

DEVELOPMENT SUMMARY

Divisions	-	28.05.20	DEVELOPMENT APPLICATION	JLI
	A	23.11.20	DA AMENDMENTS	JLI
	B	18.12.20	DA AMENDMENTS	GT

JLI
JLI
GTProject / **143a Stoney Creek**

Drawing / **Proposed Site Plan**

Project No/ **220015** Date/ **18.12.20**

Author / **JLi**

Scale: @ A1 / **1 : 200**

Drawing No. **TP00.01 B**

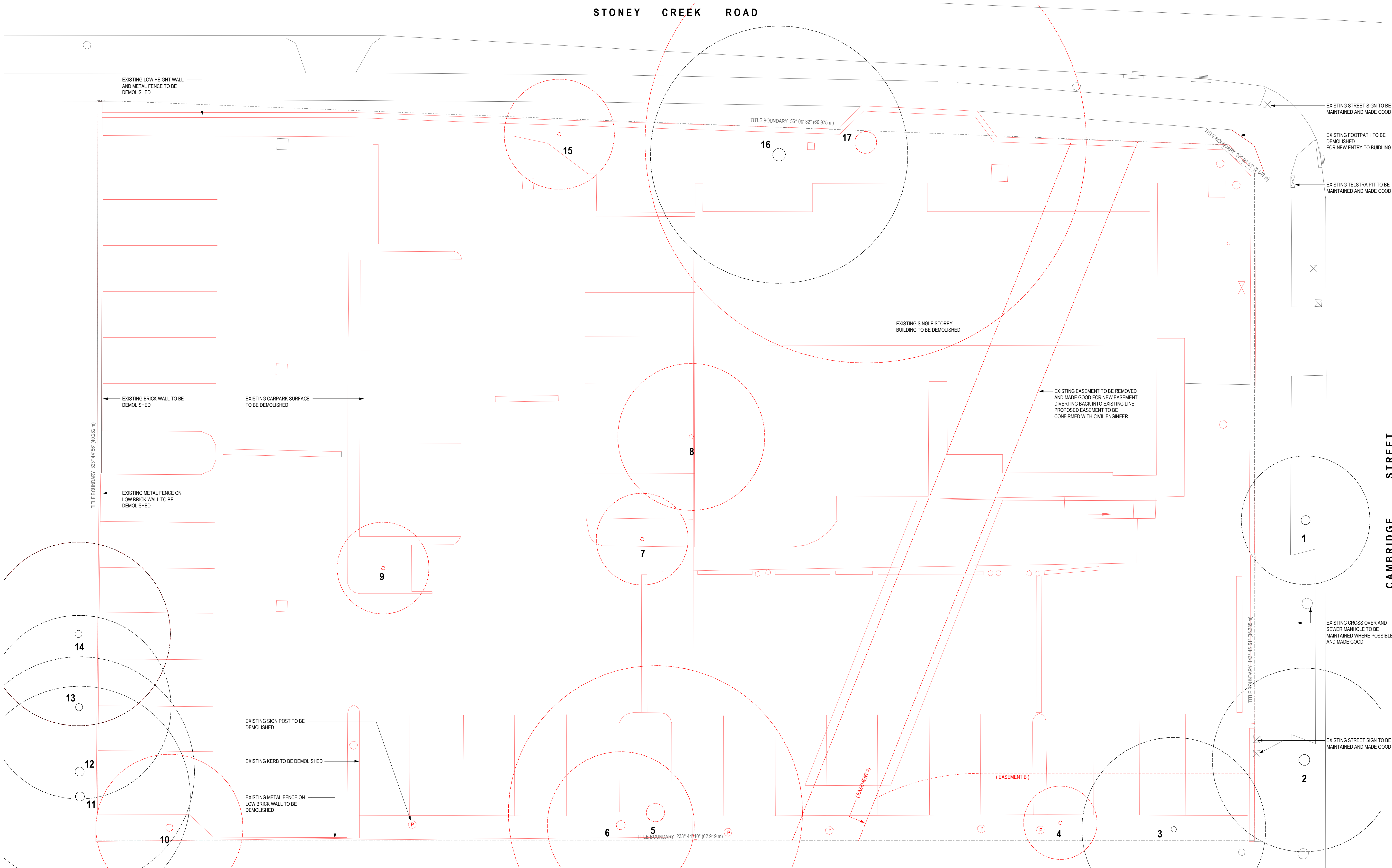
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18/12/2020 5:47:10 PM

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NSIM 2222

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DEVELOPMENT SUMMARY

Revisions	-	28.05.20	DEVELOPMENT APPLICATION
	A	5.11.20	DA AMENDMENTS
	B	18.12.20	DA AMENDMENTS

JLI
JLI
GT

- DENOTES EXISTING TREES TO BE RETAINED
--- DENOTES EXISTING TREES TO BE REMOVED

Project / **143a Stoney Creek**

Drawing / **Demolition Plan**

Project No / **220015** Date / **18.12.20**

Author / **JLI**

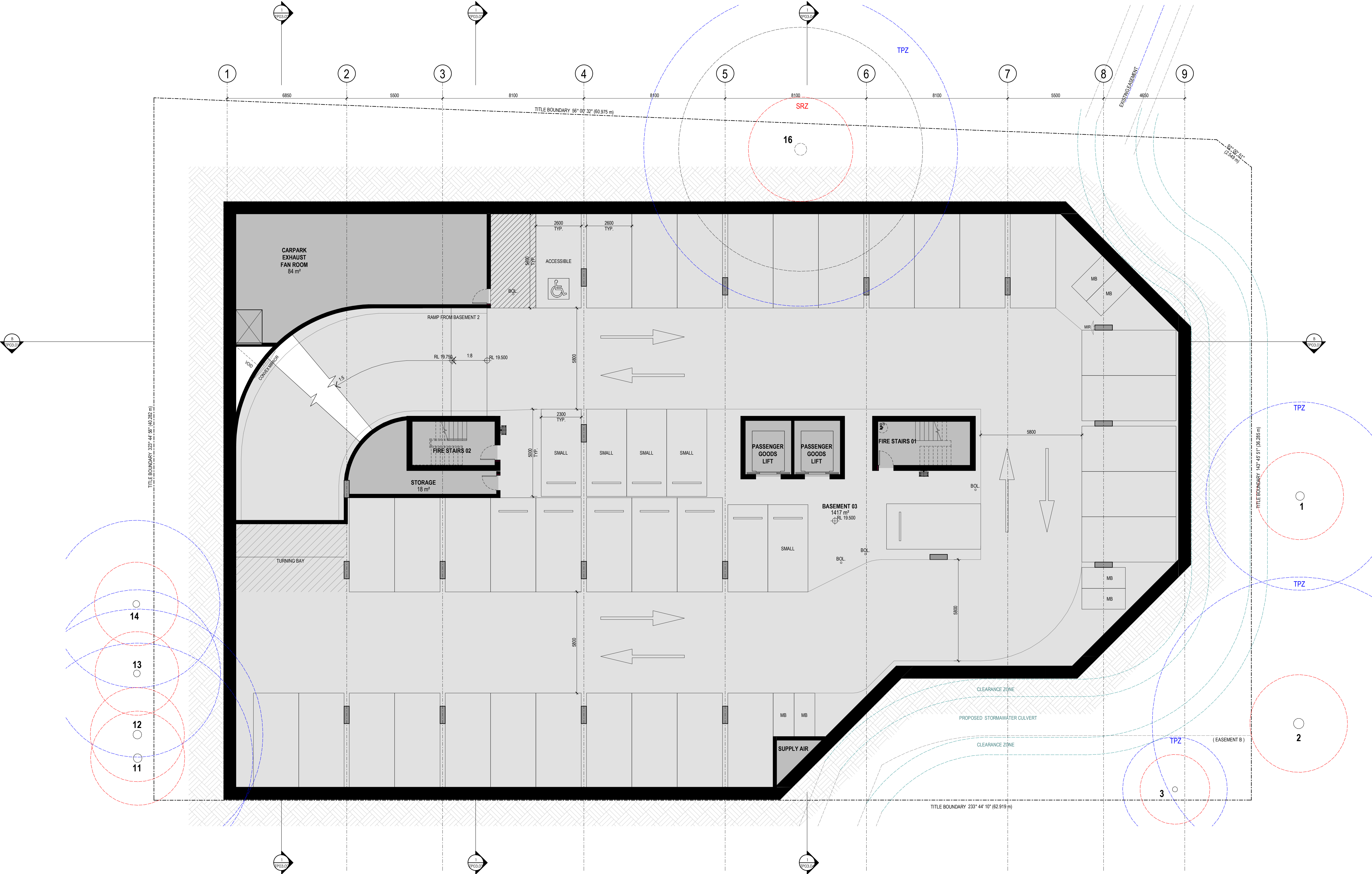
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Drawing No. / **TP00.03 B**

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GT

LEVEL	CARPARKS		MOTORBIKE
	VISITOR	TOTAL	
BASEMENT 01	30	30	6
BASEMENT 02	42	42	6
BASEMENT 03	42	42	6
	114	114	18

Project / 143a Stoney Creek

Drawing / Basement 3

Project No / 220015 Date / 18.12.20

Author / JLI

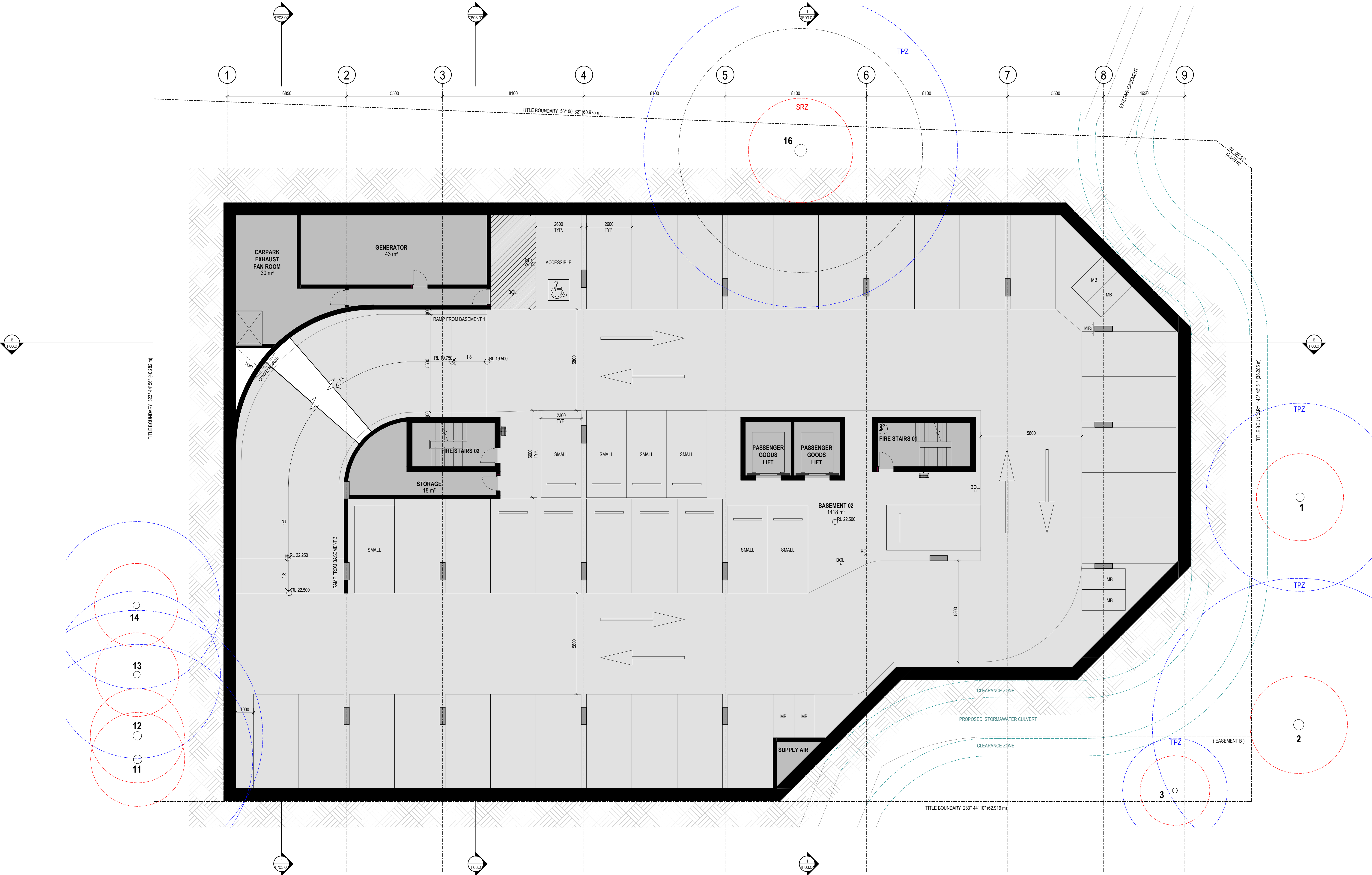
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Drawing No. / TP01.01 A

