



DRAWING SCHEDULE

DRAWING NO.	TITLE	SCALE
DA-2125-01	Site Plan	1:500 @ A1
DA-2125-02	Building A + B Site Plan	1:200 @ A1
DA-2125-03	Building A + B - NW Ground Floor	1:100 @ A1
DA-2125-04	Building A + B - SE Ground Floor	1:100 @ A1
DA-2125-05	Building C Site Plan	1:200 @ A1
DA-2125-06	Building C - NW Ground Floor	1:100 @ A1
DA-2125-07	Building C - SE Ground Floor	1:100 @ A1
DA-2125-08	Building C - Rooftop	1:100 @ A1
DA-2125-09	Precedent Images	n/a
DA-2125-10	Master Tree Palette	n/a
DA-2125-11	Master Planting Palette	n/a
DA-2125-12	Design Principles	n/a

DEP RESPONSE ADDENDA SHEETS

DRAWING NO.	TITLE	SCALE
DA-2125-17	Soil Volume	n/a
DA-2125-18	Soil Volume Sections	1:20 @ A1
DA-2125-19	Building A + B - Fence Layout & Detail	1:200 @ A1
DA-2125-20	Building C - Fence Layout	1:200 @ A1
DA-2125-21	APZ Fire Treatment Requirements	1:200 @ A1

Lot 101 DP1267563 Somme Avenue, Edmondson Park NSW 2174

LANDSCAPE ARCHITECTURAL AMENDING DEVELOPMENT APPLICATION

Cover Issue: C

Date: 23.02.2024

FOR:  
Croatia 88 Pty Ltd.







DESIGN PRINCIPLES

These sites have been laid out with the intension of creating a rich array of spaces for passive social recreation. From small quiet nooks to settle in with a book or a coffee to small group picnic areas to large open lawn and BBQ areas. In all cases the privacy and sanctuary of private residence's has been a priority. Simple robust material palette has been engaged with a view to minimising environmental impacts through longevity and with minimum required upkeep.

Materiality

Apart from proprietary items such as BBQ and picnic tables the landscape pallet consists of cut sandstone logs (1500x500x500mm), Corten steel sheet, low concrete walling, poured concrete paving. As well as being a locally sourced natural material the sandstone logs are very durable and naturally appealing. They will be used in a sculptural arrangement while also acting as playful element for children and adults alike. They are very simple to install and bring form to the landscape. The Buffer planting between building footprint and public accessways is contained by a low retaining wall than changes height to allow access to private courtyards as though you are walking through continuous garden rather than creating gaps. The concrete sections of the wall are also used as a passive seating edge where possible, where the wall moves to within a determined distance of private courtyards the wall face turns to Corten steel to allow greater soil volume and discourage sitting or leaning by passing pedestrians. Given the fluid forms of the plan the decision was taken to pour the paving the minimise cutting of unit paving.

LEGEND

- Site boundary
- - - Extent of works

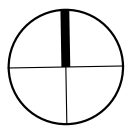


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CLIENT  
Croatia 88 Pty Ltd.

DRAWING  
SITE PLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-2125-01	B	jc	23.02.2024



Scale

0 5 10 15 25m

1:500 @ A1  
1:1000 @ A3



BUILDING A + B SITE PLAN



DESIGN PRINCIPLES

Planting

The planting across all sites is selected largely for being locally native species contributing to the preservation of local ecosystems and minimising ongoing maintenance by the species being adapted to local conditions. In some instances, non-native specimens are selected for particular practical or ornamental qualities. Some mid-level buffer/ screen planting is utilised where necessary to preserve the privacy of residents. Generally, across the public accessible areas the strategy is to plant a range of mid to low specimens and ground covers that generally allow open site lines and good passive surveillance of the site. These open site lines are sometimes embellished with a deliberate feature specimen. And a clean trunk tree canopy is extended over the site wherever possible providing ample summer shade. This is punctuated in places with deciduous species to allow winter light in key areas. Of course, there are also open fair-weather lawn areas as well.

Maintenance

As outlined above all materials and plant species are selected for the suitability to the local environment and proposed usage. To maximise resilience to conditions and minimise the ongoing maintenance carbon footprint.

LEGEND

--- Site boundary

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DRAWING  
**BUILDING A + B SITE PLAN**

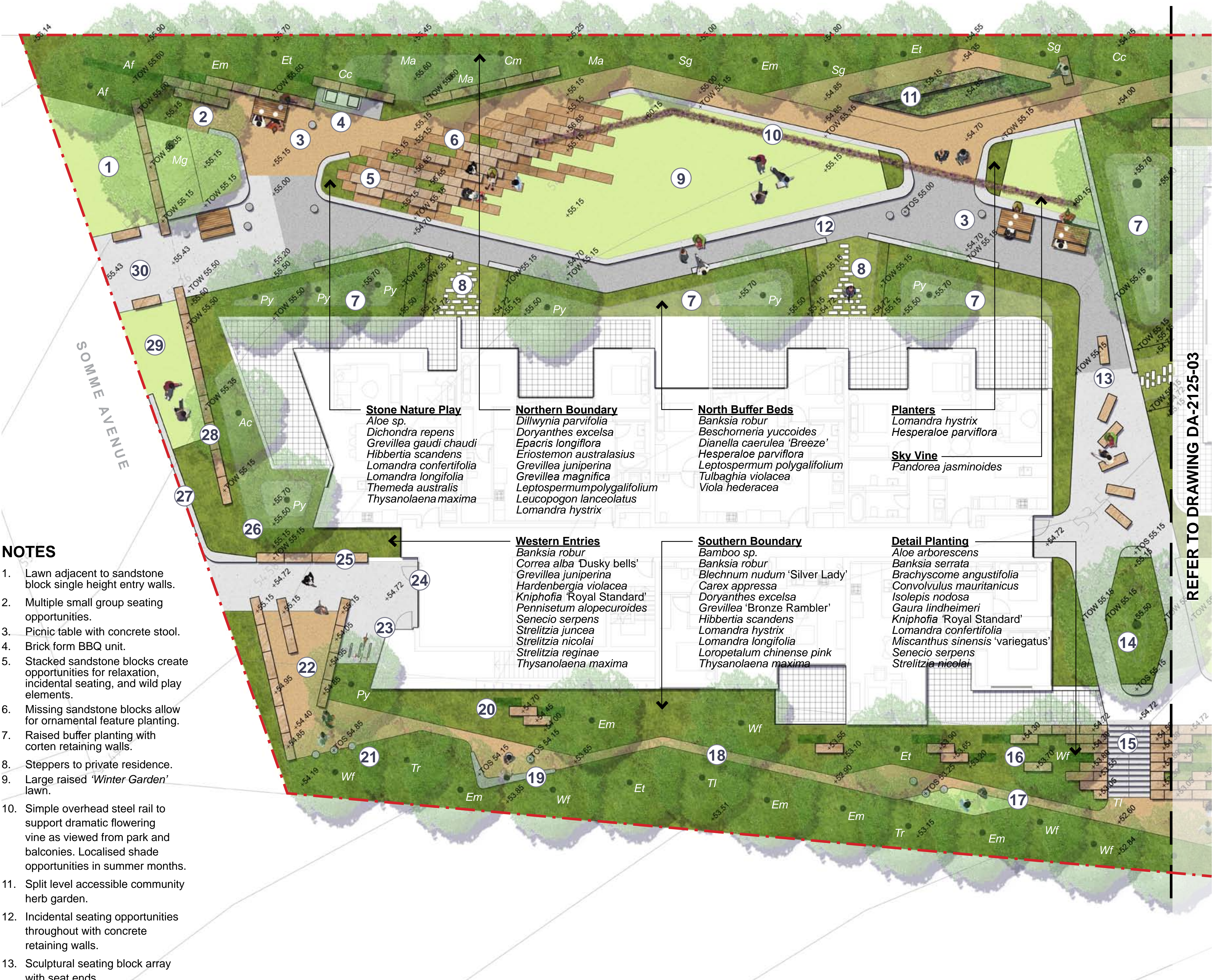
DRAWING No.	ISSUE	DRAWN	DATE
DA-2125-02	A	jc	11.10.2021

