

40 MEMORIAL AVENUE, BELLA VISTA STAGES 1 & 2 SSSA

2025003: LANDSCAPE ARCHITECTURAL DRAWING LIST

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LANDSCAPE SSSA DESIGN STATEMENT

Objectives:

- to increase the number of indigenous species planted in the HILLS SHIRE 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 Site specific DCP by HILLS SHIRE City 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 garden terrace on level 1 with both integrated seating areas & engaging social gathering spaces

Public Domain & Streetscapes

An upgrade and make-good of the public footpath at the development entry and shared path adjacent to the riparian corridor is included as part of the development offer to ensure seamless transitions throughout the ground plane and allow connectivity to the through the precinct. The ground plane is publicly accessible and offers a high quality pedestrian environment

Access, Egress & Connectivity

The through site link acts as the central connectivity spine with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

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 and retail activation 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, lobby and retail areas at maximum 1:14 and 1:20 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 400mm with a minimum 400mm slab setback across both communal podiums is achieved throughout all landscaped areas in the development. All noted planted areas in the design is permanent planting

For deep soil calculations - refer to architectural design report

NOTE:

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- 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

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												Rev:	3	

LEGEND - PLANS

- STAGE 1 SITE BOUNDARY
- STAGE 2 SITE BOUNDARY
- BASEMENT EXTENTS

+ EX 67.85 EXISTING CONTOURS TO BE RETAINED

+ RL 67.85 PROPOSED CONTOURS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS

+ 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 200 STRUCTURAL SLAB SETDOWN (mm)

EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT

EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT

EXTENT OF RESTRICTED DEVELOPMENT AREA (RDA)

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 ADG STANDARDS

W1 WALL TYPE 1: INSITU CONCRETE PLANER WALL CLASS 2 FINISH.

SE RAISED STEEL EDGE

SW1 SEATING WALL TYPE 1: INSITU CONCRETE CLASS 2 WITH TIMBER SEATING BATTENS AND LED LIGHT STRIP

SW2 SEATING WALL TYPE 2: SANDSTONE BLOCK SEATING WALL

P1 PAVING TYPE 1: BOWRAL BRICK PAVERS IN HERRINGBONE

P2 PAVING TYPE 2: MINI MESH BOARDWALK PAVING

P3 PAVING TYPE 3: TO COUNCIL STANDARDS

P4 PAVING TYPE 4: STONE PAVER STETS TO DRIVEWAYS & VEHICULAR ZONES

DG DECOMPOSED GRANITE

TD TIMBER DECKING

TU NATURAL TURF

ST STONE STEPPERS IN GROUND COVER

ARB GARDEN ARBOUR WITH CLIMBERS

BT BAR TABLE

MU TIMBER MULCH

RB ROCK BOULDERS

SD SAND FOR NATURE PLAY

GR1 GRAVEL TYPE 1

GR2 GRAVEL TYPE 2

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.

TREE MANAGEMENT PLAN

EXISTING TREE - TREE PROTECTION ZONE

EXISTING TREE - STRUCTURAL ROOT ZONE

EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT

EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT

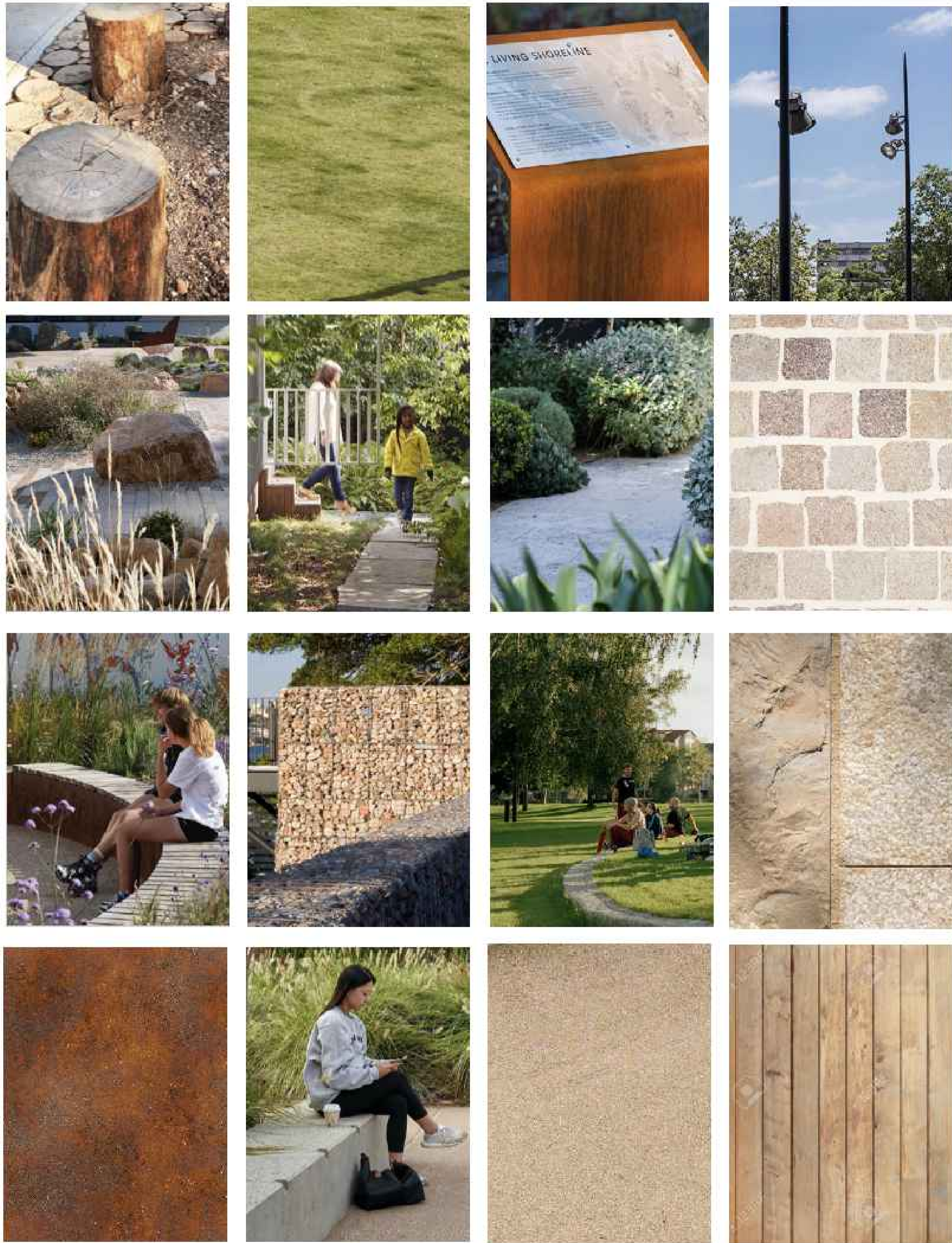
PROPOSED TREES - REFER TO PLANTING PALETTE

PLANT SCHEDULE DEVELOPMENT APPLICATION							
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING
TREES							
EUC mol	Eucalyptus moluccana	Grey Box	Native	200L	15-20m	3.5m x 1.0	As Shown
COR mac	Corymbia maculata	Spotted Gum	Native	200L	15-20m	3.5m x 1.0	As Shown
CUP ana	Cupaniopsis anacardioides	Tuckeroo	Native	200L	6-8m	2.2x1.0m	As Shown
CYA coo	Cyathea cooperi	Australian Treen Fern	Native	100L	6-10m	2.5x1.0m	As Shown
LAG ind	Lagerstroemia indica	Crepe Myrtle	Exotic	100L	6-10m	1.5x1.0m	As Shown
MAL dom	Malus domestica	Domestic Apple Tree	Exotic	100L	4-6m	1.5x1.0m	As Shown
PYR cap	Pyrus Calleryana 'Capital'	Ornamental Pear	Exotic	100L	6-10m	1.5x1.0m	As Shown
WAT flo	Waterhousea floribunda	Weeping Lilly Pilly	Native	100L	6-10m	2.2x1.0m	As Shown
TRI lau	Tristaniaopsis laurina	Water Gum	Native	100L	6-10m	2.2x1.0m	As Shown
ELA ret	Eleocharis reticulatus	Blueberry Ash	Native	100L	6-10m	2.5x1.0m	As Shown
LOP con	Lophostemon confertus	Brush Box	Native	100L	15-20m	2.2x1.0m	As Shown
HYM fla	Hymenoporus flavum	Native Frangiapani	Native	100L	6-10m	2.5x1.0m	As Shown
MEL lin	Melaleuca linarifolia	Flax-Leaved Paperbark	Native	100L	8-10m	2.2x1.0m	As Shown
MAG gra	Magnolia grandiflora 'Little Gem'	Little Gem Magonia	Exotic	100L	4-6m	2.2x1.0m	As Shown
UNDERSTOREY PLANTING							
PM1 MIX TYPE 1 - FULL SUN / PART SHADE							
SHRUBS							
ACM smi	Acmena smithii	Hinterland Gold	Native	45L	3-4m	500mm	As Shown
CAL vim	Callistemon viminalis 'Better John' LJ1'	Bottlebrush	Native	200mm	0.6-1.2m	300mm	As Shown
GRE sup	Grevillea 'Superb'	Grevillea Superb	Native	300mm	0.5-1m	300mm	As Shown
BAN spi	Banksia spinulosa	Hairpin Banksia	Native	300mm	2m	300mm	As Shown
BAN rob	Banksia robur	Swamp Banksia	Native	300mm	3-4m	300mm	As Shown
WES fru	Westringia fruticosa 'Grey Box' WES04	Coastal Rosemary	Native	300mm	1	300mm	As Shown
GRASSES							
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
POA poi	Poa poiformis	Blue Tussock Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
THE aus	Themeda triandra	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	Diclichlis distochophylla	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SPI ser	Spinifex sericeus	Hairy Spinifex	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2
DIE gra	Dietes grandiflora	Wild Iris	Native	150mm	0.5m	200mm	3 per m2
CLIMBERS + GROUNDCOVERS							
CAS gla	Casuarina glauca 'Cousin It'	Cousin It	Native	150mm	150mm	100mm	4 per m2
GAZ tom	Double Gold™ Gazania hybrid 'GT20'	Gazania	Native	150mm	200mm	100mm	4 per m2
VIO hed	Native Violet	Native Violet	Native	150mm	200mm	100mm	4 per m2
GRE bro	Grevillea 'Bronze Rambler'	Grevillea	Native	150mm	200mm	100mm	4 per m2
MYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2
PM2 MIX TYPE 2 - PART SHADE / SHADE TOLERANT							
SHRUBS							
ALP cae	Alpinia caerulea	Native Ginger	Native	300mm	1-3m	500mm	As Shown
STR jun	Strelitzia juncaea	Narrow Leaved Birds of Paradise	Native	300mm	1-3m	500mm	As Shown
PHI xan	Philodendron xanadu	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	As Shown
CYC rev	Cycas revoluta	Sago Palm	Native	300mm	1m	300mm	As Shown
ASP aus	Asplenium australasicum	Birds Nest Fern	Native	300mm	1m	300mm	As Shown
GRASSES							
CLI min	Clivia miniata	Bush Lily	Native	150mm	60cm x 50cm	100mm	3 per m2
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CLIMBERS + GROUNDCOVERS							
DIC rep	Dichonda repens	Kidneyweed	Native	150mm	0.2m x 0.6m	100mm	4 per m2
PLE par	Plectranthus parviflorus	Cockspur Flower	Native	150mm	0.2m x 0.6m	100mm	4 per m2
TRA jas	Trachelospermum jasminoides	Creeping Jasmine	Exotic	150mm	0.2m x 5m	100mm	4 per m2
VIO hed	Viola hederacea	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
PM3 MIX TYPE 3 - WSUD LOW WATER MIX							
CAR app	Carex appressa	Tall Sedge	Native	150mm	0.2m x 0.6m	100mm	3 per m2
FIC nod	Ficinia nodosa	Knotted Club Rush	Native	150mm	0.2m x 0.6m	100mm	3 per m2
LOM lon	Lomandra longifolia	Basket Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
THE aus	Themeda triandra	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	Diclichlis distochophylla	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
GOO ova	Goodenia ovata	Hop goodenia	Native	150mm	0.2m x 0.6m	100mm	3 per m2
POA poi	Poa poiformis	Blue Tussock Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2

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

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2 AMENDED SSDA SUBMISSION				AZ	RI	RI	03.12.25									LANDEN DEV NO.8 PTY LTD.		
1 STATE SIGNIFICANT DEVELOPMENT APPLICATION				AZ	RI	RI	07.08.25									40 MEMORIAL AVENUE, BELLA VISTA		
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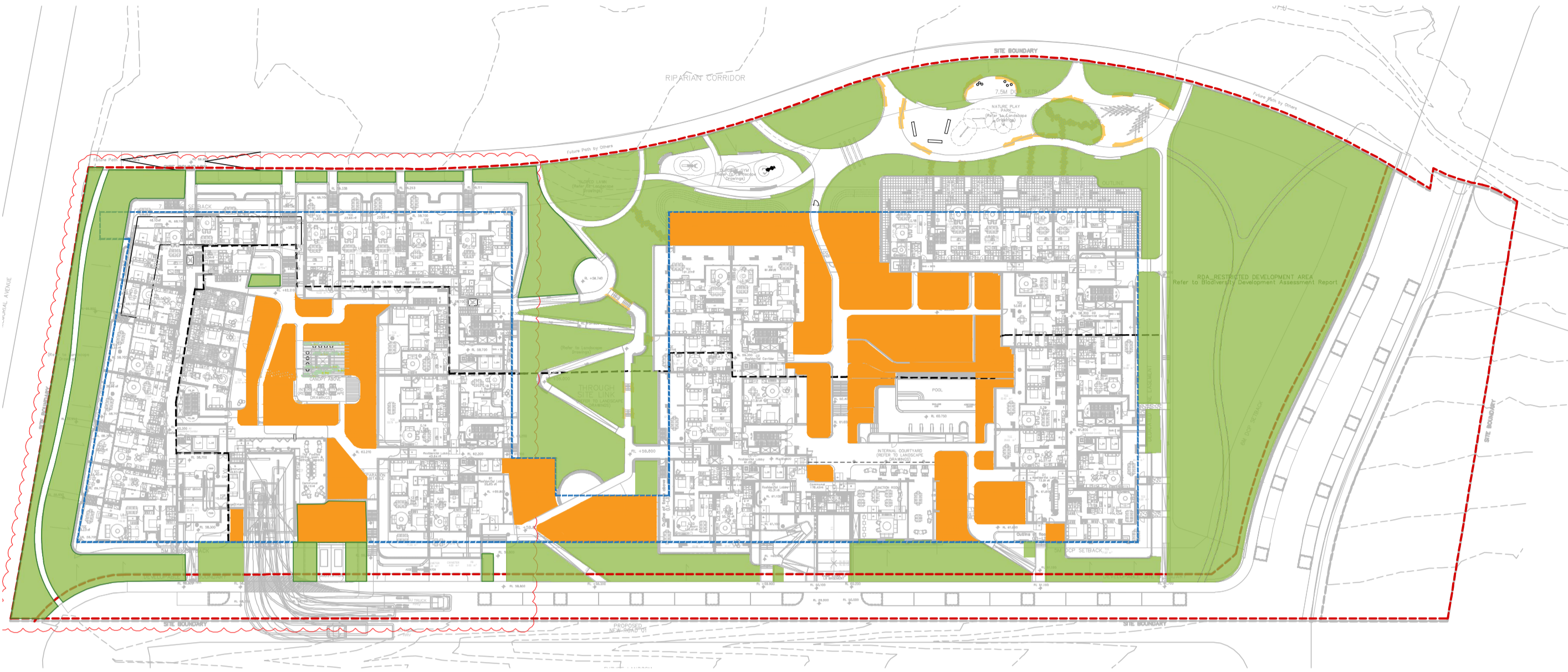
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Project **40 MEMORIAL AVENUE, BELLA VISTA**
Title **MATERIALS SELECTION**

Original Size **A1** Drawing No: **2025003-LD-DA002**

Rev: 1

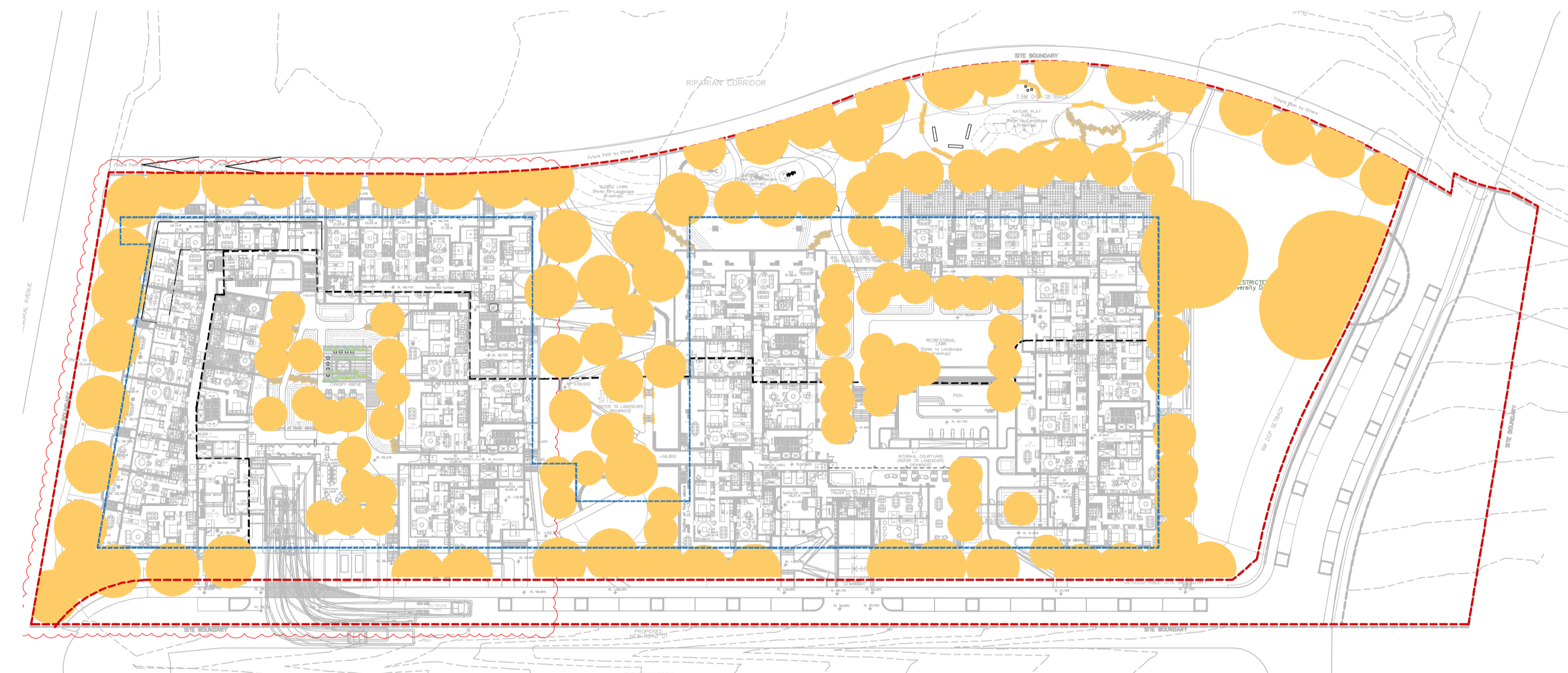


LANDSCAPE AREA GL+LOWER GL

LANDSCAPE SITE COVERAGE CALCULATIONS

DEVELOPABLE SITE AREA = 20,511m²

- LANDSCAPING ON STRUCTURE (2m WIDE) = 2140 m²
 - LANDSCAPING ON NATURE GROUND (2m WIDE) = 6776 m²
- TOTAL LANDSCAPE AREA = 8916m² = 43.4%



TREE CANOPY COVERAGE GL+LOWER GL

DEVELOPABLE SITE AREA = 20,511m²

- TOTAL CANOPY COVERAGE = 7115m² = 34.6%
(TOD DESIGN GUIDE COMPLIANCE: 20%)

NOTE: DEEP SOIL DIAGRAM – REFER TO ARCHITECTURAL DETAILS

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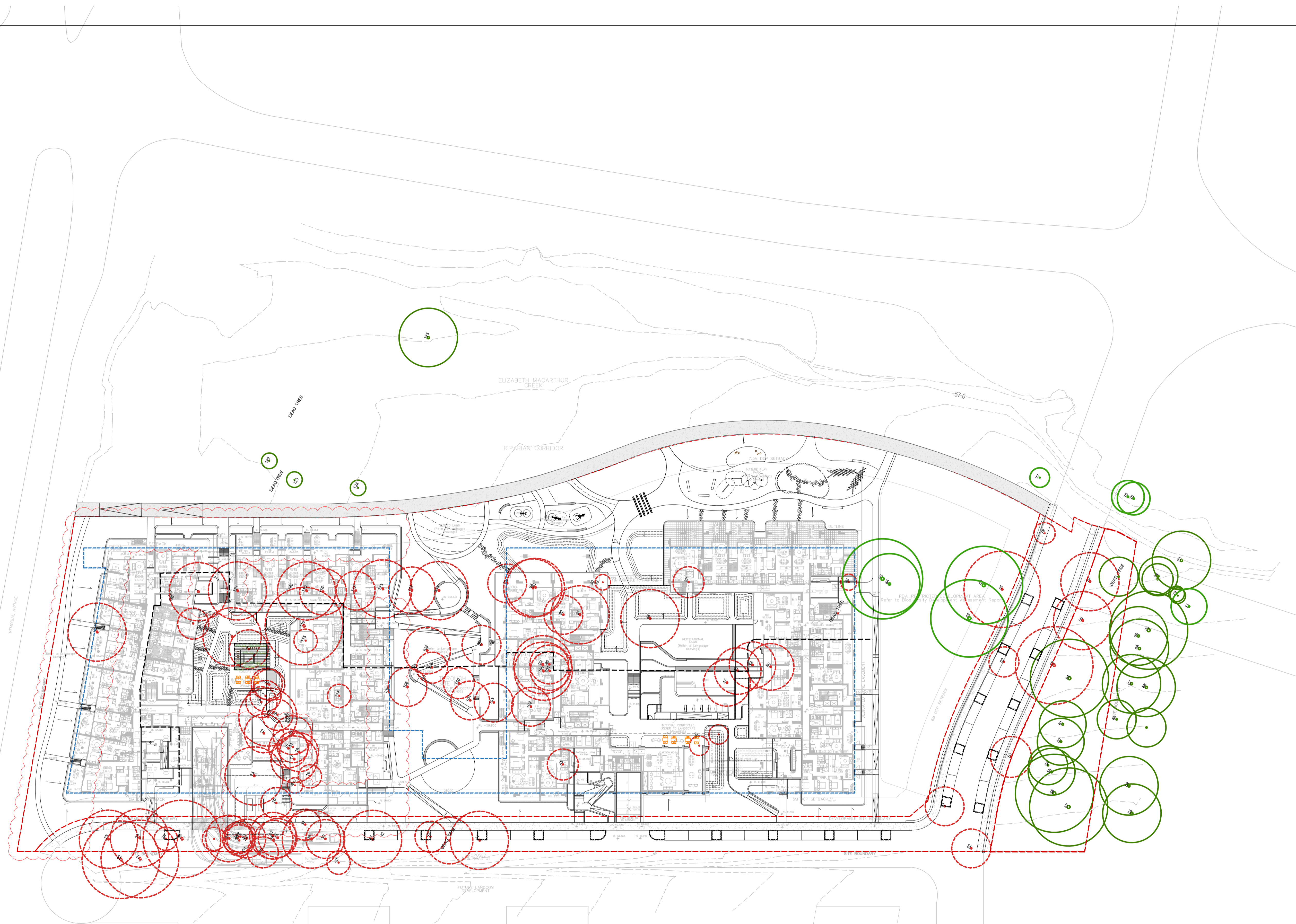
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Project **40 MEMORIAL AVENUE, BELLA VISTA**
Title **LANDSCAPE COMPLIANCE DIAGRAMS**

