

ARCHITECTURAL DRAWING LIST FOR S4.55

- A100

TITLE SHEET & LOCATION PLAN
- A110

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- A200

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- A201-1

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- A202

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- A303

SOUTH EAST ELEVATION
- A304

SECTIONS
- AREA CALCULATIONS

A800

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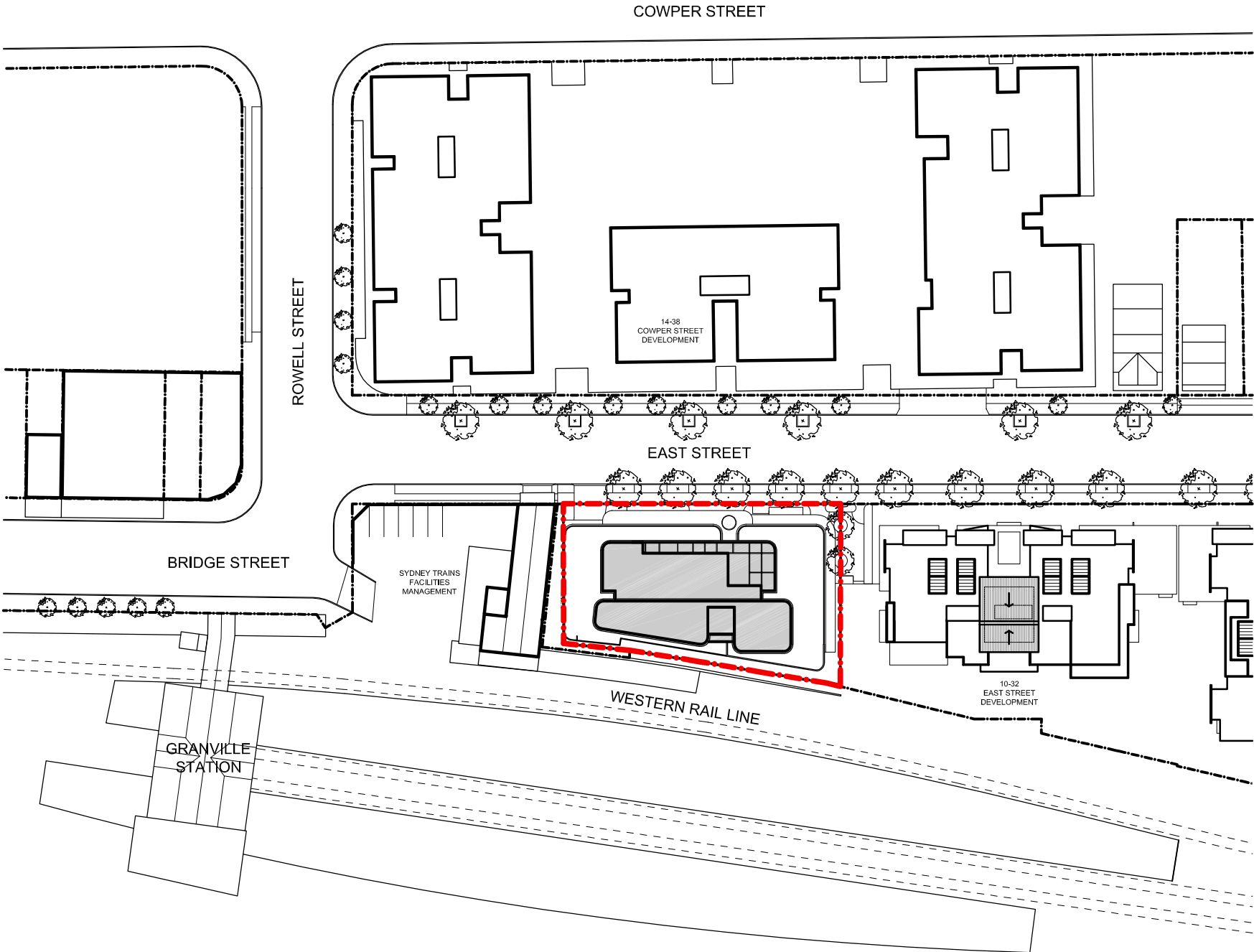
DEEP SOIL & COMMUNAL OPEN SPACE
- A810

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- A811

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- A820

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- A821

SOLAR ACCESS DIAGRAMS



01

LOCATION PLAN

-

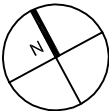
1:1000

ISSUE FOR S4.55

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

TITLE SHEET & LOCATION PLAN



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Tel: 02 9744 3333

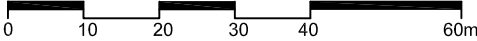
PROPRIETOR

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a level 7 97 pacific highway
north sydney nsw 2060
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DATE 23/04/2024
SCALE 1:1000 @ A3



PROJECT NO.	DRAWING NO.	ISSUE
0620	A100	23

EAST STREET

- New level introduced.
- Basement to accommodate bicycle spaces (previously located on the level 24), resident storage and building services. This is consistent with preferences advised by Council's officers during assessment of the now approved development application.
- Access to this level by lift and stairs only – no vehicular access.

01
A304

117°07'05"

12.395

12.27

26.41

WALL MOUNT BIKE RACKS

54 BICYCLES

MAIN
SWITCH
ROOM
8m x 3.55m

99 STORES

COLD
WATER
PUMP

STORE

RL: 4.20

LIFT PIT

RL: 2.80

STORE

02

A304

207°14'30"

33.63

02

A304

207°04'40"

25.73

12.255

303°05'15"

12.41

306°11'05"

11.87

306°52'05"

12.445

306°32'05"

2.65

310°51'10"

01

A304

WESTERN RAIL LINE

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

NOTE:
REFER TO "STATEMENT OF ENVIRONMENTAL
EFFECTS FOR SECTION 4.55 MODIFICATION"
PREPARED BY THINK PLANNERS DATED 03 MAY, 2024
FOR DESCRIPTION OF THE CHANGES.

ISSUE FOR S4.55

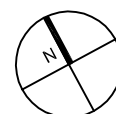
DATE 16/05/2024

SCALE 1:200 @ A3

0 2 4 6 8 12m

PROJECT NO. DRAWING NO. ISSUE

0620 A110 24



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BASEMENT PLAN

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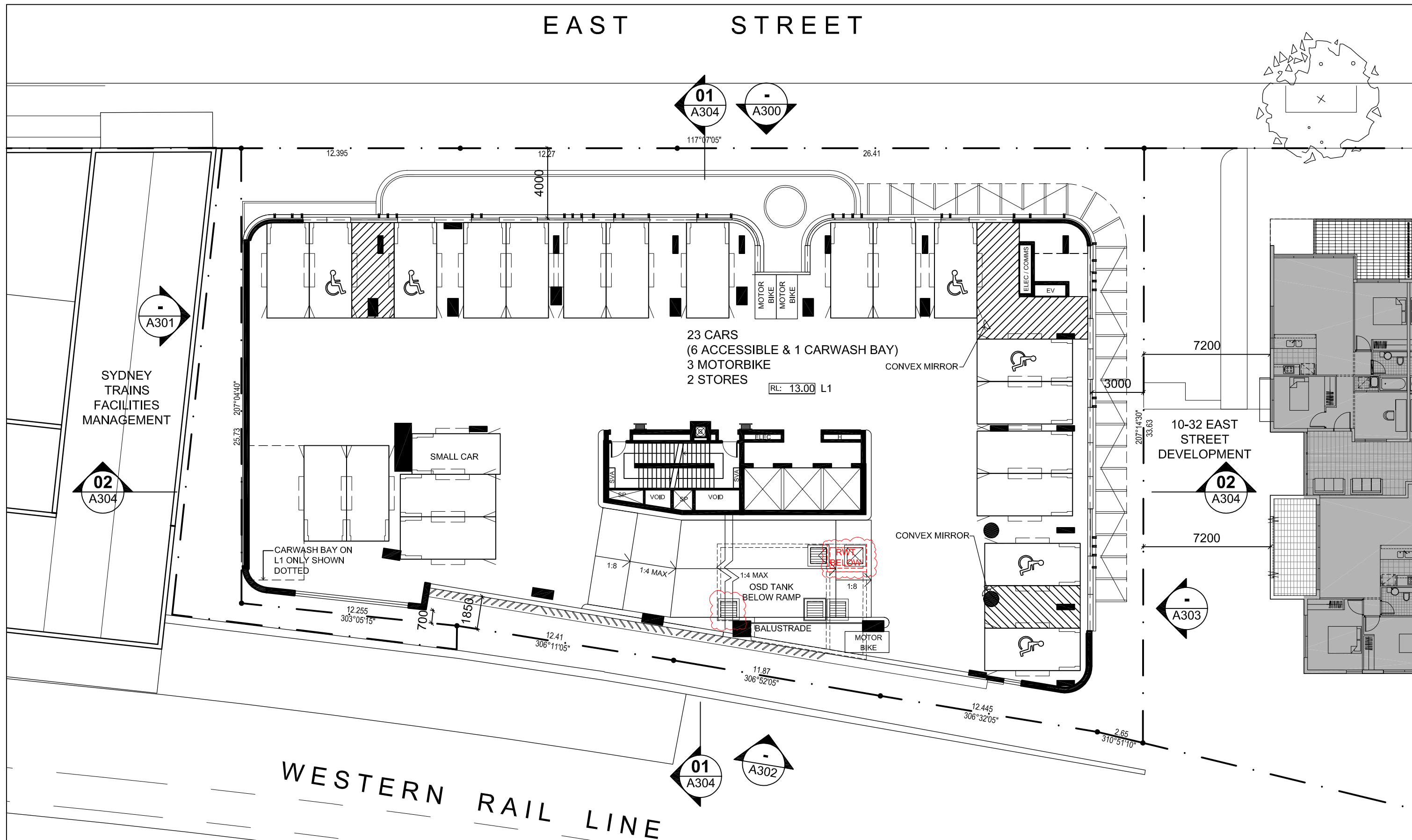
A3

50mm

100mm

150mm ON ORIGINAL

EAST STREET



MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

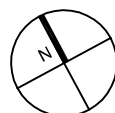
LEVEL 1 PLAN

ISSUE FOR S4.55

DATE 06/08/2024
SCALE 1:200 @ A3



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0620	A201	25



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50mm

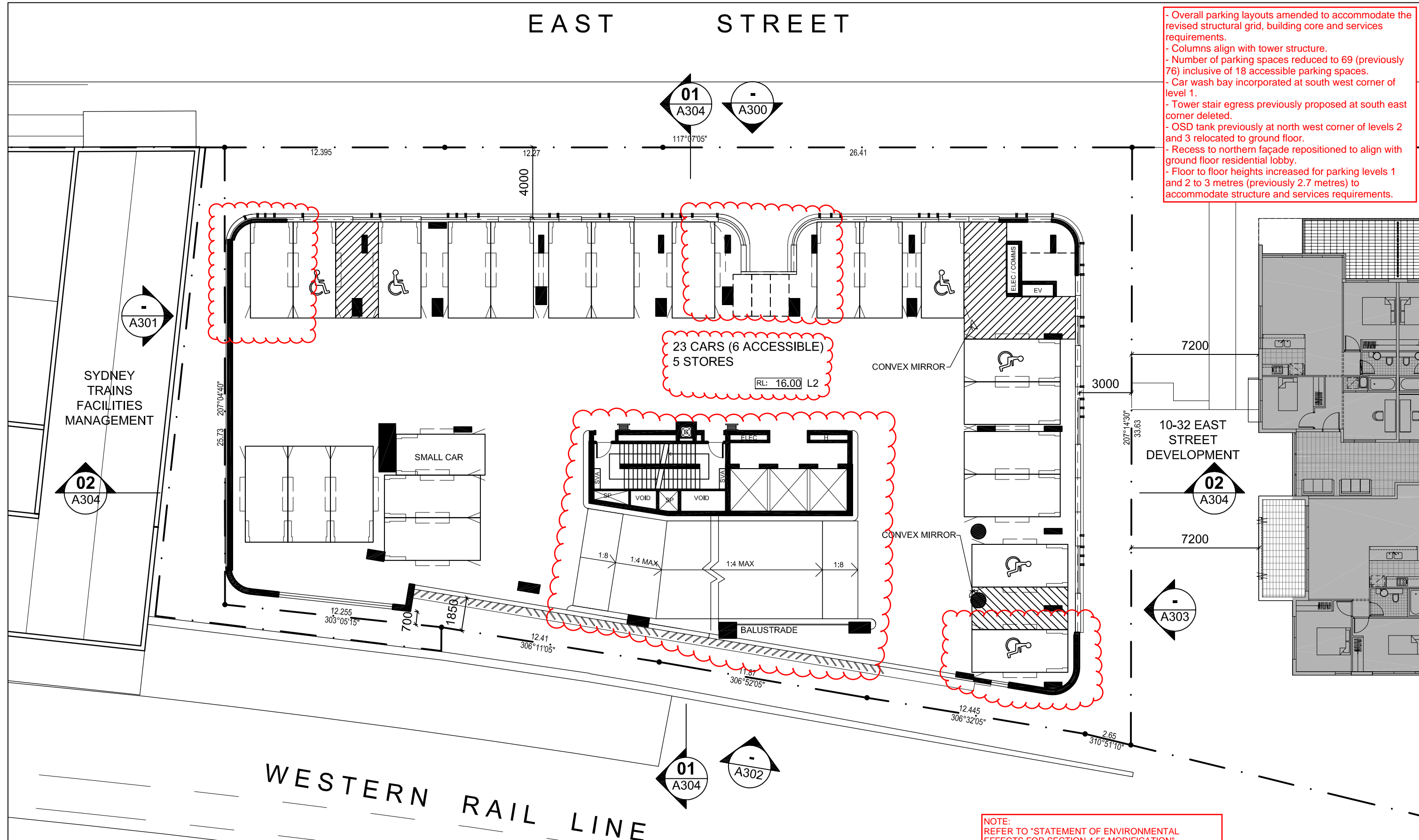
100mm

150mm ON ORIGINAL

A3

EAST STREET

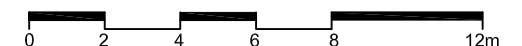
- Overall parking layouts amended to accommodate the revised structural grid, building core and services requirements.
- Columns align with tower structure.
- Number of parking spaces reduced to 69 (previously 76) inclusive of 18 accessible parking spaces.
- Car wash bay incorporated at south west corner of level 1.
- Tower stair egress previously proposed at south east corner deleted.
- OSD tank previously at north west corner of levels 2 and 3 relocated to ground floor.
- Recess to northern façade repositioned to align with ground floor residential lobby.
- Floor to floor heights increased for parking levels 1 and 2 to 3 metres (previously 2.7 metres) to accommodate structure and services requirements.



