

Drawing schedule

- Sheet 1: Landscape site plan
- Sheet 2: Detail area A (SE)
- Sheet 3: Detail area B (SW)
- Sheet 4: Detail area C (N)
- Sheet 5: Level 10 terrace
- Sheet 6: Landscape area & unencumbered play area calculations
- Sheet 7: Landscape details
- Sheet 8: Planting plan
- Sheet 9: Schedule & notes

Typical design images



Design notes

- Site use areas & spatial hierarchy
- A. Eastern side street tree planting of *Magnolia 'Exoniifolia'* (Exoniifolia Magnolia) as per previous approved DA consent conditions. Street paving to comply with Liverpool CBD Street Tree and Paving Guidelines 2005.
 - B. Main pedestrian entry into central common open space zone from the street. Unobstructed viewlines from the entry into the central seating area in the main common open space zone.
 - C. Western side street tree planting of *Quercus palustris* (Pin Oak) as per previous approved DA consent conditions. Street paving to comply with Liverpool CBD Street Tree and Paving Guidelines 2005.
 - D. Street access to ground floor private open space courtyard.
 - E. Central covered seating area and BBQ unit. Attached pergola structure to extended paving area. This is the high use area centrally located in the common use zone. It is directly viewed from the east west and north south view axes.
 - F. Sculptural elements and seating opportunities are located along the connecting avenue path / lawn zone.
 - G. Lower use areas to the south of the central zone provide quieter seating areas with views towards the north. This area is connected via stepping stone path and avenue tree planting of narrow vertical growing deciduous trees.
 - H. Connecting north south pedestrian path to the western building entry point. Opens out to wider seating area overlooking the slightly lower level garden and play area immediately to the east. Pergola and deciduous climbing plants provide summer shade, visual amenity and privacy at seating locations from upper level windows.
 - I. Open lawn area and nominal children's play / kickabout area. This area has adjacent seating for supervision of young children and direct visual connection to the central covered seating / BBQ area.
 - J. Above ground shallow OSD basin. Heavily planted with multi-layered indigenous trees and understorey to provide visual and sound buffer between the building and Copeland Street.
 - K. Sculptural elements located throughout the common open space zone. Located for clear views from various seating locations.

Amendments

C	8.2.24	
B	7.2.24	Council RFI
A		


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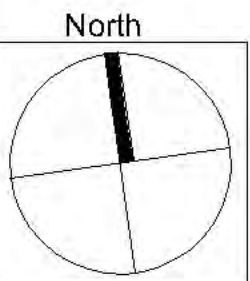
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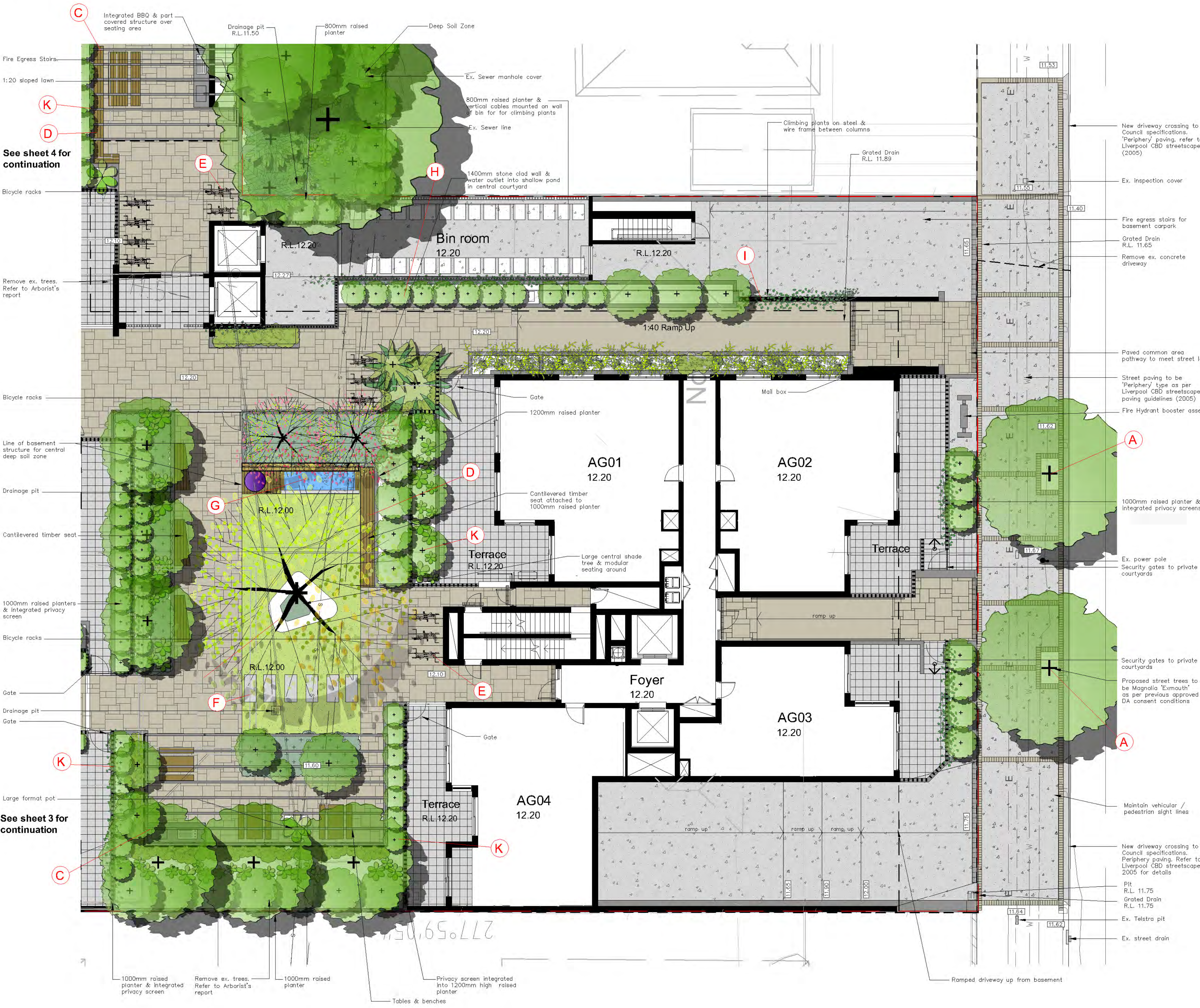
Dwg: Landscape plan

Date: 8.2.24 Scale: 1:200 @ A1
Job Ref: 23/2062 Sheet No: 1 of 9

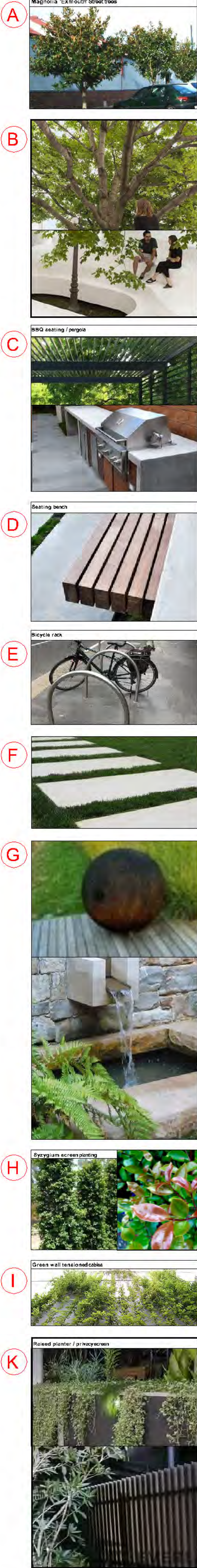
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ISSUE-C