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1:400@A3

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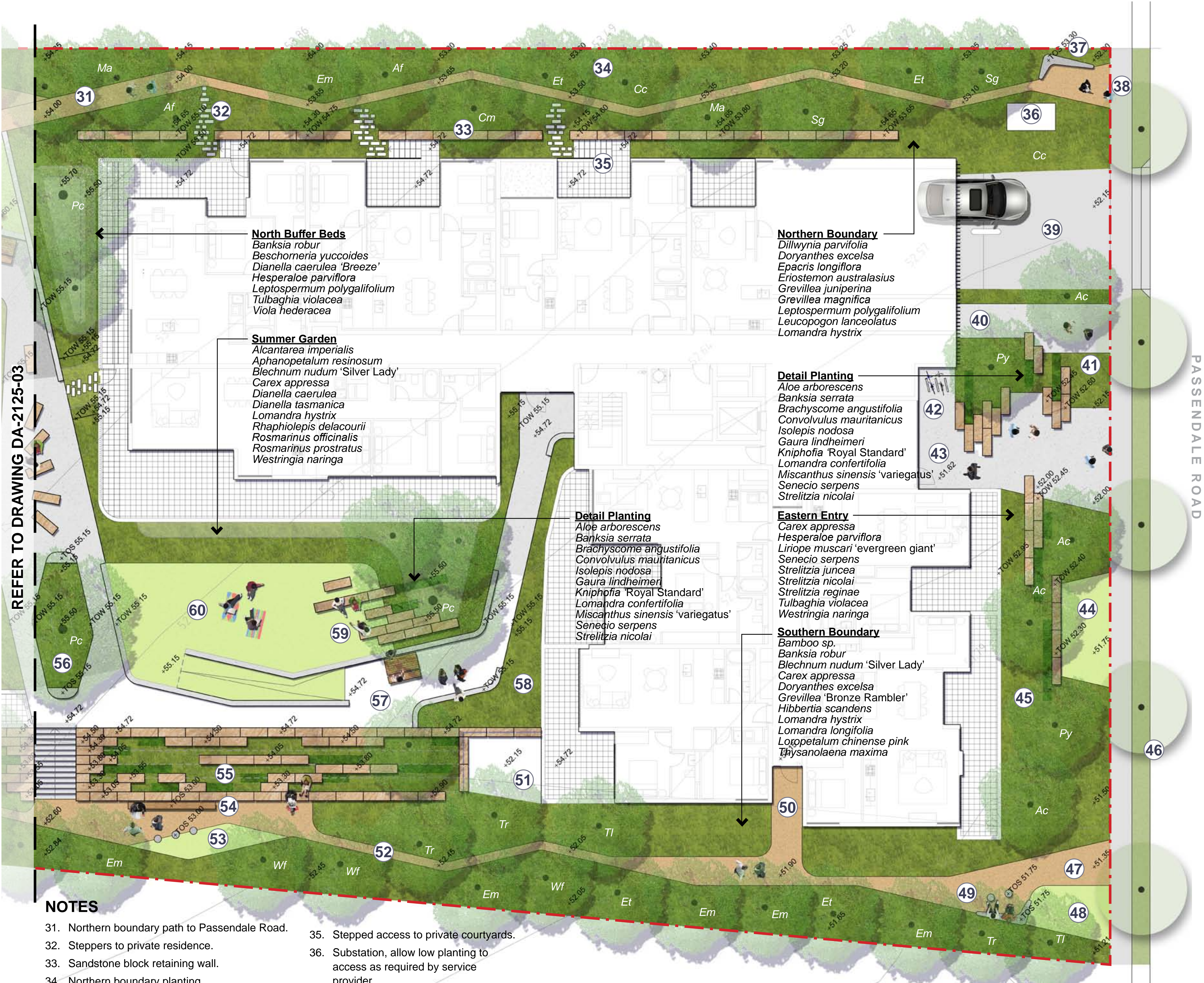


BUILDING A + B - NORTH WEST GROUND FLOOR





BUILDING A + B - SOUTH EAST GROUND FLOOR



- 37. Formed concrete bench.
- 38. Entry to Northern loop path from Passendale Road.
- 39. Driveway.
- 40. Fire exit.
- 41. Staggered sandstone blocks with ornamental feature planting.
- 42. Bike rack for up to 6 bikes.
- 43. Main entry to Building B.
- 44. Lawn with sandstone retaining wall creating incidental seating.
- 45. Dense layered buffer planting.
- 46. Council strip with trees and pedestrian path.
- 47. Entry to Southern path from Passendale Road.
- 48. Lawn.
- 49. Formed concrete bench with concrete stools.
- 50. Lower entry to Building B.
- 51. Lower courtyard.
- 52. Maintenance and exercise access path.
- 53. Lawn with concrete stools.
- 54. Timber bench.
- 55. Stacked sandstone blocks create opportunities for relaxation, incidental seating, and wild play elements. OSD tank below.
- 56. Large island planter.
- 57. Picnic table.
- 58. Buffer planting to private courtyard.
- 59. Layered sandstone blocks create incidental seating opportunities.
- 60. Large raised 'Summer Lawn'

LEGEND

- Site boundary
- - - Extent of works
- +98.000 Proposed levels
- EX = Existing level
- XX Proposed trees. Refer to planting schedule on DA-2112-401 for species

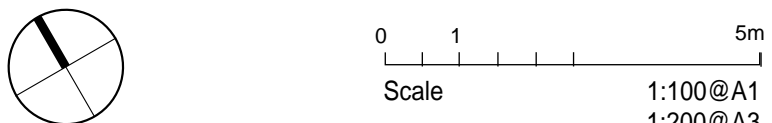
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DRAWING  
**BUILDING A + B - SE GROUND FLOOR**

DRAWING No.	ISSUE	DRAWN	DATE
DA-2125-04	A	jc	11.10.2021



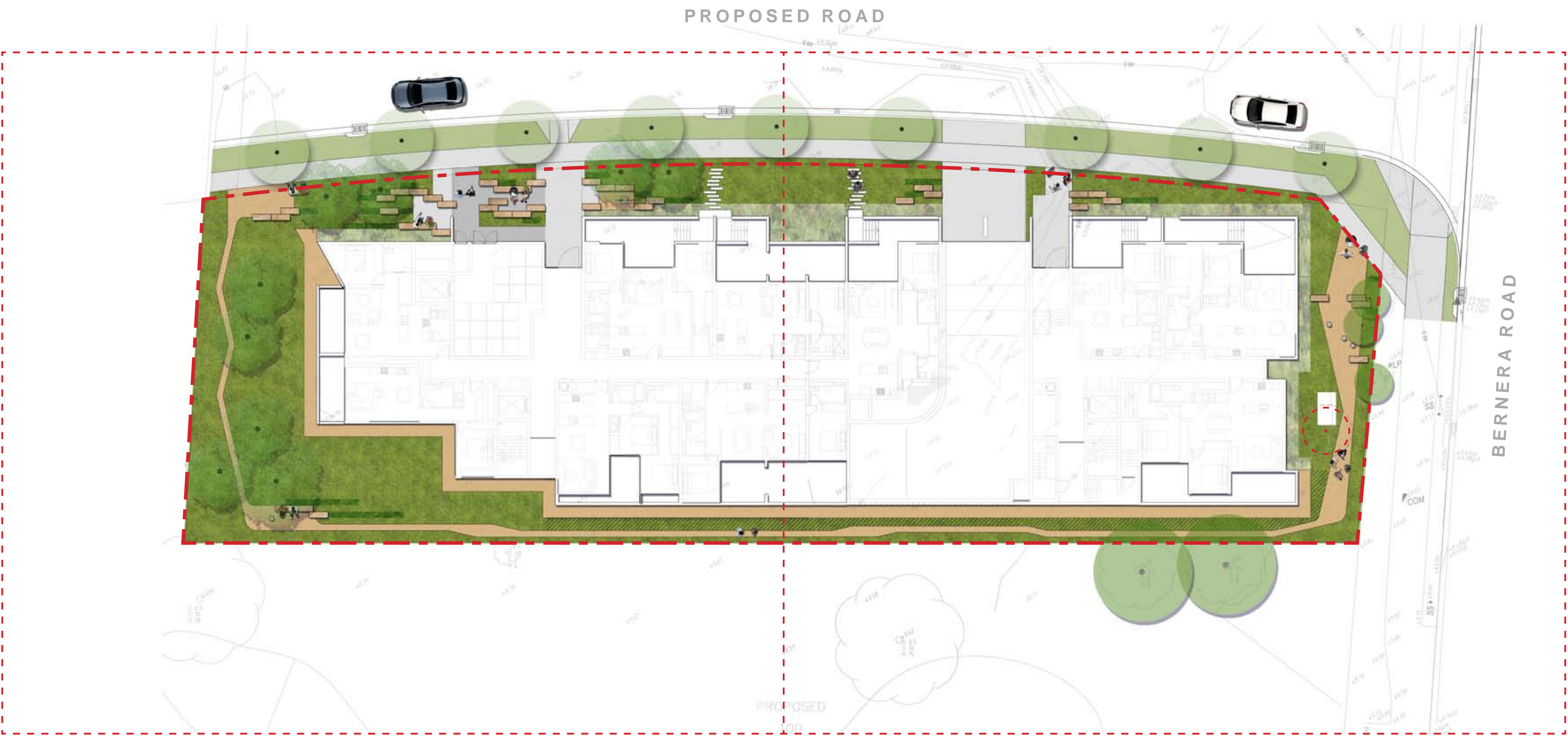
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NOTES

- 31. Northern boundary path to Passendale Road.
- 32. Steppers to private residence.
- 33. Sandstone block retaining wall.
- 34. Northern boundary planting.
- 35. Stepped access to private courtyards.
- 36. Substation, allow low planting to access as required by service provider.



BUILDING C SITE PLAN



**BUILDING C**  
NORTH WEST GROUND FLOOR  
DA-2125-06

**BUILDING C**  
SOUTH EAST GROUND FLOOR  
DA-2125-07

**ROOFTOP**  
DA-2125-08

DESIGN PRINCIPLES

Access and Utility

Across all sites the layout is intended to create clear and self-evident wayfinding. From the hierarchy of path sizes to the subtle use of paving colour changes. Poured concrete exposed aggregate paths are set out in 2 tones throughout the primary access areas with a third paving type extending the site access along the full length of the north and south boundaries. This effectively allows full maintenance access and passive surveillance around the site as well as a dedicated recreational walking path through the extensive planted areas and tree canopy.

Arriving at the site as a pedestrian you are presented with a garden entry where the path systems are integrated into a series of small side seating areas formed by arrangement of sandstone seating blocks and alternating paving widths. A selection of areas where you might wait for somebody, sip your coffee or check your phone. These areas are also furnished with bicycle parking to allow visitors the convenience and security required for this means of travel.

Within the site there are two main communal open spaces linked across the site by garden walkways. To the north there is the 'winter' lawn and gardens. To the north of the building block 'A' and with a more open tree arrangement to allow maximum winter sun. And within the southwest of building 'B' there is the 'summer' lawn and gardens. A perfectly sheltered sanctuary with large shade trees, cooling layered gardens and built form to buffer summer winds. In all cases the lawns are fully accessible and intended for passive recreation use. The lawn areas are set out such that passive surveillance is maintained while a relative level of privacy is achievable in different areas. These areas also allow for multiple and varying group sizes to use the site concurrently. Further the lawns and adjoining areas are furnished with incidental wall seating/ food benches, picnic tables, BBQ facilities and an all-access community herb garden.