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ISSUE FOR S4.55

DATE	16/05/2024
SCALE	1:200 @ A3



PROJECT NO.	DRAWING NO.	ISSUE
0620	A201-1	24

A3

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

LEVEL 2 PLAN

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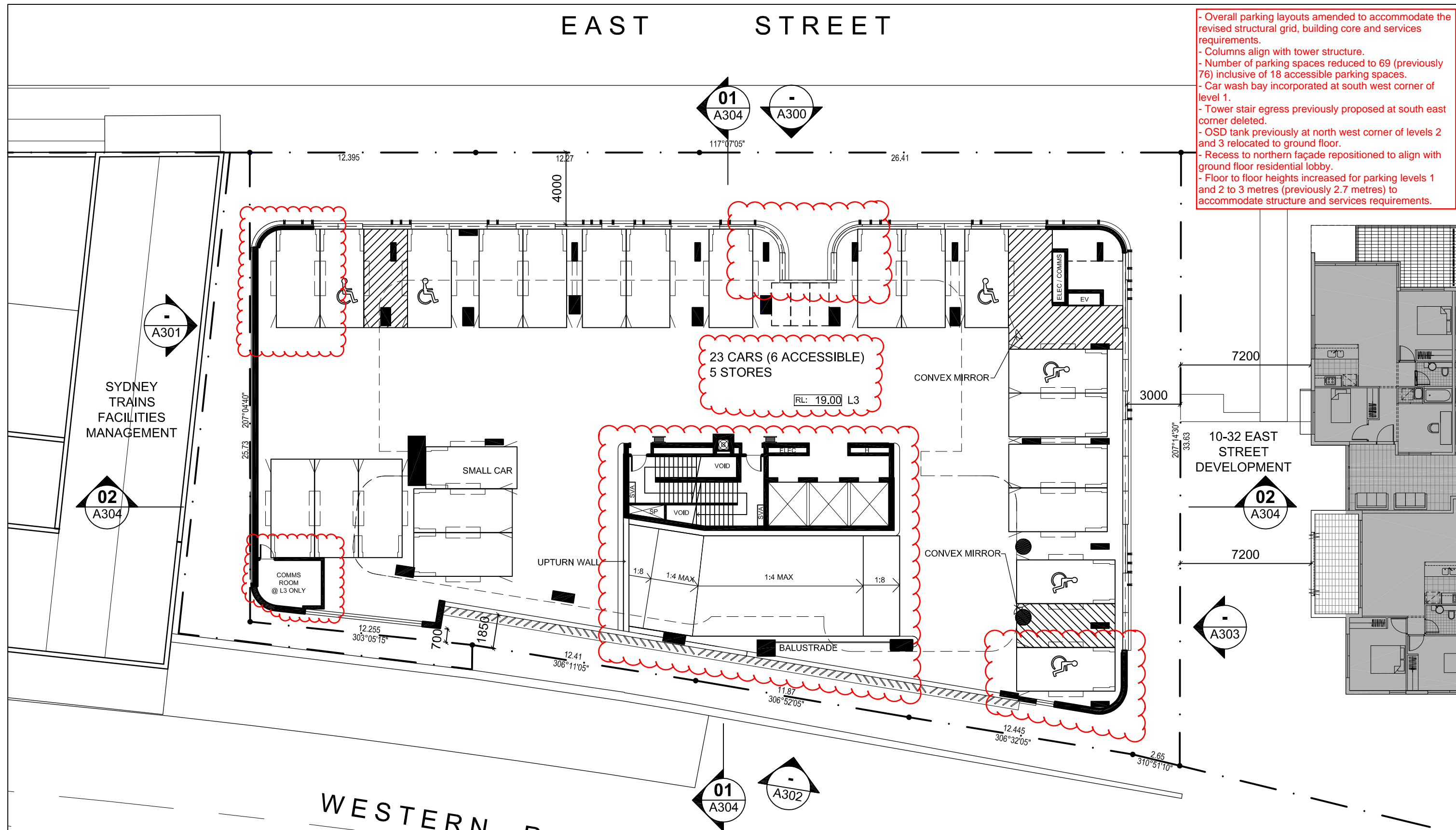
50mm

100mm

150mm ON ORIGINAL

EAST STREET

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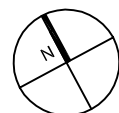
MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

LEVEL 3 PLAN

NOTE:
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DATE 16/05/2024
SCALE 1:200 @ A3



PROJECT NO. DRAWING NO. ISSUE

0620 A202 24

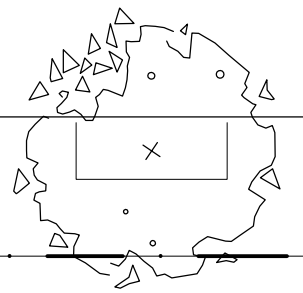
A3

50mm

100mm

150mm ON ORIGINAL

EAST STREET



01
A304

-
A300

A301

02
A304

02
A304

A303

01
A304

-
A302

SYDNEY
TRAINS
FACILITIES
MANAGEMENT

10-32 EAST
STREET
DEVELOPMENT

WESTERN RAIL LINE

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

LEVEL 4 PLAN

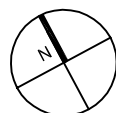
ISSUE FOR S4.55

DATE 30/07/2024
SCALE 1:200 @ A3

0 2 4 6 8 12m

PROJECT NO. DRAWING NO. ISSUE

0620 A203 25



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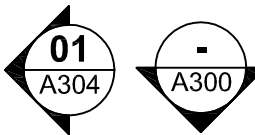
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100mm

150mm ON ORIGINAL

A3

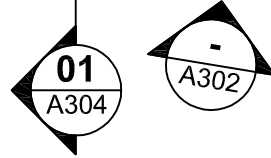
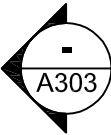
EAST STREET



SYDNEY
TRAINS
FACILITIES
MANAGEMENT



10-32 EAST
STREET
DEVELOPMENT



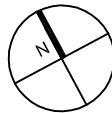
WESTERN RAIL LINE

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

LEVEL 5-14 PLAN

ISSUE FOR S4.55



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DATE07/08/2024

SCALE1:200 @ A3

0246812m

PROJECT NO.

DRAWING NO.

ISSUE

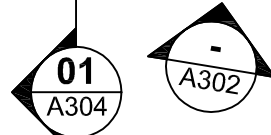
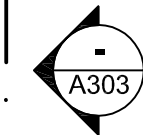
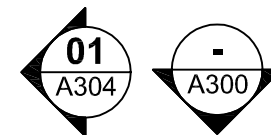
0620

A205

26

50mm 100mm 150mm ON ORIGINAL

EAST STREET



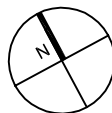
WESTERN RAIL LINE

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

LEVEL 15-22 PLAN

ISSUE FOR S4.55



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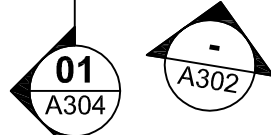
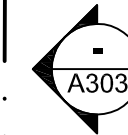
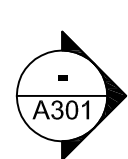
DATE 07/08/2024
SCALE 1:200 @ A3

0 2 4 6 8 12m

PROJECT NO.	DRAWING NO.	ISSUE
0620	A206	26

A3

EAST STREET



WESTERN RAIL LINE



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MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

LEVEL 23 PLAN

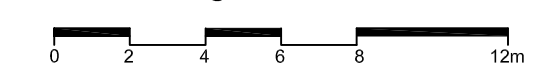
ARCHITECT

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DATE 07/08/2024
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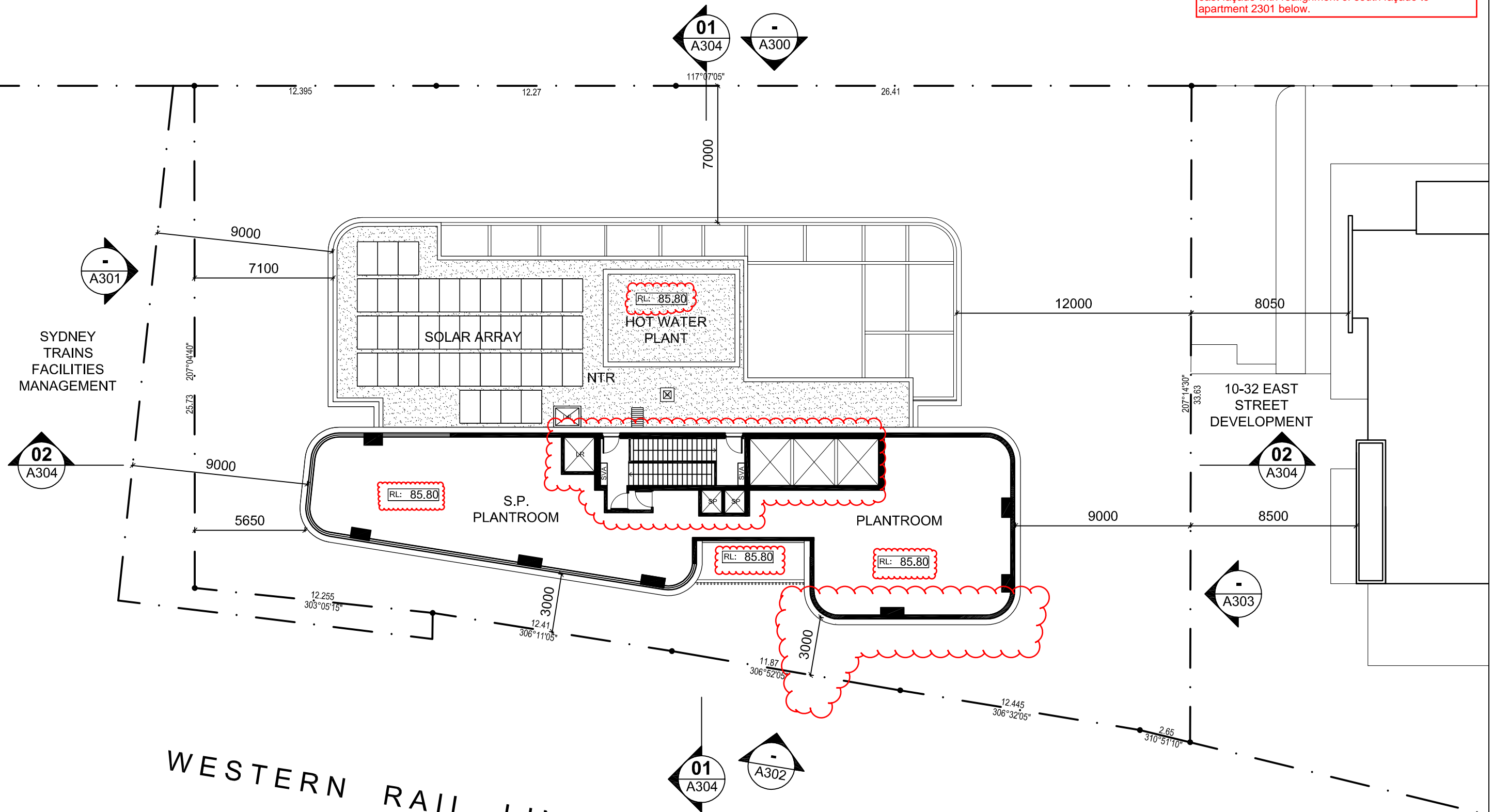


PROJECT NO.	DRAWING NO.	ISSUE
0620	A207	25

A3

EAST STREET

- Lift core has been positioned further east.
- Fire services tanks and pump room relocated to ground floor.
- Building footprint reduced at eastern portion of south east façade with realignment of south façade to apartment 2301 below.



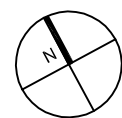
NOTE:
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MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

LEVEL 24 PLANTROOM PLAN



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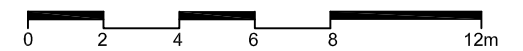
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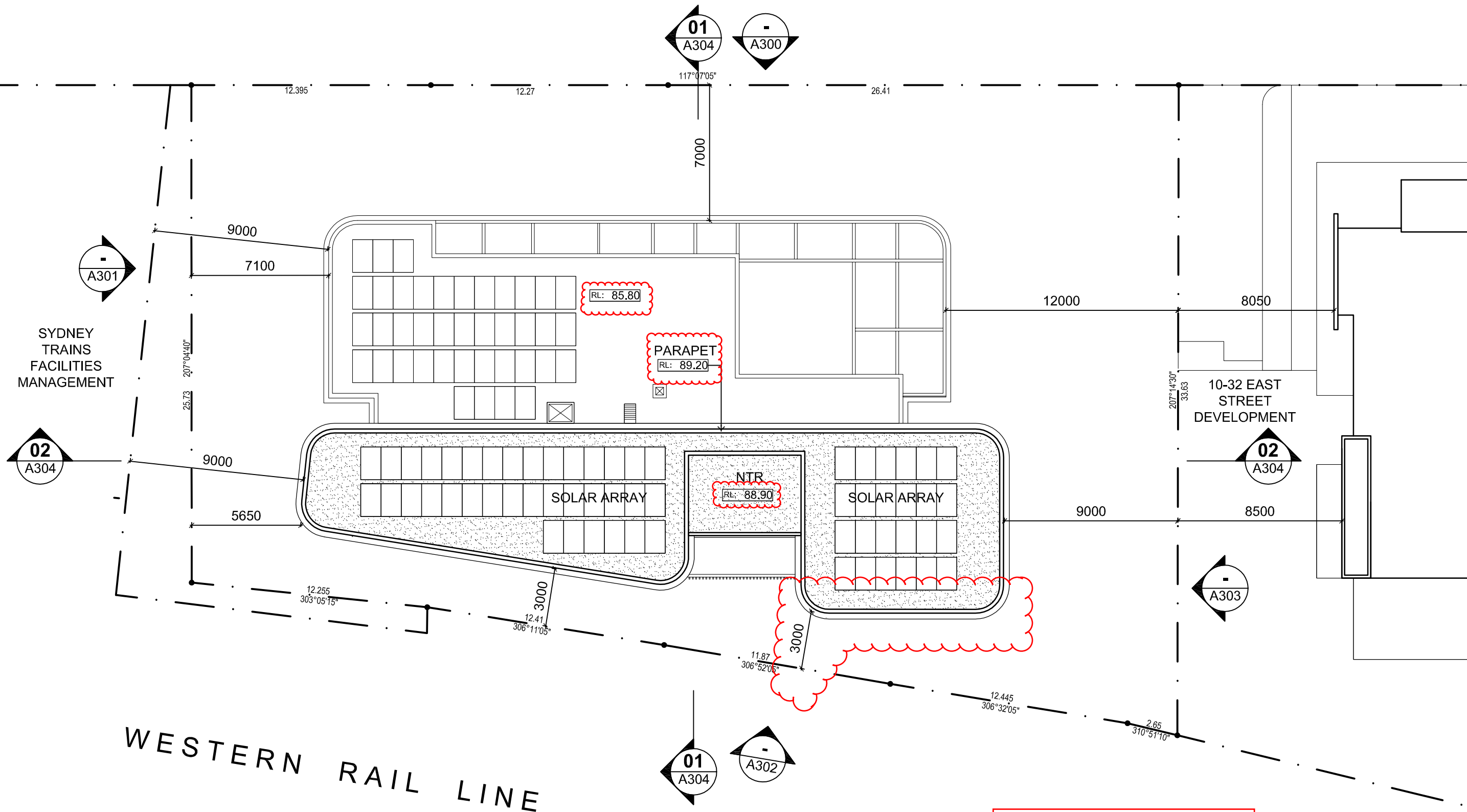
DATE 16/05/2024
SCALE 1:200 @ A3



PROJECT NO.	DRAWING NO.	ISSUE
0620	A208	24

EAST STREET

- Roof levels & parapet wall level amended.
- Building footprint reduced at eastern portion of south east façade with realignment of south façade to apartment 2301 below.



MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

ROOF PLAN

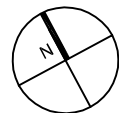
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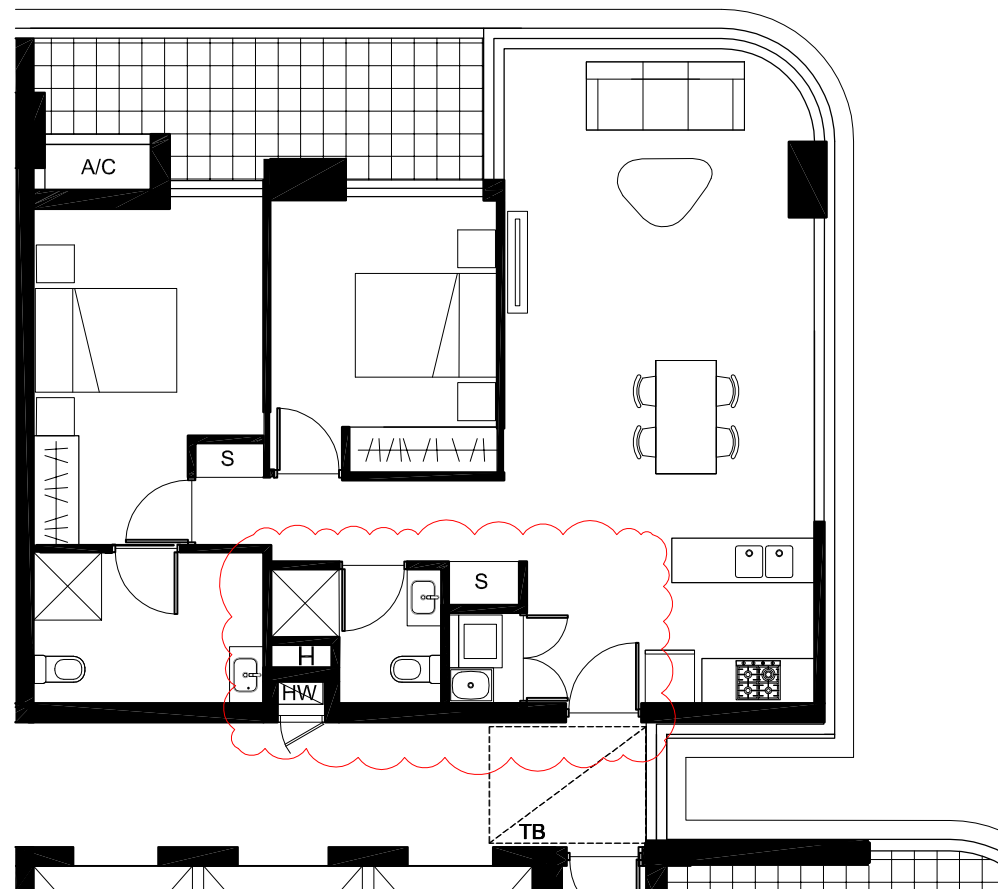
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50mm

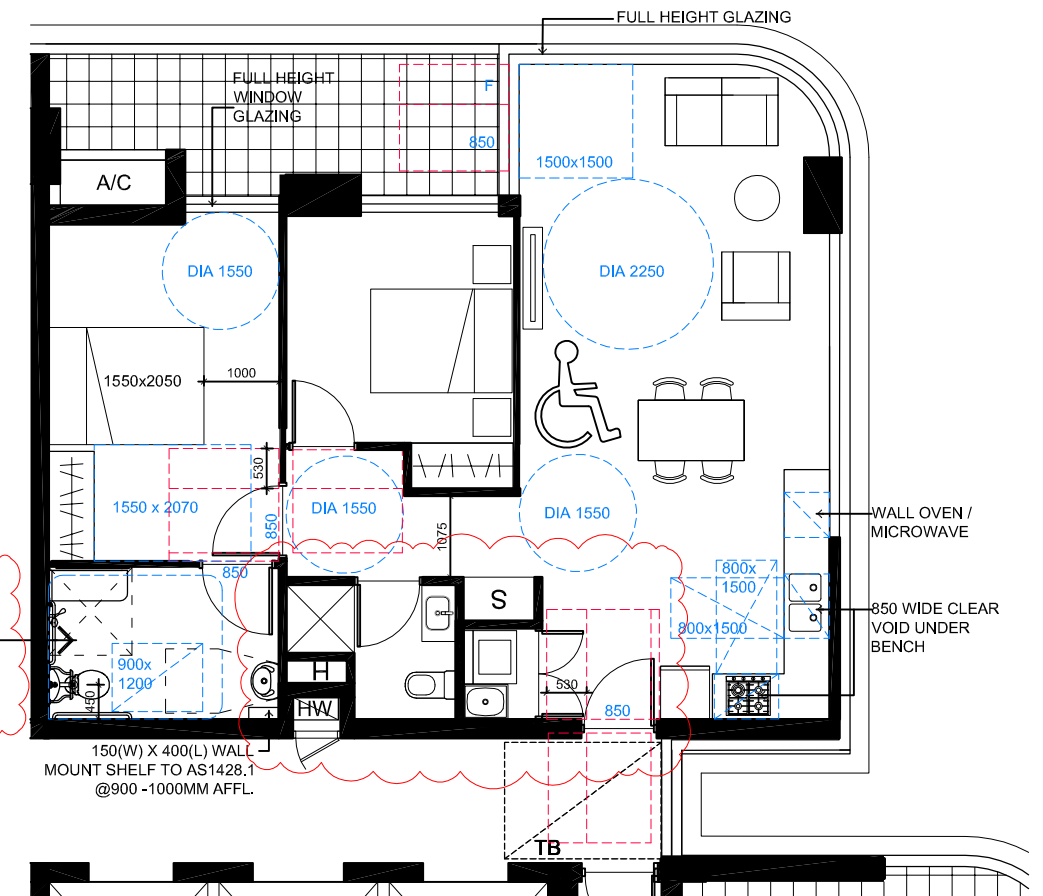
100mm

150mm ON ORIGINAL



PRE ADAPTATION LAYOUT
1:100

UNITS
502, 602, 702, 802, 902, 1002,
1102, 1202, 1302, 1402, 1502, 1602
1702, 1802, 1902, 2002 & 2102



ACCESSIBLE BATHROOM
LAYOUT 'RH' FOR
502, 602, 1502, 1602, 1702,
1802, 1902, 2002 & 2102

ACCESSIBLE BATHROOM
LAYOUT 'LH' FOR
702, 802, 902, 1002,
1102, 1202, 1302 & 1402

POST ADAPTATION LAYOUT
1:100

MIXED USE DEVELOPMENT

38-42 EAST STREET
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PRE & POST ADAPTABLE UNIT

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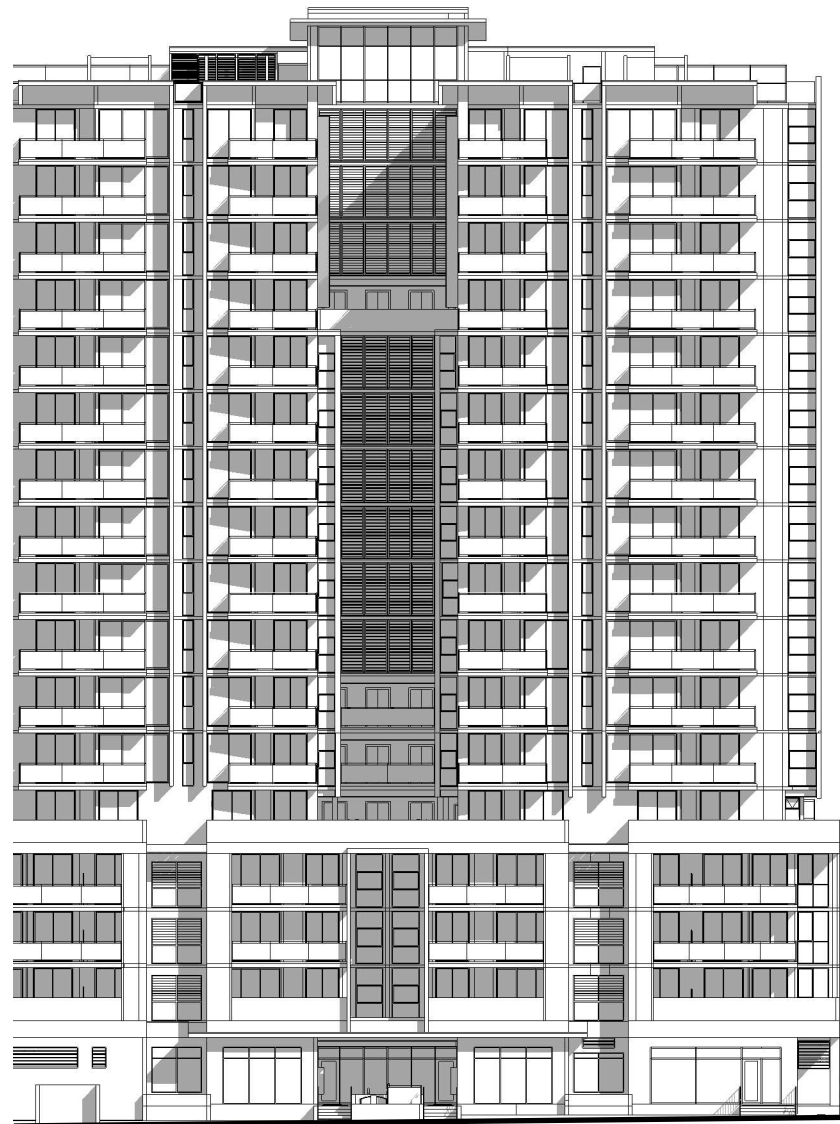
kta
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DATE 30/07/2024
SCALE 1:100 @ A3

0 1 2 3 4 5 6m

PROJECT NO.	DRAWING NO.	ISSUE
0620	A210	25

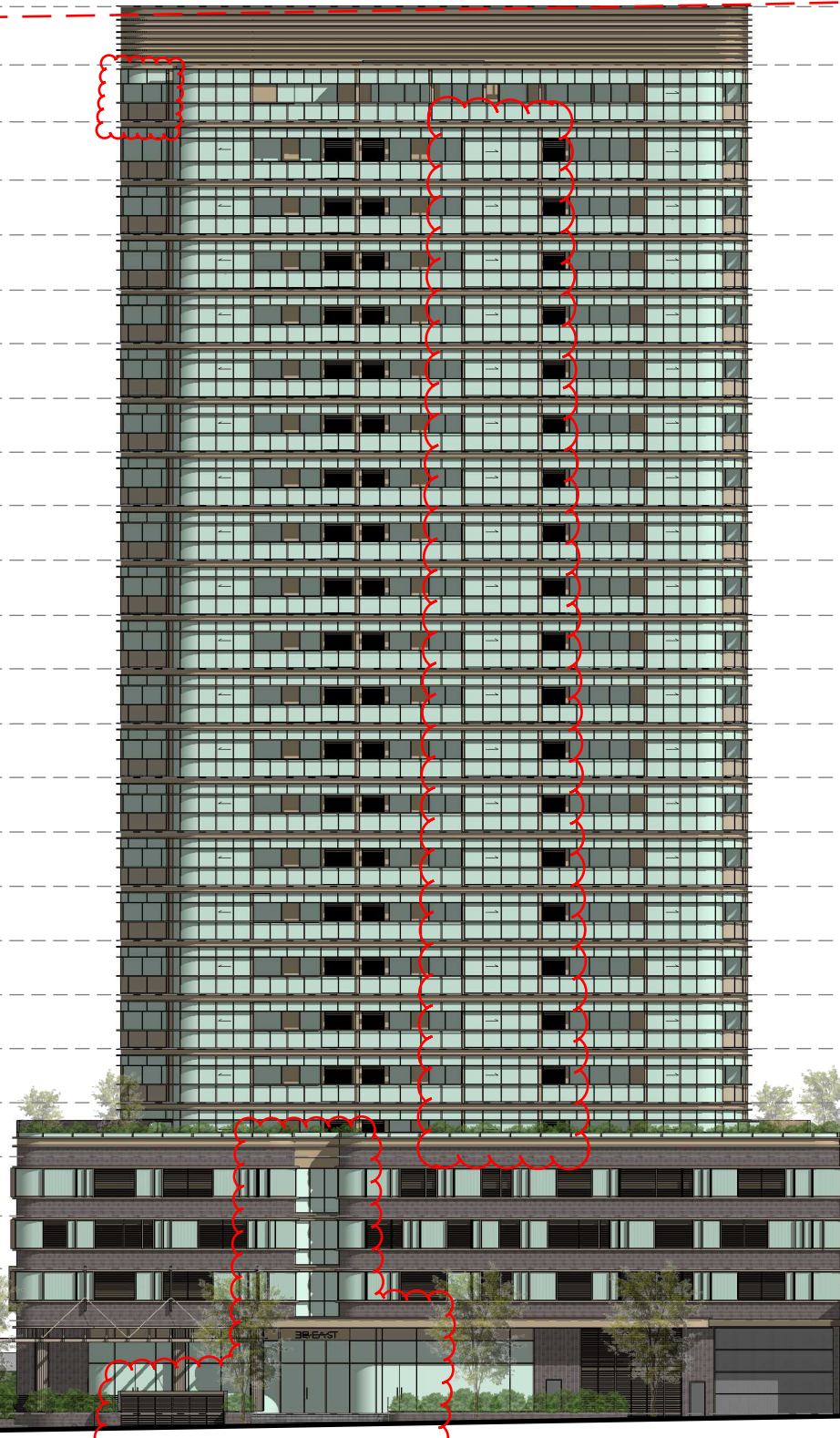
10-32
EAST STREET
DEVELOPMENT



82m HEIGHT PLANE

SITE BOUNDARY

SITE BOUNDARY



SYDNEY TRAINS
FACILITIES
MANAGEMENT

TOP OF ROOF FEATURE	RL 89.20	▼
PLANT LEVEL 24	RL 85.80	▼
LEVEL 23	RL 82.50	▼
LEVEL 22	RL 79.10	▼
LEVEL 21	RL 75.95	▼
LEVEL 20	RL 72.80	▼
LEVEL 19	RL 69.65	▼
LEVEL 18	RL 66.50	▼
LEVEL 17	RL 63.35	▼
LEVEL 16	RL 60.20	▼
LEVEL 15	RL 57.05	▼
LEVEL 14	RL 53.90	▼
LEVEL 13	RL 50.75	▼
LEVEL 12	RL 47.60	▼
LEVEL 11	RL 44.45	▼
LEVEL 10	RL 41.30	▼
LEVEL 9	RL 38.15	▼
LEVEL 8	RL 35.00	▼
LEVEL 7	RL 31.85	▼
LEVEL 6	RL 28.70	▼
LEVEL 5	RL 25.55	▼
LEVEL 4	RL 22.40	▼
LEVEL 3	RL 19.00	▼
LEVEL 2	RL 16.00	▼
LEVEL 1	RL 13.00	▼
GROUND	RL 7.50	▼

NOTE:
REFER TO "STATEMENT OF ENVIRONMENTAL
EFFECTS FOR SECTION 4.55 MODIFICATION"
PREPARED BY THINK PLANNERS DATED 03 MAY, 2024
FOR DESCRIPTION OF THE CHANGES.

