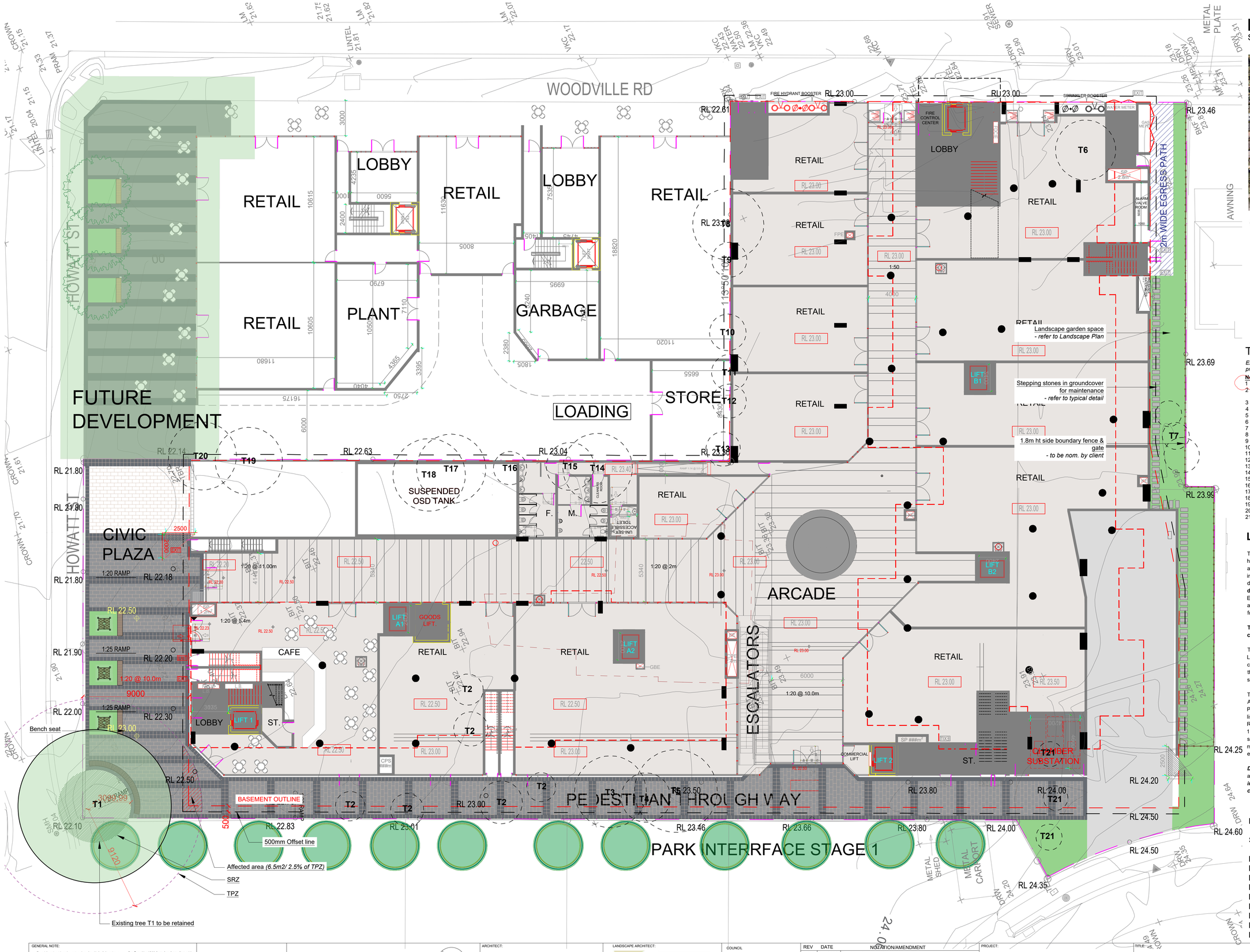

LOCATION PLAN

Scale: NTS

OTHER LANDSCAPE ITEMS

- Proposed landscape area - refer to Landscape Plan
- Stepping stones in groundcover- refer to typical detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Boundary
- Basement outline

TREE SURVEY

Existing Trees based on Arborists Report by Seasoned Tree Consulting *prepared on 23rd Oct 2024*

No.#	Species	Size (Ht x Sp)	Health	Action
1	Corymbia maculata	17x13	Good	Remove
2	Large Leaf Privet + small mango + Ornamental pear	4-5x4	Good	Remove
3	Melaleuca bracteata	10x10	Good	Remove
4	Tristaniopsis laurina	6x5	Good	Remove
5	Melaleuca bracteata	10x10	Good	Remove
6	Photinia sp.	4.5x5	Good	Remove
7	Mango, lime +fruit trees	4x4	Good	Remove
8	Melaleuca bracteata	5.6x5	Good	Remove
9	Melaleuca bracteata	5.6x5	Good	Remove
10	Melaleuca bracteata	5.6x5	Good	Remove
11	Melaleuca bracteata	5.6x5	Good	Remove
12	Melaleuca bracteata	5.6x5	Good	Remove
13	Melaleuca bracteata	5.6x5	Good	Remove
14	Callistemon sp.	7x6	Good	Remove
15	Tristaniopsis laurina	5x3	Fair	Remove
16	Tristaniopsis laurina	5x3	Good	Remove
17	Tristaniopsis laurina	6x4	Good	Remove
18	Callistemon sp.	7x6	Good	Remove
19	Melaleuca bracteata	12x8	Good	Remove
20	Melaleuca bracteata	12x6	Good	Remove
21	Group of Citrus sp.	4x4	Good	Remove

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.**
Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for DA approval only, not for construction.

This plan has been prepared with reference to ***Fairfield City Council's*** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants ***(acceptable for BASIX planting)***.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. ***Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.***

DRAWING SCHEDULE

SHEET #	DRAWING TITLE
LP01	HARDSCAPE SITE PLAN
LP02	PUBLIC DOMAIN PLAN
LP03	LANDSCAPE PLAN GF
LP04	LANDSCAPE PLAN L1
LP05	LANDSCAPE PLAN L10
LP06	SECTIONS
LP07	DETAIL + SPECIFICATION
LP08	DETAILS 2
LP09	DETAILS 3

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Bar Scale
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COUNCIL
FAIRFIELD CITY

CLIENT
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REV	DATE	NOTATION/AMENDMENT
A	21.10.2024	Preliminary plan prepared for review
B	1.11.2024	Coordinated with client's comments
C	12.11.2024	Coordinated with architectural updates & the arborist report
D	16.12.2024	Coordinated with architectural comments

