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SHEET NO

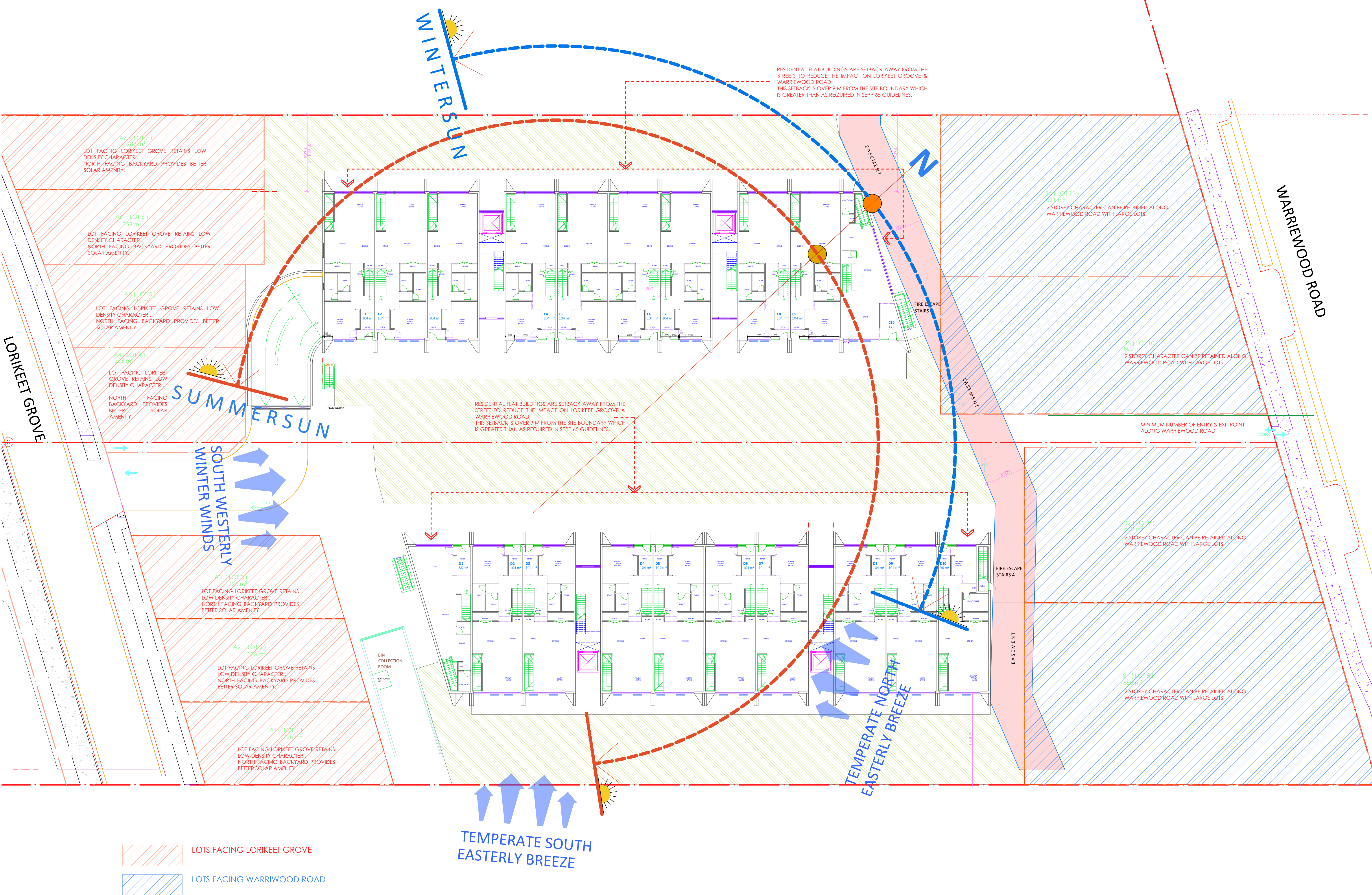
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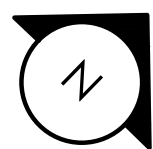
PROPOSED RESIDENTIAL DEVELOPMENT

45-49 WARRIEWOOD ROAD

WARRIEWOOD







SITE PLAN



Energy Rating

Certificate Number 130GS7ISKL

☐ single-dwelling rating

6.0av stars

☒ multi-unit development (attach listing of ratings)

heating 23.5av MJ/m²

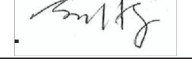
cooling 25.1av MJ/m²

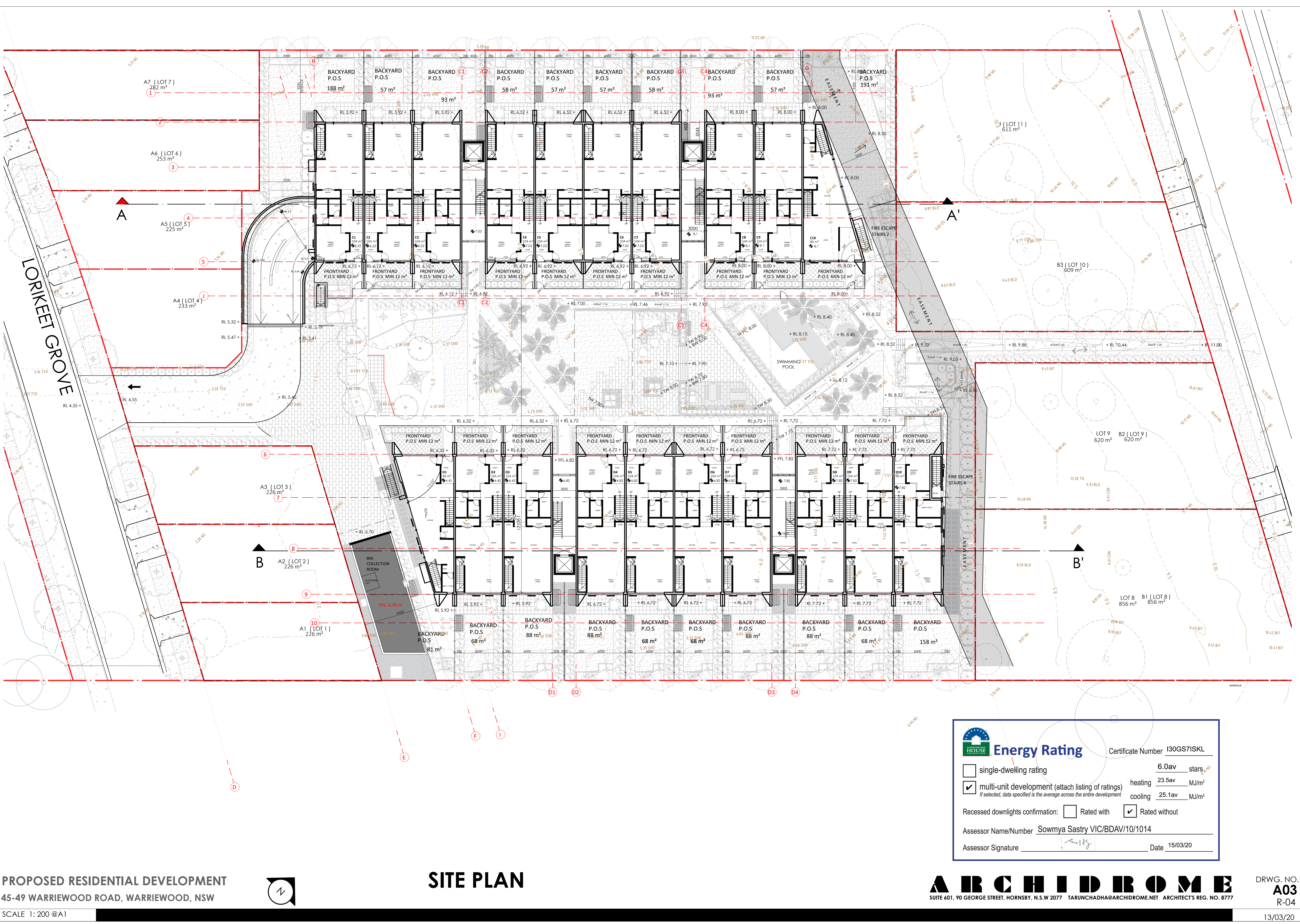
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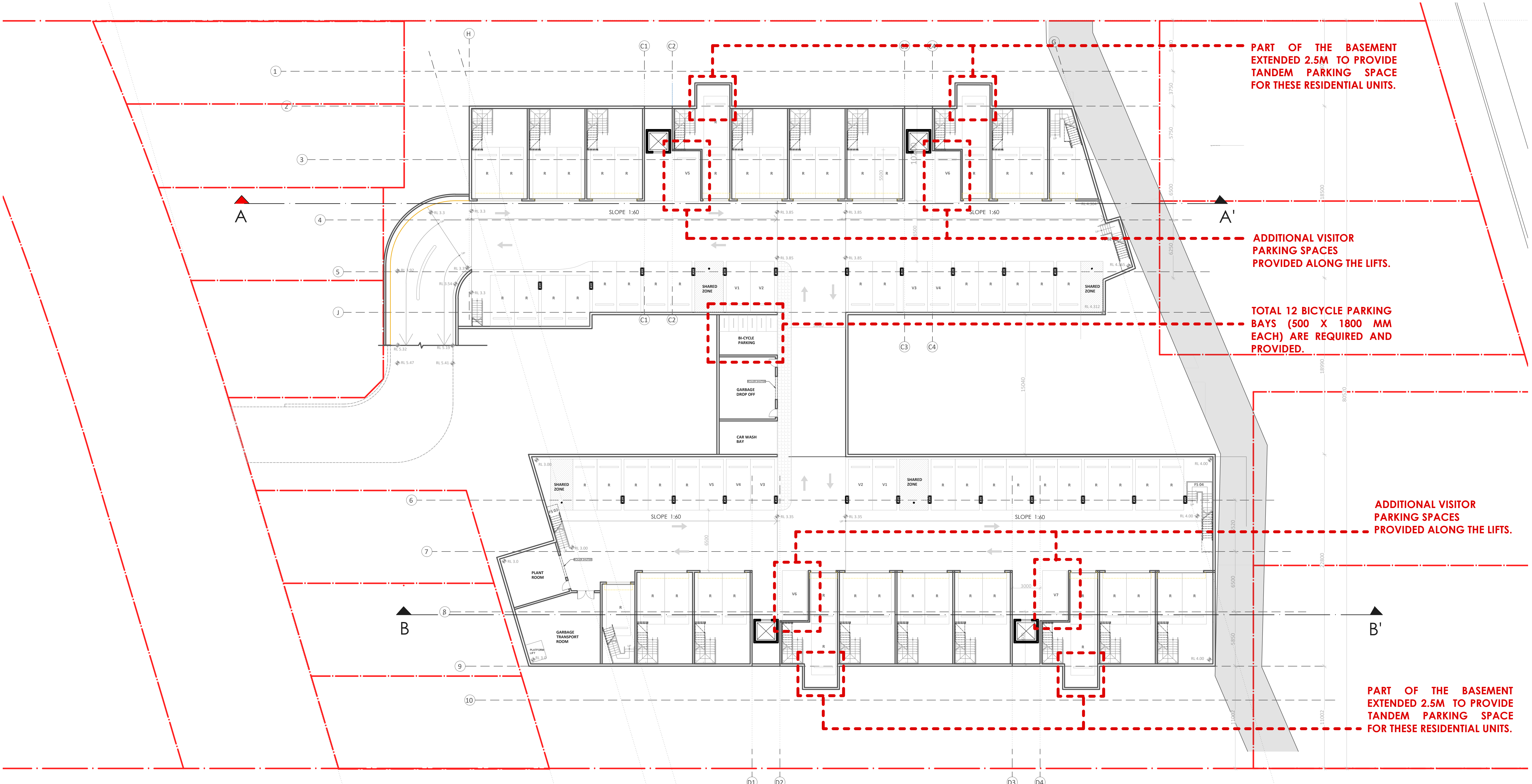
☐ Rated with

☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014

Assessor Signature  Date 15/03/20





PART OF THE BASEMENT
EXTENDED 2.5M TO PROVIDE
TANDEM PARKING SPACE
FOR THESE RESIDENTIAL UNITS.

ADDITIONAL VISITOR
PARKING SPACES
PROVIDED ALONG THE LIFTS.

TOTAL 12 BICYCLE PARKING
BAYS (500 X 1800 MM
EACH) ARE REQUIRED AND
PROVIDED.

ADDITIONAL VISITOR
PARKING SPACES
PROVIDED ALONG THE LIFTS.

PART OF THE BASEMENT
EXTENDED 2.5M TO PROVIDE
TANDEM PARKING SPACE
FOR THESE RESIDENTIAL UNITS.

NOTE:

TOTAL VISITOR PARKING SPACES REQUIRED = 12 NOS
TOTAL VISITOR PARKING SPACES PROVIDED = 13 NOS



Energy Rating

Certificate Number I30GS7ISKL

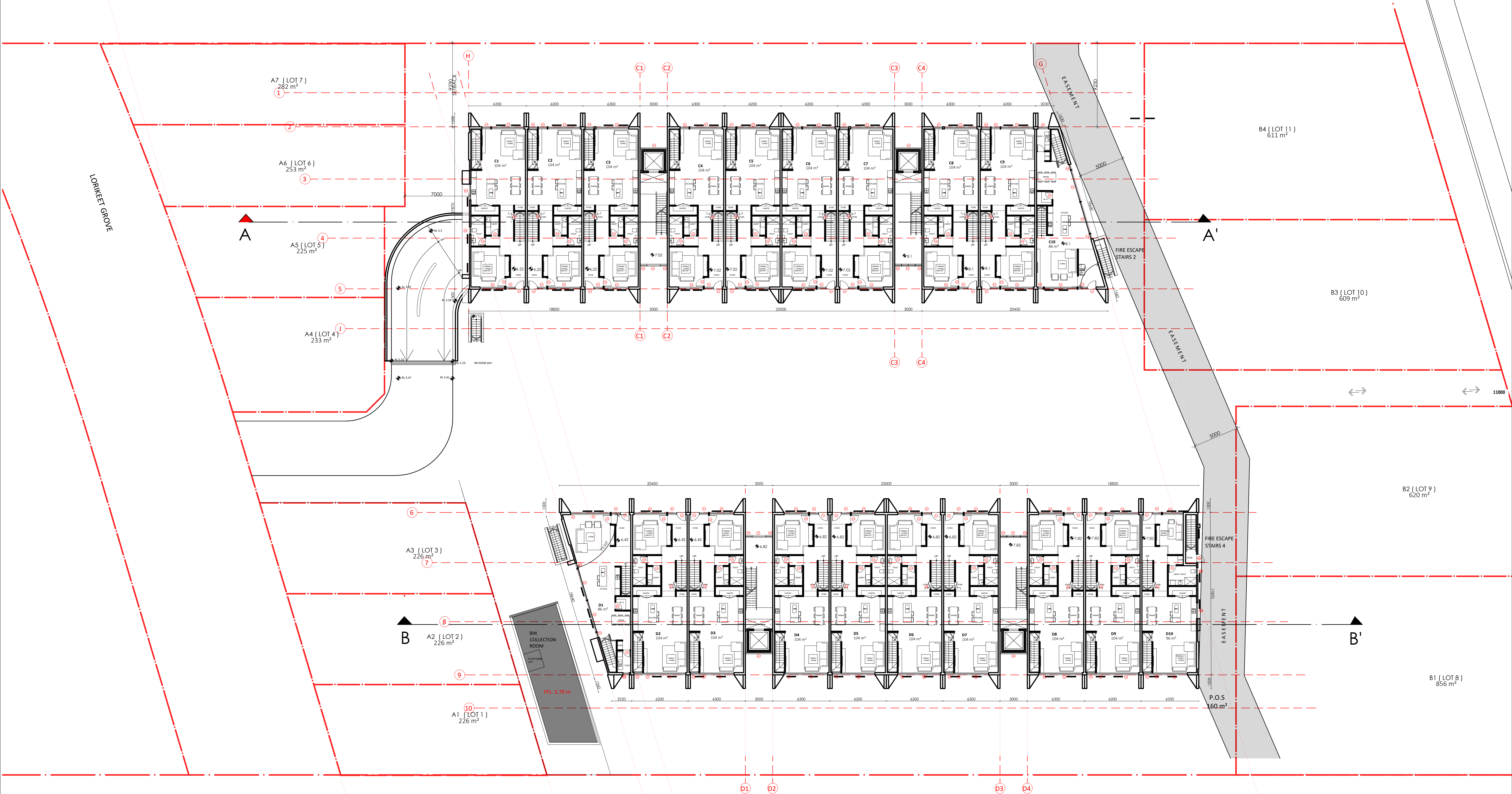
☐ single-dwelling rating 6.0av stars
☒ multi-unit development (attach listing of ratings) heating 23.5av MJ/m²
If selected, data specified is the average across the entire development cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014

Assessor Signature Date 15/03/20






BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water Tank 50,000L For irrigation of common area landscape and private open spaces	
Swimming Pool/ SPA	N/A	

Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all		
Hot Water	Central Hot Water System – gas instantaneous	
Cooling System	Refer to Basix Certificate for piping insulation requirements	
	Living Areas	1-phase airconditioning – 4star
Heating System	Bedrooms	1-phase airconditioning – 4 star
	Living Areas	1-phase airconditioning – 4 star
Ventilation	Bedrooms	1-phase airconditioning – 4 star
	Bathrooms	Individual fan-ducted to façade or roof; manual switch on/ off
	Kitchen	Individual fan-ducted to façade or roof; manual switch on/ off
	Laundry	Individual fan-ducted to façade or roof; manual switch on/ off
Artificial Lighting	Primary type of artificial lighting to be fluorescent or light emitting diode (LED)	

Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
Other	Cooktop	Gas cooktop/ electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	30 peak kW

**Energy Rating**

Certificate Number 130GS7ISKL

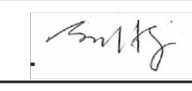
☐ single-dwelling rating 6.0av stars

☒ multi-unit development (attach listing of ratings) heating 23.5av MJ/m²

If selected, data specified is the average across the entire development cooling 25.1av MJ/m²

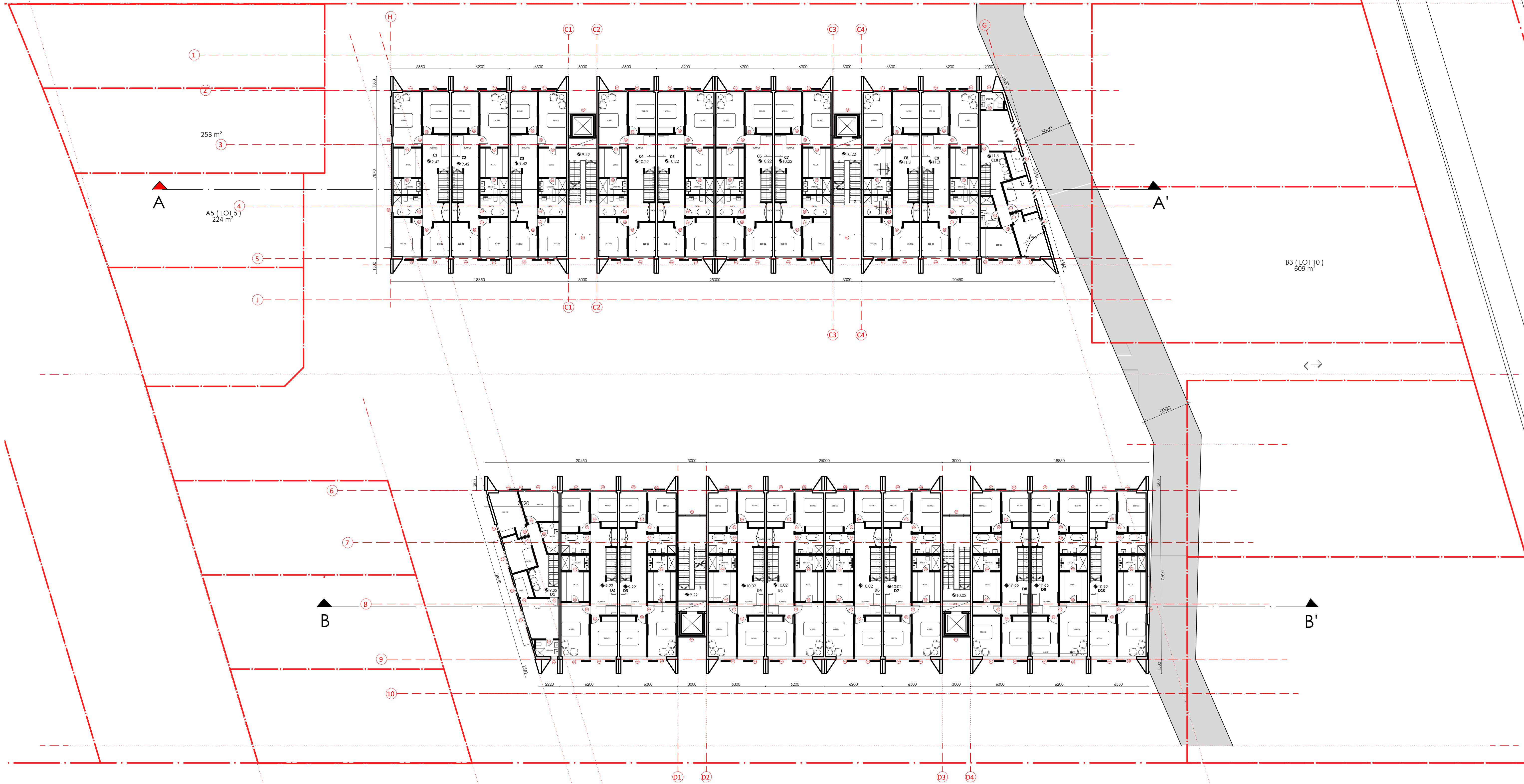
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BD4W/10/1014

Assessor Signature  Date 15/03/20




GROUND FLOOR PLAN



BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water Tank 50,000L For irrigation of common area landscape and private open spaces	
Swimming Pool/ SPA	N/A	

Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all		
Hot Water	Central Hot Water System – gas instantaneous Refer to Basix Certificate for piping insulation requirements	
Cooling System	Living Areas	1-phase airconditioning – 4star
	Bedrooms	1-phase airconditioning – 4 star
Heating System	Living Areas	1-phase airconditioning – 4 star
	Bedrooms	1-phase airconditioning – 4 star
Ventilation	Bathrooms	Individual fan-ducted to façade or roof; manual switch on/ off
	Kitchen	Individual fan-ducted to façade or roof; manual switch on/ off
	Laundry	Individual fan-ducted to façade or roof; manual switch on/ off
	Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways	Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways
Artificial Lighting Primary type of artificial lighting to be fluorescent or light emitting diode (LED)		

Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
Other	Cooktop	Gas cooktop/ electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	30 peak kW

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

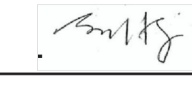
6.0av stars

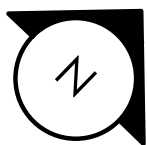
heating 23.5av MJ/m²

cooling 25.1av MJ/m²

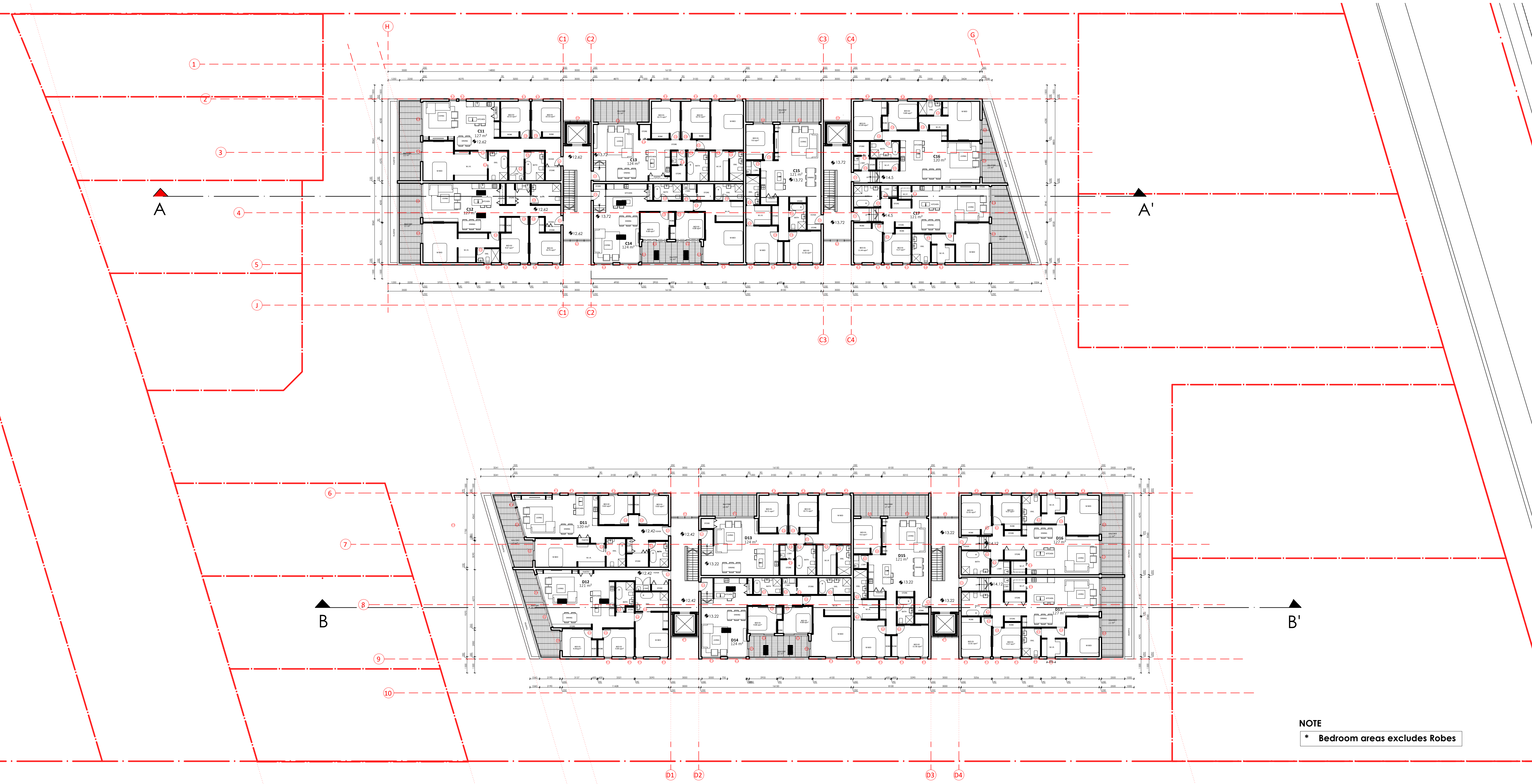
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

Assessor Signature  Date 15/03/20




FIRST FLOOR PLAN



BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water Tank 50,000L For irrigation of common area landscape and private open spaces	
Swimming Pool/ SPA	N/A	

Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all		
Hot Water	Central Hot Water System – gas instantaneous Refer to Basix Certificate for piping insulation requirements	
Cooling System	Living Areas	1-phase airconditioning – 4star
	Bedrooms	1-phase airconditioning – 4 star
Heating System	Living Areas	1-phase airconditioning – 4 star
	Bedrooms	1-phase airconditioning – 4 star
Ventilation	Bathrooms	Individual fan-ducted to façade or roof; manual switch on/ off
	Kitchen	Individual fan-ducted to façade or roof; manual switch on/ off
	Laundry	Individual fan-ducted to façade or roof; manual switch on/ off
Artificial Lighting Primary type of artificial lighting to be fluorescent or light emitting diode (LED)		Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways

Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
	Other	
Other	Cooktop	Gas cooktop/ electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	30 peak kW

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

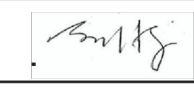
6.0av stars

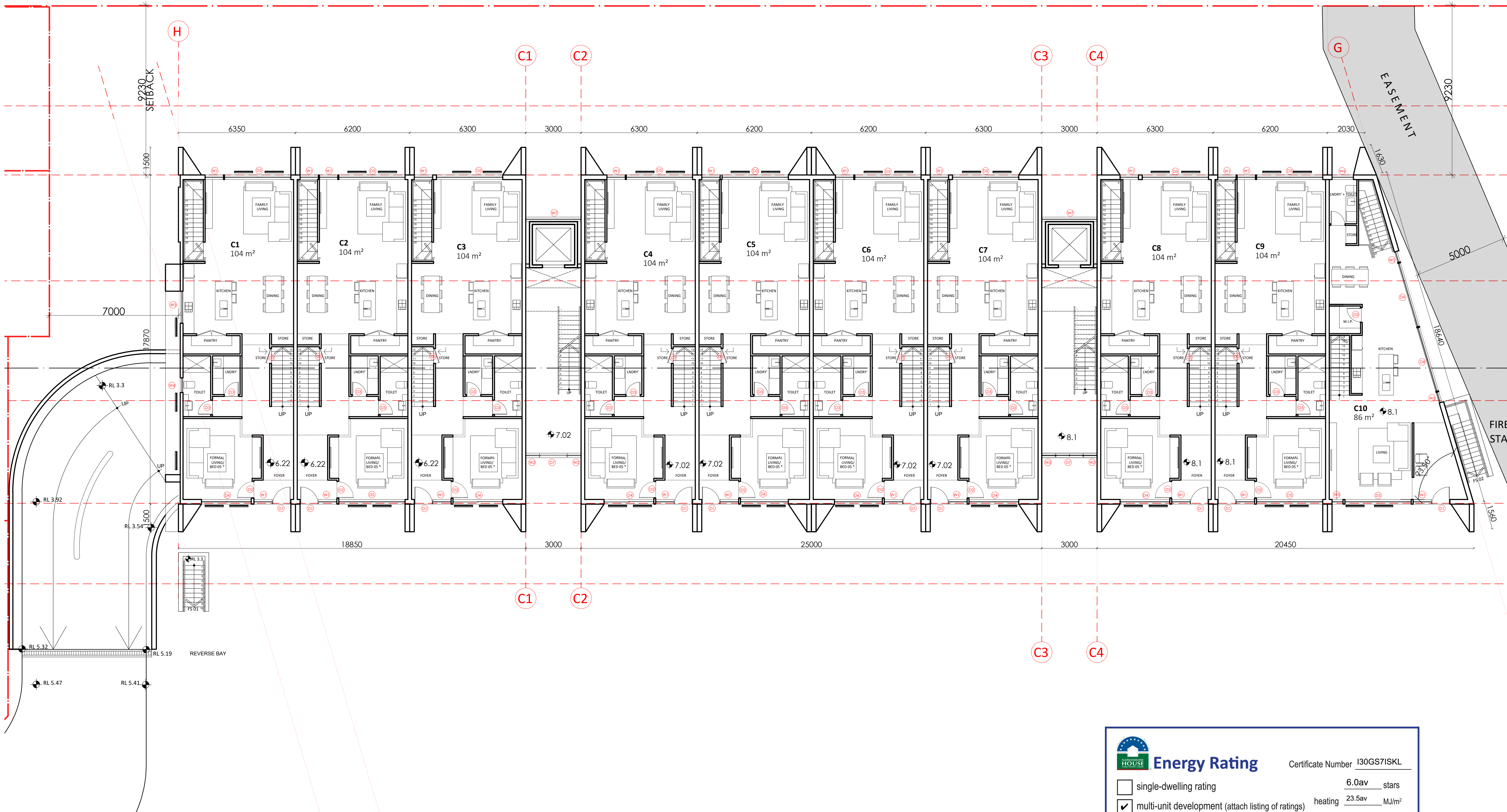
heating 23.5av MJ/m²


cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014

Assessor Signature  Date 15/03/20



**Energy Rating**

Certificate Number I30GS7ISKL

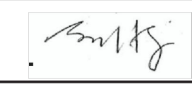
☐ single-dwelling rating

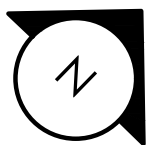
☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 6.0av stars
cooling 23.5av MJ/m²
25.1av MJ/m²

