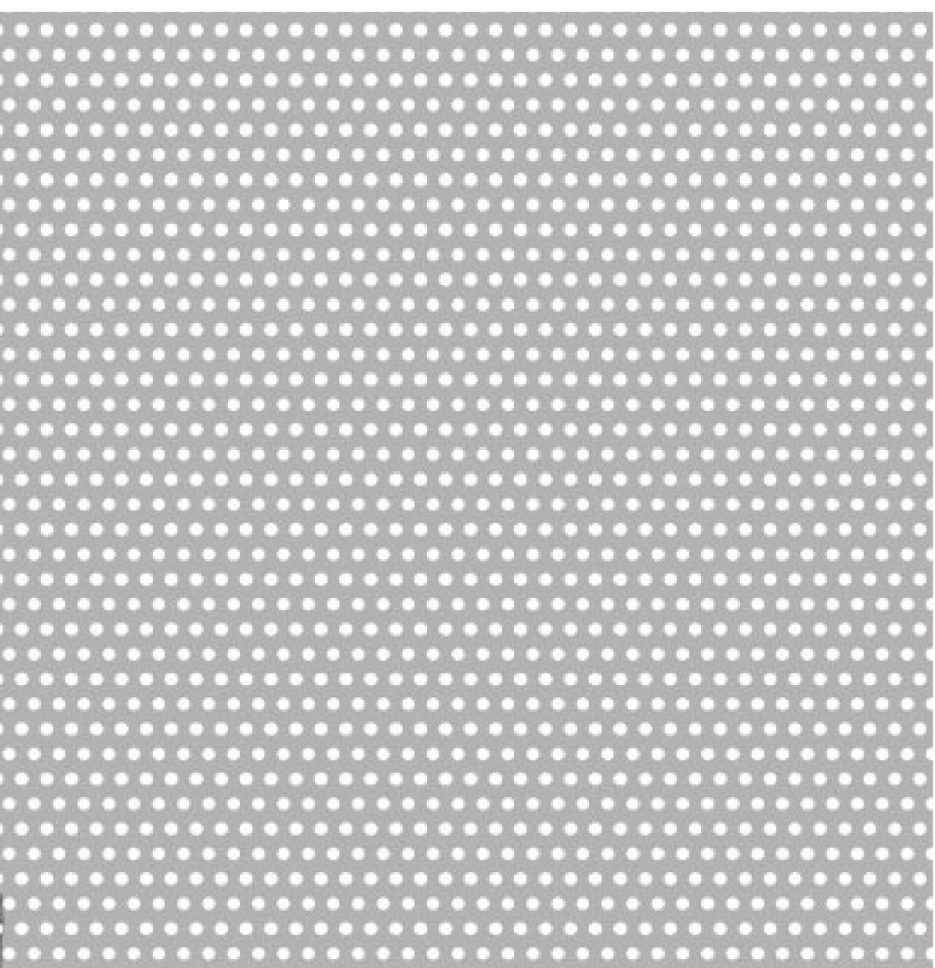
GL02: Bronze Colourbacked Glazing



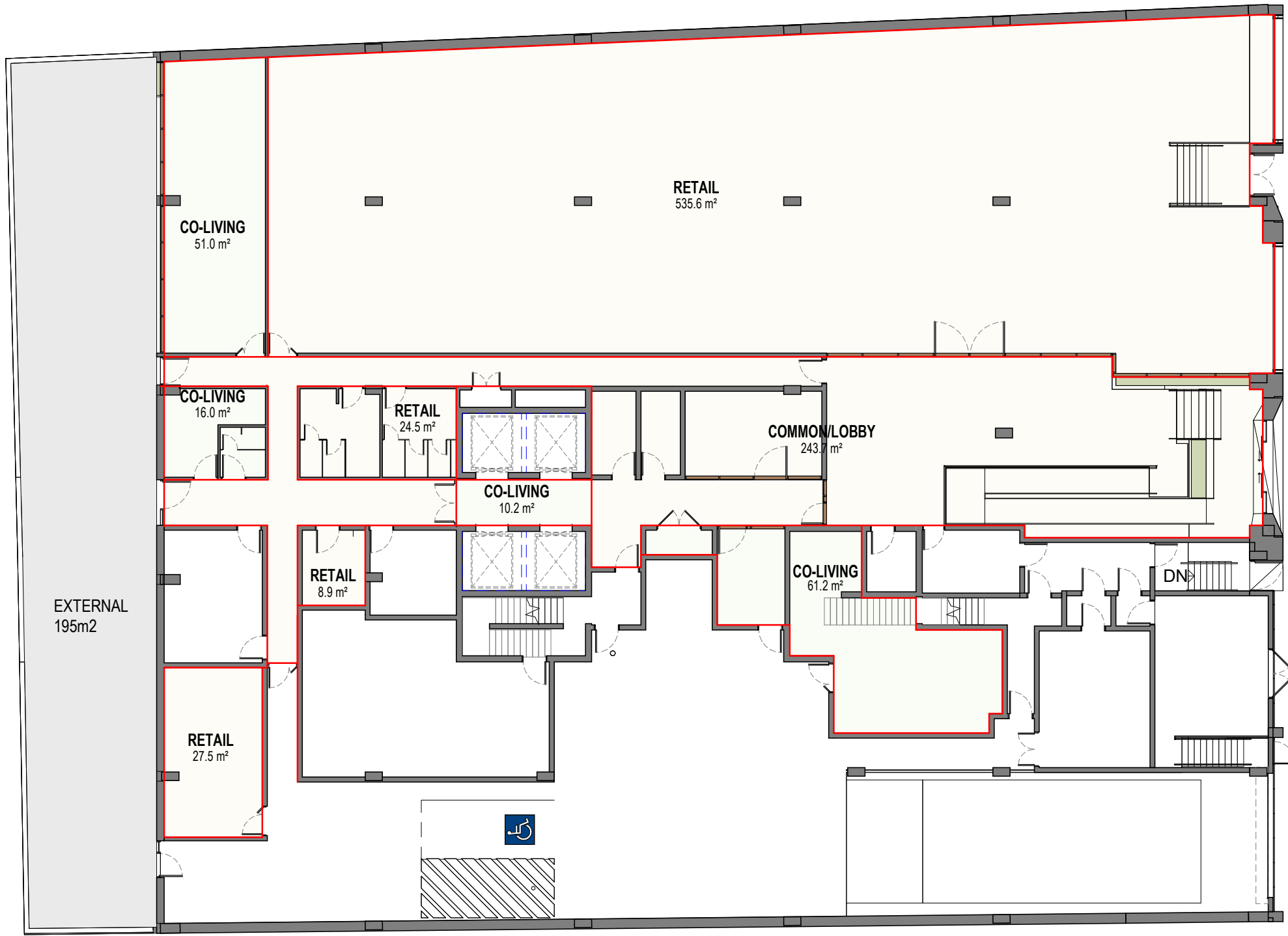
MA02: Flat Finish Cementitious Cladding – Light



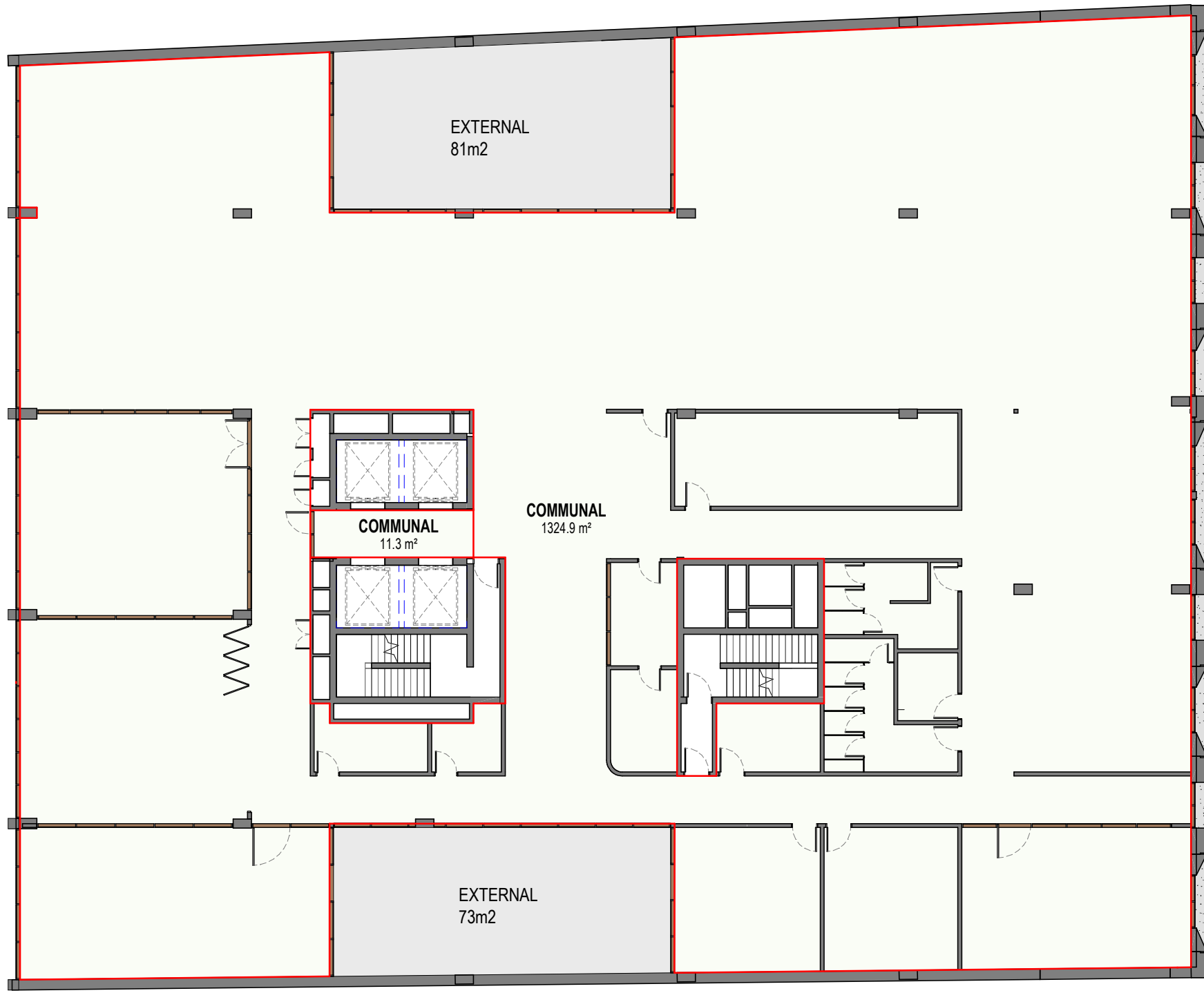
BL01: Masonry Infill Panel (Brick Pattern)



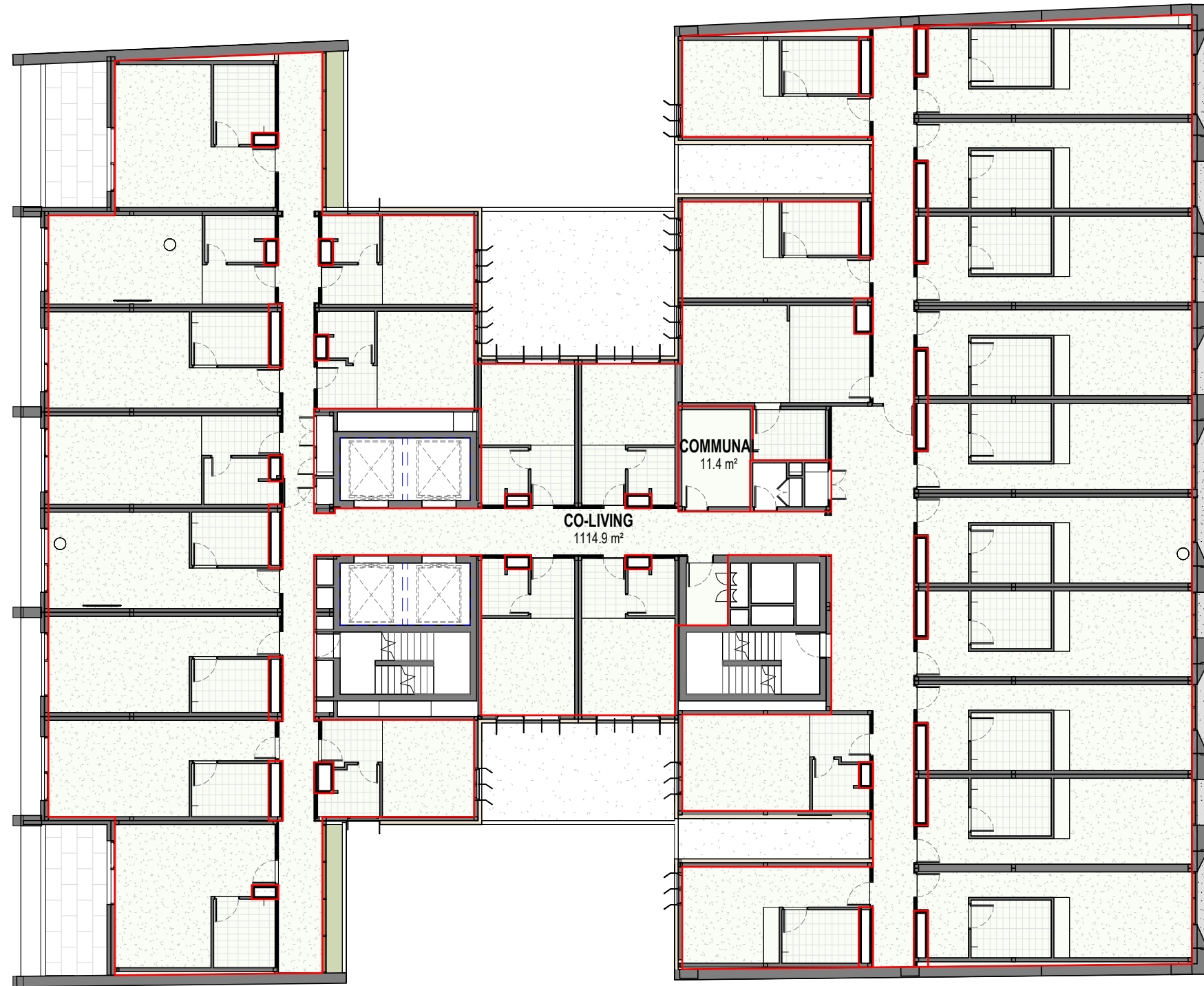
GL03: Ceramic Frit to Glazing Pattern



1 GFA PLAN GF
A201 1:200



2 GFA PLAN LEVEL 01
A201 1:200



3 GFA PLAN LEVEL 02
A201 1:200



4 GFA PLAN LEVEL 03-7
A201 1:200

Area Schedule (GFA)	
Level	Area

CO-LIVING	
GROUND FL	10.2 m ²
GROUND FL	61.2 m ²
GROUND FL	16.0 m ²
GROUND FL	51.0 m ²
LEVEL 01	1324.9 m ²
LEVEL 01	11.3 m ²
LEVEL 02	1114.9 m ²
LEVEL 02	11.4 m ²
LEVEL 03	610.5 m ²
LEVEL 03	9.8 m ²
LEVEL 04	610.5 m ²
LEVEL 04	9.8 m ²
LEVEL 05	610.5 m ²
LEVEL 05	9.8 m ²
LEVEL 06	610.5 m ²
LEVEL 06	9.8 m ²
LEVEL 07	610.5 m ²
LEVEL 07	9.8 m ²
LEVEL 08	602.1 m ²
LEVEL 08	9.8 m ²
LEVEL 09	587.1 m ²
LEVEL 09	9.8 m ²
LEVEL 10	587.1 m ²
LEVEL 10	9.8 m ²
LEVEL 11	587.1 m ²
LEVEL 11	9.8 m ²
LEVEL 12	587.1 m ²
LEVEL 12	9.8 m ²
LEVEL 13	587.1 m ²
LEVEL 13	9.8 m ²
LEVEL 14	9.8 m ²
LEVEL 14	587.1 m ²
LEVEL 15	516.6 m ²
LEVEL 15	9.8 m ²
RETAIL	
GROUND FL	535.6 m ²
GROUND FL	24.5 m ²
GROUND FL	27.5 m ²
GROUND FL	8.9 m ²
GROUND FL	243.7 m ²
11261.9 m ²	

GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
02. ALL DIMENSIONS, ABSCISSAS AND OCCUPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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REVISION

REV	DESCRIPTION	DATE
1	Issued for Coordination	21.12.2023
A	FOR DEVELOPMENT APPLICATION	02.02.2024
2	Issued for Coordination	04.09.2024
B	FOR DEVELOPMENT APPLICATION	13.09.2024

PROJECT STATUS

DEVELOPMENT APPLICATION
ISSUE FOR DA

CLIENT

POINT CAPITAL
LEVEL 43, GOVERNOR PHILLIP
TOWER 1 FARRER PLACE, SYDNEY NSW 2000

PROJECT NO

1871

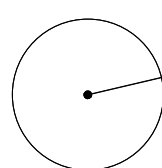
PROJECT NAME

07 MACQUARIE ST
07 MACQUARIE ST, PARRAMATTA, NSW 2150

21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
Unit 10 Level 3
24 Hickson Road
Millers Point NSW 2000
T: 02 9672 1888
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Architecture & Interiors

NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454



DRAWING NAME

GFA AREA PLAN - SHEET 1

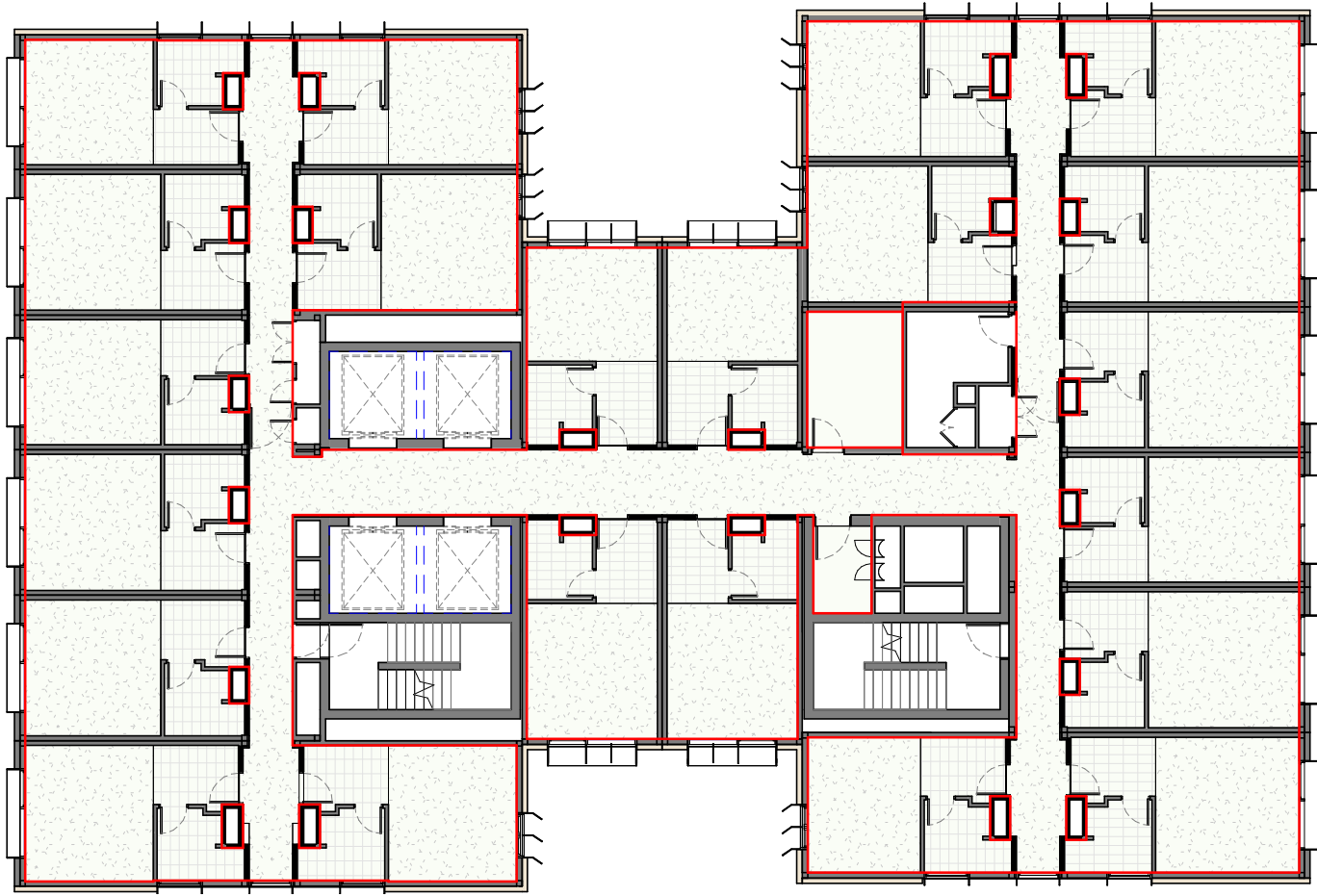
SCALE 1:200 @ A1/50% @ A3 DRAWN BY RVG CHECKED BY KD

DRAWING NUMBER

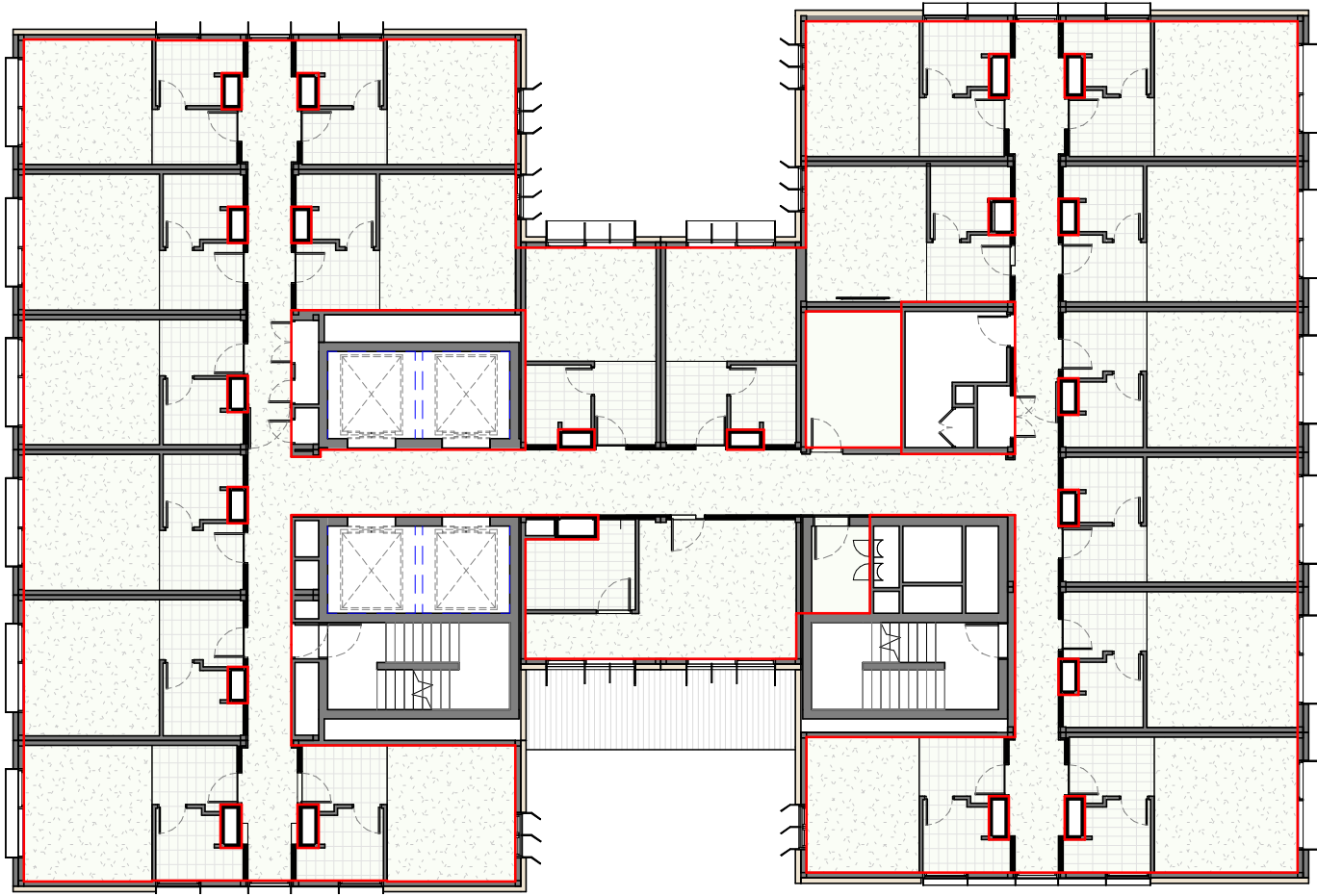
A621

REVISION

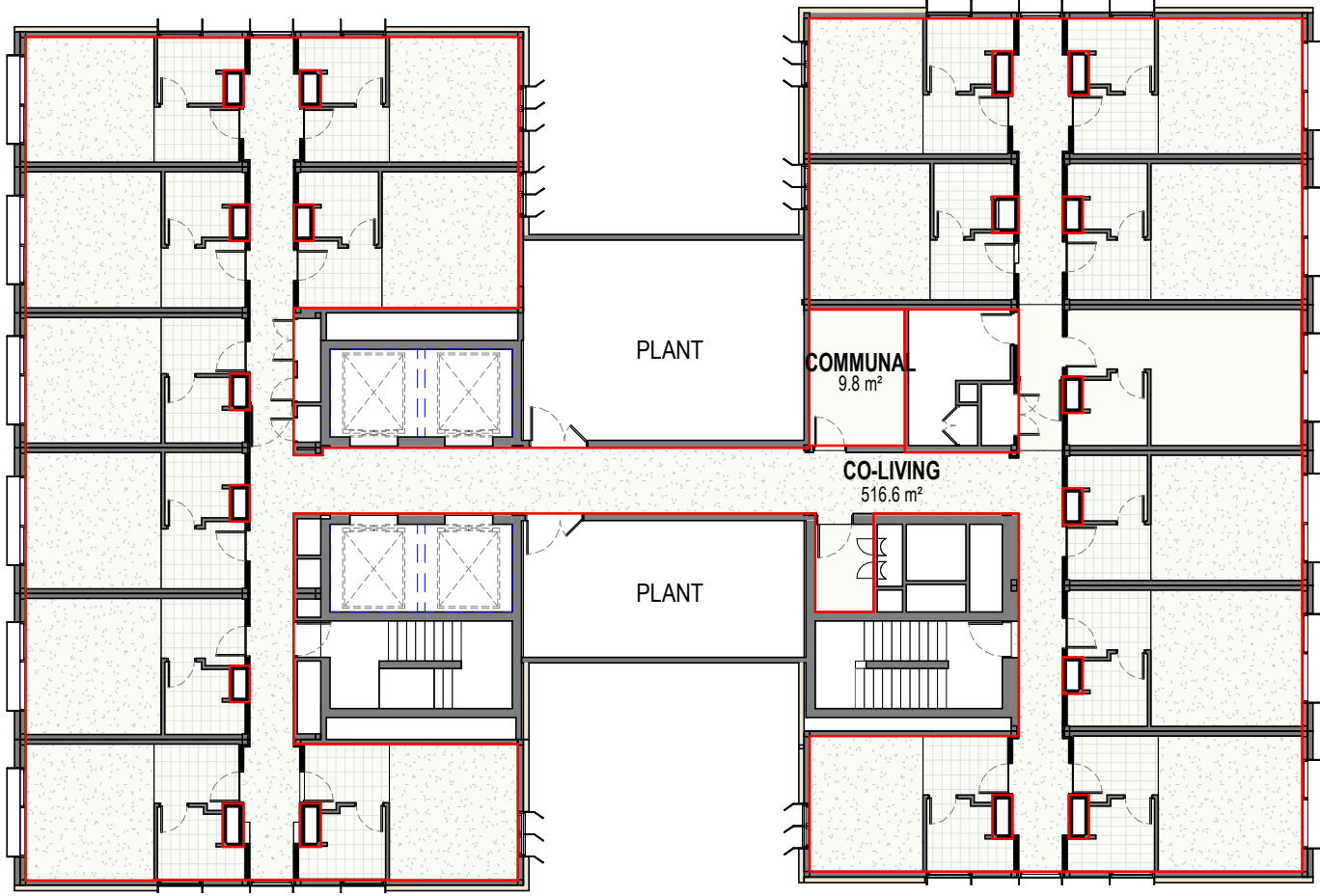
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1 GFA PLAN_LEVEL 08
A201 1:200



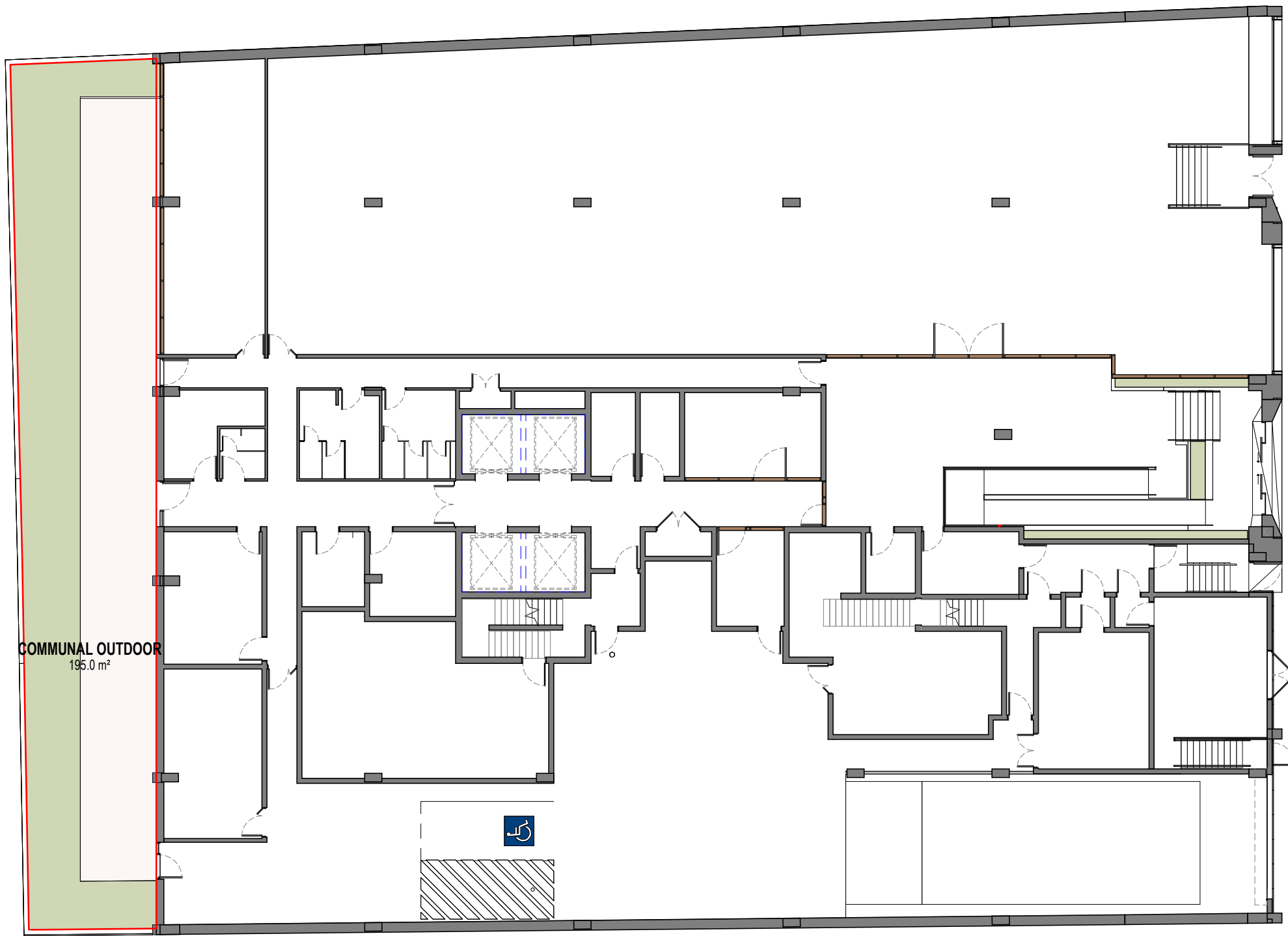
2 GFA PLAN_LEVEL 09-14
A201 1:200



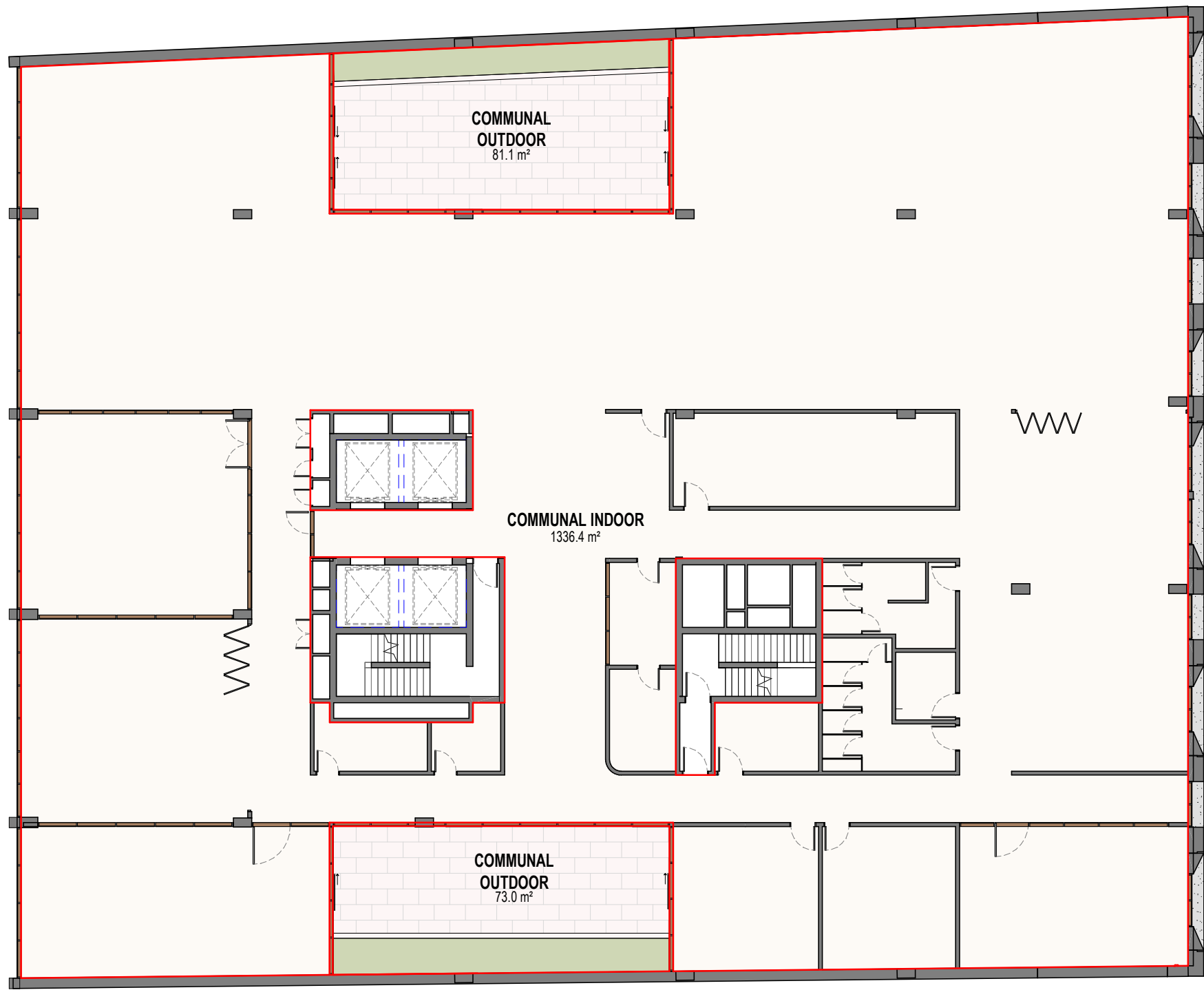
3 GFA PLAN_LEVEL 15
A201 1:200

Area Schedule (GFA)	
Level	Area

CO-LIVING	
GROUND FL	10.2 m²
GROUND FL	61.2 m²
GROUND FL	16.0 m²
GROUND FL	51.0 m²
LEVEL 01	1324.9 m²
LEVEL 01	11.3 m²
LEVEL 02	1114.9 m²
LEVEL 02	11.4 m²
LEVEL 03	610.5 m²
LEVEL 03	9.8 m²
LEVEL 04	610.5 m²
LEVEL 04	9.8 m²
LEVEL 05	610.5 m²
LEVEL 05	9.8 m²
LEVEL 06	610.5 m²
LEVEL 06	9.8 m²
LEVEL 07	610.5 m²
LEVEL 07	9.8 m²
LEVEL 08	602.1 m²
LEVEL 08	9.8 m²
LEVEL 09	587.1 m²
LEVEL 09	9.8 m²
LEVEL 10	587.1 m²
LEVEL 10	9.8 m²
LEVEL 11	587.1 m²
LEVEL 11	9.8 m²
LEVEL 12	587.1 m²
LEVEL 12	9.8 m²
LEVEL 13	587.1 m²
LEVEL 13	9.8 m²
LEVEL 14	9.8 m²
LEVEL 14	587.1 m²
LEVEL 15	516.6 m²
LEVEL 15	9.8 m²
RETAIL	
GROUND FL	535.6 m²
GROUND FL	24.5 m²
GROUND FL	27.5 m²
GROUND FL	8.9 m²
GROUND FL	243.7 m²
11261.9 m²	