ISSUE FOR S4.55

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

NORTH EAST ELEVATION

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DATE 16/05/2024
SCALE 1:400 @ A3

0 4 8 12 16 24m

PROJECT NO.	DRAWING NO.	ISSUE
0620	A300	24

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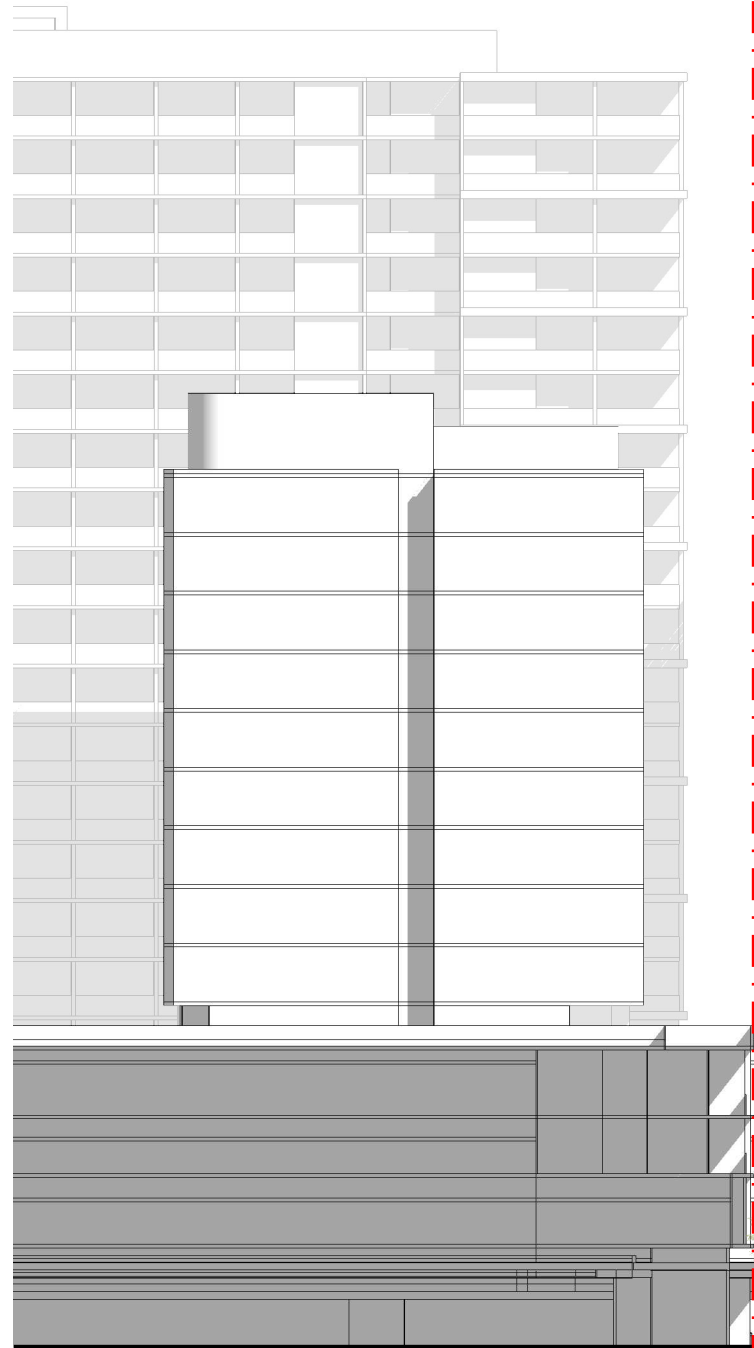
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50mm

100mm

150mm ON ORIGINAL

38
COWPER STREET
DEVELOPMENT



82m HEIGHT PLANE

SITE BOUNDARY

SITE BOUNDARY

EAST
STREET

GRANVILLE
STATION

TOP OF ROOF FEATURE	RL 89.20	▼
PLANT LEVEL 24	RL 85.80	▼
LEVEL 23	RL 82.50	▼
LEVEL 22	RL 79.10	▼
LEVEL 21	RL 75.95	▼
LEVEL 20	RL 72.80	▼
LEVEL 19	RL 69.65	▼
LEVEL 18	RL 66.50	▼
LEVEL 17	RL 63.35	▼
LEVEL 16	RL 60.20	▼
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LEVEL 13	RL 50.75	▼
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LEVEL 10	RL 41.30	▼
LEVEL 9	RL 38.15	▼
LEVEL 8	RL 35.00	▼
LEVEL 7	RL 31.85	▼
LEVEL 6	RL 28.70	▼
LEVEL 5	RL 25.55	▼
LEVEL 4	RL 22.40	▼
LEVEL 3	RL 19.00	▼
LEVEL 2	RL 16.00	▼
LEVEL 1	RL 13.00	▼
GROUND	RL 7.50	▼

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ISSUE FOR S4.55

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

NORTH WEST ELEVATION

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DATE 16/05/2024
SCALE 1:400 @ A3



PROJECT NO.	DRAWING NO.	ISSUE
0620	A301	24

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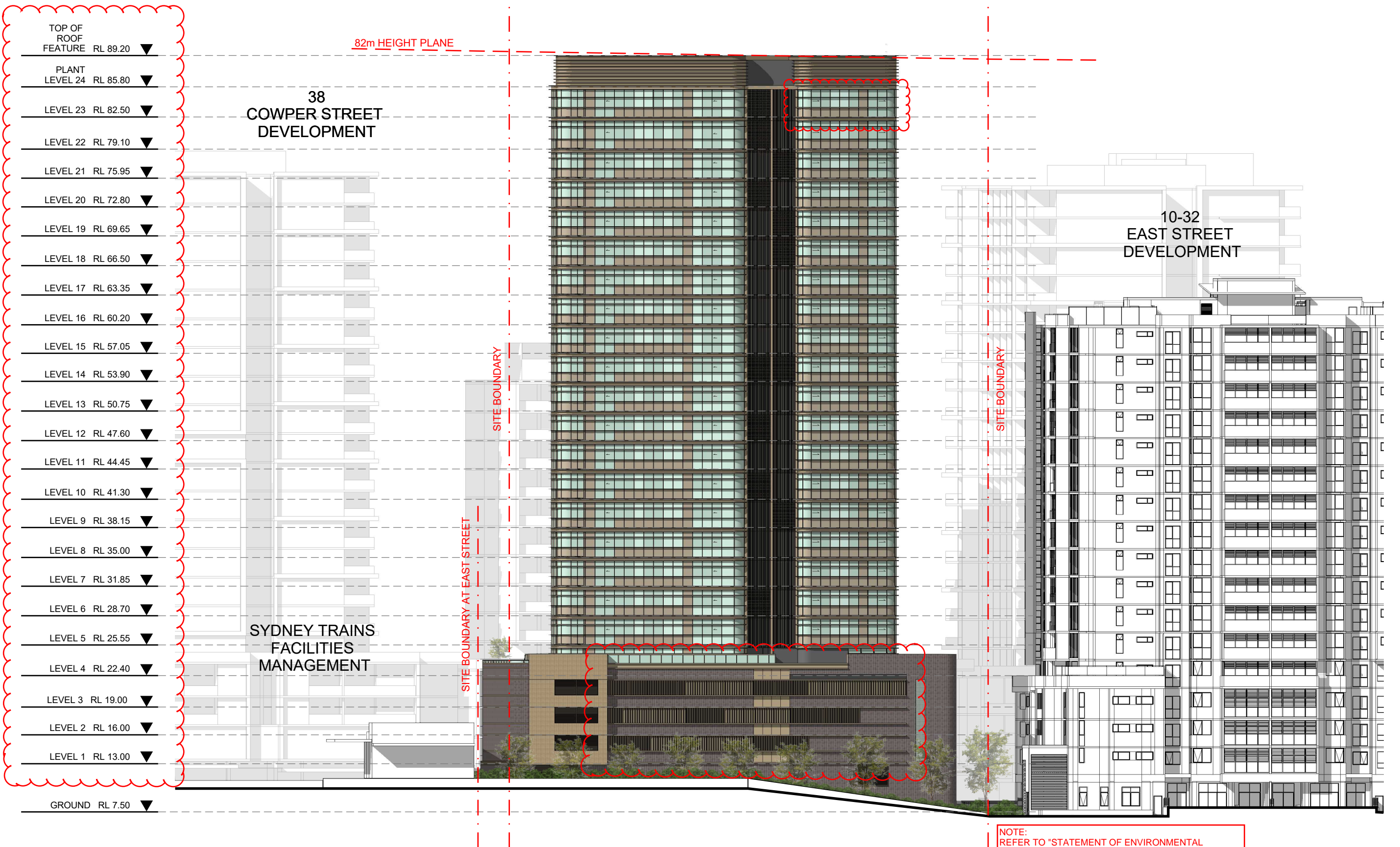
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50mm

100mm

150mm ON ORIGINAL

A3



TOP OF ROOF FEATURE	RL 89.20	▼
PLANT LEVEL 24	RL 85.80	▼
LEVEL 23	RL 82.50	▼
LEVEL 22	RL 79.10	▼
LEVEL 21	RL 75.95	▼
LEVEL 20	RL 72.80	▼
LEVEL 19	RL 69.65	▼
LEVEL 18	RL 66.50	▼
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LEVEL 16	RL 60.20	▼
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LEVEL 14	RL 53.90	▼
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LEVEL 1	RL 13.00	▼
GROUND	RL 7.50	▼

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MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

SOUTH WEST ELEVATION

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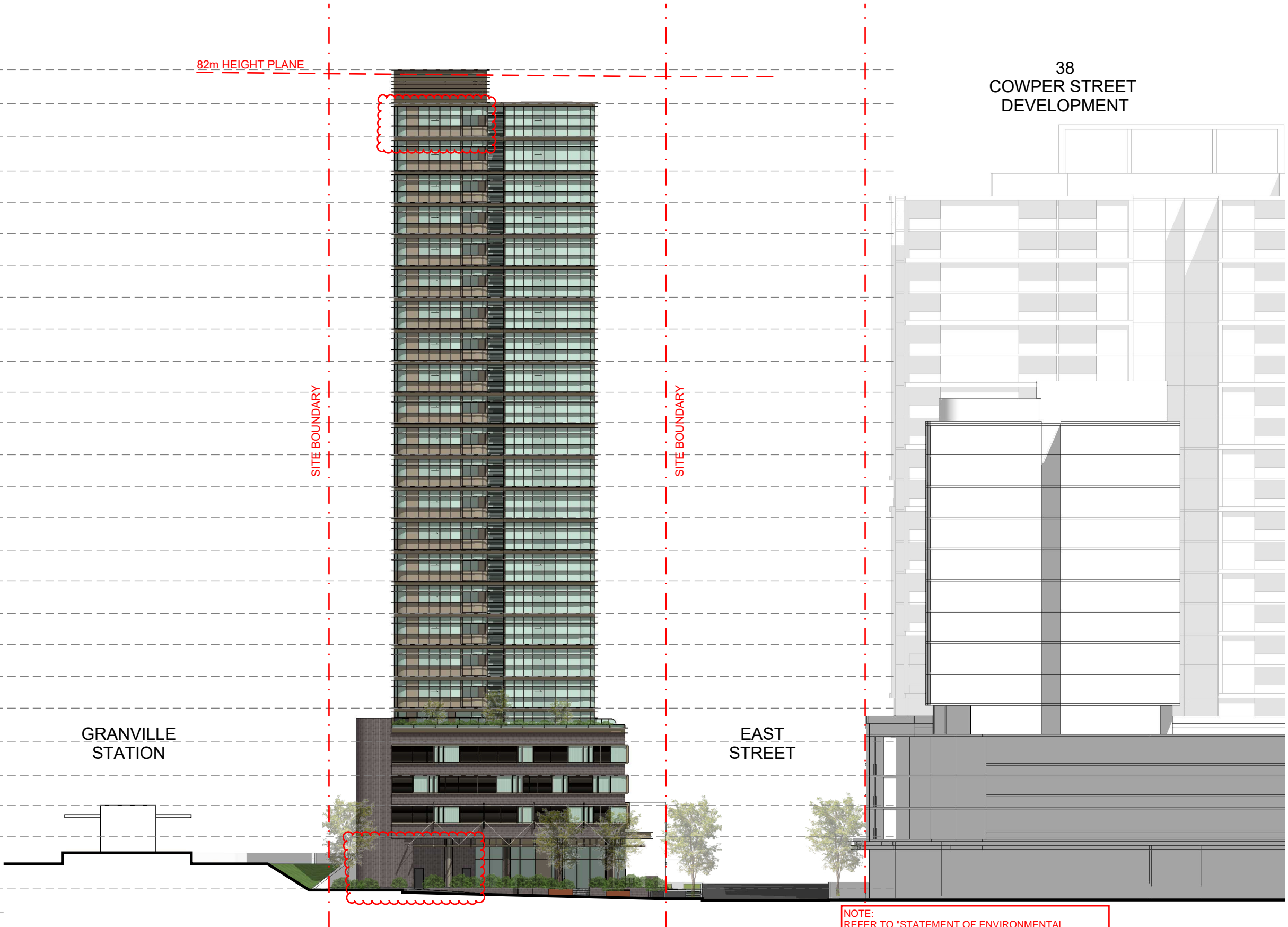
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ISSUE FOR S4.55

DATE 16/05/2024
SCALE 1:400 @ A3
0 4 8 12 16 24m
PROJECT NO. 0620
DRAWING NO. A302
ISSUE 24

38
COWPER STREET
DEVELOPMENT

TOP OF ROOF FEATURE	RL 89.20	▼
PLANT LEVEL 24	RL 85.80	▼
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LEVEL 22	RL 79.10	▼
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LEVEL 14	RL 53.90	▼
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LEVEL 3	RL 19.00	▼
LEVEL 2	RL 16.00	▼
LEVEL 1	RL 13.00	▼
GROUND	RL 7.50	▼



NOTE:
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EFFECTS FOR SECTION 4.55 MODIFICATION"
PREPARED BY THINK PLANNERS DATED 03 MAY, 2024
FOR DESCRIPTION OF THE CHANGES.