LEGEND

--- Site boundary

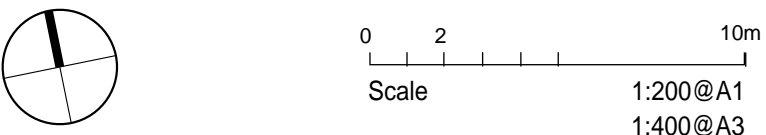


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DRAWING  
**BUILDING C SITE PLAN**

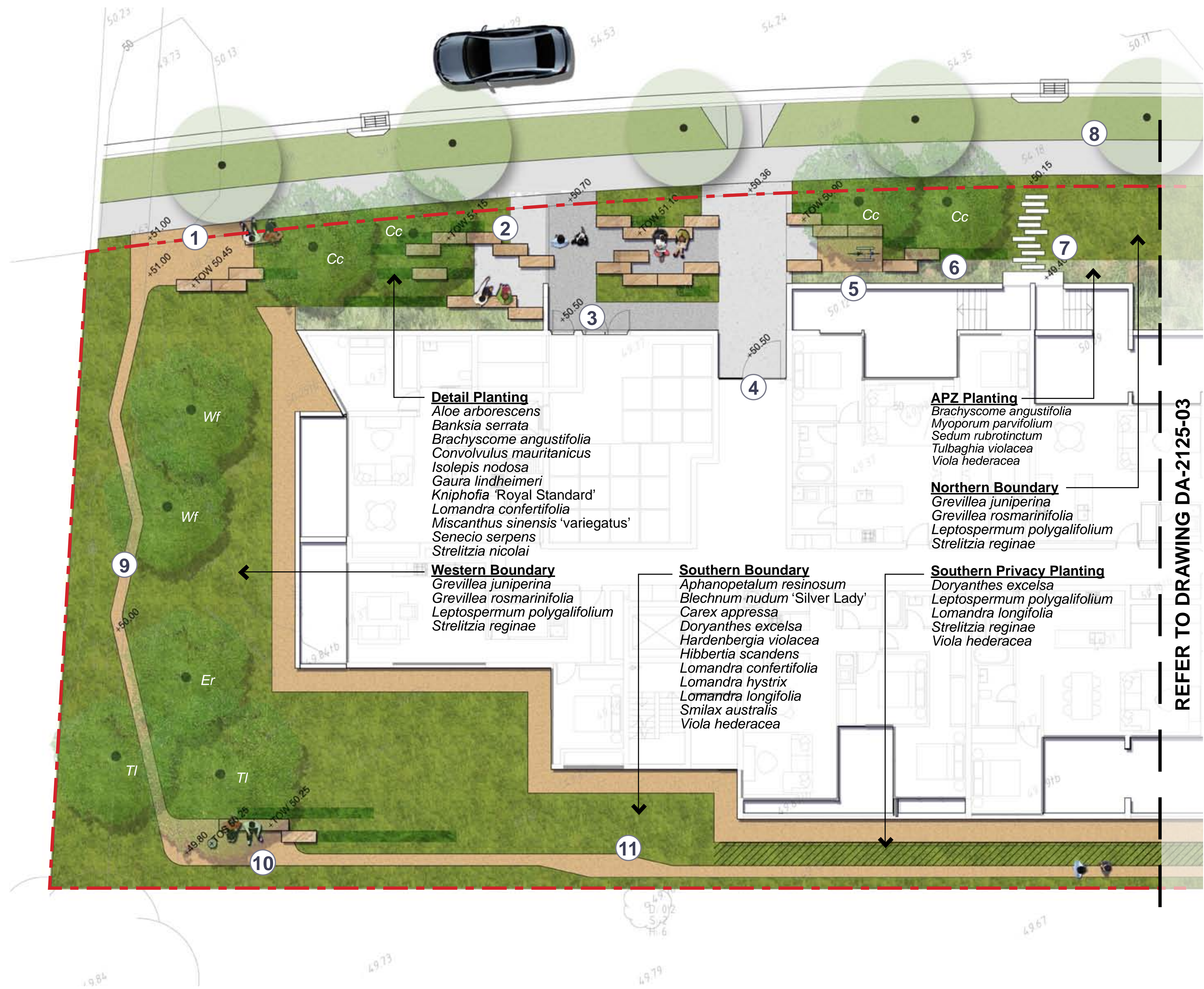
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BUILDING C - NORTH WEST GROUND FLOOR



NOTES

1. Incidental seating at entry to loop path.
2. Locally sourced sandstone sleepers (1500 x 500 x 500mm) as low maintenance sculptural soil retaining and incidental seating.
3. Secondary access to Building C.
4. Primary entry to Building C, western.
5. Bike rack for up to 4 bikes.
6. Blended garden with ornamental feature planting.
7. Steppers to private residence.
8. Council strip with trees and pedestrian path.
9. Maintenance and exercise access path.
10. Passive seating islands.
11. Breakout areas along path to create interest.

LEGEND

- Site boundary
- Extent of works
- +98.000 Proposed levels  
EX = Existing level
- xx Proposed trees. Refer to planting schedule on DA-2112-401 for species

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DRAWING  
**BUILDING C - NW GROUND**

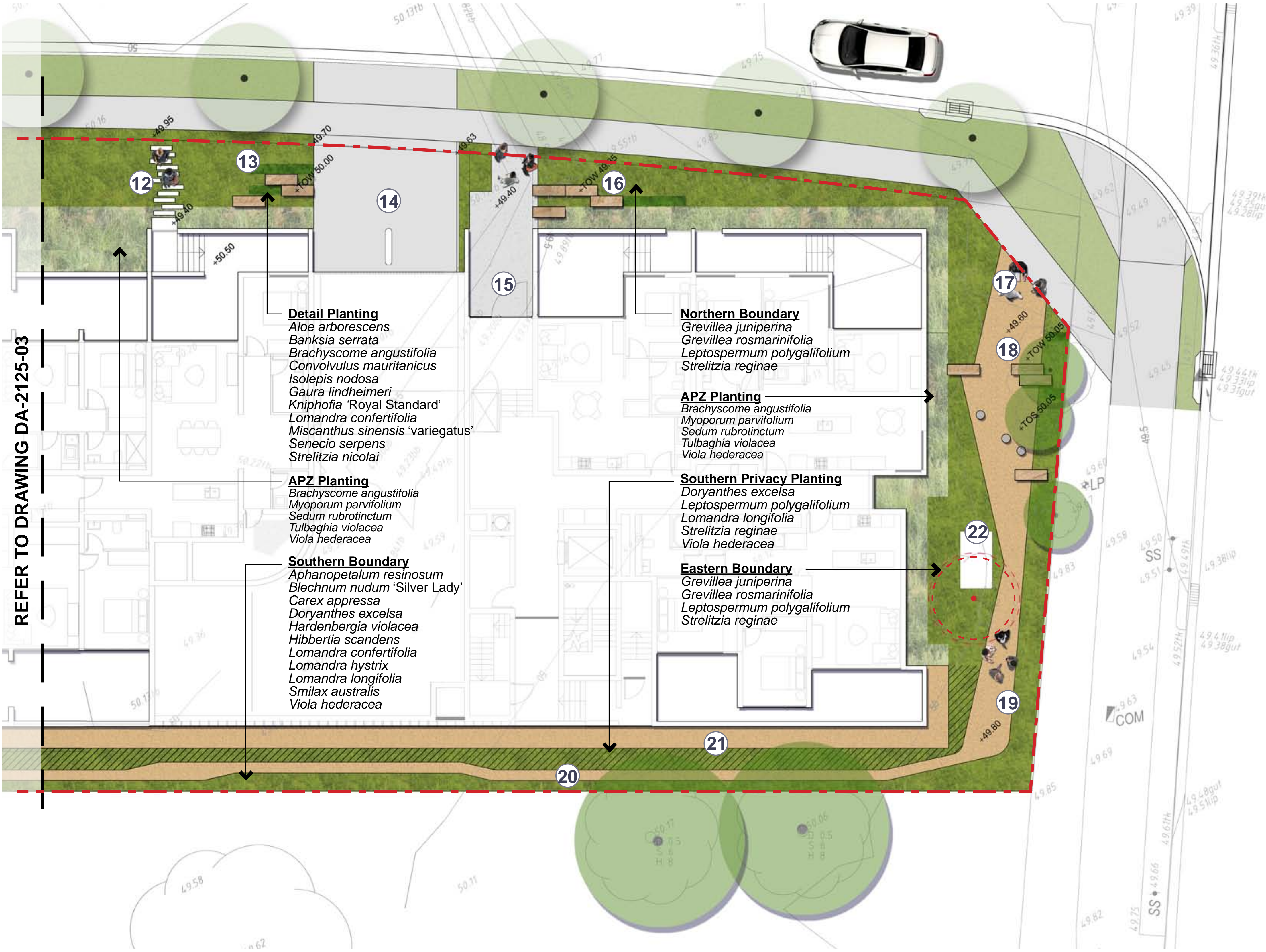
DRAWING No. **DA-2125-06** ISSUE **B** DRAWN **jc** DATE **03.06.2022**

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BUILDING C - SOUTH EAST GROUND FLOOR



NOTES

- 12. Steppers to private residence.
- 13. Ornamental feature planting.
- 14. Driveway.
- 15. Primary entry to Building C, eastern.
- 16. Locally sourced sandstone sleepers (1500 x 500 x 500mm) as low maintenance sculptural soil retaining and incidental seating.
- 17. Incidental seating at entry to loop path.
- 18. Concrete stools.
- 19. Breakout areas along path to create interest.
- 20. Maintenance and exercise access path.
- 21. OSD tank below
- 22. Substation, allow low planting to access as required by service provider

LEGEND

- Site boundary
- Extent of works
- +98.000 Proposed levels  
EX = Existing level
- Proposed trees. Refer to planting schedule on DA-2112-401 for species
- Existing trees to be removed.

