

DEVELOPMENT APPLICATION PROPOSED LANDSCAPE PLANS St Pauls Carlingford Ministry Centre MOSELEY ST AND VICKERY ST, CARLINGFORD, NSW DRAWING LIST

LANDSCAPE DETAILS

SHEET NO.

SHEET TITLE

DATE

L/00

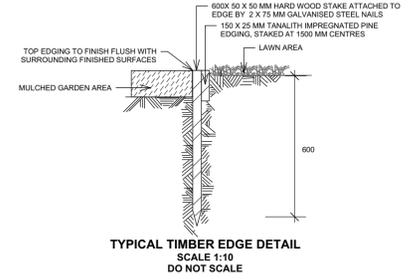
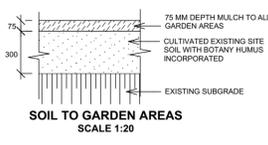
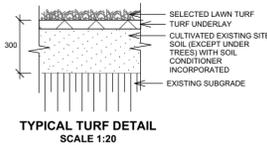
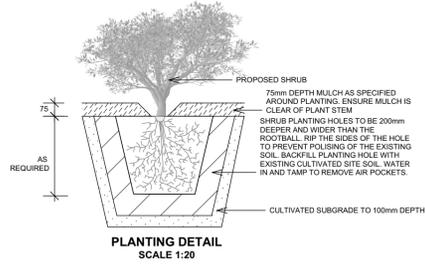
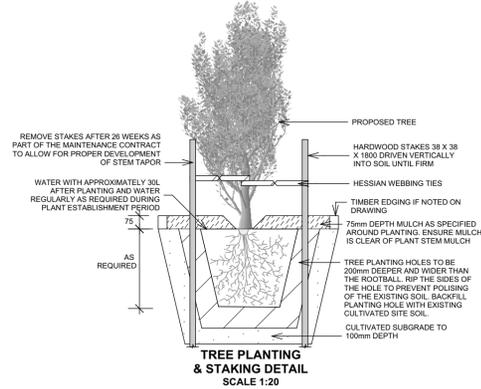
COVER SHEET

04.11.2021

L/01

LANDSCAPE PLAN

04.11.2021



OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones: (i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick top set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, covering mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and return councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

- (a) **Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.
- (b) **Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.
- (c) **Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.
- (d) **Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.
- (e) **Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.
- (f) **Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.
- (g) **Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.
- (h) **Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.
- (i) **Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.
- (j) **Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

PLANTING SCHEDULE

■ DENOTES (73%) AUSTRALIAN NATIVE PLANT SPECIES ENDEMIC TO THE LOCAL SYDNEY AREA
NOTES: ALL PROPOSED PLANT SPECIES ARE CONSIDERED LOW WATER-USE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acer rubrum 'Autumn Spire'	Autumn Spire Red Maple	5	75lt	8000	10000
Agave victoria reginae	Agave	7	200mm	800	800
Bambusa textilis 'Gracilis'	Slender Weavers	11	250mm	3000	8000
Clivea minata	Clivea	19	200mm	1200	800
Correa alba	Correa alba	25	200mm	1500	1500
Crassula undulata 'Max Cooke'	'Max Cooke'	6	200mm	800	800
Doranthus palmeri	Spear Lily	11	300mm	3000	2500
Drepanostachyum falcatum	Himalayan Weeping Bamboo	1	25lt	2000	2000
Euphorbia wulfenii	Euphorbia	34	200mm	1500	1500
Grevillea 'Moonlight'	Grevillea 'Moonlight'	8	250mm	4000	6000
Hibbertia scandens	Climbing Guinea Flower	140	75mm	1000	350
Ligularia reniformis	Tractor Seat Plant	22	200mm	1500	2000
Lomandra longifolia	Native Grass	220	75mm	900	900
Phloldendron 'Xanadu'	Dwarf Philodendron	25	200mm	1200	800
Rhapis excelsa	Lady Palm	4	350mm	2000	2500
Senecio serpens	Chalk Sticks	7	150mm	800	800
Syzygium australe 'Straight and Narrow'	Lillypilly 'Straight and Narrow'	10	200mm	2000	6000
Tristaniopsis laurina 'Luscious'	Water Gum	7	45lt	5000	8000
Ulmus glabra 'Lutescens'	Golden Elm	3	100lt	6000	8000
Viburnum 'Emerald Lustre'	Viburnum 'Emerald Lustre'	24	200mm	2000	3000
Westringia fruticosa	Coastal Rosemary	40	200mm	1500	1500