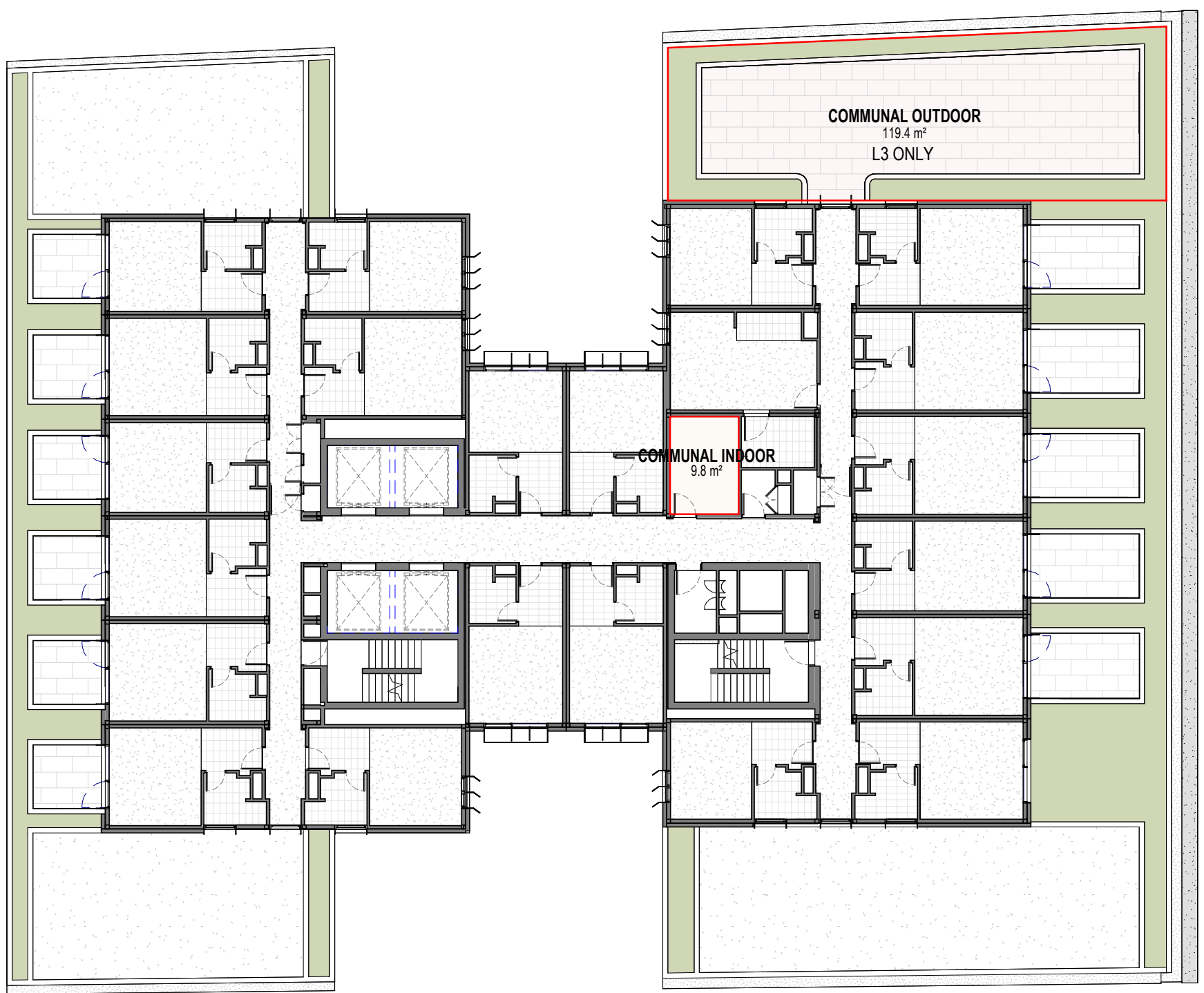


1 COMMUNAL AREA GROUND
A201 1:200



2 COMMUNAL AREA LEVEL 01
A201 1:200

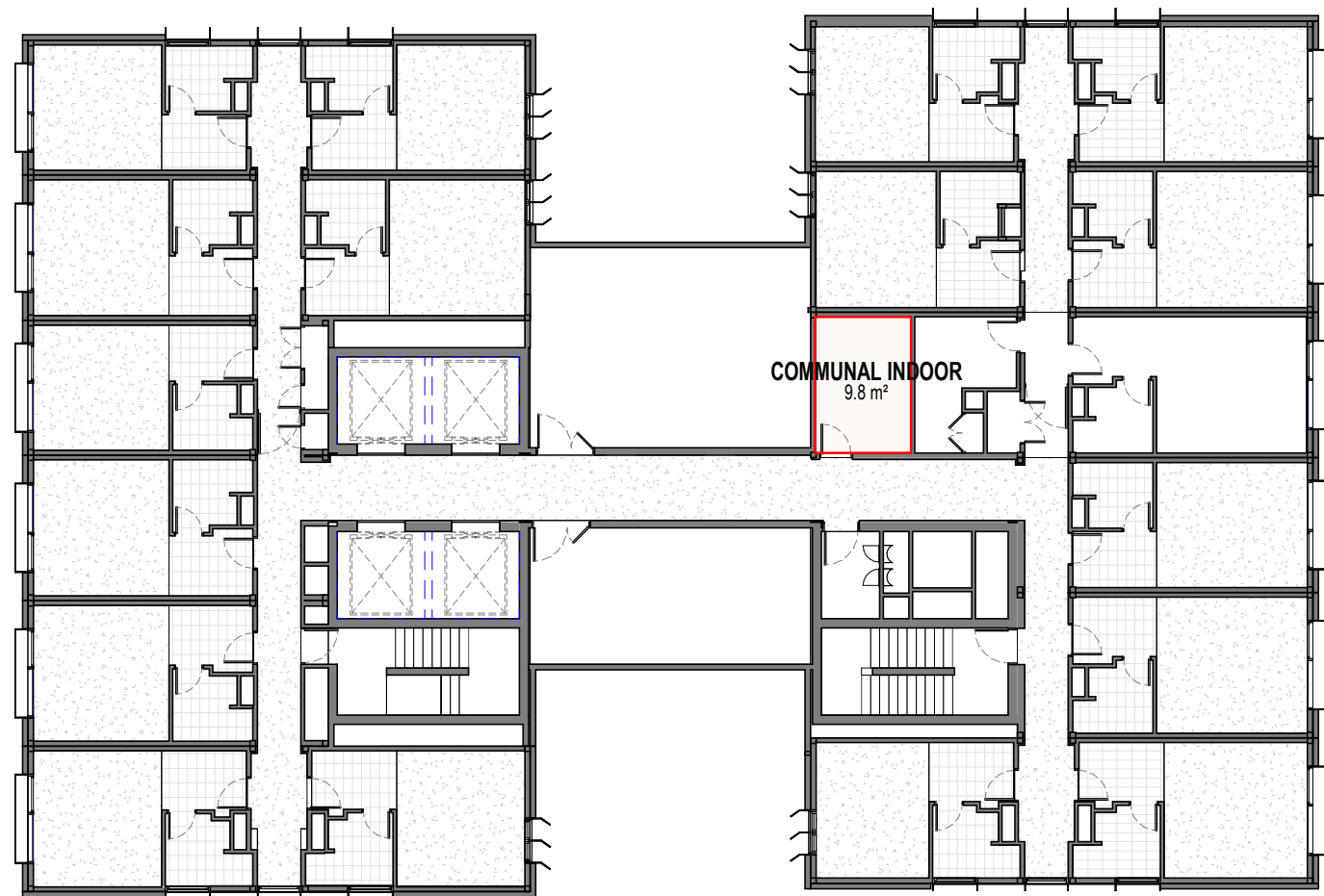
Area Department	Level	Area
COMMUNAL INDOOR		
COMMUNAL INDOOR	LEVEL 01	1336.4 m²
COMMUNAL INDOOR	LEVEL 02	9.8 m²
COMMUNAL INDOOR	LEVEL 03	9.8 m²
COMMUNAL INDOOR	LEVEL 04	9.8 m²
COMMUNAL INDOOR	LEVEL 05	9.8 m²
COMMUNAL INDOOR	LEVEL 06	9.8 m²
COMMUNAL INDOOR	LEVEL 07	9.8 m²
COMMUNAL INDOOR	LEVEL 08	9.8 m²
COMMUNAL INDOOR	LEVEL 09	9.8 m²
COMMUNAL INDOOR	LEVEL 10	9.8 m²
COMMUNAL INDOOR	LEVEL 11	9.8 m²
COMMUNAL INDOOR	LEVEL 12	9.8 m²
COMMUNAL INDOOR	LEVEL 13	9.8 m²
COMMUNAL INDOOR	LEVEL 14	9.8 m²
COMMUNAL INDOOR	LEVEL 15	9.8 m²
COMMUNAL INDOOR		1473.9 m²
COMMUNAL OUTDOOR		
COMMUNAL OUTDOOR	GROUND FL	195.0 m²
COMMUNAL OUTDOOR	LEVEL 01	73.0 m²
COMMUNAL OUTDOOR	LEVEL 01	81.1 m²
COMMUNAL OUTDOOR	LEVEL 03	119.4 m²
COMMUNAL OUTDOOR		468.6 m²



3 COMMUNAL AREA LEVEL 03 & L02-L08 INDOOR
A201 1:200



5 COMMUNAL AREA LEVEL 09-14
A201 1:200



4 COMMUNAL AREA LEVEL 15
A201 1:200

GENERAL NOTES

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REVISION

REV	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	02.02.2024
B	FOR DEVELOPMENT APPLICATION	13.09.2024

PROJECT STATUS

DEVELOPMENT APPLICATION
ISSUE FOR DA

CLIENT

POINT CAPITAL
LEVEL 43, GOVERNOR PHILLIP
TOWER 1 FARRER PLACE, SYDNEY NSW 2000

PROJECT NO

1871

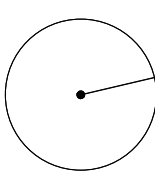
PROJECT NAME

07 MACQUARIE ST
07 MACQUARIE ST, PARRAMATTA, NSW 2150

21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
Unit 10 Level 3
24 Hickson Road
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Architecture & Interiors

NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454



DRAWING NAME

COMMUNAL INDOOR AND OUTDOOR AREA PLANS

SCALE 1:200 @ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD

DRAWING NUMBER

A622

REVISION B



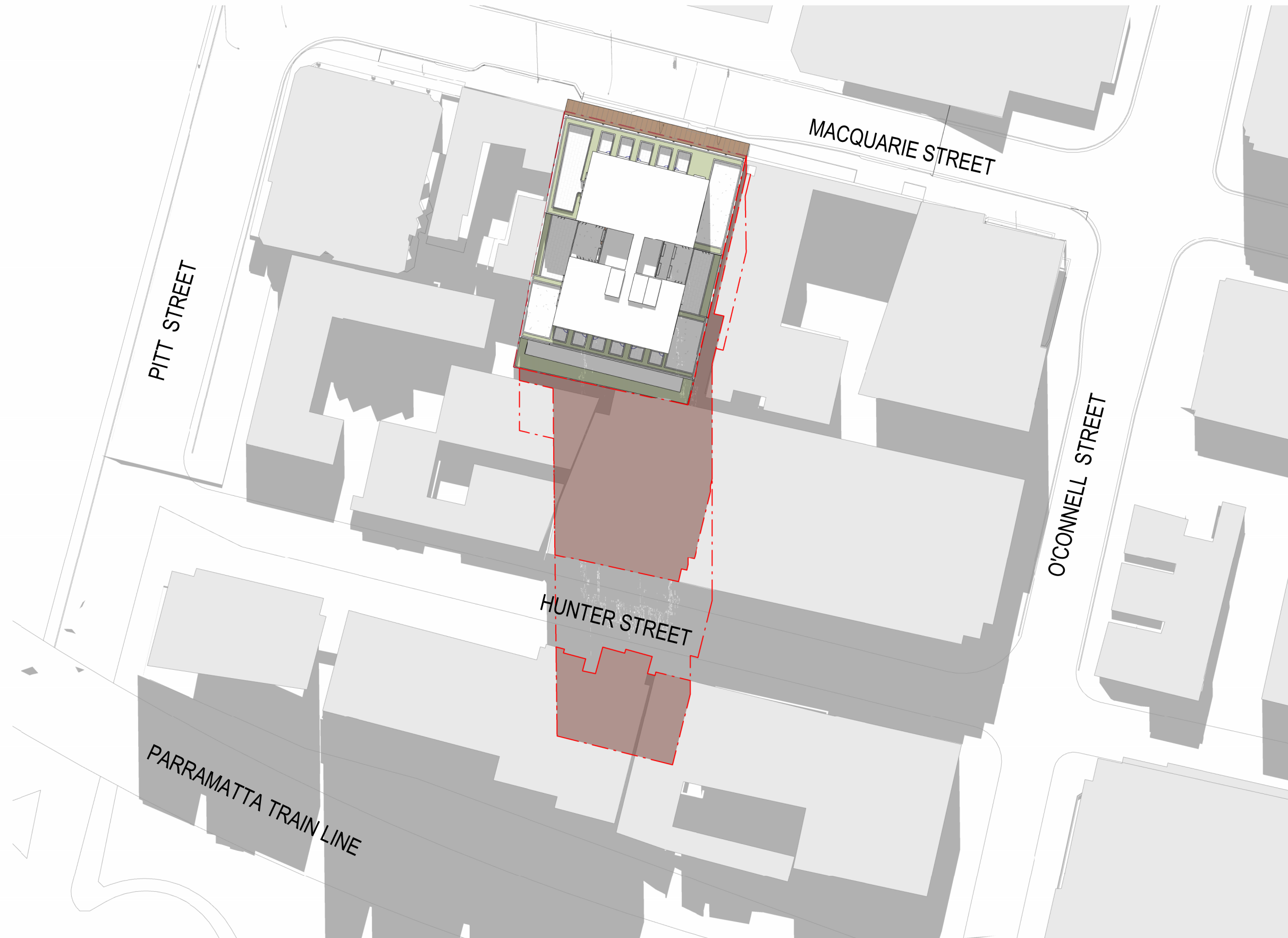
1 SHADOW DIAGRAM JUNE 21 0900
SK007 1:800



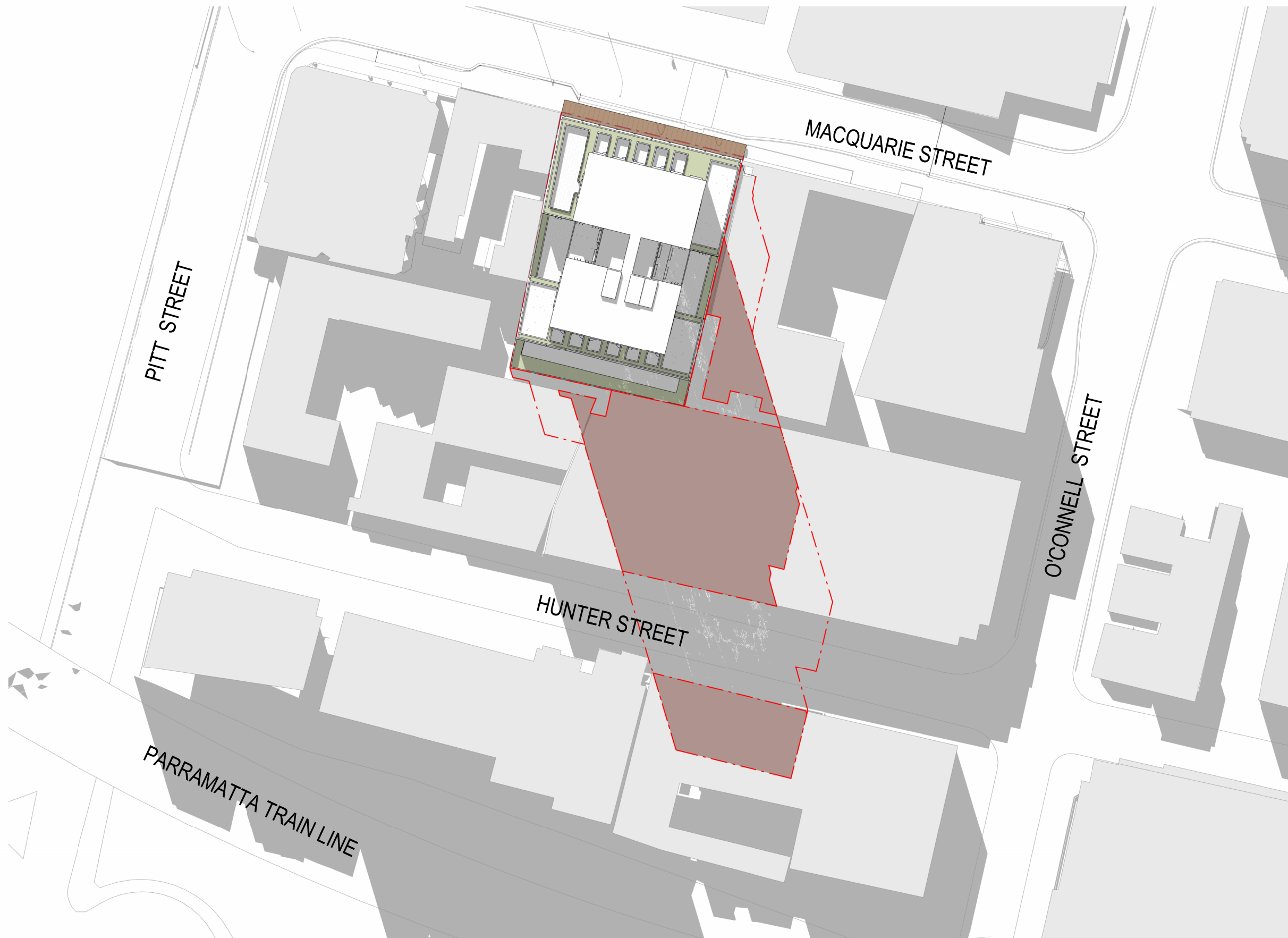
3 SHADOW DIAGRAM JUNE 21 1000
SK007 1:800



4 SHADOW DIAGRAM JUNE 21 1100
SK007 1:800



2 SHADOW DIAGRAM JUNE 21 1200
SK007 1:800



2 SHADOW DIAGRAM JUNE 21 1300
SK007 1 : 800

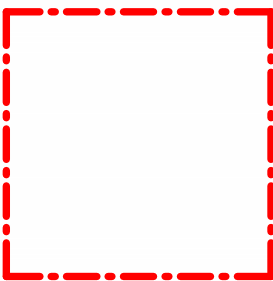


3 SHADOW DIAGRAM JUNE 21 1400
SK007 1 : 800

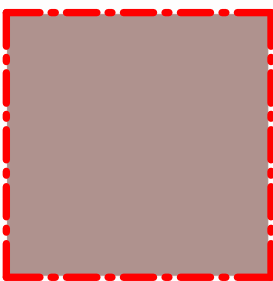


1 SHADOW DIAGRAM JUNE 21 1500
SK007 1 : 800

NOTES:
NO OVERSHADOWING TO PARRAMATTA PARK IN MID-WINTER 9AM-3PM
NORTHERN COMMUNAL FACADE (L2) RECIEVES UNINTERRUPTED SOLAR AMENNTY DURING THIS PERIOD (6 HOURS ARCHIEVED - 3 HOURS REQUIRED)



OUTLINE OF FULL SHADOW CAST ZONE



ADDITIONAL OVERSHADOWING



1 VIEW FROM SUN - JUNE 21 0900



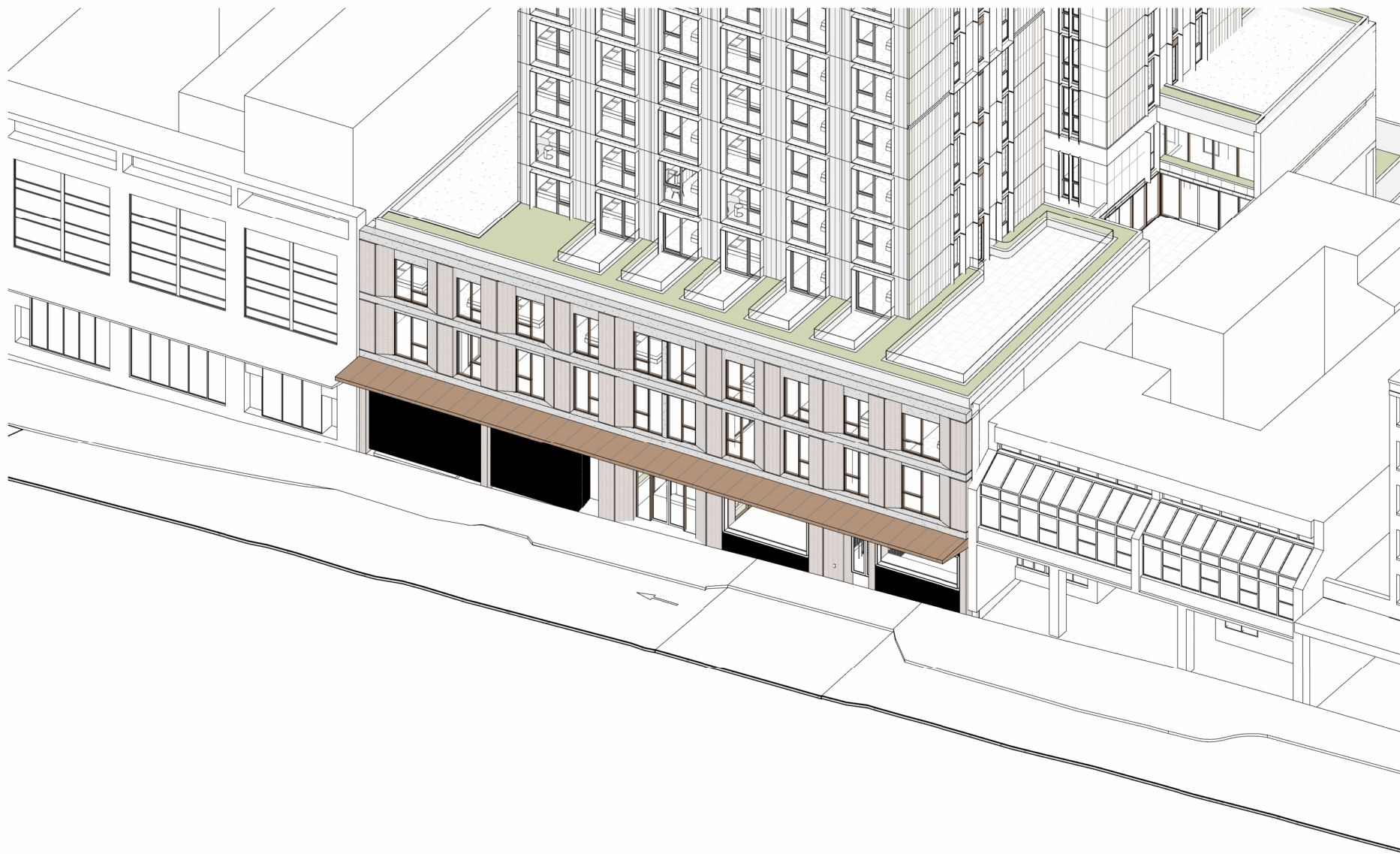
2 VIEW FROM SUN - JUNE 21 1000



3 VIEW FROM SUN - JUNE 21 1100



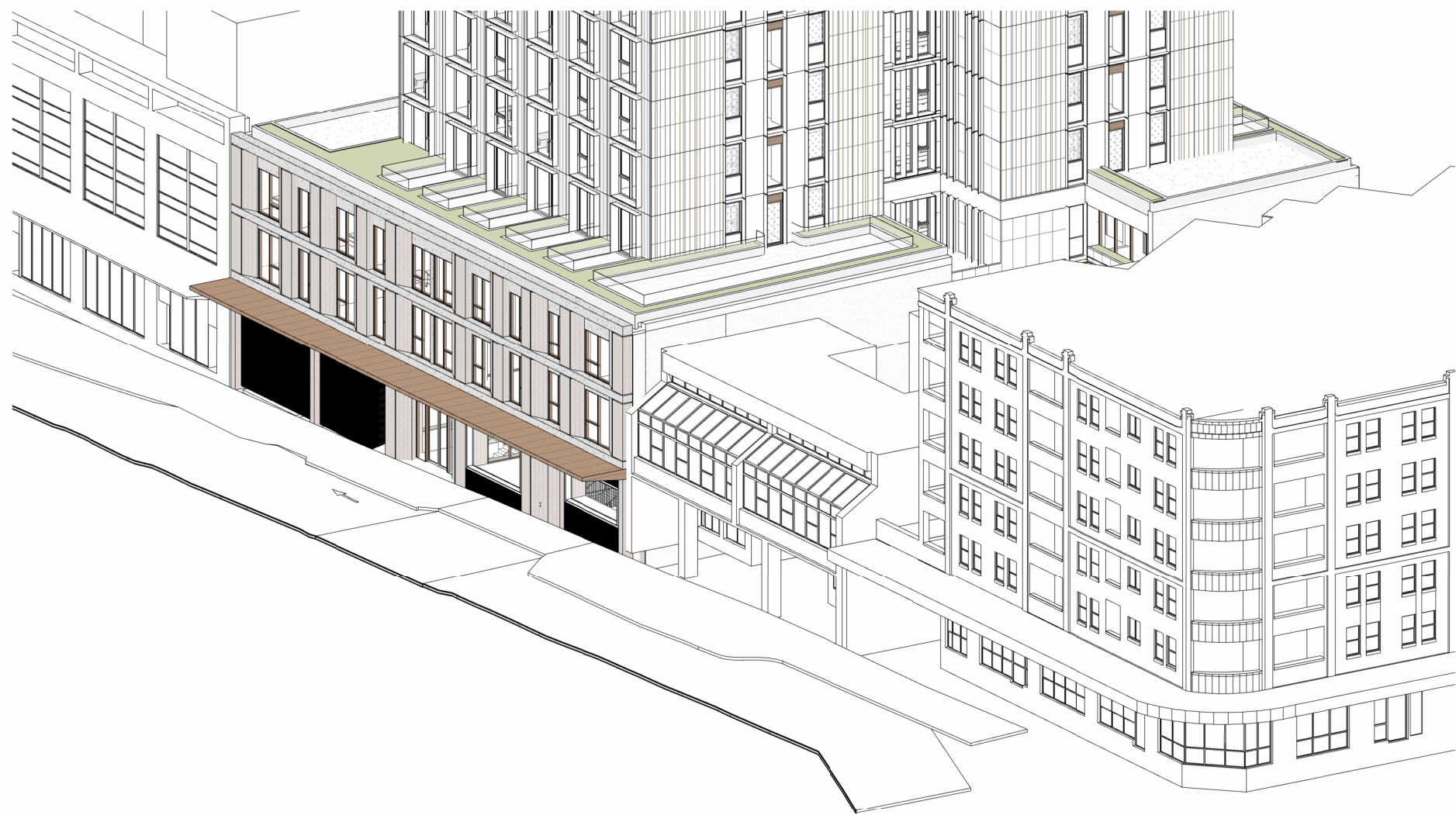
4 VIEW FROM SUN - JUNE 21 1200



5 VIEW FROM SUN - JUNE 21 1300

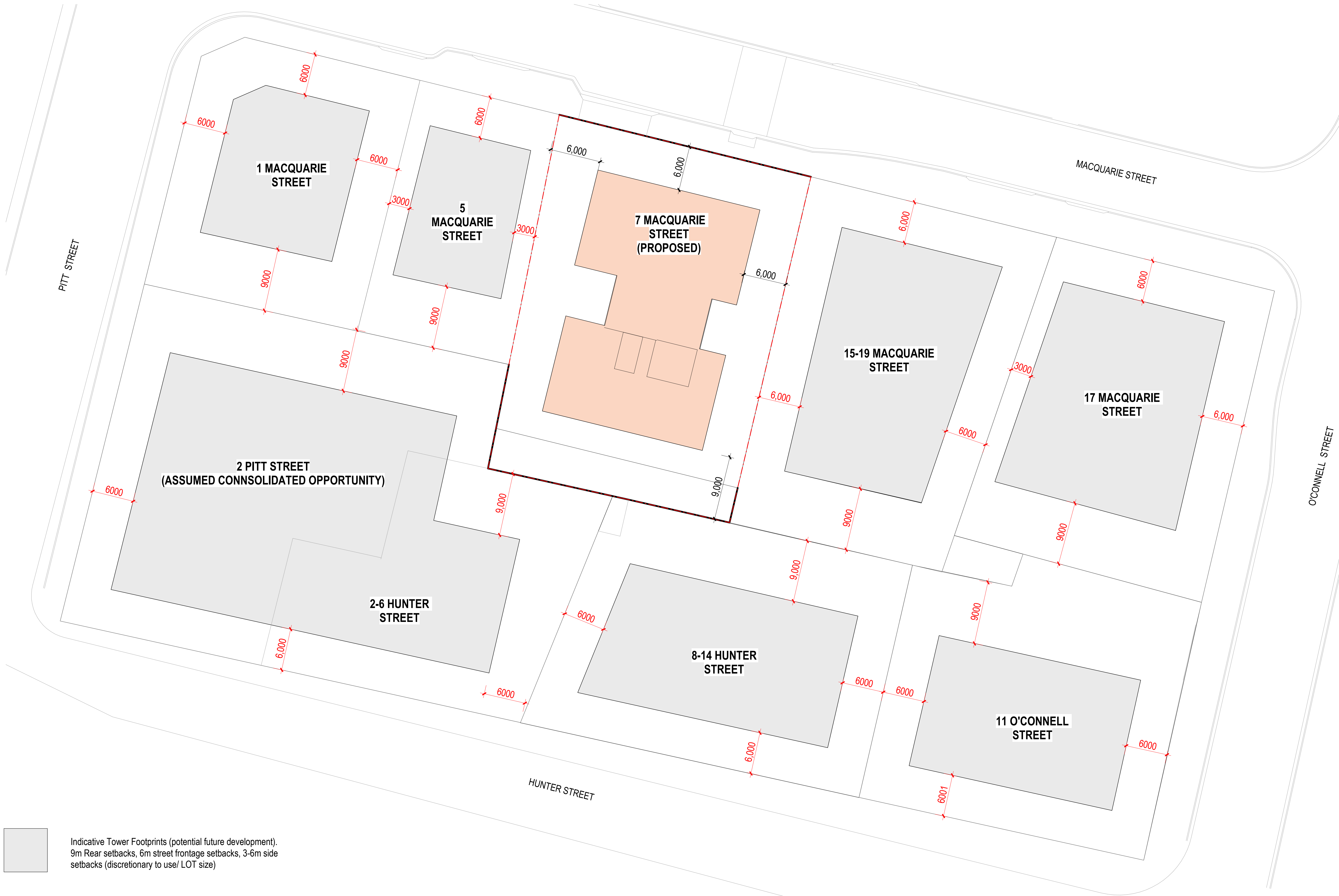


6 VIEW FROM SUN - JUNE 21 1400

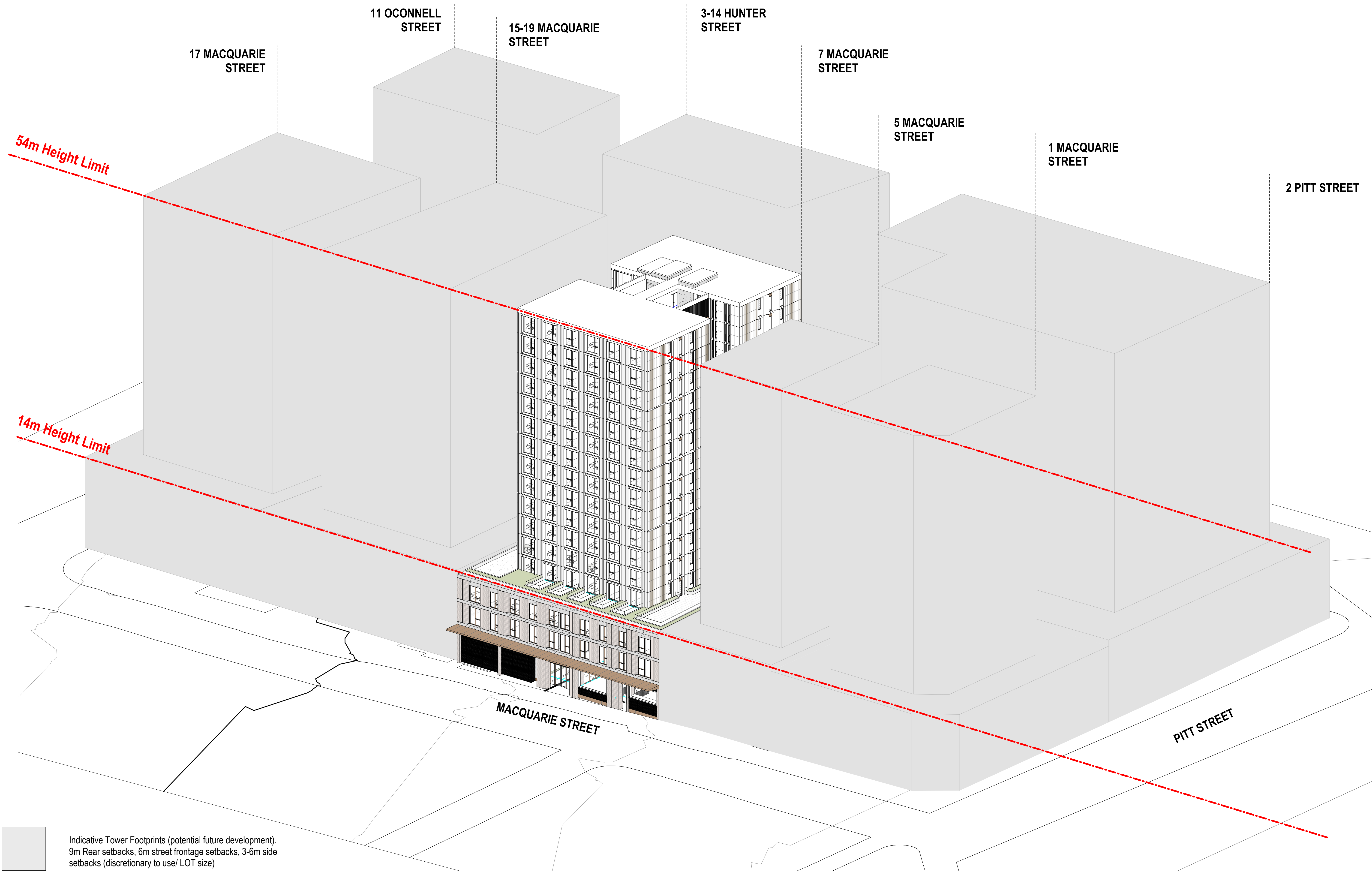


7 VIEW FROM SUN - JUNE 21 1500

NORTHERN COMMUNAL FACADE (L1) RECEIVES UNINTERRUPTED SOLAR AMENITY DURING MID-WINTER 9AM-3PM (6 HOURS ACHIEVED - 3 HOURS REQUIRED)



