

34 HASSALL ST PARRAMATTA  
NSW 2150

LANDSCAPE DEVELOPMENT  
APPLICATION S4.55 [2]

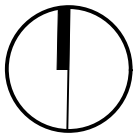
2025036: LANDSCAPE ARCHITECTURAL DRAWING LIST

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DRAWINGS TO BE READ IN CONJUNCTION WITH DESIGN REPORT

NOTE:

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.
- ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
- ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES



SITE CONTEXT - NTS

LANDSCAPE DA DESIGN STATEMENT

Objectives:

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

Principles

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

Public Domain & Streetscapes

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

Access, Egress & Connectivity

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

CPTED, Safety & Visibility

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

Universal Access & DDA Compliance

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

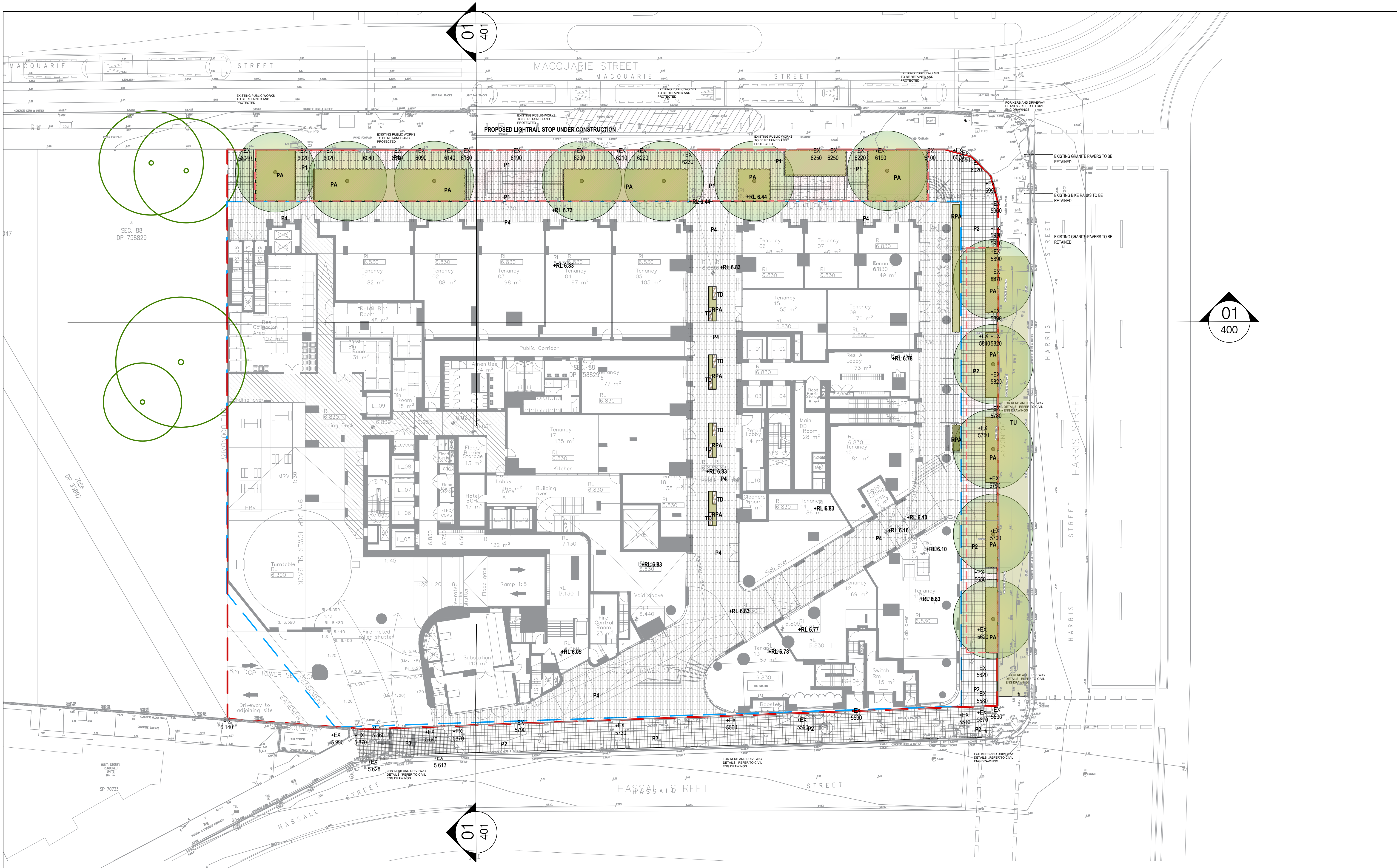
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| 3  | S4.55    | RL                                                                                    | CR    | CR          | 02.02.26         |                                                                                                                                                                                                            |                                                                                       |                                |                                                                                       | Drafting CR                                                                    | Design Check CR | Project         | 34 Hassall Street Paramatta NSW |                      |        |
| 2  | S4.55    | RL                                                                                    | CR    | CR          | 11.12.25         |                                                                                                                                                                                                            |                                                                                       |                                |                                                                                       | Approved (Project Director) Date                                               |                 | Title           | COVER SHEET & DESIGN STATEMENT  |                      |        |
| 1  | S4.55    | RL                                                                                    | CR    | CR          | 23.09.25         |                                                                                                                                                                                                            |                                                                                       |                                |                                                                                       | This Drawing must not be used for Construction unless signed as Approved 1:200 |                 |                 |                                 |                      |        |
| No | Revision | Note: * indicates signatures on original issue of drawing or last revision of drawing | Drawn | Job Manager | Project Director | Date                                                                                                                                                                                                       |                                                                                       |                                |                                                                                       |                                                                                |                 | Original Size   | A1                              | Drawing No: LD-DA000 | Rev: 3 |