<p>Project</p> <h2 style="text-align: center;">ST PAUL'S ANGLICAN</h2> <p>Architect</p> <h2 style="text-align: center;">STANTON & DAHL</h2>	<p>Notes</p> <ol style="list-style-type: none"> All dimensions and levels shall be verified by Contractor on site prior to commencement of work. Do not scale from drawings. If in doubt contact Landscape Architect. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects. This plan has been prepared for D.A purposes only. All Building Works shall be installed to Structural Engineers detail 	<table border="1" style="width: 100%;"> <thead> <tr> <th>Revision</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY</td> <td>04.11.2021</td> </tr> <tr> <td>B</td> <td>D.A SUBMISSION</td> <td>06.12.2021</td> </tr> </tbody> </table>	Revision	Description	Date	A	PRELIMINARY	04.11.2021	B	D.A SUBMISSION	06.12.2021	<p>DRAWING COVER SHEET</p> <p>ADDRESS MOSELEY ST AND VICKERY ST, CARLINGFORD</p> <p>A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922</p> <p>DATE # 04.11.2021 SCALE @ A1 1:100 DRAWN JC CHKD JRS PROJECT #</p>
Revision	Description	Date										
A	PRELIMINARY	04.11.2021										
B	D.A SUBMISSION	06.12.2021										



Legend

- PROPOSED GARDEN AREA
- EXISTING DRIVEWAY
- EXISTING GARDEN AREA
- PROPOSED RETAINING WALL
- EXISTING TREE TO BE RETAINED
- SRZ - STRUCTURAL ROOT ZONE
- TPZ - TREE PROTECTION ZONE
- PROPOSED POT PLANTER

Project
ST PAUL'S ANGLICAN

Architect
STANTON & DAHL

Notes

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- All Building Works shall be installed to Structural Engineers detail

Revision	Description	Date
A	PRELIMINARY	04.11.2021
B	D.A SUBMISSION	06.12.2021

DRAWING
PROPOSED LANDSCAPE PLAN

ADDRESS
MOSELEY ST AND VICKERY ST, CARLINGFORD

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fax: (02) 9957 5922

DATE # 04.11.2021
SCALE @ A1 1:100
DRAWN JC
CHKD JRS
PROJECT #

DWG # L/01

No	Description
(A)	EASEMENT FOR PADMOUNT SUBSTATION (A0514370)
(B)	RESTRICTION ON THE USE OF LAND (A0514369)

GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIENTATION OF THIS PLAN IS APPROX TRUE NORTH WHICH HAS BEEN BASED ON THE ASSUMPTION THAT THE DIFFERENCE BETWEEN TRUE NORTH AND MAGNETIC NORTH IS APPROXIMATELY 9°36'.

THE ORIGIN OF LEVELS COMES FROM SSM 5688 RL CLASS LB POSITIONAL UNCERTAINTY (PU) N/A ADOPTED FROM SCIMS DATED 12/10/2015.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOT:

- LOT 34 IN DP251044 (CT EDITION 4 DATED 24/11/2020 SEARCH DATE 09/09/2021) - AFFECTED BY:
 - EASEMENT FOR PADMOUNT (A0514370) (A)
 - RESTRICTION ON THE USE OF LAND (AN924148)
 - RESTRICTION ON THE USE OF LAND (AN924149)
 - RESTRICTION ON THE USE OF LAND (A0514369) (B)
 - POSITIVE COVENANT (AN924146)
 - POSITIVE COVENANT (AN924147)

