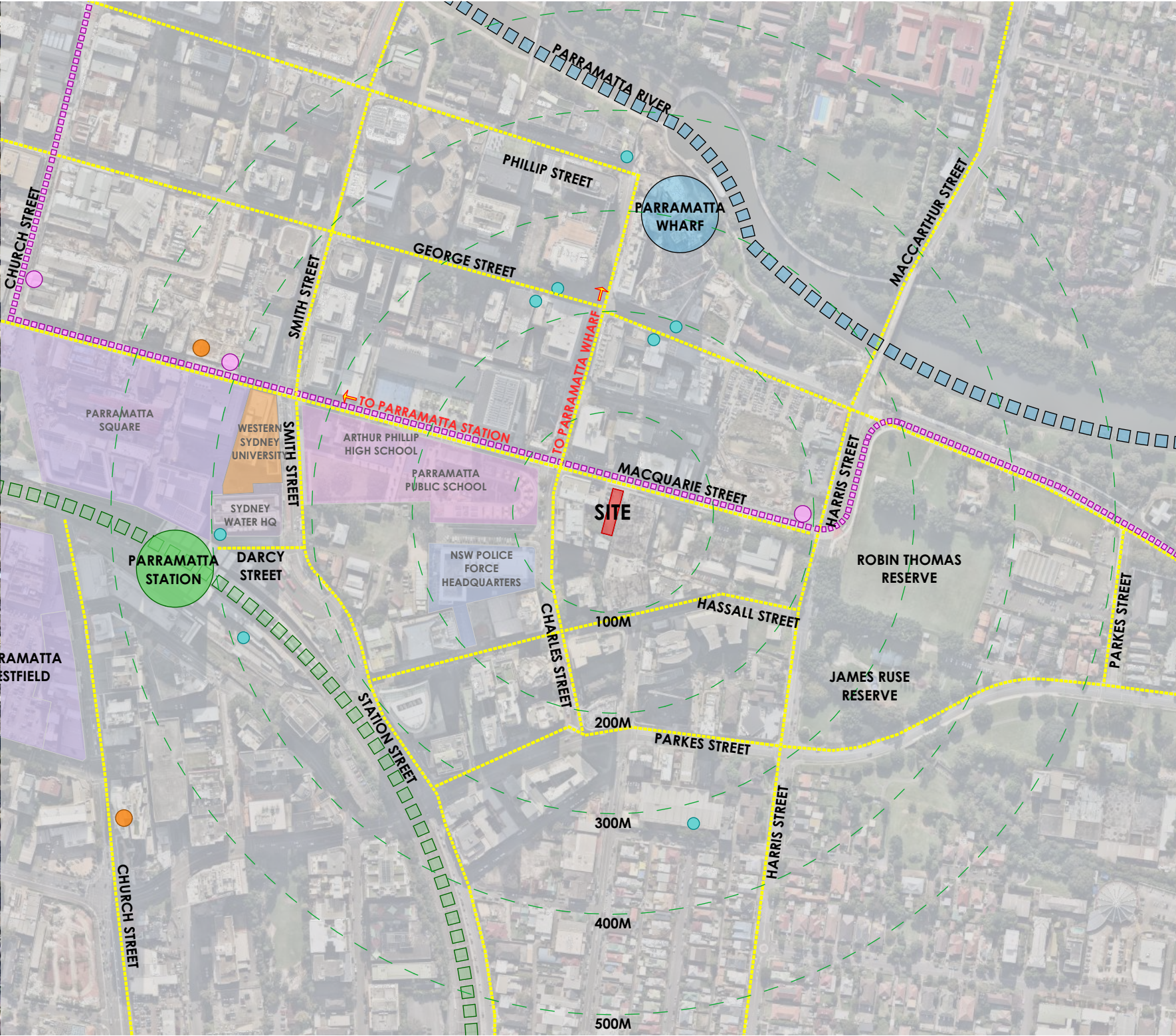


DRAWING LIST

00	COVER SHEET
01	SITE LOCATION
02	SITE PLAN
03	BASEMENT FLOOR PLAN
04	GROUND FLOOR PLAN
05	LEVEL 1 FLOOR PLAN
06	LEVEL 2-4 FLOOR PLAN
07	TYPICAL FLOOR PLAN (LEVEL 5-11)
08	ROOF PLAN
09	SECTION A
10	SECTION B
11	SECTION C
12	NORTH & SOUTH ELEVATIONS
13	EAST ELEVATION
14	WEST ELEVATION
15	FSR AREA CALCULATION
16	AMENITY AREA DIAGRAMS
17	SHADOW DIAGRAMS - SHEET 1
18	SHADOW DIAGRAMS - SHEET 2
19	SHADOW DIAGRAMS - SHEET 3
20	SHADOW DIAGRAMS - SHEET 4
21	181 MACQUARIE ST & 12 CHARLES ST GFA DIAGRAM
21	SOLAR STUDY DIAGRAMS
22	SOLAR STUDY DIAGRAMS
23	ROOM TYPE A, A.1 & B
24	ROOM TYPE C & D
25	ROOM TYPE E - ADAPTABLE ROOM
26	3D VIEW
27	SURVEY PLAN



DEVELOPMENT APPLICATION FOR THE PROPOSED
NEW STUDENT ACCOMMODATION
AT 183 MACQUARIE STREET, PARRAMATTA



1 SITE LOCATION PLAN
1:5000

- LOCATION PLAN LEGEND**
- SUBJECT SITE
 - PRINCIPLE PEDESTRIAN ACCESS
 - BUS STOP
 - TRAIN STATION
 - LIGHT RAIL
 - FERRY WHARF
 - GOGET CARSHARE



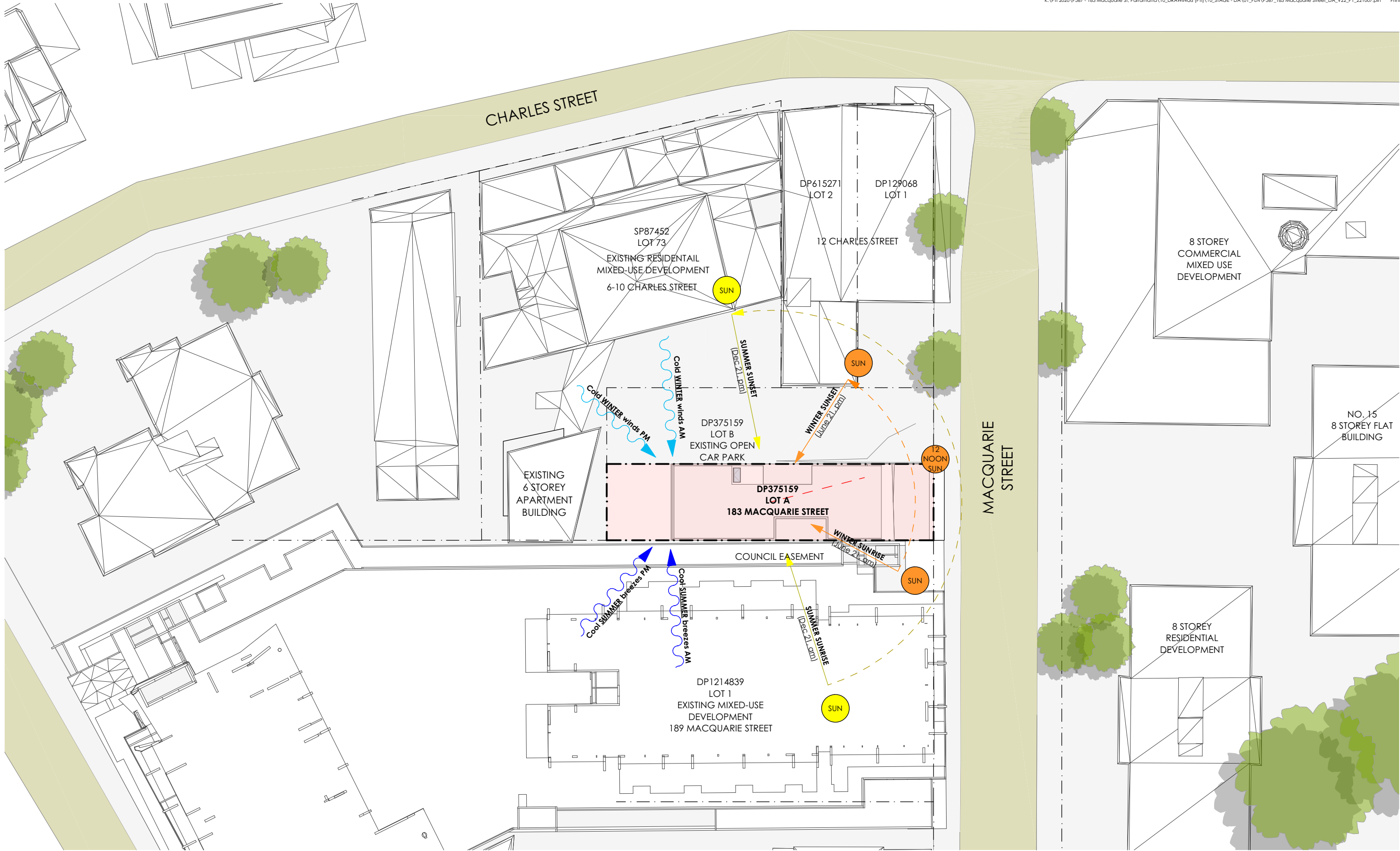
2 VIEW FROM EAST (MACQUARIE STREET)



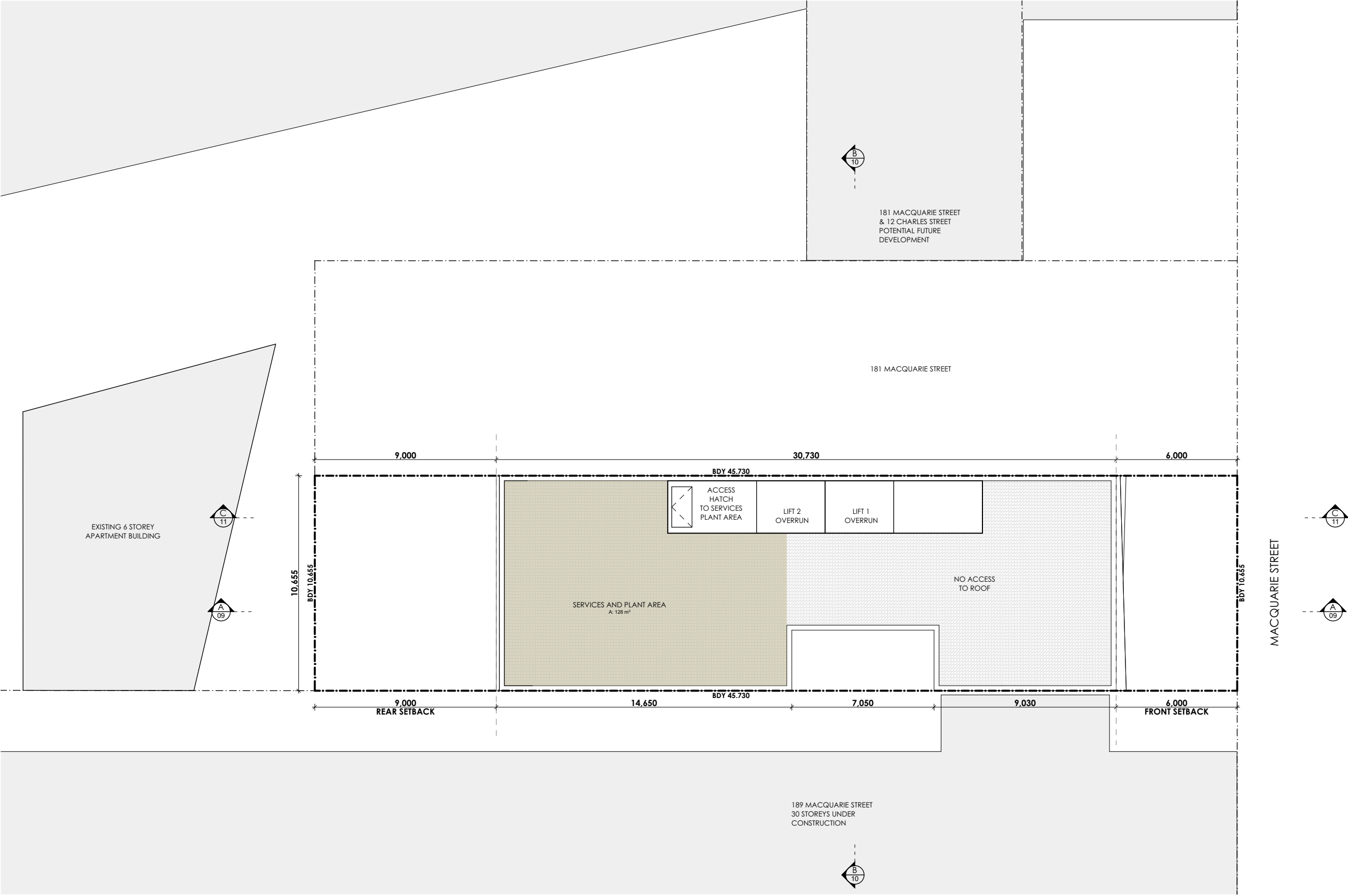
3 VIEW FROM WEST (MACQUARIE STREET)



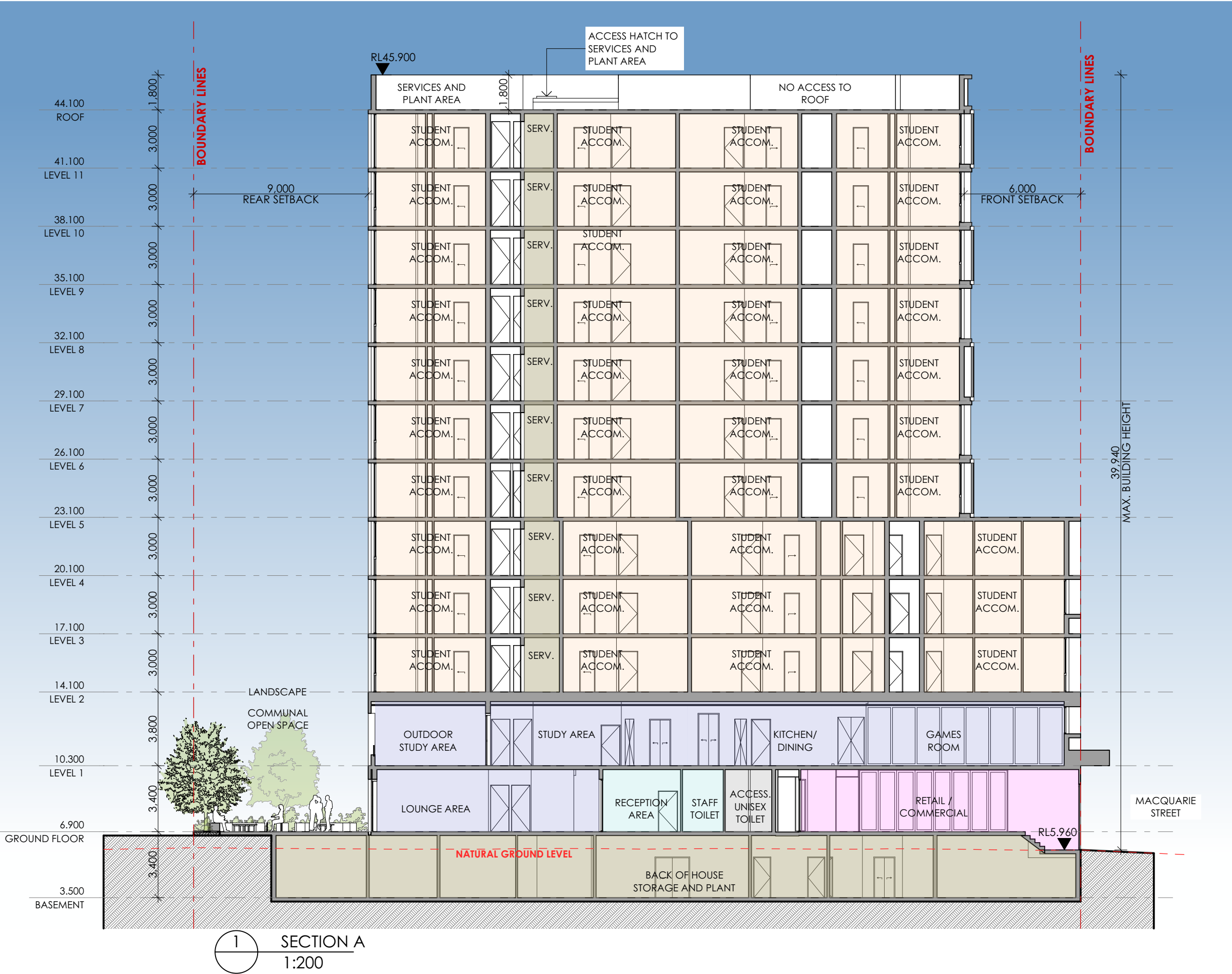
4 VIEW FROM NORTH (MACQUARIE STREET)



1 SITE LOCATION PLAN
1:500



1 ROOF PLAN
1:200



1 SECTION A
1:200

REV	DESCRIPTION
A	Development Application

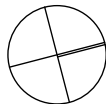
BY	DATE
NR	13/10/2022

CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW STUDENT ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA

DRAWING TITLE:
SECTION A

NORTH POINT:



DRAWN BY: NR/LZ

CHECKED BY: PI

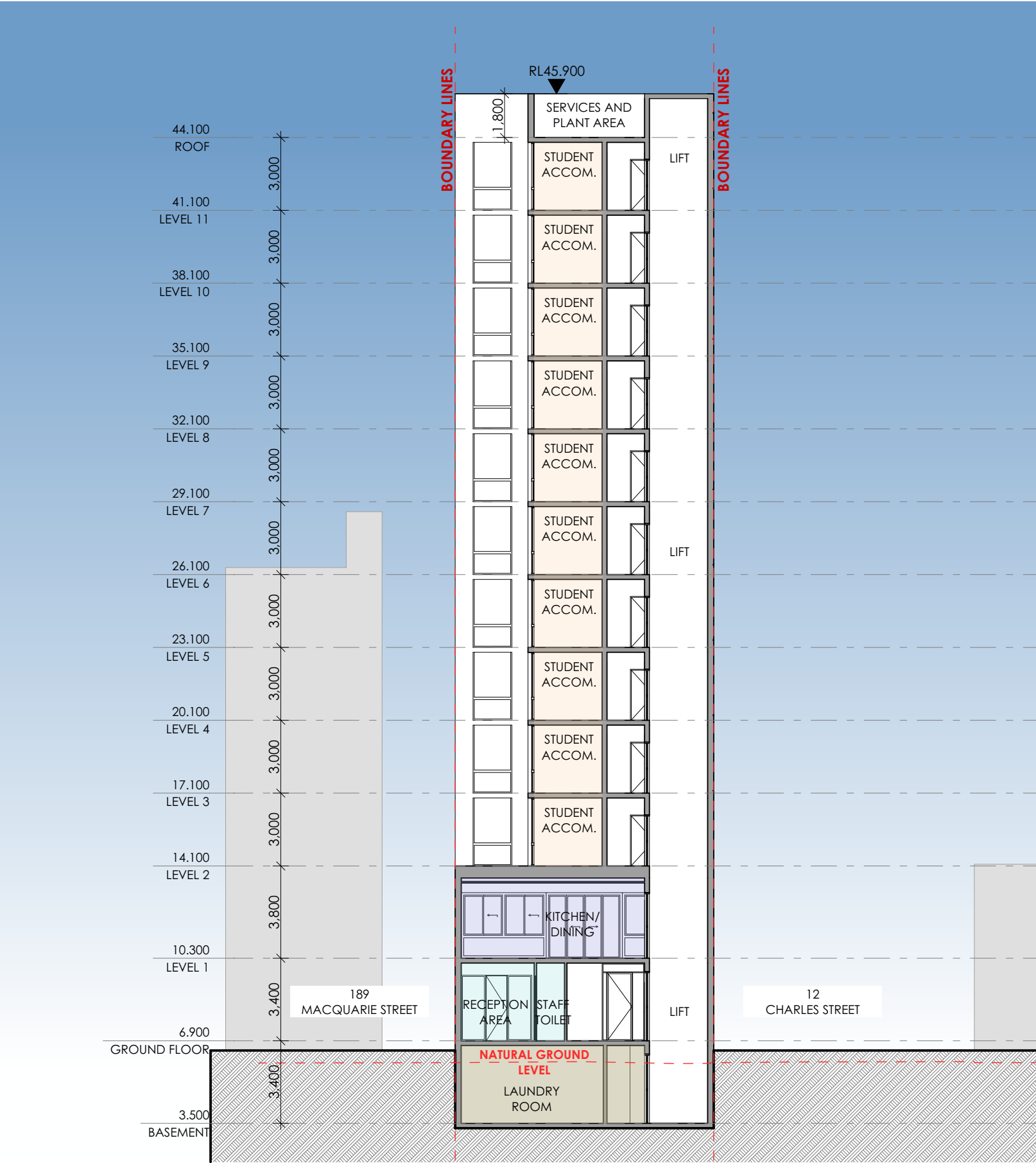
SCALE: 1:200 AT A3

PROJECT No: P567

DA
stage.

09
dwg no.

