

DKO Architecture (NSW) Pty Ltd T 119 Redfern Street in Redfern, NSW 2016 v ABN: 81956706590 NSW: Nominated Architects Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500 info@DKO.com.au www.DKO.com.au

Re TPi TPi	5 1	Date 05/12/18 5/02/19 12/03/19	By PP PP, RY PP	Ckd IL IL	Description Issue for Coordination Issue for Coordination Issue for Development	Project Name Project Address
	-	-/ 03/ 19			Application	Client

SGCH Flowerdale Road | Project Number 127-129 Flowerdale Rd, Liverpool, NSW, 2170

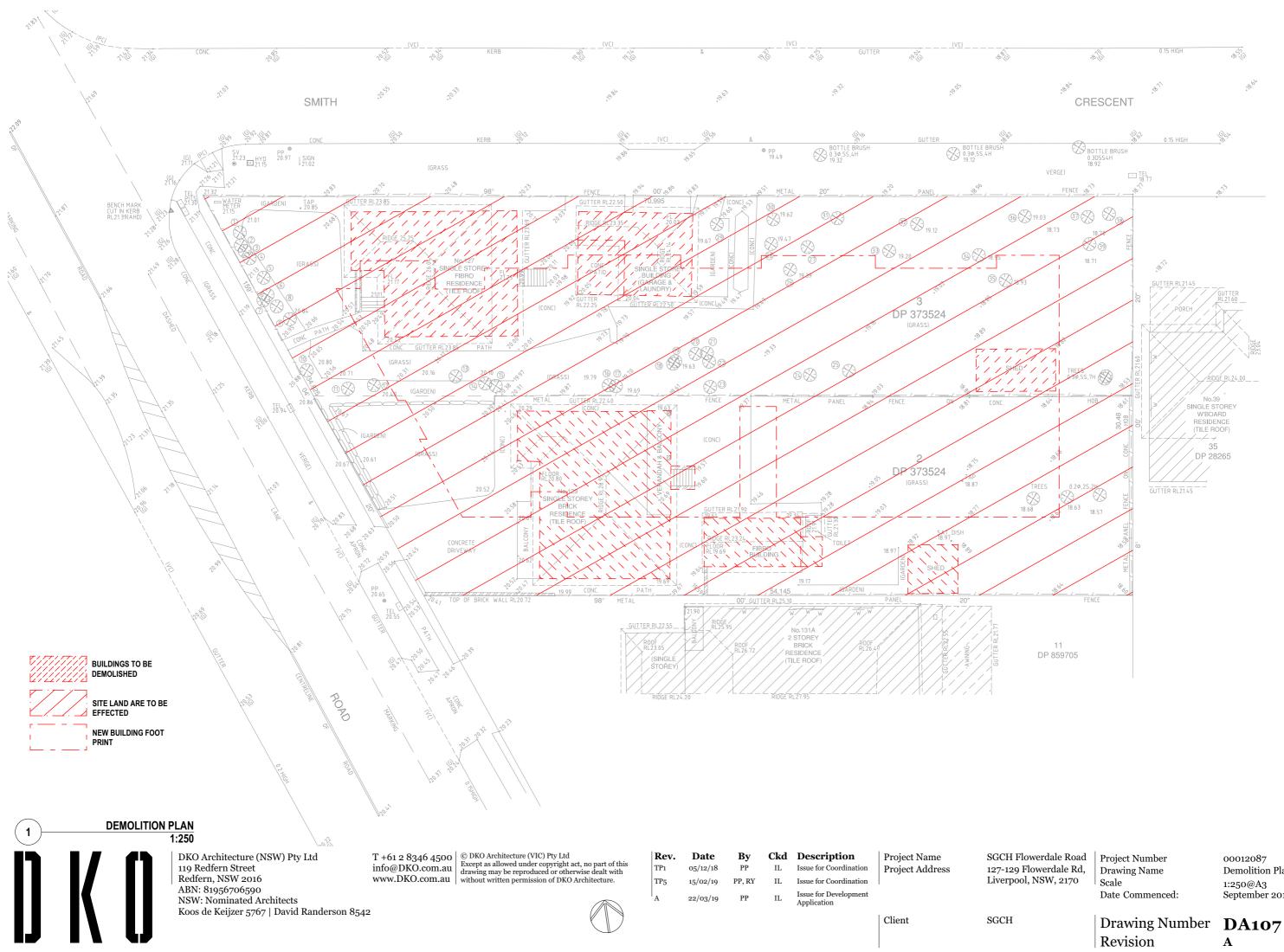
Drawing Name Scale Date Commenced:

Drawing Number **DA103** Revision

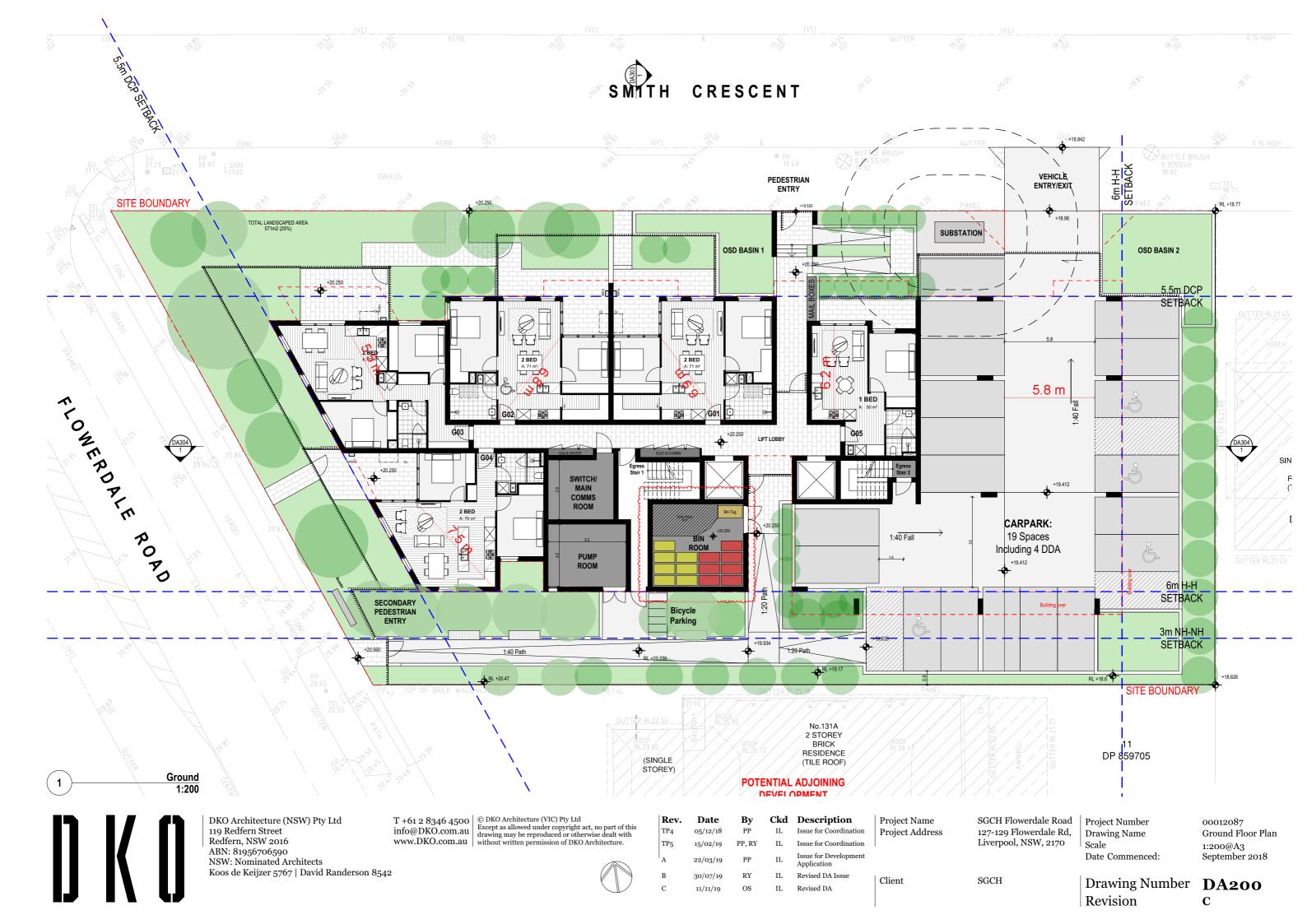
00012087 Site Plan 1:400@A3 September 2018

