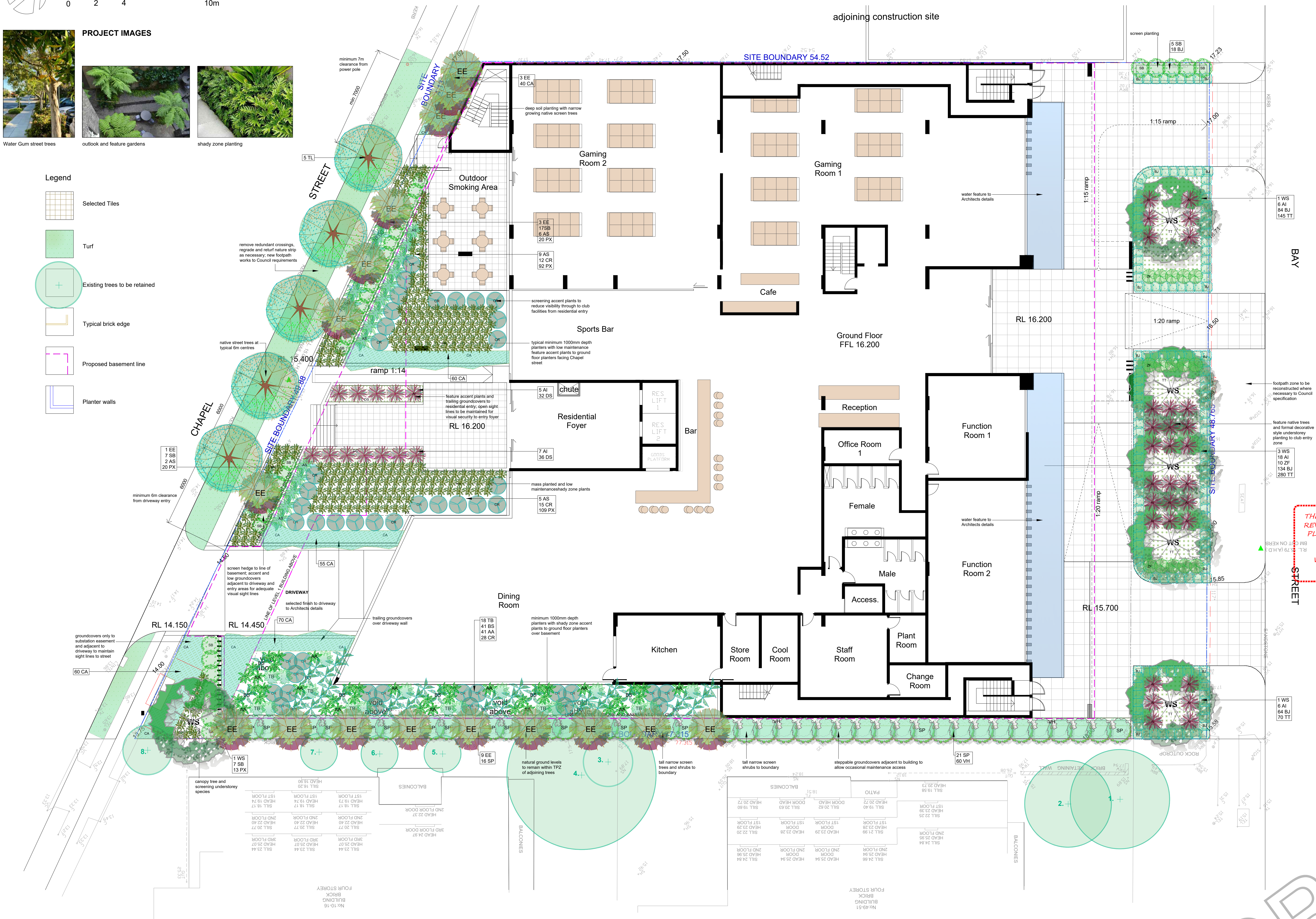
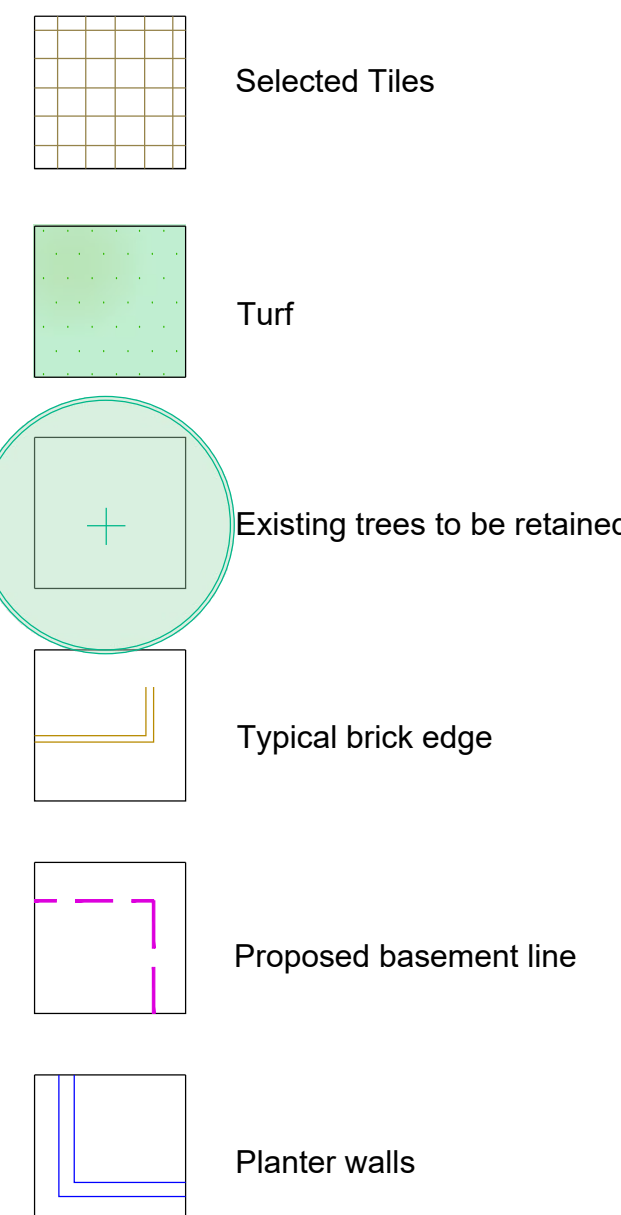