ISSUE FOR S4.55

MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

SOUTH EAST ELEVATION

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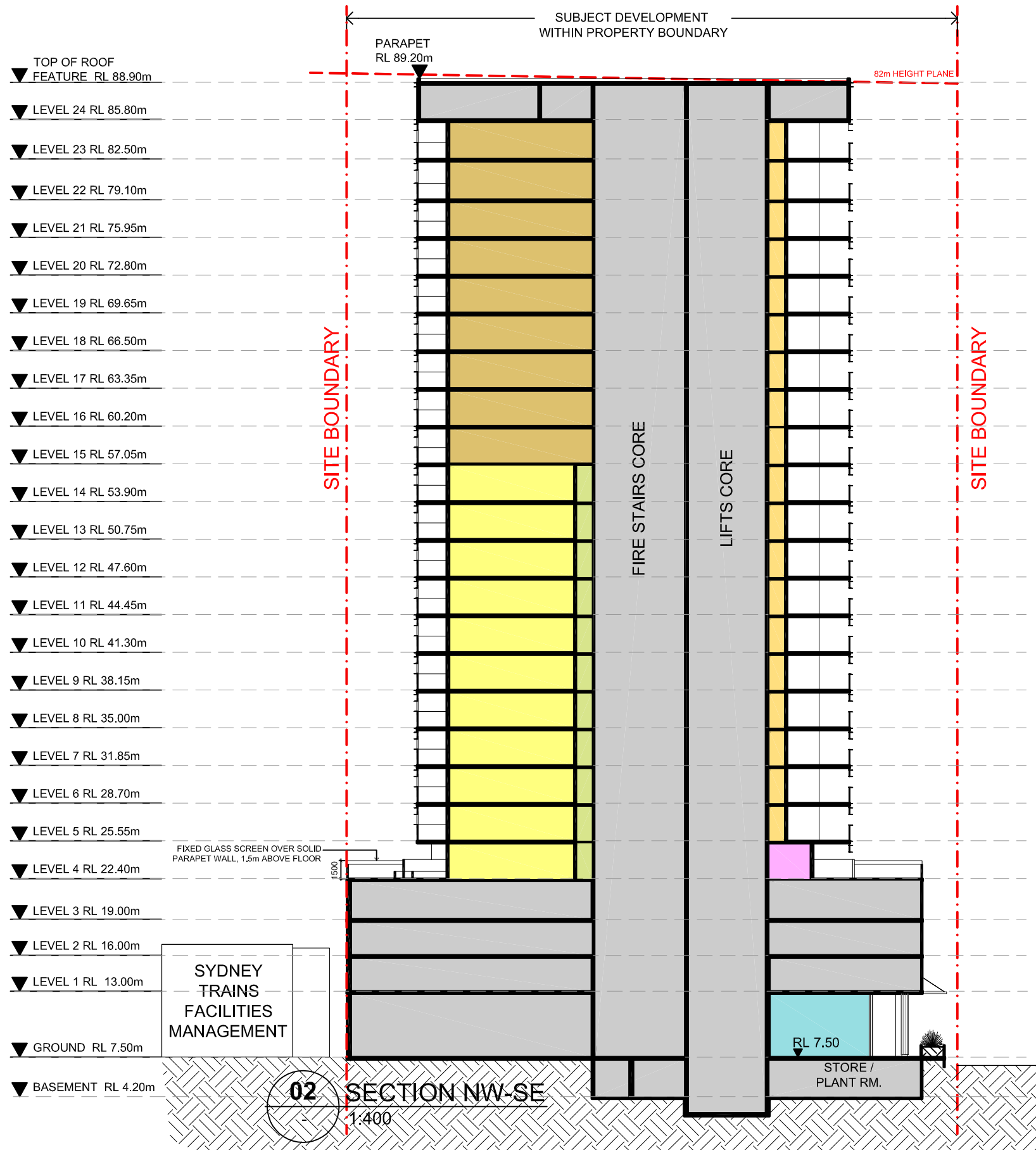
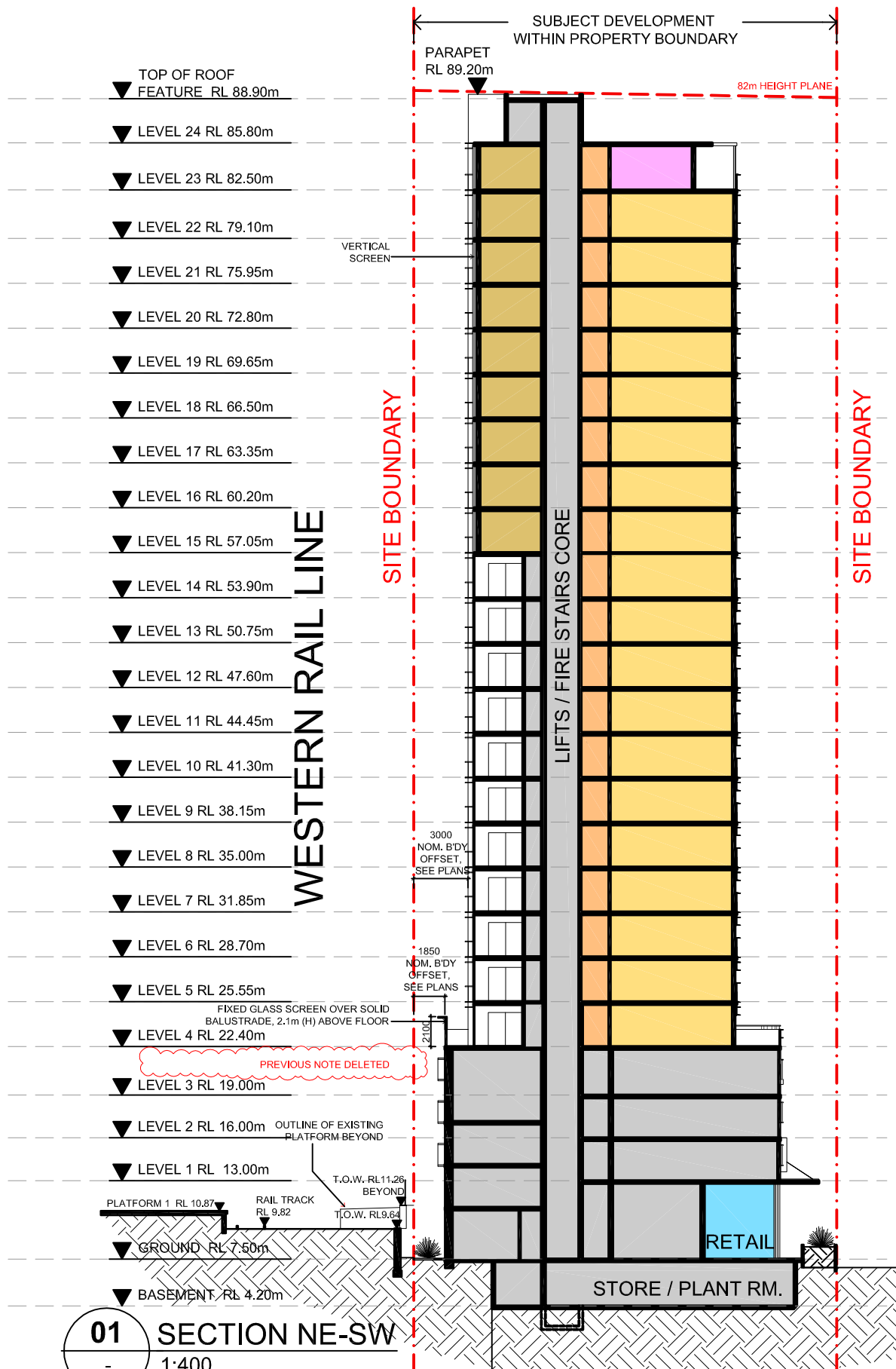
DATE 16/05/2024
SCALE 1:400 @ A3

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PROJECT NO. DRAWING NO. ISSUE

0620 A303 24

A3



MIXED USE DEVELOPMENT

38-42 EAST STREET
GRANVILLE NSW 2142

SECTIONS

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DATE 01/08/2024
SCALE 1:400 @ A3

0 4 8 12 16 24m
PROJECT NO. 0620
DRAWING NO. A304
ISSUE 25



ARCADIA

34-42 East Street Granville
Landscape S4.55 Modification

Prepared for UPG
August 2024

Acknowledgment to Country

We recognise the First Nations People of Australia and celebrate their continuing cultural practice and connection to Country.

We acknowledge the Traditional Custodians of the land on which we live and work, and pay our respect to Elders of the past, present and emerging.

We are proud that we live in the country with the world's oldest continuous living cultures, and we are working on playing our part as allies to First Nations people across Australia.

Always was, always will be.

Issue C: Landscape S4.55 Modification

Date: 6th August 2024

Prepared By:

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Julia Shreeve, Landscape Architect

Ruby Crane, Landscape Architect

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Arcadia Landscape Architecture Pty Ltd

ABN 83 148 994 870

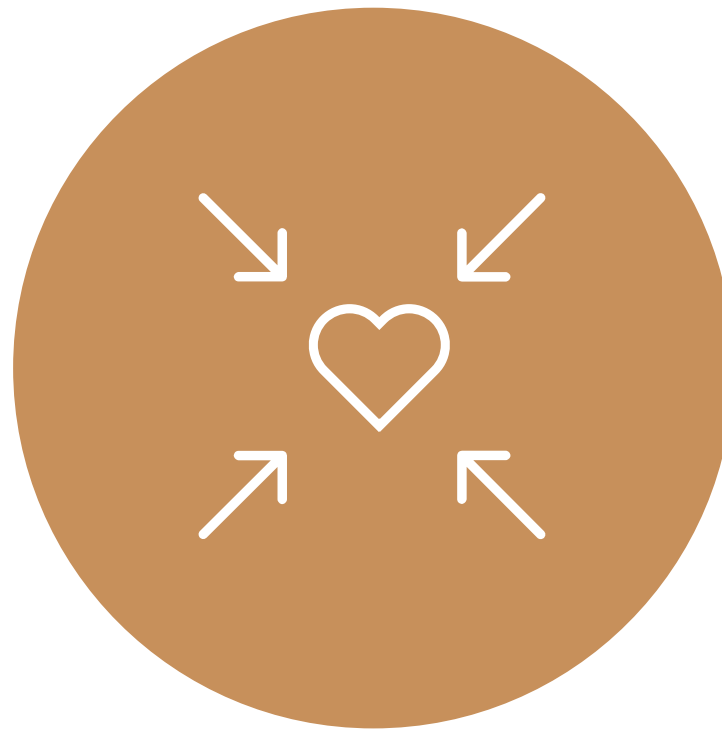
Front Cover: Kippax House

Image Credit: Arcadia Landscape Architecture

Landscape Vision



**Create a Welcoming and
Distinct Arrival**



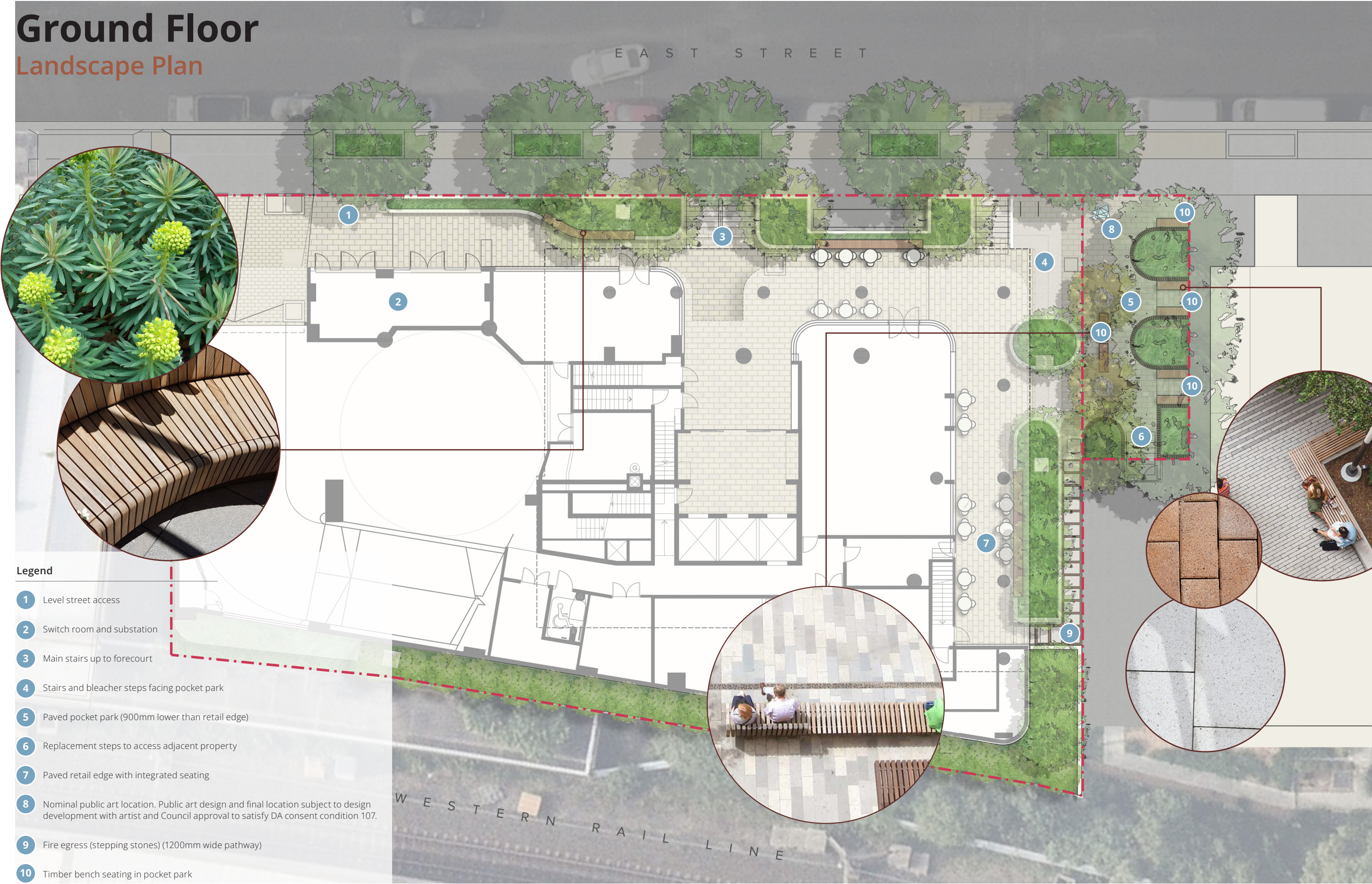
**Create Sanctuary in an
Urban Setting**