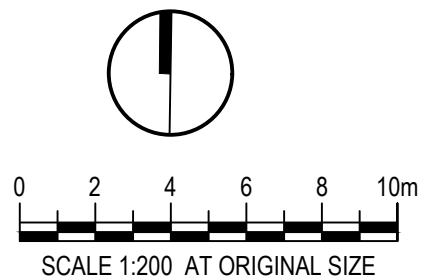








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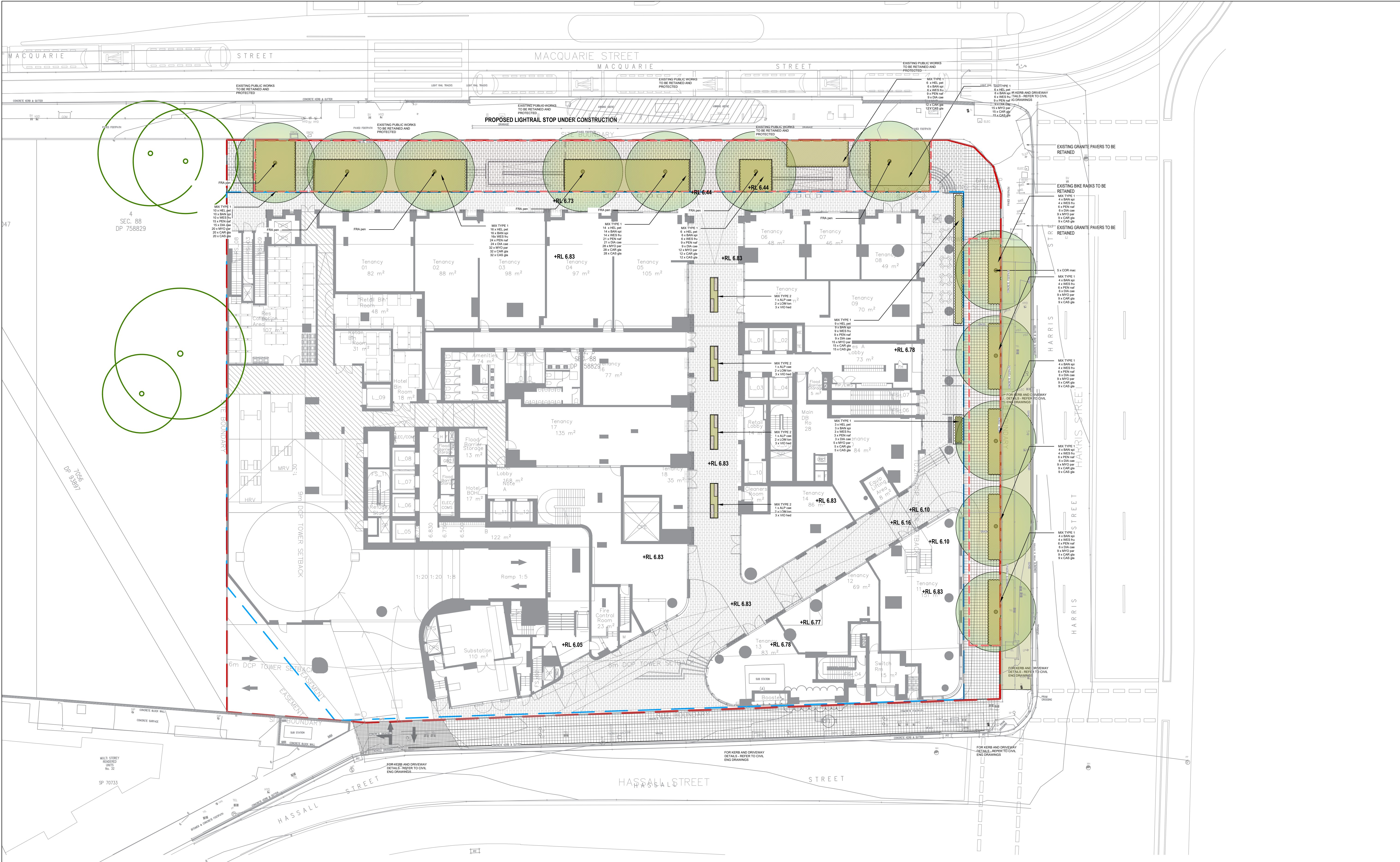
LANDSCAPE  
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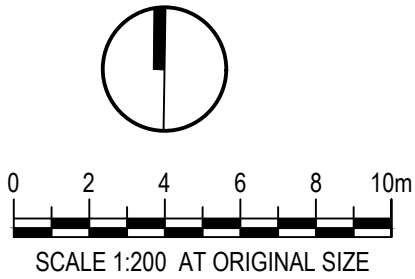
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Approved (Project Director) Date  
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Client **DEICORP**  
Project **34 Hassall Street Paramatta NSW**  
Title **GROUND FLOOR & PUBLIC DOMAIN LANDSCAPE PLAN**  
Original Size **A1**  
Drawing No: **LD-DA100**  
Rev: **2**