A
revision



1 SECTION B
1:200

REV	DESCRIPTION
A	Development Application

BY	DATE
NR	13/10/2022

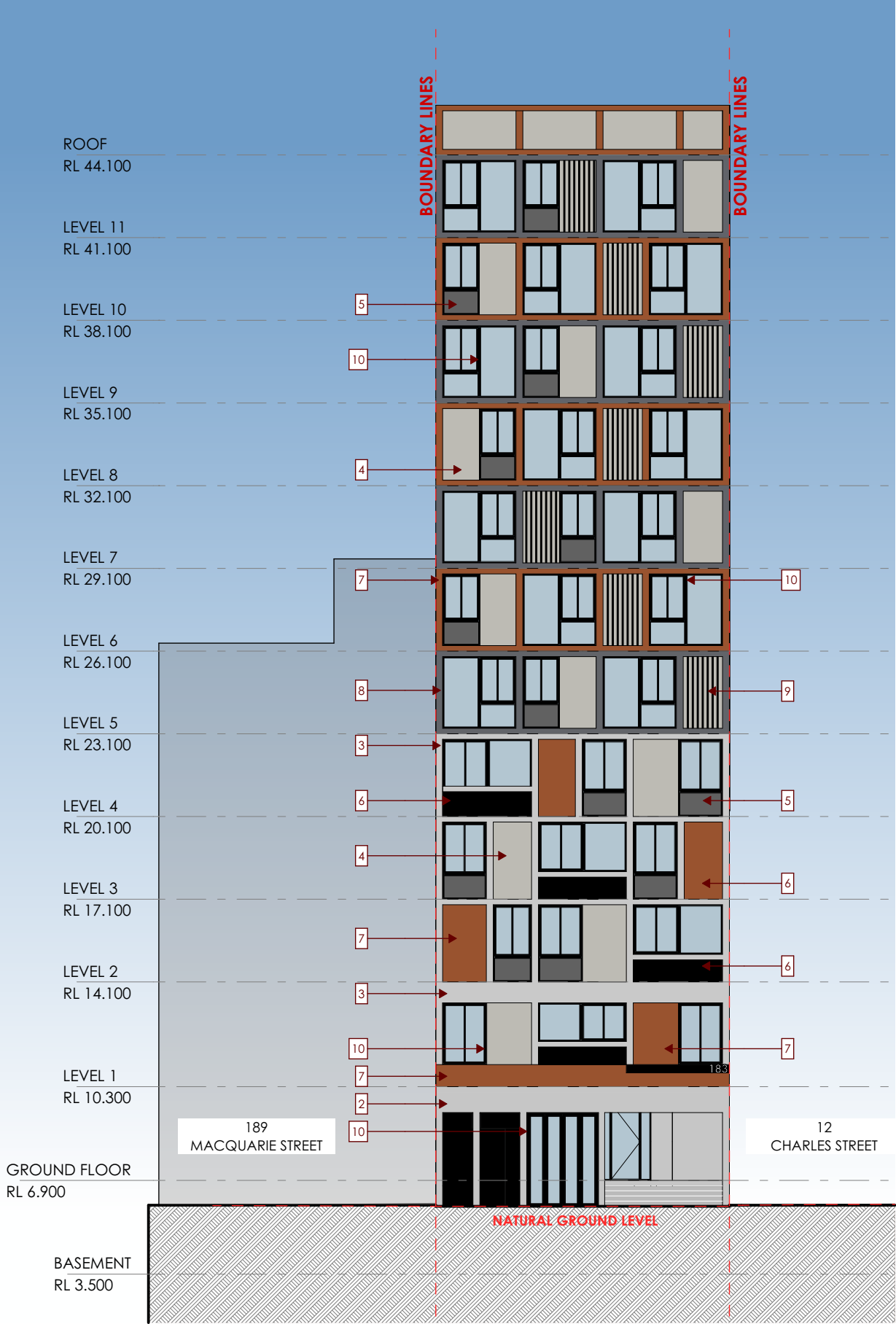
CLIENT:
RAPISARDA
INVESTMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION
NEW STUDENT ACCOMMODATION AT
183 MACQUARIE STREET, PARRAMATTA
DRAWING TITLE:
SECTION B

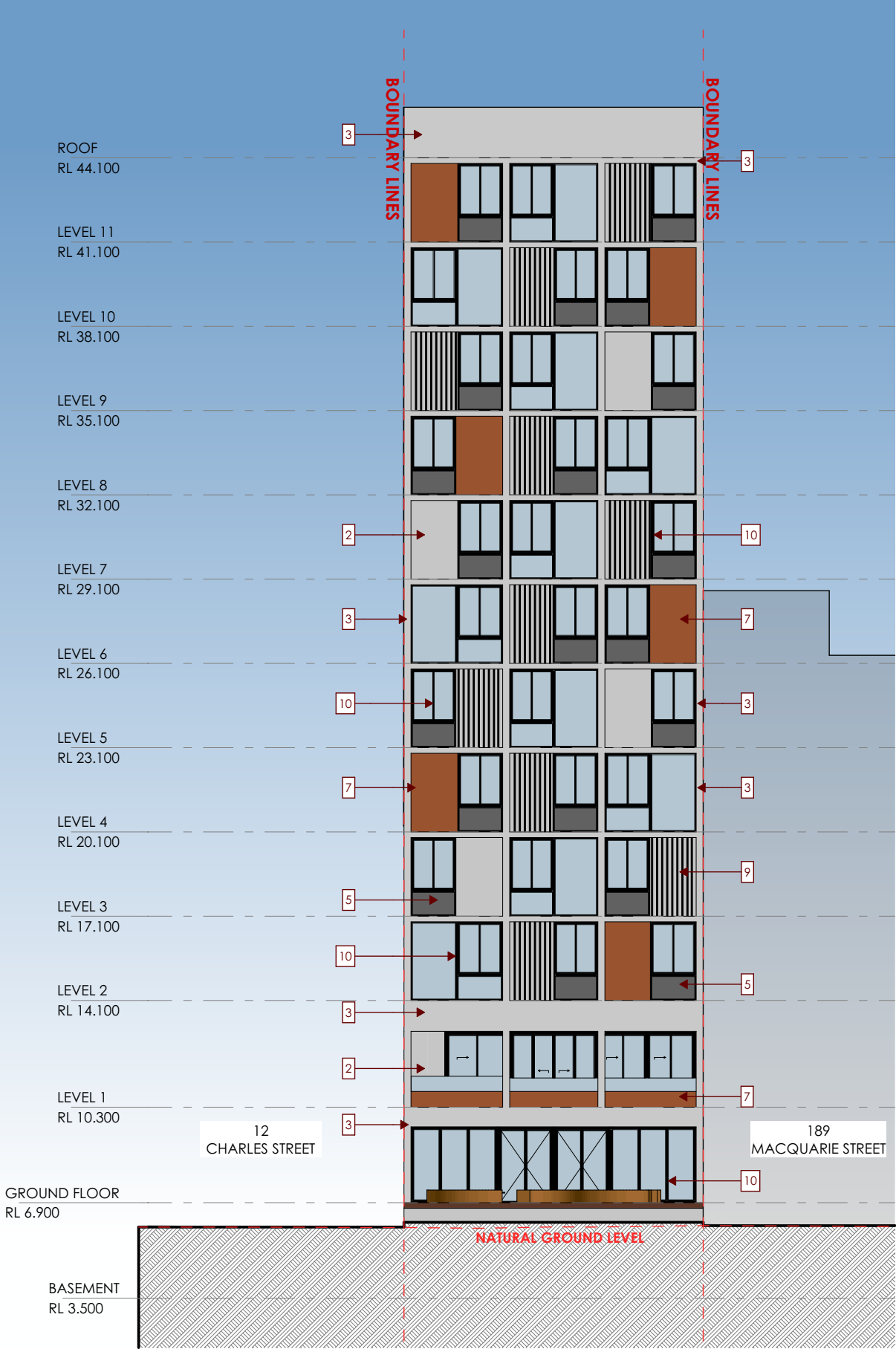


DRAWN BY:	NR/LZ
CHECKED BY:	PI
SCALE:	1:200 AT A3
PROJECT No:	P567

DA	10	A
stage.	dwg no.	revision



1 NORTH ELEVATION
1:200



2 SOUTH ELEVATION
1:200

EXTERNAL MATERIALS & FINISHES



1. PRE-CAST CONCRETE WALL WITH REBATES. PAINTED RENDER FINISH - DULUX UNFORGETTABLE



3. PAINTED RENDER FINISH - DULUX LEXICON



5. PAINTED RENDER FINISH - DULUX TICKING*



7. POWDERCOATED ALUMINIUM EAVES. PAINT FINISH - DULUX TERRAIN SATIN



9. POWDERCOATED ALUMINIUM FACADE BATTENS - COLOUR BLACK

NOTE:

GROUND AND FIRST LEVEL

ALL GLAZING FACING SOUTH TO BE DARK TINTED.

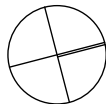
ALL GLAZING FACING NORTH TO BE CLEAR.

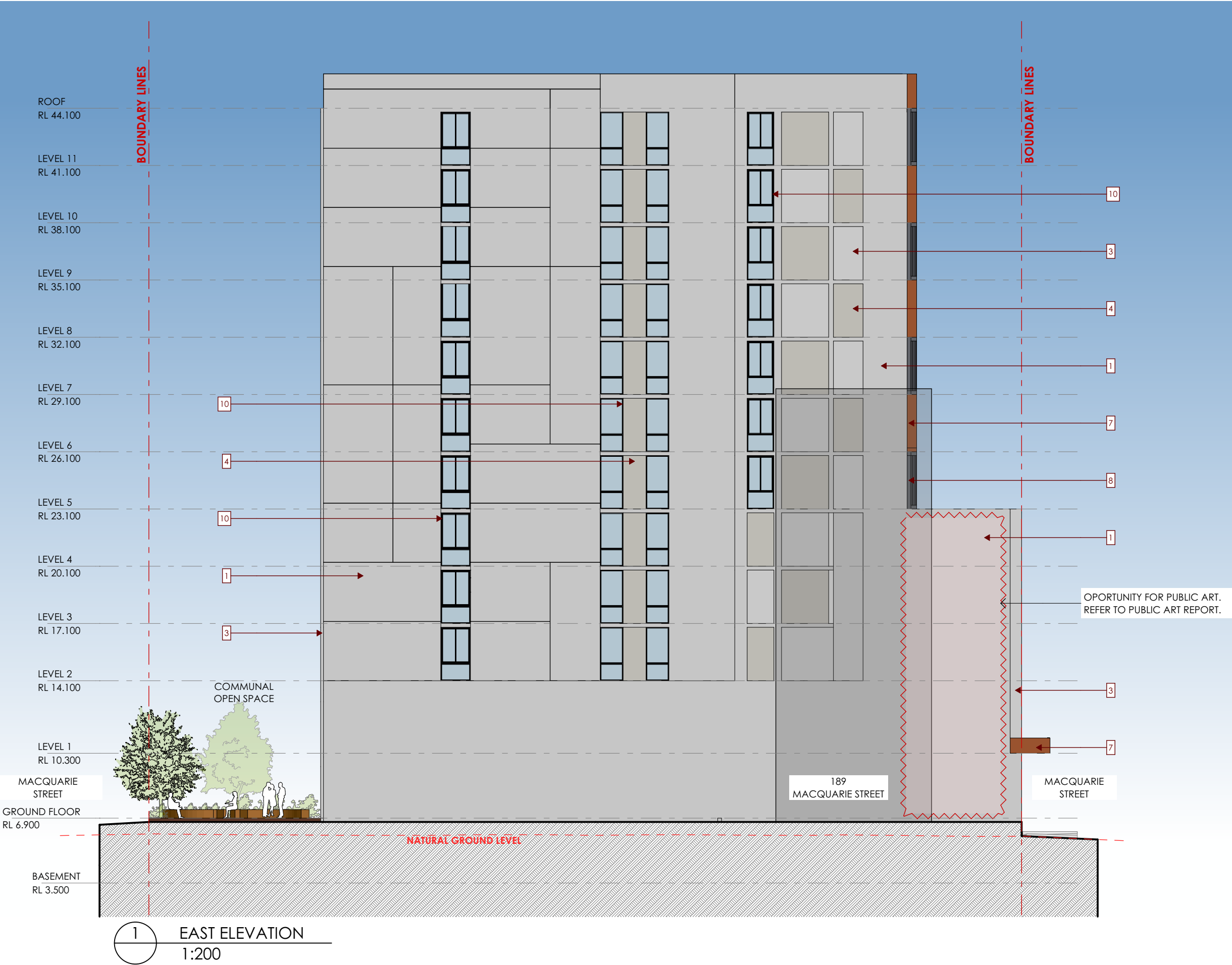
LEVEL 2 TO 4

ALL GLAZING FACING NORTH AND SOUTH TO BE DARK TINTED.

LEVEL 5 TO 11

ALL GLAZING FACING NORTH AND SOUTH TO BE DARK TINTED.





EXTERNAL MATERIALS & FINISHES



1. PRE-CAST CONCRETE WALL WITH REBATES. PAITED RENDER FINISH - DULUX UNFORGETTBLE



2. PAITED RENDER FINISH - DULUX UNFORGETTABLE



3. PAITED RENDER FINISH - DULUX LEXICON



4. PAITED RENDER FINISH - DULUX GREY BIRD



5. PAITED RENDER FINISH - DULUX TICKING*



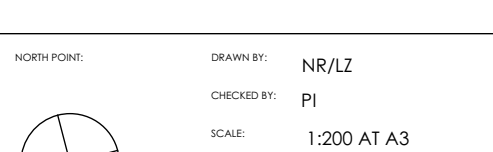
6. PAITED RENDER FINISH - DULUX BLACK*



7. POWDERCOATED ALUMINIUM EAVES. PAINT FINISH - DULUX TERRAIN SATIN



8. POWDERCOATED ALUMINIUM EAVES. PAINT FINISH - DULUX TICKING



9. POWDERCOATED ALUMINIUM FACADE BATTENS - COLOUR BLACK

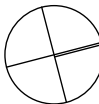


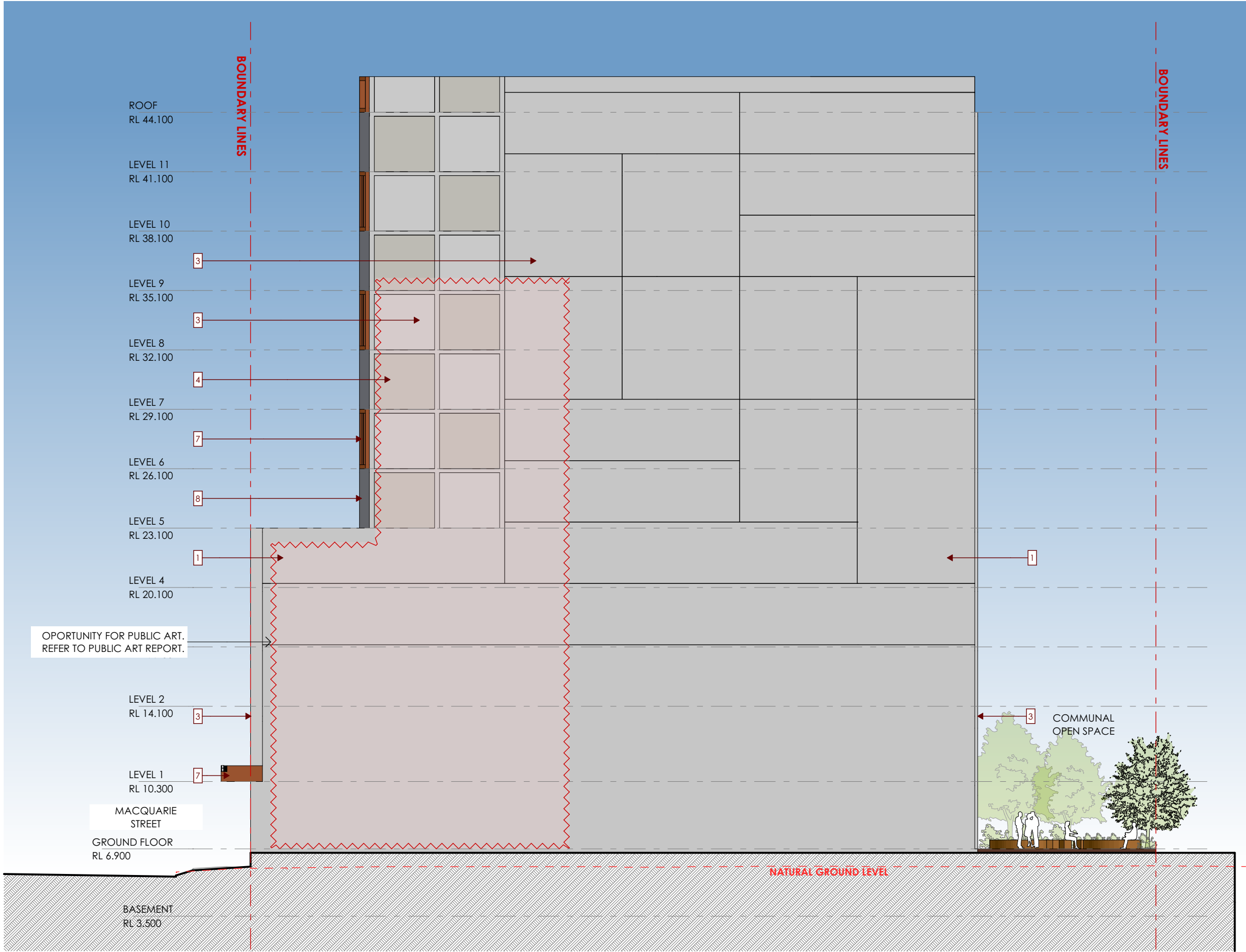
10. POWDERCOATED ALUMINIUM WINDOW FRAMES - COLOUR BLACK

NOTE:

LEVEL 2 TO 11

ALL GLAZING FACING EAST TO BE CLEAR.





1 WEST ELEVATION
1:200

EXTERNAL MATERIALS & FINISHES



1. PRE-CAST CONCRETE WALL WITH REBATES, PAIRED RENDER FINISH - DULUX UNFORGETTABLE



3. PAIRED RENDER FINISH - DULUX LEXICON



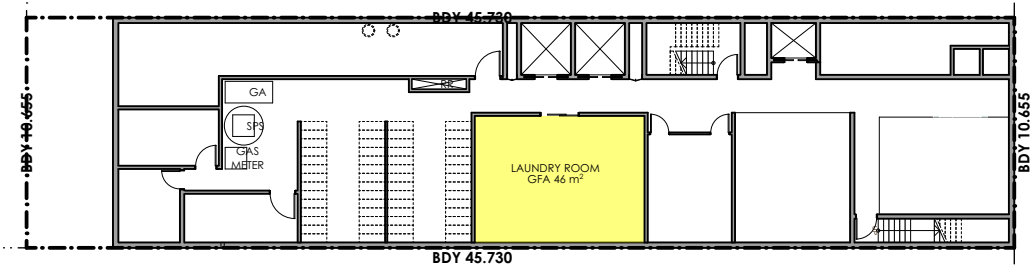
5. PAIRED RENDER FINISH - DULUX TICKING*