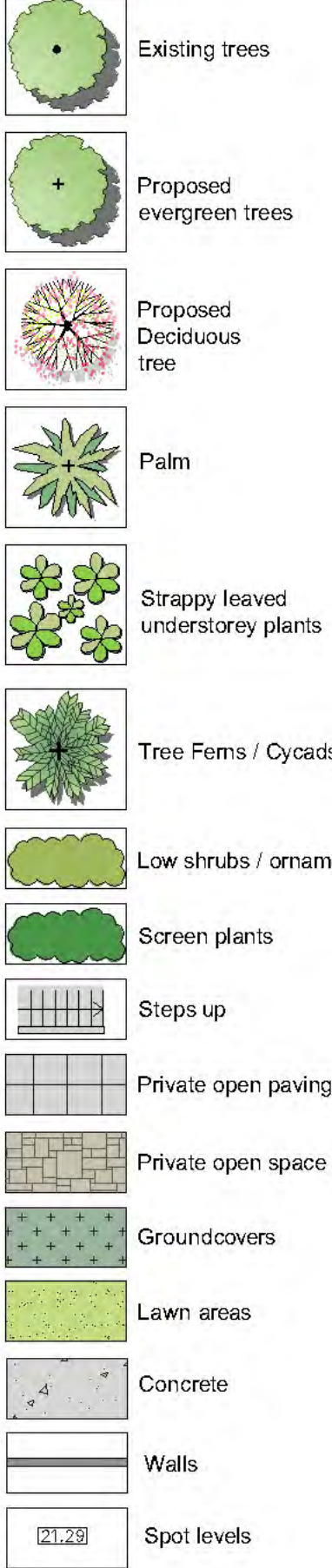




Typical design images



Legend



Amendments

C	8.2.24	
B	7.2.24	Council RFI
A		

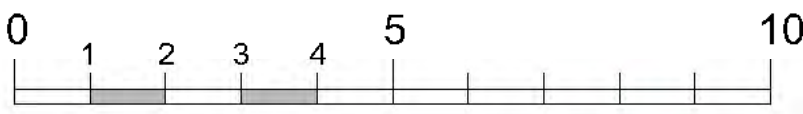

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Dwg: Detail plan - East

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Detail plan - West 1:100 @ A1



Acoustic screen to acoustic consultants details

Existing concrete footpath

New concrete footpath connection to existing

New street trees planting to Copeland Street to be Quercus palustris (Pin Oak) as per previous DA approved consent #94

Entry path for fire egress & access to private courtyard. To connect to ex. concrete footpath

Steps up & chairlift

New street tree planting & paving to Liverpool Masterplan

Privacy screen

Existing concrete road

New footpath paving & street trees as per approved DA layout. To Liverpool CBD Street paving (2005)

End of proposed new street paving works

Ground level playing deck. 150mm high constructed around semi-advanced tree

Drainage pit

Line of roof over

Gate

Maintain and protect trees #3 & 4. Refer to Arborist's report Corymbia maculata

600mm deep raised planter

Reception 12.20

Playroom 1 12.20

BG01 12.20

BG02 12.20

BG03 12.20

R.M.S Resumption

See sheet 4 for continuation of plan

See sheet 2 for continuation

1000mm deep raised planter & integrated privacy screen

Separate planting walls adjacent to all habitable rooms

Gate

Grated drain

Gate

800mm deep raised planter & integrated privacy screen

1000mm deep raised planter & integrated privacy screen

Typical design images



Legend

- Existing trees
- Proposed evergreen trees
- Proposed Deciduous tree
- Palm
- Strappy leaved understorey plants
- Tree Ferns / Cycads
- Low shrubs / ornamental grasses
- Screen plants
- Steps up
- Private open paving
- Private open space paving
- Groundcovers
- Lawn areas
- Concrete
- Walls
- Spot levels

Amendments

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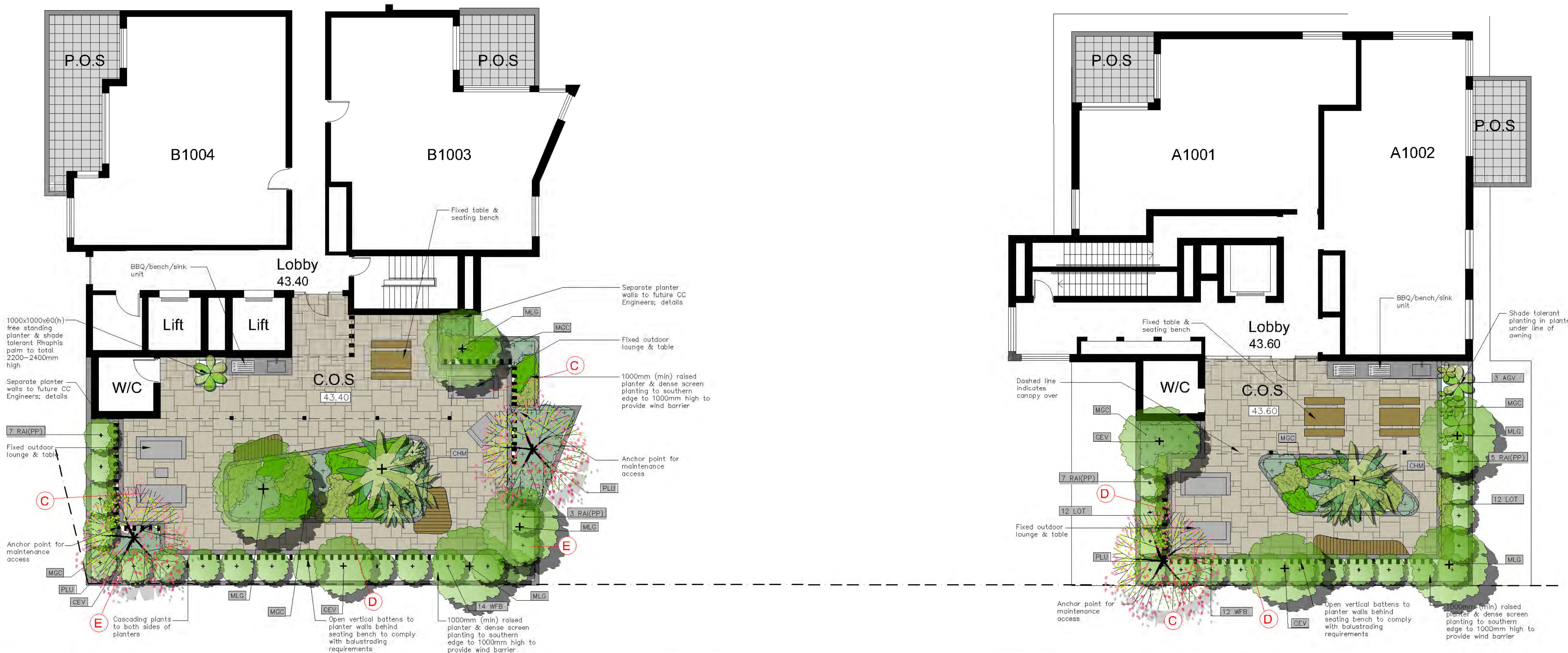
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Dwg: Detail plan - West