Connect to Local Ecology

Ground Floor

Landscape Plan



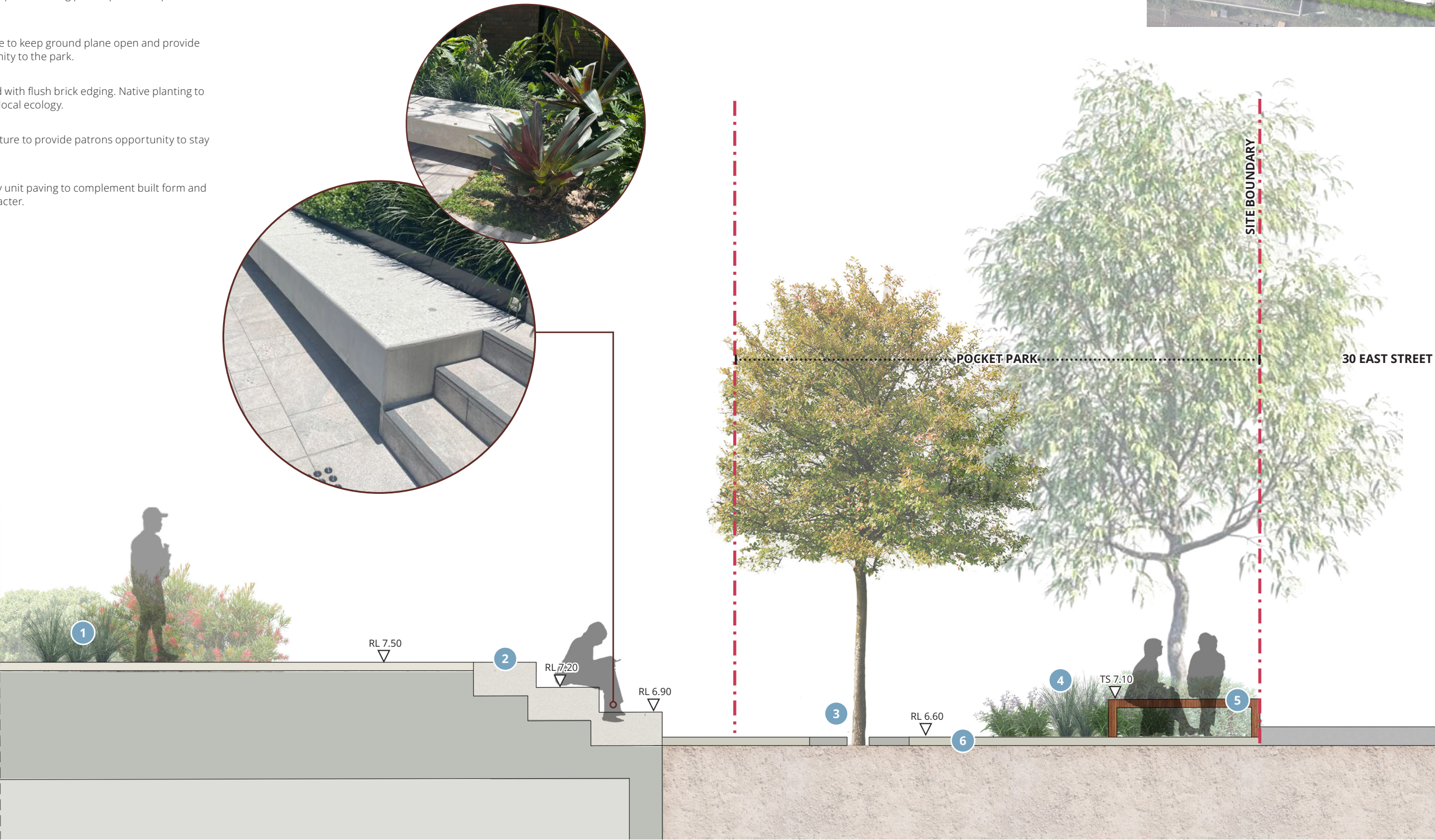
Ground Floor

Landscape Section

Legend

- 1 Upstand planters in background. Flush to retail level.
- 2 Bleacher steps interfacing pocket park and open to the street.
- 3 Tree in grate to keep ground plane open and provide shade amenity to the park.
- 4 Garden bed with flush brick edging. Native planting to connect to local ecology.
- 5 Public furniture to provide patrons opportunity to stay and sit.
- 6 High quality unit paving to complement built form and street character.

Key Plan



Level 4 Communal Space

Landscape Concept Plan



Level 4 Communal Space

Landscape Section

Legend

- 1 Bar top seating integrated into balcony edge planter.
- 2 Low feature seating centered around raised planter and cabbage tree palm.
- 3 Lush, low level planting to allow for clear sightlines.
- 4 Trees to provide canopy and shade amenity.

Key Plan



Level 23 Rooftop



Landscape Plan



Soil Depth



Ground Floor



Legend	
	1000mm Soil Depth Total Area = 9.0 m ² Total Volume = 9.0 m ³
	Deep Soil Zone Total Area = 203.0 m ²
<hr/>	
Soft Landscaping Total Area = 209.0 m ²	




Level 4



Legend	
	600mm Soil Depth Total Area = 15.0 m ² Total Volume = 9.0 m ³
	1000mm Soil Depth Total Area = 84.0 m ² Total Volume = 84.0 m ³
<hr/>	
Soft Landscaping Total Area = 99.0 m ²	

Level 23



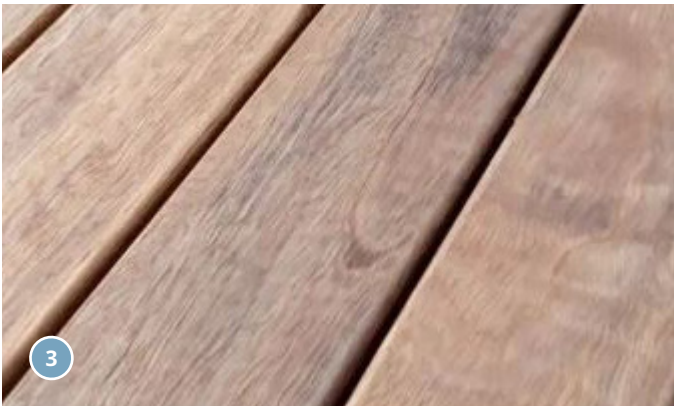
Legend	
	600mm Soil Depth Total Area = 1.5 m ² Total Volume = 0.9 m ³
	800mm Soil Depth Total Area = 1.0 m ² Total Volume = 0.8 m ³
	1000mm Soil Depth Total Area = 7.0 m ² Total Volume = 7.0 m ³
<hr/>	
Soft Landscaping Total Area = 9.5 m ²	

Materials Palette



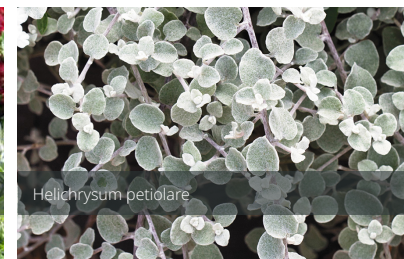
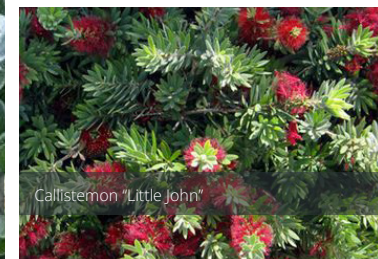
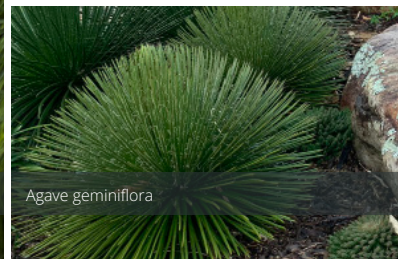
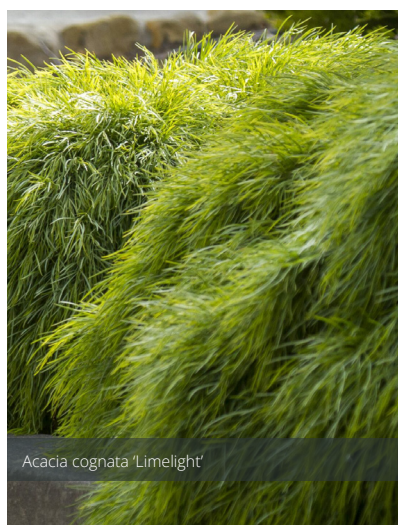
Legend

- 1 Timber benches
- 2 Stone benchtop
- 3 Timber
- 4 Granite unit paving
- 5 Textural planting to create interest
- 6 Pots with texture to play off colour palette of built form
- 7 Unit paving on pedestal
- 8 Feature pot planting
- 9 Recycled brick garden edging
- 10 Concrete with exposed aggregate

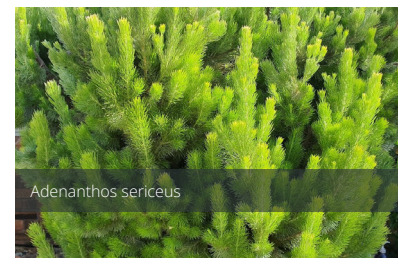


Planting Palette

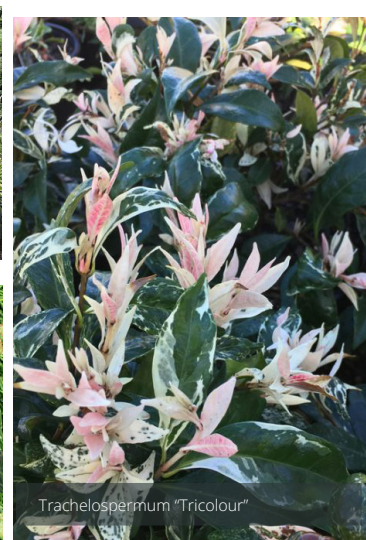
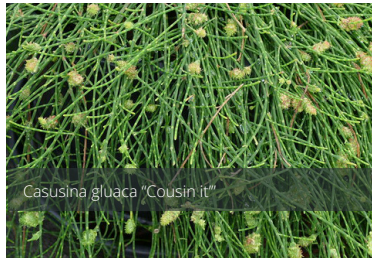
TREES



FERNS



GRASSES & GROUND COVERS



ARCADIA

34-42 EAST STREET

GRANVILLE, NSW

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
L-000	COVER SHEET
L-400	PLANTING SCHEDULE
L-401	SOFTWARES PLAN - GROUND FLOOR
L-402	SOFTWARES PLAN - LEVEL 4
L-403	SOFTWARES PLAN - LEVEL 23
L-600	LANDSCAPE DETAILS
L-700	LANDSCAPE SPECIFICATION NOTES

KEY PLAN

NTS



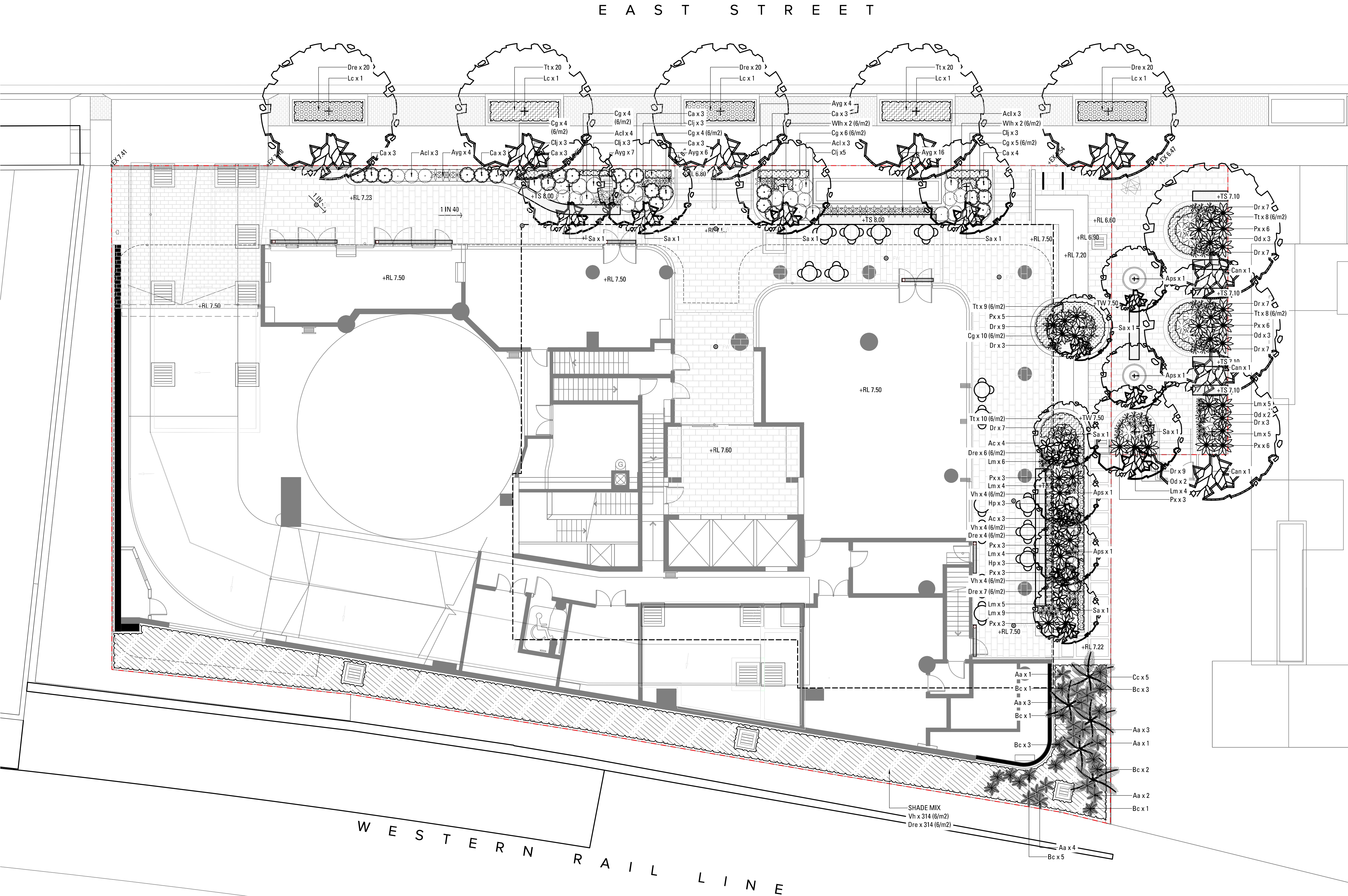
34-42 EAST STREET GRANVILLE
LANDSCAPE S4.55 MODIFICATION



PREPARED BY	Arcadia Landscape Architecture	DATE	23.04.2024
CLIENT	Urban Property Group	SCALE	
ARCHITECT	Krikis Tayler	ISSUE	B