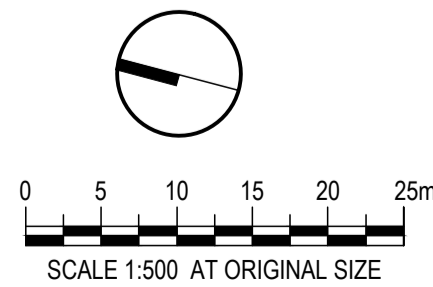
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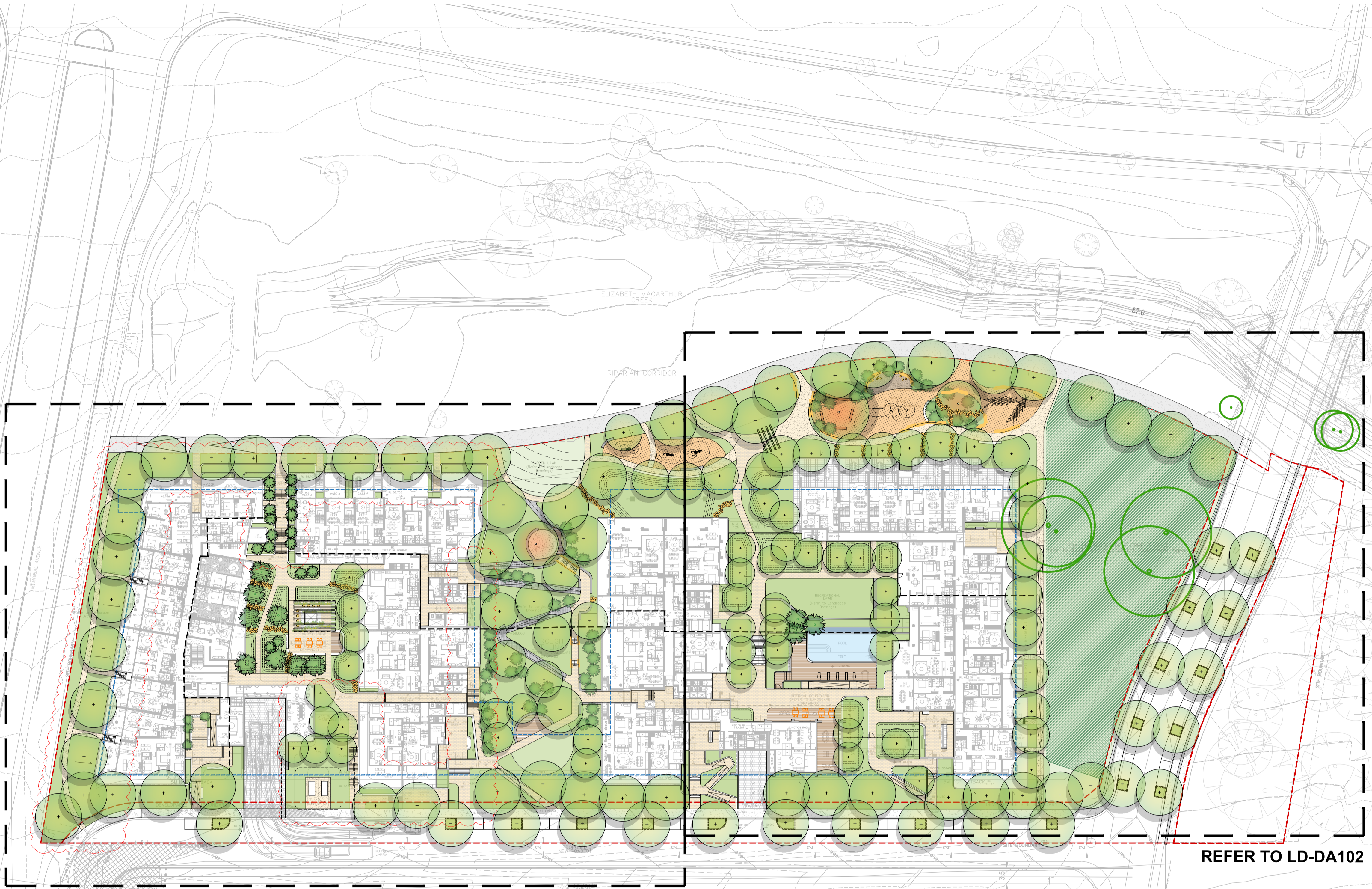
Title

Original Size

LANDEN DEV NO.8 PTY LTD.
40 MEMORIAL AVENUE, BELLA VISTA
TREE MANAGEMENT PLAN

A1 Drawing No: **2025003-LD-DA010**

Rev: 3

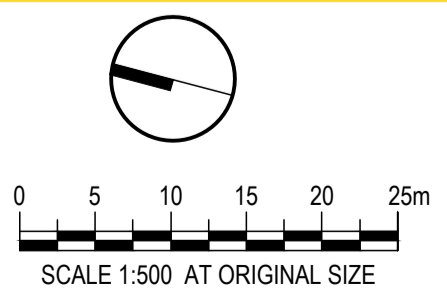


REFER TO LD-DA101

REFER TO LD-DA102

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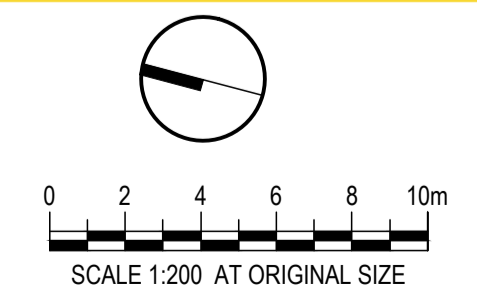
Client **LANDEN DEV NO.8 PTY LTD.**
 Project **40 MEMORIAL AVENUE, BELLA VISTA**
 Title **LANDSCAPE MASTERPLAN (STAGE 1 & 2)**

Original Size **A1** Drawing No: **2025003-LD-DA100** Rev: **3**



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3	AMENDED SSDA SUBMISSION		AZ	RI	RI	09.03.25
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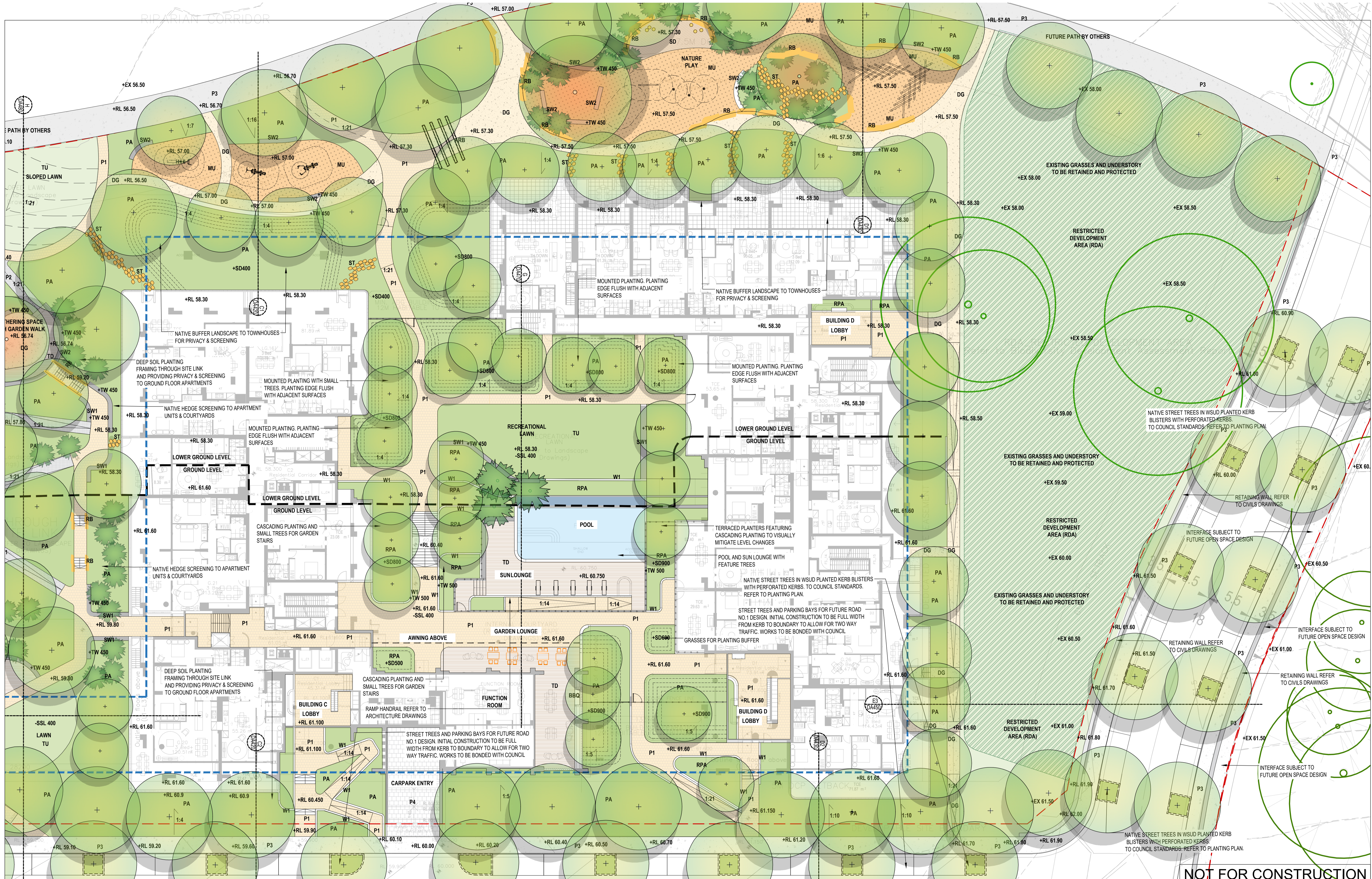
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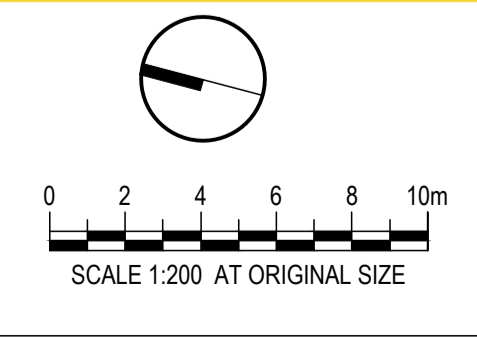
Client LANDEN DEV NO.8 PTY LTD.
Project 40 MEMORIAL AVENUE, BELLA VISTA
Title LANDSCAPE DETAIL PLAN 1 - STAGE 01

Original Size
A1 Drawing No: **2025003-LD-DA101** Rev: **3**



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2	AMENDED SSSA SUBMISSION		AZ	RI	RI	03.12.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	07.08.25



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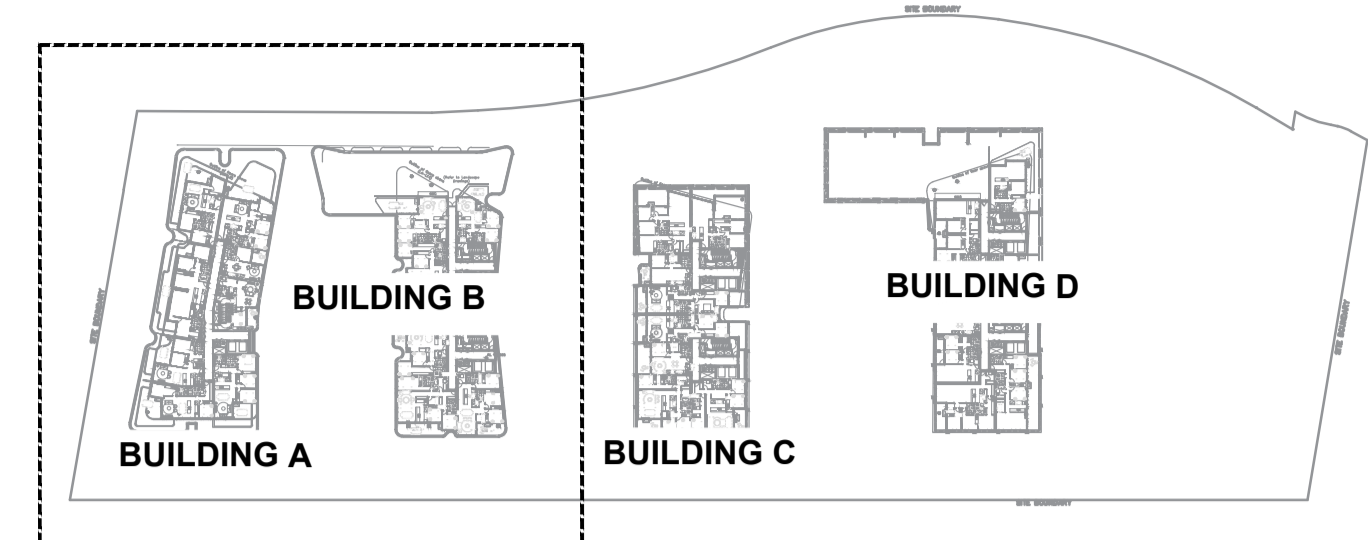
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Drawn RI
 Designer CR/RI
 Drafting Check CR
 Design Check CR
 Approved (Project Director) Date
 Scale 1:200

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Client LANDEN DEV NO.8 PTY LTD.
 Project 40 MEMORIAL AVENUE, BELLA VISTA
 Title LANDSCAPE DETAIL PLAN 2 - STAGE 02

Original Size A1 Drawing No: 2025003-LD-DA102 Rev: 2

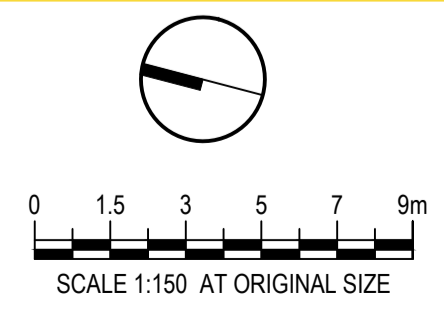


KEY PLAN
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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	RI	RI	Project Director	Date
1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI			24.07.25



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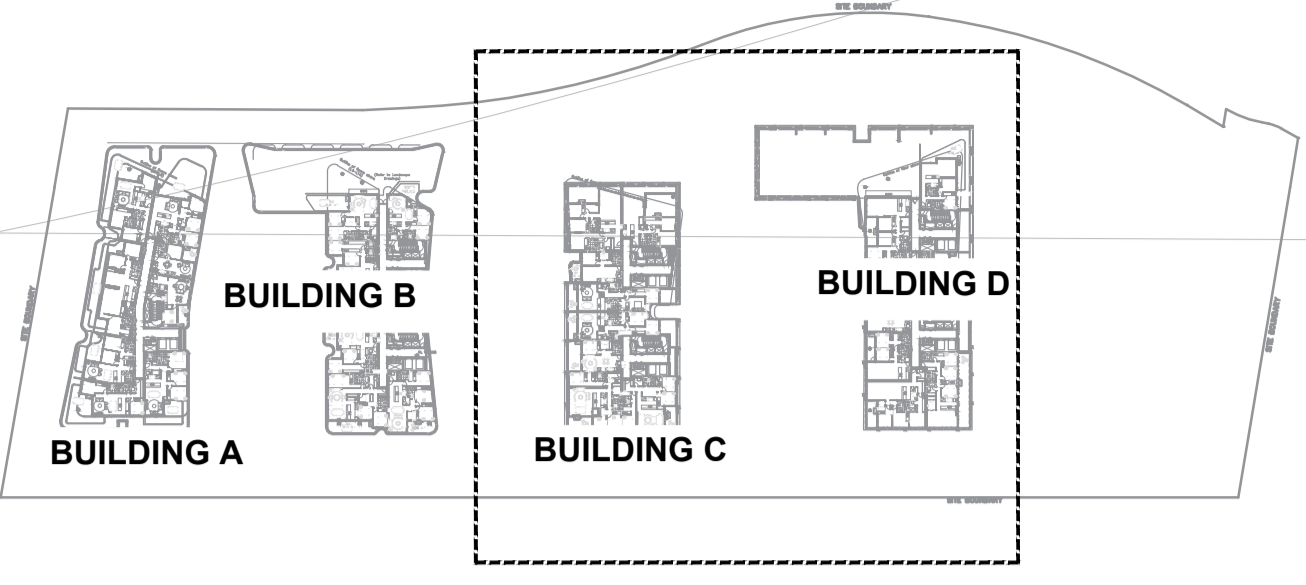
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Designer CR/RI
Drafting Check CR
Design Check CR
Approved (Project Director)
Date
Scale

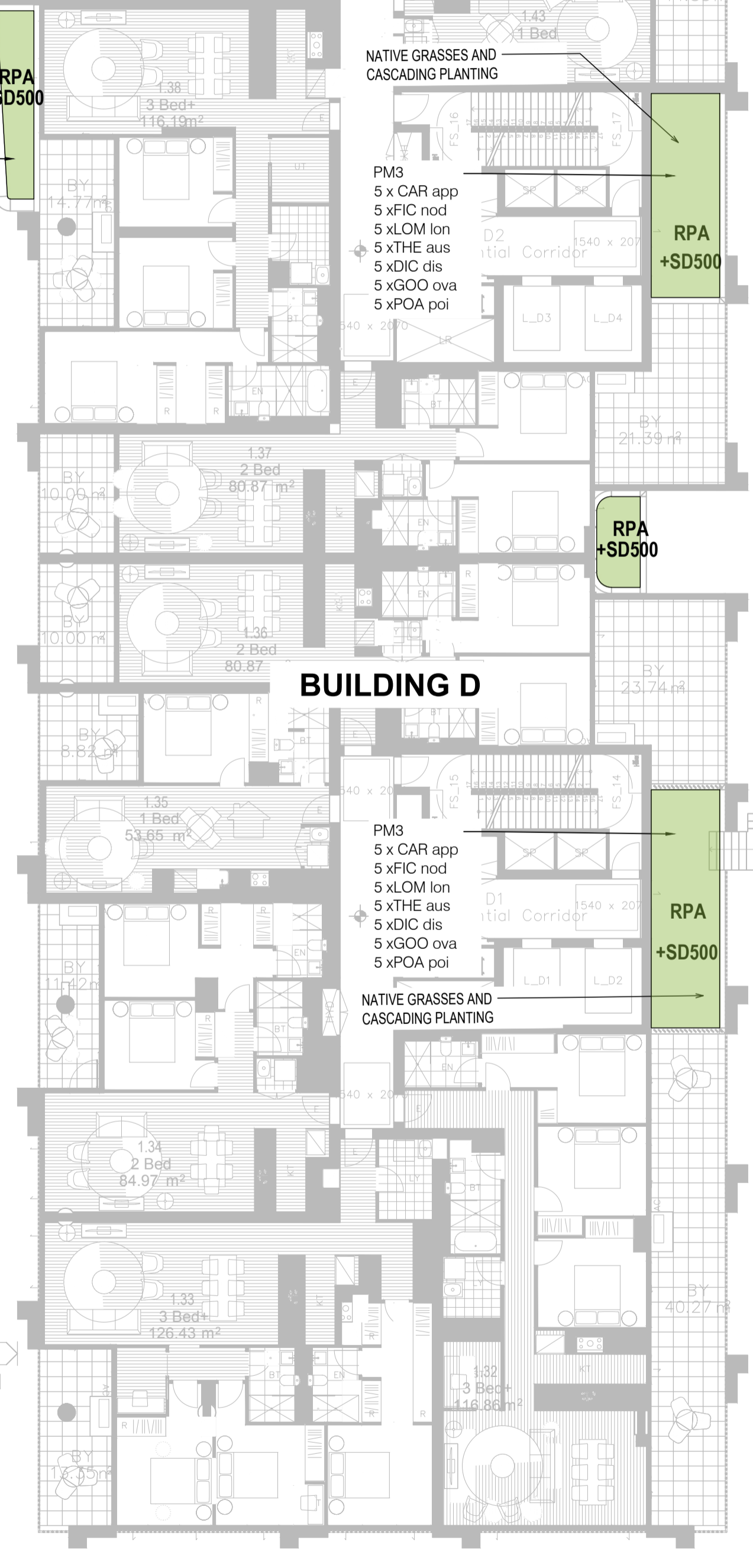
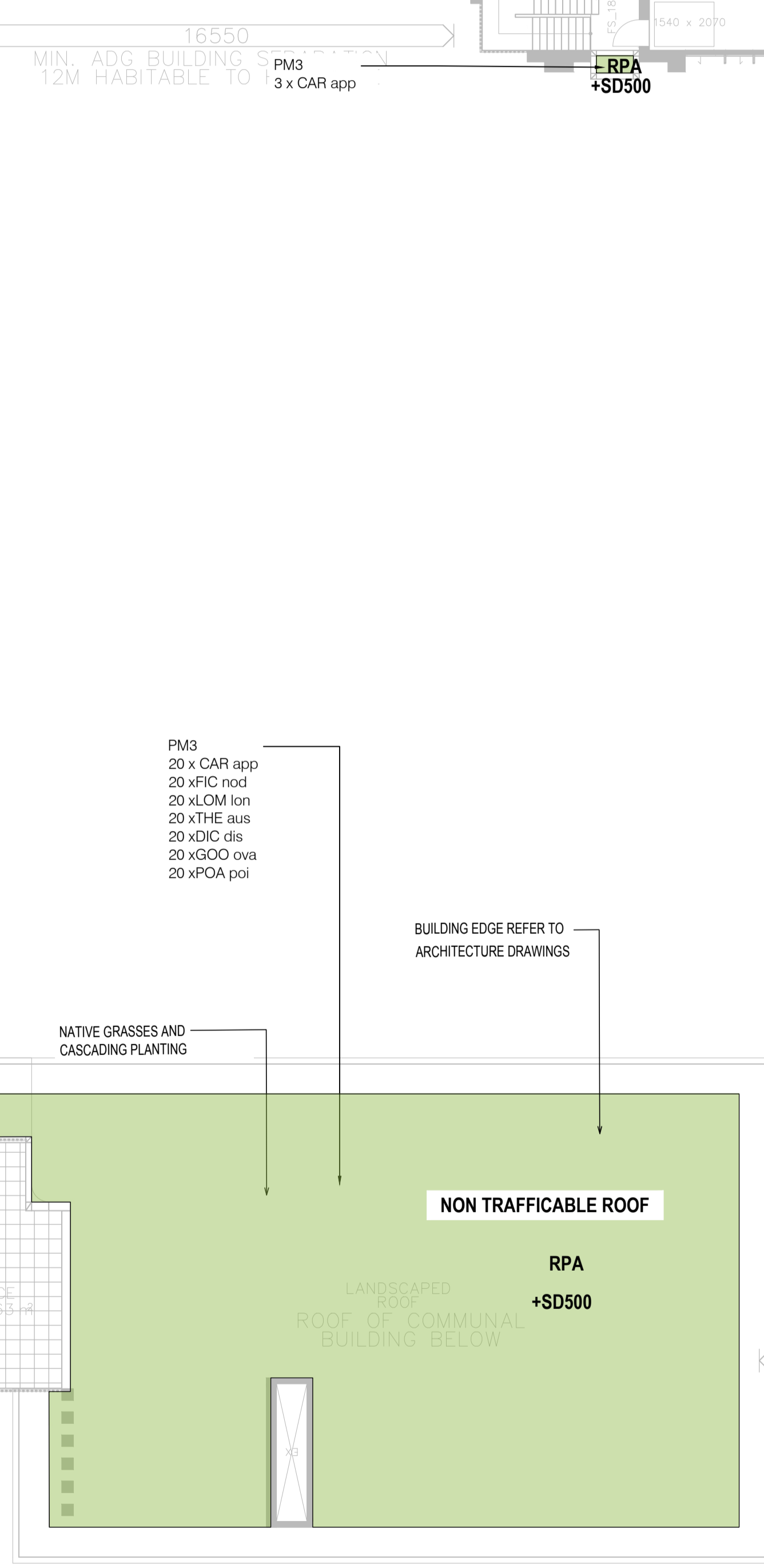
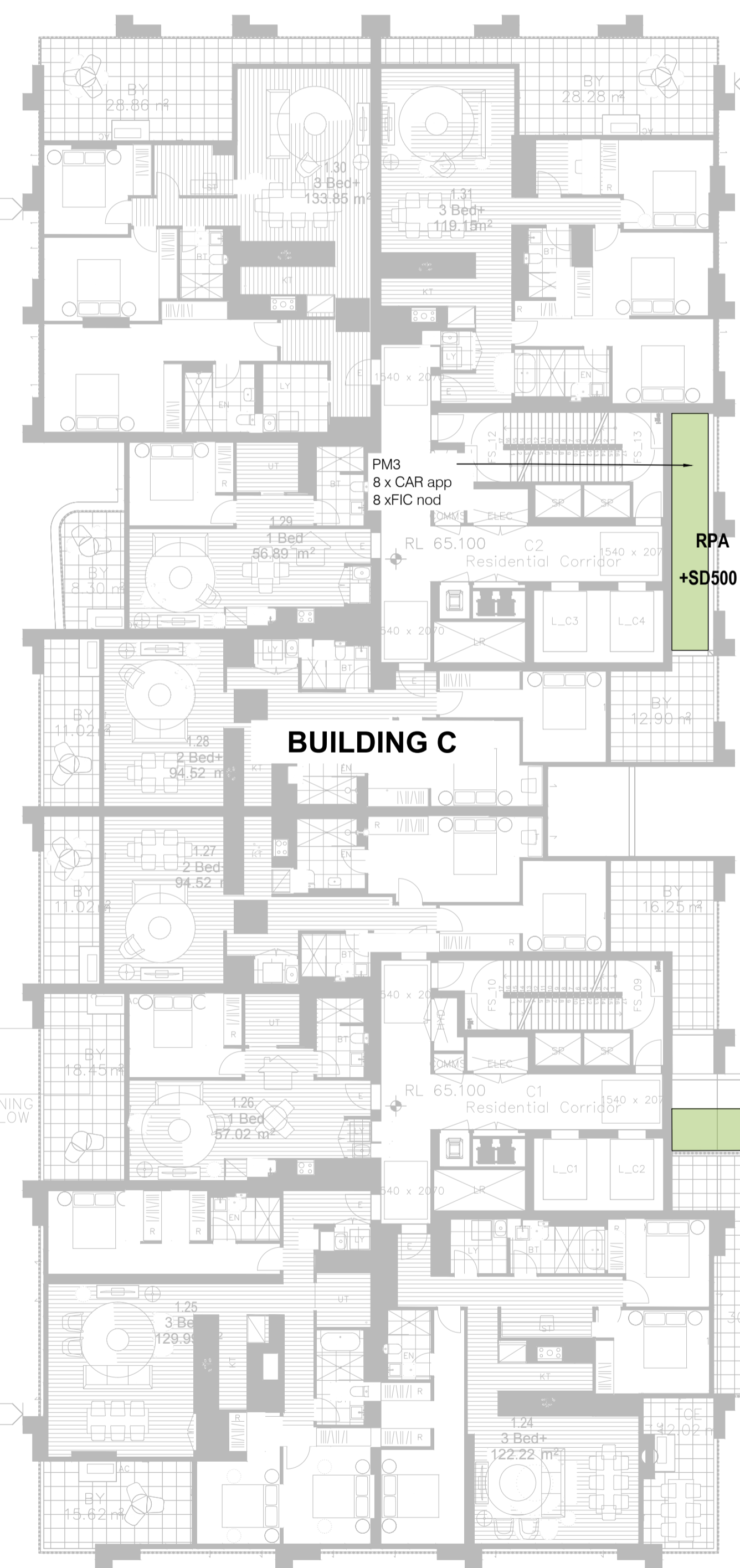
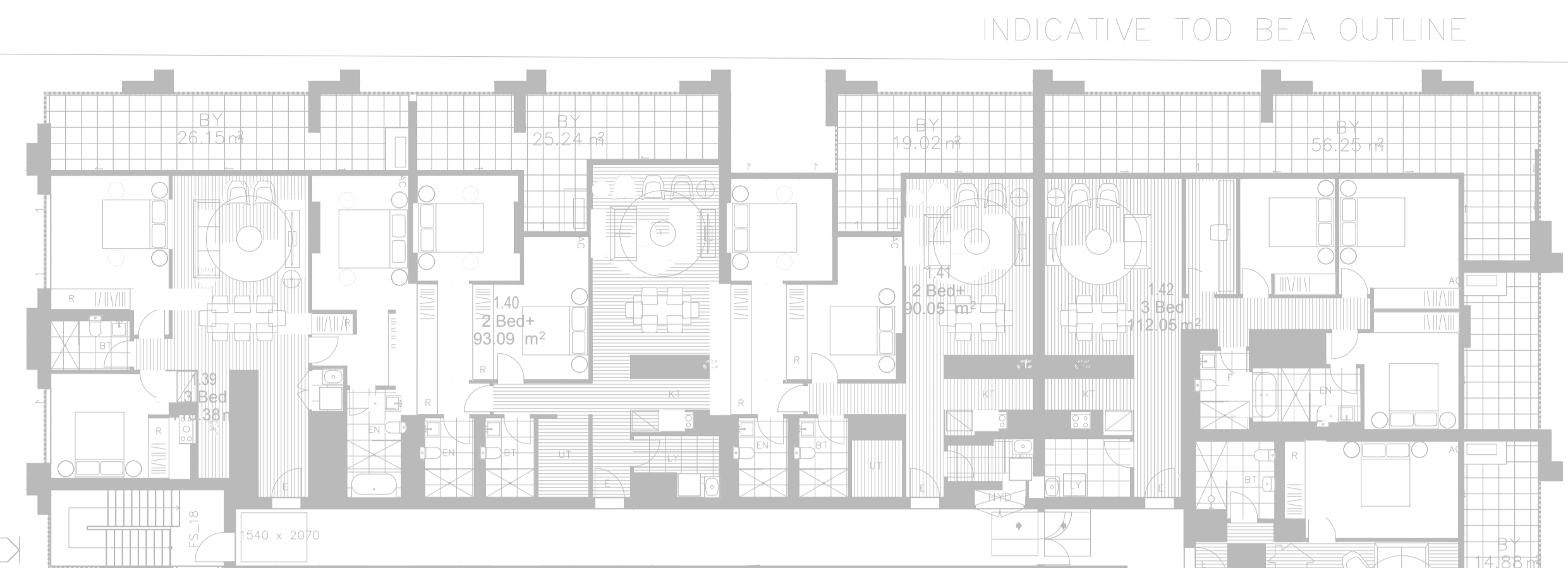
Client **LANDEN DEV NO.8 PTY LTD.**
Project **40 MEMORIAL AVENUE, BELLA VISTA**
Title **BUILDING A & B LEVEL 1 PLAN AND PLANTING PLAN**