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LEVEL	CARPARKS		MOTORBIKE
	VISITOR	TOTAL	
BASEMENT 01	30	30	6
BASEMENT 02	42	42	6
BASEMENT 03	42	42	6
	114	114	18

Project / 143a Stoney Creek

Drawing / Basement 2

Project No / 220015 Date / 18.12.20

Author / JLI

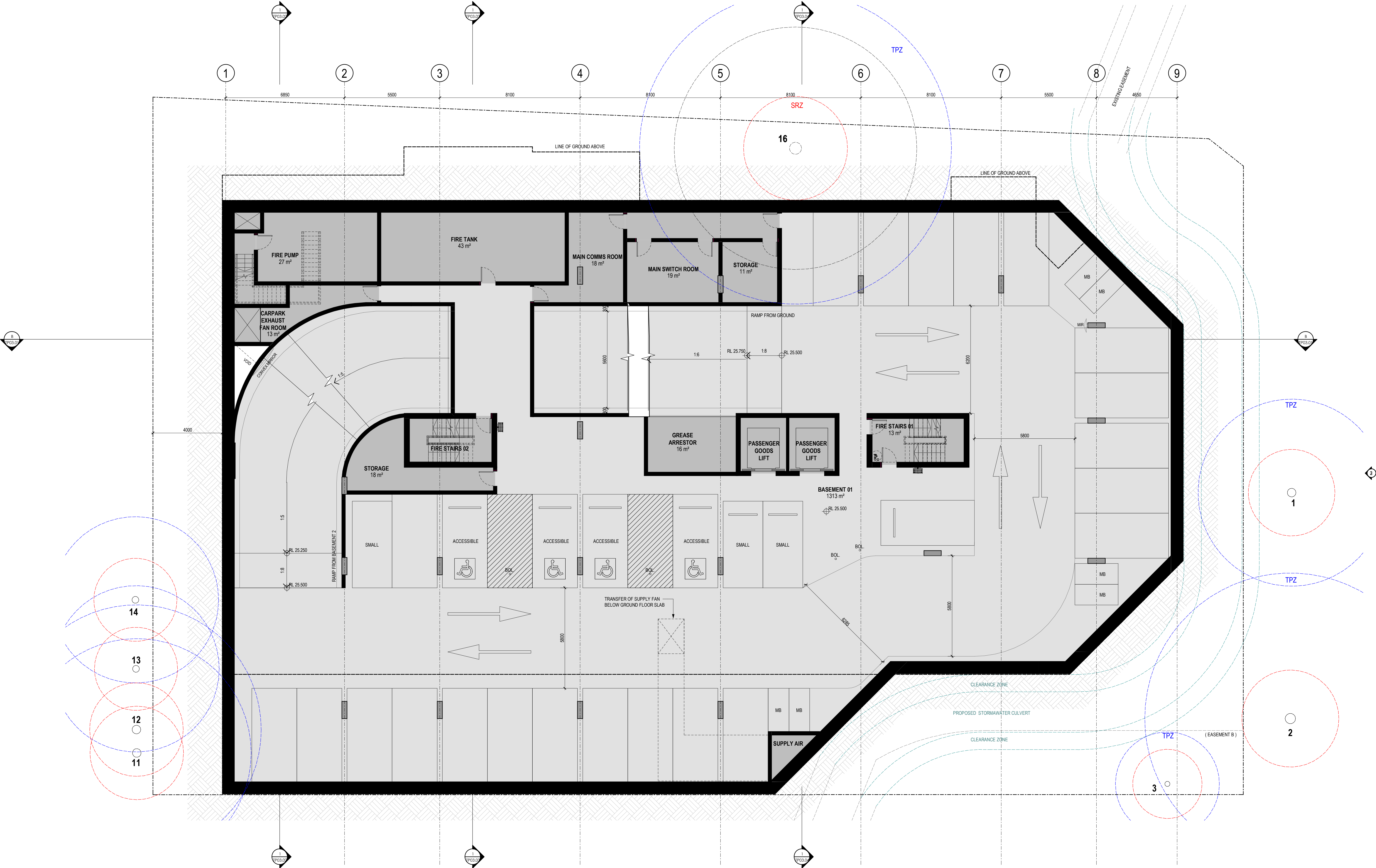
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Drawing No. / TP01.02 A

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LEVEL	CARPARKS		MOTORBIKE
	VISITOR	TOTAL	
BASEMENT 01	30	30	6
BASEMENT 02	42	42	6
BASEMENT 03	42	42	6
	114	114	18

Project 143a Stoney Creek

Drawing Basement 1

Project No 220015 Date 18.12.20

Author JLI

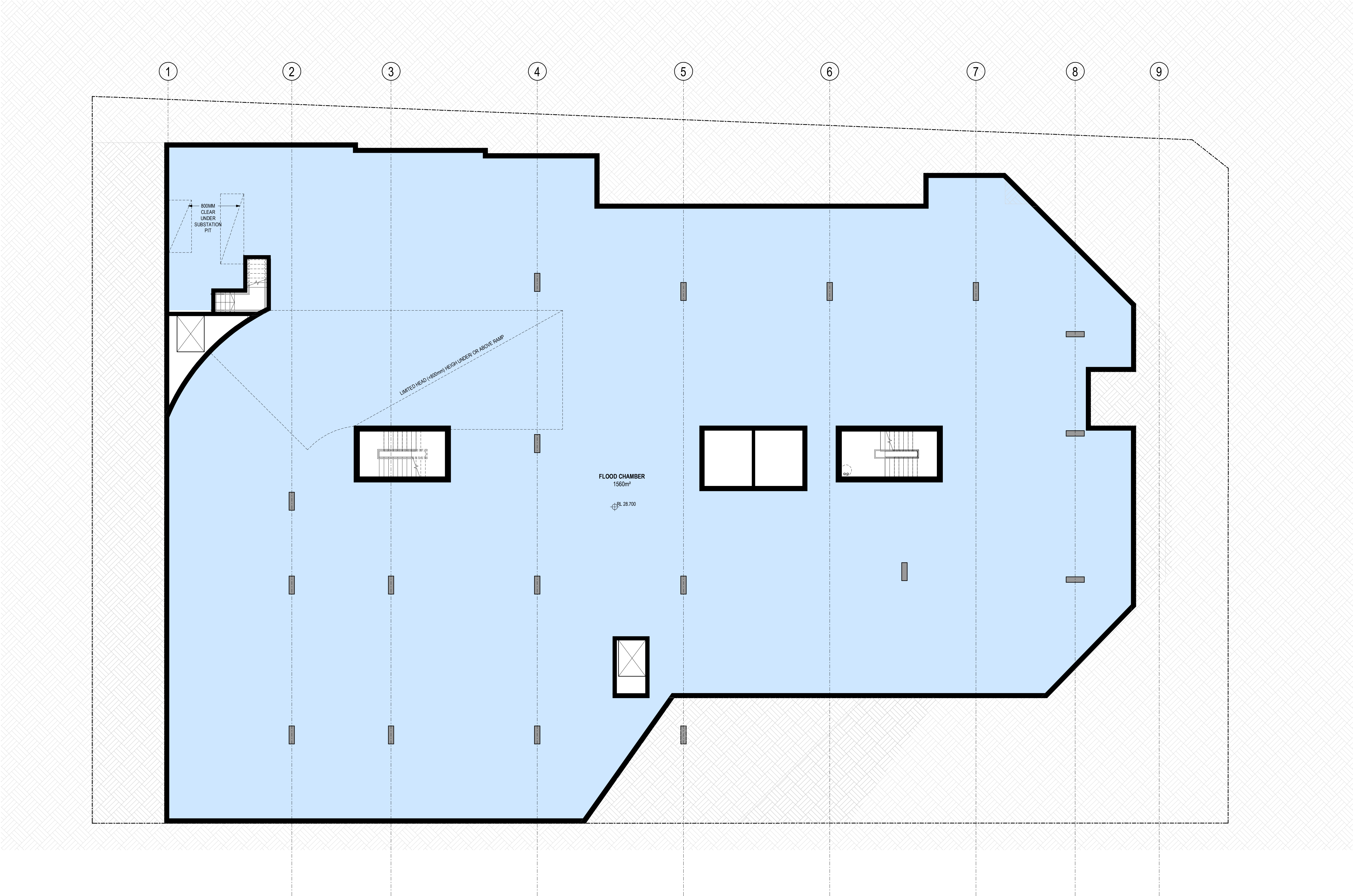
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Drawing No. TP01.03 B

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DEVELOPMENT SUMMARY

Revisions / 18.12.20 DA AMENDMENTS GT

Project / 143a Stoney Creek

Drawing / Flood Chamber Plan

Project No / 220015 Date / 18.12.20

Author / JLi

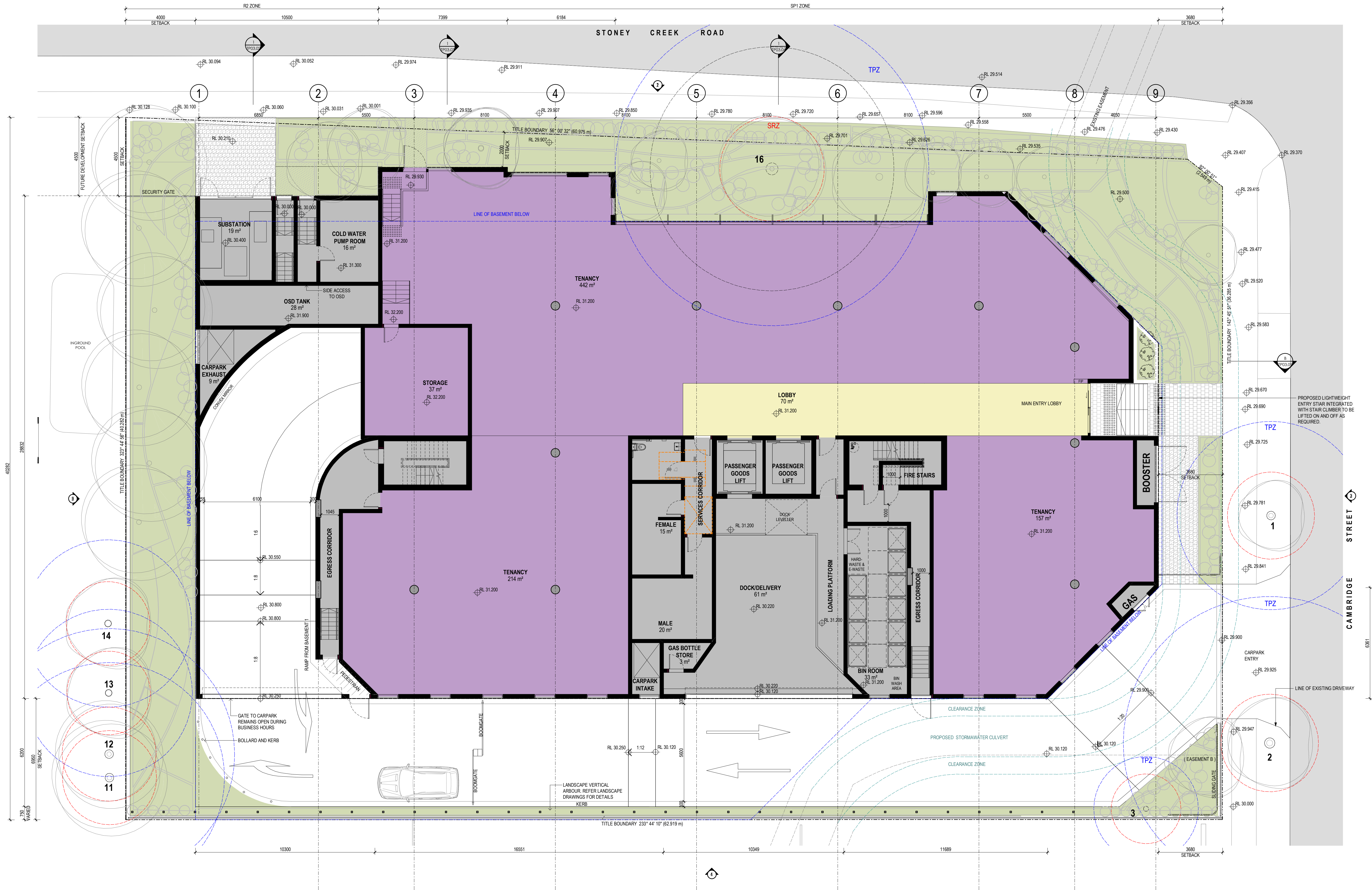
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Drawing No. / TP00.06