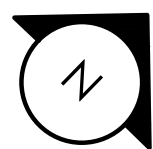
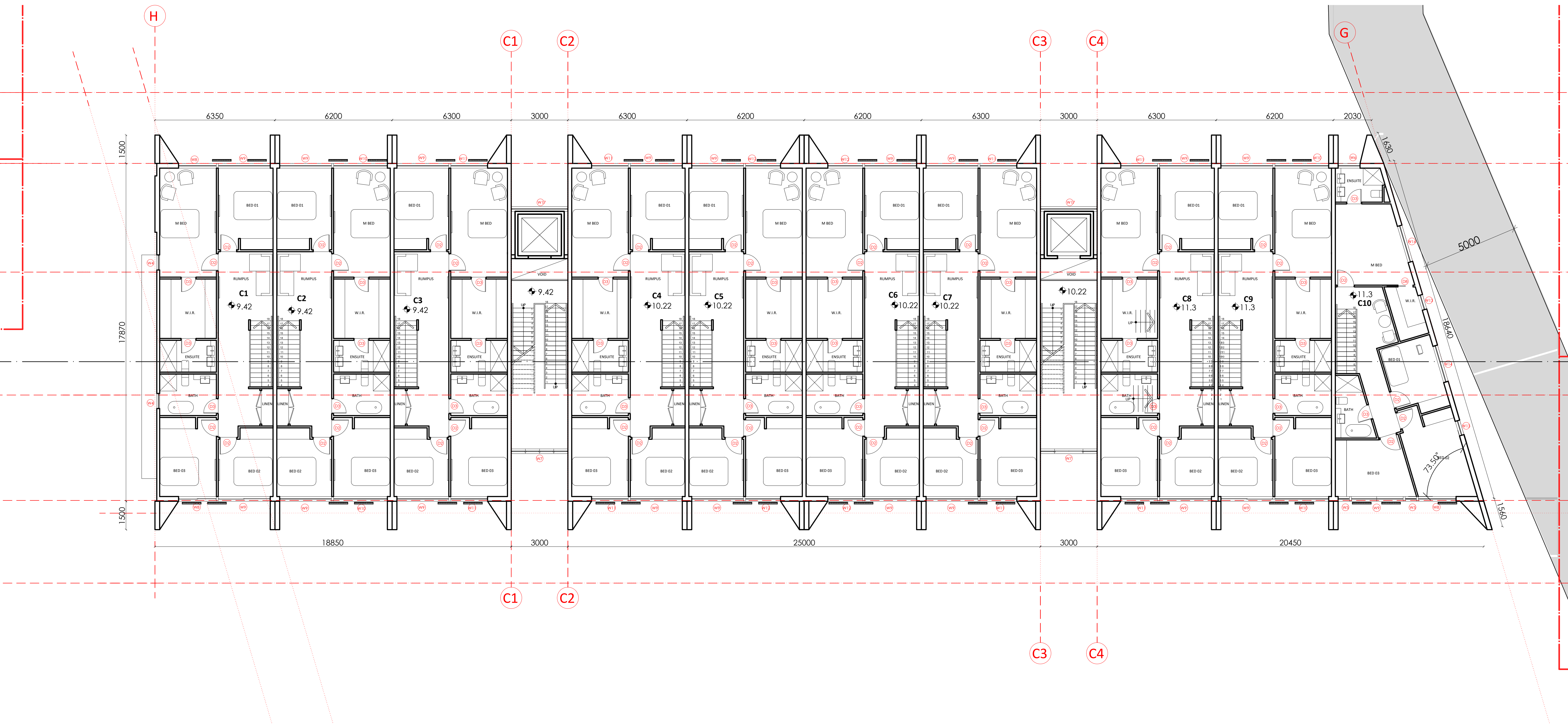
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BD/V10/1014


Assessor Signature  Date 15/03/20



GROUND FLOOR PLAN (BLOCK C)



FIRST FLOOR PLAN (BLOCK C)

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development


heating 6.0av stars

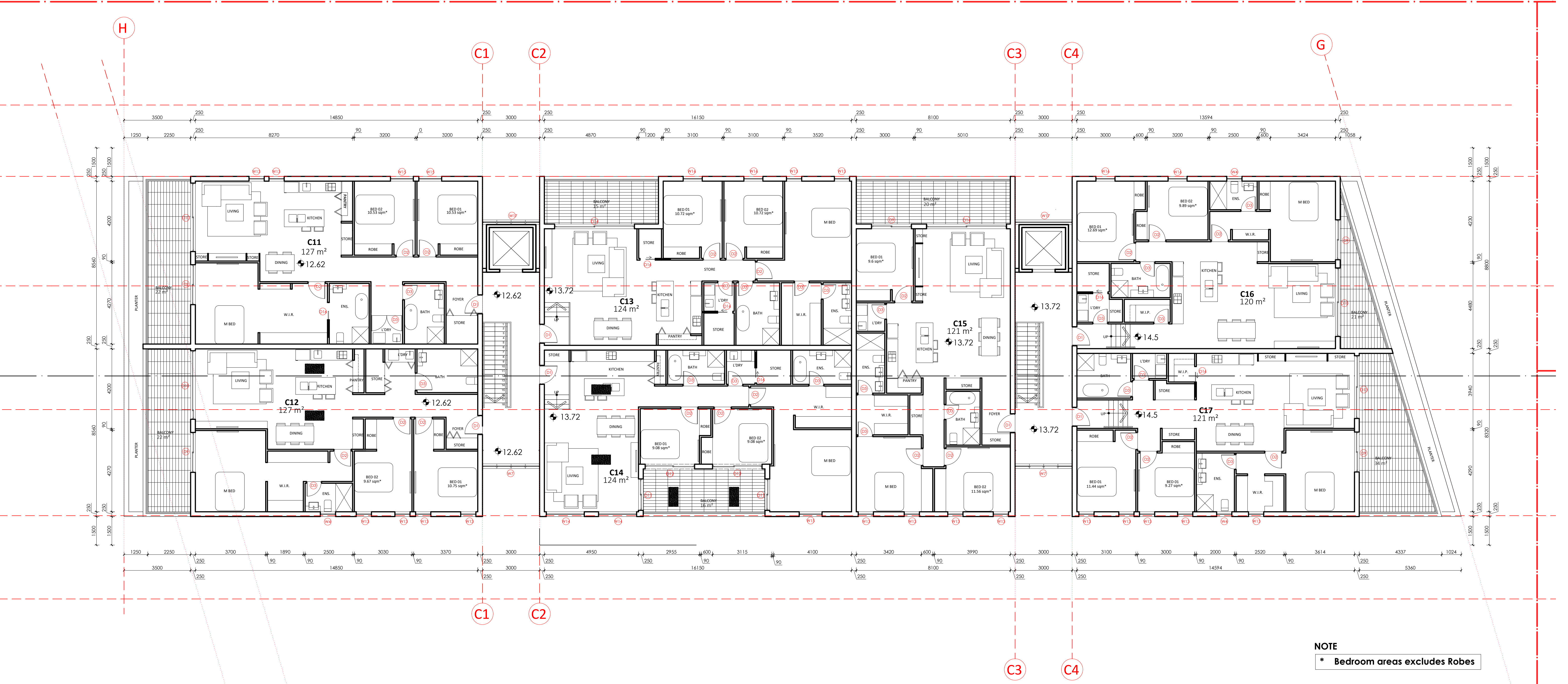
cooling 23.5av MJ/m²

25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

Assessor Signature  Date 15/03/20



NOTE
* Bedroom areas excludes Robes

BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water Tank 50,000L For irrigation of common area landscape and private open spaces	
Swimming Pool/ SPA	N/A	

Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all		
Hot Water	Central Hot Water System – gas instantaneous Refer to Basix Certificate for piping insulation requirements	
Cooling System	Living Areas	1-phase airconditioning – 4star
	Bedrooms	1-phase airconditioning – 4 star
Heating System	Living Areas	1-phase airconditioning – 4 star
	Bedrooms	1-phase airconditioning – 4 star
Ventilation	Bathrooms	Individual fan-ducted to façade or roof; manual switch on/ off
	Kitchen	Individual fan-ducted to façade or roof; manual switch on/ off
	Laundry	Individual fan-ducted to façade or roof; manual switch on/ off
Artificial Lighting	Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways	
Primary type of artificial lighting to be fluorescent or light emitting diode (LED)		

Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
Other	Cooktop	Gas cooktop/ electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	30 peak kW



Energy Rating

Certificate Number I30GS7IS

☐ single-dwelling rating

6.0av stz

☒ multi-unit development (attach listing of ratings)

heating 23.5av MJ

cooling 25.1av MJ

Recessed downlights confirmation:

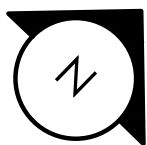
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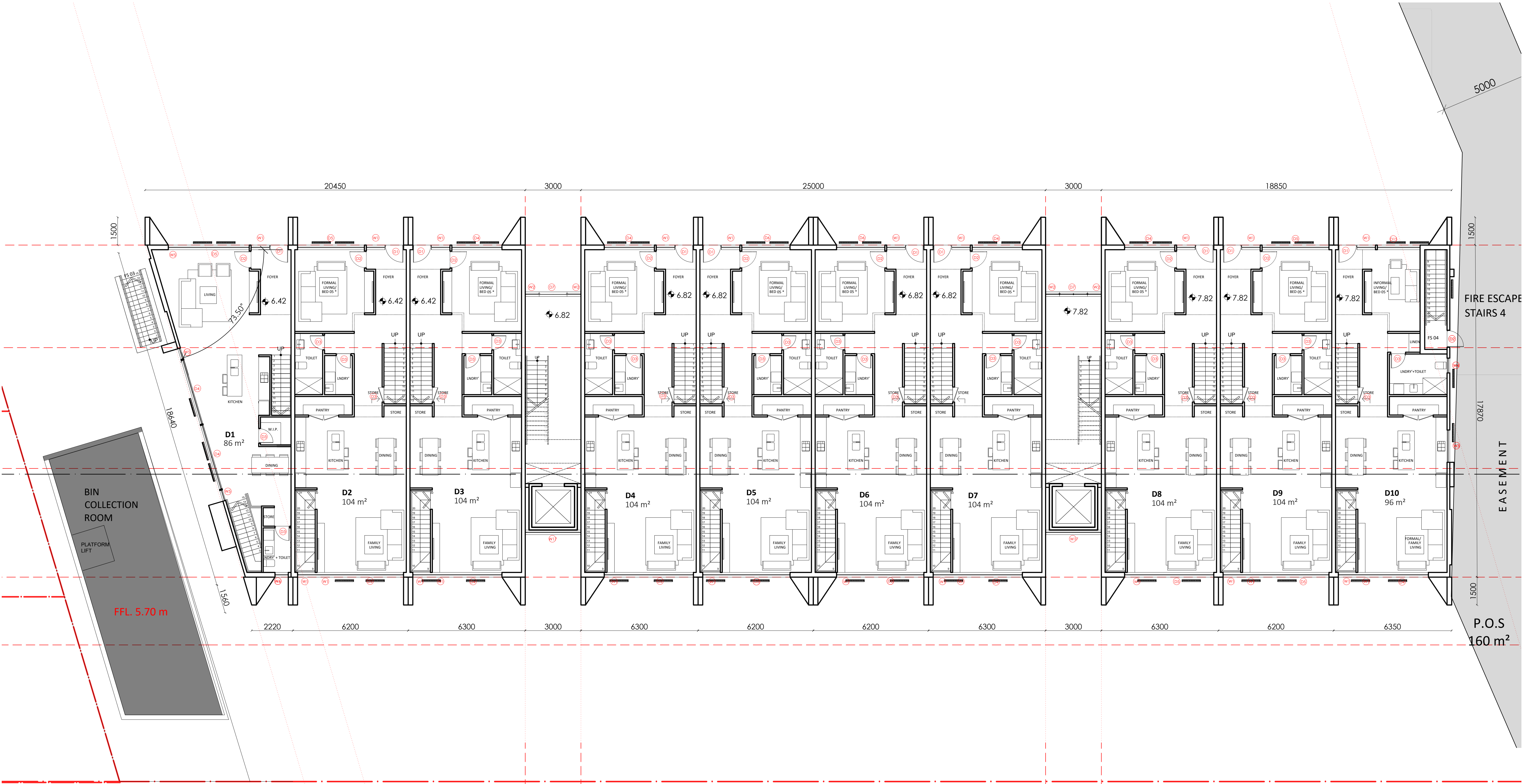
☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014


Assessor Signature

Date 15/03/20





GROUND FLOOR PLAN (BLOCK D)

**Energy Rating**

Certificate Number **I30GS7ISKL**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

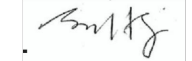
6.0av stars

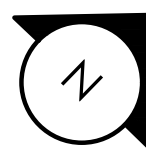
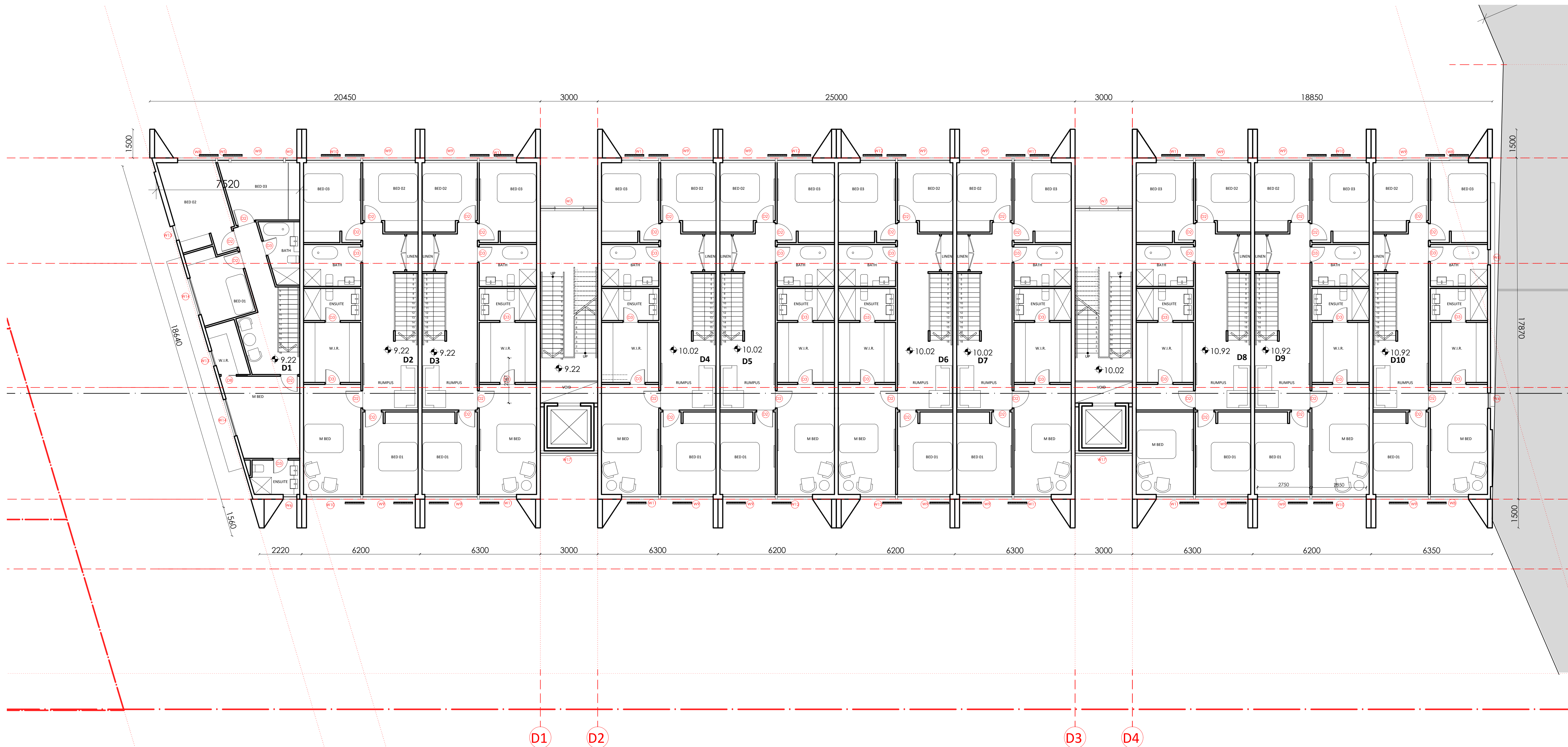
heating 23.5av MJ/m²

cooling 25.1av MJ/m²


Recessed downlights confirmation: ☐ Rated with ☒ Rated without

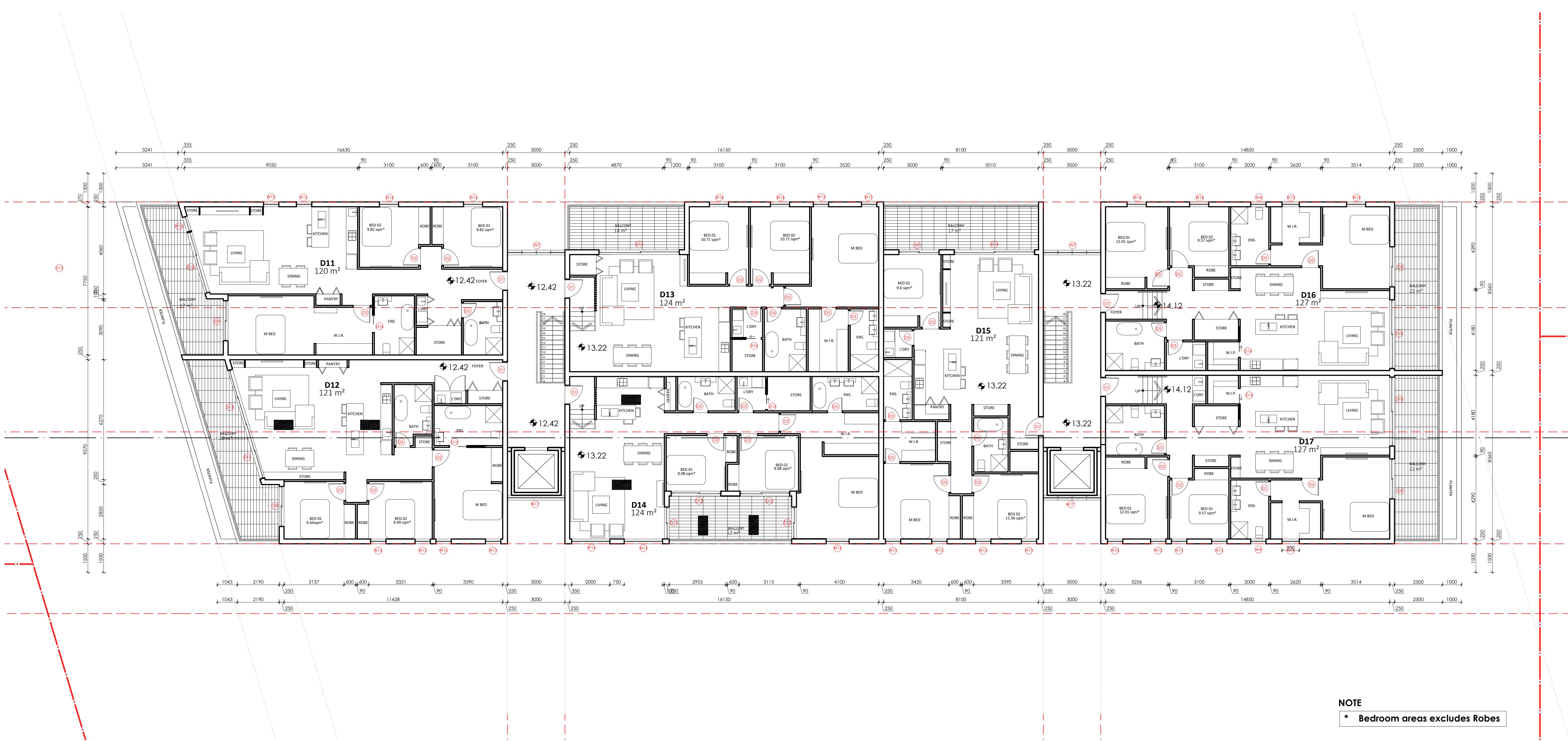
Assessor Name/Number Sowmya Sastry VIC/BDAY/10/1014

Assessor Signature  Date 15/03/20



FIRST FLOOR PLAN (BLOCK D)

	Energy Rating	Certificate Number <u>I30GS7ISKL</u>
<input type="checkbox"/> single-dwelling rating		<u>6.0av</u> stars
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings) <small>If selected, data specified is the average across the entire development</small>	heating <u>23.5av</u> MJ/m ²	cooling <u>25.1av</u> MJ/m ²
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number <u>Sowmya Sastry VIC/BDAY/10/1014</u>		
Assessor Signature <u>[Signature]</u> Date <u>15/03/20</u>		




NOTE
* Bedroom areas excludes Robes

BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water Tank 50,000L For irrigation of common area landscape and private open spaces	
Swimming Pool/ SPA	N/A	

Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all		
Hot Water	Central Hot Water System – gas instantaneous Refer to Basix Certificate for piping insulation requirements	
Cooling System	Living Areas	1-phase airconditioning – 4star
	Bedrooms	1-phase airconditioning – 4 star
Heating System	Living Areas	1-phase airconditioning – 4 star
	Bedrooms	1-phase airconditioning – 4 star
Ventilation	Bathrooms	Individual fan-ducted to façade or roof; manual switch on/ off
	Kitchen	Individual fan-ducted to façade or roof; manual switch on/ off
	Laundry	Individual fan-ducted to façade or roof; manual switch on/ off
	Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways	Individual fan-ducted to façade or roof; manual switch on/ off
Artificial Lighting Primary type of artificial lighting to be fluorescent or light emitting diode (LED)		

Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
Other	Cooktop	Gas cooktop/ electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	30 peak kW

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

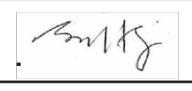
6.0av stars

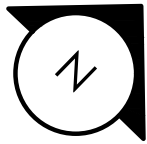
heating 23.5av MJ/m²

cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

Assessor Signature  Date 15/03/20




SECOND FLOOR PLAN (BLOCK D)



NORTH- WEST ELEVATION BLOCK C



SOUTH- EAST ELEVATION BLOCK C



Energy Rating

Certificate Number 130GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

6.0av stars

heating 23.5av MJ/m²

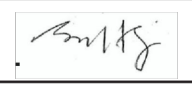
cooling 25.1av MJ/m²

Recessed downlights confirmation:

☐ Rated with

☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014


Assessor Signature  Date 15/03/20



SOUTH- EAST ELEVATION BLOCK D



NORTH- WEST ELEVATION BLOCK D

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

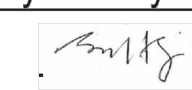
6.0av stars

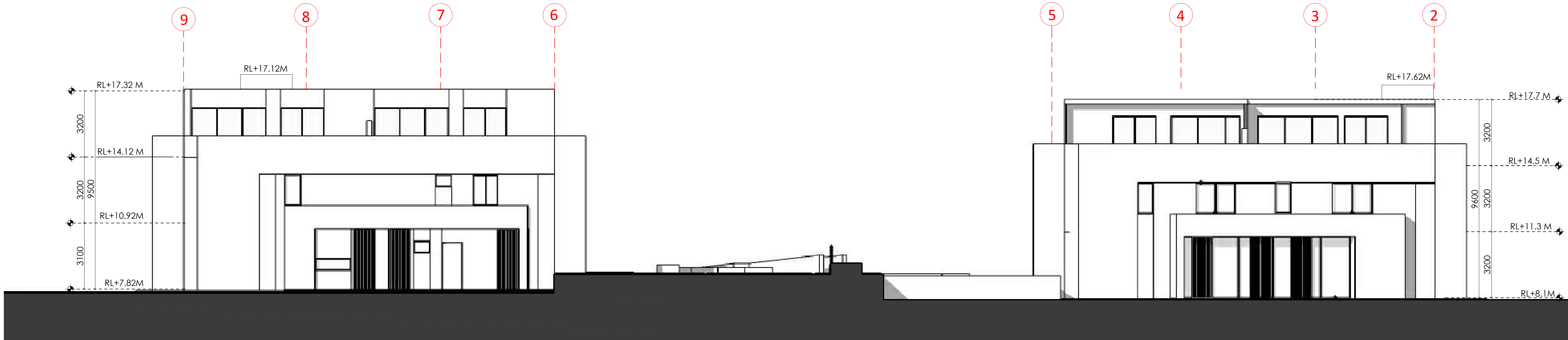
heating 23.5av MJ/m²

cooling 25.1av MJ/m²

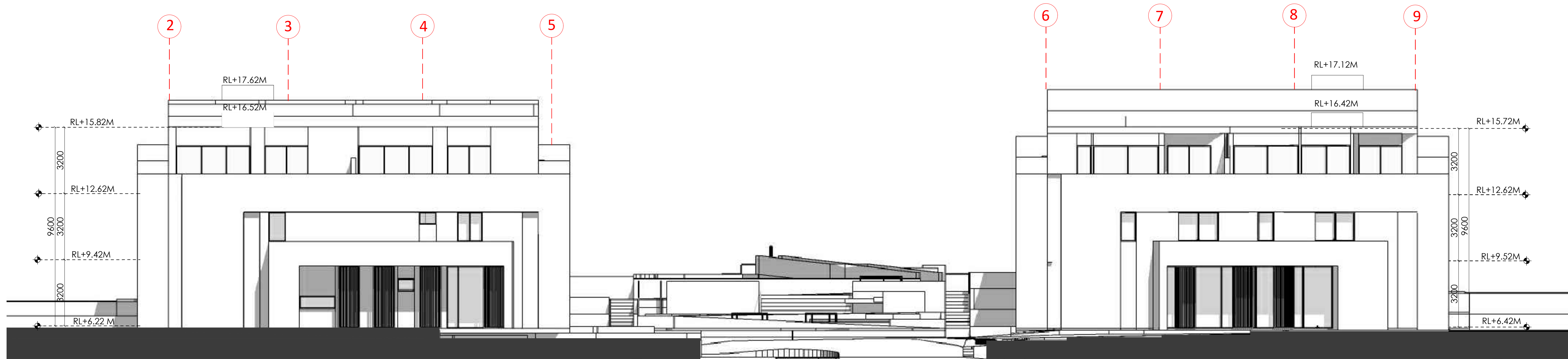
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014