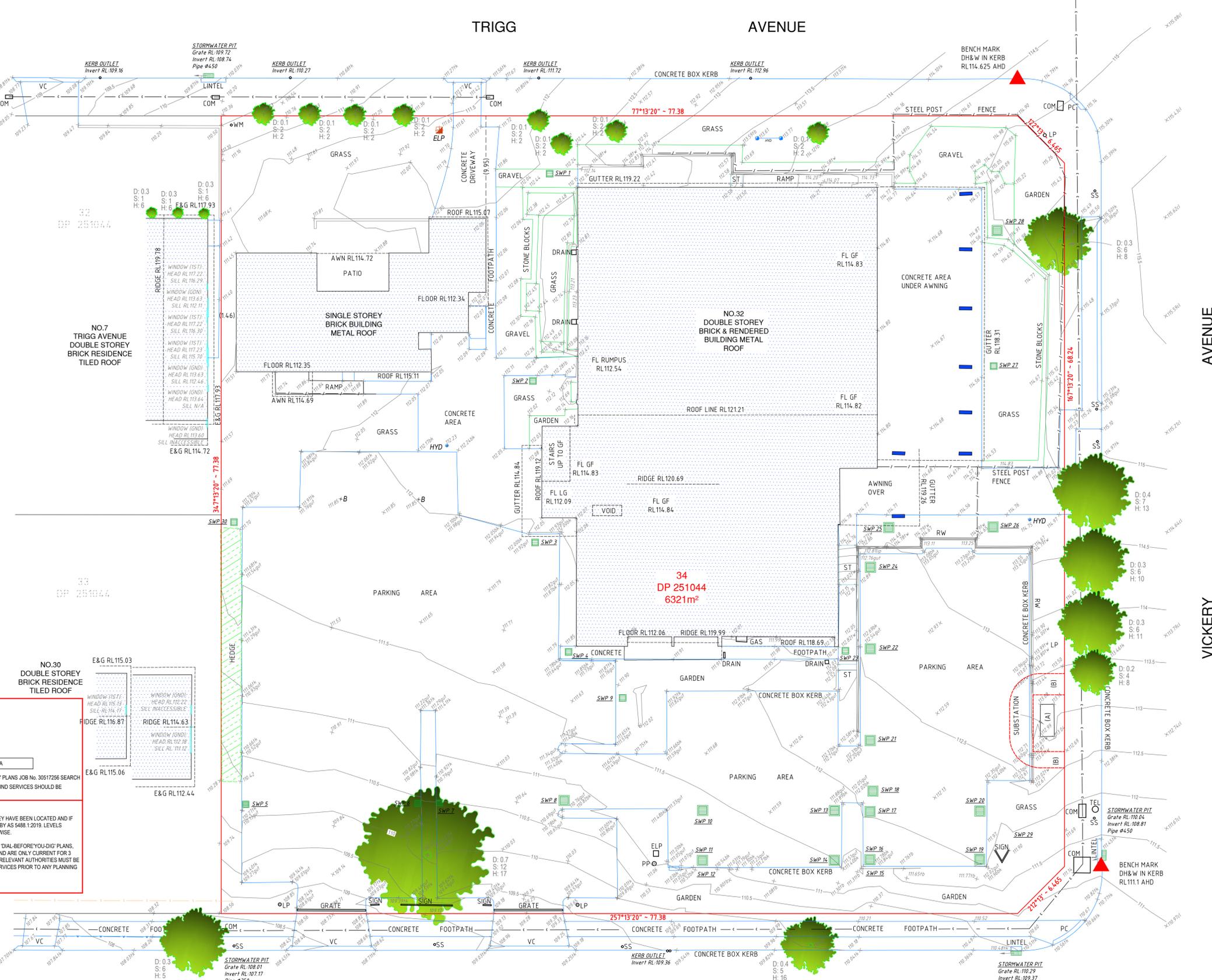
COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS. ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE SEARCH DATE.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.



SWP No.	RL	IL
1	112.04	-
2	112.03	111.22
3	111.87	-
4	111.78	-
5	110.21	109.23
6	110.46	108.75
7	110.52	108.76
8	110.84	108.67
9	111.8	-
10	111.44	-
11	111.12	-
12	110.61	-
13	111.83	-
14	111.55	-
15	111.27	-
16	111.88	-
17	112.04	-
18	112.12	110.07
19	112.03	-
20	112.13	-
21	112.26	111.04
22	112.6	111.7
23	112.02	111.5
24	112.79	111.73
25	114.56	111.97
26	114.64	113.28
27	114.53	113.48
28	114.98	-
29	111.93	111.18
30	111.73	-

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

W POTABLE WATER MAIN
S SEWER MAIN
C COMMUNICATIONS CABLES

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS. JOB No. 30517256 SEARCH DATE 16/09/2021. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:

- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS 'D' ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS. ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

B denotes BOLLARD
VC denotes VEHICLE CROSSING
PC denotes PEDESTRIAN CROSSING
BK denotes BACK OF KERB
TK denotes TOP OF KERB
GUT denotes KERB GUTTER
SWPIT denotes STORMWATER PIT
COM denotes COMMUNICATIONS PIT
TEL denotes TELECOMMUNICATIONS PILLAR
ELP denotes ELECTRICITY BOX
HYD denotes HYDRANT
GAS denotes GAS BOTTLE
WM denotes WATER METER
SWP denotes STORMWATER PIT
SSTONE denotes SANDSTONE (GARDEN EDGE)
RW denotes RETAINING WALL
PP denotes POWER POLE
LP denotes LIGHT POLE
SS denotes STREET SIGN
D.S.H denote DIAMETER, SPREAD and HEIGHT OF TREE

(A) - EASEMENT FOR PADMOUNT SUBSTATION 3.07 WIDE (A0514370)

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PROJECT:
DETAIL AND LEVEL SURVEY OF LOT 34 IN DP251044

32 MOSELEY STREET
CARLINGFORD NSW

CLIENT: ST PAULS ANGLICAN CHURCH CARLINGFORD
FILE: 6880 St Pauls Church Moseley Street Carlingford

LGA: CITY OF PARRAMATTA	
REF: 6880	CONTOURS: 0.5m
ISSUE: C	DATUM: AHD
SURVEY DATE: 22/09/2021	AZIMUTH: TN
SCALE: 1:200	SHEET 1 OF 1 SHEETS

SDG Pty Ltd
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
Liability limited by a scheme approved under Professional Standards Legislation

ISSUE	DATE	AMENDMENT	SURV	CHK
A	06/10/15	ORIGINAL ISSUE	EA	CT
B	22/09/21	UPDATE SURVEY AFTER BUILDING ADDITIONS	JM	CT
C	13/10/21	ADDITIONAL DETAIL INCLUDING FLOOR LEVELS	JM	CT



CRAIG TURNER ID: SU000248
REGISTERED LAND SURVEYOR

