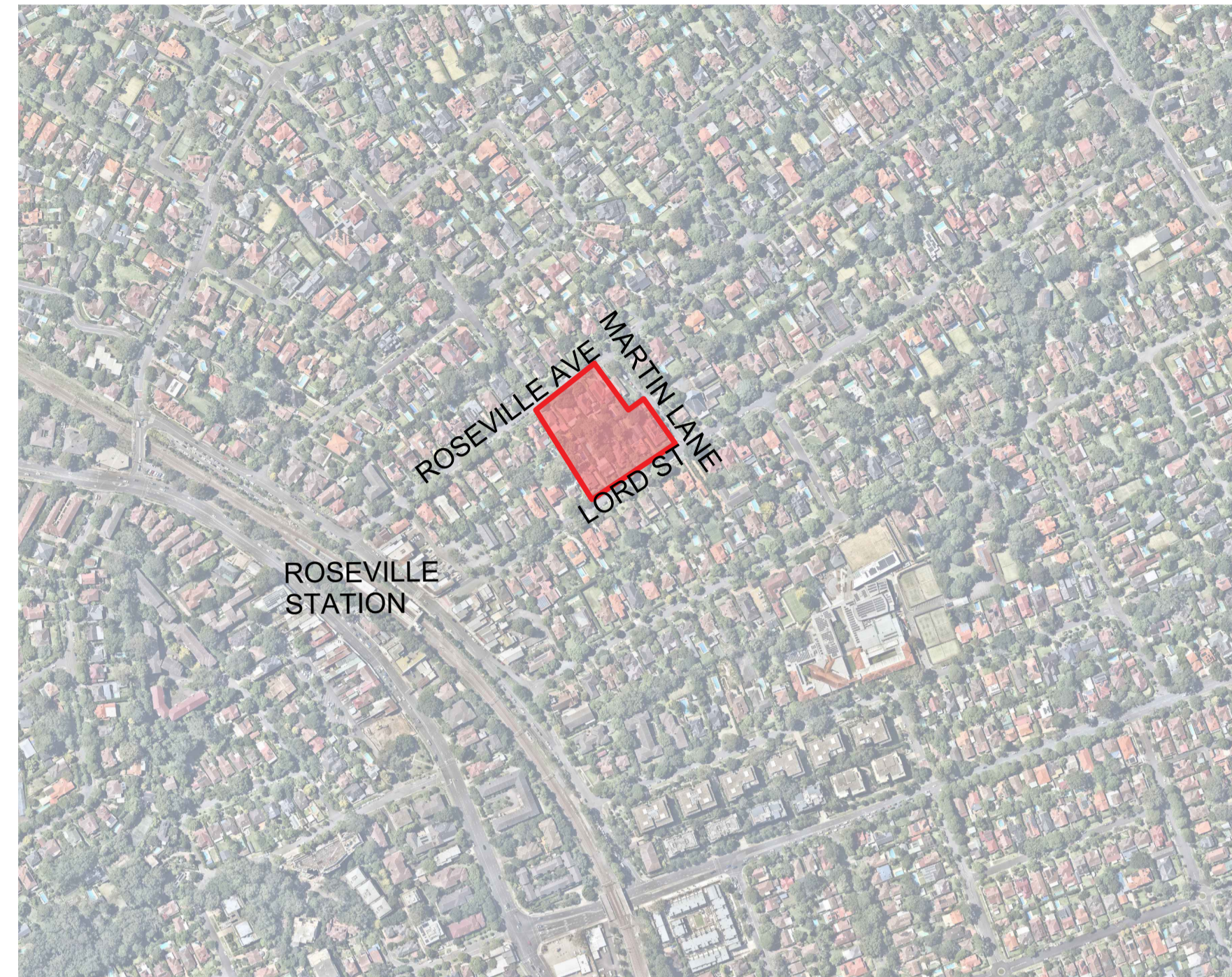


16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE

DEVELOPMENT APPLICATION

2024074: LANDSCAPE ARCHITECTURAL DRAWING LIST

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LANDSCAPE DA DESIGN STATEMENT

Objectives:

- to increase the number of indigenous species planted in the Ku-ring-gai region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above and below.
- Take forward the landscape principles and urban design principles established by the DCP by Ku-ring-gai Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a vibrant Community Open Space with both integrated seating areas & engaging social gathering spaces

Design with Country refer to landscape design report

Streetscapes

Subject to ongoing discussions and design development, associated streetscapes has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception and lobby at maximum 1:14 and 1:20 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

Deep soil areas have been maxmised with mass native tree planting where feasible throughout the project. Planting area on ground floor have a minimum 150mm including slab setdowns. All planters on podiums have a minimum soil depth of 200mm including slab setdowns. This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved through additional 1:3 mounding to raised planter beds

For deep soil calculations - refer to architectural design report

NOTE:

• DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.

• ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.

• ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES

• ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION

• INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

• ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.

• DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES

NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

		<p>CLIENT</p>  <p>HYECORP</p>				<p>ARCHITECT LANDSCAPE</p> 		<p>DO NOT SCALE</p> <p>Conditions of Use. This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</p>		<p>Drawn RI</p> <p>Drafting Check CR</p> <p>Approved (Project Director) Date</p> <p>Scale</p>	<p>Designer CR/RI</p> <p>Design Check CR</p> <p>This Drawing must not be used for Construction unless signed as Approved</p>	<p>Client HYECORP</p> <p>Project 16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE</p> <p>Title COVER SHEET & DESIGN STATEMENT</p> <p>Original Size A1</p> <p>Drawing No: LD-DA000</p>	<p>Rev: 3</p>
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date							
3		DEVELOPMENT APPLICATION	AC	CR	CR	30.03.26							
2		DEVELOPMENT APPLICATION	JM	CR	CR	14.10.25							
1		DEVELOPMENT APPLICATION	JM	CR	CR	31.03.25							

PLANT SCHEDULE							
CODE	SPECIES	COMMON NAME	NATIVE/EXOTIC	POT SIZE	EST. MATURE SIZE HT X W	SPACING/ QTY	SPACING/ QTY
GROUND FLOOR							
TREES							
ACM smi	<i>Acmena smithii</i>	Common Lilly Pilly	Native	45L	5m x 2m	As Shown	9
BAC cit	<i>Backhousia citriodora</i>	Lemon scented myrtle	Native	45L	4m x 3m	As Shown	3
LAG ind	<i>Lagerstroemia indica</i>	Crepe myrtle	Native	45L	4m-8m	As Shown	6
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	Native	45L	6m x 3m	As Shown	9
TRI lau	<i>Tristania laurina</i>	Wate gum	Native	45L	12m x 3m	As Shown	16
CYA coo	<i>Cyathea cooperi</i>	Australian Tree Fern	Native	45L	6m-7m	As Shown	18
ELA ret	<i>Eleocharis reticulata</i>	Blueberry Ash	Native	45L	6m x 4m	As Shown	16
MAG gra	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	Exotic	200L	4m x 6m	As Shown	7
CUP mac	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	45L	12m x 6m	As Shown	2
COR fic	<i>Corymbia ficifolia</i>	Flowering Gum	Native	45L	6-10m	As Shown	7
COR exi	<i>Corymbia eximia</i>	Yellow bloodwood	Native	45L	4-8m	As Shown	7
WAT flo	<i>Waterhousea floribunda</i>	Weeping lily pily	Native	45L	10m-15m	As Shown	11
MIX TYPE 1 - PART SHADE							
SHRUBS & ACCENTS							
ADE ser	<i>Adenanthos sericeus</i>	Woolly Bush	Native	200mm	2m x 1.5m	1 per m2	57
ADE sil	<i>Adenanthos 'Silver Streak'</i>	Woolly Bush Silver Streak	Native	200mm	2m x 1.5m	1 per m2	57
BRE obl	<i>Breyeria oblongifolia</i>	Coffee bush	Native	200mm	3m x 3m	1 per m2	57
BUR spi	<i>Bursaria spinosa</i>	Australian blackthorn	Native	200mm	5m x 1.5m	1 per m2	57
HOM	<i>Homalanthus populifolius</i>	Bleeding heart	Native	200mm	2m x 1.5m	1 per m2	57
ASP nid	<i>Asplenium nidus</i>	Bird's nest fern	Native	200mm	1m x 1m	1 per m2	57
BAS spi	<i>Banksia spinulosa</i>	Hairpin Banksia	Native	200mm	1m x 1m	1 per m2	57
MEL vim	<i>Melaleuca viminalis</i>	Little John	Native	45L	8m x 3m	1 per m2	57
CAD dub	<i>Calochlaena dubia</i>	Soft Bracken	Native	200mm	1m x 1m	1 per m2	57
SYZ pan	<i>Syzygium paniculatum</i>	Lilly Pilly	Native	200mm	2m x 2m	1 per m2	257
VIB odo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	Exotic	200mm	4m x 4m	1 per m2	99
CAM sas	<i>Camellia sasanqua</i>	Camellia	Exotic	200mm	2m x 2m	1 per m2	57
GAR jas	<i>Gardenia jasminoides</i>	Gardenia	Exotic	200mm	2m x 2m	1 per m2	57
GRASSES							
BLE car	<i>Blechnum cartilagineum</i>	Soft water fern	Native	150mm	70cm x 70cm	3 per m2	110
CHR api	<i>Chrysocephalum apiculatum</i>	Yellow buttons	Native	150mm	0.1m x 1m	3 per m2	110
NEP cor	<i>Nephrolepis cordifolia</i>	Fishbone fern	Native	150mm	0.3m x 1m	3 per m2	110
CAR app	<i>Carex appressa</i>	Foxtail Grass	Native	150mm	60cm x 60cm	3 per m2	110
LIR mus	<i>Liriope muscari 'Amethyst'</i>	Amethyst	Native	150mm	60cm x 60cm	3 per m2	110
PEN naf	<i>Pennisetum alopecuroides 'Nafray'</i>	Foxtail Grass	Native	150mm	60cm x 60cm	3 per m2	110
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lily	Native	150mm	0.5m x 0.5m	3 per m2	110
ART mil	<i>Arthropodium milleflorum</i>	Vanilla lily	Native	150mm	0.3m x 1m	3 per m2	110
GROUNDCOVERS							
DIC rep	<i>Dichondra repens</i>	Kidney Weed	Native	150mm	0.3m x 1m	4 per m2	316
DAM pur	<i>Dampiera purpurea</i>	Mountain Dampiera	Native	150mm	0.3m x 1m	4 per m2	316
COM cya	<i>Commelina cyanea</i>	Survey Weed	Native	150mm	0.3m x 1m	4 per m2	316
SAR har	<i>Sarcopetalum harveyanum</i>	Pearl vine	Native	150mm	0.3m x 1m	4 per m2	316
BOS pro	<i>Bossiaea prostrata</i>	Creeping Bossiaea	Native	150mm	0.3m x 1m	4 per m2	316
MIX TYPE 2 - FULL SUN/PART SHADE							
SHRUBS & ACCENTS							
ADE ser	<i>Adenanthos sericeus</i>	Woolly Bush	Native	200mm	2m x 1.5m	1 per m2	90
BUR spi	<i>Bursaria spinosa</i>	Australian blackthorn	Native	200mm	5m x 1.5m	1 per m2	85
PIT rev	<i>Pittosporum revolutum</i>	Wild yellow jasmine	Native	200mm	1m x 1m	1 per m2	90
GRE ser	<i>Grevillea sericea</i>	Pink spider flower	Native	200mm	2m x 1.5m	1 per m2	90
HOM pop	<i>Homalanthus populifolius</i>	Bleeding heart	Native	200mm	2m x 1.5m	1 per m2	90
BAN spi	<i>Banksia spinulosa</i>	Hairpin Banksia	Native	200mm	1m x 1m	1 per m2	90
CAD dub	<i>Calochlaena dubia</i>	Soft Bracken	Native	200mm	1m x 1m	1 per m2	90
SYZ pan	<i>Syzygium paniculatum</i>	Lilly Pilly	Native	200mm	2m x 2m	1 per m2	90
GRASSES							
POA lab	<i>Poa labillardieri 'Eskdale'</i>	Poa	Native	150mm	60cm x 50cm	3 per m2	155
CAR inv	<i>Carex inversa</i>	Knob Sedge	Native	150mm	60cm x 60cm	3 per m2	155
LOM lon	<i>Lomandra longifolia LM400</i>	Matt Rush	Native	150mm	60cm x 60cm	3 per m2	155
PEN naf	<i>Pennisetum alopecuroides 'Nafray'</i>	Foxtail Grass	Native	150mm	60cm x 60cm	3 per m2	155
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lily	Native	150mm	0.5m x 1.5m	3 per m2	155
LOM tan	<i>Lomandra tanika</i>	Spiry Mat Rush	Native	150mm	0.5m x 0.5m	3 per m2	155
MYO par	<i>Myoporum parvifolium</i>	Creeping boobialla	Native	150mm	0.1m x 1m	3 per m2	155
ROS	<i>Rosmarinus officinalis</i>	Creeping Rosemary	Native	150mm	0.3m x 1m	3 per m2	155
BRA aug	<i>Brachyscome angustifolia</i>	Brasco violet	Native	150mm	60cm x 60cm	3 per m2	155
GROUNDCOVERS							
DIC rep	<i>Dichondra repens</i>	Kidney Weed	Native	150mm	0.3m x 1m	4 per m2	170
SAH har	<i>Sarcopetalum harveyanum</i>	Pearl vine	Native	150mm	0.3m x 1m	4 per m2	170
ROS off	<i>Rosmarinus officinalis</i>	Creeping Rosemary	Native	150mm	0.3m x 1m	4 per m2	170
BOS pro	<i>Bossiaea prostrata</i>	Creeping Bossiaea	Native	150mm	0.3m x 1m	4 per m2	170
HEL rut	<i>Helichrysum rutidolepis</i>	Pale Everlasting	Native	200mm	0.4m x 1m	4 per m2	170
STA mon	<i>Stackhousia monogyna</i>	Creamy stackhousia	Native	200mm	0.5m	4 per m2	170
GAZ tom	<i>Gazania tomentosa</i>	Silver Gazania	Native	200mm	0.5m	4 per m2	170
PAN pan	<i>Pandorea pandorana</i>	Wonga wonga vine	Native	200mm	0.3m x 1m	4 per m2	170
HAR vio	<i>Hardenbergia violacea</i>	Purple Coral Pea	Native	200mm	0.3m x 1m	4 per m2	170
TRA jas	<i>Trachelospermum jasminoides</i>	Star jasmine	Exotic	100mm	0.5m	4 per m2	170

