

# STAGE 1 KAMIRA AVE

# VILLAWOOD TOWN CENTRE

# RE-VISED DEVELOPMENT APPLICATION

[Status]	RE-VISED DA		
[Nom. Architect]	RI RLA #7993		
[Rev#]	2021002_LD DA100[4].DWG		
[Print Date]	AUG 2022		
History			
[Rev#]	[Description]	[Date]	
1	RE-VISED DA	05.08.2022	

## 2021002: LANDSCAPE ARCHITECTURAL DRAWING LIST

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### NOTE:

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.
- ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
- ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES

## LANDSCAPE DA DESIGN STATEMENT

### Objectives:

- to increase the number of indigenous species planted in the Fairfield City regions
- 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 and below.
- Take forward the landscape principles and urban design principles established by the Site specific DCP by Fairfield City Council to 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.

### Public Domain & Streetscapes

Subject to ongoing discussions and design development with Fairfield City Council, a possible upgrade and make-good of the public domain and associated streetscapes along Kamira Ave, Kamira Court & Howatt St has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

### Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

### CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

### Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:20 grades reducing the amount of handrails and clutter in the public realm.

### Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 450-600mm with a minimum 200mm slab setback achieved on the Level 3 Communal Podium. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depth for trees as per ADG requirements where shown on plan.