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EAST STREET GRANVILLE - PLANT SCHEDULE					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES & PALMS					
Aps	<i>Acer plamatum 'Senkaki'</i>	Coral Barked Maple	6 x 5	EX Ground (4m Trunk)	4
Sa	<i>Sapium sebiferum</i>	Chinese Tallow	8 x 8		8
La	<i>Livistona australis</i>	Cabbage Palm	8 x 5		5
Lc	<i>Lophostemon confertus</i>	Brush Box	12 x 6		5
Can	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8 x 7		3
TI	<i>Tristaniopsis laurina</i>	Water Gum	5 x 3	200L	10
SHRUBS & ACCENTS					
Acl	<i>Acacia cognata</i> 'Limelight'	River Wattle	1 x 1	200mm	13
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	1.0 x 1.0	200mm	9
Ag	<i>Agave geminiflora</i>	Twin Flowered Agave	1 x 1	200mm	18
Am	<i>Alocasia macrorrhiza</i>	Giant Elephant's Ears	2.0 x 1.0	500mm	3
Ayg	<i>Anigozanthos Yellow Gem</i>	Kangaroo Paw	1.5 x 1	200mm	109
Ca	<i>Correa alba</i> 'Saint Andrews'	White Correa	0.6 x 1	200mm	66
Car	<i>Crassula arborescens</i>	Silver Dolair	0.8 x 0.8	200mm	48
CLj	<i>Callistemon 'Little John'</i>	Little John Bottlebrush	1 x 1	200mm	17
Cm	<i>Crassula undulatifolia</i> 'Max Cook'	Max Cook	1 x 1	200mm	10
Co	<i>Calathea orbifolia</i>	Round Leaf Prayer Plant	1.0 x 1.0	200mm	5
Ew	<i>Euphorbia 'Wulfenii'</i>	Euphorbia	1 x 1	200mm	35
Hp	<i>Helichrysum petiolare</i>	Licorice Plant	1 x 1	200mm	70
Od	<i>Ozothamnus diosmifolius</i>	Rice Flower	1.5 x 1	200mm	10
Px	<i>Philodendron Xanadu</i>	Drawf Philodendron	1 x 1	200mm	50
Rrf	<i>Russelia Ruby Falls</i>	Firecracker Plant	1 x 1.5	200mm	15
Sn	<i>Strelitzia nicolai</i>	Giant Bird of Paradise	2.5 x 1.0	200mm	2
FERNS					
Ac	<i>Arthropodium cirratum</i>	New Zealand Rock Lily	0.9 x 1	200mm	38
Cco	<i>Cyathea cooperi</i>	Australian Tree Fern	8 x 3	45L	28
Lm	<i>Liriope muscari</i>	Lily Turf	0.4 x 0.4	200mm	48
GROUNDCOVERS, GRASSES & CLIMBERS					
Lp	<i>Libertia paniculata</i>	Branching Flag Grass	0.4 x 0.5	200mm	45
Cg	<i>Casuarina gluaca</i> 'Cousin It'	Cousin It	0.2 x 0.8	200mm	85
Dr	<i>Dichondra repens</i>	Kidney Weed	0.15 x 1	200mm	17
Dre	<i>Dianella revoluta</i>	Flax Lily	0.4 x 0.4	200mm	120
Dsf	<i>Dichondra 'Silver Falls'</i>	Kidney Weed	0.2 x 0.2	200mm	18
Lm	<i>Liriope muscari</i>	Lily Turf	0.4 x 0.4	200mm	143
PI	<i>Poa labillardieri</i>	Tussock Grass	0.6 x 0.6	200mm	85
Rb	<i>Rhipsalis baccifera</i>	Mistletoe Cactus	0.2 x 1.0	200mm	21
Ss	<i>Senecio sepens</i>	Blue Chalk Sticks	0.3 x 0.6	200mm	20
Tt	<i>Trachelospermum jasminiodes</i> "Tricolour"	Variegated Star Jasmine	0.5 x 2	200mm	75
Vh	<i>Viola hederacea</i>	Native Violet	0.15 x 1.5	200mm	12
Wlh	<i>Westringia Low Horizon</i>	Low Horizon	0.3 x 0.7	200mm	71
SHADE MIX					
Dre	<i>Dianella revoluta</i>	Mauve Flax Lily	0.4 x 0.4	150mm	314
Vh	<i>Viola hederacea</i>	Native Violet	0.15 x 1.5	150mm	314
HERB MIX					
Sr	<i>Salvia rosmarinus</i>	Rosemary	0.3 x 0.8	150mm	6
So	<i>Salvia officinalis</i> cv.	Common Sage	0.6 x 0.6	150mm	6

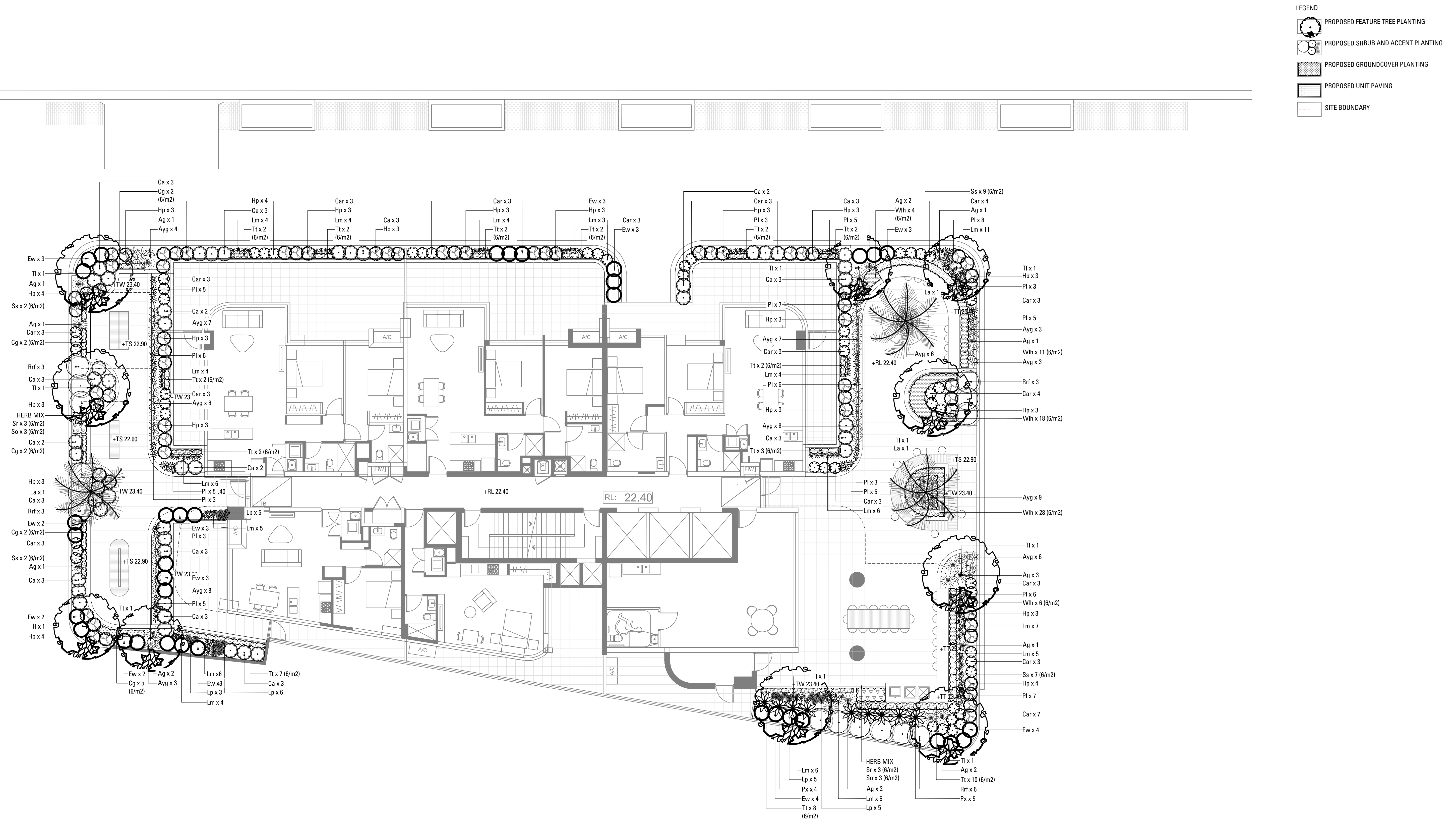


34-42 EAST STREET GRANVILLE
LANDSCAPE S4.55 MODIFICATION




PREPARED BY Arcadia Landscape Architecture
CLIENT Urban Property Group
ARCHITECT Krikis Tayler
DATE 23.04.2024
SCALE 1:100 @ A1
ISSUE B


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
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
PROPOSED FEATURE TREE PLANTING