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Revisions	-	28.05.20	DEVELOPMENT APPLICATION	JLI
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Project / 143a Stoney Creek

Drawing / Ground Floor

Project No / 220015

Date / 18.12.20

Author / JLI

Scale: @ A1 / 1 : 100

Drawing No. / TP01.04

B

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Project / 143a Stoney Creek

Drawing / Level 1

Project No / 220015 Date / 18.12.20

Author / JLI

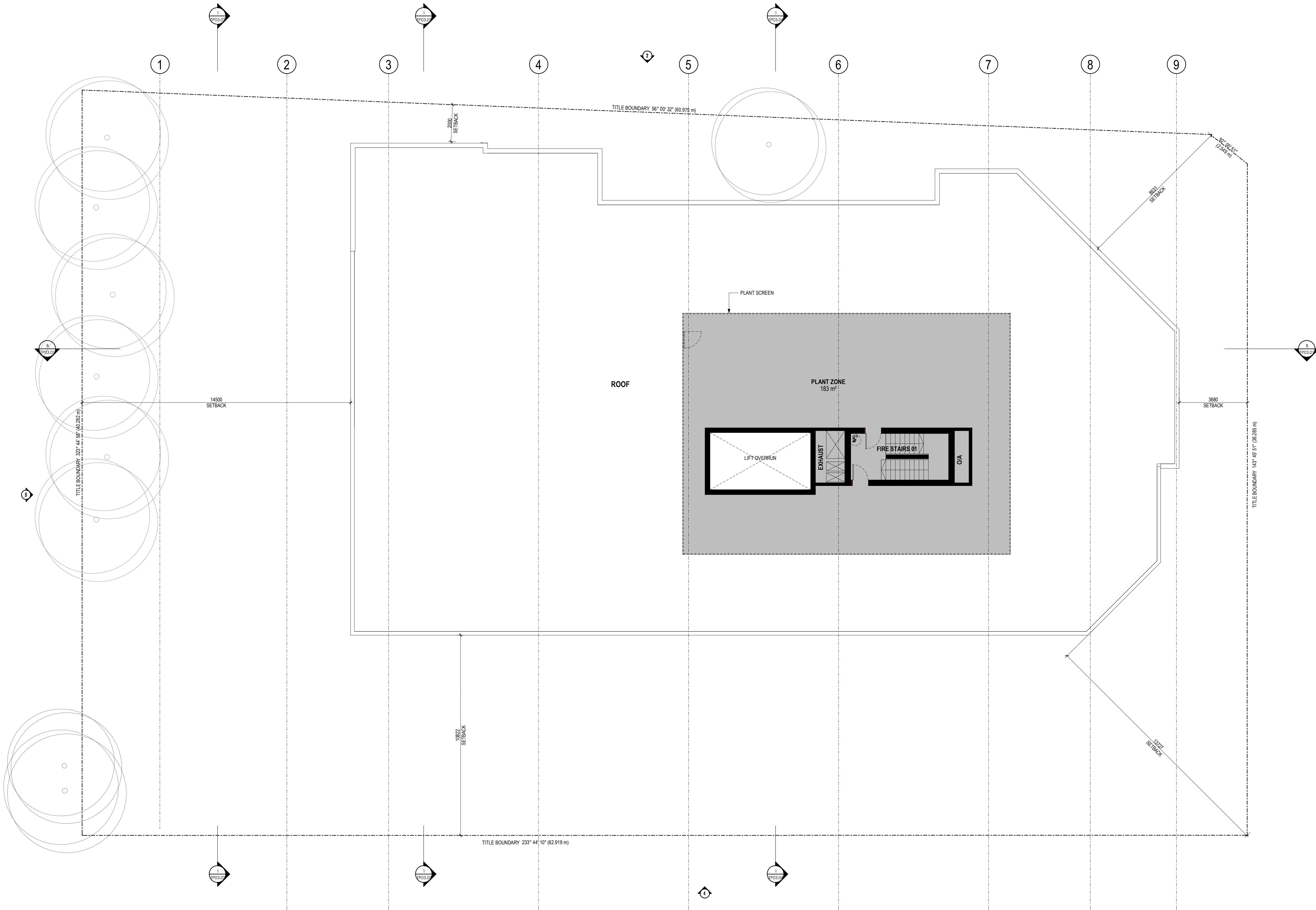
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Drawing No. / TP01.05 B

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	A	18.12.20	DA AMENDMENTS	GT

Project / 143a Stoney Creek

Drawing / Roof Plan

Project No / 220015 Date / 18.12.20

Author / JLI

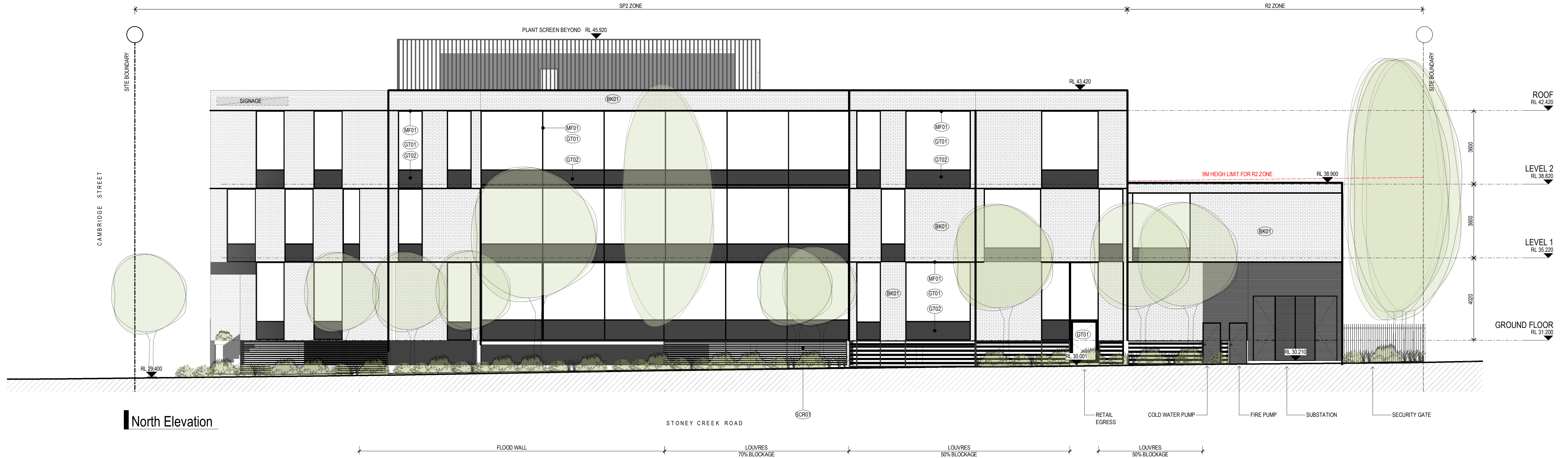
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North Elevation



East Elevation

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JLI
JLI
GT

LEGEND

(AF01) APPLIED FINISH- CHARCOAL	(GT02) GLASS- GREY
(AF02) APPLIED FINISH- LIGHT GREY	(GT03) GLASS- OPAQUE PRIVACY PANEL
(BAL03) BALUSTRADE- GREY GLASS FINISH	(MF01) CHARCOAL PROFILED METAL
(BK01) BRICK FINISH	(SC01) POWDERCOATED ALUMINIUM LOUVER- CHARCOAL
(GT01) GLASS- CLEAR	

Project / **143a Stoney Creek**

Drawing / **Elevation**

Project No / **220015** Date / **18.12.20**

Author / **JLI**

Scale: @ A1 / **1 : 100**

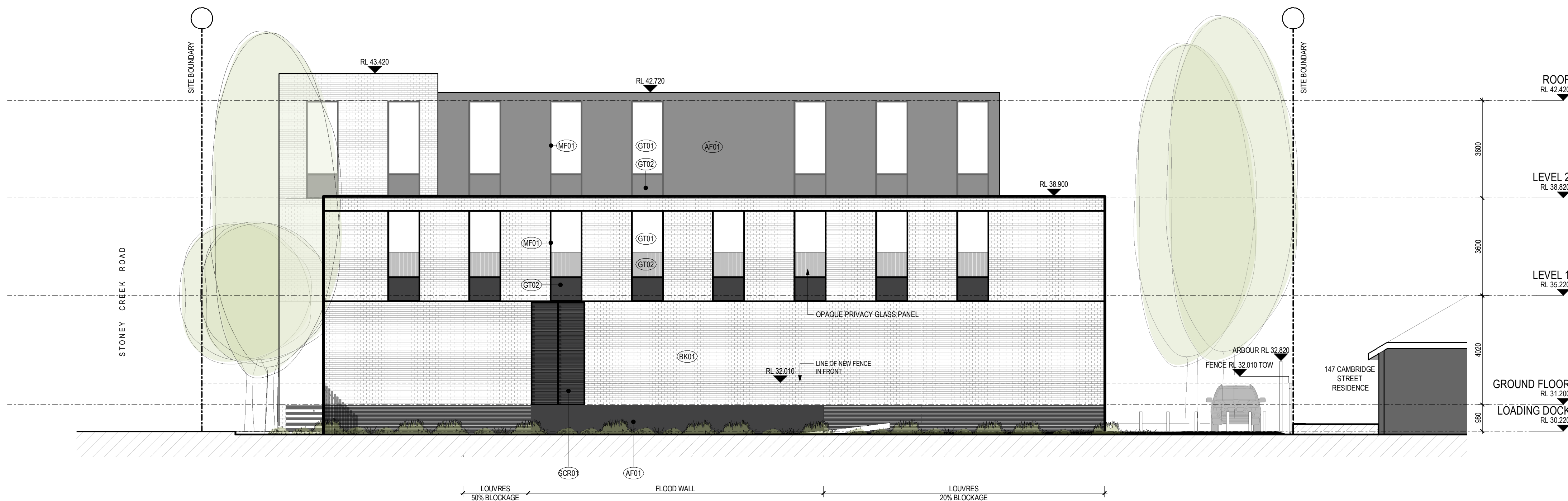
Drawing No. / **TP02.01** **B**

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South Elevation



West Elevation

DEVELOPMENT SUMMARY

Revisions	-	28.05.20	DEVELOPMENT APPLICATION
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JLI
JLI
GT