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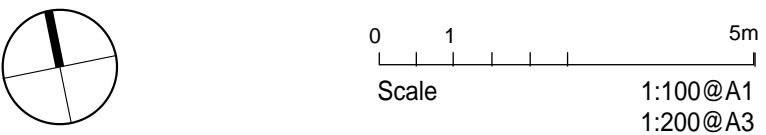
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DRAWING  
BUILDING C - SE GROUND FLOOR

DRAWING No.	ISSUE	DRAWN	DATE
DA-2125-07	B	jc	03.06.2022



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BUILDING C - ROOFTOP

NOTES

1. Paved corner lookout point.

2. Garden nature walk through low mixed native flowering planting.

3. Level butterfly sky lawn.

4. Concrete formed sitting edge to raised lawn area.

5. Secondary seating overlooking the river environment.

6. Palisade section of boundary wall to allow full height view to landscape below.
7. Detailed low maintenance native garden areas and locally native feature shade tree.

8. Locally sourced sandstone sleepers (1500 x 500 x 500mm) as low maintenance sculptural soil retaining, incidental seating, and wild play elements.

9. All ages sun lounging sand areas.

10. Equal access to lawn area.
11. Raised corten planter with shade tree.

12. Two tone paving areas to enhance sense of set out geometry.

13. Raised planters to provide eye line planting and vines to green wall mesh.

14. Ornamental feature planting to central view line.
15. Simple overhead steel rail to support dramatic flowering vine as viewed across the roof areas and providing localised shade opportunities in summer months.

16. Double sided seating.

17. Dense layered planting to raised island planter as seating edge, spacial definition and generation of circuit path.
18. Double length picnic bench.

19. Dramatic ornamental flowering vine to pergola shade structure.

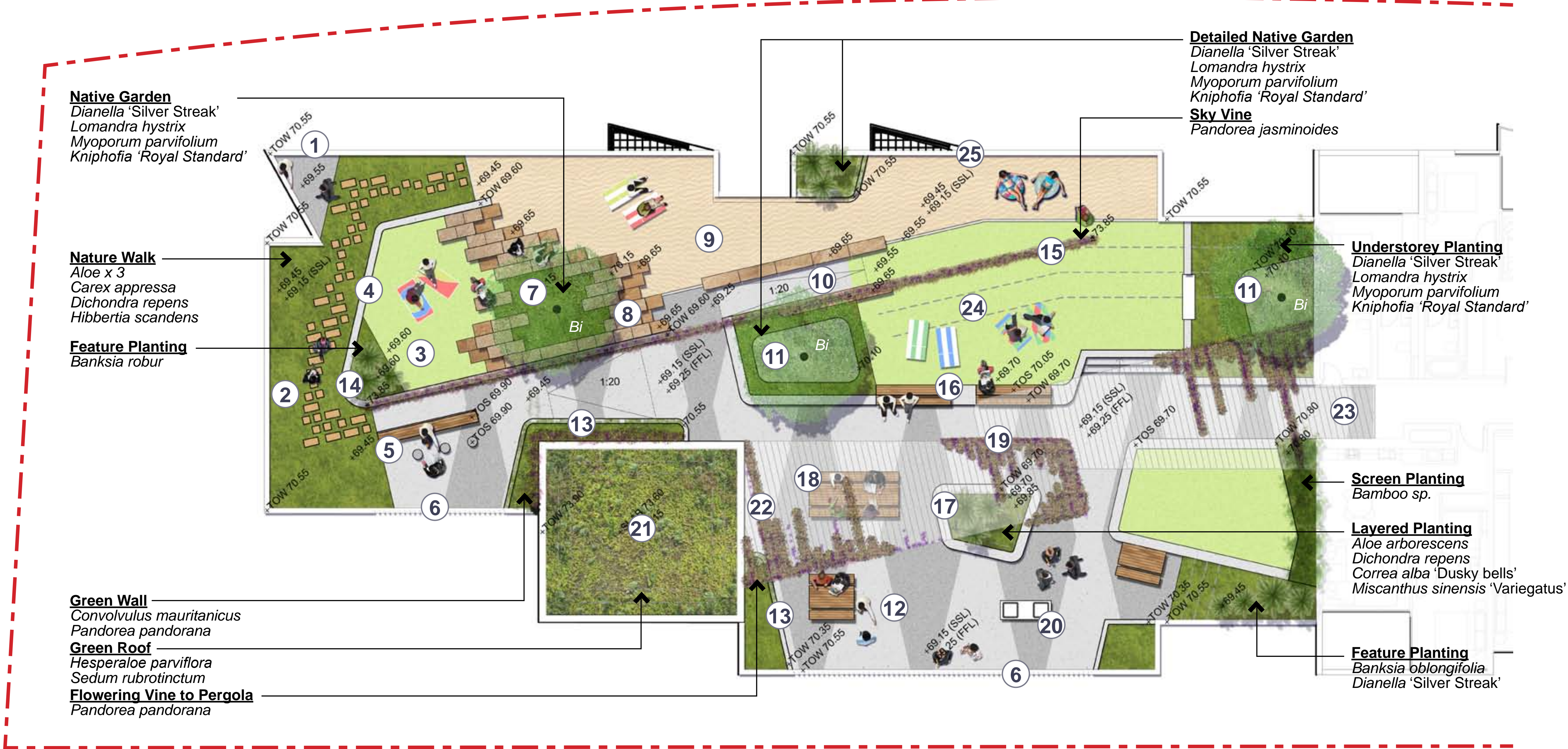
20. Brick form BBQ unit.

21. Planted roof area. Allow soil hob and drainage.

22. Elevator access point.

23. Roof units access way through partly covered walkway.
24. Gently sloping lawn from seating bench edge down to roof beach areas. Divide lawn from sand with flush concrete hob.

25. Concrete parapet safety wall. Paint internal faces with abstract colour panels suitable to recreational area. TBA.



LEGEND

- Site boundary
- Extent of works
- +98.000 Proposed levels  
EX = Existing level
- Proposed trees. Refer to planting schedule on DA-2112-401 for species

INDICATIVE IMAGES



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DRAWING  
BUILDING C - ROOFTOP  
DRAWING No. DA-2125-08 ISSUE B DRAWN jc DATE 23.02.2024

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PRECEDENT IMAGES

GROUND FLOOR COURTYARDS



Cascading planting to courtyard



Sandstone blocks to stairs



Corten planter



Raised concrete planter



Concrete seating planter wall



Stepped sandstone blocks



Concrete stools



Picnic table to seating wall



Two-tone paving



Steppers to private courtyards



Crushed granite path with plant surrounds



Low lush native planting

ROOFTOP COURTYARD



Rooftop planting



Vines to structure



Flowering vines



Cascading plants



Raised turf area



Sandstone seating area



All access sand area



Steppers through planting



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DRAWING  
**PRECEDENT IMAGES**

DRAWING No.	ISSUE	DRAWN	DATE
<b>DA-2125-09</b>	<b>A</b>	<b>jc</b>	<b>11.10.2021</b>



MASTER TREE PALETTE

	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACE
TREES				
As	<i>Acmena smithii</i>	Lilly Pilly	100L	A.S.
Af	<i>Angophora floribunda</i>	Rough-Barked Apple	100L	A.S.
Bi	<i>Banksia integrifolia</i>	Coast Banksia	100L	A.S.
Bs	<i>Banksia serrata</i>	Old Man Banksia	100L	A.S.
Co	<i>Casuarina glauca</i>	Swamp She-Oak	100L	A.S.
Cc	<i>Corymbia citriodora</i>	Lemon-scented gum	100L	A.S.
Cm	<i>Corymbia maculata</i>	Spotted Gum	100L	A.S.
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	100L	A.S.
Em	<i>Eucalyptus moluccana</i>	Grey Box	100L	A.S.
Et	<i>Eucalyptus tereticornis</i>	Forest Red Gum	100L	A.S.
Mg	<i>Magnolia grandiflora</i> ‘Exmouth’	Southern Magnolia	100L	A.S.
Ma	<i>Melaleuca alternifolia</i>	Tea Tree	100L	A.S.
Pc	<i>Pistacia chinensis</i>	Chinese pistache	100L	A.S.
Py	<i>Pyrus calleryana</i> ‘Chanticleer’	Callery pear	100L	A.S.
Qp	<i>Quercus palustris</i>	Pin Oak	100L	A.S.
Sg	<i>Syncarpia glomulifera</i>	Turpentine tree	100L	A.S.
Tl	<i>Tristaniopsis laurina</i>	Water Gum	100L	A.S.
Tr	<i>Tristaniopsis laurina</i> ‘Luscious’	Kanooka Gum	100L	A.S.
Wf	<i>Waterhousea floribunda</i>	Weeping Lilly Pilli	100L	A.S.



Acmena smithii



Angophora floribunda



Banksia integrifolia



Banksia serrata



Casuarina glauca



Corymbia citriodora



Corymbia maculata



Elaeocarpus eumundii



Eucalyptus moluccana



Eucalyptus tereticornis



Magnolia grandiflora ‘Exmouth’



Melaleuca alternifolia



Pyrus calleryana ‘Chanticleer’



Quercus palustris



Tristaniopsis laurina ‘Luscious’



Waterhousea floribunda

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DRAWING

MASTER TREE PALETTE

DRAWING No.