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Date

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Designer CR/RI

Design Check CR

Client

DEICORP

Project

34 Hassall Street Paramatta NSW

Title

GROUND FLOOR PLANTING PLAN

Original Size

A1

Drawing No:

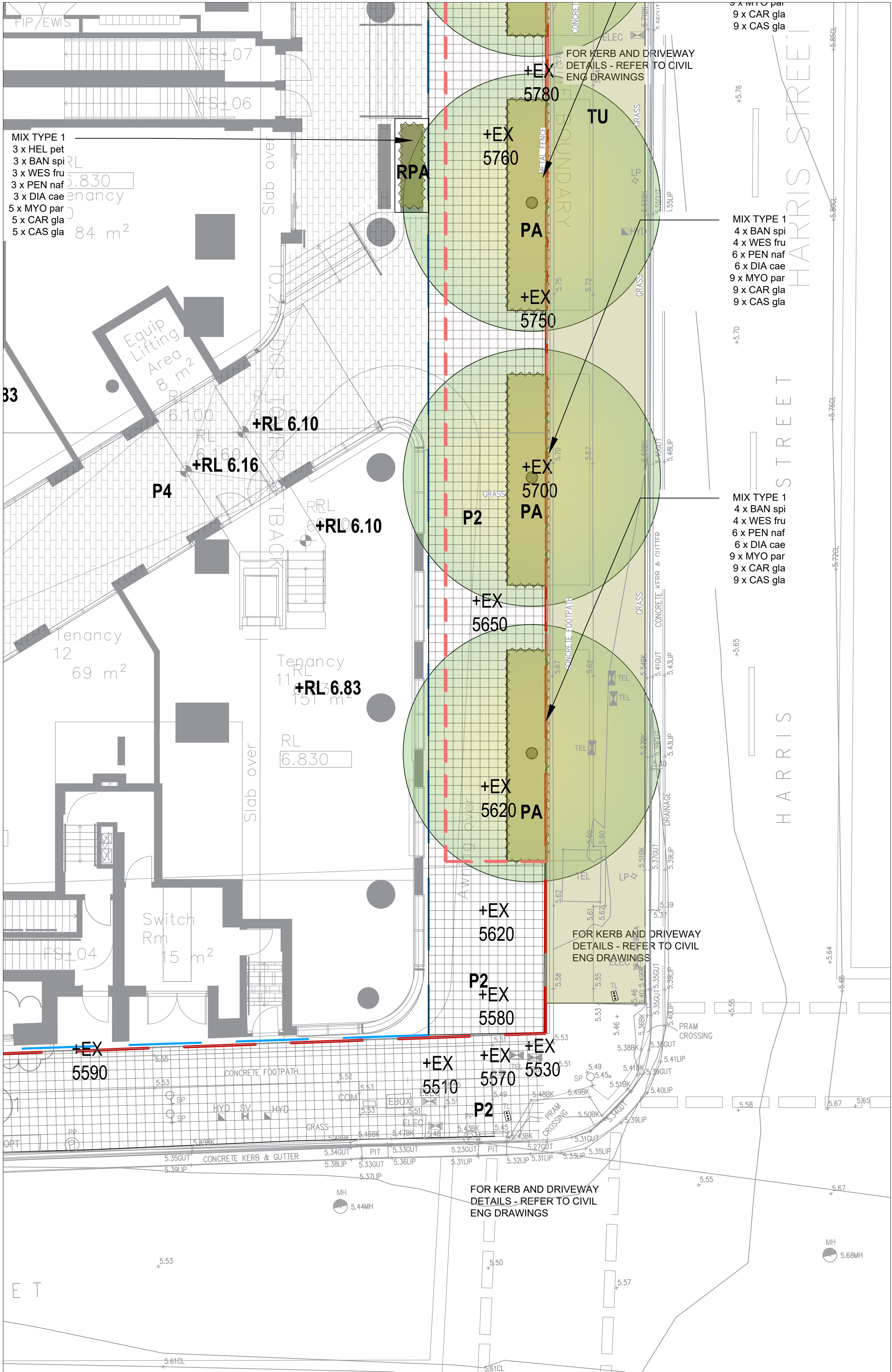
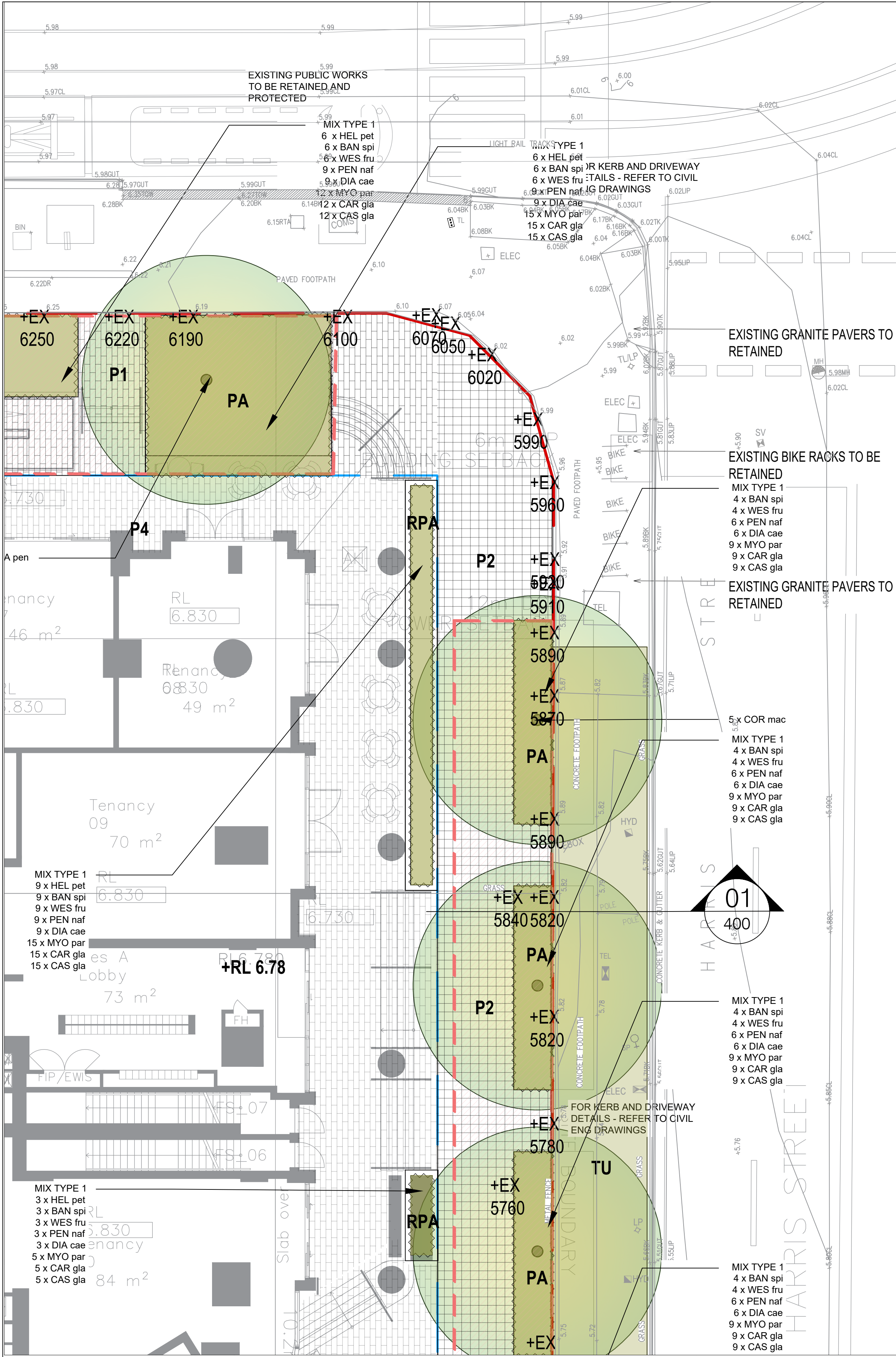
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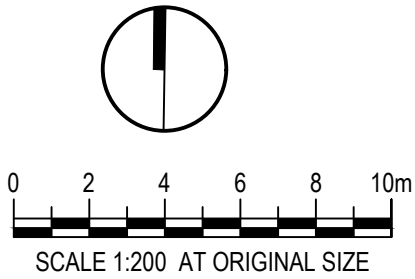