Date: 8.2.24 Scale: 1:100 @A1

Job Ref: 23/2062 Sheet No: 3 of 9

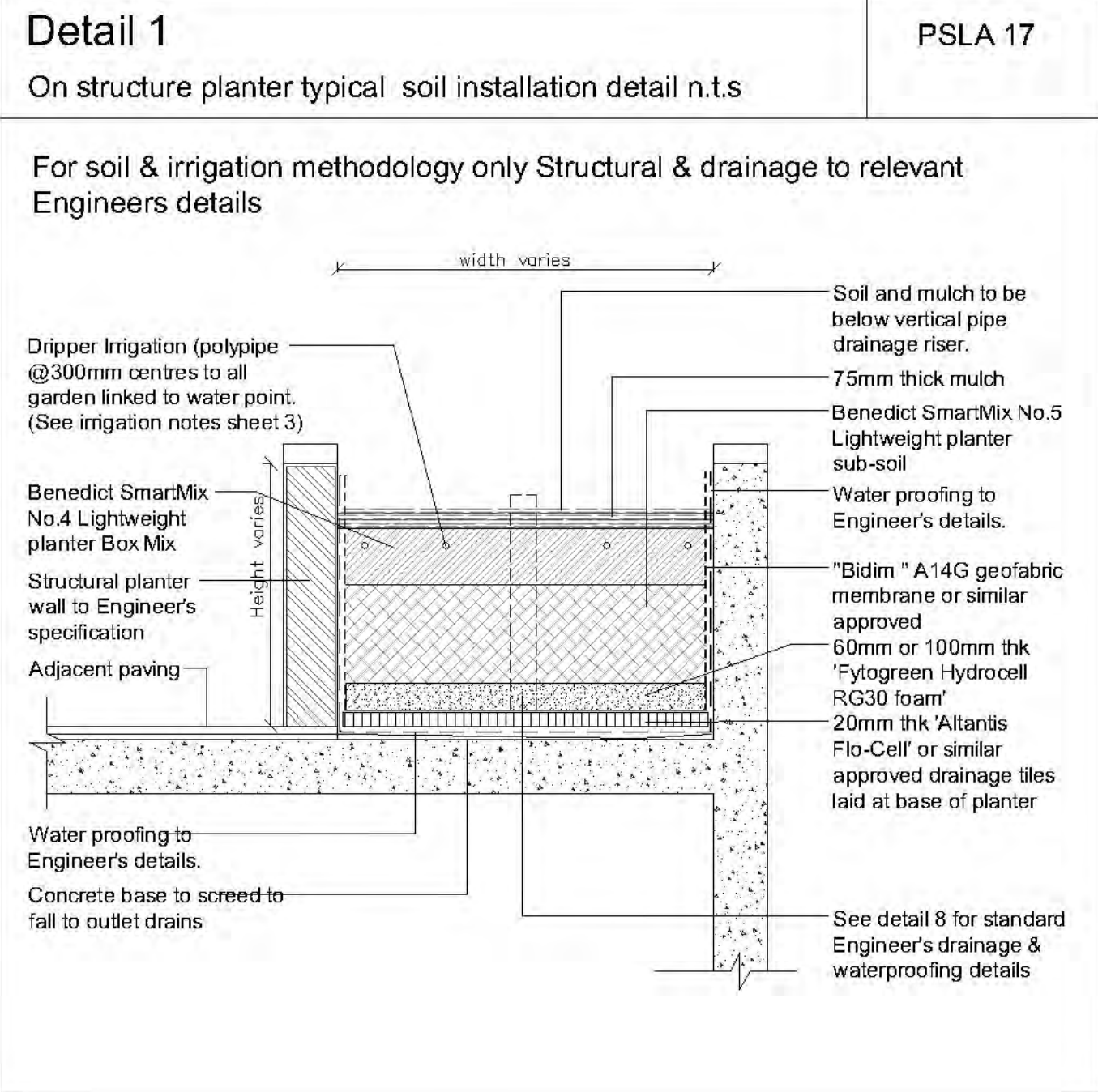
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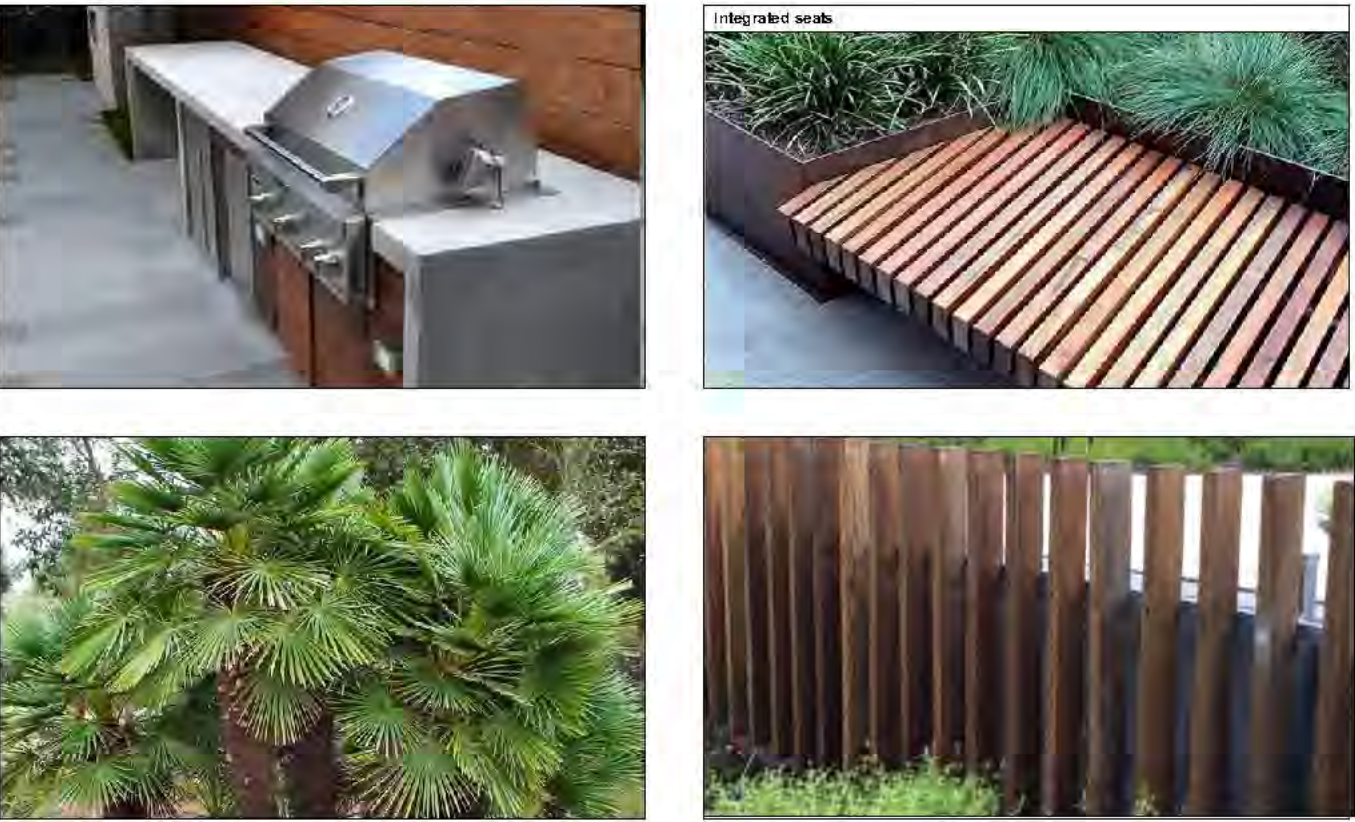
Planting schedule - Level 10

Botanical name	Common name	Cont. size	Expected height	No. req.
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm nil	0.5M 3
CEV	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	3-4.0M 4
CHM	Chamaecyparis humilis	European Fan Palm (Hardy med palm)	75Lt	2-3.0M 2
LOT	Lomandra Tanika	Dwarf Lomandra (ornamental grass)	150mm	0.4M 24
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm 2x50x50x1800	2.5-3.0M 7
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2.5M 3
RAI (PP)	Raphirolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm nil	1.0M 22
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low growing plant)	200mm hedged	1.0-1.2M 28

Mixed groundcovers/ornamental grasses planter boxes (use for infill planting where not nominated)				
MGC	Carpobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	150mm	0.2M TBC
MGC	Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	0.15M TBC
MGC	Hibbertia scandens	Guinea Flower (towering climber / groundcover)	200mm	0.3M TBC
MGC	Hardenbergia violacea 'Meema'	Meema Purple Coral Pea (purple flower native groundcover)	200mm	0.4M TBC
MGC	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	0.4M TBC
MGC	Myoporum parvifolium	Creeping Boobiala (native cascading groundcover)	150mm	0.2M TBC
MGC	Scaevola aemula	Fan Flower (flowering cascading groundcover)	150mm	0.3M TBC
MGC	Senecio serpens	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm	0.2M TBC
MGC	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	0.5M TBC
MGC	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	0.4M TBC