For deep soil calculations - refer to architectural design report

NOT FOR CONSTRUCTION

LAND  
AND  
FORM

[Project] Stage 1 Kamira Avenue, Villawood  
[Client] TRADERS IN PURPLE

COVER SHEET & DESIGN STATEMENT

[Ref] 2021002 [Dwg No] LD DA000 1

PLANT SCHEDULE RE-VISED DEVELOPMENT APPLICATION										
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING	GROUND FLOOR & PUBLIC DOMAIN	LEVEL 3 PODIUM	LEVEL 8 ROOFTOP
TREES										
CUP ana	Cupaniopsis anacardioides	Tuckeroo	Native	200L	6-8m	2.2x1.0m	As Shown		4	
CYA coo	Cyathea cooperi	Australian Treen Fern	Native	200L	6-10m	2.5x1.0m	As Shown			4
LAG ind	Lagerstroemia indica	Crepe Myrtle	Exotic	200L	6-10m	1.5x1.0m	As Shown			5
WAT flo	Waterhousea floribunda	Weeping Lilly Pilly	Native	200L	6-10m	2.2x1.0m	As Shown			3
ZEL ser	Zelkova serratta	Japanese Elm	Exotic	200L	10-15m	2.2x1.0m	As Shown		4	2
EUC hae	Eucalyptus maculata	Spotted Gum	Native	400L	15-20m	2.2x1.0m	As Shown		23	
TRI lau	Tristaniopsis laurina	Water Gum	Native	200L	6-10m	2.2x1.0m	As Shown		20	9
ELA ret	Eleaocarpus reticulatus	Blueberry Ash	Native	200L	6-10m	2.5x1.0m	As Shown		12	
LOP con	Lophostemon confertus	Brush Box	Native	400L	15-20m	2.2x1.0m	As Shown		6	
HYM fla	Hymenosporum flavum	Native Frangiapani	Native	200L	6-10m	2.5x1.0m	As Shown			10
DRA dra	Dracaena Draco	Dragon Tree	Exotic	400L	6-10m	1.5x1.0m	As Shown			
										1
UNDERSTOREY PLANTING										
	MIX TYPE 1 – FULL SUN / PART SHADE									
	SHRUBS									
ACM smi	Acmena smithii	Hinterland Gold'	Native	45L	3-4m	500mm	As Shown		44	50
CAL vim	Callistemon viminalis 'Better John' LJ1'	Bottlebrush	Native	200mm	0.6-1.2m	300mm	As Shown		45	
HEL pet	Helichrysum petiolare 'Limelight'	Licorice Plant	Exotic	300mm	0.5m	300mm	As Shown		70	86
BAN spi	Banksia spinulosa	Hairpin Banksia	Native	300mm	2m	300mm	As Shown		22	86
BAN rob	Banksia robur	Swamp Banksia	Native	300mm	3-4m	300mm	As Shown		60	
WES fru	Westringia fruticosa 'Grey Box' WES04	Coastal Rosemary	Native	300mm	1	300mm	As Shown		26	101
	GRASSES									
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2		20	
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2		141	
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2		70	164
	CLIMBERS + GROUNDCOVERS									
CAS gla	Casuarina glauca 'Cousin It'	Cousin It	Native	150mm	150mm	100mm	4 per m2		6	245
GAZ tom	Double Gold™ Gazania hybrid 'GT20'	Gazania	Native	150mm	200mm	100mm	4 per m2		97	20
MYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2		20	245
	MIX TYPE 2 – PART SHADE / SHADE TOLERANT									
	SHRUBS									
ALP cae	Alpinia caerulea	Native Ginger	Native	300mm	1-3m	500mm	As Shown		18	39
STR jun	Strelitzia juncae	Narrow Leaved Birds of Paradise	Native	300mm	1-3m	500mm	As Shown			3
PHI xan	Philodendron xanadu	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	As Shown		22	54
CYC rev	Cycas revoluta	Sago Palm	Native	300mm	1m	300mm	As Shown			27
	GRASSES									
CLI min	Clivia miniata	Bush Lily	Native	150mm	60cm x 50cm	100mm	3 per m2		30	54
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2			164
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2			54
	CLIMBERS + GROUNDCOVERS									
PLE par	Plectranthus parviflorus	Cockspur Flower	Native	150mm	0.2m x 0.6m	100mm	4 per m2			91
LIR mus	Liriope muscari 'Evergreen Giant'	Giant Liriope	Exotic	150mm	0.4m x 0.6m	100mm	4 per m2		30	91
TRA jas	Trachelospermum jasminoides	Creeping Jasmine	Exotic	150mm	0.2m x 5m	100mm	4 per m2		30	245
VIO hed	Viola hederacea	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2			80
	MIX TYPE 3 – WSUD RAIN GARDENS									
CAR app	Carex appressa	Tall Sedge	Native	150mm	0.2m x 0.6m	100mm	3 per m2		162	
FIC nod	Ficinia nodosa	Knotted Club Rush	Native	150mm	0.2m x 0.6m	100mm	3 per m2		162	
LOM lon	Lomandra longifolia	Basket Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2		177	
GOO ova	Goodenia ovate	Hop Goodenia	Native	150mm	0.2m x 0.6m	100mm	3 per m2		158	
	MIX TYPE 4 – ROOFTOP LOW WATER SPECIES									
POA poi	Poa poliformis	Blue Tussock Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2			68
THE aus	Themeda triandra	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2			68
DIC dis	Dictichlis distochophylla	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2			68
SPI ser	Spinifex sericeus	Hairy Spinifex	Native	150mm	0.2m x 0.6m	100mm	4 per m2			68

NOT FOR CONSTRUCTION

LAND AND FORM

[Project] Stage 1 Kamira Avenue, Villawood

[Client] TRADERS IN PURPLE

LEGEND

- Stage 1 Site Boundary
- Stage 2 & 3 Site Boundary
- Stage 1 Public Open Space Dedication Extents
- Stage 2 & 3 Public Open Space Dedication Extents
- Public Art - Catenary Lighting Installation

- + RL 67.85 Proposed nominal design levels: refer to engineers drawings
- + TW Top of Wall Height
- + TM Top of Mound Height (1:3 max grade). Top of mound height reflects total soil depth for planting (mm)

- Proposed trees - refer to planting palette in design report.
- 15%

Existing trees to be retained. Refer to Arborist Report.
- Tree Protection Zone - Refer to Arborist Report
- Structural Root Zone - Refer to Arborist Report
- Existing trees to be removed. Refer to Arborist Report


- PA

Planter area in ground
- RPA

Raised planter area minimum 450mm soil depth and mounding for small trees
- RG

WSUD Raingarden

- W1 Wall Type 1: Recycled brick planter wall. To match architectural material palette.
- W2 Wall Type 2: Insitu concrete planter wall class 2 finish.
- SW Seating Wall: In-situ concrete seating wall with hardwood timber slats and LED lighting. Class 2 finish.
- S1 Seating Type 1: Timber seating bench
- S2 Seating Type 2: Bespoke precast concrete seating bench
- S3 Seating Type 3: Bespoke precast concrete seating bench and small table
- P1 Paving type 1: Pavers in public domain to Council standards.
- P2 Paving Type 2: Brick pavers laid in herringbone pattern
- P3 Paving Type 3: Floating concrete panels over raingarden
- P4 Paving Type 4: Feature paving ribbon
- P5 Paving Type 5: Stone pavers on pedestal
- P6 Paving Type 6: Decomposed Granite
- F1 Furniture Type 1: Picnic Table
- F2 Furniture Type 2: Communal Table