LEVEL 04							
MIX TYPE 4							
GROUNDCOVERS							
DIC rep	<i>Dichondra repens</i>	Kidney Weed	Native	200mm	0.3m x 1m	3 per m2	55
CAR gla	<i>Carpobrotus glaucescens 'CAR10'</i>	Aussie Rambler	Native	100mm	0.2m x 2m	3 per m2	55
HEL rut	<i>Helichrysum rutidolepis</i>	Pale Everlasting	Native	100mm	0.3m x 1m	3 per m2	55
GAZ tom	<i>Gazania tomentosa</i>	Silver Gazania	Native	100mm	0.3m x 1m	3 per m2	55
PAN pan	<i>Pandorea pandorana</i>	Wonga wonga vine	Native	100mm	0.3m x 1m	3 per m2	55
CASCADING & CLIMBING PLANTS							
ROS off	<i>Rosmarinus officinalis</i>	Creeping Rosemary	Native	150mm	0.3m x 1m	4 per m2	44
SAH har	<i>Sarcopetalum harveyanum</i>	Pearl vine	Native	150mm	0.3m x 1m	4 per m2	44
HAR vio	<i>Hardenbergia violacea</i>	Purple Coral Pea	Native	150mm	0.3m x 1m	4 per m2	44
PAN pan	<i>Pandorea pandorana</i>	Wonga wonga vine	Native	150mm	0.3m x 1m	4 per m2	44
DIC arg	<i>Dichondra argentea</i>	Dichondra silver falls	Native	150mm	0.3m x 1m	4 per m2	44
CAS gla	<i>Casuarina glauca</i>	Cosuin it	Native	150mm	0.3m x 1m	4 per m2	44
LEVEL 8							
MIX TYPE 4							
SHRUBS & ACCENTS							
BAN spi	<i>Banksia spinulosa</i>	Hairpin banksia	Native	300mm	1.5m x 1.5m	As Shown	2
GRE ser	<i>Grevillea sericea</i>	Pink spider flower	Native	150mm	1.5m x 1.5m	As Shown	2
BUS spi	<i>Bursaria spinosa</i>	Australian blackthorn	Native	200mm	1.5m x 1.5m	As Shown	1
GROUNDCOVERS							
DIC rep	<i>Dichondra repens</i>	Kidney Weed	Native	200mm	0.3m x 1m	3 per m2	33
CAR gla	<i>Carpobrotus glaucescens 'CAR10'</i>	Aussie Rambler	Native	100mm	0.2m x 2m	3 per m2	33
HEL rut	<i>Helichrysum rutidolepis</i>	Pale Everlasting	Native	100mm	0.3m x 1m	3 per m2	33
GAZ tom	<i>Gazania tomentosa</i>	Silver Gazania	Native	100mm	0.3m x 1m	3 per m2	33
PAN pan	<i>Pandorea pandorana</i>	Wonga wonga vine	Native	100mm	0.3m x 1m	3 per m2	33
CASCADING & CLIMBING PLANTS							
ROS off	<i>Rosmarinus officinalis</i>	Creeping Rosemary	Native	150mm	0.3m x 1m	4 per m2	33
SAH har	<i>Sarcopetalum harveyanum</i>	Pearl vine	Native	150mm	0.3m x 1m	4 per m2	33
HAR vio	<i>Hardenbergia violacea</i>	Purple Coral Pea	Native	150mm	0.3m x 1m	4 per m2	33
DIC arg	<i>Dichondra argentea</i>	Dichondra silver falls	Native	150mm	0.3m x 1m	4 per m2	33
CAS gla	<i>Casuarina glauca</i>	Cousin it	Native	150mm	0.3m x 1m	4 per m2	33

TREE MANAGEMENT PLAN

LEGEND

- SITE BOUNDARY
- BASEMENT EXTENTS
- + RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS
- EXISTING TREE - TREE PROTECTION ZONE
- EXISTING TREE - STRUCTURAL ROOT ZONE
- EXISTING TREE CANOPY TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT
- PROPOSED TREES - REFER TO PLANTING PALETTE
- TREE TO BE TRANSPLANTED

General Notes:
FOR SITE LEVELS AND ARCHITECTURAL INFORMATION REFER TO CIVIL AND ARCHITECTS DRAWINGS RESPECTIVELY.
FOR COURTYARD AND OVERFLOW DRAINAGE REFER TO HYDRAULIC ENGINEERS DRAWINGS
ALL TREES TO BE RETAINED AND ARE SUBJECT TO TREE PROTECTION & MANAGEMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
EXTERNAL LIGHTING AND ELECTRICAL : REFER TO ENGINEERS DETAILS.
CONTRACTOR TO PROTECT ALL LANDSCAPE WORKS DURING CONSTRUCTION INCLUDING BUT NOT EXCLUSIVE TO EXISTING VERGE.
LEVELS GENERAL : CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS, TURF AND PLANTER AREAS, INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

LANDSCAPE PLANS

LEGEND

- SITE BOUNDARY
- BASEMENT EXTENTS
- + RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS
- + TW 450 TOP OF WALL HEIGHT (mm)
- + TM 800 TOP OF MOUND HEIGHT (mm) (MAX 1:3 GRADE)
- + SD 800 TOTAL SOIL DEPTH INCLUSIVE OF STRUCTURAL SLAB SETDOWN (mm)
- SSL 150 STRUCTURAL SLAB SETDOWN (mm)
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT
- PROPOSED TREES - REFER TO PLANTING PALETTE
- PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE
- PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE
- RAISED PLANTER AREA ON SLAB - SOIL DEPTH SOIL DEPTHS TO ADD STANDARDS
- SW SEATING WALL: INSITU CONCRETE CLASS 2 WITH TIMBER SEATING BATTENS AND LED LIGHT STRIP
- P1 PAVING TYPE 1: LOCAL RESOURCE PAVERS
- P2 PAVING TYPE 2: MIX STONE PAVING FOR DRIVEWAY
- P3 PAVING TYPE 3: RECYCLED BRICKS
- P4 PAVING TYPE 4: SANDSTONE STEPPERS
- MU MULCH FOR NATURE PLAY
- TD TIMBER DECKING
- DG DECOMPOSED GRANITE
- TU NATURAL TURF
- G1 GATE TYPE 1
- F1 FENCE TYPE 1
- E1 PLAY INSTALLATIONS
- UP UP LIGHTING
- STORMWATER

NOT FOR CONSTRUCTION

NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

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CLIENT

ARCHITECT LANDSCAPE

DO NOT SCALE

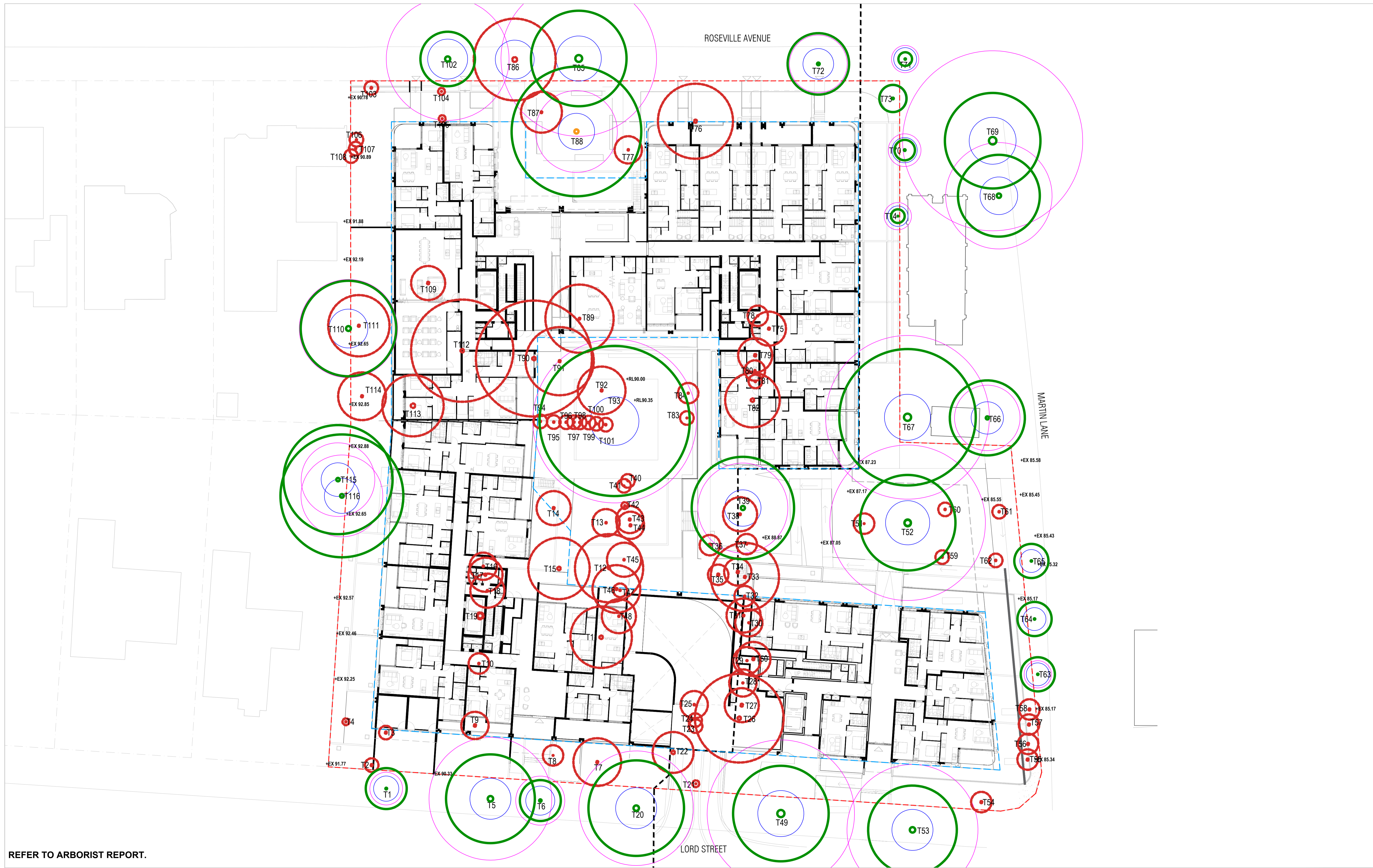
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Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date	This Drawing must not be used for Construction unless signed as Approved	
Scale			

Client Project Title
HYECORP
16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE
PLANTING SCHEDULE & LEGENDS

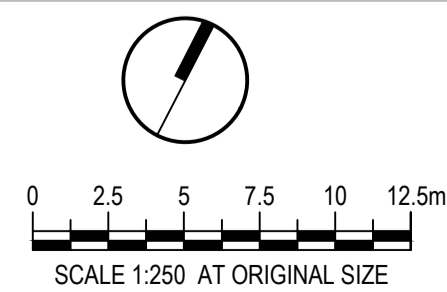
Original Size Drawing No: A1 **LD-DA001**

Rev: 3



REFER TO ARBORIST REPORT.

No	Revision	Note	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
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CLIENT

 HYECORP

ARCHITECT LANDSCAPE
 

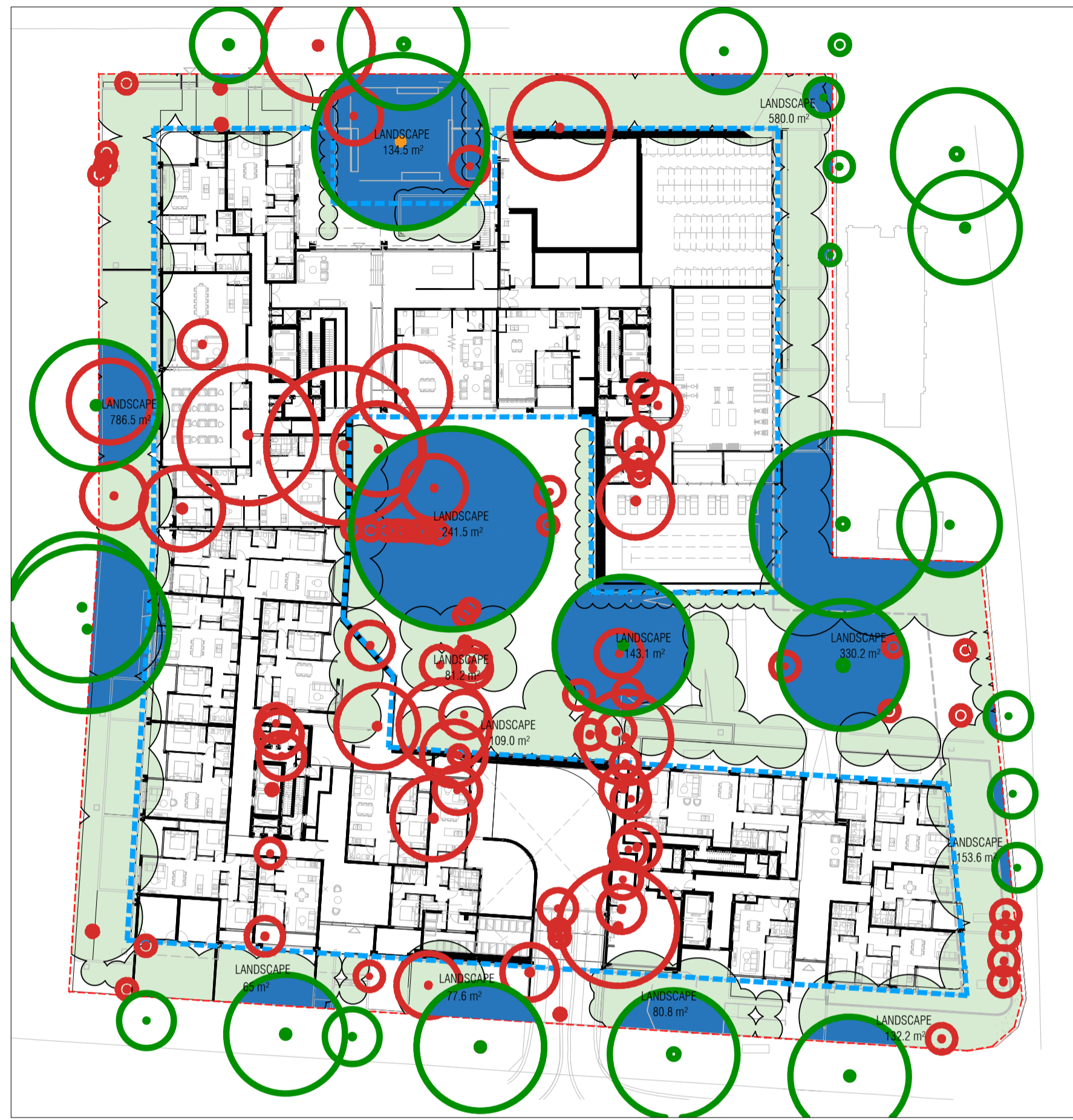
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Drawn RI Designer CR/RI
 Drafting Check CR Design Check CR
 Approved (Project Director)
 Date
 Scale AS SHOWN
 This Drawing must not be used for Construction unless signed as Approved

Client HYECORP
 Project 16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE
 Title TREE MANAGEMENT PLAN
 Original Size A1 Drawing No: LD-DA002

Rev: 3

TREE CANOPY



TOTAL SITE AREA = 9370.9 m²

TREE CANOPY COVERAGE = 40%

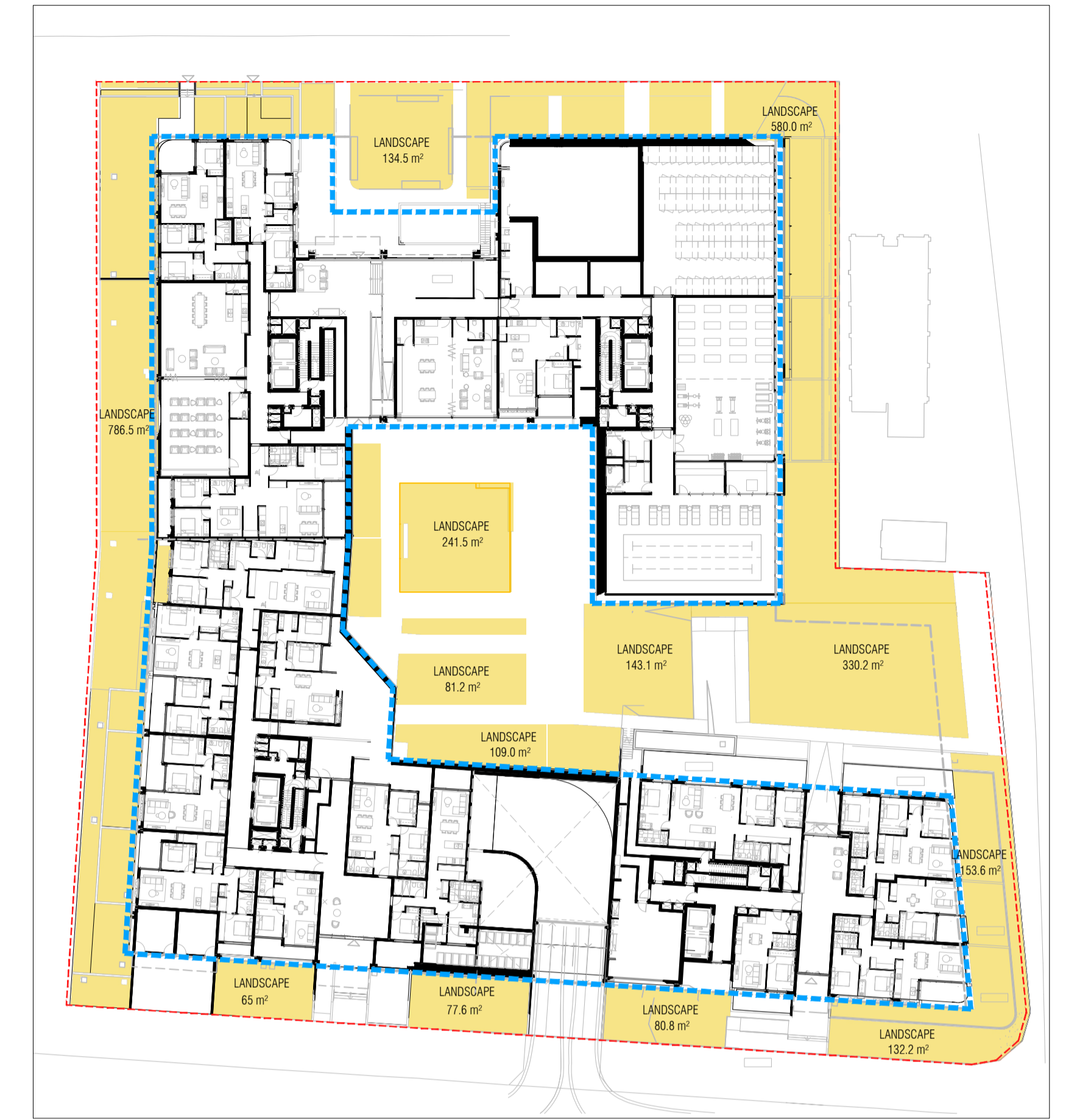
- EXISTING TREES TO BE RETAINED = 1,522.83m²
- PROPOSED TREE CANOPY = 2,181m²
- TREES REMOVED

COMMUNAL OPEN SPACE: GROUND FLOOR AND LEVEL 8



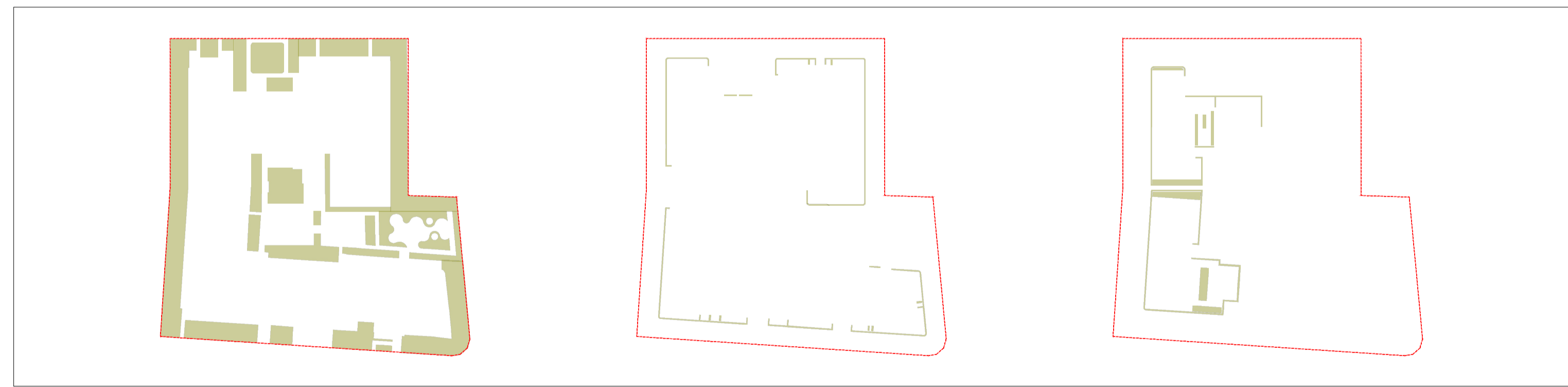
● COS = 2353.8m²
25%

DEEP SOIL



● DEEP SOIL = 2,843.6m²
30%

PLANTING TOTAL AREA = 3,222.67m² = 34%



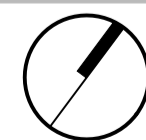
GROUND FLOOR: 2,843.96m²

LEVEL 4: 136.65m²

LEVEL 8: 242.06m²

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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Drawn RI
Designer CR/RI
Drafting Check CR
Design Check CR
Approved (Project Director)
Date
Scale 1:250

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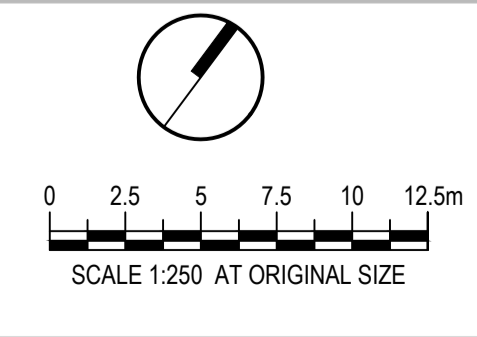
Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **COMPLIANCE DIAGRAM**
Original Size **A1**
Drawing No: **LD-DA003**

Rev: 3




NOT FOR CONSTRUCTION

No	Revision	Note	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		AZ	CR	CR	31.03.25

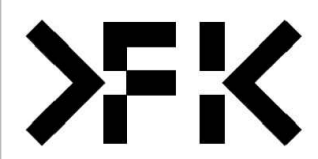



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Drawn RI
Drafting Check CR
Approved (Project Director) Date
Scale 1:250

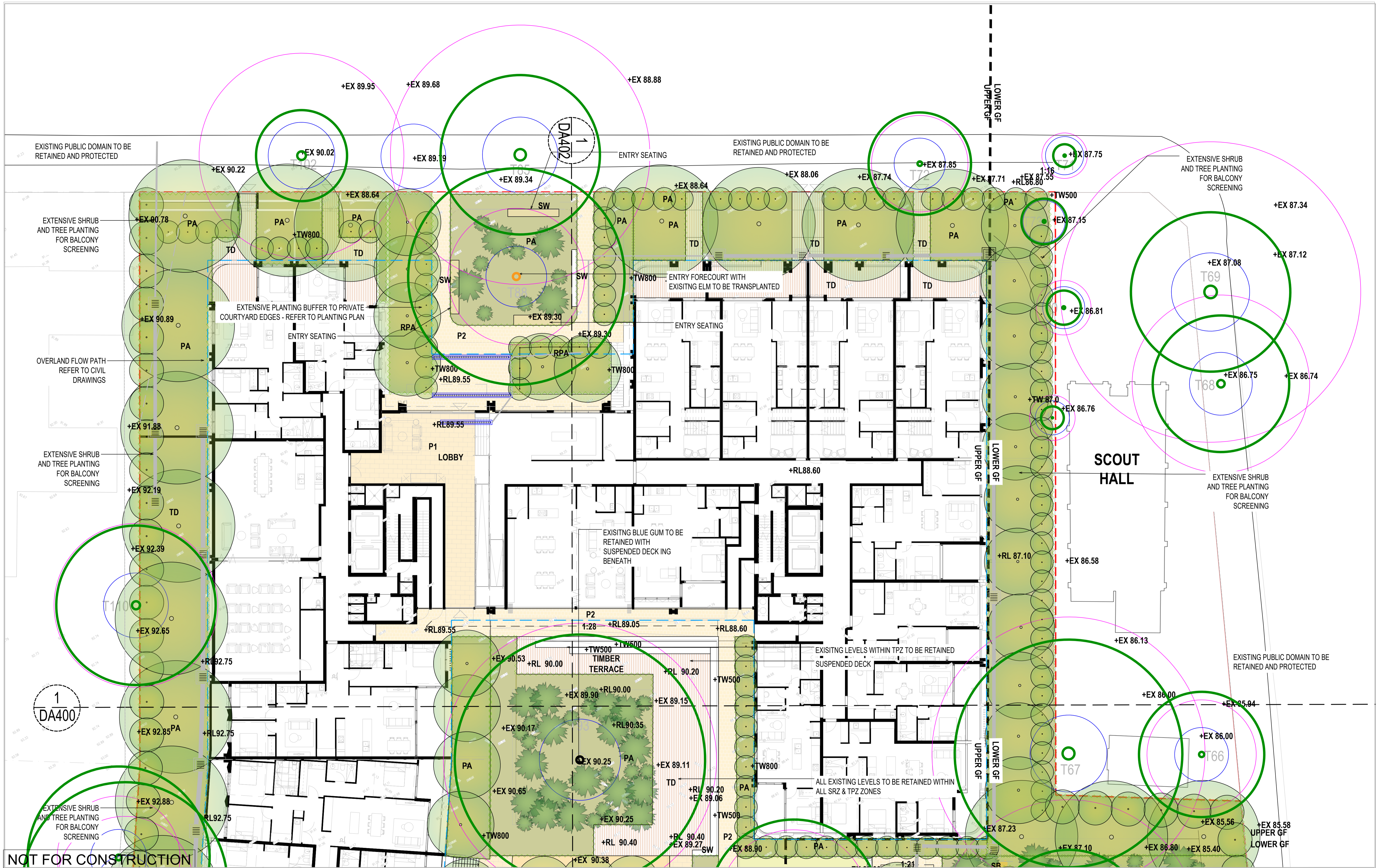
Designer CR/RI
Design Check CR

This Drawing must not be used for Construction unless signed as Approved

Client **HYECORP**
Project **16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE**
Title **SITE PLAN**

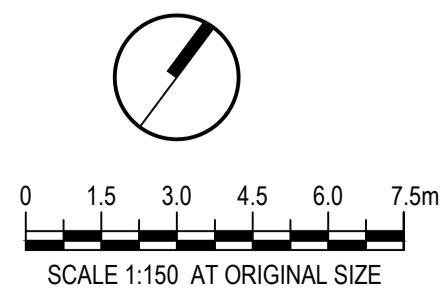
Original Size **A1**
Drawing No: **LD-DA100**

Rev: **3**



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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		AZ	CR	CR	31.03.25



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Date			
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Client
 Project
 Title
 HYECORP
 16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE
 GROUND FLOOR DETAIL PLAN 2

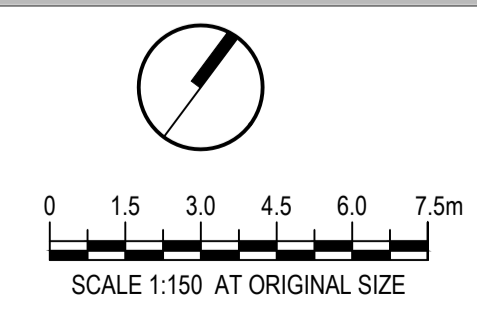
Original Size
 A1 Drawing No: LD-DA101

Rev: 3



NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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Drawn	RI	Designer	CR/RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	AS SHOWN	This Drawing must not be used for Construction unless signed as Approved	

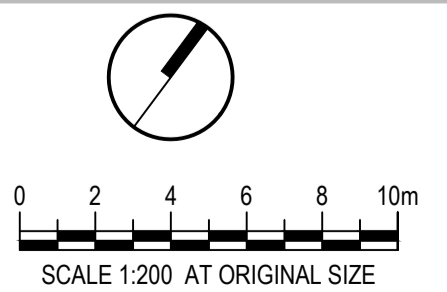
Client HYECORP
Project 16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE
Title GROUND FLOOR DETAIL PLAN 2

Original Size **A1** Drawing No: **LD-DA102** Rev: **3**



NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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Drawn	AC	Designer	CR/RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)		Date	
Scale	AS SHOWN	This Drawing must not be used for Construction unless signed as Approved	

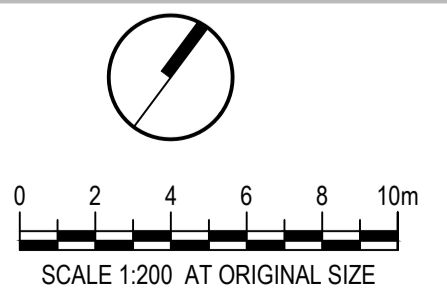
Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **LEVEL 1**
Original Size **A1**
Drawing No: **LD-DA103**

Rev: 3



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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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Drawn	AC	Designer	CR/RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date		
Scale	AS SHOWN		

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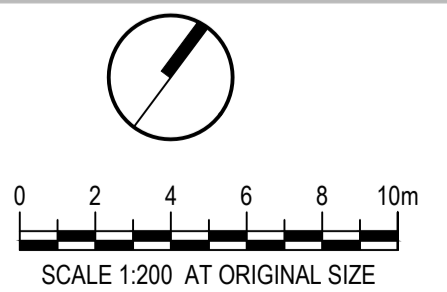
Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **LEVEL 2**
Original Size **A1**
Drawing No: **LD-DA104**

Rev: **3**



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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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Drawn	AC	Designer	CR/RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)		Date	
Scale	AS SHOWN	This Drawing must not be used for Construction unless signed as Approved	

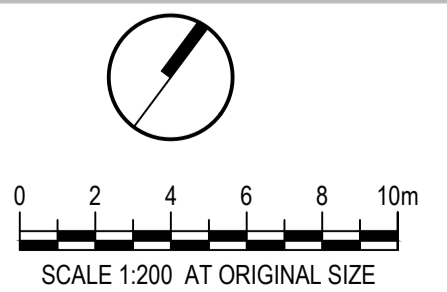
Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **LEVEL 3**
Original Size **A1** **Drawing No:** **LD-DA105**

Rev: 3



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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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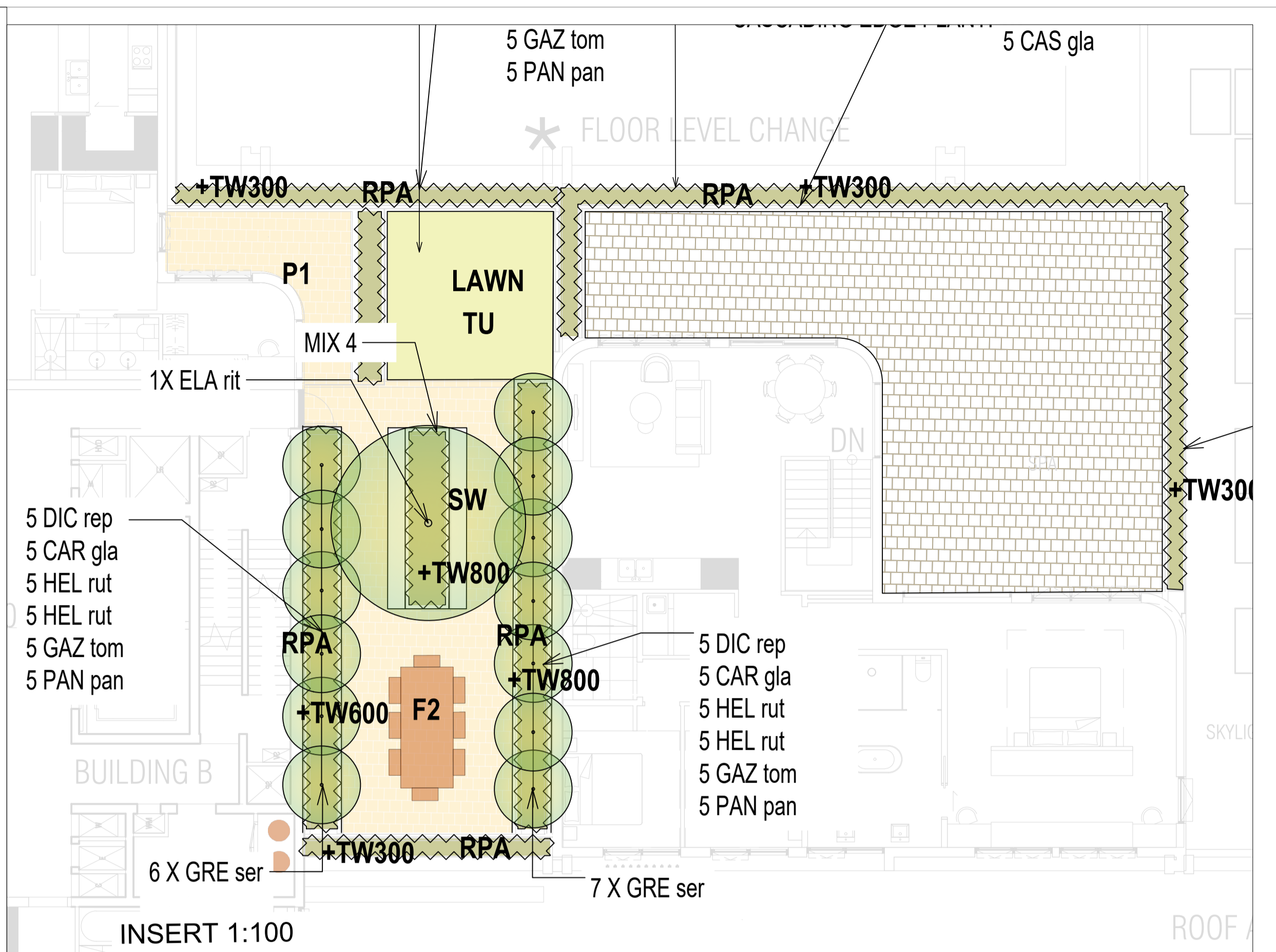
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Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	AS SHOWN	This Drawing must not be used for construction unless signed as Approved	

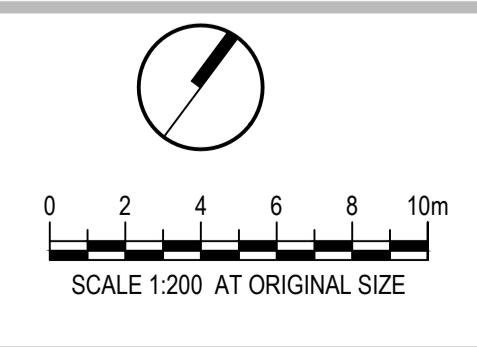
Client **HYECORP**
 Project **16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE LEVEL 4**
 Original Size **A1** Drawing No: **LD-DA106**

Rev: 3



NOT FOR CONSTRUCTION

No	Revision	Note	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	26.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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Drawn: RI
Drafting Check: CR
Approved (Project Director):
Date:
Scale: AS SHOWN

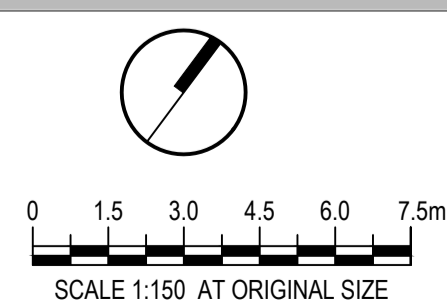
Designer: CR/RI
Design Check: CR

Client: HYECORP
Project: 16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE LEVEL 8
Title:
Original Size: A1
Drawing No: LD-DA109
Rev: 3



NOT FOR CONSTRUCTION

No	Revision	Note	Drawn	Job Manager	Project Director	Date
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2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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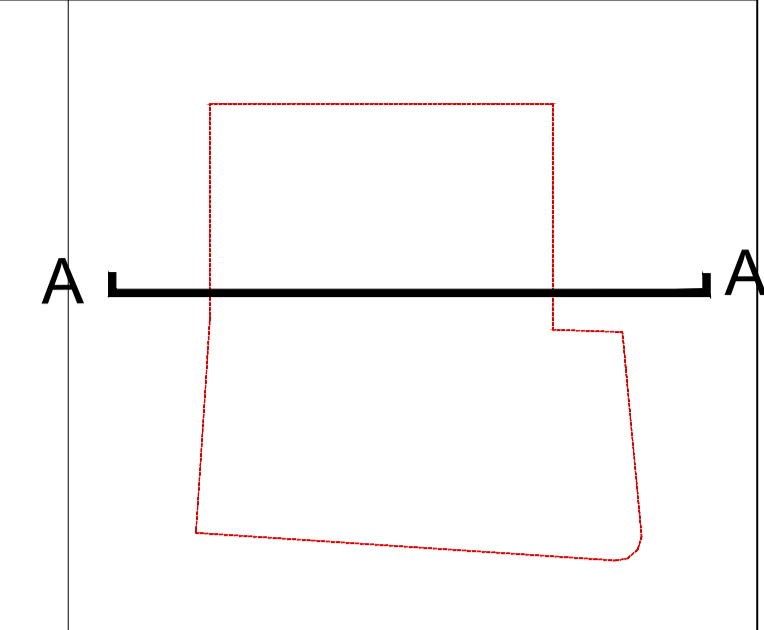
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Drawn **RI**
 Drafting Check **CR**
 Approved (Project Director) **CR**
 Date
 Scale **AS SHOWN**

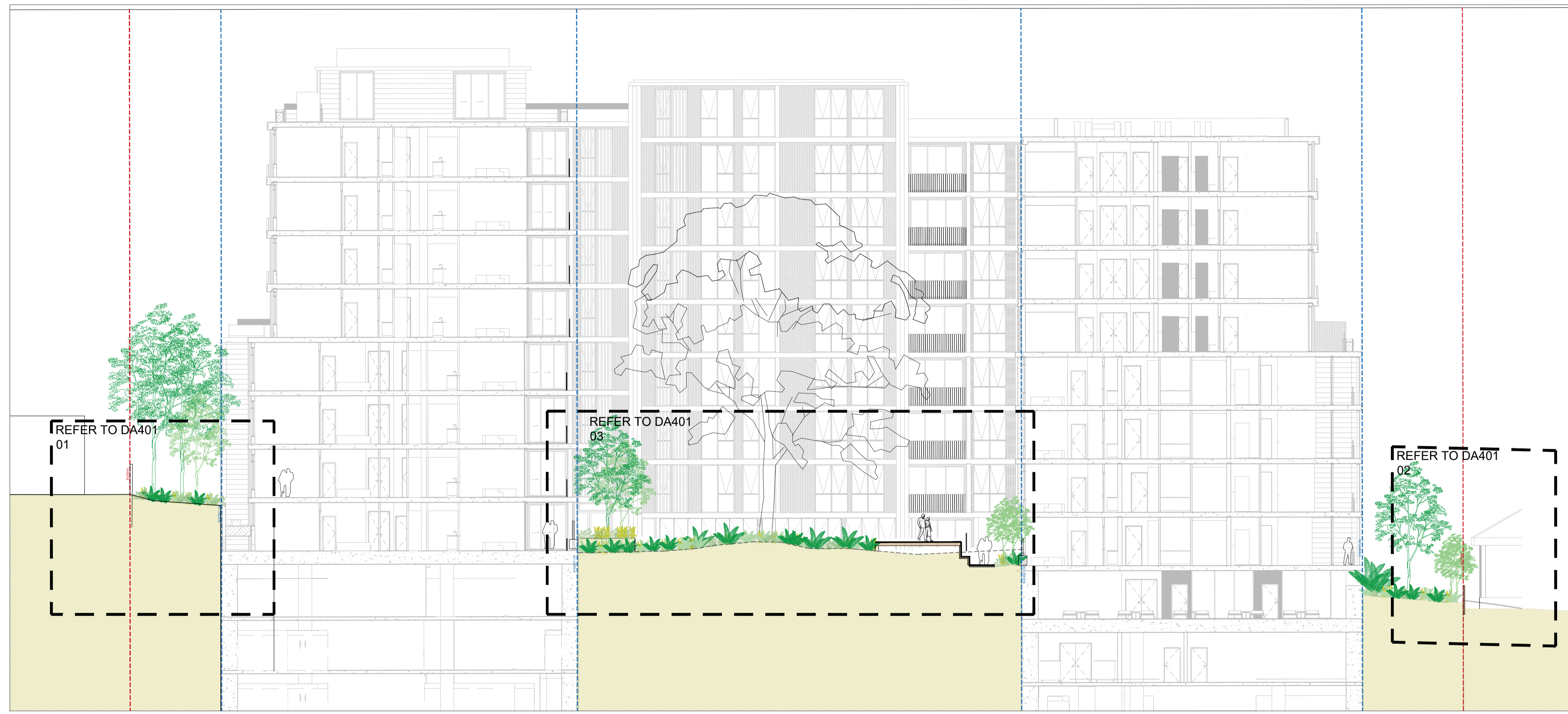
Designer **CR/RI**
 Design Check **CR**
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Client **HYECORP**
 Project **16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE**
 Title **GROUND FLOOR DETAIL PLANTING PLAN 2**
 Original Size **A1**
 Drawing No: **LD-DA201**

Rev: **3**



REFERENCE PLAN NTS



1 TYPICAL SECTION AA
1:150

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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25

Plot Date: 1 April 2026 - 4:46 PM Plotted by: Annabelle Cote

Cad File No: Z:\2024\2024074 21-27 Roseville Ave , Roseville DA\Drawings\CAD\2024074-LD-DA400.dwg

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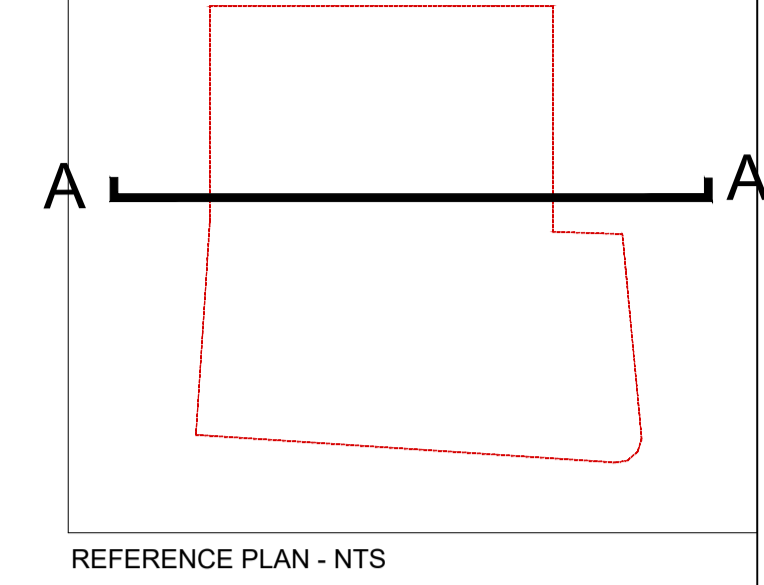
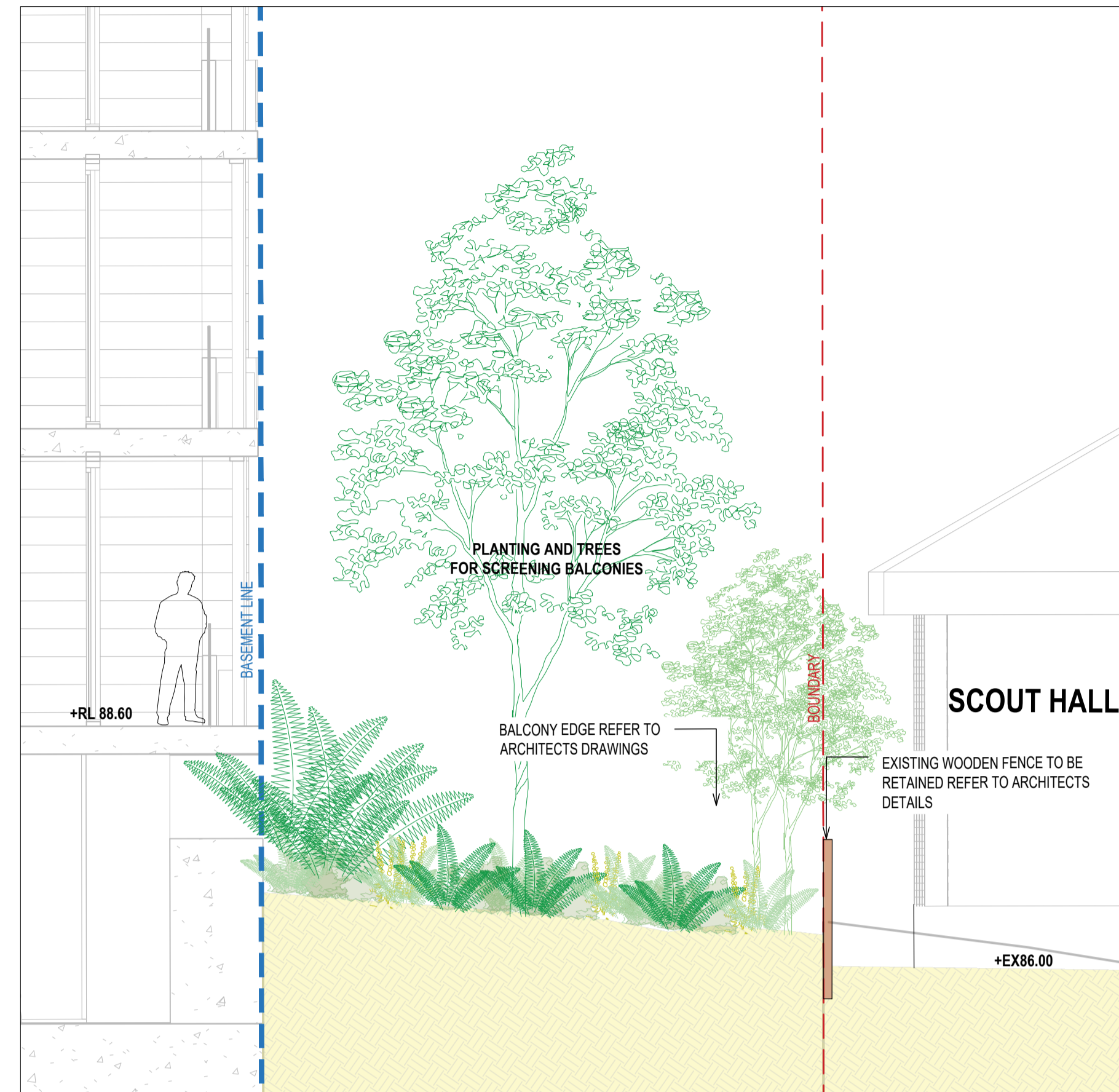
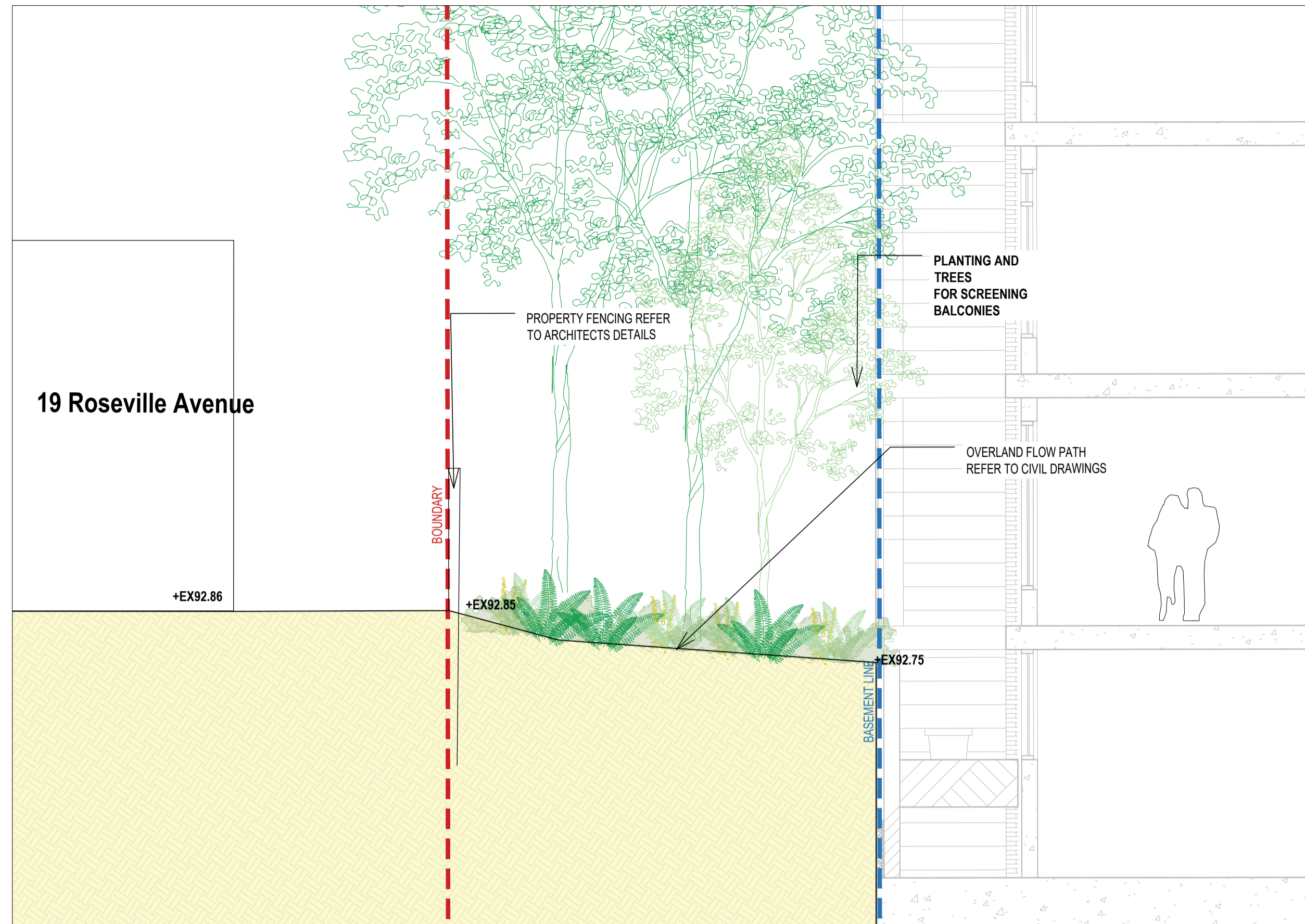
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Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date		
Scale	AS SHOWN		

Client **HYECORP**
 Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
 Title **SECTION AA**
 Original Size **A1** Drawing No: **LD-DA400**

Rev: 3



01 DETAIL SECTION 1
1:50

02 DETAIL SECTION 2
1:50



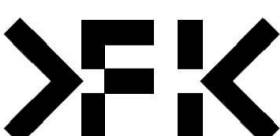

03 DETAIL SECTION 3
1:50

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2		DEVELOPMENT APPLICATION	JM	CR	CR	14.10.25
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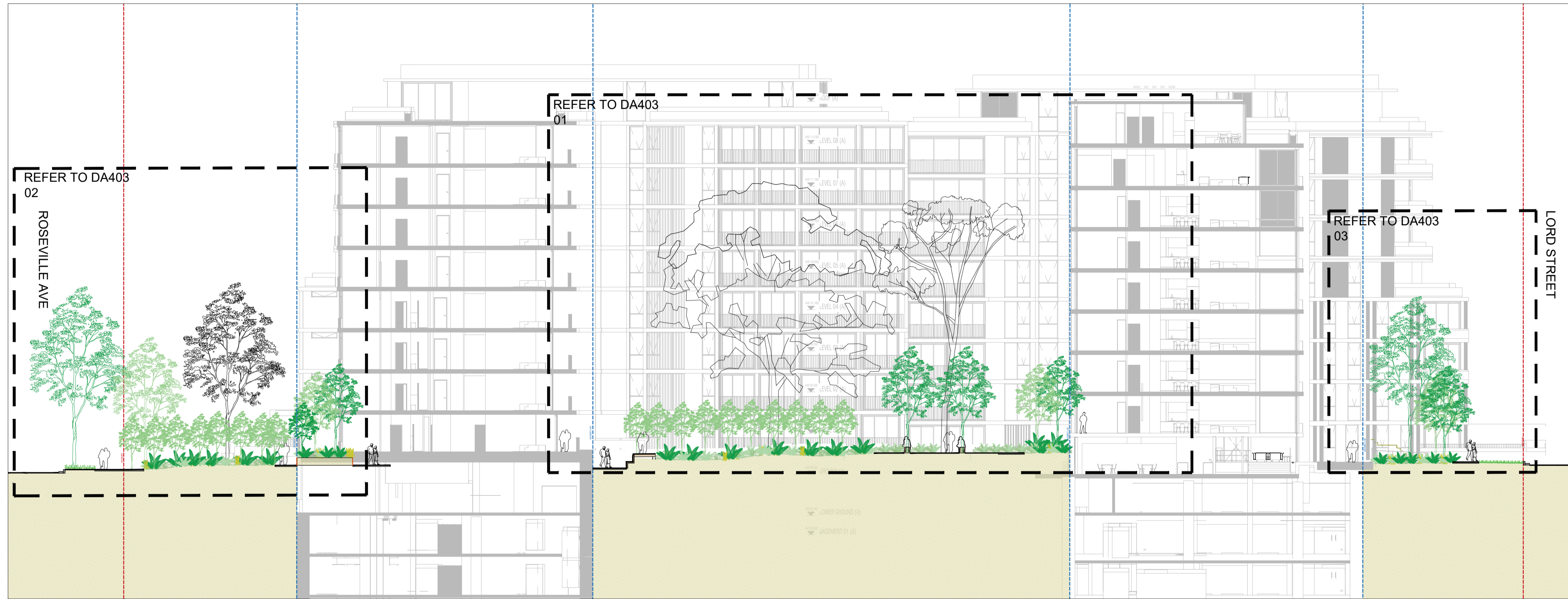
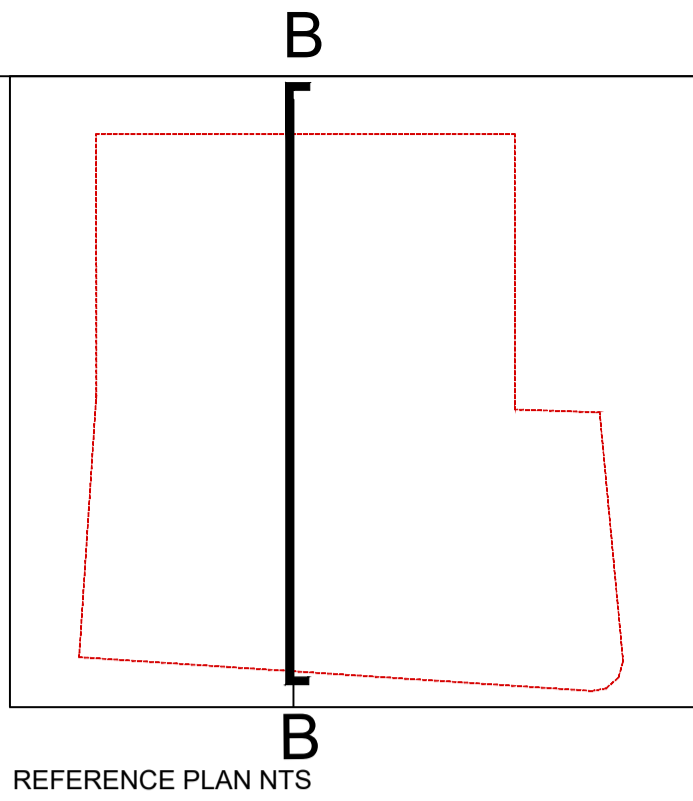
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Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date		
Scale	AS SHOWN		

Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **DETAIL SECTIONS AA**

Original Size **A1** Drawing No: **LD-DA401**

Rev: 3



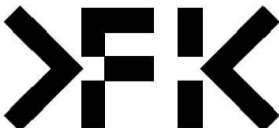

01 TYPICAL SECTION BB
1:200

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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25

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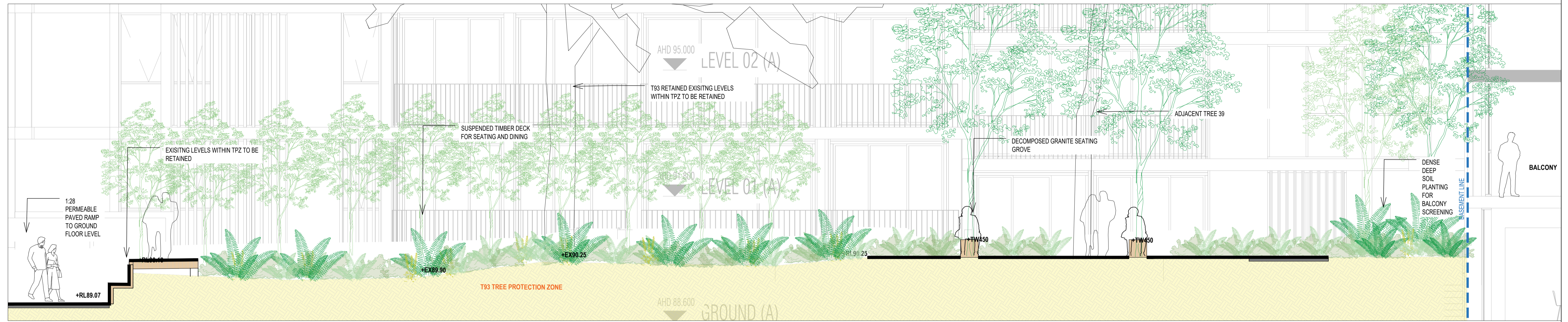
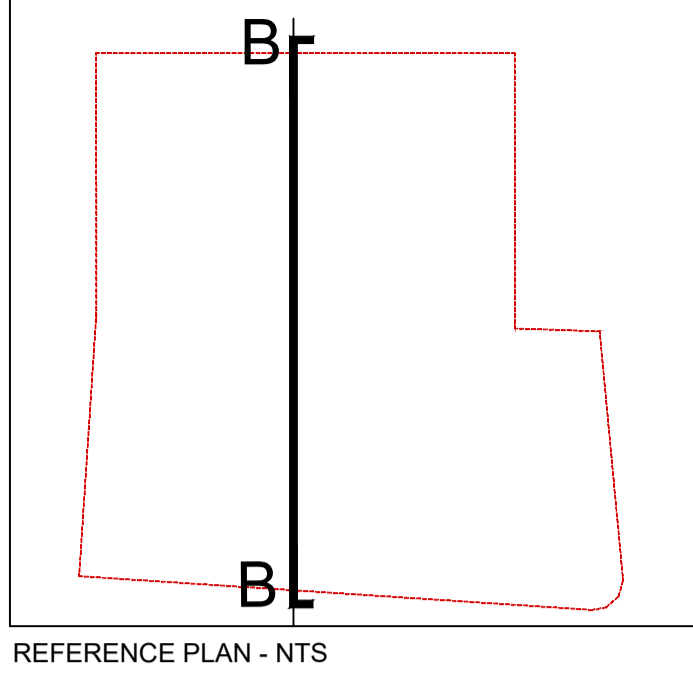
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Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date		
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Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27**
Title **ROSEVILLE AVENUE, ROSEVILLE**
SECTION BB
Original Size **A1** Drawing No: **LD-DA402**

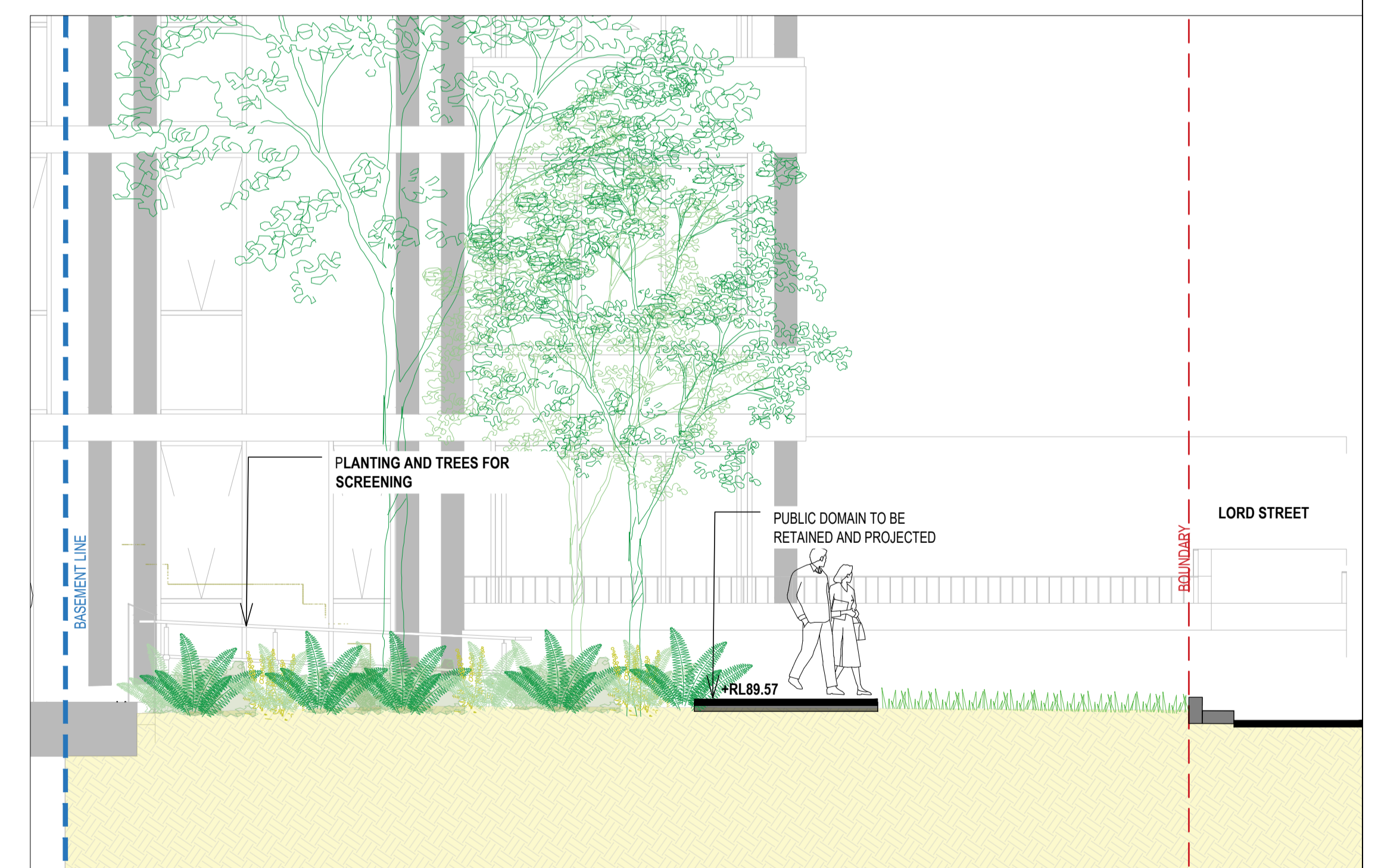
Rev: 3



01 DETAIL SECTION 4
1:50



02 DETAIL SECTION 5
1:50



03 DETAIL SECTION 6
1:50

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25

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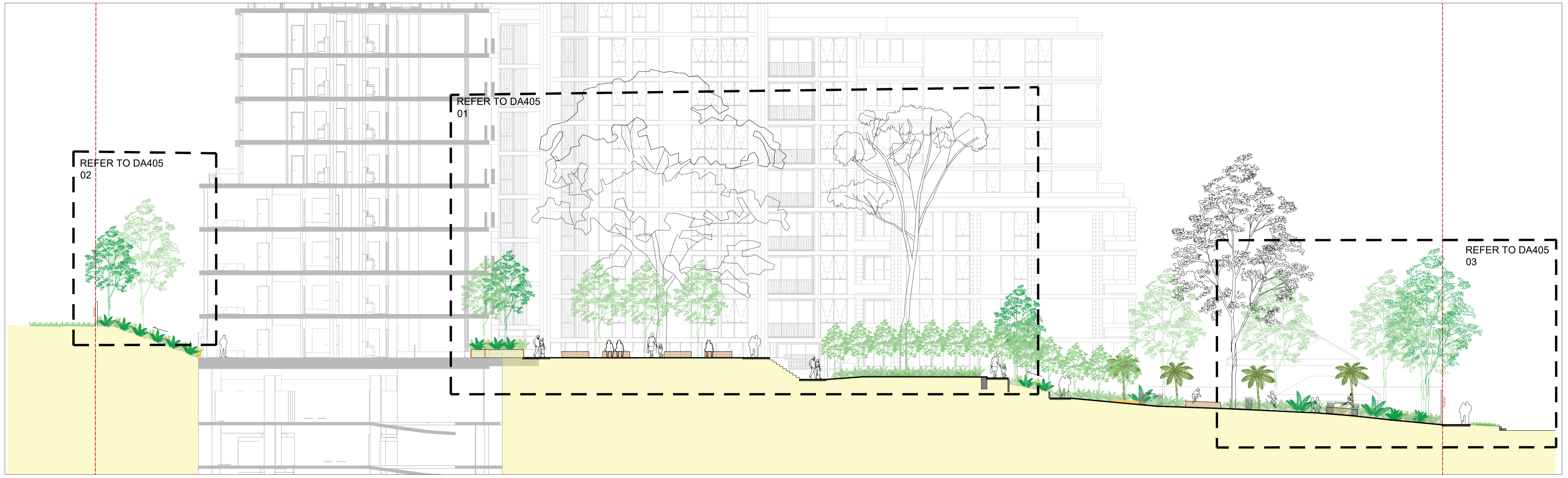
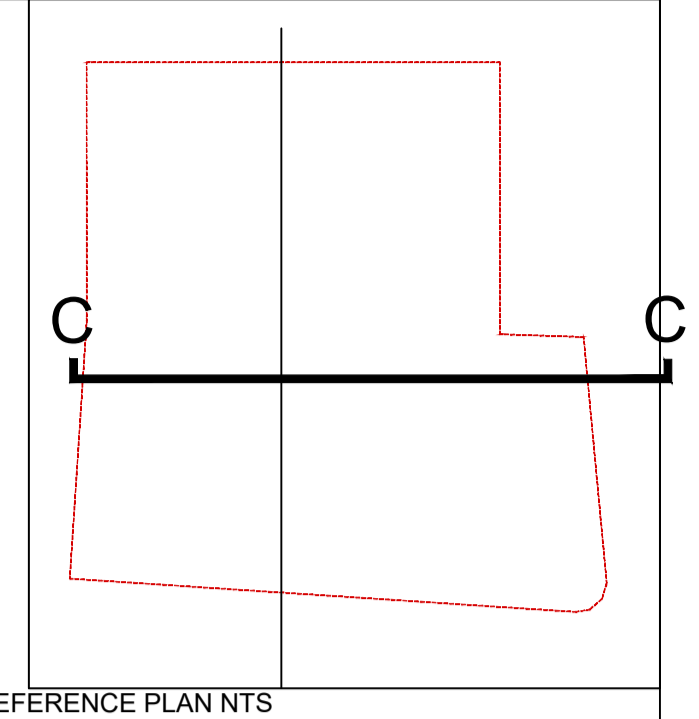
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Drawn	RI	Designer	CR/RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date		
Scale	AS SHOWN		

Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **DETAIL SECTIONS BB**
Original Size **A1**
Drawing No: **LD-DA403**

Rev: 3



01 TYPICAL SECTION CC
1:200

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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25

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Drawn RI Designer CR/RI
Drafting Check CR Design Check CR
Approved (Project Director) Date
Scale AS SHOWN

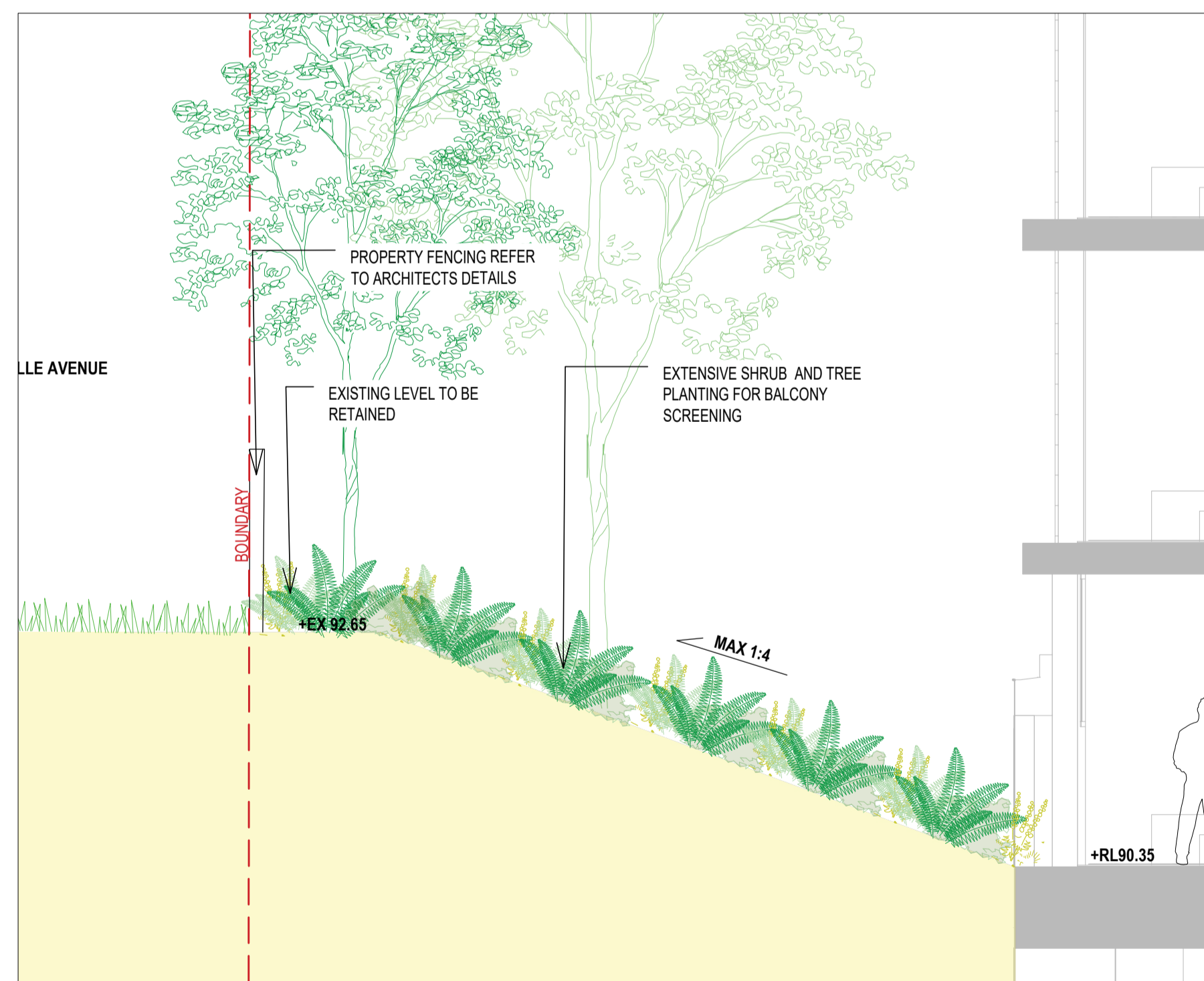
Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27**
Title **ROSEVILLE AVENUE, ROSEVILLE**
SECTION CC

Original Size **A1** Drawing No: **LD-DA404** Rev: **3**

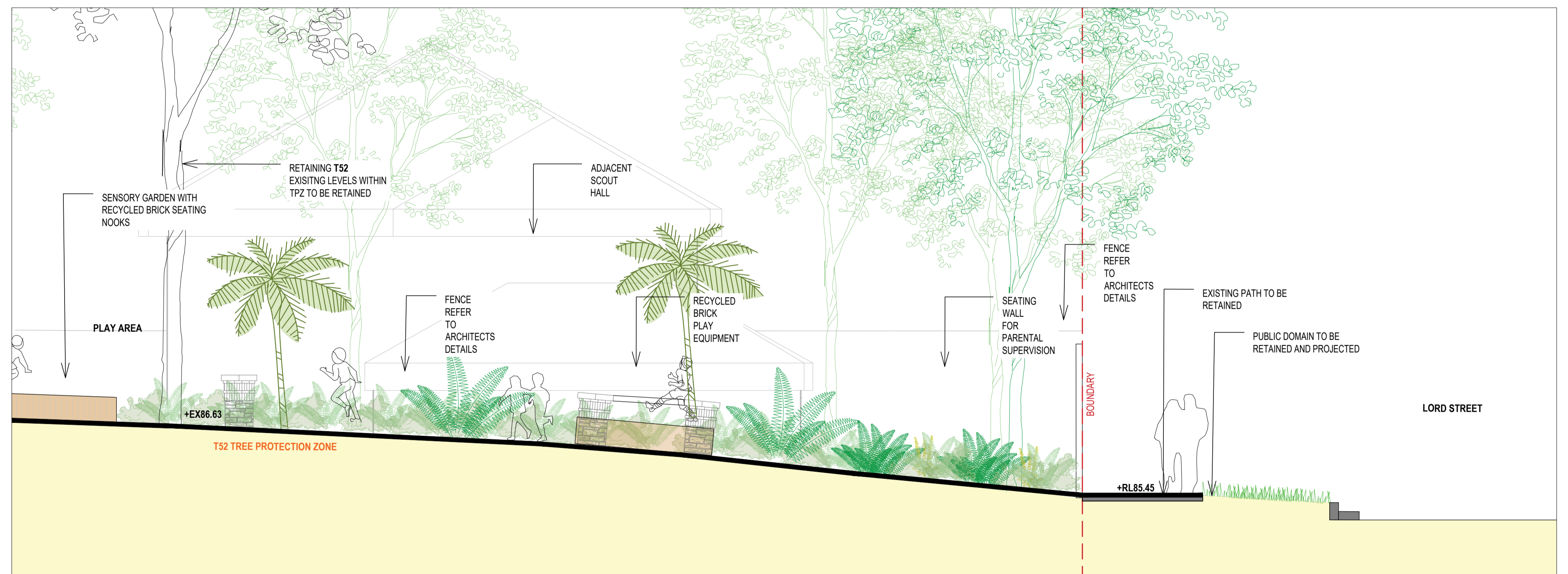
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01 DETAIL SECTION 4
1:50



02 DETAIL SECTION 6
1:50



03 DETAIL SECTION 5
1:50

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3	DEVELOPMENT APPLICATION		AC	CR	CR	30.03.26
2	DEVELOPMENT APPLICATION		JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25

Plot Date: 1 April 2026 - 4:46 PM Plotted by: Annabelle Cole

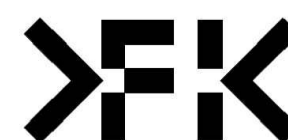
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Drawn RI Designer CR/RI

Drafting Check CR Design Check CR

Approved (Project Director) Date

Scale AS SHOWN

Client **HYECORP**
Project **16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE**
Title **DETAIL SECTIONS CC**

Original Size **A1** Drawing No: **LD-DA405**

Rev: 3

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LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits.