Assessor Signature  Date 15/03/20



NORTH- EAST ELEVATION



SOUTH- WEST ELEVATION

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

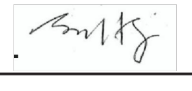
6.0av stars

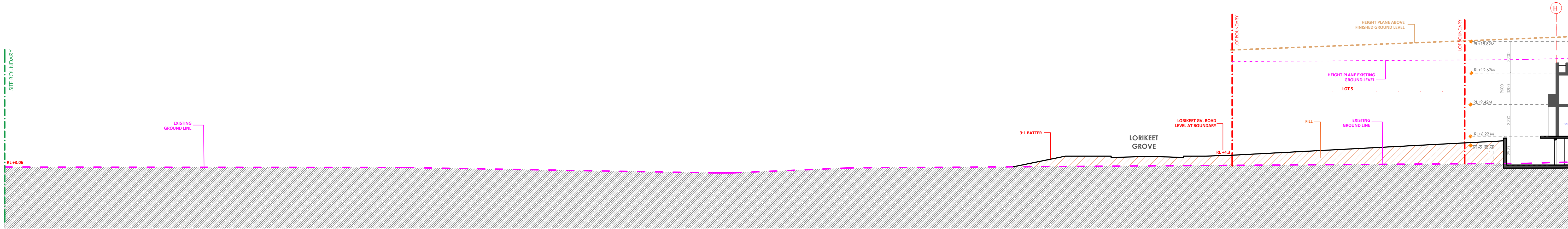
heating 23.5av MJ/m²

cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014

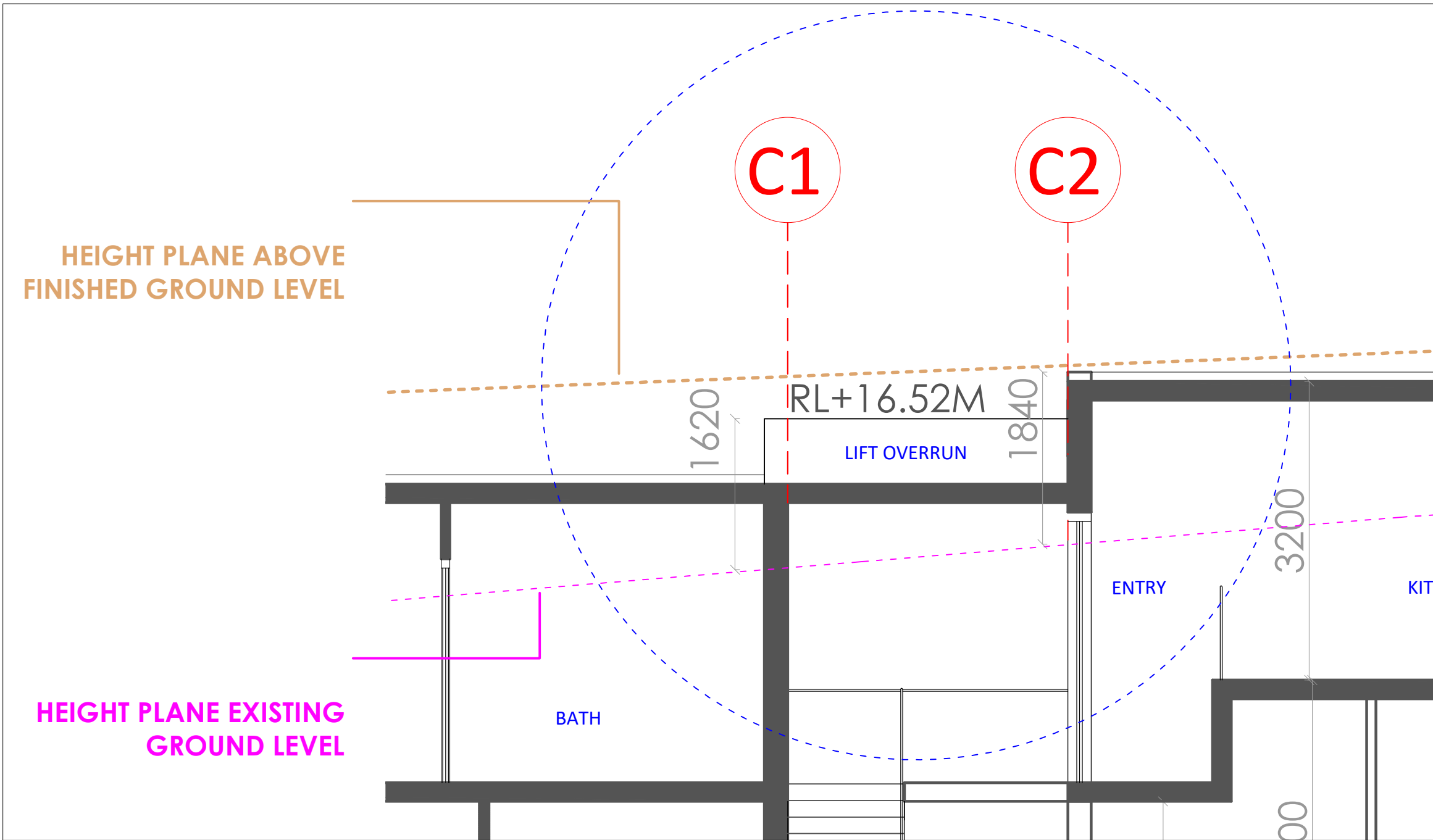
Assessor Signature  Date 15/03/20



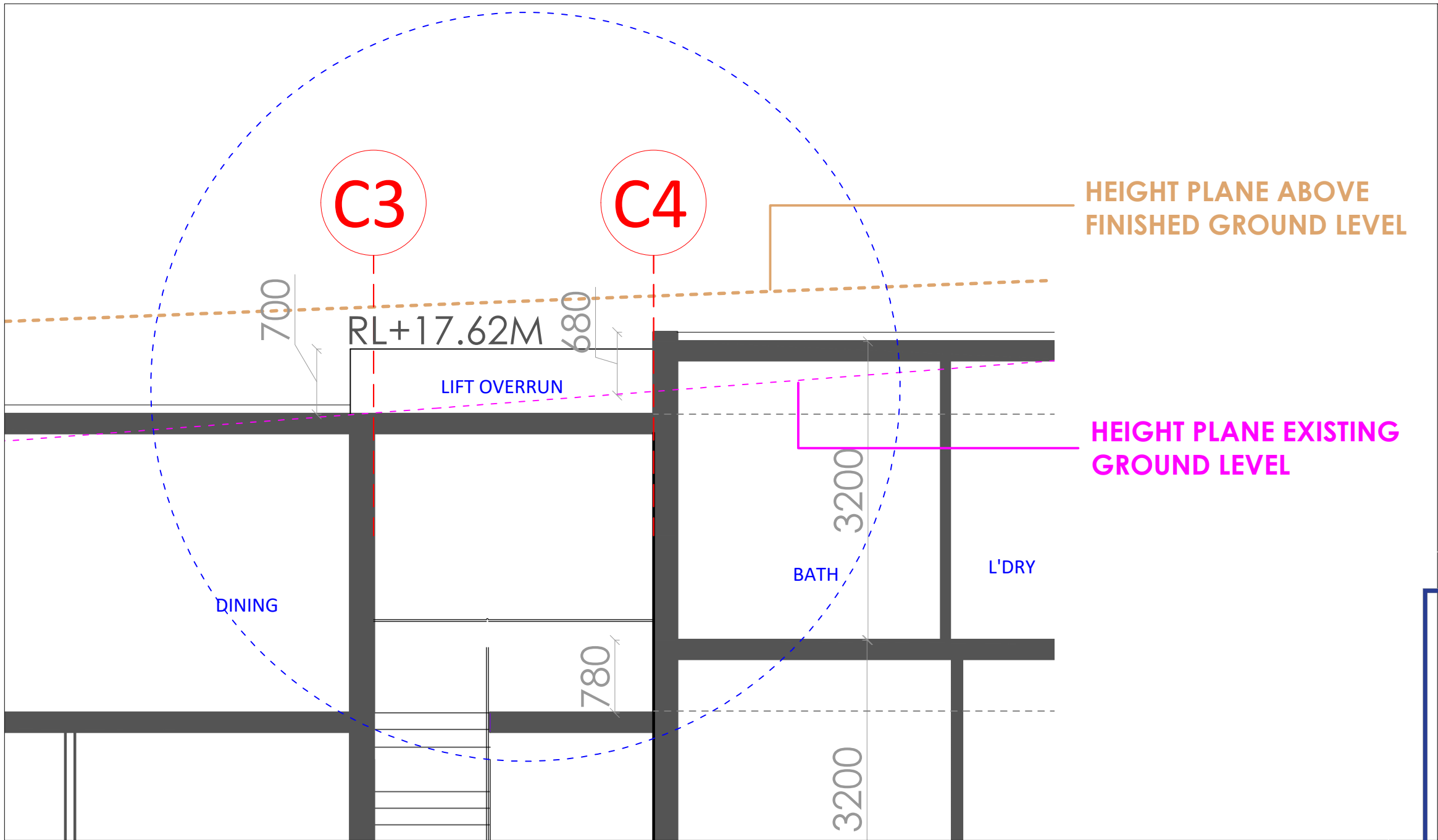
SECTION AA' - PART SOUTH OF LORIKEET GROVE (CONTINUES BELOW)




SECTION AA' - PART NORTH OF LORIKEET GROVE



DETAIL A (1:50)



DETAIL B (1:50)

**Energy Rating**

Certificate Number I30GS71SKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

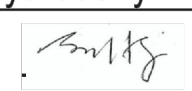
6.0av stars

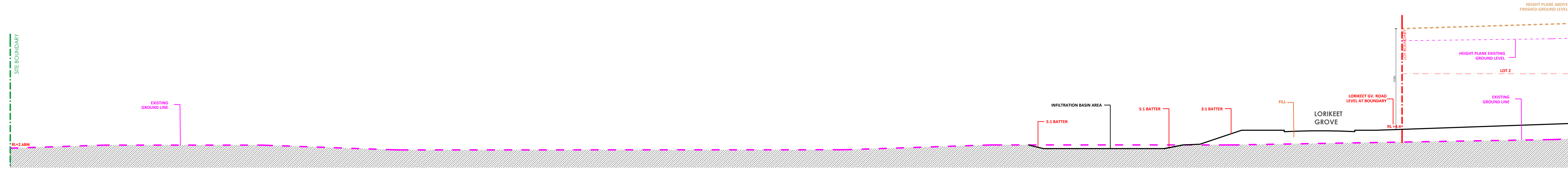
heating 23.5av MJ/m²

cooling 25.1av MJ/m²

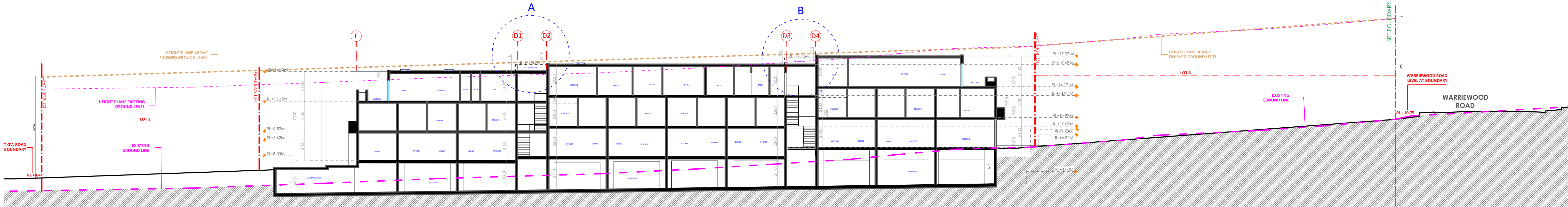
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

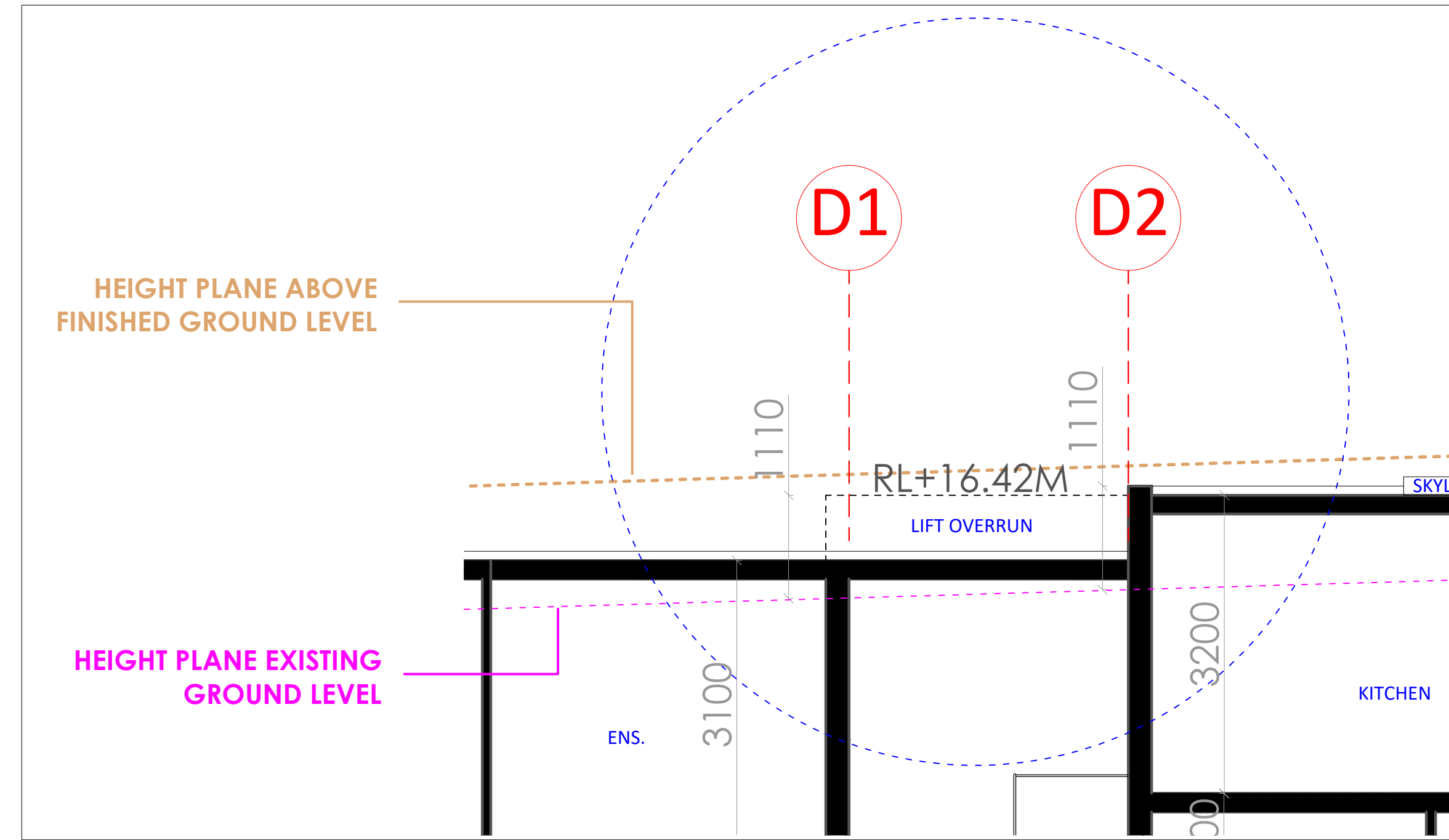
Assessor Signature  Date 15/03/20



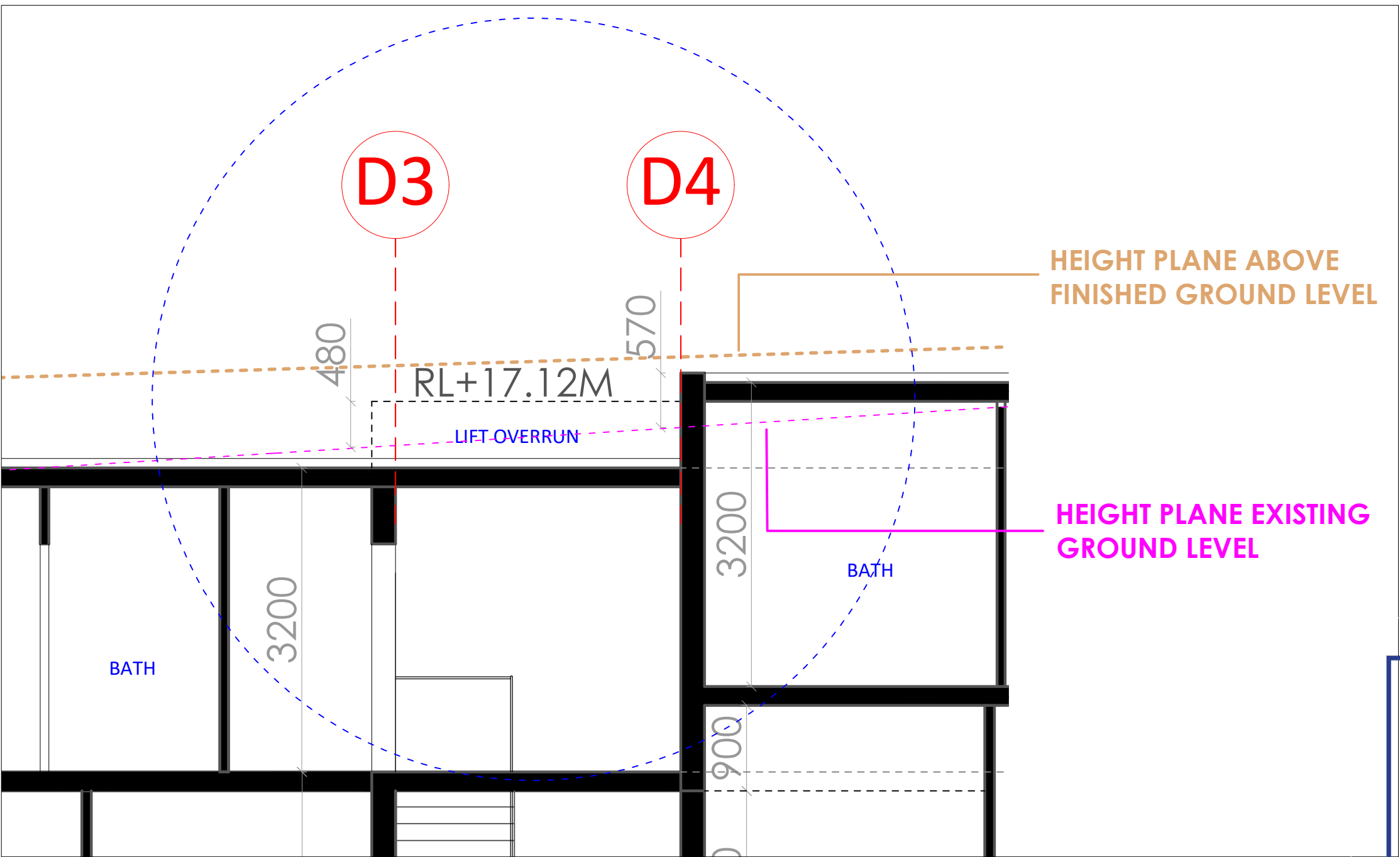
SECTION BB' - PART SOUTH OF LORIKEET GROVE (CONTINUES BELOW)




SECTION BB' - PART NORTH OF LORIKEET GROVE



DETAIL A (1:50)



DETAIL B (1:50)

**Energy Rating**

Certificate Number 130GS71SKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

6.0av stars

heating 23.5av MJ/m²


cooling 25.1av MJ/m²

Recessed downlights confirmation:

☐ Rated with

☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

Assessor Signature  Date 15/03/20



9 AM, 21ST JUNE



10 AM, 21ST JUNE



11 AM, 21ST JUNE



12 PM, 21ST JUNE

* BLOCK C RECEIVES FULL SOLAR ACCESS IN THE BACKYARD POS FROM 9AM TO 3PM

* BLOCK D RECEIVES 2 HOURS OF SOLAR ACCESS IN THE BACKYARD POS (POS REQUIREMENT IS 15 SQM), OVER 10 SQM RECEIVES DIRECT SUNLIGHT FROM 9AM TO 11 AM. IN ADDITION TO THIS, THE FRONTYARD POS RECIEVE SUNLIGHT FROM 9AM TO 2PM

- BACKYARD PRIVATE OPEN SPACE
- FRONTYARD PRIVATE OPEN SPACE
- SKYLIGHT

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM



1 PM, 21ST JUNE



2 PM, 21ST JUNE



3 PM, 21ST JUNE

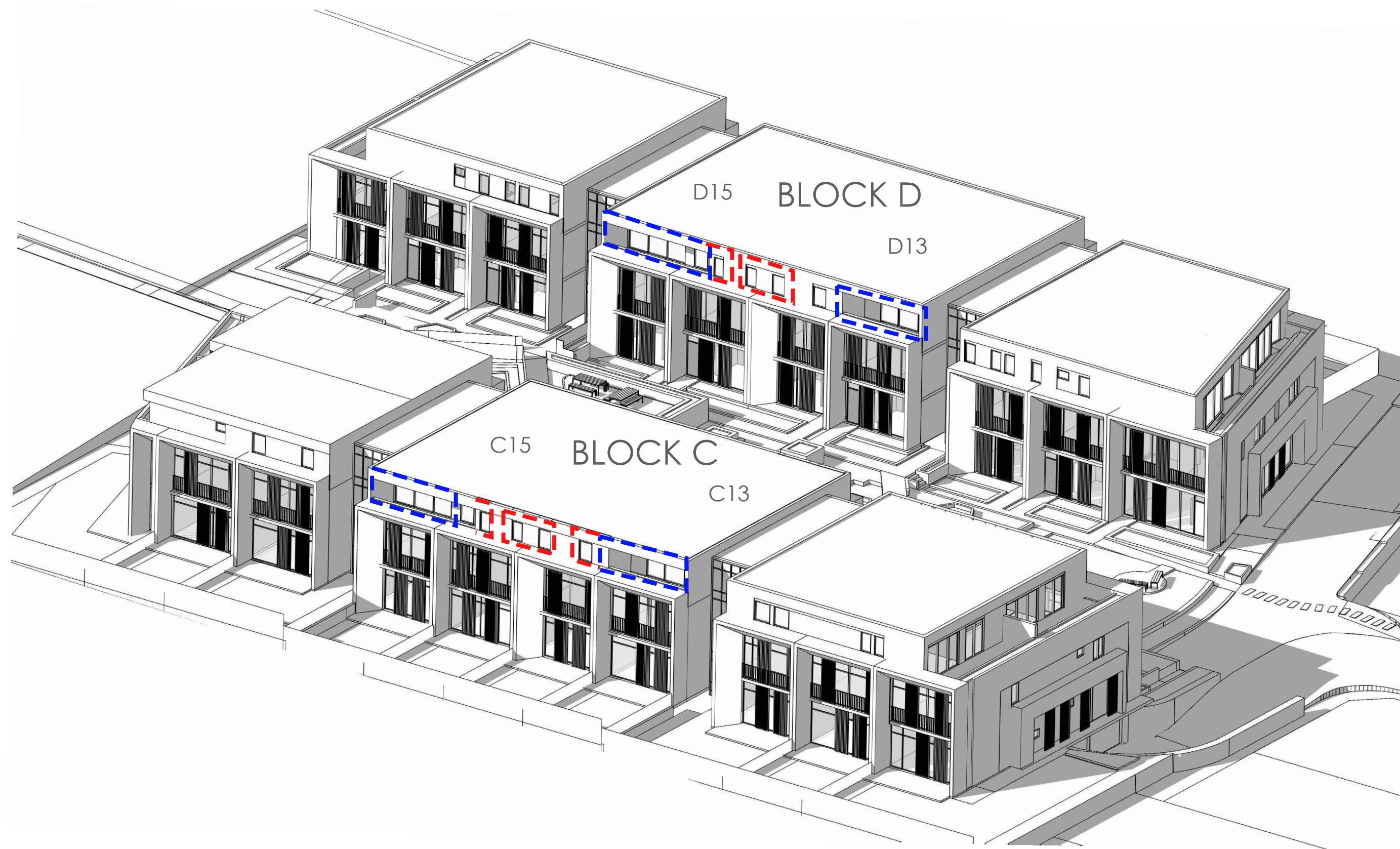
PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM

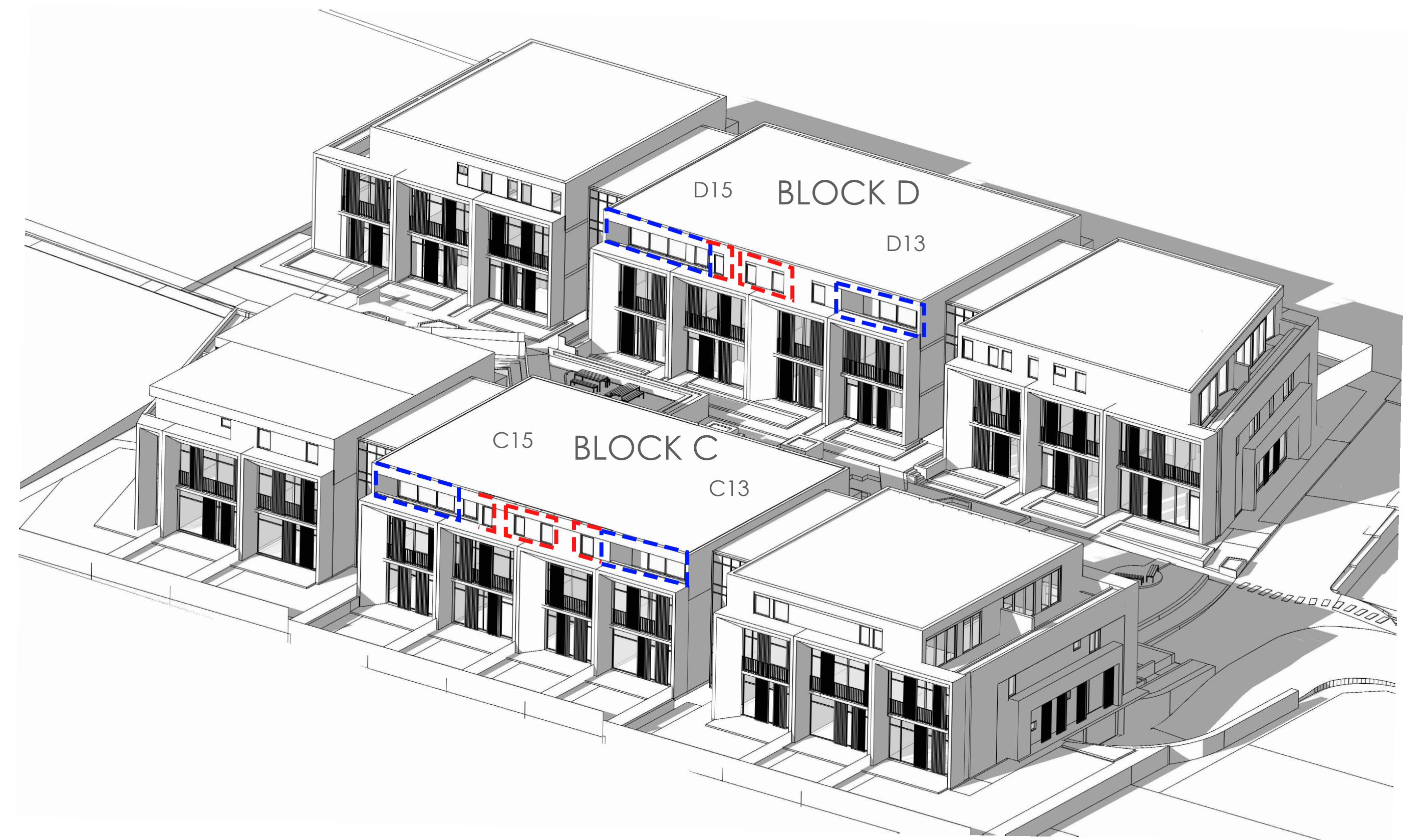
* BLOCK C RECEIVES FULL SOLAR ACCESS
IN THE BACKYARD POS FROM 9AM TO 3PM

* BLOCK D RECEIVES 2 HOURS OF SOLAR
ACCESS IN THE BACKYARD POS (POS
REQUIREMENT IS 15 SQM), OVER 10 SQM
RECEIVES DIRECT SUNLIGHT FROM 9AM TO
11 AM. IN ADDITION TO THIS, THE
FRONTYARD POS RECIEVE SUNLIGHT FROM
9AM TO 2PM

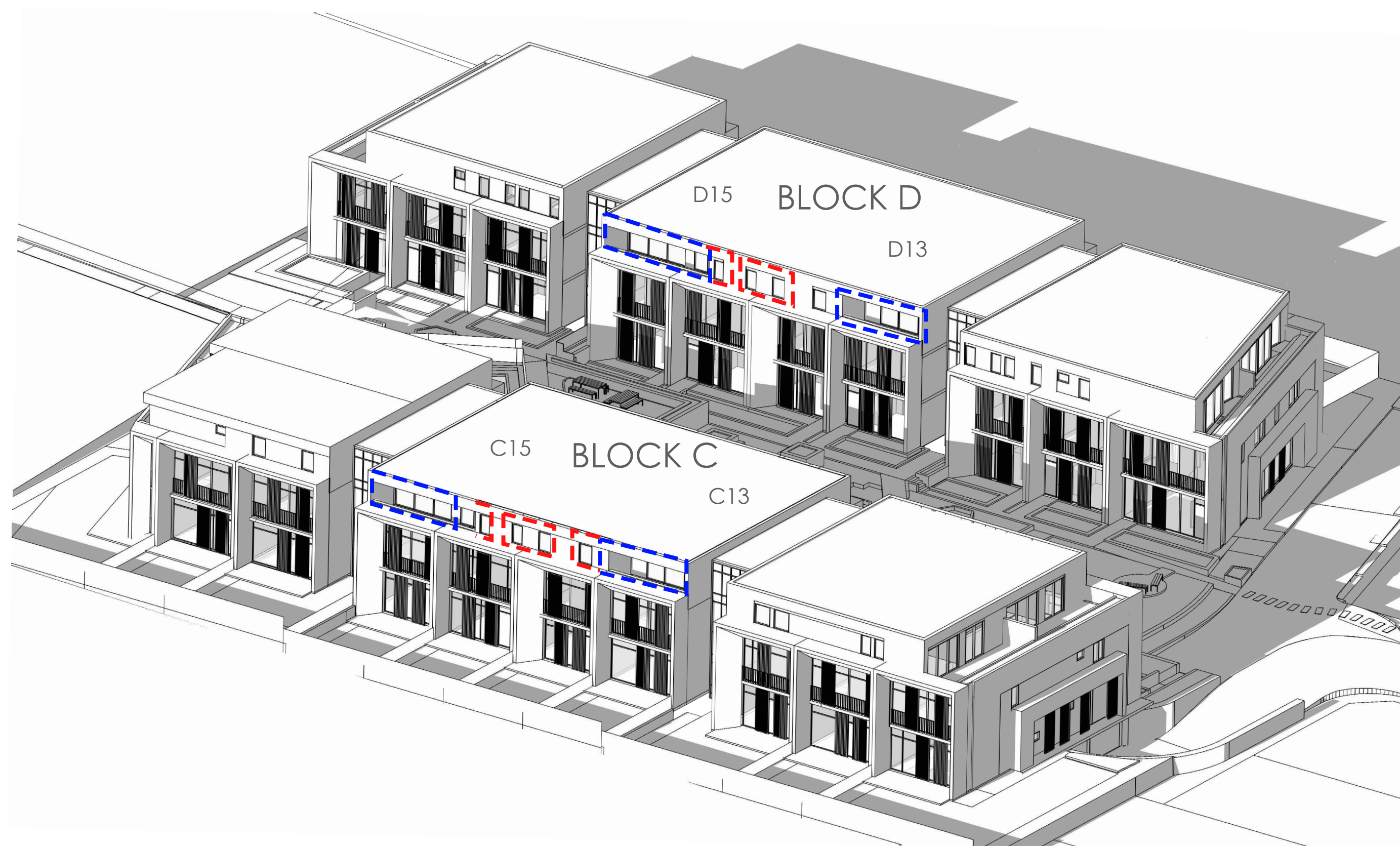
- BACKYARD PRIVATE OPEN SPACE
- FRONTYARD PRIVATE OPEN SPACE
- SKYLIGHT



3D _1 : 1 PM, 21ST JUNE



3D _2 : 2 PM, 21ST JUNE



3D _3 : 3 PM, 21ST JUNE

--- WINDOW
--- BALCONI

* 3D _1 , 3D _2 & 3D _3 SHOW THAT BALCONIES ON UNIT C13, C15, D13 & D15 OF TOP FLOOR IN BLOCK C & BLOCK D GETS SUFFICIENT SOLAR ACCESS FROM 1PM TO 3PM

THESE UNITS, THUS, COMPLY WITH THE 2 HRS OF SOLAR ACCESS REQUIREMENT FROM 9AM TO 3PM ON 21ST JUNE .

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.

A13 _ b

R-01

05/08/2020



3D _1 : 9 AM, 21ST JUNE

- SKYLIGHT
- UNITS FACING SOUTH AND EAST
- WINDOWS
- BALCONIES

* 3D _ 4 SHOWS THAT UNITS WHICH HAVE BALCONIES FACING SOUTH AND EAST - C12, C14, D12 & D14, DO NOT RECEIVE DIRECT SOLAR ACCESS THROUGH WINDOWS OR BALCONIES AT ANY POINT BETWEEN 9 AM TO 3 PM.

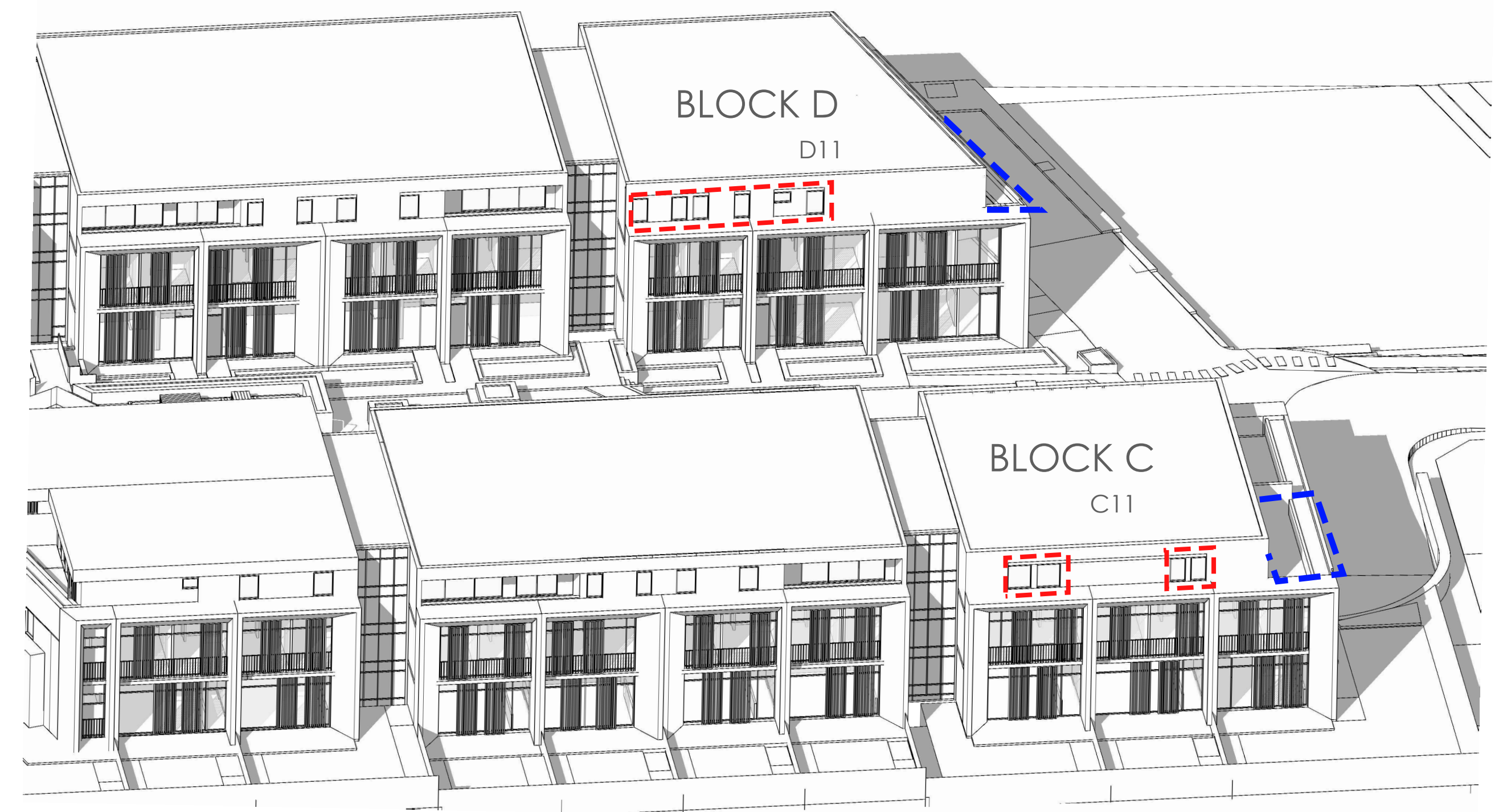
THESE UNITS HAVE, THUS, BEEN PROVIDED WITH SKYLIGHTS OF 1 SQM OF GLAZING AREA EACH AS A PRIMARY SOURCE OF DIRECT SUNLIGHT INTO THE UNITS.

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

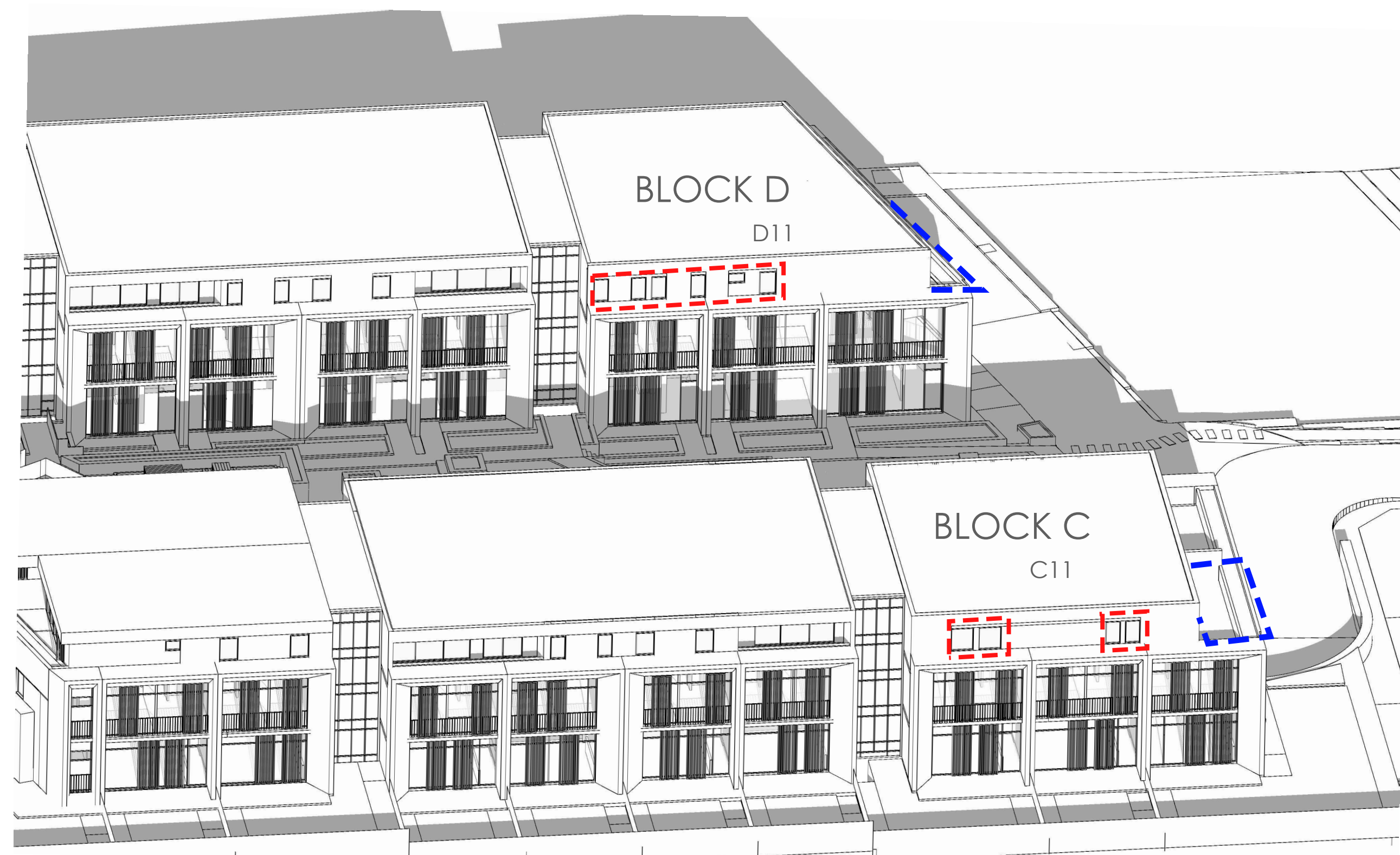
SHADOW DIAGRAM



3D _1 :12 PM, 21ST JUNE



3D _2 : 1 PM, 21ST JUNE



3D _3 :3 PM, 21ST JUNE

- WINDOWS
- BALCONIES

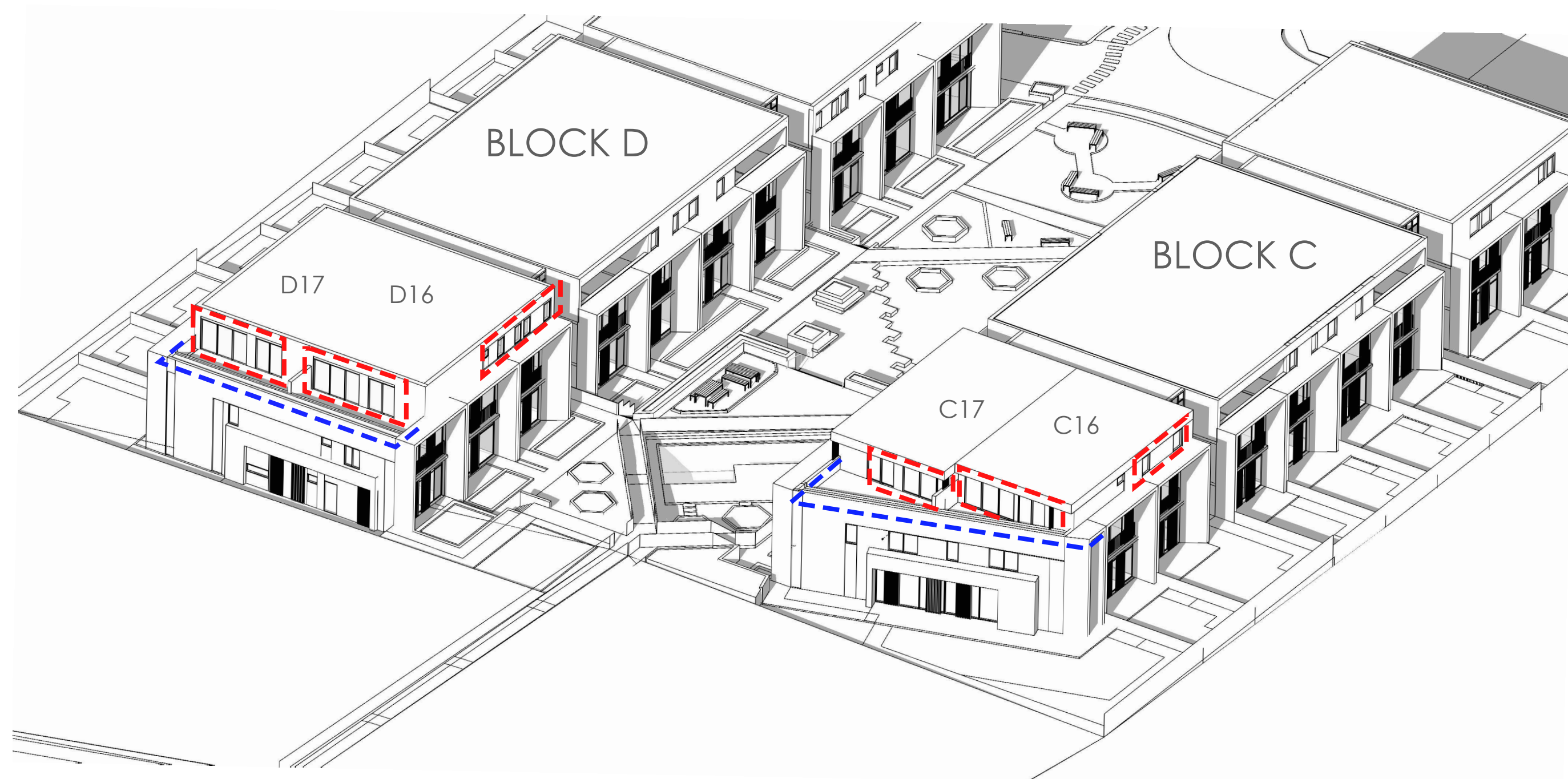
PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM

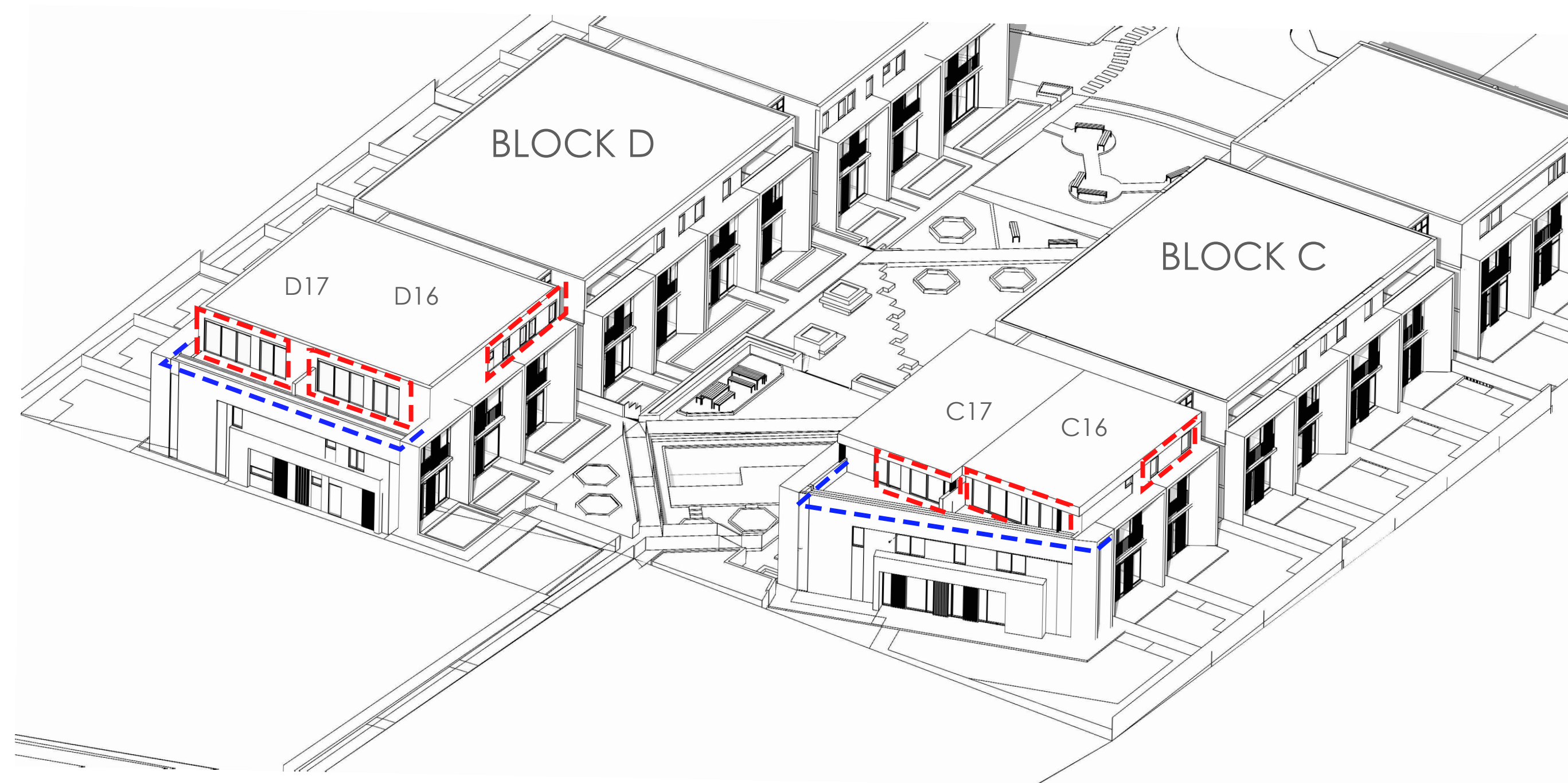
SCALE N/A

* 3D _1 , 3D _2 & 3D _3 SHOW THAT UNITS C11 & D11 OF TOP FLOOR IN BLOCK C & BLOCK D GETS SUFFICIENT SOLAR ACCESS FROM 12 PM TO 3PM

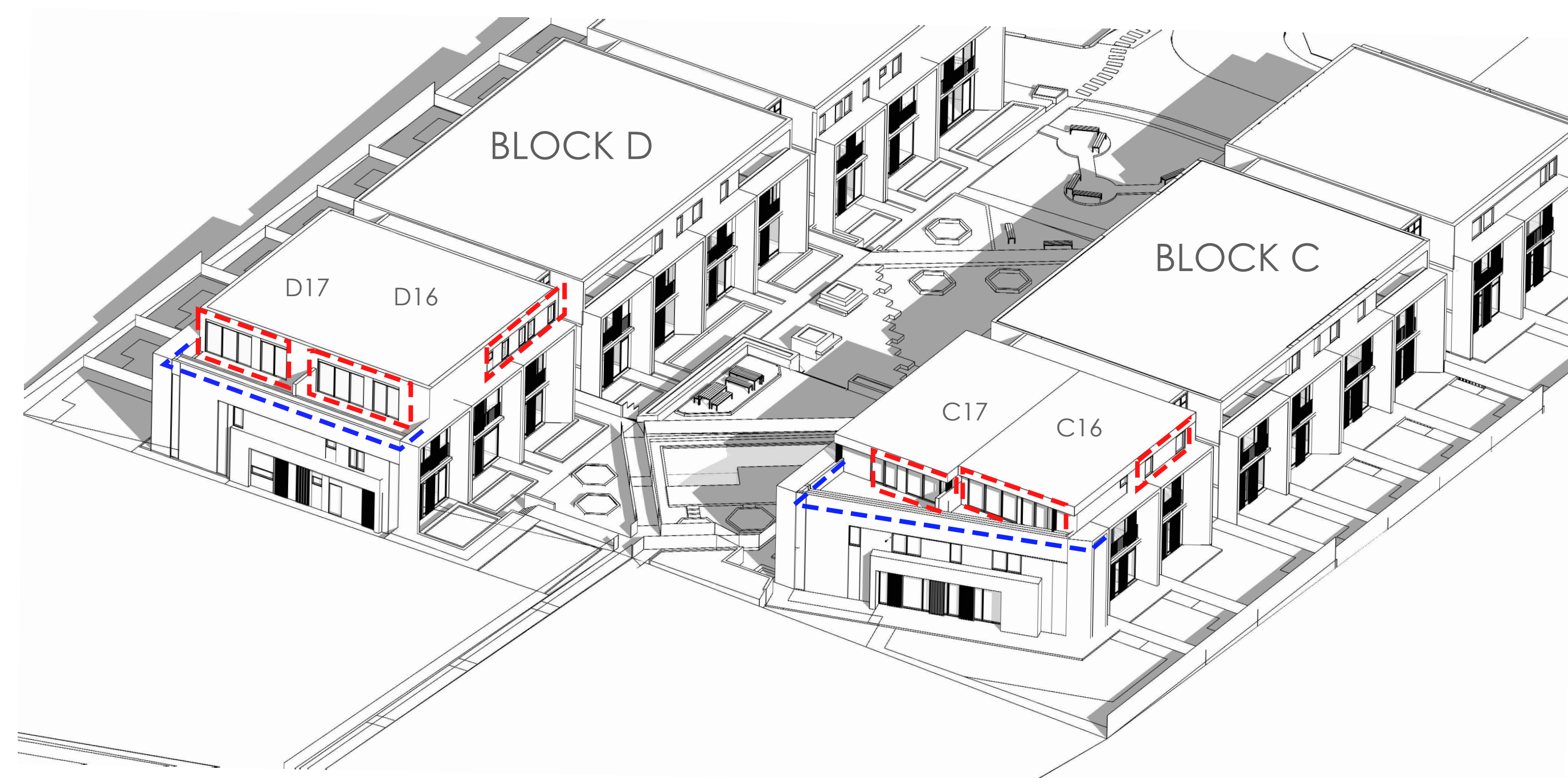
THESE UNITS, THUS, COMPLY WITH THE 2 HRS OF SOLAR ACCESS REQUIREMENT FROM 9AM TO 3PM ON 21ST JUNE .



3D _1 :10 AM, 21ST JUNE



3D _2 :11 AM, 21ST JUNE



3D _3 :1 PM, 21ST JUNE

- WINDOWS
- BALCONIES + WINDOWS

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM

* 3D _1 , 3D _2 & 3D _3 SHOW THAT UNITS C16, C17 & D16, D17 OF TOP FLOOR IN BLOCK C & BLOCK D GETS SUFFICIENT SOLAR ACCESS FROM 10 PM TO 1 PM

THESE UNITS, THUS, COMPLY WITH 2 HRS SOLAR ACCESS REQUIREMENT FROM 9AM TO 3PM ON 21ST JUNE

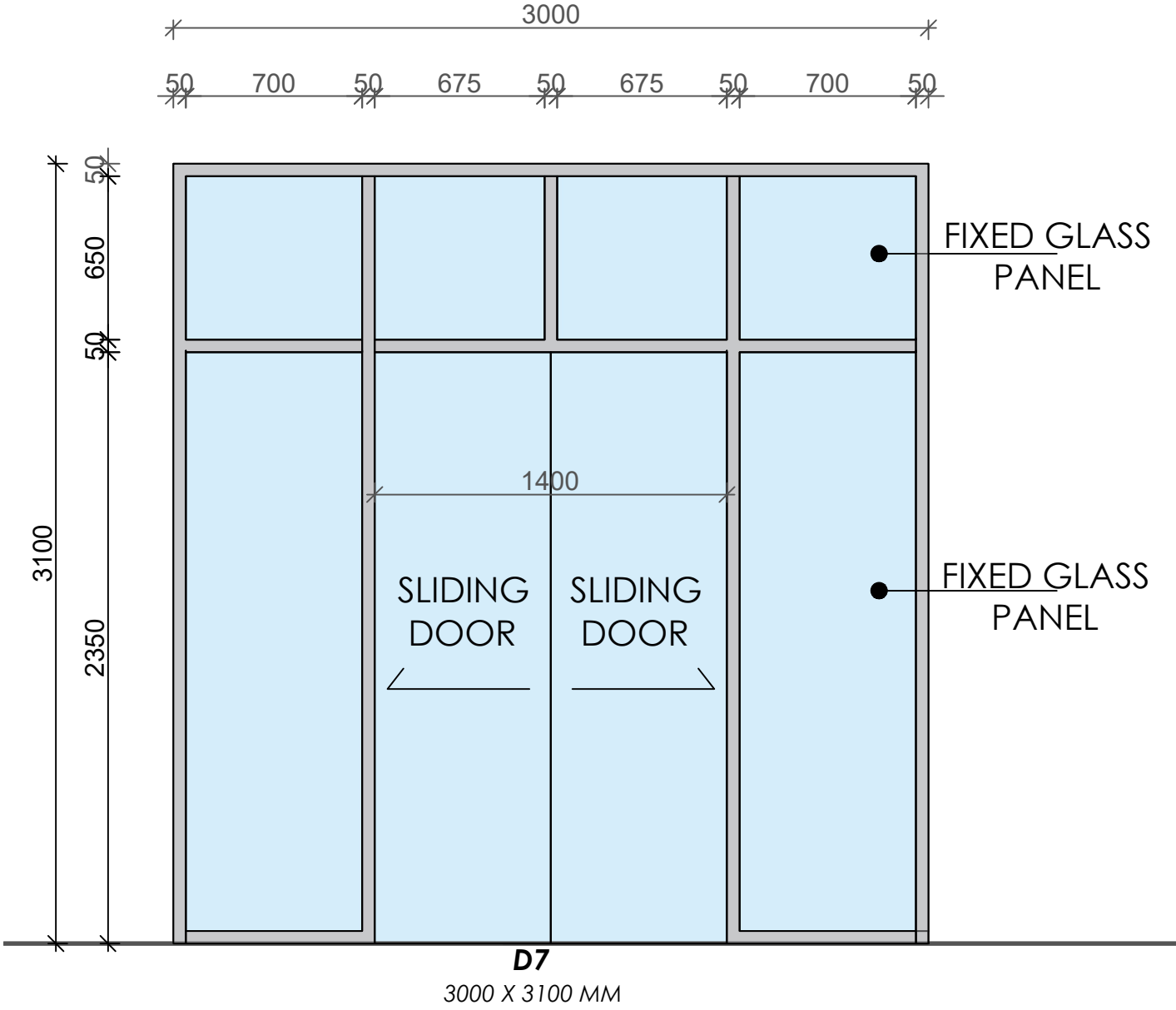
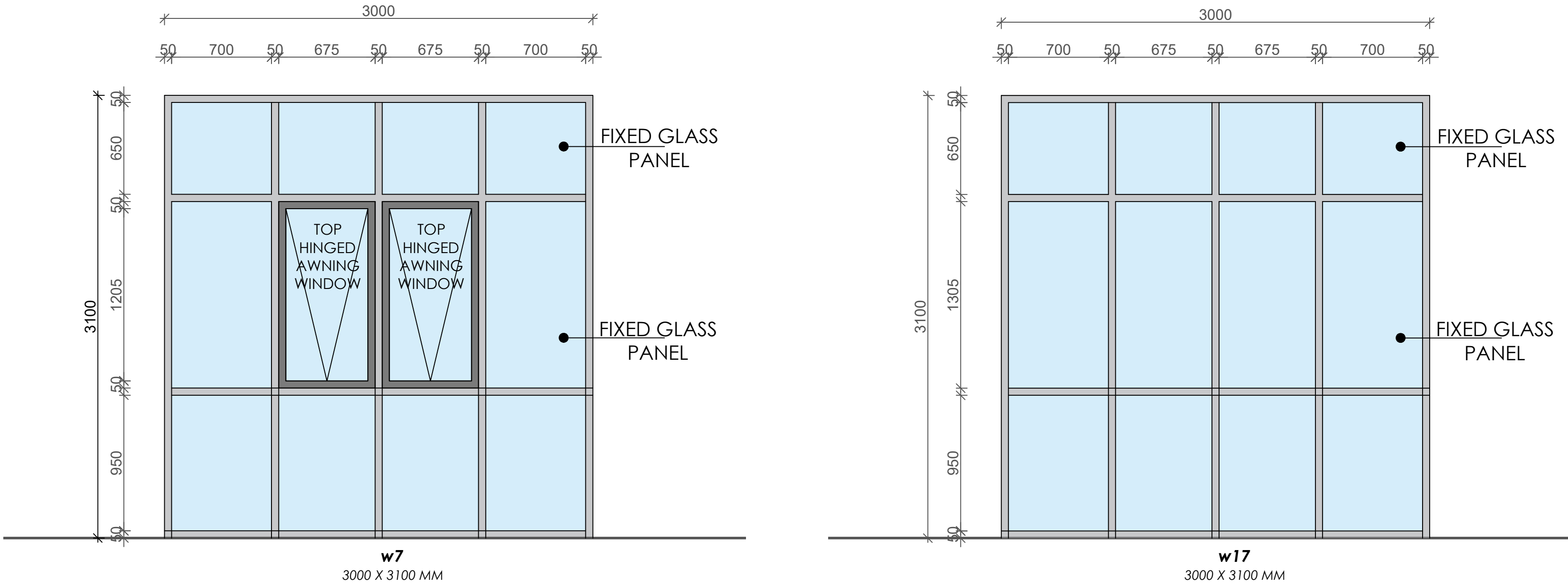
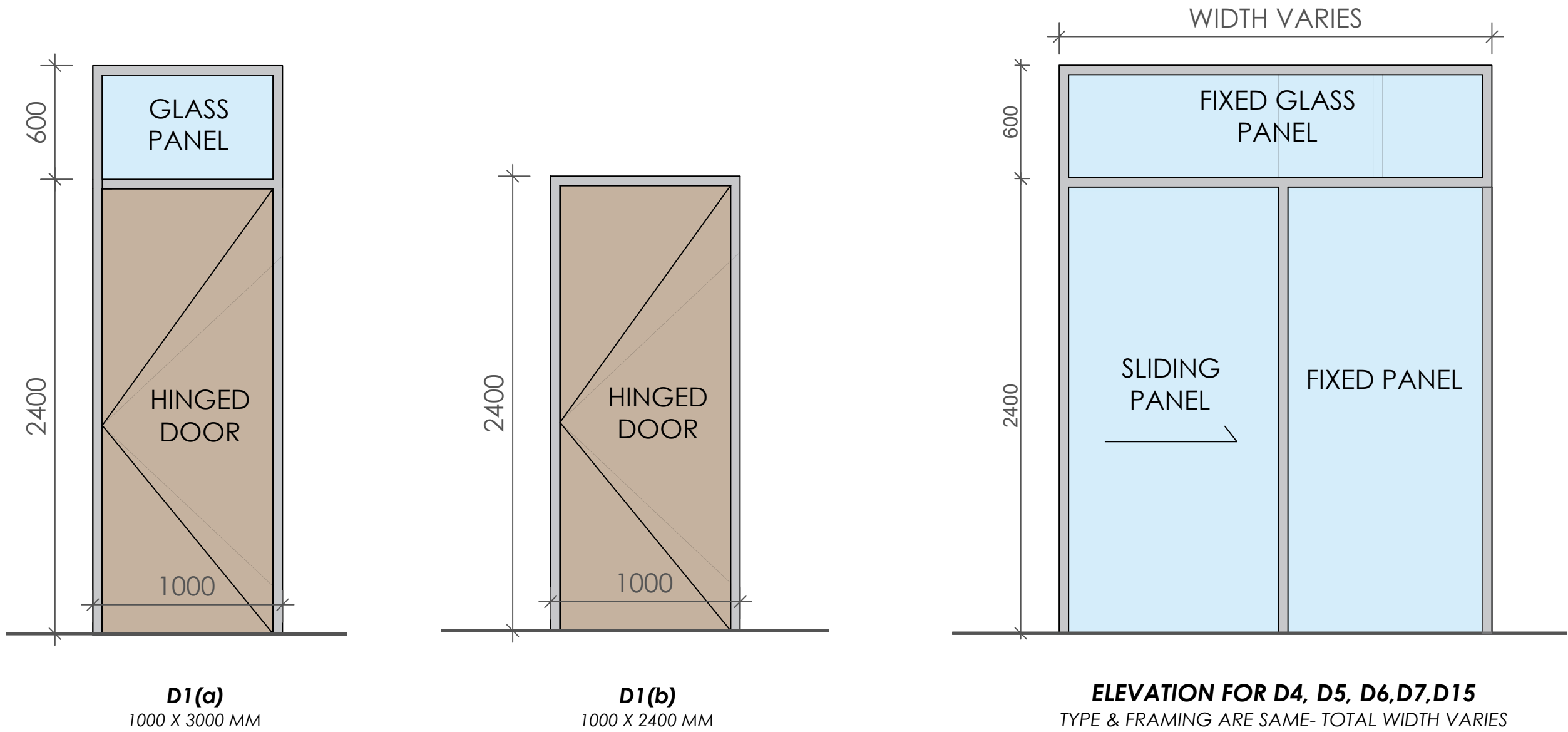
GROUND FLOOR					
TYPE		CODE	HEIGHT OF OPENING	WIDTH OF OPENING	SILL HEIGHT
DOOR	HINGED DOOR WITH FIXED GLASS PANEL TOP	D1(a)	2400	1000	NA
	HINGED DOOR	D2	2400	920	NA
	HINGED DOOR	D3	2400	800	NA
	SLIDING DOOR WITH FIXED GLASS PANEL TOP	D4	3000	2700	NA
	SLIDING DOOR WITH FIXED GLASS PANEL TOP	D5	3000	3600	NA
	SLIDING DOOR WITH FIXED GLASS PANEL TOP	D6	3000	2600	NA
	SLIDING GLASS DOOR WITH FIXED PANEL SIDE & TOP	D7	3100	3000	NA
	SLIDING GLASS DOOR WITH FIXED PANEL TOP	D15	3000	2300	NA
WINDOW	FIXED WINDOW	W1	3000	1000	0
	SLIDING WINDOW	W3	600	1750	950
	SLIDING WINDOW	W4	600	800	1800
	FIXED WINDOW	W5	3000	600	0
	SLIDING WINDOW	W6	600	1160	1800
	FIXED WINDOW	W17	3100	3000	0

FIRST FLOOR					
TYPE		CODE	HEIGHT OF OPENING	WIDTH OF OPENING	SILL HEIGHT
DOOR	HINGED DOOR WITH FIXED GLASS PANEL TOP	D1(a)	2400	1000	NA
	HINGED DOOR	D2	2400	920	NA
	HINGED DOOR	D3	2400	800	NA
	SLIDING DOOR	D8	2400	800	NA
WINDOW	PARTLY FIXED & AWNING WINDOW	W7	3100	3000	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W8	2400	2000	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W9	2400	2750	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W10	2400	2850	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W11	2400	1950	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W12	2400	1850	0
	SLIDING WINDOW	W13	1500	800	900
	SLIDING WINDOW	W14	1400	2000	1000
	FIXED WINDOW	W17	3100	3000	0

SECOND FLOOR					
TYPE		CODE	HEIGHT OF OPENING	WIDTH OF OPENING	SILL HEIGHT
DOOR	HINGED DOOR	D1(b)	2400	1000	NA
	HINGED DOOR	D2	2400	920	NA
	HINGED DOOR	D3	2400	800	NA
	SLIDING GLASS DOOR	D9	2400	2100	NA
	SLIDING GLASS DOOR	D10	2400	3600	NA
	SLIDING GLASS DOOR	D11	2400	1650	NA
	SLIDING GLASS DOOR	D12	2400	2600	NA
	SLIDING GLASS DOOR	D13	2400	3300	NA
	SLIDING GLASS DOOR	D14	2400	4200	NA
WINDOW	SLIDING WINDOW	W4	600	800	1800
	PARTLY FIXED & AWNING WINDOW	W7	3100	3000	0
	SLIDING WINDOW	W13	1400	800	1000
	SLIDING WINDOW	W14	1400	2000	1000
	SLIDING WINDOW	W15	1400	1200	1000
	SLIDING WINDOW	W16	1400	1000	1000
	FIXED WINDOW	W17	3100	3000	0

NOTES

- SILL HEIGHT IS GIVEN OVER FINISHED FLOOR LEVEL.
- WINDOWS IN BEDROOM WILL BE FITTED WITH RESTRICTOR DEVICE TO RELEVANT AUSTRALIAN

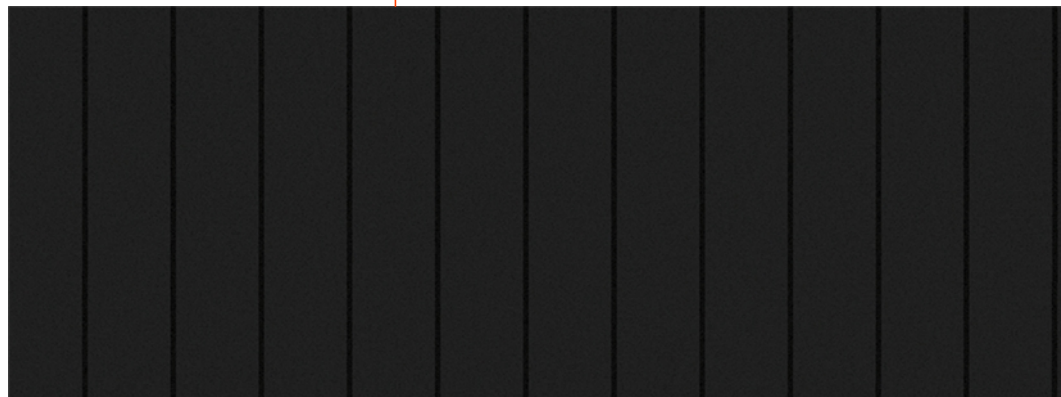




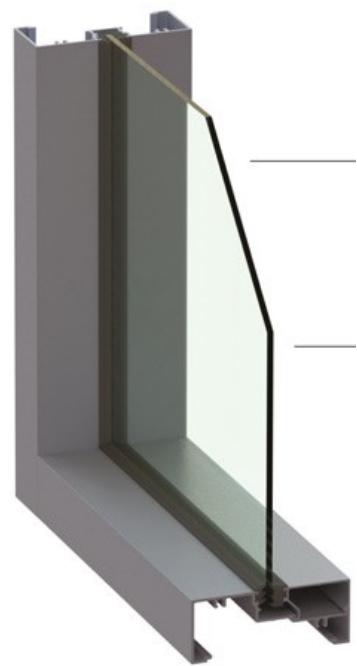
MASONRY WALL SYSTEM WITH RENDER
FINISH, PAINT - DULUX CHINA WHITE



DARK GREY COLOUR
ON RENDER FINISH-
DULUX TEAHOUSE



DARK GREY METAL PANELLING POWDER
COAT - DULUX DOMINO



POWDER COATED
ALUMINIUM FRAMES -
DULUX DOMINO



METAL BALLUSTRADES & WINDOW
FRAMES POWDER COAT - DULUX
DOMINO



ALUMINIUM FRAMED SHUTTERS
POWDER COAT - DULUX TEAHOUSE

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

MATERIAL SCHEDULE

SCALE N/A



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_1
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_2
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.

A17_3

R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_4
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_5
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_6
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_6
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_7
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_8
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

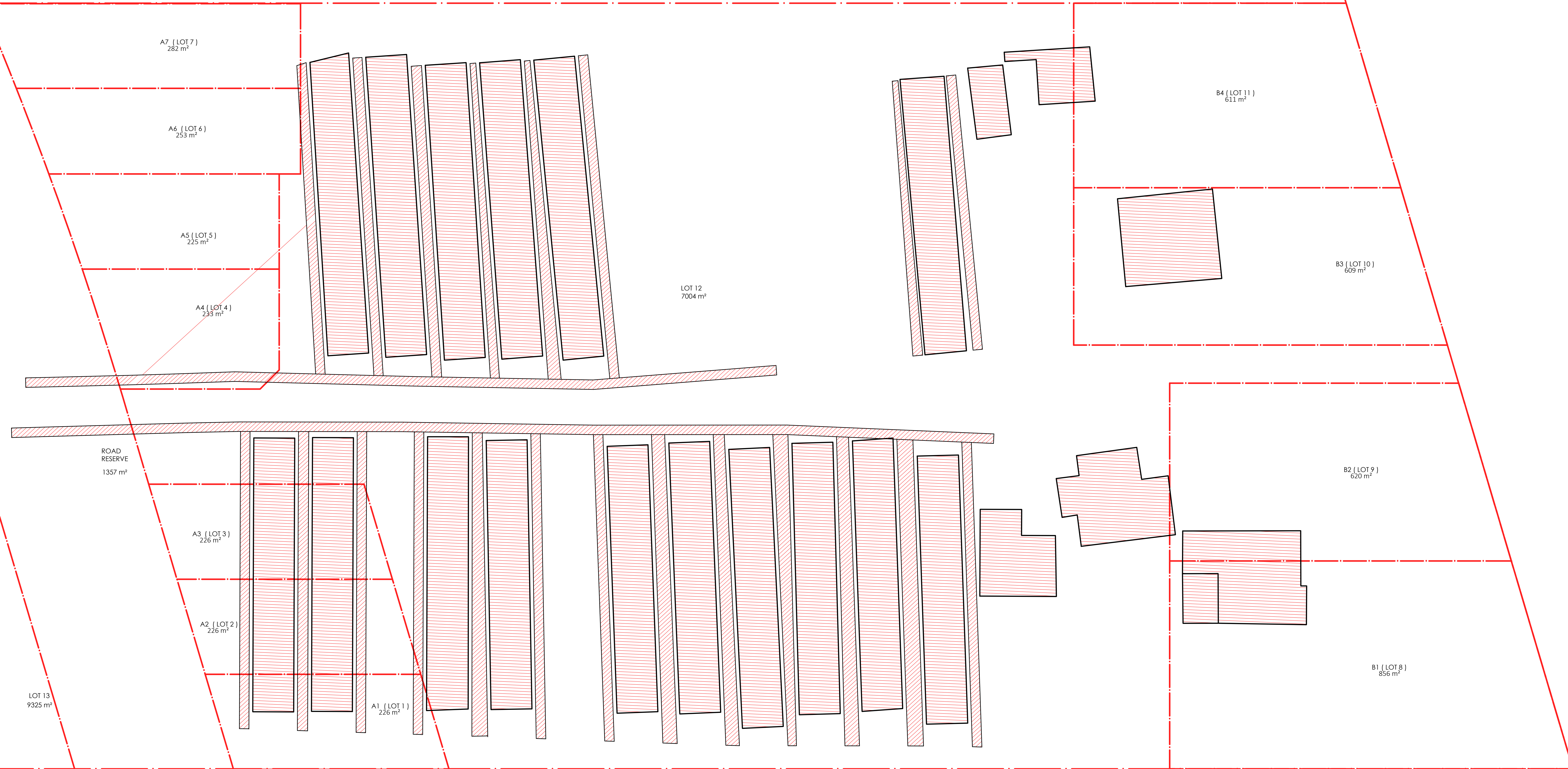
VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_9
R-00

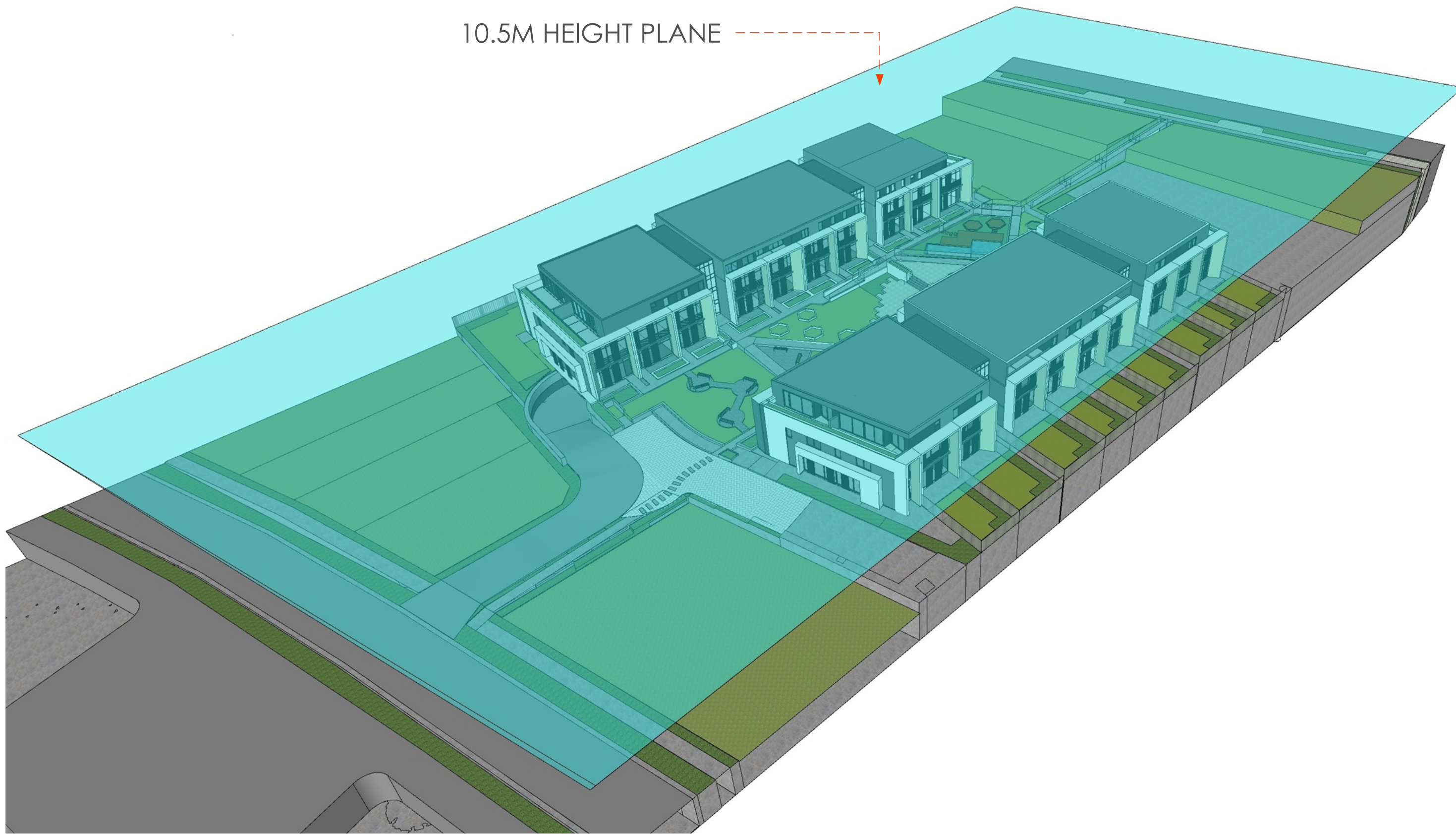
10/03/2020



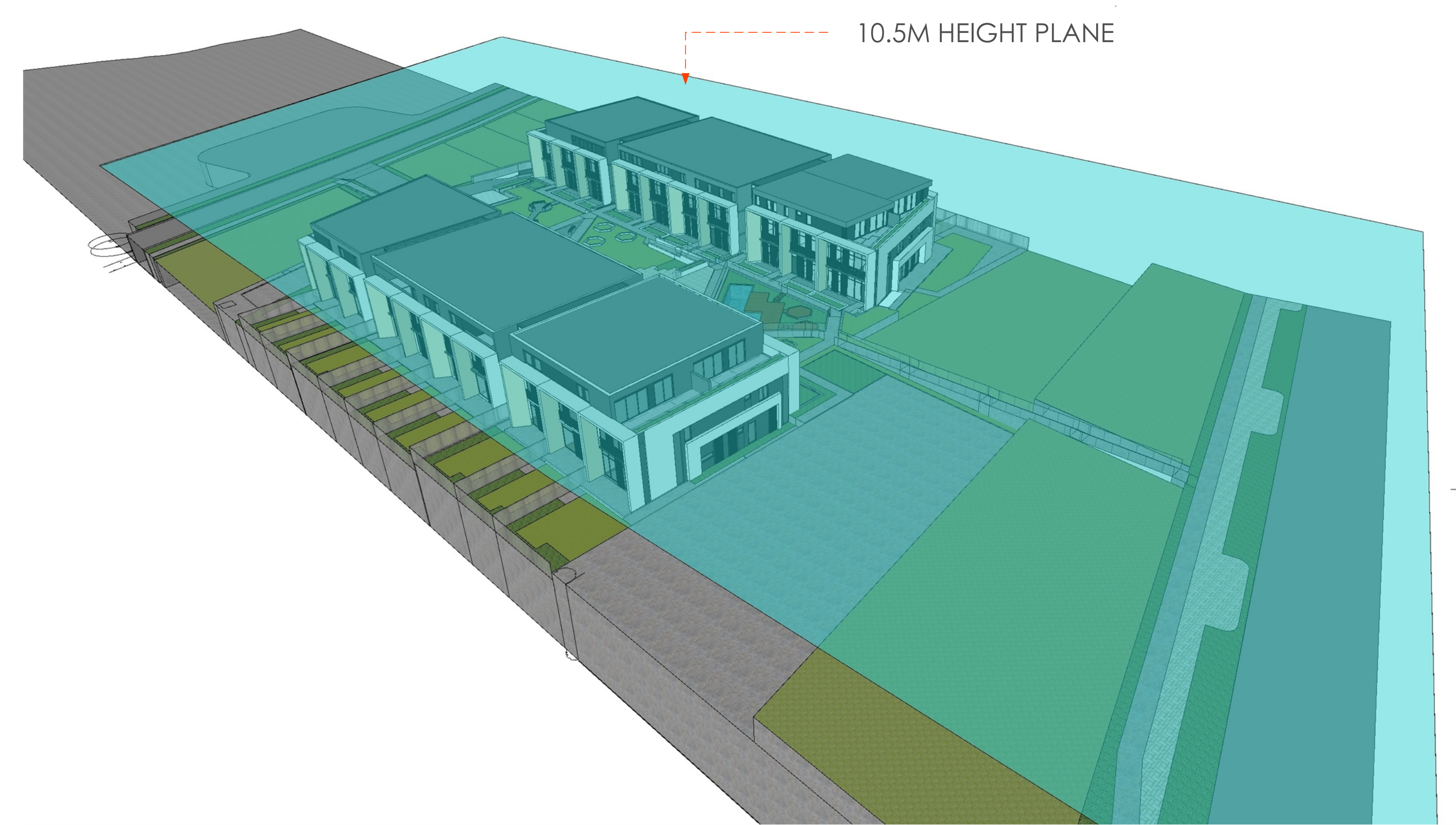
- DEMOLISH SHEDS & OTHER STRUCTURES
- DEMOLISH DISH DRAINS



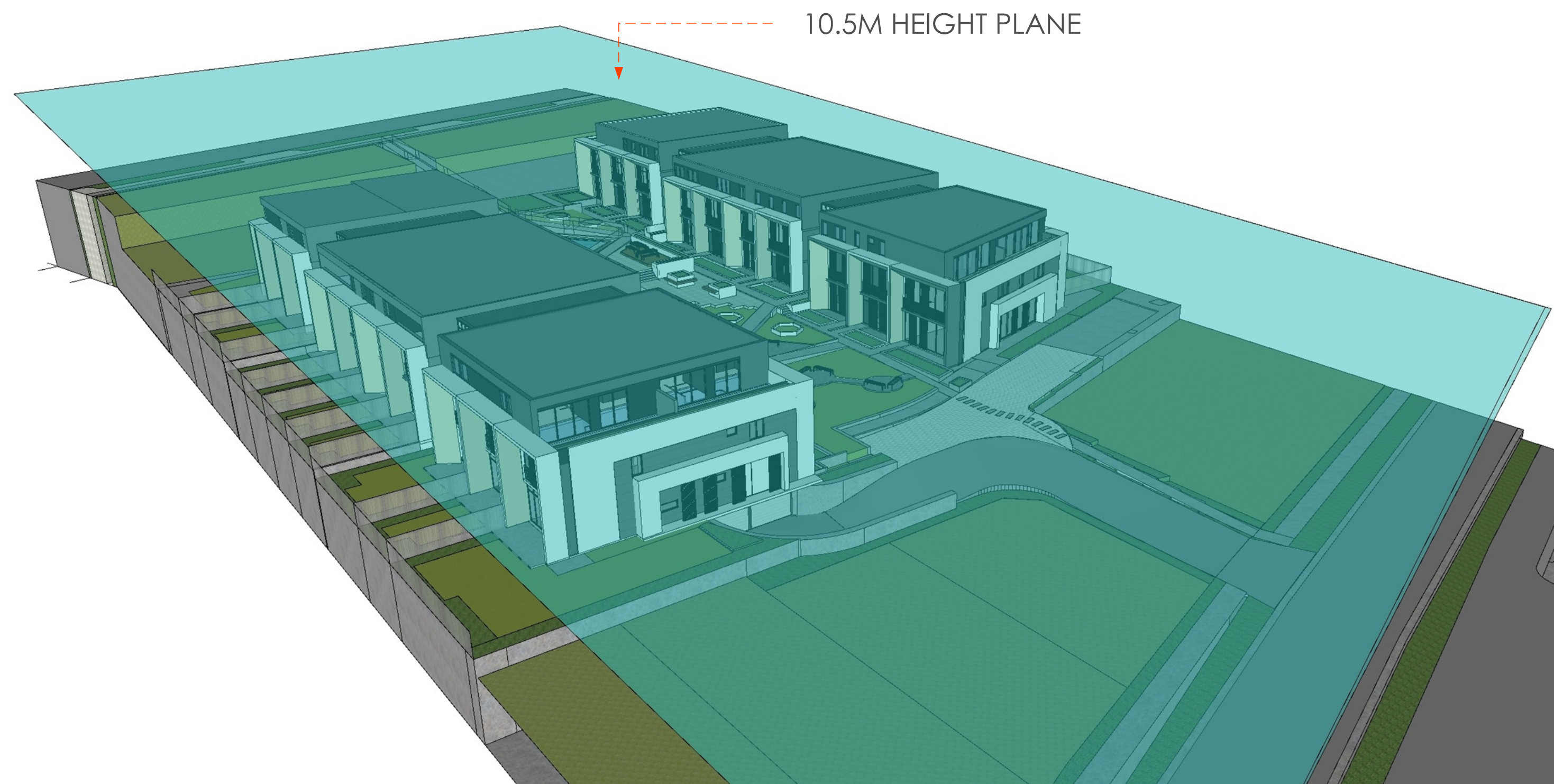
DEMOLITION PLAN



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

3D HEIGHT ENVELOPE

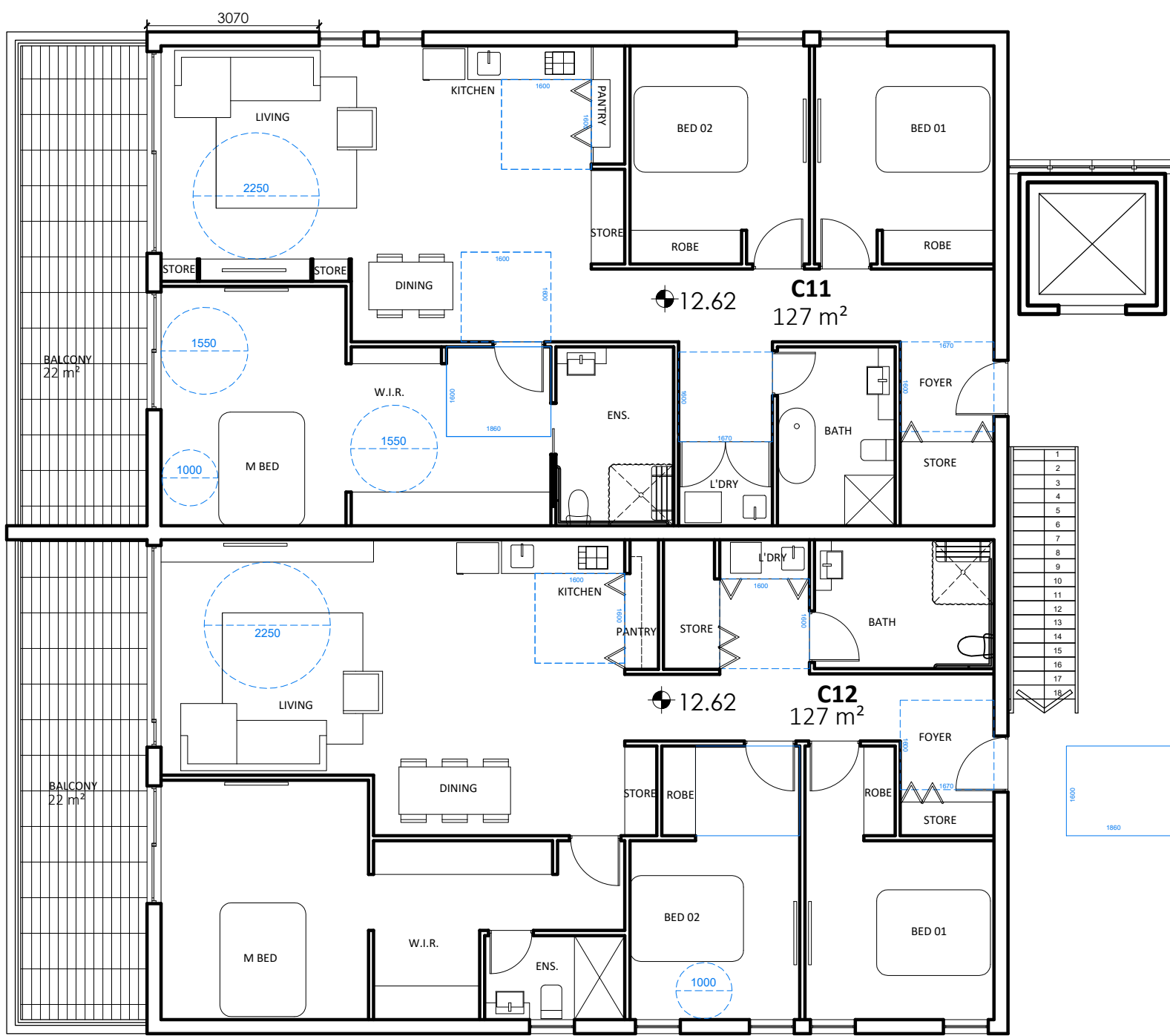
REFER TO SECTION AA' & SECTION BB' FOR DETAILS OF
EXISTING HEIGHT PLANE INTERSECTING WITH THE BUILDINGS.

- VIEW 01, 02, 03, 04 & 05 CLEARLY SHOW THAT THERE IS NO ENCROACHMENT BY THE BUILDINGS IN THE 10.5M HEIGHT PLANE.
- HEIGHT PLANE ANALYSIS IS BASED ON FINISHED GROUND LEVEL.

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A19
R-01

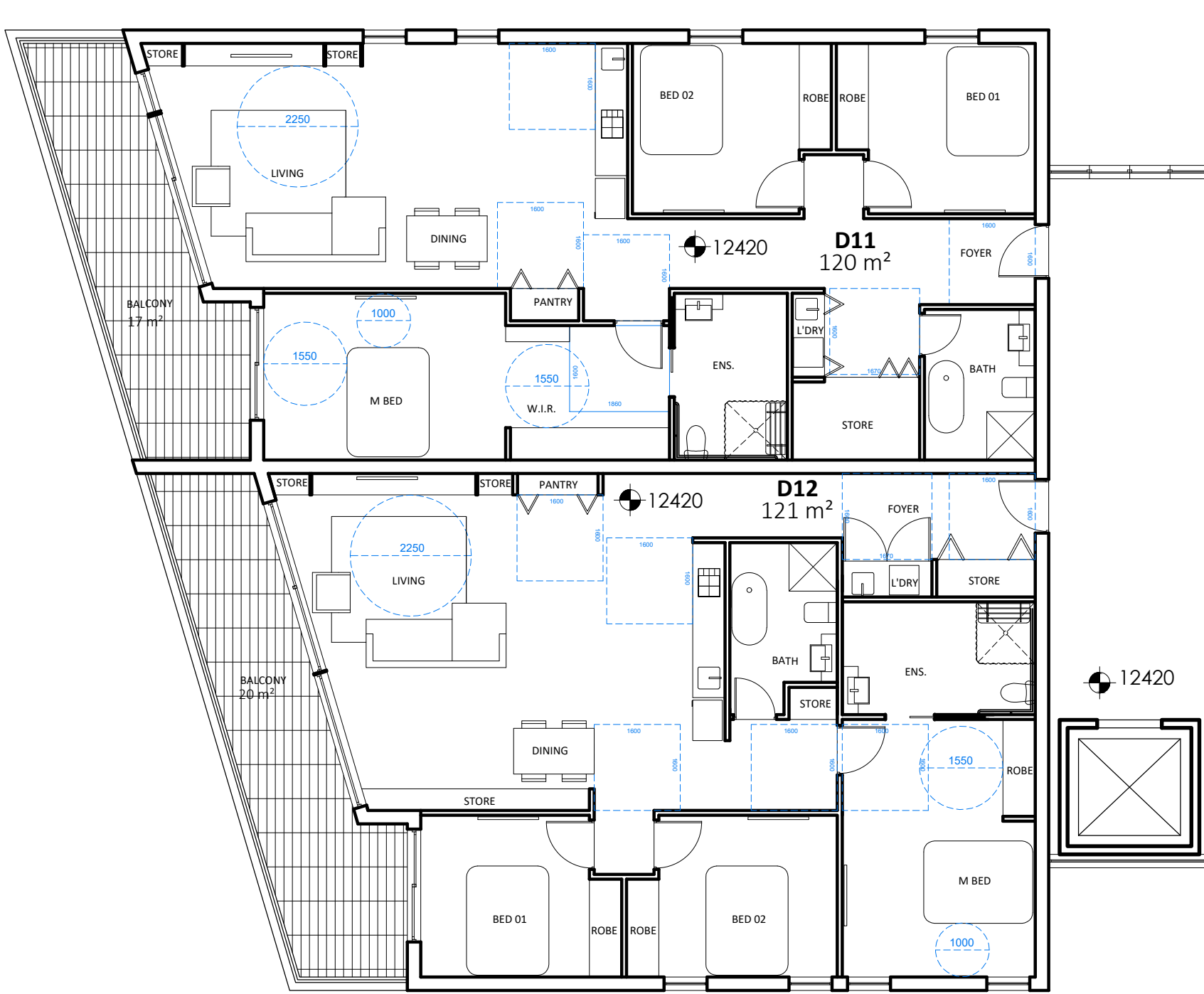
POST ADAPTABLE (UNITS C11 & C12)



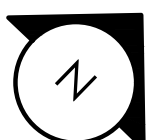
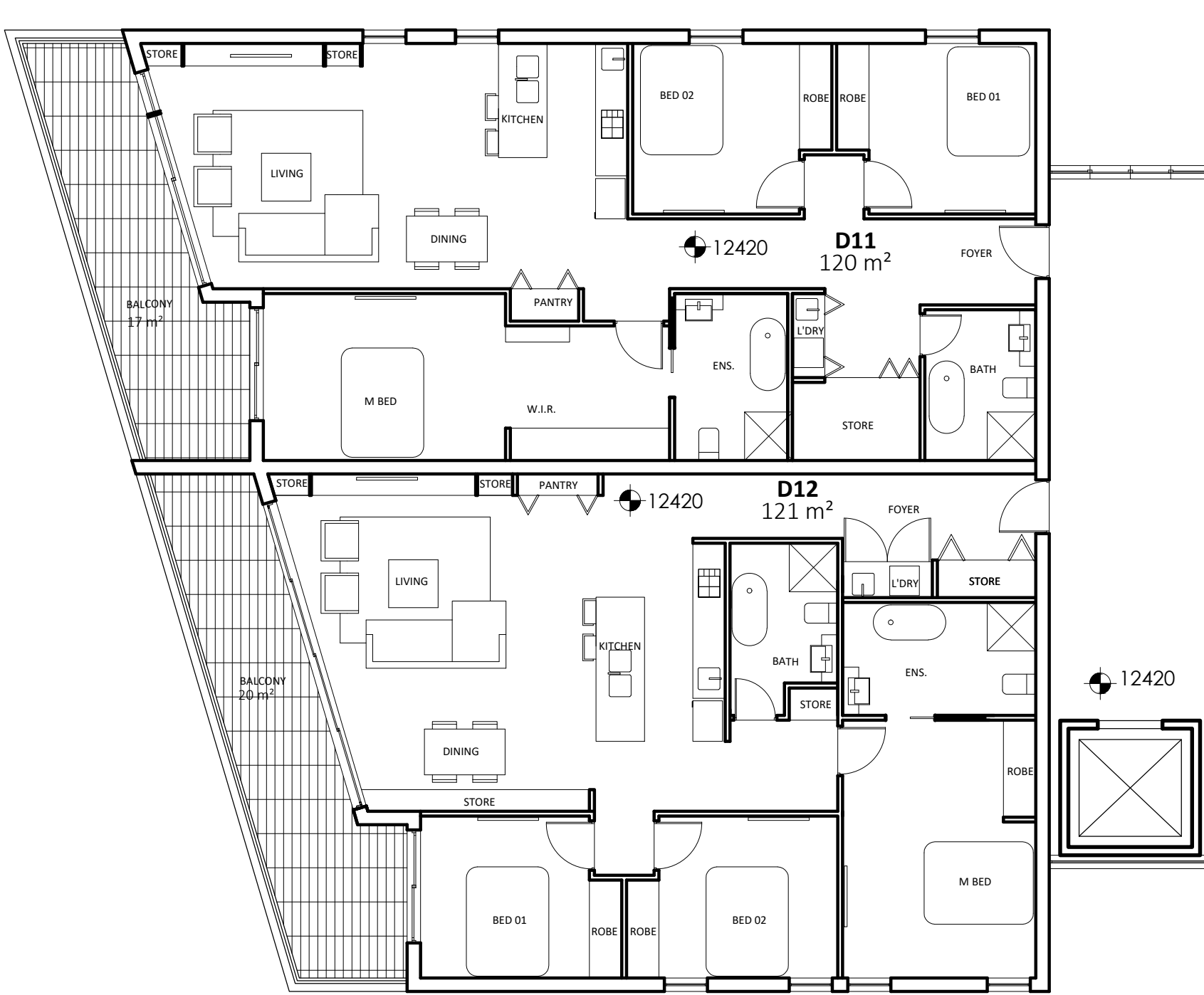
PRE ADAPTABLE (UNITS C11 & C12)

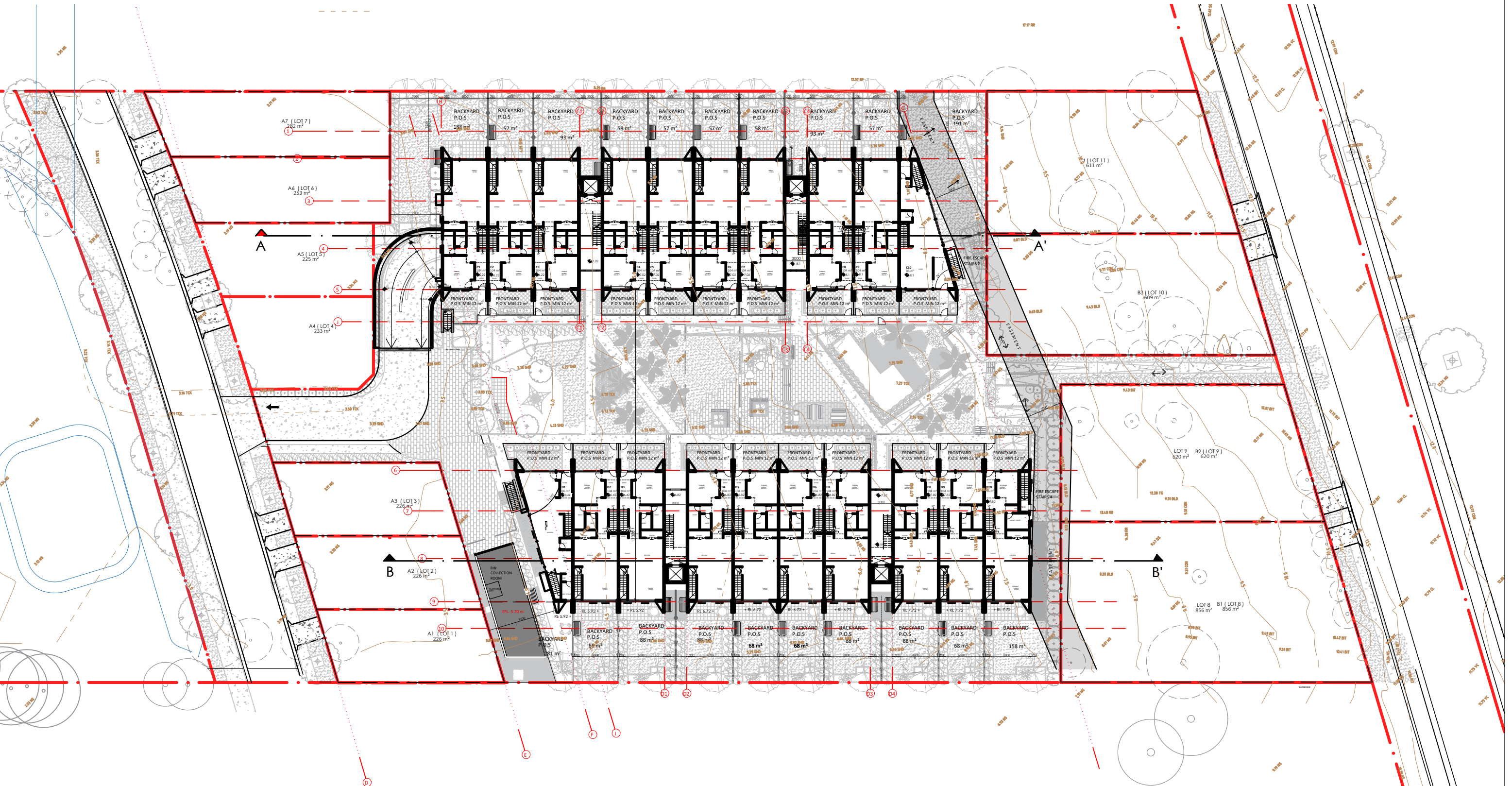


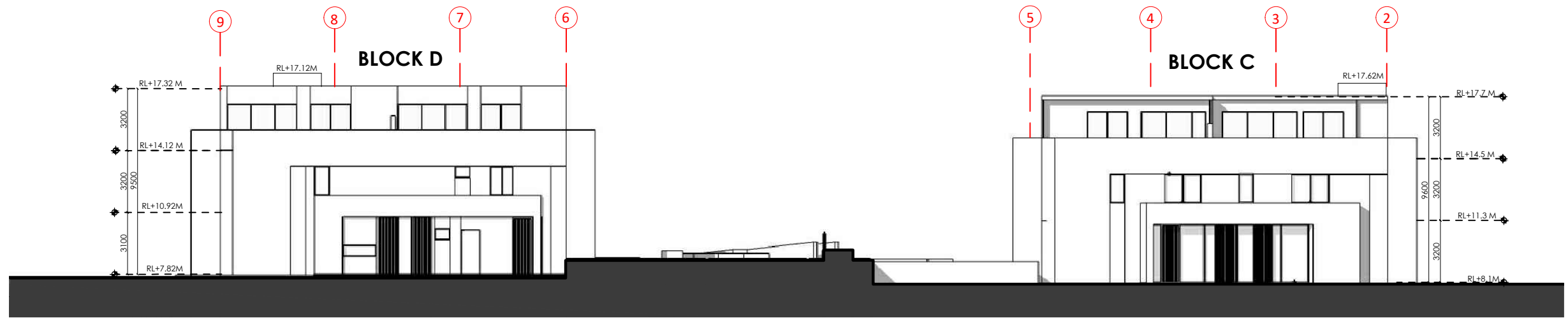
POST ADAPTABLE (UNITS D11 & D12)



PRE ADAPTABLE (UNITS D11 & D12)







NORTH- EAST ELEVATION (FROM WARRIEWOOD ROAD)



NORTH- WEST ELEVATION BLOCK C



SOUTH- EAST ELEVATION BLOCK D



Proposed Residential Development & Subdivision

43, 45 & 49 Warriewood Road, Warriewood NSW

Development Application - Landscape Concept

Revision A
24 April 2020



CPS

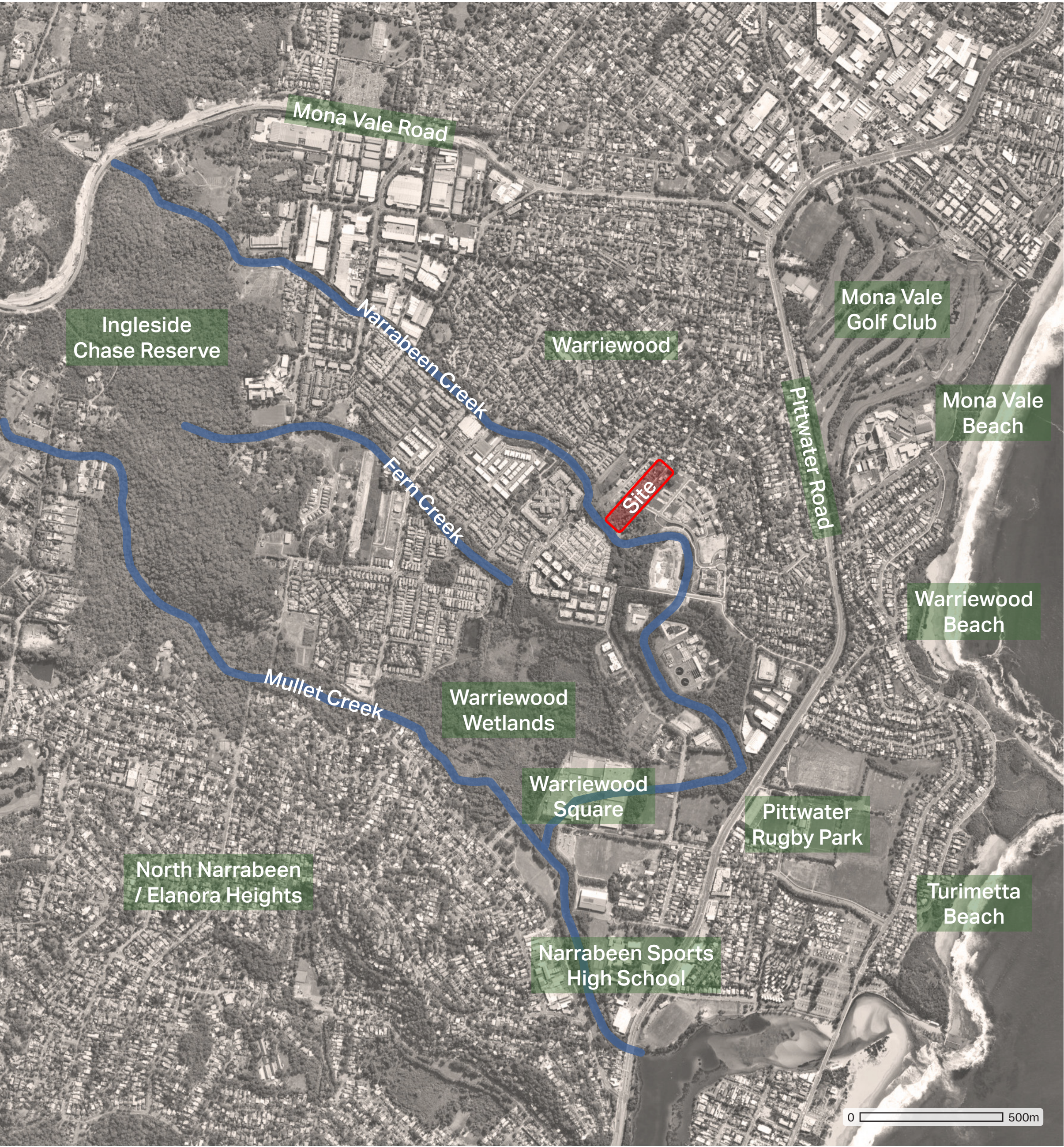
CREATIVE PLANNING SOLUTIONS

Photo by Doug Beckers (<https://www.flickr.com/people/37103729@N02>)

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Context



Warriewood Valley

Warriewood Valley is situated at the base of the escarpment, known as Ingleside Chase Reserve, between Mona Vale and Warriewood. It comprises of land known as “Stage 1 Release” and land identified as the Warriewood Valley Release Area (WVRA). WVRA is primarily a residential area expected to provide a total of 2,451 new dwellings and anticipated to accommodate 6,618 residents once completed. The Warriewood Valley locality is characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses. WVRA continues to be developed as a desirable urban community in accordance with the adopted planning strategy for the area, and will include a mix of low to medium density housing, industrial/commercial development, open space and community services. The creek line corridors, roads and open space areas form the backbone of the new community, complemented with innovative water management systems, the natural environment, pedestrian/ cycle path network, public transport, and recreation facilities.



Local Context

The subject site is located on the southern side of Warriewood Road and is known as 43, 45 and 49 Warriewood Road, Warriewood (Lot 2, DP 972209, Lot 2, DP 349085 and Lot 1, DP 349085 respectively). Combined, the three allotments have an area of approximately 22,187m². The site contains a progressive north-to-south (i.e. front-to-rear) slope of approximately 9.2 metres. The subject site is located within the suburb of Warriewood, which is located within the Northern Beaches (formerly Pittwater) Local Government Area. The site is approximately 850 metres south of the Mona Vale town centre and 21 kilometres northeast of the Sydney Central Business District. Development within the surrounding area is varied, however it consists predominately of residential development. Sites adjoining both to the east and west consist of recently approved subdivision developments containing both single dwelling house allotments and residential flat buildings of single, two and three storeys. Development to the south of Narrabeen Creek is part of the Warriewood Valley Urban Release area, and contains a wide variety of predominately residential development. Such development includes low, medium and high-density residential developments in addition to seniors living developments (Anglicare Warriewood Brook). Linking the adjoining sites, Narrabeen Creek and the associated bushland corridor form the rear boundary of the site which also provides a pedestrian through-site link. This link is in the form of a 2.5m wide shared pathway and runs discontinuously from Jubilee Avenue in the North to Macpherson Street in the south. This bushland corridor is noted as containing an important Endangered Ecological Community being Swamp Sclerophyll Forest on Coastal Floodplains.

Analysis



Topography

The previously occupied portion of the subject site, being the northern half, has a moderately steep but even grade sloping approximately 7.5 metres from the footpath at Warriewood Road to the rear of the existing built structures on site. From this point, the site topography continues to fall southwards at a more subtle grade towards the densely vegetated area at the rear.

The landform within the rear portion of the site generally slopes toward the south eastern corner at the site's interface with Narrabeen Creek however a significant feature of this area is a localised depression/swamp that occupies the central portion of the space and drains in a more easterly direction.



Access

The site is currently accessed via multiple points on Warriewood Road and contains one central haul road running in a north-south direction which then turns to follow the western and rear boundary. Future access to the site is planned via connection to a partially completed roadway (Lorikeet Grove) which forms the southern extent of built form for subdivisions fronting Warriewood Road. Newly created streets have been created for adjoining sites which run in a north south direction perpendicular to Warriewood Road. Connection points to a shared pathway / through-site link exist on the eastern and western boundaries which form a public pedestrian access along the Narrabeen Creek corridor.



Existing Land Uses & Vegetation

The subject site is distinctly divided in terms of both land use and vegetation. The northern (upper) portion of the site has been generally cleared of native vegetation and contains generally planted exotics surrounding the existing dwelling houses. This portion of the site has a history of use as agricultural land and market gardens stemming from the rich topsoil occurring on the site. Dilapidated glass houses are located down the slope towards the middle portion of the site which is now dominated by significant weed regrowth.

The southern (lower) portion of the site adjoining Narrabeen Creek contains remnant bushland with an Endangered Ecological Community being Swamp Sclerophyll Forest on Coastal Floodplains. This portion of the site has generally been retained as existing however is heavily dominated by weed growth with remnant canopy cover.

Landscape Concept Masterplan

The landscape and open space components of the proposed development fall into distinct zones associated with intended land use. The northern portion of the site is to include vacant allotments fronting Warriewood Road and Lorikeet Grove to be developed in the future as single dwelling houses, and a large central communal open space associated with the central residential flat buildings. The southern portion of the site includes a new roadway connection (Lorikeet Grove) and natural bushland vegetation to the rear of the site associated with the creek line corridor. The southern portion forms an important landscape component adjoining Narrabeen Creek and creating a link with the existing adjoining public creek line corridor. This area is to have extensive weed management, restoration and revegetation of the Endangered Ecological Community (EEC).

The objective of the landscaping scheme across the site is to create a harmonious living environment that provides opportunity for high level recreation in a functional landscape setting of excellent visual amenity. This has been achieved through expression of planting, materiality, design forms and the connection with natural environment setting of Warriewood Valley.



Landscape Concept: North

The northern portion of the site is to contain four (4) individual allotments with direct access fronting Warriewood Road, a central lot containing two (2) residential flat buildings containing a total of thirty-four (34) dwellings, central communal open space and seven (7) individual allotments facing the newly created Lorikeet Grove. The individual allotments are to be developed as single dwelling houses as part of future separate development applications. The central portion of the central lot is to be dedicated as a large communal open space for the residential flat buildings and is to contain for passive and active recreational pursuits. Each of the ground floor units of the residential flat buildings are to include generous private open space courtyards containing paved patios, open lawns and garden surrounds. The communal open space also serves as the primary pedestrian circulation providing equitable access from Warriewood Road to Lorikeet Grove and the through-site link at the rear creek line corridor.



LEGEND

	Existing trees retained* <i>Refer Arboricultural Impact Assessment</i>		Hardwood timber decking
	Existing trees removed* <i>Refer Arboricultural Impact Assessment</i>		Softfall area & play equipment
	Large canopy trees		Stone steppers & river gravel
	Small-medium tress		Raised planter
	Palms		Timber bench seating
	Screen planting		Pod-style composite seating
	Shrub & accent planting		Timber/steel shade structure & BBQ area
	Groundcovers		Clothesline
	Lawn		1.8m high timber fencing to POS areas
	Coloured concrete type 1		1.2m high AS compliant pool fencing & gate
	Stone paving type 1		Line of basement
	Stone paving type 2		Site boundary

KEY

- 1** Vehicular Entry
coloured concrete driveway with ramped entry to basement

2 Subdivision Allotments
lots to be cleared and spray seeded with a native grass seed mix
- 3** Play Space Area
climbing structures, softfall, seating & small trees

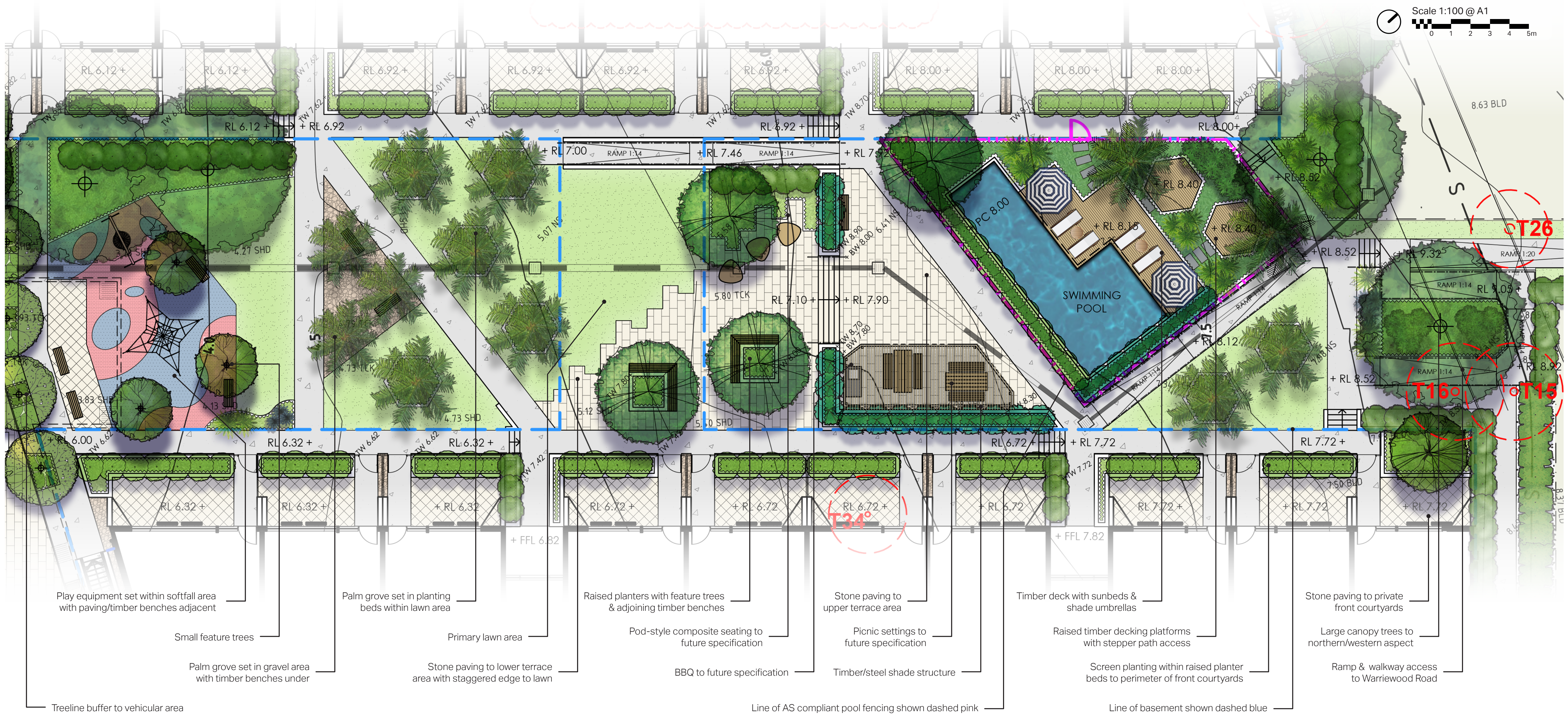
4 Central Terrace
palm grove, primary lawn area & seating plaza
- 5** Upper Terrace
functional paved area with seating, fixed shade & BBQ facilities

6 Swimming Pool Area
12m x 3.5m lap pool, decking, seating areas & shade umbrellas within lush planting surrounds
- 7** Warriewood Road Pedestrian Entry
accessible concrete pathway providing access from street frontage to communal open space

8 Private Open Space
paved patios adjacent to open lawn areas with screen planting, accent plants & feature trees

Detail Plan: Communal Open Space

The central green communal open space provides options for journey, activity, group leisure and privacy. The activation of the spaces is encouraged through the provision of key design elements including swimming and lap pool, sun decks, outdoor shade, cooking facilities, seating, expansive open lawns, play equipment and various forms of seating. Careful design selection of materiality and planting has been undertaken to ensure spaces of high quality that are durable, long lasting and create a safe user experience. Careful consideration has also been given to pedestrian movement through the communal open space to ensure ease of access, clear sightlines and direct circulation. Where possible, large tracts of deep soil have been maintained centrally to enable the provision of large canopy trees and palm plantings to give the communal open space a sense of scale, diminish the built form and provide a high level of natural shade and cooling to dwellings. The external environment of the communal open space is one that encourages a strong sense of community, calm and refuge within highly useable and naturalistic setting.



Section AA: Communal Open Space



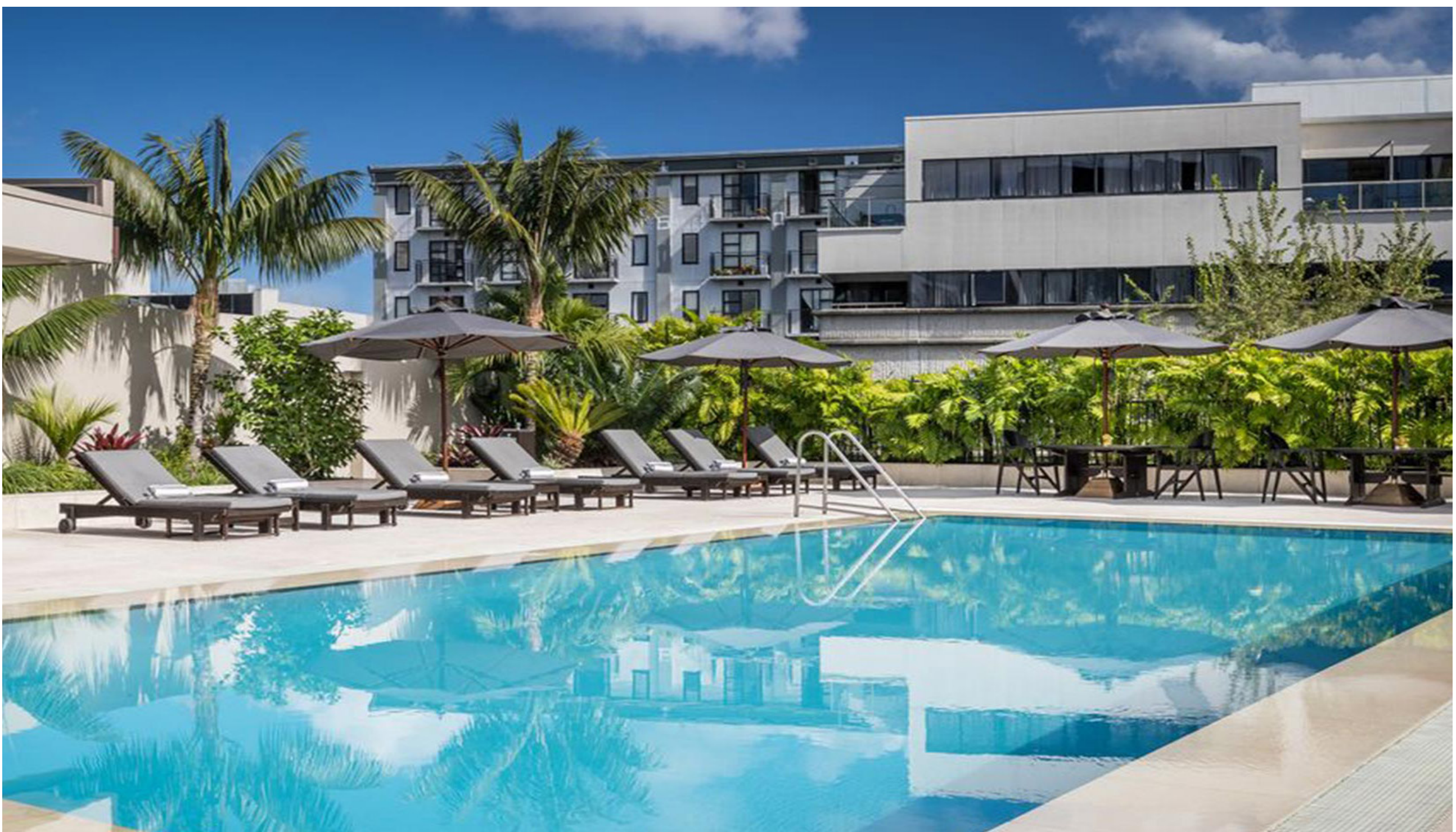
KEY PLAN (not to scale)



KEY

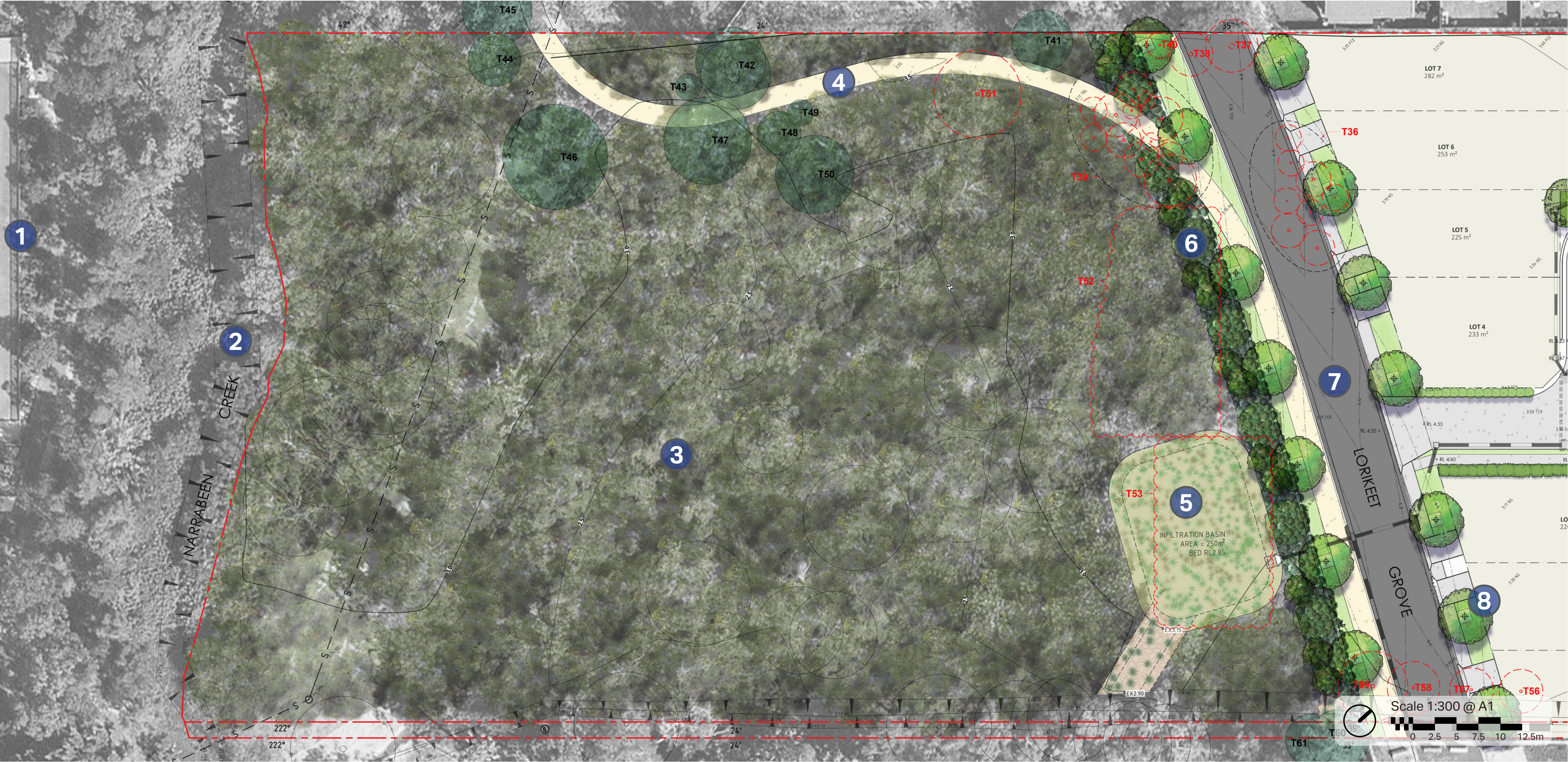
- 1** Play Space Area
climbing structures, softfall, seating, small trees
- 2** Passive Seating Area
timber bench seating, Livistona palm plantings, decomposed granite/ crushed sandstone
- 3** Palm Grove
palm plantings set in lawn area with low shrub planting beds to base
- 4** Primary Lawn
large open central lawn area for active recreation
- 5** Seating Plaza
paved plaza with multiple seating types overlooking primary lawn area
- 6** Upper Terrace
functional paved area with seating, shade & BBQs
- 7** Swimming Pool
lap pool 12m x 3-5m surrounded by multiple seating areas, lawn and soft planting
- 8** Timber Deck
timber deck surrounds to pool for provision of sun beds and umbrellas
- 9** Timber Platforms
raised timber platforms for sun bathing & seating within lush planting surrounds
- 10** Warriewood Rd Pedestrian Entry
accessible pedestrian entry from Warriewood Road

Design Vision: Communal Open Space



Landscape Concept: South

The southern portion of the site primarily contains the creekline corridor regeneration area as well as a planted stormwater infiltration basin, landscaper buffer, Lorikeet Grove roadway connection and pedestrian through-site link. A Biodiversity Management Plan (BMP) has been prepared to inform conservation, restoration and enhancement of the degraded Endangered Ecological Community (Swamp Sclerophyll Forest on Coastal Floodplains) within the creek line corridor. Elsewhere, the landscape buffer is to contribute to providing a defined edge and transition between the built and natural portions of the site. The creekline corridor is also to include a pedestrian 'through-site link' in the form of a 2.5m shared pathway for both public and private use. The pathway is to link to the recently constructed shared pathway on adjoining developments to the east and west and is to be constructed above the 20% AEP flood level. The location and alignment of the pathway has been carefully considered to meander through existing trees nominated for retention in a sensitive manner to avoid any impact to root zones.



LEGEND

- Existing trees retained*
Refer Arboricultural Impact Assessment
- Existing trees removed*
Refer Arboricultural Impact Assessment
- Street trees
- Creekline corridor regeneration area
- Buffer planting
- Rush & sedge planting
- Rush & sedge planting in rock rubble
- Lawn
- Coloured concrete type 1
- Coloured concrete type 2
- Site boundary

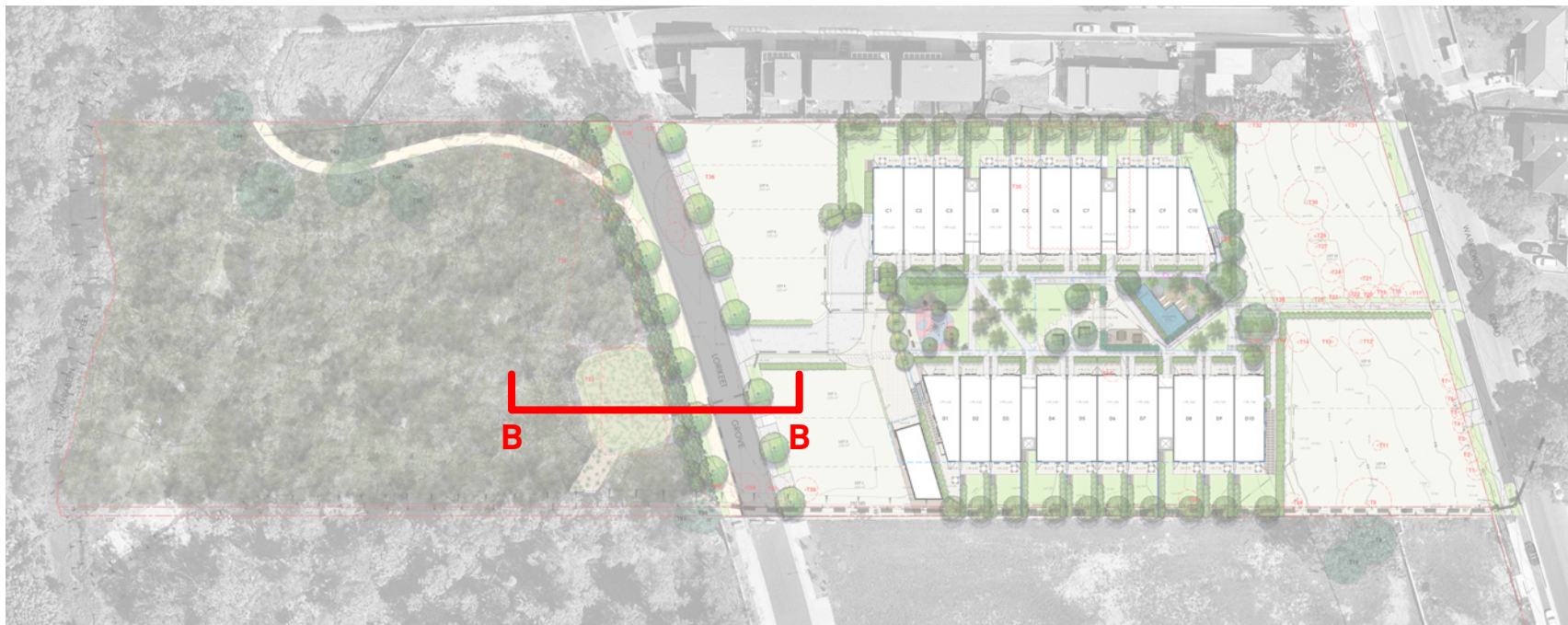
KEY

- 1** Adjoining Allotment
adjoining allotment to south: Anglicare Warriewood Brook
- 2** Narrabeen Creek
creekline adjoining rear boundary of subject site
- 3** Creekline Corridor
bushland restoration of existing weed infested EEC Swamp Sclerophyll Forest on Coastal Floodplains
- 4** Shared Pathway
2.5m shared pedestrian/cycleway path to connect to adjoining developments
- 5** Stormwater Basin
300mm deep stormwater infiltration basin with sedges & rushes suitable for periodic inundation
- 6** Landscape Batter
max 1:5 landscaped batter with buffer planting to Lorikeet Grove
- 7** Lorikeet Grove
new sealed vehicular carriageway
- 8** Street Tree Planting
Street tree planting in accordance with Warriewood Valley Landscape Masterplan

Section BB: Lorikeet Grove



KEY PLAN (not to scale)



KEY

- 1** Future Lot
single allotment to be developed in future
- 2** Pedestrian Pathway
1.5m pedestrian pathway to northern side of Lorikeet Grove
- 3** Street Tree Planting
street tree planting in accordance with Warriewood Valley Landscape Masterplan
- 4** Lorikeet Grove
road carriageway of Lorikeet Grove
- 5** 2.5m Shared Pathway
shared pedestrian/cycleway path to connect to adjoining developments
- 6** Landscape Batter
max. 1:5 landscaped batter to interface with Lorikeet Grove
- 7** Buffer Planting
buffer landscape planting to Lorikeet Grove interface
- 8** Stormwater Basin
300mm deep stormwater infiltration basin with sedges & rushes suitable for periodic inundation
- 9** Creekline Corridor
restoration of native vegetation corridor adjacent to Narrabeen Creek

Design Vision: Lorikeet Grove



Sections CC: Creekline Corridor



KEY PLAN (not to scale)



KEY

- 1** Adjoining Allotment
adjoining allotment to south: Anglicare Warriewood Brook
- 2** Narrabeen Creek
Narrabeen Creek adjoining rear boundary of subject site
- 3** Riparian Zone
creekline bank rehabilitation, stabilisation and regrading as required, max. 1:3 grade
- 4** 50m Public Creekline Corridor
bushland restoration of existing weed infested EEC Swamp Sclerophyll Forest on Coastal Floodplains
- 5** Native Flora & Fauna Corridor
bushland restoration of existing weed infested EEC Swamp Sclerophyll Forest on Coastal Floodplains
- 6** Landscape Edge
shared pathway and pathway edge to be raised above existing ground levels to mitigate impact to existing retained trees
- 7** 2.5m Shared Pathway
shared pedestrian/cycleway path to connect to adjoining developments, above 20% AEP flood level
- 8** Transition Buffer
vegetation transition/buffer to adjoining residential allotments

Design Vision: Creekline Corridor



Planting Scheme

The planting palette and species selection has been informed by the local context and landscape character of the Warriewood Valley including the Endangered Ecological Community located on the site. Planting to the communal and open space areas is to consist of hardy, low-water use species requiring little maintenance. A focus on species with foliage and flower interest complimented by unique forms will ensure a high level of visual amenity is afforded to the communal and private open spaces. Street trees and buffer planting along Lorikeet Grove is to provide a defined edge and transition to the built portion of the site and ensure provision of natural shade, softening of the streetscape and contribution to the canopy cover of the site. Planting for the riparian / creek line corridor is to be informed by the Biodiversity Management Plan prepared for the site and will focus on weed removal and establishment of species consistent with Swamp Sclerophyll Forest on Coastal Floodplains. Preparation of detailed planting plans is to be completed as part of detailed design development for each part of the site.



**Note: Native spray seed mix to be applied to all proposed vacant subdivision allotments*

Planting: Creek Corridor

Planting Schedule: Creek Corridor - Management Zone 1

Botanical Name	Common Name	Height	Spacing	Pot Size
Trees				
<i>Acacia parramattensis</i>	Parramatta Wattle	15m	1/20m²	200mm
<i>Allocasuarina torulosa</i>	Rose She-Oak	8m	1/20m²	200mm
<i>Banksia integrifolia</i>	Coast Banksia	8m	1/20m²	200mm
<i>Casuarina glauca</i>	Swamp Oak	15m	1/20m²	200mm
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	1/20m²	200mm
<i>Eucalyptus robusta</i>	Swamp Mahogany	20m	1/20m²	200mm
<i>Glochidion ferdinandi</i>	Cheese Tree	10m	1/20m²	200mm
<i>Livistona australis</i>	Cabbage Tree Palm	15m	1/20m²	200mm
<i>Melaleuca ericifolia</i>	Swamp Paperbark	8m	1/20m²	200mm
<i>Melaleuca linariifolia</i>	Snow-in-summer	8m	1/20m²	200mm
<i>Notelaea longifolia</i>	Large Mock-olive	9m	1/20m²	200mm
<i>Pittosporum undulatum</i>	Sweet Pittosporum	8m	1/20m²	200mm
Shrubs & Perennials				
<i>Acacia longifolia</i>	Sydney Golden Wattle	6m	1/20m²	viro tube
<i>Dodonaea triquetra</i>	Large-leaf Hop Bush	3m	1/20m²	viro tube
<i>Hibiscus diversifolius</i>	Swamp Hibiscus	2m	1/20m²	viro tube
<i>Homalanthus populifolius</i>	Bleeding Heart	6m	1/20m²	viro tube
<i>Polyscias sambucifolia</i>	Elderberry Ash	2m	1/20m²	140mm
Grasses & Groundcovers				
<i>Blechnum camfieldii</i>	Eared Swamp Fern	1m	2/m²	viro tube
<i>Blechnum indicum</i>	Swamp Water Fern	0.8m	2/m²	viro tube
<i>Calochlaena dubia</i>	Rainbow Fern	1.5m	2/m²	viro tube
<i>Carex appressa</i>	Tall Sedge	0.8m	2/m²	viro tube
<i>Dianella caerulea</i>	Blue Flax Lily	0.5m	2/m²	viro tube
<i>Gahnia clarkei</i>	Tall Saw Sedge	2m	2/m²	viro tube
<i>Gahnia sieberiana</i>	Red-fruit Saw Sedge	1m	2/m²	viro tube
<i>Imperata cylindrica</i>	Blady Grass	1.2m	2/m²	viro tube
<i>Lomandra longifolia</i>	Spiney-head Mat-rush	1m	2/m²	viro tube
<i>Pteridium esculentum</i>	Bracken Fern	1m	2/m²	viro tube
<i>Typha orientalis</i>	Broadleaf Cumbungi	2m	2/m²	viro tube

Note: All planting and weed management within the creekline corridor is to be undertaken in accordance with the recommendations provided for Management Zones 1 & 2 as stipulated within the Biodiversity Management Plan prepared by Land Eco Consulting dated 24.04.2020

Key Plan (not to scale)



Trees



Allocasaruina torulosa



Banksia integrifolia



Casuarina glauca



Eucalyptus robusta



Glochidion ferdinandi



Livistona australis



Melaleuca ericifolia

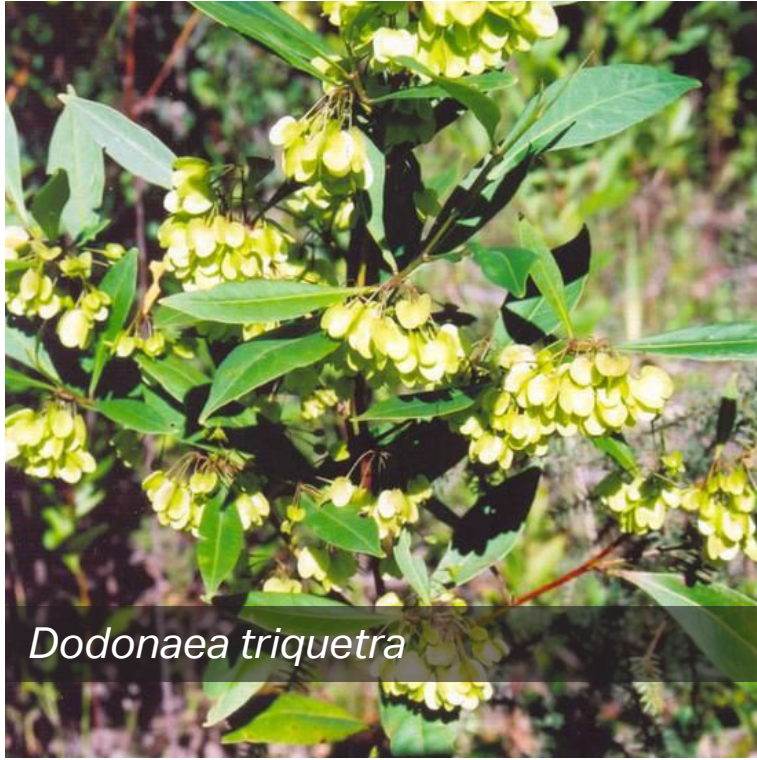


Pittosporum undulatum

Shrubs & Perennials



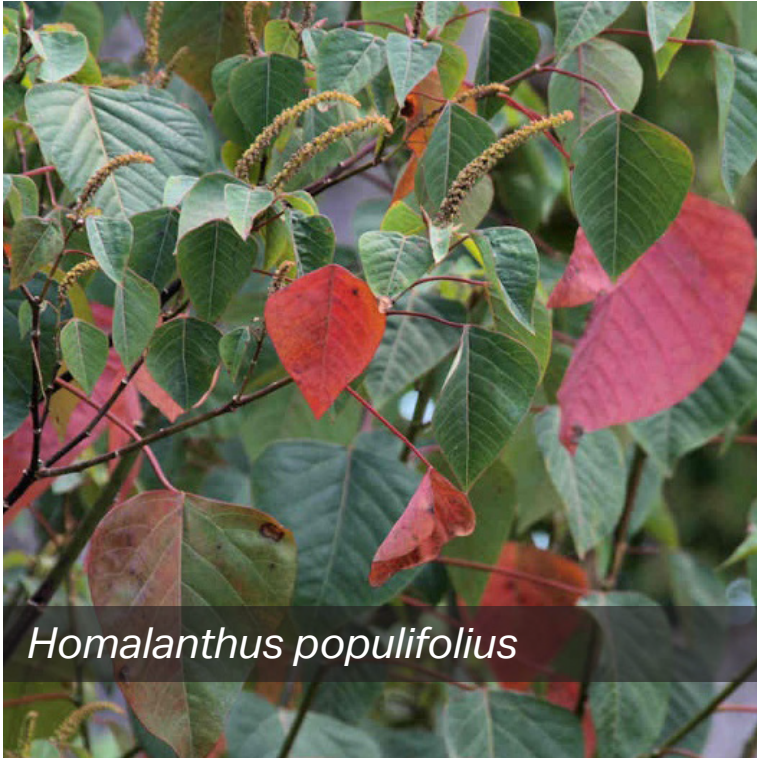
Acacia longifolia



Dodonaea triquetra



Hibiscus diversifolius



Homalanthus populifolius

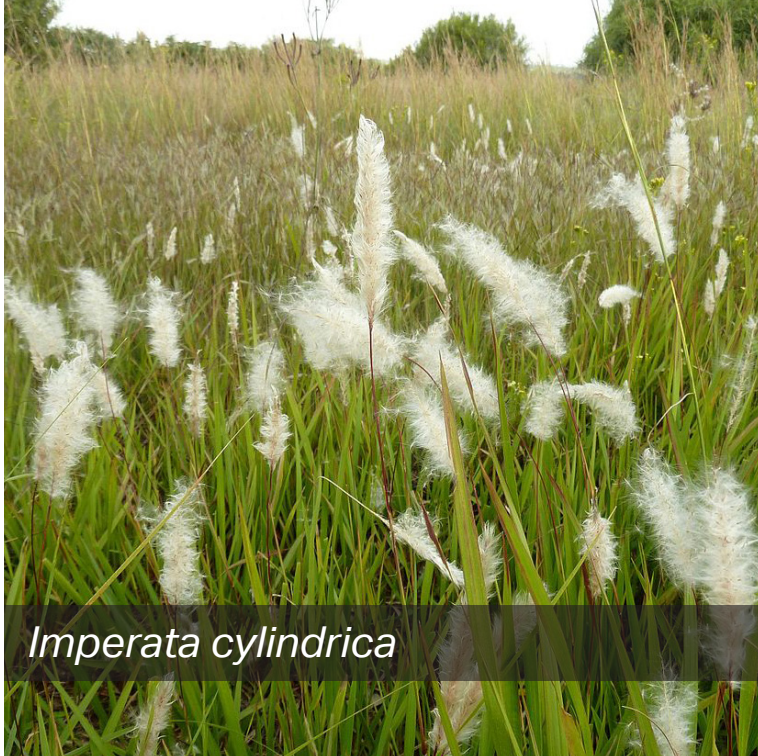
Grasses & Groundcovers



Dianella caerulea



Gahnia sieberiana



Imperata cylindrica



Pteridium esculentum

Planting: Stormwater Basin, Landscape Batter & Lorikeet Grove

Planting Schedule: Stormwater Basin

Botanical Name	Common Name	Height	Spacing	Pot Size
Rushes & Sedges				
<i>Baumea juncea</i>	Bare Twig-rsuh	1m	4/m ²	viro tube
<i>Bolboschoenus fluviatilis</i>	Marsh Club-rush	1.5m	4/m ²	viro tube
<i>Carex appressa</i>	Tall Sedge	0.8m	4/m ²	viro tube
<i>Ficinia nodosa</i>	Knobby Club-rush	1m	4/m ²	viro tube
<i>Juncus usitatus</i>	Common Rush	1m	4/m ²	viro tube
<i>Leptocarpus tenax</i>	Slender Twine-rush	1m	4/m ²	viro tube

Note: All planting within the stormwater basin is to be undertaken in accordance with the recommendations provided within the Biodiversity Management Plan prepared by Land Eco Consulting dated 24.04.2020

Planting Schedule: Landscape Batter

Botanical Name	Common Name	Height	Spacing	Pot Size
Trees				
<i>Eucalyptus botryoides</i>	Bangalay	20m	10m	200mm
<i>Eucalyptus resinifera</i>	Red Mahogany	25m	10m	200mm
<i>Melaleuca linariifolia</i>	Snow-in-summer	10m	8m	200mm
<i>Glochidion ferdinandi</i>	Cheese Tree	10m	6m	200mm
Shrubs & Perennials				
<i>Acacia irrorata</i>	Green Wattle	6m	4m	140mm
<i>Dodonaea triquetra</i>	Large-leaf Hop Bush	3m	2m	140mm
<i>Leptospermum polygalifolium</i> subsp.	Tantoon	3m	4m	140mm
<i>Melaleuca linariifolia</i> 'Claret Tops'	Honey Myrtle	1.5m	2m	140mm
<i>Polyscias sambucifolia</i>	Elderberry Ash	2m	2m	140mm
Grasses				
<i>Lomandra longifolia</i>	Spiny-head Mat-rush	1m	2/m ²	viro tube
<i>Themeda triandra</i>	Kangaroo Grass	1m	2/m ²	viro tube

Planting Schedule: Lorikeet Grove

Botanical Name	Common Name	Height	Spacing	Pot Size
Street Trees				
<i>Eucalyptus robusta</i>	Swamp Mahogany	20m	As Shown	75L
<i>Lophostemon confertus</i>	Brush Box	15m	As Shown	75L
<i>Tristaniopsis laurina</i>	Water Gum	10m	As Shown	75L
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	20m	As Shown	75L
Turf				
<i>Stenotaphrum</i> 'Sapphire'	Sapphire Buffalo	-	-	-

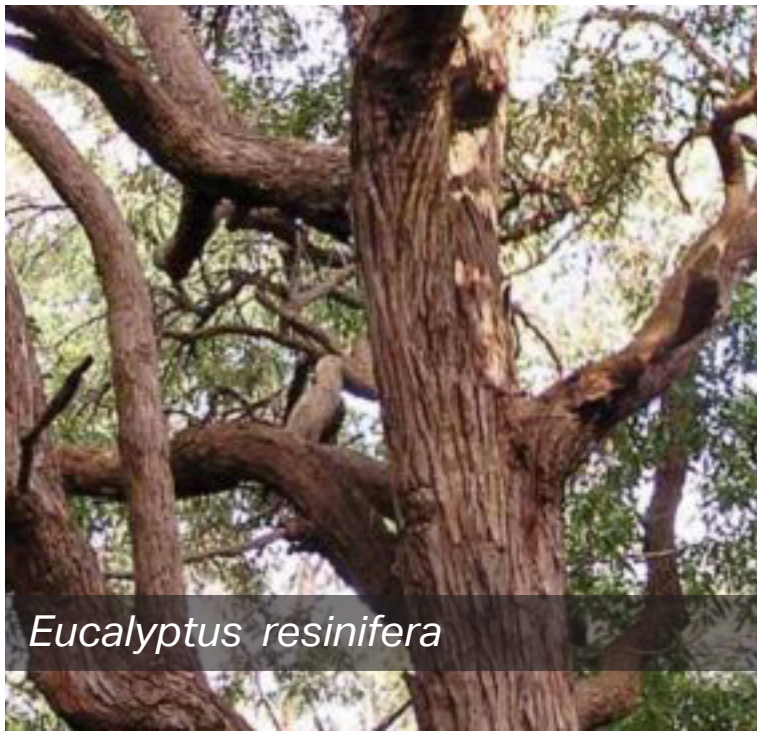
Key Plan (not to scale)



Trees



Eucalyptus botryoides



Eucalyptus resinifera



Glochidion ferdinandi



Tristaniopsis laurina

Shrubs & Perennials



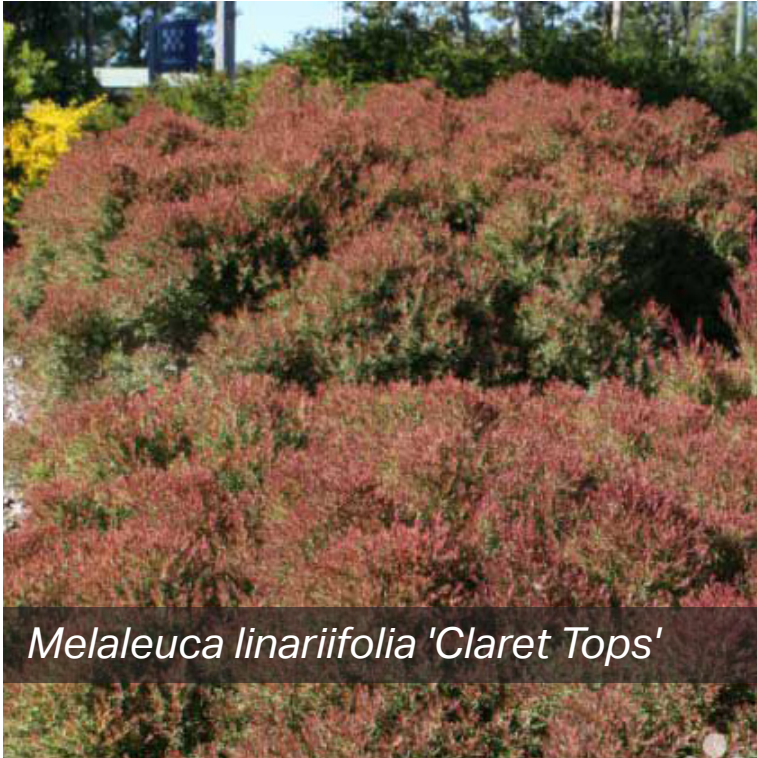
Acacia irrorata



Dodonaea triquetra



Leptospermum polygalifolium subsp.



Melaleuca linariifolia 'Claret Tops'

Grasses & Groundcovers



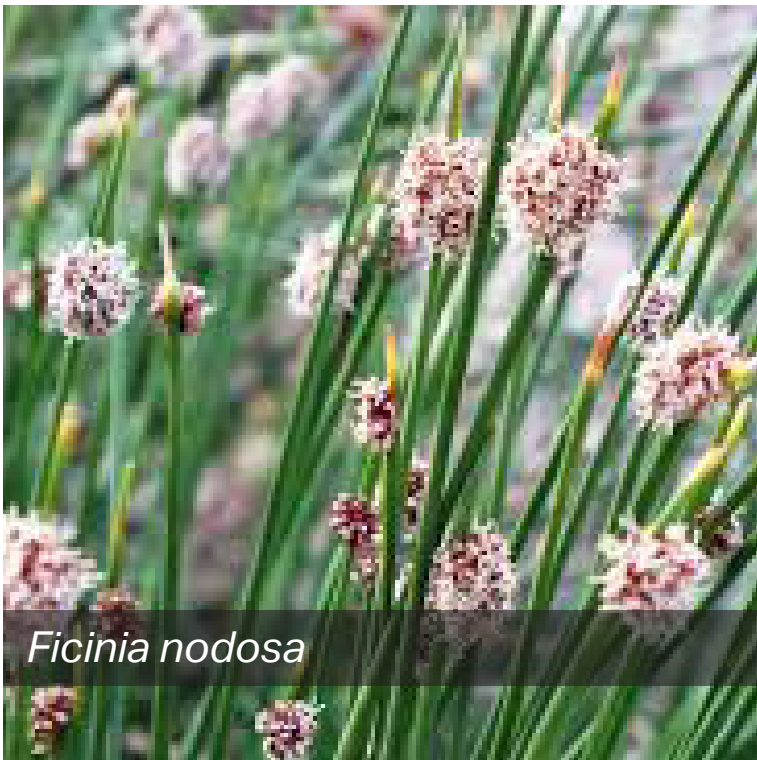
Baumea juncea



Bolboschoenus fluviatilis



Carex appressa



Ficinia nodosa



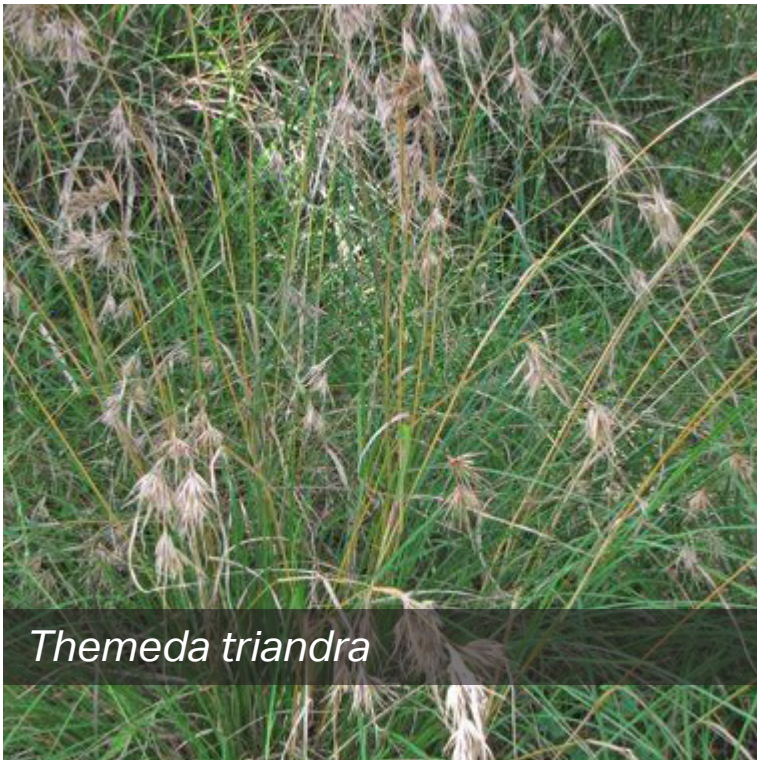
Juncus usitatus



Leptocarpus tenax



Lomandra longifolia



Themeda triandra

Planting: Communal Open Space

Planting Schedule: Communal Open Space

Botanical Name	Common Name	Height	Spacing	Pot Size
Trees				
<i>Angophora floribunda</i>	Rough-barked Apple	15m	As Shown	100L
<i>Banksia integrifolia</i>	Cosat Banksia	8m	As Shown	75L
<i>Cupaniopsis anacardioides</i>	Tuckeroo	10m	As Shown	75L
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	As Shown	75L
<i>Eucalyptus robusta</i>	Swamp Mahogany	20m	As Shown	75L
<i>Howea forsteriana</i>	Kentia Palm	8m	As Shown	100L
<i>Livistona australis</i>	Cabbage Tree Palm	15m	As Shown	75L
<i>Plumeria acutifolia</i>	Frangipani	6m	As Shown	45L
<i>Waterhousea floribunda</i> 'Sweeper'	Weeping Lilly Pilly	8m	As Shown	75L
Shrubs & Perennials				
<i>Acmena smithii</i> 'Red Tips'	Lilly Pilly	3m	1.5m	200mm
<i>Agave attenuata</i>	Foxtail agave	1m	As Shown	200mm
<i>Alcantarea imperialis</i>	Bromeliad	1m	As Shown	300mm
<i>Alpinia zerumbet</i>	Shell Ginger	2m	2m	200mm
<i>Anigozanthos</i> 'Bush Ballad'	Kangaroo Paw	1m	500mm	200mm
<i>Asplenium australasicum</i>	Bird's Nest Fern	0.5m	2m	200mm
<i>Callistemon viminalis</i> 'Better John'	Bottlebrush	1.2m	500mm	200mm
<i>Cordyline stricta</i>	Slender Palm Lily	2m	1m	200mm
<i>Crassula ovata</i> 'Bluebird'	Crassula	1m	1m	200mm
<i>Cycas revoluta</i>	Sago Palm	1.5m	As Shown	45L
<i>Doryanthes excelsa</i>	Gynea Lily	1.5m	2m	300mm
<i>Dracaena draco</i>	Dragon Tree	5m	As Shown	45L
<i>Echium</i> X 'Cobolt Towers'	Echium	2m	1.5m	200mm
<i>Furcraea foetida</i> 'Mediopicta'	Mauritius Hemp	1.5m	As Shown	200mm
<i>Philodendron</i> 'Xanadu'	Philodendron	0.5m	1m	200mm
<i>Phormium tenax</i>	New Zealand Flax	1.5m	As Shown	200mm
<i>Raphiolepis indica</i> 'Snow Maiden'	Indian Hawthorn	1m	500mm	200mm
<i>Rhapis excelsa</i>	Lady Palm	3m	1.5m	300mm
<i>Viburnum</i> 'Emerald Lustre'	Viburnum	3m	800mm	200mm
<i>Westringia fruticosa</i> 'Wynyabbie Gem'	Coast Rosemary	1.5m	1m	200mm
Grasses & Groundcovers				
<i>Alternanthera dentata</i> 'Little Ruby'	Alternanthera	0.3m	2/m ²	140mm
<i>Casuarina glauca</i> 'Cousin It'	Prostrate She-Oak	0.2m	2/m ²	140mm
<i>Dichondra repens</i>	Kidneyweed	0.1m	4/m ²	viro tube
<i>Liriope muscari</i> 'Evergreen Giant'	Liriope	0.5m	2/m ²	140mm
<i>Lomandra longifolia</i> 'Tanika'	Mat Rush	0.5m	2/m ²	140mm
<i>Hibbertia scandens</i>	Snake Vine	0.3m	1/m ²	140mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3m	1/m ²	140mm
<i>Trachelospermum jasminoides</i> 'Tricolor'	Tricolour Star Jasmine	0.3m	1/m ²	140mm
<i>Grevillea</i> 'Poorinda Royal Mantle'	Grevillea	0.2m	1/m ²	140mm
<i>Viola hederaceae</i>	Native Violet	0.2m	4/m ²	viro tube
<i>Senecio mandraliscae</i> 'Blue Chalksticks'	Blue Chalksticks	0.3m	2/m ²	140mm
Turf				
<i>Stenotaphrum</i> 'Sapphire'	Sapphire Buffalo	-	-	-

Key Plan (not to scale)



Trees



Angophora floribunda



Banksia integrifolia



Livistona australis



Waterhousea floribunda 'Sweeper'

Shrubs & Perennials



Anigozanthos 'Bush Ballad'



Asplenium australasicum



Callistemon viminalis 'Better John'



Cordyline stricta



Doryanthes excelsa



Dracaena draco



Viburnum 'Emerald Lustre'



Westringia fruticosa 'Wynyabbie Gem'

Grasses & Groundcovers



Liriope muscari 'Evergreen Giant'



Lomandra longifolia 'Tanika'



Hibbertia scandens



Trachelospermum jasminoides

Planting: Private Open Space

Planting Schedule: Private Open Space

Botanical Name	Common Name	Height	Spacing	Pot Size
Trees				
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	8m	As Shown	75L
<i>Cupaniopsis anacardioides</i>	Tuckeroo	10m	As Shown	75L
<i>Hymenosporum flavum</i>	Native Frangipani	10m	As Shown	75L
<i>Stenocarpus sinuatus</i>	Firewheel Tree	15m	As Shown	75L
<i>Tristaniopsis laurina</i>	Water Gum	10m	As Shown	75L
<i>Waterhousea floribunda</i> 'Sweeper'	Weeping Lilly Pilly	8m	As Shown	75L
<i>Xanthostemon chrysanthus</i>	Golden Penda	10m	As Shown	75L
Shrubs & Perennials				
<i>Acmena smithii</i> 'Sublime'	Lilly Pilly	4m	1.2m	300mm
<i>Agave attenuata</i>	Foxtail agave	1m	As Shown	200mm
<i>Crinum pedunculatum</i>	Swamp Lily	1m	1m	200mm
<i>Dodonaea viscosa</i>	Sticky Hop Bush	2m	1.5m	200mm
<i>Magnolia grandiflora</i> 'Teddy Bear'	Magnolia	4m	1.5m	300mm
<i>Murraya paniculata</i>	Orange Jessamine	4m	1.5mm	200mm
<i>Phormium tenax</i>	New Zealand Flax	1.5m	As Shown	200mm
<i>Raphiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	1m	1.2m	200mm
<i>Syzygium australe</i> 'Resilience'	Brush Cherry	4m	1.2m	300mm
<i>Zamia furfuracea</i>	Cardboard Cycad	1m	1m	200mm
Grasses & Groundcovers				
<i>Carpobrotus glaucescens</i>	Pigface	0.3m	1/m ²	140mm
<i>Dietes bicolor</i>	Bicolor Iris	1m	2/m ²	140mm
<i>Dichondra repens</i>	Kidneyweed	0.1m	4/m ²	viro tube
<i>Grevillea</i> 'Bronze Rambler'	Grevillea	0.3m	2/m ²	140mm
<i>Liriope muscari</i> 'Evergreen Giant'	Liriope	0.5m	2/m ²	140mm
<i>Myoporum parvifolium</i>	Boobialla	0.1m	1/m ²	140mm
Turf				
<i>Stenotaphrum</i> 'Sapphire'	Sapphire Buffalo	-	-	-

Key Plan (not to scale)



Trees



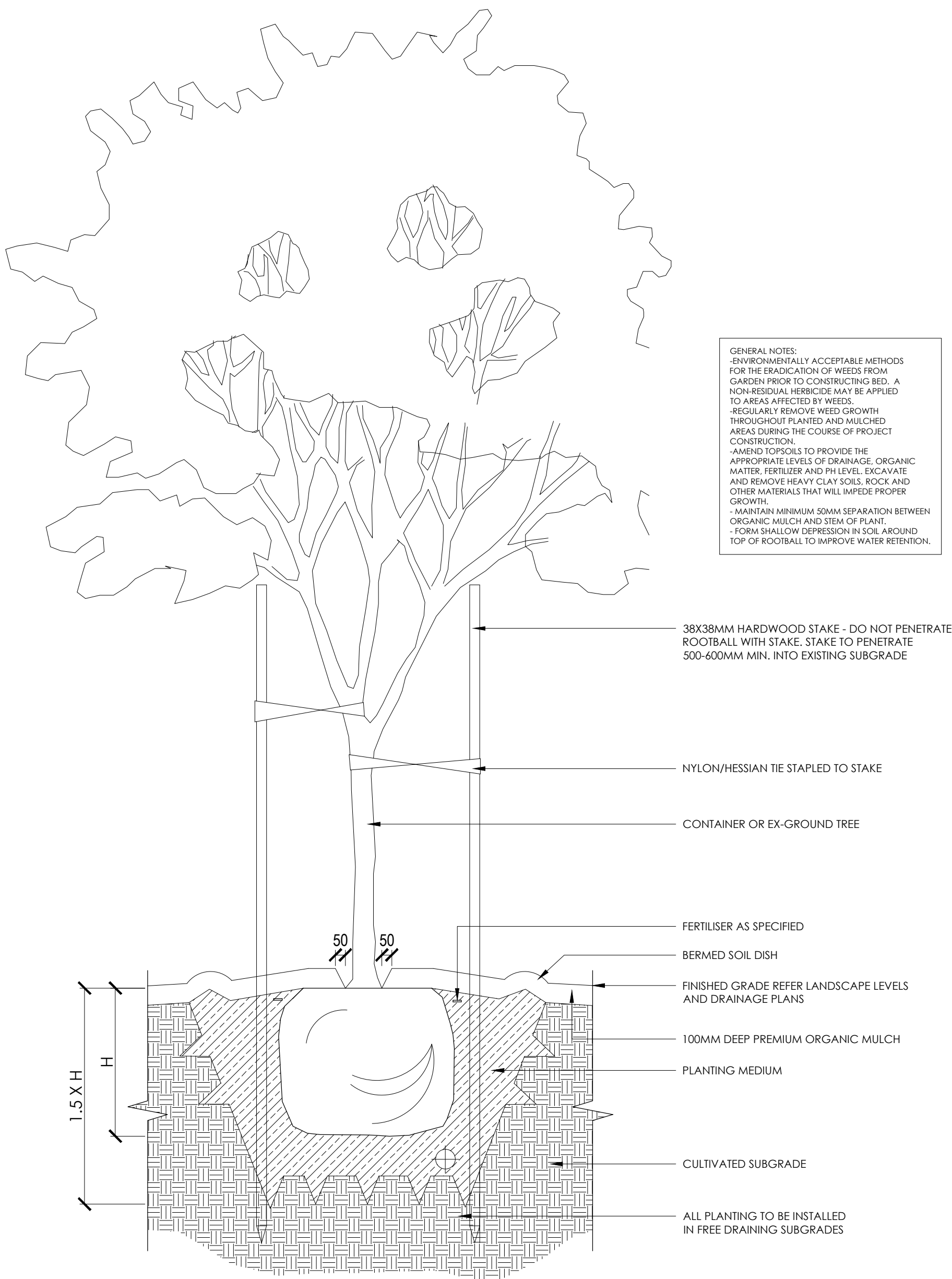
Shrubs & Perennials



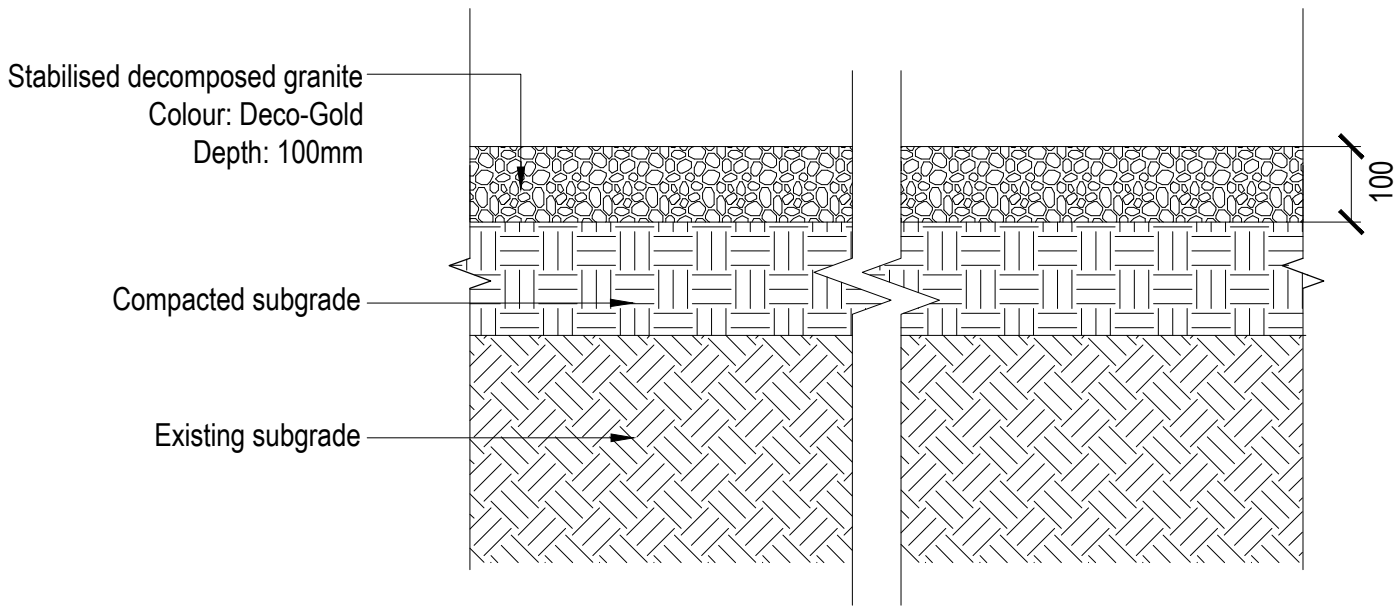
Grasses & Groundcovers



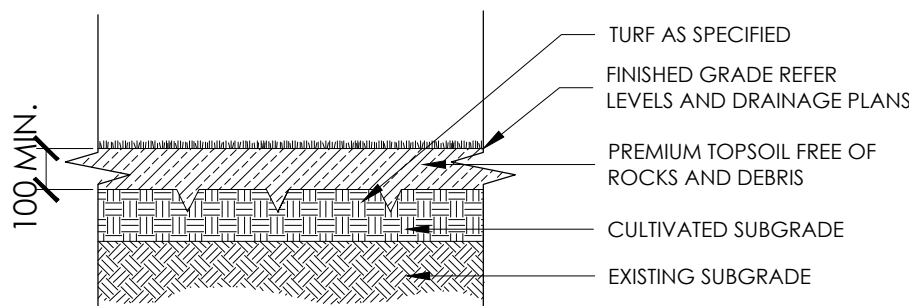
Typical Construction Details



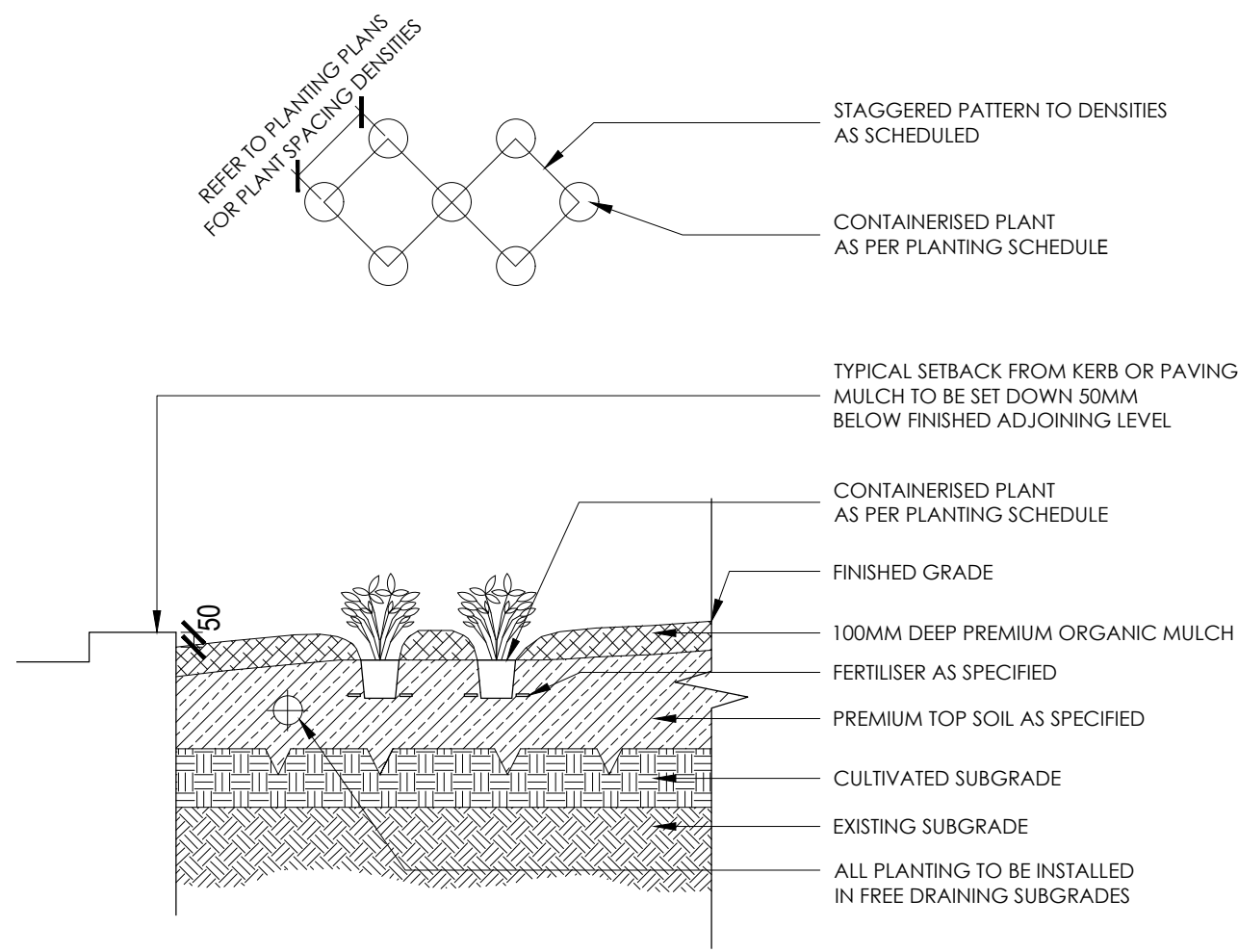
TREE PLANTING ON GRADE DETAIL
SCALE 1:20 @ A1



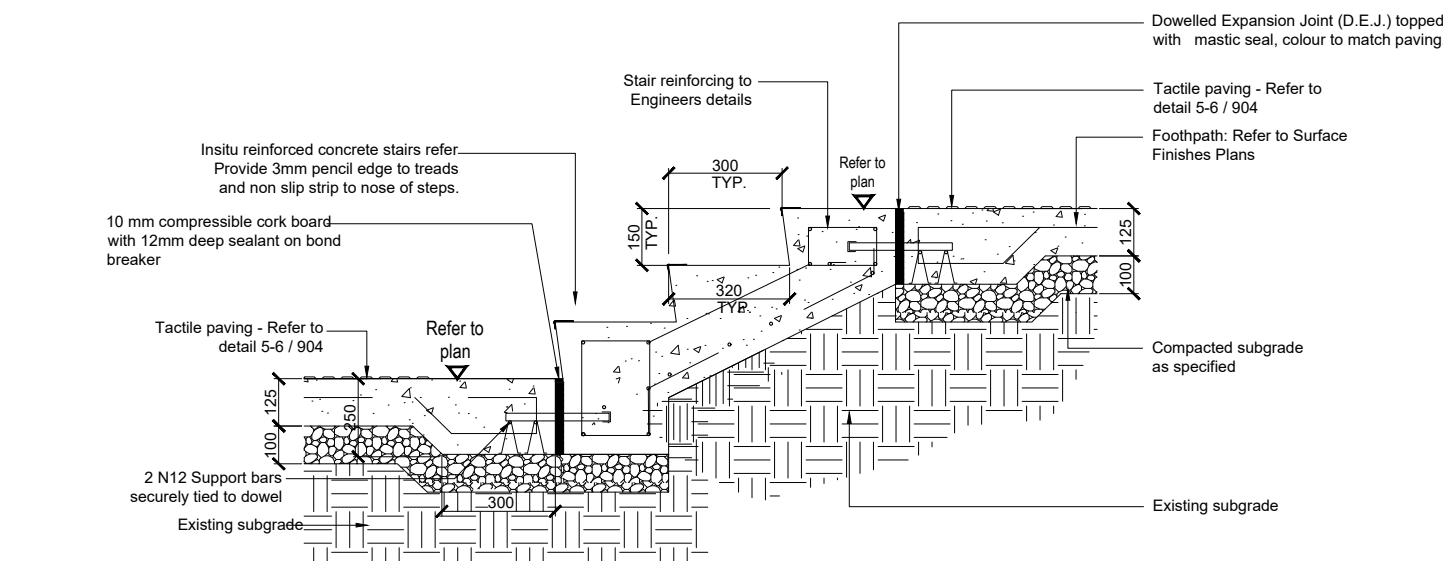
DECOMPOSED GRANITE DETAIL
SCALE 1:10 @ A1



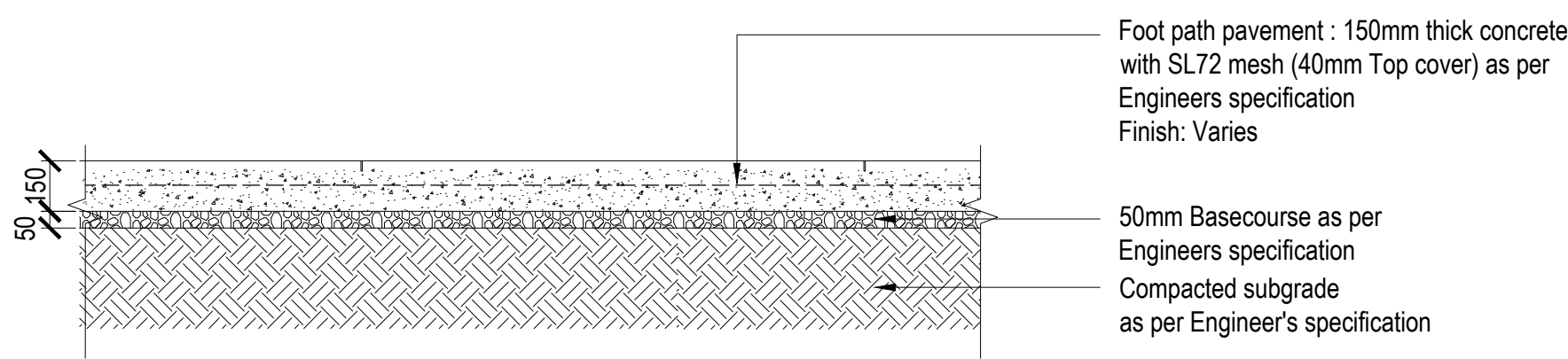
TURF PLANTING DETAIL
SCALE 1:25 @ A1



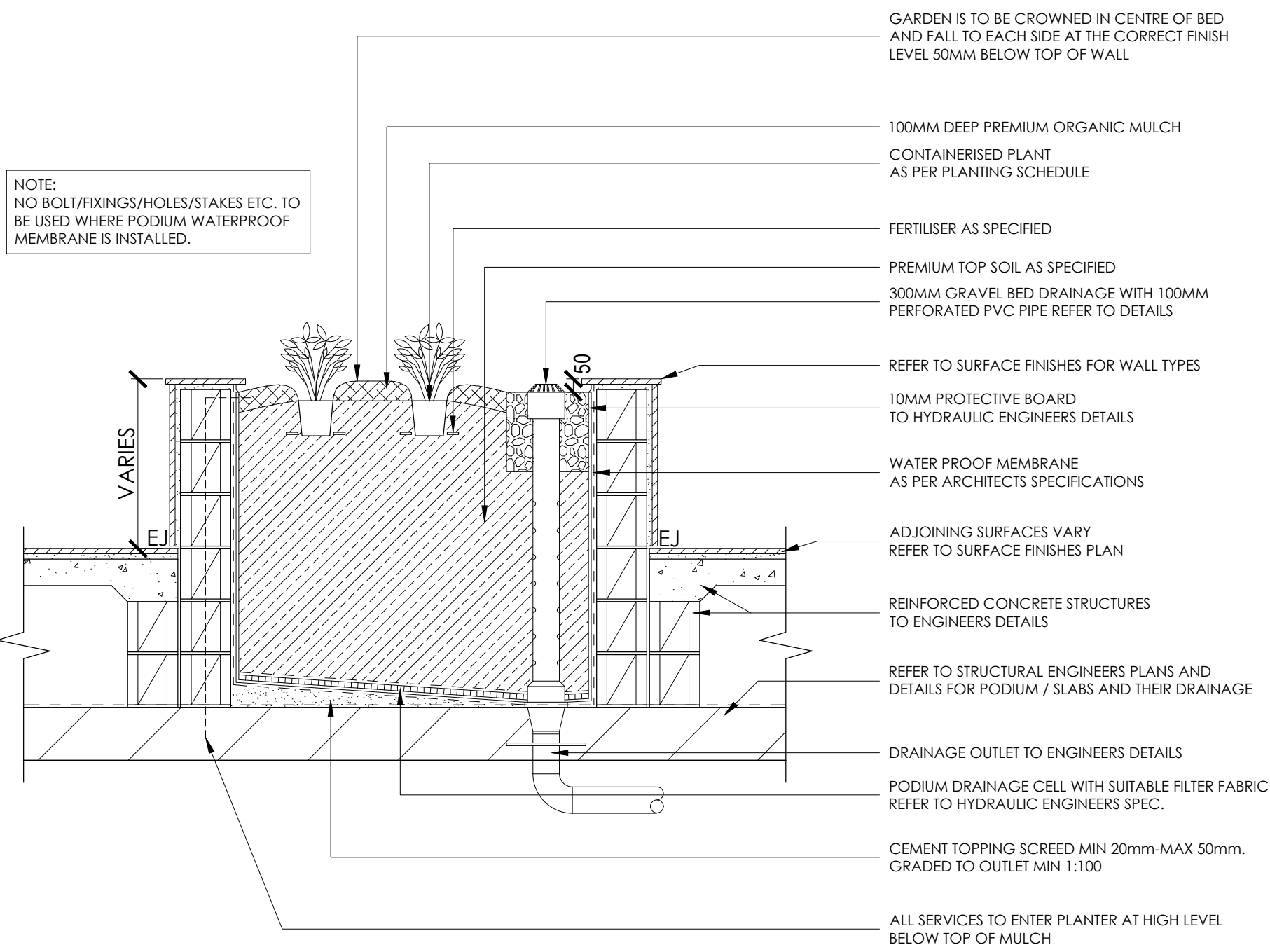
SHRUB PLANTING DETAIL
SCALE 1:25 @ A1



STAIR DETAIL
SCALE 1:20 @ A1



CONCRETE PATHWAY DETAIL
SCALE 1:20 @ A1



SHRUB PLANTER ON PODIUM DETAIL
SCALE 1:20 @ A1

General Specifications

Preliminary Specification

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT A SUFFICIENT DISTANCE AWAY FROM THESE SERVICES TO AVOID CONFLICT. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ARBORIST MANAGEMENT OF TREE PROTECTION
AN ARBORIST WITH MINIMUM AQF5 QUALIFICATIONS IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING AND TO UNDERTAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

PODIUM PLANTING
ENSURE AN ADEQUATE WATERPROOFING MEMBRANE TO ENGINEER'S DETAIL TO HAS BEEN APPLIED ALL PODIUM PLANTERS ON SITE. FOLLOWING APPLICATION OF THE MEMBRANE, CORFLUTE SHEETING IS TO BE APPLIED TO THE BOTTOM AND SIDES OF ALL PLANTERS TO PREVENT FUTURE RUPTURING. PODIUM PLANTERS ARE TO THEN INCLUDE AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF THE STRUCTURE. OVER THE DRAINAGE CELL, A GEOTEXTILE LINING IS TO BE INSTALLED, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF A SUITABLE PLANTER SOIL MIX.

RETAINING WALLS
RETAINING WALLS AND ASSOCIATED DRAINAGE MATERIAL IS TO BE CONSTRUCTED TO THE STRUCTURAL ENGINEER'S DETAIL.

EXISTING SUB-GRADE IN PLANTING AREAS
TEST SUBSOIL DRAINAGE TO ALL TREE PLANTING POSITIONS AND PLANTING AREAS. IF NECESSARY EXCAVATE UNDER TREE PLANTING POSITION DOWN THROUGH IMPERMEABLE MATERIAL TO A PERMEABLE SUB-GRADE DEPTH. REMOVE EXCAVATED MATERIAL FROM SITE AND REPLACE WITH A POROUS MATERIAL AND SUITABLE GROWING MEDIUM FOR NOMINATED SPECIES. SETTLE BACKFILL TO PREVENT SUBSIDENCE.

FINISHED LEVELS AND GRADES
CONSTRUCT FINISHED GRADES TO THE FINISHED LEVELS SHOWN ON THE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PLANTED AREAS AND PATHWAYS ARE TO DRAIN TO SPECIFIED DRAINAGE COLLECTION POINTS AS INDICATED ON THE HYDRAULIC ENGINEER'S DRAWINGS. ENSURE A MAXIMUM GRADE OF 1:4 TO ALL PLANTED AND TURFED AREAS.

DRAINAGE PITS
INSTALL METAL GRATE, PVC BODY DRAINAGE PITS AS INDICATED ON THE HYDRAULIC ENGINEER'S DRAWINGS. CONNECT PITS TO STORMWATER SYSTEM - BY PLUMBER.

PAVING
PAVEMENT SETOUT AS PER SETOUT PLAN. FINISHED LEVELS, MATERIALS AND PAVING INSTALLATION TO ARCHITECT'S SPECIFICATION.

SOIL
CULTIVATE ALL PLANTING AREAS AND SET DOWN SUB-GRADE TO ACCOMMODATE IMPORTED TOPSOIL TO BE INSTALLED TO A MINIMUM 300MM DEPTH. IF DEEMED SUITABLE BY THE LANDSCAPE ARCHITECT, IMPROVED SITE SOIL MAY BE USED IN PLACE OF IMPORTED TOPSOIL PENDING COMPLIANCE WITH THE PROVISIONS OUTLINED IN AS4419.

MULCH
APPLY APPROVED ORGANIC MULCH (ANL 'FOREST FINES' OR SIMILAR) TO A DEPTH OF 75MM TO ALL PLANTED AREAS. ENSURE CLEARANCE TO PLANT STEMS AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN DURING INSTALLATION.

FERTILISER:
FOR GENERAL PLANTED AREAS; APPLY APPROVED FERTILISER INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE (9) MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE AND IN ACCORDANCE WITH RECOGNISED HORTICULTURAL PRACTICE PRIOR TO INSTALLING PLANTS. FOR LAWN AREAS; APPROVED 'LAWN FOOD' OR EQUIVALENT SHALL BE THOROUGHLY MIXED THROUGH TOPSOIL PRIOR TO PLACING TURF. FOR ESTABLISHED TREE PLANTING; 'AGRIFORM PLANTING TABLETS' OR EQUIVALENT ARE TO BE APPLIED AT THE RECOMMENDED RATE WITHIN THE PLANTING MEDIUM ADJACENT TO THE BASE OF THE ROOT BALL AT TIME OF PLANTING.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE LANDSCAPE DRAWINGS. GENERALLY PLANTS SHALL BE; VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR PESTS, HAVE LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

STAKING AND TYING
STAKES SHALL BE STRAIGHT, UNPAINTED HARDWOOD FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LIRTE SIZE PLANT: 1 x (1200x25x25)
B. 35-75 LIRTE SIZE PLANT: 2 x (1500x38x38)
C. 100->200 LIRTE SIZE PLANT: 3 x (1800x50x50)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH (AVOIDING DAMAGE TO THE ROOT SYSTEM) ON THE WINDWARD SIDE OF THE PLANT.

TURF
TURF IS TO BE OF A SPECIES CONSISTENT WITH THAT SHOWN ON THE LANDSCAPE DRAWINGS AND IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER, DELIVER TO SITE WITHIN TWENTY FOUR (24) HOURS OF BEING CUT, AND LAY WITHIN TWENTY FOUR (24) HOURS OF BEING DELIVERED. TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 20MM Ø AS WELL AS ALL WEEDS AND FOREIGN MATTER. SPREAD TURF UNDERLAY SOIL TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS - TURF AREAS ARE TO HAVE MINIMUM 1:50 CROSSFALL TO ENSURE MINIMUM DRAINAGE REQUIREMENTS. TURF IS TO BE LAID ALONG RESOLVED LAND CONTOURS WITH STAGGERED, CLOSE BUTTED, JOINTS SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH. WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. TWO (2) WEEKS AFTER INSTALLATION, APPLY APPROVED ORGANIC TOP DRESSING SOIL (ANL 'ORGANIC TOP DRESSING' OR SIMILAR) TO A DEPTH OF 15MM TO ALL TURFED AREAS. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM H4 TREATED PINE.
TIMBER STAKES: 50 X 50 X 500MM H4 TREATED PINE-SHARPENED AT ONE END.
INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TREES TO BE RETAINED
MARK TREES AND SHRUBS TO BE RETAINED WITH SUITABLE NON-INJURIOUS, EASILY VISIBLE AND REMOVABLE MEANS OF IDENTIFICATION CONSISTENT WITH THE TREE NUMBERING SYSTEM INDICATED ON THE LANDSCAPE DRAWINGS.

Landscape Maintenance Program

GENERAL
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL ATTEND TO THE SITE ON A FORTNIGHTLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT FORTNIGHTLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE MAINTENANCE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS, NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING, UNTIL THE END OF THE MAINTENANCE PERIOD .

STAKES AND TIES
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND PROJECT ARBORIST. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASE CONTROL
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY AS THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH "DYNAMIC LIFTER" (OR SIMILAR) FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

CPS

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