PROPOSED SHRUB AND ACCENT PLANTING



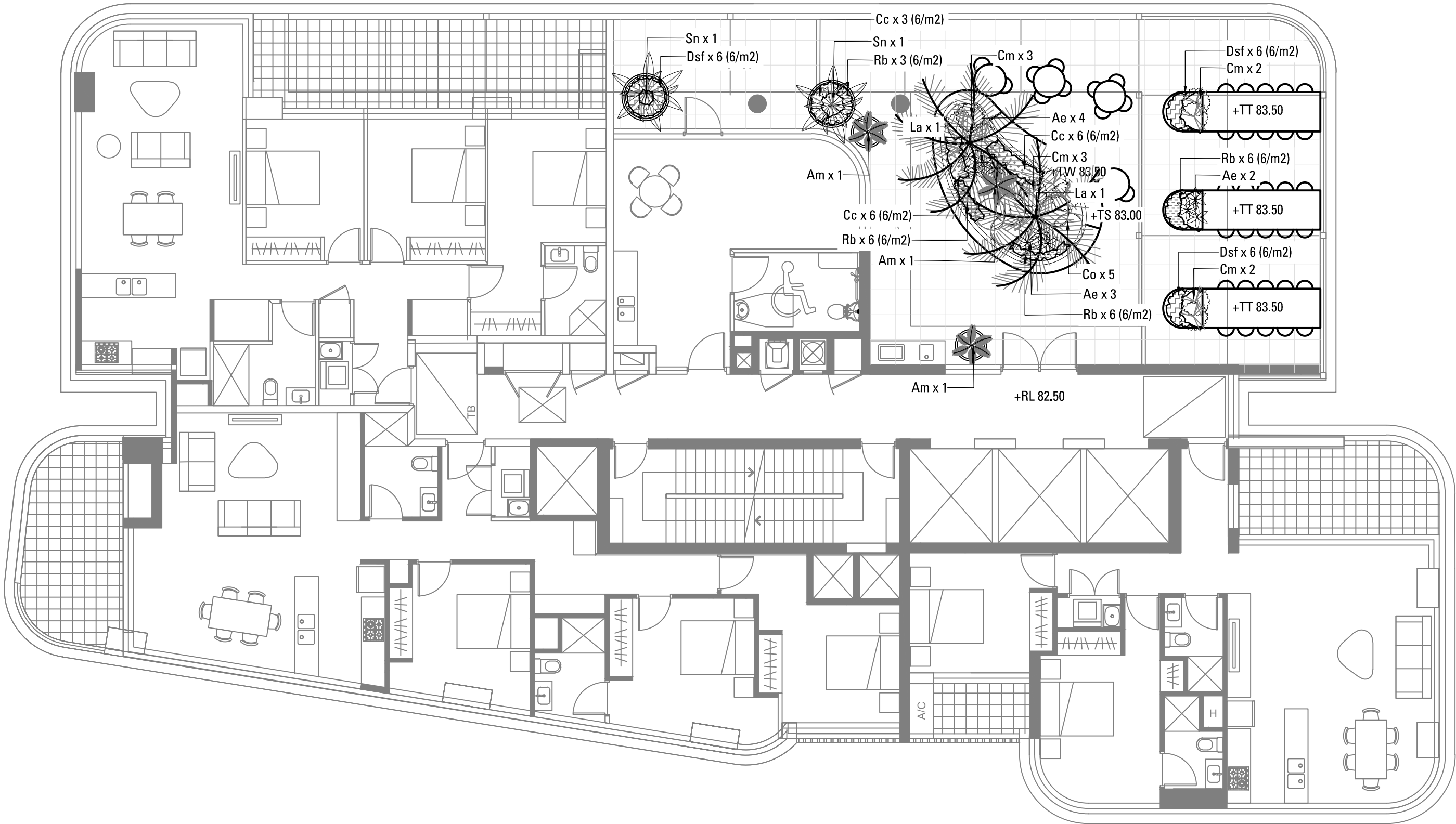
PROPOSED GROUNDCOVER PLANTING



PROPOSED UNIT PAVING



SITE BOUNDARY

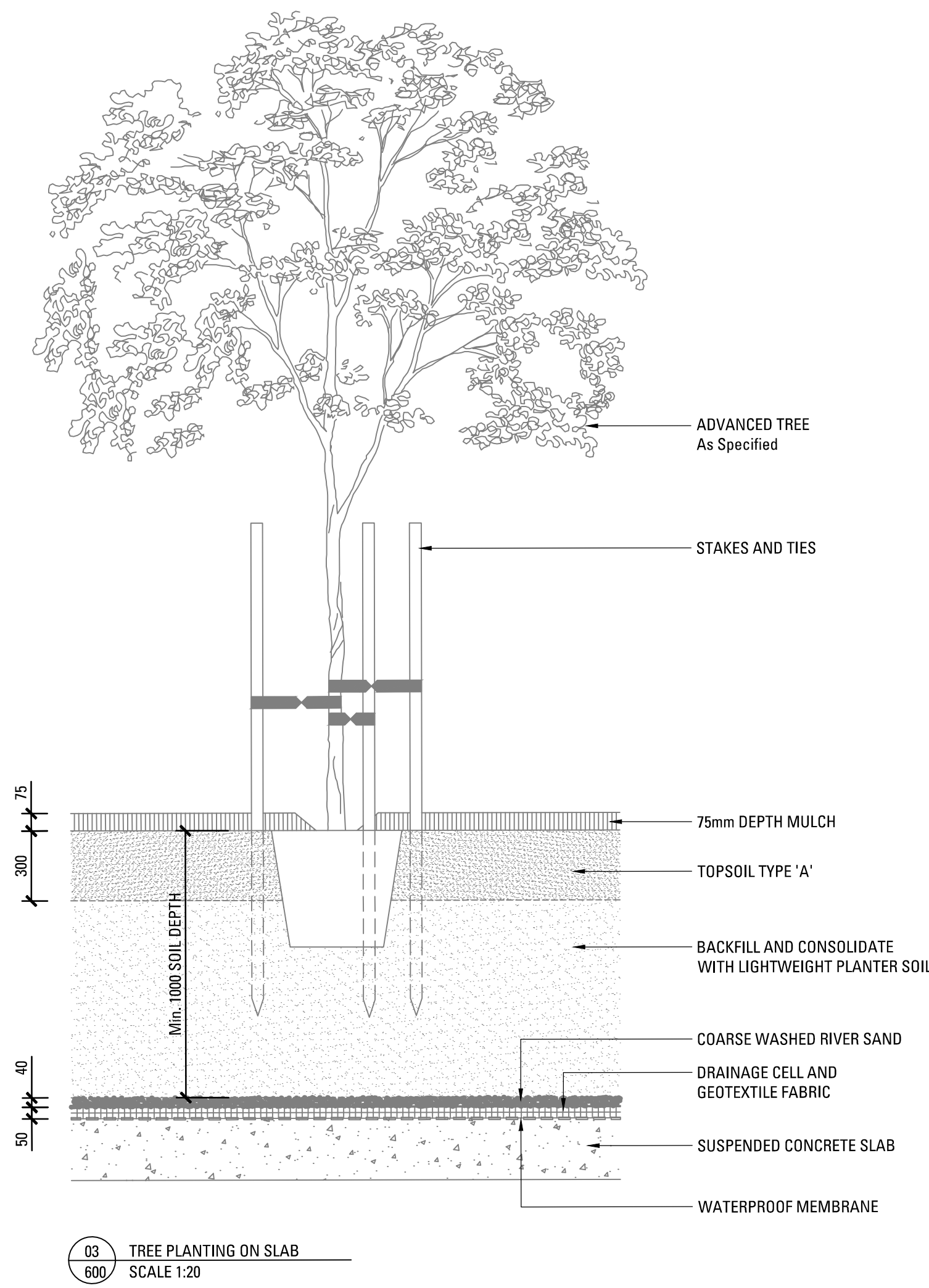
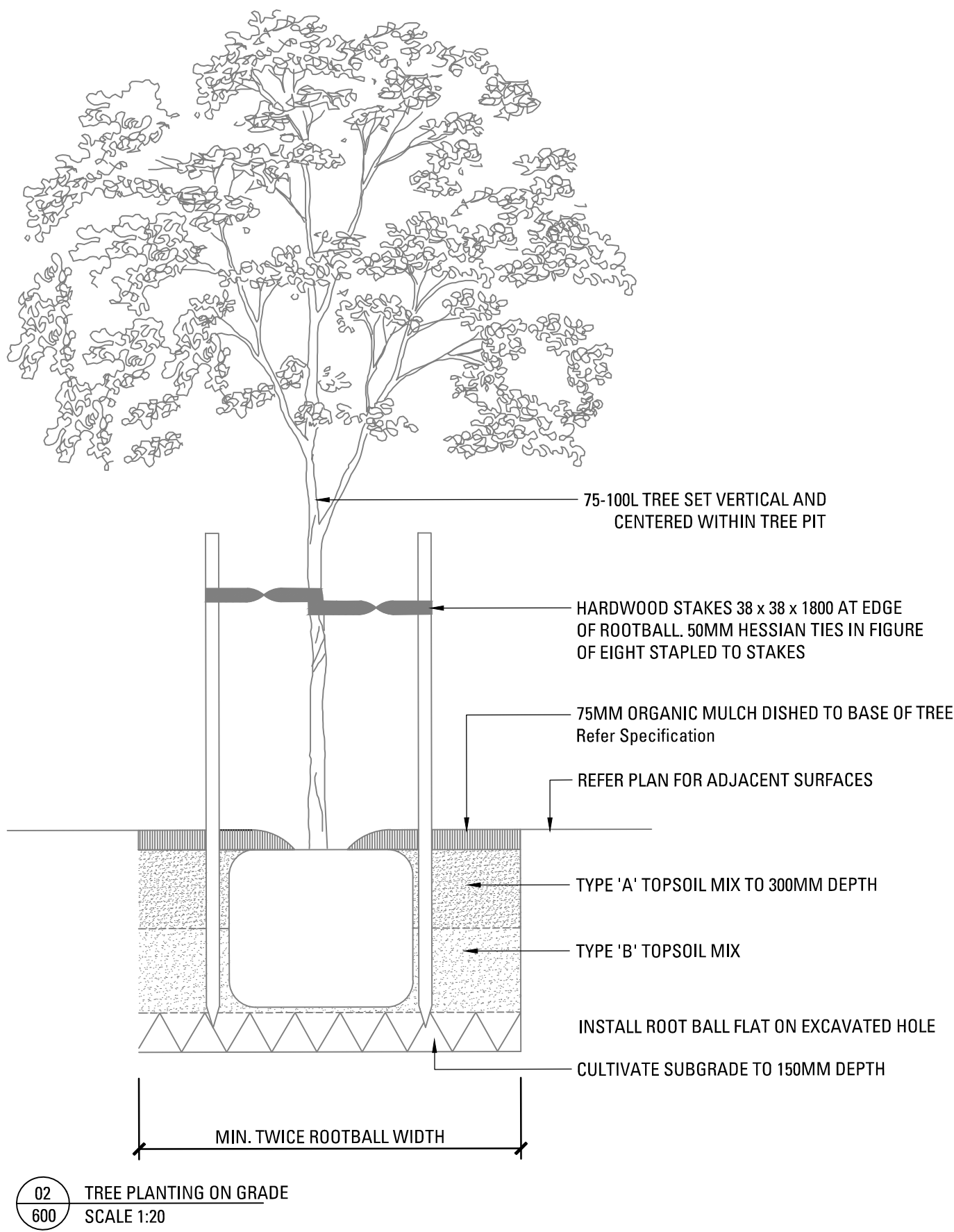
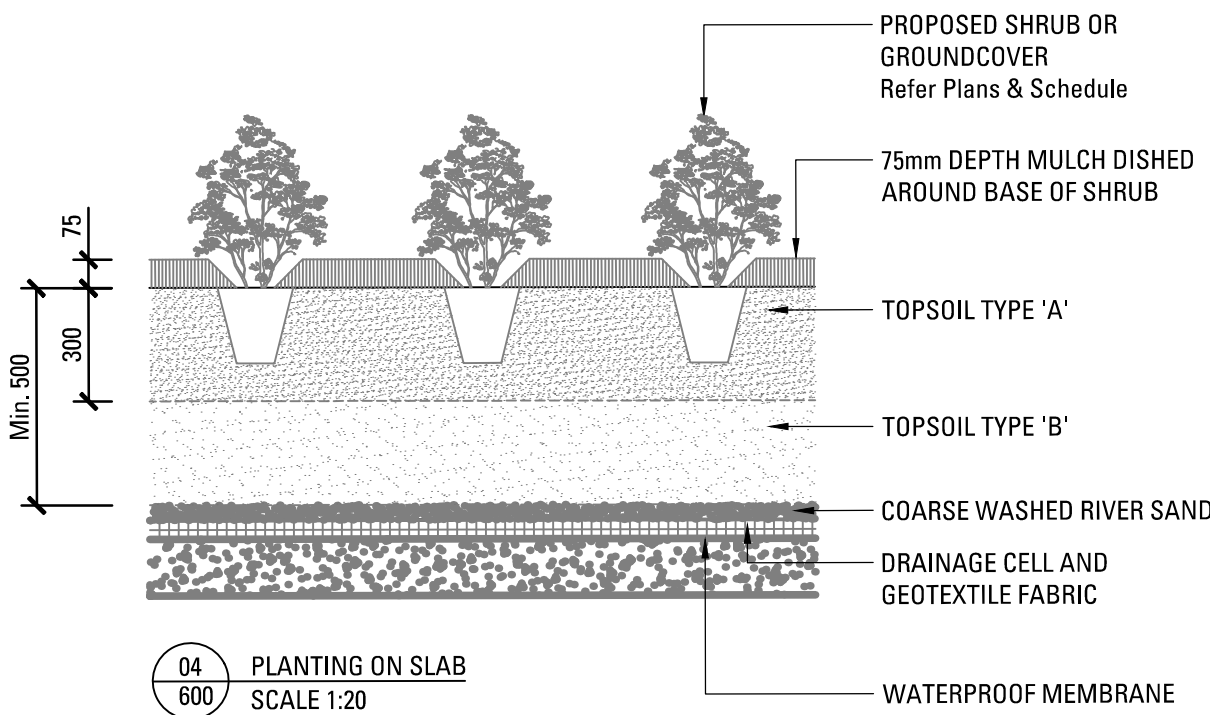
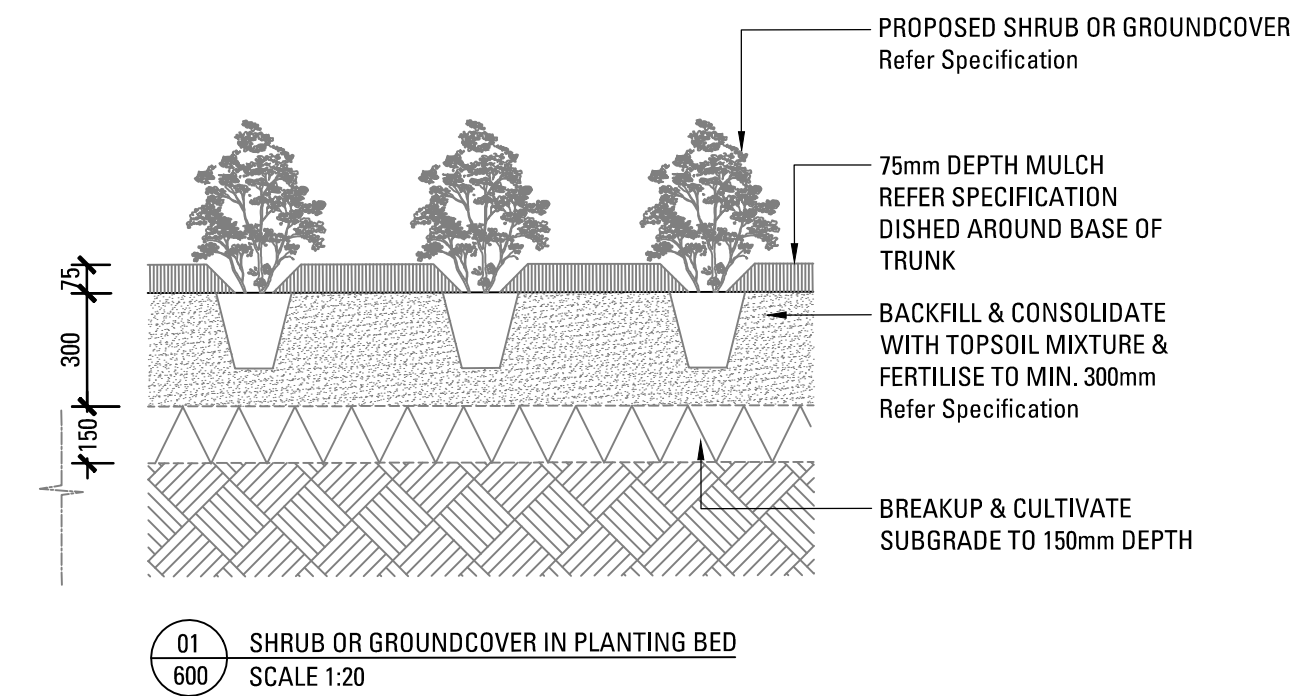


34-42 EAST STREET GRANVILLE
LANDSCAPE S4.55 MODIFICATION



PREPARED BY	Arcadia Landscape Architecture	DATE	23.04.2024
CLIENT	Urban Property Group	SCALE	1:100 @ A1
ARCHITECT	Krikis Tayler	ISSUE	B

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PREPARED BY Arcadia Landscape Architecture
CLIENT Urban Property Group
ARCHITECT Krikis Tayler

DATE 23.04.2024
SCALE 1:100 @ A1
ISSUE B

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LANDSCAPE SPECIFICATION NOTES

L-700

LANDSCAPE SPECIFICATION NOTES

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
IMPORTED TOPSOIL TYPE 'A': BENEDICT SMART MIX NUMBER 4 - LIGHTWEIGHT PLANTER BOX MIX.
IMPORTED TOPSOIL TYPE 'B': BENEDICT SMART MIX NUMBER 5 - LIGHTWEIGHT PLANTER BOX MIX.
IMPORTED TOPSOIL TYPE 'C': BENEDICT SMART MIX NUMBER 6 - NATIVE GARDEN SOIL MIX. OR AN IMPORTED SOIL BLEND.
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION
PLACE MULCH TO THE REQUIRED DEPTH. (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE
PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS, DARK BROWN IN COLOUR AND TEXTURE.

COMPOST
SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT, IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS.
FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF
SHALL BE SIR WALTER BUFFALO, SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
C. 100- GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS, ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER, FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MDOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE. AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

34-42 EAST STREET GRANVILLE LANDSCAPE S4.55 MODIFICATION

PREPARED BY Arcadia Landscape Architecture
CLIENT Urban Property Group
ARCHITECT Krikis Tayler

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