DRAWING SCHEDULE - ISSUE C

	REV.
A 0000 TITLE PAGE	C
A 1000 BASIX CERTIFICATE	A
A 1201 LOWER BASEMENT	C
A 1202 UPPER BASEMENT	C
A 1203 FLOOD OVERFLOW	C
A 1204 GROUND FLOOR PLAN	C
A 1205 LEVEL 01	C
A 1206 LEVEL 02	C
A 1207 LEVEL 03	C
A 1208 LEVEL 04	C
A 1209 LEVEL 05	C
A 1210 LEVEL 06	C
A 1211 ROOF PLAN	C
A 1301 WEST ELEVATION	C
A 1302 SOUTH ELEVATION	C
A 1303 EAST ELEVATION	C
A 1304 NORTH ELEVATION	C
A1401 RAMP SECTION AA & BB	C
A 1402 SECTION CC	C
A 1403 SECTION DD	C
A 2001 GFA CALCULATION	C
A 2010 SOLAR ACCESS DIAGRAM	C
A 2020 CROSS-VENTILATION DIAGRAM	C
A 2021 FLOODING DESIGN- GROUND LEVEL	A
A 2022 FLOODING DESIGN- L01	A

FSR

SITE AREA: 1668 SQM
NO FSR CONTROL
GFA: 5101.78 (previously 5063.96 SQM)
TOTAL FSR: 3.06:1 (previously 3.04:1)

UNIT MIX

STUDIO: 7
1 BED: 7 (previously 4)
2 BED: 46 (previously 49)
3 BED: 4
UNITS TOTAL: 64

LANDSCAPE CALCULATION

(m^2)

	APPROVED	PROPOSED
DEEP SOIL	226.15	215.09
LANDSCAPING	373.72	327.44
COS	345.02	352.44

LANDSCAPING AND
COMMON OPEN SPACE UPDATED

AMENDMENT SCHEDULE for 125-129 Arthur St, Parramatta - S4.55

This schedule is to indicate all the amendments between current issue and the approved plans.

Amendments are to satisfy flood safety requirements, and address minor changes for CC, due to structure or services
All newly reconfigured units are complied with ADG requirements; room size in meter are noted on the plans. No change to the approved façade material.

Drawing A1201 LOWER BASEMENT PLAN
Re-calculated required parking, based on updated Unit Mix. Remains compliant with ADG.
- Size of service room alocated and adjusted.
- Relocated 2 (two) accessible parking spaces and associated shared space from Upper Basement level.

Drawing A1202 UPPER BASEMENT PLAN
- Sprinkler water tank included under approved ramp.

Drawing A1203 FLOOD OVERFLOW LEVEL
- Size of OSD adjusted as per stormwater consultant advisement.
- Indicated substation(base)

Drawing A1204 GROUND FLOOR PLAN
- Connected north & south building corridor as per flood engineer comments for flooding safety purpose.
- Unit G05 & G06, updated unit layout, G05 down size from 2Bed to 1Bed unit
- Added one internal communal stair to connect to level 02 as per flood engineer comments
- Indicated one substation as per CC requested.
- Pergola removed for fire safety

Drawing A1205 LEVEL 01
- Inclusion of refugee area in between units 105 and 106, with accessible toilet, bench and first aid
- Raised building from L01 by 300mm to reach RL9.3 for flood safety purpose
- Unit 105 & 106, updated layout, both units downsized from two (2) bedroom to one (1) bedroom unit
- Unit 102, relocated one bedroom window to be away from substation below

Drawing A1210 LEVEL 06
- Unit 601
  -Updated layout, swap bedroom with living area, with living area to face east for better solar access
- Common WC removed
- Pergola removed for fire safety

ELEVATIONS & SECTIONS
- Height of ground floor raised in order to have L01 at RL 9.3 due to flooding issue
- Updated accordingly as per plan amendments
- Sliding door heights reduced 100mm, from 2700mm to 2600mm to allow ceiling heights

GFA CALCULATION
- GFA changed slightly due to internal changes
- New calculated GFA 5101.78sqm (previously approved as 5063.96sqm)

SOLAR ACCESS & CROSS-VENTILATION
- Calculations changes slightly due to internal changes

LANDSCAPE CALCULATION
- Landscape and common open space calculations updated

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NSW reg. no. 7542

125-129 ARTHUR STREET
PARRAMATTA

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 777340M_08

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 777340M_02 lodged with the consent authority or certifier on 28 November 2016 with application 776/2014/B.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Tuesday, 09 November 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning, Industry & Environment

Project summary	
Project name	Development @ 125-129 Arthur St Par_08
Street address	127 Arthur Street Parramatta 2150
Local Government Area	Parramatta City Council
Plan type and plan number	deposited 27997
Lot no.	6
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	64
No. of mixed dwelling houses	0
No. of single dwelling houses	0

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 28	Target 20

Certificate Prepared by
Name / Company Name: EPS
ABN (if applicable): 16645179013

Description of project

Project address	
Project name	Development @ 125-129 Arthur St Par_08
Street address	127 Arthur Street Parramatta 2150
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Plan type and plan number	deposited 27997
Lot no.	6
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	64
No. of mixed dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	1668
Roof area (m²)	454
Non-residential floor area (m²)	0.0
Residential car spaces	78
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	373.0
Common area garden (m²)	117.0
Area of indigenous or low water use species (m²)	0.0
Assessor details	
Assessor number	BDAV/13/1521
Certificate number	1521/0706
Climate zone	56
Project score	
Water	✔ 40 — Target 40
Thermal Comfort	✔ Pass — Target Pass
Energy	✔ 28 — Target 20

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 64 dwellings, 7 storeys above ground

Dwelling no.	Bedroom(s)	Bathroom(s)	Kitchen(s)	Cross-ventilated*	Single-aspect*	Unshaded floor area (m²)	Floor area (m²)	Balcony size (m²)	Orientation	Indigenous species
101	2	75.31	0.0	0.0	0.0	102	75.31	0.0	0.0	0.0
106	1	51.58	0.0	0.0	0.0	107	75.15	0.0	0.0	0.0
111	2	71.96	0.0	0.0	0.0	201	75.31	0.0	0.0	0.0
205	2	78.55	0.0	0.0	0.0	206	75.18	0.0	0.0	0.0
210	2	75.08	0.0	0.0	0.0	211	75.36	0.0	0.0	0.0
304	2	70.61	0.0	0.0	0.0	305	78.55	0.0	0.0	0.0
309	2	75.13	0.0	0.0	0.0	310	75.08	0.0	0.0	0.0
403	1	40.22	0.0	0.0	0.0	404	70.61	0.0	0.0	0.0
408	2	79.64	0.0	0.0	0.0	501	75.31	0.0	0.0	0.0
505	2	78.55	0.0	0.0	0.0	506	75.31	0.0	0.0	0.0
602	2	75.01	0.0	0.0	0.0	603	70.21	0.0	0.0	0.0
G03	1	40.22	0.0	0.0	0.0	G04	1	57.78	0.0	0.0
G08	1	63.72	0.0	0.0	0.0	G09	1	66.7	0.0	0.0

Dwelling no.	Bedroom(s)	Bathroom(s)	Kitchen(s)	Cross-ventilated*	Single-aspect*	Unshaded floor area (m²)	Floor area (m²)	Balcony size (m²)	Orientation	Indigenous species
103	1	40.22	0.0	0.0	0.0	104	2	79.64	0.0	0.0
108	2	70.4	0.0	0.0	0.0	109	2	75.24	0.0	0.0
202	2	75.2	0.0	0.0	0.0	203	1	40.22	0.0	0.0
207	2	75.08	0.0	0.0	0.0	208	2	75.08	0.0	0.0
301	2	75.3	0.0	0.0	0.0	302	2	75.16	0.0	0.0
306	2	75.46	0.0	0.0	0.0	307	2	75.02	0.0	0.0
311	2	75.36	0.0	0.0	0.0	401	2	75.3	0.0	0.0
405	2	78.55	0.0	0.0	0.0	406	3	107.1	0.0	0.0
502	2	75.16	0.0	0.0	0.0	503	1	40.22	0.0	0.0
507	2	62.89	0.0	0.0	0.0	508	2	79.64	0.0	0.0
604	2	78.52	0.0	0.0	0.0	G01	2	75.3	0.0	0.0
G05	1	68.28	0.0	0.0	0.0	G06	2	75.9	0.0	0.0
G10	2	78.94	0.0	0.0	0.0	G11	1	51.4	0.0	0.0

Dwelling no.	Bedroom(s)	Bathroom(s)	Kitchen(s)	Cross-ventilated*	Single-aspect*	Unshaded floor area (m²)	Floor area (m²)	Balcony size (m²)	Orientation	Indigenous species
105	1	54.53	0.0	0.0	0.0					
110	2	75.08	0.0	0.0	0.0					
204	2	70.61	0.0	0.0	0.0					
209	2	75.08	0.0	0.0	0.0					
303	1	40.22	0.0	0.0	0.0					
308	2	70.4	0.0	0.0	0.0					
402	2	75.1	0.0	0.0	0.0					
407	2	82.99	0.0	0.0	0.0					
504	2	70.61	0.0	0.0	0.0					
601	3	117.68	0.0	0.0	0.0					
G02	2	71.66	0.0	0.0	0.0					
G07	1	42.16	0.0	0.0	0.0					

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)
Basement Car park area (No. 1)	1315.0
Lift car (No.2)	-
Mechanical room	27.0
Fire Hydrant Room	18.0
Ground floor lobby South	22.0
Level-2 Hallway/lobby North	31.0
Level-3 Hallway/lobby South	22.0
Level-5 Hallway/lobby North	21.0

Common area	Floor area (m²)
Basement Car park area (No. 2)	1288.0
Lift motor room (No. 1)	5.0
Garbage Bin & Equipment room	53.0
Cleaner's roo m	3.0
Level-1 Hallway/lobby North	31.0
Level-2 Hallway/lobby South	22.0
Level-4 Hallway/lobby North	21.0
Level-5 Hallway/lobby South	22.0

Common area	Floor area (m²)
Lift car (No.1)	-
Lift motor room (No. 2)	5.0
Central Meter room	9.0
Ground floor lobby North	37.0
Level-1 Hallway/lobby South	22.0
Level-3 Hallway/lobby North	31.0
Level-4 Hallway/lobby South	22.0
Level-6 Hallway/lobby	40.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1
   (a) Dwellings
      (i) Water
      (ii) Energy
      (iii) Thermal Comfort
   (b) Common areas and central systems/facilities
      (i) Water
      (ii) Energy
2. Commitments for multi-dwelling houses
3. Commitments for single dwelling houses
4. Commitments for common areas and central systems/facilities for the development (non-building specific)
   (i) Water
   (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.		✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures				Appliances		Individual pool					Individual spa		
Dwelling no.	All showers: heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	3 star	3 star	3 star	no	-	3 star	-	-	-	-	-	-	-

Alternative water source						
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (N)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in/for living areas or bedrooms. If a ducted system is installed beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.5 - 4.0 (cooled)	1-phase airconditioning EER 3.5 - 4.0 (cooled)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	0	0	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	yes	3 star	-	1.5 star	no	no

(ii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less that 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔ ✔	✔ ✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

Thermal loads		
Dwelling no.	Area adjusted heating load (in m.kWh/m²/yr)	Area adjusted cooling load (in m.kWh/m²/yr)
101	23.0	16.0
106	15.0	23.0
111	22.0	22.0
205	19.0	14.0
206	12.0	21.0
211	23.0	22.0
301	20.0	19.0
302	17.0	14.0
303	14.0	20.0
304	14.0	18.0
305	20.0	15.0
306	13.0	22.0
308	18.0	14.0
311	30.0	20.0
401	21.0	19.0

Thermal loads		
Dwelling no.	Area adjusted heating load (in m.kWh/m²/yr)	Area adjusted cooling load (in m.kWh/m²/yr)
403	15.0	20.0
404	15.0	18.0
405	21.0	15.0
406	14.0	22.0
407	25.0	23.0
408	26.0	19.0
501	22.0	19.0
503	16.0	20.0
504	16.0	18.0
505	22.0	15.0
506	15.0	22.0
507	61.0	21.0
508	62.0	22.0
601	36.0	21.0
602	33.0	20.0
603	30.0	16.0
604	40.0	28.0
G01	43.0	17.0
G02	35.0	21.0
G03	36.0	23.0
G04	31.0	18.0
G05	35.0	22.0
G06	28.0	18.0
G07	33.0	19.0
G08	28.0	15.0
G09	32.0	53.0
G10	24.0	16.0

Thermal loads		
Dwelling no.	Area adjusted heating load (in m.kWh/m²/yr)	Area adjusted cooling load (in m.kWh/m²/yr)
G11	30.0	26.0
101, 201	19.0	18.0
102, 202	16.0	13.0
103, 203	13.0	18.0
104, 204	13.0	17.0
108, 208	17.0	18.0
110, 210	16.0	15.0
307, 309	12.0	17.0
402, 502	18.0	14.0
All other dwellings	11.0	16.0

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting	
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Basement Car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + 2-speed fan	compact fluorescent	motion sensors	No
Basement Car park area (No. 2)	ventilation exhaust only	carbon monoxide monitor + 2-speed fan	compact fluorescent	motion sensors	No
Lift car (No.1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No.2)	-	-	compact fluorescent	connected to lift call button	No
Lift motor room (No. 1)	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lift motor room (No. 2)	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Mechanical room	ventilation exhaust only	thermostatically controlled	compact fluorescent	motion sensors	No
Garbage Bin & Equipment room	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Central Meter room	ventilation exhaust only	thermostatically controlled	compact fluorescent	motion sensors	No
Fire Hydrant Room	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Cleaner's roo m	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	motion sensors	No
Ground floor lobby North	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Ground floor lobby South	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	daylight sensor and motion sensor	No
Level-1 Hallway/lobby North	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level-1 Hallway/lobby South	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	daylight sensor and motion sensor	No
Level-2 Hallway/lobby North	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level-2 Hallway/lobby South	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	daylight sensor and motion sensor	No
Level-3 Hallway/lobby North	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level-3 Hallway/lobby South	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	daylight sensor and motion sensor	No

	Common area ventilation system		Common area lighting	
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Level-4 Hallway/lobby North	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level-4 Hallway/lobby South	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	daylight sensor and motion sensor	No
Level-5 Hallway/lobby North	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Level-5 Hallway/lobby South	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	daylight sensor and motion sensor	No
Level-6 Hallway/lobby	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 9
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 9