 Balustrade to Architects Details

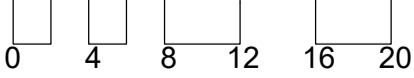
General Notes:

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.



[Scale] 1 : 400 @ A1

PLANTING SCHEDULE & LEGENDS

[Ref] 2021002 [Dwg No] LD DA001 1

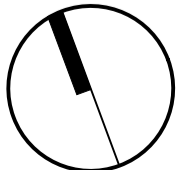
[Status]	RE-VISED DA	
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	History	
[Rev#]	[Description]	[Date]
1	RE-VISED DA	05.08.2022



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LAND  
AND  
FORM

[Project] Stage 1 Kamira Avenue, Villawood  
[Client] TRADERS IN PURPLE



0 4 8 12 16 20  
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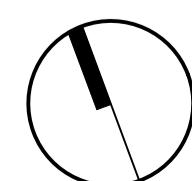
LANDSCAPE MASTER PLAN & STAGING  
[Ref] 2021002 [Dwg No] LD DA100 2



[Status]	RE-VISED DA	
[Nom. Architect]	RLA #7993	
	2021002_LD DA100[4].DWG	
[Print Date]	AUG 2022	
	History	
[Rev#]	[Description]	[Date]
1	FOR DA	23.06.2021
2	RE-VISED DA	05.08.2022

NOT FOR CONSTRUCTION  
**LAND  
AND  
FORM**

[Project] Stage 1 Kamira Avenue - Villawood  
[Client] TRADERS IN PURPLE



0 2 4 6 8 10  
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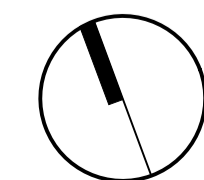
PUBLIC DOMAIN & GROUND FLOOR PLAN  
[Ref] 2021002 [Dwg No] LD DA101 2