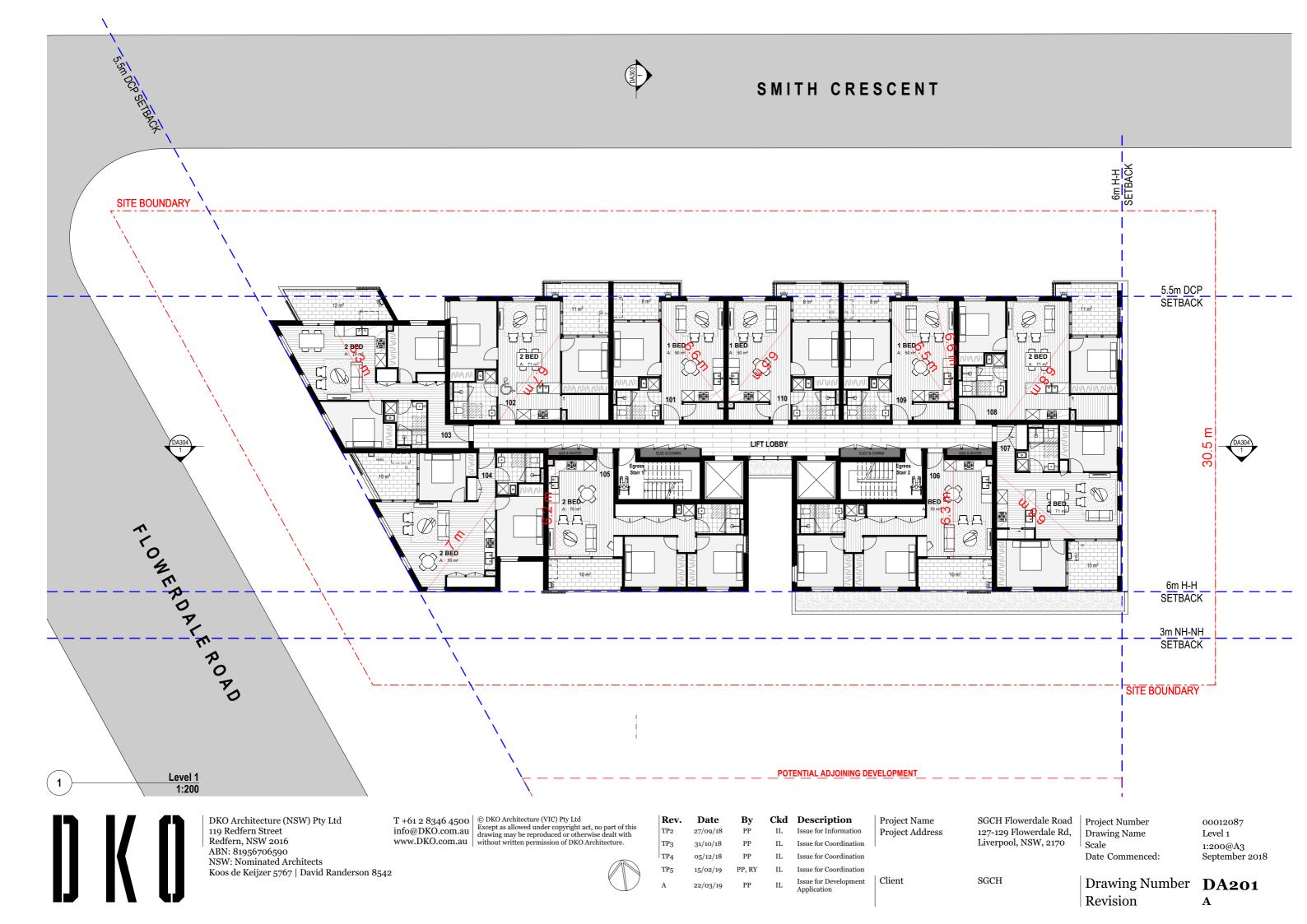
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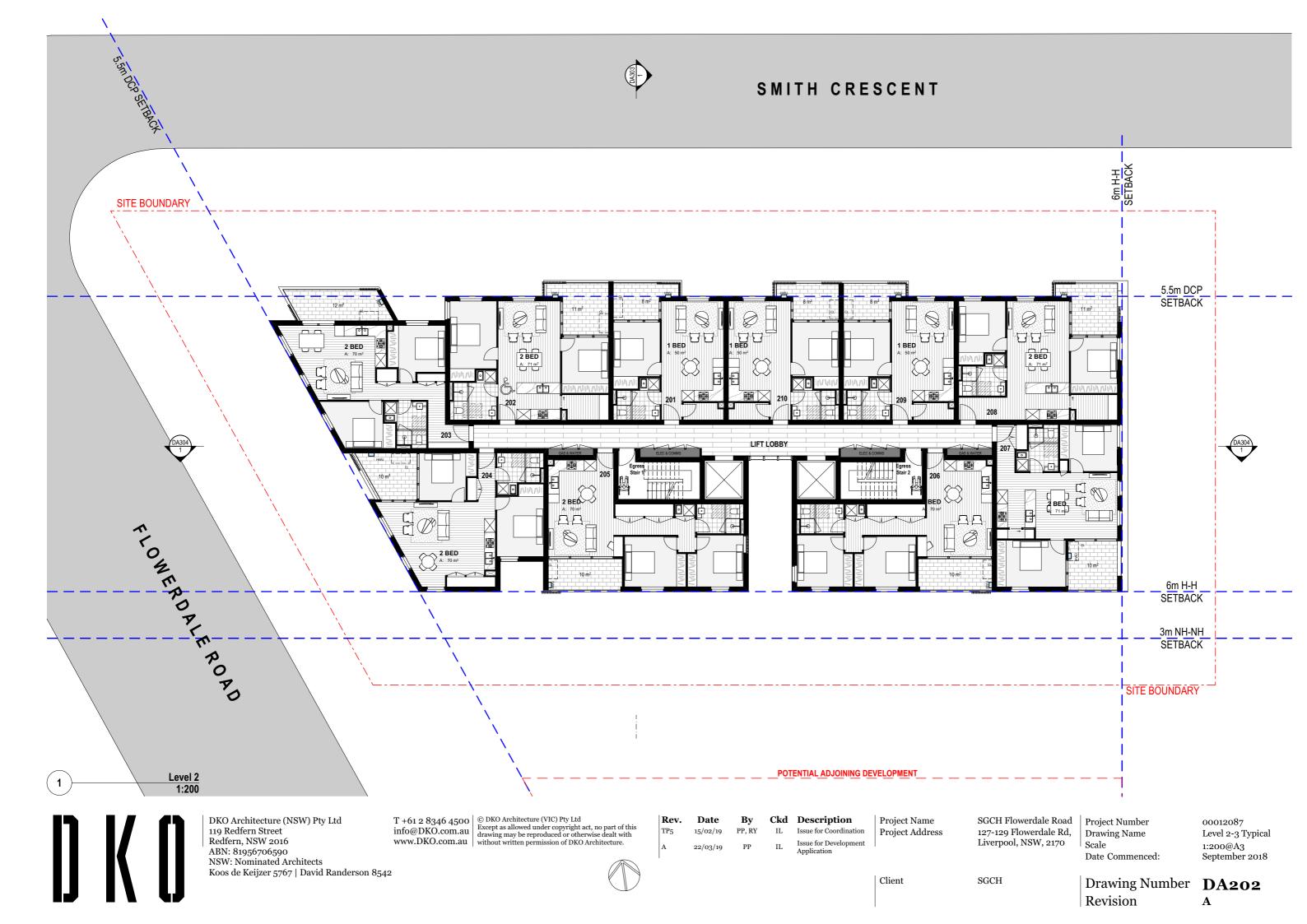
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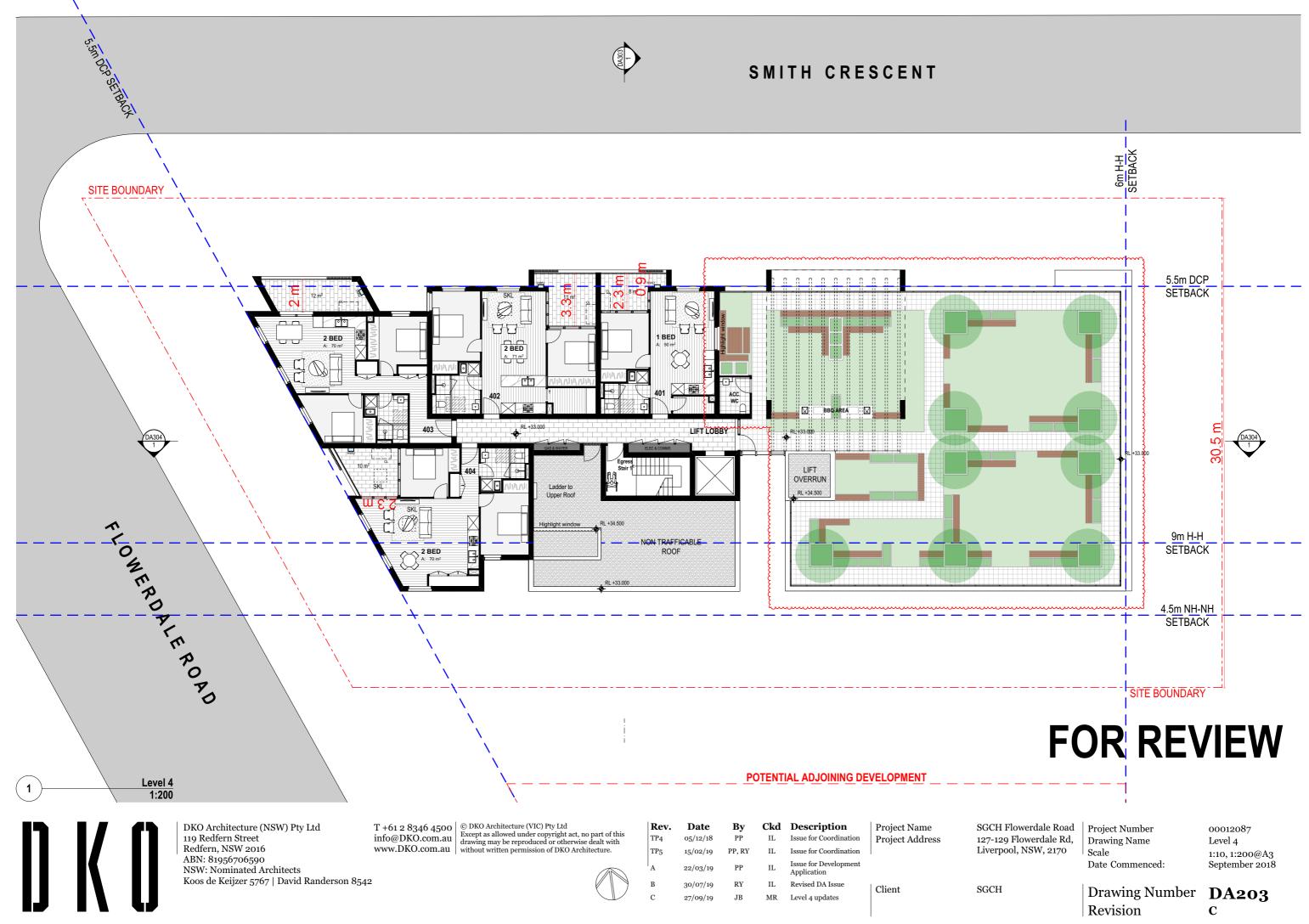