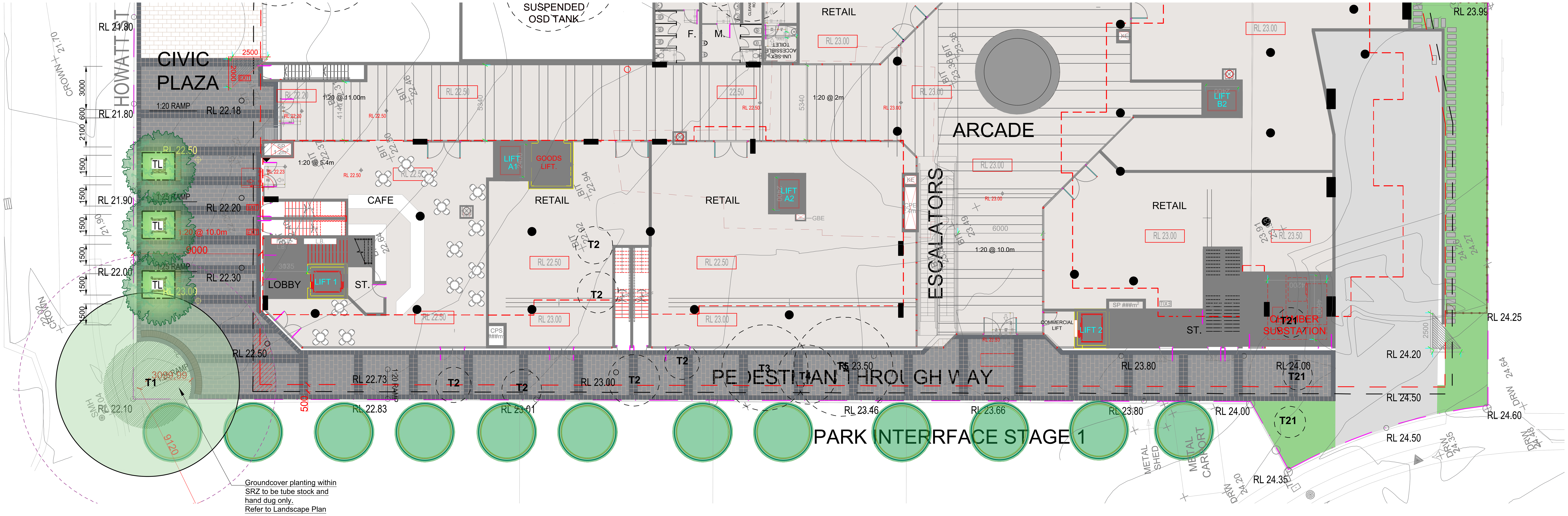
PROJECT:
PROPOSED MIXED USE DEVELOPMENT
890 WOODVILLE ROAD
VILLAWOOD

TITLE:
HARDSCAPE SITE PLAN

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150@ A1
DATE: DEC 2024

DWG.No: LPDA 25- 75
PAGE NUMBER: LP01
DRAWN: L.Z/E.W
CHECKED: R.F



Landscape Items

Outdoor bench seat

Proposed landscape area refer to landscape plan

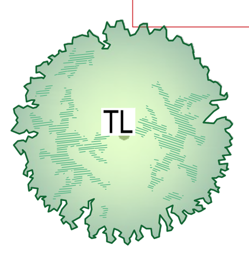
Paving to public domain footpath to include:
Dimensions:
600x300mm x 30mm
300x300mm x 30mm
Finishes: London Grey Sandblasted Paver
London Charcoal Sandblast Paver
Refer to Insert Plan-Tree Pit Detail

Linear root barrier 600mm minimum depth required

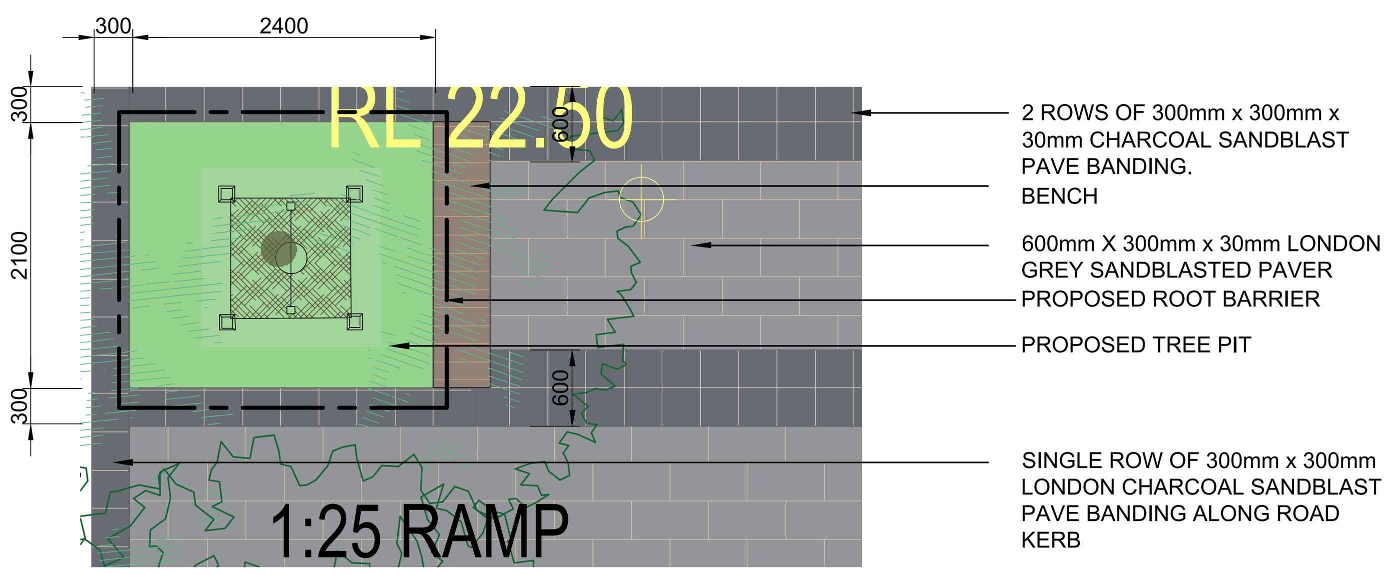
Street tree planting- refer to Fairfield Council's Typical Planting Details

STREET TREES

Street trees shall be planted with minimum 100 Lt pot size, species selected from Fairfield City Council's Street Tree Planting Program Species List



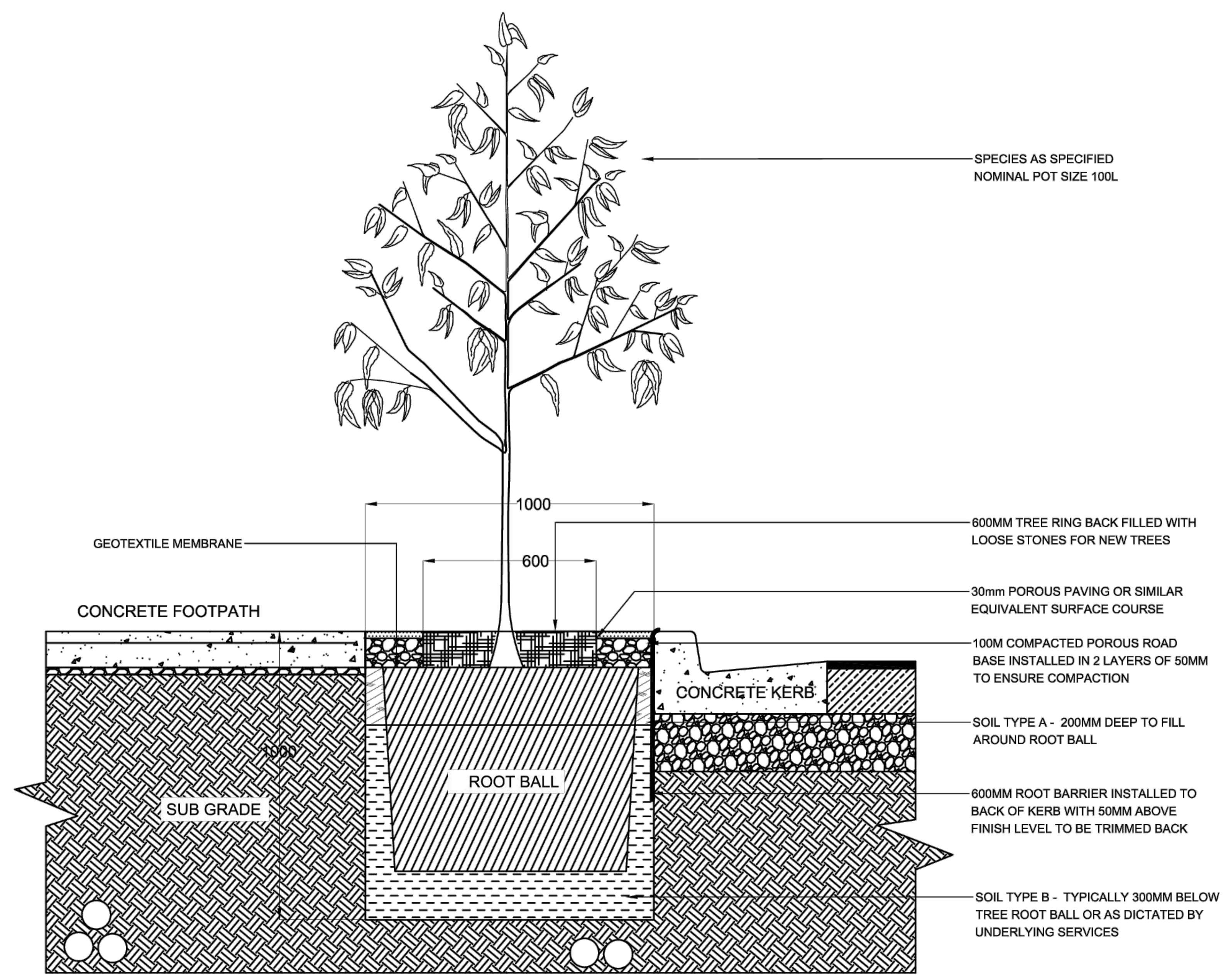
Botanical Name: *Tristaniopsis laurina*
Common Name: Water Gum (Native)
Pot size: 100Lt
Mature H x S: 8-10m x 5-8m
Qty Required:



TREE PIT DETAIL-PLAN VIEW

Tristaniopsis laurina

Sample Images



TREE PIT DETAIL

FAIRFIELD CITY COUNCIL
PLANTING DETAILS 1/3

GENERAL NOTE:

Bar Scale
0 1 2 3 4 5m 10m 15m

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PROJECT: PROPOSED MIXED USE DEVELOPMENT
890 WOODVILLE ROAD
VILLAWOOD

TITLE: PUBLIC DOMAIN PLAN

DWG No: LPDA 25- 75
PAGE NUMBER: LP02

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:150@ A1
DATE: DEC 2024
DRAWN: L.Z/E.W
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:

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3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

STREET TREE

TL
Botanical Name: *Tristaniopsis laurina*
Common Name: Water Gum (Native)
Pot size: 100Lt
Mature H x S: 8-10m x 5-8m
Qty Required: 3

TREES

AS
Botanical Name: *Acmena smithii*
Common Name: Lillypilly (Native)
Pot size: 75Lt
Mature H x S: 12 x 7m
Qty Required: 1

WF
Botanical Name: *Waterhousia floribunda*
Common Name: Weeping Lilly Pilly (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 3

ER
Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 5

NS
Botanical Name: *Nyssa sylvatica*
Common Name: Black Tulepo (Exotic)
Pot size: 75Lt
Mature H x S: 12m x 6m
Qty Required: 1

SHRUBS & SCREEN PLANTING

SC
Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 40

WF
Botanical Name: *Westringia fruticosa*
Common Name: Native Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.3m x 1.1m
Qty Required: 7

BSB
Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 14

STT
Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: tbc

FEATURE & FERNS

CA
Botanical Name: *Cyathea australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45L
Mature H x S: 2.5-5m x 3m
Qty Required: 9

DA
Botanical Name: *Doodia aspera*
Common Name: Prickly Rasp Fern (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.5m
Qty Required: 13

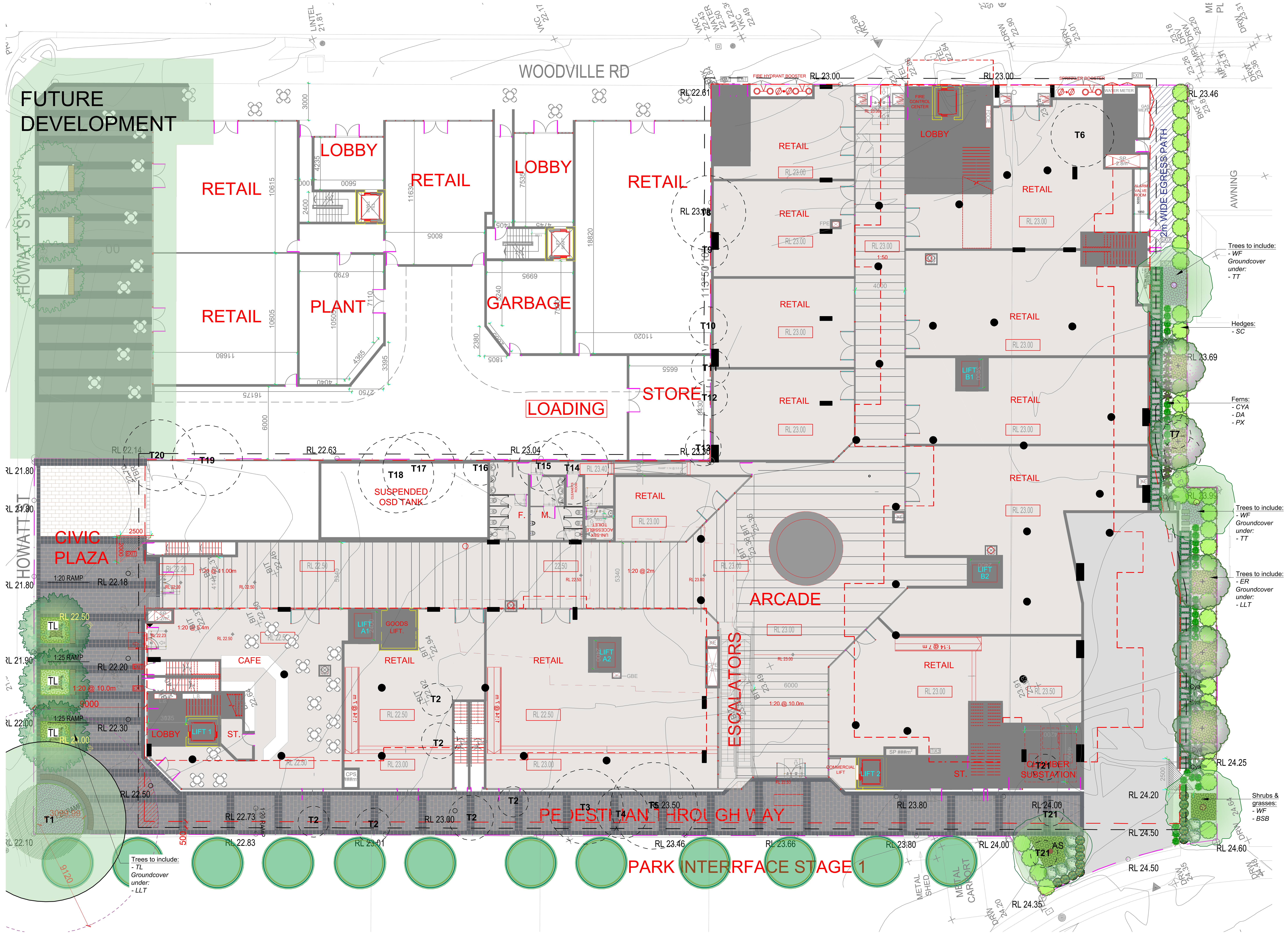
PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 33

GROUNDCOVERS & GRASSES

LLT
Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Lomandra Tanika (Native)
Pot size: 140mm
Mature H x S: 0.8m x 0.8m
Qty Required: 3/m2 (**43m2 total**)

TT
Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 2/m2 (**23m2 total**)

Vh
Botanical Name: *Viola hederacea*
Common Name: Native Violet(Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 7/m2 (**35m2 total**)



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PROJECT:
PROPOSED MIXED USE DEVELOPMENT
890 WOODVILLE ROAD
VILLAWOOD

TITLE:
LANDSCAPE PLAN / GF

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150@ A1
DATE: DEC 2024
DWG.No: LPDA 25- 75
PAGE NUMBER: LP03
DRAWN: L.Z/E.W
CHECKED: R.F

LEGEND & SCHEDULE

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TREES

WF
Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 2

BS
Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 75Lt
Mature H x S: 5m x 3m
Qty Required: 2

LI
Botanical Name: *Lagerstroemia indica*
Common Name: Crepe myrtle (Exotic)
Pot size: 75Lt
Mature H x S: 8m x 5m
Qty Required: 2

APA
Botanical Name: *Acer palmatum 'Ariadne'*
Common Name: Japanese maple (Exotic)
Pot size: 75Lt
Mature H x S: 3m x 4m
Qty Required: 4

SHRUBS & SCREEN PLANTING

ASM
Botanical Name: *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 30

BSB
Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 13

MT
Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 26

STT
Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 15

SC
Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 68

FEATURE & FERNS

SR
Botanical Name: *Strelitzia reginae*
Common Name: Bird of Paradise (Exotic)
Pot size: 300mm
Mature H x S: 1-2m x 1.5m
Qty Required: 1

AA
Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 11

RE
Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 17

ZF
Botanical Name: *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.25m
Qty Required: 44

AIR
Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 3

DA
Botanical Name: *Doodia aspera*
Common Name: Prickly Rasp Fern (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.5m
Qty Required: 14