NOT FOR CONSTRUCTION

LANDFORM  
Studios

[Project] Stage 1 Kamira Avenue, Villawood  
[Client] TRADERS IN PURPLE

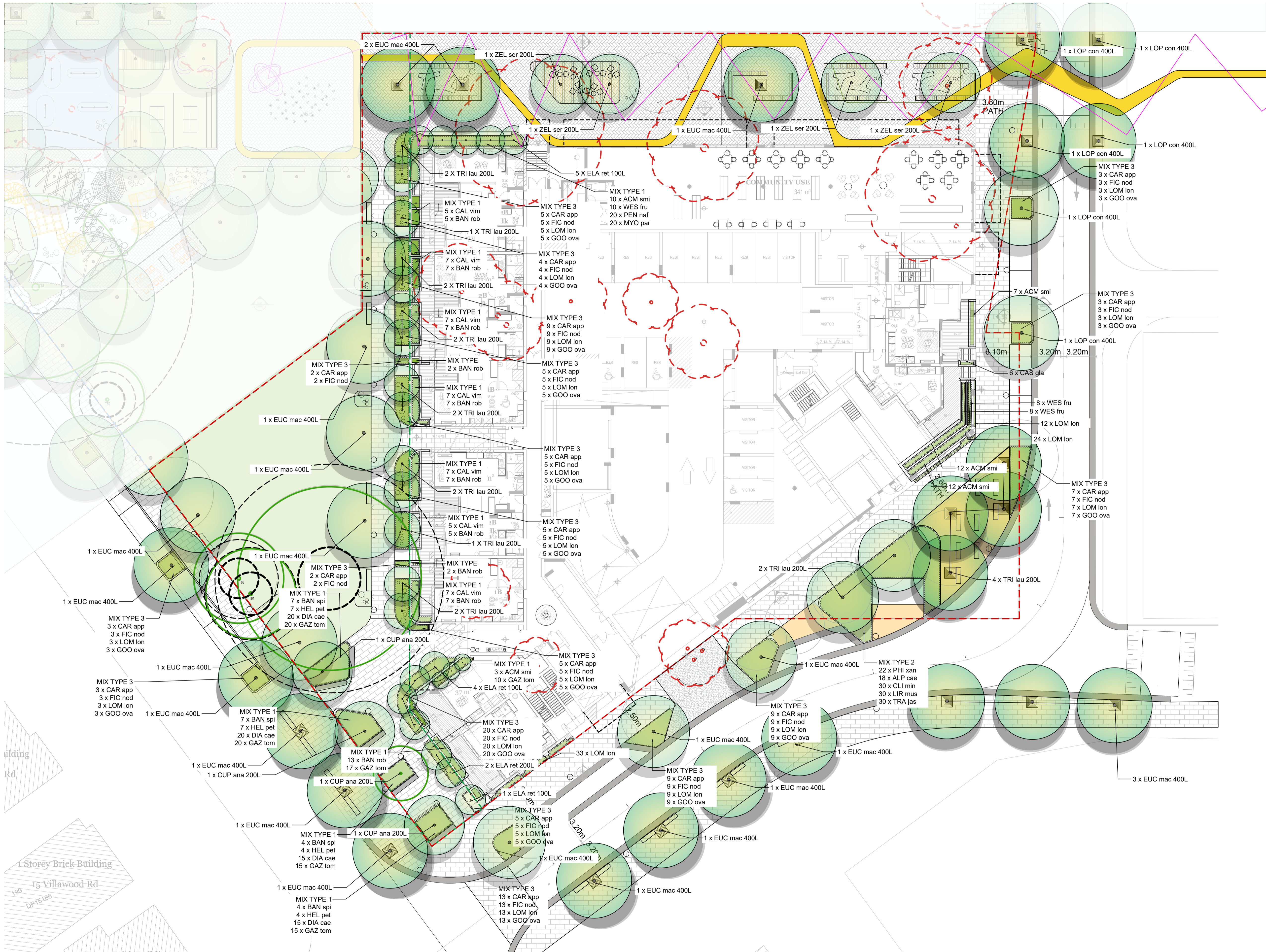


0 1 2 3 4 5  
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LEVEL 3 LANDSCAPE PLAN

[Ref] 2021002 [Dwg No] LD DA110 2



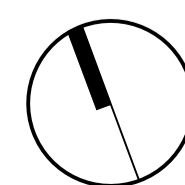


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2021002_LD DA100[4].DWG		
Print Date]	AUG 2022	
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LAND  
AND  
FORM

[Project] Stage 1 Kamira Avenue - Villawood  
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0 2 4 6 8 10  
[Scale] 1 : 200 @ A1

GROUND FLOOR & PUBLIC DOMAIN PLANTING PLAN

[Ref] 2021002 [Dwg No] LD DA200 1

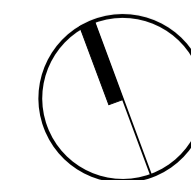


**LANDFORM**  
Studios

[Project] Stage 1 Kamira Avenue, Villawood  
[Client] TRADERS IN PURPLE

### LEVEL 3 PLANTING PLAN

[Ref] **2021002** [Dwg No] **LD** **DA210** **1**



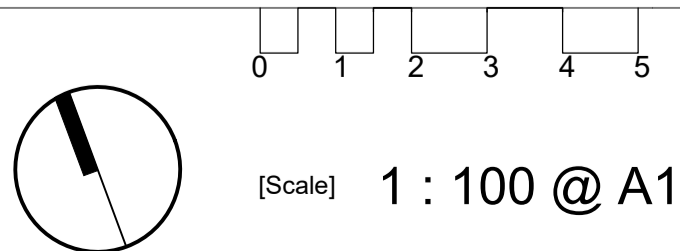
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[Status]	RE-VISED DA	
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	History	
[Rev#]	[Description]	[Date]
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NOT FOR CONSTRUCTION  
LAND  
AND  
FORM

[Project] Stage 1 Kamira Avenue, Villawood  
[Client] TRADERS IN PURPLE



[Scale] 1 : 100 @ A1

LEVEL 8 PLANTING PLAN  
[Ref] 2021002 [Dwg No] LD DA220 1

LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preperation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver install.