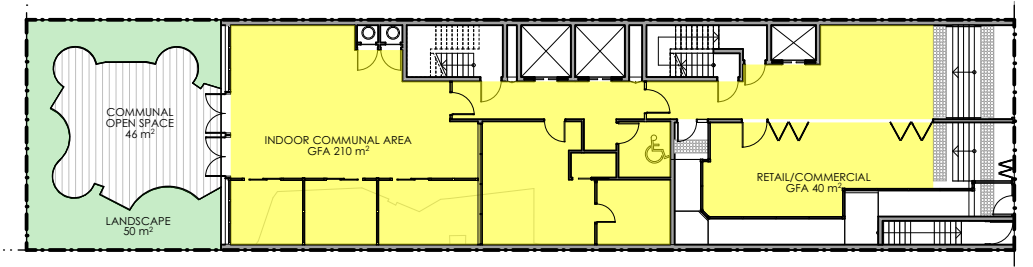
7. POWDERCOATED ALUMINIUM EAVES, PAINT FINISH - DULUX TERRAIN SATIN



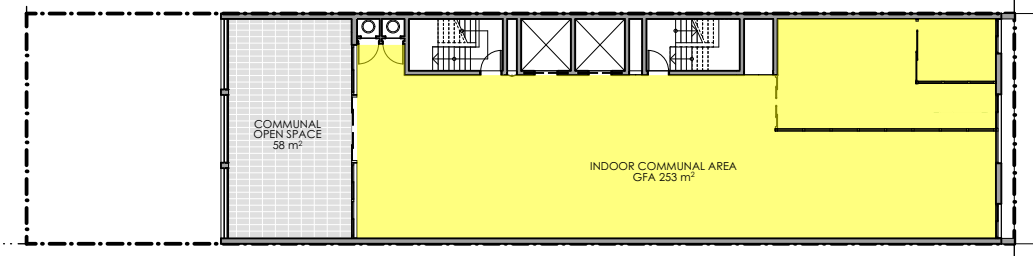
9. POWDERCOATED ALUMINIUM FACADE BATTENS - COLOUR BLACK



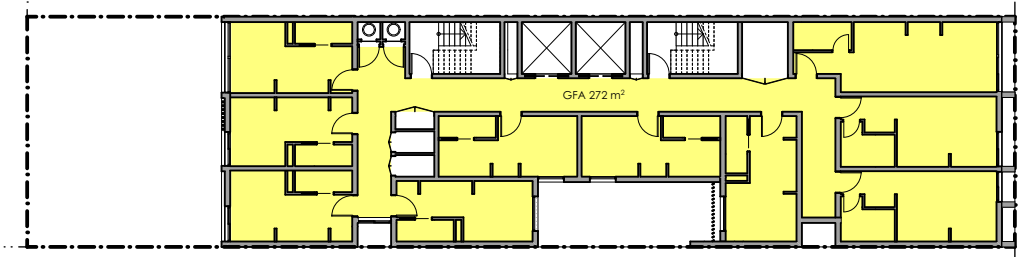
6 BASEMENT
1:350



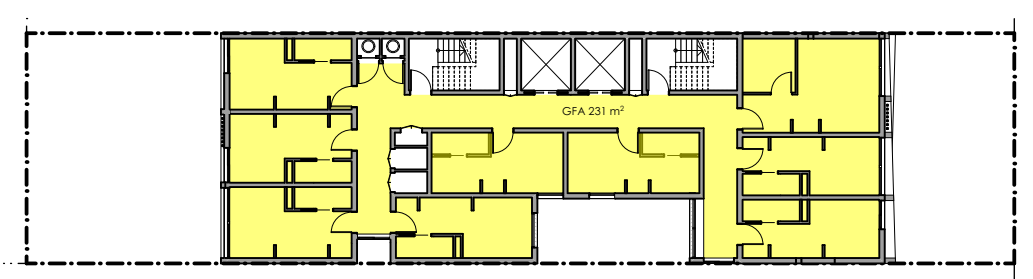
1 GROUND FLOOR
1:350



2 LEVEL 1
1:350



3 LEVEL 2-4
1:350



4 LEVEL 5-11
1:350

183 MACQUARIE STREET, PARRAMATTA

CITY OF PARRAMATTA COUNCIL

ZONING = B4 MIXED USE

HEIGHT = 39.940m

FSR = 6:1

ALLOWABLE MAX. GFA = 2,982m²

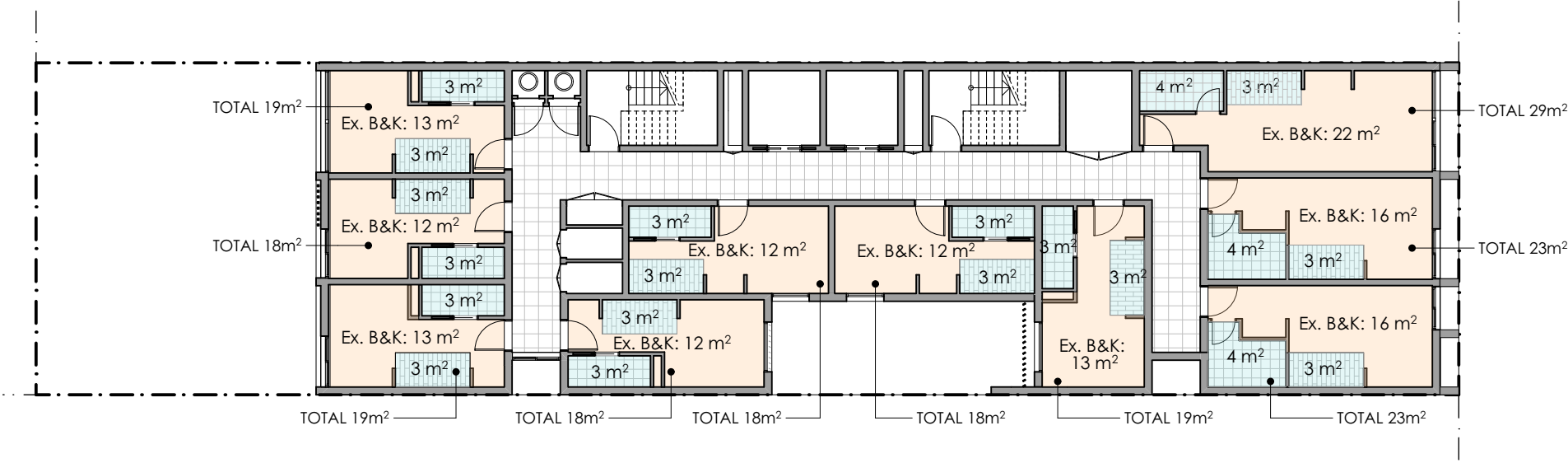
ALLOWABLE MAX. HEIGHT = 40m

EXISTING SITE AREA= 497m²

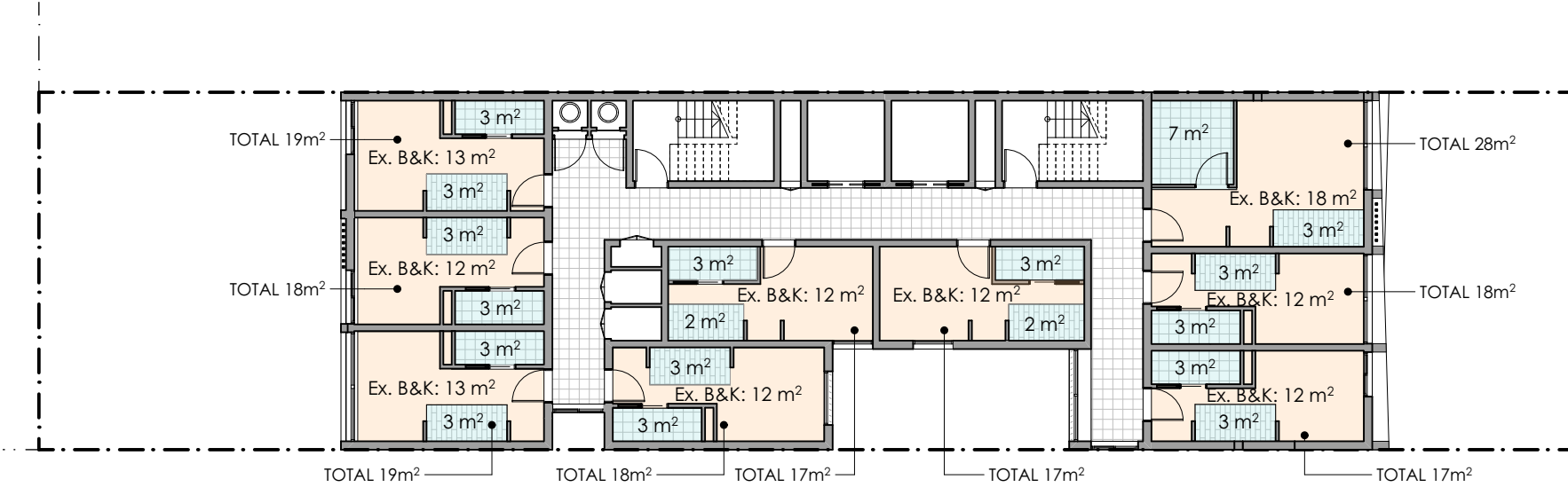
ACCOMODATION SCHEDULE		
NUMBER OF ROOMS	GF	0
	LEVEL 1	0
	LEVEL 2-4	30 (10 PER LEVEL)
	LEVEL 5-11	63 (9 PER LEVEL)
TOTAL NUMBER OF STUDENT ROOMS		93
COMMUNAL AREAS		3 (AT BASEMENT, GF AND LEVEL 1)
ACCESSIBLE ROOMS		7 PROVIDED WITHIN THE 93
MANAGER/RECEPTION AREA		1 (AT GF)

AREA SCHEDULE		
RETAIL GFA		40 m²
STUDENT ACCOMMODATION GFA	LEVEL 2-4	816 m² (272 m² EACH LEVEL)
	LEVEL 5-11	1,617 m² (231m² EACH LEVEL)
TOTAL STUDENT ACCOMMODATION GFA		2,433.0 m²
COMMUNAL INDOOR SPACE AREA		509 m²
COMMUNAL OPEN SPACE AREA		104 m²
LANDSCAPE AREA		50 m²

AREA SCHEDULE	
TOTAL PROPOSED GFA	2,982 m²
TOTAL PROPOSED FSR	6:1



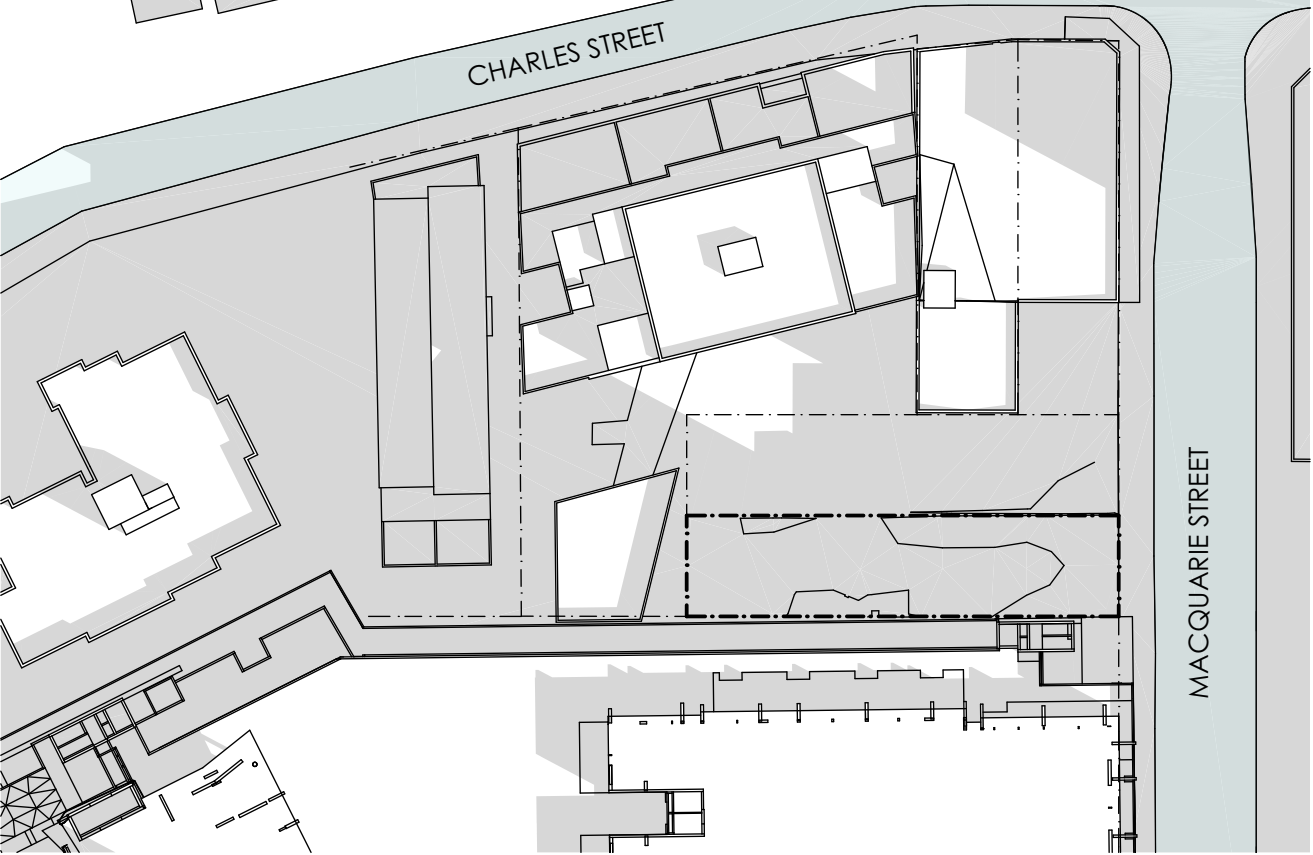
1 LEVEL 2-4
1:200



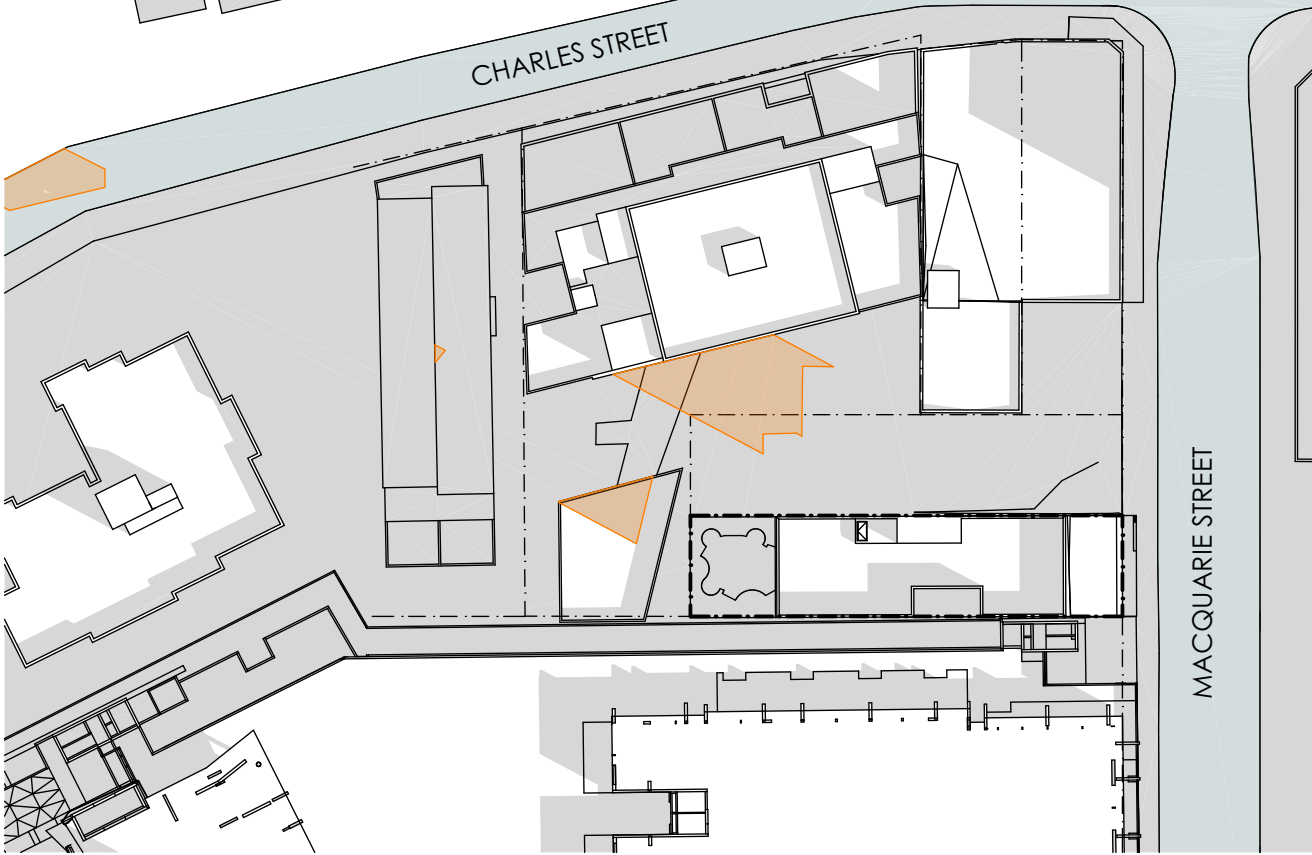
2 LEVEL 5-11
1:200

AMENITY AREA LEGEND

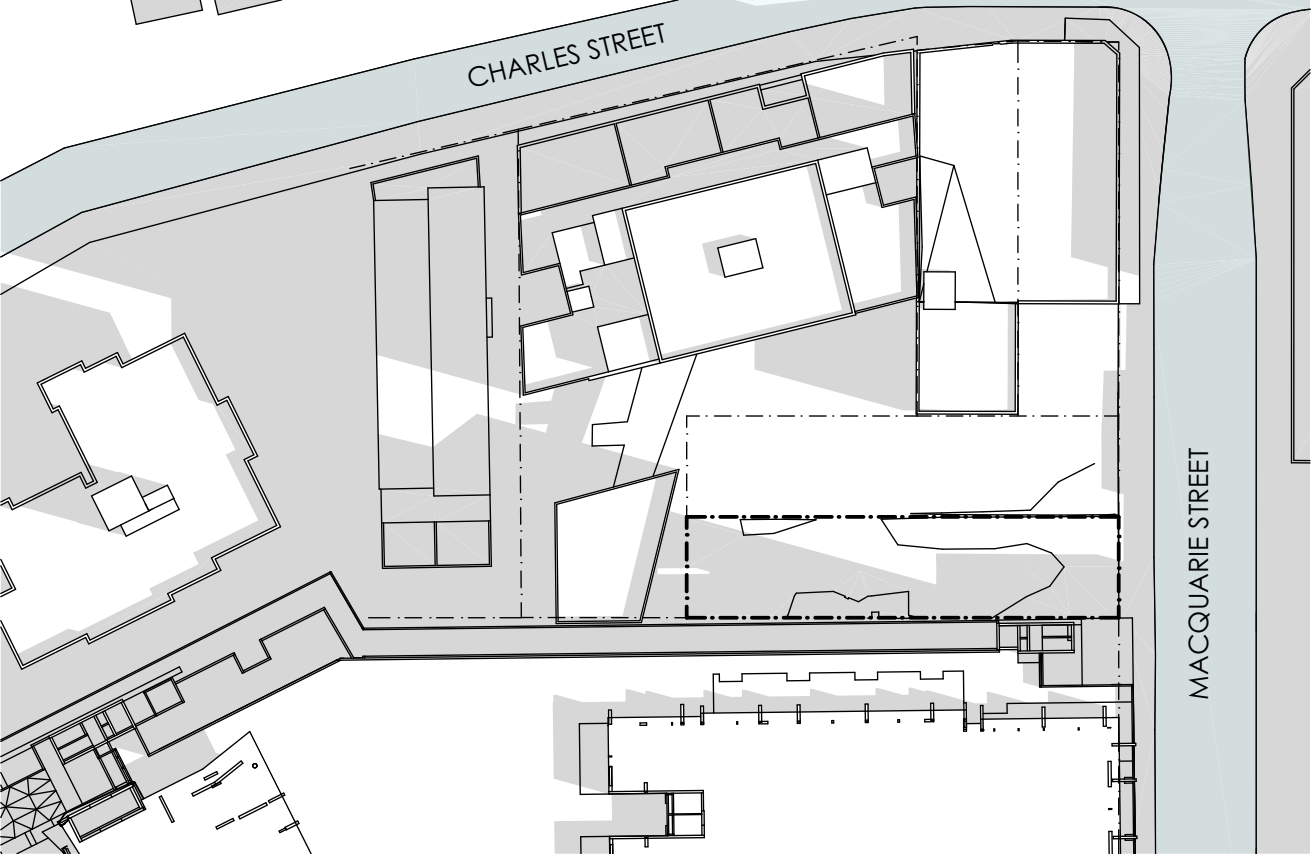
- ROOM AREA (EXCL. KITCHEN & BATHROOM)
- AMENITY AREA (KITCHEN / BATHROOM)
- PRIVATE OPEN SPACE