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 27

GROUNDCOVERS & GRASSES

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 **(21m2 total)**

TT
Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5/m2 **(4m2 total)**

CAR
Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 **(11m2 total)**

LLT
Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Lomandra Tanika (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 3/m2 **(10m2 total)**

Communal Open Space Rooftop Terraces GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

- **All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- **All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential

LANDSCAPE ITEMS

- Picked fence to children's play area - refer to typical detail
- Retaining / raised planter wall - refer to typical detail
- Safety balustrade
- Turf area - refer detail
- Artificial turf area - refer detail
- Rubberised soft fall
- Play equipment by Play Workshop - refer to manufacturer's spec.
- Pergola- refer to manufacturer's spec.
- Rock seat
- Pre-fabricated raised garden planter with seating - refer to manufacturer's spec.
- Outdoor additional arrangements- Picnic settings to be nom. by client
- Outdoor additional arrangements- BBQ to be nom. by client

FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS OR ZINCO ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION

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COUNCIL
FAIRFIELD CITY

CLIENT
ABA PTY. LTD

REV	DATE	NOTATION/AMENDMENT
A	21.10.2024	Preliminary plan prepared for review
B	1.11.2024	Coordinated with client's comments
C	12.11.2024	Coordinated with architectural updates & the arborist report
D	16.12.2024	Coordinated with architectural comments

PROJECT:
PROPOSED MIXED USE DEVELOPMENT
890 WOODVILLE ROAD
VILLAWOOD

TITLE:
LANDSCAPE PLAN / L1

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:150@ A1
DATE: DEC 2024
DWG.No: LPDA 25- 75
PAGE NUMBER: LP04
DRAWN: L.Z/E.W
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

BS
Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 45Lt
Mature H x S: 5m x 3m
Qty Required: 1

APA
Botanical Name: *Acer palmatum 'Ariadne'*
Common Name: Japanese maple (Exotic)
Pot size: 45Lt
Mature H x S: 3m x 4m
Qty Required: 2

SHRUBS & SCREEN PLANTING

AC
Botanical Name: *Acacia cognata 'Limelight'*
Common Name: Limelight Wattle (Native)
Pot size: 200mm
Mature H x S: 0.5-1m x 1m
Qty Required: tbc

MT
Botanical Name: *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 11

WAB
Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 9

RI
Botanical Name: *Rhaphiolepis indica 'Snow Maiden'*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.0m x 1.0m
Qty Required: 10

FEATURE & FERNS

SR
Botanical Name: *Strelitzia reginae*
Common Name: Bird of Paradise (Exotic)
Pot size: 300mm
Mature H x S: 1-2m x 1m
Qty Required: 1

ZF
Botanical Name: *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.25m
Qty Required: 11

RF
Botanical Name: *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 16

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 32

GROUNDCOVERS & GRASSES

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 **11m2 total)**

CAR
Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 (**10m2 total)**

LANDSCAPE ITEMS

Retaining / raised planter wall - refer to typical detail

Integrated seat bench on planter

Safety balustrade

Turf area - refer detail

PLANT IMAGES

FOR DESIGN INTENT ONLY, SUBJECT TO APPROVAL

Banksia serrata

Rhaphiolepis indica

Acacia cognata 'Limelight'

Acer palmatum 'Ariadne'

Strelitzia reginae

Dichondra argentea 'Silver Falls'

Metrosideros 'Tahiti'

Zamia furfuracea

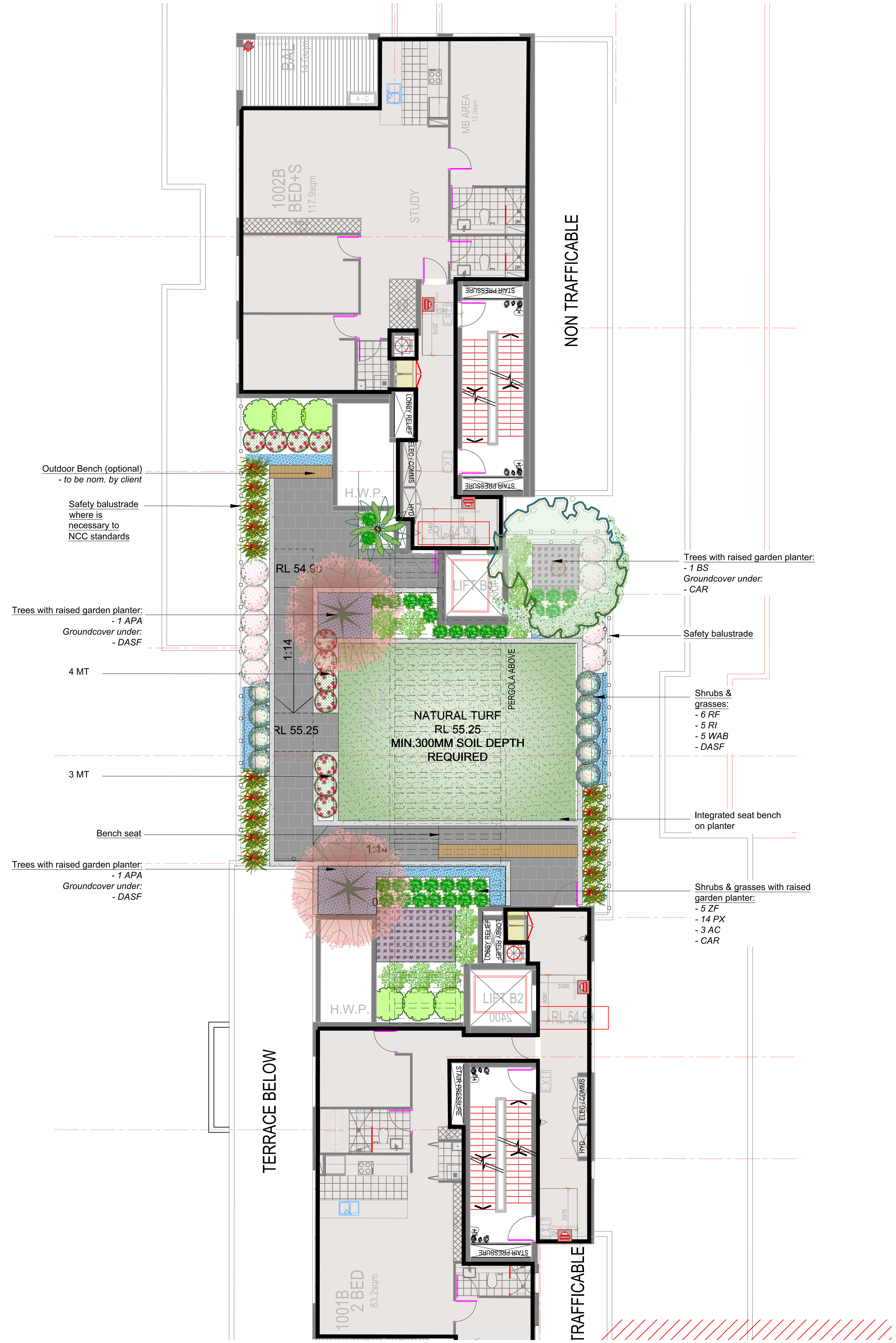
Carpobrotus 'Aussie Rambler'

Westringia 'Aussie Box'

Russelia equisetiformis

Philodendron 'Xanadu'

FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS OR ZINCO ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION



GENERAL NOTE:

Bar Scale
0 2 4 6 8 10m

ARCHITECT: TONY OWEN PARTNERS

LANDSCAPE ARCHITECT: conzept Landscape Architects

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PROJECT: PROPOSED MIXED USE DEVELOPMENT
890 WOODVILLE ROAD
VILLAWOOD