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Drawn RI

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Date

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Designer CR/RI

Design CR

Check CR

Client DEICORP

Project 34 Hassall Street Paramatta NSW

Title GROUND FLOOR DETAILED PLAN 2

Original Size

A1 Drawing No: LD-DA103

Rev: 2













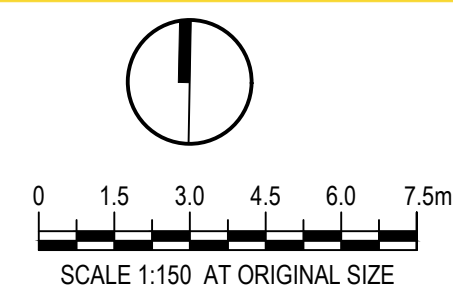








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| 2  | S4.55    |                                                                                       |  | RL    | CR             | CR                  | 11.12.25 |
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## LANDSCAPE



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100

Original Score  
**A1**

**DEICORP**

**34 Hassall Street Paramatta NSW**

### LEVEL 3 GENERAL ARRANGEMENT PLAN

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Drawing No:

**LD-DA130**

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01 TYPICAL SECTION AA  
1:100

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| Drawn              | RI | Designer | CR/RI |
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| (Project Director) |    |          |       |
| Date               |    |          |       |

Client **DEICORP**  
Project **34 Hassall Street Paramatta NSW**  
Title **TYPICAL SECTIONS 1**

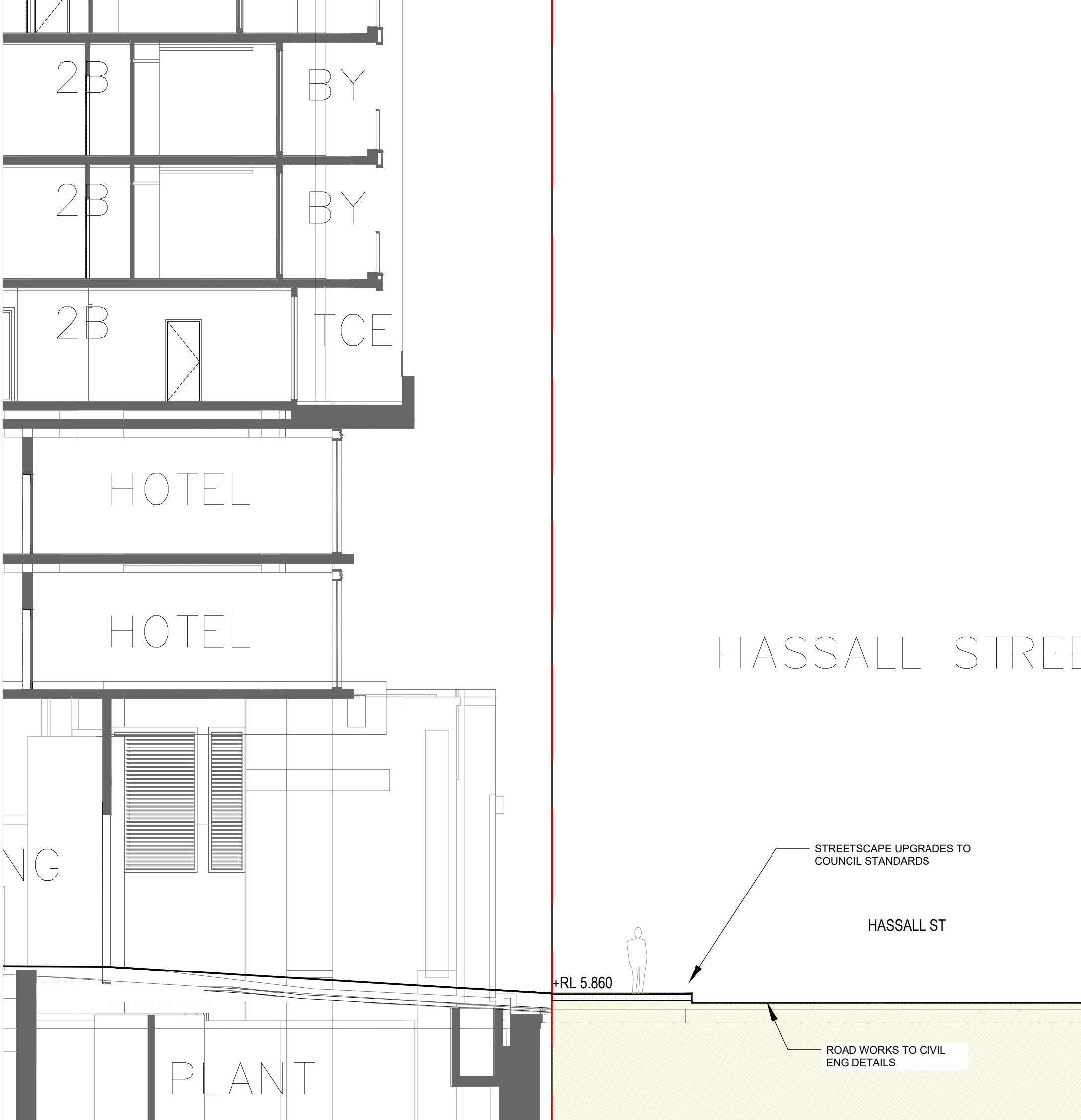
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Drawing No: **LD-DA400**