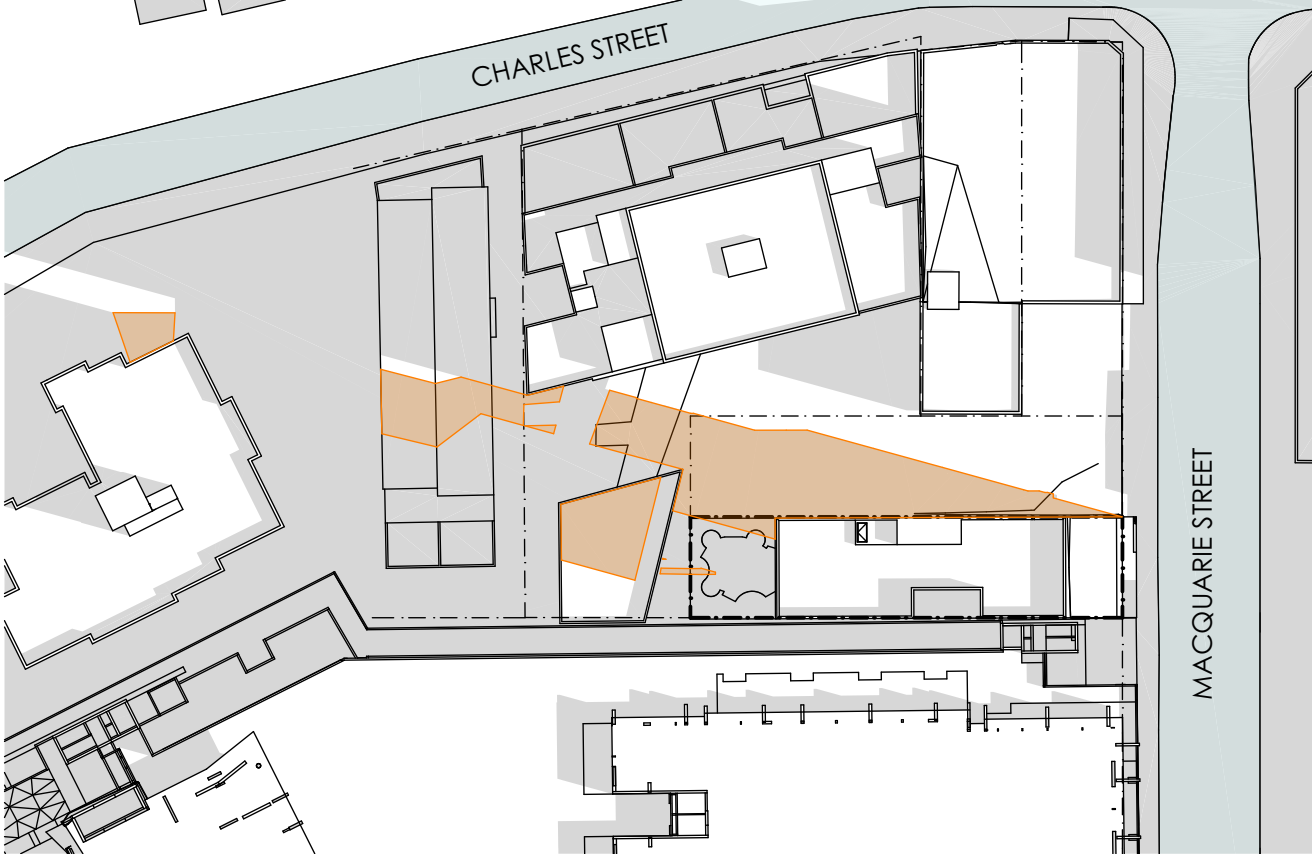
1 JUNE 21 - 9AM (EXISTING)
1:800



2 JUNE 21 - 9AM (PROPOSED)
1:800



3 JUNE 21 - 10AM (EXISTING)
1:800

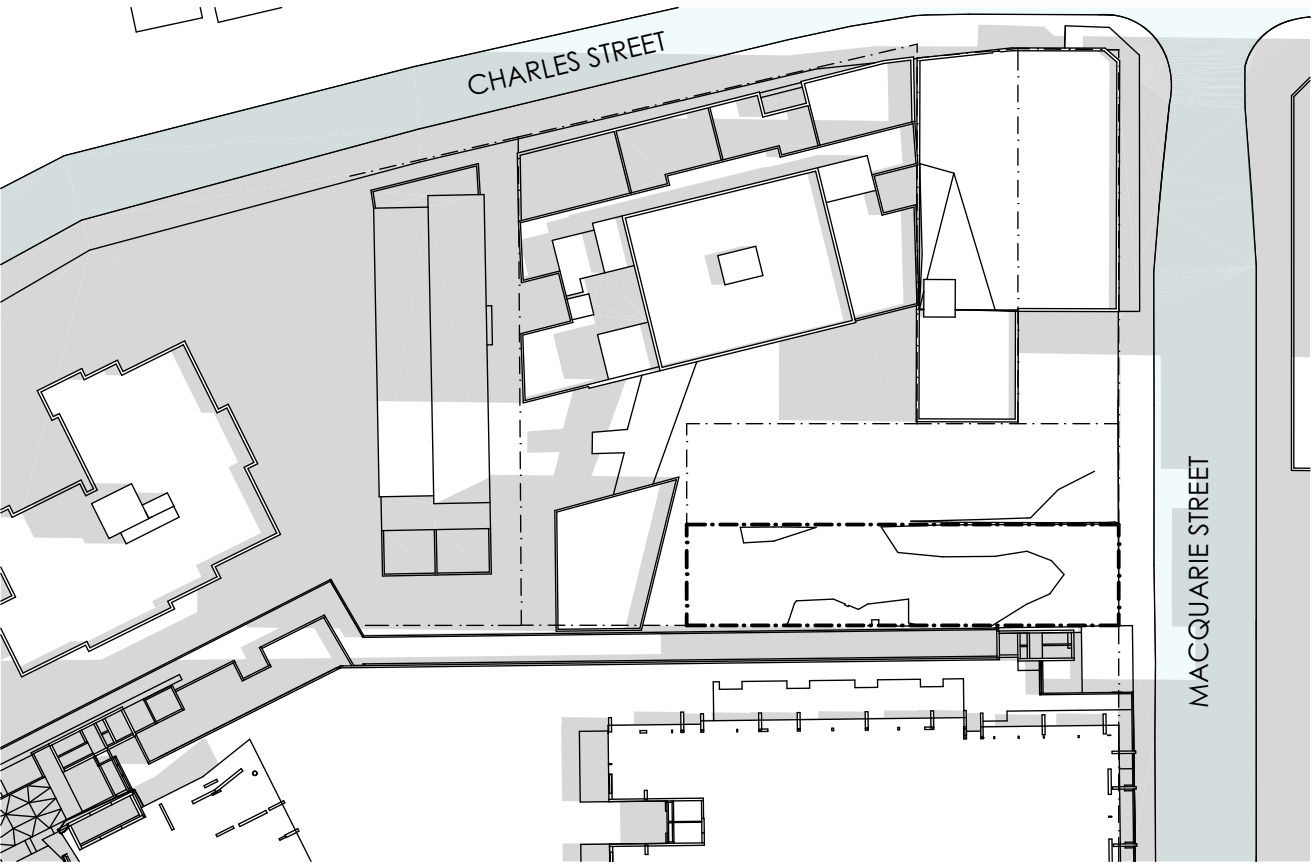


4 JUNE 21 - 10AM (PROPOSED)
1:800

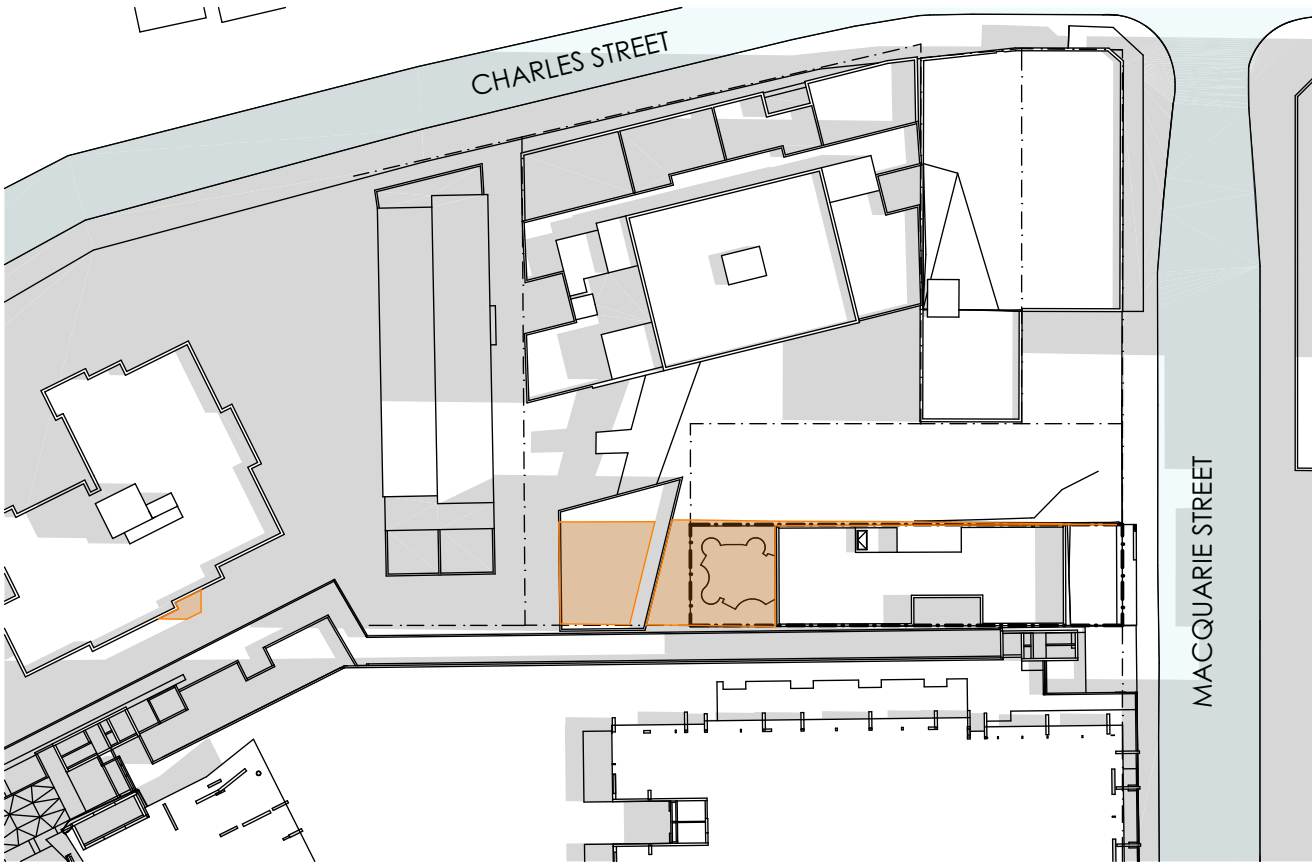
SHADOW IMPACT LEGEND

EXISTING SHADOWS

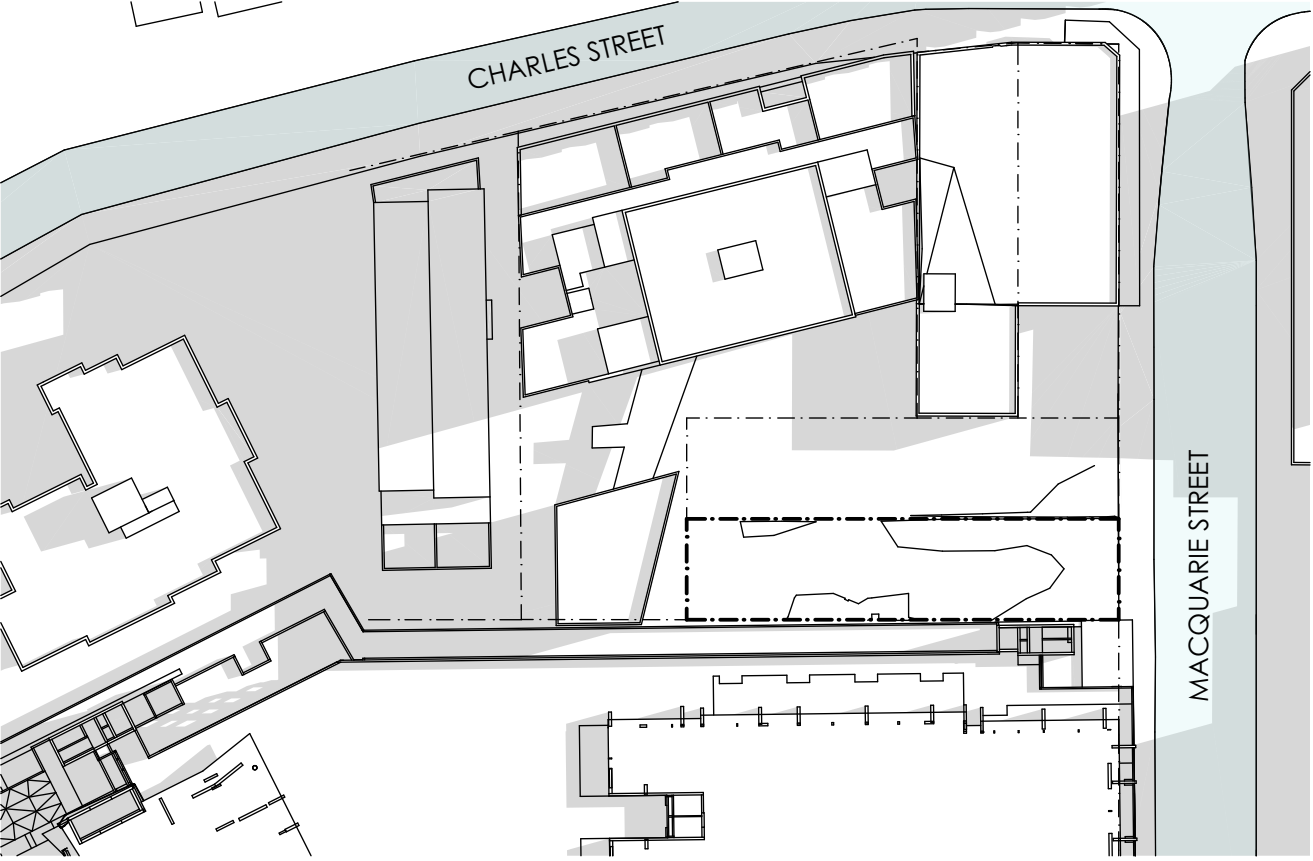
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING



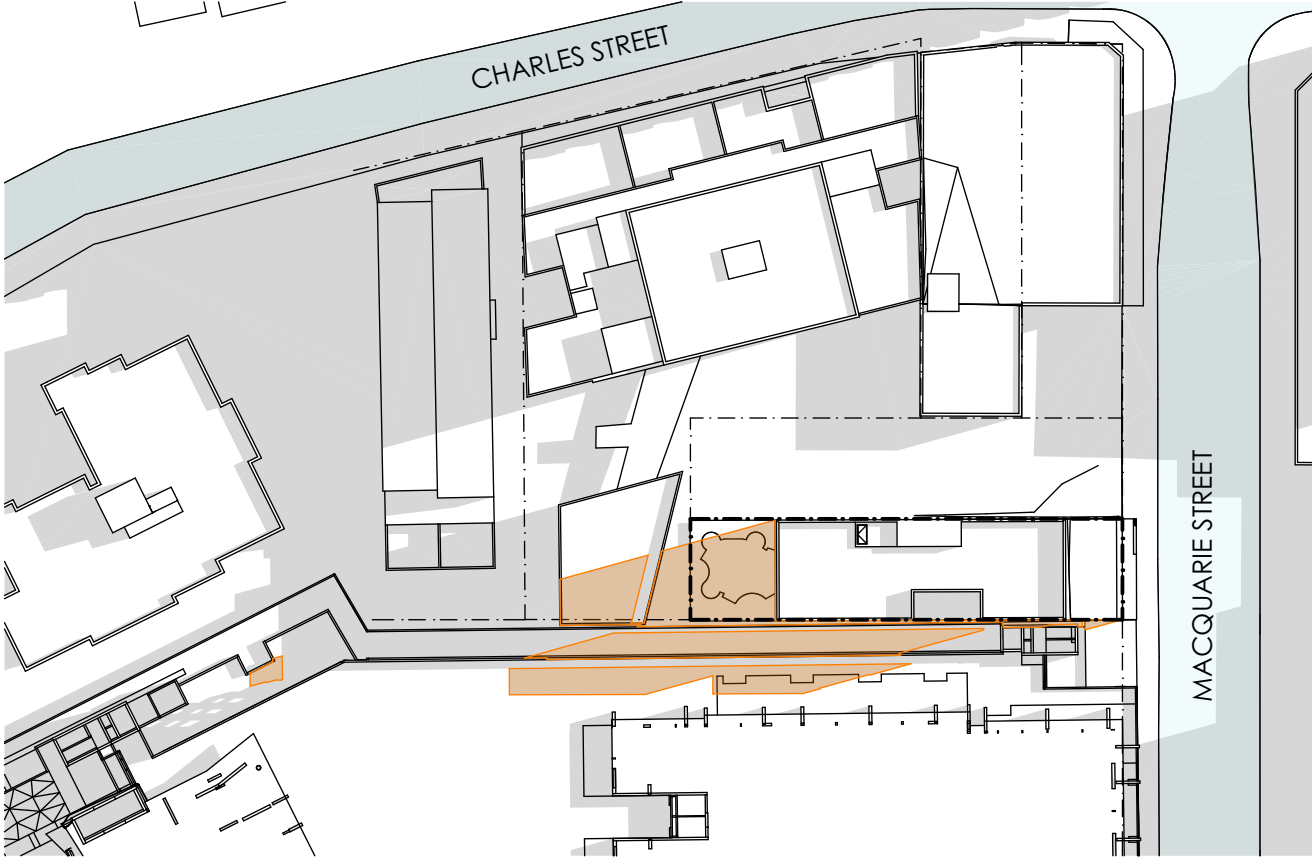
1 JUNE 21 - 11AM (EXISTING)
1:800



2 JUNE 21 - 11AM (PROPOSED)
1:800



3 JUNE 21 - 12PM (EXISTING)
1:800

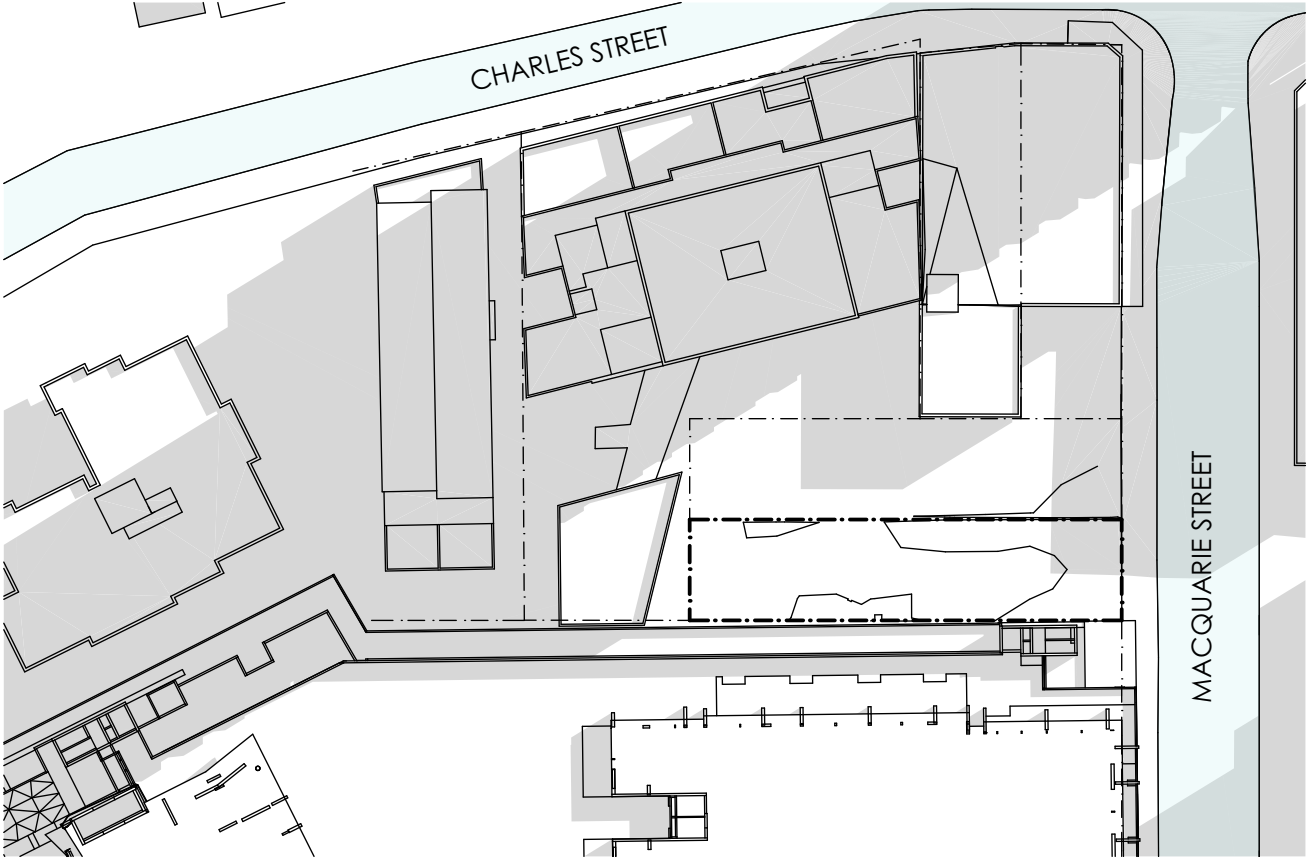


4 JUNE 21 - 12PM (PROPOSED)
1:800

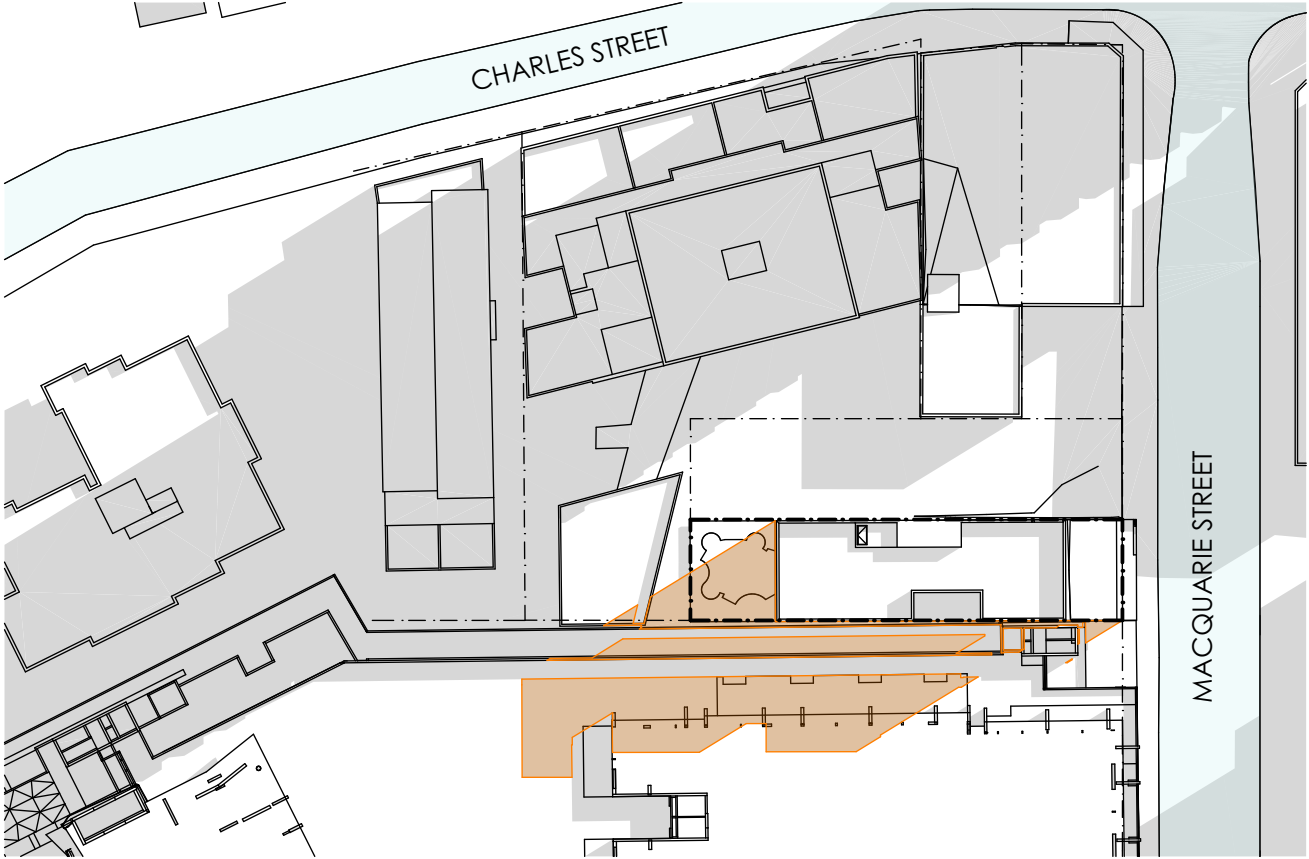
SHADOW IMPACT LEGEND

EXISTING SHADOWS

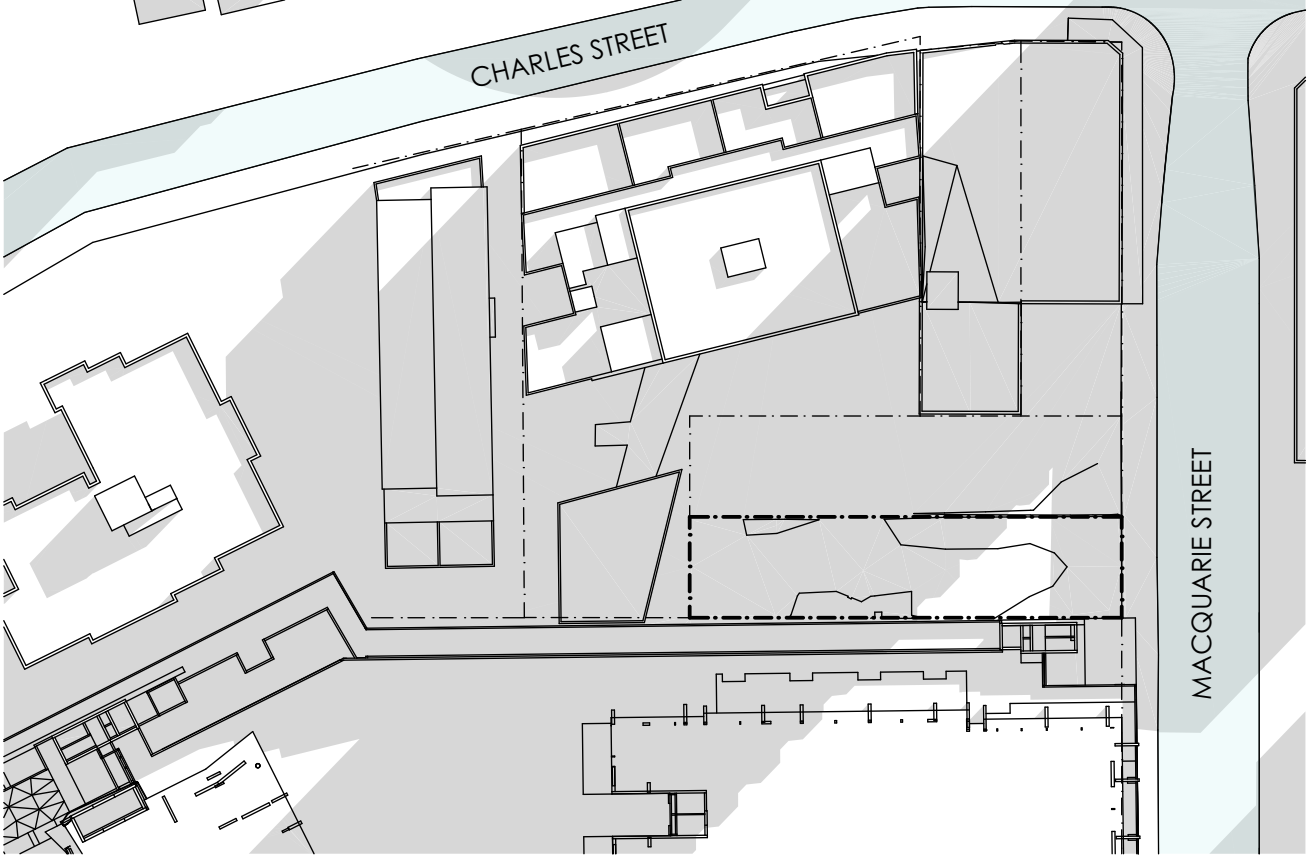
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING



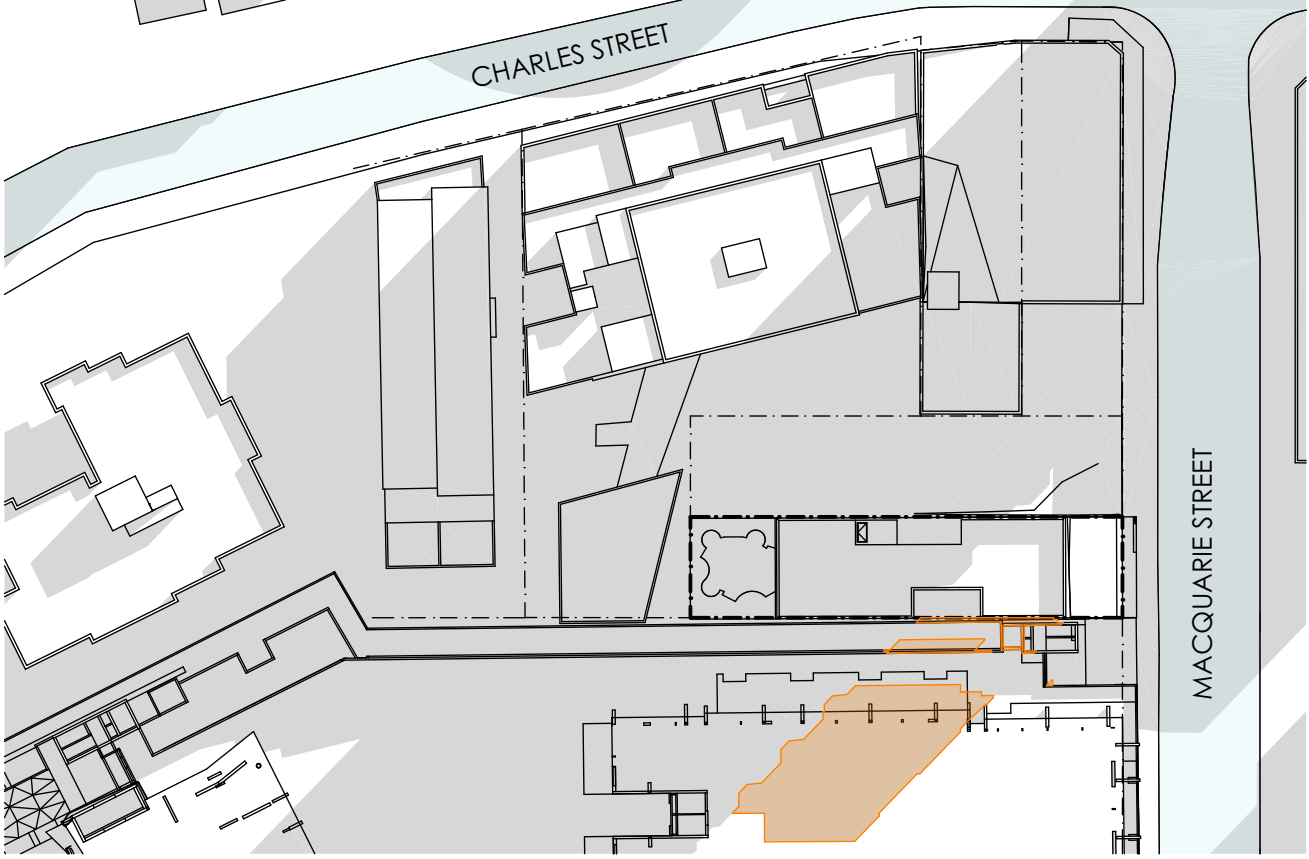
1 JUNE 21 - 1PM (EXISTING)
1:800



2 JUNE 21 - 1PM (PROPOSED)
1:800



3 JUNE 21 - 2PM (EXISTING)
1:800

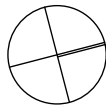


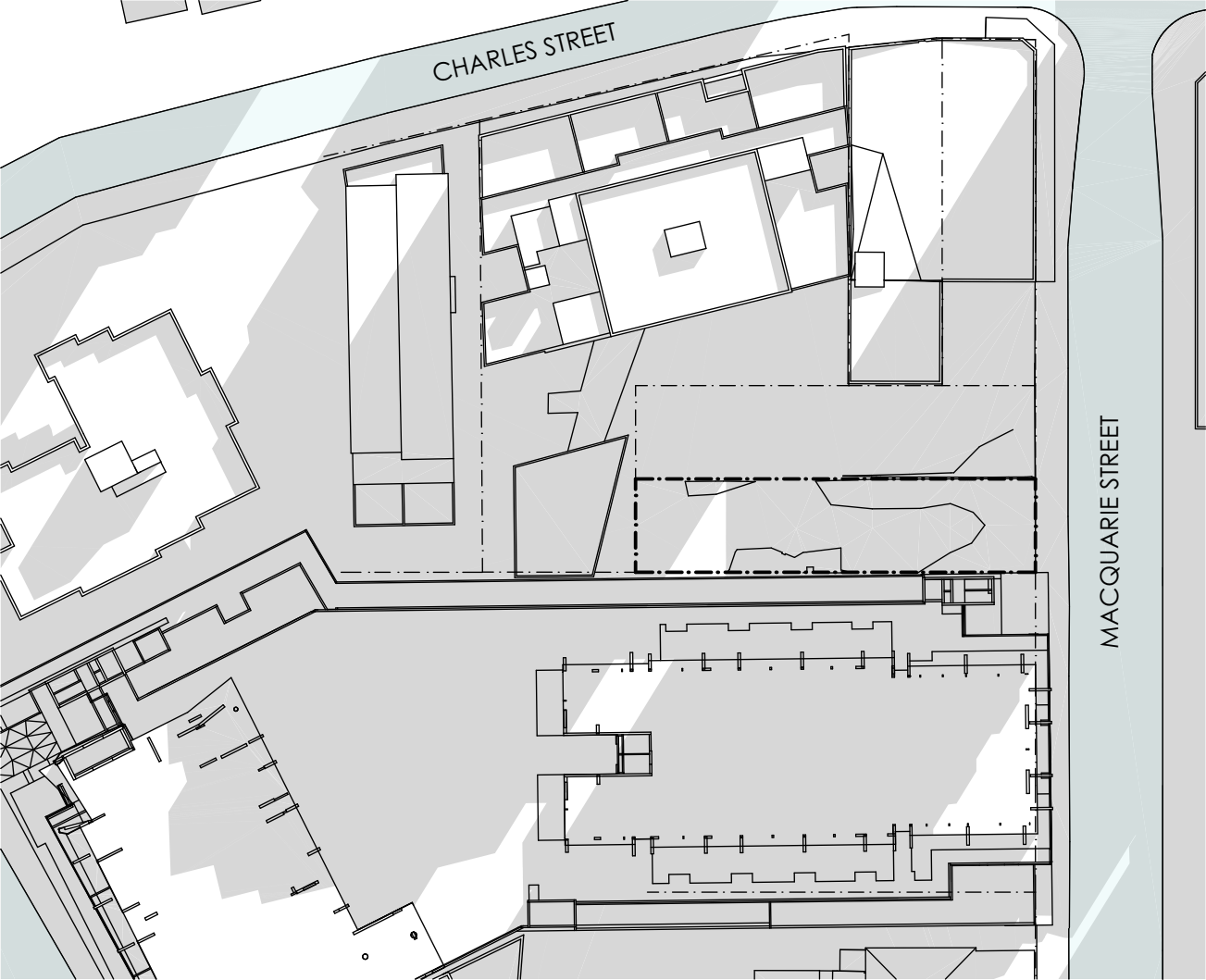
4 JUNE 21 - 2PM (PROPOSED)
1:800

SHADOW IMPACT LEGEND

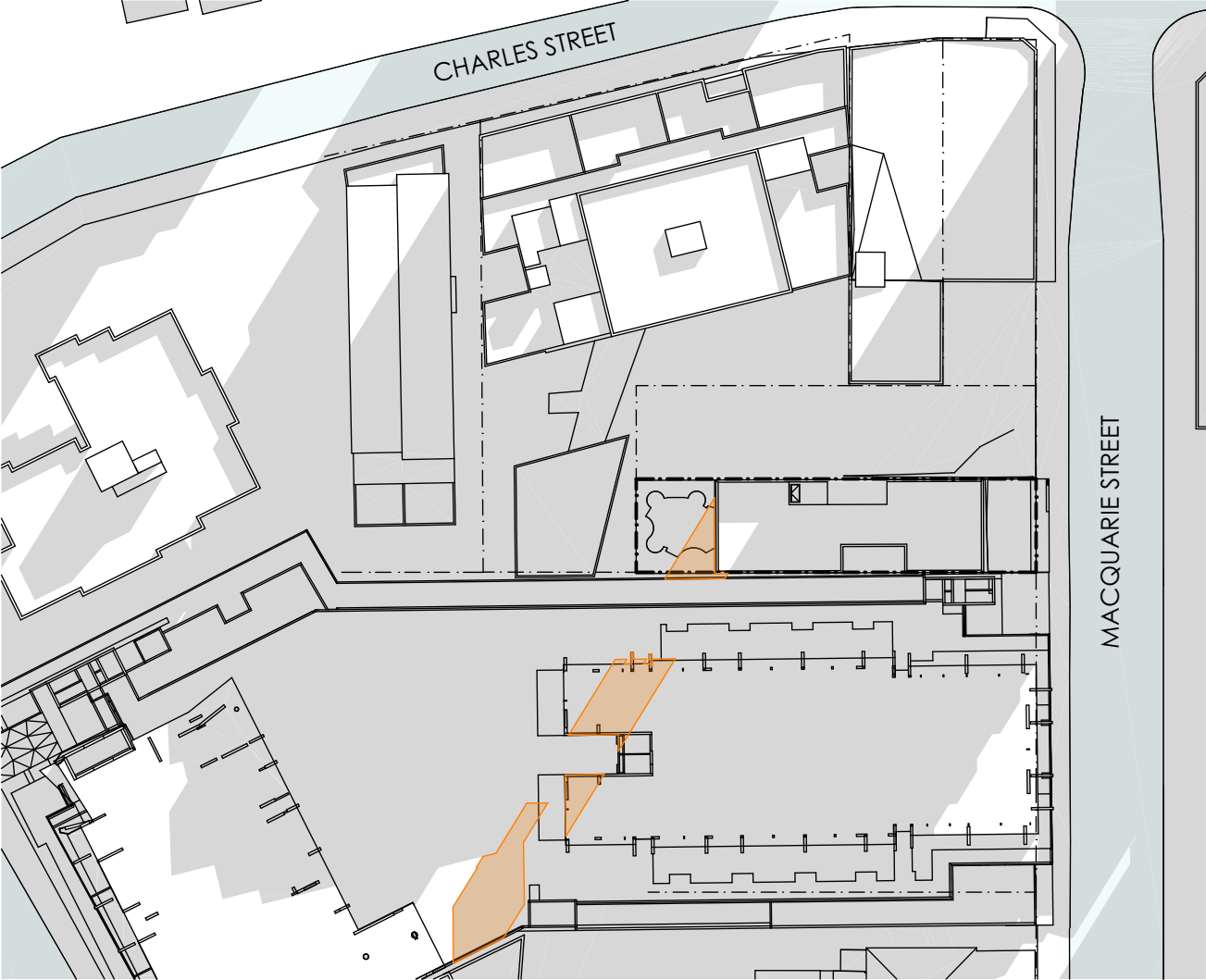
EXISTING SHADOWS

ADDITIONAL SHADOW CAST
BY PROPOSED BUILDING





1 JUNE 21 - 3PM (EXISTING)
1:800



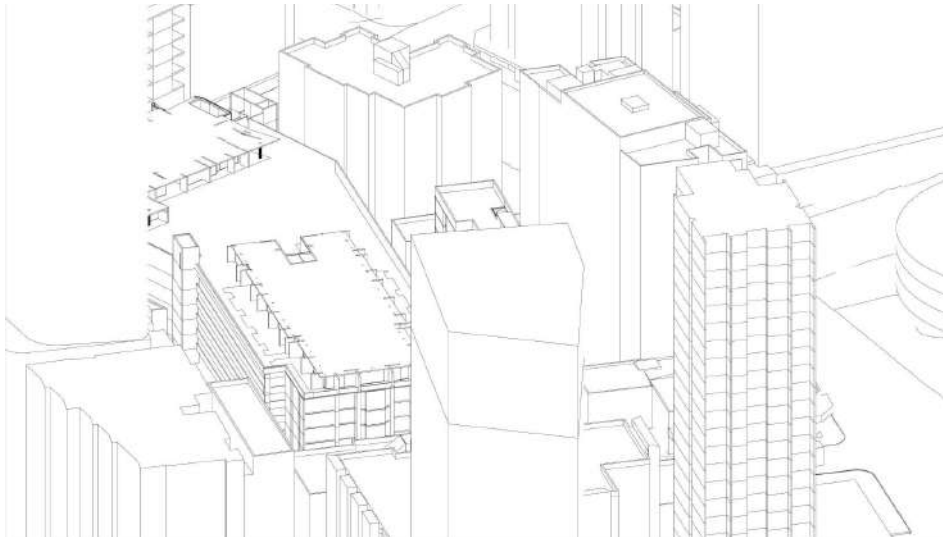
2 JUNE 21 - 3PM (PROPOSED)
1:800

SHADOW IMPACT LEGEND

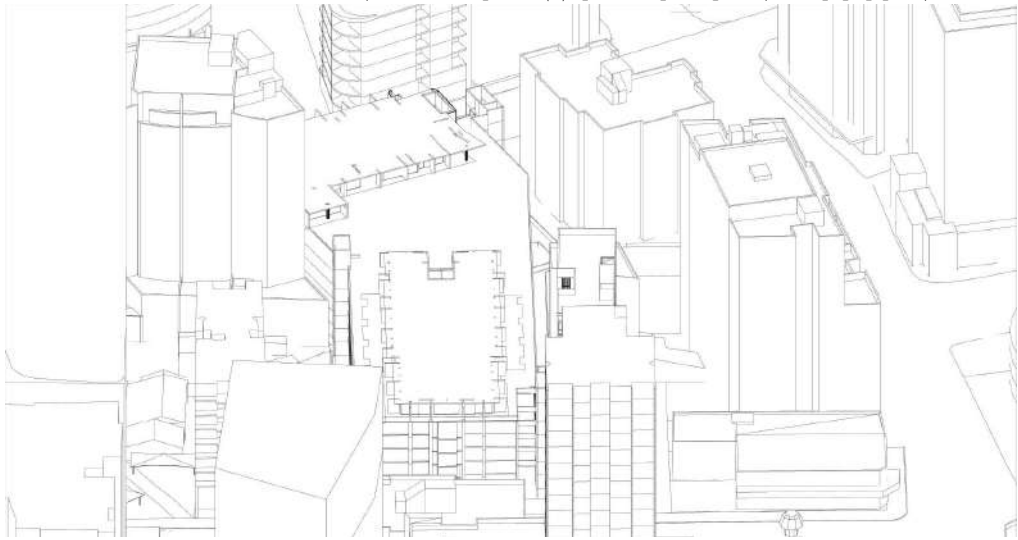
- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING



1 SOLAR ACCESS - 9AM 21 JUNE
NTS



2 SOLAR ACCESS - 9AM 21 JUNE
NTS



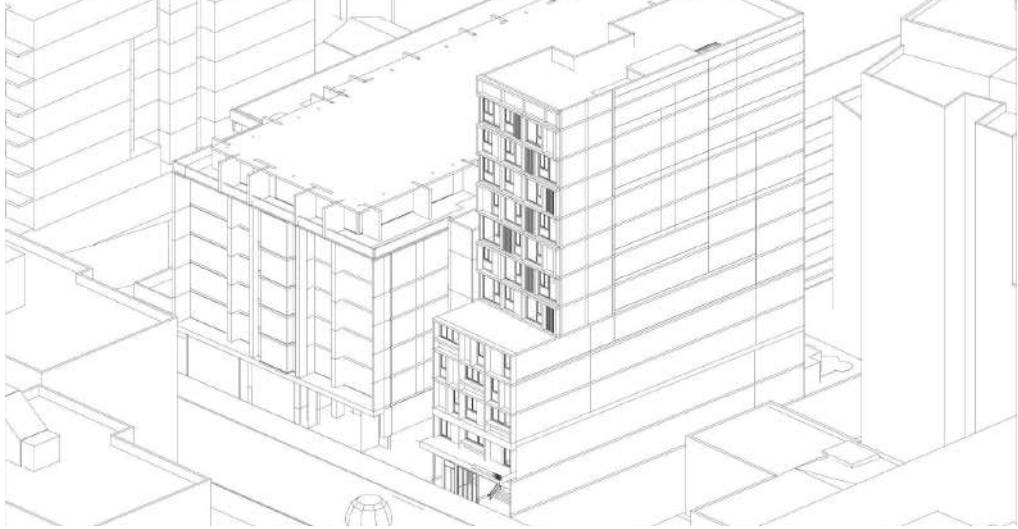
3 SOLAR ACCESS - 9AM 21 JUNE
NTS



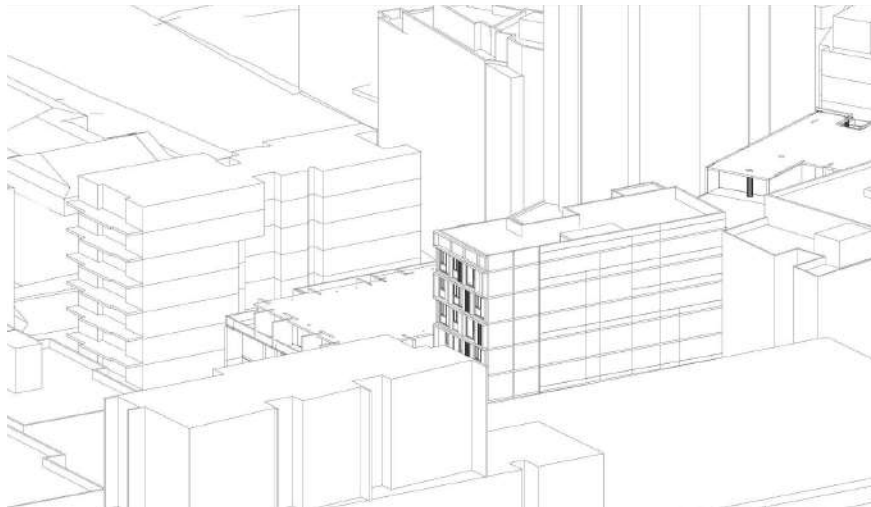
4 SOLAR ACCESS - 9AM 21 JUNE
NTS



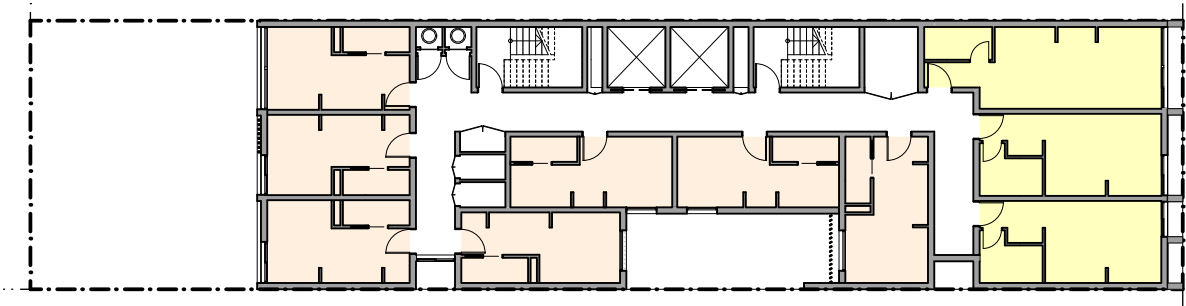
5 SOLAR ACCESS - 9AM 21 JUNE
NTS



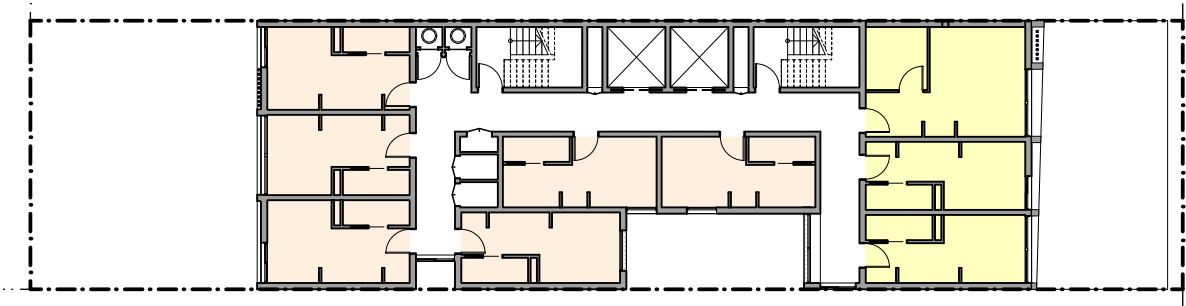
6 SOLAR ACCESS - 9AM 21 JUNE
NTS



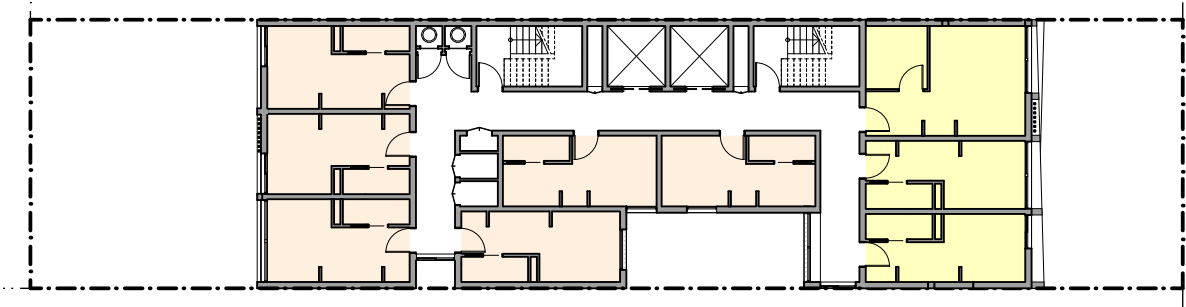
7 SOLAR ACCESS - 9AM 21 JUNE
NTS



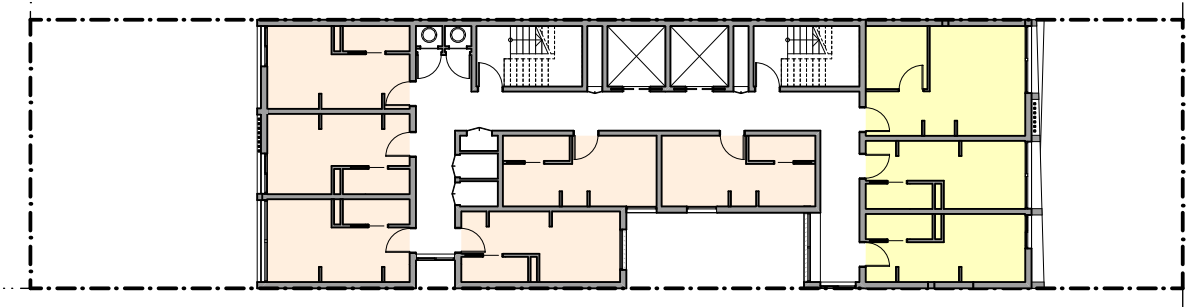
1 SOLAR STUDY - LEVEL 2 - 4
1:300



2 SOLAR STUDY - LEVEL 5
1:300



5 SOLAR STUDY - LEVEL 6 - 8
1:300



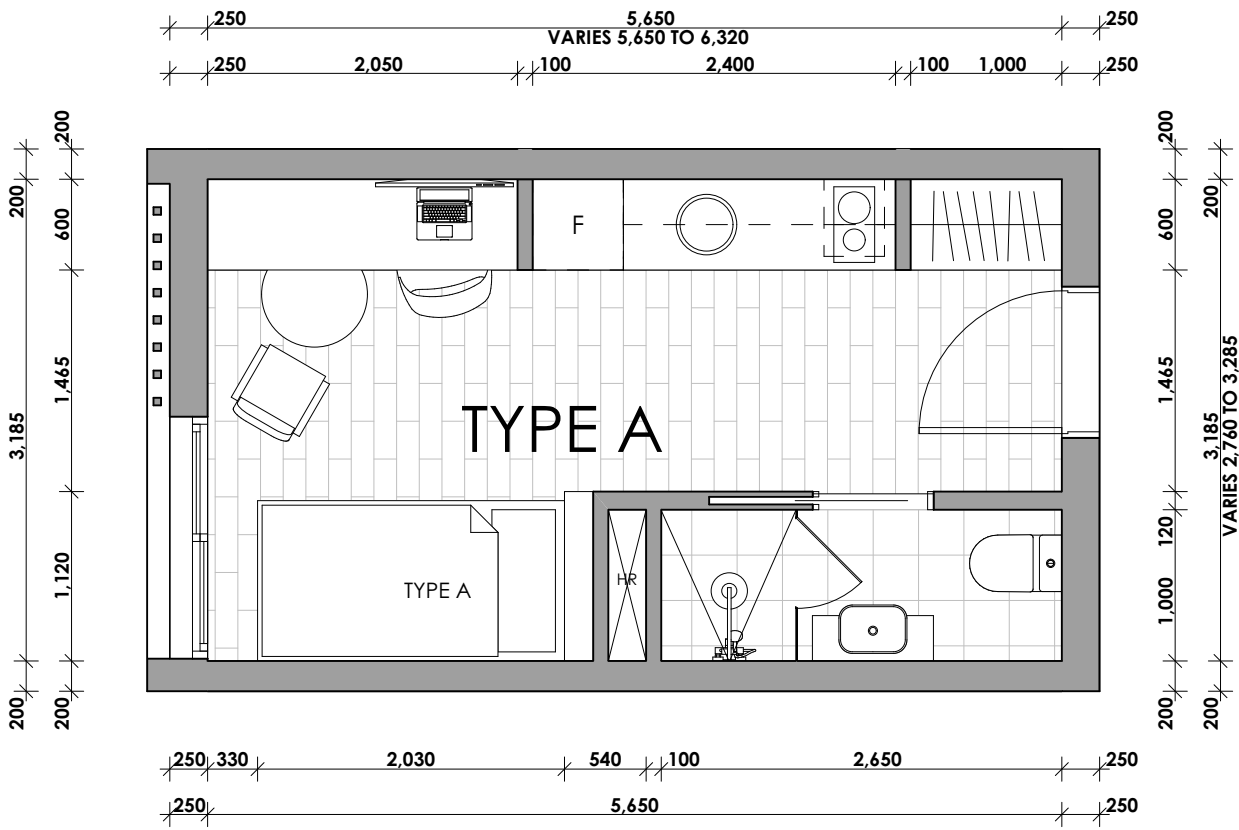
6 SOLAR STUDY - LEVEL 9 - 11
1:300

SOLAR ACCESS		
2 HOURS DIRECT SUNLIGHT		
SUN ACCESS FROM 9AM-3PM MIN 2HRS		
LEVEL	TOTAL NO. UNITS	ACHIEVE 2 HOURS SUNLIGHT
GF	-	-
L1	-	-
L2 - 4	30 (10 PER LEVEL)	9 (3 PER LEVEL)
L5 - 11	63 (9 PER LEVEL)	21 (3 PER LEVEL)
TOTAL	93	30 (32.25%)
NO DIRECT SUNLIGHT		
LEVEL	TOTAL NO. UNITS	NO DIRECT SUNLIGHT
GF	-	
L1	-	
L2 - 4	30 (10 PER LEVEL)	21 (7 PER LEVEL)
L5 - 11	63 (9 PER LEVEL)	42 (6 PER LEVEL)
TOTAL	93	63 (67.75%)
NOTE:		