TITLE: LANDSCAPE PLAN / L10

STATUS: DEVELOPMENT APPLICATION

SCALE: 1:100@ A1

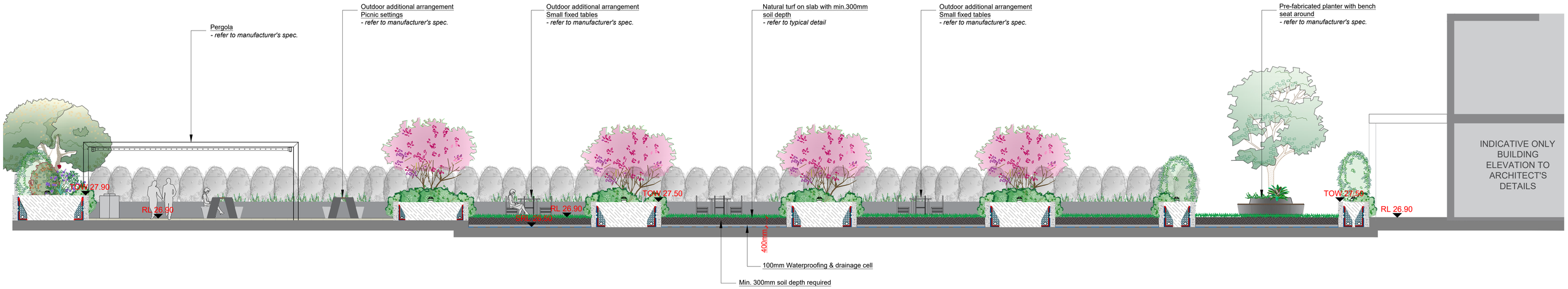
DATE: DEC 2024

DWG.No: LPDA 25- 75

PAGE NUMBER: LP05

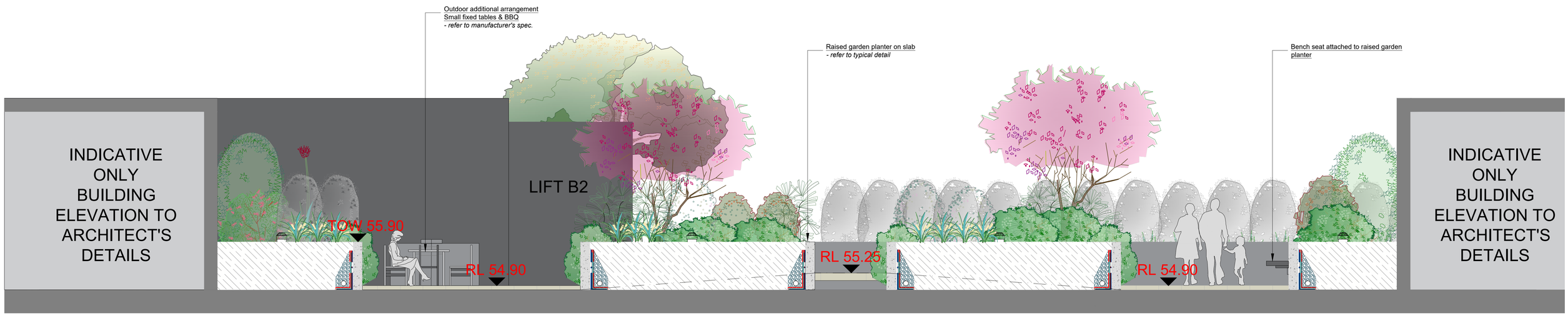
DRAWN: L.Z/E.W

CHECKED: R.F



SECTION A
- LEVEL 1

SCALE: 1:75



SECTION B
- LEVEL 10

SCALE: 1:40

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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AILA Associate

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DIAL 1100 BEFORE YOU DIG

ARCHITECT:
TONY OWEN PARTNERS

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890 WOODVILLE ROAD
VILLAWOOD

TITLE:
SECTIONS

STATUS:
DEVELOPMENT APPLICATION

SCALE:

DATE:
DEC 2024

DWG No:
LPDA 25- 75

PAGE NUMBER:
LP06

DRAWN:
L.Z/E.W

CHECKED:
R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with **(AS)4970-Protection of trees on development sites** as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.
Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil
Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.
- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with **AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE'** Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.
Above - Ground Assessment:
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch
Mulch for general planter bed shall be an approved equal to "eucy" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) Turf
Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION

a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching
Mulch for general planter bed shall be an approved equal to "eucy" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar.

e) Turfing
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Earth retaining structure
All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of **not** timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.
- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.
This system shall be designed and installed by a qualified and licensed irrigation specialist, to industry standards and to maximise the efficient usage of water.

Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :
- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

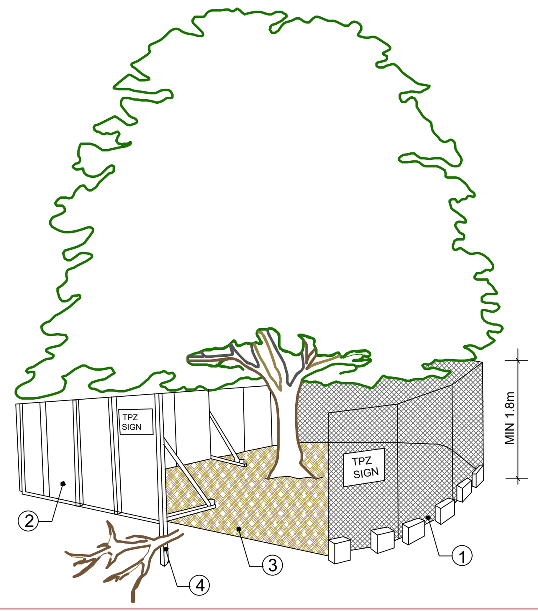
6.01 GENERAL

The consolidation and maintenance period shall be either :
- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ

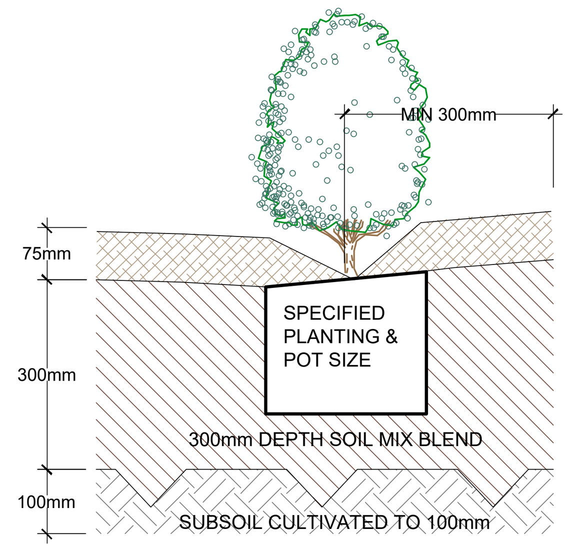
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

TREE PROTECTION ZONE

N.T.S



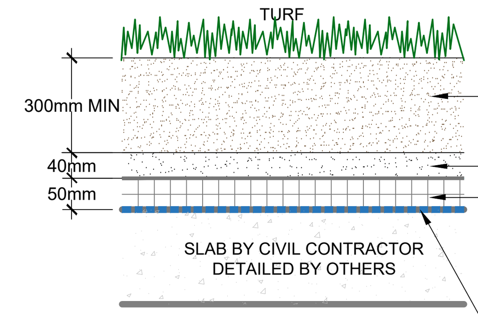
TYPICAL SETBACK FROM LAWN/GARDEN EDGE

75mm DEPTH "EUCY" MULCH OR EQUIVALENT

SOIL MIX:
50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS.
TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC.
USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



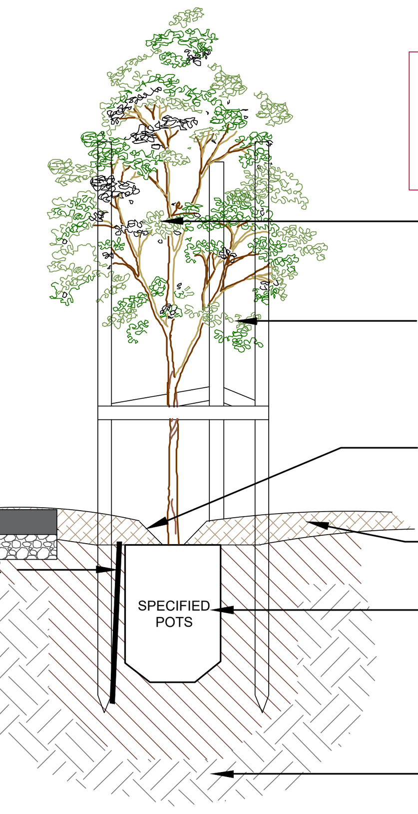
TOPSOIL
Refer Specification
COARSE WASHED RIVER SAND
DRAINAGE CELL AND GEOTEXTILE FILTER CLOTH
WATERPROOF MEMBRANE
To Architects Specification