Indicative Tower Footprints (potential future development).
9m Rear setbacks, 6m street frontage setbacks, 3-6m side setbacks (discretionary to use/ LOT size)

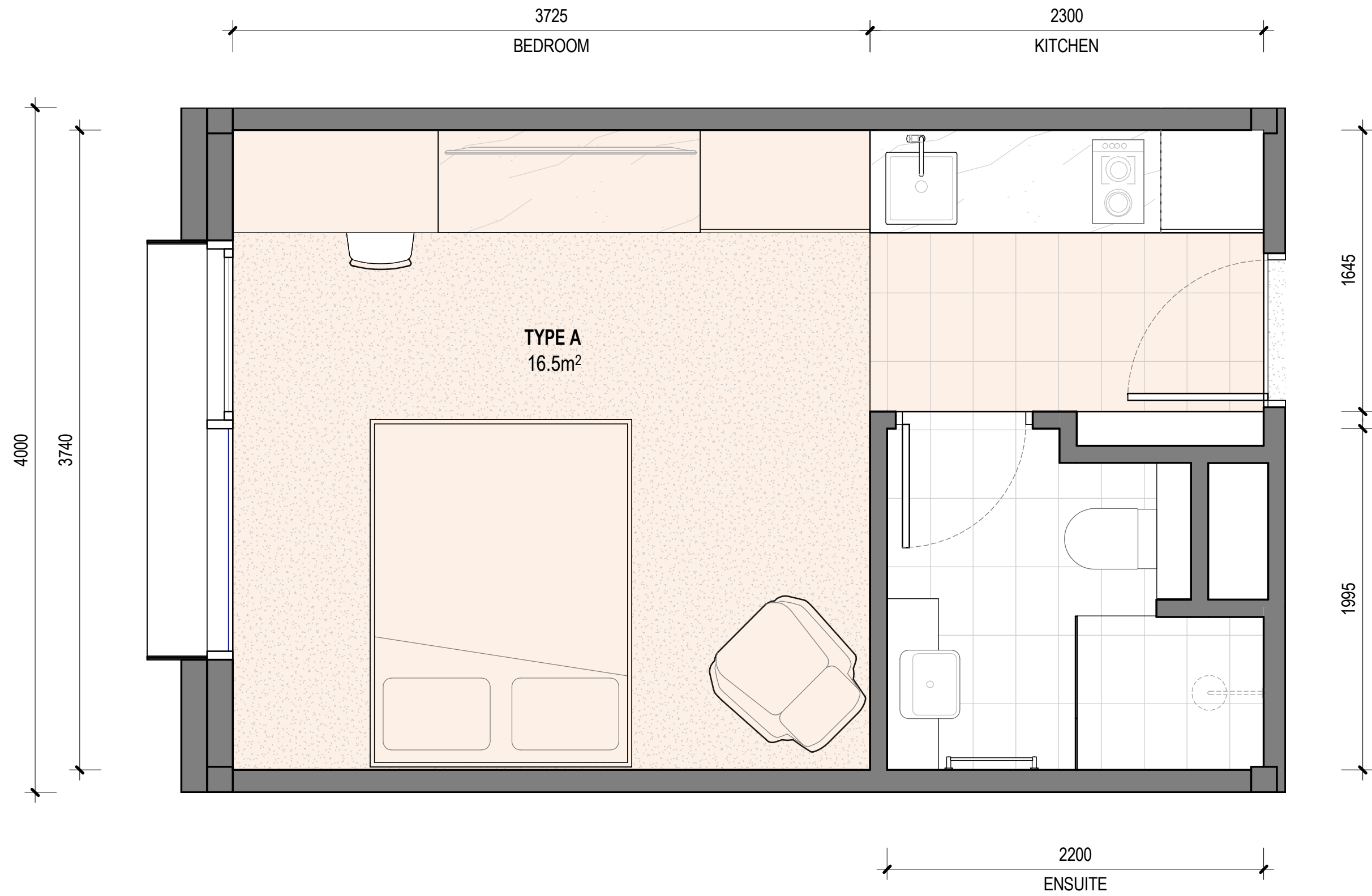


Indicative Tower Footprints (potential future development).
9m Rear setbacks, 6m street frontage setbacks, 3-6m side setbacks (discretionary to use/ LOT size)

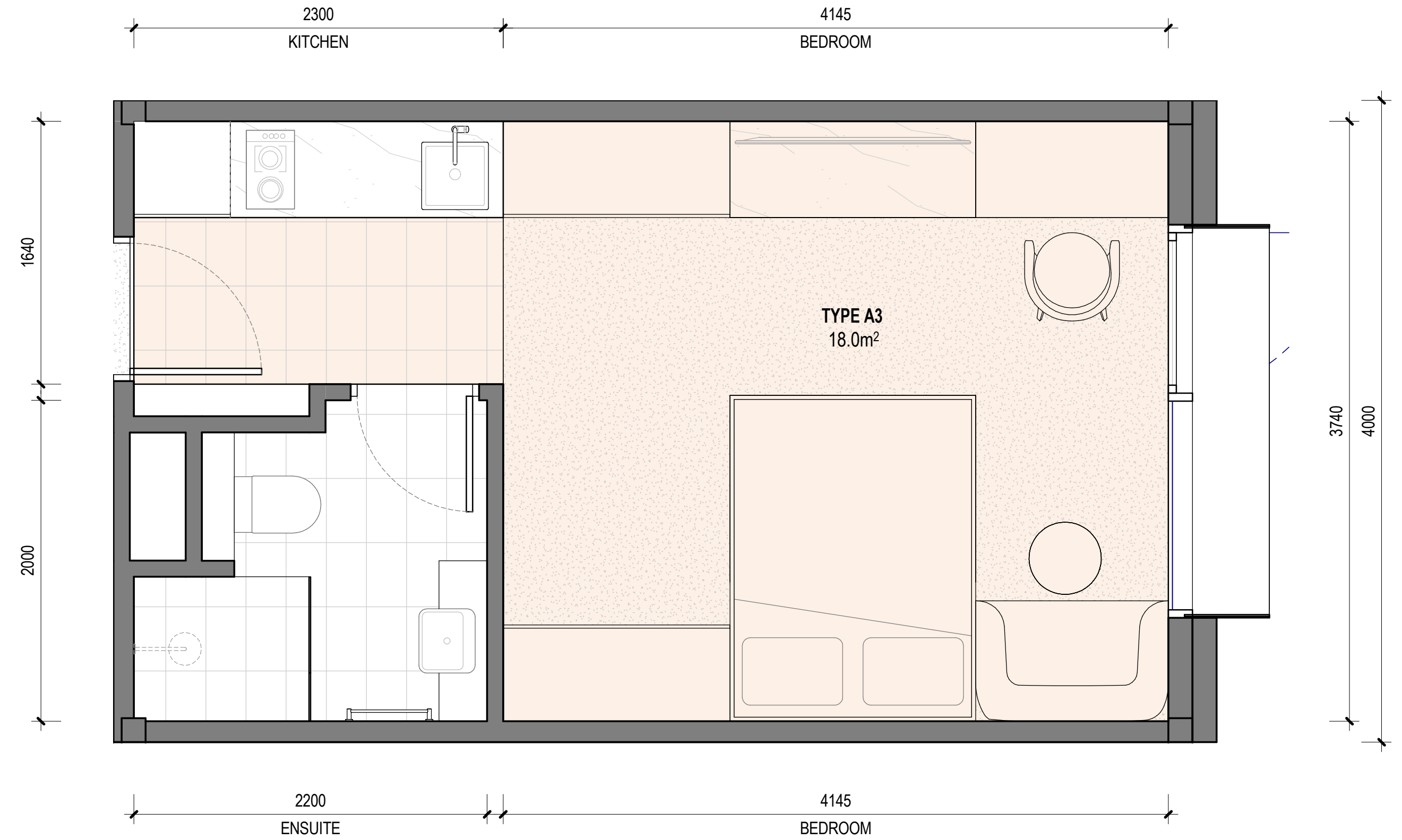
GENERAL NOTES		REVISION		PROJECT STATUS		CLIENT		PROJECT NO		PROJECT NAME		NOMINATED ARCHITECT(S)		DRAWING NAME		DRAWING NUMBER	
01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.		1 Issued for Coordination		DEVELOPMENT APPLICATION		POINT CAPITAL		1871		07 MACQUARIE ST		KIERAN GLEESON VIC: 15671 NSW: 11454		FUTURE DEVELOPMENT MASSING		A656	
02. ALL DIMENSIONS, ABILITIES AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.		A FOR DEVELOPMENT APPLICATION		ISSUE FOR DA		LEVEL 43, GOVERNOR PHILLIP TOWER 1 FARRER PLACE, SYDNEY NSW 2000				07 MACQUARIE ST, PARRAMATTA, NSW 2150				SCALE @ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD		REVISION B	
COPYRIGHT © 2023 BAYLEYWARD		B FOR DEVELOPMENT APPLICATION															
Document Set ID: 146469 Version: 1, Version Date: 16/09/2024																	

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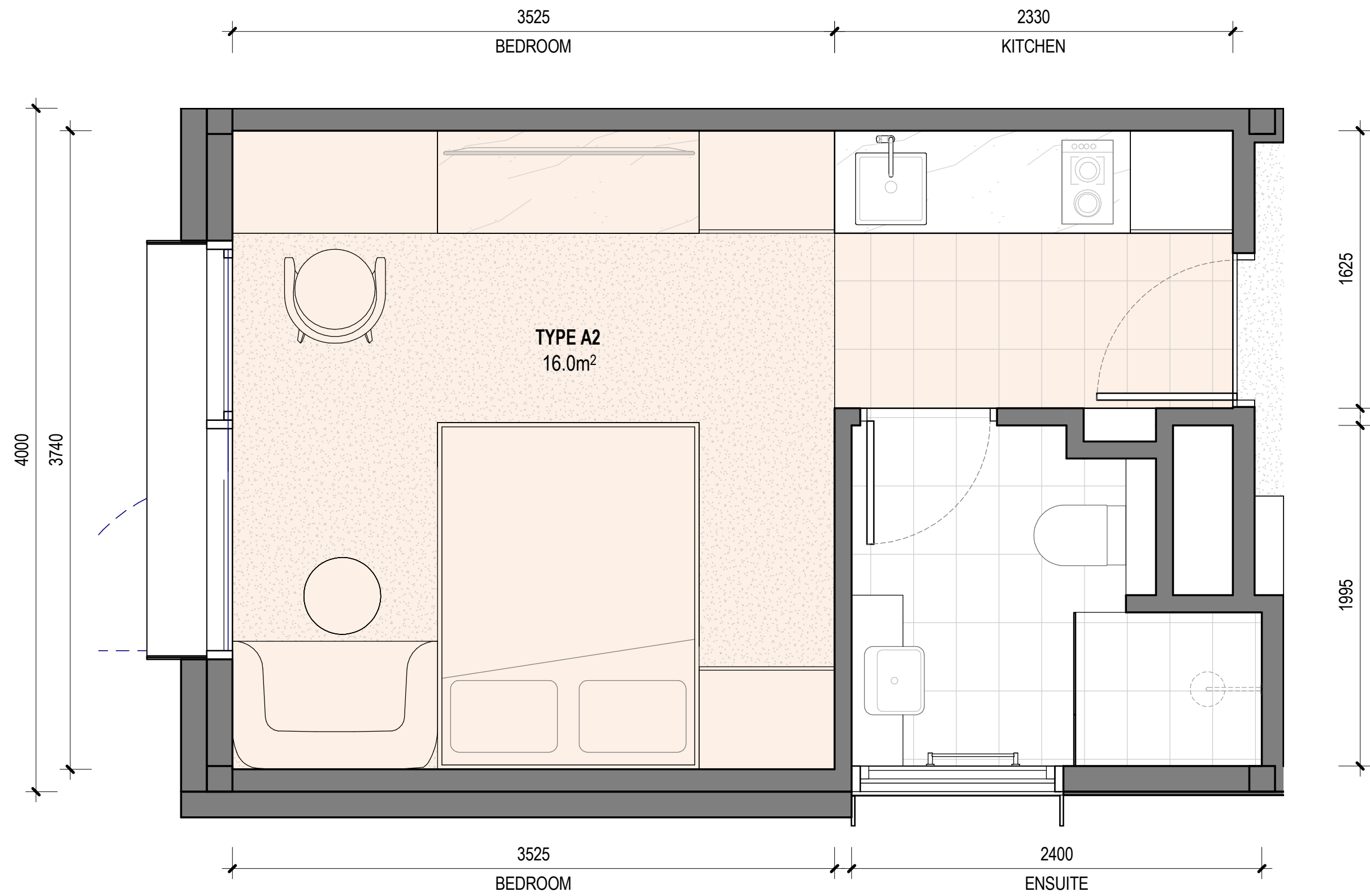
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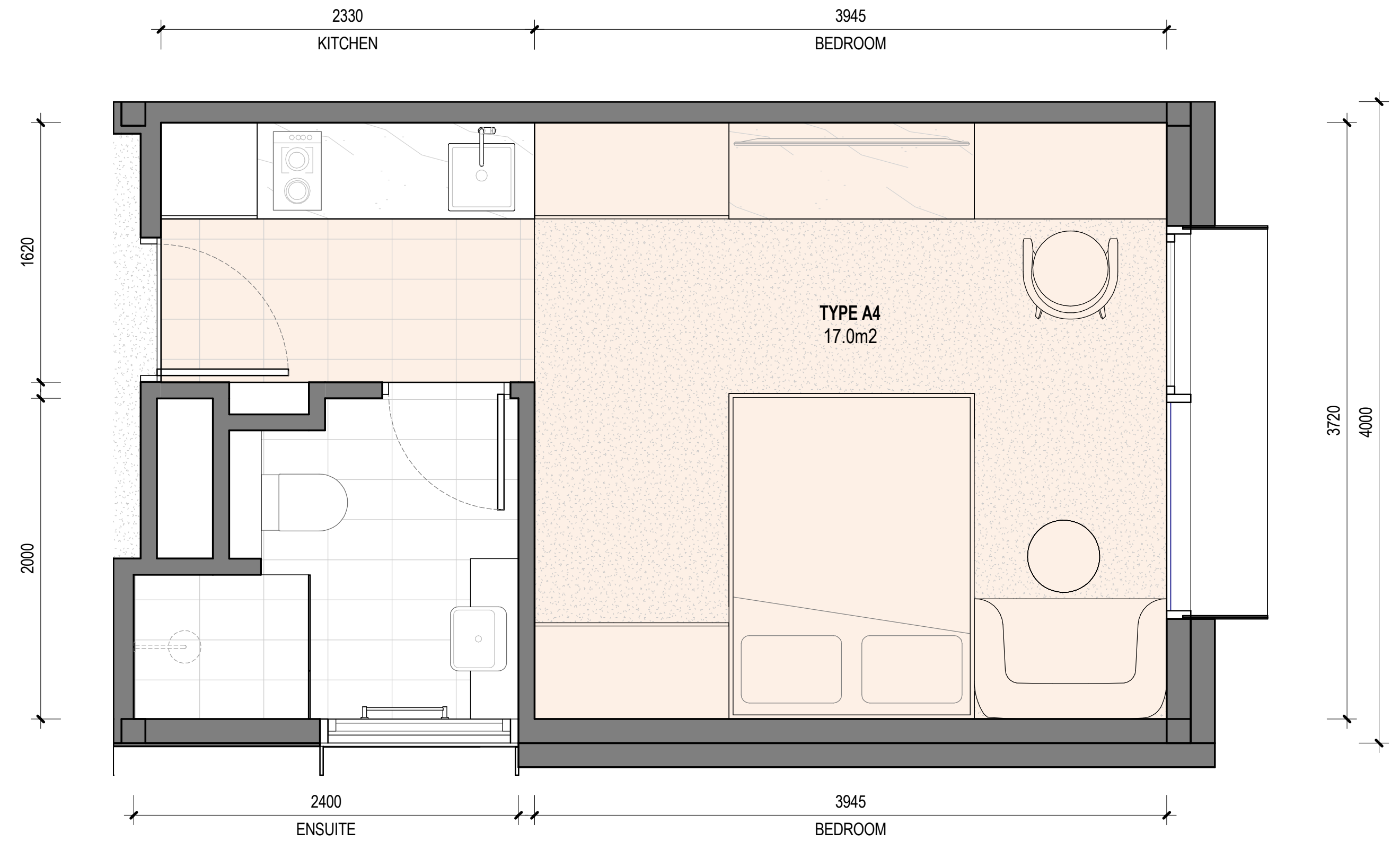
1 TYPICAL ROOM - TYPE A
1:25



3 TYPICAL ROOM - TYPE A3
1:25



2 TYPICAL ROOM - TYPE A2
1:25



4 TYPICAL ROOM - TYPE A4
1:25

- Legend:
- Dual Occupant room >16sqm excl. bathroom and kitchen components
 - Single Occupant room >12sqm excl. bathroom and kitchen components

GENERAL NOTES

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REVISION

REV	DESCRIPTION	DATE
1	Issued for Information	07.12.2023
2	Issued for Coordination	21.12.2023
A	FOR DEVELOPMENT APPLICATION	02.02.2024
B	FOR DEVELOPMENT APPLICATION	13.09.2024

PROJECT STATUS

DEVELOPMENT APPLICATION
ISSUE FOR DA

CLIENT

POINT CAPITAL
LEVEL 43, GOVERNOR PHILLIP
TOWER 1 FARRER PLACE, SYDNEY NSW 2000

PROJECT NO

1871

PROJECT NAME

07 MACQUARIE ST
07 MACQUARIE ST, PARRAMATTA, NSW 2150

21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
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Architecture & Interiors

NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454

DRAWING NAME

TYPICAL CO-LIVING ROOM - SHEET 01

SCALE As indicated@ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD

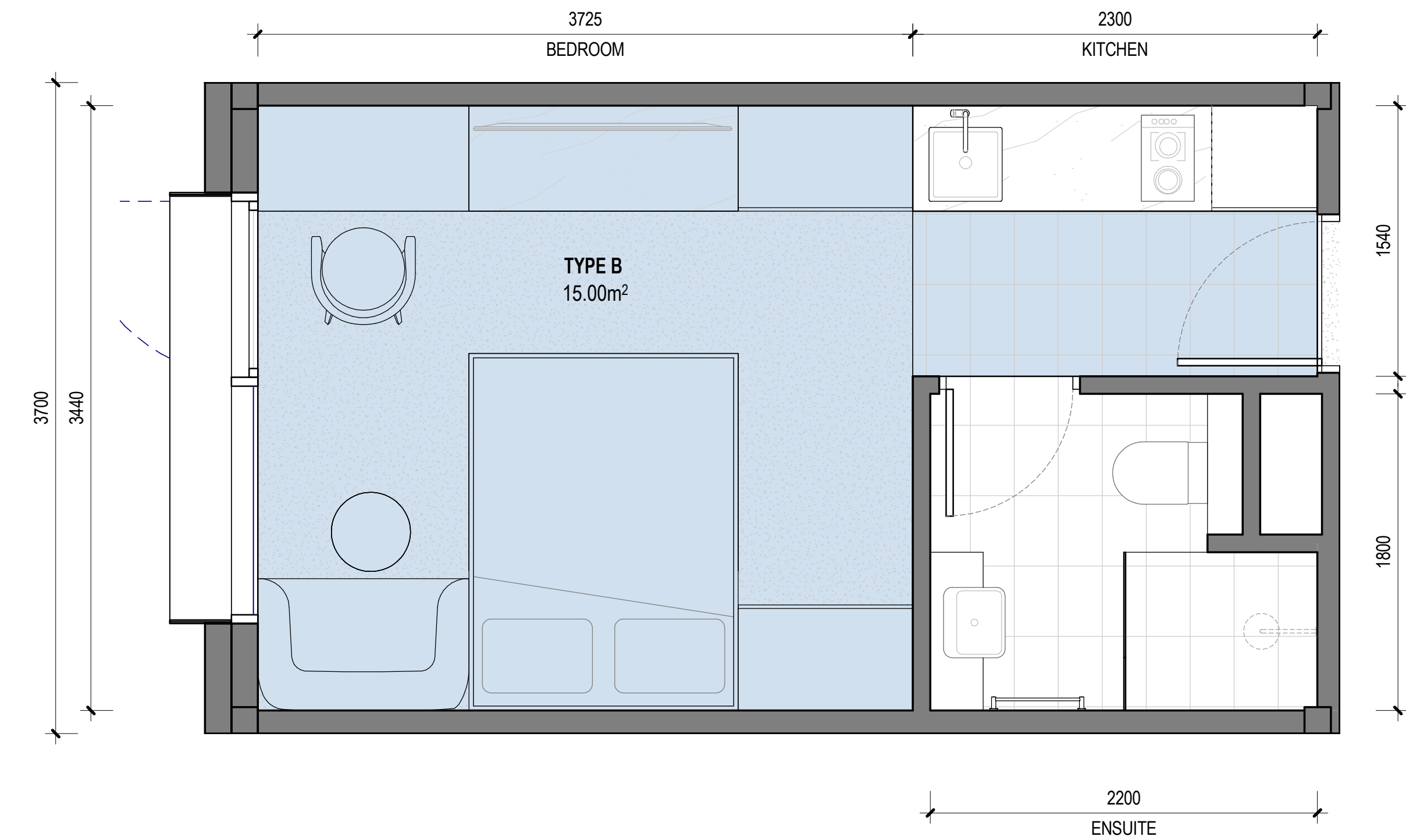
DRAWING NUMBER

A701

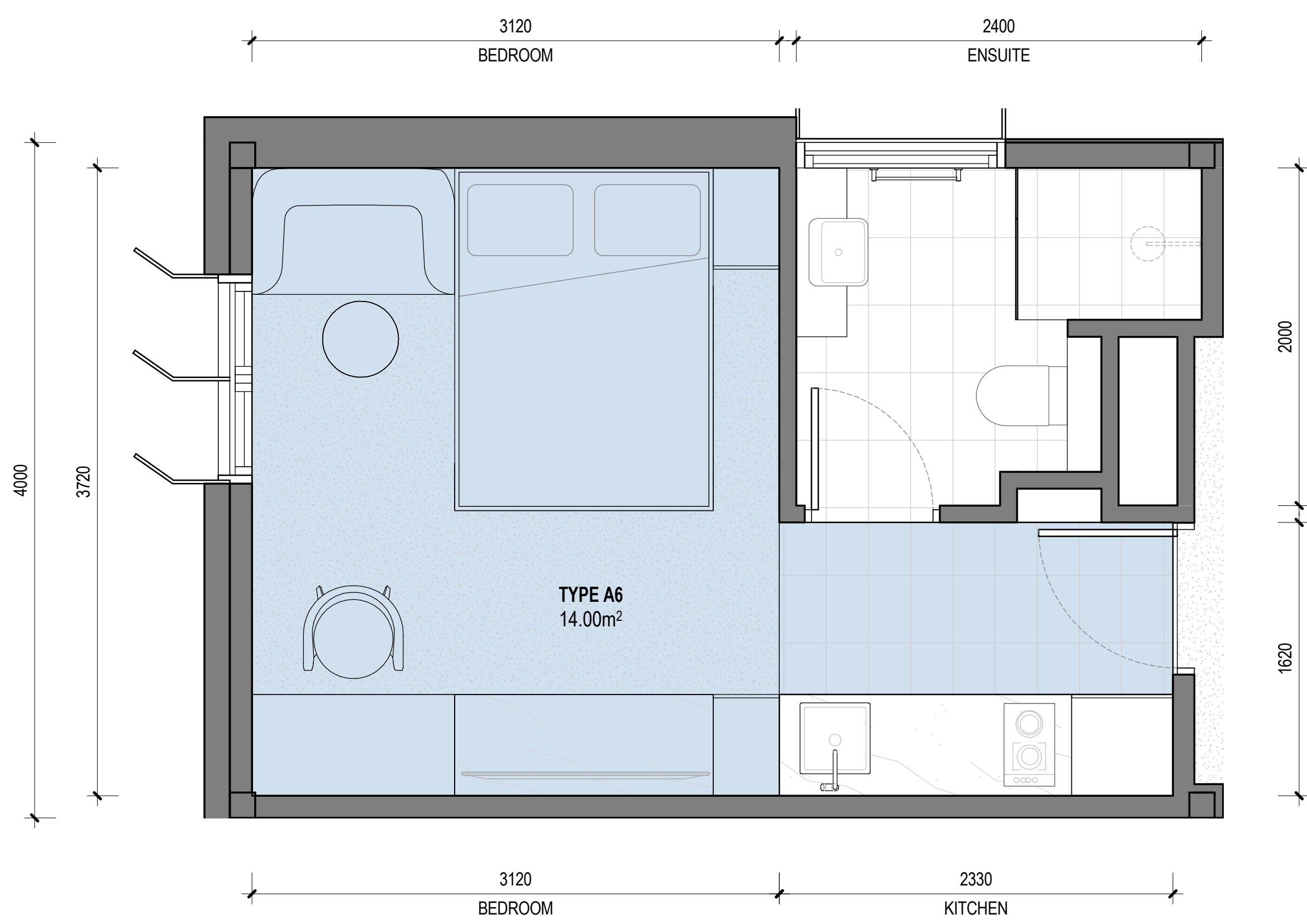
REVISION B



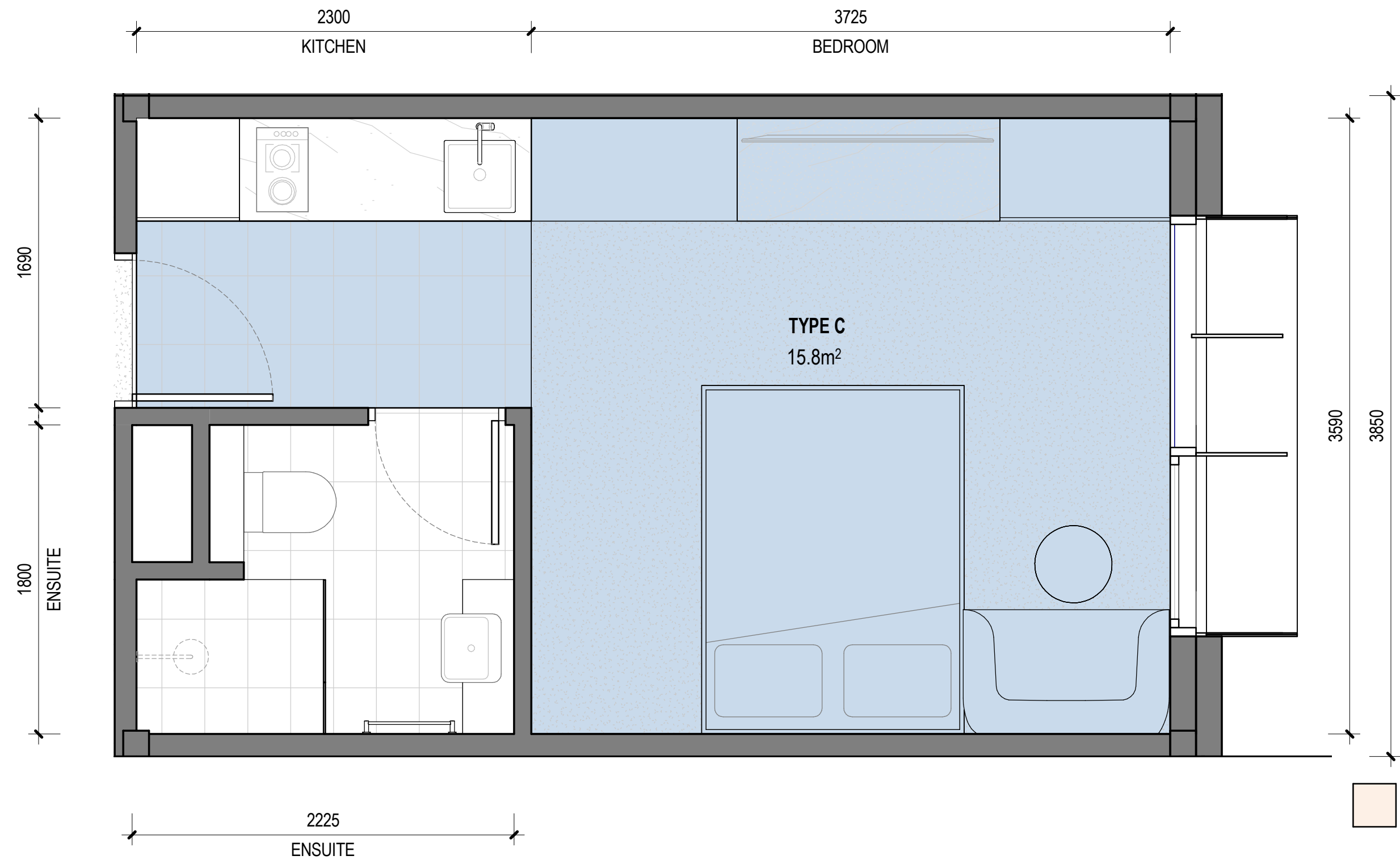
1 DDA ROOM - TYPE A5
1:25



3 TYPICAL ROOM - TYPE B
1:25



2 TYPICAL ROOM - TYPE A6
1:25



4 TYPICAL ROOM - TYPE C
1:25

- Legend:
- Dual Occupant room >16sqm excl. bathroom and kitchen components
 - Single Occupant room >12sqm excl. bathroom and kitchen components

GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS ONLY.
02. ALL DIMENSIONS, ABUTMENTS AND OCCUPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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1	Issued for Information	07.12.2023
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PROJECT STATUS
DEVELOPMENT APPLICATION
ISSUE FOR DA

CLIENT
POINT CAPITAL
LEVEL 43, GOVERNOR PHILLIP TOWER 1 FARRER PLACE, SYDNEY NSW 2000

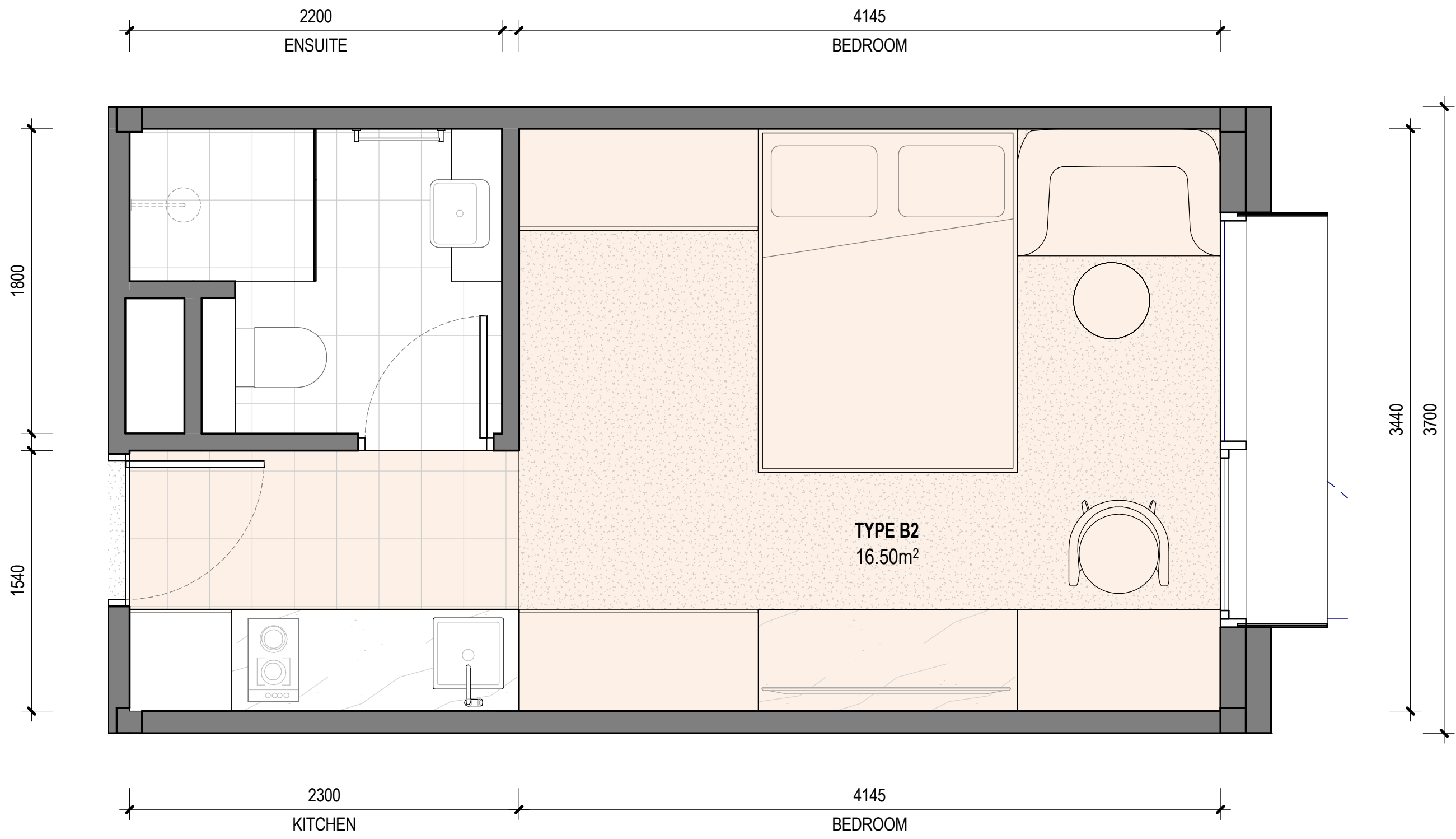
PROJECT NO
1871
PROJECT NAME
07 MACQUARIE ST
07 MACQUARIE ST, PARRAMATTA, NSW 2150

21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
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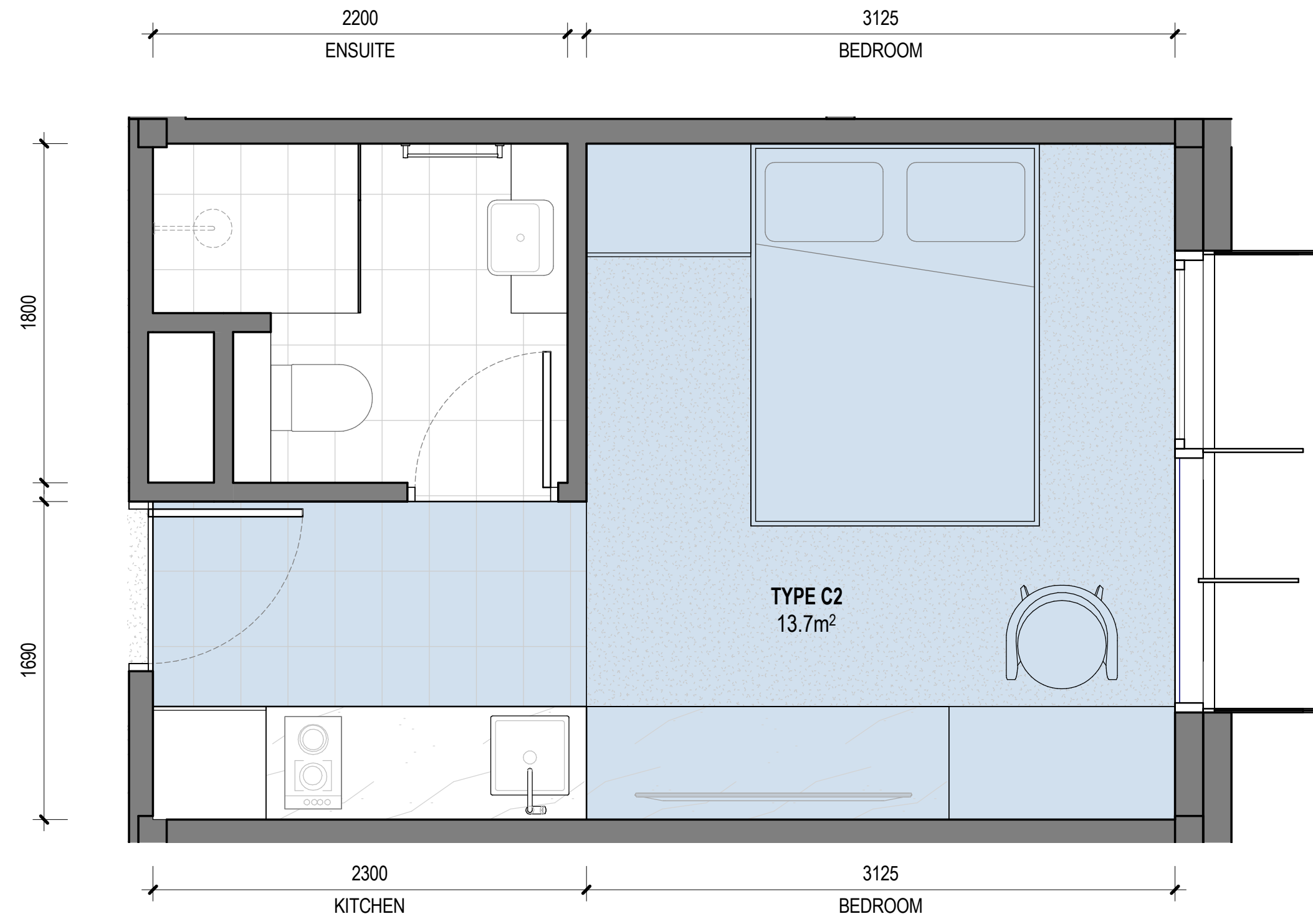
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NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454

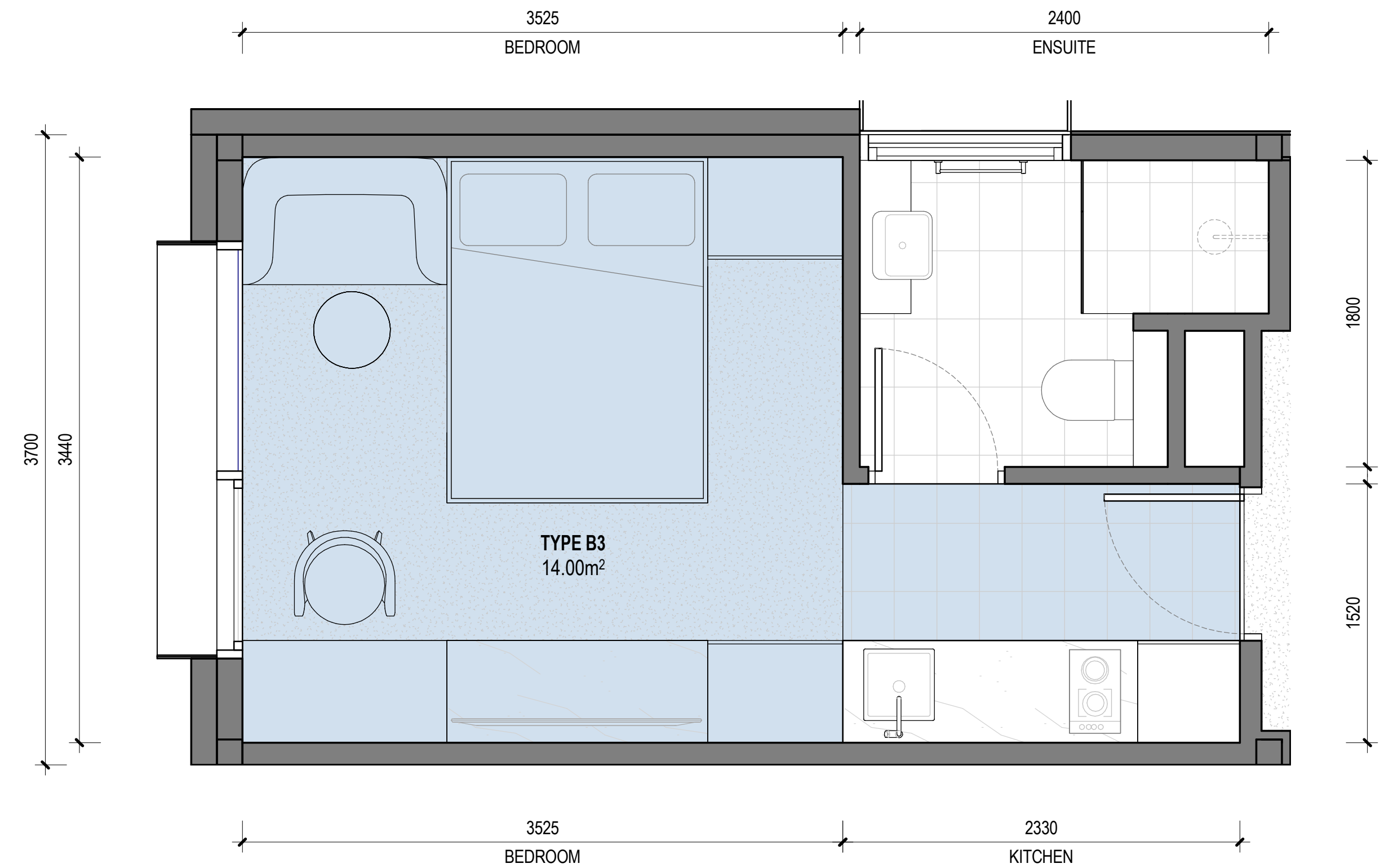
DRAWING NAME	DRAWING NUMBER
TYPICAL CO-LIVING ROOM - SHEET 02	A702
SCALE As indicated@ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD	REVISION B



1 TYPICAL ROOM - TYPE B2
1:25

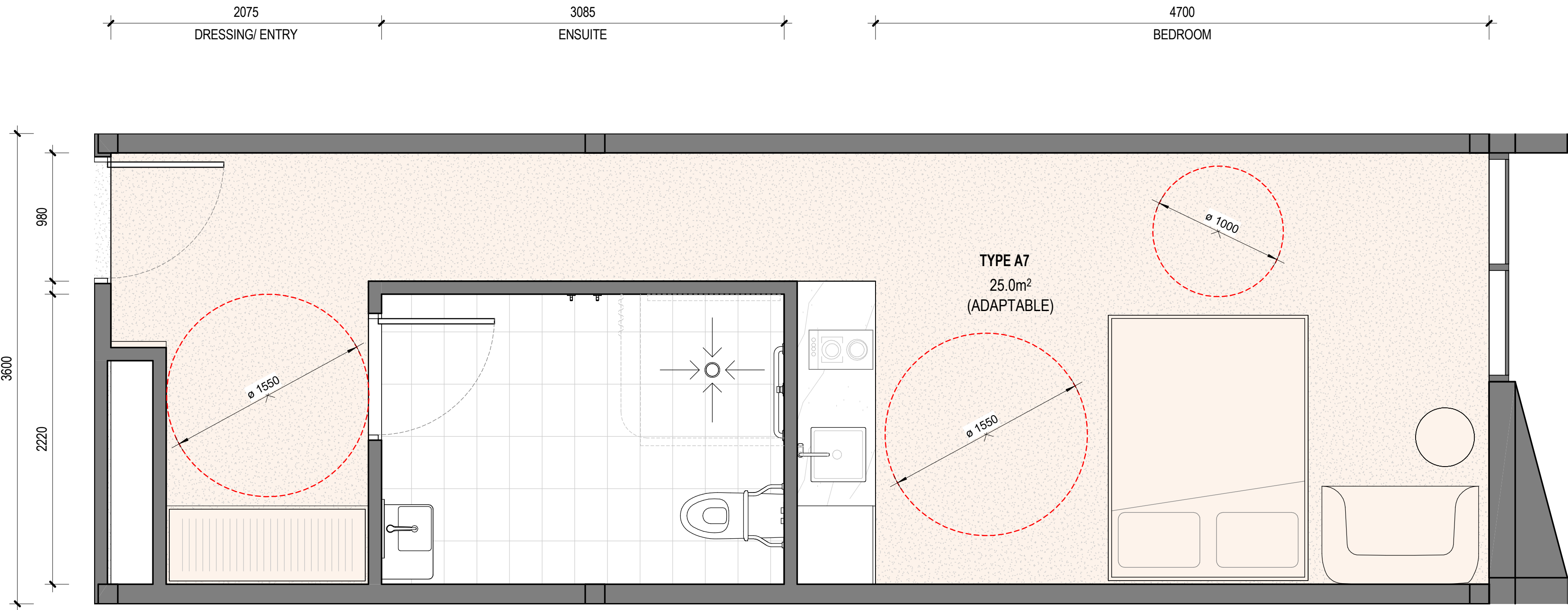


3 TYPICAL ROOM - TYPE C2
1:25

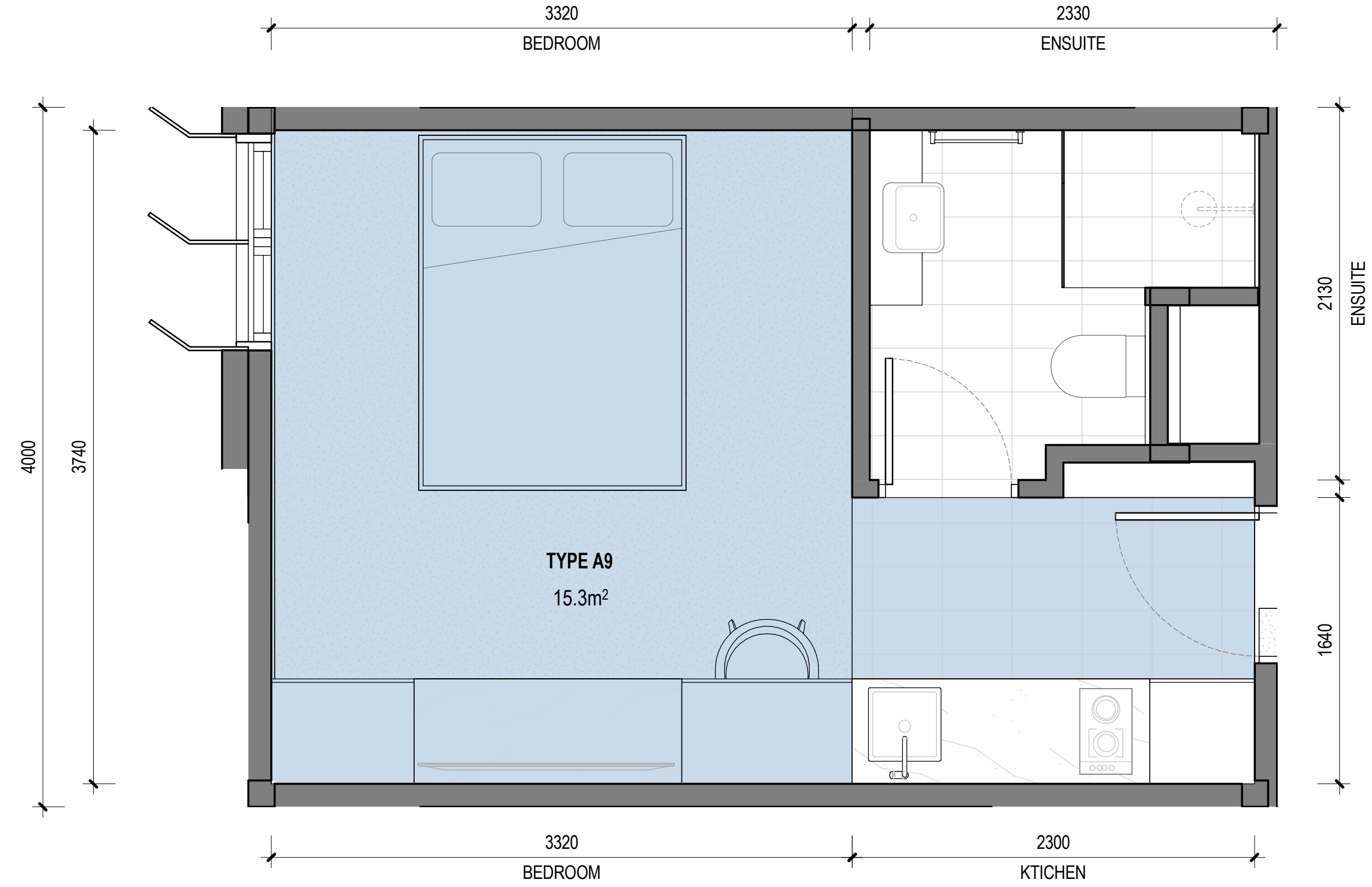


2 TYPICAL ROOM - TYPE B3
1:25

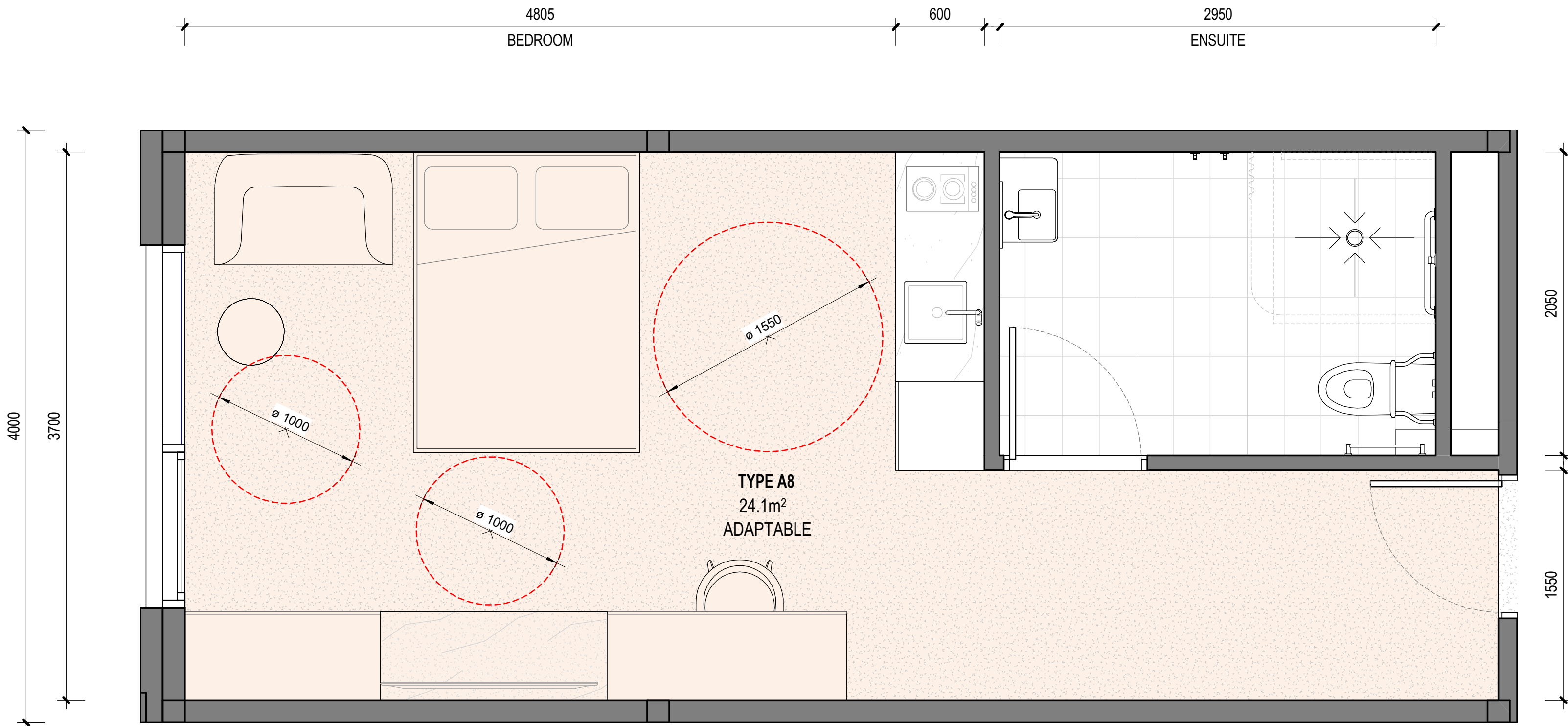
- Legend:
- Dual Occupant room >16sqm excl. bathroom and kitchen components
 - Single Occupant room >12sqm excl. bathroom and kitchen components



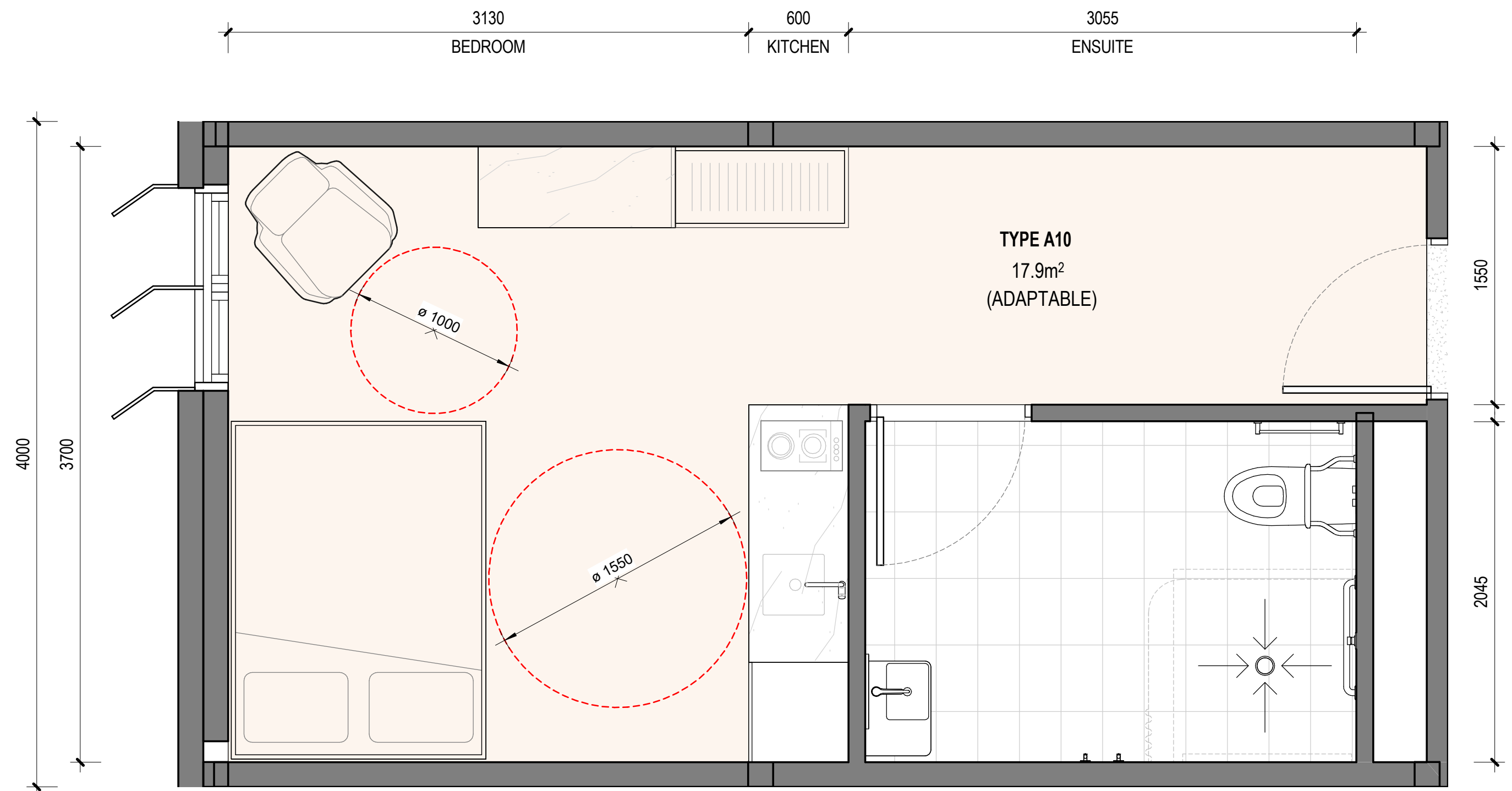
1 TYPICAL ROOM - A7
A201 1:25



2 TYPICAL ROOM - TYPE A9
A201 1:25



3 TYPICAL ROOM - TYPE A8
A201 1:25



4 TYPICAL ROOM - TYPE A10
A201 1:25

- Dual Occupant room >16sqm excl. bathroom and kitchen components
- Single Occupant room >12sqm excl. bathroom and kitchen components

GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE REQUIRED DIMENSIONS ONLY.
02. ALL DIMENSIONS, ABUTMENTS AND OCCUPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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REVISION

REV DESCRIPTION
A FOR DEVELOPMENT APPLICATION

DATE
13.09.2024

PROJECT STATUS

DEVELOPMENT APPLICATION
ISSUE FOR DA

CLIENT

POINT CAPITAL
LEVEL 43, GOVERNOR PHILLIP
TOWER 1 FARRER PLACE, SYDNEY NSW 2000

PROJECT NO

1871

PROJECT NAME

07 MACQUARIE ST
07 MACQUARIE ST, PARRAMATTA, NSW 2150

21-23 Chessell Street
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NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454