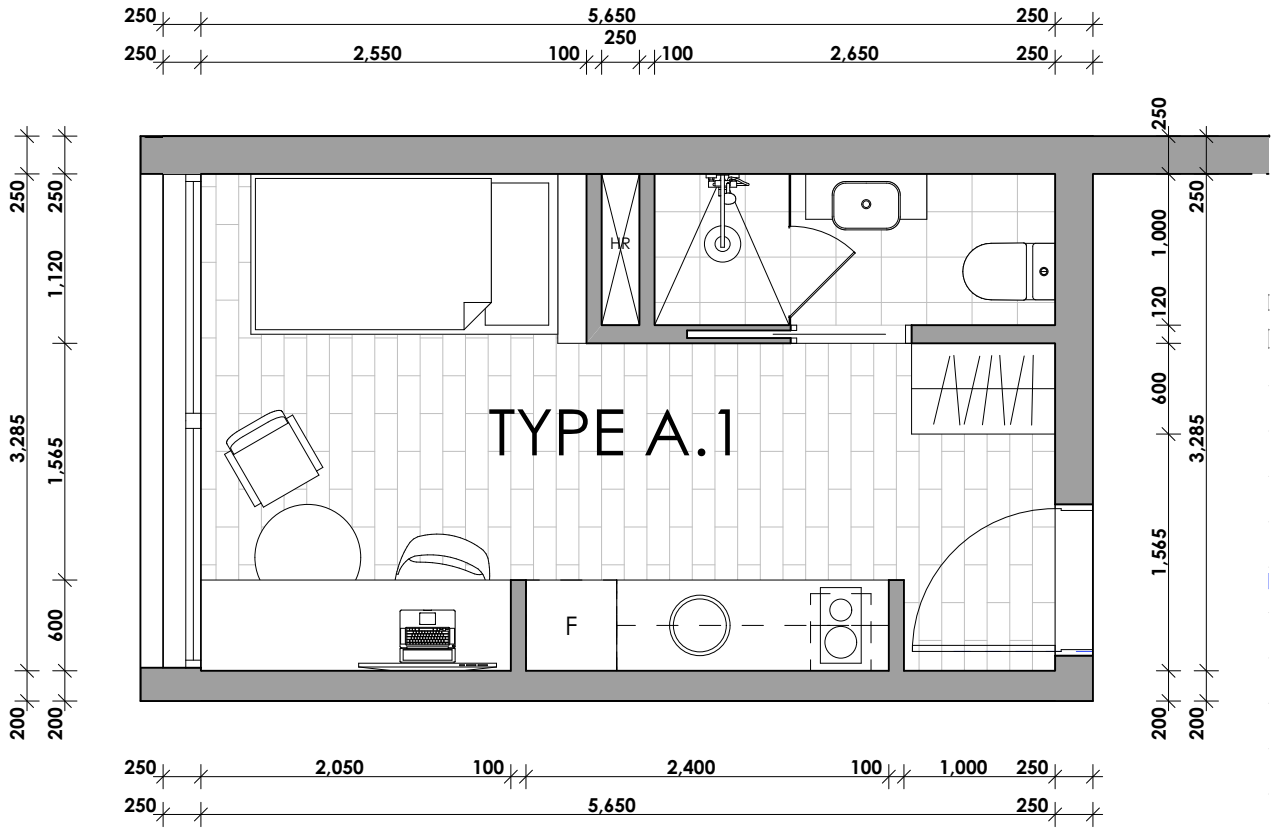
SOLAR ACCESS LEGEND

UNITS & PRIVATE OPEN SPACE
RECEIVING 2 HRS SOLAR ACCESS

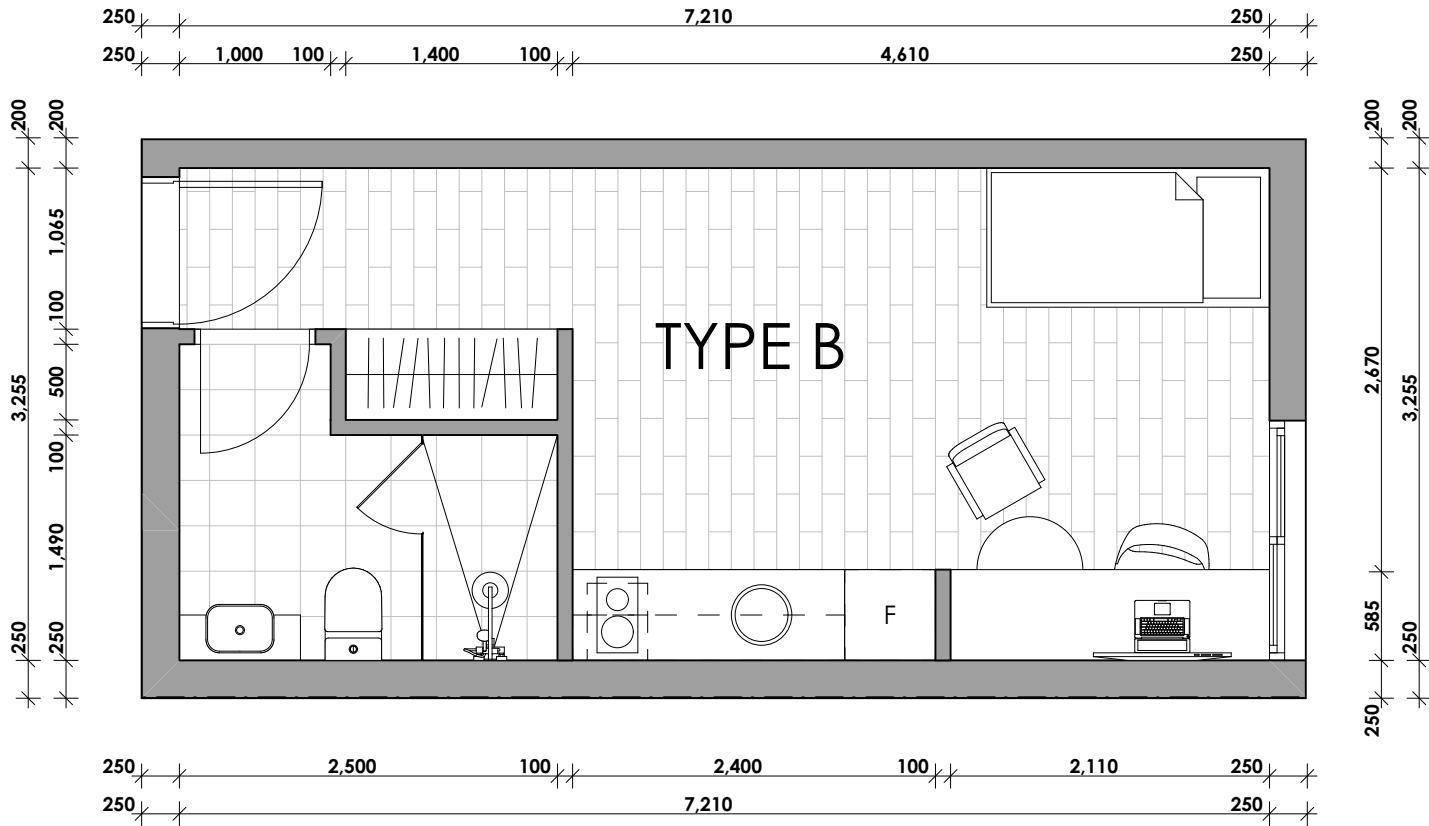
UNITS & PRIVATE OPEN SPACE
RECEIVING NO DIRECT SUNLIGHT



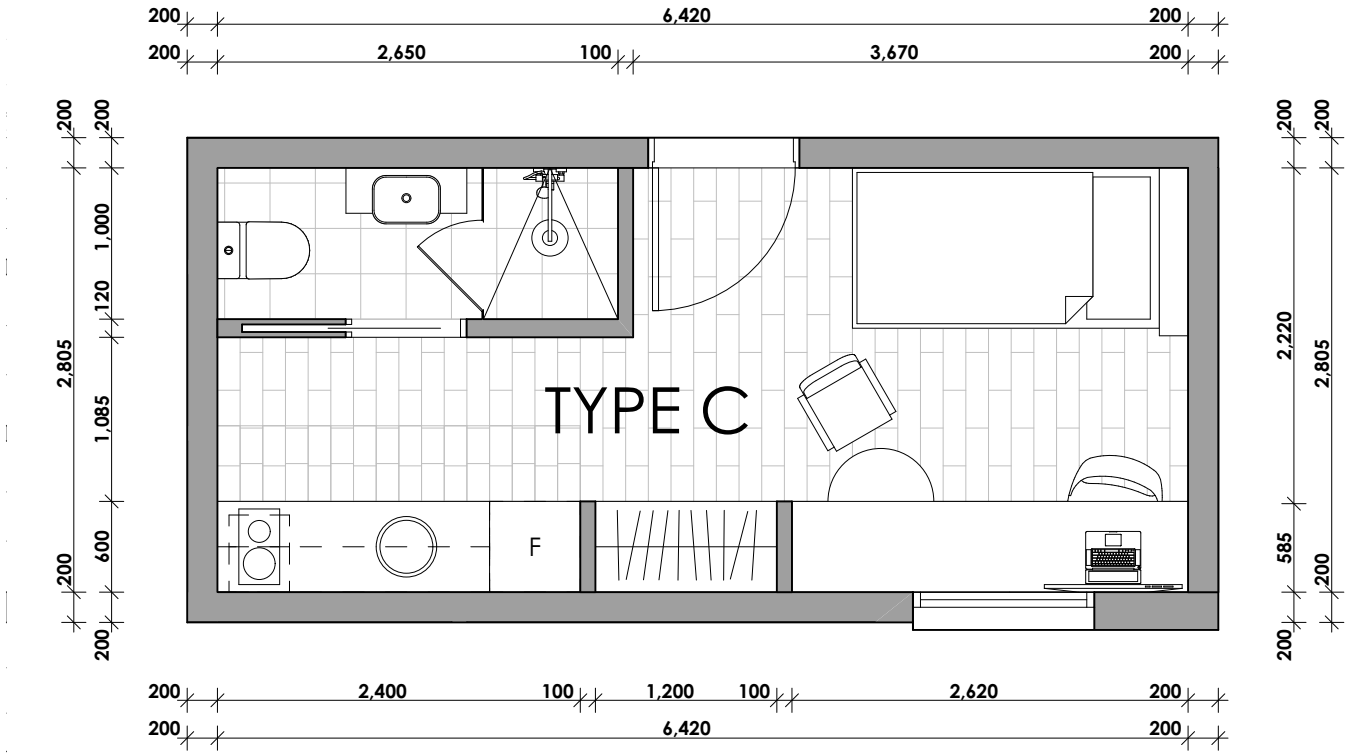
1 ROOM TYPE A - FLOOR PLAN
1:50



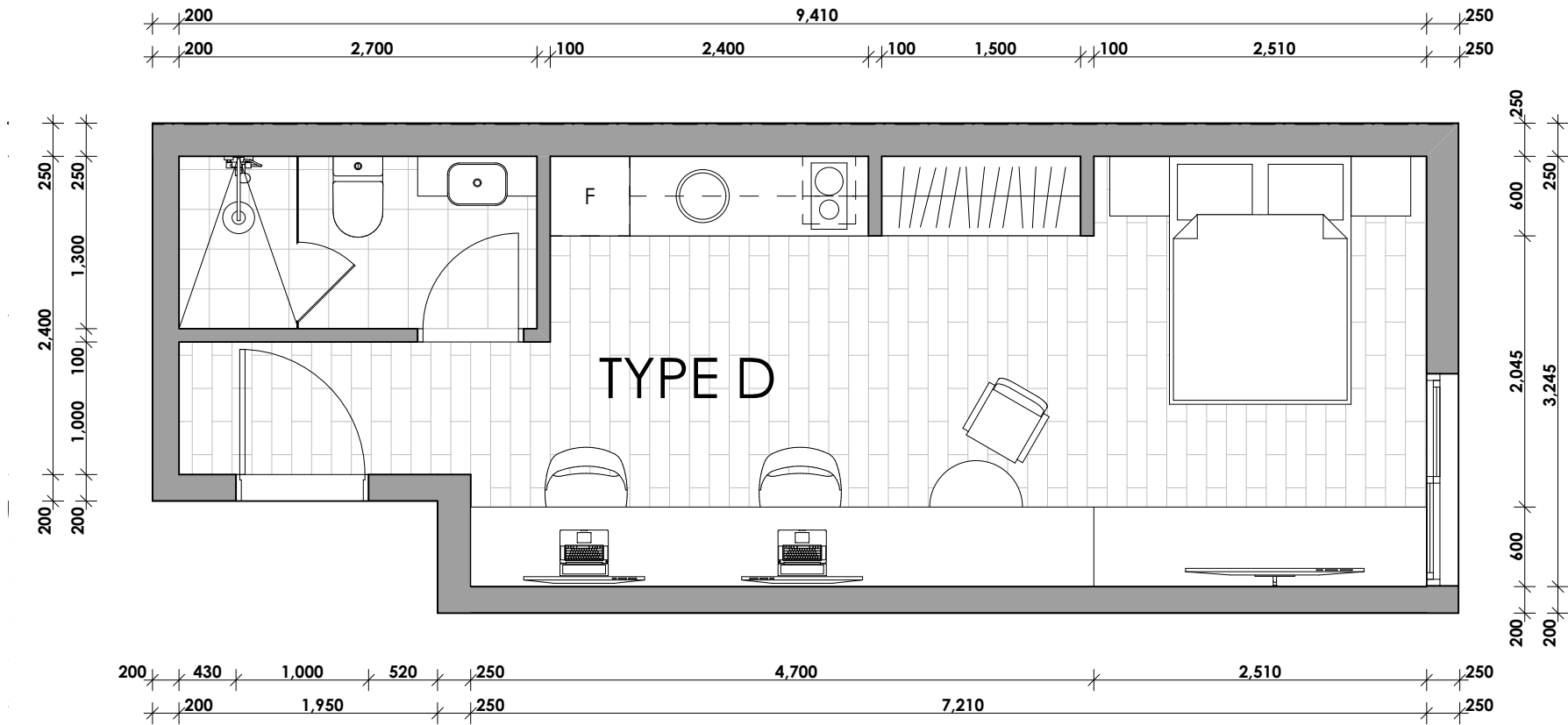
3 ROOM TYPE A - FLOOR PLAN
1:50



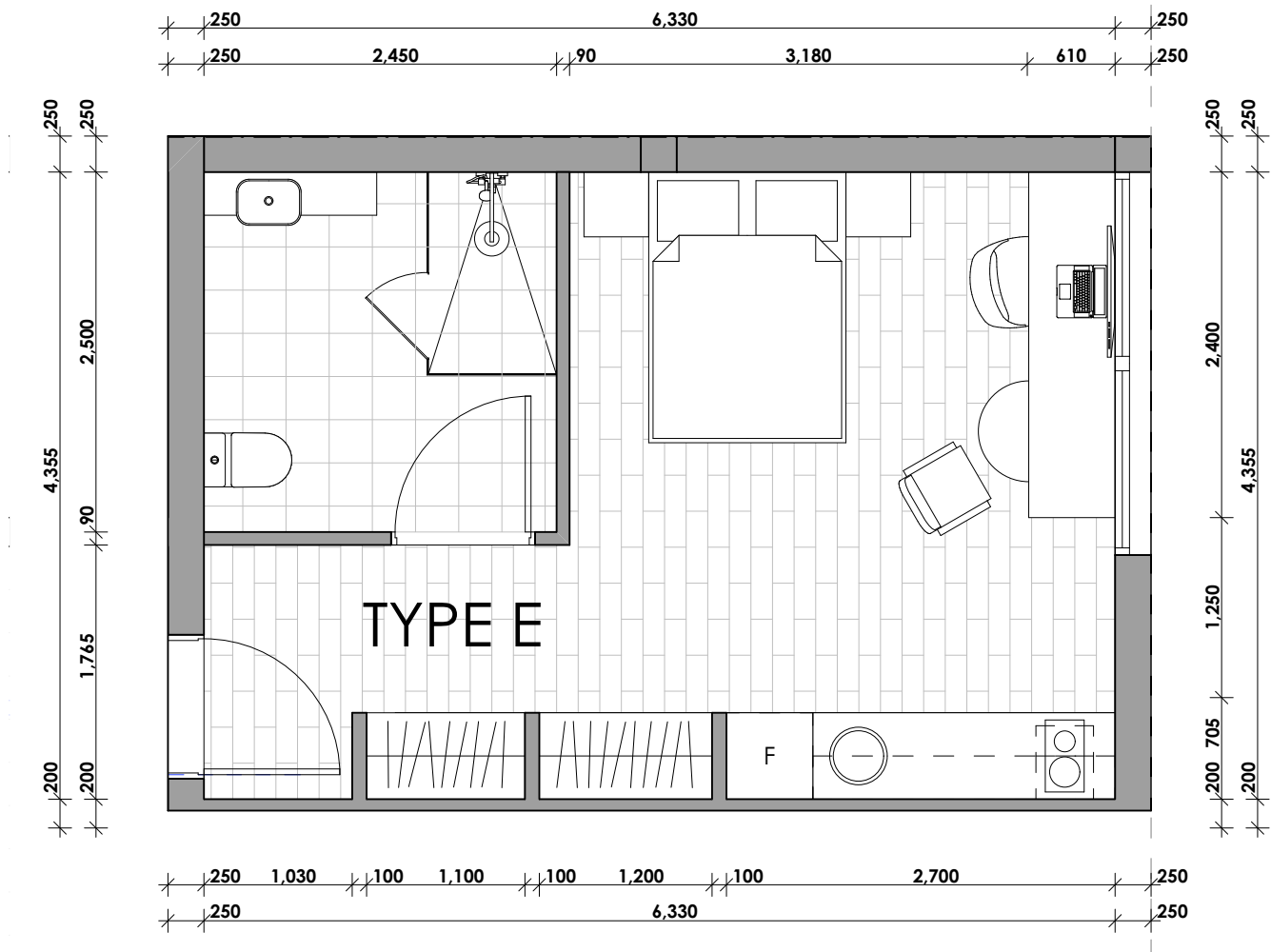
2 ROOM TYPE B - FLOOR PLAN
1:50



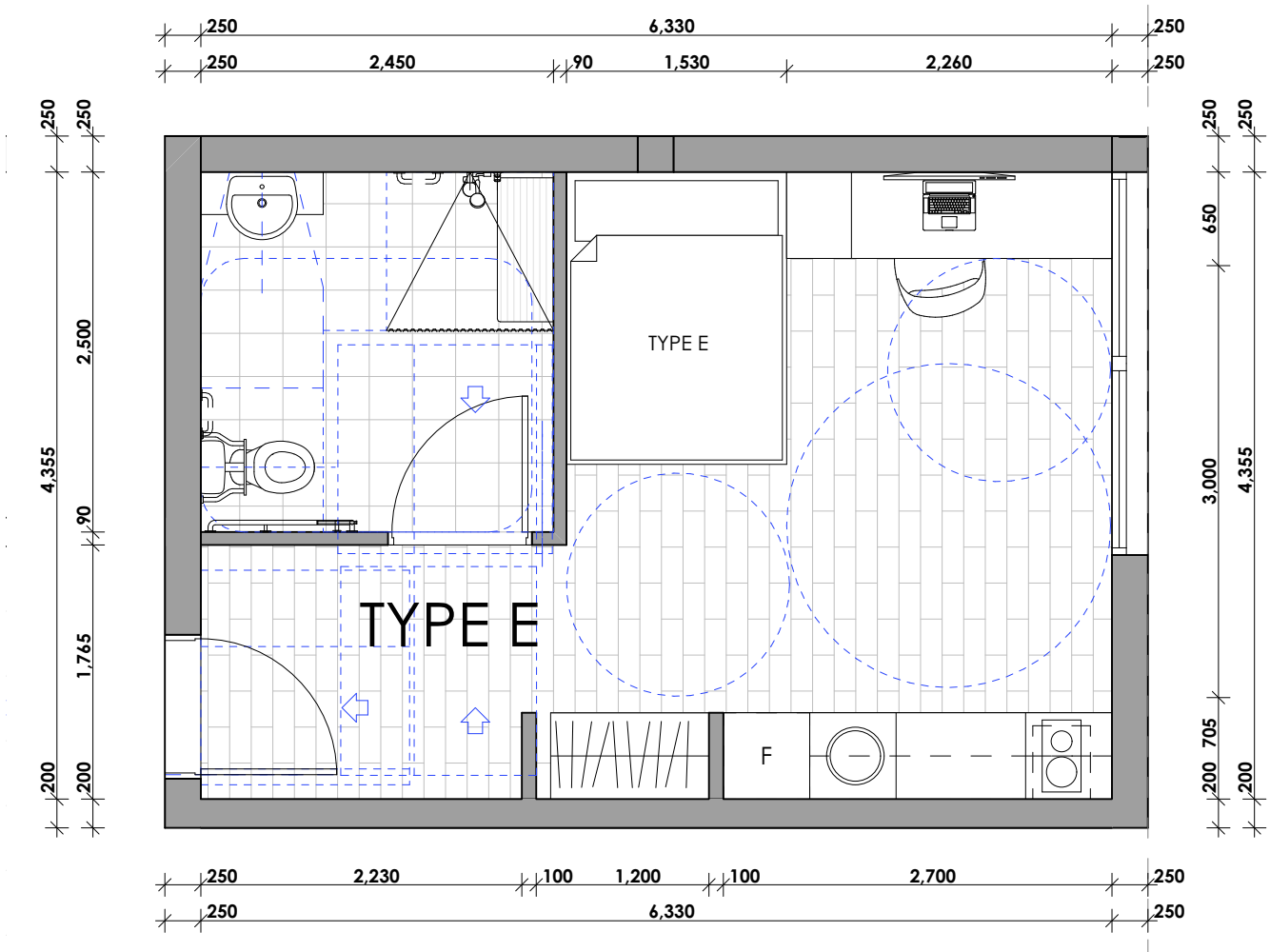
2 ROOM TYPE C - FLOOR PLAN
1:50



1 ROOM TYPE D - FLOOR PLAN
1:50



2 PRE-ADAPTABLE ROOM - FLOOR PLAN
1:50



1 ADAPTABLE ROOM - FLOOR PLAN
1:50



Student Accommodation

183 Macquarie Street, Parramatta NSW

DWG NO.	DRAWING TITLE	SCALE
000	LANDSCAPE COVER SHEET	
C101	LANDSCAPE COLOR PLAN	1:75
101	LANDSCAPE PLAN - GROUND FLOOR	1:75
102	INDICATIVE MATERIALS & DESIGN CHARACTER	1:75
201	LANDSCAPE PLANTING PLAN - GROUND FLOOR	1:75
501	LANDSCAPE SPECIFICATION / INDICATIVE PLANT SCHEDULE	AS SHOWN
502	LANDSCAPE DETAILS	AS SHOWN