Original Size **A1**
Drawing No: **2025003-LD-DA110**
Rev: **1**

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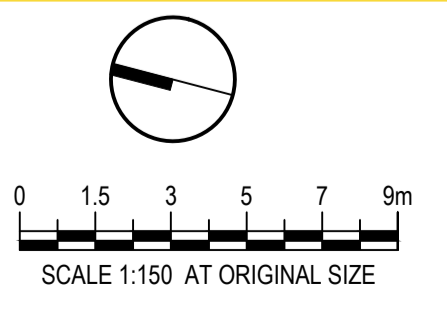
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5M DCP SETBACK

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No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	RI	RI	Project Director	Date
1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI			24.07.25



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Drafting Check CR
Design Check CR

Approved (Project Director)
Date

Scale

Client
LANDEN DEV NO.8 PTY LTD.

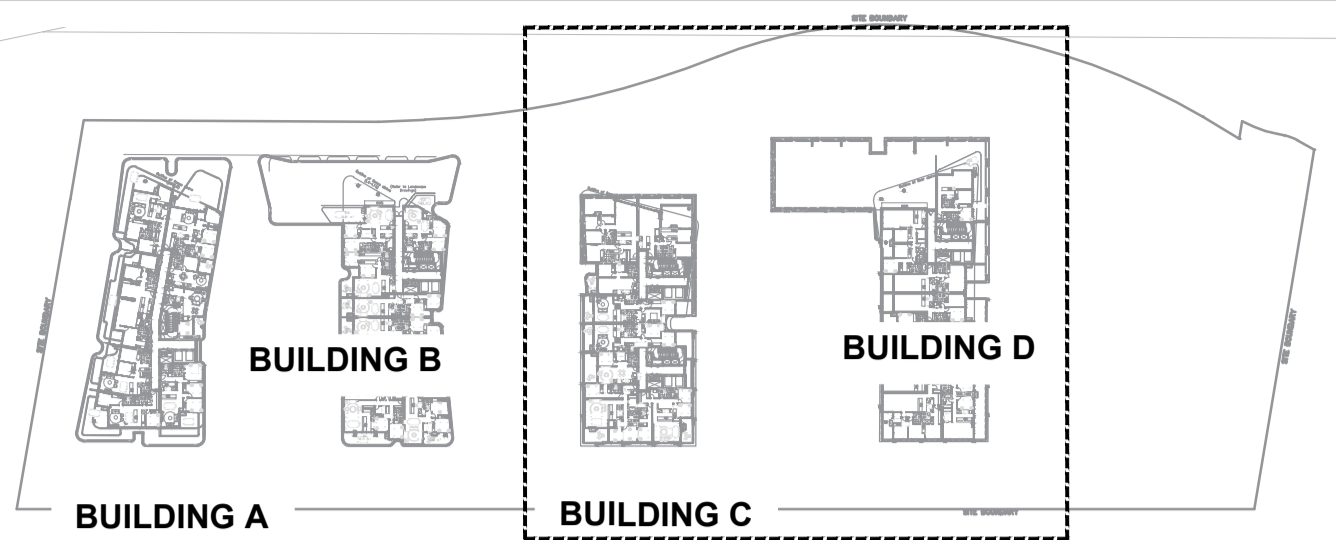
Project
40 MEMORIAL AVENUE, BELLA VISTA

Title
BUILDING C&D LEVEL 1 PLAN AND PLANTING PLAN

Original Size
A1

Drawing No: **2025003-LD-DA111**

Rev: **1**

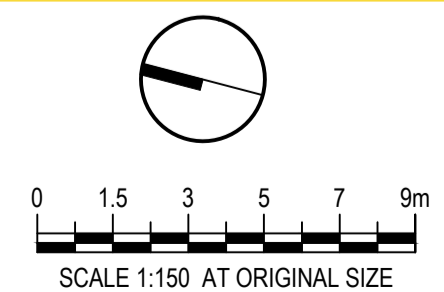


KEY PLAN NTS



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No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	RI	RI	Project Director	Date
1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI			24.07.25



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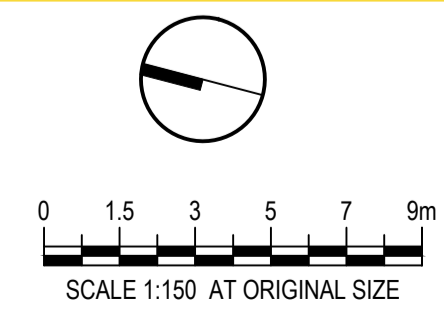
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 Drafting Check CR
 Design Check CR
 Approved (Project Director)
 Date
 Scale

Client LANDEN DEV NO.8 PTY LTD.
 Project 40 MEMORIAL AVENUE, BELLA VISTA
 Title BUILDING C&D LEVEL 2 PLAN AND PLANTING PLAN
 Original Size A1
 Drawing No: 2025003-LD-DA120
 Rev: 1



1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25	
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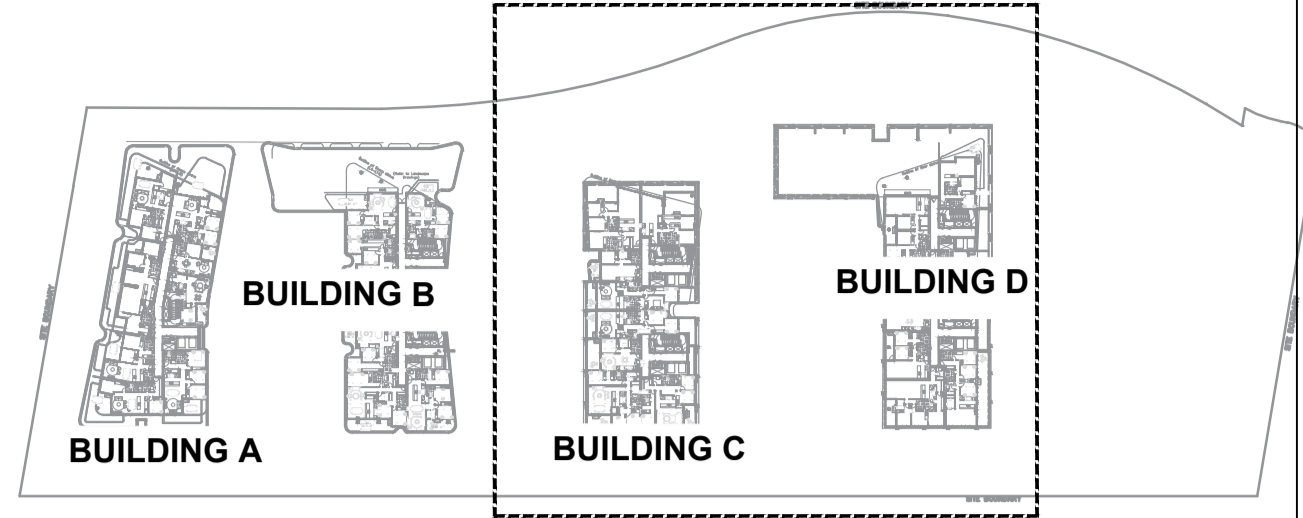
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Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date		
Scale	This Drawing must not be used for Construction unless signed as Approved		

Client **LANDEN DEV NO.8 PTY LTD.**

Project **40 MEMORIAL AVENUE, BELLA VISTA**

Title **BUILDING A & B LEVEL 3 PLAN AND PLANTING PLAN**

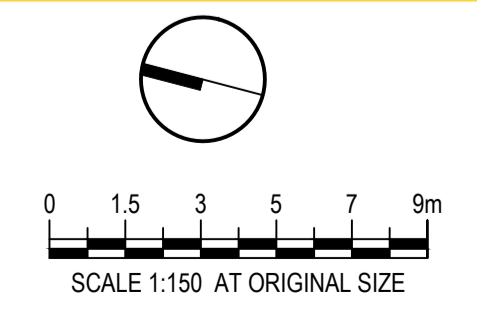
Original Size **A1** Drawing No: **2025003-LD-DA130** Rev: **1**



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1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25



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

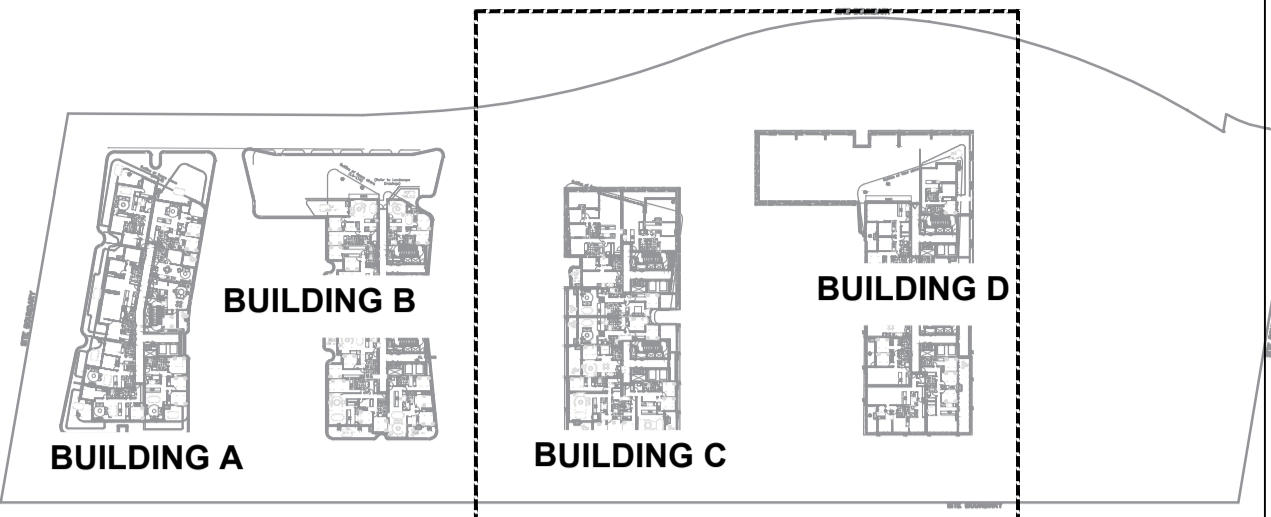
This Drawing must not be used for Construction unless signed as Approved

Client **LANDEN DEV NO.8 PTY LTD.**

Project **40 MEMORIAL AVENUE, BELLA VISTA**

Title **BUILDING C&D LEVEL 3 PLAN AND PLANTING PLAN**

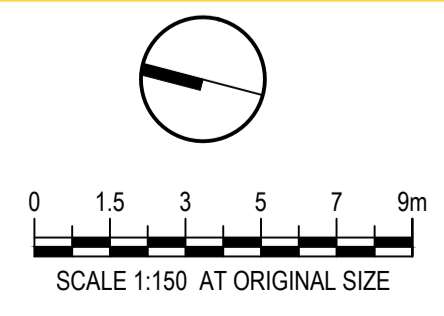
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1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25



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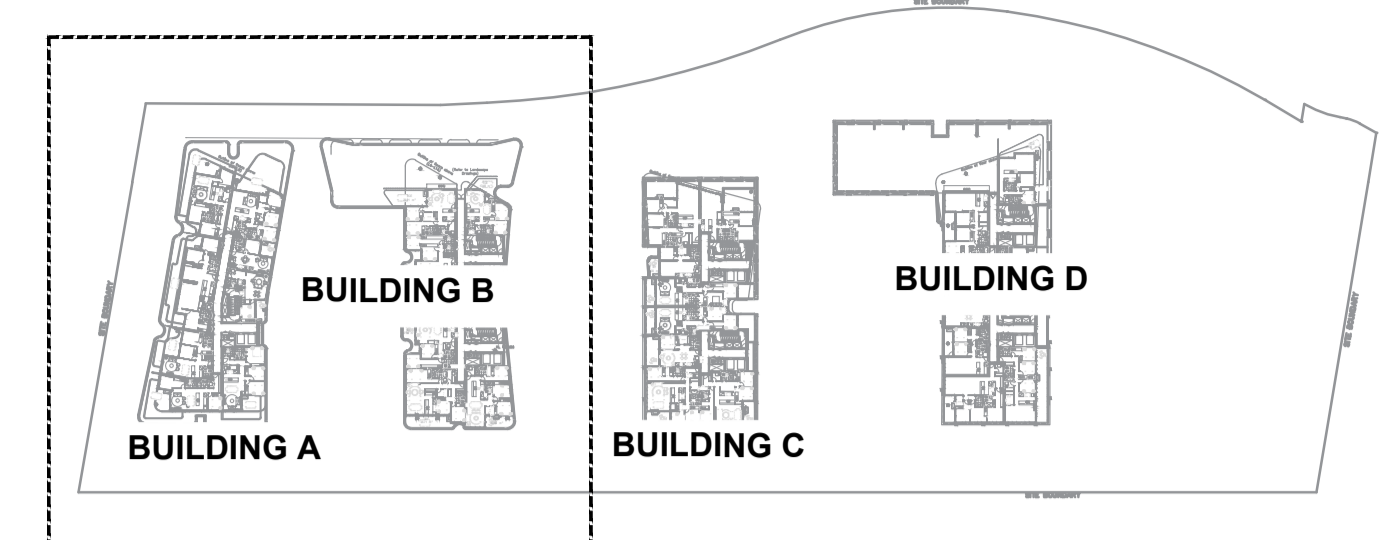
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Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date		
Scale	1:500	This Drawing must not be used for Construction unless signed as Approved	

Client **LANDEN DEV NO.8 PTY LTD.**
Project **40 MEMORIAL AVENUE, BELLA VISTA**
Title **BUILDING C&D LEVEL 4 PLAN AND PLANTING PLAN**

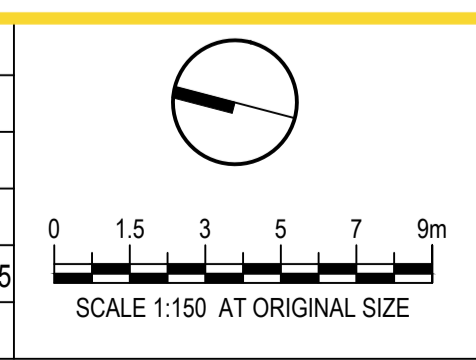
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1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25



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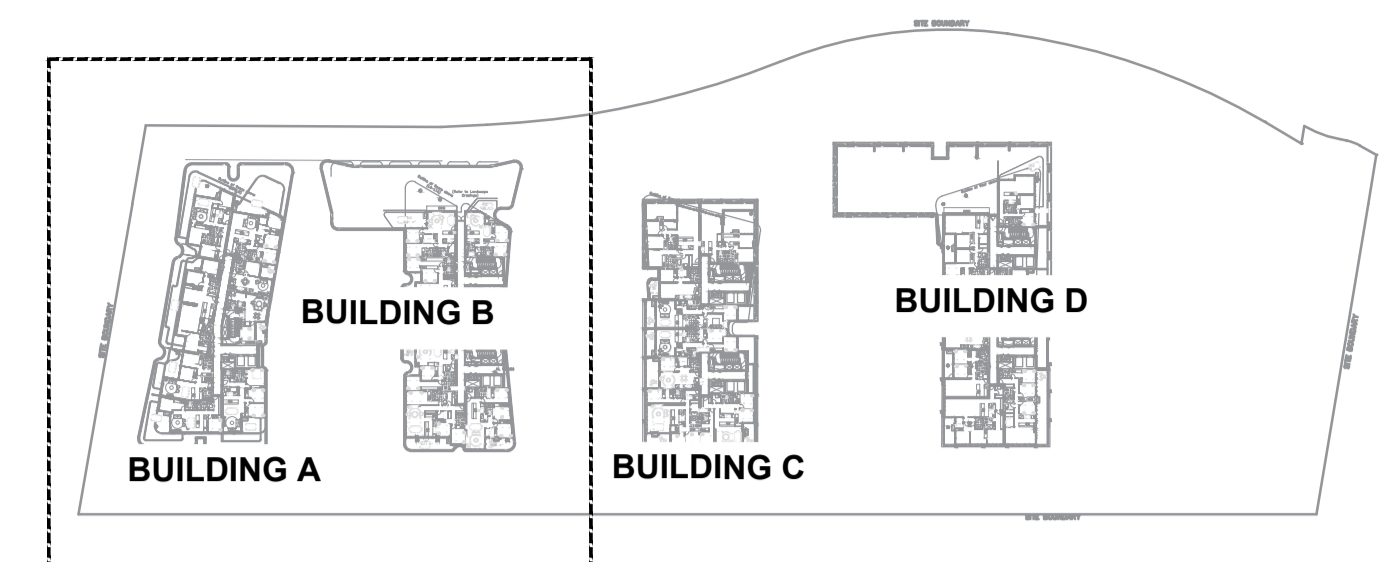
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Drafting Check CR
Design Check CR
Approved (Project Director)
Date
Scale

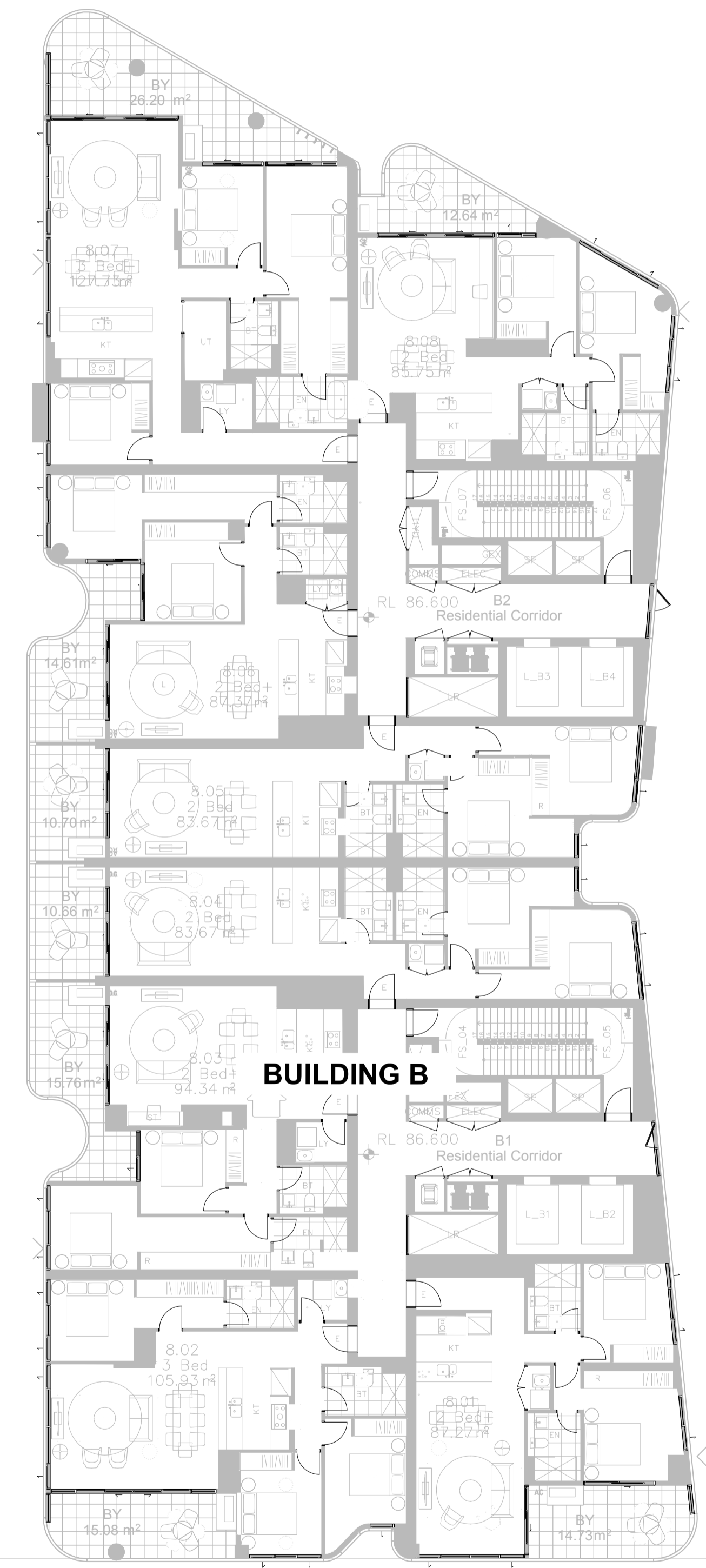
This Drawing must not be used for Construction unless signed as Approved

Client **LANDEN DEV NO.8 PTY LTD.**
Project **40 MEMORIAL AVENUE, BELLA VISTA**
Title **BUILDING A & B LEVEL 5-7 PLAN AND PLANTING PLAN**

Original Size **A1**
Drawing No: **2025003-LD-DA150**
Rev: **1**

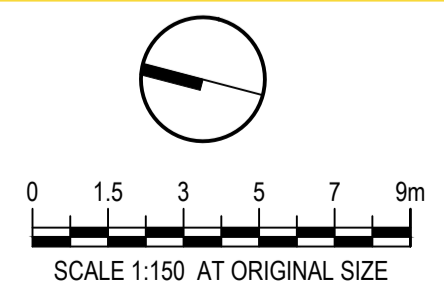


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No	Revision	Note	Drawn	Job Manager	Project Director	Date
1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25