Legend



Ground floor plan 1:100

PLANT SCHEDULE- GROUND FLOOR						
SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	State	COMMON NAME
WS	Waterhousea floribunda 'Weeper'	6	100tr+	10m	yes	Weeping Lilly Pilly
EE	Elaeocarpus eumundi	6	45tr	8m	no	Quandong
SP	Tristania laurina 'Luscious'	5	45tr	7m	yes	Water Gum
SP	Syzygium australe 'Pinnate'	21	45tr	6m+	no	Brush Cherry
SP	Syzygium 'Backyard Bliss'	29	200mm	2-3m	no	Dwarf Brush Cherry
SP	Alcantarea imperialis 'Rubra'	42	200mm	1.5m	no	Imperial Bromeliad
SP	Asialia 'Silver Spear'	20	200mm	1.5m	no	Silver Astelia
SP	Todea barbara	18	200mm	1.5m	no	King Fern
SP	Blechnum 'Silver Lady'	41	200mm	1.2m	no	Silver Lady Fern
SP	Asplenium australicum	41	200mm	1m	no	Birds Nest Fern
SP	Cycas revoluta	55	200mm	1m	no	Sago Palm
SP	Zamia furfuracea	10	200mm	1m	no	Cardboard Palm
SP	Buxus microphylla 'Japonica' (hedge)	300	150mm	0.7m	no	Japanese Box
SP	Philodendron 'Xanadu'	235	150mm	0.7m	no	Dwarf Philodendron
SP	Cissus antarctica	225	150mm	glover	no	Kangaroo Vine
SP	Dichondra 'Silver Falls'	68	150mm	glover	no	Silver Dichondra
SP	Trachelospermum 'Ticoor'	495	150mm	glover	no	Variegated Jasmine
SP	Viola hederacea	80	150mm	glover	no	Native Violet
	Softleaf Buffalo Turf					

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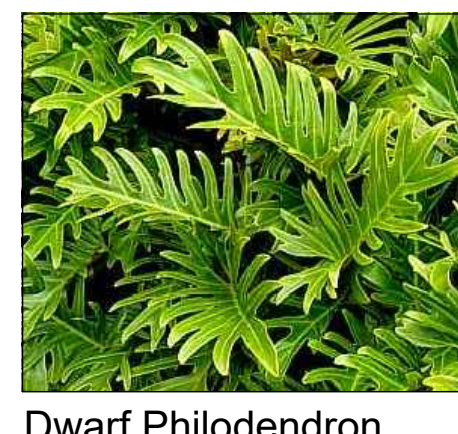
Rev. no.	Description	Date
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C	REVISED ARCHITECTURAL DESIGN	27.10.2020
B	REVISED ARCHITECTURAL DESIGN	06.05.19
A	REVISED ARCHITECTURAL DESIGN	26.02.18

ARBORIST:	
SURVEY:	NEW WAY SURVEYING
HYDRAULIC:	
ARCHITECT:	THE BAY GROUP
CLIENT:	45 BAY ST P/L



41-45 BAY STREET & 4 CHAPEL STREET, ROCKDALE

TITLE:	LANDSCAPE PLAN
STATUS:	DA
DRAWN:	MAG
CHECKED:	MFG
DATE:	24.11.16
SCALES:	1:100
DRAWING No.:	16-3341 LO1
REVISION:	D



Weeping Lilly Pilly

Quandong

Water Gum

Dwarf Brush Cherry

Imperial Bromeliad

Silver Astelia

King Fern

Silver Lady Fern

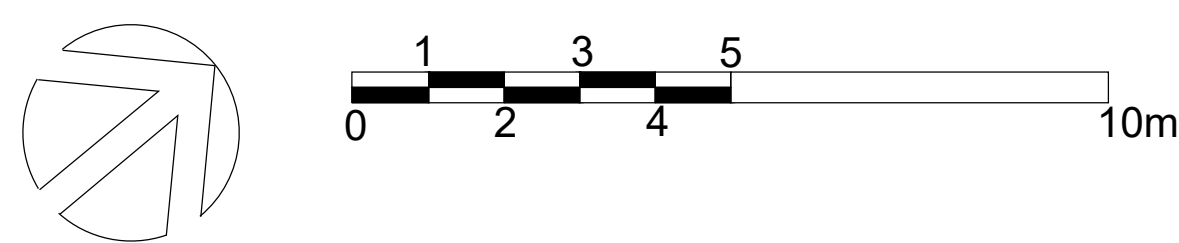
Birds Nest Fern

Sago Palm

Cardboard Palm

Japanese Box

Dwarf Philodendron



First floor plan 1:100

PLANT SCHEDULE- LEVEL 1						
SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
	Howea forsteriana	4	200ltr	10m	no	Kentia Palm
	Magnolia 'Little Gem'	4	75ltr	6m	no	Evergreen Magnolia
	Backhousia myrtifolia	2	25ltr	5m	no	Cinnamon Myrtle
	Cyathea cooperi	15	25ltr	3m	no	Straw Tree Fern
	Viburnum tinus (hedged)	18	200mm	2.5m	no	Laurustinus
	Cordyline 'Pink Diamond'	67	200mm	2m	no	Broadleaf Cordyline
	Todea barbara	11	200mm	1.5m	no	King Fern
	Blechnum 'Silver Lady'	40	200mm	1.2m	no	Silver Lady Fern
	Asplenium australasicum	9	200mm	1m	no	Birds Nest Fern
	Cycas revoluta	9	200mm	1m	no	Sago Palm
	Zamia furfuracea	14	200mm	1m	no	Cardboard Palm
	Buxus microphylla 'Japonica' (hedged)	12	150mm	0.7m	no	Japanese Box
	Philodendron 'Xanadu'	121	150mm	0.7m	no	Dwarf Philodendron
	Clivia miniata	43	150mm	0.5m	no	Kafir Lily
	Gazania sp. 'Silver'	72	150mm	g/cover	no	Silver Gazania
	Juniperus conferta	138	150mm	g/cover	no	Shore Juniper
	Trachelospermum 'Flat Mat'	122	150mm	g/cover	no	Star Jasmine
	Viola hederacea	313	150mm	g/cover	no	Native Violet

PROJECT IMAGES



Evergreen Magnolia screen trees



screen hedges to terraces



trailing plants over terrace planters



palm garden



shady zone planting



shady zone terrace gardens

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ARCHITECT:	THE BAY GROUP	
CLIENT:	45 BAY ST P/L	

41-45 BAY STREET & 4 CHAPEL STREET, ROCKDALE		
TITLE:	LANDSCAPE PLAN	
STATUS:	DA	SCALES: 1:100
DRAWN:	MAG	SHEET: 2 OF 6
CHECKED:	MFG	DRAWING No: 16-3341 LO2
DATE:	24.11.16	REVISION: D



Kentia Palm

Evergreen Magnolia

Cinnamon Myrtle

Straw Tree Fern

Laurustinus

Broadleaf Cordyline

King Fern

Silver Lady Fern

Birds Nest Fern

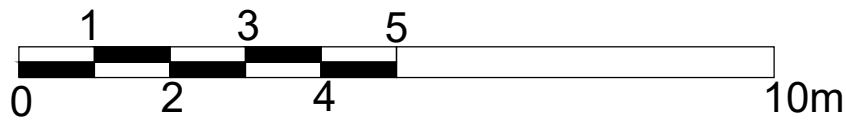
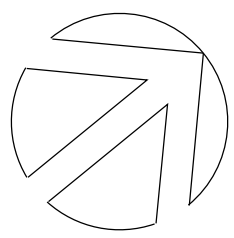
Sago Palm

Cardboard Palm

Japanese Box

Dwarf Philodendron

Kafir Lily



PLANT SCHEDULE LEVEL 3						
SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
	Metrosideros 'Red Baby'	12	200mm	1.5m	no	Dwarf Metrosideros
	Buxus microphylla 'Japonica' (hedged)	20	150mm	0.7m	no	Japanese Box
	Philodendron 'Little Phil'	180	150mm	0.35m	no	Dwarf Philodendron
	Lil'ope muscari	102	150mm	0.3m	no	Turf Lily
	Juniperus conferta	86	150mm	g/cover	no	Shore Juniper



Dwarf Metrosideros



Japanese Box



Dwarf Philodendron



Turf Lily



Shore Juniper

PROJECT IMAGES



Greenwall sample



Greenwall sample



trailing plants over terrace planters



screen hedges to terraces

PLANT SUGGESTIONS - GREENWALL

SPECIES	COMMON NAME	SPECIES	COMMON NAME
SUN - BAY STREET		SHADE - CHAPEL STREET	
Aeschynanthus sp.	Lipstick Plant	Alternanthera sp. varieties	Alternanthera
Asplenium nidus	Birds Nest Fern	Acorus sp. varieties	Sweet Flag
Blechnum sp. varieties	Fern	Begonia	Begonia
Bromeliad varieties	Bromeliad	Bromeliad varieties	Bromeliad
Cissus antarctica	Kangaroo Vine	Carpobrotus sp. varieties	Pig Face
Davallia pyxidata	Hares Foot Fern	Dichondra 'Silver Falls'	Silver Dichondra
Dichondra repens	Kidney Plant	Echeveria sp. varieties	Echeveria
Epigremnum sp.	Devils Ivy	Epidendrum sp.	Crucifix Orchid
Hemigraphis alternata	Waffle Plant	Festuca glauca	Blue Fescue
Lil'ope muscari varieties	Turf Lily	Geranium sp. varieties	Geranium
Neprolepis exaltata	Boston Fern	Juniperus conferta	Shore Juniper
Ophiopogon japonicus	Mondo Grass	Lomandra sp. varieties	Mat Rush
Philodendron 'Little Phil'	Dwarf Philodendron	Myoporum parvifolium	Creeping Boobialla
Philodendron 'Xanadu'	Dwarf Philodendron	Ophiopogon japonicus	Mondo Grass
Soleirolia soleirolii	Babys Tears	Sedum sp. varieties	Sedum
Viola hederacea	Native Violet	Senecio sp. varieties	Blue Chalk sticks

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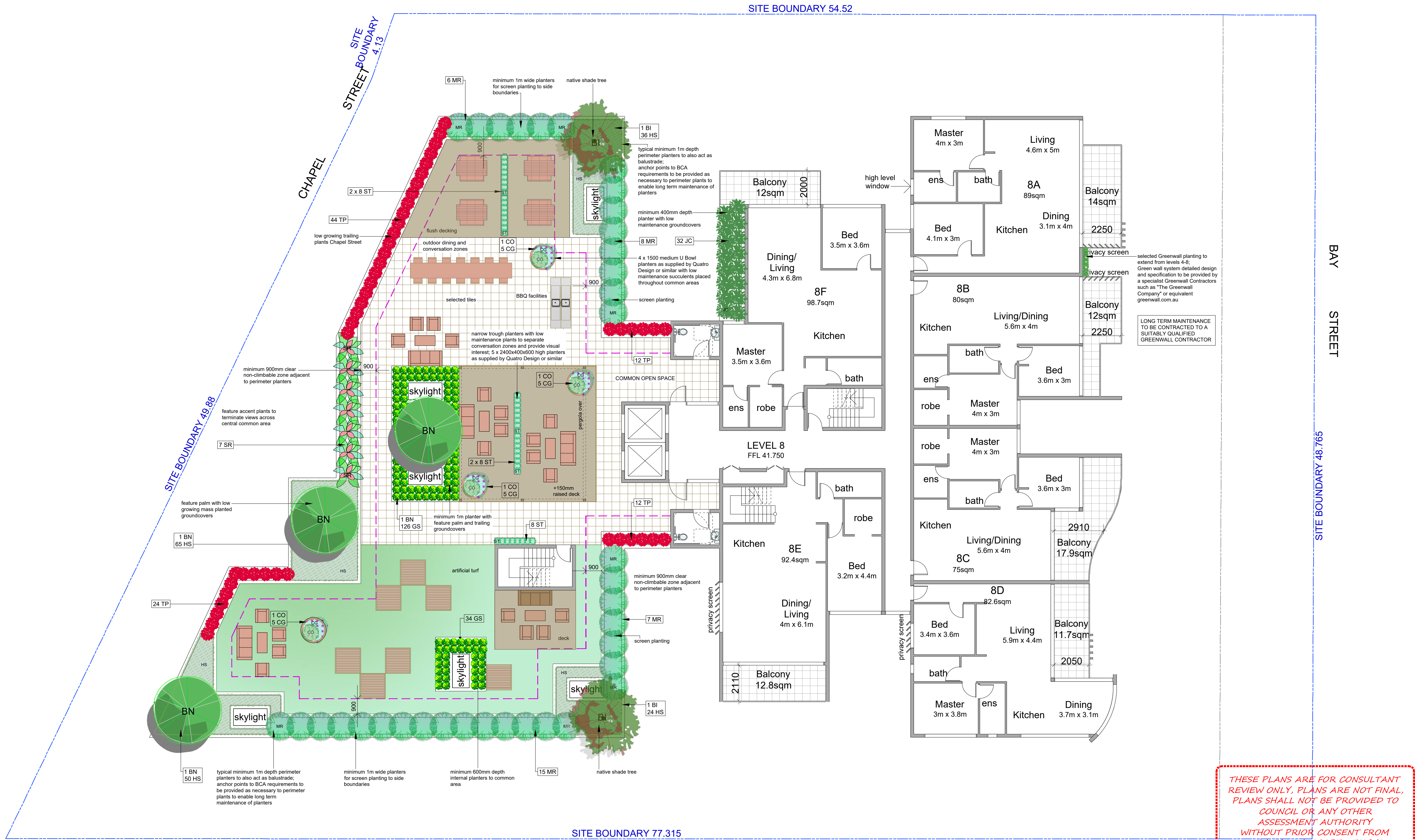
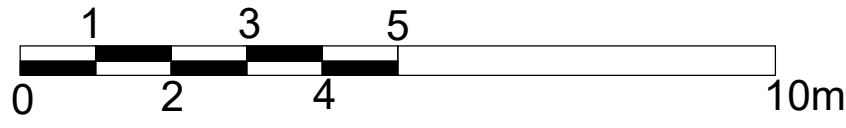
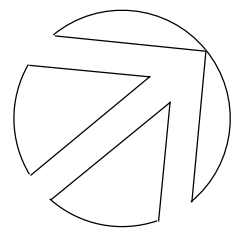
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ARCHITECT:	THE BAY GROUP	
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41-45 BAY STREET & 4 CHAPEL STREET, ROCKDALE