LEGEND

(AF01) APPLIED FINISH- CHARCOAL	(GT02) GLASS- GREY
(AF02) APPLIED FINISH- LIGHT GREY	(GT03) GLASS- OPAQUE PRIVACY PANEL
(BAL03) BALUSTRADE- GREY GLASS FINISH	(MF01) CHARCOAL PROFILED METAL
(BK01) BRICK FINISH	(SCR0) POWDERCOATED ALUMINIUM LOUVER- CHARCOAL
(GT01) GLASS- CLEAR	

Project / **143a Stoney Creek**

Drawing / **Elevation**

Project No / **220015** Date / **18.12.20**

Author / **JLI**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP02.02**

B

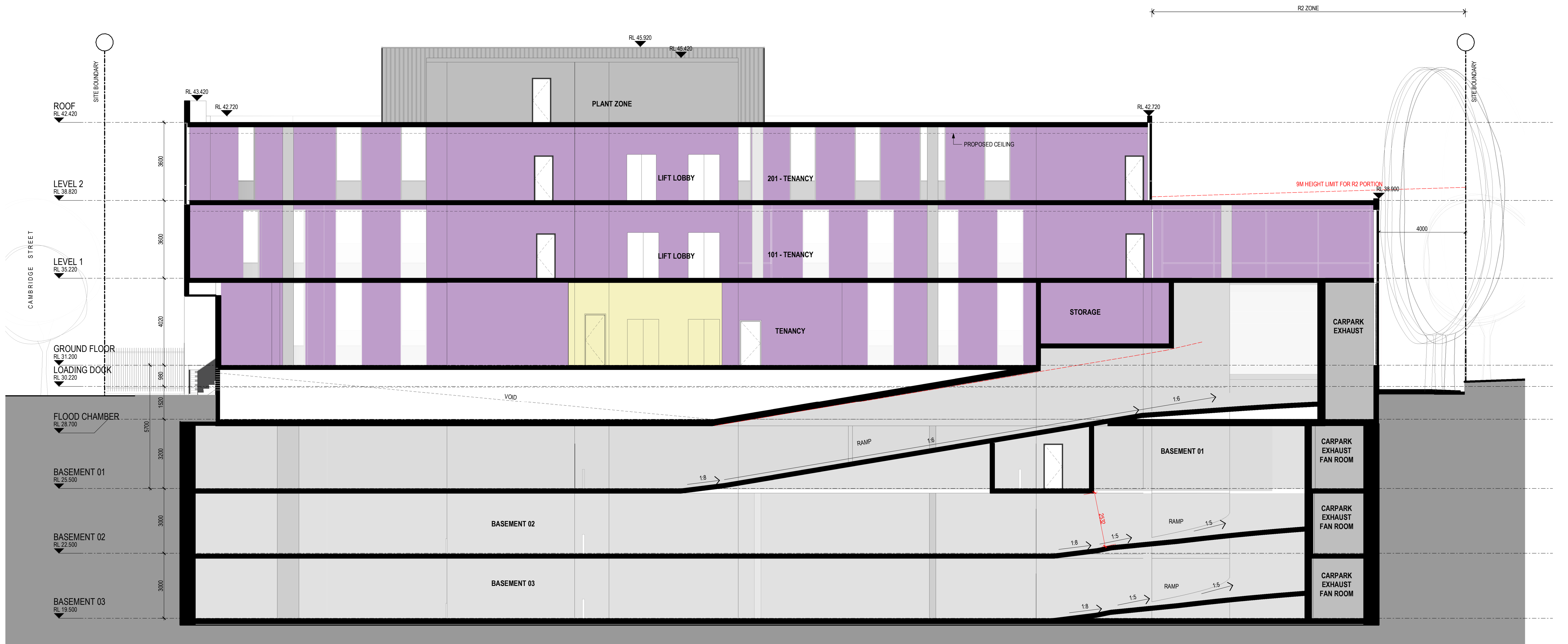
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Revisions	-	28.05.20	DEVELOPMENT APPLICATION
	A	18.12.20	DA AMENDMENTS

JLI
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Project / 143a Stoney Creek

Drawing / Section 01

Project No / 220015 Date / 18.12.20

Author / JLI

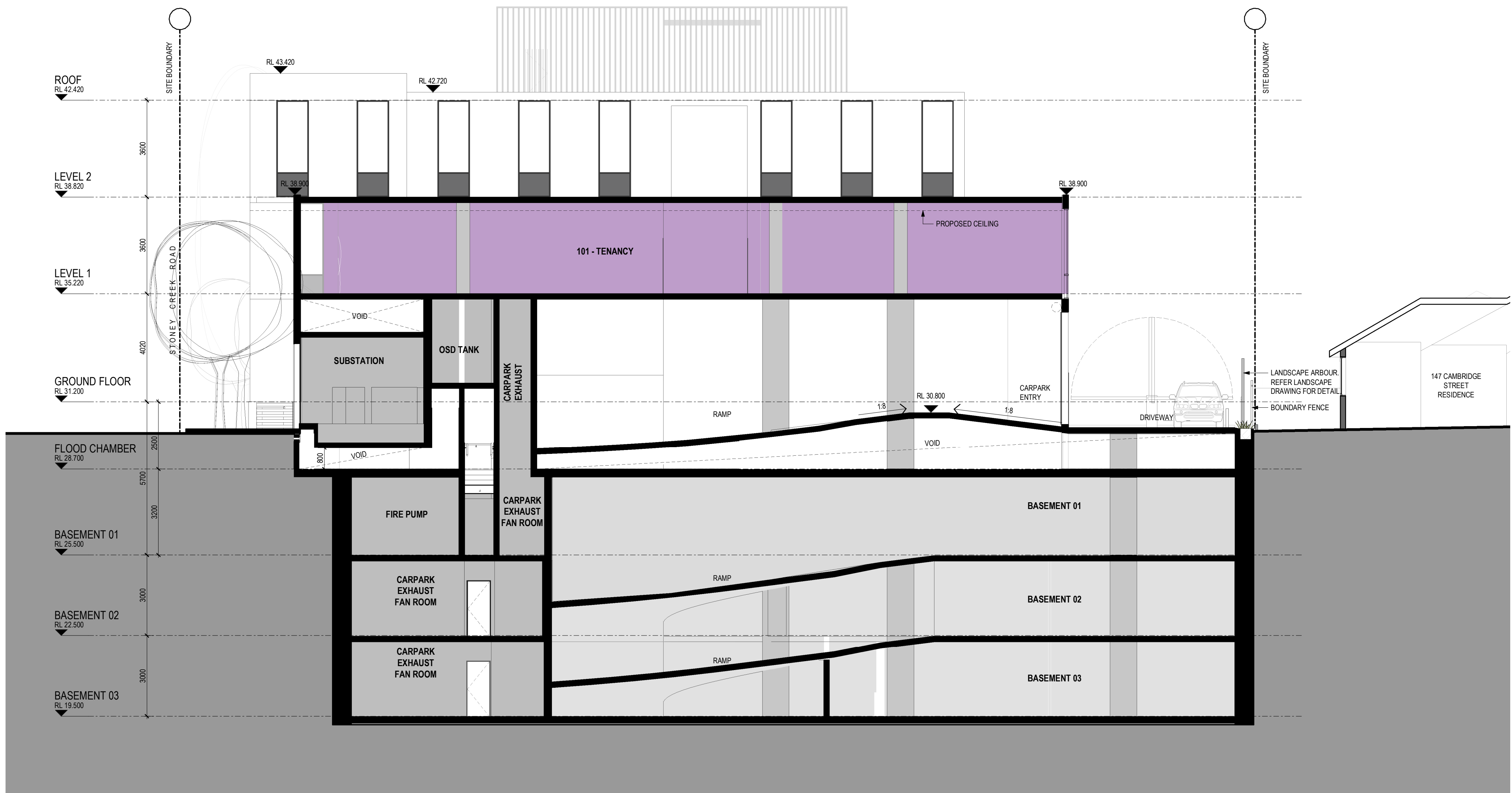
Scale: @ A1 / 1 : 100

Drawing No. / TP03.01 A

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JLI
JLI
GT

Project 143a Stoney Creek

Drawing Section 02

Project No 220015 Date 18.12.20

Author JLi

Scale: @ A1 1 : 100

Drawing No. TP03.02

B

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DEVELOPMENT SUMMARY

Revisions	-	28.05.20	DEVELOPMENT APPLICATION
	A	18.12.20	DA AMENDMENTS

JLI
GT

Project / 143a Stoney Creek

Drawing / Section 03

Project No / 220015 Date / 18.12.20

Author / JLi

Scale: @ A1 / 1 : 100

Drawing No. / TP03.03 A

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DEVELOPMENT SUMMARY

Revisions	-	28.05.20	DEVELOPMENT APPLICATION
	A	18.12.20	DA AMENDMENTS

JLI
GT

Project / **143a Stoney Creek**

Drawing / **Section 04**

Project No / **220015** Date / **18.12.20**

Author / **JLI**

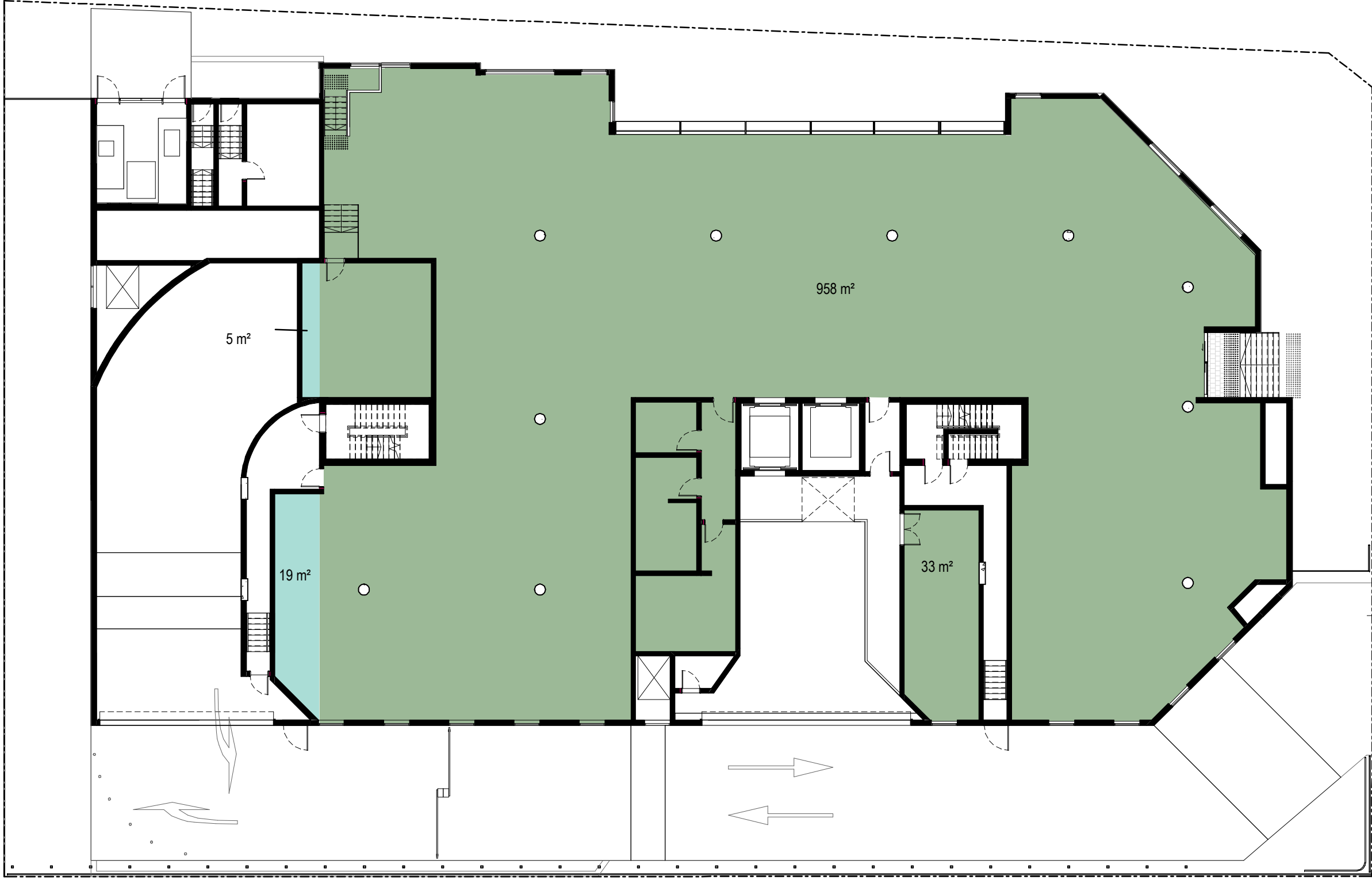
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Drawing No. / **TP03.04** **A**