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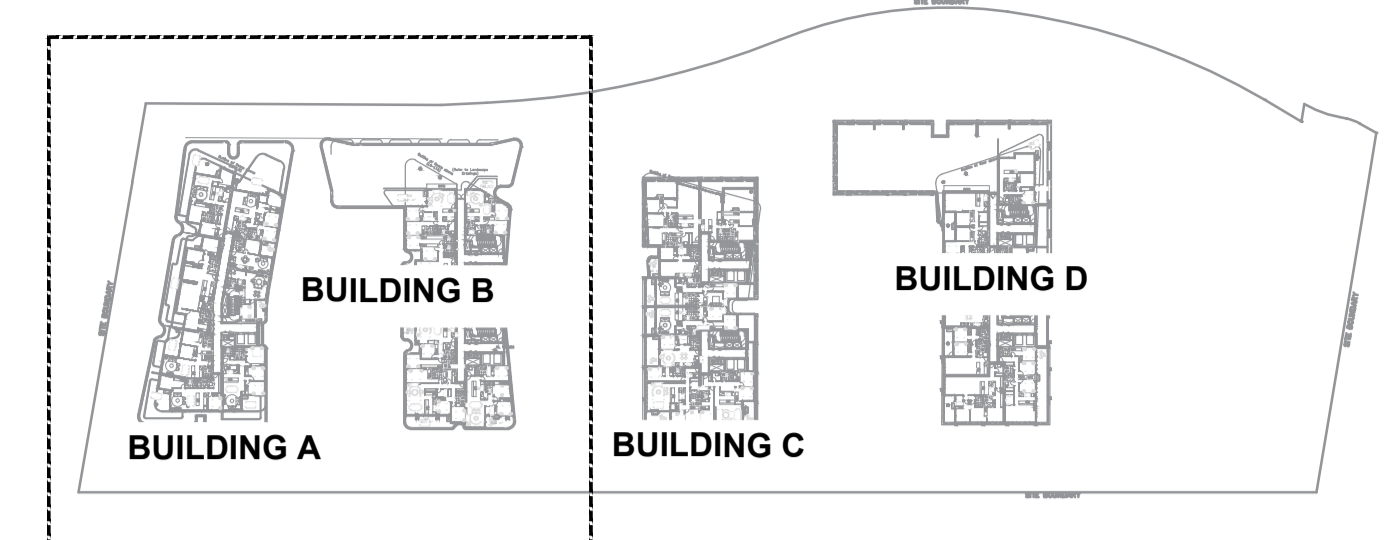
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Drawn	RI	Designer	CR/RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)		Date	
Scale			

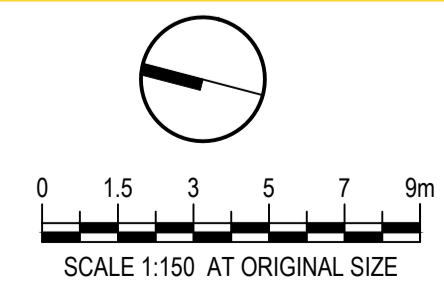
Client **LANDEN DEV NO.8 PTY LTD.**
Project **40 MEMORIAL AVENUE, BELLA VISTA**
Title **BUILDING A & B LEVEL 8 PLAN AND PLANTING PLAN**
Original Size **A1**
Drawing No: **2025003-LD-DA160**
Rev: **1**



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1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25



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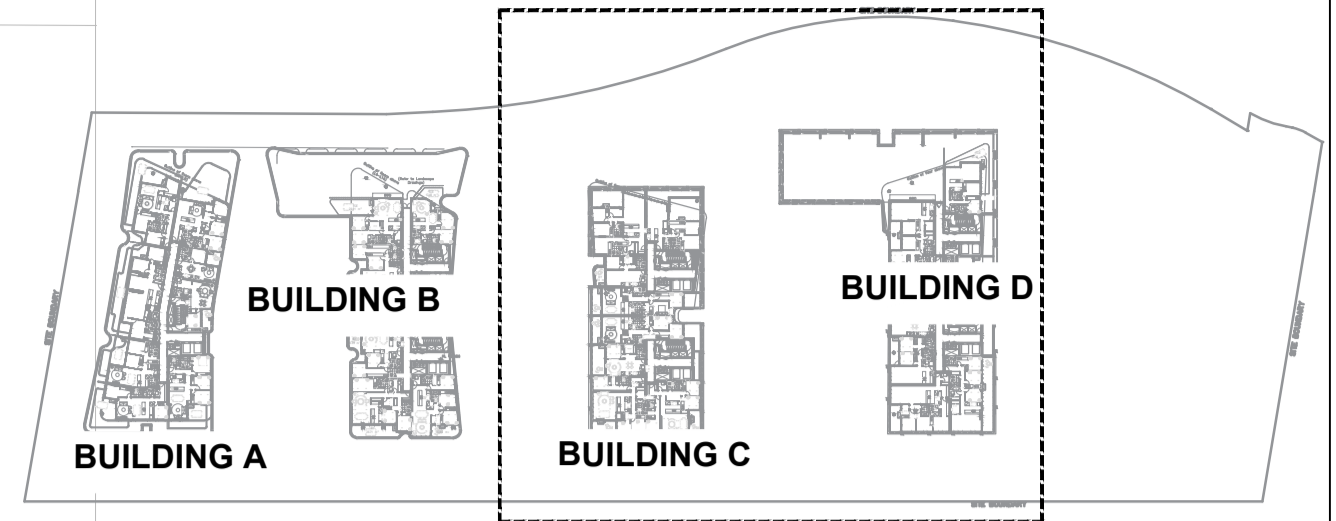
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 Designer CR/RI
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 Design Check CR
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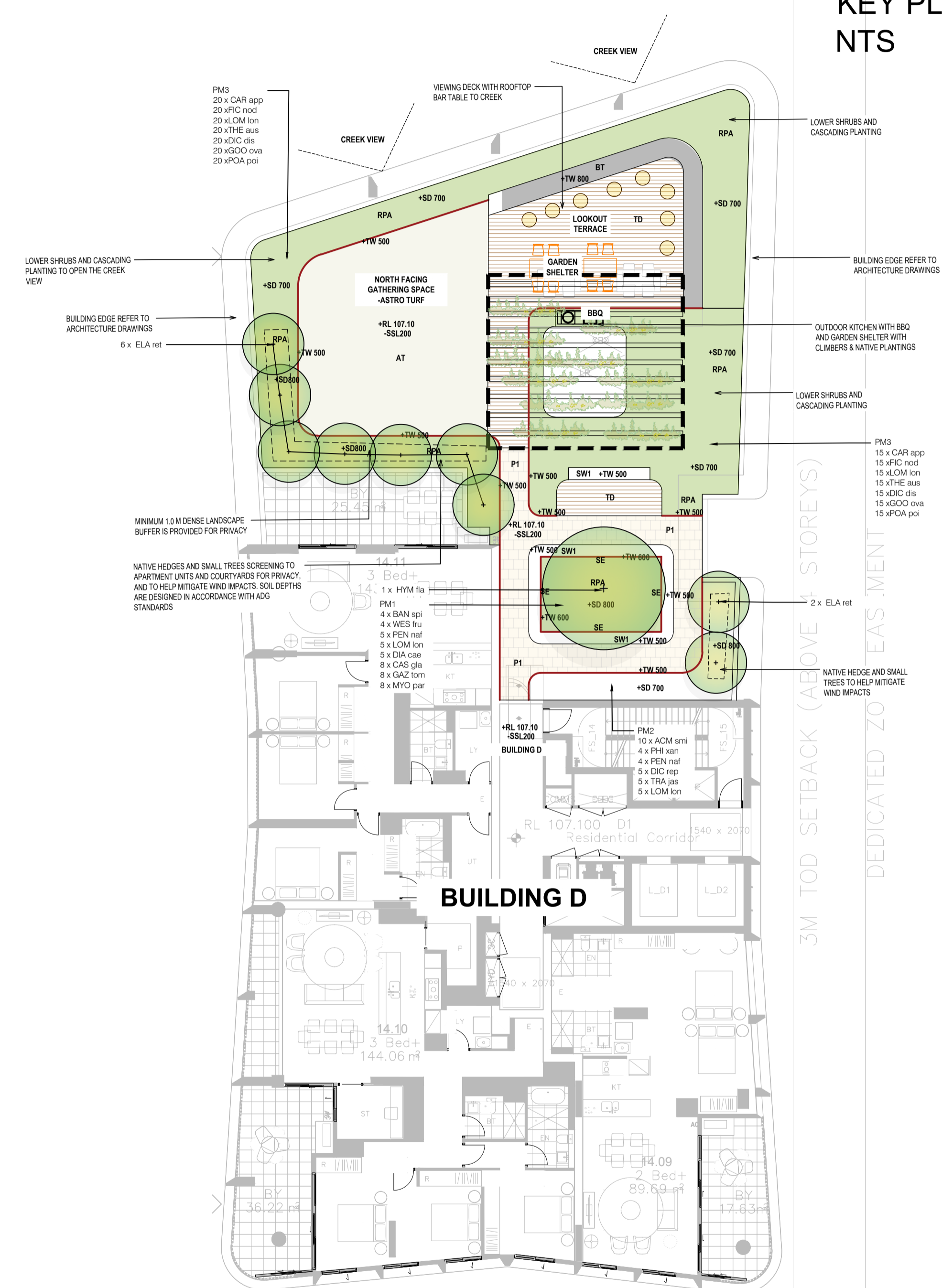
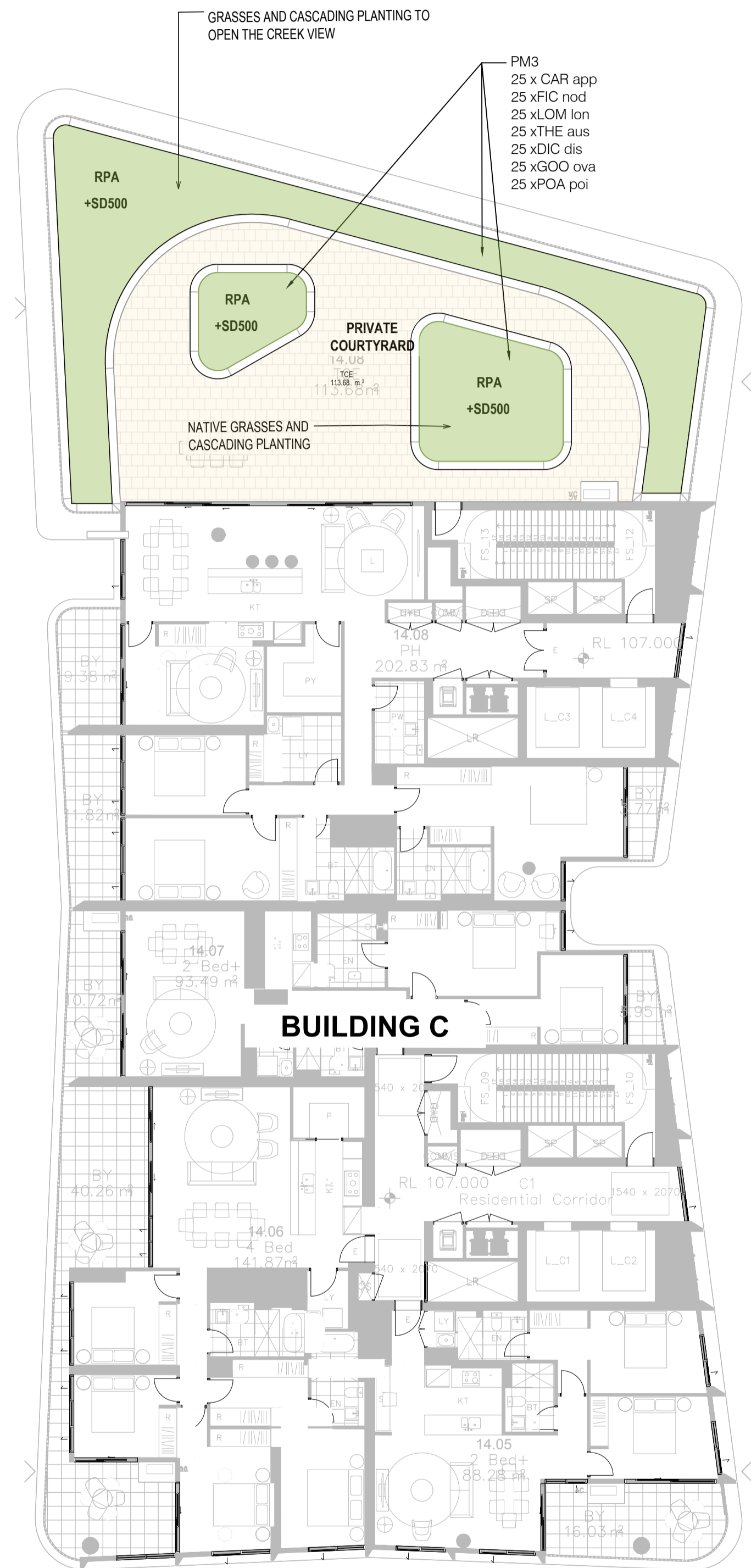
Client LANDEN DEV NO.8 PTY LTD.
 Project 40 MEMORIAL AVENUE, BELLA VISTA
 Title BUILDING A & B LEVEL 14 PLAN AND PLANTING PLAN
 Original Size A1
 Drawing No: 2025003-LD-DA170
 Rev: 1

INDICATIVE TOD BEA OUTLINE

3M TOD SETBACK (ABOVE 4 STOREYS)



KEY PLAN NTS



3M TOD SETBACK (ABOVE 4 STOREYS)

5M DCP SETBACK

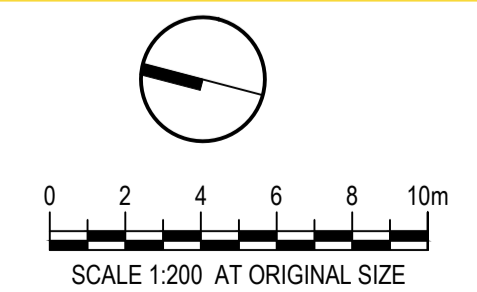
3M TOD SETBACK (ABOVE 4 STOREYS)

DEDICATED TO LEASING

DEVELOPABLE SITE BOUNDARY

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1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ		RI	RI	24.07.25



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

Client **LANDEN DEV NO.8 PTY LTD.**
 Project **40 MEMORIAL AVENUE, BELLA VISTA**
 Title **BUILDING C&D LEVEL 14 PLAN AND PLANTING PLAN**

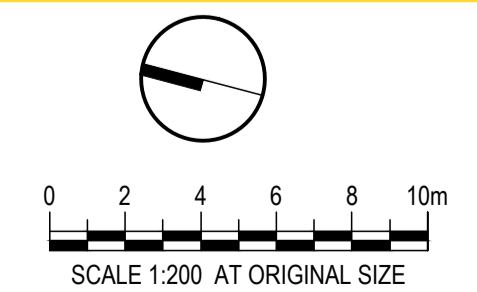
Original Size **A1**
 Drawing No: **2025003-LD-DA171**
 Rev: **1**

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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
2	AMENDED SSSA SUBMISSION		AZ	RI	RI	09.03.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	07.08.25



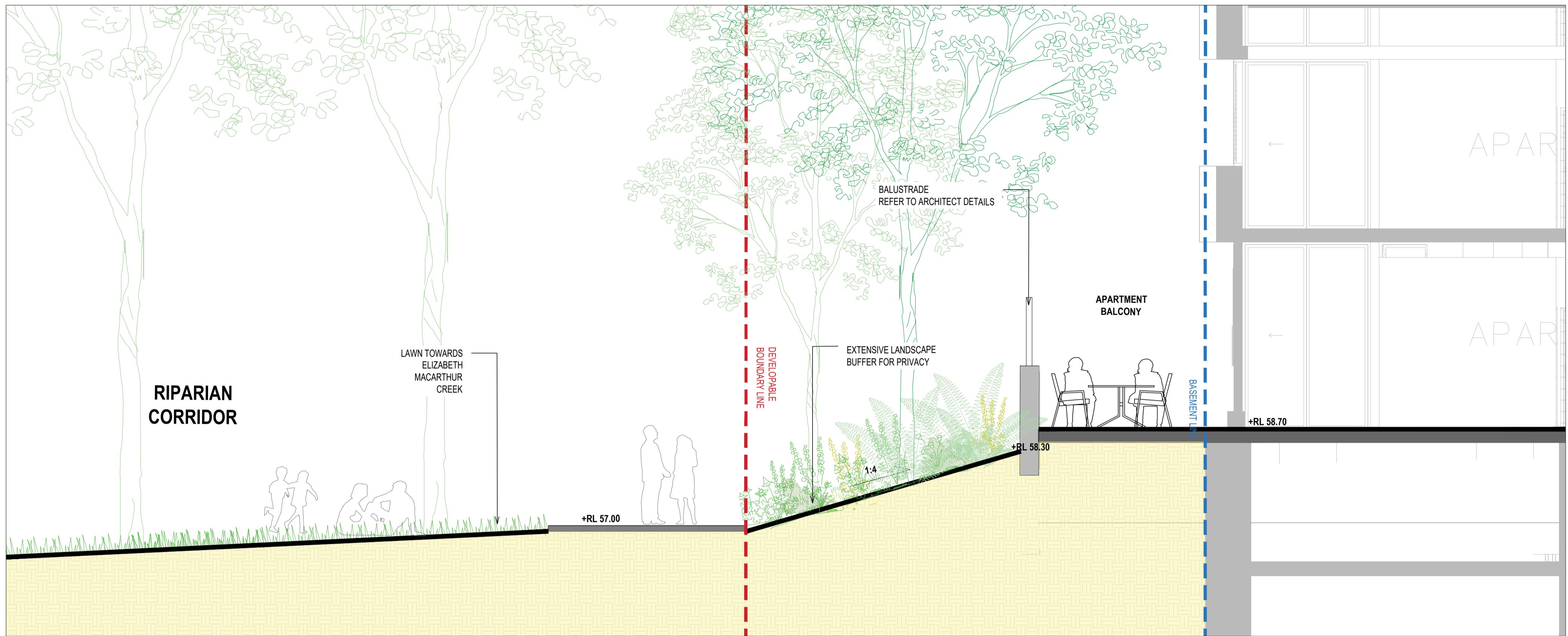
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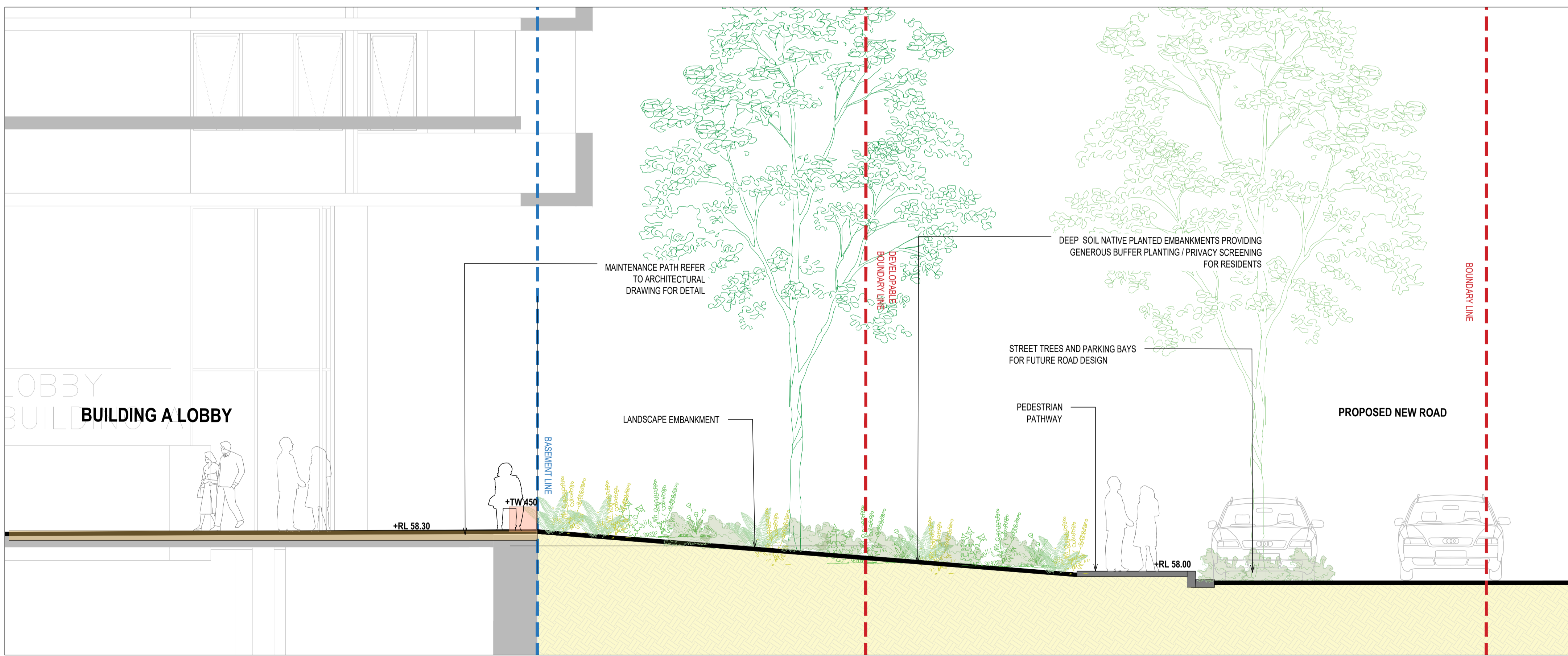
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Drawn	RI	Designer	CR/RI
Drafting	CR	Design	CR
Approved (Project Director)		Check	
Date			
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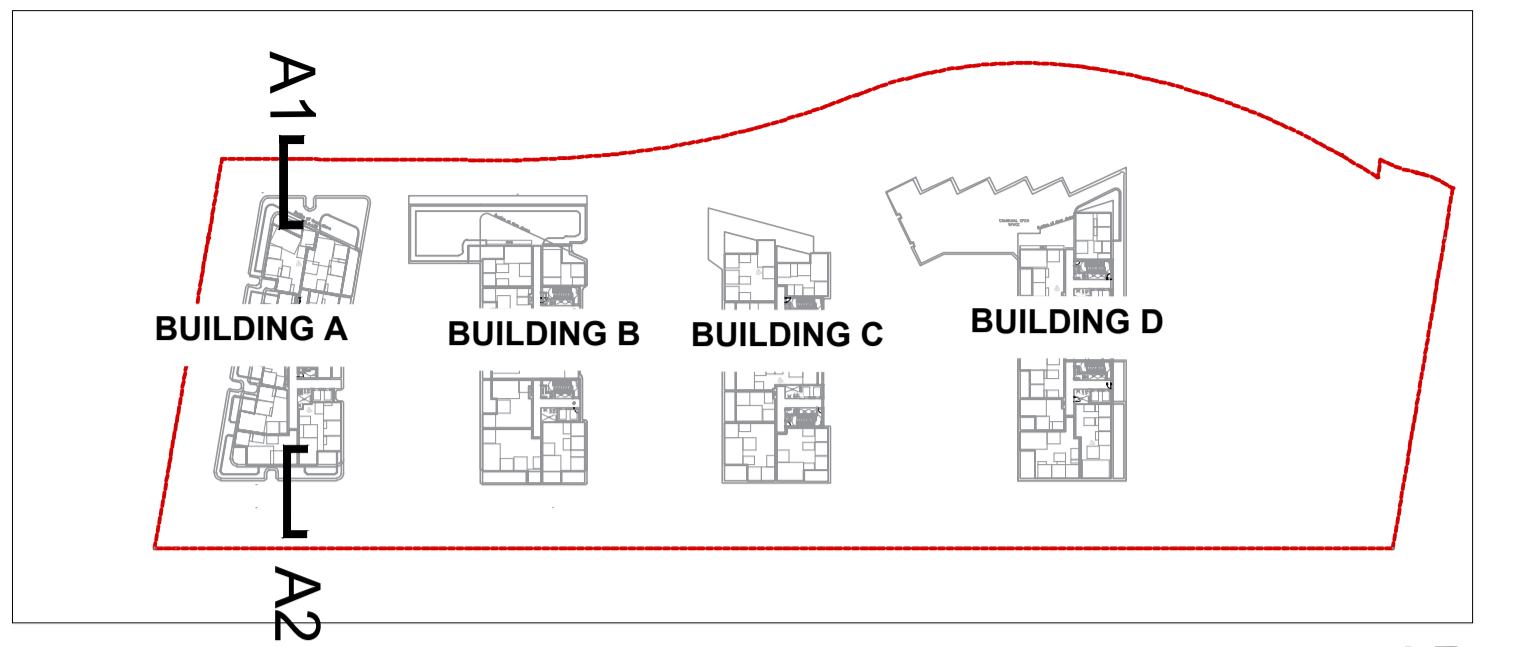
Client LANDEN DEV NO.8 PTY LTD.
Project 40 MEMORIAL AVENUE, BELLA VISTA
Title LANDSCAPE OUTLINE PLANTING PLAN 1-STAGE 01
Drawing No: 2025003-LD-DA201
Rev: 2



01 TYPICAL SECTION A1
1:50



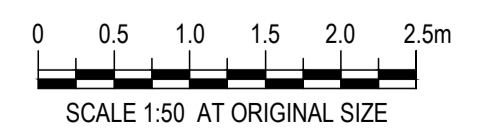
02 TYPICAL SECTION A2
1:50



KEY MAP NTS

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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
2	AMENDED SSDA SUBMISSION		AZ	RI	RI	09.03.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	07.08.25