Typical terrace design images



Amendments

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Dwg: Level 10

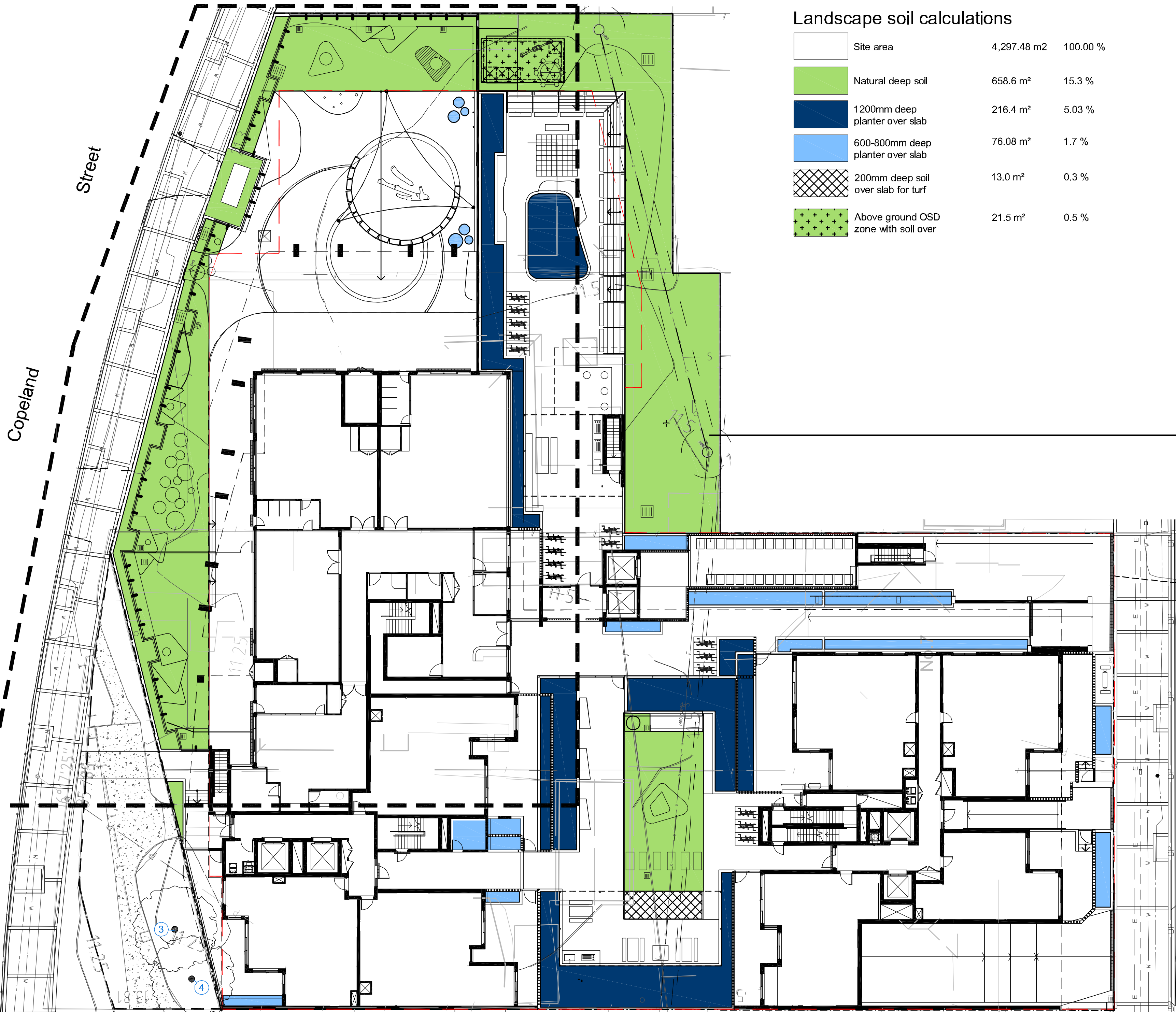
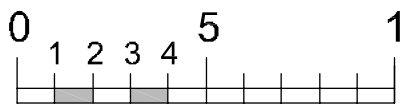
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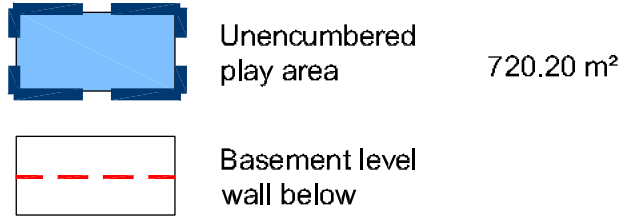
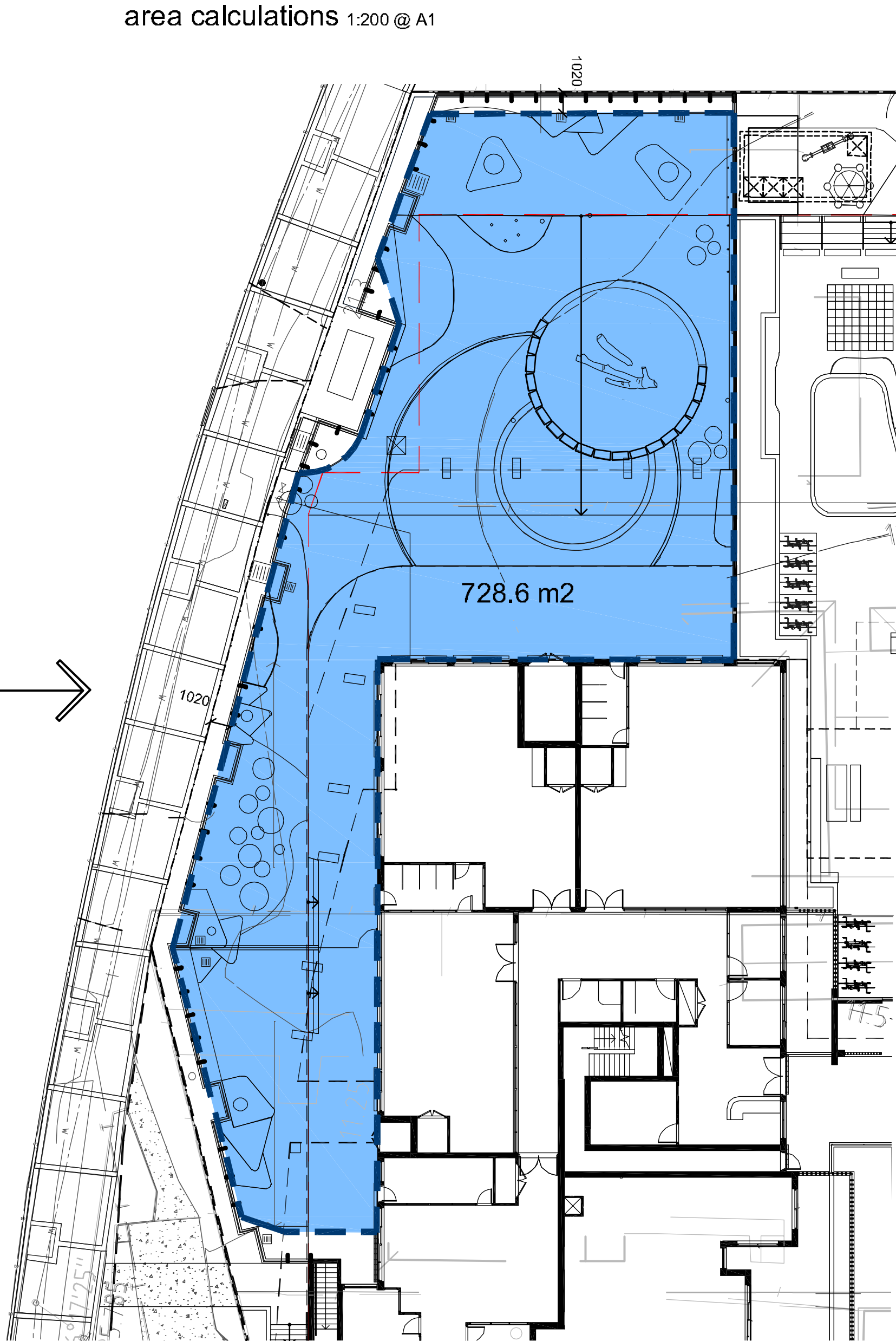
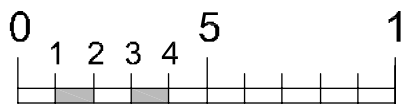
Landscape calculations plan 1:200 @ A1



Landscape soil calculations

Site area	4,297.48 m ²	100.00 %
Natural deep soil	658.6 m ²	15.3 %
1200mm deep planter over slab	216.4 m ²	5.03 %
600-800mm deep planter over slab	76.08 m ²	1.7 %
200mm deep soil over slab for turf	13.0 m ²	0.3 %
Above ground OSD zone with soil over	21.5 m ²	0.5 %

Childcare centre unencumbered play area calculations 1:200 @ A1



See Sheet 8 for proposed Canopy Cover

Amendments

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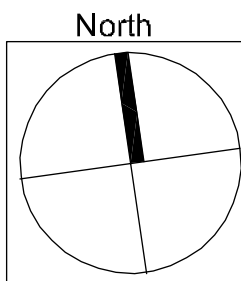
Dwg: Landscape areas & unencumbered play area calculations