TYPICAL TURF ON SLAB DETAIL

1:10

PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

ROOT BARRIER WHERE TREES ARE PLANTING IN CLOSE PROXIMITY TO HARD SURFACES



QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT
PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES
PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING
75mm 'EUCY' MULCH OR EQUAL
BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT
CULTIVATE/ RIP SUBGRADE

TREE PLANTING DETAIL

SCALE: 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)

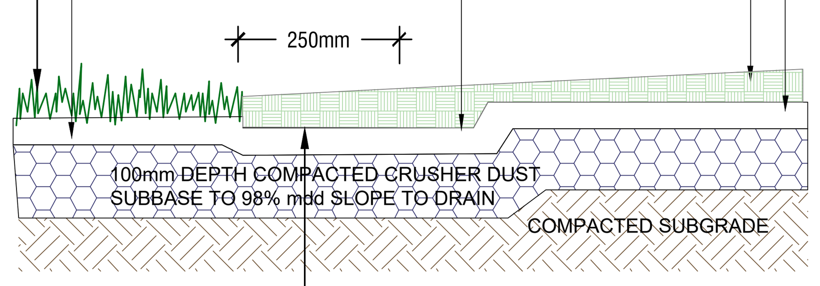
ARTIFICIAL TURF
30mm PILE HEIGHT WITH 20mm SAND INFILL TO MANUFACTURER'S SPECIFICATION

ARTIFICIAL TURF UNDERLAY/SHOCK PAD
70mm THICKNESS TO ACCOMMODATE FALLS FROM MAXIMUM 1.6m FHOF(OR HEIGHT NOMINATED BY OPERATOR).
PROPRIETARY PRODUCT TO MANUFACTURER'S SPECIFICATION.

APPLY INDUSTRIAL APPROVED BONDING AGENT/ADHESIVE FOR PRODUCT FIXING

SOFT RUBBER SURFACE
20-30mm DEPTH RUBBER WEARING LAYER OVER APPROVED SOFTFALL SPONGE LAYER.
THICKEN TO ADJOINING FINISH

SOFTFALL SHOCKPAD LAYER
70mm THICKNESS TO ACCOMMODATE FALLS FROM MAXIMUM 1.6m FHOF(OR HEIGHT NOMINATED BY OPERATOR).
PROPRIETARY PRODUCT TO MANUFACTURER'S SPECIFICATION.



ALL SURFACING DEVELOPMENT TO COMPLY WITH ***AS 4685.1:****2021(OR CURRENT VERSION), PLAYGROUND EQUIPMENT AND SURFACING* AND ***AS/NZ 4422*** *PLAYGROUND SURFACING – SPECIFICATIONS, REQUIREMENTS AND TEST METHOD.*

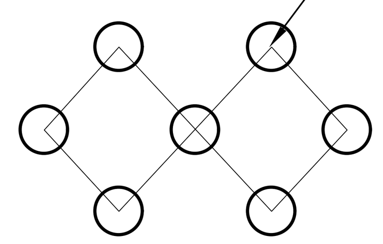
STRIP GRASS MAT BASE FROM LEADING EDGE TO 250mm, PEG DOWN WITH GALVANIZED PINS IN COMPACT BASE LAYER

*ALL ARTIFICIAL GRASS INSTALLED BY MANUFACTURE'S SPEC & DETAIL

TYPICAL RUBBERISED SOFTFALL AND SYNTHETIC TURF IN NATURAL SOIL

SCALE: NTS

STAGGERED PLANTING TO SPECIFIED DENSITIES AS SHOWN



MASS PLANTING SETOUT

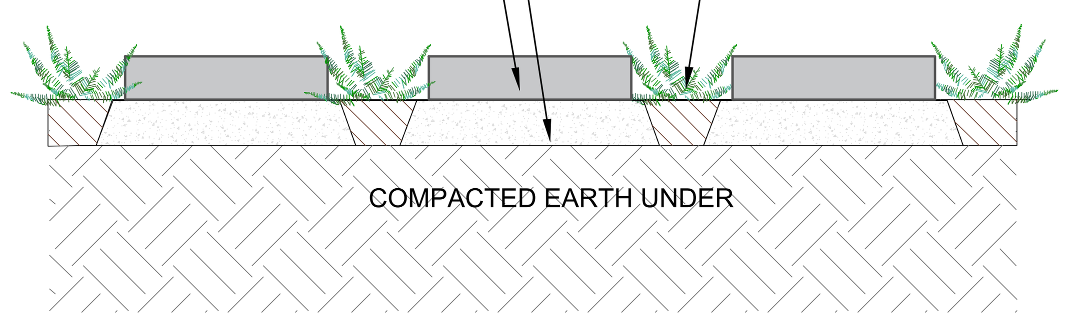
N.T.S

STEPPING STONES IN NATURAL DEEP- SOIL DESIGNED TO PROVIDE PRACTICAL ACCESS WHILE RETAINING A PERMEABLE ZONE & MINIMIZING STORM WATER RUN-OFF

CONCRETE PAD UNDER STEPPING STONES

400mm x 400mm CONCRETE STEPPING STONES SELECTED BY CLIENT

POCKET PLANTING BETWEEN STEPPING STONES - REFER LANDSCAPE PLAN



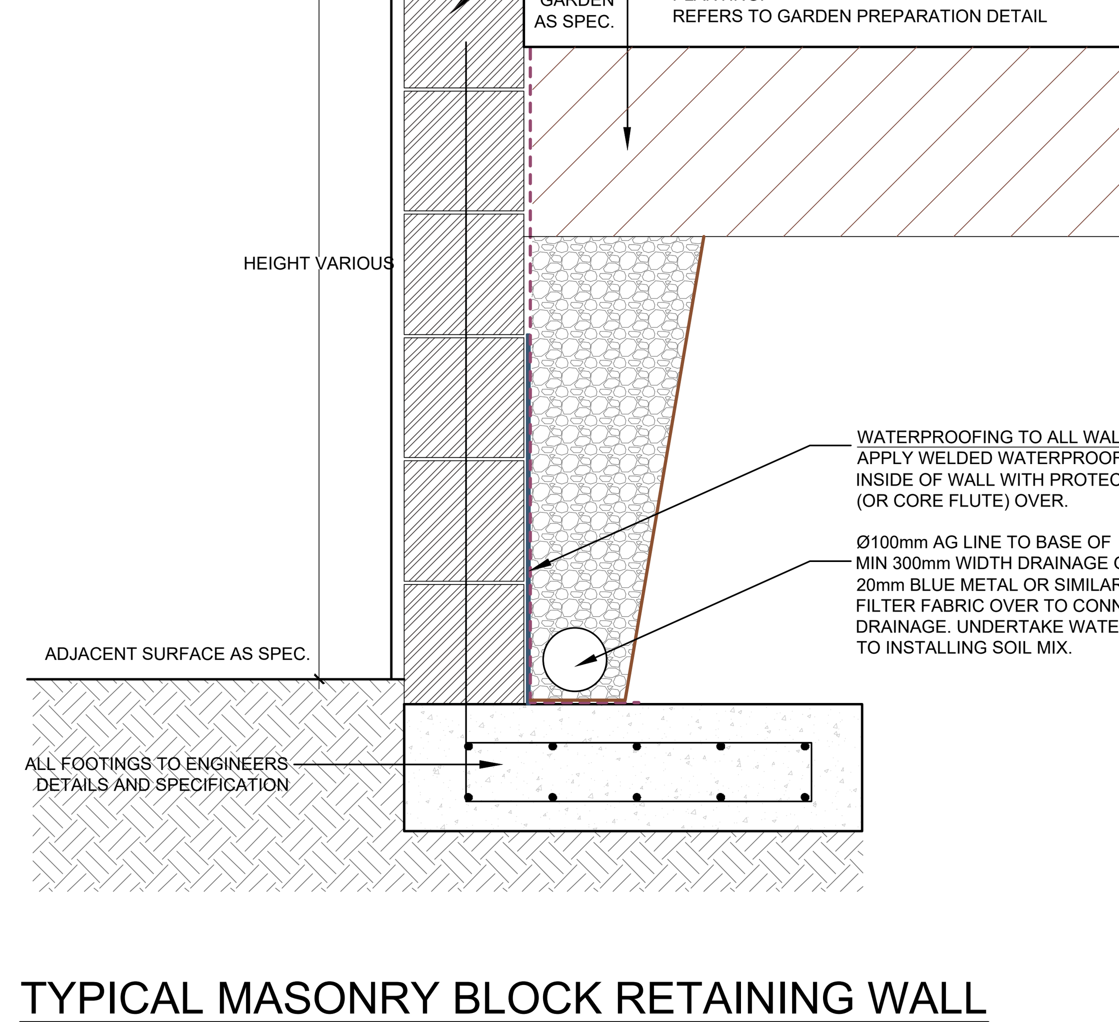
STEPPING STONES IN GROUNDCOVER PLANTING

SCALE 1:10

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER.
ALL WALLS REFERS TO DETAILS BY PROJECT CIVIL ENGINEER . INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.