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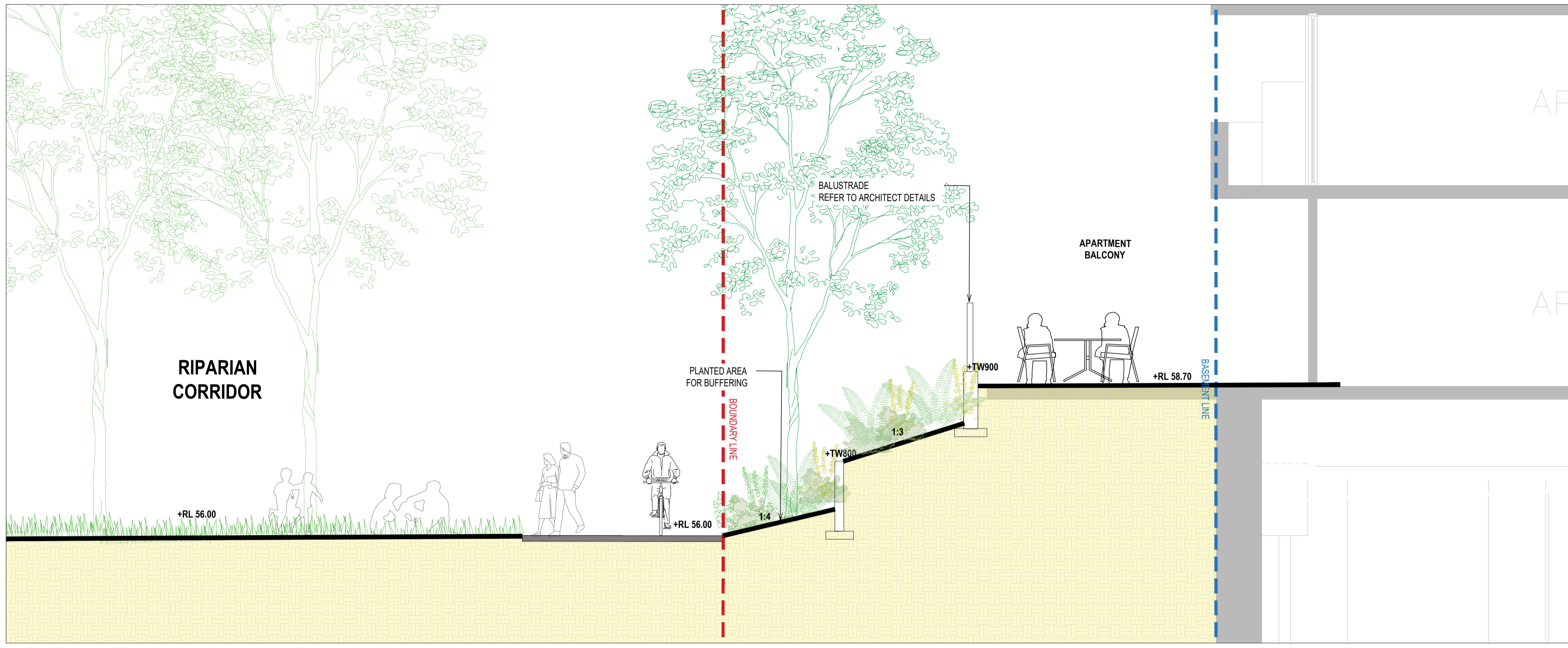
LAND AND FORM

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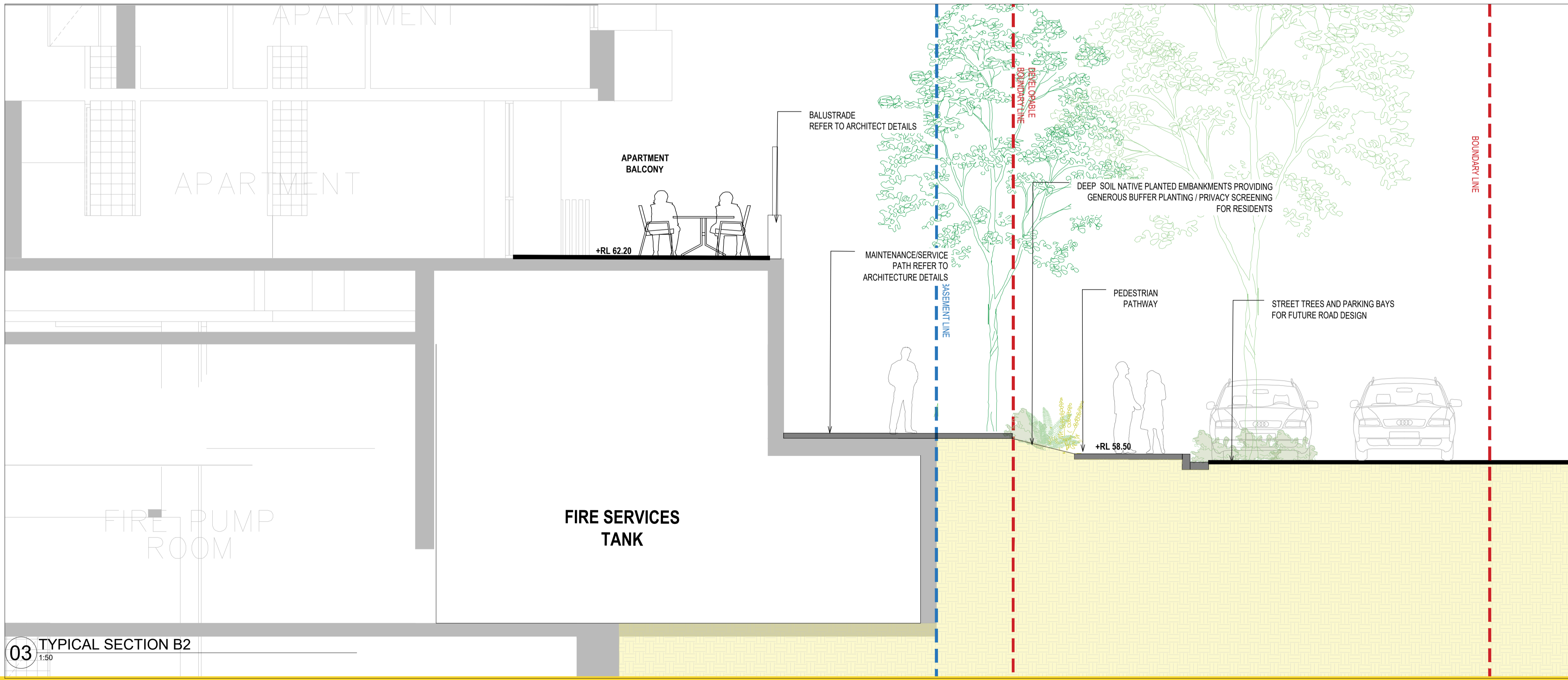
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Drawn	RI	Designer	CR/RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date		
Scale	AS SHOWN		

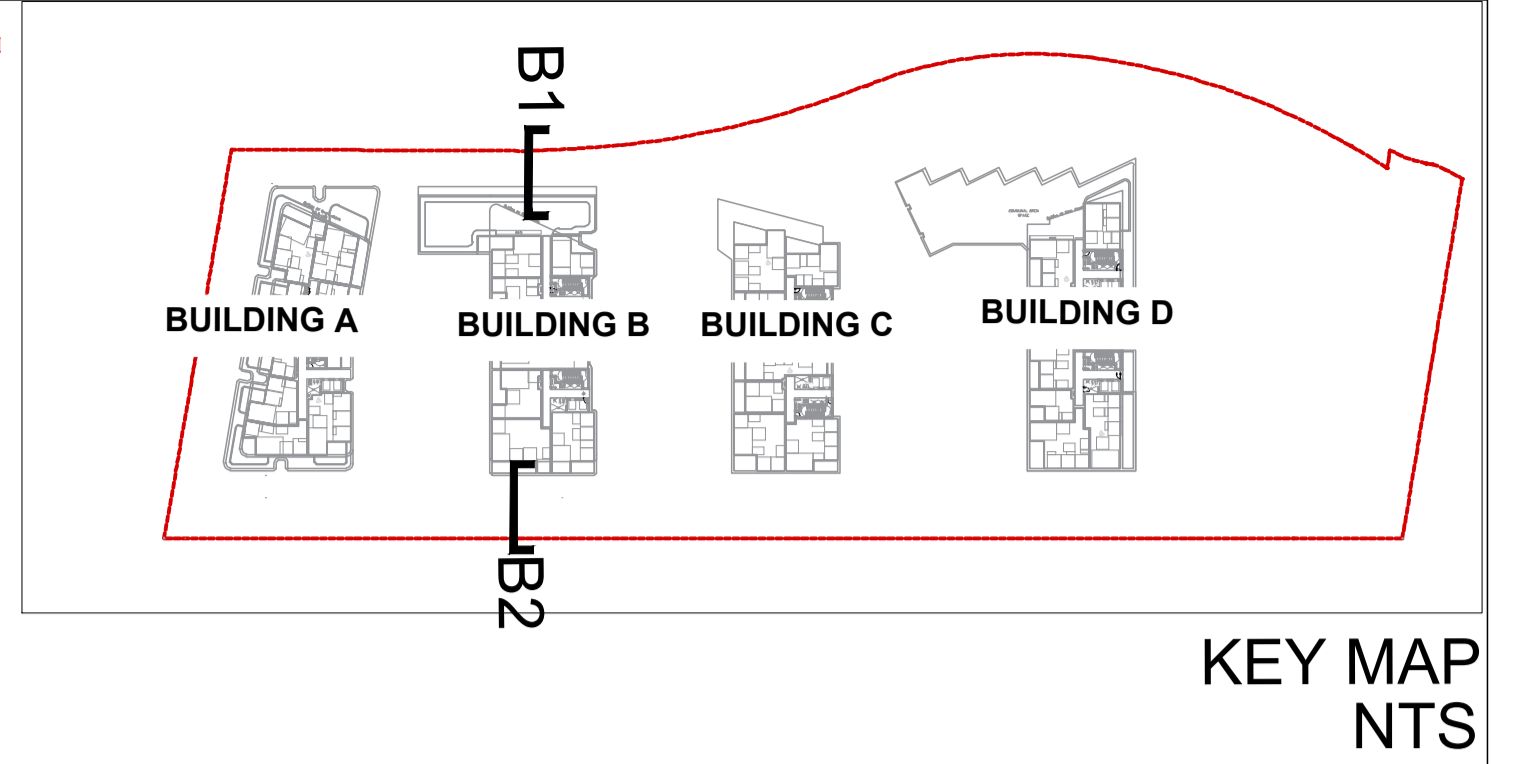
Client	LANDEN DEV NO.8 PTY LTD.		
Project	40 MEMORIAL AVENUE, BELLA VISTA		
Title	BUILDING A INTERFACE SECTIONS		
Original Size	A1	Drawing No:	2025003-LD-DA400
Rev:	2		



01 TYPICAL SECTION B1
1:50



03 TYPICAL SECTION B2
1:50



KEY MAP
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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
2	AMENDED SSDA SUBMISSION		AZ	RI	RI	09.03.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	07.08.25



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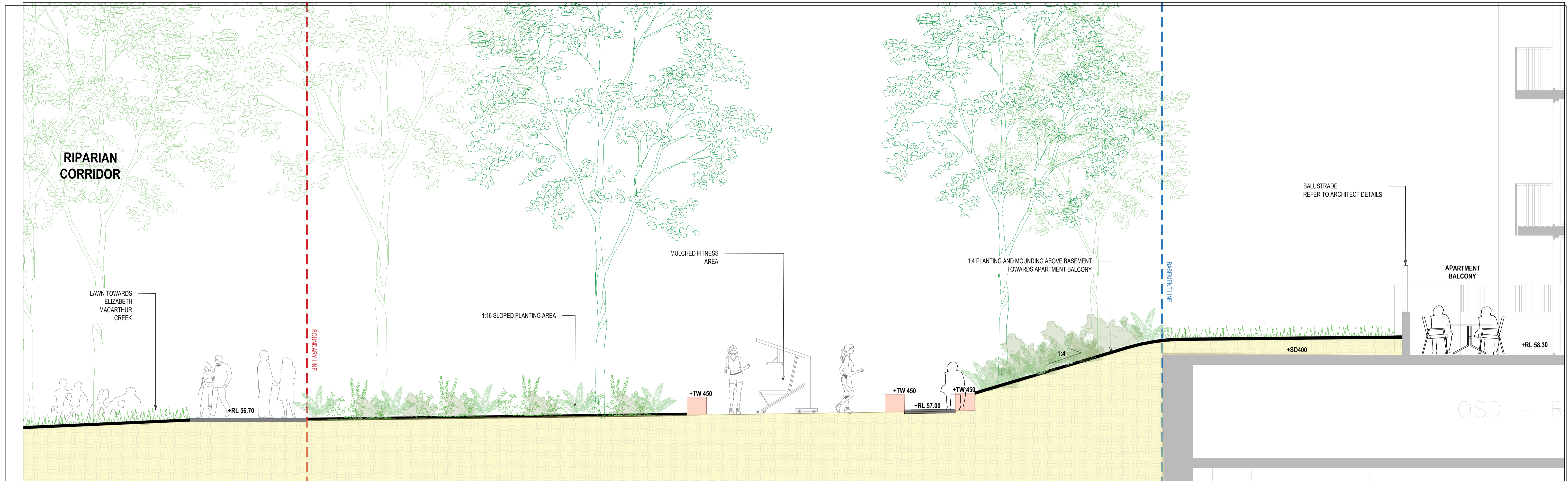
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Drafting Check CR Design Check CR

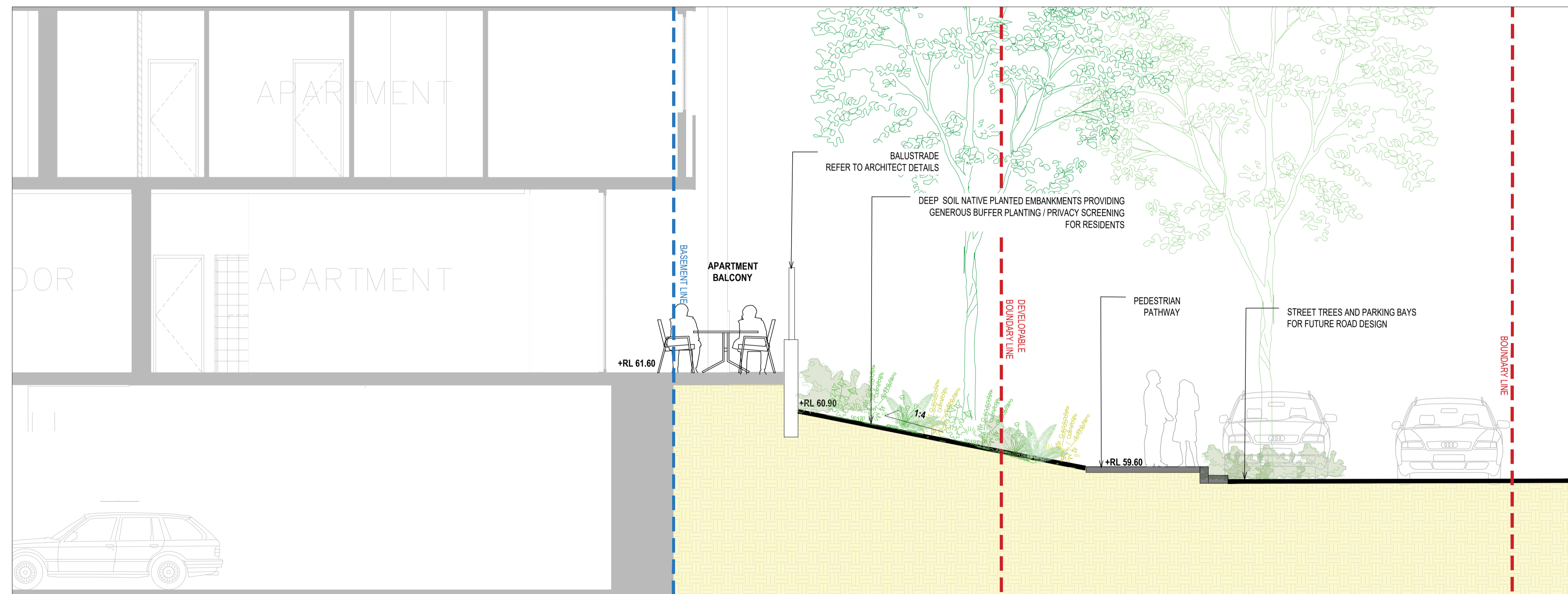
Approved (Project Director) Date

Scale AS SHOWN

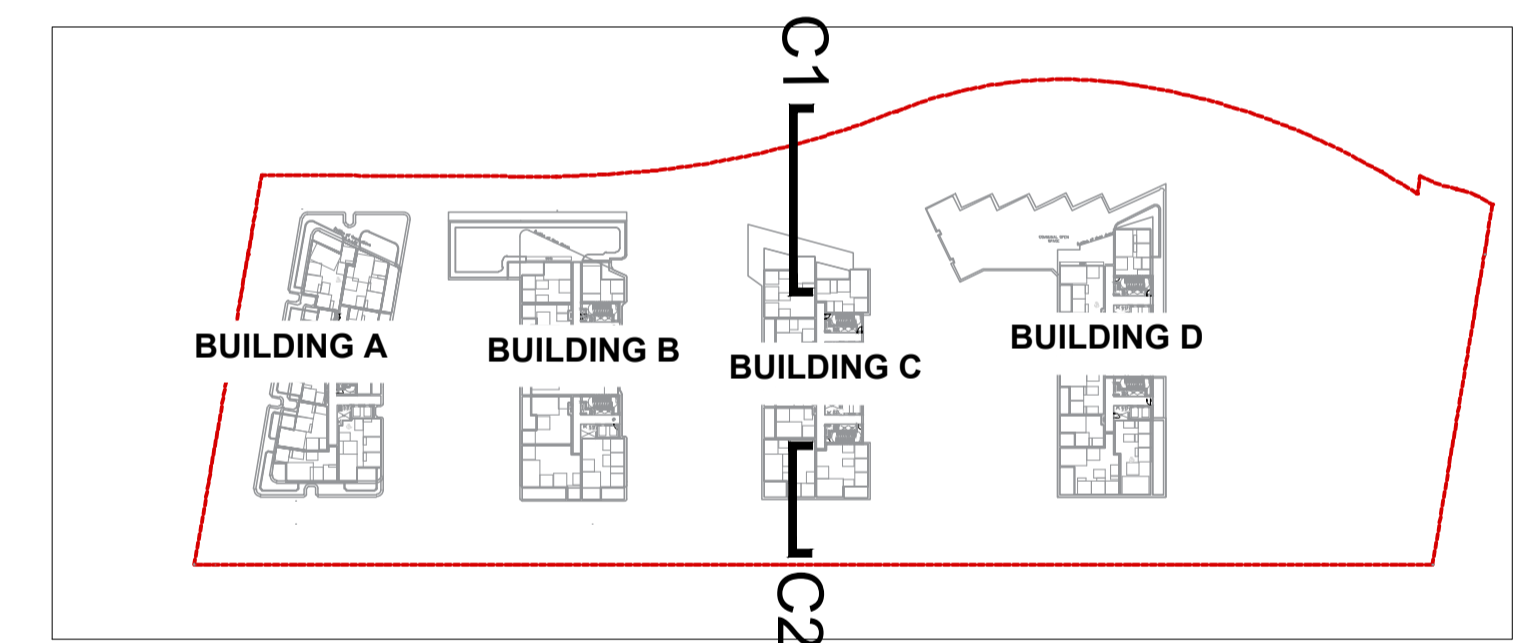
Client	LANDEN DEV NO.8 PTY LTD.
Project	40 MEMORIAL AVENUE, BELLA VISTA
Title	BUILDING B INTERFACE SECTIONS
Original Size	A1
Drawing No:	2025003-LD-DA410
Rev:	2



01 TYPICAL SECTION C1
1:50



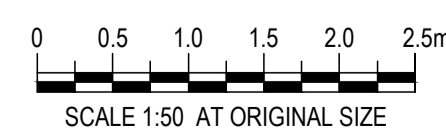
02 TYPICAL SECTION F
1:50



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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
1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	07.08.25



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Drawn RI

Drafting Check CR

Approved (Project Director) Date

Scale AS SHOWN

Designer CR/RI

Design Check CR

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Client

Project

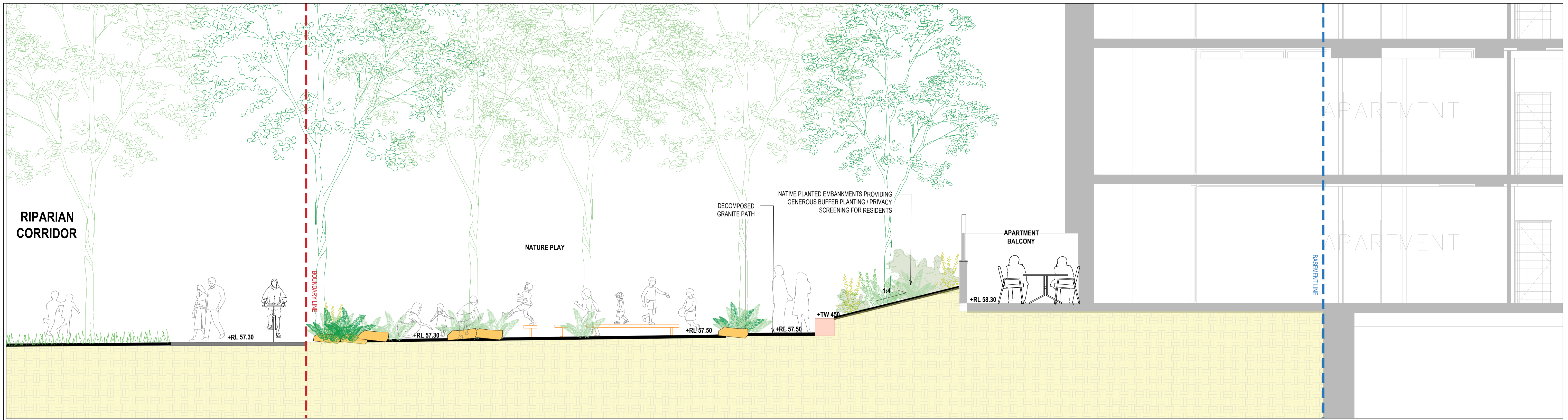
Title

Original Size

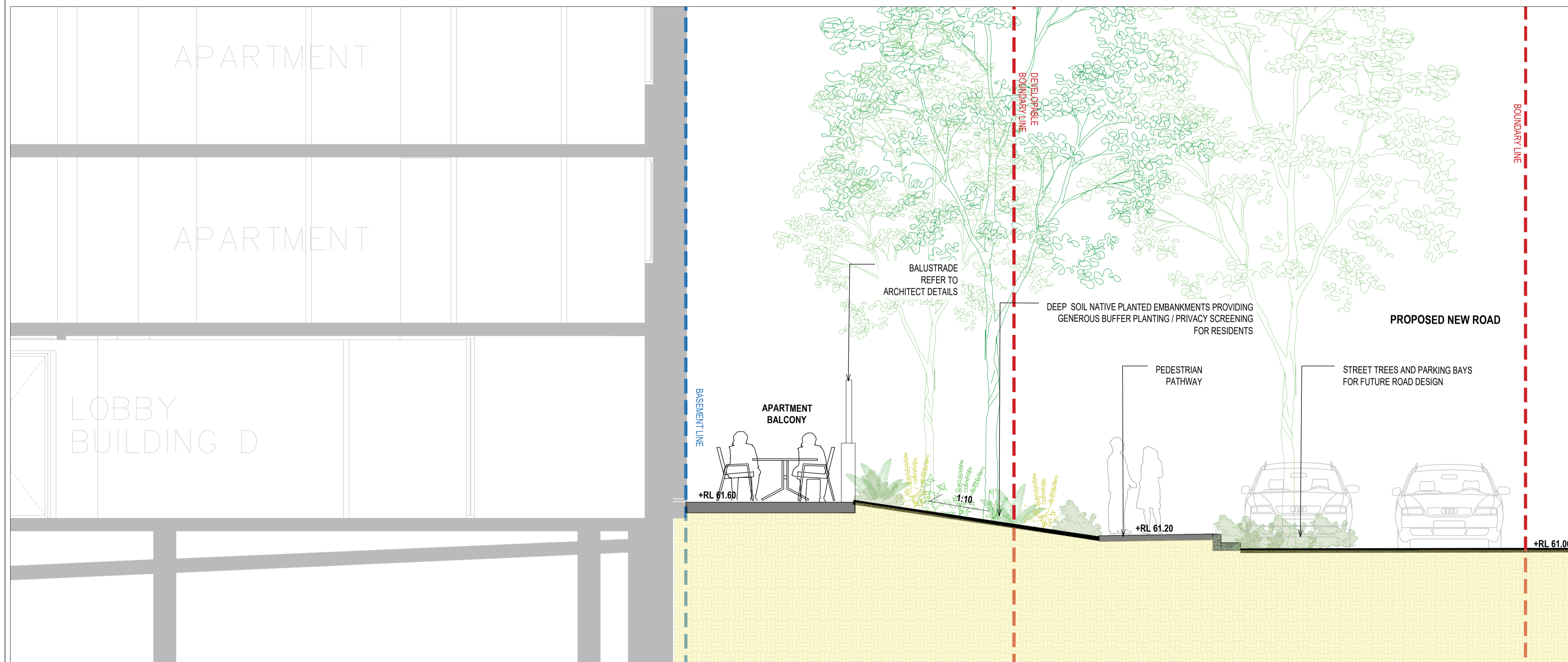
LANDEN DEV NO.8 PTY LTD.
40 MEMORIAL AVENUE, BELLA VISTA
BUILDING C INTERFACE SECTIONS

A1 Drawing No: 2025003-LD-DA420

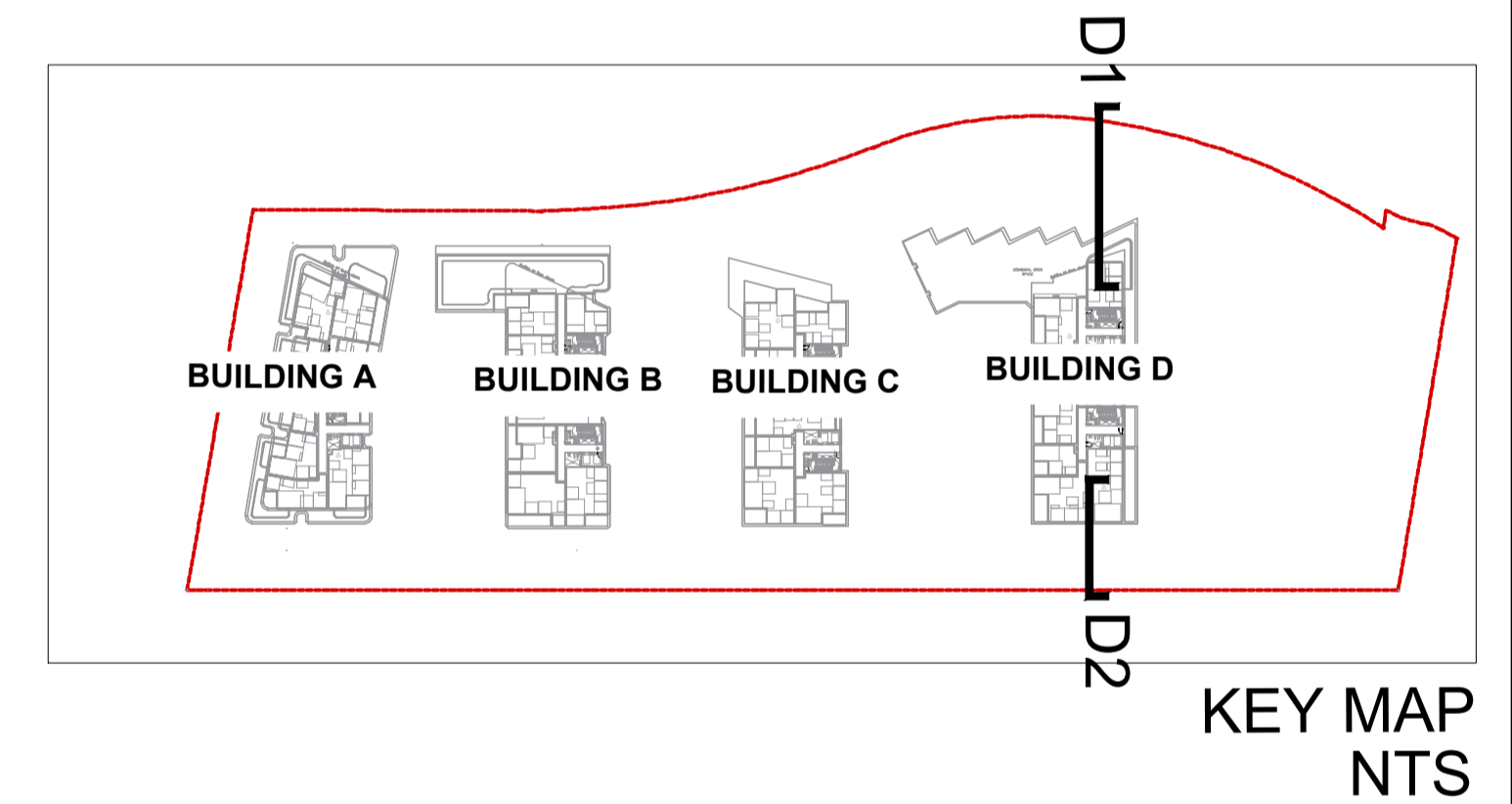
Rev: 1



01 TYPICAL SECTION D1
1:50



02 TYPICAL SECTION D2
1:50



KEY MAP
NTS

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	07.08.25



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Client

Project

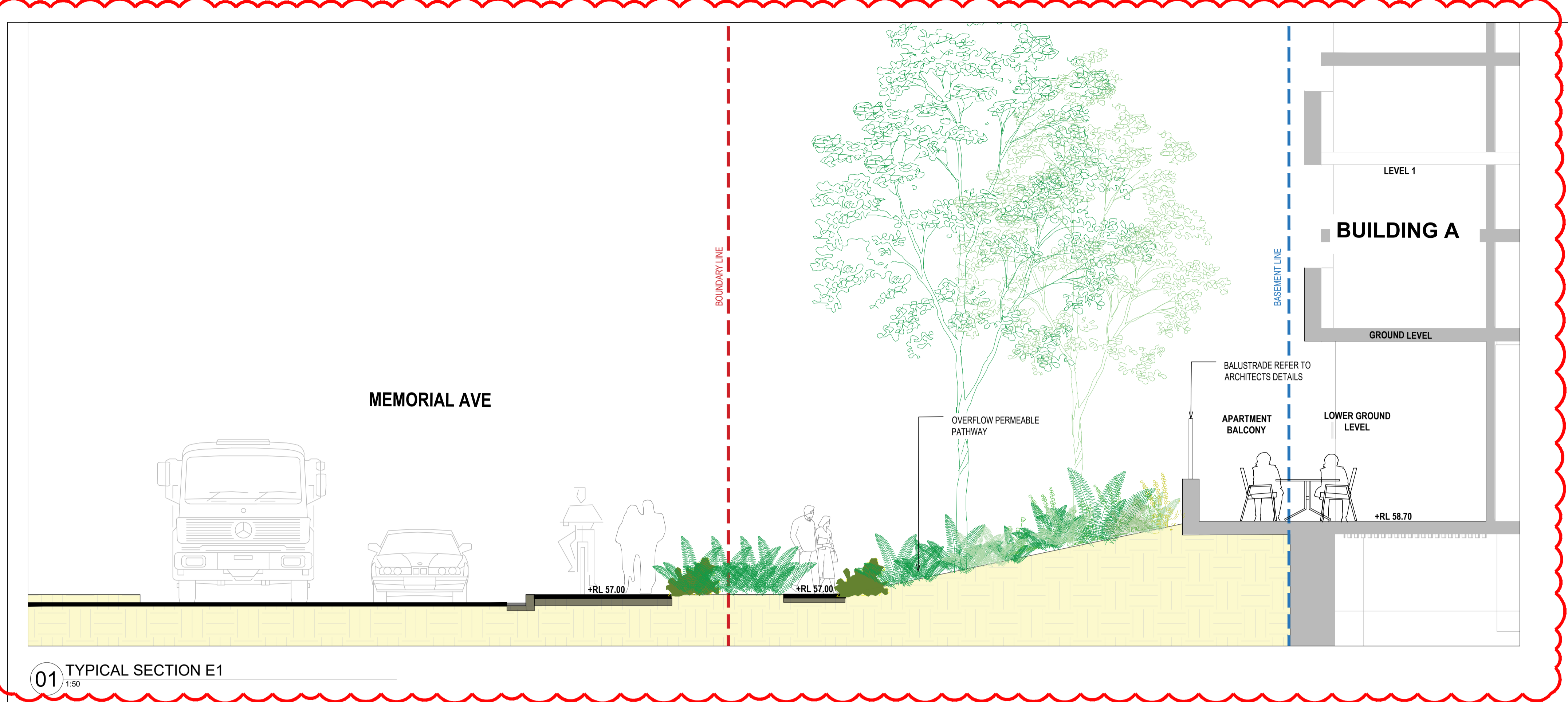
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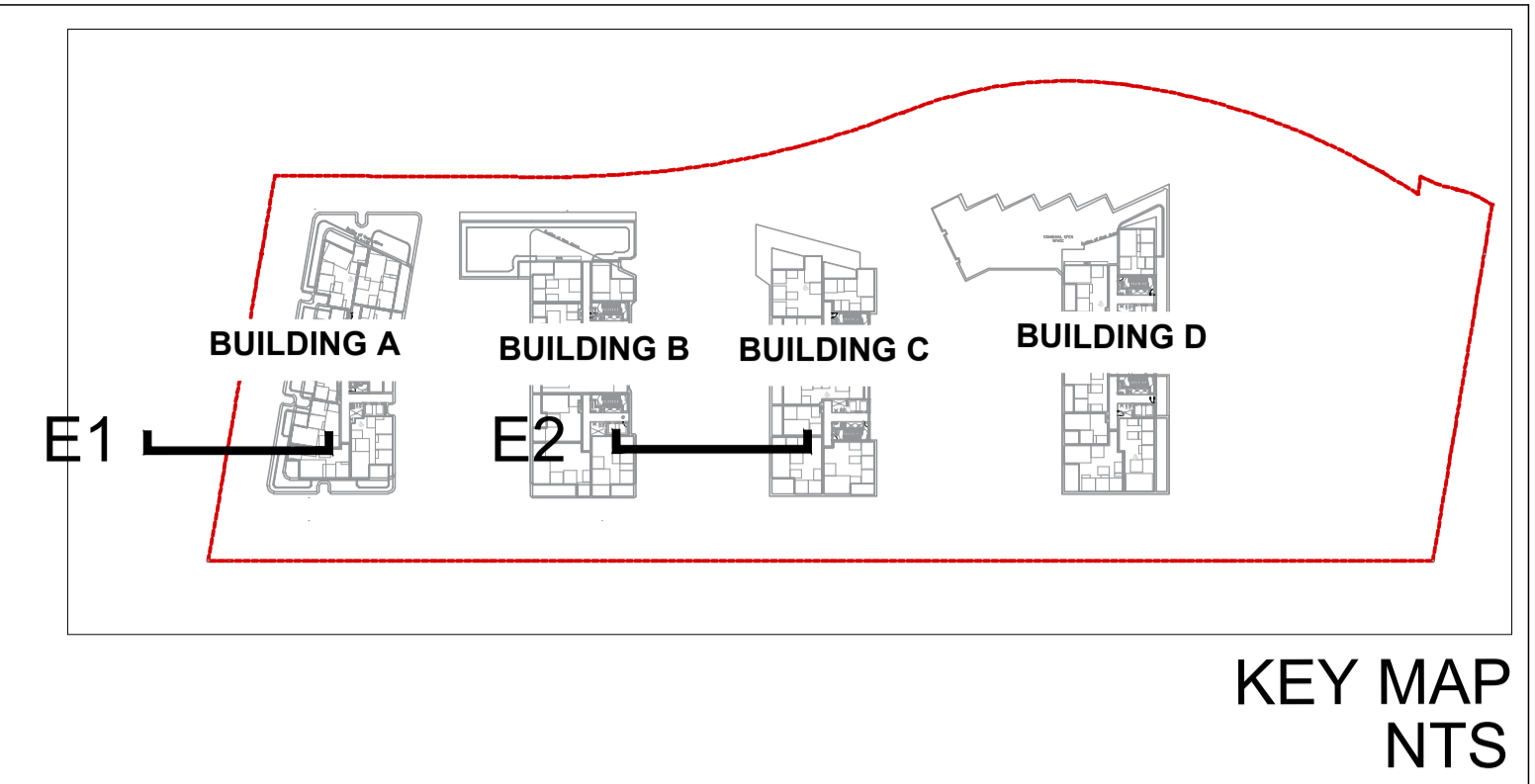
LANDEN DEV NO.8 PTY LTD.
40 MEMORIAL AVENUE, BELLA VISTA
BUILDING D INTERFACE SECTIONS

2025003-LD-DA430

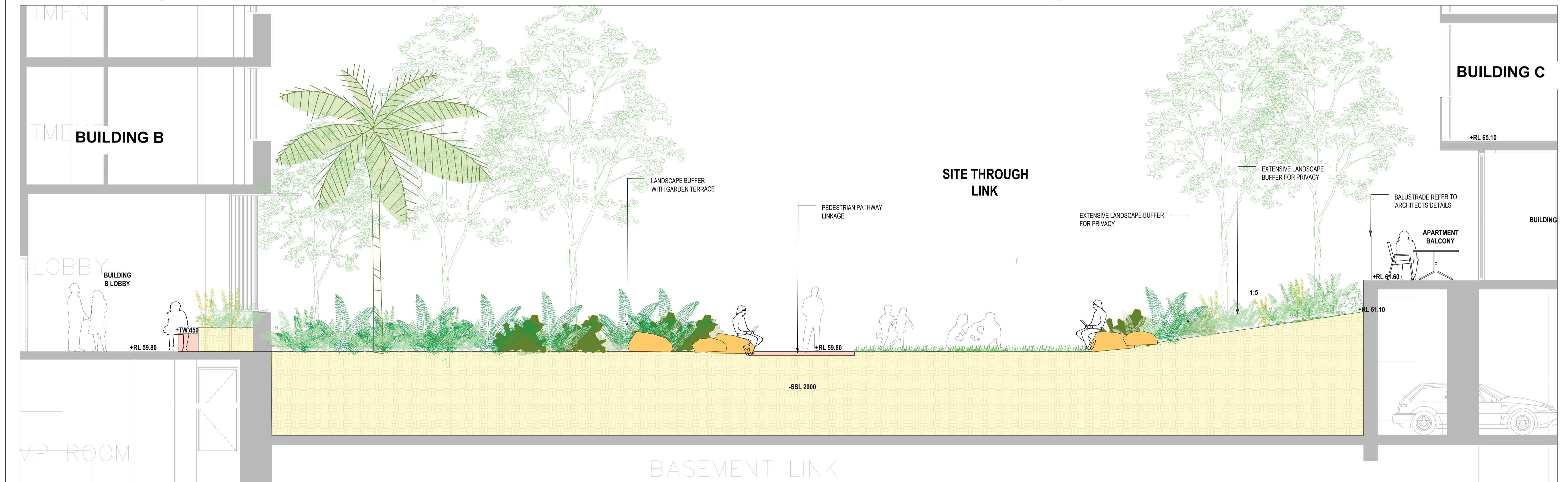
Rev: 1



01 TYPICAL SECTION E1
1:50



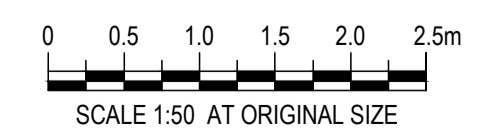
KEY MAP
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02 TYPICAL SECTION E2
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2	AMENDED SSDA SUBMISSION		AZ	RI	RI	09.03.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	07.08.25



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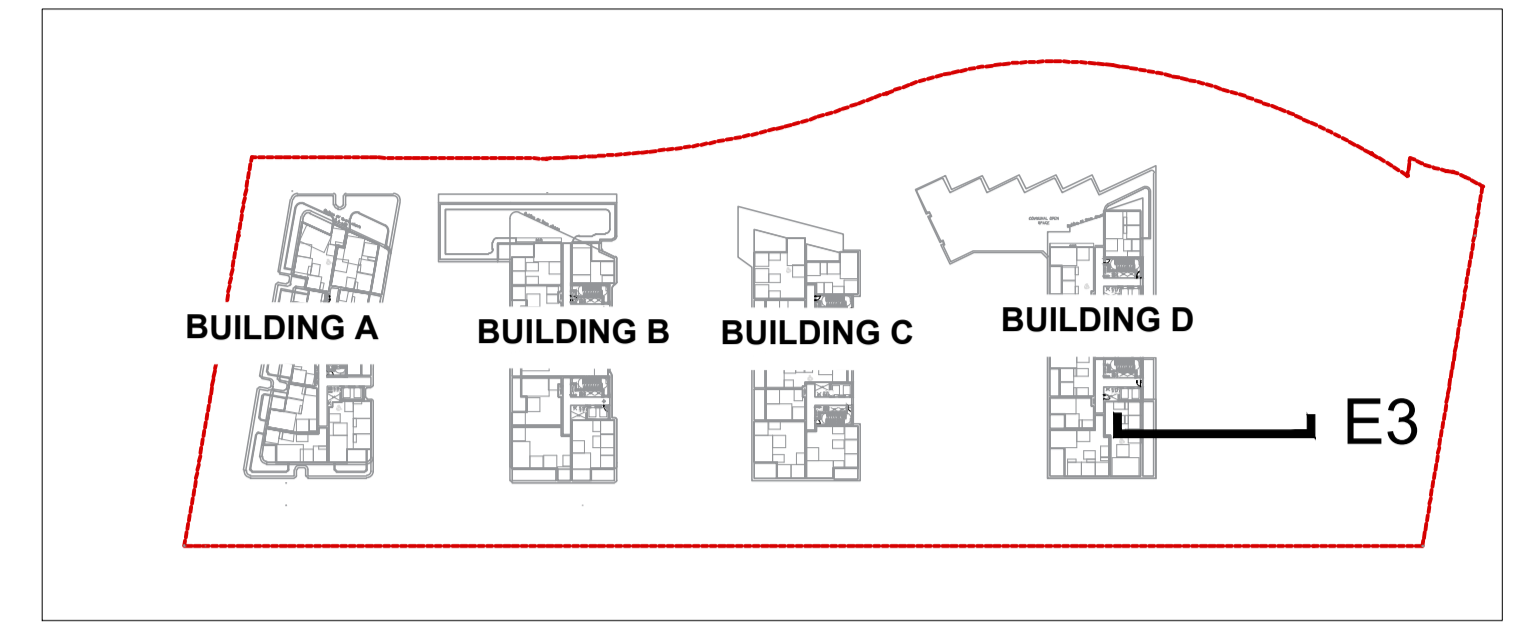
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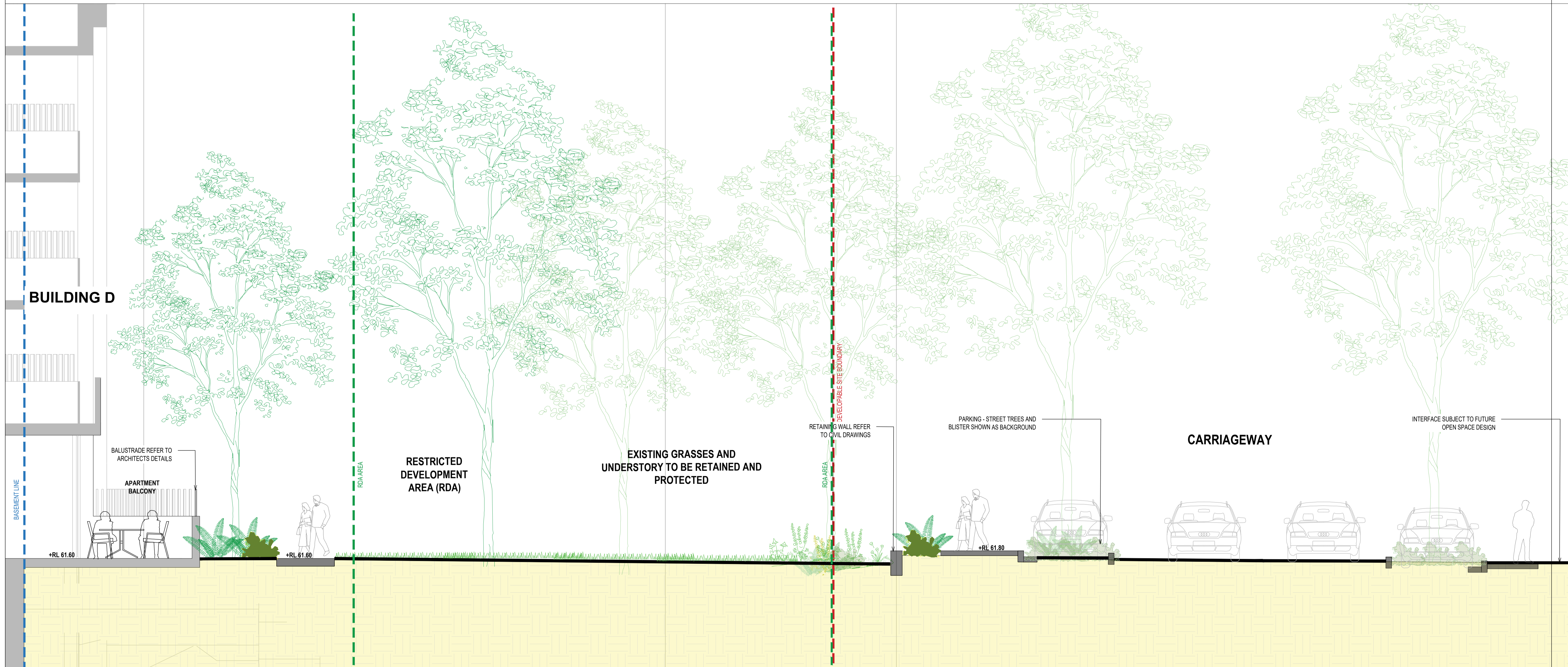
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Approved (Project Director)	Date		
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Client	LANDEN DEV NO.8 PTY LTD.		
Project	40 MEMORIAL AVENUE, BELLA VISTA		
Title	LANDSCAPE CROSS SECTIONS 01		
Original Size	Drawing No:	2025003-LD-DA440	
			Rev: 2



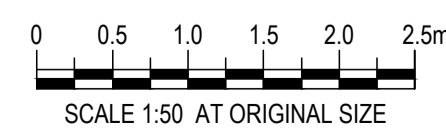
KEY MAP
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01 TYPICAL SECTION E3
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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
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1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	07.08.25



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Drafting Check CR Design Check CR

Approved (Project Director) Date

Scale AS SHOWN

Client

LANDEN DEV NO.8 PTY LTD.
40 MEMORIAL AVENUE, BELLA VISTA

Project

Title

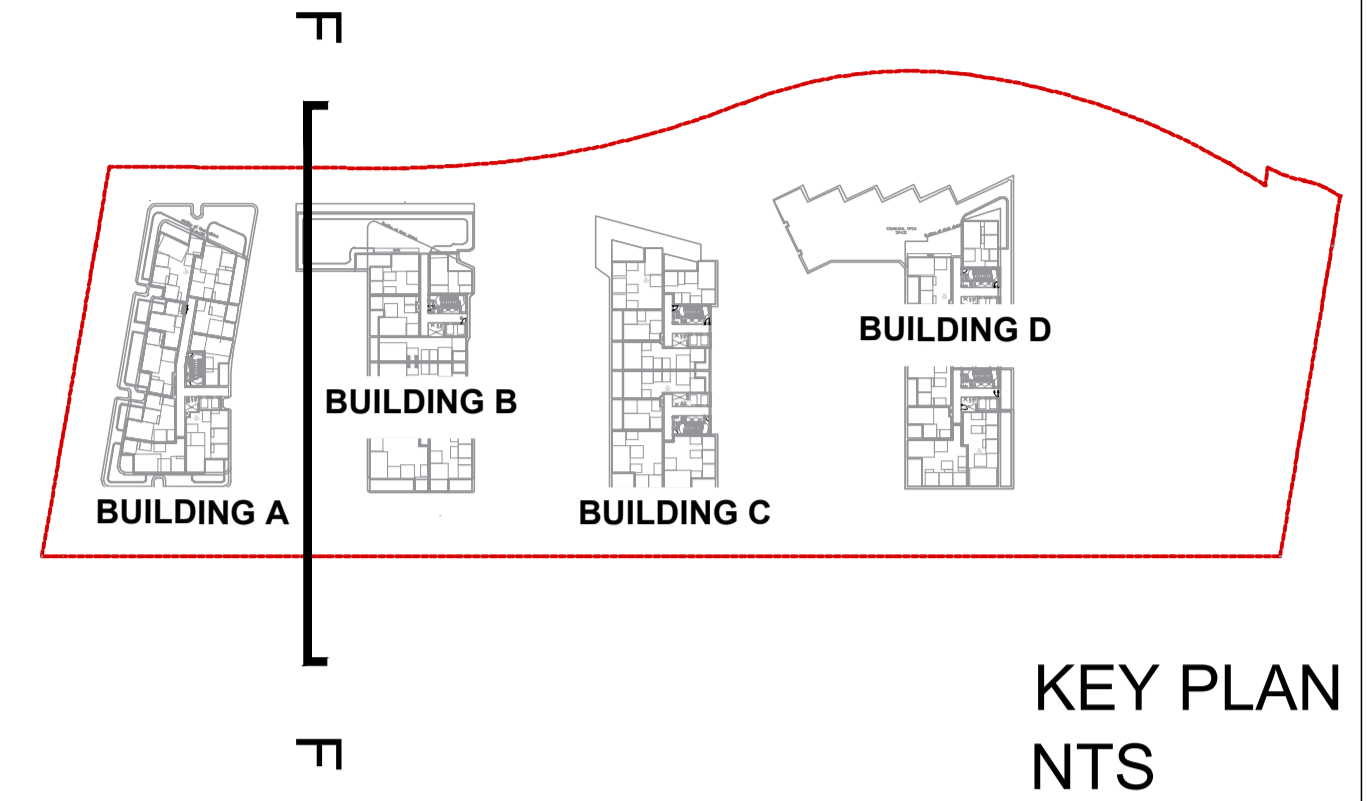
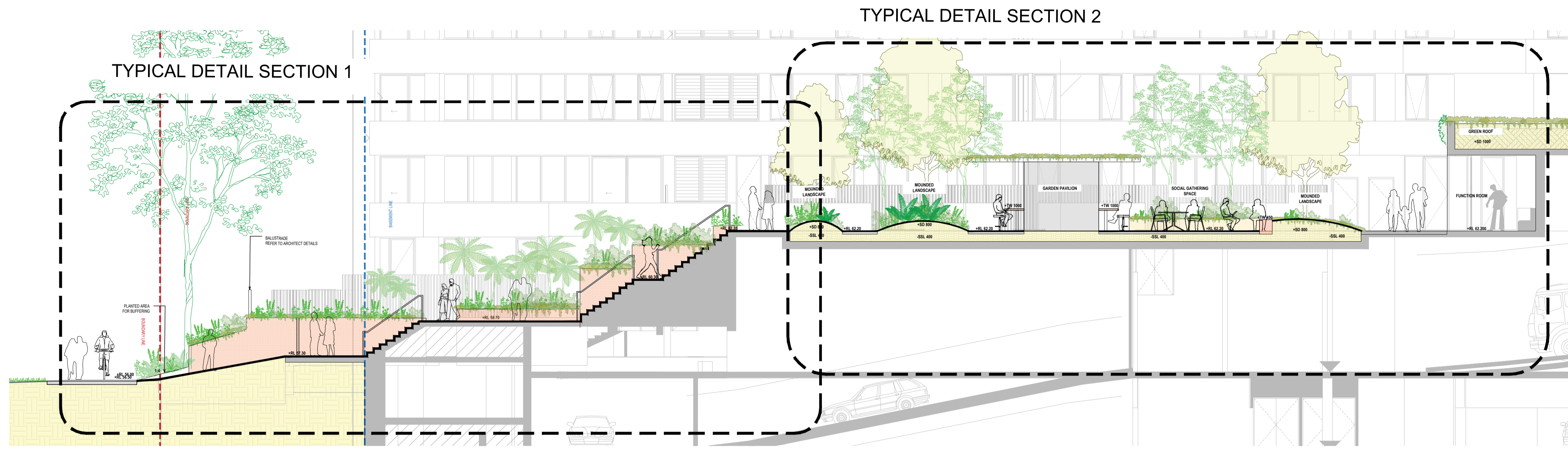
LANDSCAPE CROSS SECTION 02