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GROUND FLOOR



LEVEL 1



LEVEL 2

DEVELOPMENT SUMMARY

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	A	5.11.20	DA AMENDMENTS
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JLI
JLI
GT

Project / **143a Stoney Creek**

Drawing / **GFA Plans**

Project No / **220015** Date / **18.12.20**

Author / **JLI**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP10.00**

B

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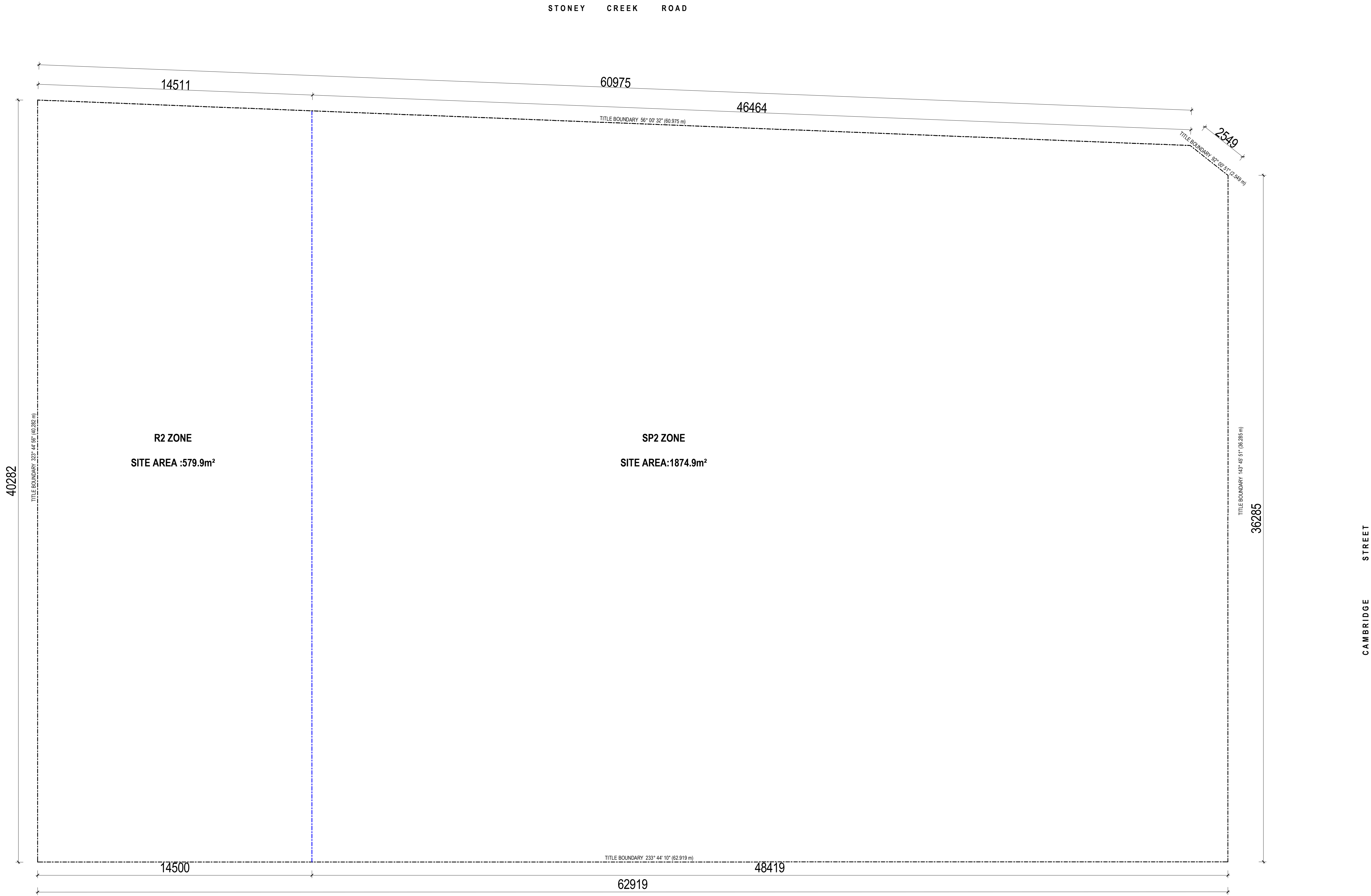
GFA DEFINITION
Hurstville Local Environmental Plan 2012

Definition
Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

GROSS FLOOR AREA- SP2 ZONE	
LEVEL	AREA
GROUND FLOOR	991 m²
LEVEL 1	1139 m²
LEVEL 2	965 m²
TOTAL	3095 m²

GROSS FLOOR AREA- R2 ZONE	
LEVEL	AREA
GROUND FLOOR	24 m²
LEVEL 1	294 m²
TOTAL	319 m²



DEVELOPMENT SUMMARY

Revisions / 5.11.20 DA AMENDMENTS JLI

Project / 143a Stoney Creek

Drawing / Lot Subdivision Plan

Project No / 220015 Date / 5.11.20

Author / JLI

Scale: @ A1 / 1 : 100

Drawing No. / TP00.05



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Elevational Perspective

BK01 BRICK



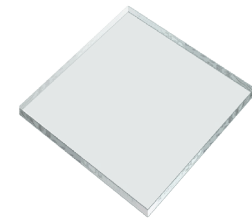
AF01 APPLIED FINISH
- CHARCOAL



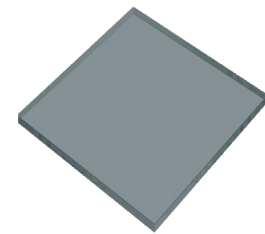
AF02 APPLIED FINISH
- LIGHT GREY



GT01 GLAZING 01
- CLEAR



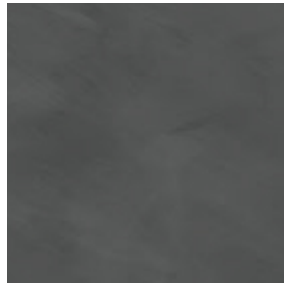
GT02 GLAZING 02
- GREY



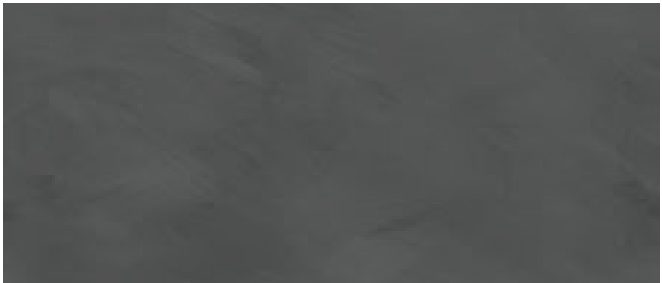
GT03 GLAZING 03
- OPAQUE



MF01 METAL FINISH
- CHARCOAL



SCR01 SCREEN
- CHARCOAL



The following palette is representative of the proposed core materials.
The graphic representation is indicative only.

143A STONEY CREEK

LANDSCAPE DA DOCUMENTATION

143a Stoney Creek, Beverly Hills, 2209, NSW

IONIC MANAGEMENT PTY LTD

2020103: LANDSCAPE ARCHITECTURAL DRAWING LIST

Sheet Number	Sheet Name	Revision
LD-DA001	COVER SHEET & PLANTING SCHEDULE	3
LD-DA100	LANDSCAPE GENERAL ARRANGEMENT PLAN	3
LD-DA200	PLANTING PLAN- GROUND FLOOR	3
LD-DA900	TYPICAL DETAILS & OUTLINE SPECIFICATION	3

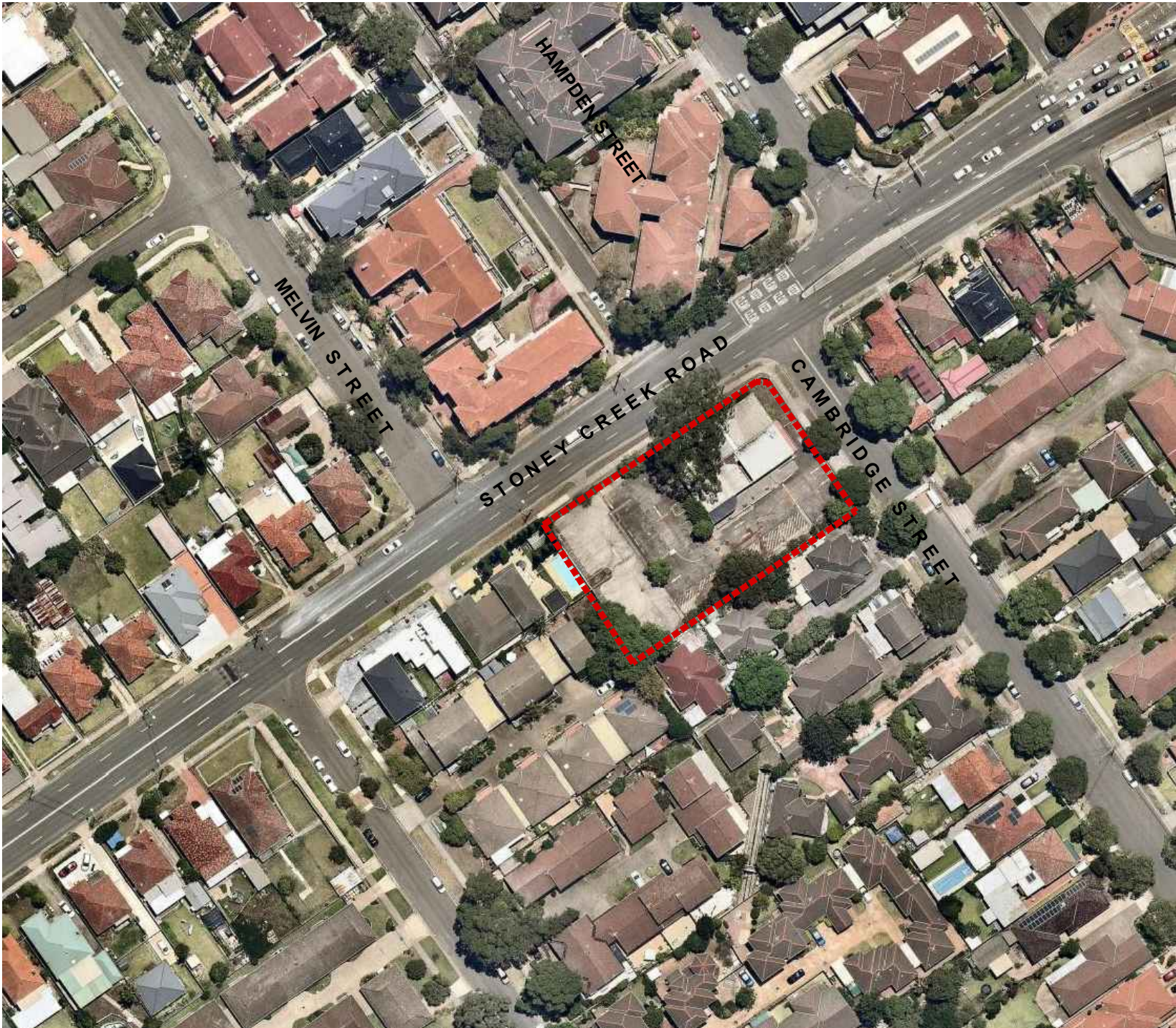
PLANT SCHEDULE -DA GROUND FLOOR

CODE	SPECIES	COMMON NAME	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING	GROUND FLOOR NO.
TREES							
ANG cos	Angophora costata	Sydney Red Gum	100L	15m	2.5x1.0m	As Shown	6
EUCpun	Eucalyptus punctata	Grey Gum	100L	3.0X1.2m	2.5x1.0m	As Shown	7
SYNglo	Syncarpia glomulifera	Turpentine	100L	30m	2.5x1.0m	As Shown	2
TRlla	Tristanopsis laurina 'luscious'	Water Gum	100L	6-10m	2.5x1.0m	As Shown	3
SHRUBS							
BAN spi	Banksia spinulosa	Hairpin Banksia	300mm	2m	300mm	As shown	61
BAN rob	Banksia robur	Swamp Banksia	300mm	3-4m	300mm	As shown	23
CAL lin	Callistemon linearis	Narrow Leaf Bottlebrush	300mm	1-2m	300mm	As shown	18
DOR exc	Doryanthes excelsa	gynea Lily	300mm	3-4m	300mm	As shown	33
LEP par	Leptospermum parvifolium	Small Leaf Tea Tree	300mm	1.5m	300mm	As shown	41
ACM sm	Acmena smithii	Hinterland Gold'	300mm	1m	300mm	As Shown	142
WES fru	Westringia fruticosa 'Grey Box' WES04	Coastal Rosemary	300mm	1	300mm	As Shown	33
GRASSES							
CARapp	Carex appressa	Carex	150mm	0.5m	200mm	3 per m2	87
JUNusi	Juncus usitatus	Common Rush	150mm	0.5m	200mm	3 per m2	51
LOM lon	Lomandra longfolia'LM400	Matt Rush	150mm	80cm x 60cm	200mm	3 per m2	129
POA lab	Poa labillardieri 'Eskdale'	Tussock Grass	150mm	80cm x 60cm	200mm	3 per m2	263
PEN naf	Pennisetum alopecuroides 'Naftray'	Foxtail Grass	150mm	80cm x 60cm	200mm	3 per m2	243
DIA cae	Dianella caerulea	Blue Flax Lily	150mm	0.5m	200mm	3 per m2	100
LOM tan	Lomandra tanika	Spiny Mat Rush	150mm	1.2m	200mm	3 per m2	51
CLIMBERS + GROUNDCOVERS							
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	150mm	200mm	100mm	3 per m2	27
HIB sca	Hibbertia scandens	Guinea Flower	150mm	0.5m	100mm	3 per m2	44
GAZ tom	Double Gold™ Gazania hybrid 'GT20'	Gazania	150mm	200mm	100mm	4 per m2	63
MYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	150mm	200mm	100mm	4 per m2	81
TRA jas	Trachelospermum jasminoides	Creeping Jasmine	150mm	200mm	100mm	As Shown	360

PLANT SCHEDULE -DA LEVEL 2

ACCENTS + SUCCULENTS							
ACM sm	Acmena smithii	Hinterland Gold'	300mm	1m	300mm	As Shown	As Shown
AGG att	Agave attenuata	Fox Tail Agave	300mm	1m	300mm	As Shown	As Shown
CLIMBERS + GROUNDCOVERS							
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	150mm	200mm	100mm	3 per l/m	As Shown
CAS gla	Casuarina glauca 'Cousin It'	Cousin It	150mm	150mm	100mm	3 per l/m	As Shown
MYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	150mm	spread x 0.1	100mm	3 per l/m	As Shown

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



SITE REFERENCE - NTS

LANDSCAPE DA DESIGN STATEMENT

Landscape Objectives/ Principles

Objectives:

- to increase the number of indigenous species planted in the Hurstville region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling

- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above an below.
- Take forward the landscape principles and urban design principles established by the Hurstville DCP Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a garden terrace with both integrated seating areas
- Integrate CEPTED principles through careful planning and consideration to the public domain edges.

Design Statement

The landscape design for the site incorporates water sensitive design principles and environmentally sensitive design such as a WSUD swale to create a low maintenance, environmentally sensitive landscape that has a distinctive tree canopy with diverse low shrub groundcover under with lawn expanses. The Landscape planting for the site will have a extensive native canopy and compliment the existing Hurstville DCP planting list. The Landscape planting for the site will have a minimum of 75% of indigenous / water sensitive planting species.

The ground floor landscape provides an attractive setting for the proposed architecture , through the planting of mass groundcover's and ornamental grasses for the occupants to enjoy. All year round interest is provided through the proposed plantings , providing strong forms and contrasting colours. The streetscape intreface is visually enhanced through the planting of native species to tie in with existing street trees.

Screening planting of hedges are provided to soften the building interface and screen the edges of the site.

The garden terrace consists of a outdoor area for the visitors to enjoy, Lounge decks and seating spaces are also provided

For deep soil calculations - refer to architectural design report

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] CHARLIE ROBINSON
RLA #5898

2020003_LD-DA 001 [3].DWG

[Print Date] DEC 2020

History

[Rev#]	[Description]	[Date]
1	DA	18.05.2020
2	DA	05.11.2020
3	DA	17.12.2020

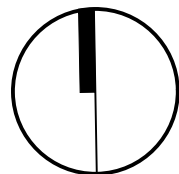
NOT FOR CONSTRUCTION

LANDFORM STUDIOS

401- 11A Lachlan St , Waterloo NSW 2017 Australia
charlierobinson.la@gmail.com 04057571831

[Project] 143a Stoney Creek, Beverly Hills

[Client] IONIC Management PTY LTD



COVER PAGE & DESIGN STATEMENT

[Ref] 2020103 [Dwg No] LD DA001

3

[Rev#]	[Description]	[Date]
1	DA	18.05.2020
2	DA	05.11.2020
3	DA	17.12.2020

LEGEND:

- Site Boundary
- Basement Extents
- Existing tree to be retained and protected (Significant Trees Numbered as per Arborists Report)
- Tree Protection Zone - Refer to Arborists Report
- Tree removed - Refer to Arborists Report
- +EX 67.85 Existing levels: refer to site survey
- +RL 67.85 Proposed nominal design levels: refer to engineers drawings
- Proposed trees - refer to planting schedule
- GA Proposed planting - refer to planting schedule
- RPA Raised planter area - Planter Depths to ADG standards
- P1 Paving type 1: Insitu concrete paving - refer to Engineers details
- P2 Paving Type 2: Segmented Pavers
- P3 Paving Type3 : Decomposed granite.
- W1 Wall Type 1: max 450mm high Insitu concrete wall to architects details
- F1 Fence Type 1: Boundary fence

General Notes:

For Site levels and architectural information refer to Civil and Architects drawings respectively.

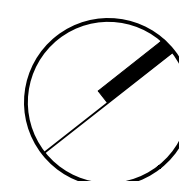
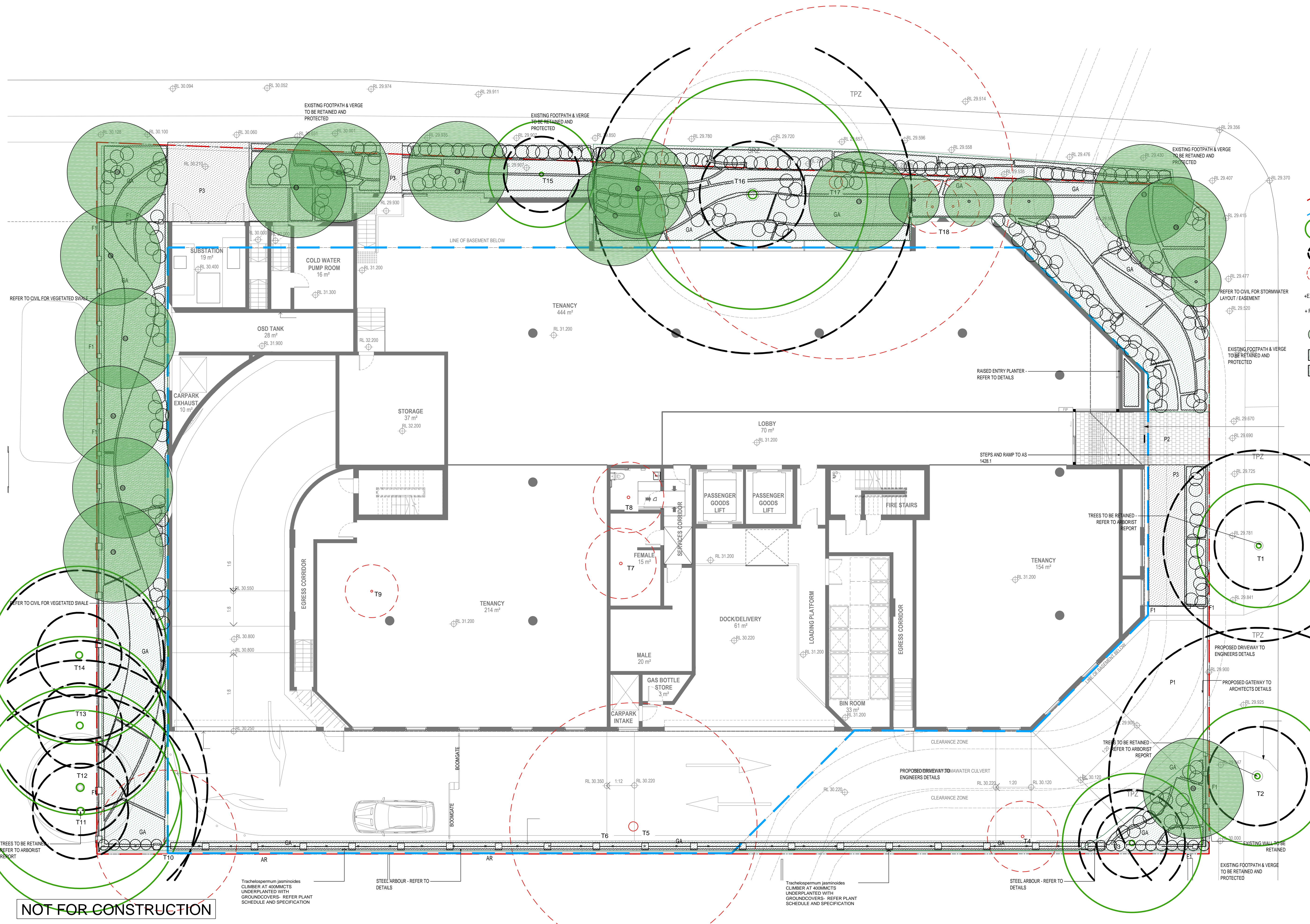
For courtyard and overflow drainage refer to Hydraulic engineers drawings