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying any application for a construction certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

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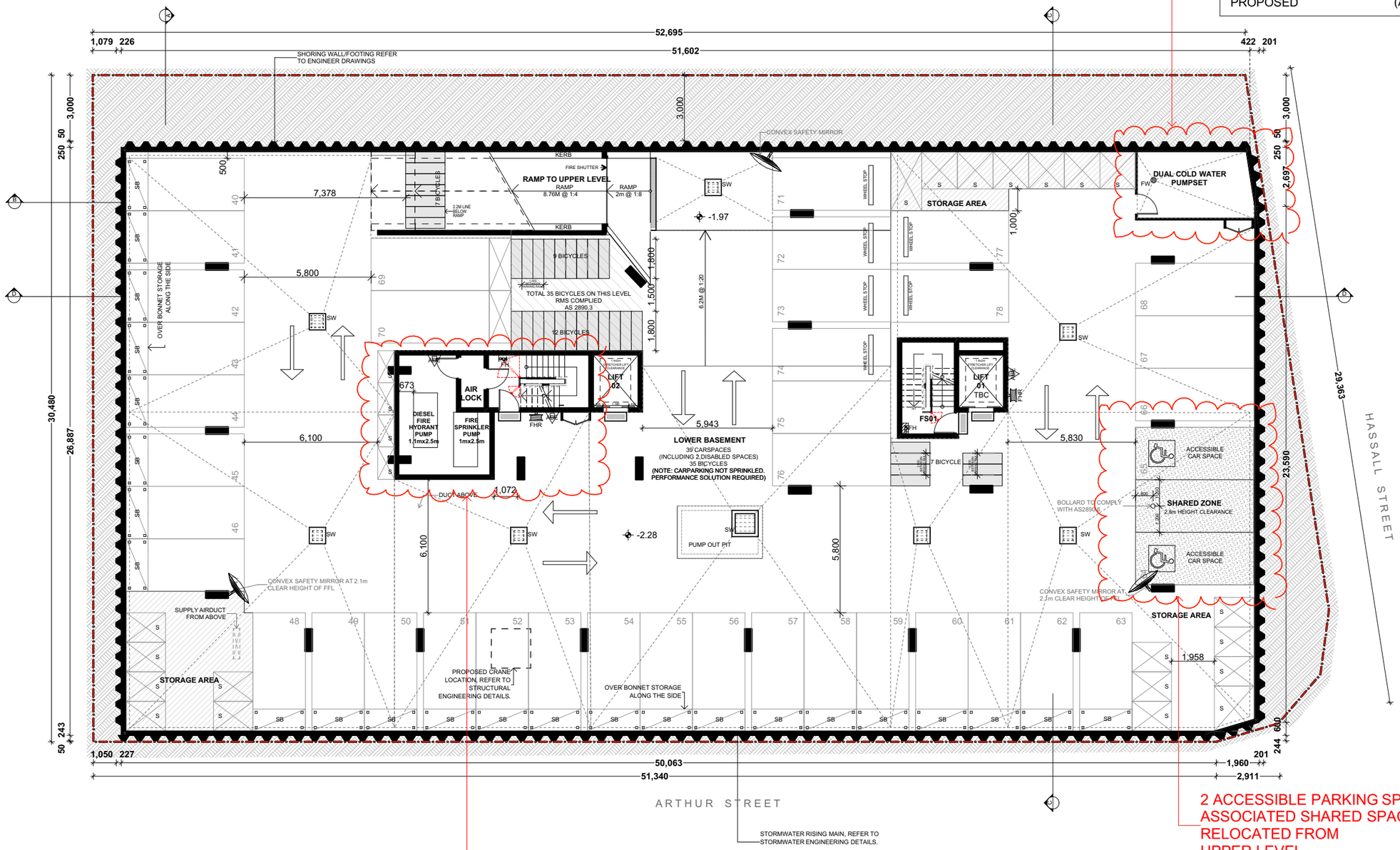
BCA

TOTAL CAR SPACE CALCULATION

	TOTAL ROOM NUMBER	MINIMUM ADG REQUIREMENT		MINIMUM ADG REQUIREMENT
STUDIO	7	(remains as 7)	0 / unit	0
1BED	7	(previous 4)	0.6 / unit	4.2
2BED	46	(previous 49)	0.9 / unit	41.4
3BED	4	(remains as 4)	1.4 / unit	5.6
Visitor car space	64 UNIT	(remains as 64)	0.2 / 1 unit	12.8
share space	1	(remains as 1)	1 / 50 unit	1

MINIMUM PARKING REQUIRED (INCL.7 DISABLE PARKING) 66
PROPOSED (ADG complied) (remains as 78) 78

STORAGE RELOCATED TO UPPER BASEMENT SERVICES ROOM PROVIDED



LAYOUT OF SERVICE ROOM UPDATED AS PER CC ENGINEER'S DESIGN

2 ACCESSIBLE PARKING SPOTS AND ASSOCIATED SHARED SPACE RELOCATED FROM UPPER LEVEL

LOWER BASEMENT 1:200 @ A3

-WALLS SLIGHTLY SHIFTED
-COLUMNS ADJUSTED AS PER CC UPDATES

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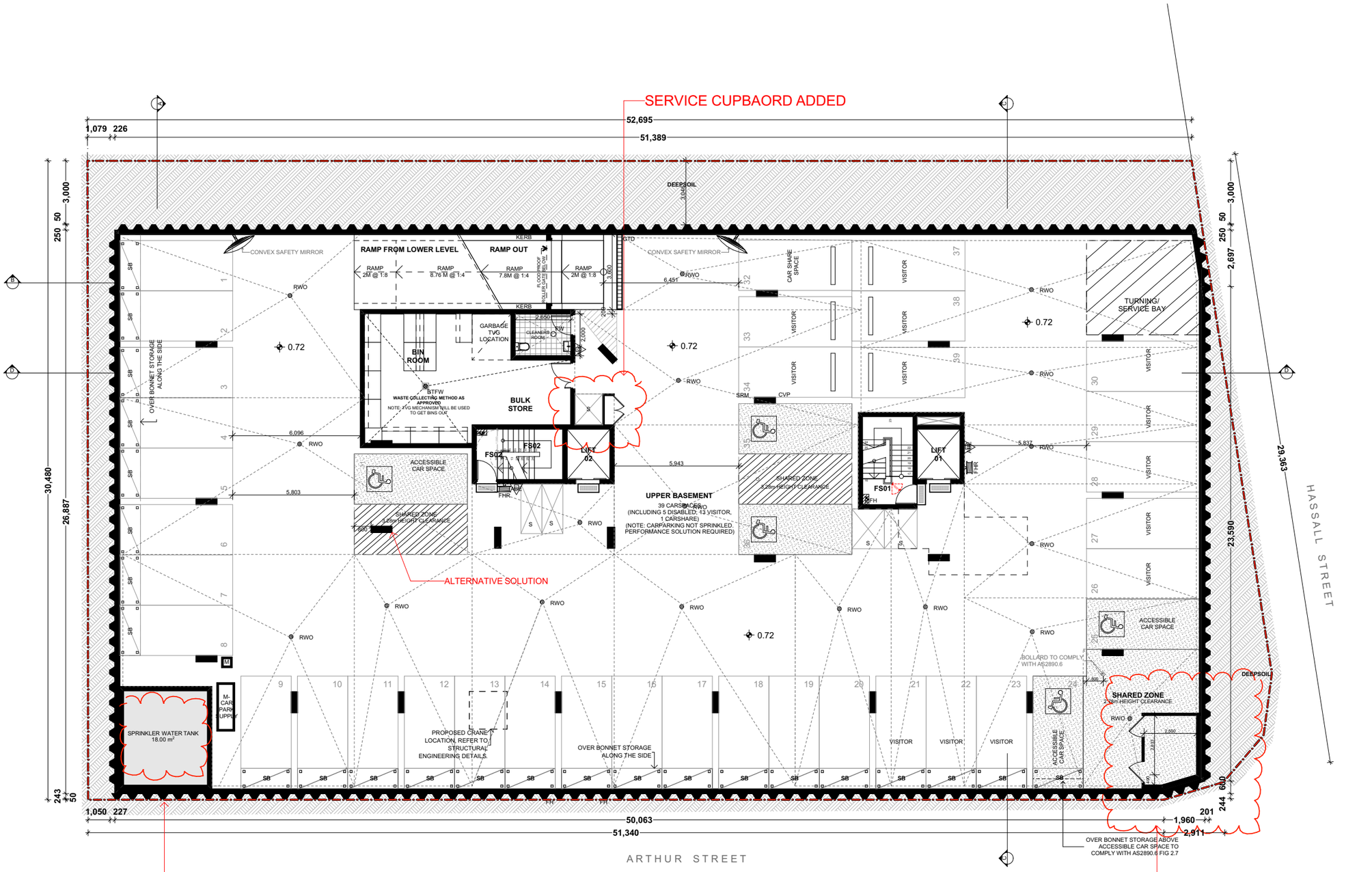
PROJECT: 125-129 ARTHUR ST, PARRAMATTA
CLIENT: ANTHILL CONSTRUCTION PTYLTD

SCALE:	DATE:	CAD FILE NUMBER:
1:200	27/10/2021	

DRAWN BY:	CHECKED 1:	CHECKED 2:	APPROVED:
SN	LL	GA	GA

DRAWING NAME: **LOWER BASEMENT PLAN**
PROJECT NUMBER: 92.15
DRAWING NUMBER: DA A-1201
ISSUE: C



UPPER BASEMENT 1:200 @ A3

-WALLS SLIGHTLY SHIFTED
-COLUMNS ADJUSTED AS PER CC UPDATES

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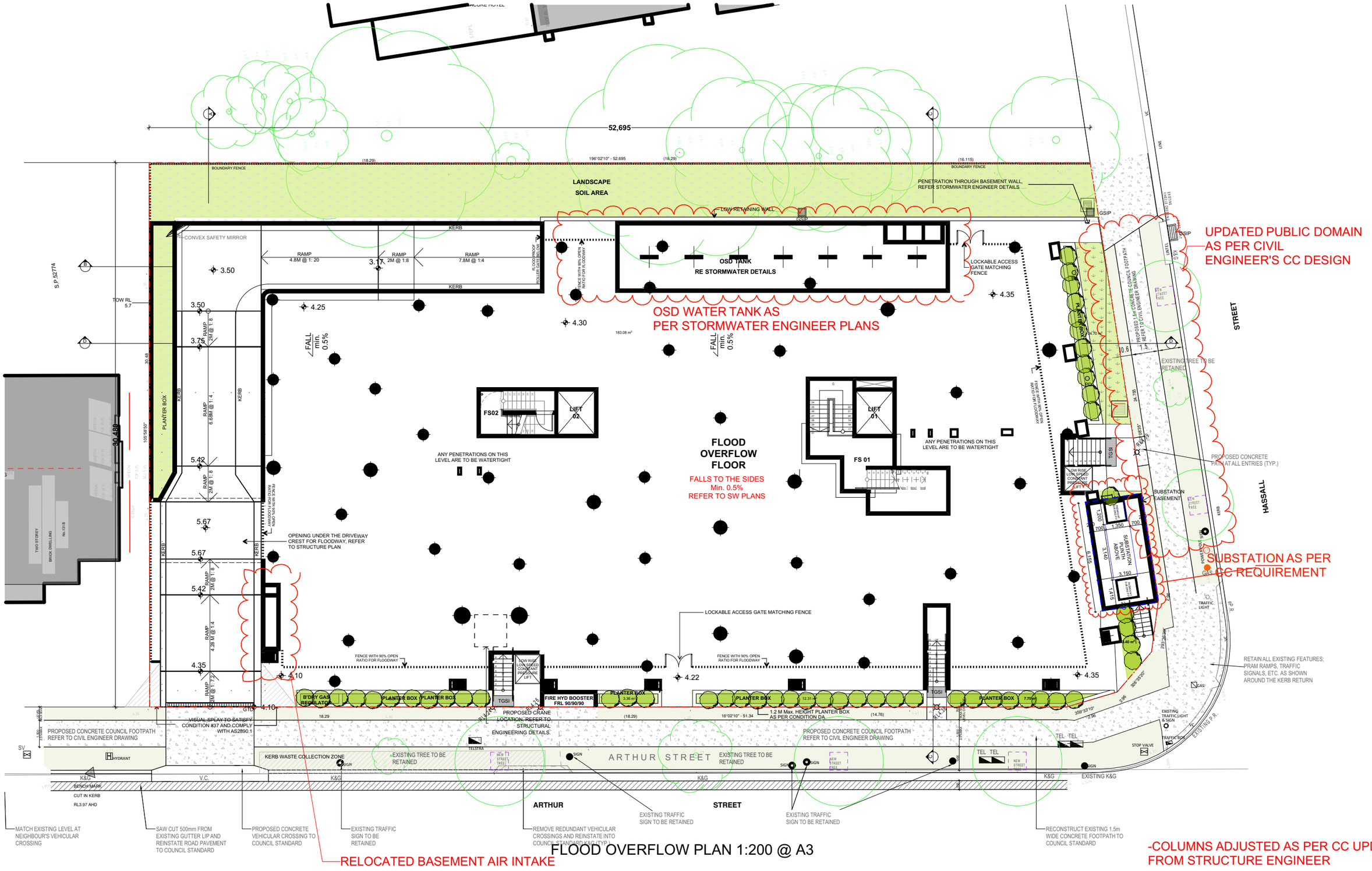
DRAWING NUMBER	DA A-1202
ISSUE	C



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PROJECT:	125-129 ARTHUR ST, PARRAMATTA
CLIENT:	ANTHILL CONSTRUCTION PTYLTD
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DATE:	27/10/2021
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CHECKED 2:	GA
APPROVED:	GA
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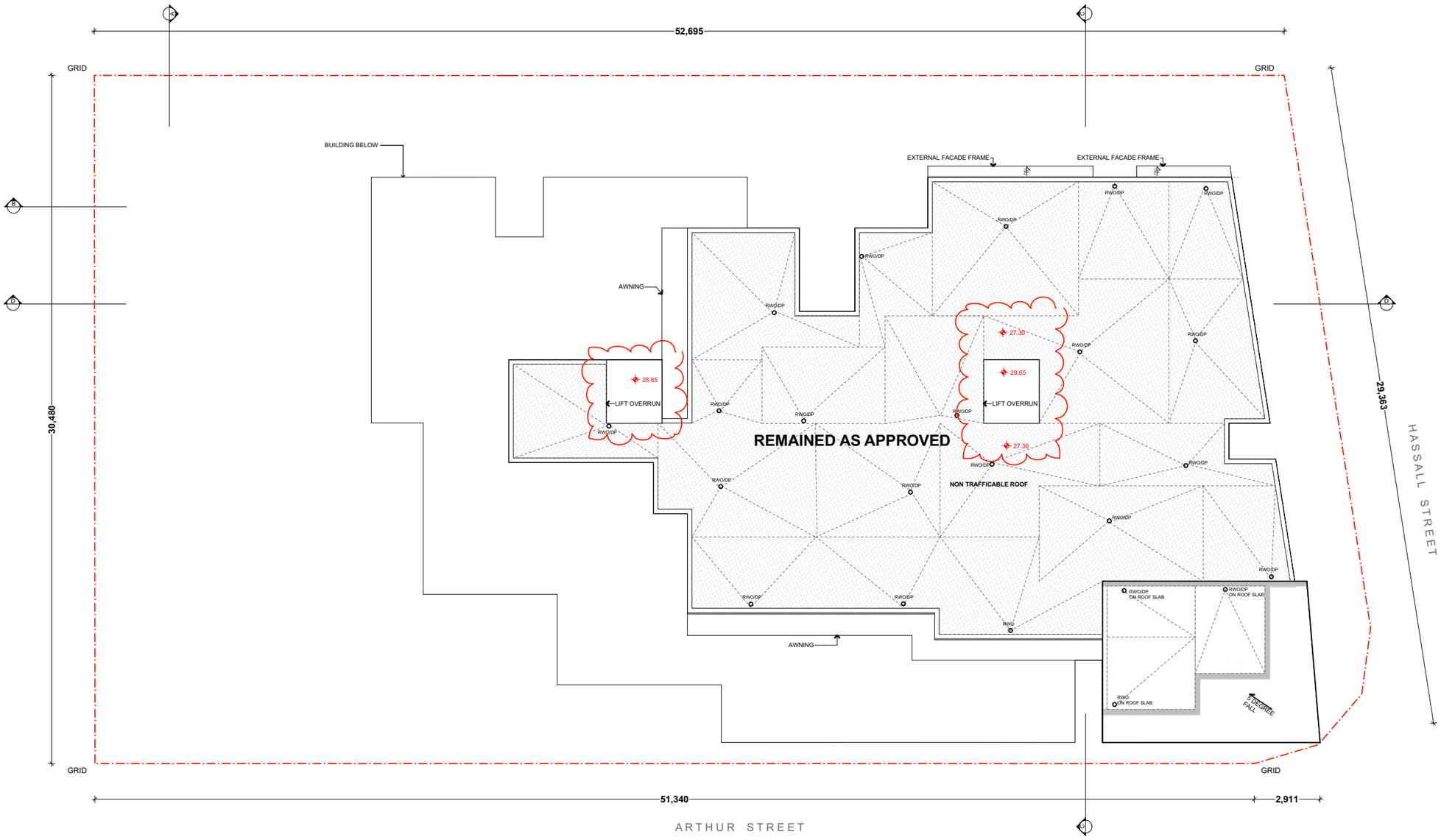
PROJECT NUMBER	92.15
DRAWING NUMBER	DA A-1203
ISSUE	C



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PROJECT:
125-129 ARTHUR ST, PARRAMATTA

CLIENT:
ANTHILL CONSTRUCTION PTYLTD

SCALE:	DATE:	CAD FILE NUMBER:	
1:200	27/10/2021		
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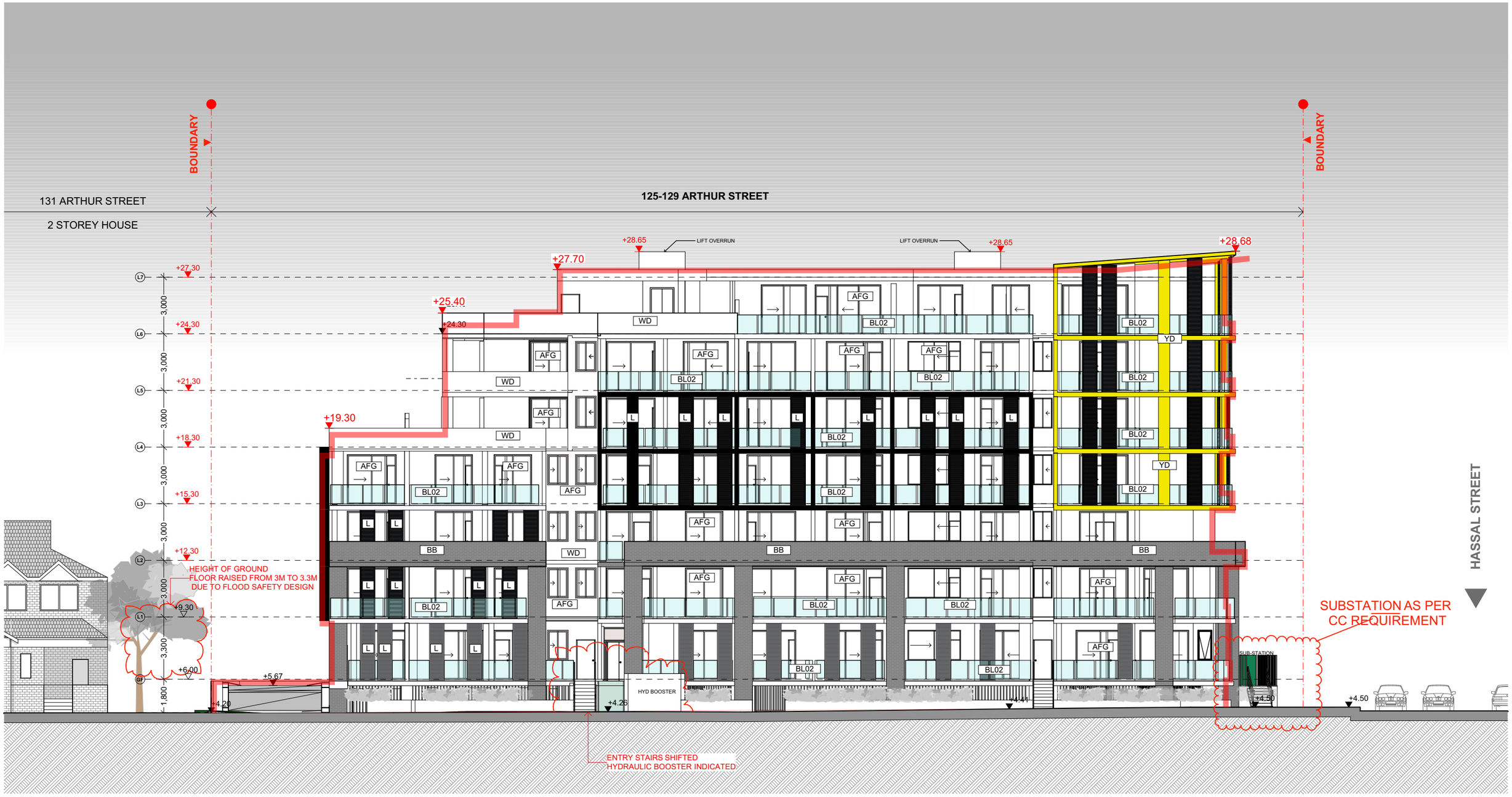
DRAWING NAME
ROOF PLAN

PROJECT NUMBER **92.15**

DRAWING NUMBER **DA A-1211**

ISSUE **C**



FINISHES LEGEND

WALLS AND CLADDING

- BB FACE BRICK
- GD PAINT FINISH TYPE 2 DULUX RAKU or SIMILAR
- YD PAINT FINISH TYPE 2 DULUX RAPUNZEL
- WD WHITE RENDER(DULUX B 12 VIVID WHITE)
- L ALUMINIUM GREY LOUVER

GLAZING / GLAZED SCREENS

- AFG ALUMINIUM FRAMED GLAZING
- BL02 GLASS BALUSTRADE

WEST ELEVATION 1:200 @ A3

APPROVED BUILDING BULK

SCALE 1:200

0 1 2 5 10M

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CLIENT:	ANTHILL CONSTRUCTION PTYLTD
SCALE:	1:200
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DRAWN BY:	SN
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APPROVED:	GA
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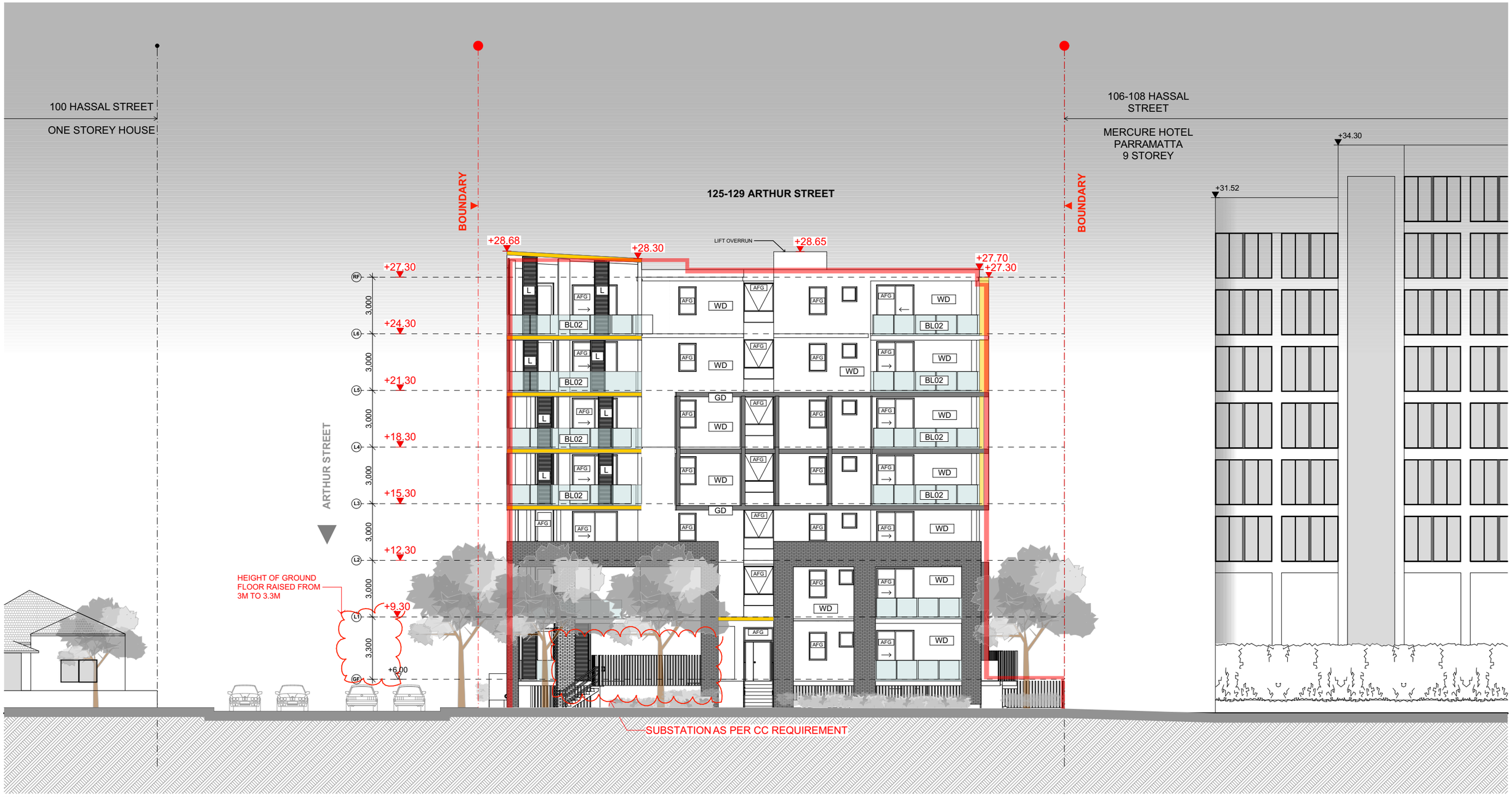
PROJECT NUMBER	92.15
DRAWING NUMBER	DA A-1301
ISSUE	C



FINISHES LEGEND

WALLS AND CLADDING

- BB FACE BRICK
- GD PAINT FINISH TYPE 2 DULUX RAKU or SIMILAR
- YD PAINT FINISH TYPE 2 DULUX RAPUNZEL
- WD WHITE RENDER(DULUX B 12 VIVID WHITE)
- L ALUMINIUM GREY LOUVER

GLAZING / GLAZED SCREENS

- AFG ALUMINIUM FRAMED GLAZING
- BL02 GLASS BALUSTRADE

SCALE 1:200

0 1 2 5 10M

SOUTH ELEVATION 1:200 @ A3

APPROVED BUILDING BULK

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NOT FOR CONSTRUCTION

DA

Drawing Original Size A3

Issue	Date	Description
C	27/10/2021	S4.55
B	06/09/2016	SECTION 96
A	30/05/2016	SECTION 96

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PROJECT: **125-129 ARTHUR ST, PARRAMATTA**

