

618-624 MOWBRAY ROAD, LANE COVE NSW

HOMES NSW

STATE SIGNIFICANT STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)

2024029: LANDSCAPE ARCHITECTURAL DRAWING LIST

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- ALL DIMENSIONS ARE IN MILLIMETERS 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 PRINCIPAL'S 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 PRINCIPAL'S 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.
- FOR TREE RETENTION AND REMOVAL PLAN PLEASE REFER TO ARBORIST REPORT AND TREE IMPACT ASSESSMENT REPORT.



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1 STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	30.09.24

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Drawn Job Manager Project Director Date



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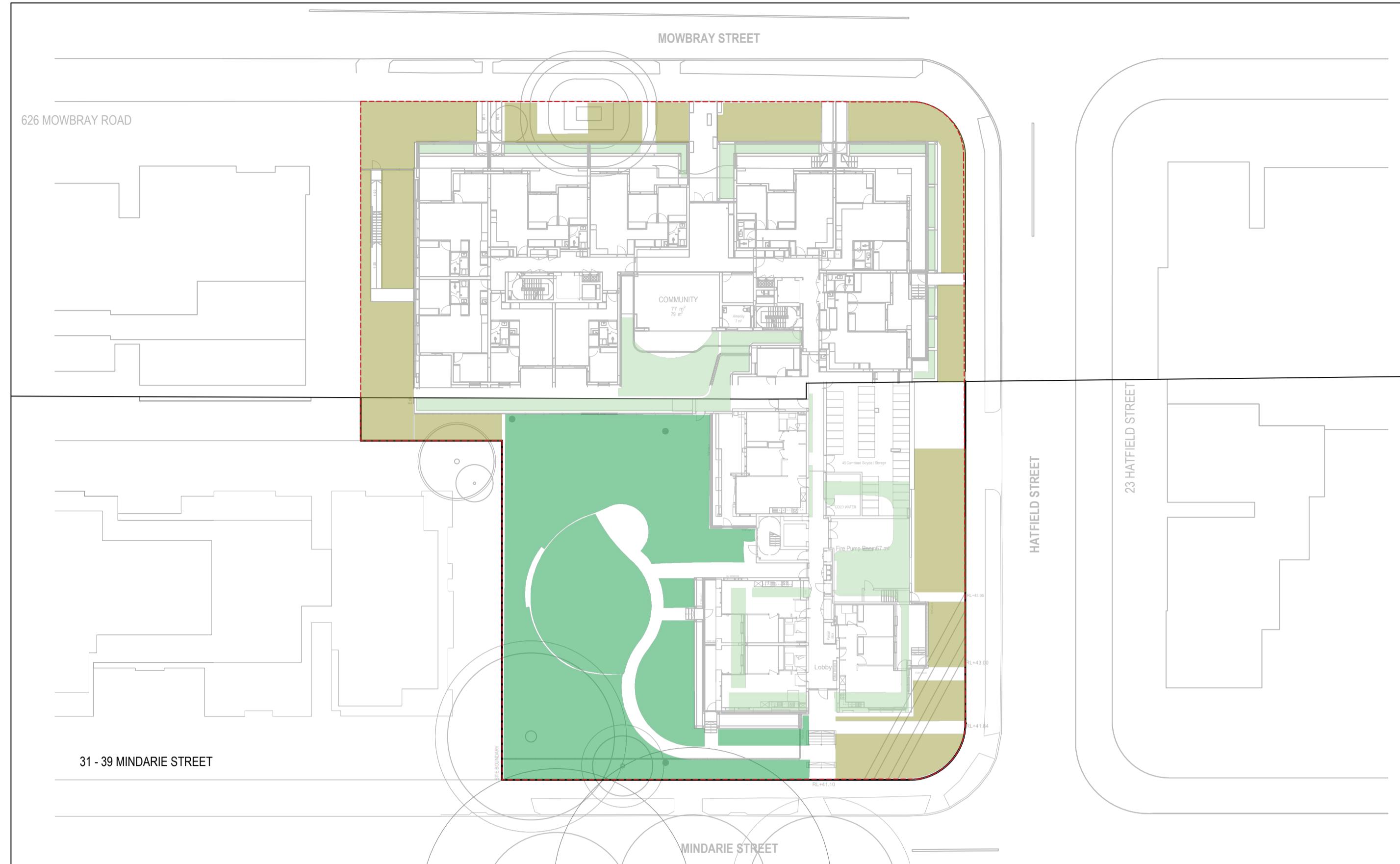
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618-624 MOWBRAY ROAD, LANE COVE
COVER SHEET & DESIGN STATEMENT