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 initialised by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.  
Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.  
Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

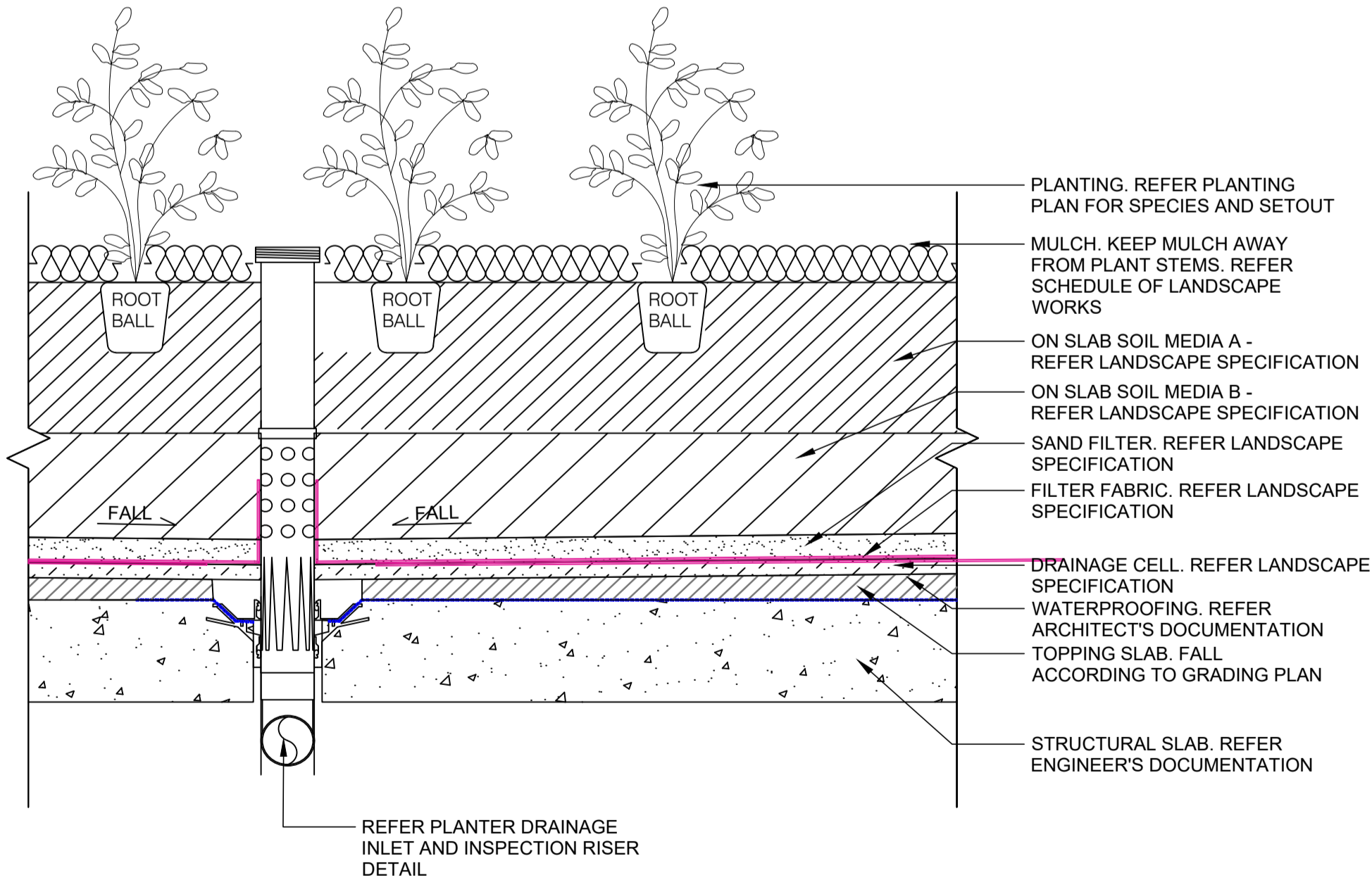
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