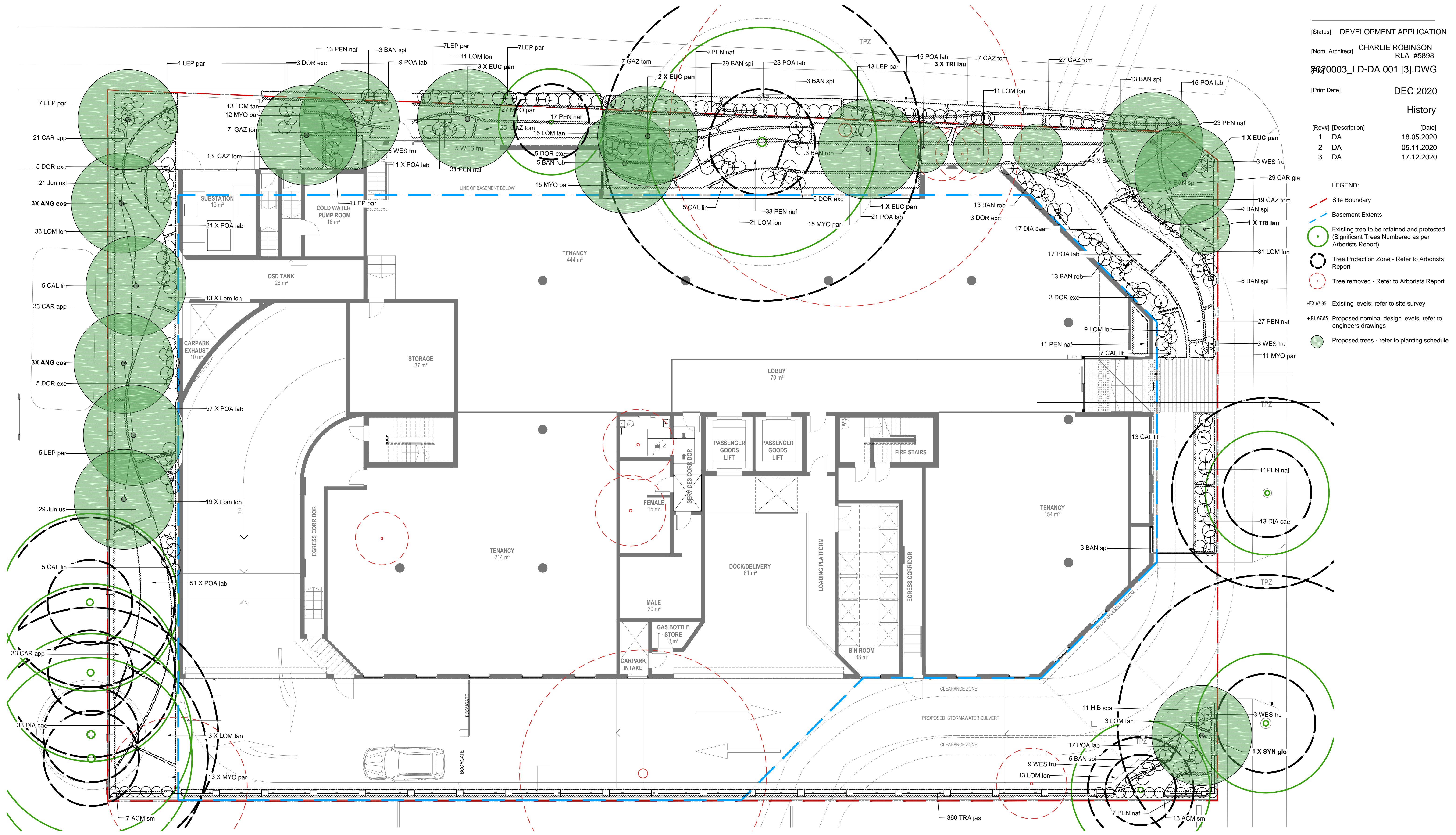
All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.

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.



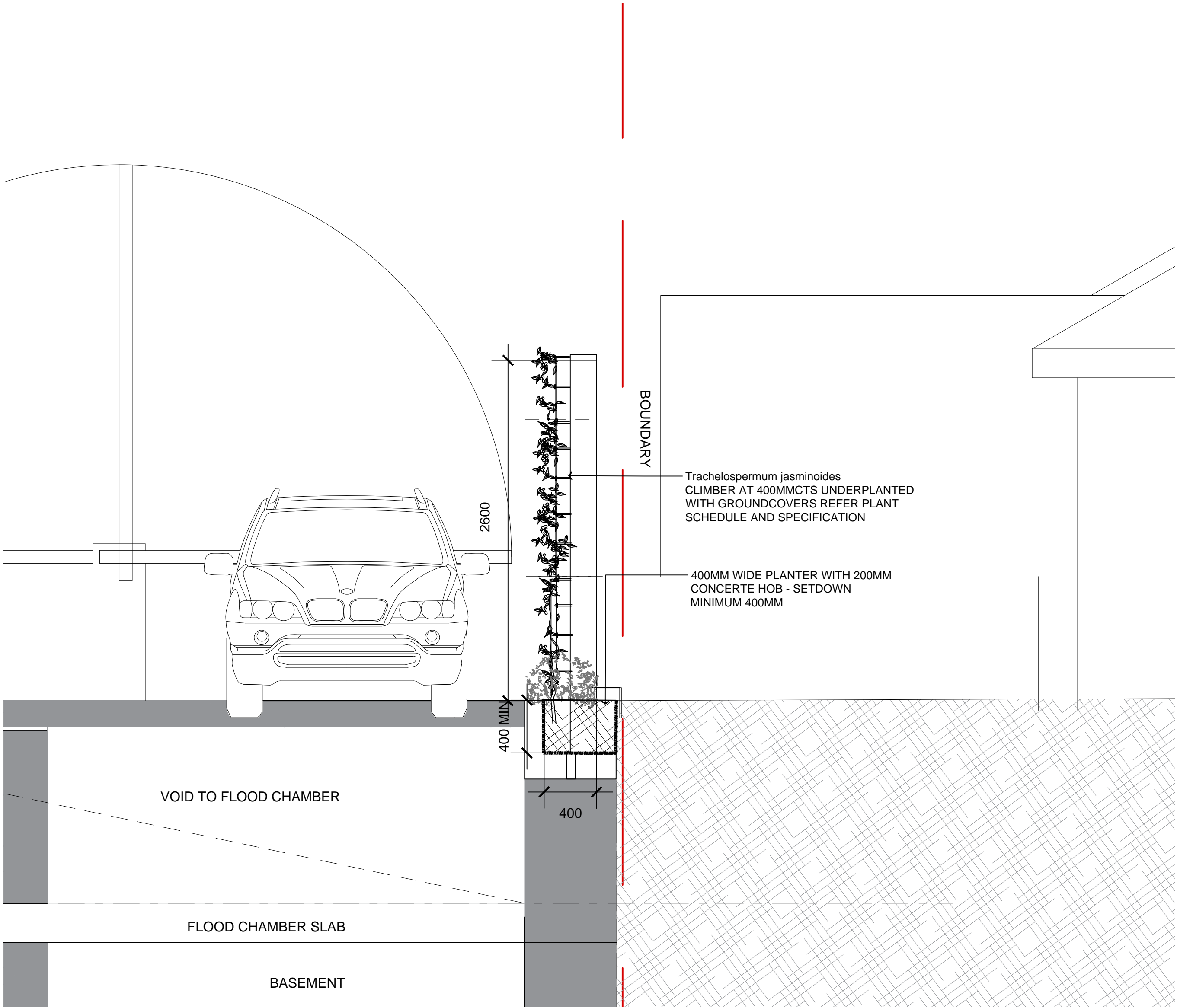


[Status]	DEVELOPMENT APPLICATION		
[Nom. Architect]	CHARLIE ROBINSON RLA #5898		
[Project No.]	2020003_LD-DA 001 [3].DWG		
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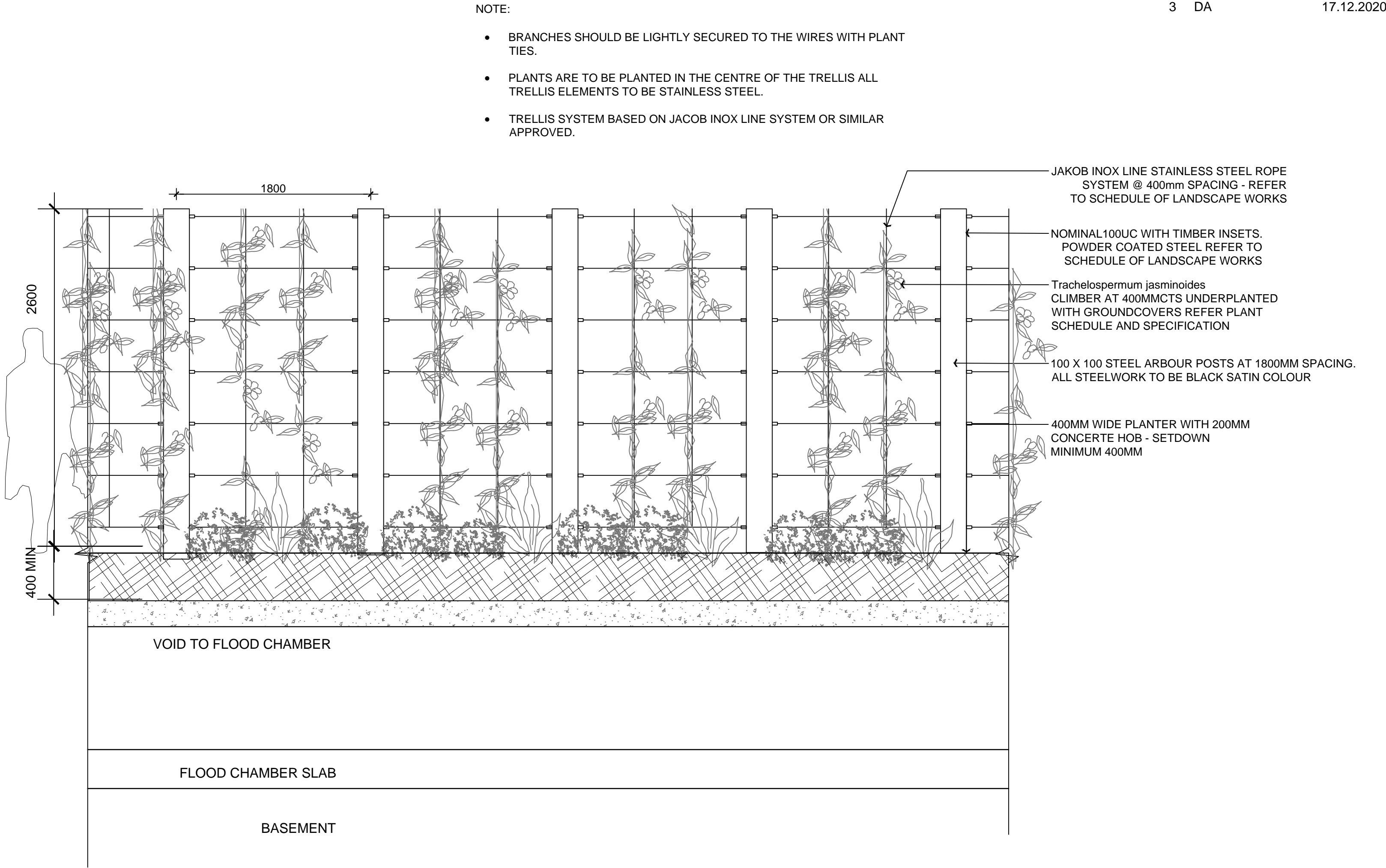
- LEGEND:
- Site Boundary
 - Basement Extents
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 - Tree removed - Refer to Arborists Report
 - +EX 67.85 Existing levels: refer to site survey
 - +RL 67.85 Proposed nominal design levels: refer to engineers drawings
 - Proposed trees - refer to planting schedule

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01 TYPICAL SECTION - ARBOUR TRELLIS



02 TYPICAL ELEVATION - ARBOUR TRELLIS



IMAGES TO CONVEY DESIGN INTENT

NOT FOR CONSTRUCTION

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 Oganic 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 initialled 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.