ISSUE

DRAWN

DATE

DA-2125-10

A

jc

11.10.2021



BOTANICAL NAME	COMMON NAME	POT SIZE	SPACE
SHRUBS & GROUNDCOVERS			
<i>Aloe arborescens</i>	Candelabra Aloe	5L	0.4m
<i>Aloe hybrid</i> 'LEO 8542'	Aloe Outback Orange	5L	0.4m
<i>Aloe</i> 'Pink Fairy'	Aloe Fairy Pink	5L	0.4m
<i>Aloe</i> 'Moonglow'	Aloe Moonglow	5L	0.4m
<i>Aphanopetalum resinosum</i>	Gum Vine	5L	0.6m
<i>Bamboo sp.</i>	Bamboo	45L	0.5m
<i>Banksia oblongifolia</i>	Fern-Leaved Banksia	25L	0.8m
<i>Banksia robur</i>	Swamp Banksia	25L	0.8m
<i>Beschorneria yuccoides</i>	Mexican Lily	5L	0.7m
<i>Blechnum nudum</i> 'Silver Lady'	Silver Lady Fern	150mm	0.5m
<i>Brachyscome angustifolia</i>	Rock Daisy	150mm	0.3m
<i>Carex appressa</i>	Tall Sedge	150mm	0.5m
<i>Convolvulus mauritanicus</i>	Rock Morning Glory	5L	0.5m
<i>Correa alba</i> 'Dusky bells'	Dusky Bells Correa	25L	0.6m
<i>Dianella caerulea</i> 'Breeze'	Breeze Flax Lily	150mm	0.4m
<i>Dianella</i> 'Silver Streak'	Silver Streak Flax Lily	150mm	0.4m
<i>Dichondra repens</i>	Kidney Weed	150mm	0.25m
<i>Dillwynia parvifolia</i>	Small Parrot-Pea	150mm	0.3m
<i>Doryanthes excelsa</i>	Gynea Lily	45L	1m
<i>Epacris longiflora</i>	Fuchsia Heath	5L	0.6m
<i>Eriostemon australasius</i>	Pink Wax Flower	5L	0.8m
<i>Gaura lindheimeri</i>	Butterfly Blush	150mm	0.5m
<i>Grevillea gaudi chaudi</i>	Grevillea Gaudi Chaudi	5L	0.7m
<i>Grevillea juniperina</i>	Juniper-Leaved Grevillea	5L	1m
<i>Grevillea magnifica</i>	Grevillea Pink Pokers	5L	1m
<i>Grevillea</i> 'Bronze Rambler'	Grevillea Bronze Rambler	5L	0.7m
<i>Hardenbergia violacea</i>	Purple Coral Pea	5L	0.8m
<i>Hardenbergia violacea</i> 'Meema'	Meema Hardenbergia	5L	0.5m
<i>Hardenbergia violacea</i> 'Happy Wanderer'	Happy Wanderer Hardenbergia	5L	0.8m
<i>Hesperaloe parviflora</i>	Red Yucca	5L	0.6m
<i>Hibbertia scandens</i>	Guinea Flower	5L	0.5m
<i>Ficinia nodosa</i>	Knobby Club-Rush	150mm	0.5m
<i>Grevillea juniperina</i>	Juniper-Leaf Grevillea	5L	1m
<i>Kniphofia 'Royal Standard'</i>	Red Hot Poker	5L	0.6m
<i>Leptospermum polygalifolium</i>	Tantoon	25L	1.5m
<i>Leucopogon lanceolatus</i>	Lance Beard-Heath	5L	0.8m
<i>Lomandra confertifolia</i>	Lomandra	150mm	0.2m
<i>Lomandra hystrix</i>	Slender Mat Rush	5L	1m
<i>Lomandra longifolia</i>	Native Violet	5L	0.6m
<i>Loropetalum chinense</i> 'China Pink'	Pink Fringe Flower	5L	150mm
<i>Macrozamia spiralis</i>	Cycad	300mm	1m
<i>Miscanthus sinensis</i> 'Variegatus'	Varigated Japanese Flower	5L	0.8m
<i>Myoporum parvifolium</i>	Creeping Boobialla	150mm	0.5m
<i>Pandorea jasminoides</i>	Bower Vine	5L	0m
<i>Pandorea pandorana</i>	Wonga Wonga Vine	5L	0m
<i>Pennisetum alopecuroides</i>	Swamp Foxtail	5L	0.8m
<i>Rosmarinus officinalis</i>	Rosemary	5L	0.6m
<i>Sedum rubrotinctum</i>	Jelly-bean Plant	150mm	0.3m
<i>Senecio serpens</i>	Blue Chalk Sticks	150mm	5m
<i>Smilax australis</i>	Lawyer Vine	150mm	1m
<i>Strelitzia juncea</i>	Rush-Leaved-Strelitzia	25L	0.8m
<i>Strelitzia nicolai</i>	Giant Bird of Paradise	45L	0m
<i>Strelitzia reginae</i>	Bird of Paradise	25L	0.8m
<i>Themeda australis</i>	Kangaroo Grass	150mm	0.4m
<i>Thysanolaena maxima</i>	Tiger Grass	25L	1.5m
<i>Tulbaghia violacea</i>	Society Garlic	150mm	0.2m
<i>Viola hederacea</i>	Australian Native Violet	150mm	0.25m

MASTER PLANTING PALETTE



Aloe arborescens



Aphanopetalum resinosum



Banksia oblongifolia



Dianella caerulea 'Breeze'



Dichondra repens



Epacris longiflora



Eriostemon australasius



Gaura lindheimeri



Grevillea juniperina



Hardenbergia violacea 'Meema'



Leptospermum polygalifolium



Lomandra longifolia



Macrozamia spiralis



Myoporum parvifolium



Pandorea pandorana



Rosmarinus officinalis



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PROJECT

Lot 3 DP1259121 Somme Avenue & Lot 8  
DP1200987 Croatia Avenue, Edmondson Park

CLIENT

Croatia 88 Pty Ltd.

DRAWING

MASTER PLANTING PALETTE

DRAWING No.

ISSUE

DRAWN

DATE

DA-2125-11

A

jc

11.10.2021



# LANDSCAPE ARCHITECTURE STATEMENT

These sites have been laid out with the intension of creating a rich array of spaces for passive social recreation. From small quiet nooks to settle in with a book or a coffee to small group picnic areas to large open lawn and BBQ areas. In all cases the privacy and sanctuary of private residence's has been a priority. Simple robust material palette has been engaged with a view to minimising environmental impacts through longevity and with minimum required upkeep.

### Materiality

Apart from proprietary items such as BBQ and picnic tables the landscape pallet consists of cut sandstone logs (1500x500x500mm), Corten steel sheet, low concrete walling, poured concrete paving. As well as being a locally sourced natural material the sandstone logs are very durable and naturally appealing. They will be used in a sculptural arrangement while also acting as playful element for children and adults alike. They are very simple to install and bring form to the landscape. The Buffer planting between building footprint and public accessways is contained by a low retaining wall than changes height to allow access to private courtyards as though you are walking through continuous garden rather than creating gaps. The concrete sections of the wall are also used as a passive seating edge where possible, where the wall moves to within a determined distance of private courtyards the wall face turns to Corten steel to allow greater soil volume and discourage sitting or leaning by passing pedestrians. Given the fluid forms of the plan the decision was taken to pour the paving the minimise cutting of unit paving.

### Planting

The planting across all sites is selected largely for being locally native species contributing to the preservation of local ecosystems and minimising ongoing maintenance by the species being adapted to local conditions. In some instances, non-native specimens are selected for particular practical or ornamental qualities. Some mid-level buffer/ screen planting is utilised where necessary to preserve the privacy of residents. Generally, across the public accessible areas the strategy is to plant a range of mid to low specimens and ground covers that generally allow open site lines and good passive surveillance of the site. These open site lines are sometimes embellished with a deliberate feature specimen. And a clean trunk tree canopy is extended over the site wherever possible providing ample summer shade. This is punctuated in places with deciduous species to allow winter light in key areas. Of course, there are also open fair-weather lawn areas as well.

### Maintenance

As outlined above all materials and plant species are selected for the suitability to the local environment and proposed usage. To maximise resilience to conditions and minimise the ongoing maintenance carbon footprint.

### Access and Utility

Across all sites the layout is intended to create clear and self-evident wayfinding. From the hierarchy of path sizes to the subtle use of paving colour changes. Poured concrete exposed aggregate paths are set out in 2 tones throughout the primary access areas with a third paving type extending the site access along the full length of the north and south boundaries. This effectively allows full maintenance access and passive surveillance around the site as well as a dedicated recreational walking path through the extensive planted areas and tree canopy.

Arriving at the site as a pedestrian you are presented with a garden entry where the path systems are integrated into a series of small side seating areas formed by arrangement of sandstone seating blocks and alternating paving widths. A selection of areas where you might wait for somebody, sip your coffee or check your phone. These areas are also furnished with bicycle parking to allow visitors the convenience and security required for this means of travel.

Within the site there are two main communal open spaces linked across the site by garden walkways. To the north there is the 'winter' lawn and gardens. To the north of the building block 'A' and with a more open tree arrangement to allow maximum winter sun. And within the southwest of building 'B' there is the 'summer' lawn and gardens. A perfectly sheltered sanctuary with large shade trees, cooling layered gardens and built form to buffer summer winds. In all cases the lawns are fully accessible and intended for passive recreation use. The lawn areas are set out such that passive surveillance is maintained while a relative level of privacy is achievable in different areas. These areas also allow for multiple and varying group sizes to use the site concurrently. Further the lawns and adjoining areas are furnished with incidental wall seating/ food benches, picnic tables, BBQ facilities and an all-access community herb garden.