DRAWING NAME

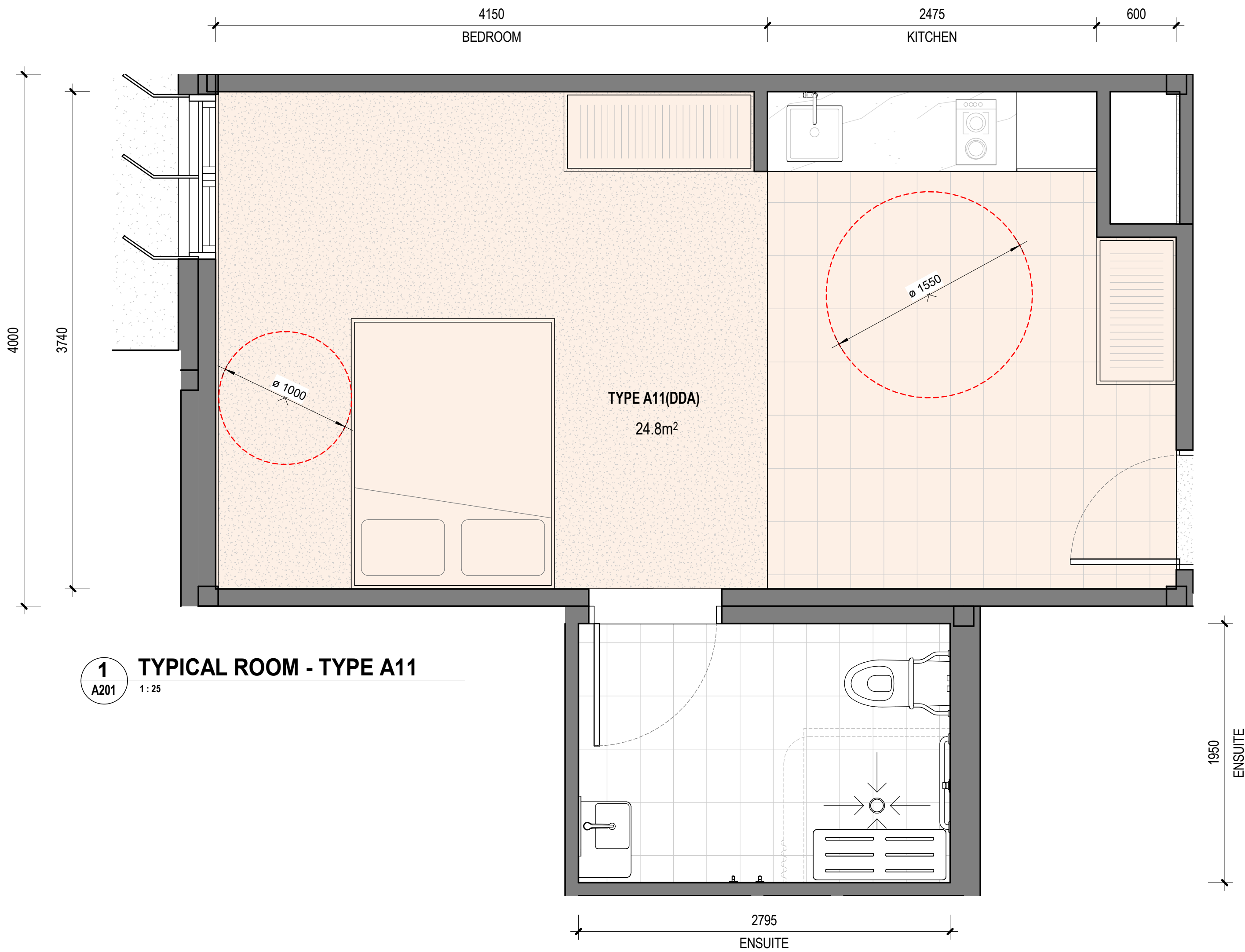
TYPICAL CO-LIVING ROOM - SHEET 04

SCALE As indicated@ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD

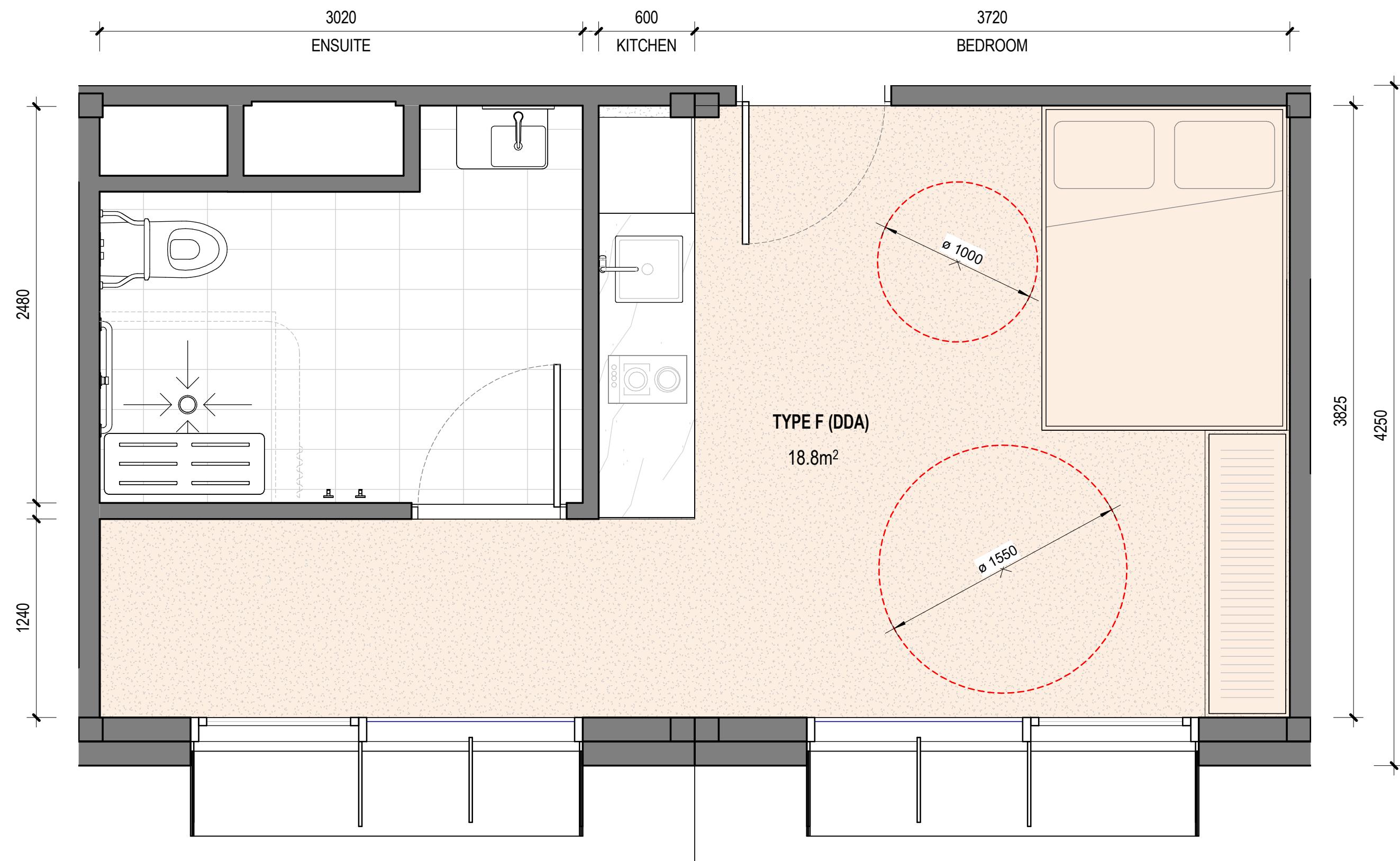
DRAWING NUMBER

A704

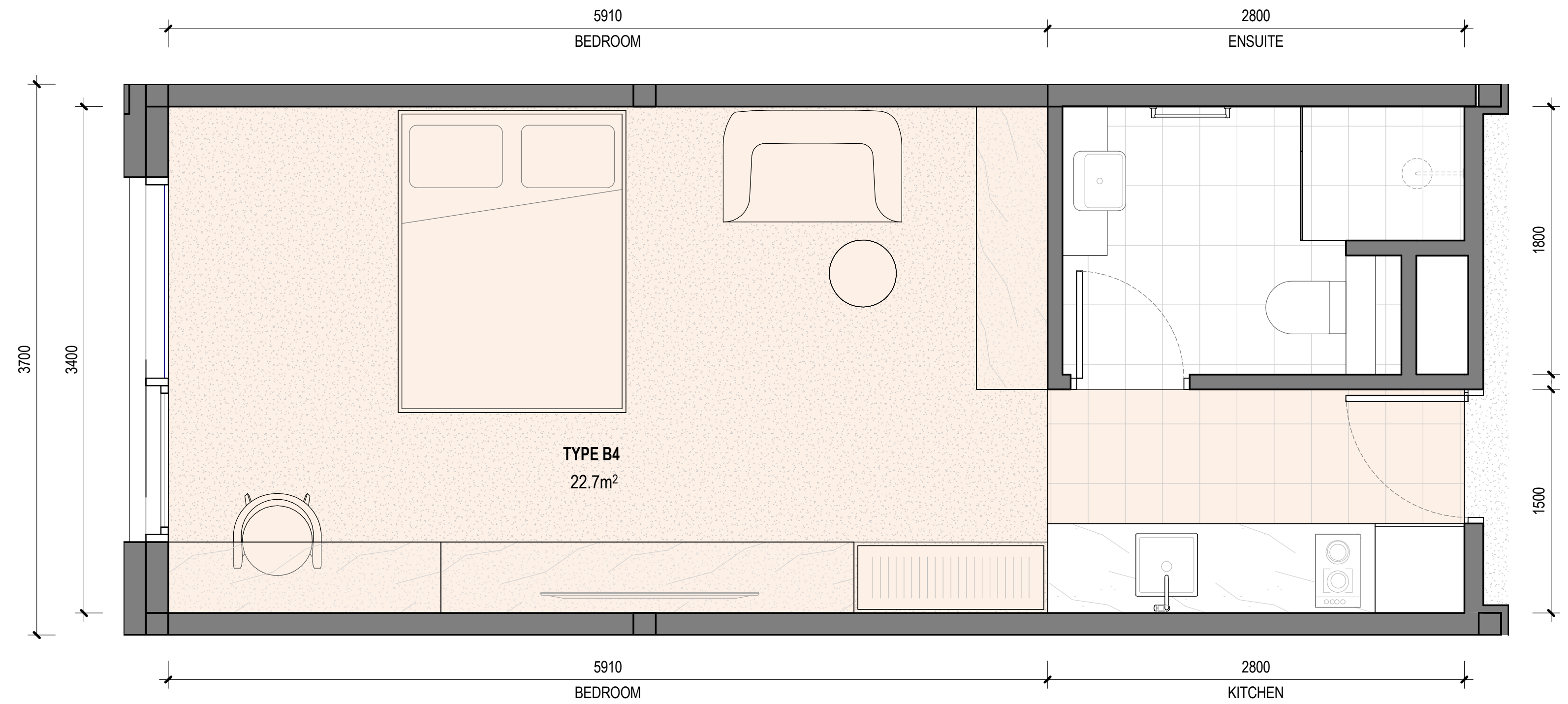
REVISION A



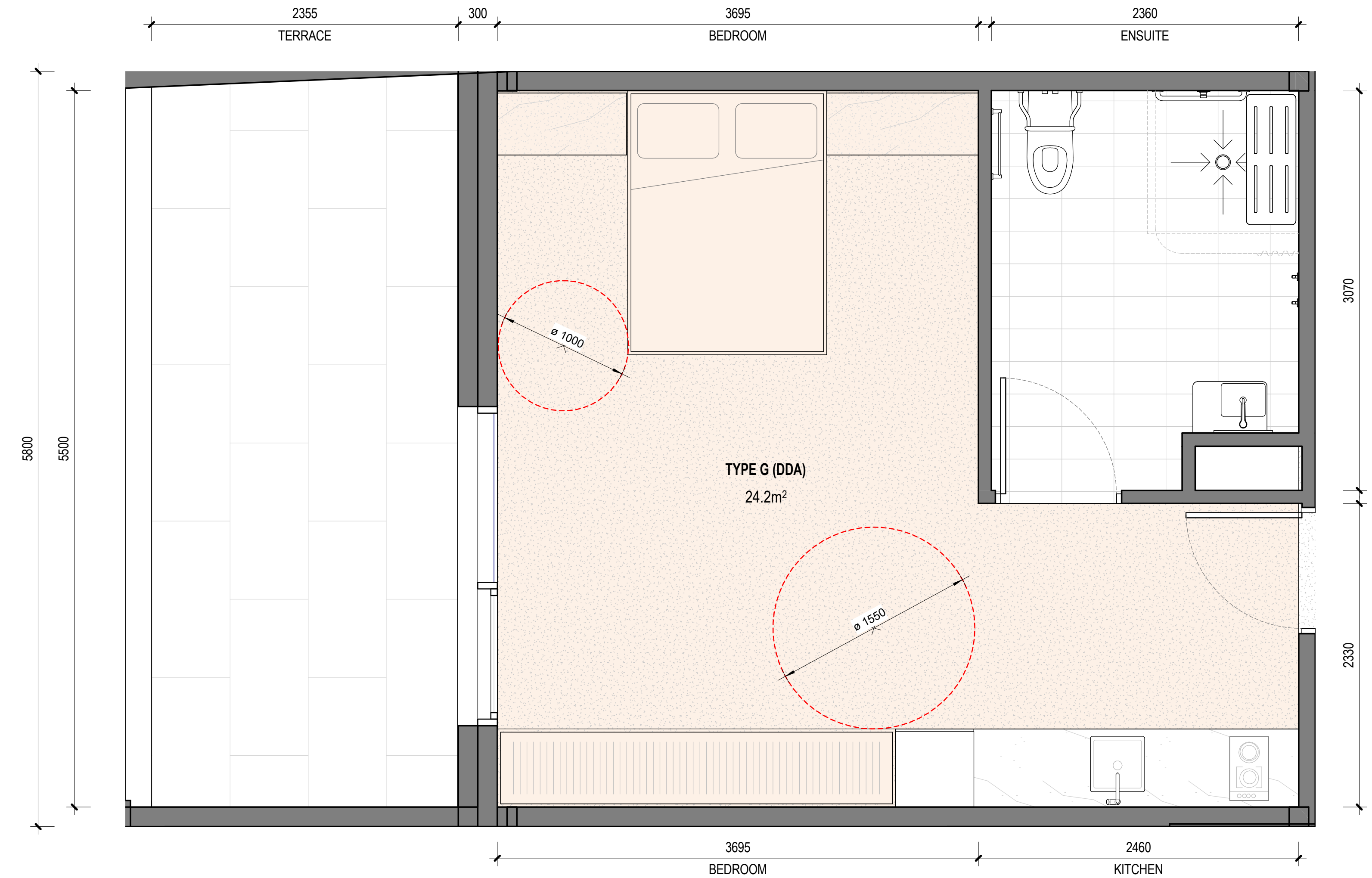
1 TYPICAL ROOM - TYPE A11
A201 1:25



3 TYPICAL ROOM - TYPE F
A201 1:25



2 TYPICAL ROOM - TYPE B4
A201 1:25



4 TYPICAL ROOM - TYPE G
A201 1:25

- Dual Occupant room >16sqm excl. bathroom and kitchen components
- Single Occupant room >12sqm excl. bathroom and kitchen components

GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
02. ALL DIMENSIONS, ABSCISSAS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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REVISION

REV DESCRIPTION
A FOR DEVELOPMENT APPLICATION

DATE
13.09.2024

PROJECT STATUS

DEVELOPMENT APPLICATION
ISSUE FOR DA

CLIENT

POINT CAPITAL
LEVEL 43, GOVERNOR PHILLIP
TOWER 1 FARRER PLACE, SYDNEY NSW 2000

PROJECT NO

1871

PROJECT NAME

07 MACQUARIE ST
07 MACQUARIE ST, PARRAMATTA, NSW 2150

21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
Unit 10 Level 3
24 Hickson Road
Millers Point NSW 2000
T: 02 9672 1888
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**BAYLEY
WARD**
Architecture & Interiors

NOMINATED ARCHITECT(S)
KIERAN GLEESON
VIC: 19671
NSW: 11454

DRAWING NAME

TYPICAL CO-LIVING ROOM - SHEET 05

SCALE As indicated@ A1 / 50% @ A3 DRAWN BY RVG CHECKED BY KD

DRAWING NUMBER

A705

REVISION A



Image Left: Streetscape from Macquarie Street looking south east



Image Left: Streetscape Elevation from Macquarie Street



Image Right: Streetscape from Macquarie Street looking south west

GENERAL NOTES		REVISION		PROJECT STATUS		CLIENT		PROJECT NO		PROJECT NAME		NOMINATED ARCHITECT(S)		DRAWING NAME		DRAWING NUMBER	
01. DO NOT SCALE FROM DRAWINGS. USE FOURED DIMENSIONS ONLY.		REV		DESCRIPTION		DATE		1871		07 MACQUARIE ST		KIERAN GLEESON VIC: 19671 NSW: 11454		PERSPECTIVE 03		A903	
02. ALL DIMENSIONS, ABSTRACTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.		A		FOR DEVELOPMENT APPLICATION		02.02.2024		POINT CAPITAL		07 MACQUARIE ST, PARRAMATTA, NSW 2150		BAYLEY WARD		@ A1 / 50% @ A3		REVISION	
03. COPYRIGHT © 2023 BAYLEYWARD		B		FOR DEVELOPMENT APPLICATION		13.09.2024		LEVEL 43, GOVERNOR PHILLIP TOWER 1 FARRER PLACE, SYDNEY NSW 2000		SCALE		DRAWN BY RVG		CHECKED BY KD		B	
				ISSUE FOR DA													

COMMERCIAL TOWER DEVELOPMENT

7 MACQUARIE STREET, PARRAMATTA

CIVIL DRAWINGS

DRAWING LIST	
Drawing No.	Drawing Name
00001	TITLE SHEET, DRAWING INDEX AND LOCALITY PLAN
00002	GENERAL NOTES AND LEGENDS
01000	EROSION AND SEDIMENT CONTROL PLAN
02000	CIVIL SITE PLAN
04001	CUT AND FILL PLAN
04002	SITE CROSS SECTIONS
05000	SITE PLAN CATCHMENT
06001	STANDARD DETAILS, SHEET 1
06002	STANDARD DETAILS, SHEET 2
06003	STORMWATER MANAGEMENT DETAIL

DRAWINGS TO BE
PRINTED IN COLOUR

CMYK RGB



P2	PRELIMINARY ISSUE	VD	SAK	06.09.24													
P1	PRELIMINARY ISSUE	VD	AE	22.12.23													
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date								

GENERAL NOTES

1.

These drawings shall be read in conjunction with all other engineering and architectural drawings. Any observed discrepancy is to be referred to the superintendent prior to commencing works.
2.

These drawings shall also be read in conjunction with the civil specification.
3.

Do not scale from the drawings.
4.

All dimensions are in metres unless otherwise noted.
5.

All levels are expressed to the Australian Height Datum (AHD).
6.

The contractor shall seek approval from the superintendent for any substitutions of products and materials noted in the drawings.

SURVEY AND SERVICES INFORMATION

SURVEY

Origin of levels : SSM 76660 R.L. 14.02 (AHD) in MACQUARIE STREET
Datum of levels : AHD
Coordinate system : MGA
Survey prepared by : LTS LOCKLEY (August 2019)
Setout Points : Refer to survey drawings

TTW does not guarantee that the survey information shown on these drawings is accurate and will accept no liability for any inaccuracies in the survey information provided to us from any cause whatsoever.

The contractor is to get approval from the relevant state survey department, to remove/adjust any survey mark. This includes but is not limited to; State Survey Marks (SSM), Permanent Marks (PM), cadastral reference marks or any other survey mark which is to be removed or adjusted in any way.

TTW plans do not indicate the presence of any survey mark.
The contractor is to undertake their own search.

UNDERGROUND SERVICES - WARNING

The locations of underground services shown on TTW's drawings have been plotted from diagrams provided by service authorities. This information has been prepared solely for the authorities own use and may not necessarily be updated or accurate.

The position of services as recorded by the authority at the time of installation may not reflect changes in the physical environment subsequent to installation.

TTW does not guarantee that the services information shown on these drawings shows more than the presence or absence of services, and will accept no liability for inaccuracies in the services information shown from any cause whatsoever.

The Contractor must confirm the exact location and extent of services prior to construction and notify any conflict with the drawings immediately to the Engineer/Superintendent.

The contractor shall notify the relevant service authority for any required modification works to their assets. All service modification works shall be undertaken in strict accordance with the requirements of the relevant service authority.

The contractor shall provide all necessary protection measures to existing services that are to be retained.
The contractor is liable for rectification/reinstatement costs for damage to existing services.

BOUNDARY AND EASEMENT NOTE

The property boundary and easement locations shown on TTW's drawings have been based from information received from : BAYLEY WARD ARCHITECTURE & INTERIORS AND LTS LOCKLEY
TTW makes no guarantees that the boundary or easement information shown is correct. TTW will accept no liabilities for boundary inaccuracies. The contractor/builder is advised to check/confirm all boundaries in relation to all proposed work prior to the commencement of construction.
Boundary inaccuracies found are to be reported to the superintendent prior to construction starting.

KERBING NOTES

Includes all kerbs, channels, spoon drains, crossings and edges.

1.

Concrete kerbs shall be constructed using grade 32MPa concrete U.N.O.
2.

All kerbs, channels, spoon drains and crossings to be constructed on minimum 75mm granular basecourse compacted to minimum 98% modified maximum dry density in accordance with AS 1289 5.2.1.
3.

Expansion joints (EJ) to be formed from 10mm compressible filler board for the full depth of the section and cut to profile. Expansion joints to be located at drainage pits, on tangent points of curves and elsewhere at 12m centres except for integral kerbs where the expansion joints are to match the joint locations in slabs.
Saw cut joints to be min 3mm wide and located at 3m centres except for integral kerbs where weakened plane joints are to match the joint locations in slabs.
5.

Broom finished to all ramped and vehicular crossings, all other kerbing or dish drains to be steel float finished.
6.

In the replacement of kerbs -
Existing road pavement is to be sawcut 350mm from lip of gutter. Upon completion of new kerbs, new basecourse and surface is to be laid 350mm wide to match existing materials and thicknesses.
Existing allotment drainage pipes are to be built into the new kerb with a 100mm dia hole. Existing kerbs are to be completely removed where new kerbs are shown.

STORMWATER DRAINAGE NOTES

1.

All new drainage pipes equal to or greater than 450 dia to be rubber ring jointed RCP unless noted otherwise in drawings
1.1 RCP pipes subject to pedestrian loading only to be class 3 unless noted otherwise
1.2 RCP pipes subject to traffic loading to be min. class 4 unless noted otherwise
2.

Pipes up to 225 dia shall be HDPE or sewer grade uPVC with solvent welded joints unless noted otherwise in drawings. In areas of expansive soils, uPVC pipes must be rubber ring jointed. Equivalent strength CPP (Corrugated High Density Polyethylene Pipe) pipes may be used subject to approval.
3.

Precast pits may be used external to the building subject to approval by the Superintendent.
5.

Enlargers, connections and junctions to be manufactured fittings where pipes are less than 300 dia.
6.

Subsoil drains to be slotted flexible 100dia uPVC U.N.O.
7.

Where subsoil drains are shown as unslotted, unslotted 100dia uPVC sewer grade pipe is to be used.
8.

Subsoil drains to be located behind all retaining walls and new kerbing shall be connected to nearest stormwater pit.
9.

Grates and covers shall conform with AS 3996-2006, and AS 1428.1 for access requirements. All pits within foot trafficable area to have minimum slip resistance of R10 or R11.
10.

Concrete pipes are to be installed in accordance with AS 3725. All bedding to be type H2 U.N.O.
11.

Care is to be taken with levels of stormwater lines. Grades shown are not to be reduced without approval.
12.

All stormwater pipes to be 150 dia at 1 in 100 min fall U.N.O.
13.

Adopt invert levels for pipe installation (grades shown are only nominal).
14.

All drains and other service infrastructure trenches beneath road pavements, driveways, footpaths or concrete structures & slabs, or within 1.0m of concrete structures or other council assets, including kerb, footpath, drains, etc must be backfilled with Class 2 FCR, compacted and tested to the satisfaction of the superintendent.
15.

Litter traps to be installed in all new grated pits within landscape areas.
16.

All grated pits within paved pedestrian areas to be heel guard bolt down cover unless specified otherwise on plans.
17.

All downpipes to be connected to adjacent inground stormwater drainage infrastructure. Refer to hydraulic drawings for down pipe location if not detailed on civil plans.
18.

All existing active downpipes, where inground stormwater has been abandoned, to be connected to new inground stormwater drainage network.
19.

Prior to commencing any stormwater drainage works on site the contractor must confirm the connection to the Legal Point of Discharge authority drain as documented by:
A: Verification of the existing invert level of the legal point of discharge to council drain.
B: Verification that the proposed stormwater drain invert levels can achieve the council standard connection detail in accordance with council standards
C: Verification that the route is clear of all obstructions and existing services.
The contractor shall notify the superintendent if any of the above cannot be achieved prior to commencing works on site.
The internal base of all drainage pits shall be bunched and shaped to allow free flow of water through to the pit outlet pipe.
21.

Pits deeper than 1.0m shall be fitted with step irons.

CONCRETE FINISHING NOTES

1.

All exposed concrete pavements are to be broomed finished U.N.O Refer architectural / landscape drawings for pavement finishes.
2.

All edges of the concrete pavement including keyed and dowelled joints are to be finished with an edging tool.
3.

Concrete pavements with grades greater than 1:10 shall be heavily broom finished.
4.

Carbوندum to be added to all stair treads and ramped crossings U.N.O.

JOINTING NOTES

Vehicular Pavement Jointing

1.

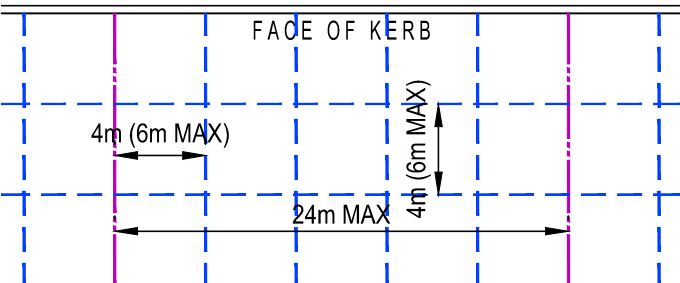
All vehicular pavements to be jointed as shown on drawings.
2.

Sawcut joints should generally be located at a maximum of 6.0m centres.
3.

Saw cut joints should generally be located at a maximum of 6.0m centres or 1.5 x the spacing of keyed joints, where key joint spacing is less than 4.0m, with dowelled expansion joints at maximum of 24m centres.
4.

Provide 10mm wide full depth isolation joints between buildings, structures and kerbs.
5.

The timing of the saw cut is to be confirmed by the contractor on site. Site conditions will determine how many hours after the concrete pour before the saw cuts are commenced. Refer to the specification for weather conditions and temperatures required. Indicative vehicular pavement jointing as follows.



Pedestrian Footpath Jointing

1.

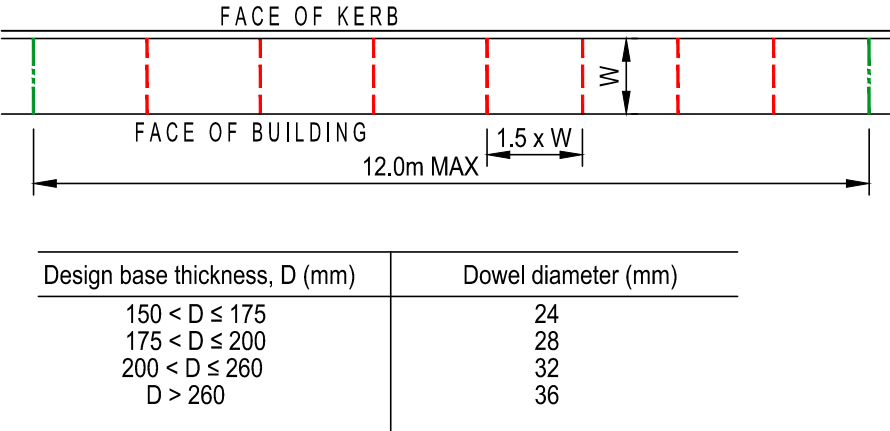
Sawcut joints are to be located where possible at tangent points of curves and elsewhere.
2.

Saw cut joints are to be located at a max 1.5 x width of the pavement.
3.

Where possible joints should be located to match kerbing and / or adjacent pavement joints.
4.

All pedestrian footpath jointings as follows (U.N.O).
5.

Joints spacing are indicative only and the contractor to refer landscape architectural plan for final location.



Design base thickness, D (mm)				Dowel diameter (mm)			
150 < D ≤ 175				24			
175 < D ≤ 200				28			
200 < D ≤ 260				32			
D > 260				36			

BULK EARTHWORKS NOTES

1.

Contractor to reference geotechnical report for subgrade preparation requirements.
2.

All batters at a maximum slope to be confirmed and subject to geotechnical engineer advice.
3.

Excavated material may be used as structural fill provided,
(i) it complies with the specification requirements for fill material,
(ii) the placement moisture content complies with the Geotechnical Consultants requirements, and allows filling to be placed and proof-rolled in accordance with the specification. Where necessary the Contractor must moisture condition the excavated material to meet these requirements.
4.

Compact fill areas and subgrade to not less than:
- Location

Standard dry density (AS 1289 5.1.1.)

Optimum moisture content (OMC)
- Under building slabs on ground:

98%

±2%
- Under roads and carparks:

98%

±2%
- Landscape areas:

95%

±2%
5.

Before placing fill, proof roll exposed subgrade with a 10 tonne minimum roller to test subgrade and then remove soft spots (areas with more than 3mm movement under roller). Soft spots to be replaced with granular fill unless noted otherwise.
6.

Contractor shall place safety barriers around excavations in accordance with relevant safety regulations.
7.

Bulk earthworks drawings are not to be used for detailed excavation in landscape zones. Contractor to make allowance for additional fill or cut through landscape zones.
8.

Contractor to review landscape drawings to confirm softscape profile depths.
9.

Strip all topsoil from the construction area. All stripped topsoil shall be disposed of offsite unless directed otherwise.
10.

Make smooth connection with all existing works.
11.

Compact subgrade under buildings and pavements to minimum 98% standard maximum dry density in accordance with AS1289.5.1.1. Compaction under buildings to extend 2.0m minimum beyond building footprint.
12.

Temporary stormwater control and connections to be managed onsite by the builder/contractor.
13.

Site to be free draining and subgrade to be protected from moisture ingress.
14.

Dewatering to be managed by contractor at all times.
15.

Quantities to underlying geology such as rock or natural clay are indicative only and based on the geotechnical information available at the time of issue. Underlying natural clay and rock levels can be highly variable between geotech sample locations.
16.

All earthworks activities shall be undertaken with level 1 supervision in accordance with AS3798 (2007) by a suitably qualified geotechnical inspection and testing authority (GITA) engaged by the contractor. As a minimum, the frequency and location of testing shall be in accordance with table 8.1 of AS3798 (2007). The GITA is to maintain daily site record sheets as set out in AS3798 (2007).

EROSION AND SEDIMENT CONTROL

1.

All work shall be generally carried out in accordance with:
(A) Local authority requirements,
(B) EPA - Pollution control manual for urban stormwater,
Erosion and sediment control are to be provided for the whole of the works by the contractor. Should the Contractor stage these works then the design may be required to be modified. Variation to these details may require approval by the relevant authorities. The erosion and sediment control shall be implemented and adopted to meet relevant EPA and/or authority guidelines
3.

Maintain all erosion and sediment control devices to the satisfaction of the superintendent and the local authority.
4.

When stormwater pits are constructed prevent site runoff entering the pits unless silt fences are erected around pits.
5.

Minimise the area of site being disturbed at any one time.
6.

Protect all stockpiles of materials from scour and erosion. Do not stockpile loose material in roadways, near drainage pits or in watercourses.
7.

All soil and water control measures are to be put back in place at the end of each working day, and modified to best suit site conditions.
8.

Control water from upstream of the site such that it does not enter the disturbed site.
9.

All construction vehicles shall enter and exit the site via the temporary construction entry/exit.
10.

All vehicles leaving the site shall be cleaned and inspected before leaving.
11.

Maintain all stormwater pipes and pits clear of debris and sediment. Inspect stormwater system and clean out after each storm event.
12.

Clean out all erosion and sediment control devices after each storm event.

Sequence Of Works

1.

Prior to commencement of excavation the following soil management devices must be installed.
1.1. Construct silt fences below the site and across all potential runoff sites.
1.2. Construct temporary construction entry/exit and divert runoff to suitable control systems.
1.3. Construct measures to divert upstream flows into existing stormwater system.
1.4. Construct sedimentation traps/basin including outlet control and overflow.
1.5. Construct turf lined swales.
1.6. Provide sandbag sediment traps upstream of existing pits.
2.

Construct geotextile filter pit surround around all proposed pits as they are constructed.
3.

On completion of pavement provide sand bag kerb inlet sediment traps around pits.
4.

Provide and maintain a strip of turf on both sides of all roads after the construction of kerbs.

SERVICE TRENCHES

EXCAVATION

1.

Before excavating trenches through existing pavement, saw-cut existing concrete and bituminous surfaces on each side of the trench to provide a straight even joint. Lift and store unit paving for later reinstatement.
2.

Excavate for underground services, to required lines, levels and grades. Generally make the trenches straight between manholes, inspection points and junctions, with vertical sides and uniform grades. Excavation of service trenches shall be completed prior to lime stabilisation of the subgrade. Notify the contract administrator if any trenches are to be excavated in stabilised ground. Any trenches in stabilised ground to be backfilled as specified in the "Backfilling" notes.
3.

Keep trench widths to the minimum consistent with the laying and bedding of the relevant service and construction of personnel access ways and pits.
4.

Excavate trenches in sections of suitable length.
5.

Trench depths to be constructed as required by the relevant service and its bedding method.
6.

If excavation is necessary below the level of adjacent footings, give notice, and provide necessary support for the footings.
7.

Clear trenches of sharp projections. Cut back roots encountered in trenches to at least 600mm clear of services. Remove other obstructions including stumps and boulders which may interfere with services or bedding.
8.

Keep trenches free of water. Place bedding material, services and backfilling on firm ground free of surface water.
9.

If trench excavation exceeds the correct depth, reinstatement to the correct depth and bearing value using compacted bedding material or grade 20MPa concrete.

BACKFILLING

1.

These requirements apply to backfill to stormwater drainage and service trenches. Bedding and overlay to a minimum depth of 200mm above the service shall be Pipe Bedding as specified below unless specified otherwise in relevant service specification. Trench backfill above this level shall be backfill material as specified below. Bedding, overlay and trench backfill to be compacted in accordance with the compaction schedule. Place filling in layers not exceeding 200mm compacted layer thickness.

Pipe Bedding:

Unless noted otherwise in "Stormwater Drainage" notes, pipe bedding to be granular material (clean sharp washed river sand or clean unweathered hard basaltic or sedimentary crushed rock, free of salt, clay or organic contaminants) or cementitious material (mortar or concrete) as specified.

Sieve Aperture (mm) to AS1152	Percentage Passing (by mass)
9.5	98 to 100
6.7	98 to 100
4.75	15 to 75
2.36	0 to 40
1.18	0 to 5

Cement Mortar Bedding: 1 Portland cement: 4 sand.
Concrete Bedding: Not less than 20 MPa.

Backfill material

Under roads and paved areas: Coarse sand, fine crushed rock, or 3% cement stabilised sand.

In topsoil areas: Complete the backfilling with topsoil for at least the top 50 mm.

General: General fill except with no stones greater than 25 mm occurring within 150 mm of the service, or other materials as required for particular services or locations. Well graded, inorganic, non-perishable material, maximum size 75 mm, plasticity index < 55% and classified as Class A or Class S material in Table 2.1 of AS 2870. Fill material to have a minimum 4 day soaked CBR of 4% in accordance with AS 1239.6.1.1 unless noted otherwise on drawings. Material to be non-dispersive (a rating of nil as defined by the dispersion test AS 1239.3.8.1).

AREA	COMPACTION RATIO % OF MAXIMUM DRY DENSITY OR DENSITY INDEX (DI)	MOISTURE % FROM OPTIMUM *
Landscape Areas	70 (DI)	-2, +2
- bedding and overlay	70 (DI) or 95% standard	-2, +2
- trench backfill		
Under or within line of influence of pavements, structures or building slabs	80 (DI)	
- bedding and overlay	80 (DI) or 98% standard	-2, +2
- trench backfill	98% modified	-2, +2
- pavement zone		-2, +2

SIGNS AND LINE MARKING NOTES

1.

All traffic and parking signs to be installed with a minimum ground clearance of 2.2m measured to the underside of the sign.
2.

All road line marking, stencils and, symbols etc. to be in accordance with AS1742 and VicRoads Traffic Engineering Manual Vol. 2, in cold applied plastic, 2mm minimum thickness, glass beads to be used and where existing pavement marking conflict with proposed, it is to be removed.
3.

Accessible parking bays and shared zones must be in accordance with AS2890.6 (2009).
4.

Where galvanised posts are to be installed within a concrete surface area (e.g. traffic island) the galvanised posts are to be supported in a 675mm long galvanised sleeve and anchored securely into position with a post wedge. The sleeve is to be installed within a 250mm minimum diameter by 700mm deep, 20Mpa, 75mm slump concrete.
5.

Where galvanised posts are to be installed within a grassed area (e.g. nature strip) the galvanised posts are to be anchored into the ground using a 750mm long spike. Spike manufacturer and supplier to be sourced by contractor and submitted to the superintendent for approval.
6.

All signs shall be in accordance with AS1742-1,2&3. Line marking shall be in accordance with VicRoads requirement with lateral and arrows being cold applied plastic trowelled into place (material degadur or plasteline) and longitudinal lines being extruded thermoplastic material.
7.

Posts not to protrude above the top of the sign and to have caps
8.

Signs in paved areas to have sleeves and bolt through.
9.

All signs to be installed in accordance with AustRoads Guide to Traffic Management Part 10: Traffic Control and Communication Devices
10.

All signs to be designed in accordance with AS1742.2 and AS1744
11.

Raised reflective markers to be placed in accordance with Table 19.2 of VicRoads traffic engineering manual Vol. 2, chapter 19 or in accordance with AS1742.2 - whichever is more relevant for the works location.
12.

All sign posts to be located as per traffic signage and linemarking plan.
13.

All existing signs noted as "to be removed" are to be removed and stored off-site in accordance with Council's requirements.
14.

Linemarking dimensions are to be taken from invert of kerb.

SAFETY IN DESIGN

EXISTING SERVICES

Contractor to be aware existing services are located within the site. Location of all services to be verified by the Contractor prior to commencing works. Contractor to confirm with relevant authority regarding measures to be taken to ensure services are protected or procedures are in place to demolish and/or relocate.

EXISTING STRUCTURES

Contractor to be aware existing structures may exist within the site. To prevent damage to existing structure(s) and/or personnel, site works to be carried out as far as practicable possible from existing structure(s).

EXISTING TREES

Contractor to be aware existing trees exist within the site which need to be protected. To prevent damage to trees and/or personnel, site works to be carried out as far as practicable possible from existing trees. Advice needs to be sought from Arborist and/or Landscape Architect on measures required to protect trees.

GROUNDWATER

Contractor to be aware of groundwater levels close to existing surface level. Temporary de-watering may be required during construction works.

EXCAVATIONS

Deep excavations due to stormwater drainage works is required. Contractor to ensure safe working procedures are in place for works. All excavations to be fenced off and batters adequately supported to approval of Geotechnical Engineer.

GROUND CONDITIONS

Contractor to be aware of the site geotechnical conditions. Refer to the geotechnical report for further information.

HAZARDOUS MATERIALS

Existing asbestos products & contaminated material may be present on site. Contractor to ensure all hazardous materials are identified prior to commencing works. Safe working practices as per relevant authority to be adopted and appropriate PPE to be used when handling all hazardous materials. Refer to geotechnical report for further information.

CONFINED SPACES

Contractor to be aware of potential hazards due to working in confined spaces such as stormwater pits, trenches and/or tanks. Contractor to provide safe working methods and use appropriate PPE when entering confined spaces.

MANUAL HANDLING

Contractor to be aware manual handling may be required during construction. Contractor to take appropriate measures to ensure manual handling procedures and assessments are in place prior to commencing works.