Rev: 2





01 TYPICAL SECTION BB  
1:100



01 TYPICAL SECTION CC  
1:100

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SCALE 1:100 AT ORIGINAL SIZE

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Designer CR/RI

Design Check CR

Client

DEICORP  
34 Hassall Street Paramatta NSW  
TYPICAL SECTIONS 2

Original Size

A1 Drawing No: LD-DA401

Rev: 2



LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

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

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

SERVICES IDENTIFICATION

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

SITE ESTABLISHMENT

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

EARTHWORKS & DRAINAGE

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

SUBSOIL AGRICULTURAL DRAINS:

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

PIT LIDS:

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

HARD LANDSCAPE WORKS

PAVEMENTS:

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

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

FURNITURE & FIXINGS

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

LIGHTING

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

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:

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

Ameliorated site topsoil mix:

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

SAMPLE & TESTING:

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

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

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

PLANT MATERIALS:

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

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

ADVANCED TREES:

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

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

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

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

MAINTENANCE PERIOD:

General

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase  
Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

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

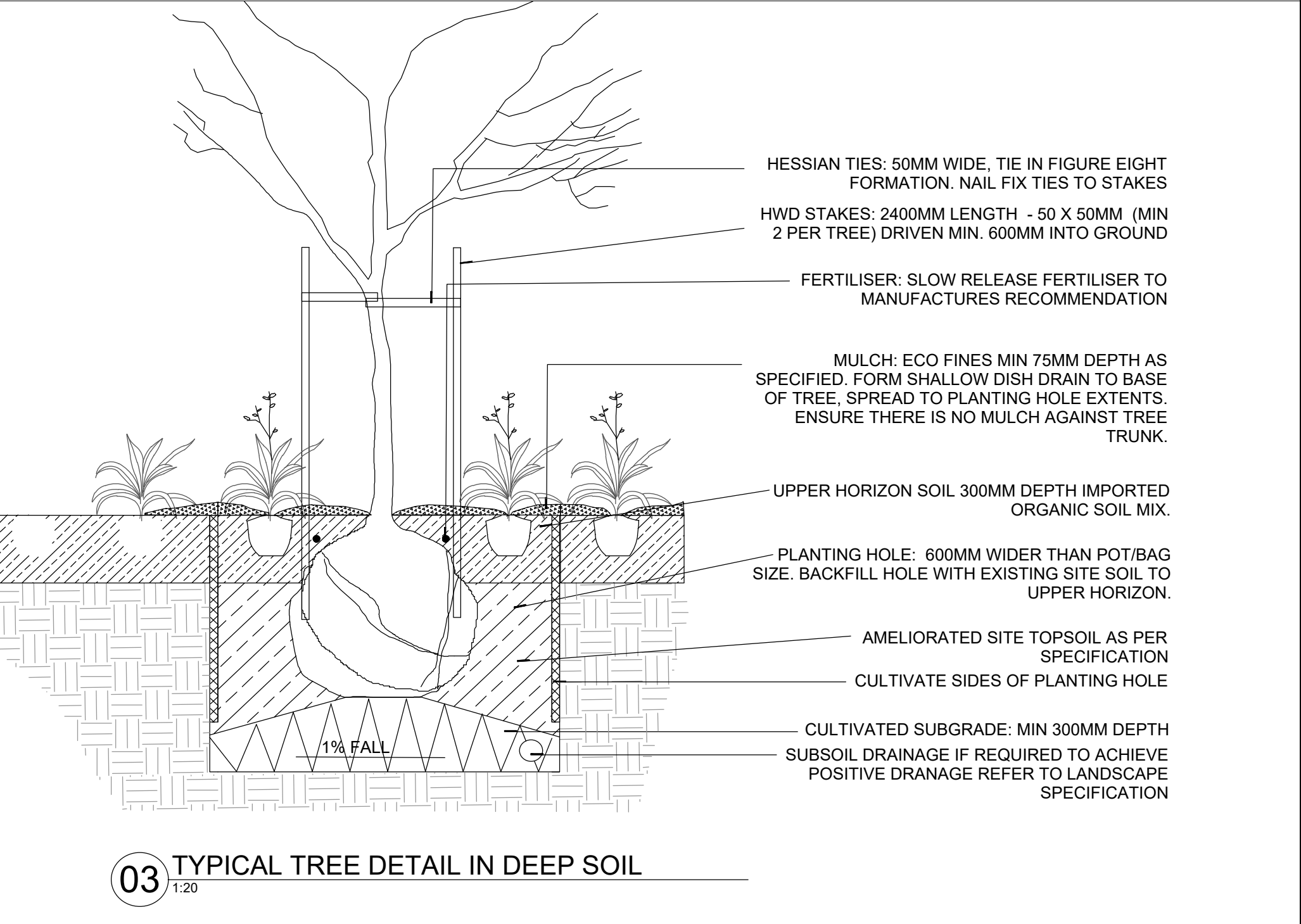
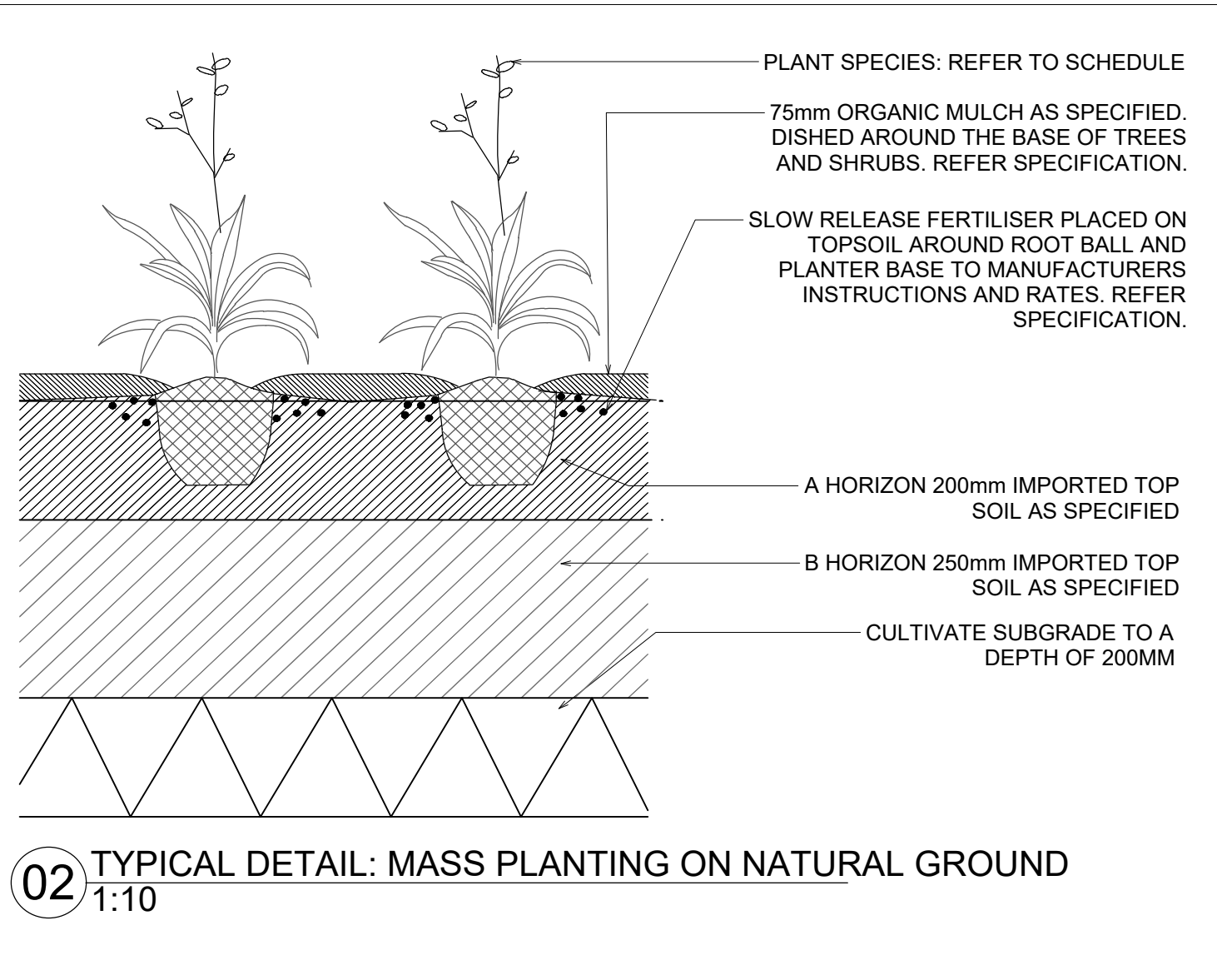
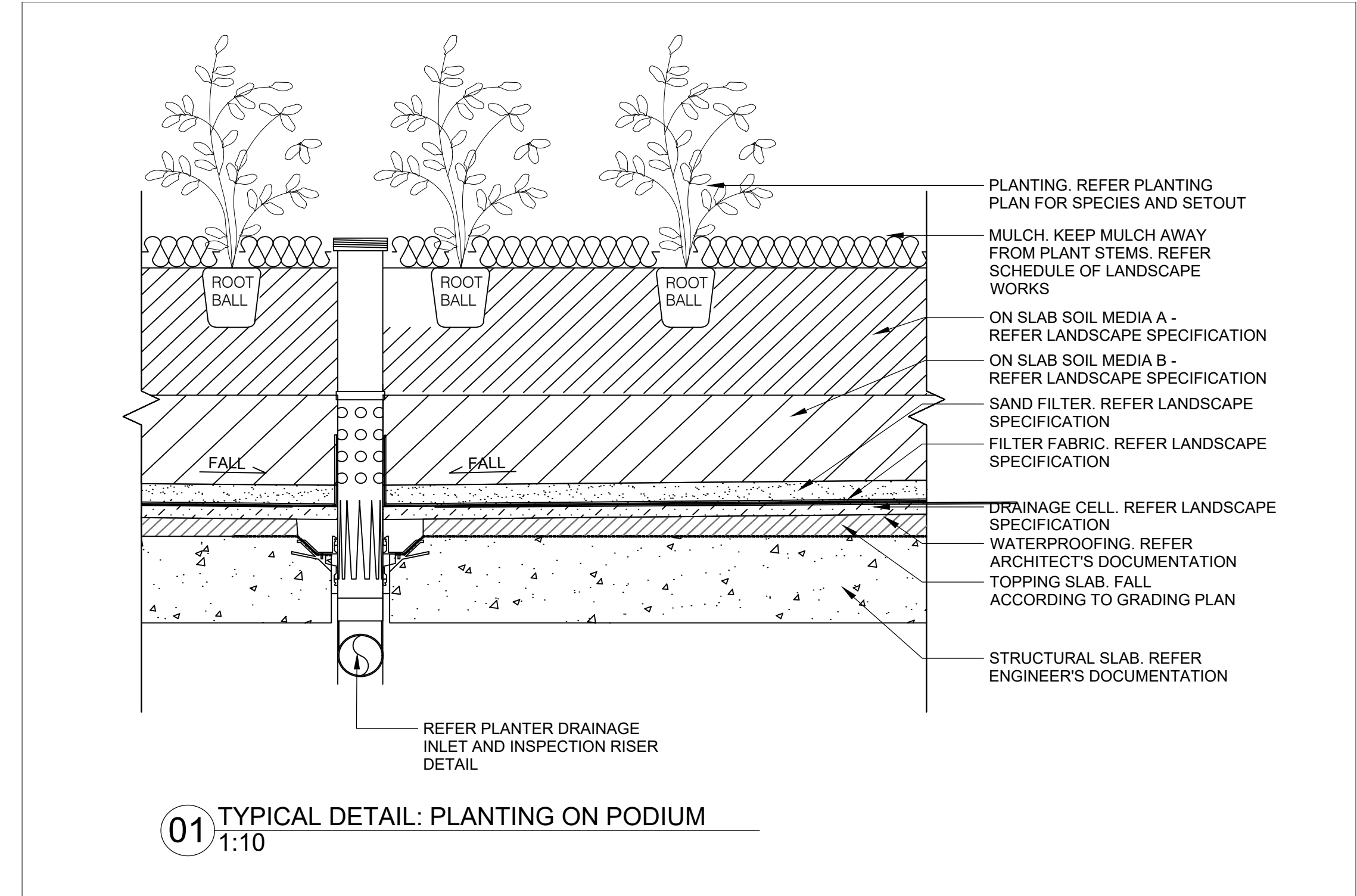
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

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

All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700



NOT FOR CONSTRUCTION

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| CLIENT                                                                                |  | ARCHITECT |  | LANDSCAPE                                                                             |  | DO NOT SCALE                                                                                                                                                                                                                                           |  | Drawn RI          |  | Designer CR/ RI |  | Client                              |  |        |  |
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|                                                                                       |  |           |  |                                                                                       |  |                                                                                                                                                                                                                                                        |  |                   |  |                 |  | OUTLINE SPECIFICATION & MAINTENANCE |  |        |  |



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