Original Size

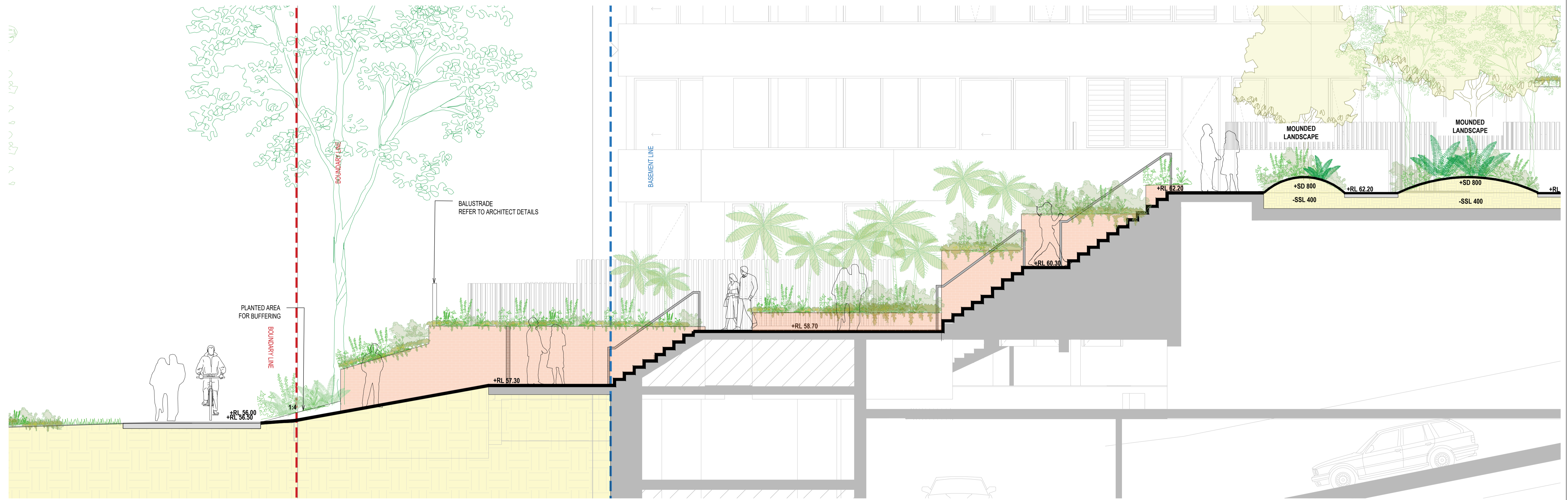
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Drawing No: 2025003-LD-DA450

Rev: 2



01 TYPICAL SECTION F
1:100



02 TYPICAL DETAIL SECTION
1:50

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2	AMENDED SSDA SUBMISSION		AZ	RI	RI	09.03.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	07.08.25



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Design Check CR

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Client

Project

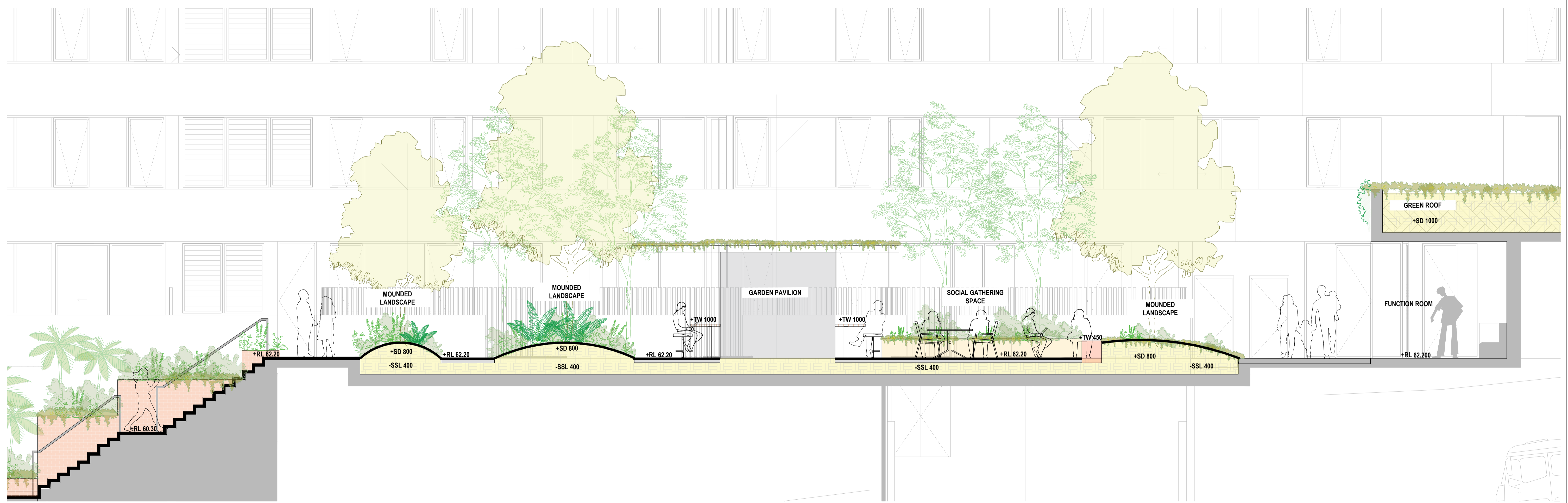
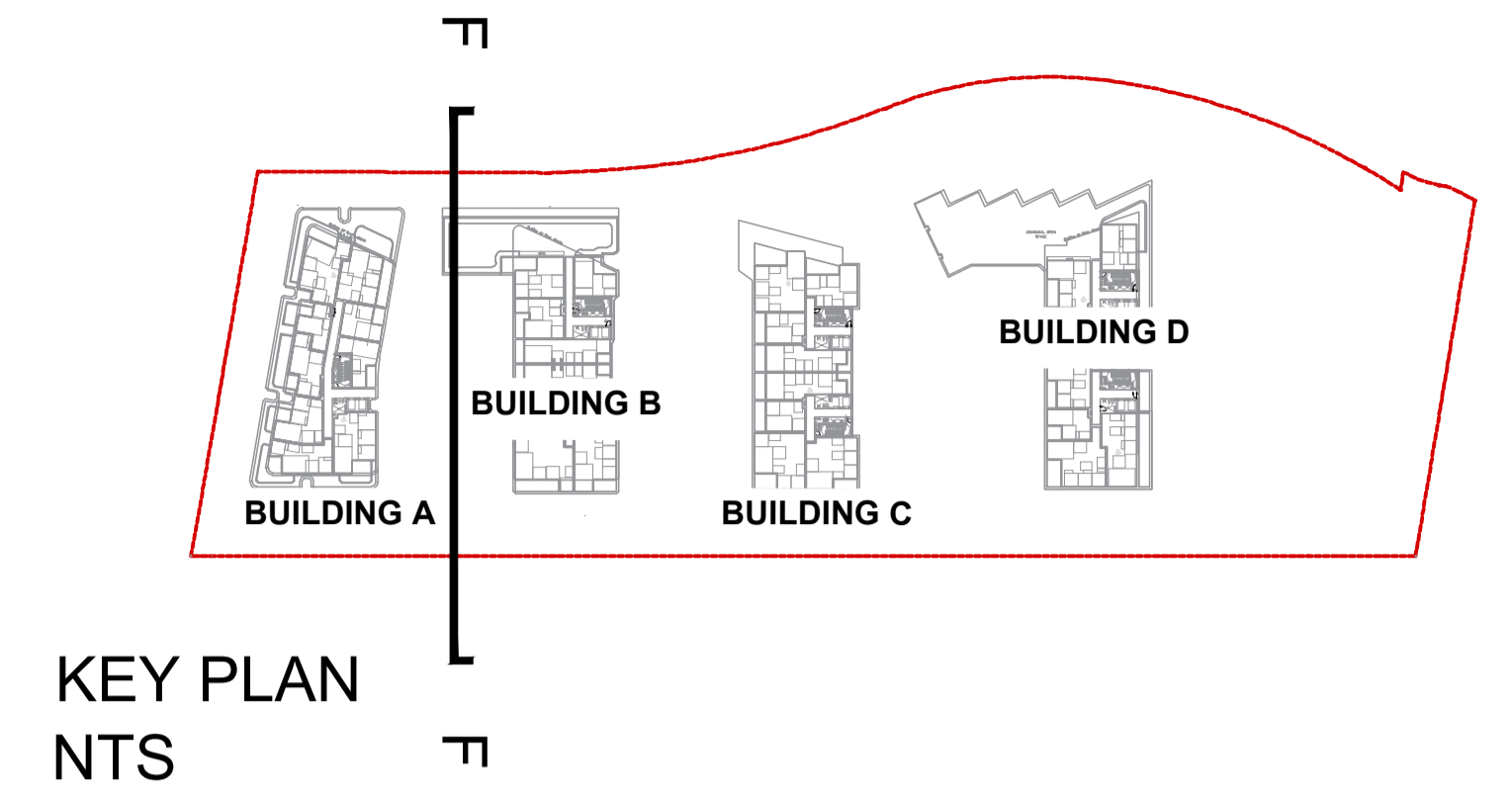
Title

Original Size

LANDEN DEV NO.8 PTY LTD.
40 MEMORIAL AVENUE, BELLA VISTA
BUILDING A&B COURTYARD SECTION 01

A1 Drawing No: 2025003-LD-DA460

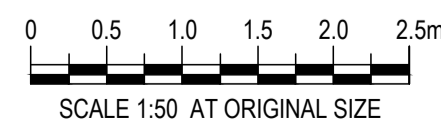
Rev: 2



01 TYPICAL DETAIL SECTION
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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
2	AMENDED SSDA SUBMISSION		AZ	RI	RI	09.03.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	07.08.25



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Approved (Project Director) Date

Scale

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Design Check CR

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Client

Project

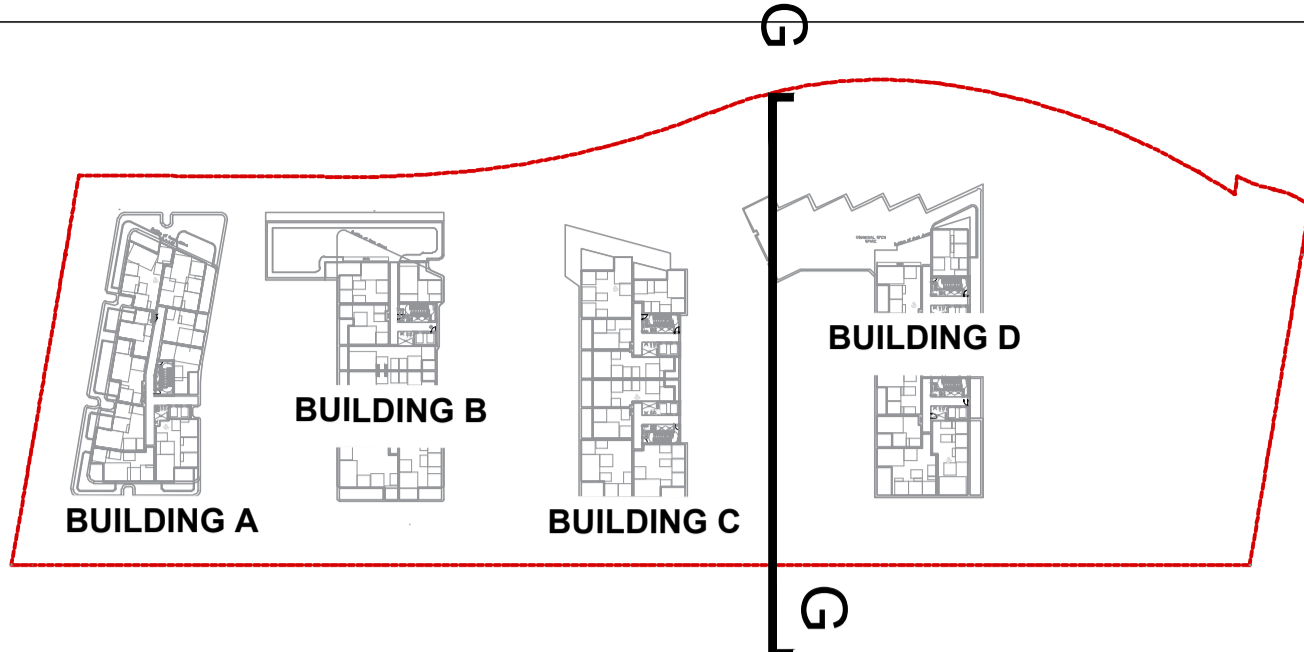
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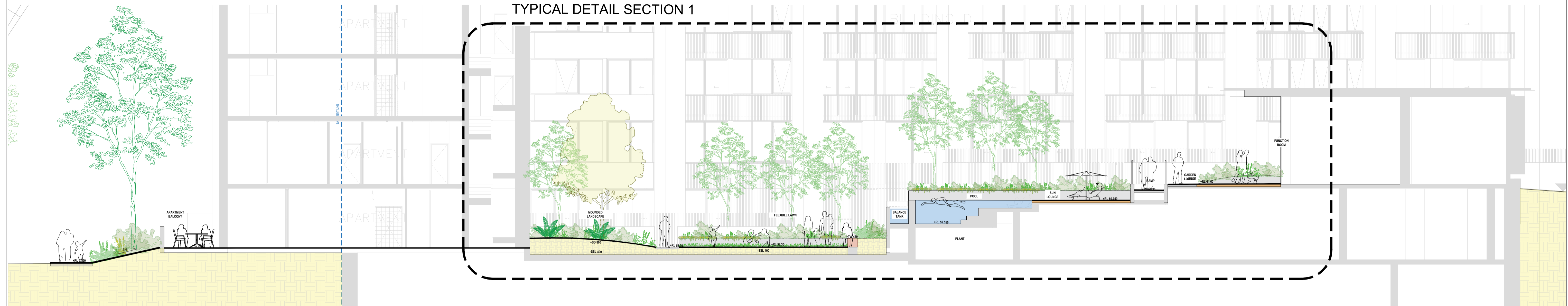
LANDEN DEV NO.8 PTY LTD.
40 MEMORIAL AVENUE, BELLA VISTA
BUILDING A&B COURTYARD SECTION 2

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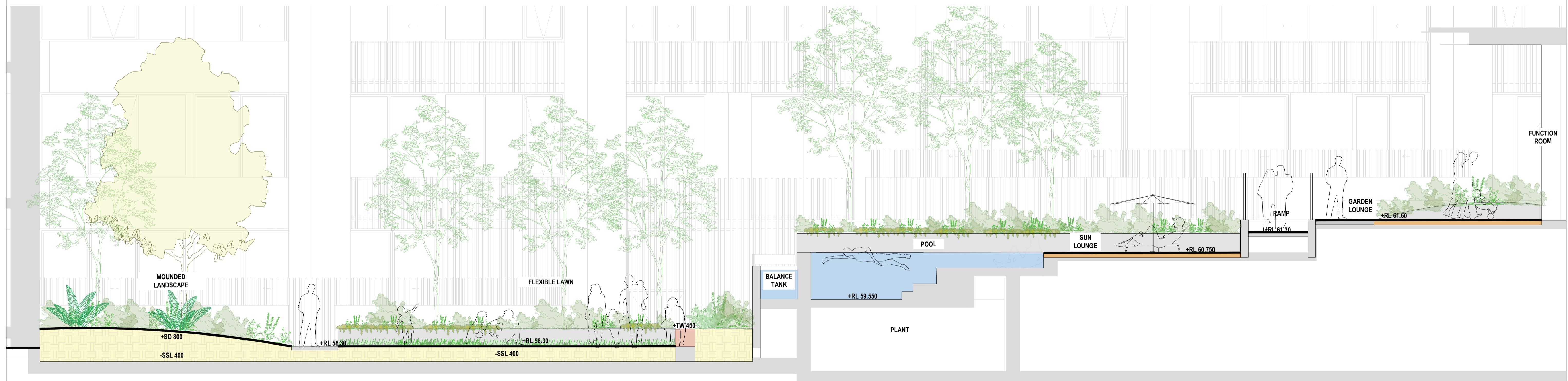
Rev: 2



KEY PLAN
NTS



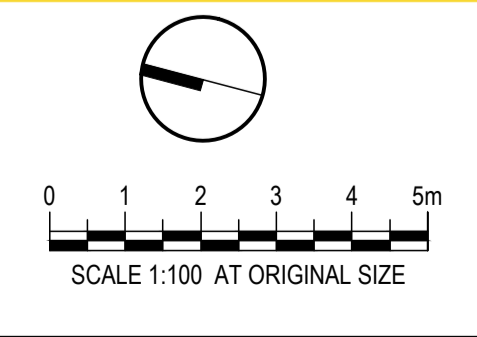
01 TYPICAL SECTION G
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02 TYPICAL DETAIL SECTION
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1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25	
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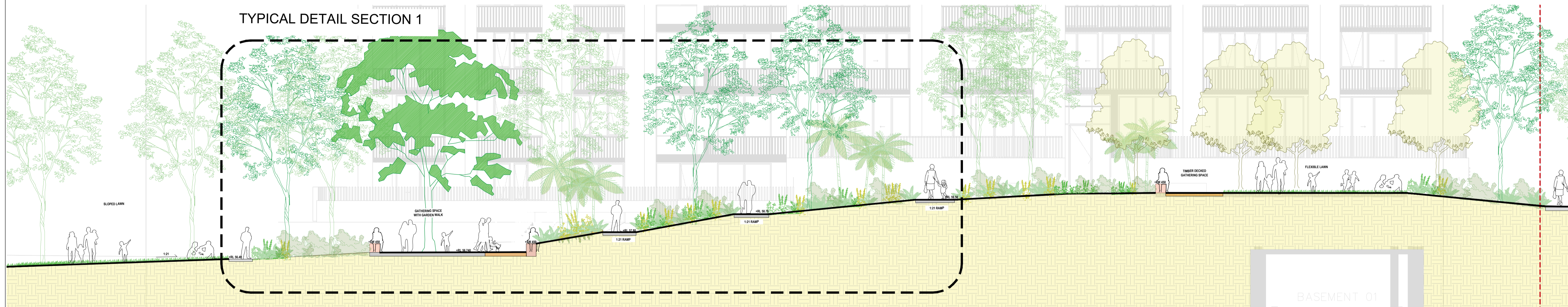
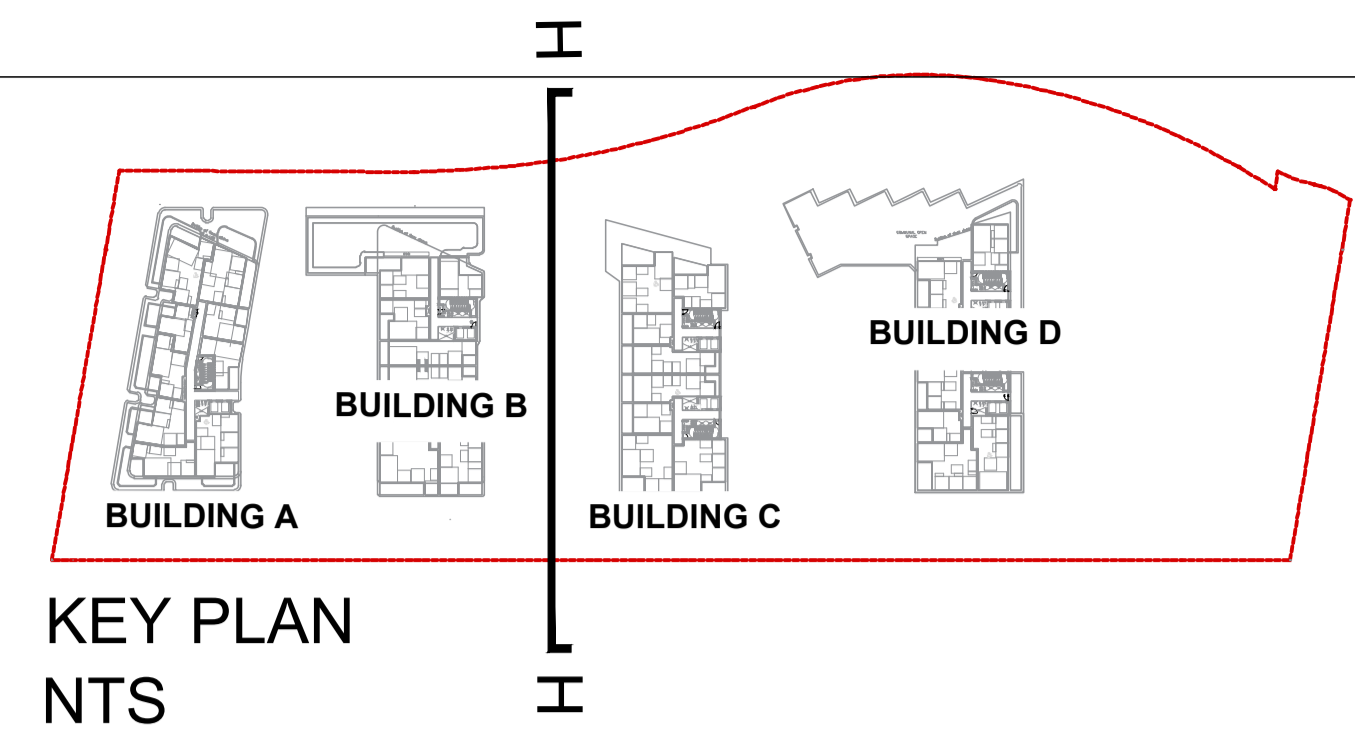
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Approved (Project Director)	Date		
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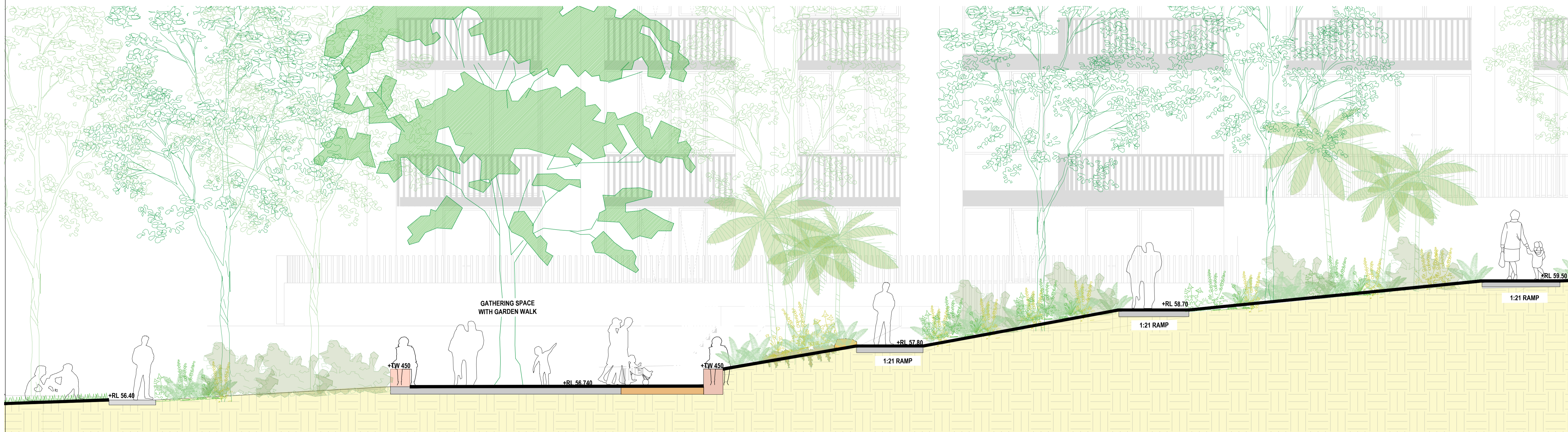
Client **LANDEN DEV NO.8 PTY LTD.**
Project **40 MEMORIAL AVENUE, BELLA VISTA**
Title **BUILDING C&D COURTYARD SECTION**

Original Size **A1** Drawing No: **2025003-LD-DA470** Rev: **1**

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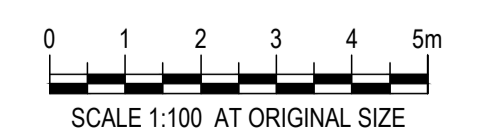
01 TYPICAL SECTION H
1:100



02 TYPICAL DETAIL SECTION
1:50

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

Client	LANDEN DEV NO.8 PTY LTD.		
Project	40 MEMORIAL AVENUE, BELLA VISTA		
Title	SITE THROUGH LINK SECTION		
Original Size	A1	Drawing No:	2025003-LD-DA480
Rev:	1		

LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for SSDA 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 and or subject to Council approval. 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 initialised 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 HILLS SHIRE 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

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1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25	
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date