CLIENT: ANTHILL CONSTRUCTION PTYLTD

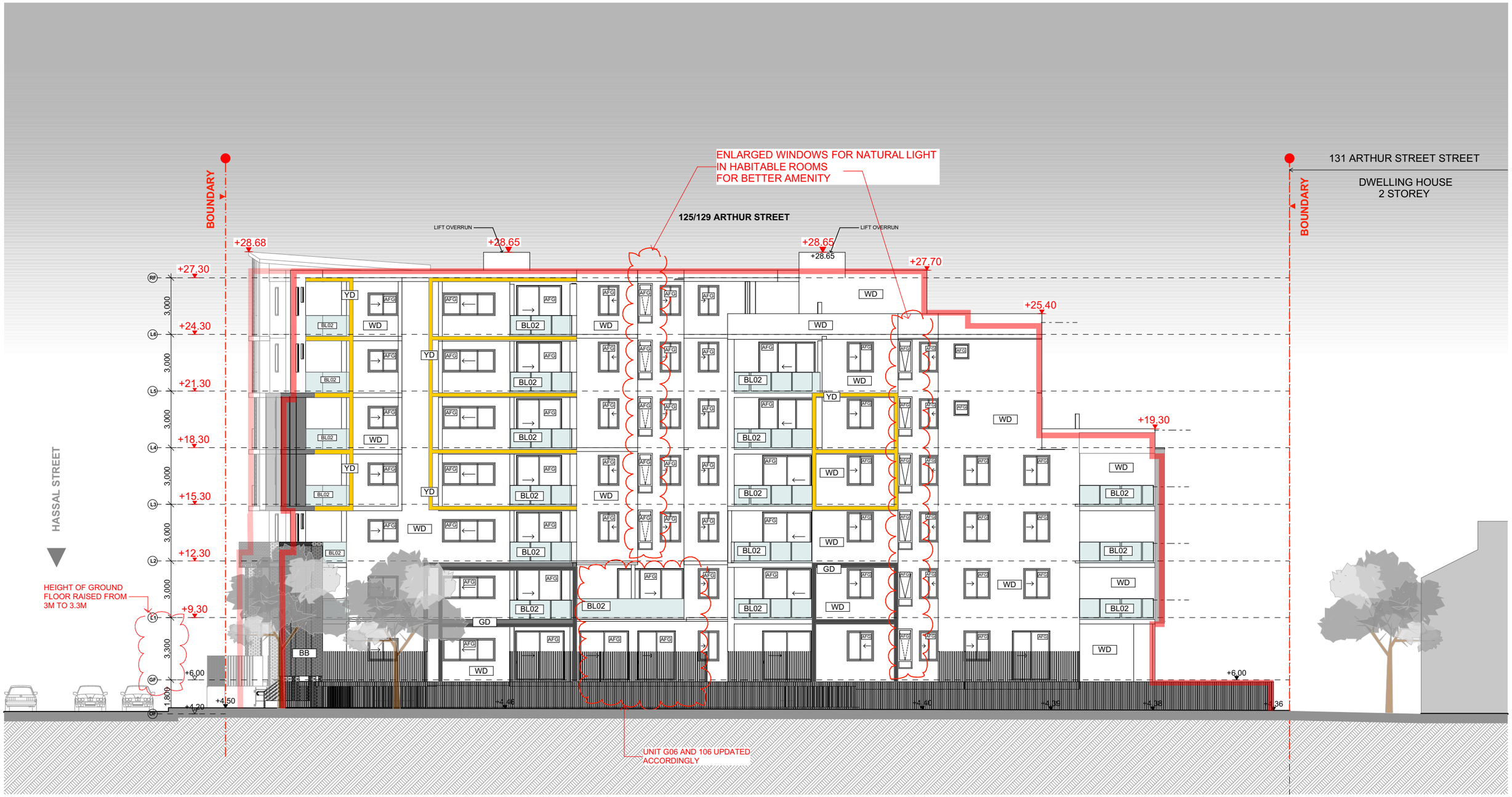
SCALE:	DATE:	CAD FILE NUMBER:	
1:200	27/10/2021		
DRAWN BY: SN	CHECKED 1: LL	CHECKED 2: GA	APPROVED: GA

DRAWING NAME: **SOUTH ELEVATION**

PROJECT NUMBER: 92.15

DRAWING NUMBER: DA A-1302

ISSUE: C



FINISHES LEGEND

WALLS AND CLADDING

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- L ALUMINIUM GREY LOUVER

GLAZING / GLAZED SCREENS

- AFG ALUMINIUM FRAMED GLAZING
- BL02 GLASS BALUSTRADE

EAST ELEVATION 1:200 @ A3

APPROVED BUILDING BULK

SCALE 1:200

0 1 2 5 10M

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Drawing Original Size A3

Issue	Date	Description
C	27/10/2021	S4.55
B	06/09/2016	SECTION 96
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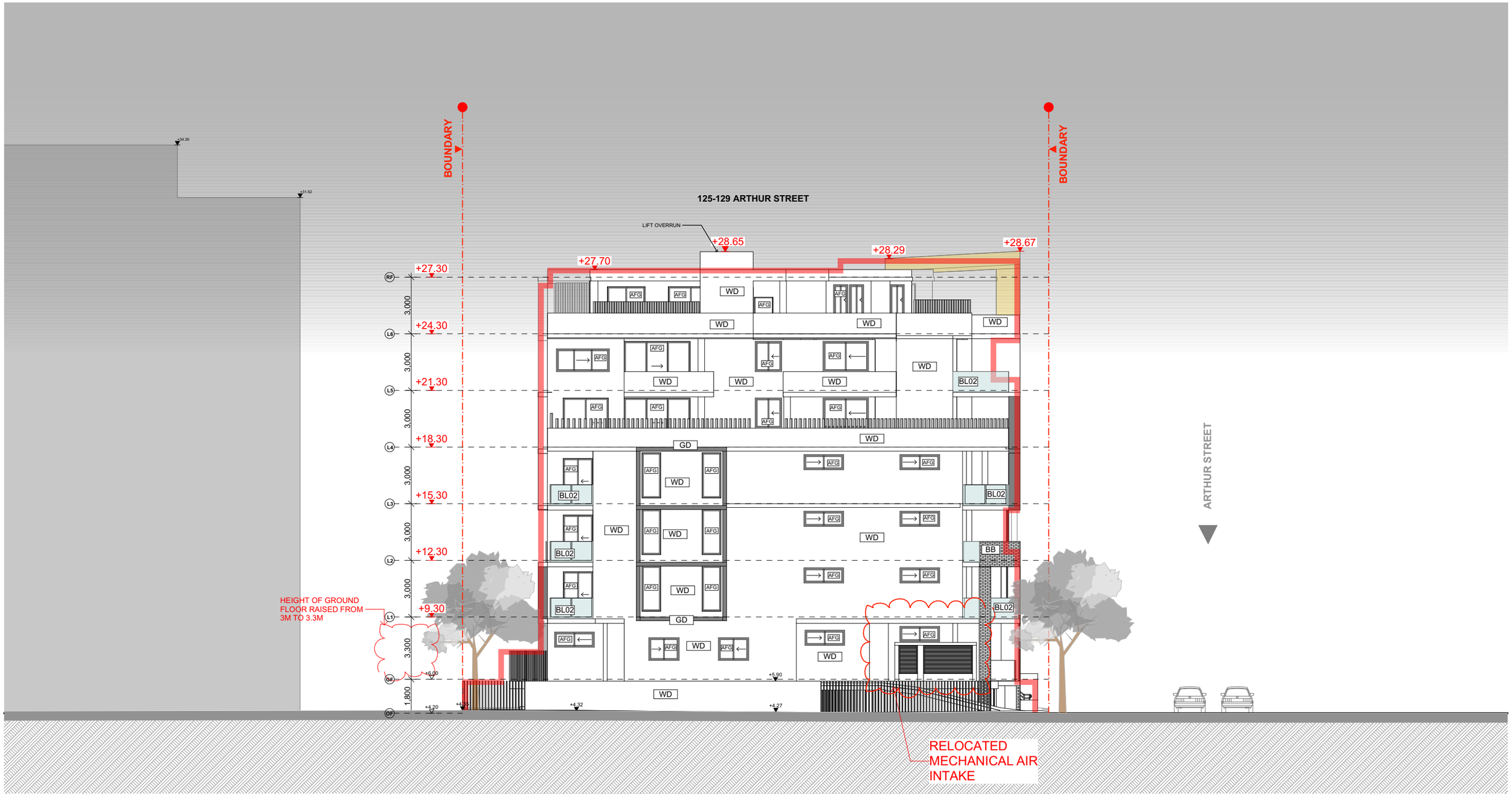
PROJECT: 125-129 ARTHUR ST, PARRAMATTA			
CLIENT: ANTHILL CONSTRUCTION PTYLTD			
SCALE: 1:200	DATE: 27/10/2021	CAD FILE NUMBER:	
DRAWN BY: SN	CHECKED 1: LL	CHECKED 2: GA	APPROVED: GA

DRAWING NAME: EAST ELEVATION	PROJECT NUMBER: 92.15
DRAWING NUMBER: DA A-1303	ISSUE: C



FINISHES LEGEND

WALLS AND CLADDING

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GLAZING / GLAZED SCREENS

- AFG ALUMINIUM FRAMED GLAZING
- BL02 GLASS BALUSTRADE

NORTH ELEVATION 1:200 @ A3

APPROVED BUILDING BULK

SCALE 1:200

0 1 2 5 10M

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A3 Drawing Original Size

Issue	Date	Description
C	27/10/2021	S4.55
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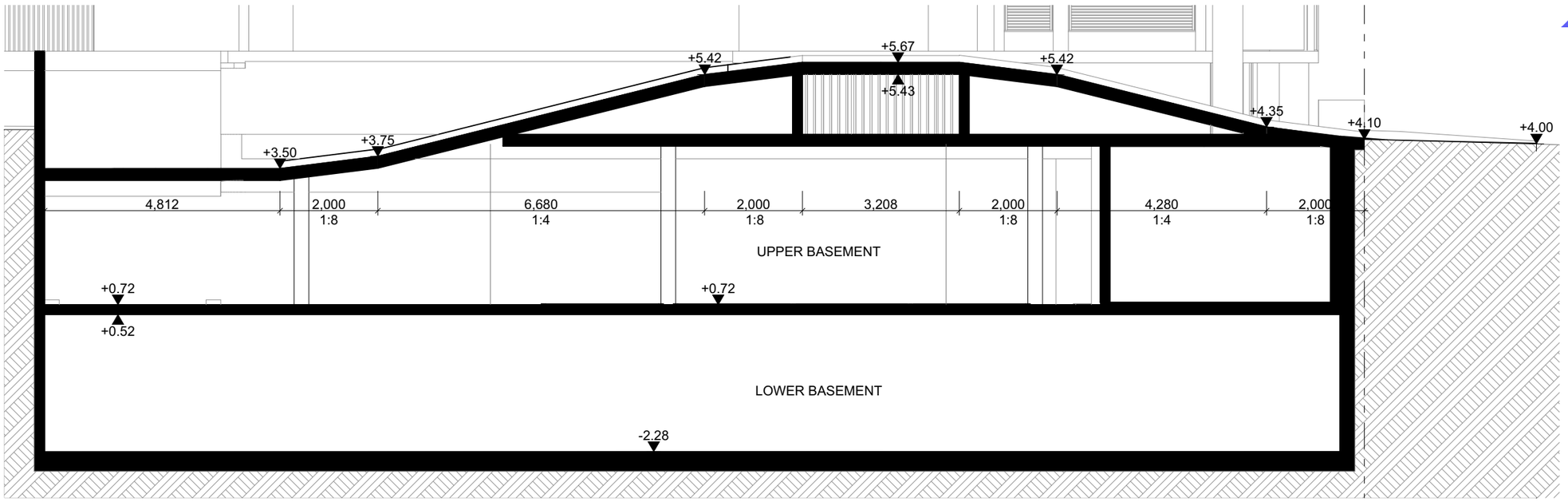
CLIENT: ANTHILL CONSTRUCTION PTYLTD		
SCALE: 1:200	DATE: 27/10/2021	CAD FILE NUMBER:
DRAWN BY: SN	CHECKED 1: LL	CHECKED 2: GA / APPROVED: GA

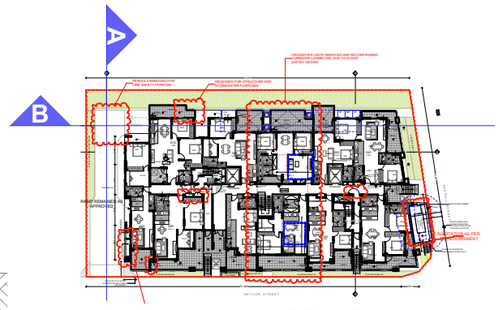
DRAWING NAME: NORTH ELEVATION

PROJECT NUMBER: 92.15

DRAWING NUMBER: DA A-1304

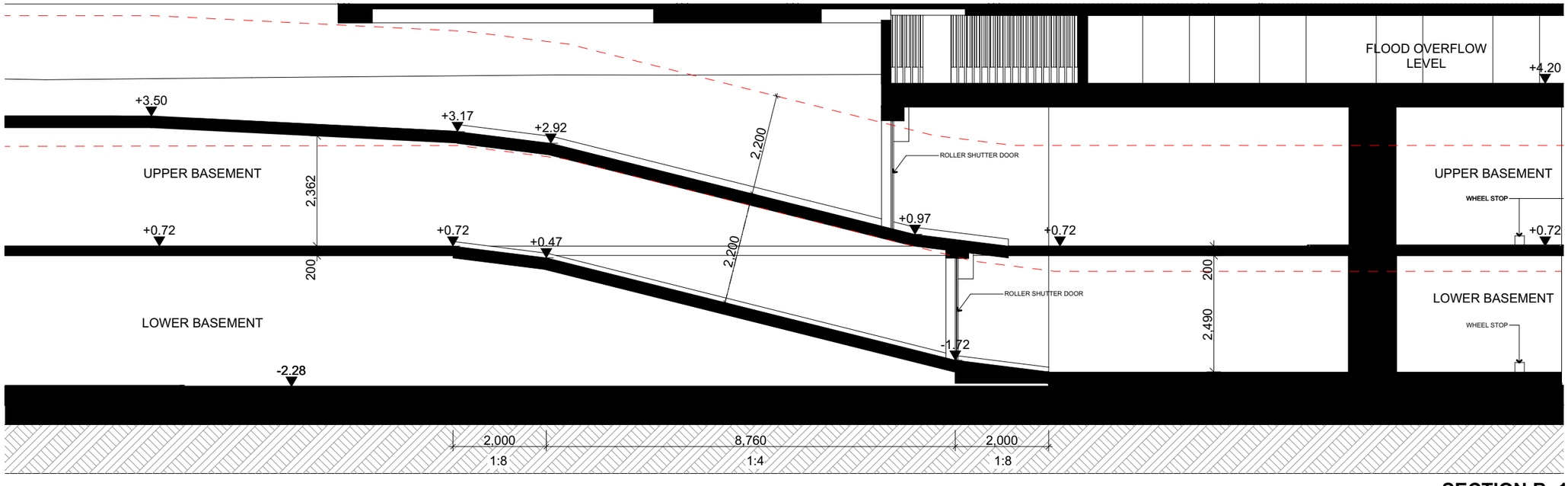
ISSUE: C





INDICATIVE PLAN GROUND 1:1000

SECTION A 1:100



SECTION B 1:100

SCALE 1:200

0 1 2 5 10M

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DA

A3 Drawing Original Size

Issue	Date	Description
C	27/10/2021	S4.55
B	06/06/2016	SECTION 96
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PROJECT: **125-129 ARTHUR ST, PARRAMATTA**

CLIENT: ANTHILL CONSTRUCTION PTYLTD

SCALE:	DATE:	CAD FILE NUMBER:	
1:100, 1:50, 1:1000	27/10/2021		
DRAWN BY: SN	CHECKED 1: LL	CHECKED 2: GA	APPROVED: GA

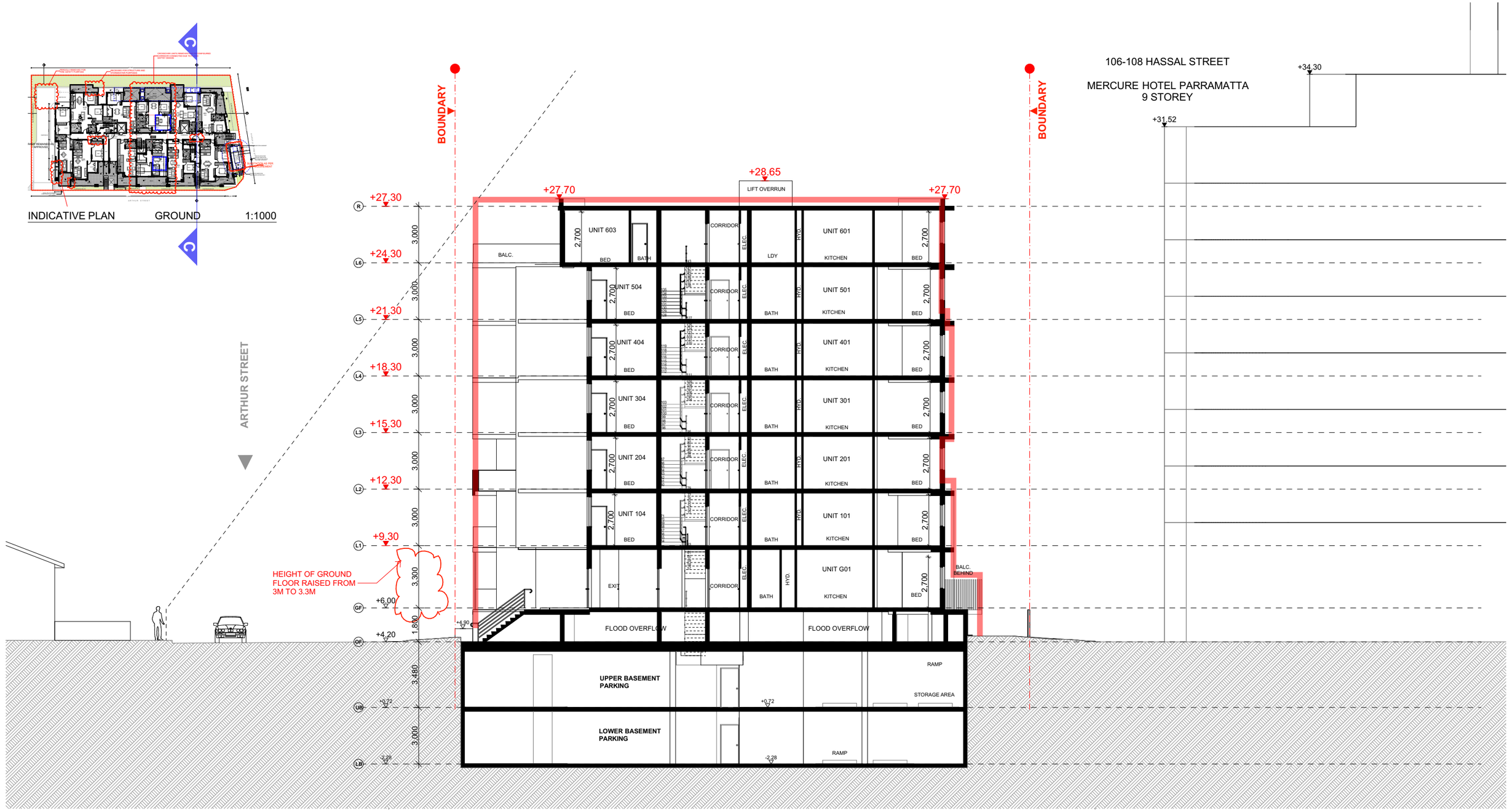
DRAWING NAME: **RAMP SECTIONS AA & BB**

PROJECT NUMBER: 92.15

DRAWING NUMBER: DA A-1401

ISSUE: C

INDICATIVE PLAN GROUND 1:1000



SERVICES UPDATED AS PER CC DESIGN
SUCH AS ADDITION OF HYDRAULIC RISERS/ SERVICE CUPBOARDS / MECHANICAL DUCTS

APPROVED BUILDING BULK

SCALE 1:200

0 1 2 5 10M

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Drawing Original Size A3

Issue	Date	Description
C	27/10/2021	S4.55
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PROJECT:
125-129 ARTHUR ST, PARRAMATTA

CLIENT:
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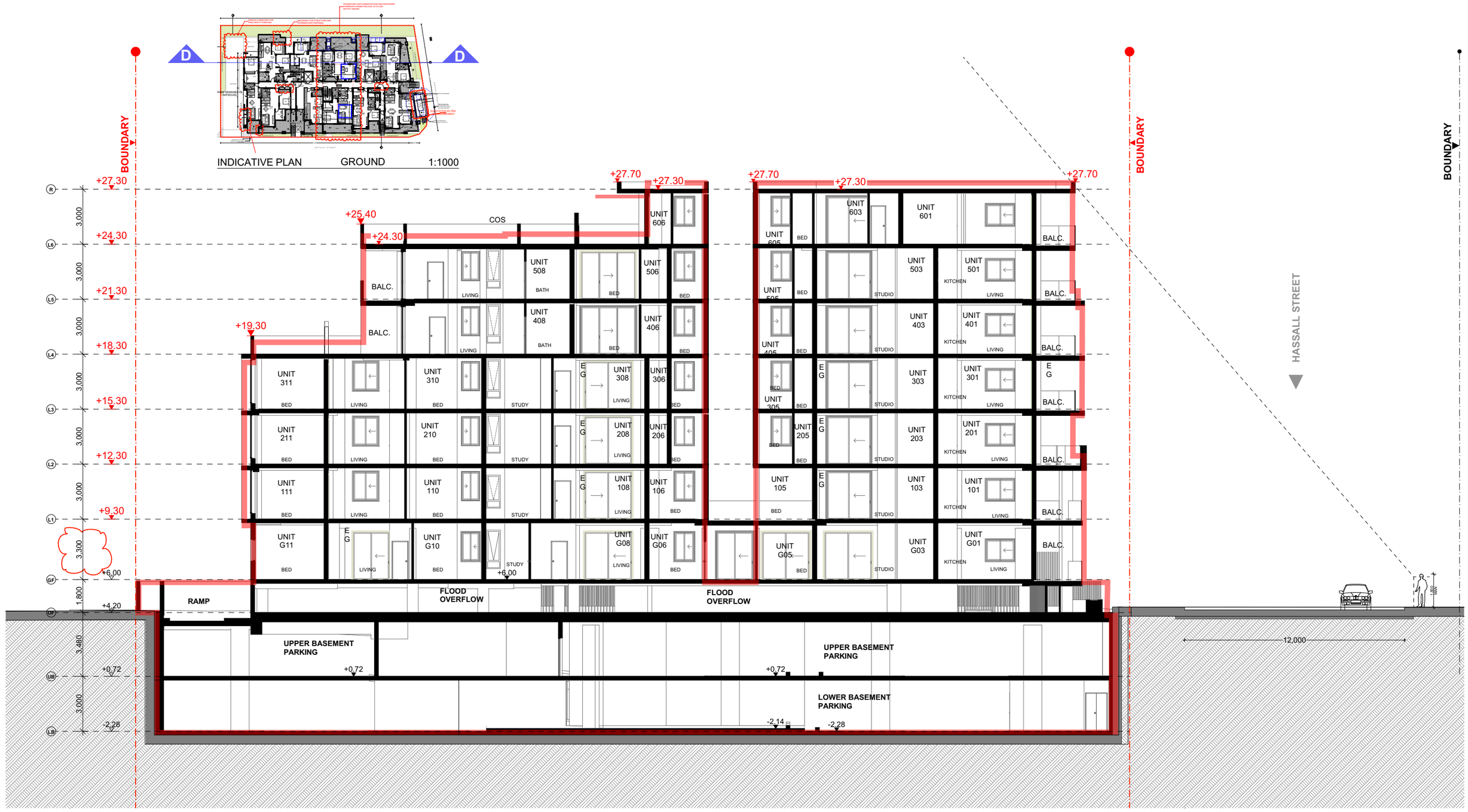
SCALE:	DATE:	CAD FILE NUMBER:	
1:200, 1:1000	27/10/2021		
DRAWN BY: SN	CHECKED 1: LL	CHECKED 2: GA	APPROVED: GA

DRAWING NAME
SECTION CC

PROJECT NUMBER
92.15

DRAWING NUMBER
DA A-1402

ISSUE
C



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APPROVED BUILDING BULK

SCALE 1:200

0 1 2 5 10M

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A3 Drawing Original Size

Issue	Date	Description
C	27/10/2021	S4.55
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PROJECT:
125-129 ARTHUR ST, PARRAMATTA

CLIENT:
ANTHILL CONSTRUCTION PTYLTD

SCALE:	DATE:	CAD FILE NUMBER:
1:200, 1:1000	27/10/2021	

DRAWN BY:	CHECKED 1:	CHECKED 2:	APPROVED:
SN	LL	GA	GA

DRAWING NAME
SECTION DD

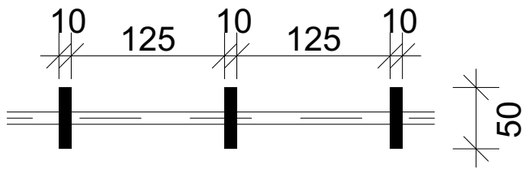
PROJECT NUMBER
92.15

DRAWING NUMBER
DA A-1403

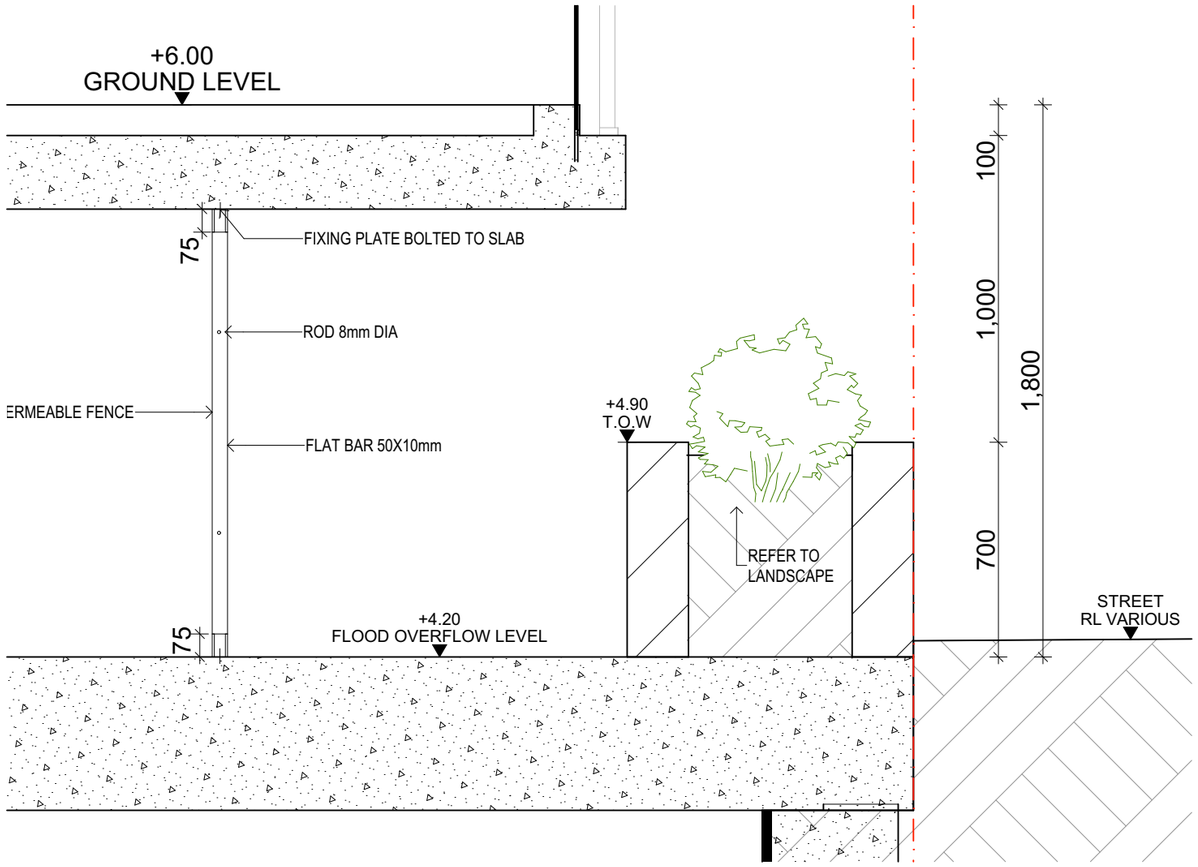
ISSUE
C

NOTE:
FENCE FOR FLOOD OVER FLOW LEVEL, DETAILS REMAINS NO CHANGES FROM PREVIOUS APPROVAL

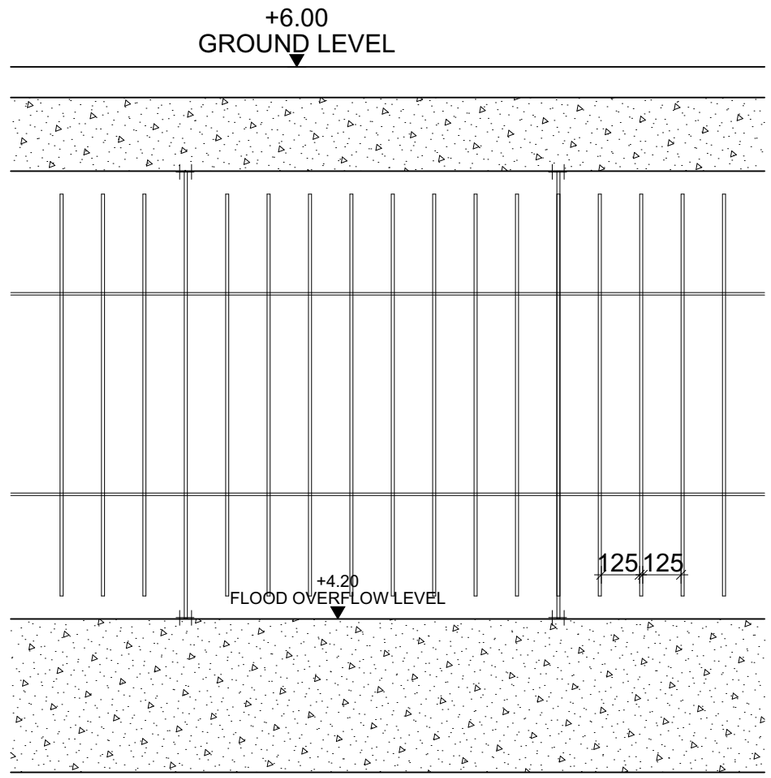
HOT DIP GALVANIZED FLAT BAR, ROD & FIXING
PLATE PAINTED IN DARK GREY MECATIOUS OXIDE;
ALL PARTS WELDED TOGETHER;
FENCE BOLTED TO BUILDING STRUCTURE