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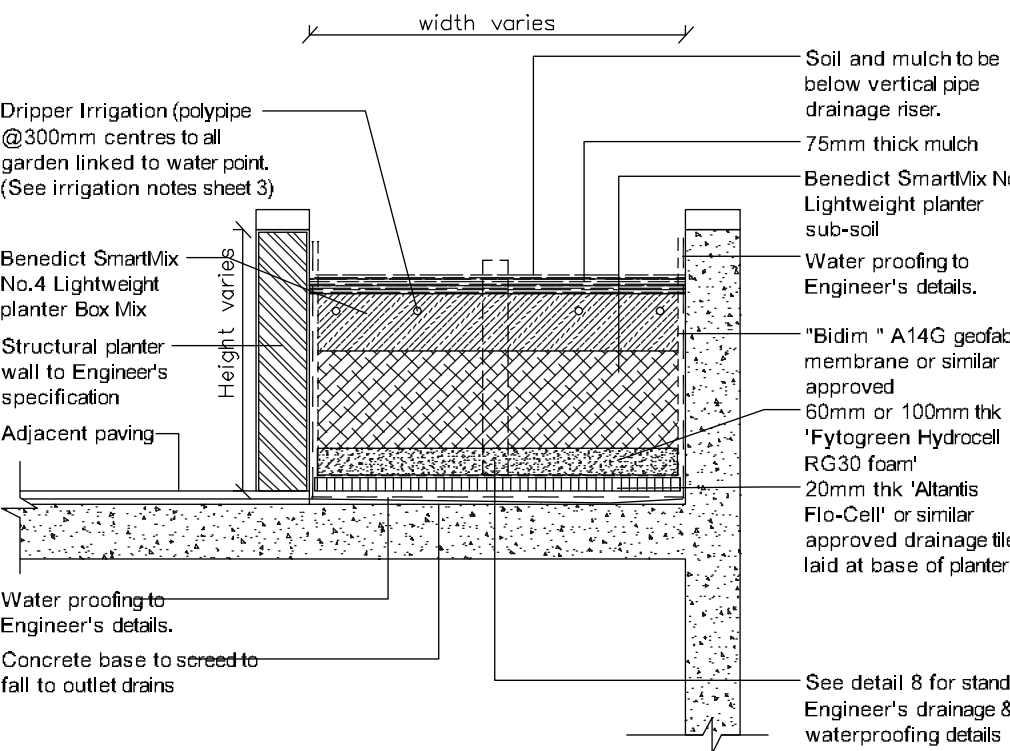
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Detail 1

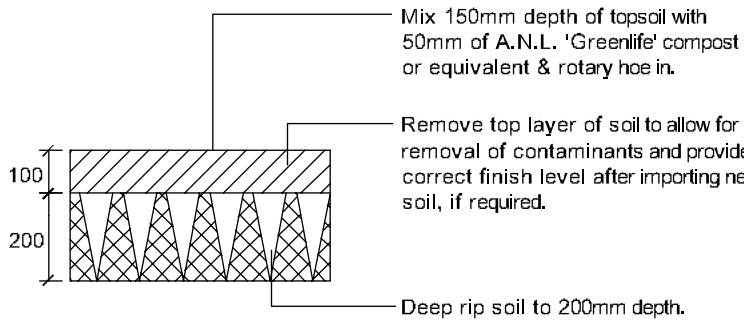
On structure planter typical soil installation detail n.t.s

For soil & irrigation methodology only Structural & drainage to relevant Engineers details



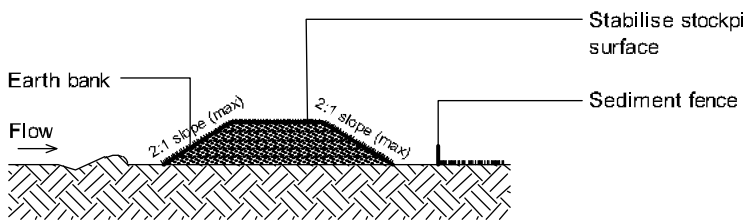
Detail 2

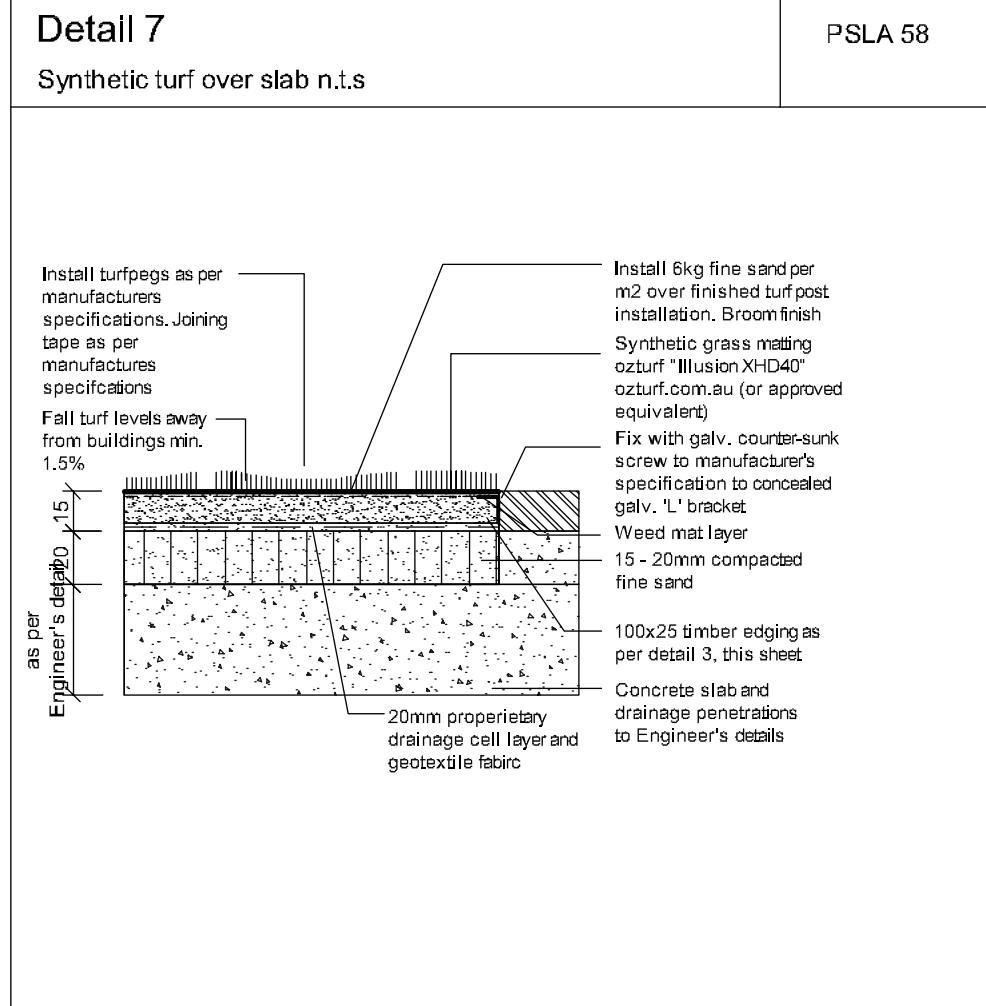
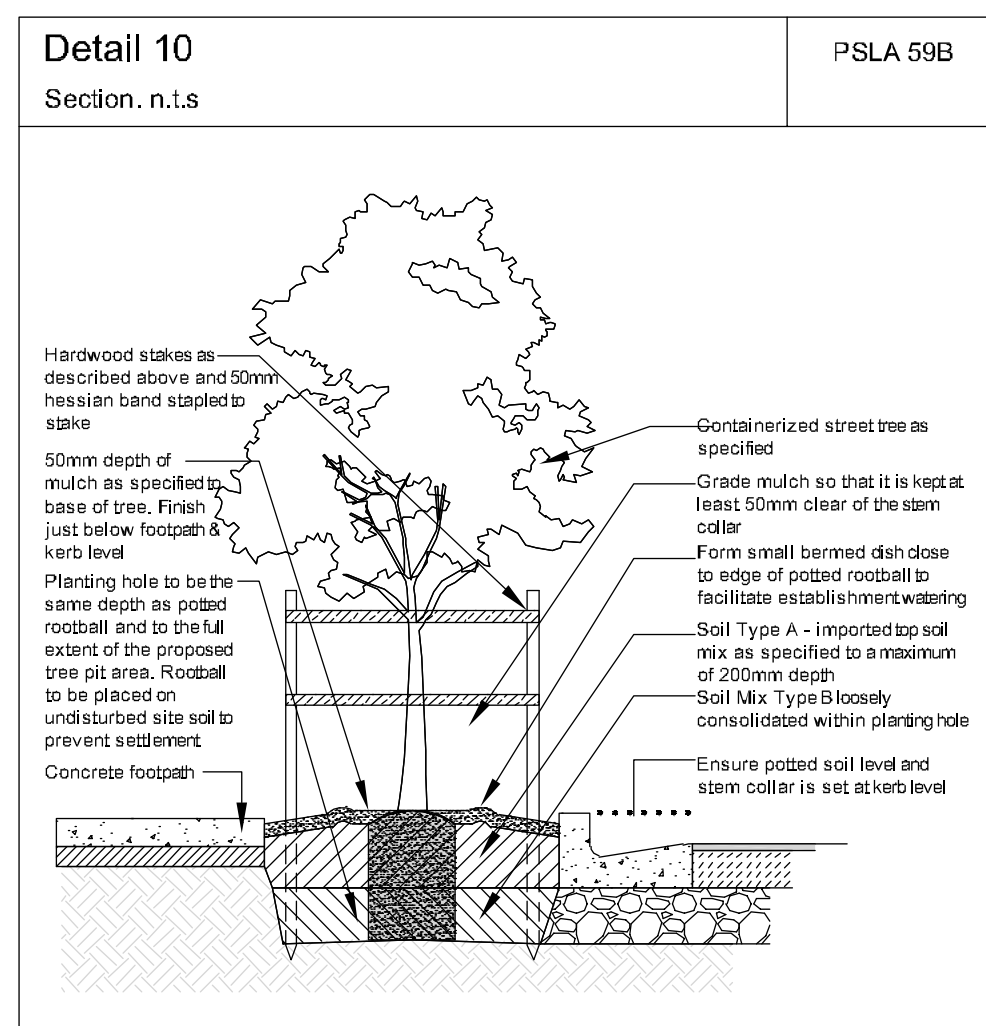
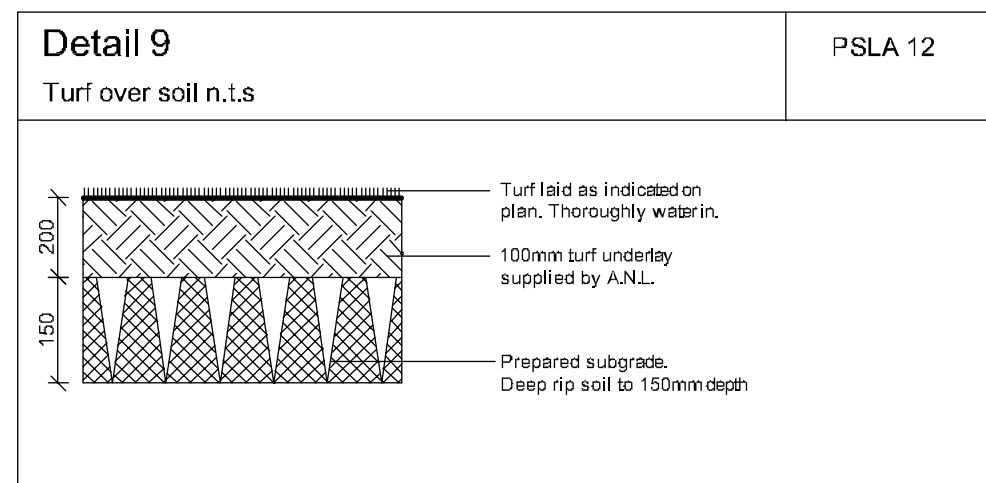
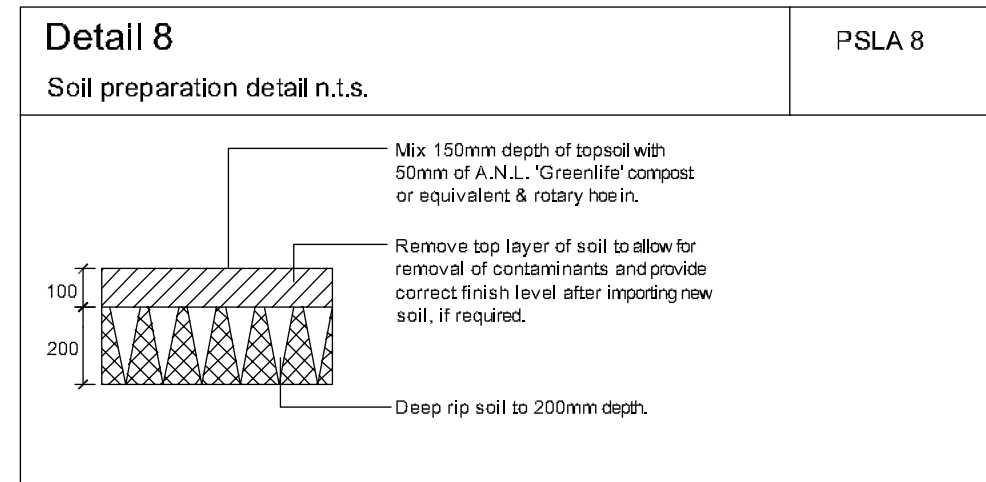
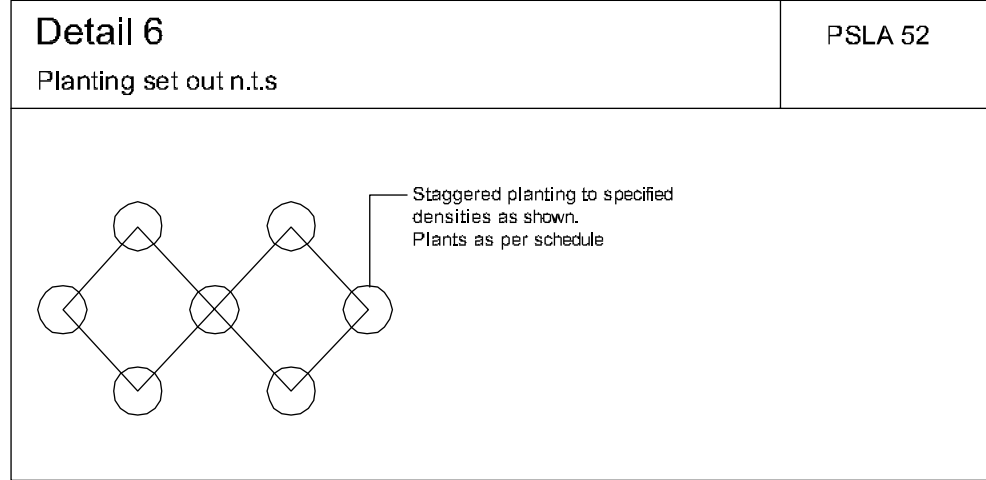
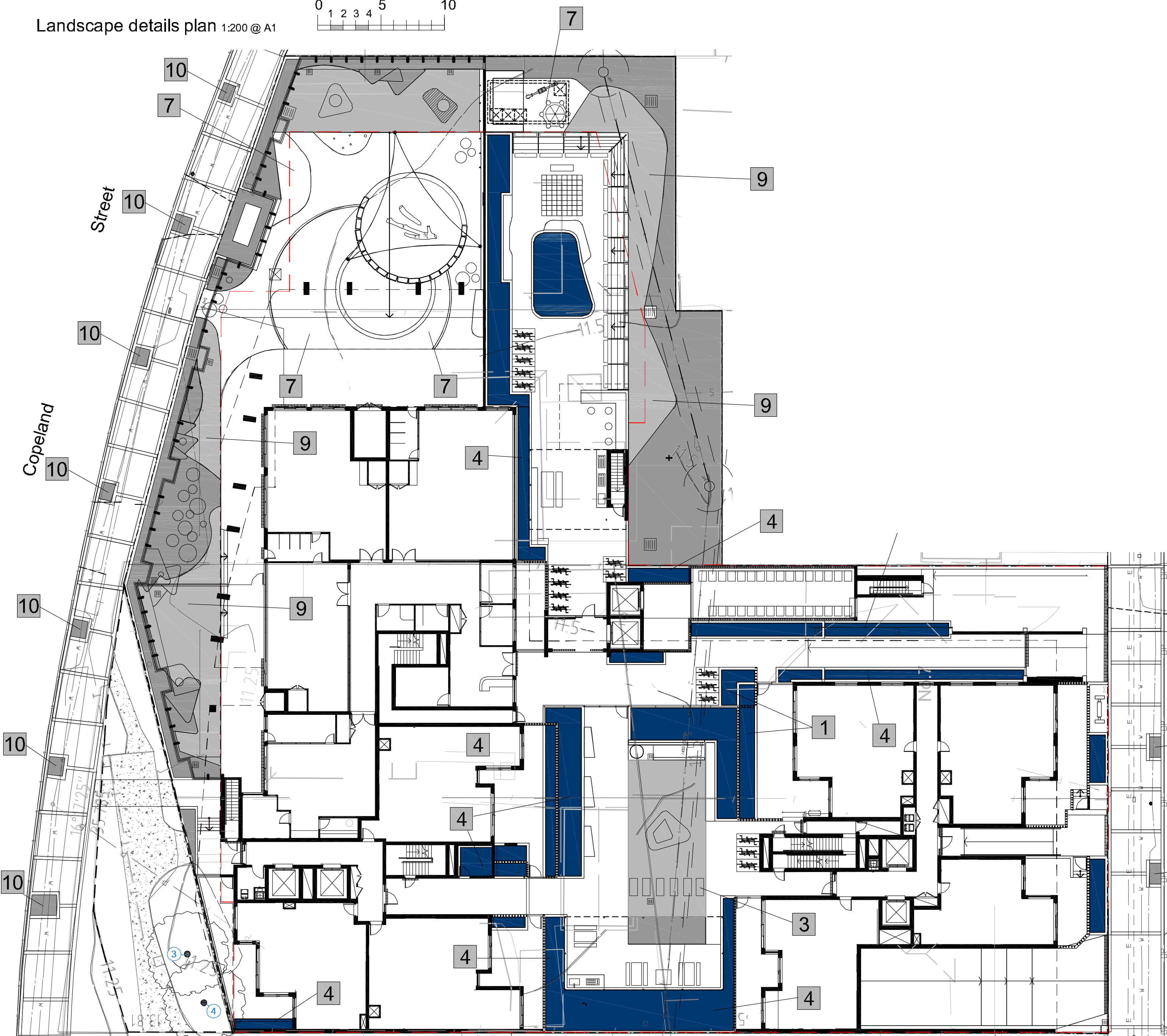
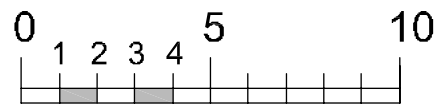
Soil preparation detail n.t.s.



Detail 3

Soil stockpile detail n.t.s.

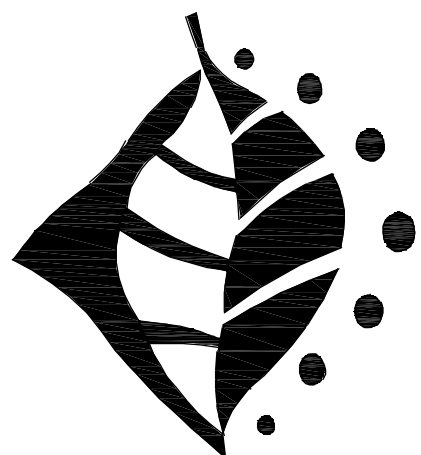




- Natural soil (Detail 18)
- Turf (Detail 9)
- Raised planters (Detail 4)
- Detail #

Amendments

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Dwg: Landscape details plan

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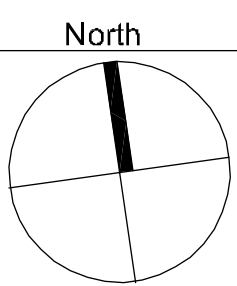
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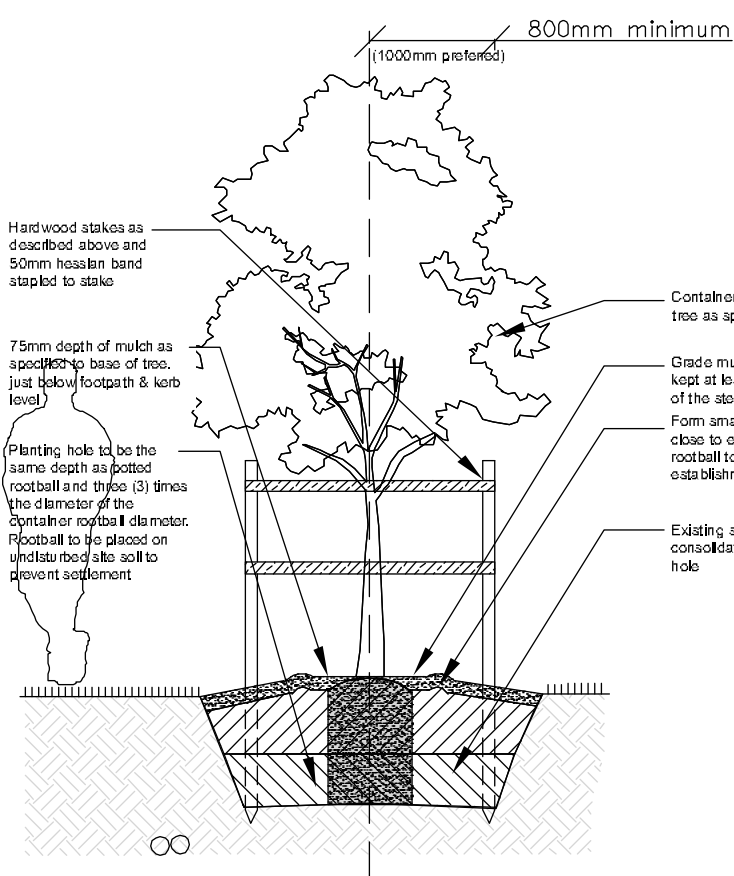
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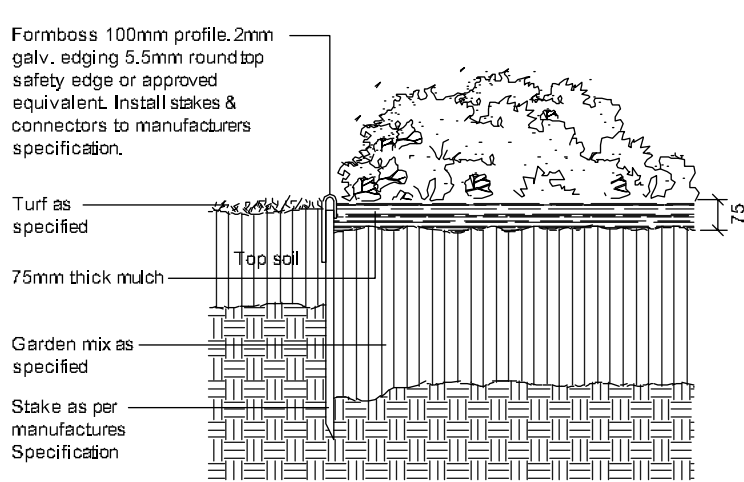
Detail 1.