\*\*\*\* ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH FAIRFIELD CITY COUNCIL SPECIFICATION AND DETAILS\*\*

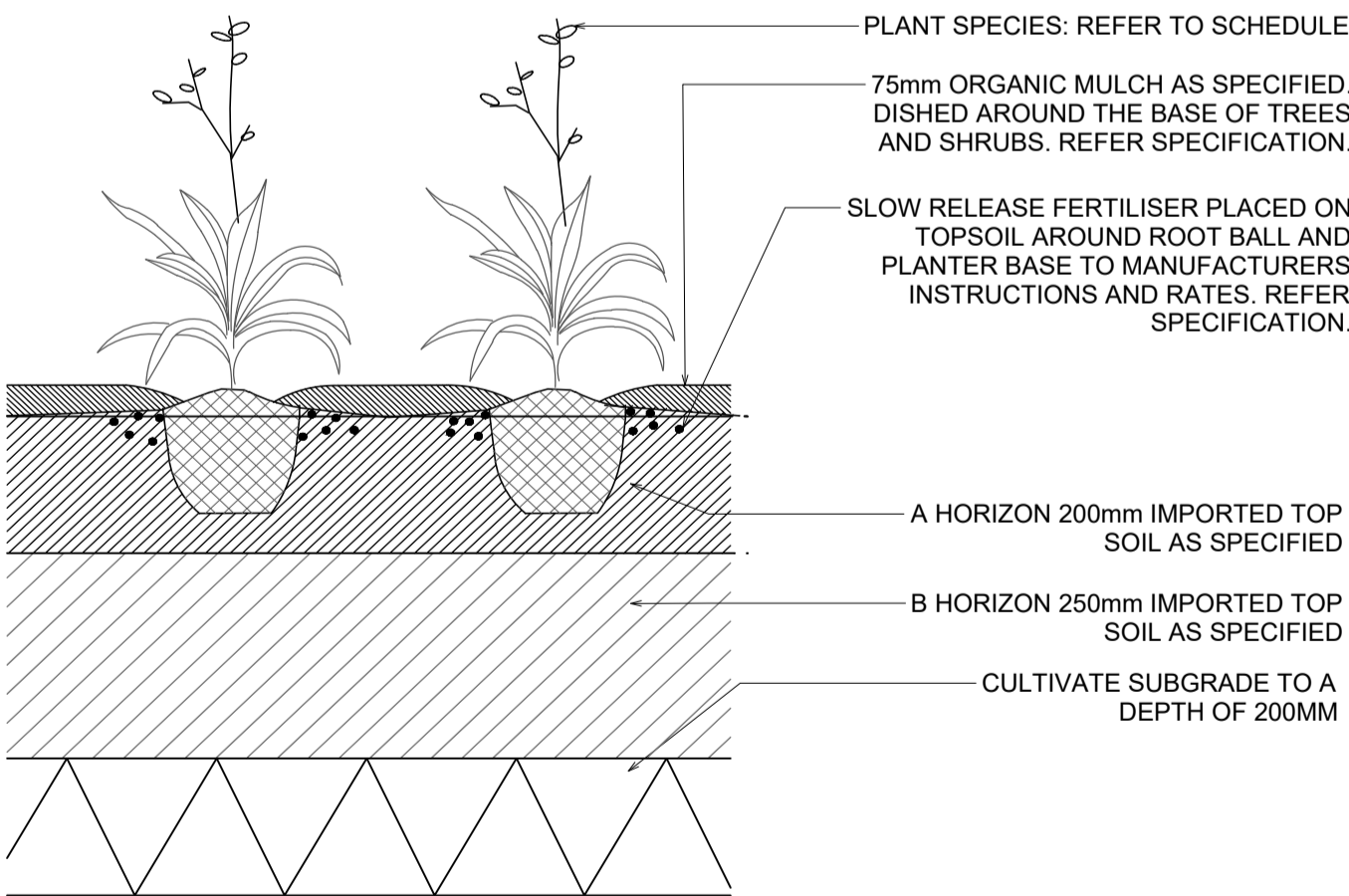
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