CORE FILLED CONCRETE BLOCK WALL (140mm/190mm SIZE TO SUIT). FACE BLOCK OR SMOOTH SKIM RENDER FINISH AND PAINTED COLOR TO MATCH DEVELOPMENT.
50mm CAPPING

MULCH & MIN 300mm TOP SOIL FOR PLANTING.
REFERS TO GARDEN PREPARATION DETAIL



WATERPROOFING TO ALL WALLS:
APPLY WELDED WATERPROOF MEMBRANE TO INSIDE OF WALL WITH PROTECTION BOARD (OR CORE FLUTE) OVER.

Ø100mm AG LINE TO BASE OF MIN 300mm WIDTH DRAINAGE GRAVEL (NOM. 20mm BLUE METAL OR SIMILAR) TRENCH WITH FILTER FABRIC OVER TO CONNECT TO SITE DRAINAGE. UNDERTAKE WATER TEST PRIOR TO INSTALLING SOIL MIX.

TYPICAL MASONRY BLOCK RETAINING WALL

APPROX 1:10

GENERAL NOTE:
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COUNCIL: FAIRFIELD CITY

CLIENT: ABA PTY. LTD

REV	DATE	NOTATION/AMENDMENT
A	21.10.2024	Preliminary plan prepared for review
B	1.11.2024	Coordinated with client's comments
C	12.11.2024	Coordinated with architectural updates & the arborist report
D	16.12.2024	Coordinated with architectural comments

PROJECT: PROPOSED MIXED USE DEVELOPMENT
890 WOODVILLE ROAD
VILLAWOOD

TITLE: SPECIFICATION & DETAILS

STATUS: DEVELOPMENT APPLICATION

SCALE:

DATE: DEC 2024

DWG.No: LPDA 25- 75

PAGE NUMBER: LP07

DRAWN: L.Z/E.W

CHECKED: R.F

OVERFLOW
(TO SUPPLIER'S SPECIFICATION)

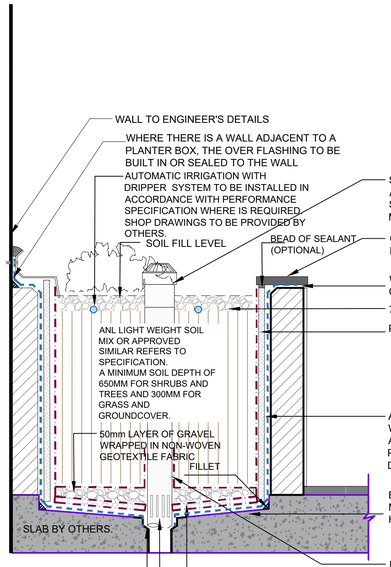
NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL BALUSTRADE IS PROPOSED.
THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

NOMINATED SURFACE FINISHES & WATER PROOFING
(REFER TO SEPARATE DETAILS).
FINISHED LEVEL TO ARCHITECT'S DETAILS

NOTE.(DRAINAGE & WATER PROOFING).
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

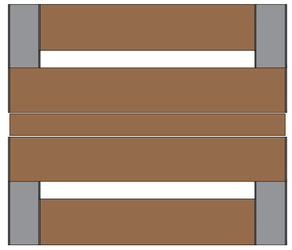
THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

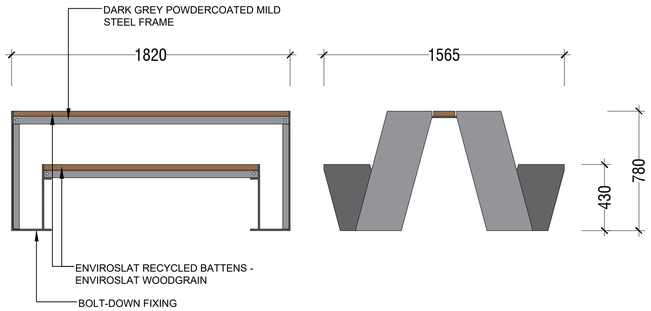
UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER



PLANTER WALL ON SLAB DETAIL

SCALE: nts
PLANTER DETAIL TO CONFORM AS 4654.2-2012

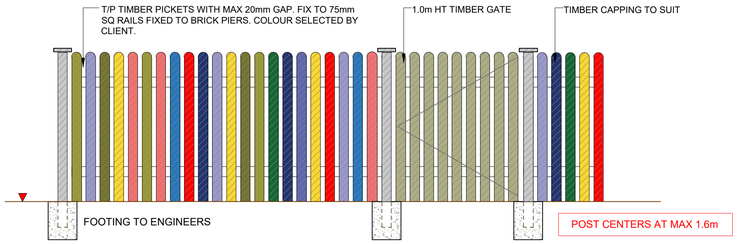




NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY COMMERCIAL SYSTEMS AUSTRALIA. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

ODYSSEY PICNIC SETTING BY CSA - PRODUCT CODE: TM4170

SCALE 1:20



1.0m HT CHILD PROOF PICKET FENCE DETAIL

SCALE 1:20

Details

This Glassfibre Reinforced Concrete (GRC) collection provides dimension and scale to large, open spaces. It delivers on large and free-standing bench seating. Type A allows for the entire base to be filled with soil enabling tree roots to extend out further. Type B has a 1.1m square inner planter to hold the growing medium and is ideally suited to shrubs.

Our entire product range is made to order at our large and modern factory in Murwillumbah, NSW and we deliver Australia-wide.

All Quatro Design Quad seating units come with complimentary anti-graffiti sealant.

For customised concrete colour options visit our Colours, Options & Accessories page. Please note that we do not recommend painting seating units without timber tops or the use of dark mineral oxides, like charcoal, for outdoor seating. Dark surfaces can reach very high temperatures when placed in full sun.

Specifications

Length: 2400 mm
Width: 2400 mm
Height: 450 mm
Rim: 400
Weight: 705 kg
Code: QUAD-B

Colours and Finishes

- White — made with pure white cement
- Kalgoorlie — made by adding coloured mineral oxide during manufacture
- Concrete Grey — made with general purpose cement
- Charcoal — made by adding coloured mineral oxide during manufacture

Other mineral oxide colours are available on special request — refer to the CCS Colour Card

Options

- Skate deterrents
- Internal bitumen waterproofing membrane (non-toxic and fish-safe option also available)

Drainage

- Drainage Cell

PRE-FABRICATED RAISED PLANTER BY QUATRO DESIGN/QUAD

SCALE NTS

Waterhousia floribunda

Acer palmatum 'Ariadne'

Nyssa sylvatica

Acmena smithii

Lagerstroemia indica

Westringia 'Blue Gem'

Metrosideros 'Tahiti'

Syzygium 'Cascade'

Philodendron 'Xanadu'

Acmena smithii 'Minor'

Syzygium 'Tiny Trev'

Banksia spinulosa 'Birthday Candles'

Asplenium australasicum

Lomandra longifollia 'Tanika'

Carpobrotus 'Aussie Rambler'

SAMPLE IMAGES
Images are for design intent only, final planting species may vary, as determined by Council Approval