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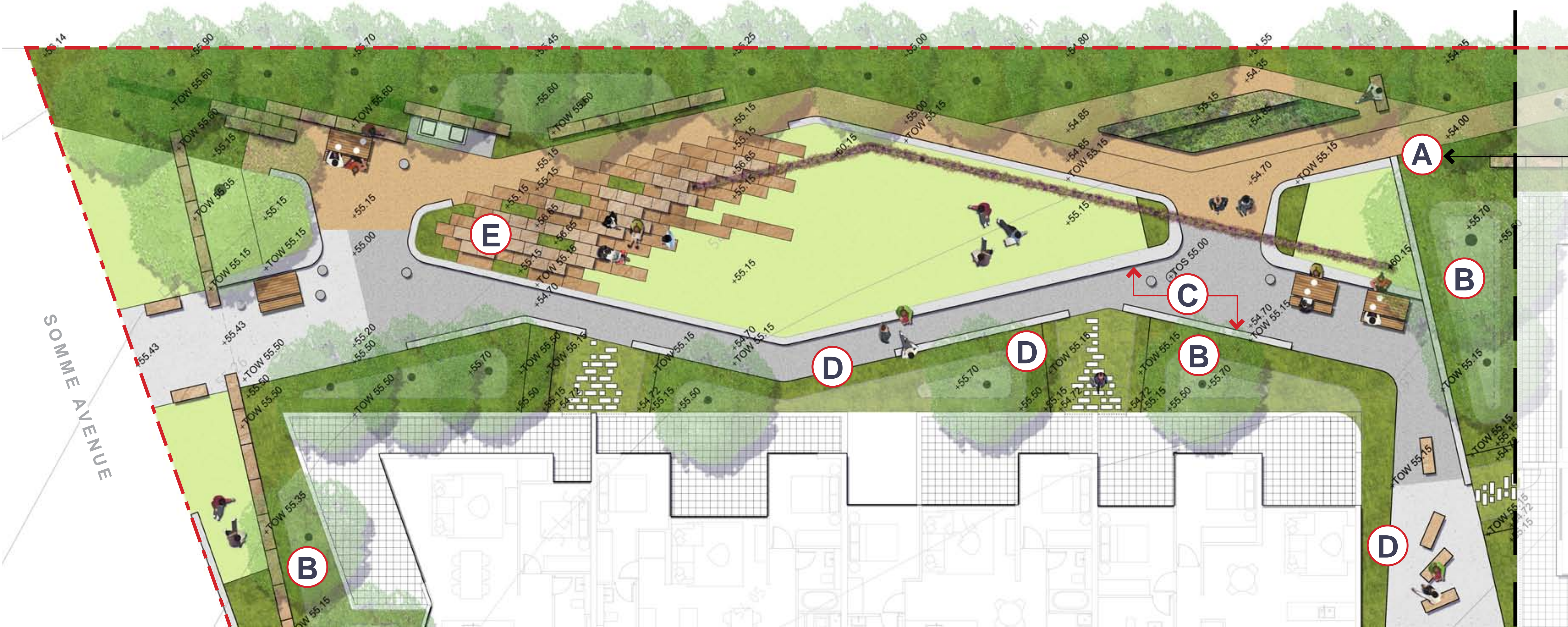
PROJECT  
**Lot 3 DP1259121 Somme Avenue & Lot 8  
DP1200987 Croatia Avenue, Edmondson Park**  
CLIENT  
**Croatia 88 Pty Ltd.**

DRAWING  
**DESIGN PRINCIPLES**

DRAWING No.	ISSUE	DRAWN	DATE
<b>DA-2125-12</b>	<b>A</b>	<b>jc</b>	<b>11.10.2021</b>



SOILS VOLUME



Refer note **A** below and detail sheet DA-2125-18

NOTES

GENERAL NOTES

General notes regarding planting soil allocations for this drawing set:

- In all cases the soil volumes and depths across these sites are designed to work within the recommended guidelines of the ADG and the City Of Sydney as a reference measure.

For example, minimum soil levels

Turf	200mm
Grass and ground cover	300-450mm
Shrubs	500-600mm
Trees	800- 1200mm (tree size dependent)

Tree soil volumes  
Small Trees 9m3

- All FFL, finished soil and Top of wall RLs are shown on existing issued plan set along with scaled set outs accurately expressing all set out dimensions.

This sheet is used an exemplar of how all sites in this set are designed to work.

LETTERED NOTES

- A** Open sided, mounded, and graded planters are utilised to generate interest and create a more intimate appreciation of planting layouts. For example, soil is graded from paving up to required soil depths at industry accepted gradients. This can be measured from RLs and setout shown on all issued drawings. Inorganic mulches are used at the lowest edges near the paving to begin the transition and allow for cascading species to grow over.
- B** All trees are allocated adequate soil depths and volumes as outlined in general noted on this sheet.
- C** Off form concrete edges are used in some areas further away from private courtyards where people can lean or sit on walls. Concrete planter walls to max 850mm lawn edge and seating conc. walls to 450mm tall.
- D** Corten steel retaining edges proposed to raised garden planter edges where closer to private courtyards to maximise soil volume and discourage loitering/ wall sitting. Max 850mm tall.
- E** Sandstone blocks are used in some cases to build soil depth and provide some casual utility or incidental play around communal garden areas.