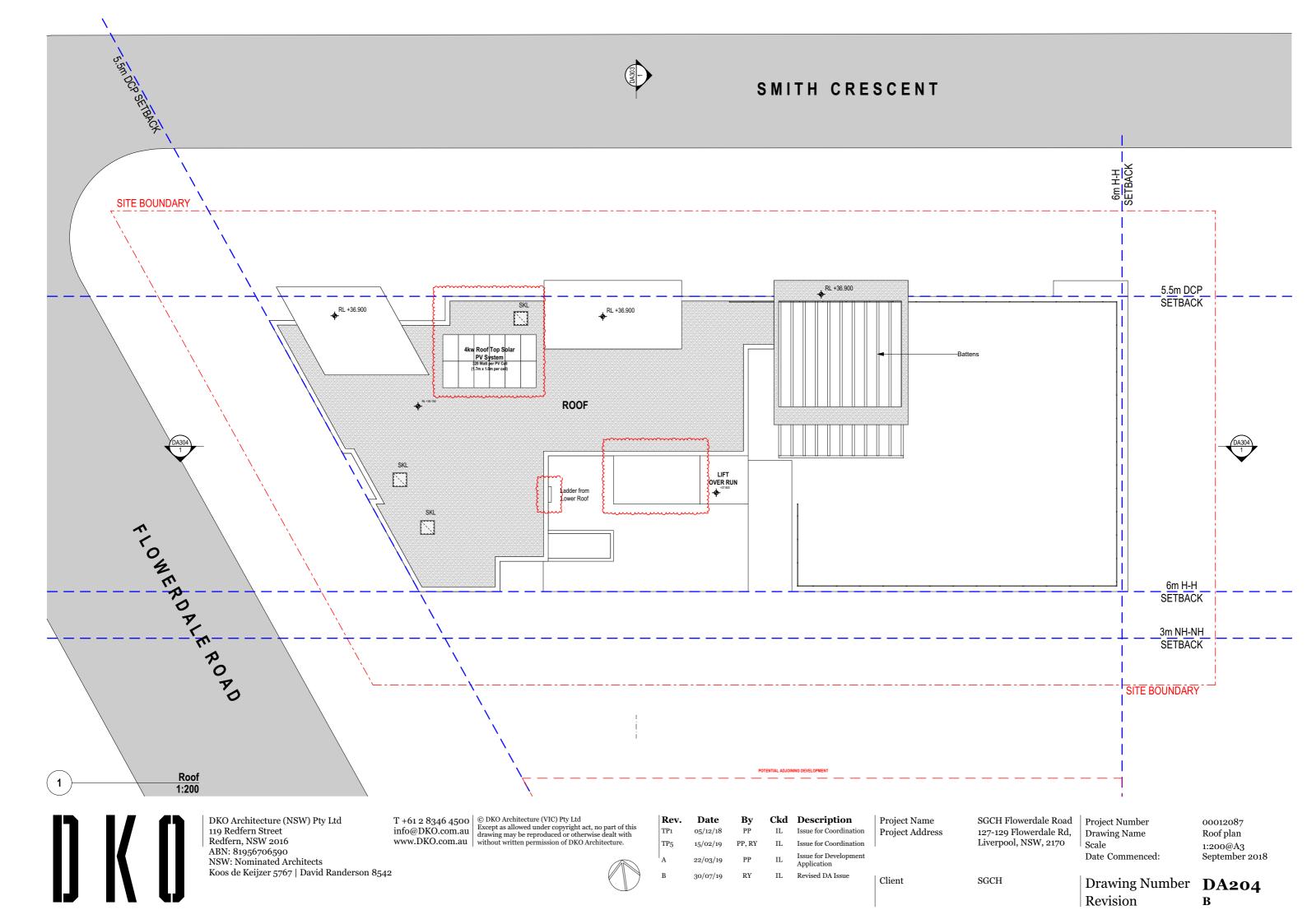
00012087 Demolition Plan 1:250@A3 September 2018



