New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product
Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.

The pavements shall comply with Council and Australian Standards

LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:

All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:

Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly identified and referenced to the test data, prepared by an independent soil laboratory.

Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Organic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a **guide only** for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to

landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase

Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.

Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.

Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

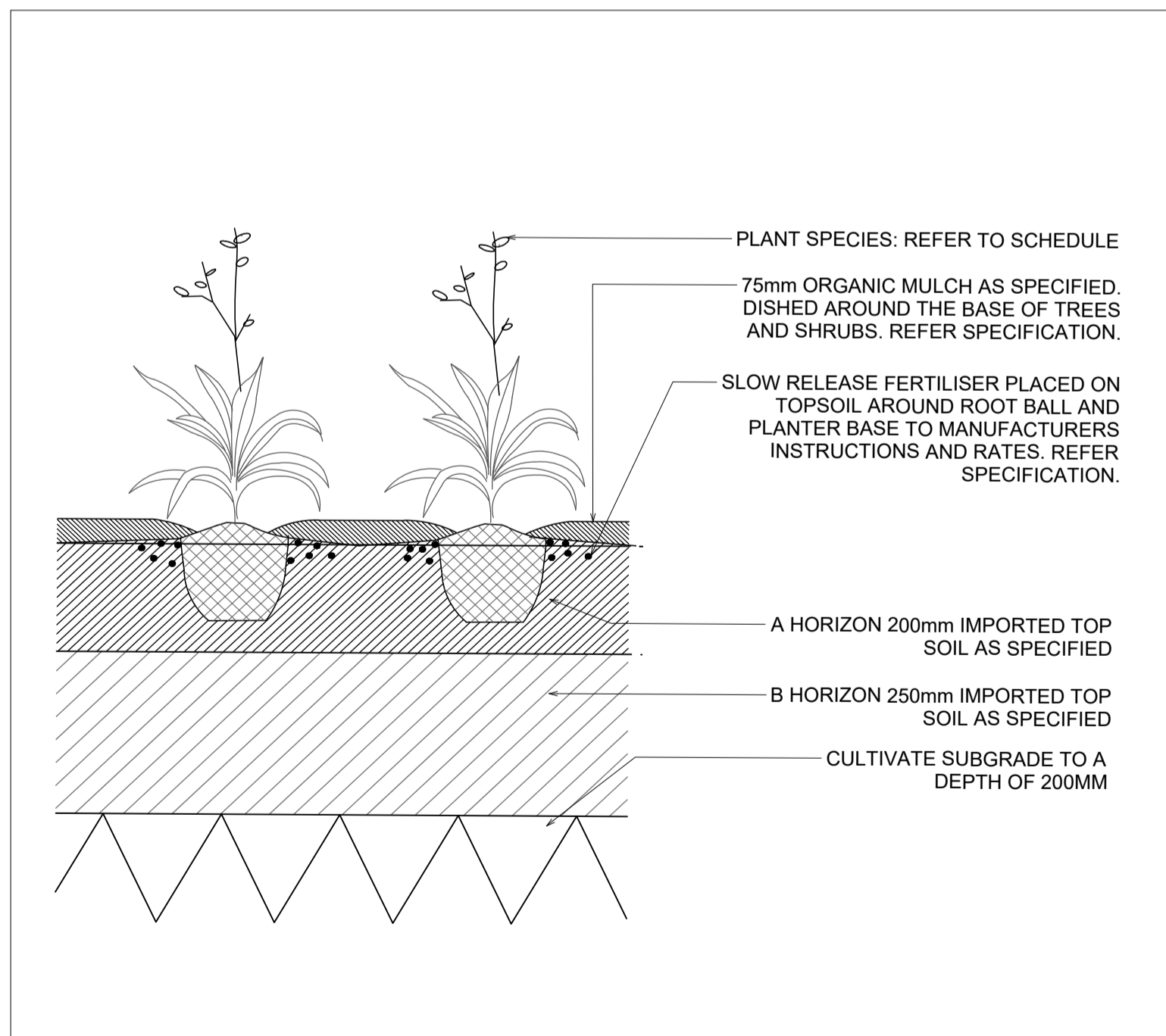
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

****** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH Ku-ring-gai COUNCIL SPECIFICATION AND DETAILS****

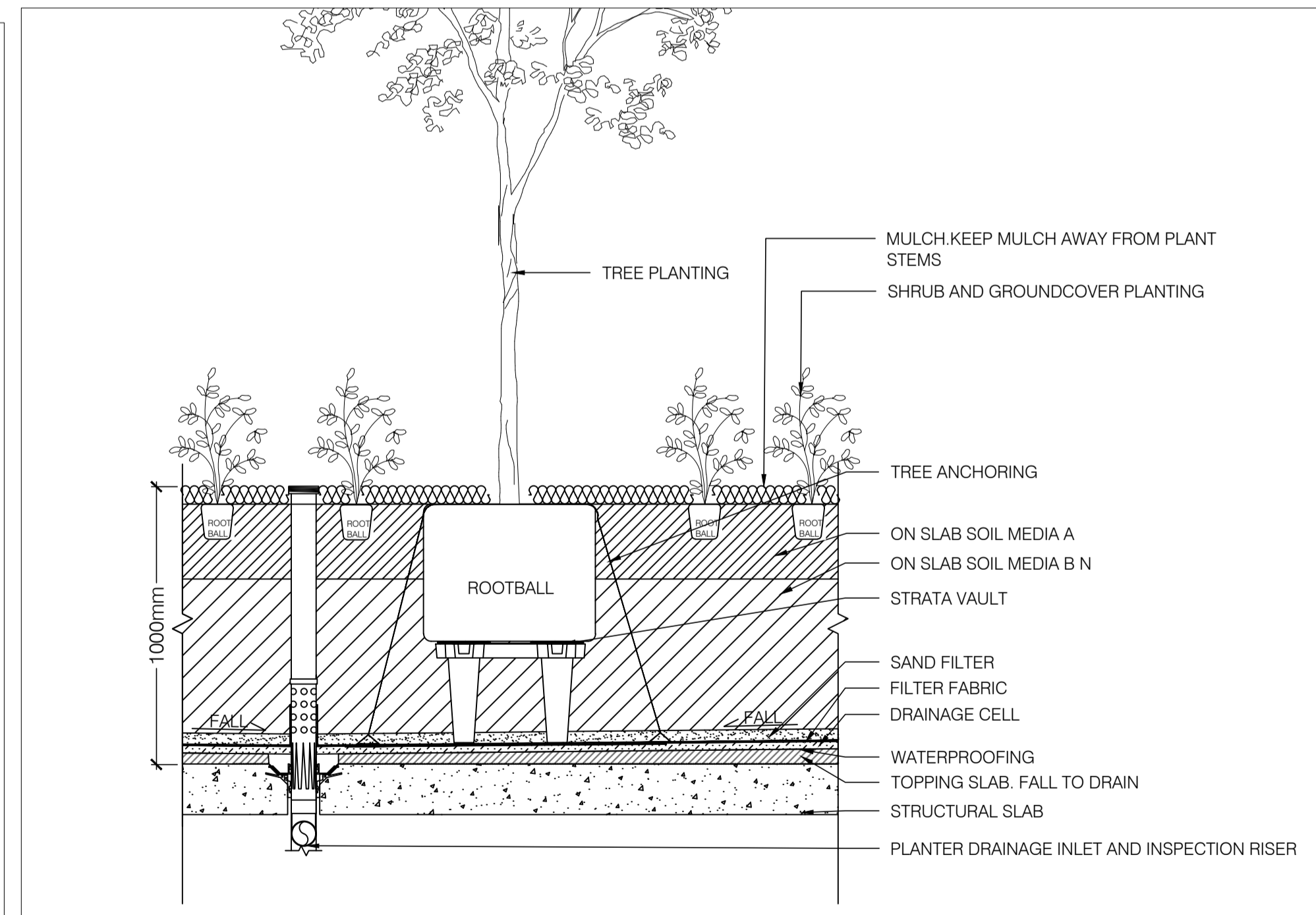
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

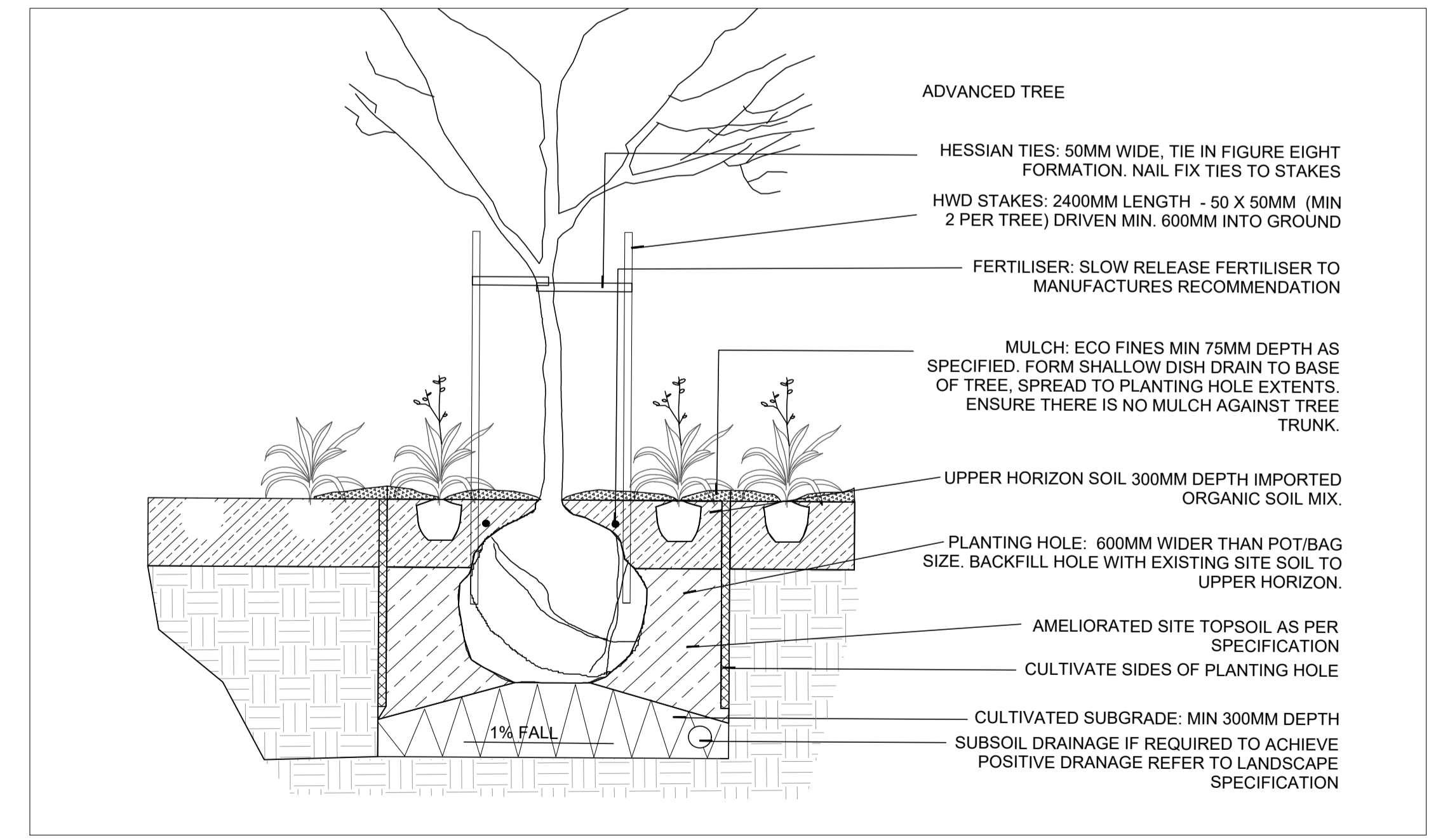
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON GRADE
1:10



2 TYPICAL DETAIL: PLANTER ON SLAB
1:20



3 TYPICAL TREE DETAIL IN DEEP SOIL
1:20

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
3		DEVELOPMENT APPLICATION	AC	CR	CR	30.03.26
2		DEVELOPMENT APPLICATION	JM	CR	CR	14.10.25
1		DEVELOPMENT APPLICATION	JM	CR	CR	31.03.25



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Drawn	RI	Designer	CR/RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	AS SHOWN	This Drawing must not be used for Construction unless signed as Approved	

Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION**
Original Size **A1** Drawing No: **LD-DA900** Rev: **3**