LEGEND

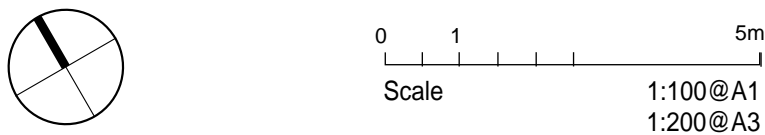
- Site boundary
- Extent of works

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DRAWING  
**SOIL VOLUME**

DRAWING No.	ISSUE	DRAWN	DATE
DA-2125-17	A	jc	31.05.2022

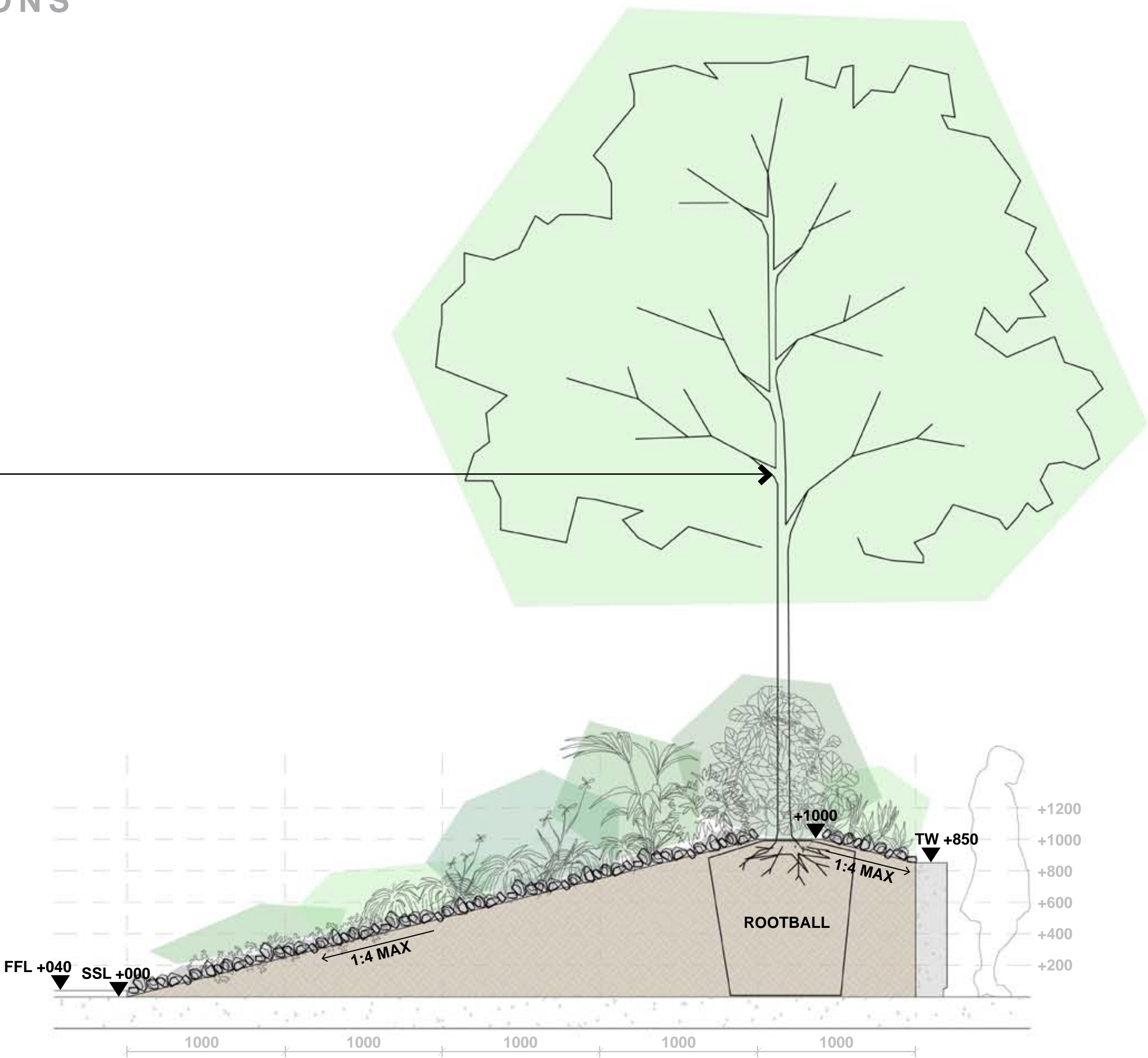


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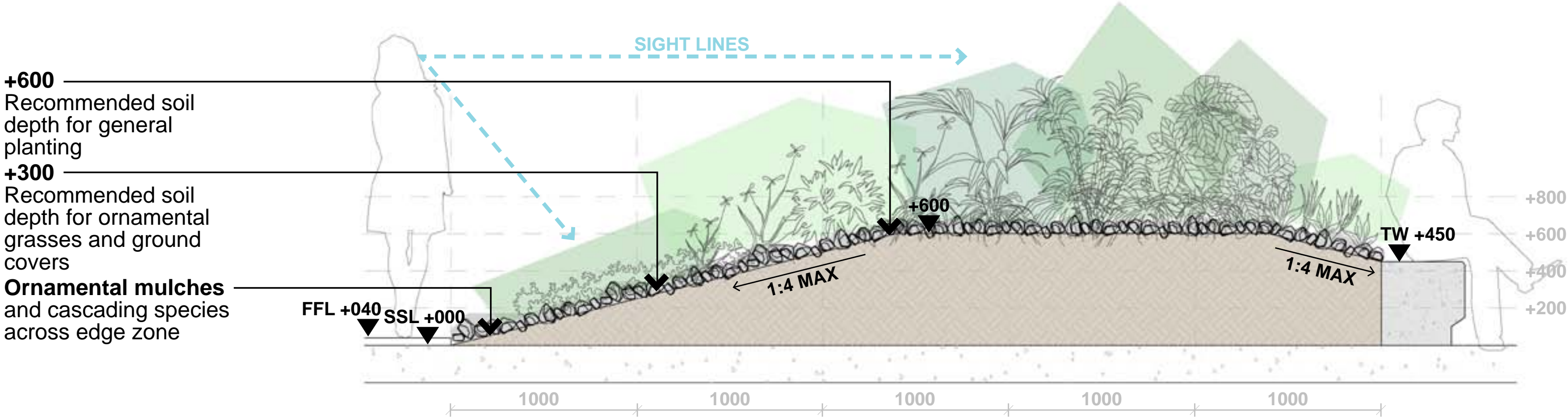


SOIL VOLUME SECTIONS

Allow 9m2 minimum soil volume for proposed small tree species



GRADED PLANTING TO TREE WITH WALL



GRADED PLANTING TO SEATING WALL

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DRAWING  
**SOIL VOLUME SECTIONS**

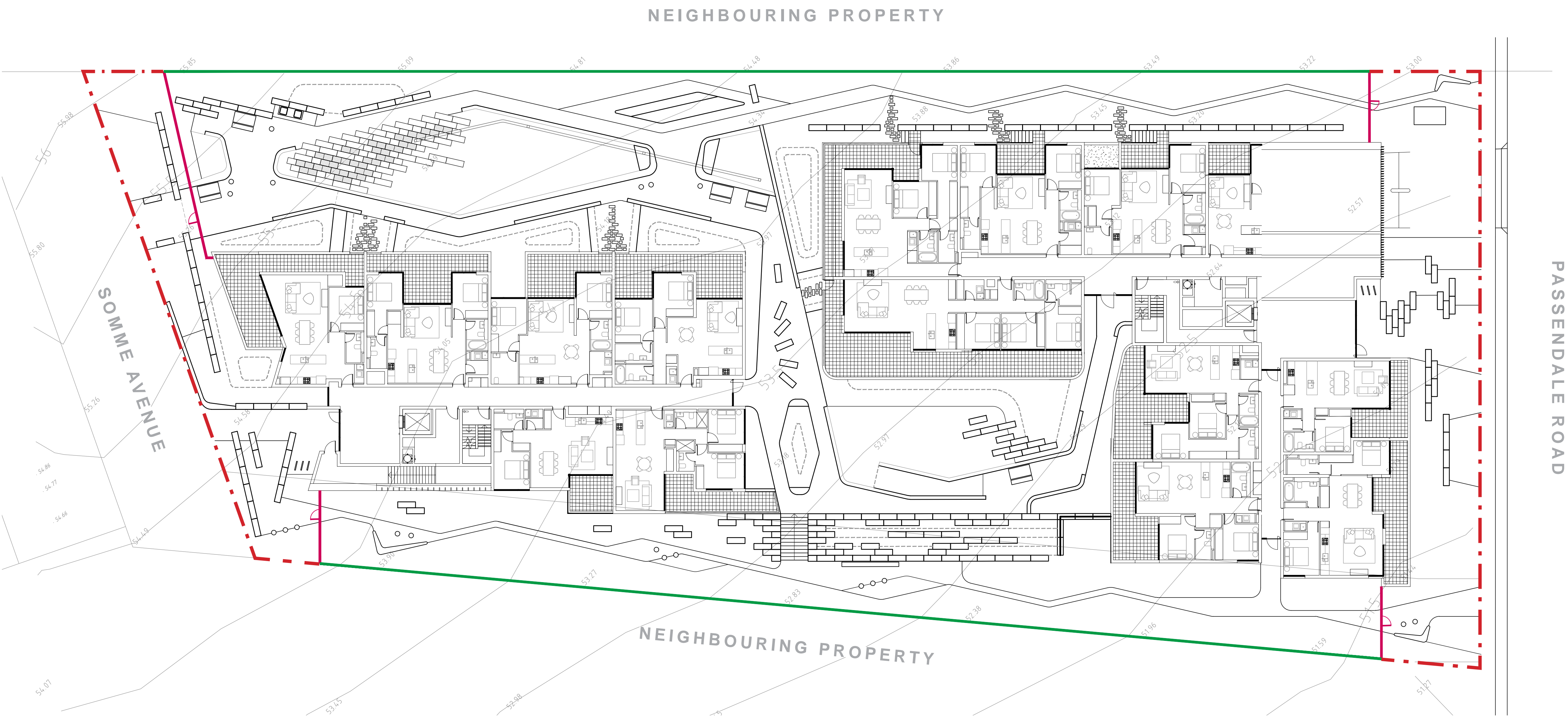
DRAWING No.	ISSUE	DRAWN	DATE
DA-2125-18	A	jc	31.05.2022

0 0.2 1m  
Scale  
1:20 @ A1  
1:40 @ A3

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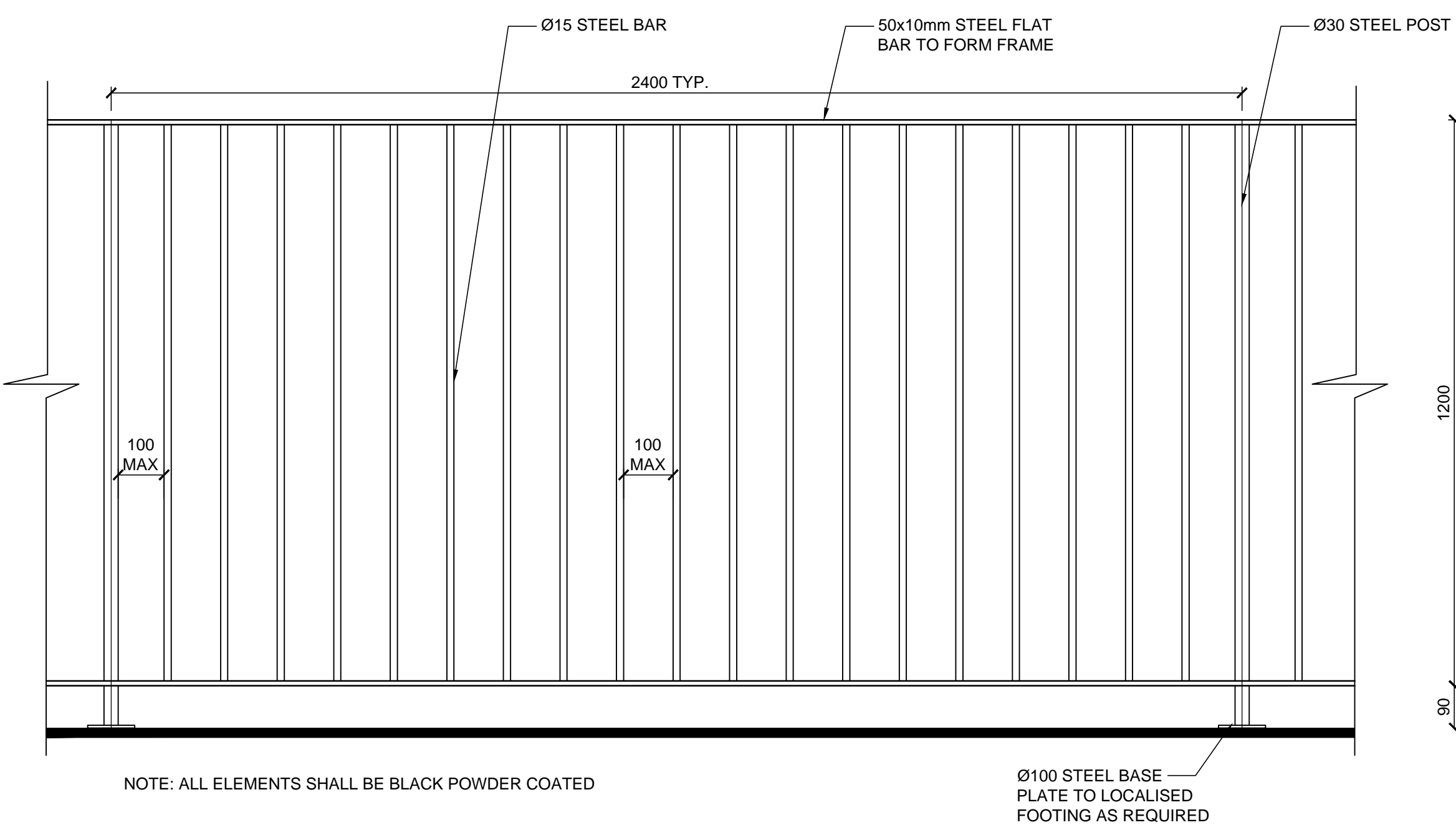


