

5 BELMORE RD BURWOOD NSW DEVELOPMENT APPLICATION

2023027: LANDSCAPE ARCHITECTURAL DRAWING LIST

Sheet Number	Sheet Name	Revision
LD-DA000	COVER SHEET & DESIGN STATEMENT	1
LD-DA001	PLANTING SCHEDULE & LEGENDS	1
LD-DA010	TREE MANAGEMENT PLAN	1
LD-DA100	GROUND FLOOR & PUBLIC DOMAIN PLAN	1
LD-DA110	LEVEL 4 COMMUNAL OPEN SPACE PLAN	1
LD-DA200	GROUND FLOOR & PUBLIC DOMAIN PLANTING PLAN	1
LD-DA210	LEVEL 4 COMMUNAL OPEN SPACE PLANTING PLAN	1
LD-DA900	TYPICAL DETAILS & OUTLINE SPECIFICATION & MAINTENANCE	1



LANDSCAPE DA DESIGN STATEMENT

Objectives:

- to increase the number of indigenous species planted in the Burwood 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 as below.
- Take forward the landscape principles and urban design principles established by the Site specific DCP by Burwood Council to Establish a visually and environmentally sensitive landscape complementary 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.
- Create a garden terrace on level 1 with both integrated seating areas & engaging social gathering spaces

Public Domain & Streetscapes

An upgrade and make-good of the public domain and associated streetscapes is included as part of the development offer to ensure seamless transitions throughout the ground plane. The ground plane is publicly accessible and offers a high quality civic environment with active frontages to both Belmore St and Elizabeth St

Access, Egress & Connectivity

The pedestrian link act as the primary connectivity spines with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

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 1:21 grades reducing the amount of handrails and clutter in the public realm.

Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 450-600mm with a minimum 200 mm slab setdown achieved throughout all landscaped areas in the development. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depths for small trees where shown on plan. All noted planted areas in the design is permanent planting.

Community & Placemaking

The DA design process enabled Land and Form Studios and PTW Architects to workshop the site's capability for placemaking, community events and day and night activation particularly to Elizabeth St. Subject to further conversations with Council.

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Original Size		Rev: 1
A1		Drawing No: LD-DA000

PLANT SCHEDULE DEVELOPMENT APPLICATION							
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING / QTY
	TREES						
HYM fla	<i>Hymenosporum flavum</i>	Native Frangipani	Native	200L	6-8m	2.2x1.0m	1
LAG ind	<i>Lagerstroemia indica</i>	Crepe myrtle	Exotic	200L	4-6m	1.5x1.0m	7
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	Native	200L	6-8m	2.2x1.0m	6
TRI lau	<i>Tristaniaopsis laurina 'fuscious'</i>	Water Gum	Native	200L	6-10m	1.5x1.0m	3
ELA ret	<i>Eleocharpus reticulatus</i>	Blueberry ash	Native	200L	6-10m	1.5x1.0m	4
ARC ale	<i>Archontophoenix alexandrae</i>	Alexandra palm	Native	100L	6-10m	1.5x1.0m	1
XAN joh	<i>Xanthorrhoea johnsonii</i>	Native Grass Tree	Native	45L	2-6m	1.5x1.0m	11
	MIX TYPE 1 - FULL SUN / PART SHADE						
	SHRUBS						
SYZ smi	<i>Acmena smithii</i>	Hinterland Gold'	Native	45L	3-4m	500mm	As Shown
HOW for	<i>Howea forsteriana</i>	Kentia Palm	Native	300mm	6m	300mm	As Shown
CAL vim	<i>Callistemon viminalis 'Better John' LJ1'</i>	Bottlebrush	Native	200mm	0.6-1.2m	300mm	As Shown
HEL pet	<i>Helichrysium petiolare 'Limeight'</i>	Licorice Plant	Exotic	300mm	0.5m	300mm	As Shown
BAN spi	<i>Banksia spinulosa</i>	Hairpin Banksia	Native	300mm	2m	300mm	As Shown
BAN rob	<i>Banksia robur</i>	Swamp Banksia	Native	300mm	3-4m	300mm	As Shown
CAL lin	<i>Callistemon linearis</i>	Narrow Leaf Bottlebrush	Native	300mm	1-2m	300mm	As Shown
DOR exc	<i>Doryanthes excelsea</i>	gymea lily	Native	300mm	3-4m	300mm	As Shown
WES fru	<i>Westringia fruticosa 'Grey Box' WES04</i>	Coastal Rosemary	Native	300mm	1	300mm	As Shown
	GRASSES						
POA lab	<i>Poa labillardieri 'Eskdale'</i>	Poa	Native	150mm	60cm x 50cm	100mm	3 per m2
PEN naf	<i>Pennisetum alopecuroides 'Nafray'</i>	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	<i>Lomandra longfolia'LM400</i>	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2
LOM tan	<i>Lomandra tanika</i>	Spiny Mat Rush	Native	150mm	1.2m	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
CAR gla	<i>Carpobrotus glaucescens 'CAR10'</i>	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
CAS gla	<i>Casuarina glauca 'Cousin It'</i>	Cousin It	Native	150mm	150mm	100mm	4 per m2
HIB sca	<i>Hibbertia scandens</i>	Guinea Flower	Native	150mm	0.5m	100mm	4 per m2
GAZ tom	<i>Double Gold™ Gazania hybrid 'GT20'</i>	Gazania	Native	150mm	200mm	100mm	4 per m2
DIC rep	<i>Dichondra repens</i>	Kidney weed	Native	150mm	200mm	100mm	4 per m2
DIC sil	<i>Dichondra repens silver</i>	Silver fall	Native	150mm	200mm	100mm	4 per m2
MYO par	<i>Myoporum parvifolium 'Yareena'</i>	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2
	MIX TYPE 2 - PART SHADE / SHADE TOLERANT						
	SHRUBS						
ACM smi	<i>Acmena smithii</i>	Hinterland Gold'	Native	45L	3-4m	500mm	As Shown
ALP cae	<i>Alpinia caerulea</i>	Native Ginger	Native	300mm	1-3m	500mm	As Shown
STR jun	<i>Strelitzia juncae</i>	Narrow Leaved Birds of Paradise	Native	300mm	1-3m	500mm	As Shown
COR ter	<i>Cordylina terminalis rubra</i>	Cordylina rubra	Native	200mm	1m x 1.5m	300mm	As Shown
GAR jas	<i>Gardenia jasminoides</i>	Cape Jasmine	Native	200mm	1m x 1m	300mm	As Shown
PHI xan	<i>Philodendron xanadu</i>	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	As Shown
RHA exc	<i>Rhapis excelsa</i>	Broadleaf lady palm	Native	200mm	4m x 2m	300mm	As Shown
STR nic	<i>Strelitzia nicolai</i>	Giant White Bird of Paradise	Native	200mm	6m x 4m	300mm	As Shown
CYC rev	<i>Cycas revoluta</i>	Sago Palm	Native	300mm	1m	300mm	As Shown
	GRASSES						
CLI min	<i>Clivia miniata</i>	Bush Lily	Native	150mm	60cm x 50cm	100mm	3 per m2
PEN naf	<i>Pennisetum alopecuroides 'Nafray'</i>	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	<i>Lomandra longfolia'LM400</i>	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
ALT den	<i>Alternanthera denata</i>	Little ruby	Exotic	150mm	0.3m x 0.6m	100mm	4 per m2
RHO spa	<i>Rhoeo spathacea hawaiian</i>	Rhoeo spathacea	Exotic	150mm	0.2m x 0.6m	100mm	4 per m2
LIR mus	<i>Liriope muscari 'Evergreen Giant'</i>	Giant Liriope	Exotic	150mm	0.4m x 0.6m	100mm	4 per m2
PAN jas	<i>Pandorea jasminoides</i>	Bower Plant	Native	150mm	0.2m x 0.6m	100mm	4 per m2
TRA jas	<i>Trachelospermum jasminoides</i>	Chinese star jasmine	Exotic	150mm	0.2m x 5m	100mm	4 per m2
VIO hed	<i>Viola hederacea</i>	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
ZOY ten	<i>Zoysia tenuifolia</i>	No - Mow Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2

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

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Project

5 BELMORE ST, BURWOOD
PLANTING SCHEDULE & LEGENDS

Original Size

A1

Drawing No: LD-DA001

Rev: 1

TREE MANAGEMENT PLAN

LEGEND

- SITE BOUNDARY
- BASEMENT EXTENTS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS

- EXISTING TREE - TREE PROTECTION ZONE
- EXISTING TREE - STRUCTURAL ROOT ZONE
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT
- PROPOSED TREES - REFER TO PLANTING PALETTE

General Notes:

FOR SITE LEVELS AND ARCHITECTURAL INFORMATION REFER TO CIVIL AND ARCHITECTS DRAWINGS RESPECTIVELY.

FOR COURTYARD AND OVERFLOW DRAINAGE REFER TO HYDRAULIC ENGINEERS DRAWINGS

ALL TREES TO BE RETAINED AND ARE SUBJECT TO TREE PROTECTION & MANAGEMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

EXTERNAL LIGHTING AND ELECTRICAL : REFER TO ENGINEERS DETAILS.

CONTRACTOR TO PROTECT ALL LANDSCAPE WORKS DURING CONSTRUCTION INCLUDING BUT NOT EXCLUSIVE TO EXISTING VERGE.

LEVELS GENERAL : CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS, TURF AND PLANTER AREAS, INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

LANDSCAPE PLANS

LEGEND

- SITE BOUNDARY
- BASEMENT EXTENTS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS

- + TW 450TOP OF WALL HEIGHT (mm)
- + TM 800TOP OF MOUND HEIGHT (mm) (MAX 1:3 GRADE)
- + SD 800TOTAL SOIL DEPTH INCLUSIVE OF STRUCTURAL SLAB SETDOWN (mm)
- SSL 200STRUCTURAL SLAB SETDOWN (mm)
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT

- PROPOSED TREES - REFER TO PLANTING PALETTE

- PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE

- PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE

- RAISED PLANTER AREA ON SLAB - SOIL DEPTH SOIL DEPTHS TO ADG STANDARDS

- W1 WALL TYPE 1: WHITE/ GREY BRICK PLANTER WALL TO MATCH ARCHITECTURE FACADE FINISHES

- W2 WALL TYPE 2: BROWN BRICK PLANTER WALL TO MATCH ARCHITECTURE FACADE FINISHES

- W3 WALL TYPE 3: RAISED STEEL PLANTER

- SW SEATING WALL: INSITU CONCRETE CLASS 2 WITH TIMBER SEATING BATTENS AND LED LIGHT STRIP

- P1 PAVING TYPE 1: GRANITE PAVING

- P2 PAVING TYPE 2: PAVING TO COUNCIL STANDARDS

- P3 PAVING TYPE 3: FEATURE STONE PAVING

- P4 PAVING TYPE 4: PAVERS ON PEDESTALS

- TD TIMBER DECKING

- TU NATURAL TURF

- SF SOFT FALL

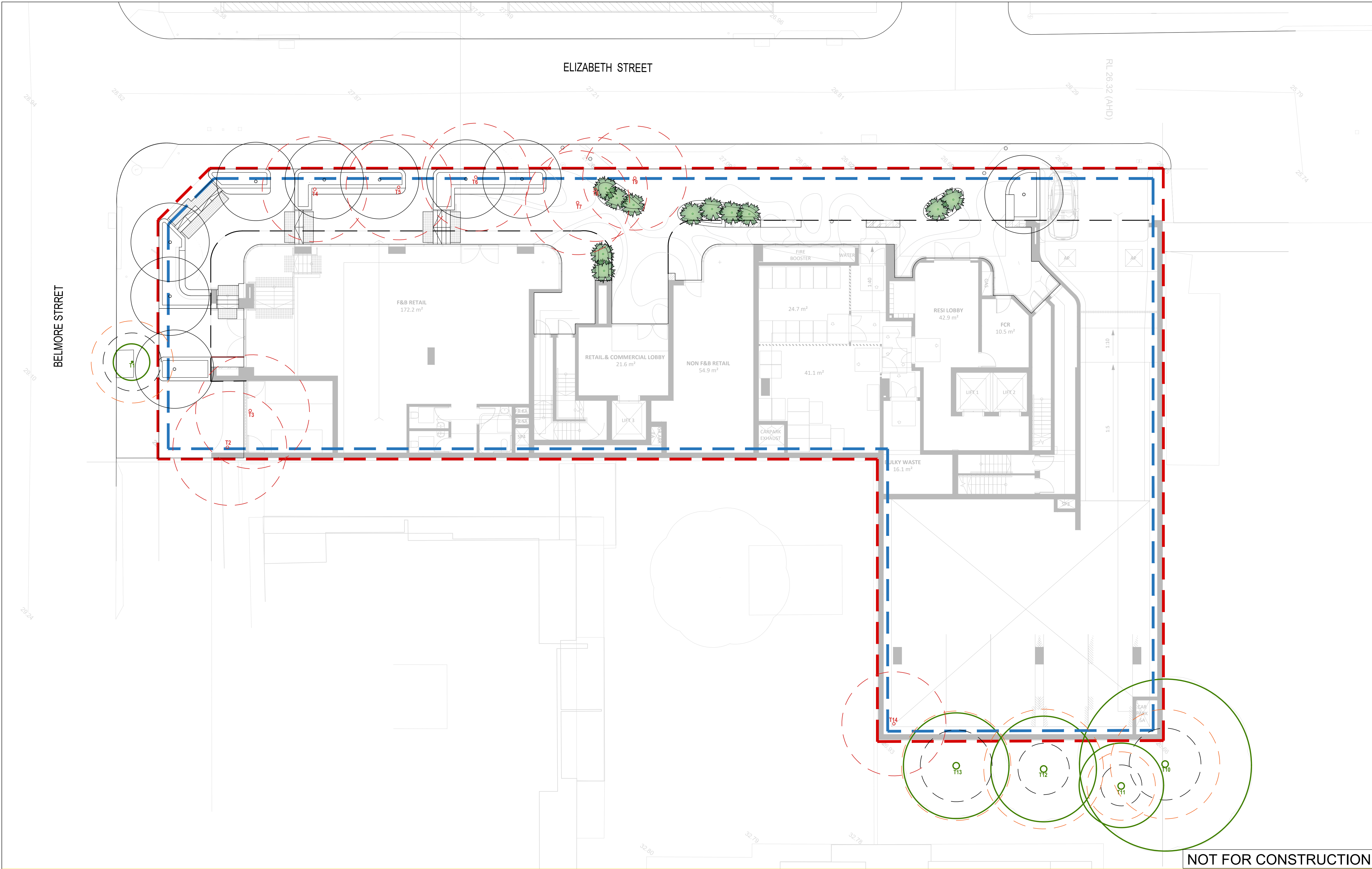
- PER PERGOLA

- F1 FURNITURE TYPE 1: CAFE TABLE

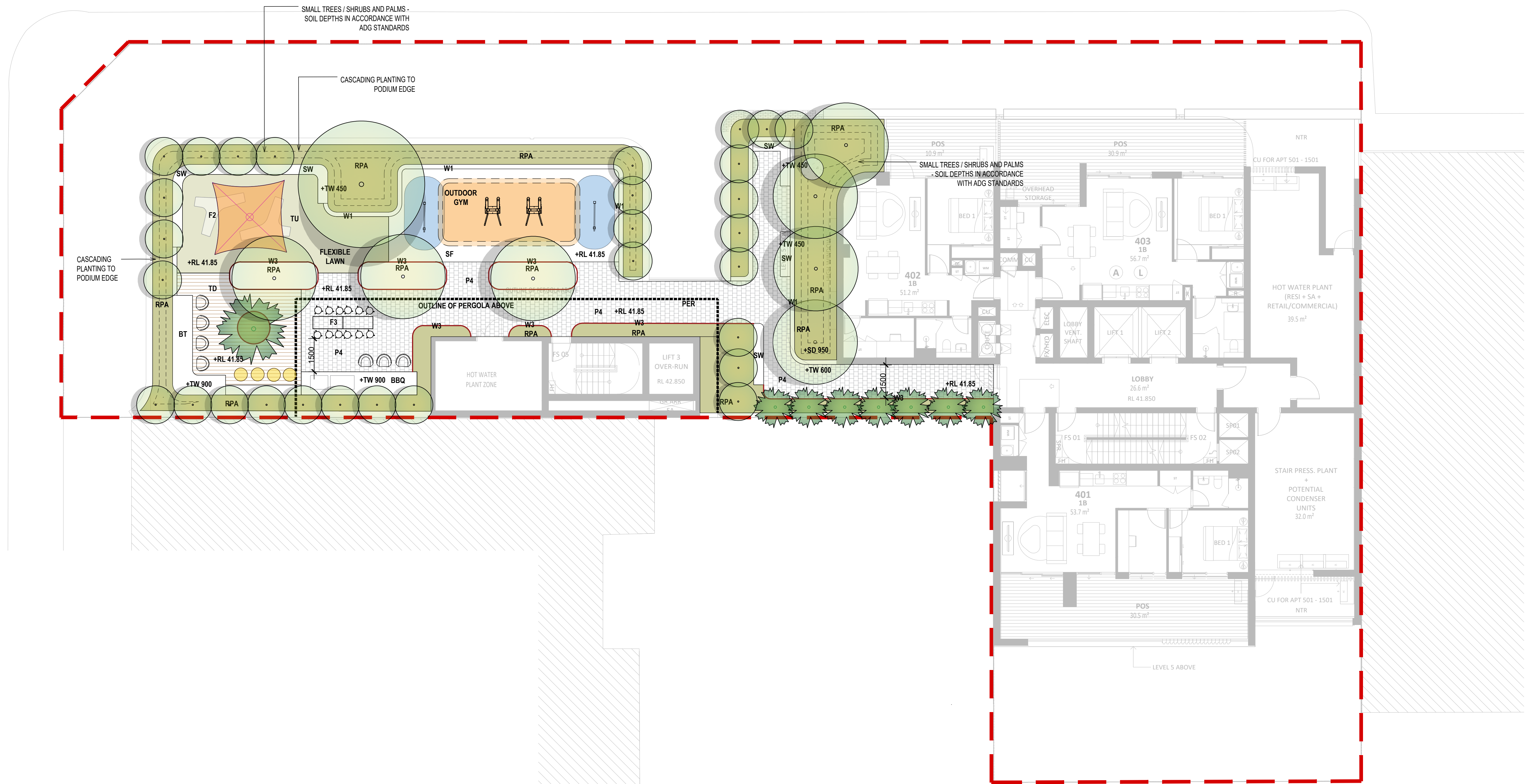
- F2 FURNITURE TYPE 2: UMBRELLA WITH BESPOKE SEATING

- F3 FURNITURE TYPE 4: OUTDOOR DINING TABLE

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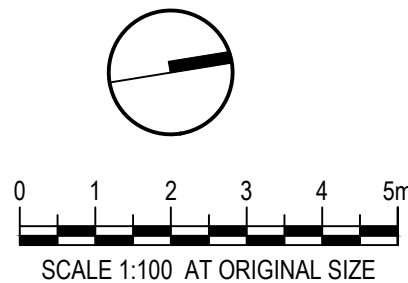


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																	Rev: 1



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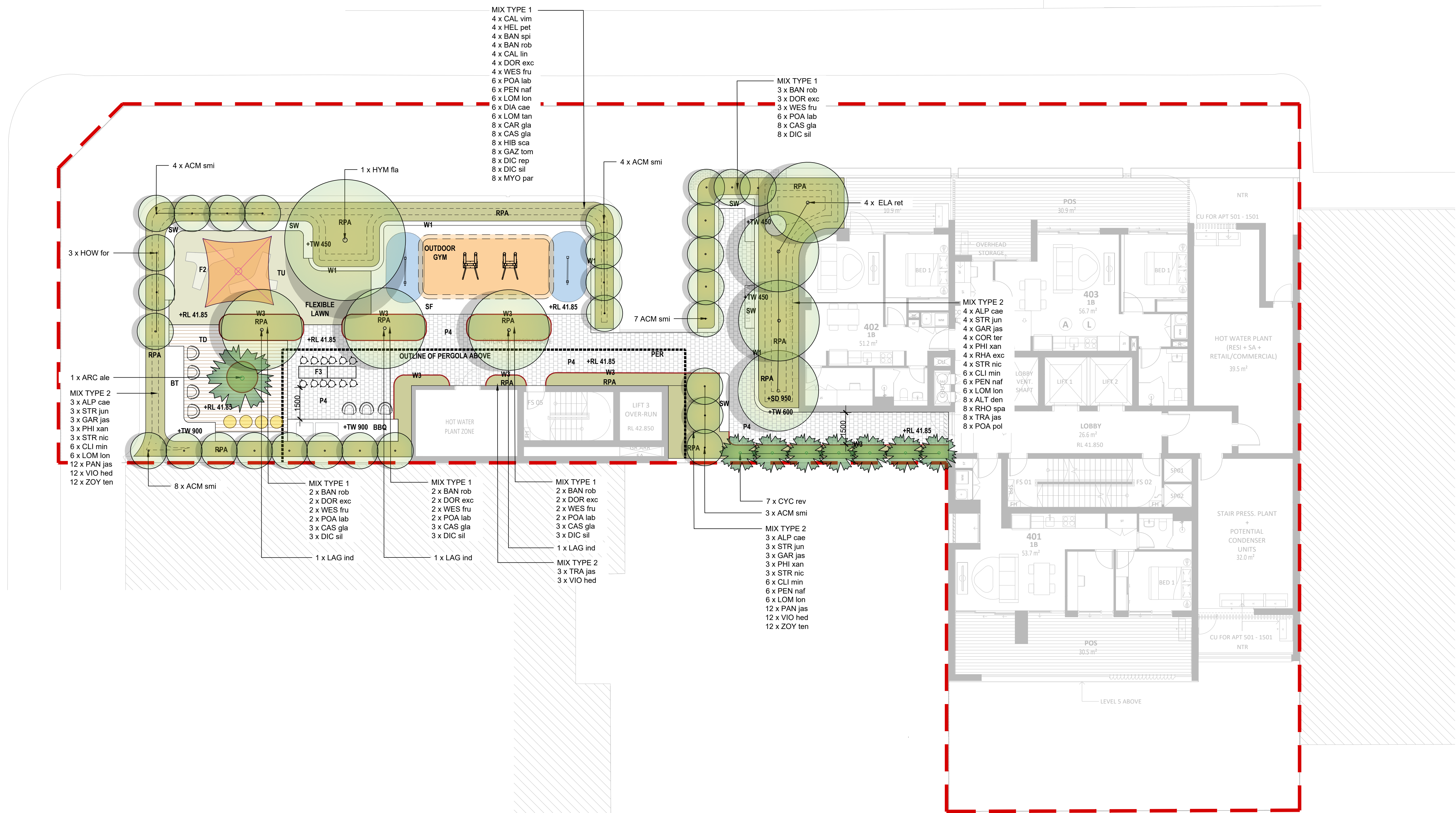
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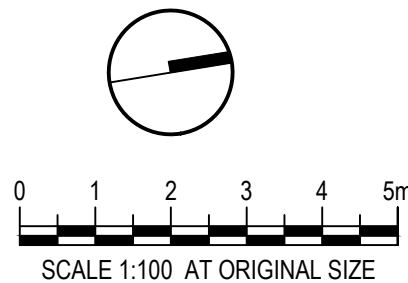
Client			
Project	5 BELMORE ST, BURWOOD		
Title	LEVEL 4 COMMUNAL ROOFTOP		
Original Size	A1	Drawing No:	LD-DA110

Rev: 1



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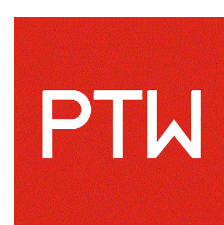
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Client	Project	5 BELMORE ST, BURWOOD
Title	LEVEL 4 COMMUNAL OPEN SPACE PLANTING PLAN	
Original Size	A1	Drawing No: LD-DA120
Rev:	1	

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 preperation. 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.

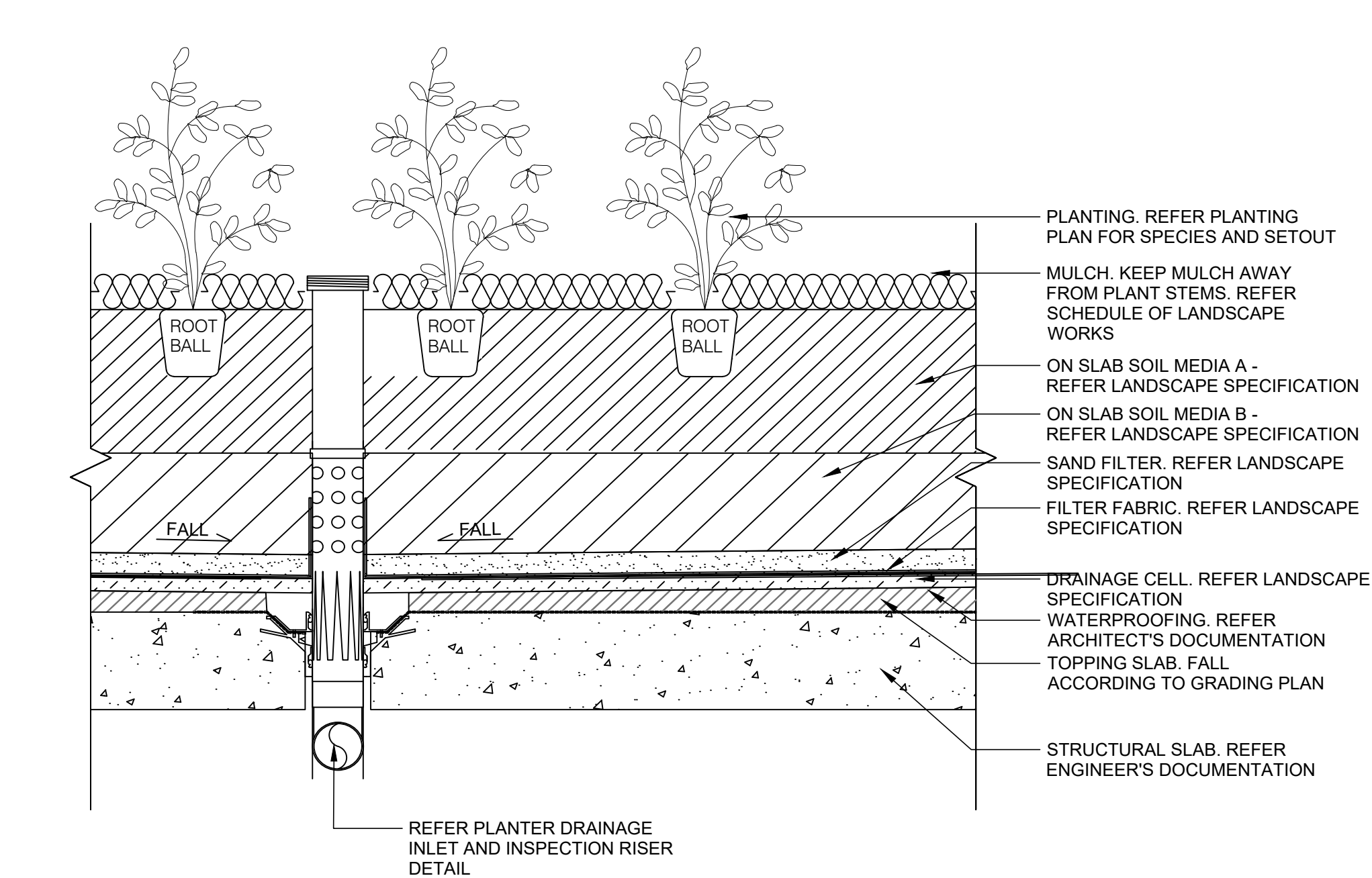
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

**** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH BURWOOD COUNCIL SPECIFICATION AND DETAILS**

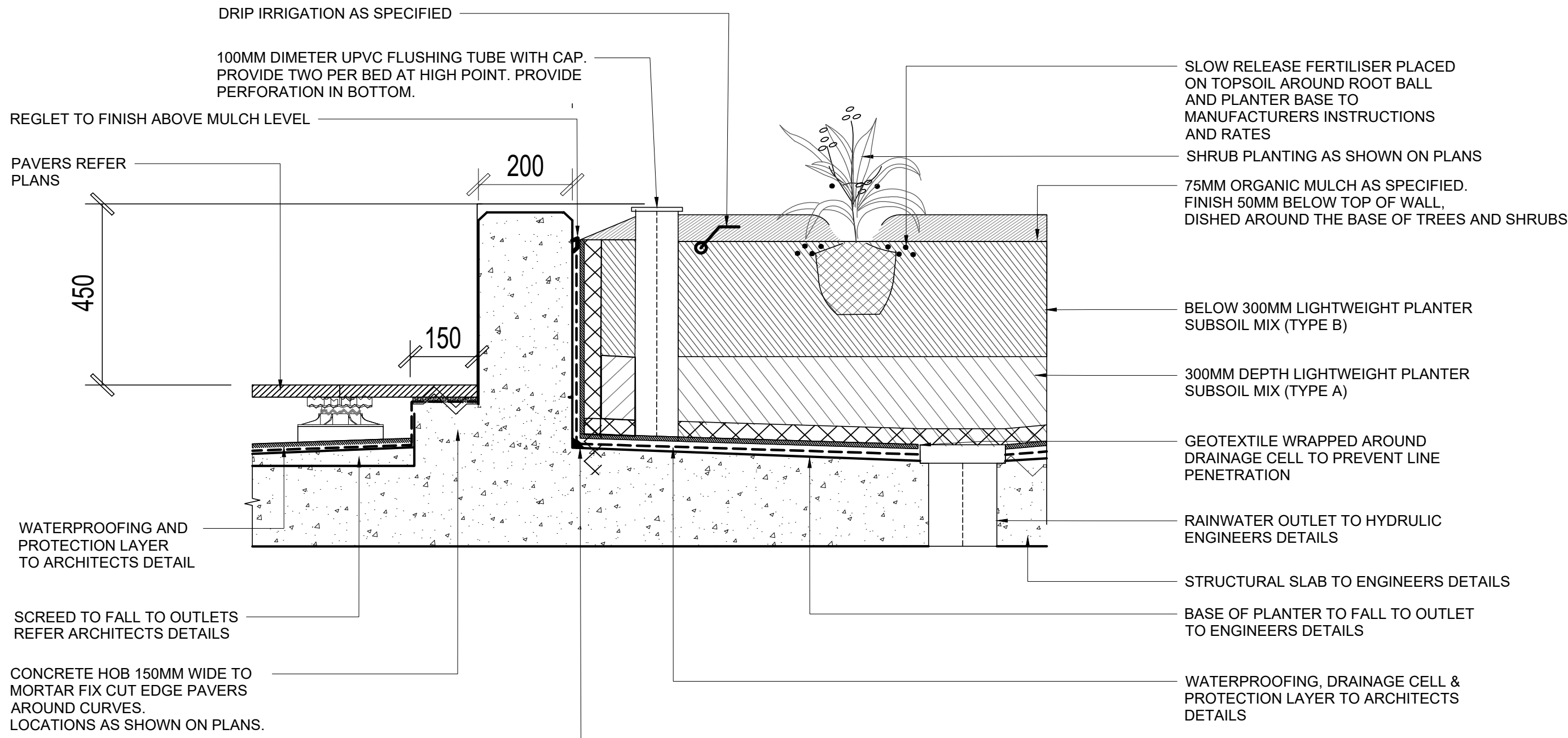
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON SLAB
1:10



2 TYPICAL DETAIL: WALL TYPE 1
1:10

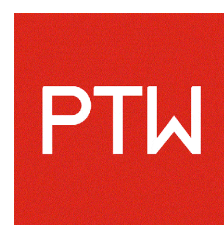
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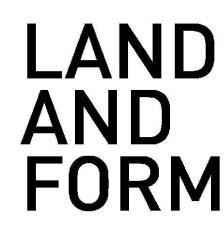
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Project 5 BELMORE ST, BURWOOD

Title TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION

Original Size

A1 Drawing No: LD-DA900

Rev: 1