3 PLAN
1:5



1 SECTIONAL
1:20



2 ELEVATION
1:20

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Issue	Date	Description
C	27/10/2021	S4.55
B	06/09/2016	SECTION 96
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PROJECT:
125-129 ARTHUR ST, PARRAMATTA

CLIENT:
ANTHILL CONSTRUCTION PTYLTD

SCALE:	DATE:	CAD FILE NUMBER:
1:20, 1:5	27/10/2021	

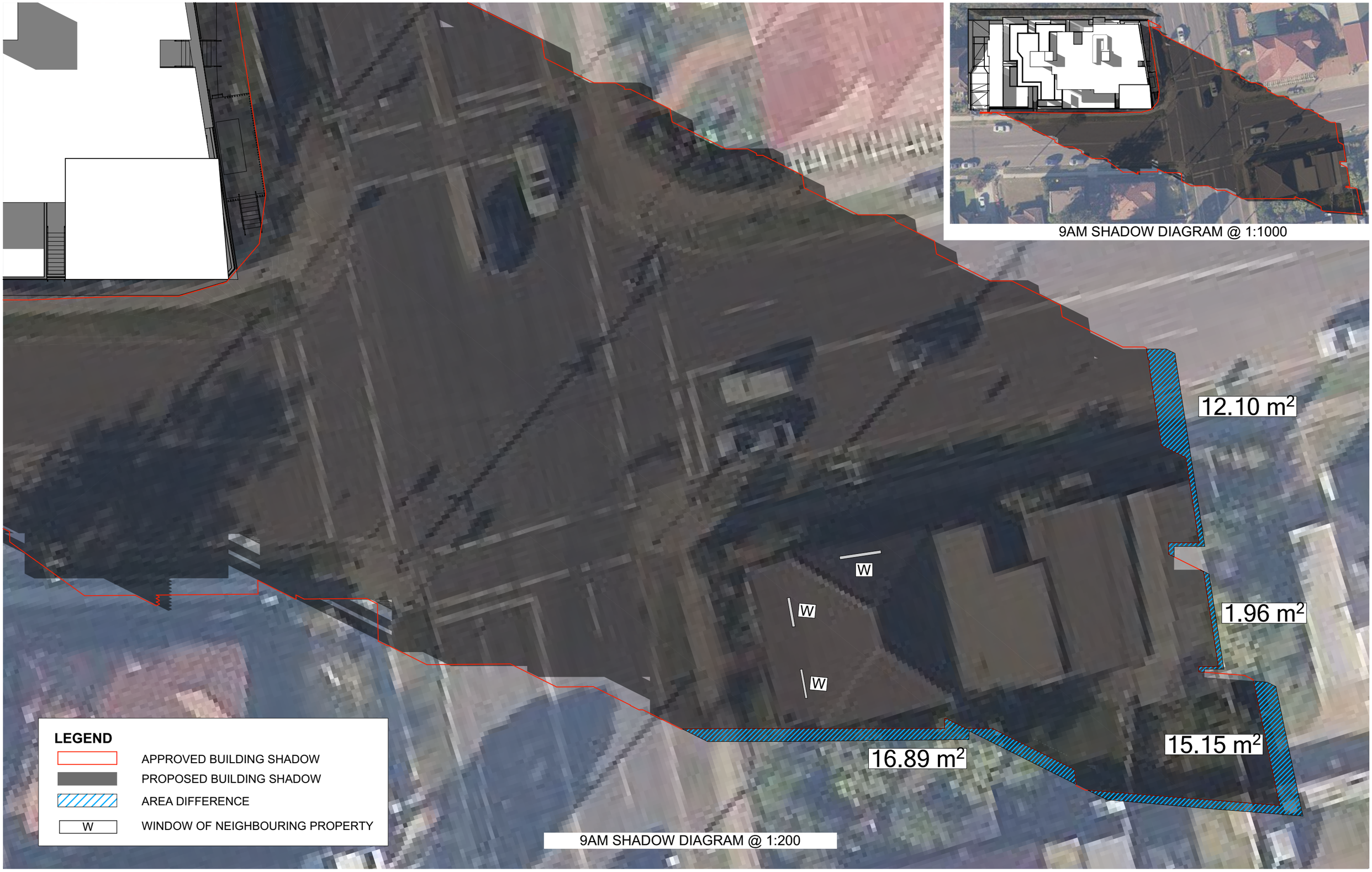
DRAWN BY:	CHECKED 1:	CHECKED 2:	APPROVED:
SN	LL	GA	GA

DRAWING NAME
FENCE DETAIL

PROJECT NUMBER
92.15

DRAWING NUMBER
DA A-1501

ISSUE
C



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A3 Drawing Original Size

Issue	Date	Description
A	19/11/2021	S4.55

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PROJECT: 125-129 ARTHUR ST, PARRAMATTA

CLIENT: ANTHILL CONSTRUCTION PTYLTD

SCALE:	DATE:	CAD FILE NUMBER:	
1:1000, 1:200	27/10/2021		
DRAWN BY: SN	CHECKED 1: LL	CHECKED 2: GA	APPROVED: GA

DRAWING NAME: SHADOW DIAGRAM-9AM

PROJECT NUMBER: 92.15

DRAWING NUMBER: DA A-2030

ISSUE: A

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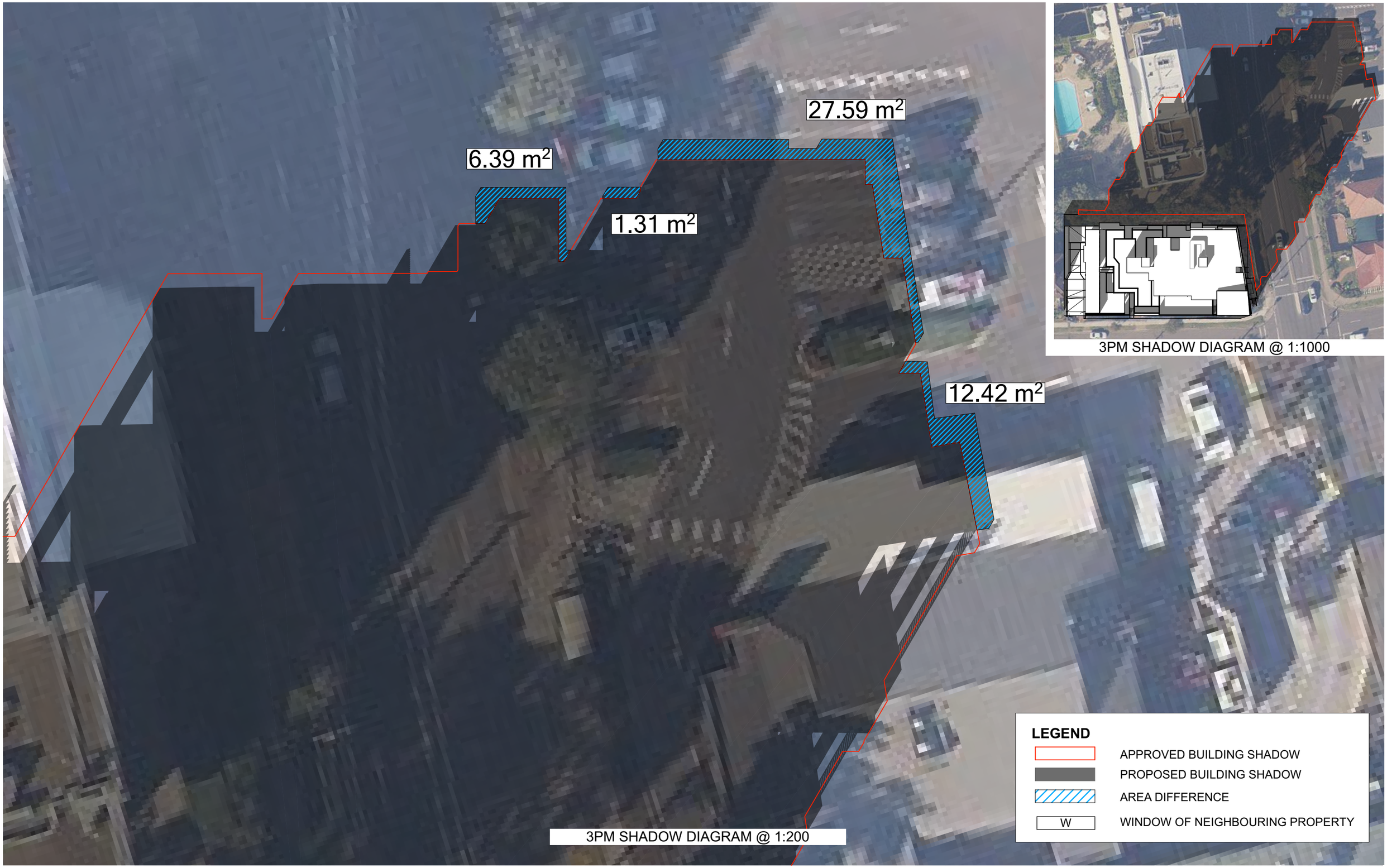
PROJECT:		
125-129 ARTHUR ST, PARRAMATTA		
CLIENT: ANTHILL CONSTRUCTION PTYLTD		
SCALE: 1:1000, 1:200	DATE: 27/10/2021	CAD FILE NUMBER:
DRAWN BY: SN	CHECKED 1: LL	CHECKED 2: GA	APPROVED: GA

DRAWING NAME: **SHADOW DIAGRAMS 12PM**

PROJECT NUMBER: **92.15**

DRAWING NUMBER: **DA A-2031**

ISSUE: **A**



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Issue	Date	Description
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PROJECT:
125-129 ARTHUR ST, PARRAMATTA

CLIENT:
ANTHILL CONSTRUCTION PTYLTD

SCALE:	DATE:	CAD FILE NUMBER:
1:1000, 1:200	27/10/2021	

DRAWN BY:	CHECKED 1:	CHECKED 2:	APPROVED:
SN	LL	GA	GA

DRAWING NAME
SHADOW DIAGRAMS 3PM

PROJECT NUMBER
92.15

DRAWING NUMBER
DA A-2032

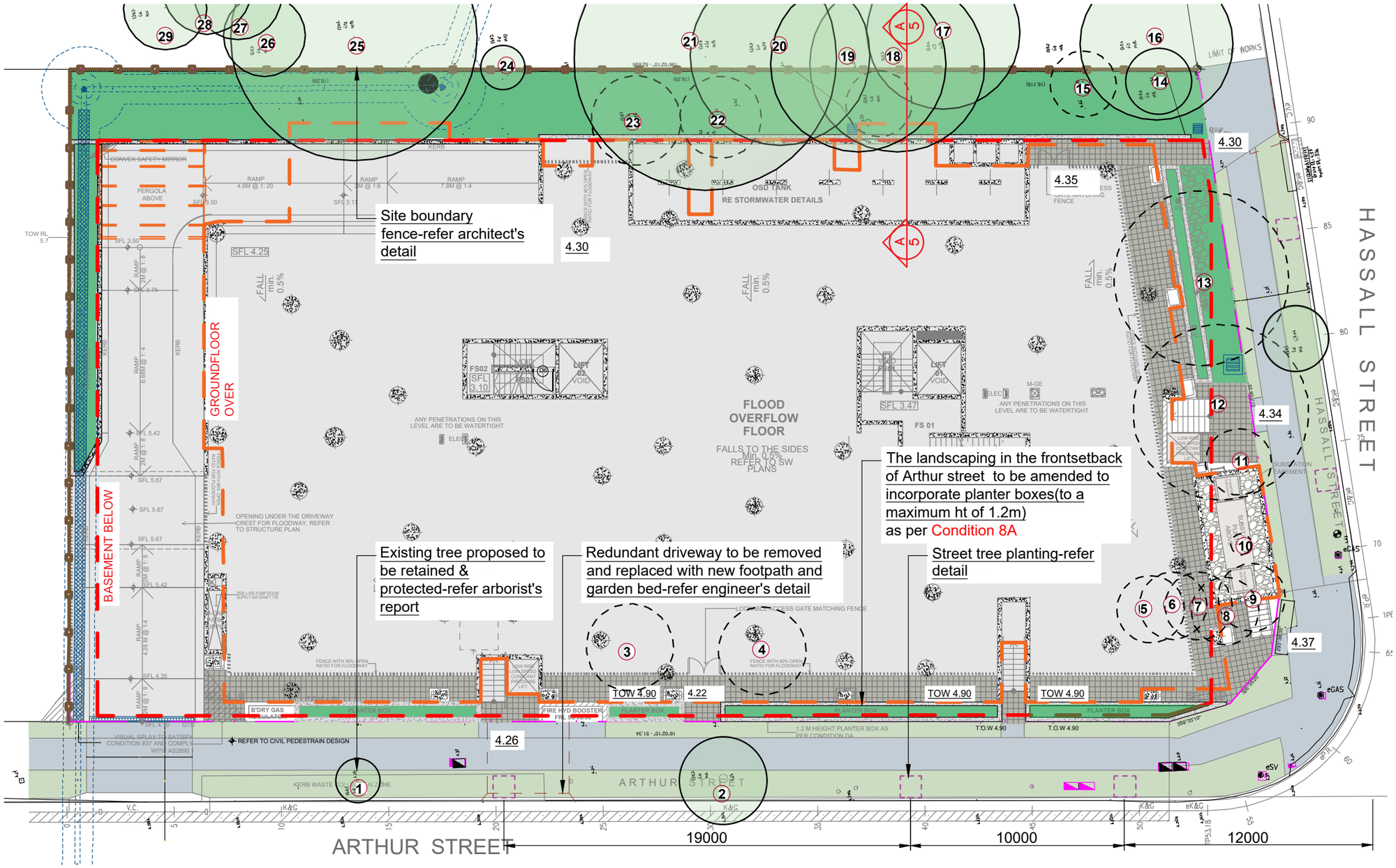
ISSUE
A

LOCATION PLAN

Scale: NTS

HARDSCAPE ITEMS

- Street tree tree guard - refer detail
- Garden bed- refer landscape design plan
- Pavers- refer architect's detail
- Decorative gravel over slab - to be nom. by client
- Retaining / raised planter wall - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected



DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	B
/2	LANDSCAPE PLAN	B
/3	LANDSCAPE PLAN	B
/4	DETAILS	B
/5	DETAILS	B
/6	SPECIFICATION	B

TREE SURVEY

Existing Trees based on Arborists Report by Tree & Landscape consultants *dated on 10.12.2014*

No.#	Species	Size (Ht x Sp)	Condition	Action
1	Callistemon viminalis	4x6	Fair	Retain
2	Callistemon viminalis	3x6	Fair	Retain
3	Chamaecyparis obtusa	9x6	Poor	Remove
4	Chamaecyparis obtusa	9x6	Poor	Remove
5	Archontophoenix alexandrae	8x4	Fair	Remove
6	Archontophoenix alexandrae	8x4	Fair	Remove
7	Archontophoenix alexandrae	6x4	Fair	Remove
8	Archontophoenix alexandrae	8x4	Fair	Remove
9	Archontophoenix alexandrae	7x4	Fair	Remove
10	Cinnamomum camphora	4x6	Poor	Remove
11	Archontophoenix alexandrae	5x4	Fair	Remove
12	Lophostemon confertus	17x12	Poor	Remove
13	Lophostemon confertus	17x12	Poor	Remove
14	Archontophoenix alexandrae	6x4	Fair	Retain
15	Archontophoenix alexandrae	6x4	Fair	Remove
16	Corymbia maculata	18x14	Fair	Retain
17	Corymbia maculata	17x12	Fair	Retain
18	Casuarina glauca	17x8	Fair	Retain
19	Casuarina glauca	17x8	Fair	Retain
20	Corymbia maculata	13x8	Poor	Retain
21	Lophostemon confertus	13x12	Fair	Retain
22	Citris sp.	4x6	Fair	Remove
23	Citris sp.	4x6	Fair	Remove
24	Corymbia maculata	4x6	Fair	Retain
25	Corymbia citriodora	20x24	Poor	Retain
26	Banksia integrifolia	12x6	Fair	Retain
27	Allocasuarina cunninghamiana	12x6	Fair	Retain
28	Allocasuarina cunninghamiana	18x12	Fair	Retain
29	Corymbia maculata	12x8	Poor	Retain

General Notes:

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

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Bar Scale: 0 2 4 6 8 10m

REV	DATE	NOTATION/AMENDMENT
A	21.10.2021	Drafted S4.55 plan prepared for review
B	02.11.2021	Issued for S4.55

COUNCIL: PARRAMATTA COUNCIL

CLIENT: ANTHILL CONSTRUCTION

ARCHITECT: GHAZI AL ALI

STATUS / ISSUE: S4.55 - ISSUE B

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TITLE: HARDSCAPE PLAN

PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT
125-129 ARTHUR STREET
PARRAMATTA

DWG.No: LPS4.55 21 - 154 / 1

SCALE: 1:200 @ A3

DATE: NOV 2021

DRAWN: K.Z

CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

TREES

TREE SUPPLY STOCK SHALL COMPLY WITH THE GUIDANCE OF NATSPEC,2003 AS PER CONDITION 96B

- **FOR 100 LT CONTAINER SIZE, HEIGHT (ABOVE CONTAINER) SHALL BE 2.4m; CALIPER (AT 300mm) SHALL BE 50mm; CLEAR TRUNK HEIGHT SHALL BE 1.5m.**

Botanical Name: *Eucalyptus sideroxylon 'Rosea'*
Common Name: Red Flowering Ironbark (Native)
Pot size: 100Lt
Mature H x S: 15m+ x 5-8m
Qty Required: 3

Botanical Name: *Lagerstroemia 'Natchez'*
Common Name: Crepe Myrtle (Exotic)
Pot size: 100Lt
Mature H x S: 6m x 4m
Qty Required: 2

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 100Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 9

SHRUBS AND HEDGES

Botanical Name: *Callistemon citrinus 'Endeavour'*
Common Name: Endeavour Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 46

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 15

Botanical Name: *Westringia 'Mundi'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 0.5m x 1-1.5m
Qty Required: 20

ACCENT PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 27

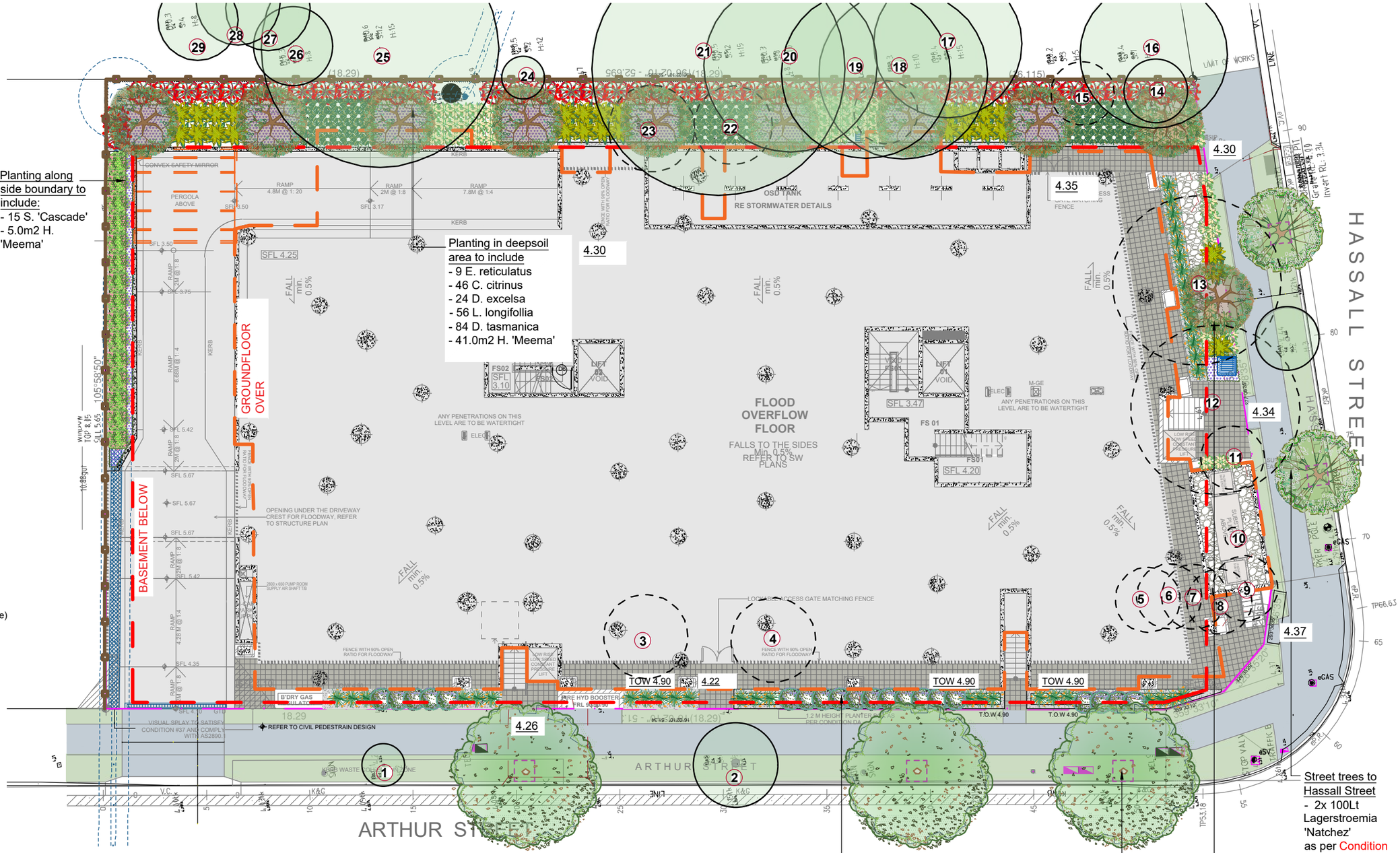
Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 38

GRASSES / GROUNDCOVERS

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 75

Botanical Name: *Dianella tasmanica 'Tasred'*
Common Name: Tasred Flax Lily (Native)
Pot size: 150mm
Mature H x S: 0.6m x 0.65m
Qty Required: 84

Botanical Name: *Hardenbergia 'Meema'*
Common Name: *Meema Purple Coral Pea* (Native)
Pot size: 140mm
Mature H x S: 0.3m x 1.5m
Qty Required: 5/m2 **(47m2 total)**



LANDSCAPE PLAN NOTES

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

This plan has been prepared for Section 34 approval only, not for construction.

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

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

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME.
WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

General Notes:
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B	02.11.2021	Issued for S4.55

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CLIENT: ANTHILL CONSTRUCTION
ARCHITECT: GHAZI AL ALI
STATUS / ISSUE: S4.55 - ISSUE B

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TITLE:
LANDSCAPE PLAN
-FLOOR OVERFLOW LEVEL
PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT
125-129 ARTHUR STREET
PARRAMATTA

DWG.No: LPS4.55 21 - 154 / 2
SCALE: 1:200 @ A3
DATE: NOV 2021
DRAWN: K.Z
CHECKED: R.F

LEGEND & SCHEDULE

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TREES

Botanical Name: *Banksia serrata*
Common Name: Old man Banksia (Native)
Pot size: 75Lt
Mature H x S: 3-5m x 4-5m
Qty Required: 5

Botanical Name: *Corymbia ficifolia 'Summer Red'*
Common Name: Dwarf Flowering Gum (Native)
Pot size: 75Lt
Mature H x S: 5m x 3m
Qty Required: 6

SHRUBS AND HEDGES

Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 7

Botanical Name: *Callistemon 'Great Balls of Fire'*
Common Name: GBOF Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.5m
Qty Required: 8

Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 32

Botanical Name: *Westringia fruticosa*
Common Name: Native Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.3m x 1.1m
Qty Required: 25

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 10

ACCENT PLANTS

Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 6

Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 15

Botanical Name: *Yucca filamentosa*
Common Name: *Adam's Needle* (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 0.9m
Qty Required: 8

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval

Corymbia ficifolia 'Summer Red'

Banksia serrata

Yucca filamentosa

Metrosideros 'Tahiti'

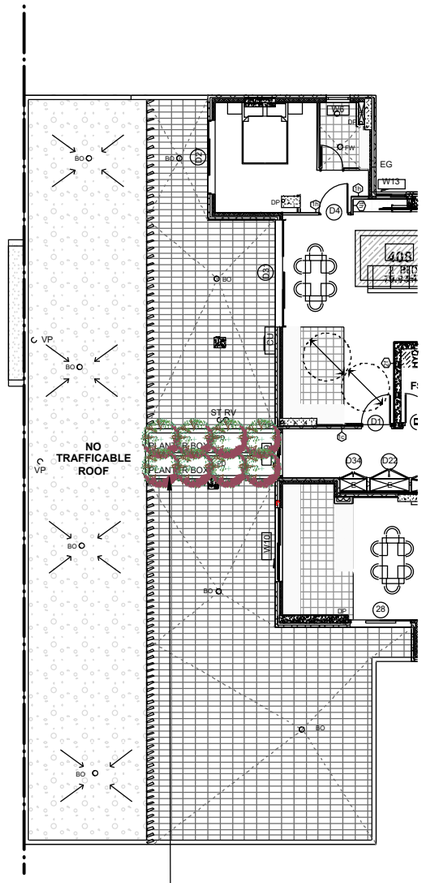
Banksia spinulosa 'Birthday Candles'

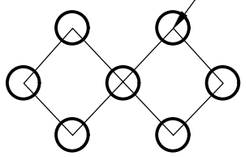
Callistemon 'Great Balls of Fire'

Westringia 'Aussie Box'

Myoporum parvifolium 'Yareena'

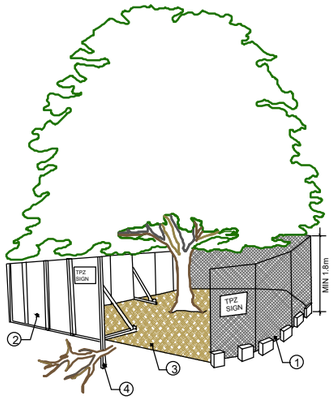
Tree Anchoring
For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Platipus Anchors' shall be used. Install as per the manufacturers specification'





MASS PLANTING SETOUT

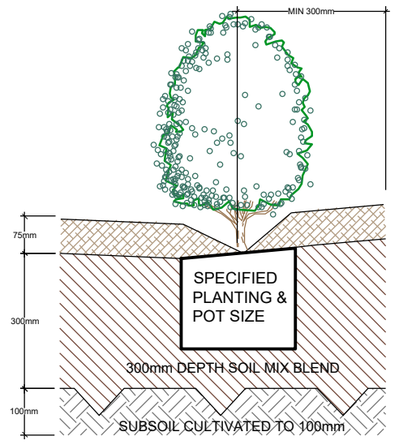
N.T.S



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

TREE PROTECTION ZONE

N.T.S



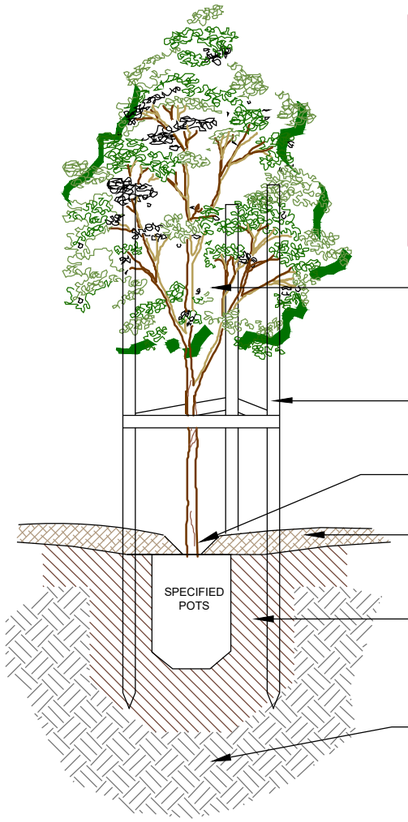
75mm DEPTH "FOREST BLEND" MULCH OR EQUIVALENT