BUILDING A + B - FENCE LAYOUT + DETAIL



LEGEND

- Site boundary
- Boundary fence
- Palisade fence



PALISADE FENCE WITH FLAT BAR

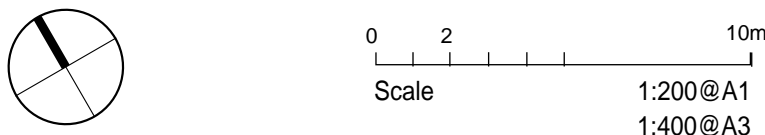
SCALE 1:10 @ A1

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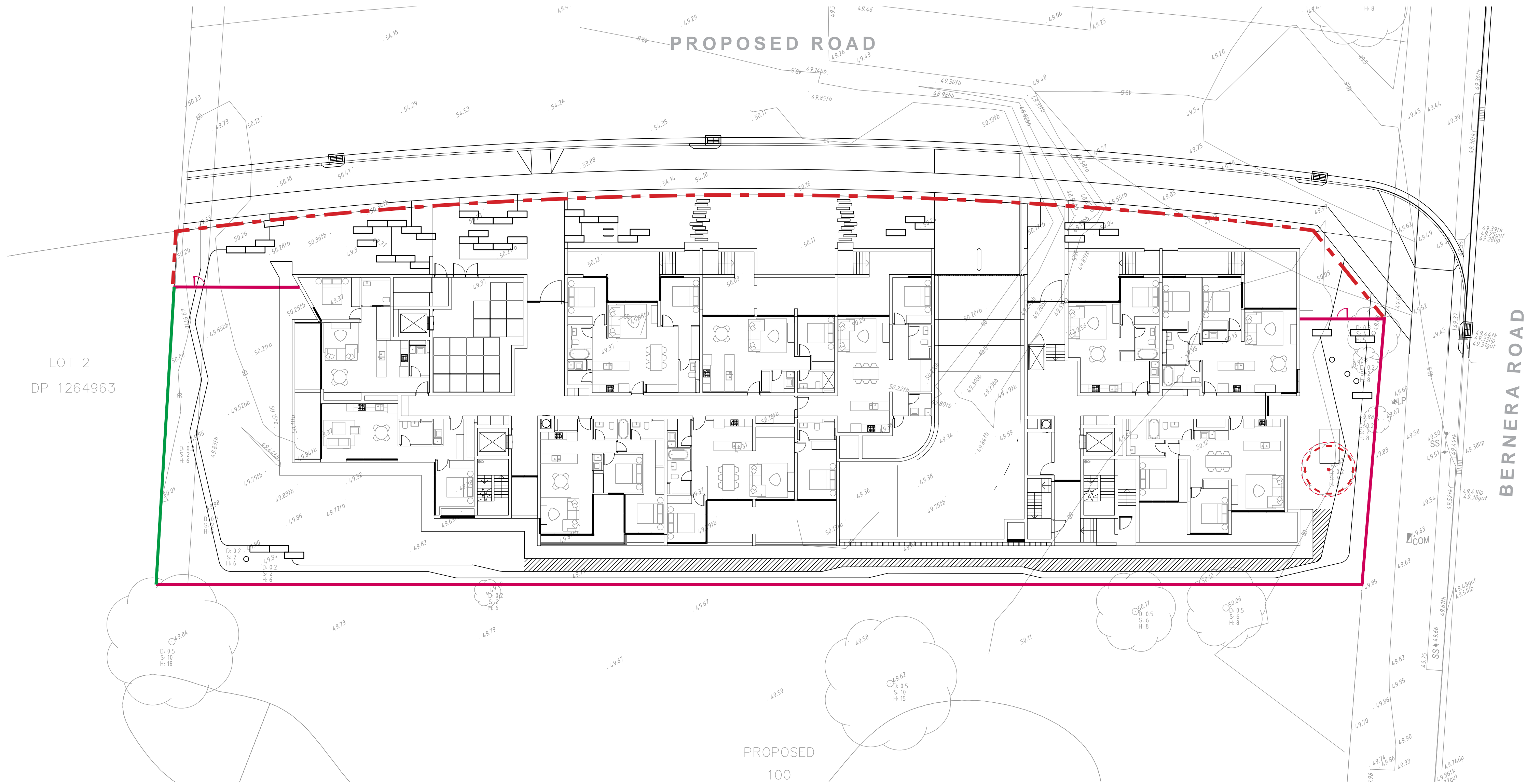
DRAWING  
**BUILDING A + B - FENCE LAYOUT + DETAIL**  
DRAWING No. DA-2125-19 ISSUE A DRAWN jc DATE 31.05.2022



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BUILDING C - FENCE LAYOUT



LEGEND

- Site boundary
- Boundary fence
- Palisade fence



Palisade fence returning through planting



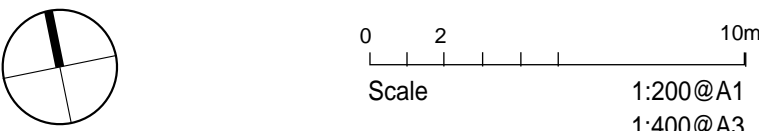
Palisade fence through planting

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DRAWING  
**BUILDING C - FENCE LAYOUT**

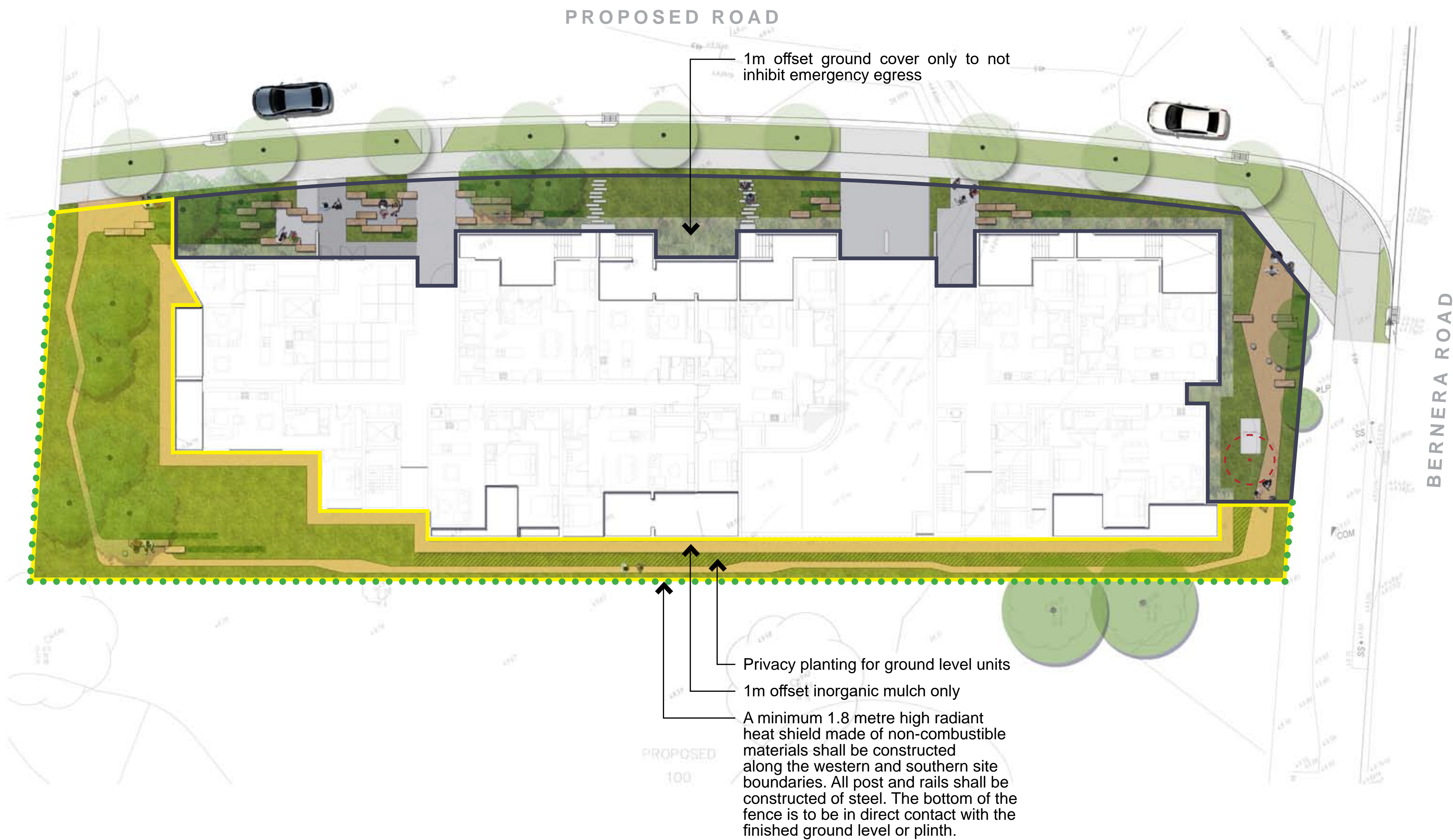
DRAWING No.	ISSUE	DRAWN	DATE
<b>DA-2125-20</b>	<b>A</b>	<b>jc</b>	<b>31.05.2022</b>



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APZ FIRE TREATMENT REQUIREMENTS



LEGEND

- Site boundary
- Asset Protection Zone
  - OPA Outer Protection Area <30% canopy cover
  - IPA Inner Protection Area <15% canopy cover
  - Heat Shield Fence

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DRAWING  
**APZ FIRE TREATMENT REQUIREMENTS**

DRAWING No. ISSUE DRAWN DATE  
**DA-2125-21 A jc 03.06.2022**

Scale 0 2 10m  
1:200@A1  
1:400@A3

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