WATER POLLUTION

Contractor to ensure appropriate measures are taken to prevent pollutants from construction works contaminating the surrounding environment, including Council stormwater drainage system.

SITE ACCESS/EGRESS

Contractor to be aware site works occur in close proximity to footpaths and roadways. Contractor to erect appropriate barriers and signage to protect site personnel and public.

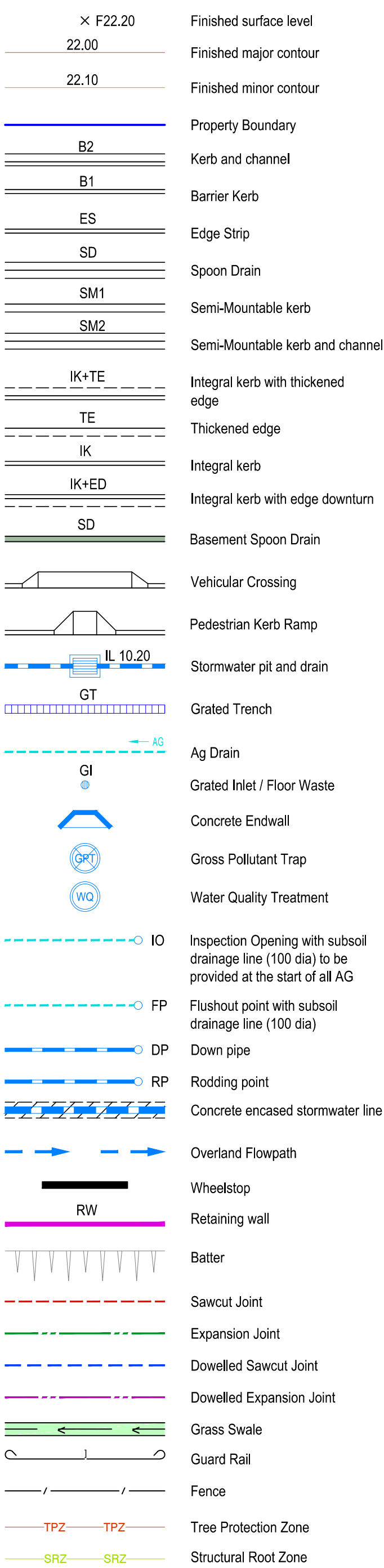
VEHICLE MOVEMENT

Contractor to supply and comply with traffic management plan and provide adequate site traffic control including a certified traffic marshal to supervise vehicle movements where necessary.

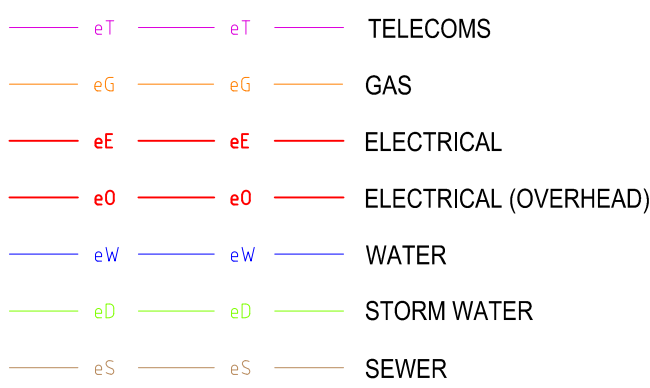
ABBREVIATIONS

TOK	Top of kerb	EX	Existing level
IOK	Invert of kerb	FL	Finished level
BOK	Back of kerb	FT	Future level
RCL	Road centre line		
BDY	Boundary	FFL	Finished floor level
		SSL	Structural slab level
TOW	Top of wall		
BOW	Bottom of wall		
CL	Cover level		
IL	Invert level		

SITEWORKS LEGEND



EXISTING SERVICES LEGEND



DRAWINGS TO BE PRINTED IN COLOUR
Y M C B K

P2 PRELIMINARY ISSUE					P1 PRELIMINARY ISSUE				
VD	SAK	06.09.24			VD	AE	22.12.23		
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date



BEWARE OF UNDERGROUND SERVICES.
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

Client
POINT CAPITAL PARTNERS PTY LTD

Structural Civil Traffic Façade

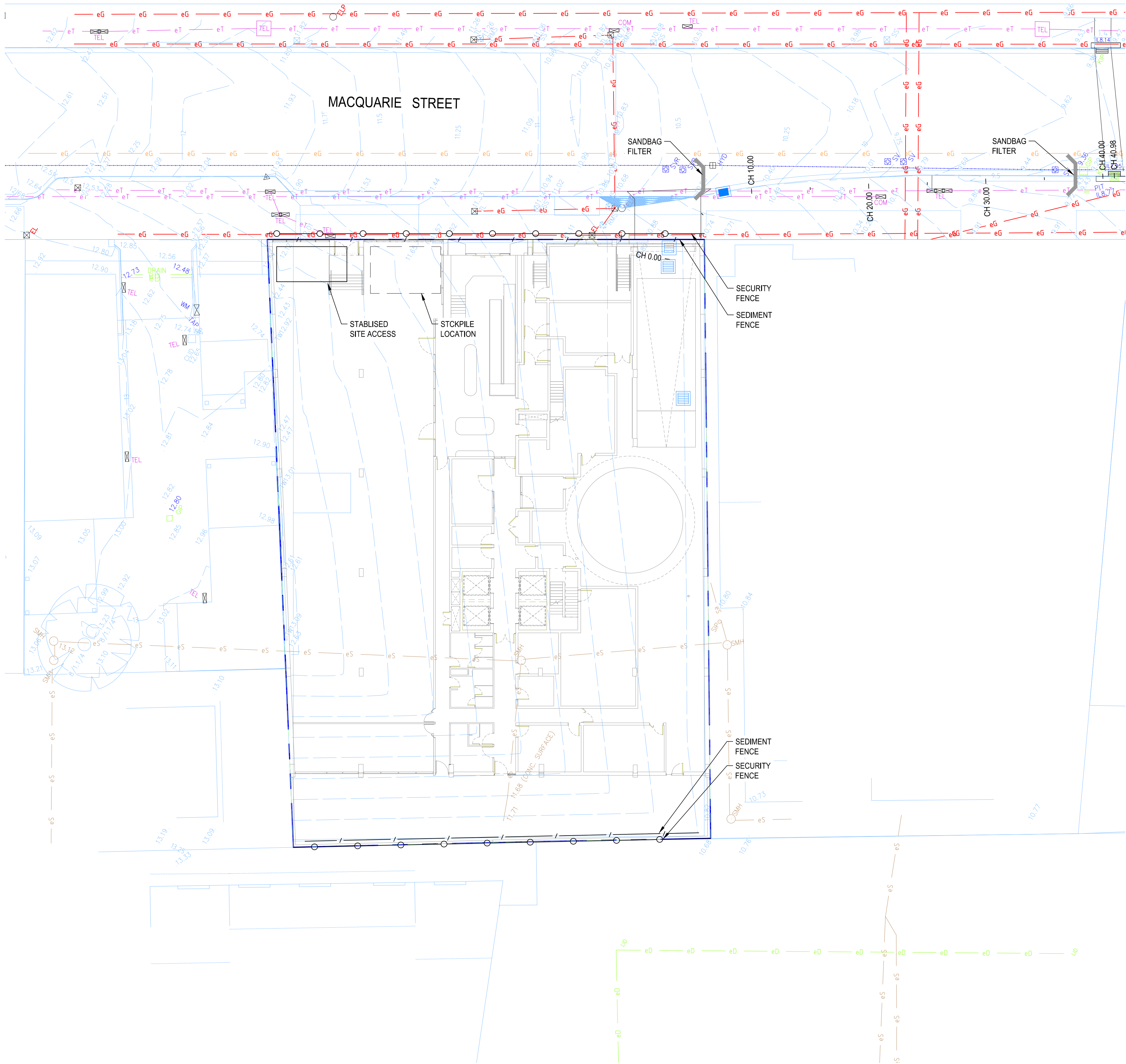
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060
This drawing is copyright and is the property of TTW (VICTORIA) Pty Ltd and must not be used without authorisation.

Project
COMMERCIAL TOWER DEVELOPMENT,
7 MACQUARIE STREET, PARRAMATTA

Sheet Subject
GENERAL NOTES AND
LEGENDS

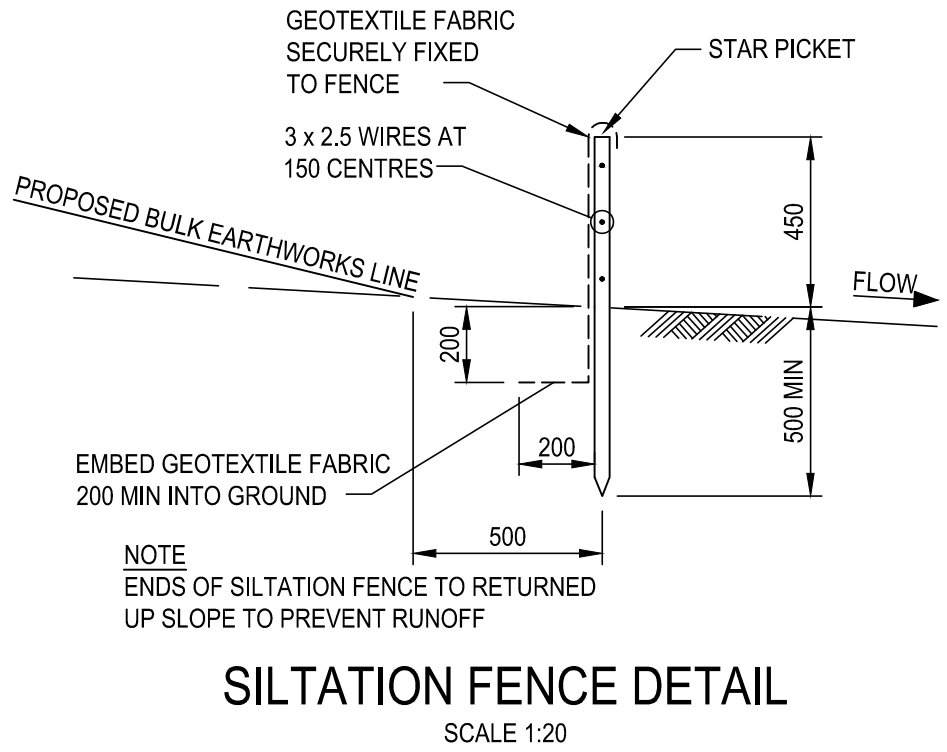
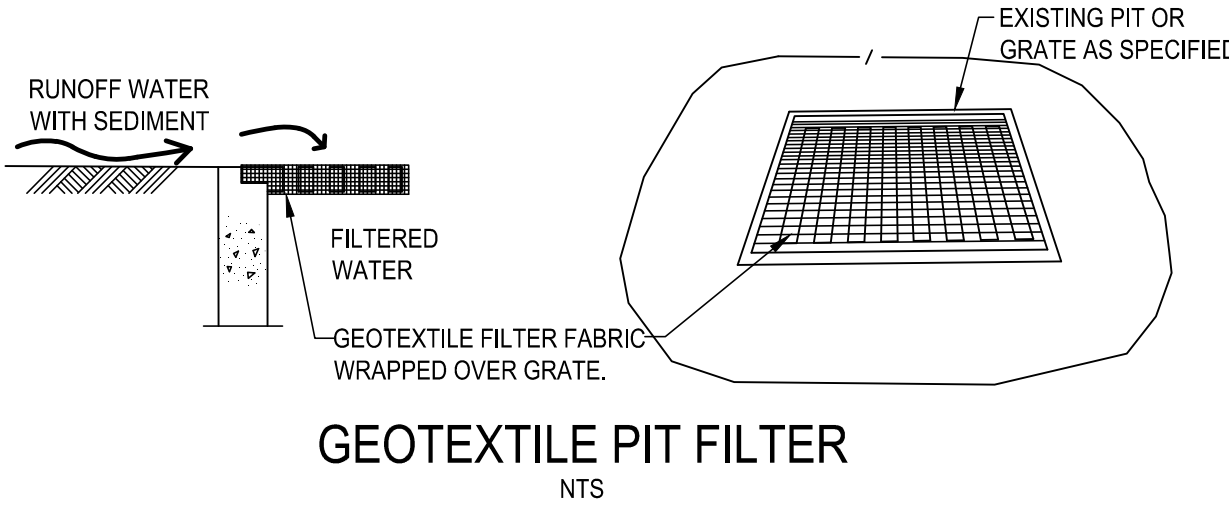
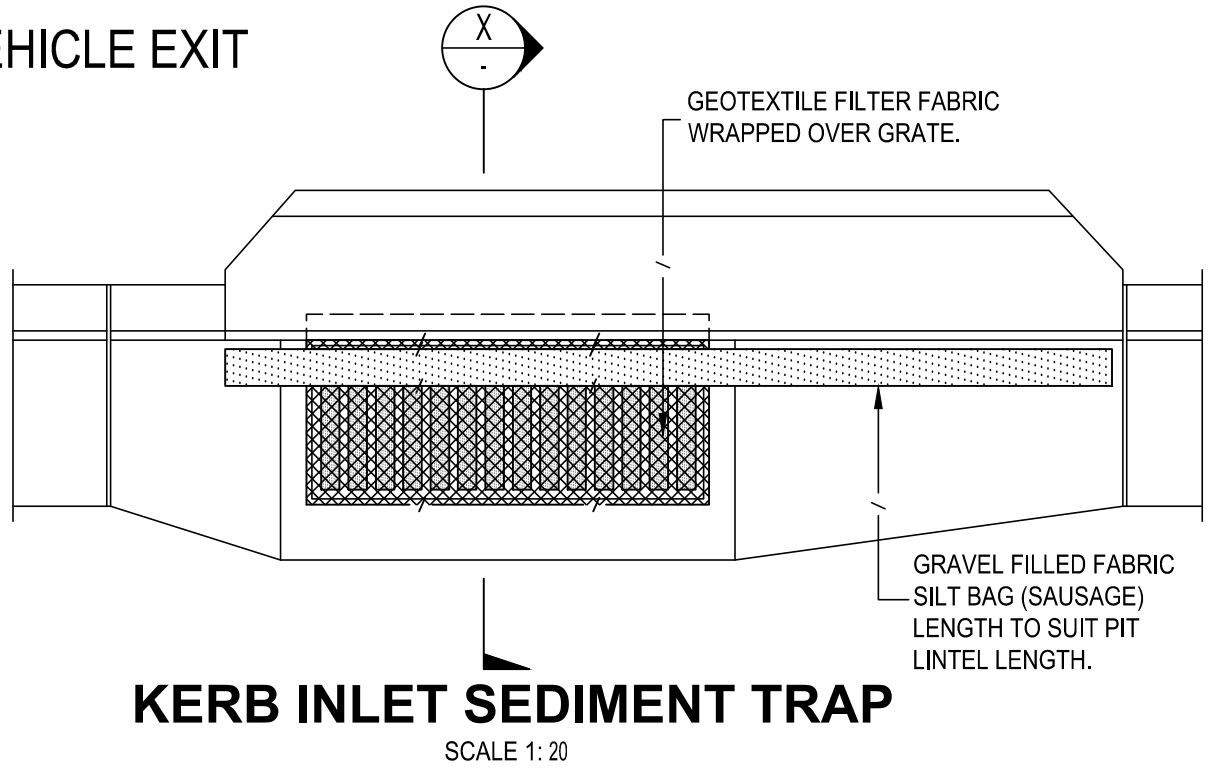
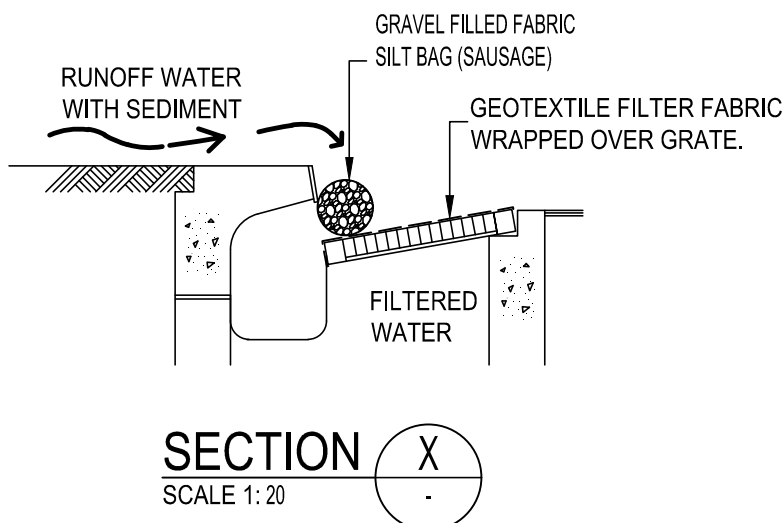
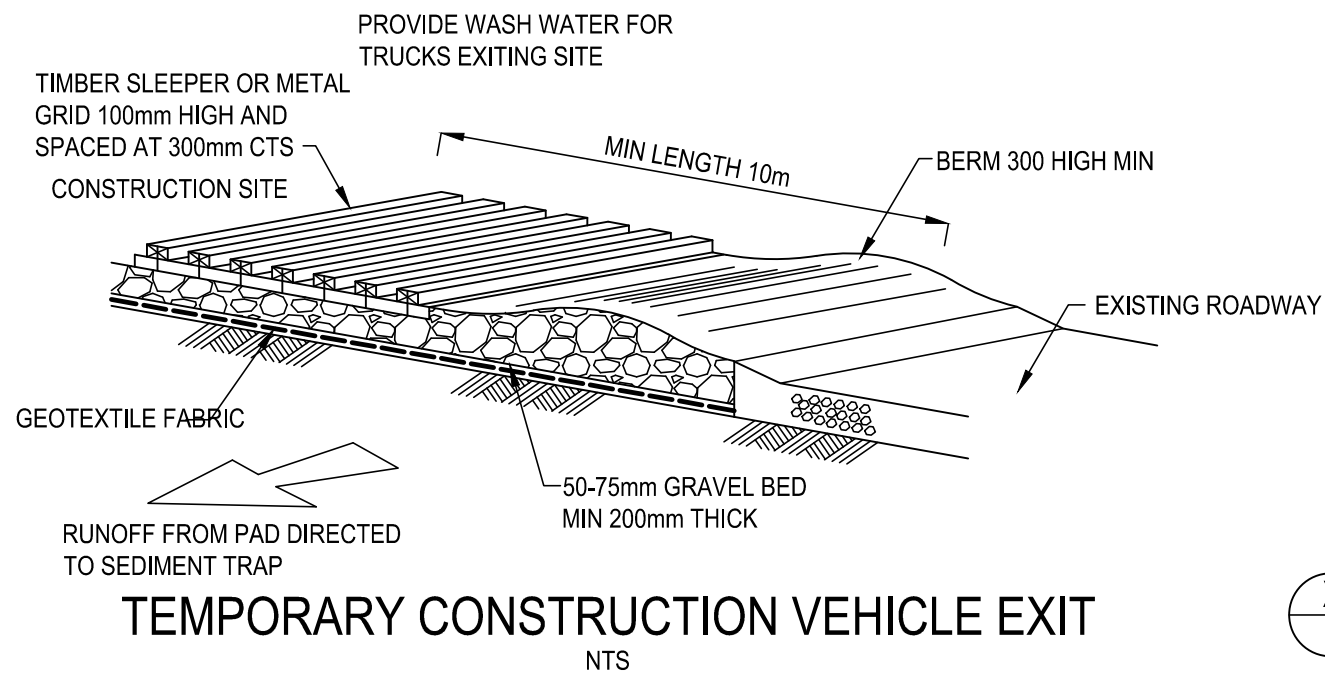
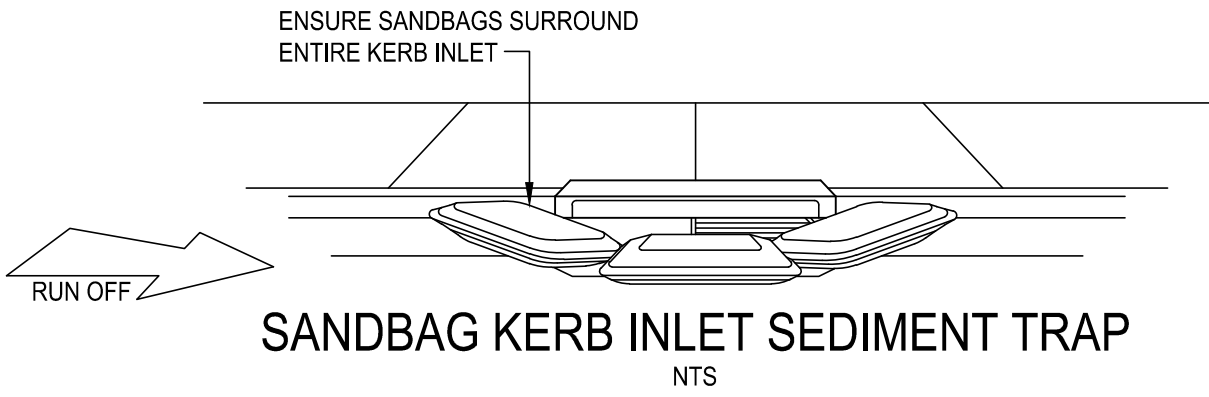
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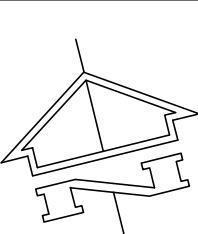
SEDIMENT & EROSION CONTROL SPECIFICATION

- THE CONTRACTOR SHALL INSTIGATE ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND THE "BLUE BOOK" (MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION, PRODUCED BY THE DEPARTMENT OF HOUSING). THESE MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED.
- THE SEDIMENT & EROSION CONTROL PLAN PRESENTS CONCEPTS ONLY, THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE ESTABLISHMENT & MANAGEMENT OF A DETAILED SCHEME MEETING COUNCIL'S DESIGN, AND ALL OTHER REGULATORY AUTHORITY REQUIREMENTS.
- WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHALL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
- INSTALL ALL TEMPORARY SEDIMENT FENCES AND BARRIER FENCES. WHERE FENCES ARE ADJACENT TO EACH OTHER THE SEDIMENT FENCE CAN BE INCORPORATED INTO THE BARRIER FENCE.
- CONSTRUCT TEMPORARY STABILISED SITE ACCESS, INCLUDING SHAKE DOWN AND WASH PAD.
- INSTALL SEDIMENT CONTROL MEASURES AS OUTLINED ON THESE SEDIMENT AND CONTROL PLANS (ONCE APPROVED)
- THE CONTRACTOR SHALL UNDERTAKE SITE DEVELOPMENT WORKS SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF MINIMUM WORKABLE SIZE.
- AT ALL TIMES AND IN PARTICULAR DURING WINDY AND DRY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) SHALL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN STABILISED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED OUT.
- TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED / REHABILITATED.
- THE CONTRACTOR SHALL ALLOW FOR THE ESTABLISHMENT OF ANY OTHER EROSION PROTECTION MEASURES, (IF APPLICABLE)
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN REGULARLY AND AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
- ACCEPTABLE RECEPTORS SHALL BE USED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER. WASTE FROM THESE RECEPTORS SHALL BE DISPOSED OF IN ACCORDANCE WITH REGULATORY AUTHORITY REQUIREMENTS. PAY ALL FEES AND PROVIDE EVIDENCE OF SAFE DISPOSAL.



P5	PRELIMINARY ISSUE	VD	SAK	12.08.24			
P4	PRELIMINARY ISSUE	VD	SAK	06.08.24			
P3	PRELIMINARY ISSUE	VD	AE	06.08.24			
P2	PRELIMINARY ISSUE	VD	AE	29.01.24			
P1	PRELIMINARY ISSUE	VD	AE	22.12.23			
Rev	Description	Eng	Draft	Date	Rev	Description	Eng

DIAL BEFORE YOU DIG
BEWARE OF UNDERGROUND SERVICES.
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN



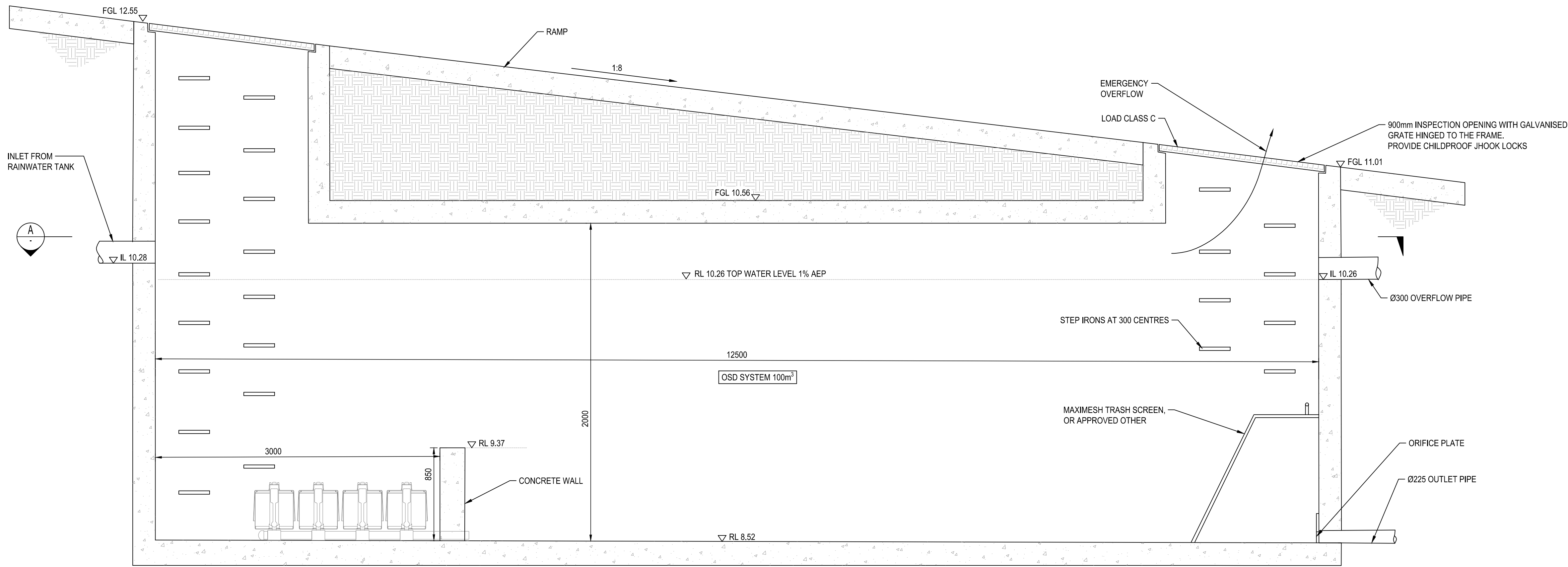
Client
POINT CAPITAL PARTNERS PTY LTD

TTW Structural
Civil
Traffic
Façade
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060
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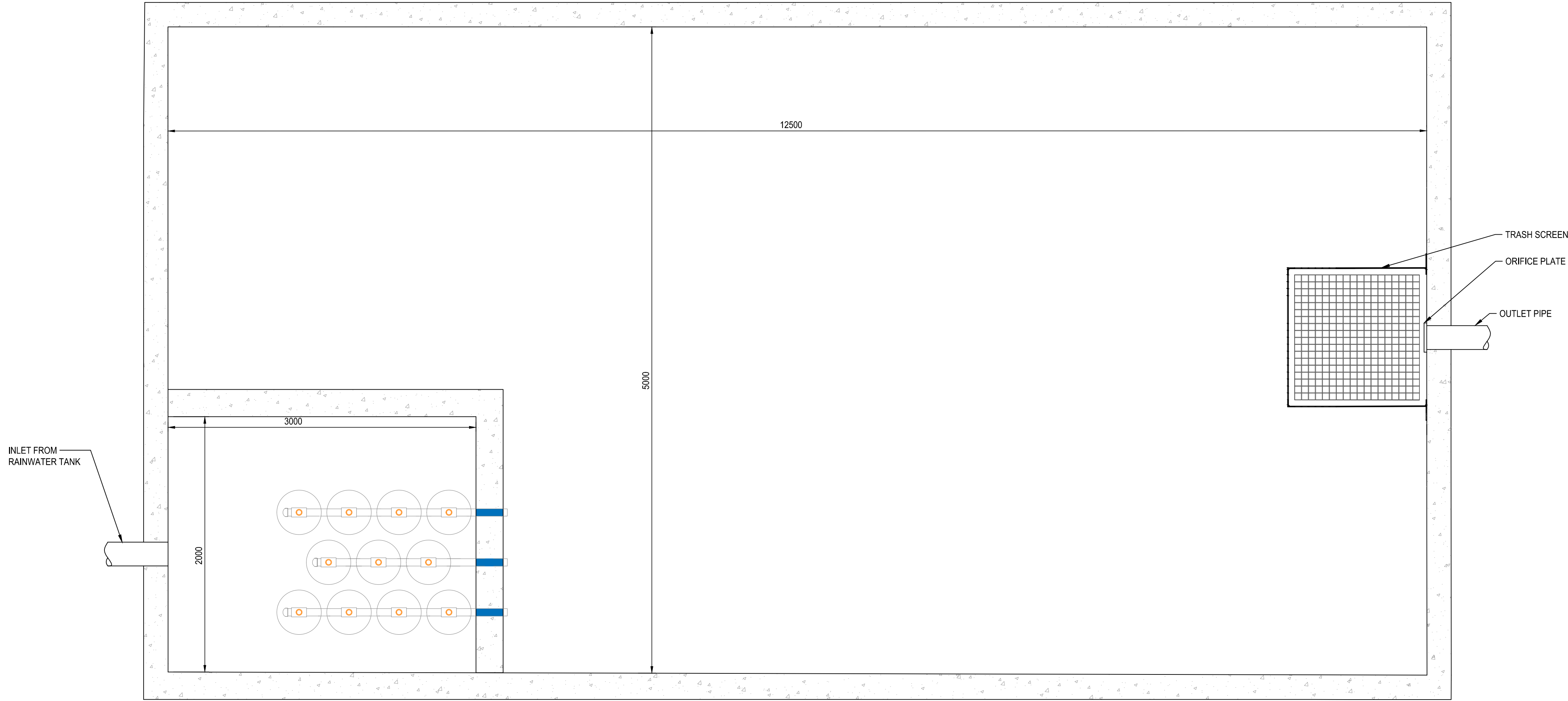
Project
COMMERCIAL TOWER DEVELOPMENT,
7 MACQUARIE STREET, PARRAMATTA

Sheet Subject
EROSION AND SEDIMENT
CONTROL PLAN

Scale : A1 Drawn: AE
Job No Originator Zone Type Role Drawing No Revision
231507-TTW-XX-DR-CI-01000- P5
Plot File Created: Sep 12, 2024 - 9:46am



ON SITE DETENTION SECTION DETAIL
N.T.S.



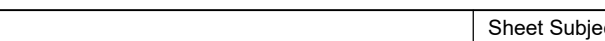
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PLAN DETAIL
N.T.S.

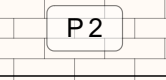
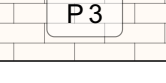
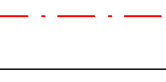
P2	PRELIMINARY ISSUE	VD	SAK	06.09.24												
P1	PRELIMINARY ISSUE	VD	AE	22.12.23												
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date							



Total Site Area: 0.17 Ha
Min. SSR = 80 m³
Max. PSD = 13.60 Li/s
Orifice size : 90 mm dia



				 BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN				Client POINT CAPITAL PARTNERS PTY LTD				 612 9439 7288 Level 6, 73 Miller Street, North Sydney, NSW 2060 This drawing is copyright and is the property of TTW (VICTORIA) Pty Ltd and must not be used without authorisation.				Project COMMERCIAL TOWER DEVELOPMENT, 7 MACQUARIE STREET, PARRAMATTA				Sheet Subject STORMWATER MANAGEMENT DETAIL				Scale: A1 Drawn: AE			
P2 PRELIMINARY ISSUE				VD SAK 06.09.24																							
P1 PRELIMINARY ISSUE				VD AE 22.12.23																							
Rev Description				Eng Draft Date				Rev Description				Eng Draft Date															

HARDWORKS		
	Paving Type 1	Stone Paving to Public Domain Footpath as per Parramatta Council Specification
	Paving Type 2	Paving to Private Courtyards and Roof Terraces
	Paving Type 3	Paving to Level 08 Communi Roof Terrace
	Walls, Planters + Seats	Sandstone Planters, Walls, Seats and Plinths
	Bike Racks	To North Sydney Council Specification
SOFTWORKS		
	Existing Trees	Refer Arborist Report and tree retention plan
	Proposed Trees & Palms	Refer to Plant Schedule
	Garden Bed	Garden Bed on Grade
	Gravel Ballast	40mm - 120mm Neapean River Stone
	Planter	1500mm, 1200mm & 900mm dia raised concrete planters
GENERALS		
	Site Boundary	Refer to Survey's Drawings
	Awning Over	Refer to Architect's Drawigs
	Basement Below	Refer to Architect's Drawings
LEVELS		
+ ex RL 88.00	Existing Level	To be Retained
+ RL 88.00	Reduced Level	Top of Finish Level
+ ToW 88.00	Top of Wall RL	Top of Finish Level
+ ToS 88.00	Top of Seat RL	Top of Finish Level
+ TK 88.00	Top of Kerb RL	Top of Finish Level

Plant Schedule

Quantity	Botanical Name	Common Name	Pot Size	Spacing
Trees				
6	Livistona australis	Cabbage Palm	400L (4-6m trunk)	As shown
7	Cyathea cooperii	Tree Fern	200L (1-3 m Trunk)	As shown
18	Howea forsteriana	Kentia	300L (3-5m trunk)	As shown
3	Tristaniopsis laurina luscious	Watergum	200L	As shown
1	Cupaniopsis anacardioides	Tuckeroo	200L	As shown
11	Waterhousia floribunda 'sweeper'	Weeping Lily Pily	200L	As shown
2	Randia Fitzlanii	Native Gardenia	100L	As shown
14	Licual grandis	Fan Palm	100L	As shown
1	Elaeocarpus eumundii	Smooth Leaved Quandong	200L	As shown
Shrubs, Grasses, Ferns + Groundcovers				
112	Casuarina 'Cousin It'	Cousin It	200mm	600mm
97	Myoporum parvifolium	Creeping Boobiala	150mm	200mm
44	Syzygium cascade	Lily Pily	45L	400mm
147	Neomarica gracilis	Walking Iris	200mm	800mm
51	Rhapis excelsa	Slender Lady Palm	45L	400mm
304	Zoysia tenuifolia	Zoysia	200mm	400mm
656	Viola hederacea	Native Violet	150mm	800mm
5	Leptospermum 'Fore Shore'	Tea Tree	300mm	400mm
82	Ligularia tussilaginea 'Gigantea'	Giant Leopard Plant	200mm	400mm
169	Plectranthus australis	Sweedish Ivy	200mm	800mm
36	Monstera deliciosa	Swiss Cheese Plant	300mm	400mm
30	Solandra maxima	Cup of Gold Vine	200mm	800mm
225	Liriope 'Just Right'	Lilly Turf	300mm	400mm
25	Doryanthes palmerii	Giant Spear Lilly	400mm	As shown
78	Blechnum 'Silver Lady'	Silver Lady Fern	300mm	400mm
17	Zamia furfuracea	Cardboard Palm	300mm	400mm
47	Alpinia mutica	False Cardamom	300mm	400mm
37	Sarcococca confusa	Sweetbox	300mm	400mm
33	Rosemary 'Prostratus'	Creeping Rosemary	200mm	800mm
42	Casuarina 'Green Wave'	Green Wave	200mm	800mm
257	Lomandra confertifolia	Mat Rush	200mm	700mm
33	Raphiolepis 'Oriental Pearl'	Oriental Pearl	200mm	700mm
38	Doodia aspera	Prickly Rasp Fern	200mm	500mm
32	Alpinia caerulea	Native Ginger	300mm	800mm
49	Alpinia nutans	Dwarf cardamon	200mm	600mm
64	Westringia fruticosa	Coastal Rosemary	200mm	600mm
15	Cissus antartica	Kangaroo Kine	140mm	500mm
32	Hardenbergia violacea	False Sarsparilla	200mm	400mm
36	Goodenia ovata	Hop Goodenia	140mm	400mm
12	Ficus pumila	Climbing Fig	140mm	500mm
11	Alocasia macrorrhiza	Giant Alocasia	300mm	900mm
13	Asplenium australacium	Birds Nest Fern	200mm	600mm
21	Helmholtzia glaberrima	Stream Lily	200mm	600mm
39	Crinum pedunculatum	Swamp Lily	200mm	600mm

Landscape works generally comprise imported soil within raised planters and planting within natural ground.