SOIL MIX:

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

GARDEN AREA PREPARATION DETAIL

SCALE 1:15



NOTE: DRIP IRRIGATION MAY BE REQUIRED AS NOMINATED BY CLIENT & DESIGNED BY LICENCED CONTRACTOR.
PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO NATSPEC. GUIDE 'SPECIFING TREES' BY ROSS CLARKE.
THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMEADIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

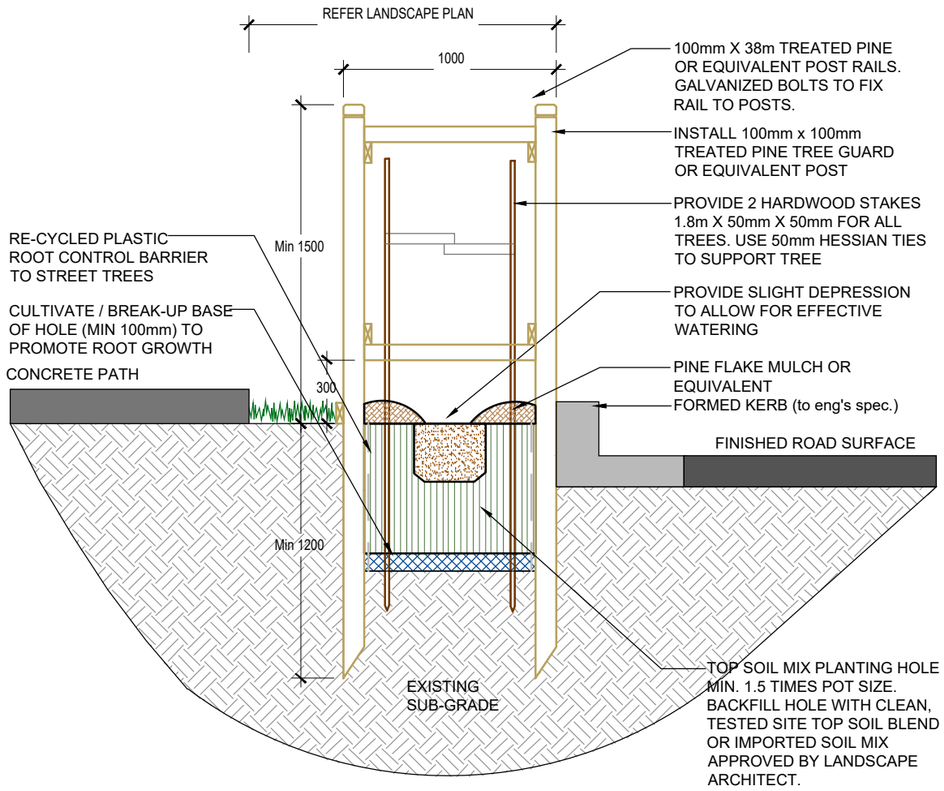
75mm 'FOREST BLEND' MULCH OR EQUAL

BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT

CULTIVATE/ RIP SUBGRADE

INDIVIDUAL TREE PLANTING DETAIL

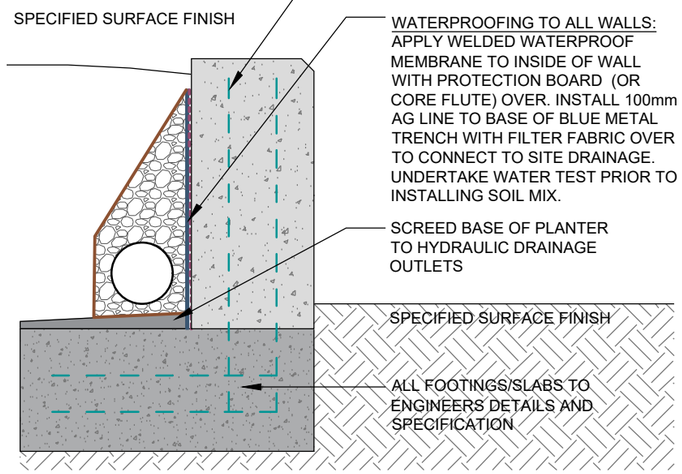
SCALE 1:20



STREET TREE PLANTING

SCALE: 1:20

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



TYPICAL IN SITU CONCRETE RETAINING WALL DETAIL

SCALE 1:10

General Notes:
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AILA Associate

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A	21.10.2021	Drafted S4.55 plan prepared for review
B	02.11.2021	Issued for S4.55

COUNCIL: PARRAMATTA COUNCIL
CLIENT: ANTHILL CONSTRUCTION
ARCHITECT: GHAZI AL ALI
STATUS / ISSUE: S4.55 - ISSUE B

Conzept Landscape Architects
www.conzept.net.au
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Phone: 9922 5312
Suite 101, 506 Miller St
CAMMERAY NSW 2062

TITLE: DETAILS

PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT
125-129 ARTHUR STREET
PARRAMATTA

DWG.No: LPS4.55 21 - 154 / 4
SCALE: AS SHOWN @ A3
DATE: NOV 2021
DRAWN: K.Z
CHECKED: R.F

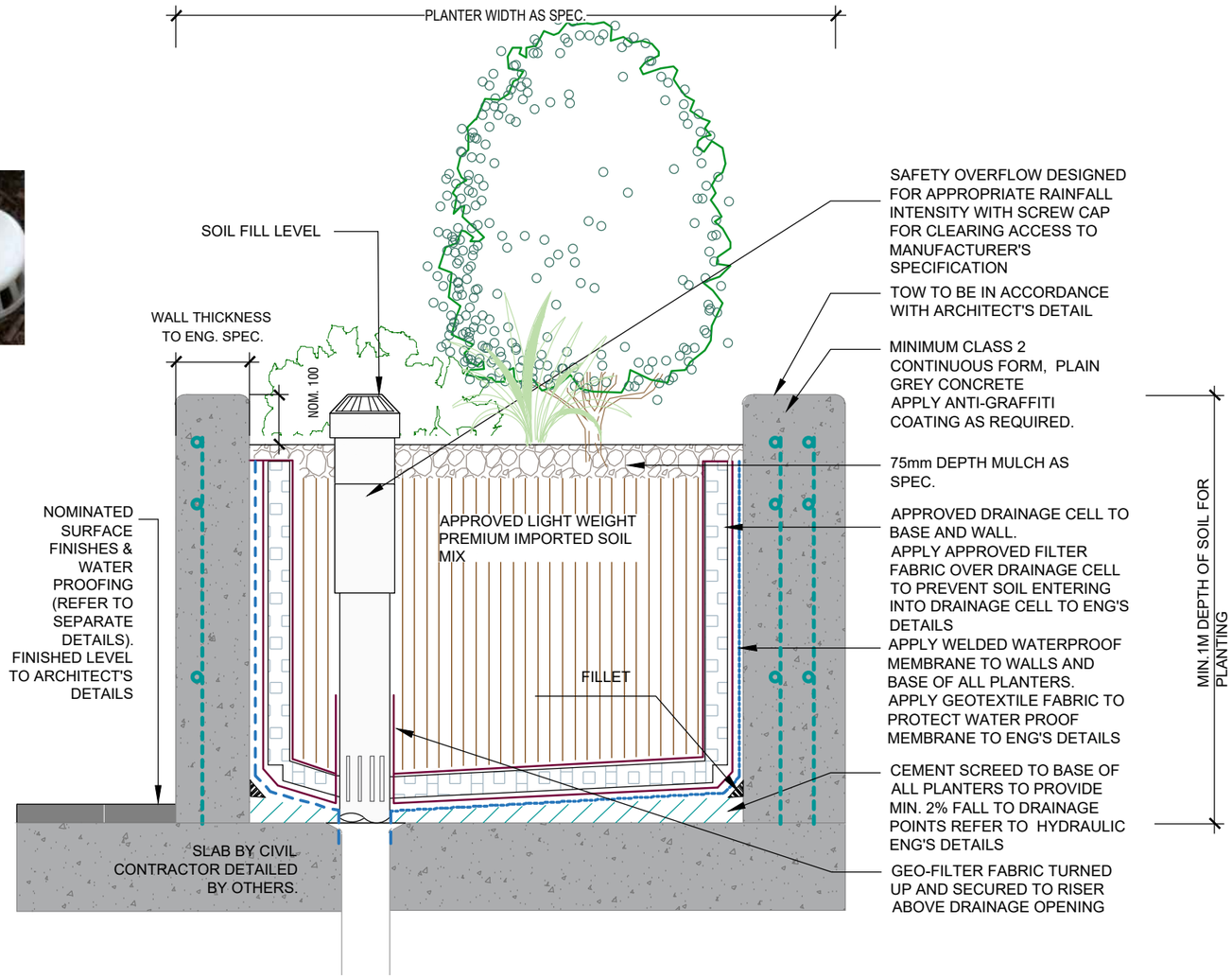
OVERFLOW
(TO SUPPLIER'S
SPECIFICATION)

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

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

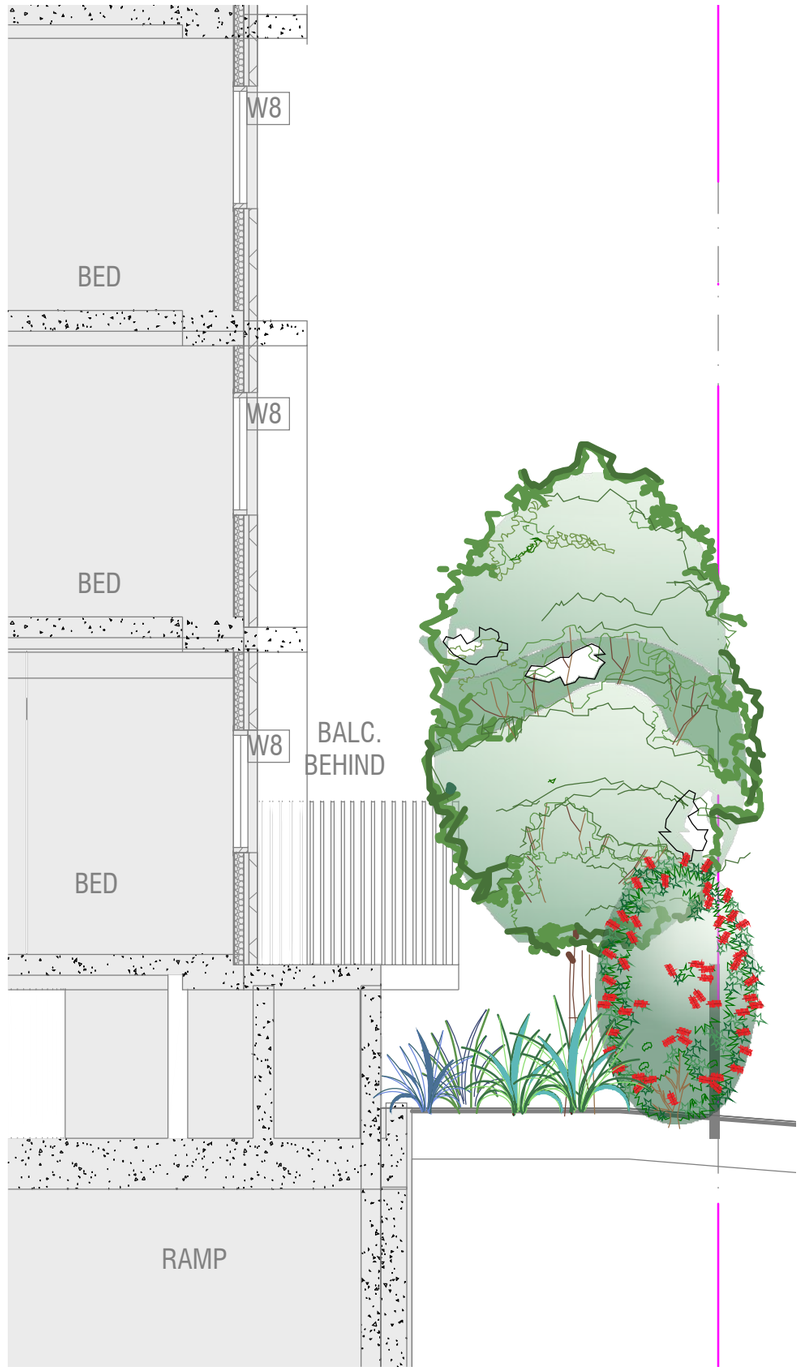
THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

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



RAISED PLANTER OVER SLAB

SCALE N.T.S



SECTION A-A

SCALE N.T.S

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PARRAMATTA

DWG.No: LPS4.55 21 - 154 / 5

SCALE: AS SHOWN @ A3

DATE: NOV 2021

DRAWN: K.Z

CHECKED: R.F

LANDSCAPE WORK SPECIFICATION
Project:

PRELIMINARIES

1.01 GENERAL

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

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

1.02 PROTECTION OF ADJACENT FINISHES

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

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.
Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained. Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.
Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

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

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

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

SOIL WORKS

2.01 MATERIALS

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

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

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

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

2.02 INSTALLATION

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

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

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

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

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

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

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

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

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

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

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supllied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2.* Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.
Above - Ground Assessment:
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

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

d) Mulch
Mulch shall be an approved equal to “Forest Blend” as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf
Turf shall be “Sir Walter” Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

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

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

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

d) Mulching
Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

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

f) Steel edging The Contractor shall install steel edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

g) Stepping Stones
400mm SQ stepping stones (or similar approved dimensions) shall be placed as indicated on plan at 300mm intervals. Finish and colour of stepping stones shall be nominated by the client. Install stepping stones as detail, flush with adjoining elements.

HARDSCAPE WORKS

4.01 GENERAL

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

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to AS 3500 & the latest Sydney Water Code

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with dripper lines for all trees, and suitable jet sprinkler heads for the shrub species specified. It shall also incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available. All piping and fittings are to be buried 50mm below the finished soil levels in garden bed areas, and secured in position at 5m centre with galv wire pins. Sizing of pipes shall be done so as to ensure that the working pressure at the end of the line does not decrease by more than 5%.

Upon completion of installation, the system shall be tested and all components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Detailed drawings of the entire proposed irrigation system shall be made available to the client for records and future maintenance of the system.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

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

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

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