NOT FOR CONSTRUCTION

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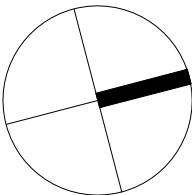
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

B	Preliminary
A	Preliminary
Issue	Revision Description

MJW	RS	11.10.22
BS	RS	16.09.22
Drawn	Check	Date

LEGEND

Key Plan:



S I T E I M A G E

Landscape Architects

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Client:
RAPISARDA INVESTMENTS

Project:
Student Accommodation
183 Macquarie Street
Parramatta NSW

Drawing Name:
Landscape Cover Sheet

PRELIMINARY

Scale:

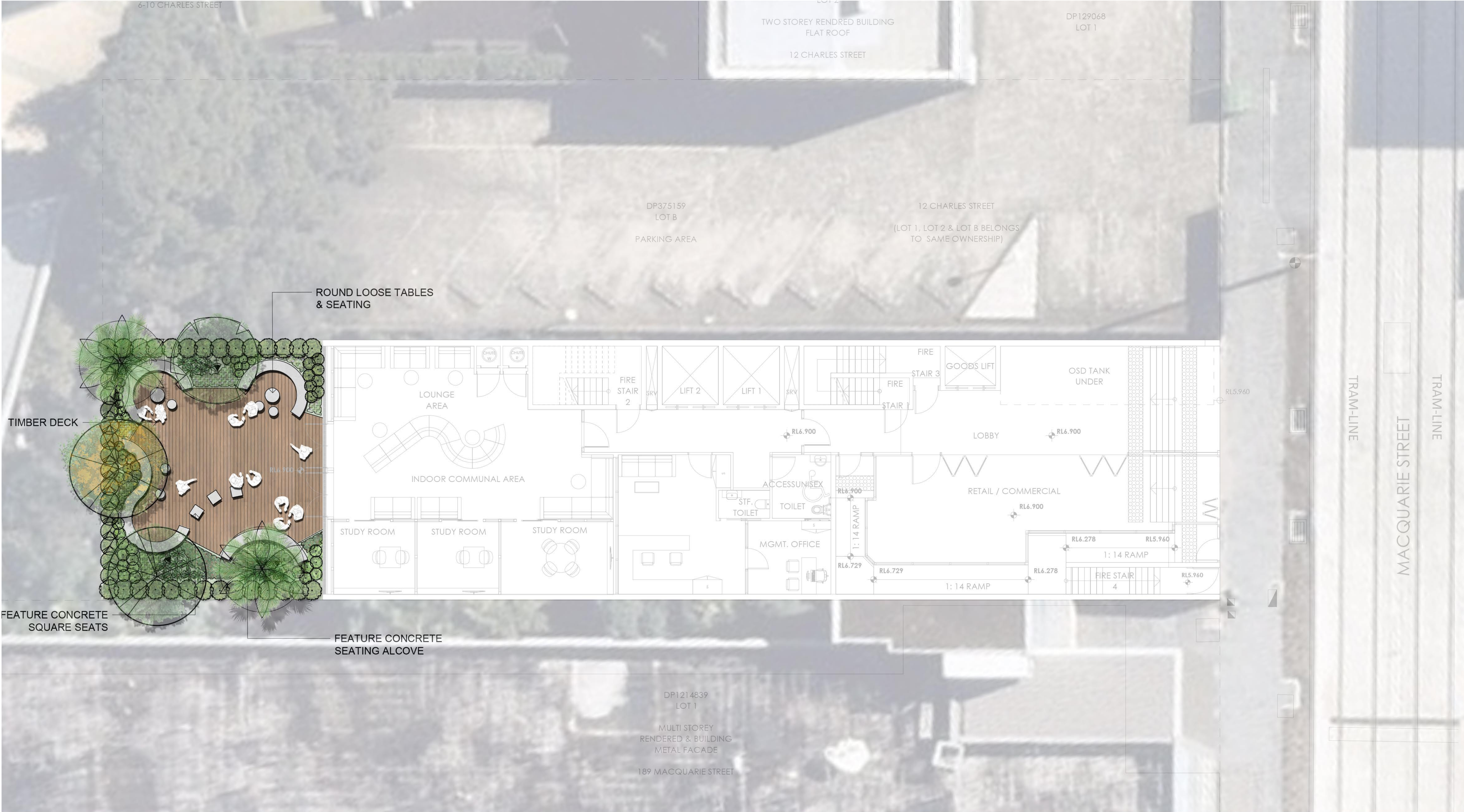
Job Number:

Drawing Number:

Issue:

SS22-5030

000 B



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B	Preliminary	MJW	RS	11.10.22
A	Preliminary	BS	RS	16.09.22
Issue	Revision Description	Drawn	Check	Date

LEGEND

	Proposed groundcover planting		Proposed trees		Tree up lighting
	Proposed shrub planting		Timber decking		Feature square seating
	Loose seating & tables		Concrete seating alcove		

Key Plan:

SITE IMAGE

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Australia

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Client:
RAPISARDA INVESTMENTS

Project:
Student Accommodation
183 Macquarie Street
Parramatta NSW

Drawing Name:
Landscape Colour Plan
Ground Floor

Scale: 1:75 @ A1

Job Number:
SS22-5030

Issue:
C101 B

PRELIMINARY

0 0.5 1 1.5 2 2.5m

Drawing Number:

SP87452
LOT 73
6-10 CHARLES STREET

DP615271
LOT 2
TWO STOREY RENDRED BUILDING
FLAT ROOF
12 CHARLES STREET

DP129068
LOT 1

DP375159
LOT B
PARKING AREA

12 CHARLES STREET
(LOT 1, LOT 2 & LOT B BELONGS
TO SAME OWNERSHIP)

ROUND LOOSE TABLES
& SEATING

TIMBER DECK

FEATURE CONCRETE
SQUARE SEATS

FEATURE CONCRETE
SEATING ALCOVE

ROUND LOOSE TABLES
& SEATING

FEATURE CONCRETE
SEATING ALCOVE

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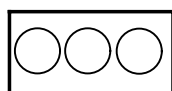
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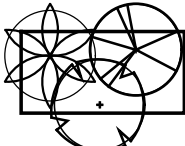
Proposed groundcover
planting



Proposed shrub planting



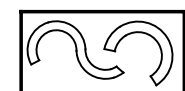
Loose seating & tables



Proposed trees



Timber decking



Concrete seating alcove

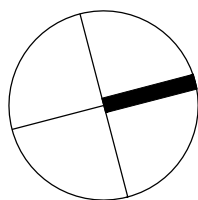


Tree up lighting



Feature square
seating

Key Plan:



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Drawing Name:
Landscape Plan
Ground Floor

Scale: 1:75 @ A1
Job Number:
SS22-5030

PRELIMINARY

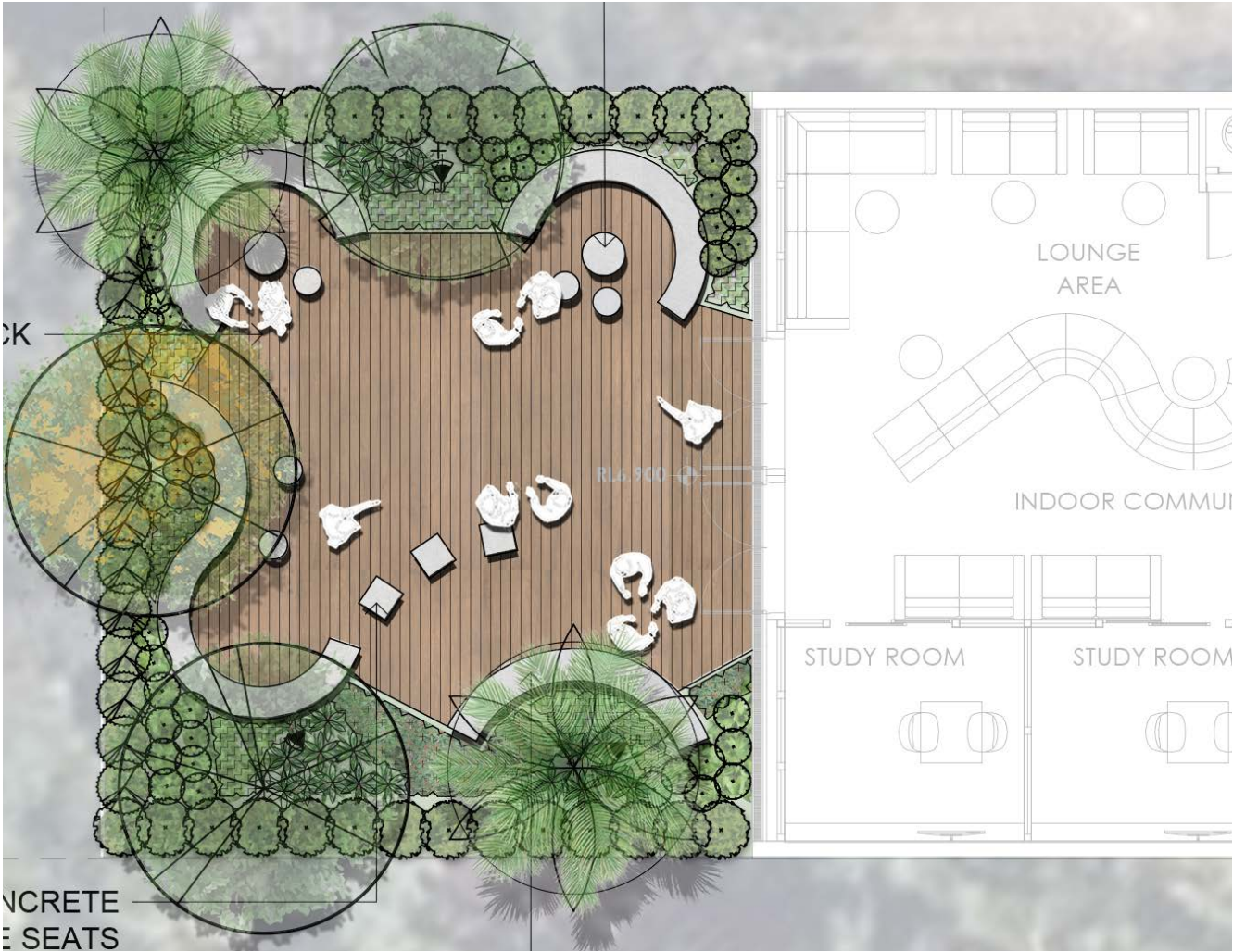
0 0.5 1 1.5 2 2.5m
Drawing Number:

Issue:

101 B

Landscape Design Imagery

Precast concrete cylinder seating extend the informal seating nodes. Draffin 'Wandin' range concrete bases are segmented bases and timber tops that can form the range of curved forms as shown. LED strip lighting along the base



Lush 'tropical' planting of bamboo, tree ferns and small canopy trees will provide a sense of enclosure, with feature understory planting providing a green setting for seating. Uplighting to planting will create a pleasant outdoor night area for gathering.



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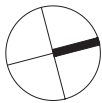
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Issue	Revision Description	Drawn	Check	Date

LEGEND	
	Proposed groundcover planting
	Proposed shrub planting
	Loose seating & tables
	Proposed trees
	Timber decking
	Concrete seating alcove
	Tree up lighting
	Feature square seating

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Project:
Student Accommodation
183 Macquarie Street
Parramatta NSW

Drawing Name:
Landscape Plan
Ground Floor- Indicative materials
& Design Character
Scale: 1:50 @ A1
Job Number:
SS22-5030
Drawing Number:
102
Issue:
B

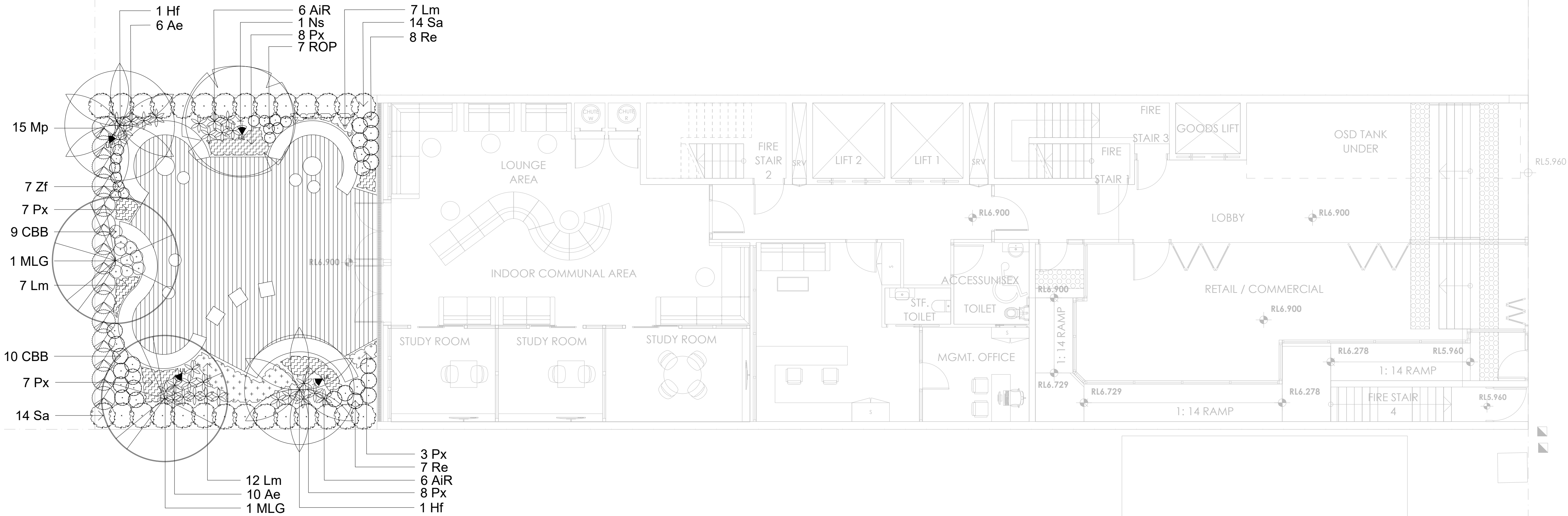
SP87452
LOT 73
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LOT 2
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FLAT ROOF
12 CHARLES STREET

DP129068
LOT 1

DP375159
LOT B
PARKING AREA

12 CHARLES STREET
(LOT 1, LOT 2 & LOT B BELONGS
TO SAME OWNERSHIP)



DP1214839
LOT 1
MULTI STOREY
RENDERED & BUILDING
METAL FACADE
189 MACQUARIE STREET

TRAM-LINE

MACQUARIE STREET

TRAM-LINE

NOT FOR CONSTRUCTION

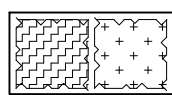
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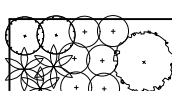
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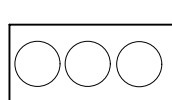
LEGEND



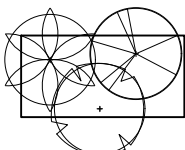
Proposed groundcover planting



Proposed shrub planting



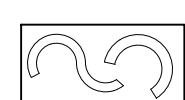
Loose seating & tables



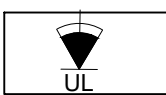
Proposed trees



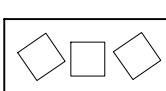
Timber decking



Concrete seating alcove

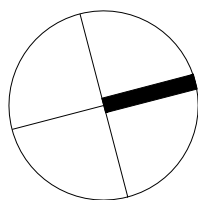


Tree up lighting



Feature square seating

Key Plan:



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Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
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Student Accommodation
183 Macquarie Street
Parramatta NSW

Drawing Name:
Landscape Planting Plan
Ground Floor

PRELIMINARY

Scale: 1:75 @ A1
Job Number:

SS22-5030

Drawing Number:

201 B

Issue:

LANDSCAPE SPECIFICATIONS

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES AND SHRUBS

Trees and Shrubs to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work Near Trees and Shrubs

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under foliage canopies or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown building materials, such as cement, from covering trees and other plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling

Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS

Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Edging

Construct garden walls, fences, and edging as shown on plan, as detailed and of the material scheduled. Refer to engineer's details for structural retaining walls, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. If laying unit pavers in a cement mortar bed on a concrete sub-base ensure that joints in paving match the location of joints in the concrete. Refer to engineer's details for heavy duty slabs, concrete stairs, concrete strength, reinforcing, and joint type and placement.

SOFTWORKS

Site Soil Testing

Where site soil is to be retrieved from site and stored on site for reuse, undertake at least two (2) soil tests in locations as advised by the Project Manager or as shown on the plans. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

Subsoil

Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants

Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Embankment Stabilisation

Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants >25 lt: 1 off 38 x 38 x 1200mm;
- Semi-advanced plants >75 lt: 2 off 50x50x 1800mm;
- Advanced plants ≥100 lt: 3 off 50 x 50 x 2400mm.

Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

Species: *Stenotaphrum secundatum* Sir Walter Soft-leaf Buffalo.

IRRIGATION

Scope: Unless otherwise noted or instructed irrigate all planted areas shown on plans including planters, tubs, gardens, turf and the like.

The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;

- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities

During the defects maintenance period schedule the following activities to occur on a timely basis.

- Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- Insect, disease and pest control** - Avoid spraying:
 - if ever possible;
 - in wet weather or if wet weather is imminent;
 - if target plants are still wet after rain;
 - in windy weather; and
 - if non-target species are too close.Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:
 - Product brand / manufacturer's name,
 - Chemical / product name,
 - Chemical contents,
 - Application quantity and rate,
 - Date of application and location,
 - Results of application, and
 - Use approval authority.
- Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
 - Product brand / manufacturer's name,
 - Fertiliser / product name,
 - Application quantity and rate, and
 - Date of application and location.

- Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.
- Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

SS22-5030 183 Macquarie Street, Parramatta NSW.