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PROJECT:
PROPOSED MIXED USE DEVELOPMENT
890 WOODVILLE ROAD
VILLAWOOD

TITLE:
DETAILS 2

DWG No: LPDA 25- 75
PAGE NUMBER: LP08

STATUS: DEVELOPMENT APPLICATION
SCALE:
DATE: DEC 2024
DRAWN: L.Z/E.W
CHECKED: R.F

CHILDCARE / PLAYGROUND SAFETYFALL ZONES
(As Published by KIDSAFE NSW)

1. Playground equipment that measures 600mm or more above ground level requires a falling space and impact area.
2. Surfaces must have proof of testing in accordance with AS/NZS 4422
3. The maximum height of platforms in Education and Care Services is 1800mm
4. For static equipment items with platforms 600-1500mm above the ground, the falling space and impact area is 1500mm
5. A falling space/impact area of 1.7m is required for the maximum 1.8m platform height in SECS
6. Slides - Falling space and impact areas are required to be provided surrounding slides elevated more than 600mm above the playing surface
7. Equipment less than 600mm above ground level must be provided with an impact area of less than 1500mm. Kidsafe NSW recommends a circulation zone of 1000mm is provided surrounding low equipment items that are designed for climbing rocking or jumping.
8. The maximum fall height for moveable equipment is 1.5m (at the highest foot support and/or platform)
9. A minimum falling space and impact area of 1.5m is required for equipment items that measure 600mm or more above the ground.

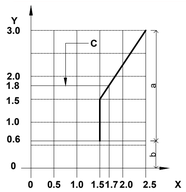


DIAGRAM 1: IMPACT AREA
AS 4685.1 (OR CURRENT VERSION)

If 0 ≤ y < 0.6 then x ≤ 1.5 (in meters)
If 0.6 ≤ y ≤ 1.5 then x = 1.5 (in meters)
If y>1.5, then x = 1.7
LEGEND
y = free height of fall
x = minimum dimension of impact area
a = impact attenuating surface with requirements (4.2.8.5.2)
b = surface provided in accordance with 4.2.8.5.3
c = maximum free height of fall and impact area for Supervised Early Childhood Services (SECS)

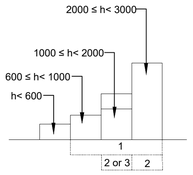


DIAGRAM 3: NOT EASILY ACCESSIBLE EQUIPMENT
AS 4685.1 (OR CURRENT VERSION)

KEY
1 Surfacing in accordance with 4.2.8.5
2 Barriers required
3 Guardrail required

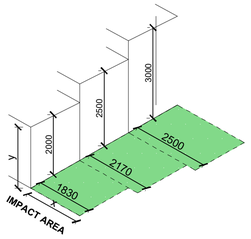


DIAGRAM 2: FALLING SPACE
AS 4685.1 (OR CURRENT VERSION)

CHILDCARE / PLAYGROUND SAFETYFALL ZONES
SCALE 1:20

Material Specifications

Ironbark log posts
Cypress decks & roof
Spotted gum & Cypress activities
Roto-moulded plastic slide
Stainless steel fixings

Equipment Specifications

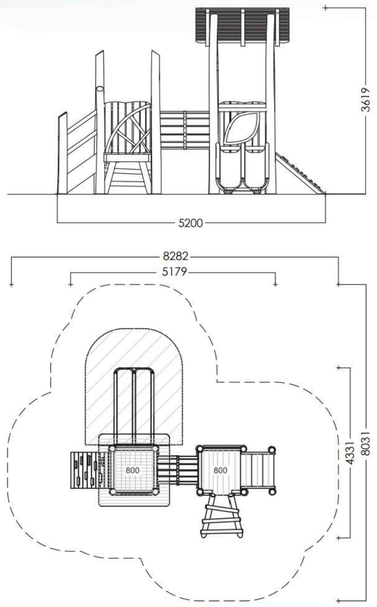
Max FHOF 800mm
Fall zone area 47m2
Highest point 3619mm

Standards

AS4685 series

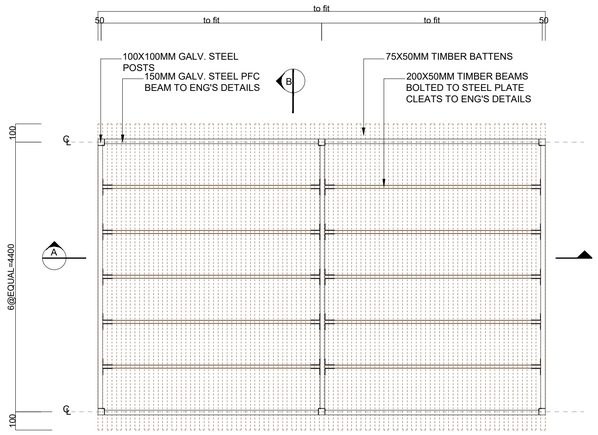
General Product Information

Age Group 3+
Colour options available
Spare parts available
Heaviest part Ironbark posts
- machinery required



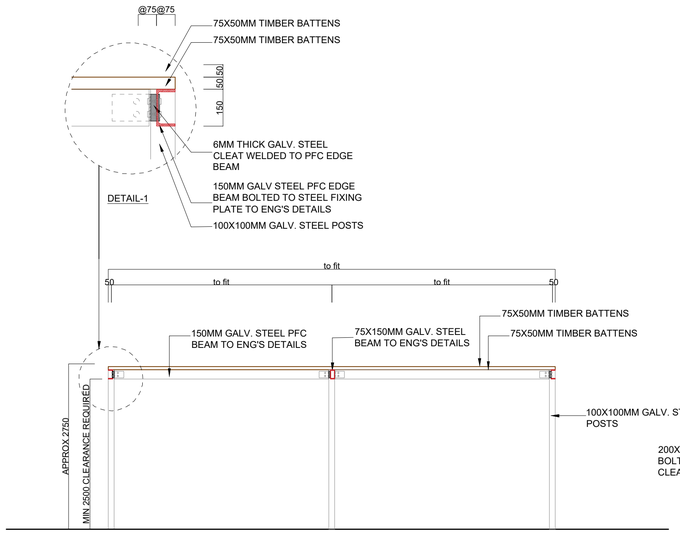
Issued 5/06/2023 LS V01

FOREST STRUCTURE BY PLAY WORKSHOP
REFER TO MANUFACTURER'S SPEC.

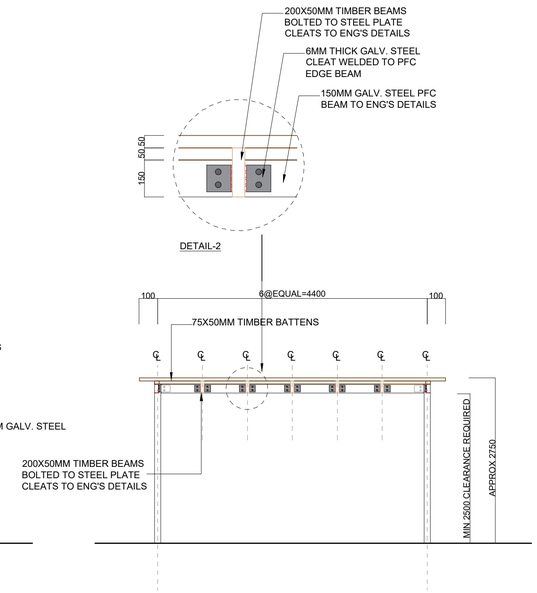


TYPICAL PERGOLA DETAIL

REFER TO MANUFACTURER'S DETAIL FOR FULL SPEC.
SCALE 1:20



SECTION A-A



SECTION B-B

NOTE:
DETAIL PROVIDED FOR DESIGN INTENT ONLY, TO BE REVIEWED AND VERIFIED WITH FURTHER DETAILING PROVIDED AS REQUIRED FOR CONSTRUCTION BY ARCHITECT/ STRUCTURAL ENGINEER

SAMPLE IMAGE

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890 WOODVILLE ROAD
VILLAWOOD

TITLE:
DETAILS 3

DWG.No: LPDA 25- 75
PAGE NUMBER: LP09

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SCALE:
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CHECKED: R.F