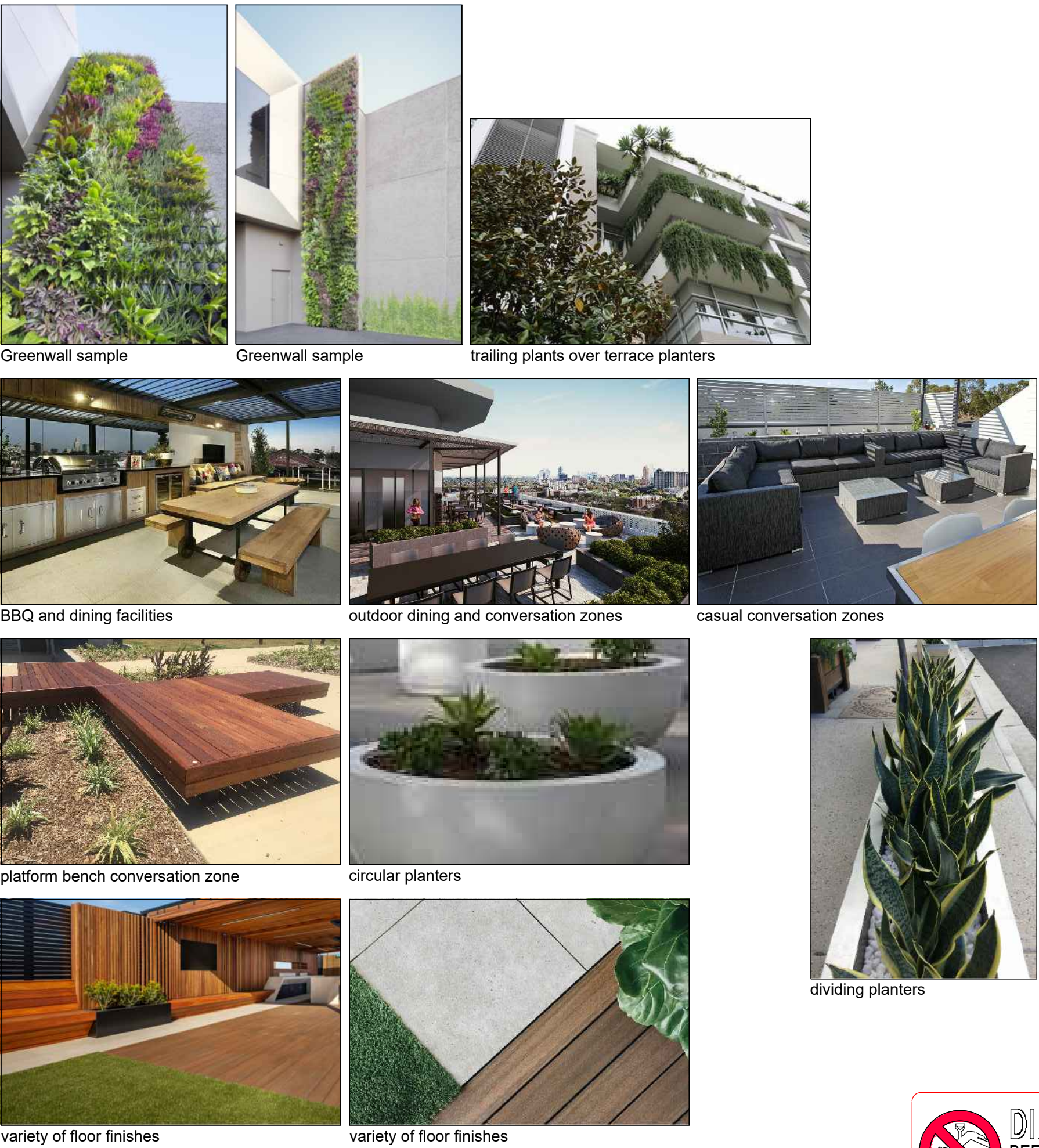
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STATUS:	DA	SCALES:	1:100
DRAWN:	MAG	SHEET:	3 OF 6
CHECKED:	MFG	DRAWING No:	16-3341 LO3
DATE:	24.11.16	REVISION:	D

Third floor plan 1:100



PLANT SCHEDULE LEVEL 8						
SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
BN	Banksia integrifolia	2	75ltr	8m	yes	Coast Banksia
BN	Bismarckia nobilis	3	75ltr	7m	no	Bismark Palm
MR	Metrosideros 'Red Baby'	36	200mm	1.5m	no	Dwarf Metrosideros
MR	Streitzia reginea	7	200mm	1.5m	no	Bird of Paradise
CO	Crassula ovata	4	150mm	0.9m	no	Jade Plant
ST	Sanseveria trifasciata	40	150mm	0.5m	no	Mother In Laws Tongue
ST	Carpobrotus glaucescens 'Aussie Rambler'	20	150mm	g/cover	no	Native Pigface
GS	Gazania sp. 'Silver'	160	150mm	g/cover	no	Silver Gazania
HS	Hibbertia scandens	175	150mm	g/cover	no	Yellow Guinea Vine
JC	Juniperus conferta	32	150mm	g/cover	no	Shore Juniper
TP	Tradescantia pallida 'Purple'	92	150mm	g/cover	no	Purple Wandering Jew
	Artificial turf					

PROJECT IMAGES



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41-45 BAY STREET & 4 CHAPEL STREET, ROCKDALE

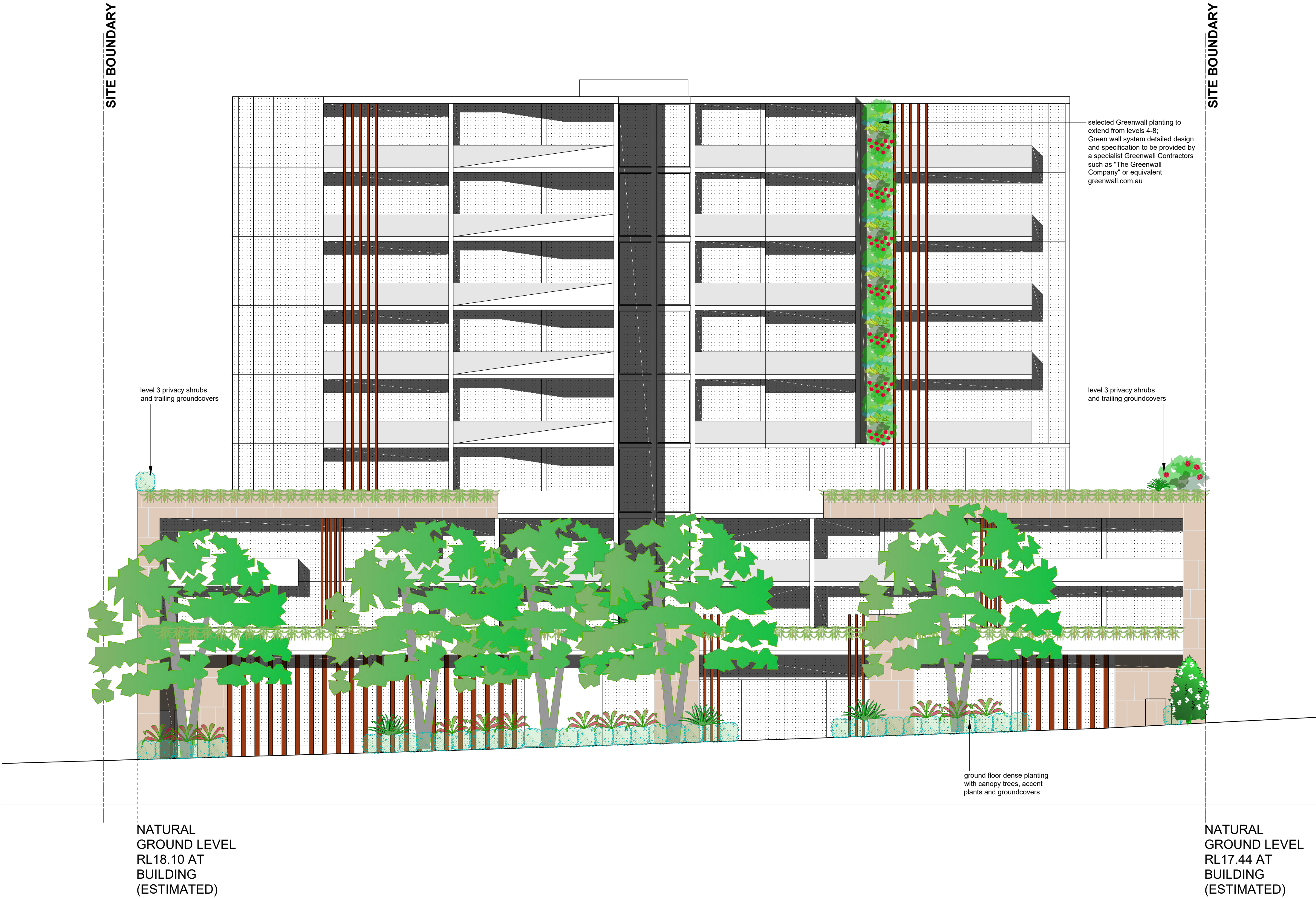
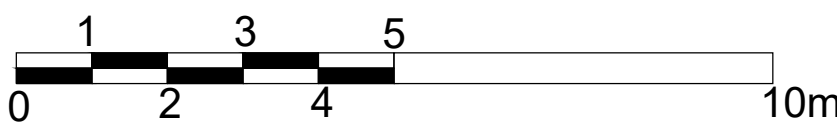
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STATUS:	DA		
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DRAFT not for issue

Eighth floor plan 1:100

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BAY STREET ELEVATION



CHAPEL STREET ELEVATION

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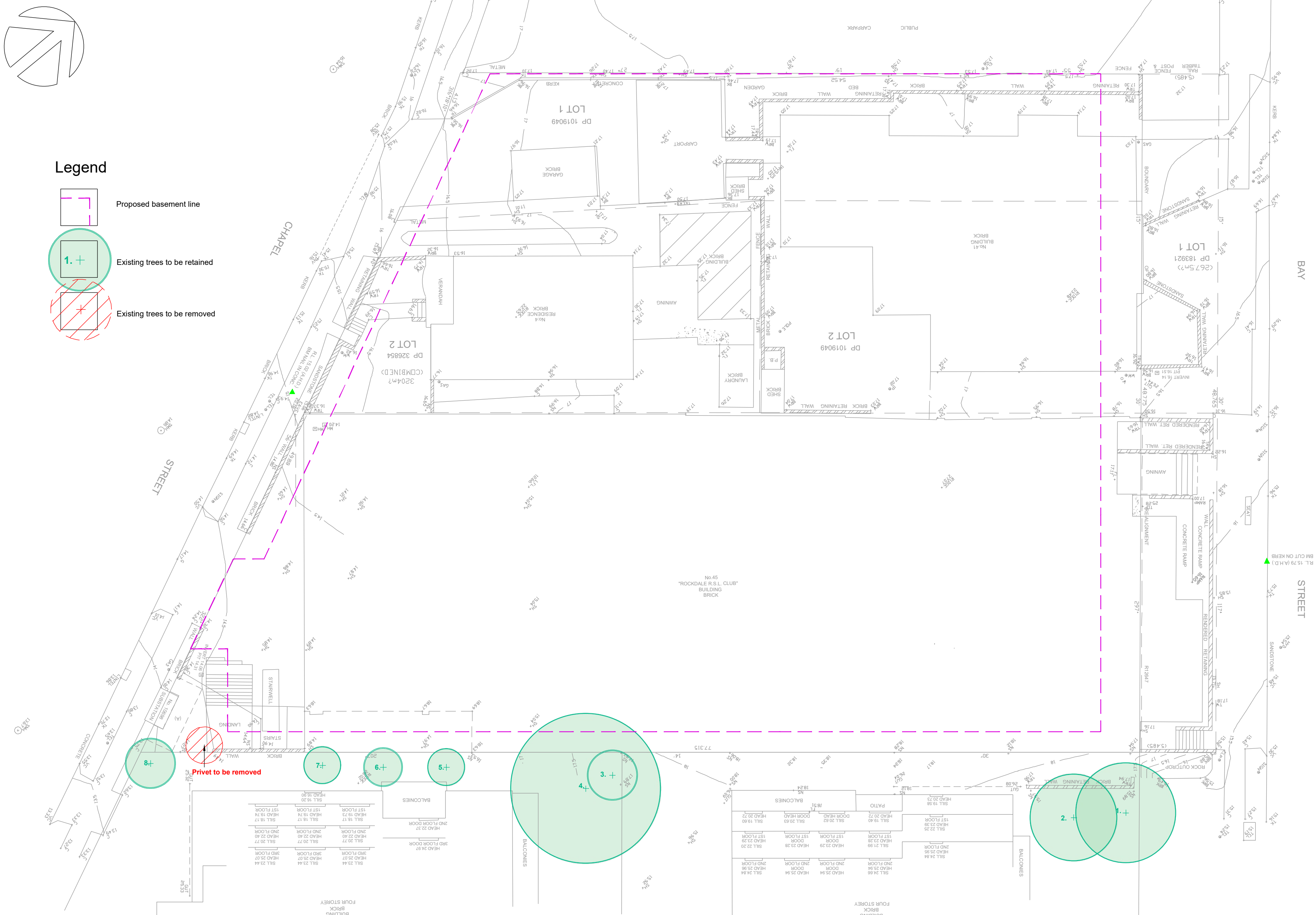
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HYDRAULIC		
ARCHITECT	THE BAY GROUP	
CLIENT	45 BAY ST P/L	

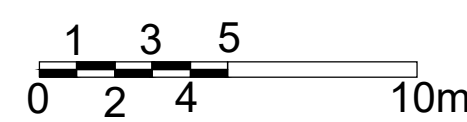
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Landscape Designs
19 Avalon Road, Sutherland
Tel: 9543 5200 Fax: 9543 5500
Email: info@zenithlandscapes.com.au

41-45 BAY STREET & 4 CHAPEL STREET, ROCKDALE

TITLE:	LANDSCAPE PLAN	SCALE:	1:100
STATUS:	DA	SCALE:	1:100
DRAWN:	MAG	SHEET:	5 OF 6
CHECKED:	MFG	DRAWING NO:	16-3341 LO5
DATE:	24.11.16	REVISION:	D



Existing tree plan 1:200



EXISTING TREE SCHEDULE						
TREE No.	TREE	HGT (m)	CAN (m)	TNK (m)	condition	retain/ remove
1	Eucalypt	12	8	0.6	good	RETAIN
2	Eucalypt	10	7	0.4	fair	RETAIN
3	Melaleuca	6	4	0.1	fair	RETAIN
4	Eucalypt	18	12	0.8	good	RETAIN
5	Norfolk Island Pine	6	3	0.2	fair	RETAIN
6	Crepe Myrtle	6	3	0.1	fair	RETAIN
7	Frangipani cluster	3	3	multi	fair	RETAIN
8	Bottlebrush	5	4	multi	fair	RETAIN

LANDSCAPE GUIDELINES

1. GENERAL

- 1.1 The Contractor shall be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
- 1.2 The Contractor shall be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
- 1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
- 1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
- 1.5 No substitute of material shall be made unless approval is given by the Superintendent.
- 1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.

2. SITE PREPARATION

- 2.1 Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.

3. MASS PLANTED AREAS

- 3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
- 3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.

4. PLANTING

- 4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with NatSpec - "Guide to Purchasing Landscape Trees".
- 4.2 All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
- 4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
- 4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
- 4.5 All plant material should be watered thoroughly immediately after planting.
- 4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
- 4.7 Labels shall be removed entirely from the plants.

5. STAKING

- 5.1 Trees should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.

6. TURF AREAS

- 6.1 Turf areas should be cultivated before turfing by tipping or harrowing.
- 6.2 At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.

7. MULCH

- 7.1 Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
- 7.2 Mulch for OSD basin garden beds shall be 20mm Nepean River Gravel or similar laid to a minimum 50mm depth.

8. SOIL MIXES

- 8.1 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
- 8.2 Soil mix for street tree planting shall be 1 part site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
- 8.3 Soil mix for planter boxes and planting over slab shall be 'Planter Box Mix' as supplied by A.N.L. or equivalent.

9. FEATURE PEBBLES

- 9.1 Feature pebbles shall be 20mm Nepean River Gravel or similar laid to a minimum 50mm depth.

10. DECOMPOSED GRANITE

- 10.1 Decomposed Granite shall be max 5mm Decomposed Granite Gold as supplied by A.N.L. or similar spread to a depth of 100mm allowing 25% compaction and stabilised with 5% off-white cement.

MAINTENANCE GUIDELINES

PRELIMINARY MAINTENANCE

1. Upon completion of all landscape construction works the site shall be cleaned of all rubbish and debris. All waste material shall be removed from the site in a manner consistent with best practice waste management principles and any approved waste management plan applying to the development. All Landscape works shall be completed in accordance with the approved plans and to a satisfactory standard to the approval of the project Landscape Architect or Principal Certifying Authority (P.C.A.). Any damage to footpaths and street verge areas shall be repaired and shall include the replacement of street trees and restoration of grassed areas as necessary and in accordance with the requirements of the Local Government Council or Authority.
2. Maintenance in the vicinity of building works, structures, carpark areas, signage and services should be carried out without damage occurring or detrimental effect on the landscaping works. Where damage does occur it shall be rectified immediately and to the satisfaction of the P.C.A.

ESTABLISHMENT MAINTENANCE

1. Maintenance works shall be in addition to the construction contract and shall include responsibility for all landscaped areas within the property and to the street verge unless otherwise specified.
2. The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
3. The Contractor shall carry out maintenance works for a minimum period of 52 weeks.
4. Maintenance works shall include the following works:

- a. Mow lawns generally each 10 days in summer and each 14 days in winter or as necessary by local and seasonal weather conditions.
- b. Trim edges on each mowing occasion. Motorised edges should be used with care and not closer than 100mm to the trunk of any tree. Edges include garden beds, junctions of lawn and pavements, kerbs, poles and spade edges to trees in grassed areas.
- c. Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
- d. Remove any weed growth from all planting areas. Hand removal should be the primary removal technique to limit use of chemicals and to protect the remaining plant material from accidental exposure to the chemicals. Weed removal from large scale areas and bushland areas should be undertaken in accordance with approved Bush Regeneration and Management techniques and requirements.
- e. Fertilisers should be applied as necessary with care to avoid run off of excess nutrients to the drainage system.
- f. Spray and control pests and diseases as required. Any chemical applications should be applied in strict accordance with the Manufacturers specification. Where application has been necessary follow up inspections within 7 days should occur to further assess the plant requirements.
- g. Replace plants which fail with plants of similar size and quality as originally planted. The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period but replacement is still required to be undertaken in consultation with the site owner.
- h. Adjust ties to trees as necessary.
- i. Make good any erosion or soil subsidence which may occur.
- j. Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
- k. Make good any defects or faults arising from defective workmanship.
- l. Advanced trees (400mm) and including existing mature trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified Arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.

5. When the maintenance period is completed the Contractor shall notify the Superintendent/owner. The site shall then be inspected and if to the satisfaction of the Superintendent/owner the responsibility will be handed over to the owner for on-going maintenance.

Maintenance Schedule- Spring- Summer

Week	September				October				November				December				January				February			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Gardens																								
Watering - Irrigated Beds																								
Hand Watering - non-irrigated planters																								
Weeding																								
Mulching																								
Fertilising																								
Pruning																								
Pest & Disease Control																								
Replacement plants																								

Turf Areas

Watering																								
Weeding																								
Mowing																								
Fertilising																								
Pest & Disease Control																								

Irrigation Check & Repair

Maintenance Schedule- Autumn- Winter

Week	March				April				May				June				July				August			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Gardens																								
Watering - Irrigated Beds																								
Hand Watering - non-irrigated planters																								
Weeding																								
Mulching																								
Fertilising																								
Pruning																								
Pest & Disease Control																								
Replacement plants																								

Turf Areas

Watering																								
Weeding																								
Mowing																								
Fertilising																								
Pest & Disease Control																								

Irrigation Check & Repair

NOTE: ALL GREENWALL MAINTENANCE TO BE UNDERTAKEN BY GREENWALL CONTRACTOR

THESE PLANS ARE FOR CONSULTANT REVIEW ONLY. PLANS ARE NOT FINAL. PLANS SHALL NOT BE PROVIDED TO COUNCIL OR ANY OTHER ASSESSMENT AUTHORITY WITHOUT PRIOR CONSENT FROM ZENITH LANDSCAPE DESIGNS



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- NOTES
1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
 2. All surface and sub-surface drainage requirements shall be to Engineers details.
 3. Numeric dimensions should be taken in preference to scaling.
 4. All dimensions should be checked on-site prior to commencing construction.
 5. Contractors shall verify the location of all site features prior to commencing works.
 6. Soil testing has not been undertaken as part of the preparation of this design. Contractors shall determine the need for soil testing prior to any planting works.
 7. A search of underground services has not been undertaken as part of the preparation of this design. It is recommended that Contractors contact DIAL BEFORE YOU DIG "IN 1100" prior to commencing any works.
 8. This plan is to be read in conjunction with the architectural and engineering plans.
 9. If a recommended mill is approved root barrier be installed to manufacturers recommendations in all tree planting in the vicinity of structures, walls and hard pavement areas.
 10. All mass planted beds will require a fully automated irrigation system which is to be designed and installed by an irrigation consultant prior to planting.

D	REVISED ARCHITECTURAL DESIGN	05.11.2020
C	REVISED ARCHITECTURAL DESIGN	27.10.2020
B	REVISED ARCHITECTURAL DESIGN	06.05.19
A	REVISED ARCHITECTURAL DESIGN	26.02.18
Rev no.	Description:	Date:
ARBORIST:		
SURVEY: NEW WAY SURVEYING		
HYDRAULIC:		
ARCHITECT: THE BAY GROUP		
CLIENT: 45 BAY ST PL		



41-45 BAY STREET & 4 CHAPEL STREET, ROCKDALE

TITLE: LANDSCAPE PLAN	SCALE: AS SPEC.
STATUS: MAG	DRAWING No. 16-3341 LO6
DRAWN: DA	SHEET: 6 OF 6
CHECKED: MFG	REVISION: D
DATE: 24.11.16	