Plant Schedule

Symbol	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Qty
Trees						
Hf	<i>Howea forsteriana</i>	Kentia Palm	20	5	3m clear trunk height	2
MLG	<i>Magnolia grandiflora 'Little Gem'</i>	Dwarf Magnolia	5	3	200L	2
Ns	<i>Nyssa sylvatica</i>	Black Tupelo	11	6	200L	1
Accents & Shrubs						
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.4	0.2	200mm	16
AiR	<i>Alcantarea imperialis 'Rubra'</i>	Giant Bromeliad	1.2	1.2	300mm	12
Mp	<i>Muraya paniculata</i>	Orange jessamine	3.0	2.0	300mm	15
Re	<i>Rhapis excelsa</i>	Lady Palm	2.0	1.0	1.2m high	15
ROP	<i>Raphiolepis 'Oriental Pearl'</i>	Oriental Pearl	1	1	200mm	7
Sa	<i>Syzygium australe 'Resilience'</i>	Lilly Pilly	3	2	300mm	28
Zf	<i>Zamia furfuracea</i>	Cardboard Plant	0.5	0.5	200mm	7
Grasses & Groundcovers						
CBB	<i>Crassula 'Bluebird'</i>	Jade plant	0.5	0.5	300mm	19
Lm	<i>Liriope muscari</i>	Evergreen Giant	6/m2	0.5 x 0.5	150mm	26
Px	<i>Philodendron Xanadu</i>	Xanadu	5/m2	0.8 x 1.0	150mm	33

LEGEND

Key Plan:

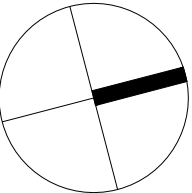
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Project:

Student Accommodation

183 Macquarie Street

Parramatta NSW

Drawing Name:

Landscape Specification /
Indicative Planting Schedule

PRELIMINARY

Scale: 1:75 @ A1

Job Number:

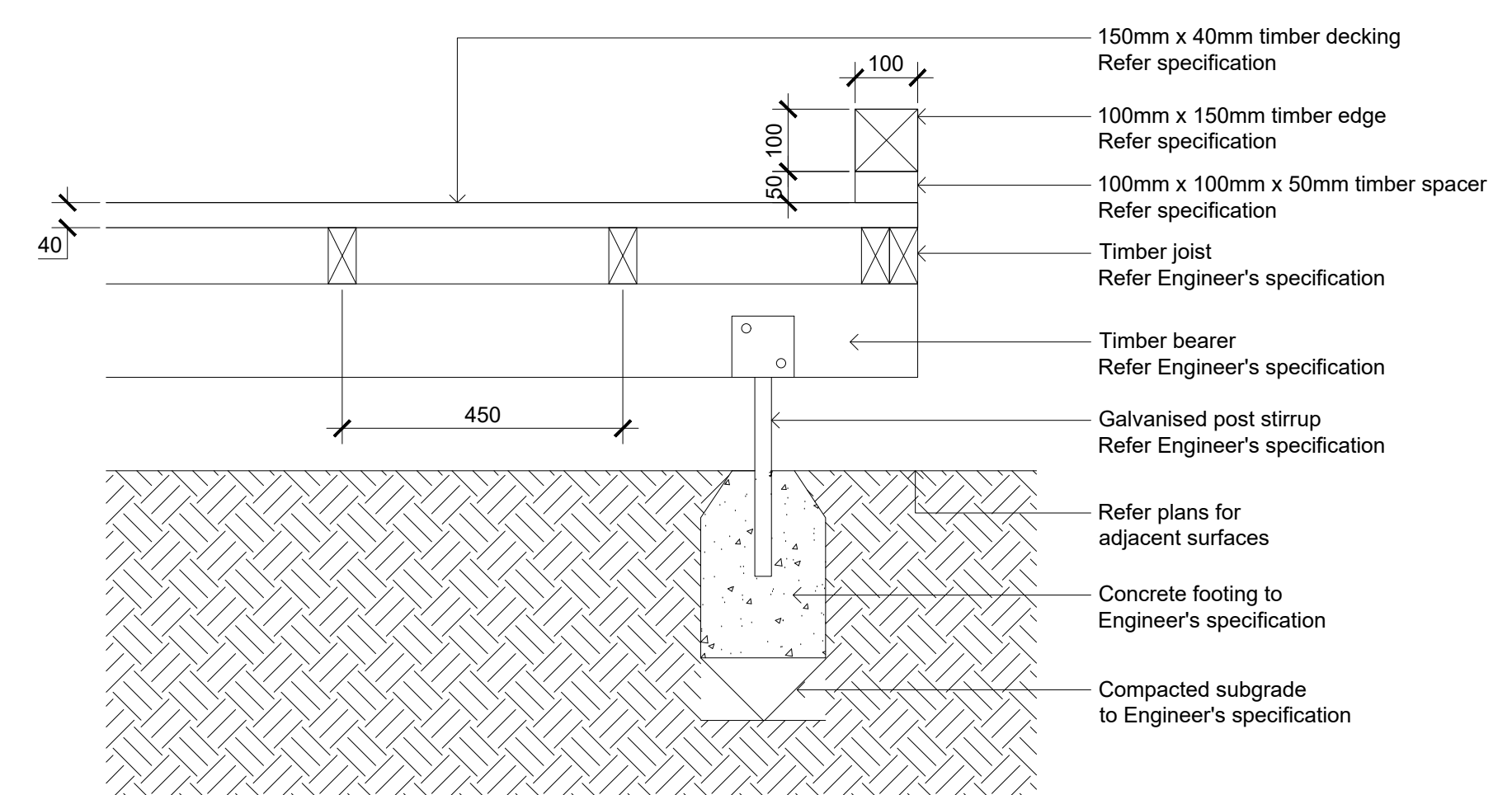
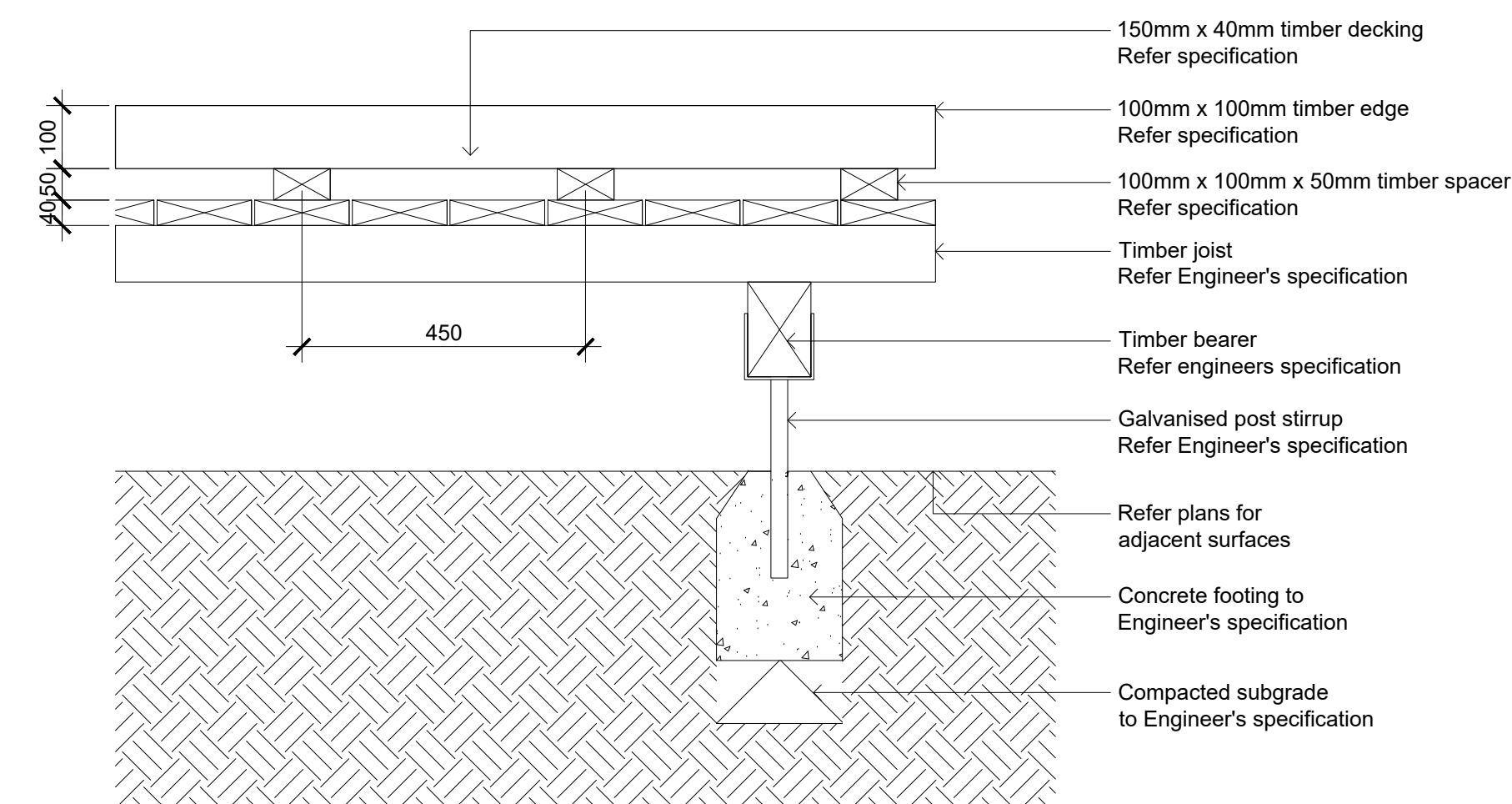
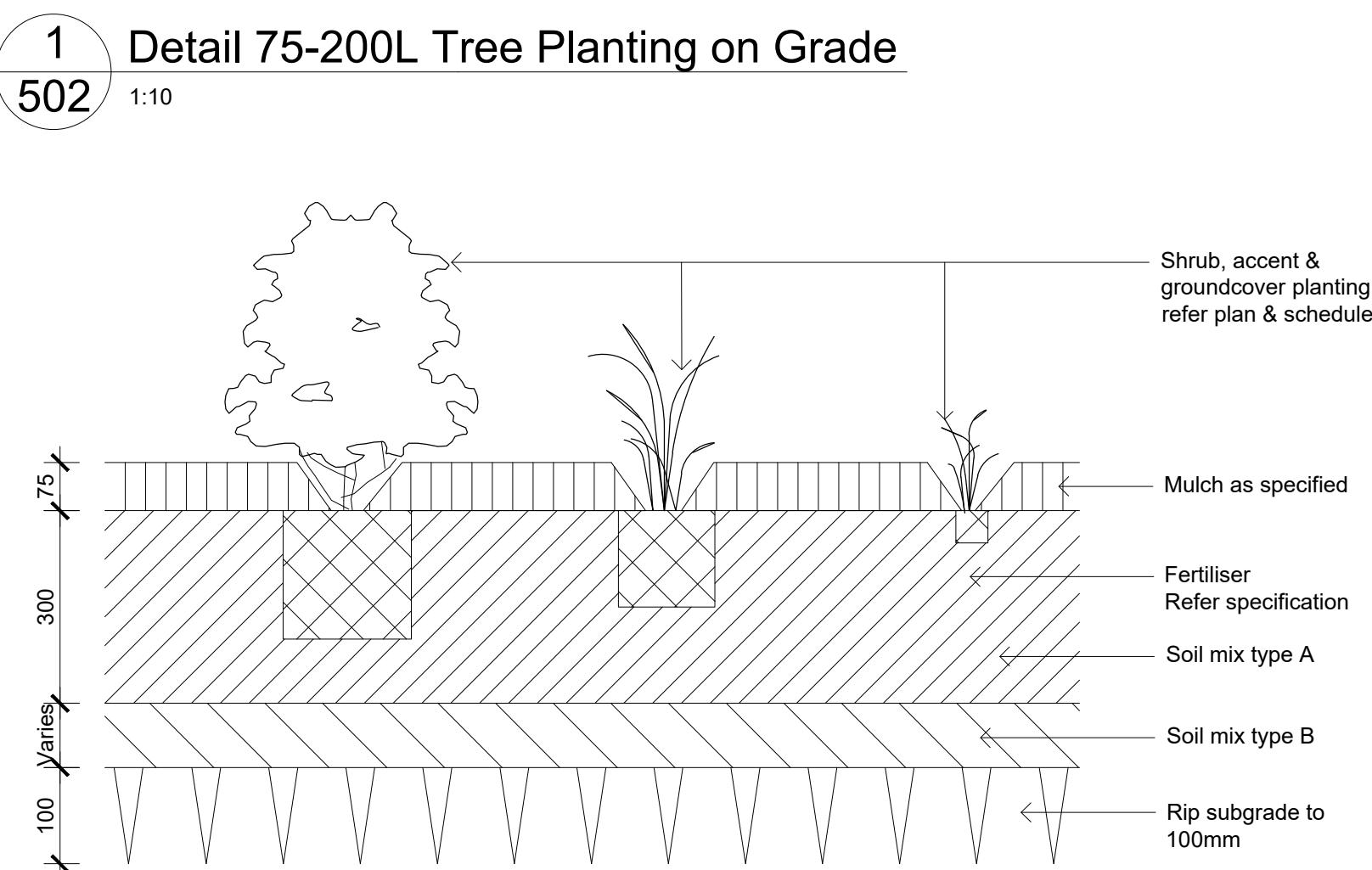
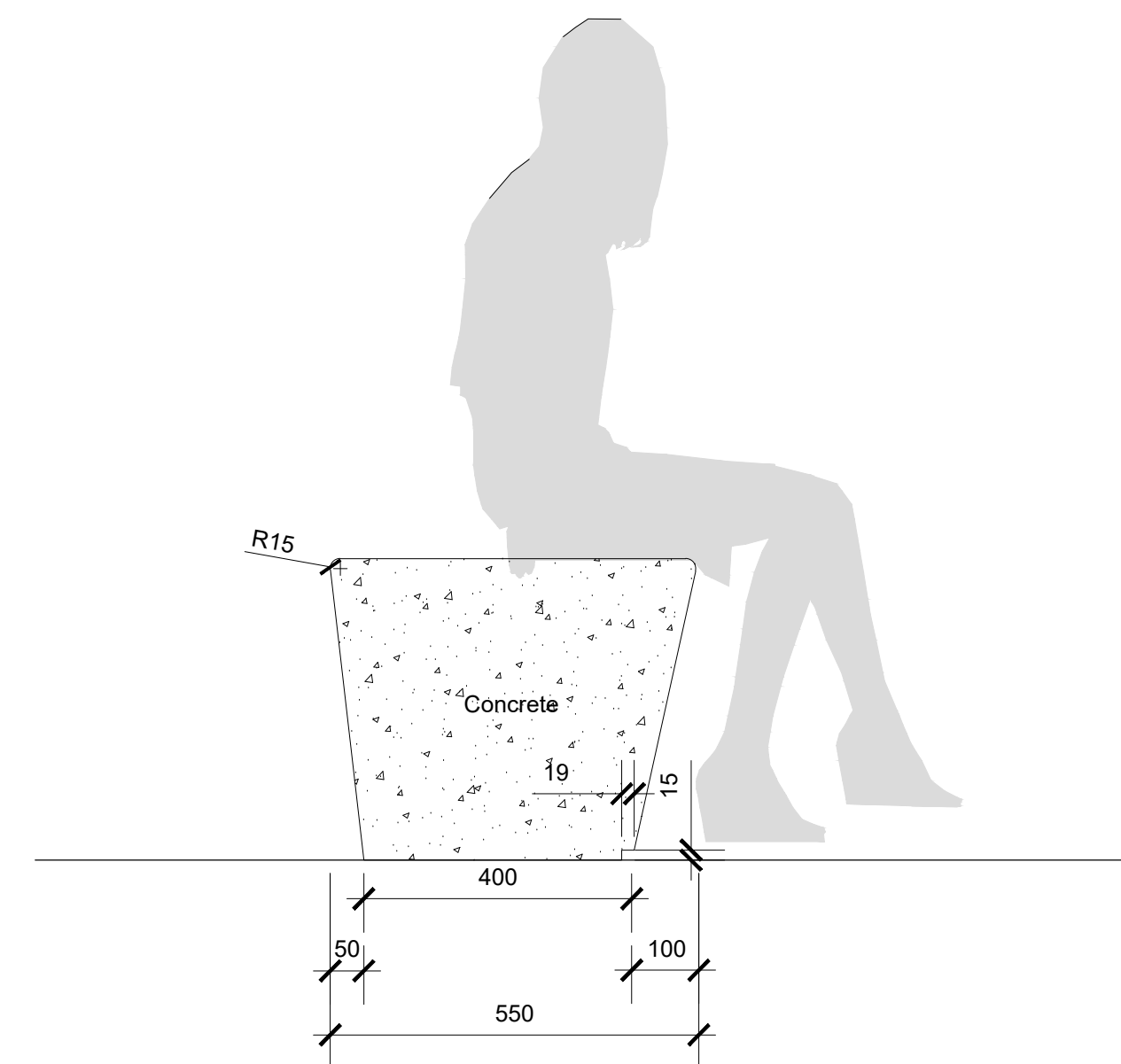
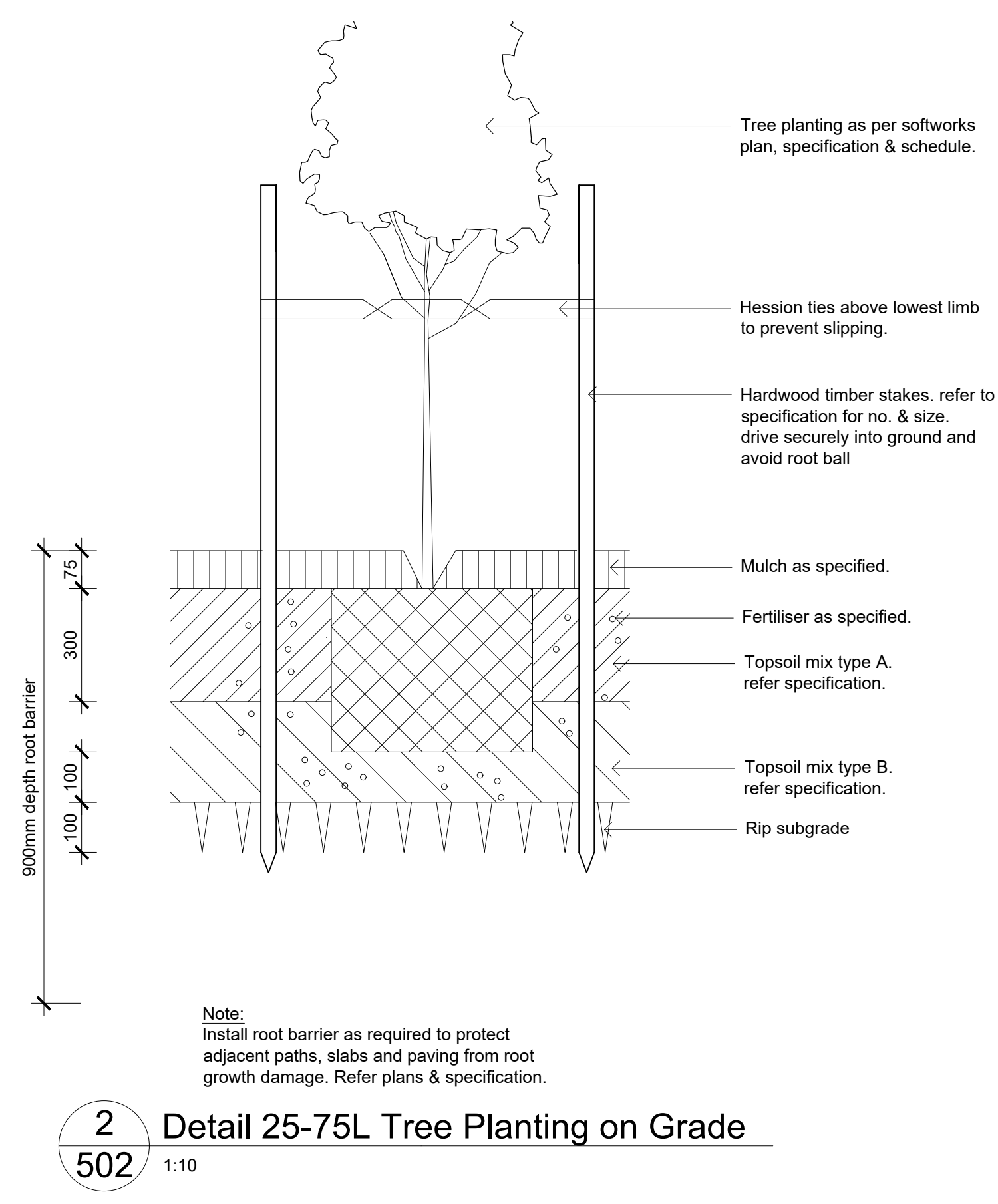
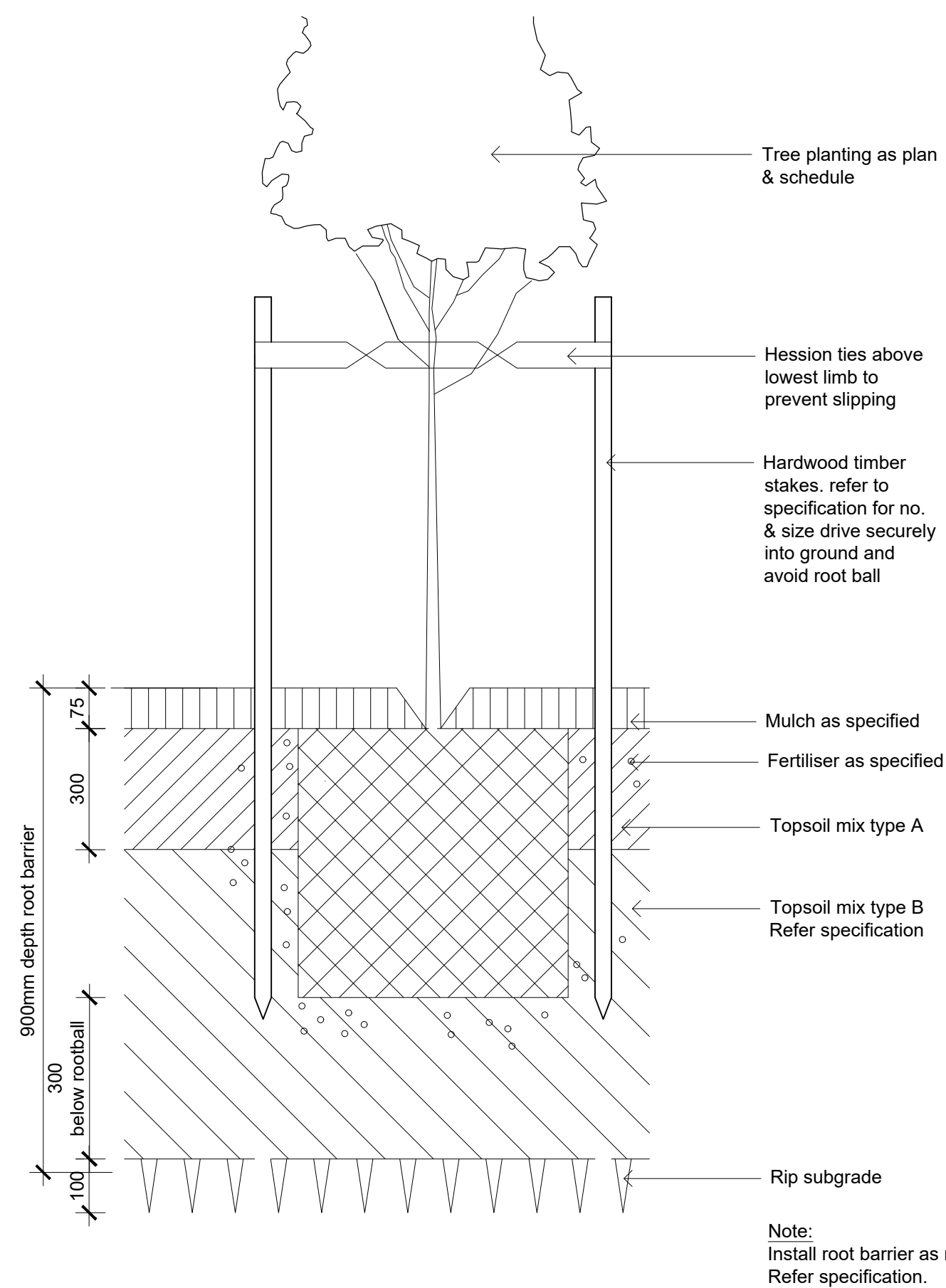
SS22-5030



Drawing Number:

Issue:

501 B



NOT FOR CONSTRUCTION

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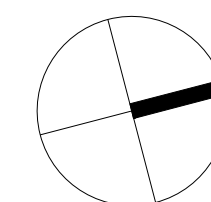
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

B	Preliminary
A	Preliminary
Issue	Revision Description

MJW	RS	11.10.22
BS	RS	16.09.22
Drawn	Check	Date

LEGEND

Key Plan:



SITE IMAGE



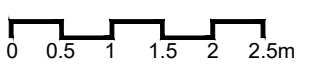
Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Client:
RAPISARDA INVESTMENTS

Project:
Student Accommodation
183 Macquarie Street
Parramatta NSW

Drawing Name:
Landscape Details

Scale: 1:75 @ A1
Job Number:
SS22-5030



Issue: