DEVELOPMENT APPLICATION

A T

26 CRABBES AVENUE, WILLOUGHBY

B Y

HYECORP PROPERTY GROUP

DRAWING LIST

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PROJECT INFORMATION

SITE AREA	1,164m²	13,231m²	558m²	13,789m²
ZONING	R3	RE2	R2	SCC LAND (RE2+R2)
PERMISSIBLE GFA	1,048m²	17,862m²	753m²	18,615m²
PERMISSIBLE FSR	0.9:1	1.35:1	1.35:1	1.35:1
PROPOSED GFA	2,985m²	16,843m²	413m²	17,256m²
PROPOSED FSR	2.56 : 1	1.27 : 1	0.74 : 1	1.25 : 1

UNIT MIX ILU / RACF

LEVEL	1 BED	2 BED	3 BED	TOTAL	RACF (BEDS)
PLAN 3	2	5	13	20	15
PLAN 4	2	5	14	21	19
PLAN 5	1	5	14	20	13
PLAN 6	1	1	12	14	0
PLAN 7	1	0	9	10	0
PLAN 8	0	2	4	6	0
TOTAL	**7**	**18**	**66**	**91**	**47**
	7.69%	**19.78%**	**72.53%**	**100%**	

UNIT MIX RESIDENTIAL FLAT BUILDING

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
PLAN 5	0	0	5	2	7
PLAN 6	0	0	5	2	7
PLAN 7	0	0	2	4	6
TOTAL	**0**	**0**	**12**	**8**	**20**

CAR PARKING REQUIREMENTS

TYPE	DCP CONTROL	REQ. NO'S.	SEPP CONTROL	REQ. NO'S.	PROPOSED
1 BED (7)	--	--	0.5 SPACE PER BEDROOM	3.5	4
2 BED (18)	--	--	0.5 SPACE PER BEDROOM	18	18
3 BED (66)	--	--	0.5 SPACE PER BEDROOM	99	99
ILU VISITORS	1 PER 4 UNITS	23.8	NONE	0	37
RACF	--	--	1 PER 10 BEDS	4.7	5
RACF STAFF	--	--	1 PER 2 STAFF	12	12
CLUB VISITORS	1 PER 20m²	178	--	--	180
CLUB STAFF	1 PER 2 STAFF	35	--	--	35
RFB STUDIO (0)	0.5 SPACE PER 1 UNIT	0	--	--	0
RFB 1 BED (0)	1 SPACE PER 1 UNIT	0	--	--	0
RFB 2 BED (12)	1 SPACE PER 1 UNIT	12	--	--	12
RFB 3 BED (8)	1.25 SPACE PER 1 UNIT	10	--	--	12
RFB - SHOPS	1 PER 25m²	21.12	--	--	21
RFB - VISITORS	1 PER 4 UNITS	5	--	--	6
OTHER PARKING					
ILU STAFF	--	--	--	--	13
TOTAL CARS	--	--	--	--	**456**
ACCESSIBLE ILU	--	--	--	--	95
ACCESSIBLE VISITOR	--	--	--	--	8
CARWASH BAY	--	--	--	4	2
AMBULANCE BAY	--	--	1 SPACE	1	1
MOTOR CYLCLE	1 PER 25 CAR SPACES	18.12	--	--	19
BICYCLE RACKS RESI	1 PER 12 UNITS	9.58	--	--	28
BICYCLE RACKS RETAIL	1 PER 150m²	3.7	--	--	4

OTHER CONTROLS

	ADG	ILU	REQUIRED	PROPOSED
CROSS FLOW	60%	--	66.6 UNITS	81 UNITS (72.97%)
SOLAR ACCESS	70%	--	77.7 UNITS	97 UNITS (87.39%)
COMMUNAL OPEN SPACE	25%	--	3,738.2m²	6,199m² (41.45%)

LANDSCAPING

	SCC AREA	R3 AREA	REQUIRED	PROPOSED
SITE AREA	13,789m²	1,164m²	--	--
DEEPSOIL R3 AREA	--	7% (ADG)	81.48m²	--
DEEP SOIL ILUs	15% (SEPP)	--	2,068.35m²	--
TOTAL DEEP SOIL	**--**	**--**	**2,149.83m²**	**2,500m² (16.72%)**
LANDSCAPING ILUs	30% (SEPP)	--	4,136.7m²	--
RACF (SEPP)	25m²/BED	--	1,175m²	--
TOTAL ILUs & RACF LANDSCAPING	--	--	5,311m²	--
PLANTING ON STRUCTURES	--	--	--	4,236m² (28.33%)
TOTAL LANDSCAPE AREA	**--**	**--**	**--**	**6,736m² (45.05%)**

THERMAL COMFORT SPECIFICATIONS

BUILDING ELEMENT	MATERIAL & DETAIL
Glazing Doors/Windows	**Group A** - awning + bifold + casement windows + hinged glazed doors U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±10%) **Group B** - sliding doors/windows + fixed glazing + louvred windows U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±10%) **Upgrade 1** Upgrade to Building A units: A509 Upgrade to Building B units: B101, B401 Upgrade to Building C units: C102, C103, C106, C107, C108, C301, C302, C303, C304 Upgrade to Building E units: D401, D402, D403, D404, D405, D406 **Group A** - awning + bifold + casement windows + hinged glazed doors U-value: 4.80 (equal to or lower than) SHGC: 0.34(±10%) **Group B** - sliding doors/windows + fixed glazing + louvred windows U-value: 4.80 (equal to or lower than) SHGC: 0.34 (±10%) **Upgrade 2** Upgrade to units Building A: A601, A604 **Group A** - awning + bifold + casement windows + hinged glazed doors U-value: 4.10 (equal to or lower than) SHGC: 0.47(±10%) **Group B** - sliding doors/windows + fixed glazing + louvred windows U-value: 4.10 (equal to or lower than) SHGC: 0.52(±10%) Given values are AFRC total window system values (glass and frame) Note: BASIX Thermal Comfort Protocol Table 3 SHGC value of the unit should be within +/-10% of the value specified for the default window selection on the certificate.
Skylights	U-value: 2.66 (equal to or lower than) SHGC: 0.24 (±10%) Given values are AFRC total window system values (glass and frame)
Roof and ceiling	200mm Concrete with plasterboard ceiling and R1.5 insulation (insulation only value) where balconies are above 200mm Concrete roof with plasterboard ceiling and R2.5 insulation (insulation only value) to soffit of concrete where roof is over Frames roof metal sheeting with plasterboard ceiling with R2.5 insulation (insulation only value) and R1.3 anticon blanket 200mm Concrete between levels plasterboard ceiling, no insulation where neighbouring units are above External Colour Medium (0.475 < SA < 0.7)
Ceiling Penetrations	Sealed LED downlights at a maximum of one every 5m^2(HERO default)
External Wall	Brick veneer with R2.5 insulation (insulation only value) Metal cladding on framed walls with R2.5 insulation (insulation only value) Lightweight cladding on framed walls with R2.5 insulation (insulation only value) Minimum 150mm concrete with furring channel and plasterboard lining to all columns and external walls External Colour Default colour modelled
Inter-tenancy walls	75mm Hebel Power Panel to walls adjacent to neighbors, R1.5 insulation required 75mm Hebel Power Panel to walls adjacent to hallways with a minimum R1.5 insulation (insulation only value) Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required
Walls within dwellings	Plasterboard on studs - no insulation
Floors	200mm Concrete with a minimum R1.5 subfloor insulation (insulation only value) required to units with garage below Upgrade to A101, A102, A103, A104, B101, B102, B103, B104, B105, B106, B107, B108: 200mm Concrete with a minimum R2.0 subfloor insulation (insulation only value) required to units with garage below 200mm Concrete between levels, no insulation required
Floor coverings	Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere
External Shading and Privacy Screens	Shading and privacy screens as per stamped documentation Operable external screens, eave lines and balcony overhang
Ceiling Fan	1 x 1200mm ceiling fan to living room - Unit E404.

NO.	REVISION	DATE	DRAWN	CHKD
B	DA SUBMISSION	06.08.2020	MS	VA
C	DA SUBMISSION	08.12.2020	MS	VA
D	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
E	SECTION 4.55-2 SUBMISSION	12.07.2022	MS	VA
F	SECTION 4.55-3 SUBMISSION	12.05.2023	MS	VA
G	ALTS & ADDS DA SUBMISSION	11.09.2023	MS	VA
H	ALTS & ADDS DA SUBMISSION	26.09.2023	MS	VA
J	SECTION 4.55-3 SUBMISSION	09.04.2024	MS	VA
K	SECTION 4.55-3 SUBMISSION	14.01.2025	MS	VA

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PROJECT

ADDRESS

26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE

PROJECT SUMMARY

SCALE	DATE	DRAWN
NTS	14.01.2025	MS

DRAWING	REVISION
DA 1.01	K

16
18
18A
8A
6
4
2
13
15
17
19
21
23
25
223
221
259
ILU BLOCK C
LEVEL 2
ILU BLOCK A
LEVEL 2
ILU BLOCK B
LEVEL 2
RACF
LEVEL 2
6M SETBACK LINE
8M SETBACK LINE
CRABBES AVENUE
LEGION WAY
PENSHURST STREET
MAIN ENTRY TO VILLAGE
PARK
SHOPS & MEDICAL CENTRE
LEVEL 1
REGISTERED CLUB
GROUND FLOOR
PEDESTRIAN ACCESS FROM
PENSHURST STREET
RL 98.10
RL 97.10
RL 99.60
RL 100.10
RL 99.00
RL 99.20 (FFL)
RL 99.25 (FFL)
RL 98.60
RL 100.15
RL 97.25
RL 99.10
RL 100.50
RL 100.90
RL 99.90
6.8m
6m
7.7m
8.94m
11.73m
10.7m
12m
10.78m
8m
A DA 4.01
B DA 4.01
C DA 4.02
D DA 4.02
E DA 4.03
F DA 4.03
G DA 4.04
H DA 4.04
J DA 4.04
A DA 4.05
C DA 4.05
G DA 4.05

NO.	REVISION	DATE	DRAWN	CHKD
B	DA SUBMISSION	28.01.2020	MS	VA
C	DA SUBMISSION	06.08.2020	MS	VA
D	SECTION 4.55-1 PRE DA	08.10.2021	MS	VA
E	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
F	SECTION 4.55-2 SUBMISSION	12.07.2022	MS	VA
G	SECTION 4.55 SUBMISSION	19.05.2023	MS	VA
H	SECTION 4.55 SUBMISSION	08.09.2023	MS	VA
J	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA
K	SECTION 4.55 SUBMISSION	10.01.2025	MS	VA

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TITLE
PLAN 4

SCALE	DATE	DRAWN
1:250 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 2.04	K



NO.	REVISION	DATE	DRAWN	CHKD
B	DA SUBMISSION	28.01.2020	MS	VA
C	DA SUBMISSION	06.08.2020	MS	VA
D	DA SUBMISSION	08.12.2020	MS	VA
E	SECTION 4.55-1 PRE DA	08.10.2021	MS	VA
F	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
G	SECTION 4.55-2 SUBMISSION	12.07.2022	MS	VA
H	SECTION 4.55 SUBMISSION	19.05.2023	MS	VA
J	SECTION 4.55 SUBMISSION	08.09.2023	MS	VA
K	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA

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TITLE
PLAN 5

SCALE	DATE	DRAWN
1:250 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 2.05	K



NO.	REVISION	DATE	DRAWN	CHKD
C	DA SUBMISSION	08.12.2020	MS	VA
D	SECTION 4.55-1 PRE DA	08.10.2021	MS	VA
E	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
F	SECTION 4.55-2 SUBMISSION	12.07.2022	MS	VA
G	SECTION 4.55 SUBMISSION	19.05.2023	MS	VA
H	SECTION 4.55 SUBMISSION	08.09.2023	MS	VA
J	ALTS & ADDS DA SUBMISSION	11.09.2023	MS	VA
K	ALTS & ADDS DA SUBMISSION	20.09.2023	MS	VA
L	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA

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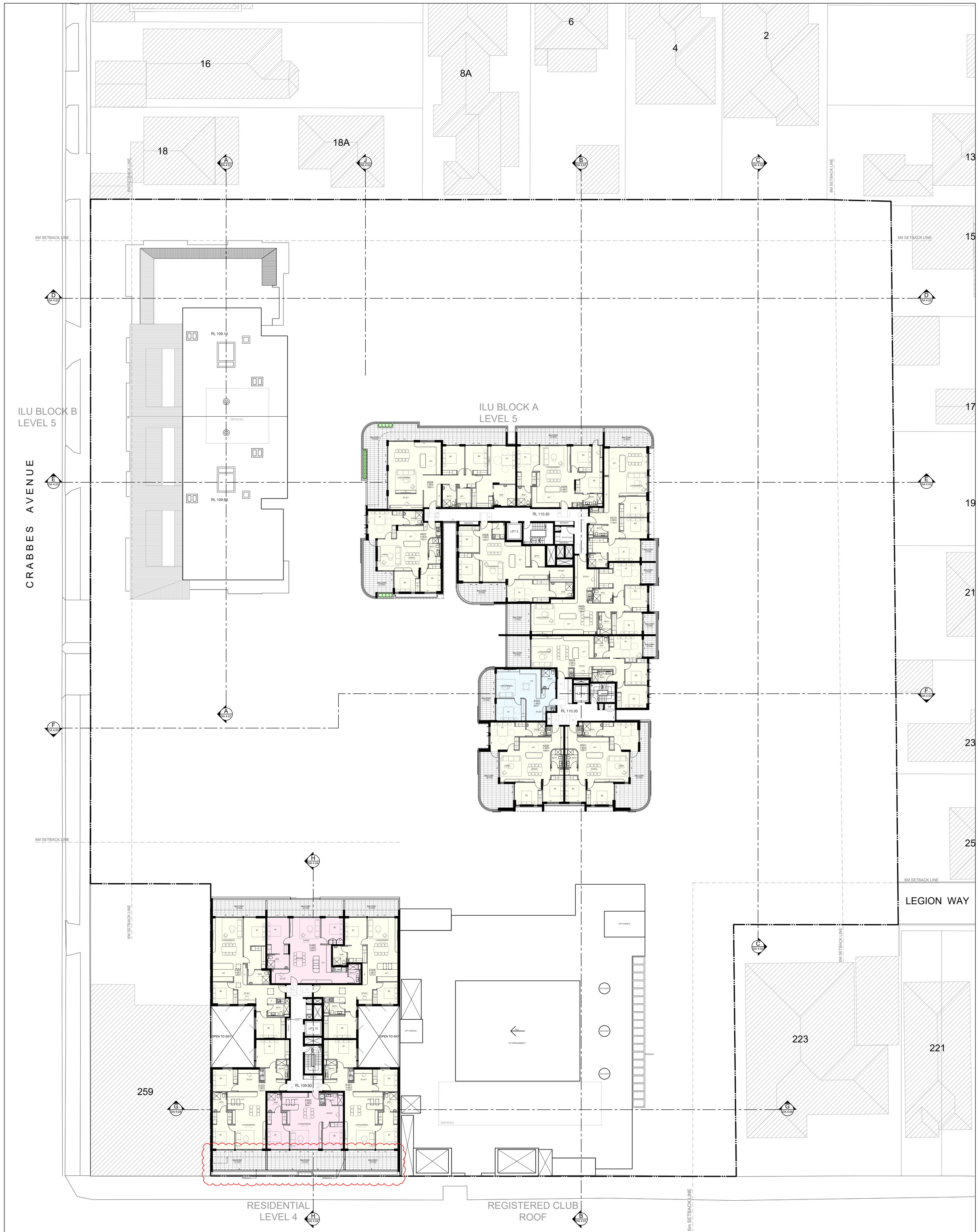
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ADDRESS
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TITLE
PLAN 6

SCALE	DATE	DRAWN
1:250 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 2.06	L



NO.	REVISION	DATE	DRAWN	CHKD
C	DA SUBMISSION	08.12.2020	MS	VA
D	SECTION 4.55-1 PRE DA	08.10.2021	MS	VA
E	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
F	SECTION 4.55-2 SUBMISSION	12.07.2022	MS	VA
G	SECTION 4.55 SUBMISSION	19.05.2023	MS	VA
H	SECTION 4.55 SUBMISSION	08.09.2023	MS	VA
J	ALTS & ADDS DA SUBMISSION	11.09.2023	MS	VA
K	ALTS & ADDS DA SUBMISSION	20.09.2023	MS	VA
L	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA

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TITLE
PLAN 7

SCALE	DATE	DRAWN
1:250 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 2.07	L



NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	MS	VA
B	DA SUBMISSION	06.08.2020	MS	VA
C	DA SUBMISSION	08.12.2020	MS	VA
D	SECTION 4.55-1 PRE DA	08.10.2021	MS	VA
E	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
F	SECTION 4.55-2 SUBMISSION	12.07.2022	MS	VA
G	SECTION 4.55 SUBMISSION	12.05.2023	MS	VA
H	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA

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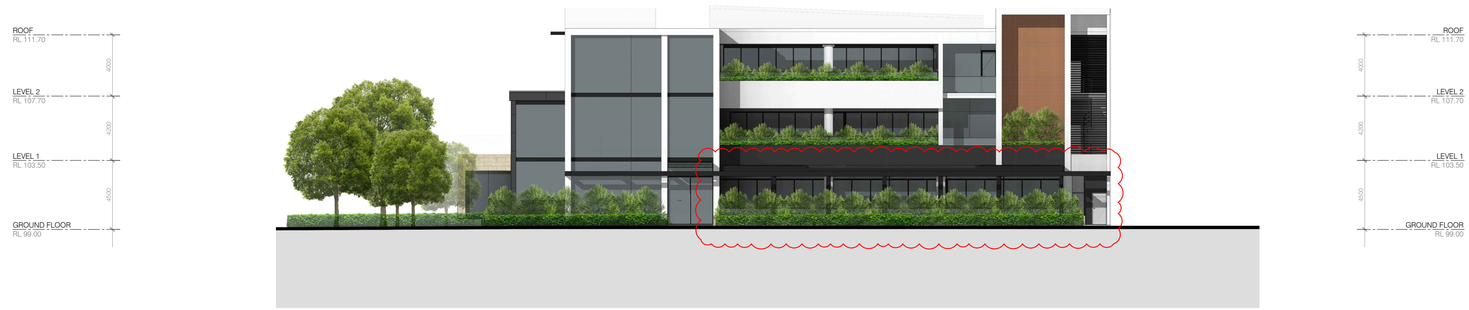
PROJECT

ADDRESS
26 CRABBES AVENUE,
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TITLE
PLAN 8

SCALE	DATE	DRAWN
1:250 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 2.08	H



EAST ELEVATION



WEST ELEVATION (PENSHURST STREET)



SOUTH ELEVATION

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	TK	VA
B	SECTION 4.55-2 SUBMISSION	12.07.2022	MS	VA
C	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA

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ADDRESS
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TITLE
CLUB ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 3.01	C



EAST ELEVATION



WEST ELEVATION (PENSHURST STREET)



NORTH ELEVATION (CRABBES AVENUE)

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	TK	VA
B	DA SUBMISSION	06.08.2020	TK	VA
C	SECTION 4.55-2 SUBMISSION	12.07.2022	TK	VA
C	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA

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TITLE

RFB ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 3.02	D



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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A	DA SUBMISSION	14.06.2019	TK	VA
B	DA SUBMISSION	08.12.2020	TK	VA
C	SECTION 4.55-1 PRE DA	08.10.2021	MS	VA
D	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
E	SECTION 4.55-2 SUBMISSION	12.07.2022	TK	VA
F	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA

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W www.hyecorp.com.au

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in collaboration with:
Amglen
design. drafting. management.

ARCHITECT: Amglen Pty Ltd
Van Aratoon MRAIA
P (02) 9967 9910
E vahan@hyecorp.com.au

PRELIMINARY
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PROJECT

ADDRESS
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE
ILU BLOCK A - ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 3.03	F



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

NO.	REVISION	DATE	DRAWN	CHKD
B	DA SUBMISSION	28.01.2020	TK	VA
C	DA SUBMISSION	06.08.2020	TK	VA
D	DA SUBMISSION	08.12.2020	MS	VA
E	SECTION 4.55-1 PRE DA	08.10.2021	MS	VA
F	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
G	SECTION 4.55-2 SUBMISSION	12.07.2022	TK	VA
H	SECTION 4.55-3 SUBMISSION	19.05.2023	MS	VA
I	SECTION 4.55 SUBMISSION	09.04.2024	TK	VA

HYECORP PROPERTY GROUP

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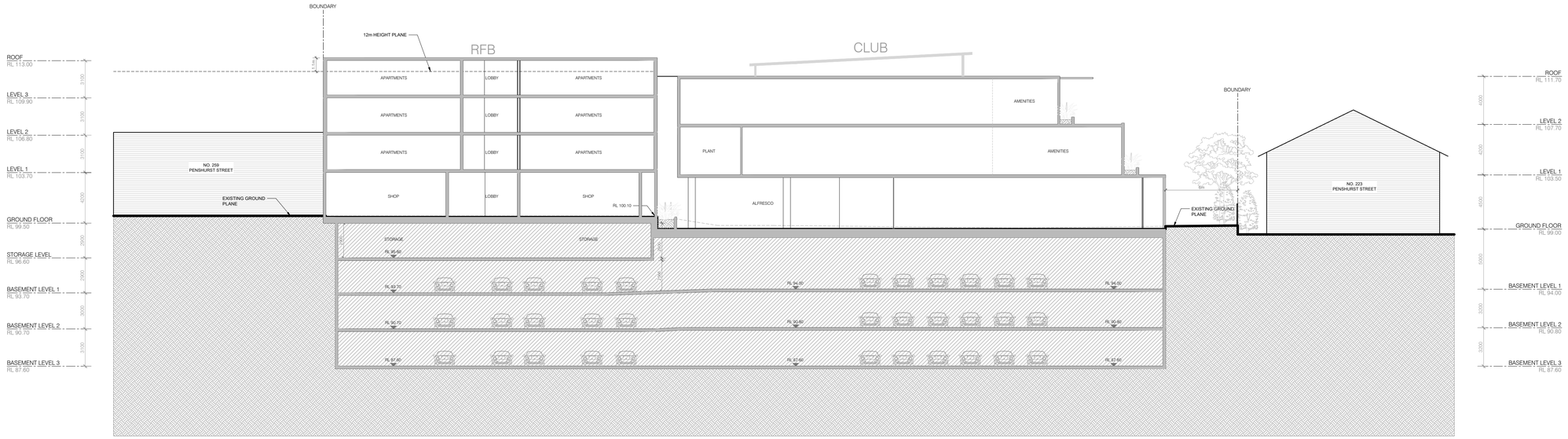
PROJECT

ADDRESS
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE
ILU BLOCK C - ELEVATIONS

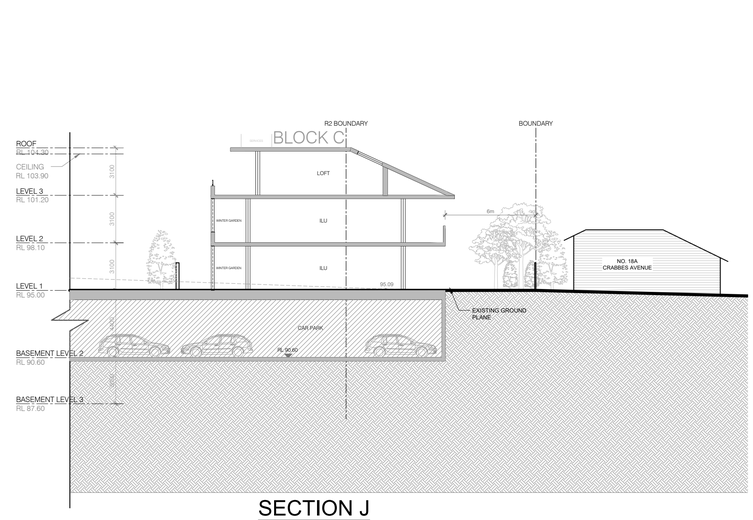
SCALE	DATE	DRAWN
1:200 @ A1	09.04.2024	TK

DRAWING	REVISION
DA 3.05	I



SECTION G

SECTION H



SECTION J

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	MS	VA
B	DA SUBMISSION	06.08.2020	MS	VA
C	DA SUBMISSION	08.12.2020	MS	VA
D	SECTION 4.55-1 PRE DA	08.10.2021	MS	VA
E	SECTION 4.55-1 SUBMISSION	17.12.2021	MS	VA
F	SECTION 4.55-2 SUBMISSION	12.07.2022	MS	VA
G	SECTION 4.55 SUBMISSION	12.05.2023	MS	VA
H	SECTION 4.55 SUBMISSION	09.04.2024	MS	VA

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PROJECT

ADDRESS
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE
SECTION G, H & J

SCALE	DATE	DRAWN
1:200 @ A1	09.04.2024	MS

DRAWING	REVISION
DA 4.04	H

Heart of Willoughby

Landscape for approval - MOD 7

26 Crabbes Avenue, Willoughby

DWG NO.	DRAWING TITLE	SCALE
000	COVER SHEET	
~~C100~~	(NOT USED)	
100	LANDSCAPE MASTERPLAN	1:300
101	LANDSCAPE PLAN - Level 1 (East)	1:200
102	LANDSCAPE PLAN - Level 1 (West)	1:200
~~103~~	(NOT USED)	
104	LANDSCAPE PLAN - Level 2 (East)	1:200
105	LANDSCAPE PLAN - Level 2 (West)	1:200
~~106~~	(NOT USED)	
107	LANDSCAPE PLAN - Level 3	1:150
108	LANDSCAPE PLAN - Level 4	1:150
109	LANDSCAPE PLAN - Level 5	1:150
110	LANDSCAPE PLAN - Level 6	1:150
301	LANDSCAPE HARDSCAPE PLAN - Level 1 (East)	1:200
302	LANDSCAPE HARDSCAPE PLAN - Level 1 (West)	1:200
~~303~~	(NOT USED)	
304	LANDSCAPE HARDSCAPE PLAN - Level 2 (East)	1:200
305	LANDSCAPE HARDSCAPE PLAN - Level 2 (West)	1:200
~~306~~	(NOT USED)	
401	LANDSCAPE PLANTING PLAN - Level 1 (East)	1:200
402	LANDSCAPE PLANTING PLAN - Level 1 (West)	1:200
~~403~~	(NOT USED)	
404	LANDSCAPE PLANTING PLAN - Level 2 (East)	1:200
405	LANDSCAPE PLANTING PLAN - Level 2 (West)	1:200
~~406~~	(NOT USED)	
500	INDICATIVE PLANT SCHEDULE	
501	LANDSCAPE DETAILS	As Shown
502	LANDSCAPE SPECIFICATION	

NOT FOR CONSTRUCTION

A1

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Issue	Revision Description	Drawn	Check	Date
J	Mod 7 Issue	MJW	RS	24.06.2024
I	Mod 5 Issue	MJW	RS	28.08.2023
H	Mod 3 Issue	NH	RS	19.10.2022
G	For Approval	NH	RS	17.08.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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Landscape Architects

MOD 7

Drawing Name:
Coversheet

Sheet _ of _

Scale:

Job Number: SS18-4081

Drawing Number: 000

Issue: J

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Issue	Revision Description	Drawn	Check	Date
O	Mod 7 Issue	MJW	RS	26.06.2024
N	Mod 7 Issue	MJW	RS	24.06.2024
M	Mod 5 Issue	MJW	RS	29.09.2023
L	Mod 5 Issue	MJW	RS	28.08.2023
K	Mod 3 Issue	NH	RS	19.10.2022
J	For Approval	NH	RS	17.08.2022
I	For S4.55 Tree Revision NE CNR	MJW	RS	28.04.2022
H	For Approval	PH	RS	20.04.2022
G	For Approval	PH	RS	17.01.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

ILU BLOCK B
Level 4 Terrace

ILU BLOCK B
Level 4

ILU BLOCK B
Level 1

ILU BLOCK C
Level 1

ILU BLOCK A
Level 6 Terrace

RACF
Level 1

ILU BLOCK A
Level 6

RACF
Level 1

ILU BLOCK A
Level 6 Terrace

RACF
Level 1

RACF
Level 2

ILU BLOCK A
Level 6

LEVEL 1
LEVEL 2

T20 T32 T27 T25 T30

LEGEND

- Proposed tree
- Existing tree
- Existing tree to be removed
- Proposed tree fern
- Pot planting
- Proposed shrub & accent plant
- Proposed groundcover
- Turf
- Permeable artificial turf
- Courtyard paving
- Descriptive Text here (any other notes)
- Feature path 1 (unit paving with banding)
- Feature path 2 (concrete with cobble banding)
- Stepping pavers in pebbles
- Garden wall (Linear brick with capping units)
- Steel garden edging
- Pergola

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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Landscape Architects

MOD 7

Drawing Name:
Landscape Masterplan

Scale: 1:300 @ A1
0 1 5 10 20m
Sheet _ of _

Job Number: SS18-4081
Drawing Number: 100
Issue: O

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A1

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Issue	Revision Description	Drawn	Check	Date
Q	Mod 7 Issue	HT	RS	16.12.2024
P	Mod 7 Issue	HT	RS	12.12.2024
O	Mod 7 Issue	MJW	RS	26.06.2024
N	Mod 7 Issue	MJW	RS	24.06.2024
M	Mod 5 Issue	MJW	RS	28.08.2023
L	Mod 3 Issue	NH	RS	19.10.2022
K	For Approval	NH	RS	17.08.2022
J	For Approval	NH	RS	05.07.2022
I	Amended landscape to OSD	NH	RS	28.06.2022
H	For S4.55 Tree Revision NE CNR	MJW	RS	28.04.2022
G	For Approval	PH	RS	20.04.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Proposed tree
- Existing tree
- Existing tree to be removed
- Proposed tree fern
- Pot planting
- Proposed shrub & accent plant
- Proposed groundcover
- Turf
- Permeable artificial turf
- Courtyard paving
- Feature path 1 (unit paving with banding)
- Feature path 2 (concrete with cobble banding)
- Stepping pavers in pebbles
- Garden wall (Linear brick with capping units)
- Stainless steel domed marker
- Pergola
- Indicative soil / turf contours

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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MOD 7

Drawing Name:
Landscape Plan
- Level 1 (East)

Scale: 1:200 @ A1
Sheet _ of _
0 1 2 4 6 10m
Job Number: SS18-4081
Drawing Number: 101
Issue: Q

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A1

Continues on sheet 101

Continues on sheet 101

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Issue	Revision Description	Drawn	Check	Date
L	Mod 7 Issue	MJW	RS	26.06.2024
K	Mod 7 Issue	MJW	RS	24.06.2024
J	Mod 5 Issue	MJW	RS	28.08.2023
I	Mod 3 Issue	NH	RS	19.10.2022
H	For Approval	NH	RS	05.07.2022
G	For Approval	NH	RS	05.07.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Proposed tree
- Existing tree
- Existing tree to be removed
- Proposed tree fern
- Pot planting
- Proposed shrub & accent plant
- Proposed groundcover
- Turf
- Permeable artificial turf
- Courtyard paving
- Descriptive Text here (any other notes)
- Feature path 1 (unit paving with banding)
- Feature path 2 (concrete with cobble banding)
- Stepping pavers in pebbles
- Garden wall (Linear brick with capping units)
- Steel garden edging
- Pergola
- Downlight (DL), Wall light (WL), Up light (UL)
- Bollard light (BL), Post top light (PTL)
- LED strip light (LSL)
- Timber post, bollard, removable bollard
- Proposed soil depth, deep soil
- Soil mounding / turf mounding
- Indicative soil / turf contours

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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Landscape Architects

MOD 7

Drawing Name:
Landscape Plan
- Level 1 (West)

Scale: 1:200 @ A1

Sheet _ of _

0 1 2 4 6 10m

Job Number: SS18-4081

Drawing Number: 102

Issue: L

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A1

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Issue	Revision Description	Drawn	Check	Date
O	Mod 7 Issue	HT	RS	12.12.2024
N	Mod 7 Issue	MJW	RS	26.06.2024
M	Mod 7 Issue	MJW	RS	24.06.2024
L	Mod 5 Issue	MJW	RS	28.08.2023
K	Mod 3 Issue	NH	RS	19.10.2022
J	For Approval	NH	RS	17.08.2022
I	For Approval	NH	RS	05.07.2022
H	For S4.55 Tree Revision NE CNR	MJW	RS	28.04.2022
G	For Approval	PH	RS	20.04.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Proposed tree
- Existing tree
- Existing tree to be removed
- Proposed tree fern
- Pot planting
- Proposed shrub & accent plant
- Proposed groundcover
- Turf
- Permeable artificial turf
- Courtyard paving
- Feature path 1 (unit paving with banding)
- Feature path 2 (concrete with cobble banding)
- Stepping pavers in pebbles
- Garden wall (Linear brick with capping units)
- Stainless steel domed marker
- Pergola
- Indicative soil / turf contours

Continues on sheet 105

Continues on sheet 105

Key Plan:

Client:
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Project:
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Landscape Architects

MOD 7

Drawing Name:
Landscape Plan
- Level 2 (East)

Scale: 1:200 @ A1

Sheet _ of _

0 1 2 4 6 10m

Job Number: SS18-4081

Drawing Number: 104

Issue: O

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A1

Continues on sheet 104

Continues on sheet 104

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Issue	Revision Description	Drawn	Check	Date
P	Mod 7 Issue	HT	RS	16.12.2024
O	Mod 7 Issue	HT	RS	12.12.2024
N	Mod 7 Issue	MJW	RS	26.06.2024
M	Mod 7 Issue	MJW	RS	24.06.2024
L	Mod 5 Issue	MJW	RS	29.09.2023
K	Mod 5 Issue	MJW	RS	28.08.2023
J	Mod 3 Issue	NH	RS	19.10.2022
I	For Approval	NH	RS	17.08.2022
H	For Approval	NH	RS	05.07.2022
G	For Approval	PH	RS	10.06.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Proposed tree
- Existing tree
- Existing tree to be removed
- Proposed tree fern
- Pot planting
- Proposed shrub & accent plant
- Proposed groundcover
- Turf
- Permeable artificial turf
- Courtyard paving
- Feature path 1 (unit paving with banding)
- Feature path 2 (concrete with cobble banding)
- Stepping pavers in pebbles
- Garden wall (Linear brick with capping units)
- Stainless steel domed marker
- Pergola
- Indicative soil / turf contours

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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Australia

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Landscape Architects

MOD 7

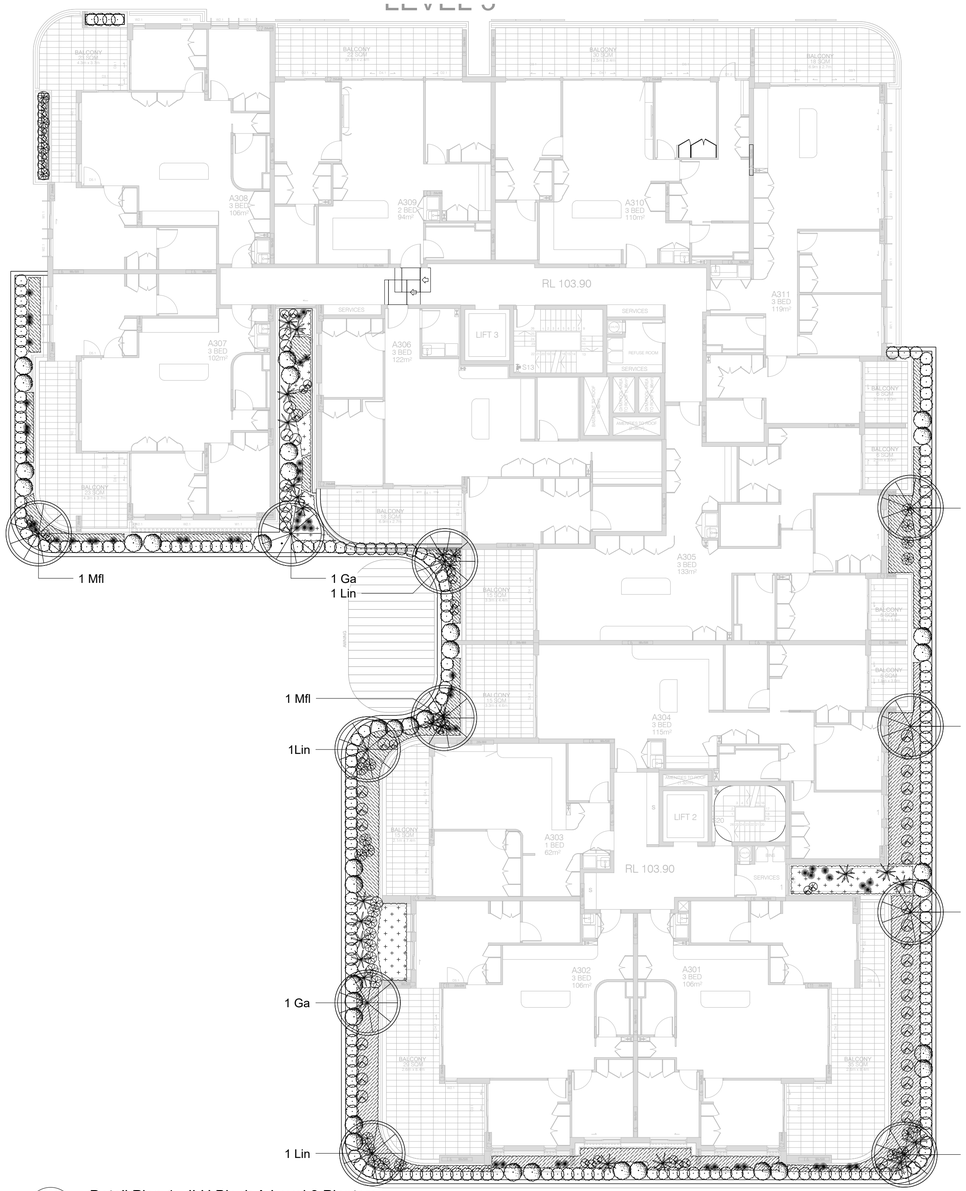
Drawing Name:
Landscape Plan
- Level 2 (West)

Scale: 1:200 @ A1
Sheet _ of _
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Job Number: SS18-4081
Drawing Number: 105
Issue: P

NOT FOR CONSTRUCTION

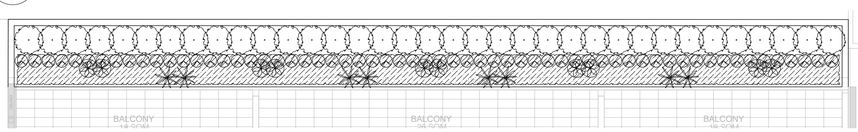
A1



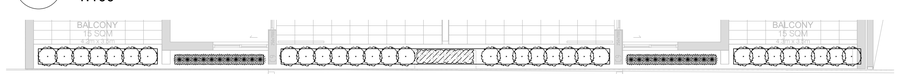
01 Detail Plan 1 - ILU Block A Level 3 Planters
1:150



05 Detail Plan 5 - Club Level 2 Planter
1:100



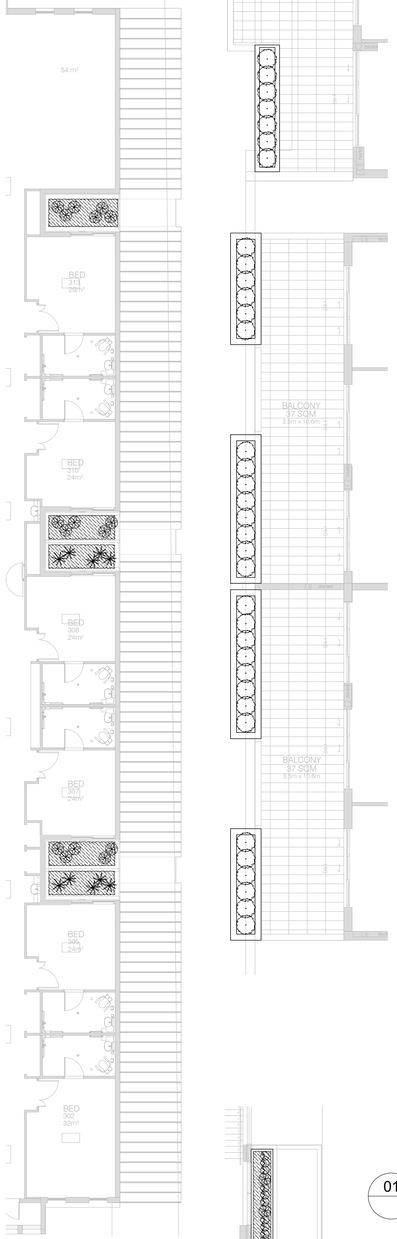
06 Detail Plan 6 - Residential Level 2 Planter
1:100

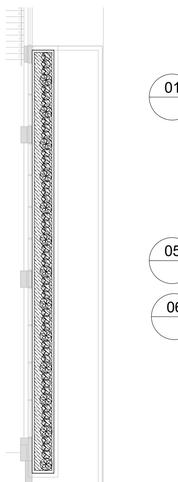


07 Detail Plan 7 - Residential Level 2 Planters
1:100

NOT FOR CONSTRUCTION

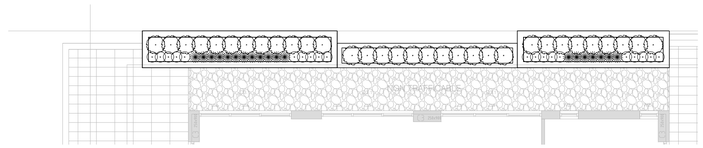
A1



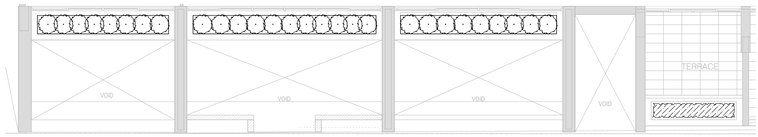


08 Detail Plan 4 - Club Level 2 Planter
1:100

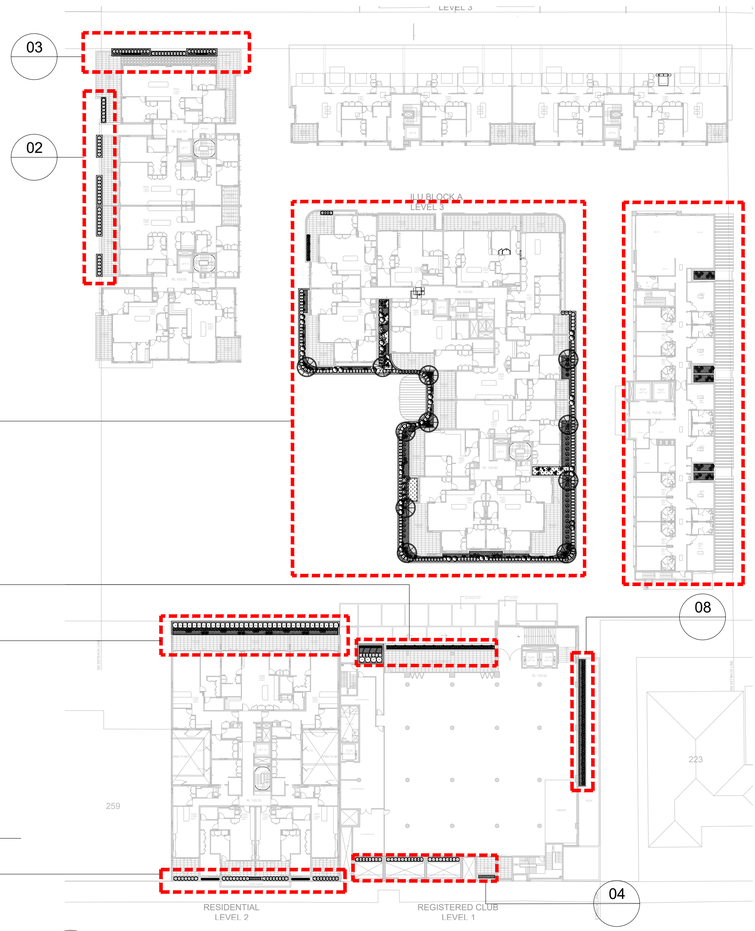
02 Detail Plan 2 - ILU Block B Level 3 Planters
1:100



03 Detail Plan 3 - ILU Block B Level 3 Planters
1:100



04 Detail Plan 4 - Club Level 2 Planter
1:100



08 Key Plan - Level 3
1:500

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Issue	Revision Description	Drawn	Check	Date
I	Mod 7 Issue	MJW	RS	24.06.2024
H	Mod 5 Issue	MJW	RS	28.08.2023
G	Mod 3 Issue	NH	RS	19.10.2022
F	For Approval	PH	RS	24.11.2020
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

Proposed Accent & Shrub planting

Proposed Groundcovers

Turf

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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Landscape Architects

MOD 7

Drawing Name:
Landscape plan
Level 3

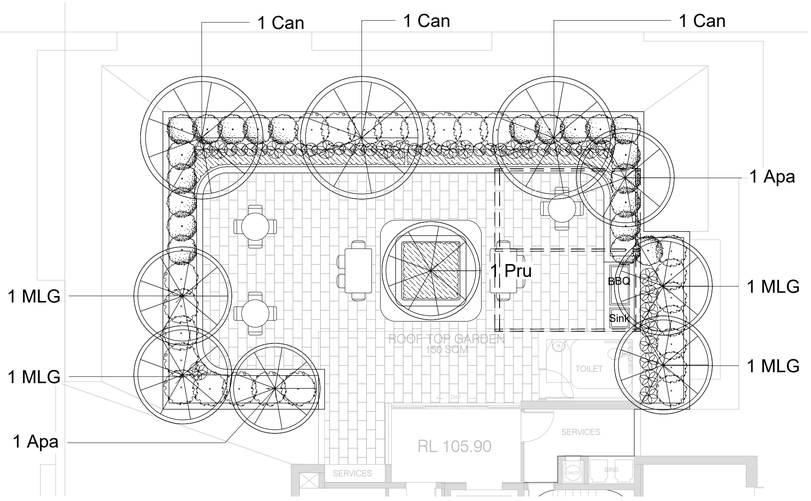
Sheet _ of _

Scale: As Shown

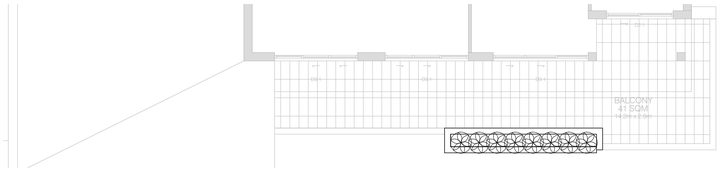
Job Number: SS18-4081

Drawing Number: 107

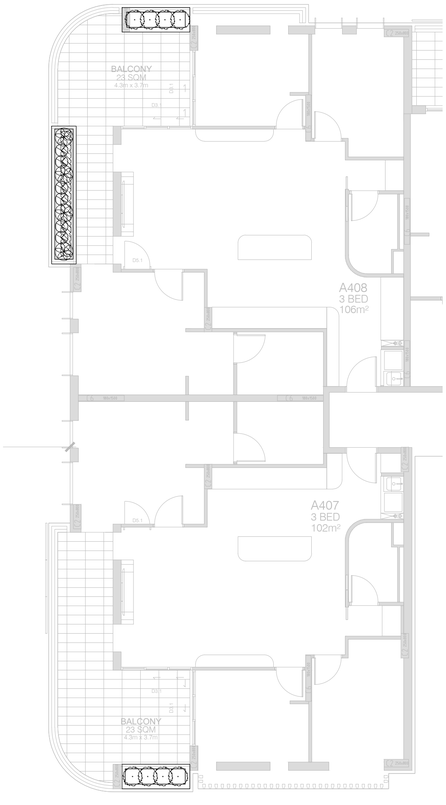
Issue: I



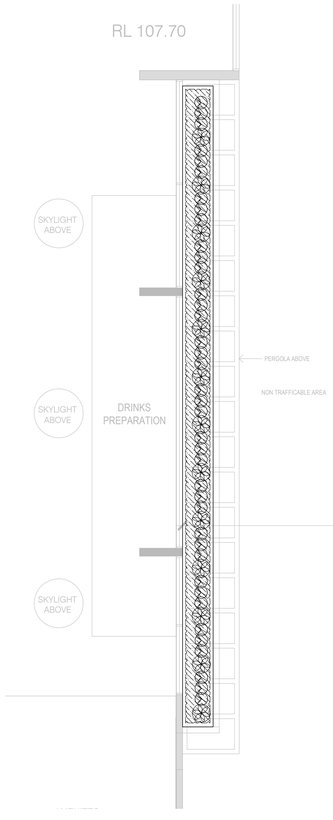
01 Detail Plan 1 - ILU Block B Level 4 Terrace Garden
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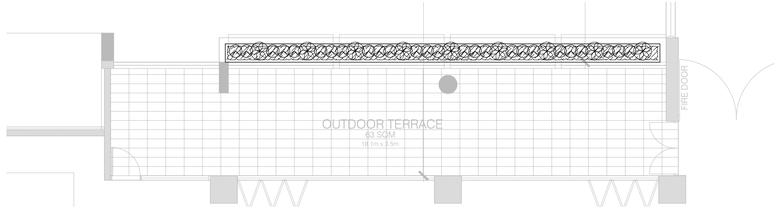
02 Detail Plan 2 - ILU Block B Level 4 Planter
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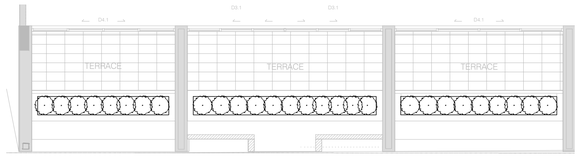
03 Detail Plan 3 - ILU Block A Level 4 Planters
1:100



04 Detail Plan 4 - Registered Club Level 3 Planter
1:100



05 Detail Plan 5 - Registered Club Level 3 Planter
1:100



06 Detail Plan 6 - Registered Club Level 3 Planter
1:100



06 Key Plan - Level 4
1:500

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Issue	Revision Description	Drawn	Check	Date
J	Mod 7 Issue	MJW	RS	24.06.2024
I	Mod 5 Issue	MJW	RS	28.08.2023
H	Lighting coordination	NH	RS	21.11.2022
G	Mod 3 Issue	NH	RS	19.10.2022
F	For Approval	PH	RS	24.11.2020
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Pot Planting
- Proposed Accent & Shrub planting
- Proposed Groundcovers
- Turf

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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MOD 7

Drawing Name:
Landscape plan
Level 4

Sheet _ of _

Scale: As Shown

Job Number: SS18-4081

Drawing Number: 108

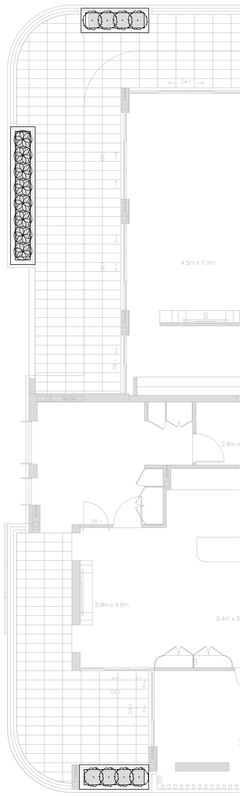
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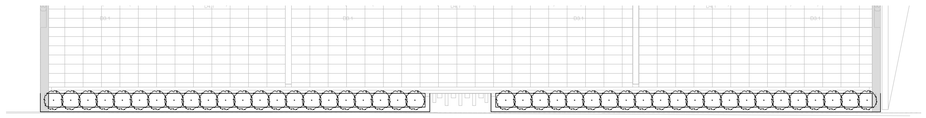
A1

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01 Detail Plan 1 - ILU Block A Level 5 Planters
1:100

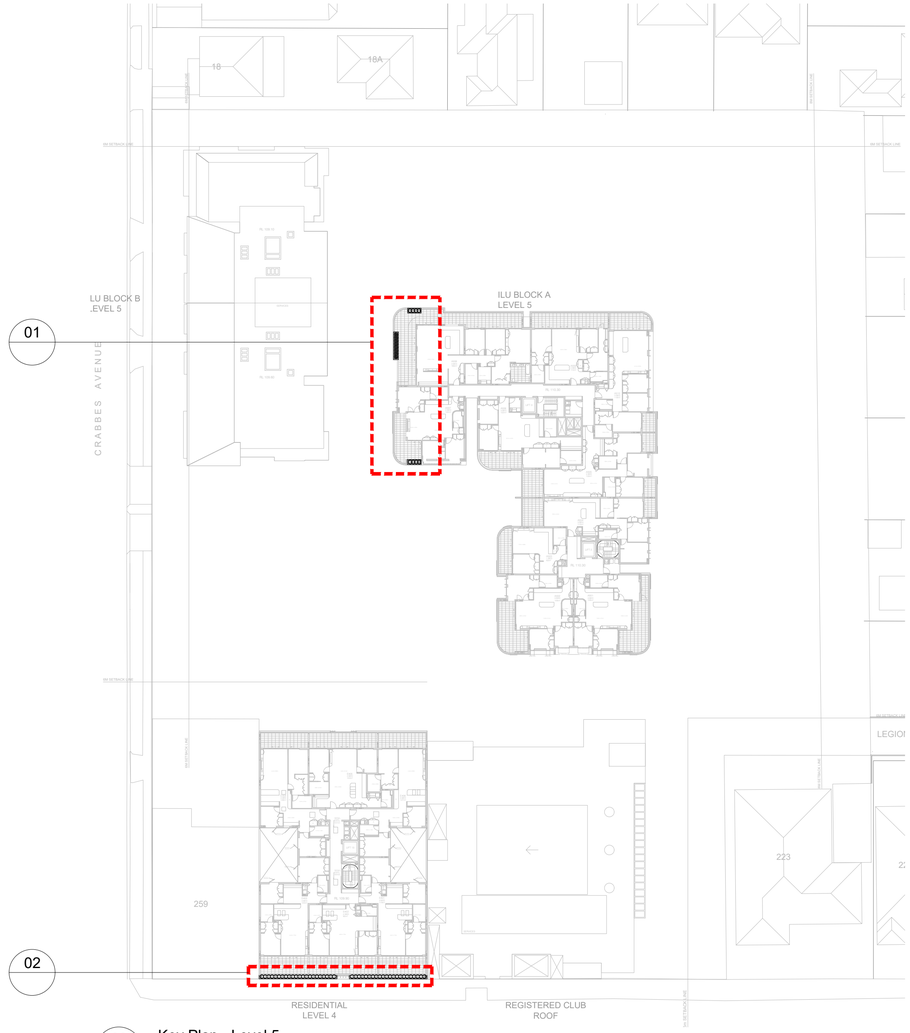


02 Detail Plan 3 - Residential Level 4 Planters
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Issue	Revision Description	Drawn	Check	Date
I	Mod 7 Issue	MJW	RS	24.06.2024
H	Mod 5 Issue	MJW	RS	28.08.2023
G	Mod 3 Issue	NH	RS	19.10.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Pot Planting
- Proposed Accent & Shrub planting
- Proposed Groundcovers
- Turf



03 Key Plan - Level 5
1:500

Key Plan:

Client:
Hyecorp

Project:
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Drawing Name:
Landscape plan
Level 5

Sheet _ of _

Scale: As Shown

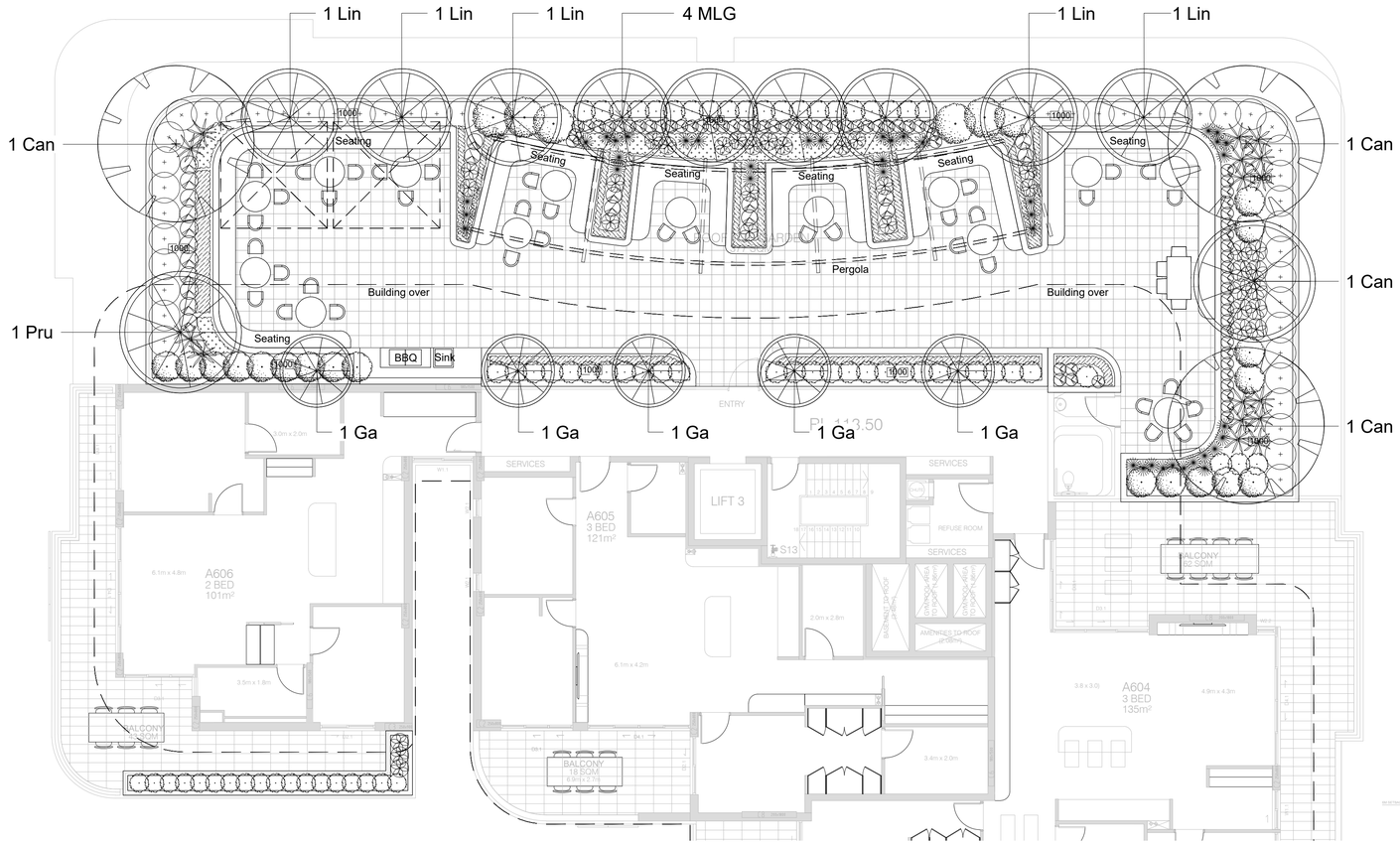
Job Number: SS18-4081

Drawing Number: 109

Issue: I

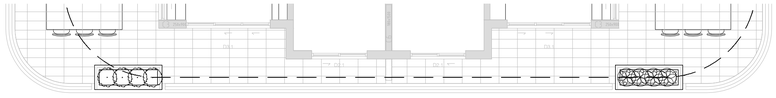
NOT FOR CONSTRUCTION

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01 Detail Plan - ILU Block A Level 6 Terrace garden / Planter

1:100

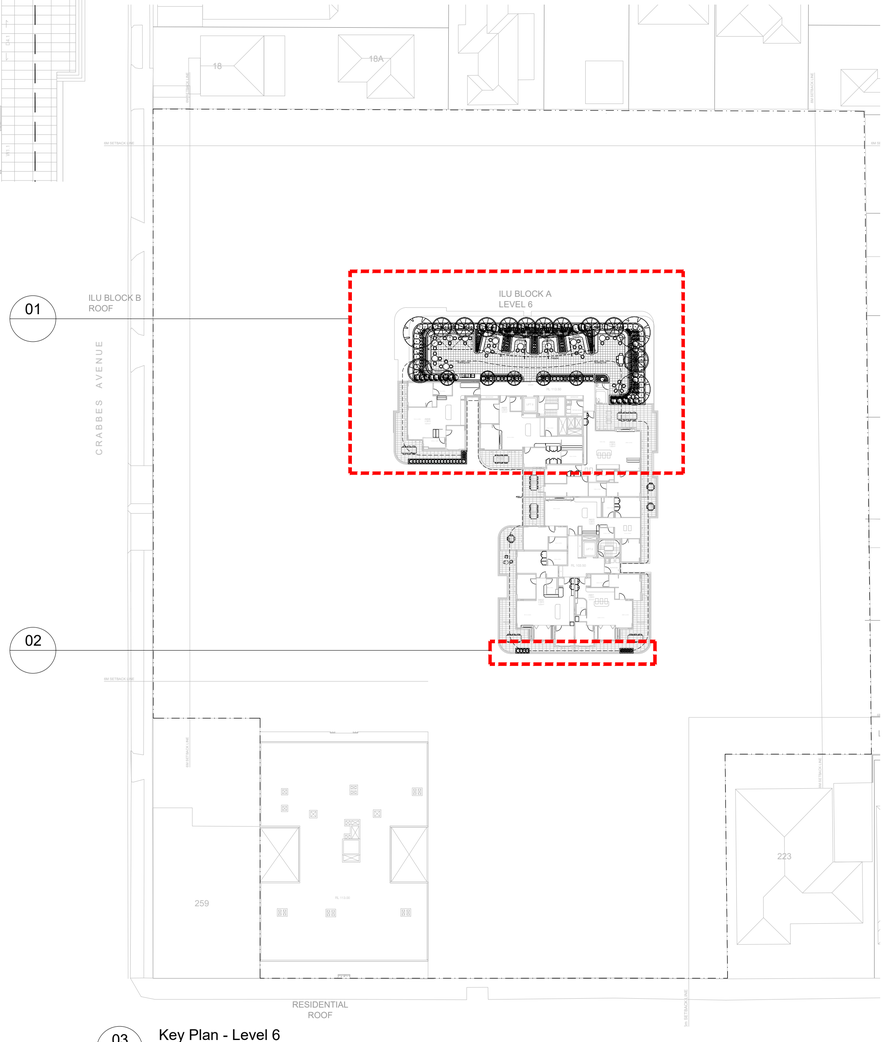


02 Detail Plan - ILU Block A Level 6 Planter

1:100

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A1



03 Key Plan - Level 6

1:500

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Issue	Revision Description	Drawn	Check	Date
J	Mod 7 Issue	MJW	RS	24.06.2024
I	Lighting coordination	NH	RS	21.11.2022
H	Mod 3 Issue	NH	RS	19.10.2022
G	For Approval	PH	RS	17.01.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Proposed Tree Planting
- Proposed Fern Tree
- Pot Planting
- Proposed Accent & Shrub planting
- Proposed Groundcovers
- Turf
- Proposed Permeable Artificial Turf
- Proposed Courtyard Paving

Key Plan:

Client:

Hyecorp

Project:

Club Willoughby

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MOD 7

Drawing Name:

Landscape plan

Level 6

Sheet _ of _

Scale: As Shown

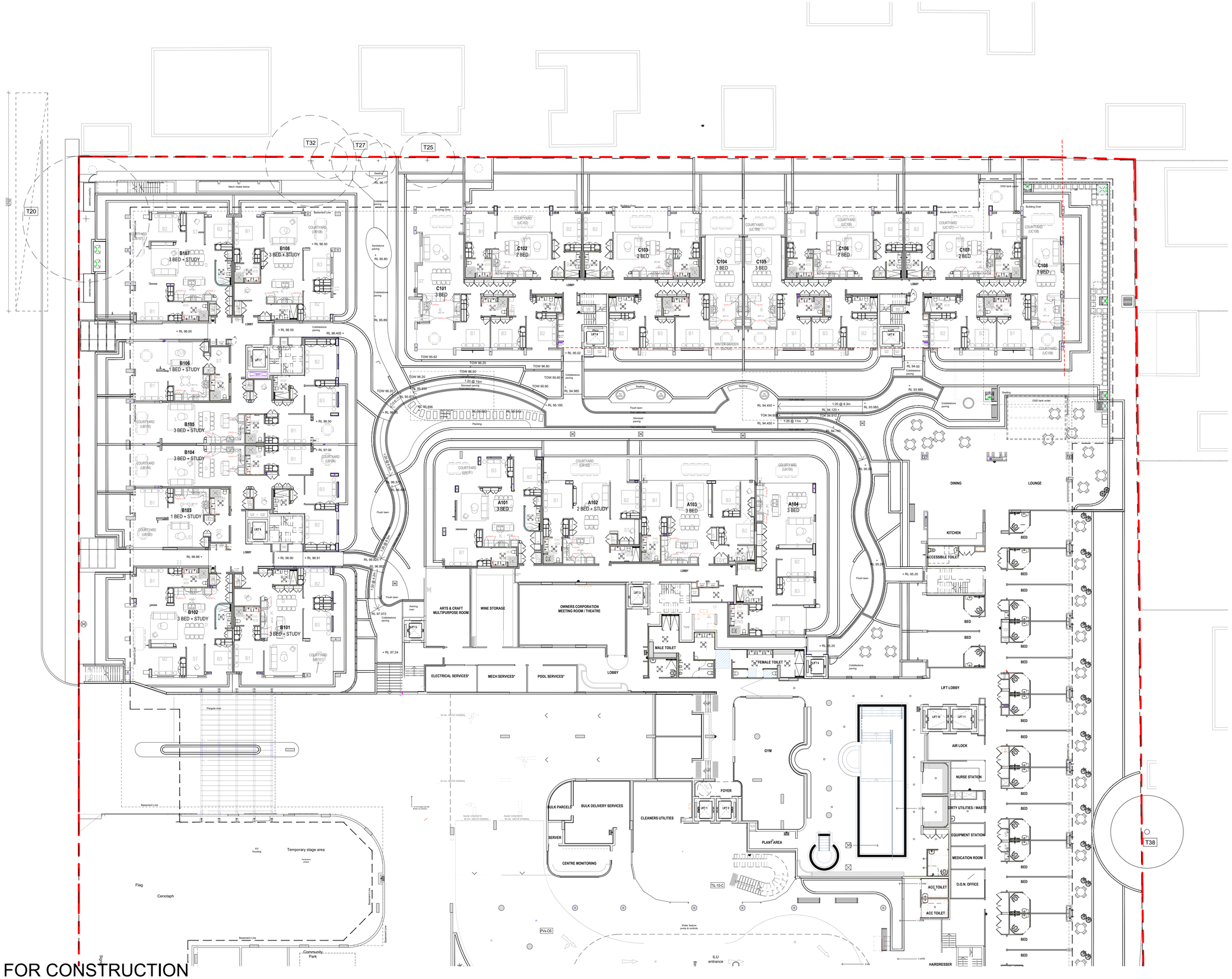
Job Number:	Drawing Number:	Issue:
SS18-4081	110	J

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Issue	Revision Description	Drawn	Check	Date
N	Mod 7 Issue	MJW	RS	24.06.2024
M	Mod 5 Issue	MJW	RS	28.08.2023
L	Lighting coordination	NH	RS	21.11.2022
K	Mod 3 Issue	NH	RS	19.10.2022
J	For Approval	PH	RS	17.08.2022
I	Amended landscape to OSD	NH	RS	28.06.2022
H	For S4.55 Tree Revision NE CNR	MJW	RS	28.04.2022
G	For Approval	PH	RS	20.04.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND



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Key Plan:

Client:
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Project:
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Landscape Architects

MOD 7

Drawing Name:
Landscape Hardscape Plan
- Level 1 (East)

Scale: 1:200 @ A1
0 1 2 4 6 10m
Sheet _ of _

Job Number: SS18-4081
Drawing Number: 301
Issue: N

Continues on sheet 301

Continues on sheet 301

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Issue	Revision Description	Drawn	Check	Date
L	Mod 7 Issue	MJW	RS	26.06.2024
K	Mod 7 Issue	MJW	RS	24.06.2024
J	Mod 5 Issue	MJW	RS	28.08.2023
I	Lighting coordination	NH	RS	21.11.2022
H	Mod 3 Issue	NH	RS	19.10.2022
G	For Approval	NH	RS	17.08.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Turf
- Permeable artificial turf
- Courtyard paving
- Descriptive Text here (any other notes)
- Feature path 1 (unit paving with banding)
- Feature path 2 (concrete with cobble banding)
- Stepping pavers in pebbles
- Garden wall (Linear brick with capping units)
- Steel garden edging
- Pergola
- Timber post, bollard, removable bollard
- Proposed soil depth, deep soil
- Soil mounding / turf mounding
- Indicative soil / turf contours
- Downlight (DL) (Bega downlight, 24 404 K3)
- Bollard light (BL) (Bega bollard light, 84 218 K3)
- Wall light (WL) (Bega recessed wall light, 24 207 K3)
- Post top light (PTL) (Bega Post top light, 99 522 K3)
- Up light (UL) (Bega garden light, 84 822 K3)
- LED strip light (LSL) (Havit LED strip light, HV9723-IP67-3k-1)

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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Landscape Architects

MOD 7

Drawing Name:
Landscape Hardscape Plan
- Level 1 (West)

Scale: 1:200 @ A1
Sheet _ of _
0 1 2 4 6 10m
Job Number: SS18-4081
Drawing Number: 302
Issue: L

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A1

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Issue	Revision Description	Drawn	Check	Date
N	Mod 7 Issue	MJW	RS	26.06.2024
M	Mod 7 Issue	MJW	RS	24.06.2024
L	Mod 5 Issue	MJW	RS	28.08.2023
K	Lighting coordination	NH	RS	21.11.2022
J	Mod 3 Issue	NH	RS	19.10.2022
I	For Approval	NH	RS	17.08.2022
H	For S4.55 Tree Revision NE CNR	MJW	RS	28.04.2022
G	For Approval	PH	RS	20.04.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Turf
- Permeable artificial turf
- Courtyard paving
- Descriptive Text here (any other notes)
- Feature path 1 (unit paving with banding)
- Feature path 2 (concrete with cobble banding)
- Stepping pavers in pebbles
- Garden wall (Linear brick with capping units)
- Steel garden edging
- Pergola
- Timber post, bollard, removable bollard
- Proposed soil depth, deep soil
- Soil mounding / turf mounding
- Indicative soil / turf contours
- Downlight (DL) (Bega downlight, 24 404 K3)
- Bollard light (BL) (Bega bollard light, 84 218 K3)
- Wall light (WL) (Bega recessed wall light, 24 207 K3)
- Post top light (PTL) (Bega Post top light, 99 522 K3)
- Up light (UL) (Bega garden light, 84 822 K3)
- LED strip light (LSL) (Havit LED strip light, HV9723-IP67-3k-1)

Sewer line
- refer to Engineer's drawing

Continues on sheet 305

Continues on sheet 305

T38

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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MOD 7

Drawing Name:
Landscape Hardscape Plan
- Level 2 (East)

Scale: 1:200 @ A1
Sheet _ of _
0 1 2 4 6 10m

Job Number: SS18-4081
Drawing Number: 304
Issue: N

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A1

Continues on sheet 304

Continues on sheet 304

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Issue	Revision Description	Drawn	Check	Date
M	Mod 7 Issue	MJW	RS	26.06.2024
L	Mod 7 Issue	MJW	RS	24.06.2024
K	Mod 5 Issue	MJW	RS	29.09.2023
J	Mod 5 Issue	MJW	RS	28.08.2023
I	Lighting coordination	NH	RS	21.11.2022
H	Mod 3 Issue	NH	RS	19.10.2022
G	For Approval	NH	RS	17.08.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Turf
- Permeable artificial turf
- Courtyard paving
- Descriptive Text here (any other notes)
- Feature path 1 (unit paving with banding)
- Feature path 2 (concrete with cobble banding)
- Stepping pavers in pebbles
- Garden wall (Linear brick with capping units)
- Steel garden edging
- Pergola
- Timber post, bollard, removable bollard
- Proposed soil depth, deep soil
- Soil mounding / turf mounding
- Indicative soil / turf contours
- Downlight (DL) (Bega downlight, 24 404 K3)
- Bollard light (BL) (Bega bollard light, 84 218 K3)
- Wall light (WL) (Bega recessed wall light, 24 207 K3)
- Post top light (PTL) (Bega Post top light, 99 522 K3)
- Up light (UL) (Bega garden light, 84 822 K3)
- LED strip light (LSL) (Havit LED strip light, HV9723-IP67-3k-1)

Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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MOD 7

Drawing Name:
Landscape Hardscape Plan
- Level 2 (West)

Scale: 1:200 @ A1
Sheet _ of _
0 1 2 4 6 10m
Job Number: SS18-4081
Drawing Number: 305
Issue: M

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Issue	Revision Description	Drawn	Check	Date
Q	Mod 7 Issue	HT	RS	16.12.2024
N	Mod 7 Issue	HT	RS	12.12.2024
M	Mod 7 Issue	MJW	RS	24.06.2024
L	Mod 5 Issue	MJW	RS	28.08.2023
K	Mod 3 Issue	NH	RS	19.10.2022
J	For Approval	NH	RS	17.08.2022
I	Amended landscape to OSD	NH	RS	28.06.2022
H	For S4.55 Tree Revision NE CNR	MJW	RS	28.04.2022
G	For Approval	PH	RS	20.04.2022
F	For Approval	PH	RS	24.11.2021
E	For Approval	PH	RS	07.10.2020
D	For Approval	PH	RS	19.06.2020
C	For Approval	PH	RS	21.06.2019
B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

- Proposed tree
- Existing tree
- Existing tree to be removed
- Proposed tree fern
- Pot planting
- Proposed shrub & accent plant
- Proposed groundcover
- Turf
- Soil mounding / turf mounding
- Indicative soil / turf contours

Continues on sheet 402

Continues on sheet 402

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Key Plan:

Client:
Hyecorp

Project:
Club Willoughby

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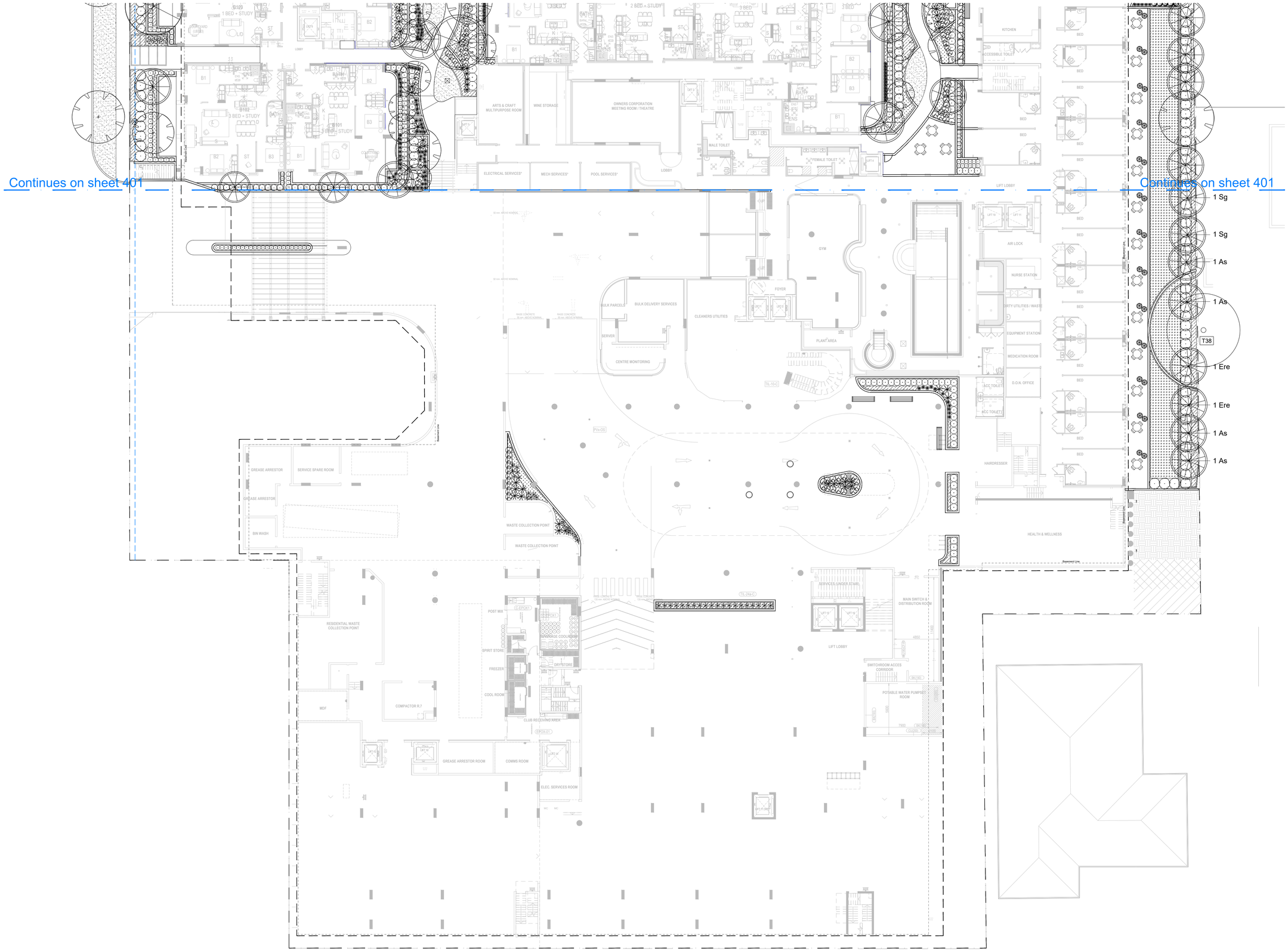
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MOD 7

Drawing Name:
Landscape Planting Plan
- Level 1 (East)

Scale: 1:200 @ A1
Sheet _ of _
0 1 2 4 6 10m
Job Number: SS18-4081
Drawing Number: 401
Issue: O



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MOD 7

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- Level 1 (West)

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Job Number: SS18-4081
Drawing Number: 402
Issue: J

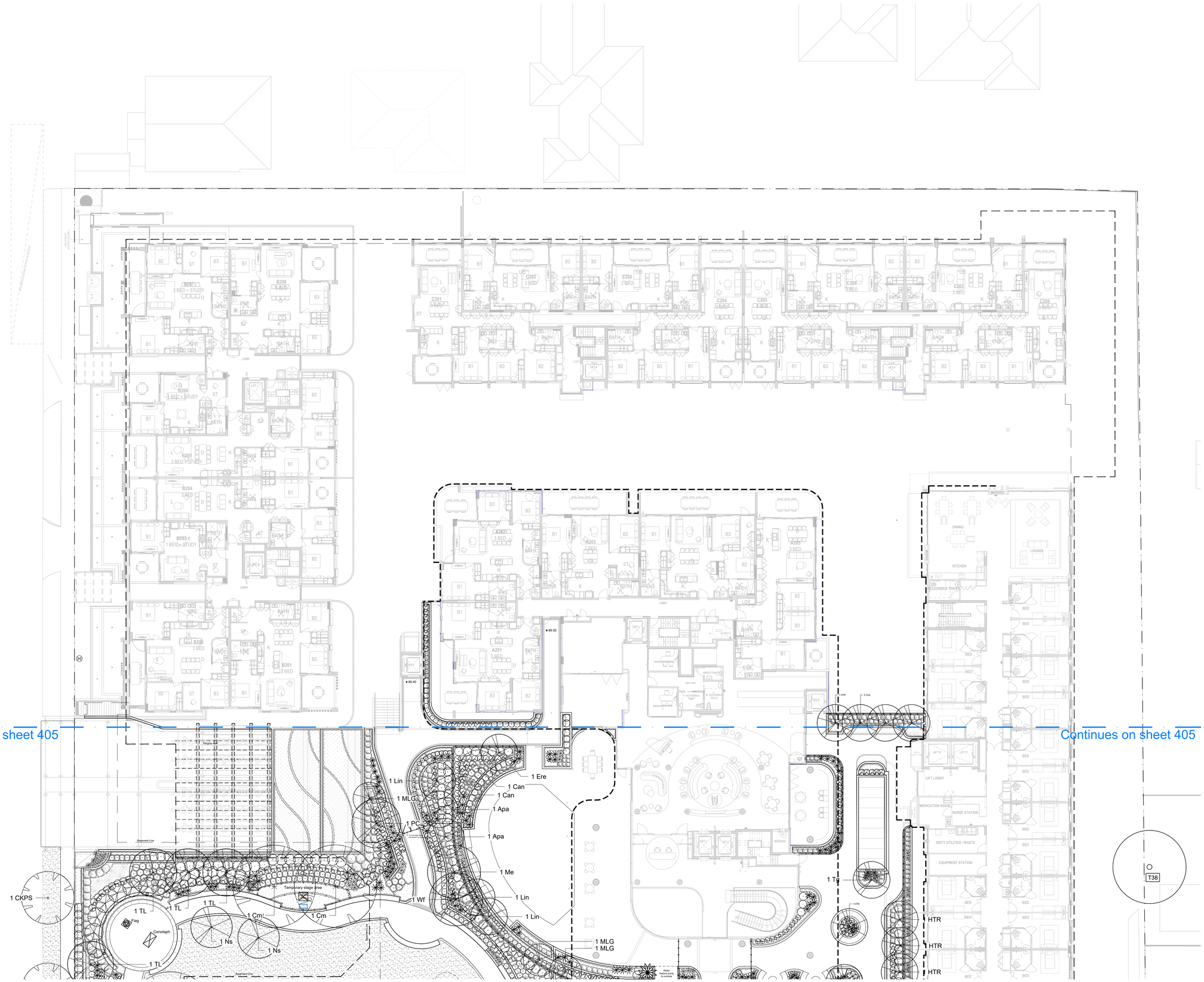
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J	Mod 3 Issue	NH	RS	19.10.2022
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M	Mod 7 Issue	HT	RS	12.12.2024
L	Mod 7 Issue	MJW	RS	26.06.2024
K	Mod 7 Issue	MJW	RS	24.06.2024
J	Mod 5 Issue	MJW	RS	29.09.2023
I	Mod 5 Issue	MJW	RS	28.08.2023
H	Mod 3 Issue	NH	RS	19.10.2022
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Drawing Number: 405
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CLUB WILLOUGHBY INDICATIVE PLANT SCHEDULE

TREES

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W) (m)	PROPOSED POT SIZE
Apa	*Acer palmatum*	Japanese Maple	4 x 4	75L
As	*Acmena smithii var. minor*	Dwarf Lilly Pilly	15 x 8	75L
Bci	*Backhousia Citriodora*	Lemon scented Myrtle	9 x 5	75L
Ber	*Banksia ericifolia*	Heath Banksia	5 x 3	75L
BeB	*Banksia ericifolia 'Burgandy'*	Heath Banksia	5 x 3	75L
Bin	*Banksia integrifolia*	Coast Banksia	15 x 4	75L
BpRF	*Betula populifolia 'Royal Frost'*	Royal Frost Silver Birch	10 x 5	75L
CKPS	*Callistemon 'Kings Park Special'*	Bottlebrush	4 x 4	75L
CcA	*Cercis chinensis 'Avondale'*	Chinese Red Bud	3 x 3	75L
Cm	*Corymbia maculata*	Spotted Gum	30 x 6	75L
Can	*Cupaniopsis anacardioides*	Tuckeroo	7 x 5	75L
Cc	*Cyathea cooperi*	Scaly Tree Fern	6 x 5	75L
Ere	*Elaeocarpus reticulatus*	Blueberry Ash	12 x 5	75L
Ebs	*Eucalyptus botryoides*	Southern Mahogany	30 x 8	75L
Em	*Eucalyptus moluccana*	Grey Box	20 x 8	75L
Fgr	*Fraxinus griffithii*	Evergreen Ash	7 x 4	75L
FR	*Fraxinus 'Raywood'*	Claret Ash	12 x 6	75L
Ga	*Gordonia axillaris*	Gordonia	4 x 4	75L
HtR	*Hibiscus tiliaceus 'Rubra'*	Cotton Tree	7 x 5	75L
Jm	*Jacaranda mimosifolia*	Jacaranda	10 x 5	75L
Lin	*Lagerstroemia indica*	Crepe Myrtle	6 x 4	75L
Me	*Magnolia Exmouth*	Magnolia Exmouth	12 x 8	75L
Mg	*Magnolia grandiflora*	Bull Bay Magnolia	12 x 8	75L
MLG	*Magnolia Little Gem*	Magnolia Little Gem	5 x 3	75L
Mfl	*Malus floribunda*	Japanese Crab Apple	4 x 3	75L
Mli	*Melaleuca linariifolia*	Snow in Summer	10 x 5	75L
Pb	*Pinus brutia*	Lone Pine	18 x 8	100L
Pru	*Plumeria ruba*	Red Fragapani	6 x 4	75L
PC	*Pyrus 'Capital'*	Capital Pyrus	10 x 3	75L
Pu	*Pyrus ussuriensis*	Manchurian Pear	10 x 6	75L
Sg	*Syncarpia glomulifera*	Turpentine	20 x 8	75L
Tg	*Tibouchina granulosa*	Lasiandra	15 x 4	75L
TIA	*Tibouchina lepidosa 'Alstonville'*	Lasiandra	15 x 4	75L
Tl	*Tristaniopsis laurina*	Water Gum	10 x 4	75L
TL	*Tristaniopsis 'Luscious'*	Water Gum	9 x 7	75L
Up	*Ulmus parvifolia*	Weeping Elm	10 x 6	75L
Wf	*Waterhousia floribunda*	Weeping Lily Pilly	15 x 8	75L

SHRUBS

Agr	*Abelia grandiflora*	ABELIA	1.5m	200mm
Asm	*Acmena smithii 'Minor'*	Lilly Pilly	2	200mm
As	*Acmena smithii var. minor*	Dwarf Lilly Pilly	3 x 2	200mm
AM	*Adenanthos 'Mallee Legend'*	Dwarf Albany Wollybush	1.2 x 1	200mm
Ad	*Altenanthera dentata*	Blood Leaf	1 x 1	200mm
Bmj	*Buxus microphylla japonica*	Japanese box hedge	2.5 x 2	300mm
Cc	*Callistemon citrinus 'Endeavour'*		20 x 8	200mm
CW	*Callistemon citrinus 'White Anzac'*	Lemon Scented Bottlebrush	3	200mm
Csa	*Camelia sasanqua*	Camelia	4 x 3	200mm
Cte	*Choisya ternata*	Mexican Orange	2m	200mm
Cpu	*Coleonema pulchrum*	Pink Diosma	1.5m	200mm
Cre	*Coprosma repens*	Mirror Bush	3m	200mm
Ca	*Correa alba*	White Correa	1.5 x 1.5	200mm
Cr	*Cycas revoluta*	Sago Palm	1 x 2	200mm
De	*Doryanthes excelsa*	Gymea Lilly	1 x 2	200mm
Ga	*Gardenia augusta 'Florida'*	Gardenia	0.5	200mm
GRG	*Grevillea 'Robyn Gordon'*	Grevillea	1-1.5m	200mm
HAG	*Hebe 'Autumn Glory'*	Purple Veronica	600mm-1.2m	300mm
HsR	*Hebe speciosa 'Rosea'*	Veronica	to 1.5m	200mm
La	*Lavandula augusta*	Lavender		200mm
LC	*Loropetalum 'China Pink'*	China Pink	1 x 1.5	200mm
Mn	*Melaleuca nesophylla*	Showy Honey Myrtle	3m	200mm
MCT	*Melaluca 'Calret Tops'*			300mm
MT	*Metrosideros 'Tahiti'*	NZ Xmas Bush	1m	300mm
Mfi	*Michelia figo*	Port Wine Magnolia	3	200mm
Mp	*Murraya paniculata*	Orange Jessamine	3	300mm
NGS	*Nandina 'Gulf Stream'*	Nandina	0.7	300mm
PX	*Philodendron 'Xanadu'*	Xanadu	1 x 1	200mm
PGP	*Pittosporum 'Green Pillar'*	Green Pillar	3 x 3	200mm
PMM	*Pittosporum tobira 'Miss Muffet'*	Dwarf Pittosporum		200mm
ROP	*Rhaphiolepis 'Oriental Pearl'*	Oriental Pearl		300mm
Ro	*Rosemarinus officinalis*	Rosemary	1-1.5 h	300mm
Sof	*Salvia officinalis*	Sage		200mm
SaS	*Syzygium australe 'Select'*	Lilly Pilly		300mm
SC	*Syzygium 'Cascade'*	Weeping 'Cascade' Lilly Pilly	0.7	300mm
Tf	*Teucrium fruiticans*	Bush Germander		200mm
TJ	*Tibouchina 'Jules'*	Glory Bush	1m	200mm
VE	*Viburnum 'Emerald Lustre'*	Emerald Lustre	4 x 4	300mm
Vt	*Viburnum tinus*	Laurustinus	3	200mm
WWG	*Westringia 'Wynyabbie Gem'*	Wynyabbie Rosemary	1	200mm

ACCENT PLANTS

Aim	*Alcantarea imperialis*			
Alc	*Alpinia caerulea*	Native Ginger	2	300mm
Ael	*Aspidistra elatior*	Cast Iron Plans		300mm
CBS	*Cordyline 'Burgundy Spire'*			300mm
CRS	*Cordyline 'Red Sensation'*	Red Cordyline	2	300mm
Cs	*Cordyline stricta*	Cordyline	3	300mm
De	*Doryanthes excelsa*	Gymea Lily	3	300mm
Hf	*Howea forsteriana*			300mm
PBB	*Phormium 'Bronze Baby'*	Bronze NZ Flax	0.7	300mm
PYW	*Phormium 'Yellow Wave'*	Yellow Wave NZ Flax	1	300mm
Rhu	*Raphis humilis*			300mm
Re	*Rhapis excelsa*			300mm
Sre	*Strelitzia reginae*	Bird Of Paradise	1.2	300mm
Sju	*Strelitzia juncea*	Narrow Leaved Bird Of Para	1.2	300mm
Aat	*Agave attenuata*	Century Plant	1.5 x 1.5	300mm
Aau	*Asplenium australasicum*	BIRDS NEST FERN	to 600mm	300mm
Bnu	*Blecnum nudum*	WATER FERN	fronds 600mm	300mm
Cco	*Cyathea cooperii*	SCALY TREE FERN	2.5-6m	300mm
Dan	*Dicksonia antarctica*	SOFT TREE FERN	4.5-7m	300mm
Pse	*Polystichum setiferum*	SOFT SHIELD FERN	500mm	300mm

GRASSES / GROUNDCOVERS / CLIMBERS

Ao	*Agapanthus orientalis*	Agapanthus		
Are	*Ajuga reptans*	Common Bugle	50-80mm	140mm
Ad	*Alternanthera dentata*	Ruby Leaf Alternanthera	0.45	140mm
ABG	*Anigozanthos 'Bush Gold'*	Kangaroo Paw	0.9	140mm
Bm	*Brachycome multifida*	Cutleaf Daisy	0.3	140mm
Cap	*Carex appressa*	Tall Sedge	0.6	140mm
Cg	*Carpobrotus glaucascens*	Pig Face	0.2	140mm
Cha	*Chrysocephalum apiculatum*	Yellow Buttons	0.5 x 0.5	140mm
Cm	*Clivea miniata*	Kaffir Lily	0.45	140mm
Ccm	*Convolvulus cneorum*	Japanese Holly Fern	0.6 x 1	140mm
Com	*Convolvulus mauritanicus 'Blue Moon'*	Morning Glory	0.1	140mm
DB	*Dianella 'Breeze'*	Breeze Flax Lily	0.7	140mm
DCB	*Dianella 'Cassa Blue'*	Cassa Blue Flax Lily	0.4	140mm
DstT	*Dianella tasmanica 'Tasred'*	Tasred Blue Flax Lily	0.4 x 0.4	140mm
Dg	*Dietes grandiflora*	Wild Iris	0.7	140mm
Fp	*Ficus pumila*	Creeping Fig	2-4m	140mm
Gh	*Gazania x hybrida*	Gazania	0.2	140mm
Hs	*Hardenbergia 'Meema'*	Golden Guinea Vine	0.3 x 2.5	140mm
Hsc	*Hibbertia scandens*	Knobby Club Rush	1 x 1.5	140mm
Kt	*Isolepis nodosa*	Flapjacks	0.6 x 1	140mm
Jpo	*Jasminum polyanthum*	Pink Jasmine	to 3m	140mm
Jho	*Juniperus horizontalis*	Waukegan Juniper	1m	140mm
LJR	*Liriope muscari 'Just Right'*	Turf Lily	0.5	140mm
Ll	*Lomandra longifolia*	Mat Rush	1.5	140mm
LfM	*Lomandra filiformis Mondra*	Lomandra	0.15	140mm
LT	*Lomandra longifolia 'Tanika'*	Tanika Mat Rush	0.6 x 0.65	140mm
MY	*Myoporum 'Yareena'*	Native Violet	0.15 x 1	140mm
Op	*Ophiopogon planiscapus 'Nigrescens'*	Mondo Grass		140mm
Pja	*Pandorea jasminoides*	Bower Plant	to 5m	140mm
Ppa	*Pandorea pandorana*	Wonga Wonga Vine	to 6m	140mm
PaPL	*Pennisetum alpecuroides 'Purple Lea'*	Purple Lea Swamp Foxtail	0.9 x 0.9	140mm
PN	*Pennisetum 'Nafray'*	Swamp Foxtail	0.8	140mm
PIE	*Poa labillarderi 'Eskdale'*	Poa labillarderi	1 x 1	140mm
SaM	*Scaevola aemula 'Mauve Clusters'*	Purple Fan Flower	0.3	140mm
TT	*Trachelopsermum 'Tricolor'*	Variegated Star Jasmine	0.3	140mm
Tja	*Trachelospermum jasminoides*	Star Jasmine	0.3	140mm
Vhe	*Viola hederacea*	Native Voilet	0.2	140mm

Vegetables & Herbs

Al	*Allium schoenoprasum*	Dill	1 x 0.75	140mm
Ag	*Anethum graveolens*	Tarragon	1 x 1	140mm
Ard	*Artemisia dracunculus*	Chamomile	1 x 1	140mm
Cn	*Chamaemelum nobile*	Coriander	1.5 x 1.5	140mm
Cs	*Coriandrum sativum*	Lemongrass	1.5 x 1.5	140mm
Cy	*Cymbopogon citratus*	Lavender	1 x 1.5	140mm
Ls	*Lavandula spp.*	Basil	0.9 x 0.6	140mm
Ob	*Ocimum basilicum*	Oregano	1 x 1	140mm
Ov	*Origanum vulgare*	Rosemary	1.2 x 1	140mm
Ro	*Rosmarinus officinalis*	Salvia	1 x 1	140mm
Sa	*Salvia spp.*	Thyme	0.15 x 0.5	140mm
Ts	*Thymus spp.*	Ginger	2 x 1.5	140mm
Zo	*Zingiber officinale*			

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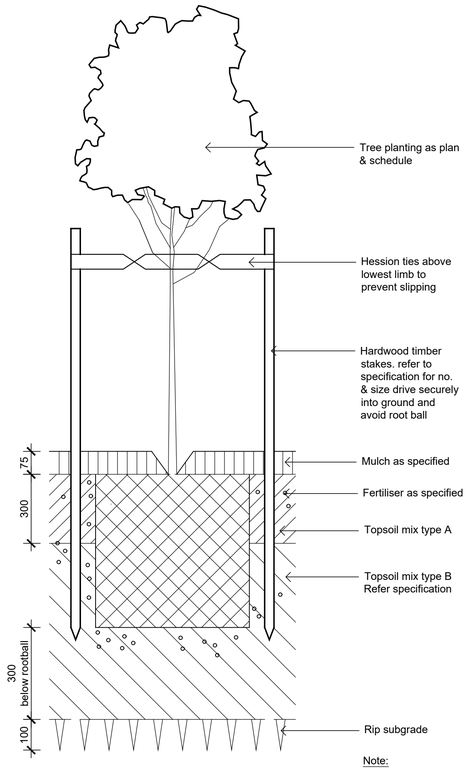
Indicative Plant Schedule

Sheet _ of _

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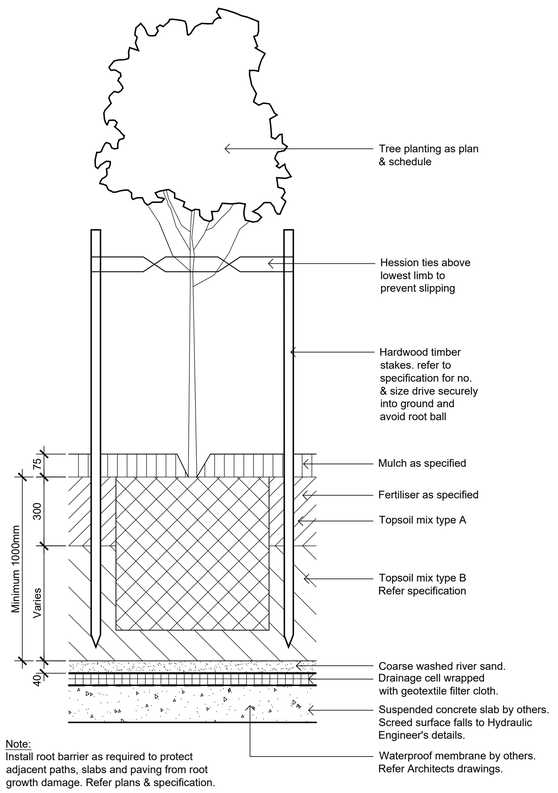
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SS18-4081 500 I



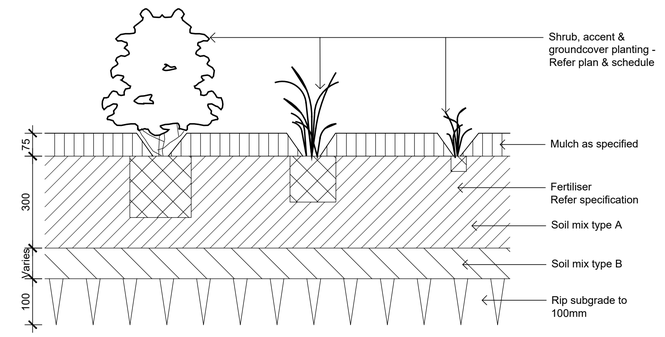
01 / 501 Detail 75-200L - Tree planting on grade

1:10



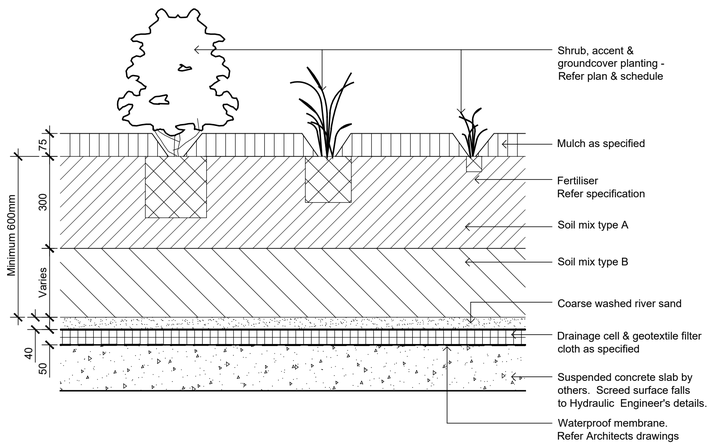
02 / 501 Detail 75-200L - Tree planting on structure

1:10



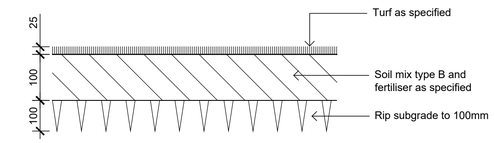
03 / 501 Detail - Shrub, accent & groundcover planting on grade

1:10



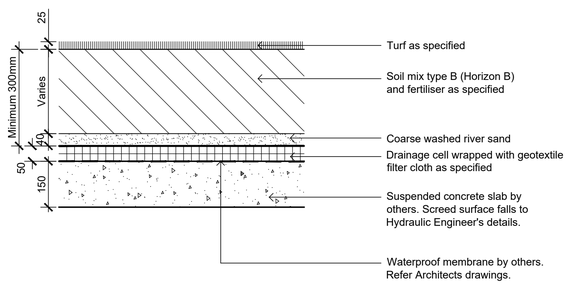
04 / 501 Detail - Shrub, accent & groundcover planting on structure

1:10



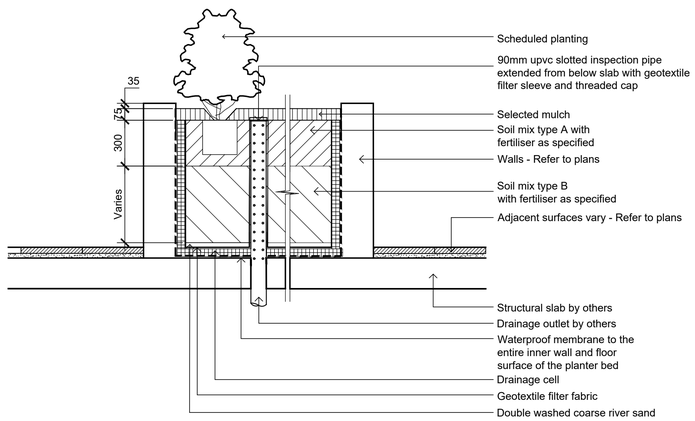
05 / 501 Detail - Turf on even grade

1:10



06 / 501 Detail - Turf on suspended structure

1:10



07 / 501 Section - Typical raised planter bed on structure

1:20

Inspection riser pipe

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J	Mod 7 Issue	MJW	RS	24.06.2024
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B	For Approval	PH	RS	11.06.2019
A	Preliminary	NH	RS	27.03.2019

LEGEND

Key Plan:

Client:

Hyecorp

Project:

Club Willoughby

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Landscape Architects

MOD 7

Drawing Name:

Landscape details

Sheet _ of _

Scale: As Shown

Job Number: SS18-4081

Drawing Number: 501

Issue: J

SPECIFICATION

GENERAL NOTES

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES AND SHRUBS

Trees and Shrubs to be Retained and Protected
Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees and Shrubs
Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under foliage canopies or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown building materials, such as cement, from covering trees and other plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling
Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

Sub-soil Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS

Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGSI and Edging
Construct garden walls, fences, steps, TGSI and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm.

SOFTWORKS

Soil Testing
Where site soil is to be retrieved from and stored for reuse on site, undertake at least two (2) soil tests, in locations as advised by the Project Manager. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

Subsoil
Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants
Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:
- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation
Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Embankment Stabilisation
Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
- Plants (≥25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (≥75 lt): 2 off 50x50x 1800mm;
- Advanced (≥100 lt): 3 off 50 x 50 x 2400mm.

Turf
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, 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 delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:
- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:
- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities
During the defects maintenance period schedule the following activities to occur on a timely basis.

- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- **Insect, disease and pest control** - Avoid spraying:
  - if ever possible;
  - in wet weather or if wet weather is imminent;
  - if target plants are still wet after rain;
  - in windy weather; and
  - if non-target species are too close.

  Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:
  - Product brand / manufacturer's name,
  - Chemical / product name,
  - Chemical contents,
  - Application quantity and rate,
  - Date of application and location,
  - Results of application, and
  - Use approval authority.
- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
  - Product brand / manufacturer's name,
  - Fertiliser / product name,
  - Application quantity and rate, and
  - Date of application and location.
- **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- **Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.
- **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

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Landscape Architects

MOD 7

Drawing Name:
Landscape Specification

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Scale:

Job Number: SS18-4081

Drawing Number: 502

Issue: I