In addition to soil profiles, podium planters have integrated drainage systems and waterproofing (specified by architect) which includes 30mm drainage cell wrapped in geofabric, and washed river sand drainage layer.

Soil depths are minimum;

- 1000mm metres for trees
- 600mm for shrubs to 3m
- 450mm for shrubs and grasses
- 300mm for trailing, vines and ground covers

LEGEND

Deep Soil Gardens (natural ground)

1000mm minimum Soil Depth Gardens (podium)

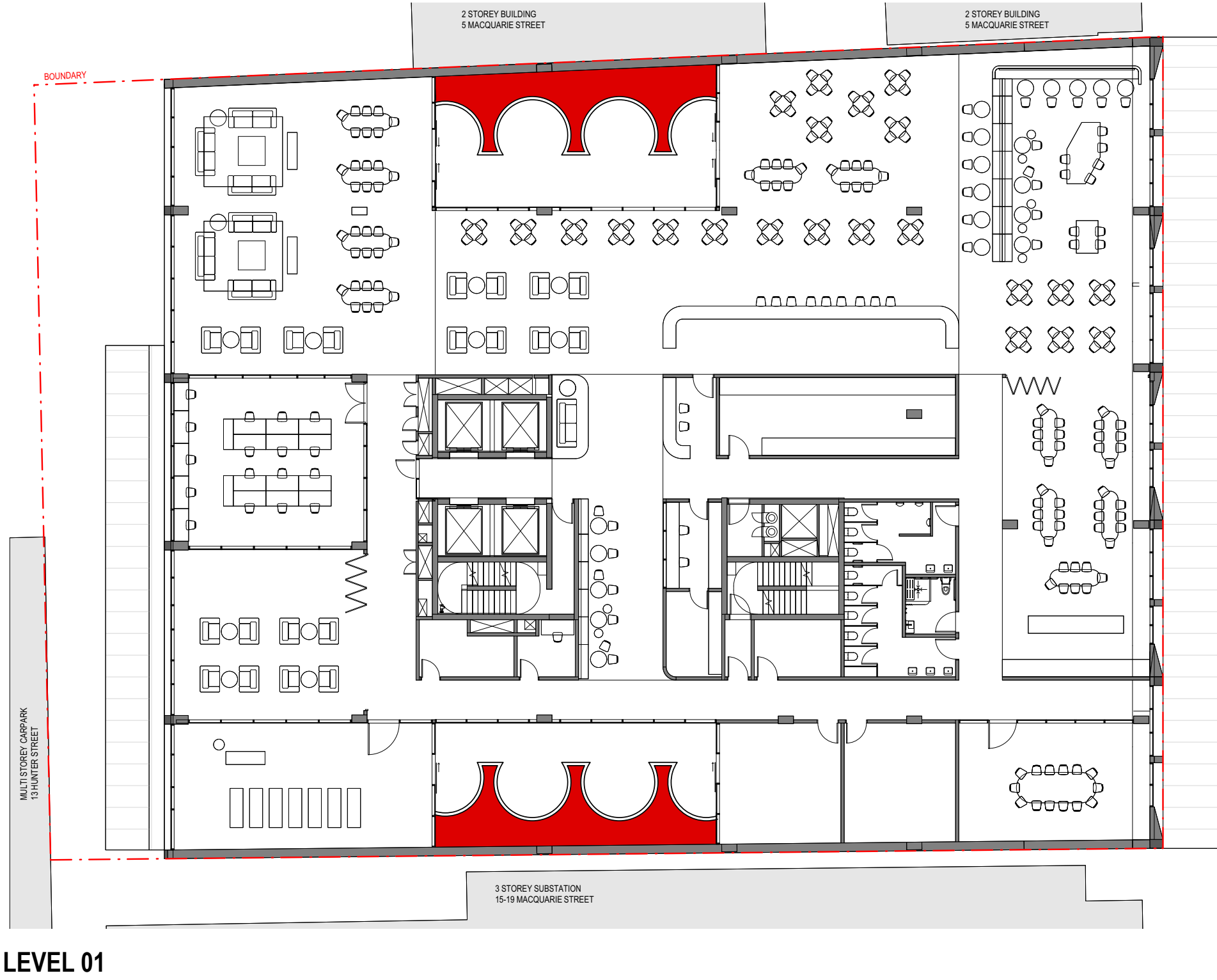
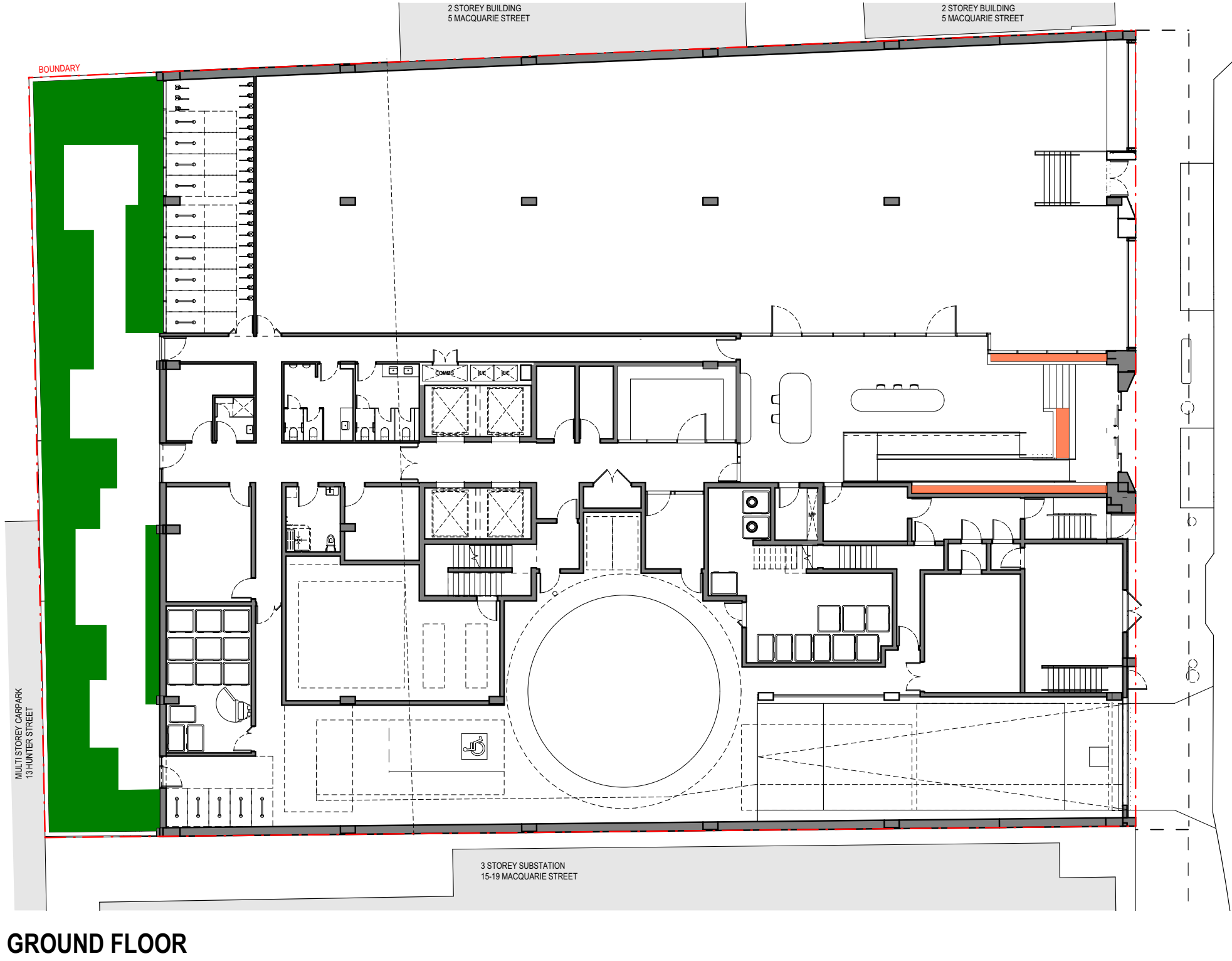
600mm minimum Soil Depth Gardens (podium)

450mm minimum Soil Depth Gardens (podium)

DEEP SOIL AREA
Deep Soil Area = 115m²

LANDSCAPE AREA
Ground Floor 122m²
Level 01 47m²
Level 02 17m²
Level 03 173m²

TOTAL 359m²



ISS.	AMENDMENT	DATE	BY	02.10.24 LB 0 2m 4m 6m 10m 1:200 @ A1_ 1:400 @ A3 IMPORTANT NOTES: Do not scale from drawings. All dimensions to be checked to the attention of the Landscape Architect Larger scale drawings and written dimensions take precedence. All dimensions in mm unless otherwise stated. All dimensions and sizes in millimetres. Verify all dimensions on site before the commencement of any works. Coordinate and create and provide all services prior to construction. All work shall be carried out in accordance with AS/NZS 1546 and Local Government Regulations. Relevant Councils shall be subject to Engineer's Specifications. Engineer's Specifications shall be subject to Engineer's Specifications. All work shall be carried out in a professional manner by Qualified Tradesperson according to Landscape Drawings and Engineer's Specifications. The responsibility for the design shall be taken by the Engineer or the Project Engineer or Landscape Architect. This Drawing is copyright to 360°. CLIENT ARCHITECT CHECKED DWG. TITLE <tr><td>DA SUBMISSION (RFI Response)</td><td></td><td></td><td></td><td>MP Group</td><td>Bayley Ward</td><td>LB</td><td>Soil Depth Plans</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>PROJECT</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>7 MACQUARIE STREET, PARRAMATTA, QLD</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td colspan="2"></td><td colspan="2"></td><td>SCALE</td><td>DRAWN</td><td>ISSUE</td><td colspan="2" rowspan="2">7 MACQUARIE STREET, PARRAMATTA, QLD</td><td rowspan="2"> 360° Level 1, 1 Mary's Place Sunny Hills, 2010 P 02 9332 3601 W 360.net.au ABN 50 146 901 322 </td><td rowspan="2">L-DA-03</td></tr> <tr><td colspan="2"></td><td colspan="2"></td><td>N/A</td><td>JG</td><td>DA</td></tr>	DA SUBMISSION (RFI Response)				MP Group	Bayley Ward	LB	Soil Depth Plans								PROJECT								7 MACQUARIE STREET, PARRAMATTA, QLD													SCALE	DRAWN	ISSUE	7 MACQUARIE STREET, PARRAMATTA, QLD		360° Level 1, 1 Mary's Place Sunny Hills, 2010 P 02 9332 3601 W 360.net.au ABN 50 146 901 322	L-DA-03					N/A	JG	DA
	DA SUBMISSION (RFI Response)					MP Group	Bayley Ward	LB	Soil Depth Plans																																													
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BOUNDARY

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- ToS +17.550

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SL +17.070

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SI. +17.070

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- TOW +18,000

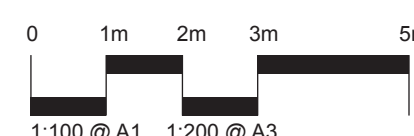
MULTI STOREY CARPARK
13 HUNTER STREET

Paved communal use courtyard with flexible use. External space to supplement interior communal function, providing outdoor lounge and social seating set amongst landscape.

Paved communal use courtyard with flexible use. External space to supplement interior communal function, providing possible outdoor exercise space, opportunity for thermal and ice baths, outdoor dining or meeting spaces set amongst landscape.

3 STOREY SUBSTATION
15-19 MACQUARIE STREET

1100mm



CLIENT	MP Group
SCALE	N/A

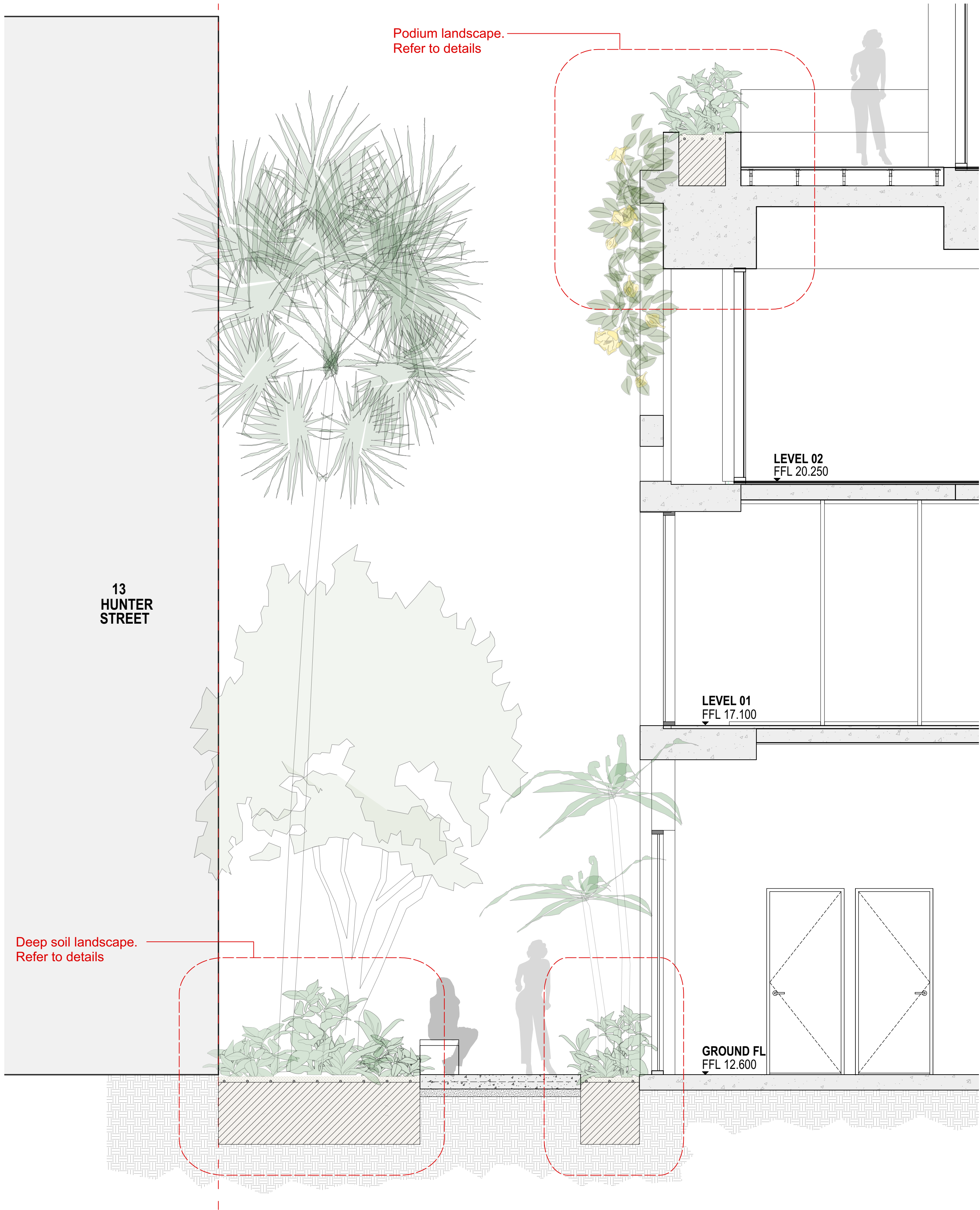
CHECKED LB	ISSUE DA
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DWG. TITLE
Level 01 Landscape Plan

PROJECT
7 MACQUARIE STREET, PARRAMATTA, QLD

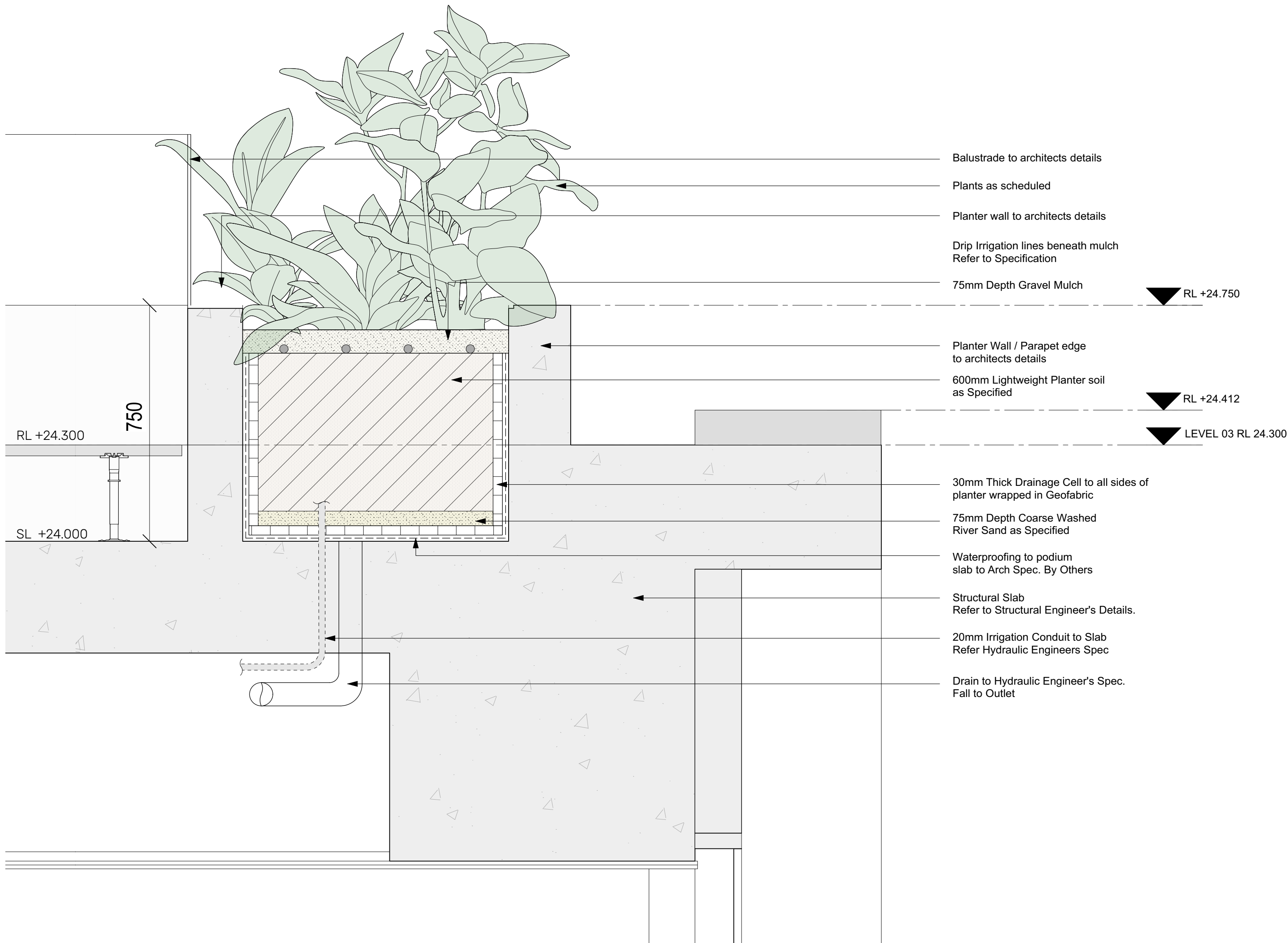
360
Level 1, 1 Mary's Place
Surrey Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-05



Detail Section 01. Ground Floor - 03 Podium

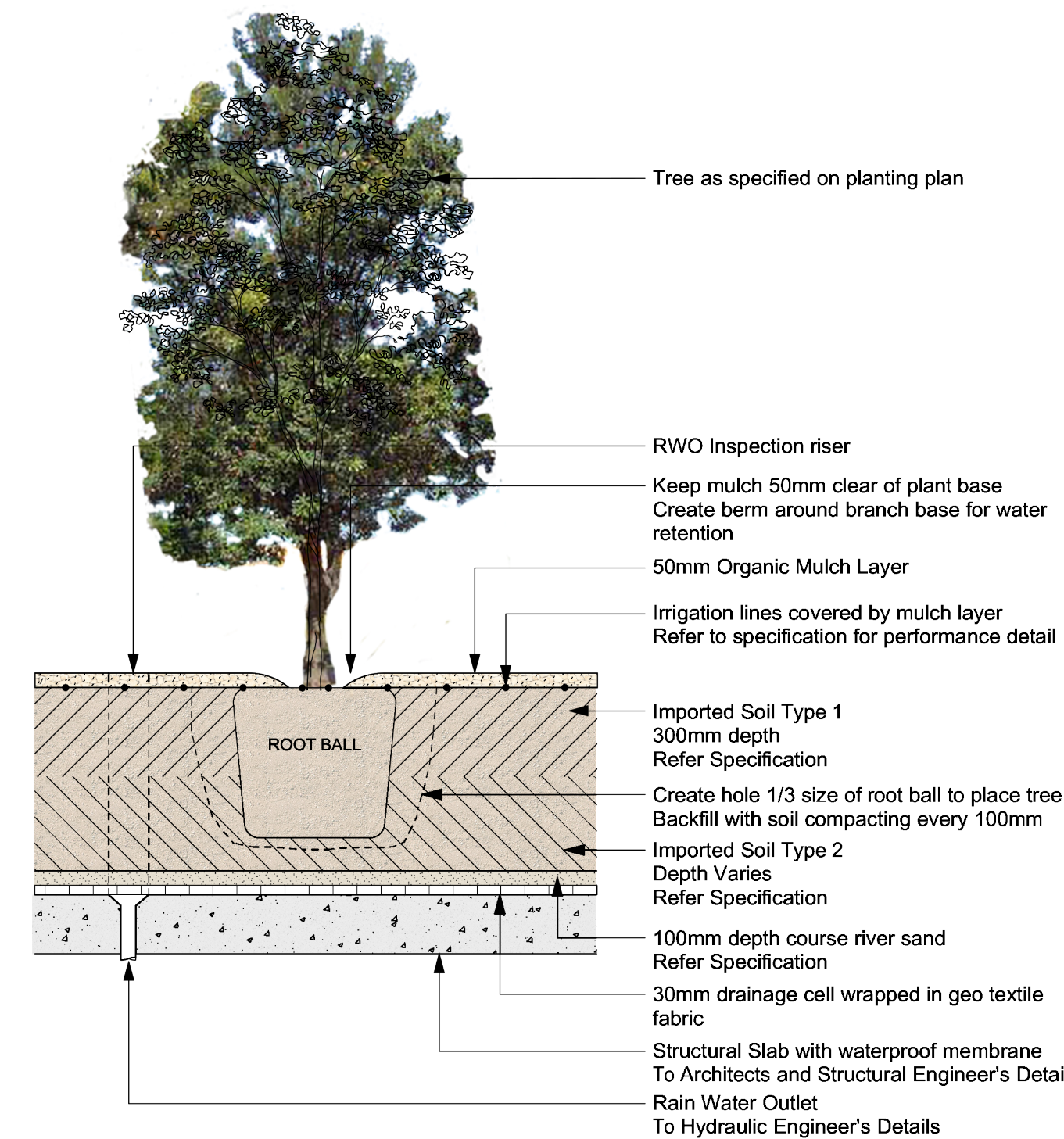
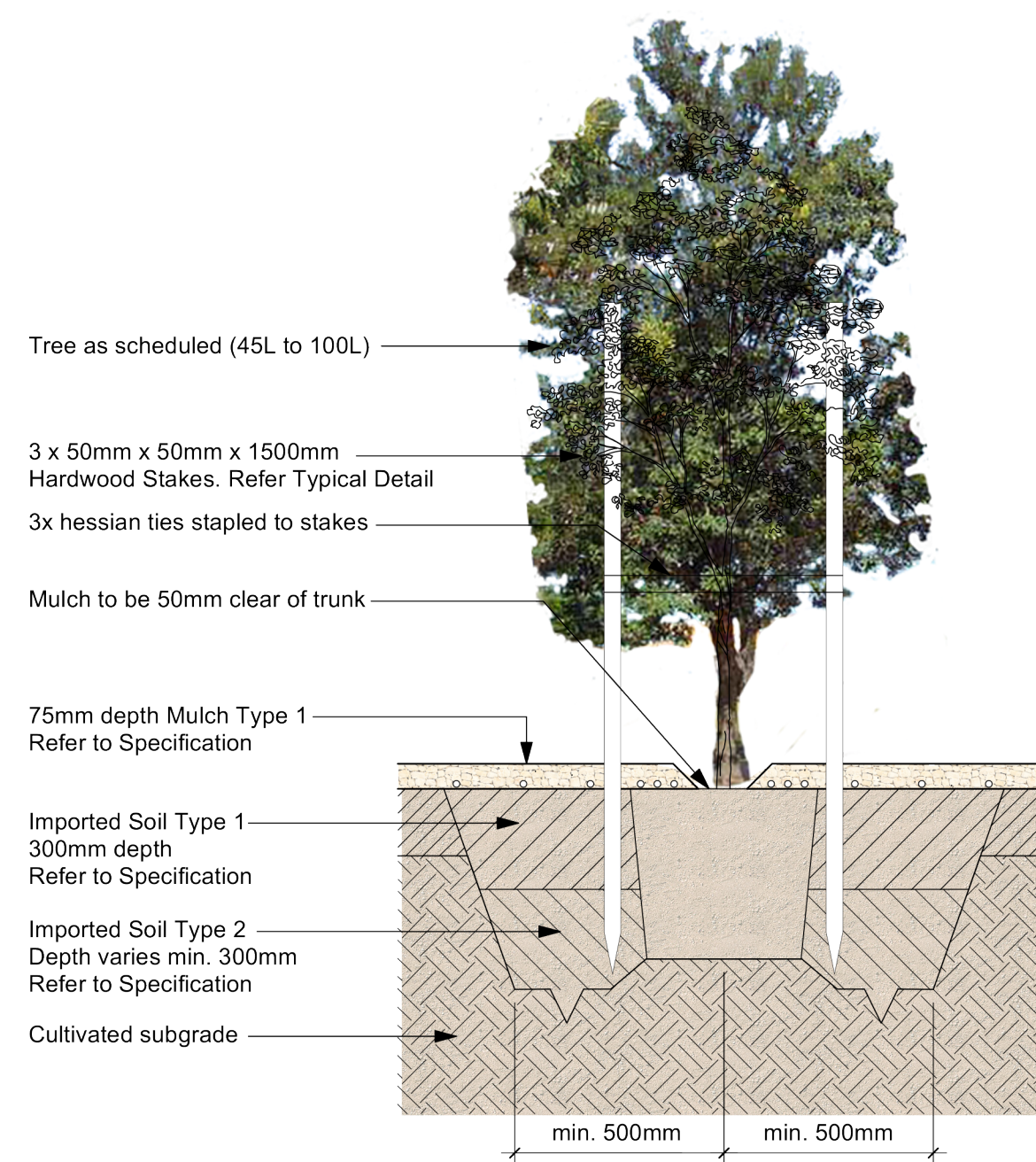
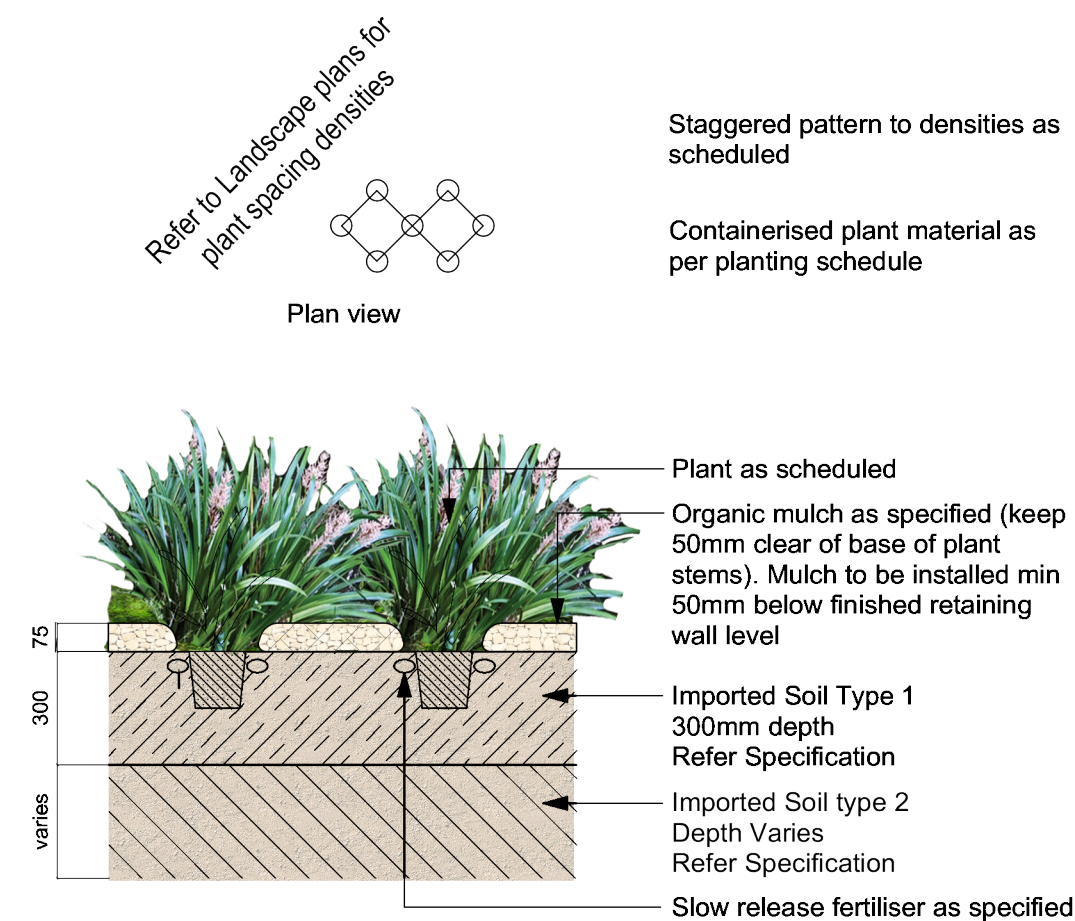
Scale 1:35