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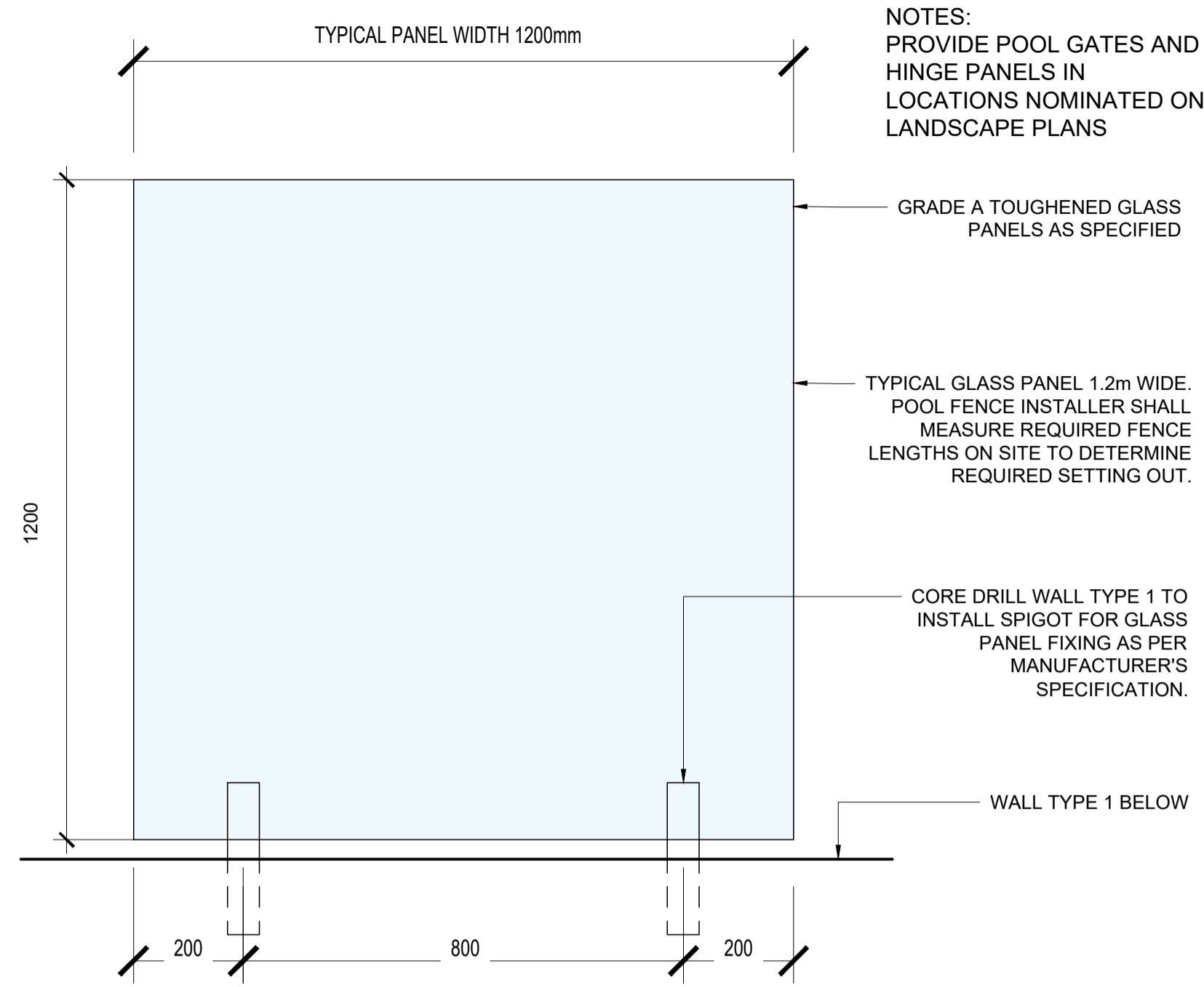


ARCHITECT LANDSCAPE

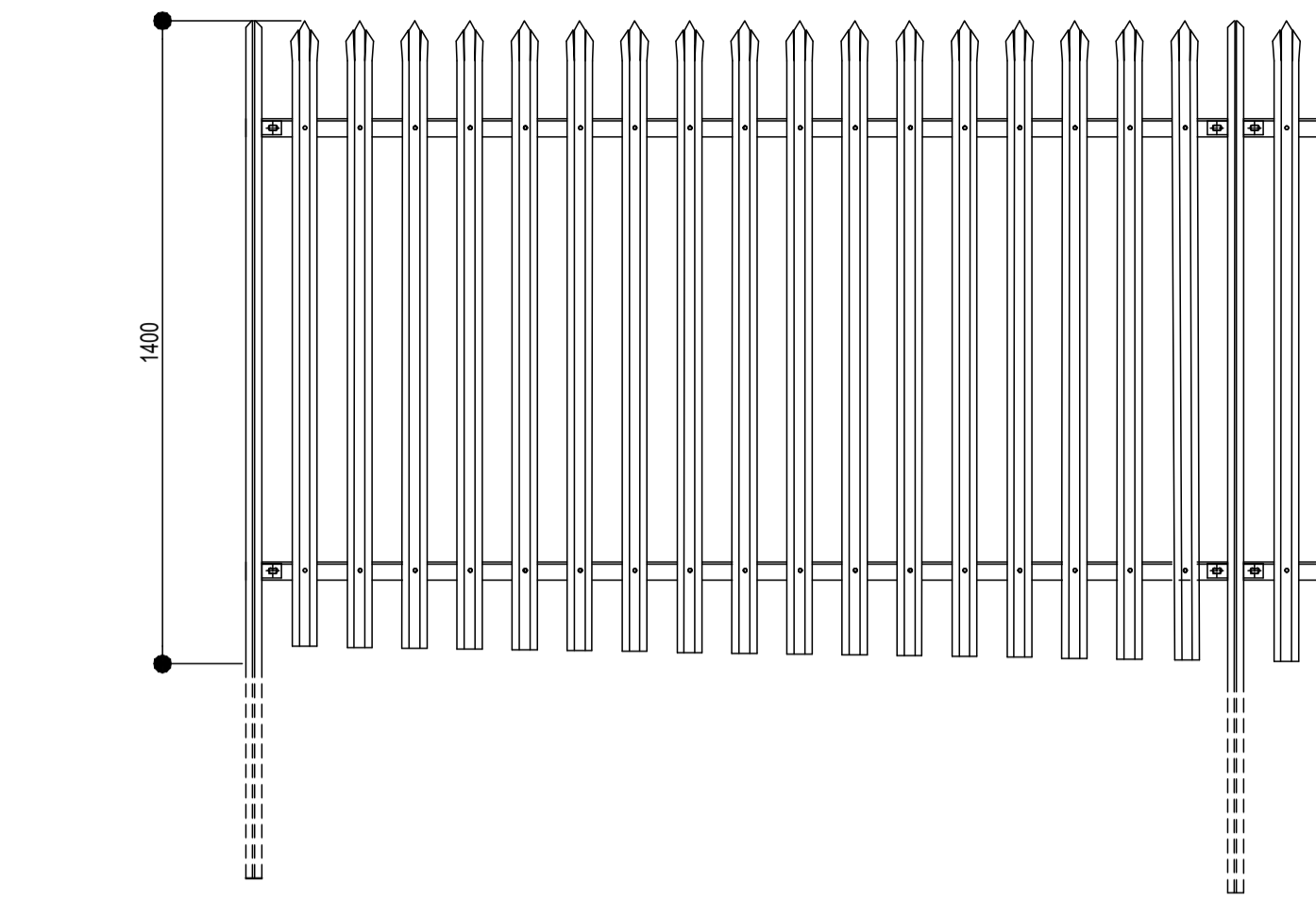
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	Approved (Project Director)	Date		
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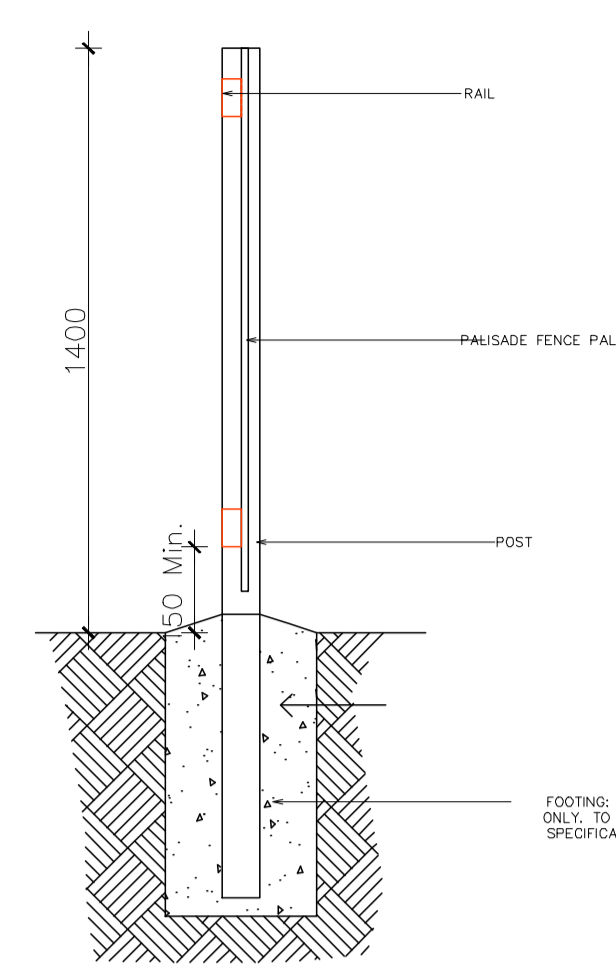
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Project	40 MEMORIAL AVENUE, BELLA VISTA
Title	OUTLINE SPECIFICATION
Original Size	A1
Drawing No:	2025003-LD-DA800
Rev:	1



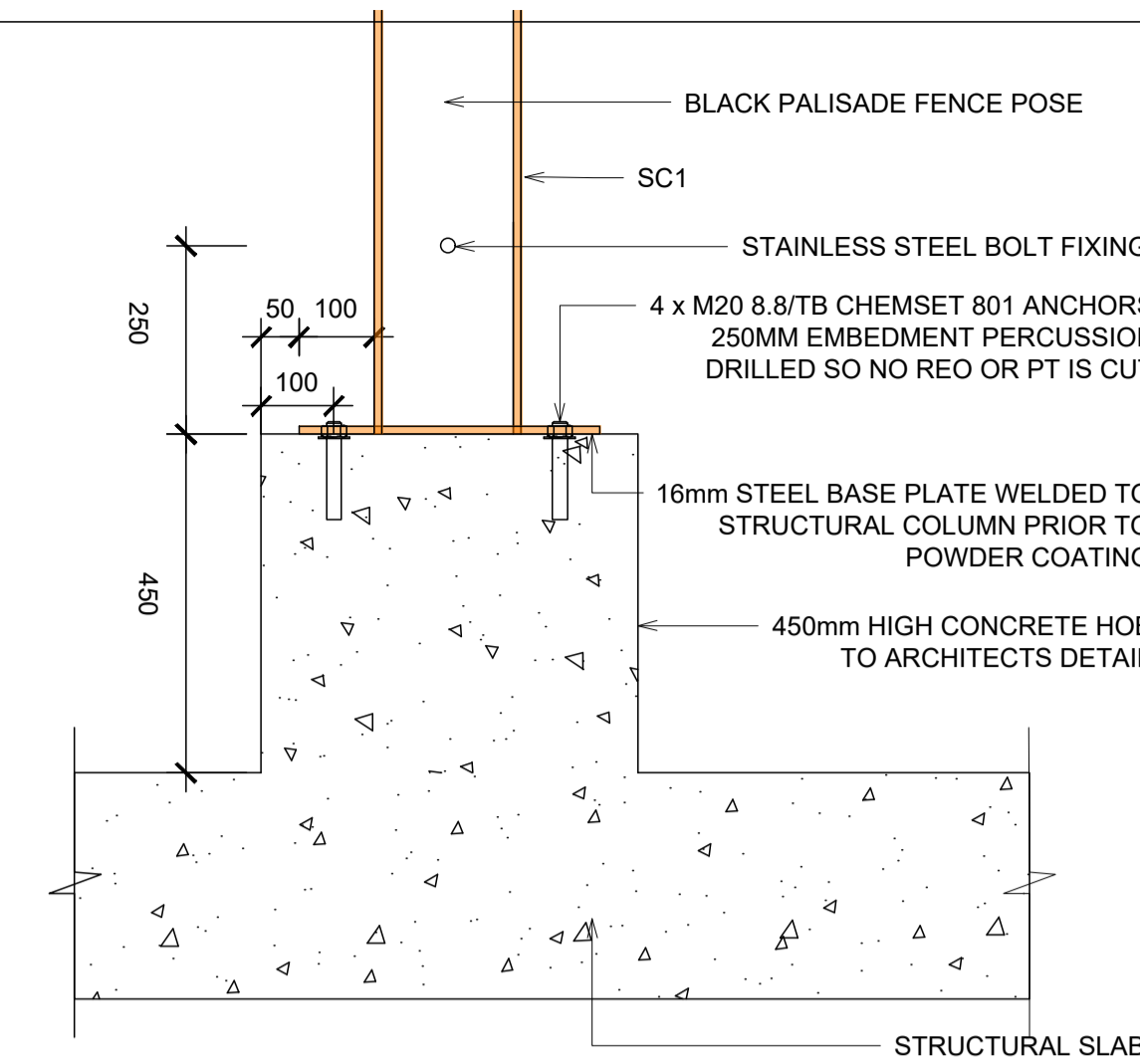
1 TYPICAL DETAIL FE2: GLASS POOL FENCE
1:10



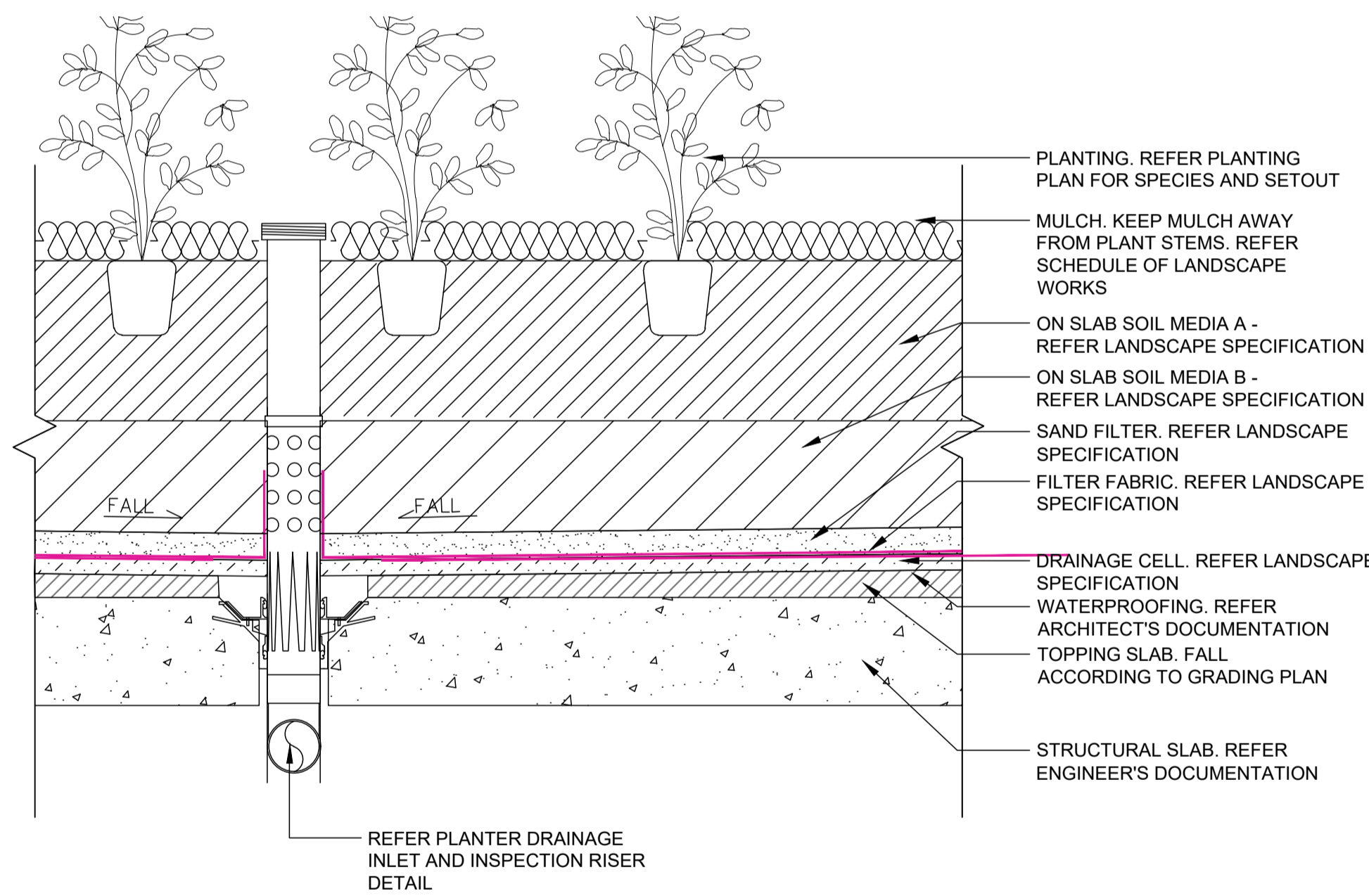
2 TYPICAL DETAIL FE1: BLACK PALISADE FENCE ELEVATION
1:20



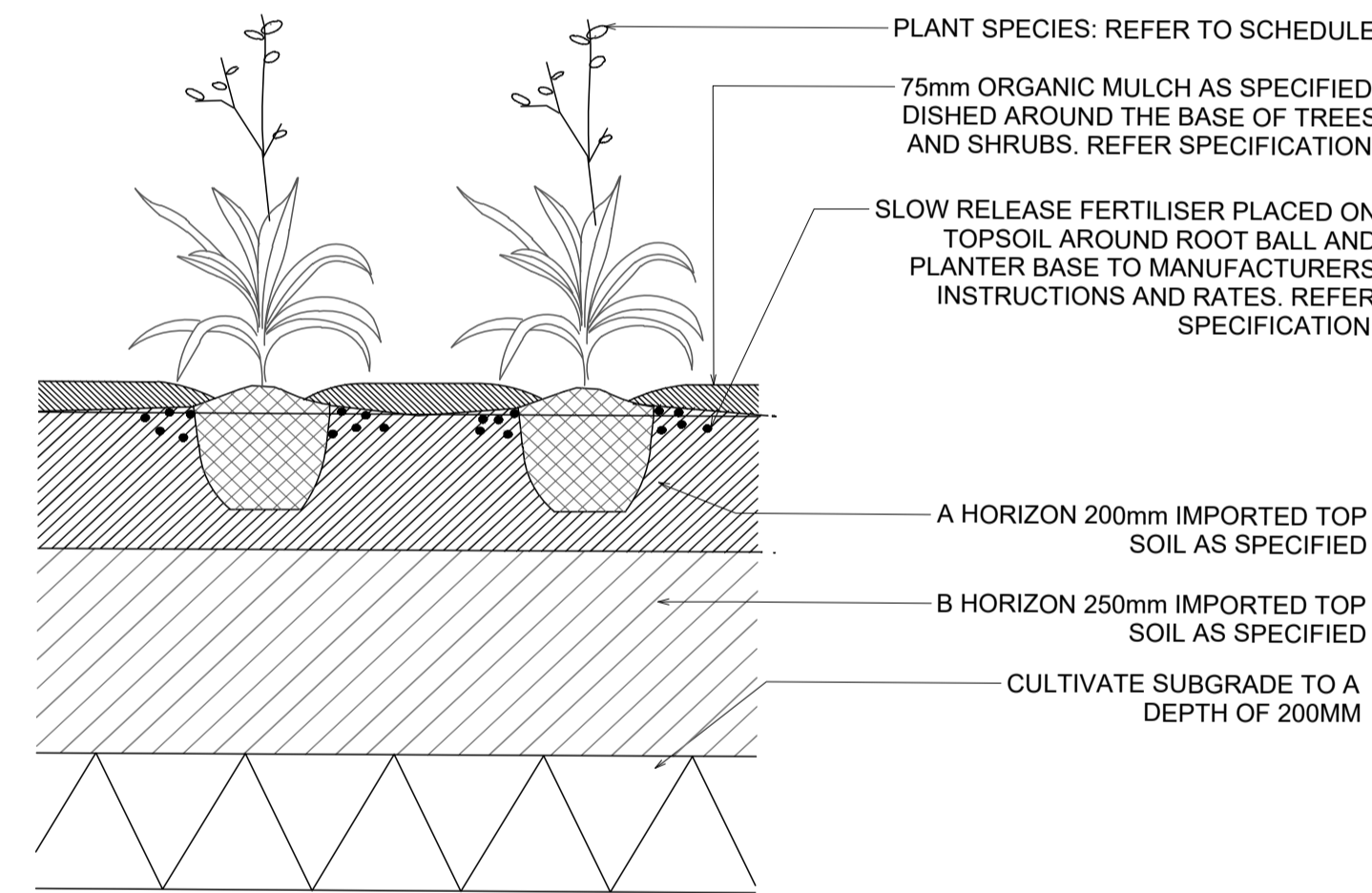
3 TYPICAL DETAIL FE1: FIXING NATURAL GROUND
1:20



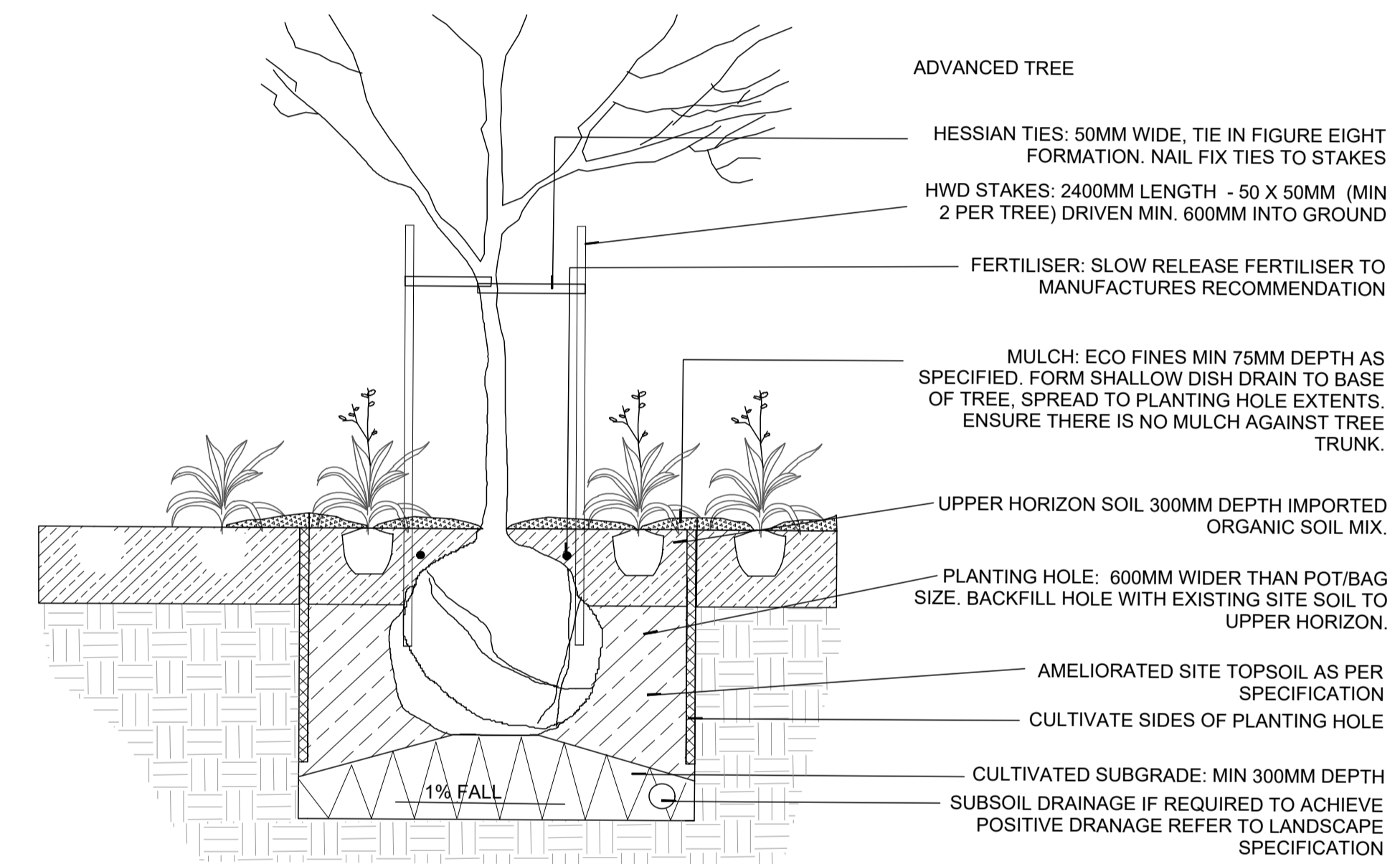
4 TYPICAL DETAIL FE1: FIXING TO STRUCTURAL SLAB
1:10



5 TYPICAL DETAIL: PLANTER ON SLAB
1:10



6 TYPICAL DETAIL: PLANTER ON GRADE
1:10



7 TYPICAL DETAIL: TREE PLANTING ON GRADE
1:20

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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
1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	RI	RI	24.07.25

Plot Date: 23 July 2025 - 1:22 PM

Plotted by: Anita Zhou

Cad File No: Z:\2025\2025003 40 Memorial Ave SSDA\Drawings\CAD\2025003-LD-DA100.dwg

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Project

Title

Original Size

LANDEN DEV NO.8 PTY LTD.
40 MEMORIAL AVENUE, BELLA VISTA
TYPICAL DETAILS

A1 Drawing No: 2025003-LD-DA900

Rev: 1