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Rev.	Date	By	Ckd	Description	Project Name	SG
TP5	15/02/19	PP, RY	IL	Issue for Coordination	Project Address	127
A	22/03/19	РР	IL	Issue for Development Application		Liv
B	30/07/19	RY	IL	Revised DA Issue		
С	27/09/19	JB	MR	Level 4 updates	Client	SG
D	11/11/19	OS	IL	Revised DA	Chent	50

EF 01: Dark Grey Brick

EF 02: Concrete Dark Grey

EF 03: Nature White Brick

EF 04: Glazing

EF 05: Aluminium Screen/Fence

GCH Flowerdale Road | Project Number 27-129 Flowerdale Rd, verpool, NSW, 2170

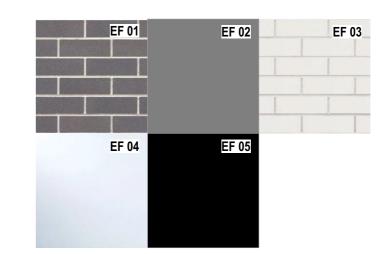
Drawing Name Scale Date Commenced:

Drawing Number **DA300** Revision

00012087 Elevations 1:200@A3 September 2018

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TP5	15/02/19	PP, RY	IL	Issue for Coordination	Project Address	12
A	22/03/19	РР	IL	Issue for Development Application		Liv
в	30/07/19	RY	IL	Revised DA Issue		
С	27/09/19	JB	MR	Level 4 updates	Client	SG
D	11/11/19	OS	IL	Revised DA	Chent	50

- EF 01: Dark Grey Brick
- EF 02: Concrete
- EF 03: Nature White Brick
- EF 04: Glazing
- EF 05: Aluminium Screen/Fence

GCH Flowerdale Road | Project Number 27-129 Flowerdale Rd, iverpool, NSW, 2170

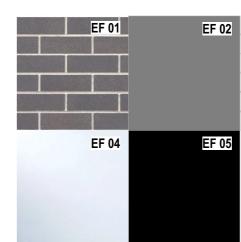
Drawing Name Scale Date Commenced:

Drawing Number **DA301** Revision

00012087 Elevations 1:200@A3 September 2018

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EF 01: Dark Grey Brick

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EF 03: Nature White Brick

EF 04: Glazing

EF 05: Aluminium Screen/Fence

GCH Flowerdale Road | Project Number 27-129 Flowerdale Rd, iverpool, NSW, 2170

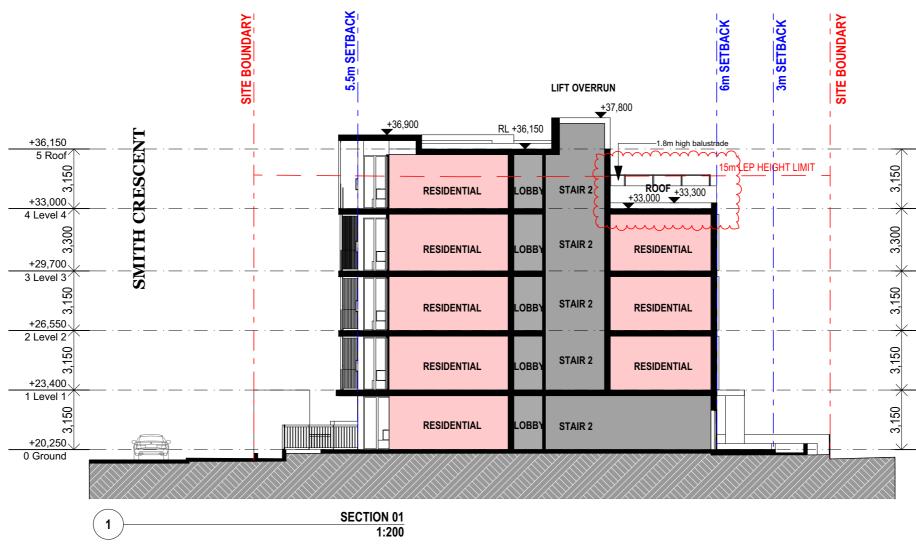
Drawing Name Scale Date Commenced:

Drawing Number **DA302** Revision

00012087 Elevations 1:200@A3 September 2018

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TP1	05/12/18	PP	IL	Issue for Coordination	Project Address	12
TP5	15/02/19	PP, RY	IL	Issue for Coordination		Li
A	22/03/19	РР	IL	Issue for Development Application		
В	30/07/19	RY	IL	Revised DA Issue	Client	SC
С	27/09/19	JB	MR	Level 4 updates	Cheffe	50

+36,150 5 Roof

+33,000 4 Level 4

+29,700 3 Level 3

+26,550 2 Level 2

+23,400 1 Level 1

+20,250 0 Ground

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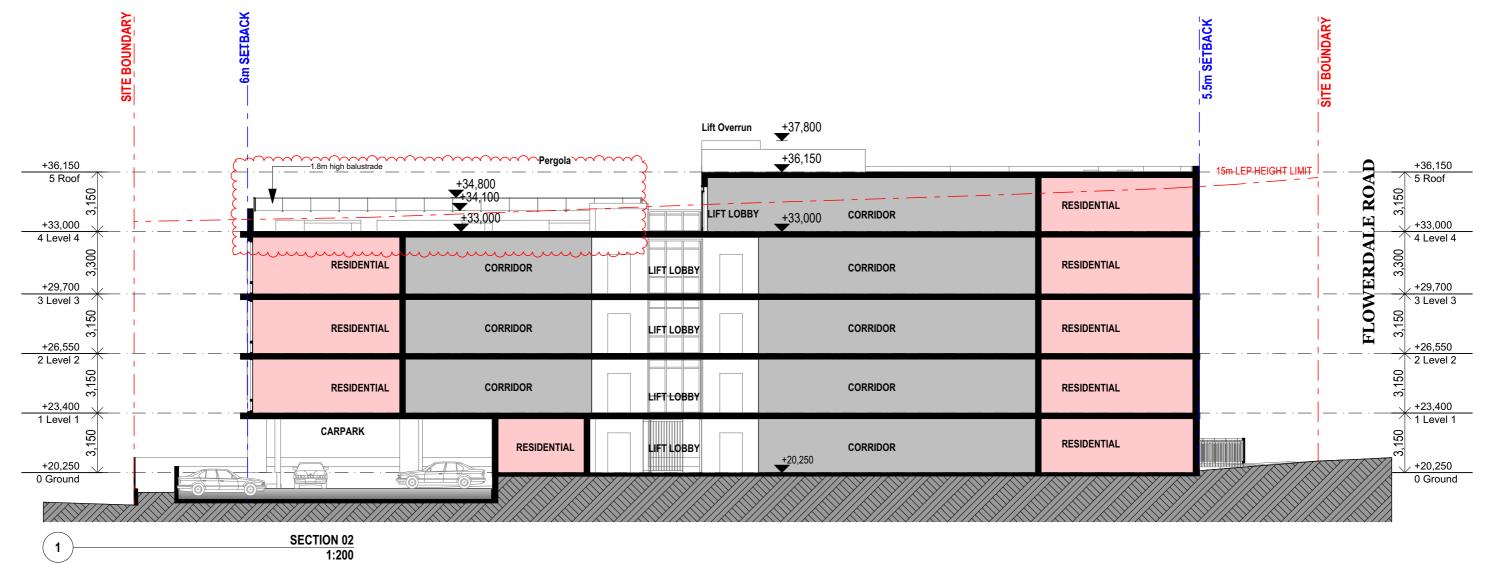
Drawing Name Scale Date Commenced:

Drawing Number **DA303** Revision

00012087 Sections 1:200@A3 September 2018

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С	27/09/19	JB	MR	Level 4 updates	Chent	500

FOR REVIEW

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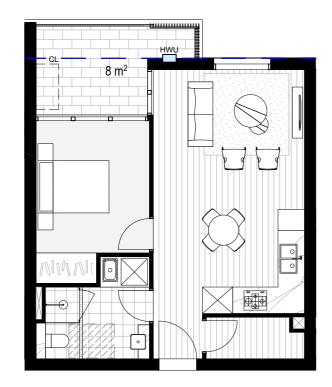
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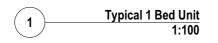
Drawing Number **DA304** Revision

00012087 Sections 1:200@A3 September 2018

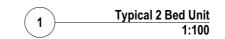
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Rev. TP ₅	Date 15/02/19	By PP, RY	Ckd IL	Description Issue for Coordination	Project Name Project Address
A	22/03/19	PP	IL	Issue for Development Application	

SGCH Flowerdale Road | Project Number 127-129 Flowerdale Rd, Liverpool, NSW, 2170

Drawing Name Scale Date Commenced:

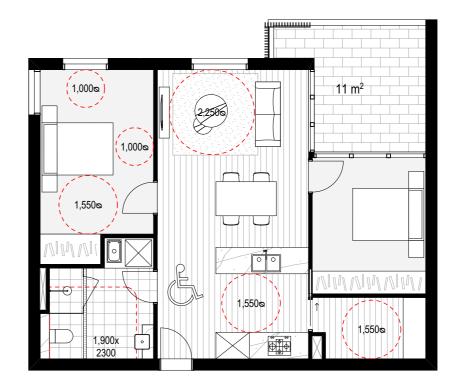
Drawing Number DA507 Revision

00012087 Apartment typologies 1:100@A3 September 2018

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2 Bedroom Post-Adaptable 1:100 1



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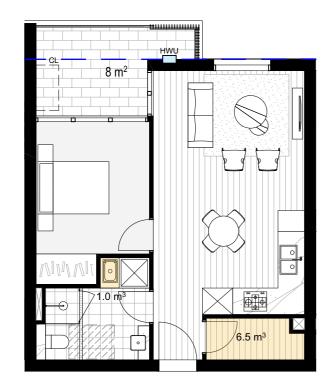
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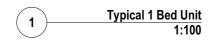
Drawing Number **DA508** Revision

00012087 DDA Apartments 1:100@A3 September 2018

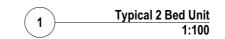
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Client

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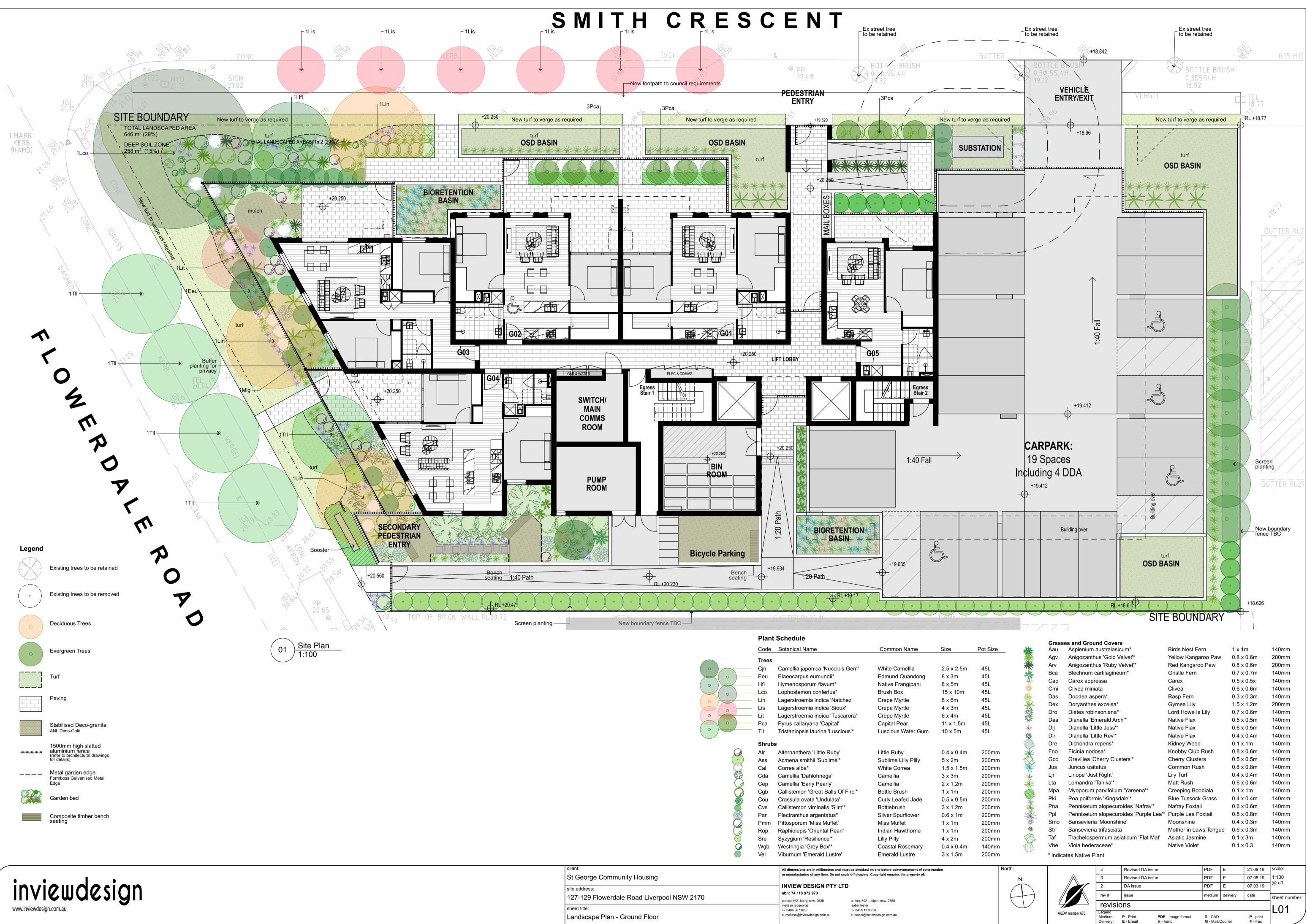
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Drawing Number **DA509** Revision

00012087 Storage Plans 1:100@A3 September 2018

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Plant	Schedule			
Code	Botanical Name	Common Name	Size	Pot Siz
Trees				
Cjn	Camellia japonica 'Nuccio's Gem'	White Camellia	2.5 x 2.5m	45L
Eeu	Elaeocarpus eumundii*	Edmund Quandong	8 x 3m	45L
Hfl	Hymenosporum flavum*	Native Frangipani	8 x 5m	45L
Lco	Lophostemon confertus*	Brush Box	15 x 10m	45L
Lin	Lagerstroemia indica 'Natchez'	Crepe Myrtle	8 x 6m	45L
Lis	Lagerstroemia indica 'Sioux'	Crepe Myrtle	4 x 3m	45L
Lit	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	6 x 4m	45L
Pca	Pyrus callaryana 'Capital'	Capital Pear	11 x 1.5m	45L
TII	Tristaniopsis laurina 'Luscious'*	Luscious Water Gum	10 x 5m	45L
Shrub	S			
Alr	Alternanthera 'Little Ruby'	Little Ruby	0.4 x 0.4m	200m
Ass	Acmena smithii 'Sublime'*	Sublime Lilly Pilly	5 x 2m	200m
Cal	Correa alba*	White Correa	1.5 x 1.5m	200m
Cda	Camellia 'Dahlohnega'	Camellia	3 x 3m	200m
Сер	Camellia 'Early Pearly'	Camellia	2 x 1.2m	200m
Cgb	Callistemon 'Great Balls Of Fire'*	Bottle Brush	1 x 1m	200m
Cou	Crassula ovata 'Undulata'	Curly Leafed Jade	0.5 x 0.5m	200m
Cvs	Callistemon viminalis 'Slim'*	Bottlebrush	3 x 1.2m	200m
Par	Plectranthus argentatus*	Silver Spurflower	0.6 x 1m	200m
Pmm	Pittosporum 'Miss Muffet'	Miss Muffet	1 x 1m	200m
Rop	Raphiolepis 'Oriental Pearl'	Indian Hawthorne	1 x 1m	200m
Sre	Syzygium 'Resilience'*	Lilly Pilly	4 x 2m	200m
Wgb	Westringia 'Grey Box'*	Coastal Rosemary	0.4 x 0.4m	140m
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Delivery: E - Email

M - Mail/Courier

^{client:} St George Community Housing	All dimensions are in millimetres and must be checked or manufacturing of any item. Do not scale off drawing		
site address: 127-129 Flowerdale Road Liverpool NSW 2170 sheet title:		po box 3021, bilpin, nsw, 2758 isabel lester	
Landscape Plan - Ground Floor	m. 0404 887 620 m. 0416 11 e. melissa@inviewdesign.com.au e. isabel@ii	00 58 inviewdesign.com.au	



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Code	Botanical Name	Common Name	Size	Pot Size	Qty	Stake
Shrub	5					
Alr	Alternanthera 'Little Ruby'	Little Ruby	0.4 x 0.4m	200mm	23	Ν
Bbc	Banksia spinulosa 'Birthday Candles'	Banskia	0.7 x 0.7m	200mm		Ν
Cou	Crassula ovata 'Undulata'	Curly Leafed Jade	0.5 x 0.5m	200mm	8	Ν
Pmm	Pittosporum 'Miss Muffet'	Miss Muffet	1 x 1m	200mm	10	Ν
Rcp	Raphiolepis 'Cosmic Pink'	Indian Hawthorne	1 x 1m	200mm	18	Ν
Rof	Rosmarinus officinalis	Rosemary	1. x 1.m	200mm		Ν
Wgb	Westringia 'Grey Box'*	Coastal Rosemary	0.4 x 0.4m	200mm		Ν
Grasse	es and Ground Covers					
Agv	Anigozanthus 'Gold Velvet'*	Red Kangaroo Paw	0.8 x 0.6m	200mm	23	Ν
Arv	Anigozanthus 'Ruby Velvet'*	Red Kangaroo Paw	0.8 x 0.6m	200mm	23	Ν
Asc	Acmena smithii 'Cherry Surprise'	Lilly Pilly	2.0 x 1.0m	200mm		Ν
Cte	Chondropetalum tectorum	Small Cape Rush	1.0 x 0.8m	140mm		Ν
Gcc	Grevillea 'Cherry Clusters'*	Cherry Clusters	0.5 x 0.5m	140mm		Ν
Lta	Lomandra 'Tanika'*	Matt Rush	0.6 x 0.6m	140mm	195	Ν
Pki	Poa poiformis 'Kingsdale'*	Blue Tussock Grass	0.4 x 0.4m	140mm	141	Ν
Pna	Pennisetum alopecuroides 'Nafray'*	Nafray Foxtail	0.6 x 0.6m	140mm	198	N
Ppl	Pennisetum alopecuroides 'Purple Lea'*	Purple Lea Foxtail	0.8 x 0.8m	140mm	93	Ν
Saj	Sedum spectabile 'Autumn Joy'	Stonecrop	0.7 x 0.5m	140mm		Ν
Tja	Trachelospermum jasminoides	Star Jasmine	3.0 x 0.3m	140mm		Ν

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client:	All dimensions are in millimetres and must be checked on site before commencement of construction or manufacturing of any item. Do not scale off drawing. Copyright remains the property of:				
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127-129 Flowerdale Road Liverpool NSW 2170	po box 462, berry, nsw, 2535 po box 3021, bilpin, nsw, 2758	5			
	melissa mcgeorge isabel lester				
sheet title:	m. 0404 887 620 m. 0416 11 00 58				
Landscape Plan [Rooftop]	e. melissa@inviewdesign.com.au e. isabel@inviewdesign.com.a	e. isabel@inviewdesign.com.au			

Composite timber bench seating

Picnic table Draffin Street Furniture Dandenong Picnic Table

Metal arbour with climber over - ref to eng's dwgs

Planter box Quatro Fibreglass planter

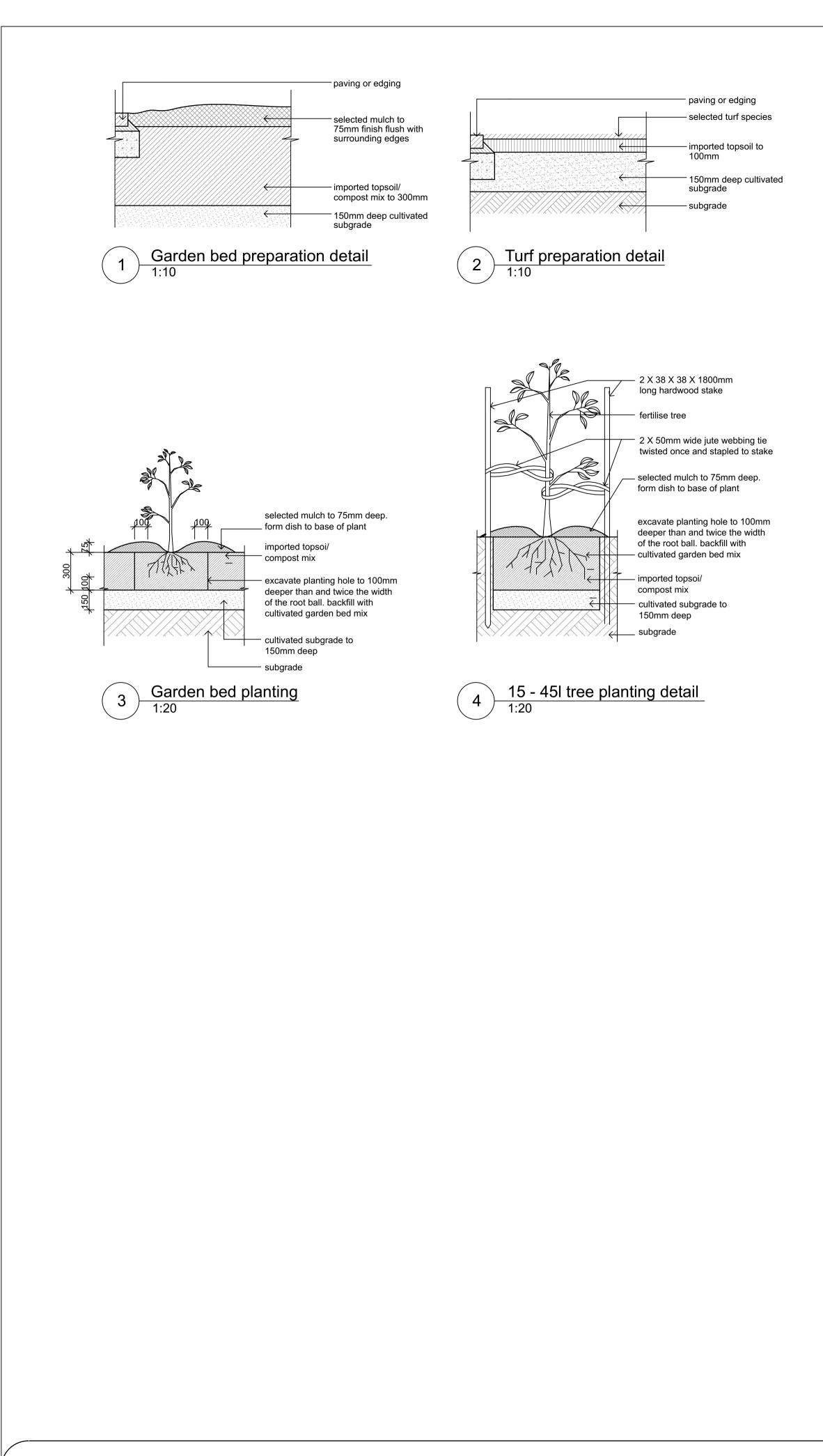
Paver type 1

Paver type 2

North



3	Revised DA issu	e	PDF	E	07.08.19	scale:	
2	DA issue		PDF	E	07.03.19	1:100	
1	DA issue		PDF	E	21.02.19	@ a1	
rev #	issue	medium	delivery	date	sheet number:		
revisio	102						
	P - Print E - Email	PDF - image format H - hand	D - CAD M - Mail/Courier		P - print F - Fax		



LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work. Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements. Protect any trees to be retained to council requirements. Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm. Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace

site top soil. Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions. Gardens are to be mulched to a 75mm depth using shredded non toxic pine flake that meets Australian Standards. Keep mulch clear of all plant stems. Install root barrier to services as required.

Refer to Architectural drawings for fence types, retaining walls, paving and decking details. Spot heights are indicative - please refer to engineering drawings for correct levels.

SPECIFICATION NOTES

SERVICES

Before landscape work is commenced. The Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

PLANTING MIXTURE

Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay) and mix shall be a homogenous blend of existing garden bed soil and additive of spent mushroom compost. Additive to be to a depth of 100mm, cultivated with existing garden bed soil to 300mm depth. Install 75mm of selected mulch.

RAISED PLANTER BEDS MIXTURE

Shall be a homogenous blend of soil and additives in the following proportions:

Imported Black Soil	30%
D/W Sand	30%
Composted Hardwood Sawdust	20%
Graded Ash	10%
Composted Pine Bark	10%

MULCH

APPLICATION: Place mulch to the required depth, (refer to drawings), clear of plant stems and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

MULCH TYPE:

General - shredded non toxic pine flake (25 x 4 x 2mm) Non Floating to Bioswale - ANL Hawkesbury Sandstone Pebbles 20-40mm

PLANT MATERIAL

All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

PLANTING AREAS

Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay). install 75mm of selected mulch. Install root barrier to services as required.

TURF

Excavate/ grade areas to be turfed to 100mm below the required finished levels. Do not excavate with 1500mm of any existing tree to be retained. Ensure that all of the surface water runoff is to be directed towards the inlet pits, kerbs etc. ad away from buildings. Ensure that no pooling or ponding will occur. Rip subgrade to 150mm deep. Install 100mm depth of 5 parts imported topsoil mixed with 1 part compost. Just prior to spreading turf, spread 'shirleys no. 17 lawn fertiliser' over the topsoil at the recommended rate. Lay Sir Walter Buffalo turf rolls closely butted. Fill any small gaps with topsoil. water thoroughly.

FERTILISER

MASS PLANTING AREAS: Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants. Apply as per manufacturer's instructions.

ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING

Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

- 1x(1200x25x25mm) a. 5-15 litre size plant
- b. 35-75 litre size plant 2x(1500x38x38mm)
- c. 100-greater than 200litre 3x(1800x50x50mm)

Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

DECOMPOSED GRANITE

Once an appropriate base is established, apply stabilised granite to the required depth (minimum 100mm) then compact with a vibrating 'whacker' plate. If the granite is too dry, puffs of dust will blow out from beneath the whacker. If this happens, lightly water before compacting again. Compact the granite to required levels adding more to lower areas. Established a level surface with a recommended cross fall of at least 5%. (Don't allow water to pond on surface). Follow compaction process while lightly watering with spray nozzle until water slowly soaks into the granite. Surface broom off any excess water and cement fines. Use water spray to clean off granite surface. Leave surface for 24 48 hours to dry. NB: Take care not to over water the granite before laying otherwise cement will rise to the surface causing a hard cement surface layer.

METAL EDGING

Formboss Galvanised Steel Edging. Use Cold Galvanised Spray Paint to spray areas that are screwed and cut (areas that have exposed inner metal due to installation). Over time if the edging is damaged or surface rust is identified use a wire brush to brush down the area first, ensure it's dry, and coat the areas generously. Profile: 150mm Edge buried: Minimum 1/3 of profile height. Stake spacing: Three per length at 810mm spacing.

Stake length: Minimum twice the edging profile height.

Straight lines: Ideally 2mm+ for decent straight lines. Higher gauge = better straight lines. Drainage: Back the edging (over 150mm high) with screenings before backfilling with soil. Screws: Must be under soil level. One screw for each side of the connection, one per stake.

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sheet title: Planting Details and Specification	melissa mcgeorge isabel lester m. 0404 887 620 m. 0416 11 00 58 e. melissa@inviewdesign.com.au e. isabel@inviewdesign.com.au			

LANDSCAPE MAINTENANCE PROGRAMME

site in a neat and tidy condition as follows:-

1.0 GENERAL

(26) weeks 2.0 WATERING

3.0 RUBBISH REMOVAL During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

4.0 REPLACEMENTS

5.0 STAKES AND TIES The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Adjust ties to give adequate support to the plants, replace broken or damaged ties as necessary and straighten stakes. Remove stakes and ties at the end of the maintenance period if so directed.

6.0 PRUNING

Trees and shrubs shall be pruned as directed by the Landscape Architect. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning and beneficial to the condition of the plants to improve plant shape and form or to clear footpaths and driveways. Any damaged growth shall be pruned. All pruned material shall be removed from the site.

7.0 MULCHED SURFACES All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times.

8.0 PEST AND DISEASE CONTROL

9.0 WEED ERADICATION Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. 'Roundup') in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

10.0 FERTILISING weeks after completion.

11.0 LAWNS patches.

12.0 SOIL SUBSIDENCE

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, reseeding, re-turfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, topdressing, maintaining the

The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. The maintenance period shall commence at completion and continue for a period of six months

Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth. The minimum acceptable watering required is equal to 25mm of natural rainfall or its applied equivalent during each period of one (1) week, around individual plants, maintain a completely weed and grass free watering saucer of a minimum diameter of one (1) metre.

The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost during the maintenance period. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

Control pathological diseases or insect pests by physical removal. Where physical removal is not possible use registered non- toxic sprays, applied in accordance with manufacturer's instructions.

Apply follow up concentrated organic fertiliser to all turfed areas once during the maintenance period 10

Mow at max 10-day intervals, trimming all edges, remove all weed growth or grass around base of all plants in turf or by hand in grass areas within the isolated planting area edging and within one (1) metre diameter area in grass, do not use nylon line type edge trimmers around base of trees - replace or repair failed turf and bare

Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

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