Detail 2

Metal edging typical detail n.t.s

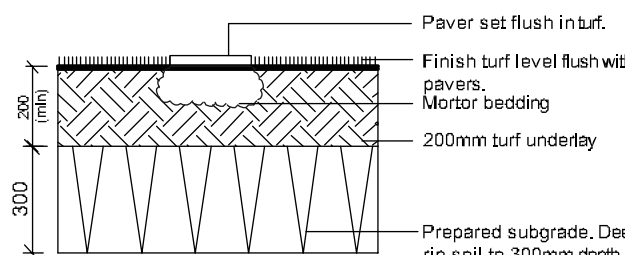
PSLA 18



Detail 3

Stepping stones in turf n.t.s

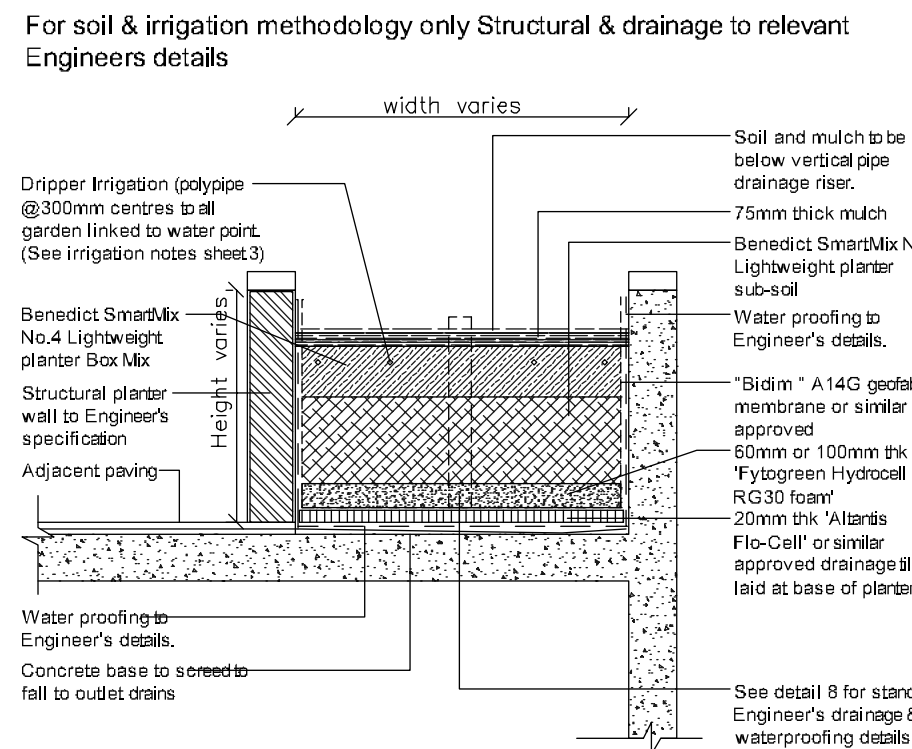
PSLA 13



Detail 4

On structure planter typical soil installation detail n.t.s

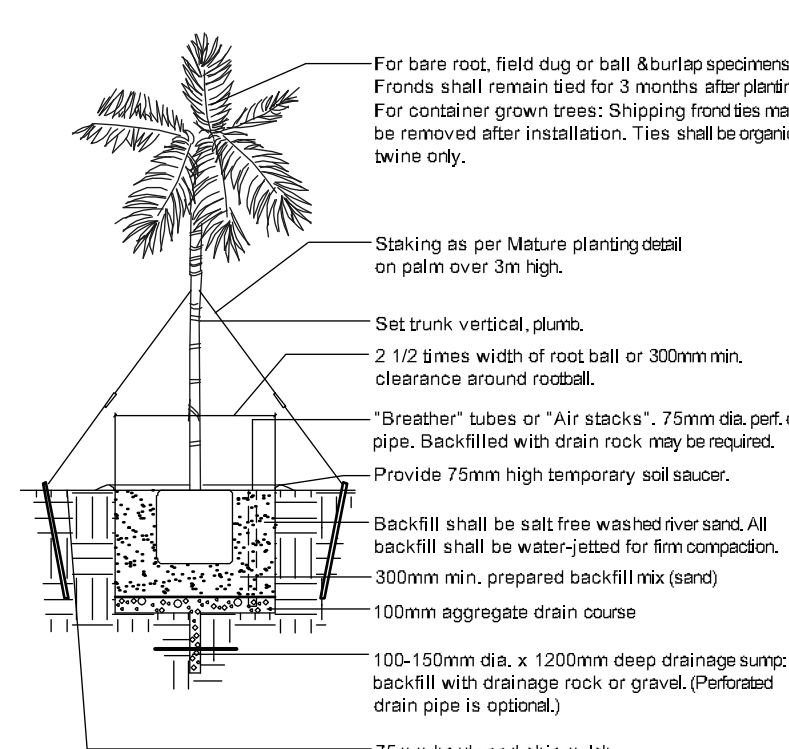
PSLA 17

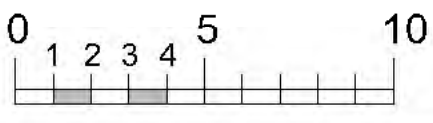


Detail 5

Palm planting detail n.t.s

PSLA 5





Note : Install proprietary roof barrier adjacent to all drainage pits throughout

Note : Install proprietary roof barrier adjacent to all drainage pits throughout

Proposed planting images



Ground floor proposed canopy tree cover 1777.46 m²
158.58 m² Level 10 Canopy

Amendments

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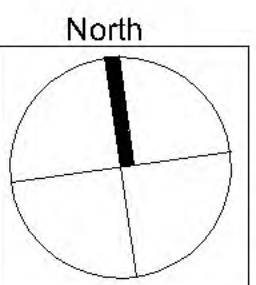
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Dwg: Planting plan

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Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
ALT	Allocasuarina torulosa	Forest Oak (med native tree vertical habit)	45Lt	3x50x50x1800	10-12.0M	2
APA	Acer palmatum	Japanese Maple (Versatile small deciduous garden tree)	45Lt	3x50x50x1800	5-7.0M	2
CUP	Cupaniopsis anacardoides	Tuckeroo (small to medium native tree. Hardy street tree)	75Lt	3x50x50x1800	5-7.0M	1
CYM	Corymbia maculata	Spotted Gum (Tall native tree)	75Lt	3x50x50x1800	15-20.0M	4
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	10
ERE	Elaeocarpus eumundii	QLD Quandong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	8
JM	Jacaranda minosifolia	Jacaranda (deciduous feature tree)	400Lt	3x50x50x1800	9-12.0M	1
LAI(D)	Lagerstroemia Ind x L. fauriei 'Tonto	Dwarf Crepe Myrtle	45Lt	3x50x50x1800	3.0-4.0M	2
MAE	Magnolia Exmouth	Magnolia (flowering evergreen small tree)	100Lt	3x50x50x1800	6-8.0M	2
MLQ	Melaluca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	5
PYR	Pyrus ussariensis	Manchurian Pear (medium deciduous tree)	400Lt	2x50x50x1800	9-12.0M	1
QUP	Quercus palustris '	Pin Oak (medium deciduous street tree)	100Lt	3x50x50x1800	12-15.0M	7
ULP	Umus parvifolia	Chinese Elm (Weeping branches deciduous tree)	75Lt	3x50x50x1800	8-12.0M	2
Shrubs / small feature trees						
ASM	Acmena smithii 'Minor'	Dwarf Lilly Pilly (Native screen plant. Can be hedged)	250mm	3x50x50x1800	2.5-3.0M	1
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3-3.5M	1
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	6
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	46
PGR	Photinia 'Glabra Rubens'	Small Leaved Photinia (bright red foliage screening)	300mm	hedged	1.5-2.0M	7
RAI (PP)	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	26
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	16
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req.height	3-5.0M	53
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	29
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy lowgrowing plant)	150mm	hedged	1.2-1.5M	9
WFG	Westringia fruticosa 'Grey Box'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	5
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	30
BGV	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	300mm	nil	2-3.5M	13
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	6
DRD	Draceana draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	1
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	1
Groundcovers/Climbers						
CIS	Cissus Antarctica	Kangaroo Vine (native groundcover)	150mm	nil	0.2M	13
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	6
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	3
PP	Pandorea pandorana	Wonga Wonga Vine (native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	7
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FTD1 Ozbbreed hybrid groundcover)	200mm	nil	0.2M	28
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	20
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	14
DIC	Dianella 'Caerulea'	Blue Flax Lily (native grass like plant)	140mm	nil	0.4M	160
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	50

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

General construction notes

1. **Site preparation**
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools.

To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refuelling, site office and sheds, and the lighting of fires shall not occur within the dripline of any existing trees to be retained on or adjacent to the site. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the drip line of existing trees. Vehicular access shall not be permitted within three (4) metres of any tree.

2. **Soil preparation**
All proposed planting areas to be ripped (by hand in tree protection zones) to 200mm and clay soils to be treated with clay breaker. Harvested existing top soil from site and store on site and mix with 25% A.N.L. Greenlife compost or approved equivalent. Apply at least 200mm soil depth to planting areas. All additional soil to be 150mm depth of good quality planting mix to be imported and combined with 50mm A.N.L. Greenlife compost or approved equivalent. To be worked in with rotary hoe or by hand in tree protection zones. In general all care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.

3. **New plantings**
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix.

Mature heights of planting as shown on planting schedule show the greatest height possible in ideal conditions. These heights are subject to particular site conditions, possible container environments and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. **Planter boxes & waterproofing.**
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for planter box drainage & construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure minimum 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers or over slab planting to have the following:

- Water proofing as specified by Architects. To extend along base and up to top of soil level of containers
- 'Atlantis' drainage cell at base to be connected to drainage system of development (see typical detail sheet 2)
- A.N.L. planter box soil mix or equivalent to be installed in all containers and over slab planting situation
- Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour. Irrigation supply lines to be installed by building contractor prior to waterproofing and internal planter box finishes

5. **Mulching**
All planting areas to be mulched with a minimum 100mm thick cover of woodchip mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of vegetative reproductive parts of all weed species

6. **Fertiliser**
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.
Mass planted areas: allow one slow release Agriform pellet per 5-25 litre plant. All fertilisers to be applied in accordance with the manufacturers instructions.
Turfed areas: Supply and install Agriform slow release fertiliser or approved equivalent lawn start fertiliser applied at the rate recommended by the manufacturer

7. **Staking**
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support and to finish a minimum of 800-1000mm above finished levels

8. **Engineering**
All structural and hydraulic details whatsoever to Engineer's details.

9. **Maintenance**
The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas in the development including all first floor raised planters over slab structures. (Turfed areas to be excluded and are to be watered by hand as required with hoses from hose cocks located as per CC documentation). Dripline supply system only to be incorporated. Sub-contractor is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's plans with town water top up system.

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 2.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Amendments

C	8.2.24	--
B	7.2.24	Council RFI
A		



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Project: Proposed development
7-9 Castlereagh St.
Liverpool, NSW

Dwg: Schedule & Notes

Date: 8.2.24 Scale: 1:200 @A1

Job Ref: 23/2062 Sheet No: 9 of 9

Builder must verify all dimensions of the site before work commences
Figured dimensions should be used in preference to those scaled off
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ISSUE-C

North