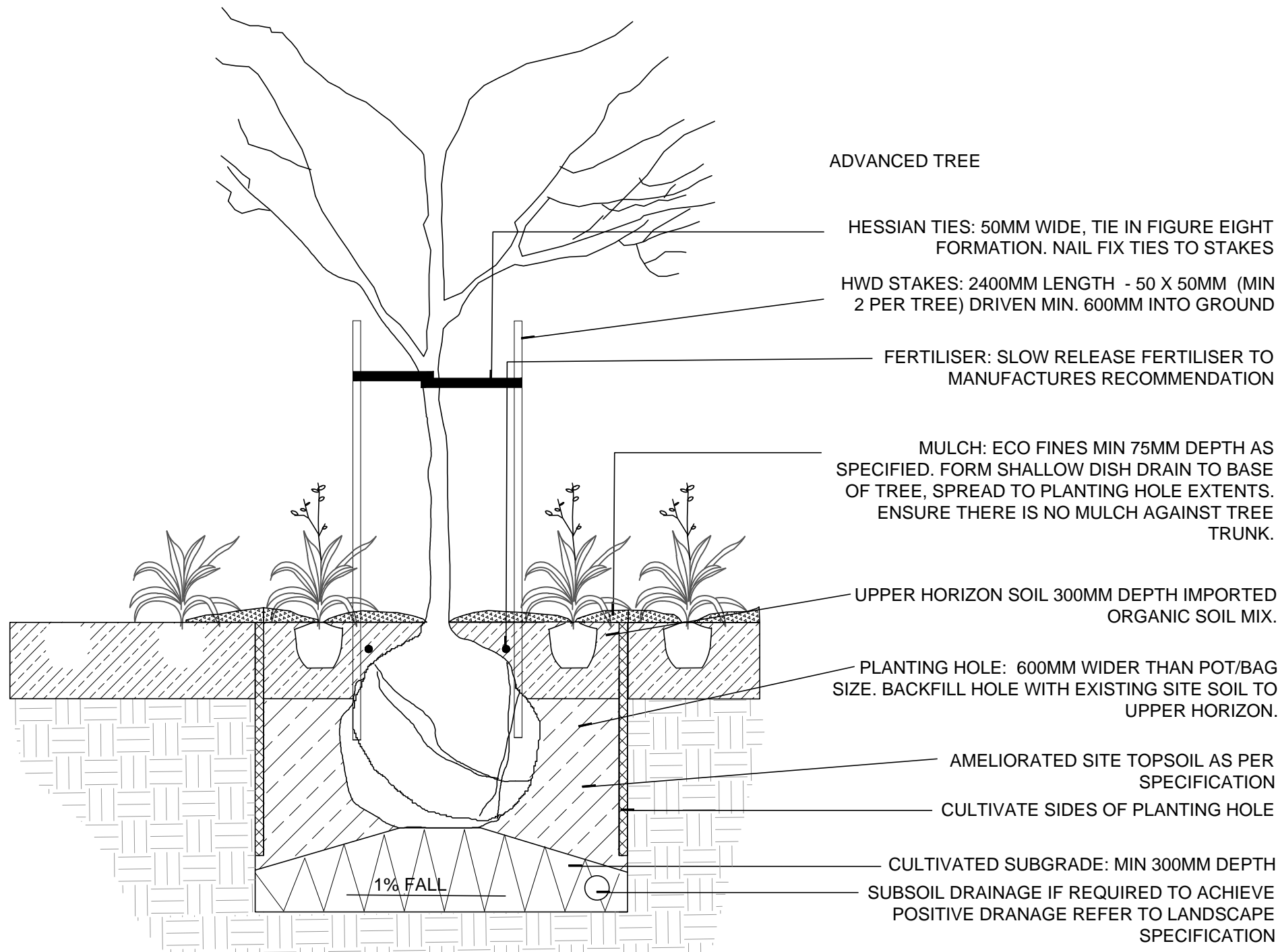
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

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

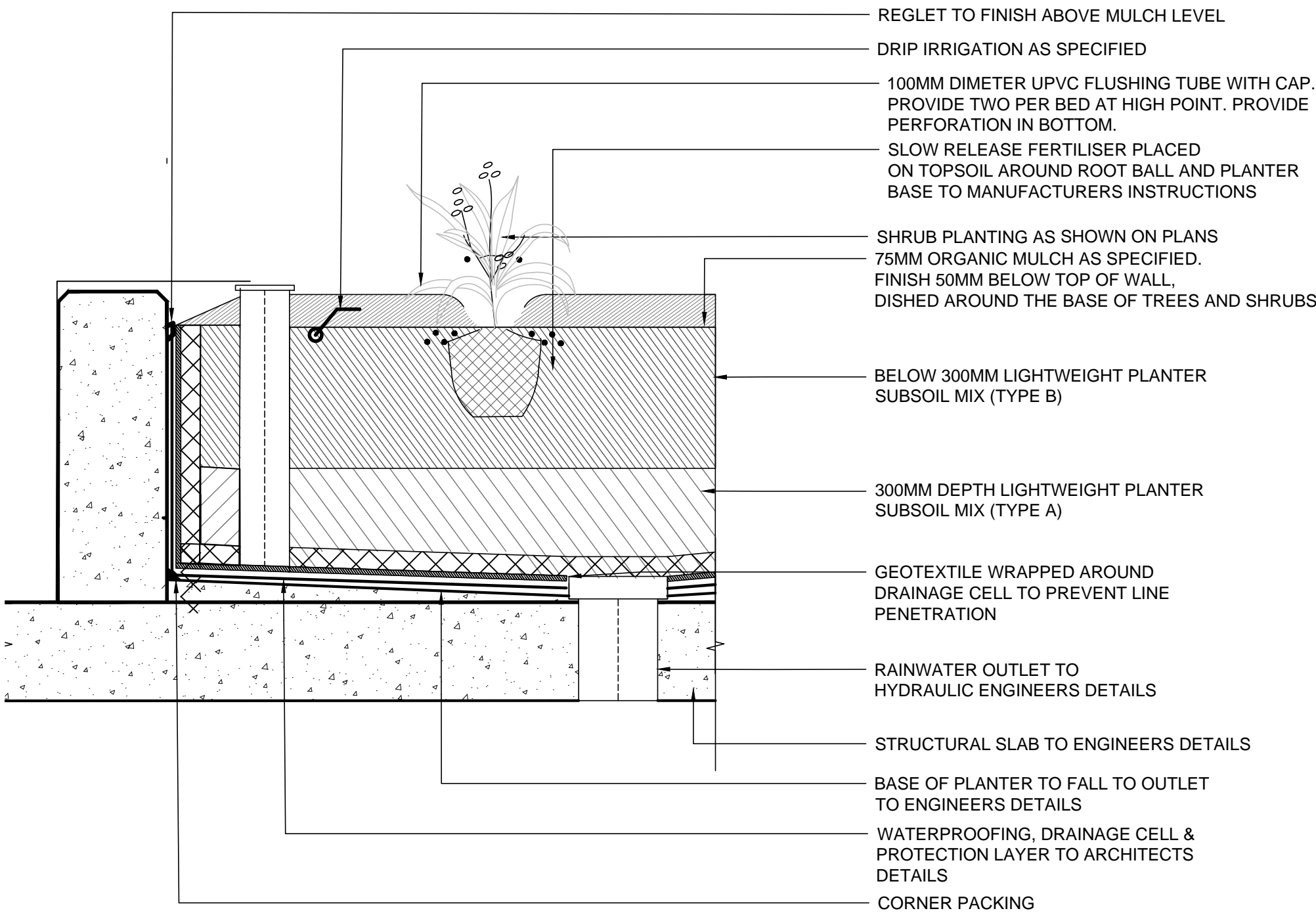
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

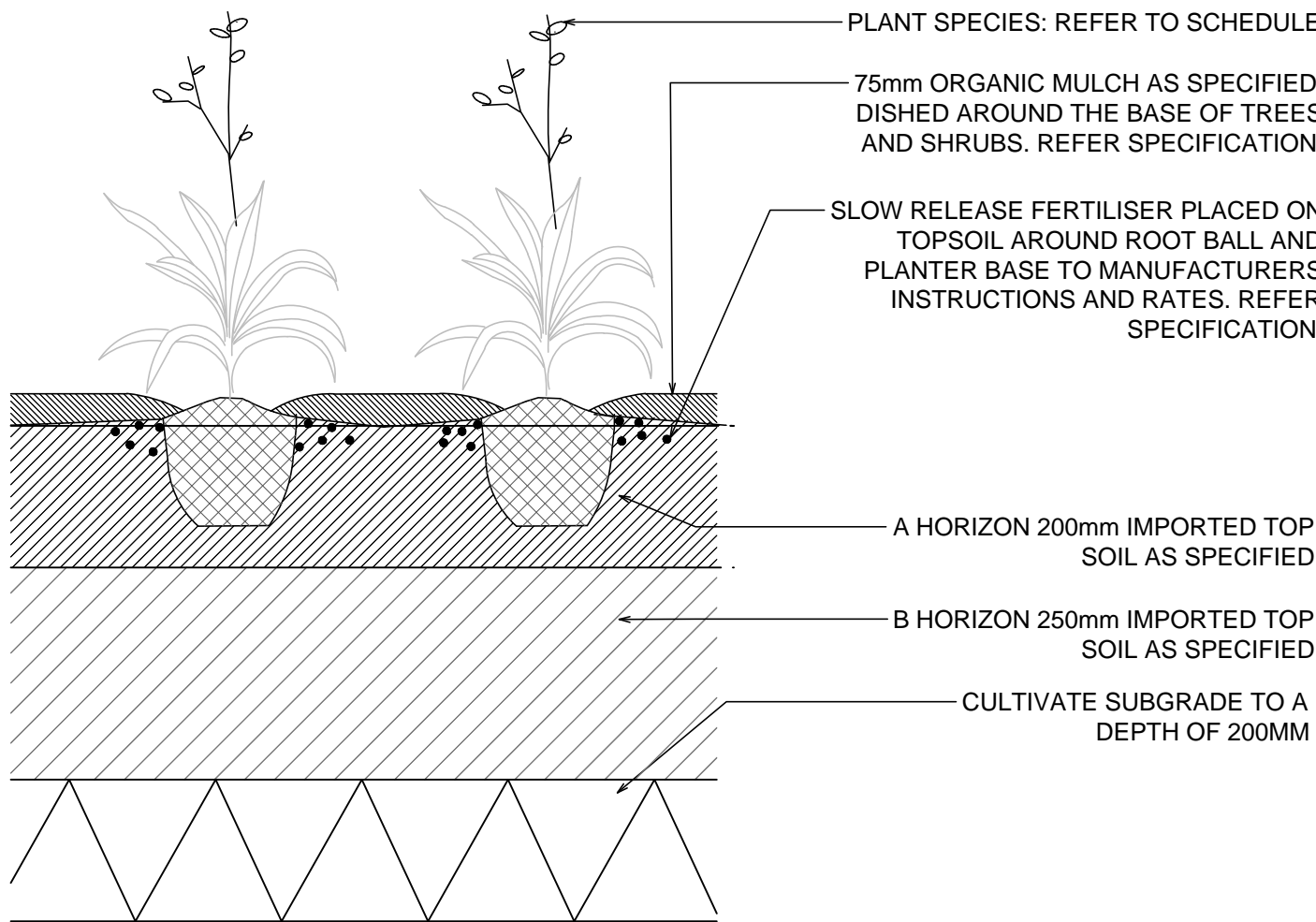
Generally All Materials & Construction to Comply To AS 3700



01 TYPICAL TREE DETAIL IN DEEP SOIL
1:20



02 RAISED PLANTER - TYPICAL DETAIL
1:10



03 TYPICAL DETAIL: MASS PLANTING ON NATURAL GROUND
1:10

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LANDFORM STUDIOS

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[Client] IONIC Management PTY LTD

TYPICAL DETAILS & OUTLINE SPECIFICATION

[Ref] 2020103

[Dwg No] LD DA900 3

[Status] DEVELOPMENT APPLICATION		
[Nom. Architect] CHARLIE ROBINSON RLA #5898		
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