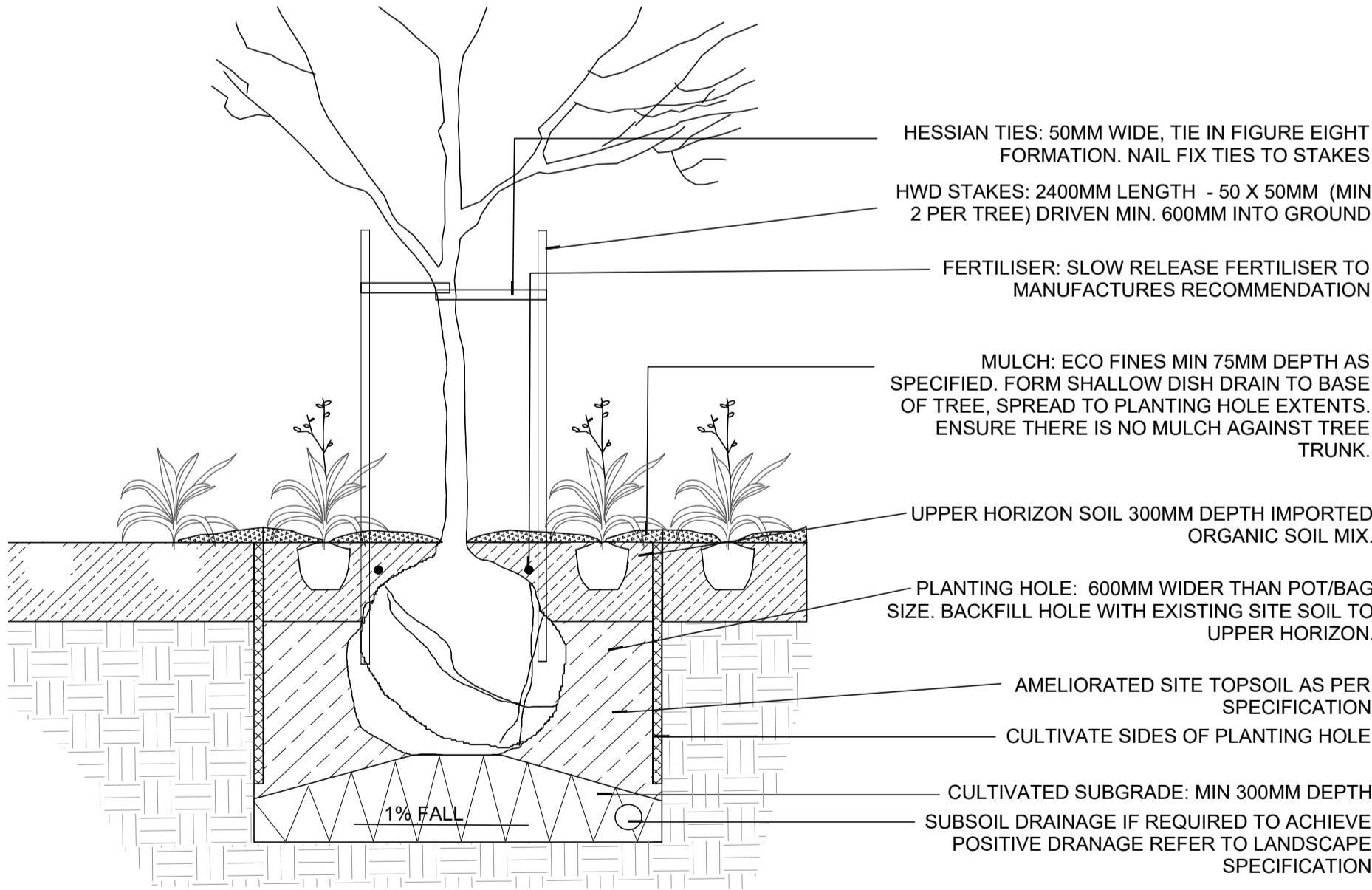
Generally All Materials & Construction to Comply To AS 3700



01 TYPICAL DETAIL: PLANTING ON PODIUM  
1:10



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



03 TYPICAL TREE DETAIL IN DEEP SOIL  
1:20

NOT FOR CONSTRUCTION  
LAND  
AND  
FORM

[Project] Stage 1 Kamira Avenue - Villawood  
[Client] TRADERS IN PURPLE

OUTLINE SPECIFICATION & TYPICAL DETAILS

[Ref] 2021002 [Dwg No] LD DA900 1

[Status]		RE-VISED DA
[Nom. Architect]		RI RLA #7993
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