Parapet Edge Planter Detail

Scale 1:10

ISS.	AMENDMENT	DATE	BY	IMPORTANT NOTES	CLIENT	ARCHITECT	CHECKED	DWG. TITLE	360° Level 1, 1 Mary's Place Surry Hills, 2010 P 02 9332 3601 W 360.net.au ABN 50 146 901 322	L-DA-09
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					SCALE	DRAWN	ISSUE	PROJECT		
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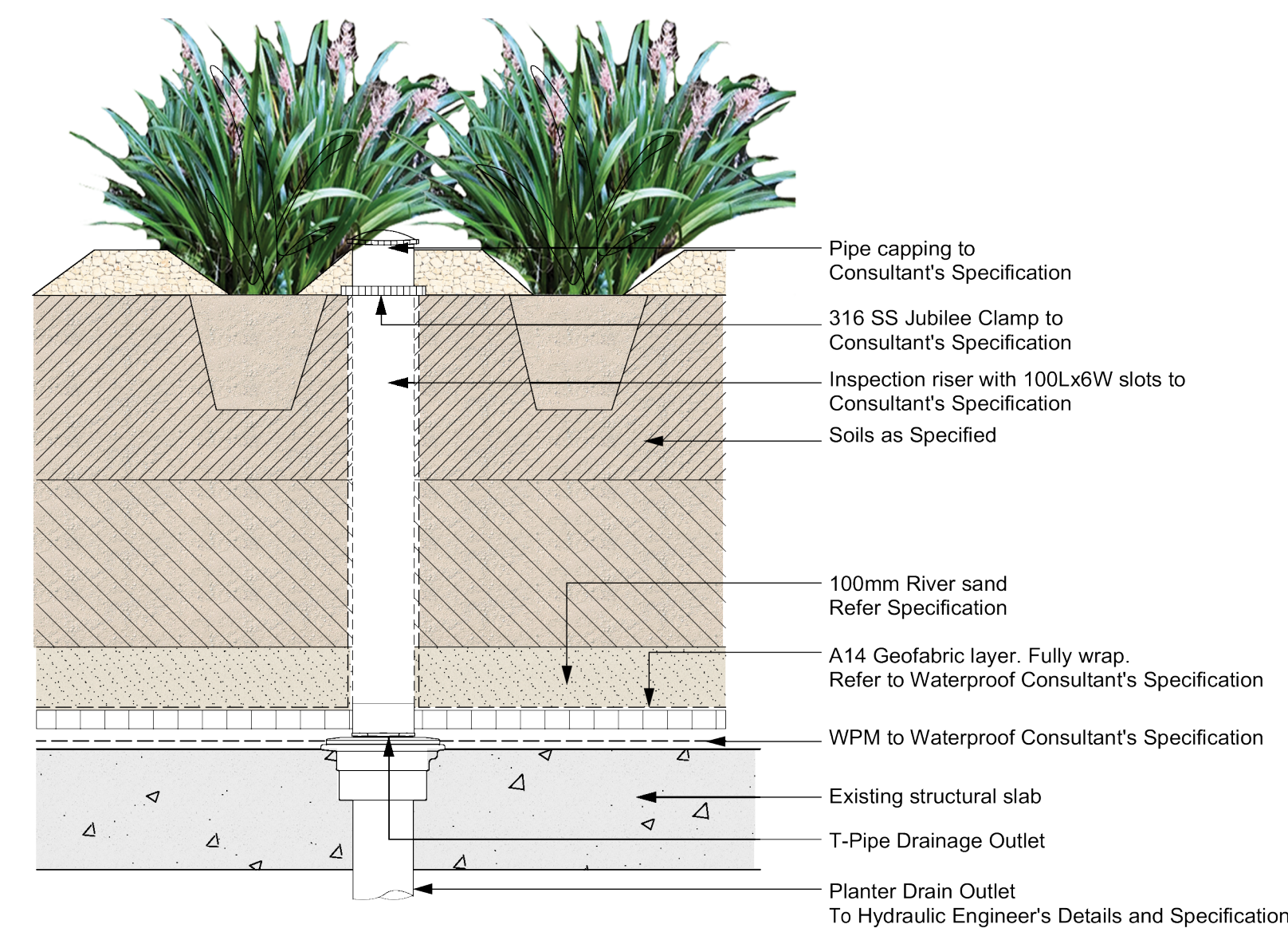
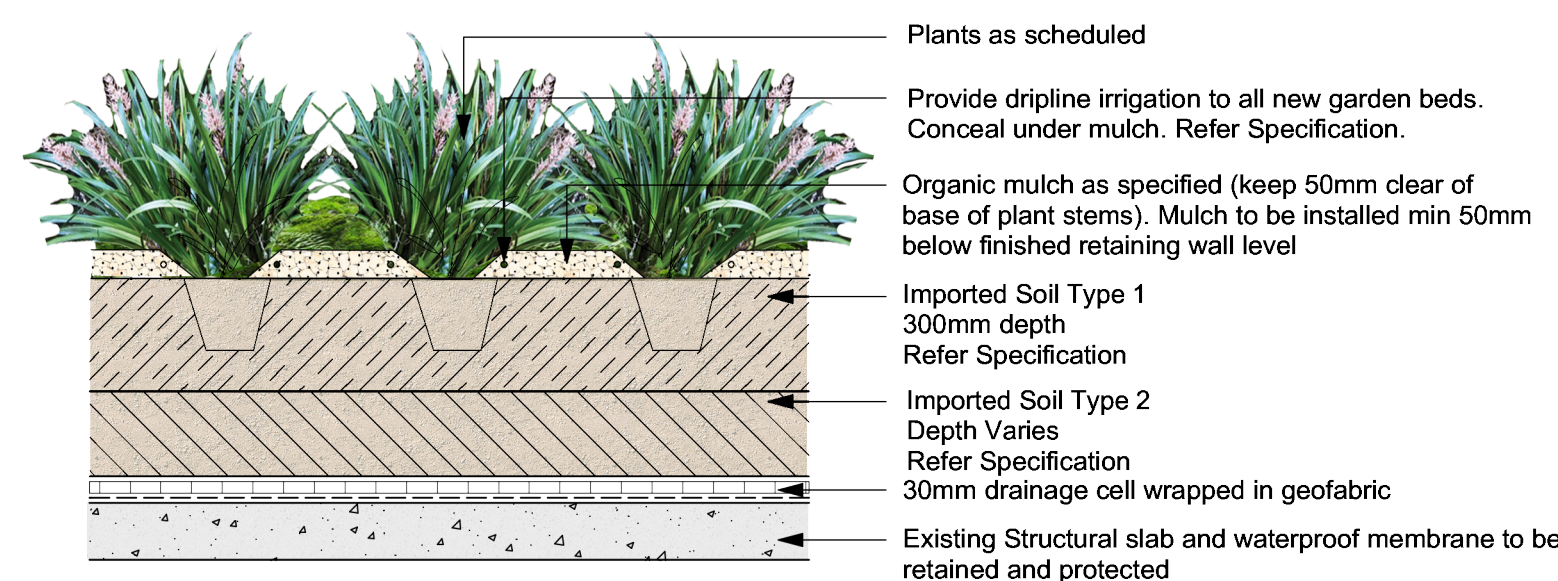
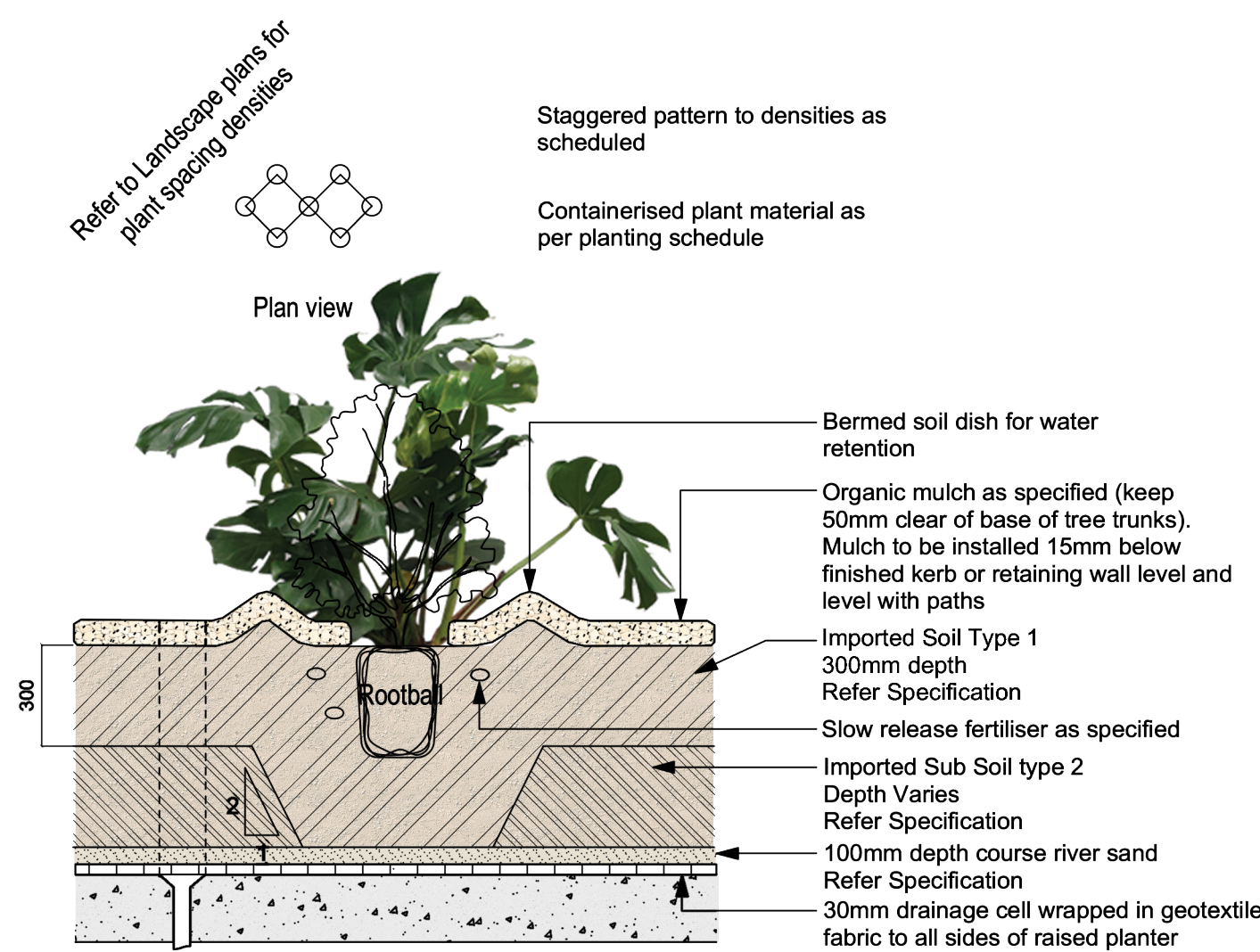


NOTE

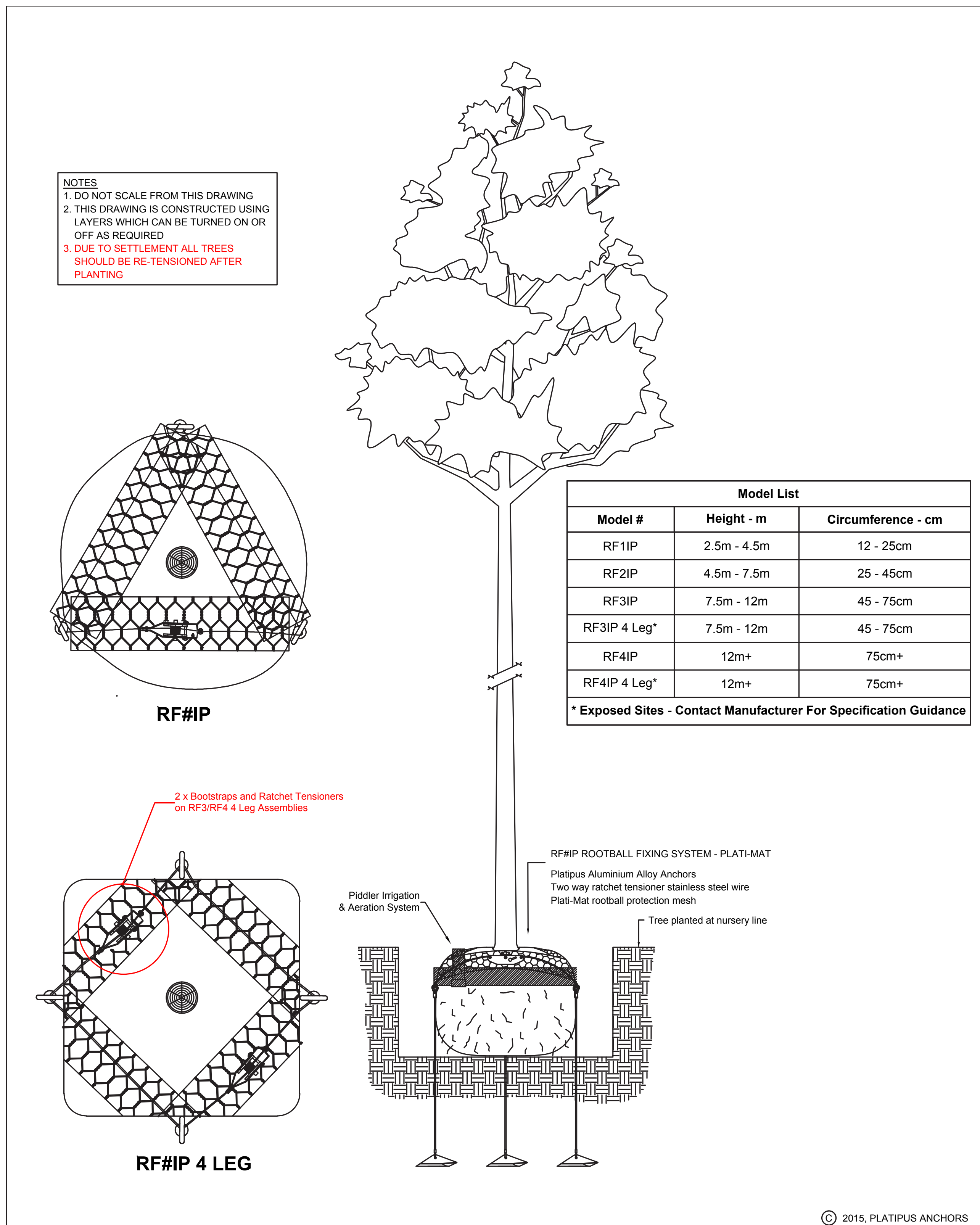
General Tree planting notes:

Where subsoil is dry, fill hole with water and let drain thoroughly prior to planting.

Tamp backfill lightly and form a temporary watering ring. Water tree thoroughly to eliminate air pockets.

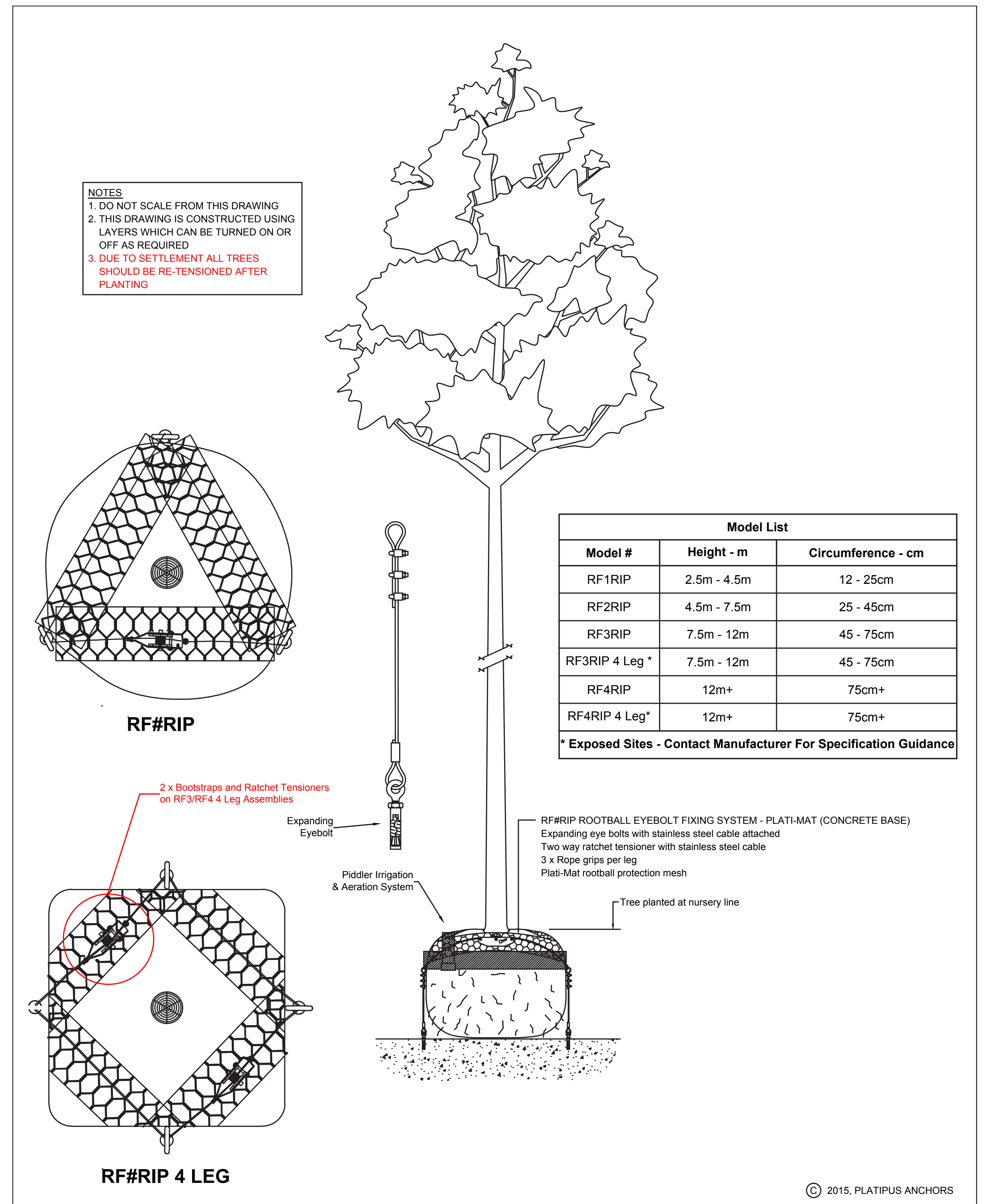


	ISS.	AMENDMENT		DATE	BY	IMPORTANT NOTES: Do not scale from drawings All dimensions to be thought to be the attention of the Landscape Architect Larger scale drawings and written dimensions take precedence. All dimensions in mm unless otherwise stated. All line dimensions and R/L to centre Use figured dimensions only. Verify all dimensions on site before the commencement of any works. Consult with local Council and private service providers for consultation. All work shall be carried out in accordance with ACA, BCA and Local Government Regulations. Where applicable, the design shall be in accordance with the following Specifications: Drainage & Water Features Details and shall subject to Hydraulic Engineer's Specifications. All work shall be carried out in a professional manner by qualified tradesmen according to Landscape Drawings and Engineer's Specifications. No responsibility will be taken by 360 degrees for any variations in design, construction method, materials specified and general specifications without permission from the Project Engineer or Landscape Architect This Drawing is copyright by 360 degrees.	CLIENT	ARCHITECT	CHECKED	DWG. TITLE Typical Landscape Details PROJECT 7 MACQUARIE STREET, PARRAMATTA, QLD	360 Level 1, 1 Mary's Place Surry Hills, 2010 P 02 9332 3601 W 3601.net.au ABN 90 146 901 322 L-DA-010
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						SCALE	DRAWN	ISSUE			
						1:150 @A1	JG	DA			



ROOTBALL FIXING SYSTEM C/W PLATI-MAT - STAINLESS STEEL

DRAWN/DATE RKNUTSEN 18SEP15	This guidance is based on our understanding of your requirements and no reliance should be placed on any specifications, sketches, plans or drawings provided by us or our representatives. You should seek appropriate advice from your own professional advisers since we shall not be liable for any loss or damage, consequential or otherwise, for any claims made by any third party for design guidance given by us or our representatives	 Platipus Anchors Limited, Kingsfield Business Centre, Philanthropic Road, Redhill RH11 9DQ, England. Tel: +44 (0) 1737 762300 Fax: +44 (0) 1737 773395 Web: www.platipus-anchors.com E-Mail: info@platipus-anchors.com	DRAWING NUMBER: UK 400 - 1B
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EYEBOLT FIXING SYSTEM C/W PLATI-MAT - STAINLESS STEEL

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ISS: AMENDMENT		DATE	BY	IMPORTANT NOTES: Do not scale from drawings All dimensions are the designers to the attention of the Landscape Architect Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated. All true dimensions are full in words Use figured dimensions only Verify all dimensions on site before the commencement of any works. Constructors and trades and protect all services prior to construction All work shall be executed and in accordance with the NSW and Local Government Regulations Structural elements shall be designed to engineer's specifications Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications All work shall be carried out in accordance with the Australian Standards for Landscape Designers and Engineer's Specifications No responsibility will be taken by 360 degrees. For any variations in design, construction, method, materials specified and general specifications without permission from the Project Engineer or Landscape Architect The Drawing is copyright to 360 degrees.	CLIENT	ARCHITECT	CHECKED	DWG. TITLE	 Level 11, Mary's Place Sunny Hills, 2010 P 02 9332 3601 W 360degrees.nsw ABN 90 146 801 322	LDA-011
A	DA SUBMISSION (RFI Response)	02.10.24	LB		MP Group	Bayley Ward	LB	Typical Landscape Details PROJECT 7 MACQUARIE STREET, PARRAMATTA, QLD		
					SCALE	DRAWN	ISSUE			
					1:150@A1	JG	DA			

STANDARDS OF MAINTENANCE

- Maintain whole of landscape works from the date of practical completion of “Landscape Works”
- All work is to be performed in accordance with all applicable laws, ordinances and regulations required by authorities having jurisdiction over such work and are to provide for all inspections and permits required by Federal, State and Local Governments and Authorities in procuring and transporting materials.
- Unless otherwise specified, current relevant Australian Standards are to be observed.
- Ensure site is maintained in a safe, and as far as practicable, clean and tidy condition.
- Airborne dust is to be kept to a minimum.
- Ensure that no spillages or discharges of oil, fuel or other pollutants occur during servicing, refuelling or works operations.
- Driving of vehicles within council parks and reserves is to be minimised.
- Parking and driving of vehicles within TPZ is prohibited.
- Unless absolutely necessary to carry out works, the driving of plant and equipment in the following areas is to be avoided:
 - irrigated areas
 - landscaped areas
 - tree root zones
 - Council infrastructure areas.
- Access to open space areas for specific works is to be coordinated with the Superintendent.

RECTIFICATION OF DAMAGE

- Contractor is to rectify, at their own expense, any damage to landscaped areas, including compaction and wheel ruts
 - shrubs, plants and trees
 - footpaths
 - medians
 - kerb and channel
 - any other council or public property caused by maintenance operations or the movement of vehicles or plant.
- Uphold a no net loss of vegetation philosophy, and all plants that are damaged beyond rectification (as assessed by Project Arborist) are to be replaced at a minimum ratio of 1:1.
- If a tree is is removed in error or damaged beyond the point of rectification, a ‘no net canopy loss offset’ replacement is required. This offset considers the area of the tree canopy and number of new trees to achieve the same area of canopy within a given timeframe.

GENERAL MAINTENANCE

Throughout the planting establishment period, the Contractor is to carry out all maintenance work including:

- watering
- weeding
- rubbish removal
- fertilising
- pest and disease control
- reseeding
- staking and tying replanting
- cultivating
- pruning
- hedge clipping
- aerating
- mulch reinstatement
- renovation
- Trellis maintenance
- Provide the Superintendent with a report (at monthly intervals) of activities completed

WEED CONTROL

- Inspect garden beds and mass planting areas for weeds and rectify as required to prevent seeding, germination and competition.
- Weeds within tree basins are to be removed by hand.
- Retaining mulch levels within tree basins assists in keeping weed growth to a minimum.
- Stream banks, damp exposed areas and other weed prone areas are to have appropriate weed control measures enforced.
- Hand weeding should be part of an integrated approach to weed control, particularly if there is a possible risk to waterways or damaging desirable plant species.
- Avoid herbicide residue leaching into nearby waterways.
- Eradicate weeds using an approved herbicide.
- Adhere strictly to manufacturers application instruction, rates and safety procedures.
- Herbicides are to be applied outside normal operating areas, but not during extreme temperature or high wind periods.
- Watering is to be delayed for the recommended period after application.

PEST AND DISEASE CONTROL

- Immediate notice is to be given to Superintendent when evidence of significant insect attack or disease amongst plant material is found.
- If pests and diseases are identified, affected portions are to be removed from the plant and disposed of off site.
- Chemical methods are to be secondary control measures where pruning is not successful. Where required, spray with non-toxic organic pesticide, fungicide, or both, at the discretion of the Superintendent / Arborist.
- Approval is to be obtained from Superintendent 5 days prior to the use of pest and disease control chemicals.
- Adhere strictly to manufacturers application instructions, rates and safety procedures.
- Pesticides are to be applied outside normal operating hours.
- Pesticides are not to be applied during extreme temperature, high wind or rain periods.
- Irrigation is to be delayed for the recommended period after application.

LITTER COLLECTION AND REMOVAL

- Waste from contractors activities is to be removed from site.
- In hardstand areas, vegetative matter is to be removed from around trees and shrubs.
- Mulch spilt from garden areas is to be reinstated
- Collection of all hard waste and litter from within the subject site
- Sweep/vacuum leaf litter

WATERING

- Mass planted areas, trees and palms are to be sufficiently watered to maintain adequate soil moisture during the specified maintenance period. This should be achieved using low pressure with adequate volume.
- Generally every two to three days in summer.
- Generally every three to four days in winter.
- Allow soil surface to partially dry out between watering.
- Watering shall be increased during periods of wind, drought and/or where soils have low moisture retaining characteristics.
- Rates may be decreased during periods of high rainfall.
- Ensure moisture is maintained in planting media in sufficient quantities to promote plant growth and minimise stress after installation.
- Watering is to be prioritised for early morning or night application to lessen evaporation.
- Water used for plant establishment and maintenance is to have:
 - a pH of between 5.5 – 7.5
 - total soluble salts less than 1000mg/L
 - no phytotoxic substances.

PLANT MAINTENANCE

GENERAL PRUNING

- Prior to pruning activities, plants are to be evaluated for natural growth habit and relationship to total landscape.
- Shrubs and groundcovers are to be pruned to encourage natural plant form.
- Smooth, clean cuts are to be used to encourage fast healing.
- Equipment is to be sharp and sized appropriately for pruning requirements.
- Generally, plants are to be pruned after flowering.
- The combined techniques of thinning out and dead heading are to be used to encourage natural growth habit.
- Remove dead organic matter and diseased plant material.
- Remove branches and foliage overhanging pavements and paths, in line with current standards for road and footpath clearances.
- All vines and creepers are to be pruned to keep clear of all tree trunks and canopies

SPECIFIC PRUNING TECHNIQUES

- Shrubs
- Prune in a manner that encourages natural form.
- Allow skirt to grow down to ground level.
- Do not prune off bottom growth.
- Groundcovers
- Prune to encourage dense coverage.
- Vines
- Encourage horizontal spread by removing vertical growth.
- Allow spreading to form a dense mat.
- Trim groundcovers in planter boxes to formalise cascading beyond the planter.
- Prune to keep the height and spread in scale with surrounding planter boxes and remove runners that have a tangled appearance

FERTILISING

- A general purpose fertiliser is to be applied as per the manufacturers application instructions, rates and safety procedures.
- Soils are to be moist.
- Irrigation systems or hand held hoses are to be used to wash excess fertiliser from plants to prevent burning.
- Landscaped areas are to have repeat irrigation the morning following the fertiliser application.

REPLACEMENT

- Where plants fail or die during the 'on maintenance' period, it is the contractors responsibility to replace those plants, as soon as practicable.
- Approval is required by the Superintendent prior to purchasing and planting of replacement plants.
- Replacement plants are to be the same size as described in the contract, plant schedule and/or landscape drawings.

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	A	DA SUBMISSION (RFI Response)	02.10.24	LB			MP Group	Bayley Ward	LB			
							SCALE	DRAWN	ISSUE			
							1:200 @ A1	JG	DA			

GENERAL PRUNING

- ## DAMAGE

- Where damage occurs to trees as a result of the actions of the contractor, the contractor will be held responsible for the repair or replacement of tree or palm stock.

- Dead timber, dead trees and large diameter trunks are to be removed from site by the contractor and delivered to green waste dumps
- Contaminated or infected materials must be taken directly to a tipping site

- Deep aeration of the soil should be conducted to decompact tree root zones, where required.
- Equipment that uses compressed air to fracture the soil is to be utilised for decompaction work e.g. Air spade or equivalent.

Large trees:

- Smaller, young trees:

- Surface fertiliser with Dynamic Lifter (or equivalent) and cultivate lightly into the ground surface.

- Replenish mulched areas to maintain a consistent depth of 75mm–100mm.
- Mulch used is to be a pebble mulch and to match originally specified material. No organic mulch (leaf litter or bark mulch) is to be used in order to comply with Bushfire regulations.
- Mulch is to be raked to an even surface to the level of the surrounding finish.
- Spread mulch so that after settling it is smooth and evenly graded toward the base of plant stems, forming a shallow dish drain with the aim of preserving soil moisture, providing essential soil nutrients and suppressing weed growth.
- Mulch is not to be closer than 100mm from the plant stem / trunk

- Replacement trees or palms are to be the same size and type as described in the contract

Routine maintenance of all gardens is to be undertaken. Following completion of the 'on' maintenance period, the contractor is to provide a detailed maintenance manual for the ongoing maintenance. During the maintenance period, site visits are to be undertaken on a weekly basis for the initial period of 8 weeks post practical completion, then reducing to bi-monthly visits. Below is a summary of the observations and actions that are to be carried out during each visit.

- Comment on plant performance, make note of each species in reference to their appearance since last visit.
- Look for damage resulting from pests or disease on each species
- Check growth rate and performance
- Soil moisture level

- Check and adjust as appropriate pH or nutrient levels of the soil
- Treat for pests and disease as necessary
- Remove irrigation filter and clean (monthly)
- Adjust irrigation rates according to season and external factors
- check for dead or unhealthy foliage and remove using appropriate methods to avoid risk of infection to plants
- prune any plants that are growing too far from intended cable system
- Trim plants as necessary to encourage lateral or branching growth to avoid woody understory
- Remove weeds

- Observations of plant performance
- Current irrigation schedule and adjustments
- Document pictures
- Additions of nutrients etc
- Pest or disease presence and treatment

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	A	DA SUBMISSION (RFI Response)	02.10.24	LB			MP Group	Bayley Ward	LB		

'ON' MAINTENANCE ACTIVITY SCHEDULE (ESTABLISHMENT & DEFECTS LIABILITY PERIOD)

ACTIVITY	OTHER	WEEKLY	MONTHLY	3 MONTHS	6 MONTHS	ACTION
GENERAL						
Logbook		☑ Summer	☑ Winter			Complete a logbook entry of maintenance work every day at site and at least every two weeks. All actions listed below require a logbook entry. Include details of any chemicals used. Make the log book available for inspection on request. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis.
PLANTS						
Plants		☑ Summer, Winter during weeks 1-12 from Practical Completion	☑ Winter after 12 weeks from Practical Completion			Inspect all garden beds and planter boxes and attend to all softworks maintenance requirements as required. Inspect and remove spent flowers and dead stalks as they become apparent.
Hand Watering	Every day irrigation does not run during weeks 1-12 after Practical Completion. Afterwards as required.					Supplement irrigation with handwatering during the establishment period. Watering will be dependant on plant requirements, seasonal changes and prolonged periods of dry and windy weather. Adjust as required for optimal plant growth. Do not allow soil and plants to dehydrate. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day. Comply with authority regulations for water use where applicable.
Stakes and Ties		☑ Summer	☑ Winter			Inspect and adjust and/or replace as necessary but remove as plants mature and are able to support themselves.
Trailing Plants		☑ Summer	☑ Winter			Inspect groundcovers are trailing and train or prune as required
Overgrown vegetation		☑ Summer	☑ Winter			Inspect and remove overgrown vegetation including that growing on paths and hardscapes
Pruning		☑ Summer	☑ Winter			Inspect and prune as necessary to remove dead wood, improve plant shape and promote healthy vigorous new growth.
Leaf Litter		☑ Summer	☑ Winter			Remove leaf litter as necessary
Pest and Disease Control		☑ Summer	☑ Winter			Inspect and action as necessary. Use pesticides only if non-chemical methods will not be effective. Spray for disease control only when absolutely necessary.
Plant Replacement		☑ Summer	☑ Winter			Inspect and replace failed, damaged or stolen plants within 2 weeks of observation. Match species, original size and location of new with old.
Fertilising					☑	Fertilise gardens every 3 months or other frequency in accordance with fertiliser manufacturer's directions.

GARDEN BEDS AND PLANTER BOXES							
Weeding		☑ Summer	☑ Winter				Remove all weeds and dispose off site legally
Erosion Control		☑ Summer	☑ Winter				Inspect and repair ground, soil and mulch immediately. Maintain erosion control device as necessary.
Remulching		☑ Summer	☑ Winter		☑ Topup		Inspect and replace mulch deficiencies within 2 weeks of observation. Prior to placing new mulch aerate the soil by fork turning to a depth of at least 100mm, roughly level the soil and then place mulch. Do not disturb major plant roots while aerating soil. Top up mulch every 3 months.
Soilworks					☑		Check soil depths for slumping and top up to design levels using original specified soils
IRRIGATION AND DRAINAGE							
Inspect irrigation system		☑ Summer	☑ Winter				Inspect and adjust the irrigation system to suit plant requirements, seasonal changes and prolonged periods of dry and windy weather.
Inspect and clear drains			☑				Inspect clear drains immediately. Additional inspections are required after heavy rainfall.
HARDWORKS							
Inspect all fixtures and fittings		☑					Inspect and adjust all fixtures and fittings to original specification. Replace as necessary
Oil timber						☑	Oil timber every 6 months or to manufacturer's recommendations
MISCELLANEOUS WORKS							
Litter		☑					Remove all litter, rubbish and debris and the like offsite. Dispose of legally. Do not place in public or other residents bins.
Clean Site		☑					Remove all grass clippings, weeds, dead plant material and the like offsite. Dispose of legally. Do not place in public or other residents bins.
Urgent Works							As required. Complete immediately and within 24hrs of notification

'ON' MAINTENANCE IRRIGATION SYSTEM MINIMUM REQUIREMENTS

IRRIGATION	SUMMER	WINTER	ACTION
WEEKS 1-12 AFTER PC			
Plants	4x per week 20mins each run at 5am	3x per week 20mins each run at 5am	Inspect irrigation system weekly at a minimum and adjust to suit zoning and plant requirements, seasonal changes and prolonged periods of wet or dry and windy weather.
AFTER 12 WEEKS FROM PC			
Plants	3x per week 20mins each run at 5am	3x per week 20mins each run at 5am	Inspect irrigation system weekly at a minimum and adjust to suit zoning and plant requirements, seasonal changes and prolonged periods of wet or dry and windy weather.

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	A	DA SUBMISSION (RFI Response)	02.10.24		LB	MP Group	Bayley Ward	LB			Landscape Maintenance Schedule
					SCALE 1:200 @ A1	DRAWN JG	ISSUE DA				