PLANT SCHEDULE DEVELOPMENT APPLICATION							
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING / QTY
PROPOSED STREET TREES							
CUP ana	Cupanopsis anacardioidea	Tuckeroo	Native	75L	8-15m	N/A	15
PROPOSED TREES							
LIV aus	Livistona australis	Cabbage Palm	Native	400L	12-15m	N/A	6
CYA coo	Cyathea cooperi	Australian Tree Fern	Native	75L	6-12m	N/A	25
COR gum	Corymbia gummifera	Red bloodwood	Native	45L	15-20m	N/A	1
DIC ant	Dicksonia antarctica	Soft Tree Fern	Native	45L	6-12m	N/A	20
BAN ser	Banksia serrata	Old Man Banksia	Native	45L	4-6m	N/A	20
EUC cam	Eucalyptus camfieldii	Camfield's Stringybark	Native	75L	4-9m	N/A	5
BAC cit	Backhousia citriodora	Lemon Myrtle	Native	75L	4-7m	N/A	1
ELA ret	Eleocarpus reticulatus	Blueberry Ash	Native	100L	6-10m	N/A	16
ACA fal	Acacia falcatia	Sickle Wattle	Native	45L	2-5m	N/A	13
ACA ret	Acacia retinodes	Silver Wattle	Native	45L	2-5m	N/A	16
TRI lau	Tristaniopsis laurina	Water Gum	Native	45L	6-8m	N/A	17
MIX TYPE 1 - SHADE/ PART SHADE							
SHRUBS							
ALP cae	Alpinia caerulea	Native Ginger	Native	200mm	1-3m	500mm	1 per m2
ACA myr	Acacia myrtifolia	Myrtle wattle	Native	200mm	1-3m	500mm	1 per m2
BUR spi	Bursaria spinosa	Native Blackthorn	Native	200mm	1m x 1m	300mm	2 per m2
BAU rub	Bauera rubioides	River Rose	Native	200mm	1-1.5m	300mm	2 per m2
ASP nid	Asplenium nidus	Bird's nest fern	Native	200mm	1-1.5m	300mm	2 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
BAN spi	Banksia spinulosa	Hairpin Banksia	Native	300mm	1-3m	300mm	1 per m2
CAL dub	Calochlaena dubia	Soft Bracken	Native	150mm	0.4m x 1m	100mm	4 per m2
GOO ova	Goodenia ovata	Hop goodenia	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	Dicichlis 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
DOR exc	Doryanthes excelsa	Gymea Lily	Native	300mm	1-3m	300mm	1 per m2
SYZ pan	Syzygium paniculatum	Lilly Pilly	Native	150mm	1-3m	100mm	2 per m2
ZIE smi	Ziera smithii	Sandfly ziera	Native	300mm	1-1.5m	300mm	2 per m2
GRASSES							
DIA cae	Dianella caerulea	Cassa Blue	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM ion	Lomandra longifolia 'Tanika'	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CLI min	Clivia miniata	Clivia	Native	150mm	60cm x 60cm	200mm	3 per m2
THE tri	Themedia triandra	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
CRO exa	Crowea exalata	Waxflower	Native	150mm	0.3m x 0.7m	100mm	4 per m2
DIC cri	Dichelachne crinita	Longhair Plume Grass	Native	200mm	1-1.5m	300mm	2 per m2
POA lab	Poa fabillardierei	Common Tussock-grass	Native	150mm	100cm x 60cm	200mm	3 per m2
ART mil	Arthropodium millefolium	Vanilla Lily	Native	150mm	60cm x 60cm	200mm	3 per m2
CLIMBERS + GROUNDCOVERS							
VIO hed	Viola hederacea	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
ZOY ten	Zoysia tenuifolia	No - Mow Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2
MYO par	Myoporum parvifolium 'yareena'	Creeping Boobialla	Native	150mm	0.2m x 5m	100mm	4 per m2
DIC rep	Dichondra repens	Kidneyweed	Native	150mm	0.2m x 0.6m	100mm	4 per m2
CAS gla	Casuarina glauca	Cousin it	Native	150mm	0.3m x 1m	100mm	4 per m2
PAN pan	Pandorea pandorana	Wonga Wonga Vine	Native	150mm	0.2m x 5m	100mm	4 per m2
SAR har	Sarcopetalum harveyanum	The Pearl Vine	Native	150mm	0.3m x 1m	100mm	4 per m2
CIS ant	Cissus antarctica	Kangaroo vine	Native	150mm	0.2m x 0.6m	100mm	4 per m2
MIX TYPE 2 - FULL SUN/ PART SHADE							
SHRUBS							
HAK ser	Hakea sericea	Bushy Needlewood	Native	300mm	1-3m	300mm	1 per m2
CAL dub	Calochlaena dubia	Soft Bracken	Native	150mm	0.4m x 1m	100mm	4 per m2
ASP nid	Asplenium nidus	Bird's nest fern	Native	200mm	1-1.5m	300mm	2 per m2
BAU rub	Bauera rubioides	River Rose	Native	200mm	1-1.5m	300mm	2 per m2
OZO dio	Ozothamnus diosmifolius	Rice Flower	Native	200mm	1-1.5m	300mm	2 per m2
BAN spi	Banksia spinulosa	Hairpin Banksia	Native	300mm	1-3m	300mm	1 per m2
GRASSES							
LOM ion	Lomandra longifolia 'Tanika'	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CRO exa	Crowea exalata	Waxflower	Native	150mm	0.3m x 0.7m	100mm	4 per m2
DIC cri	Dichelachne crinita	Longhair Plume Grass	Native	200mm	1-1.5m	300mm	2 per m2
POA lab	Poa fabillardierei	Common Tussock-grass	Native	150mm	100cm x 60cm	200mm	3 per m2
CLIMBERS + GROUNDCOVERS							
MYO par	Myoporum parvifolium 'yareena'	Creeping Boobialla	Native	150mm	0.2m x 5m	100mm	4 per m2
CAS gla	Casuarina glauca	Cousin it	Native	150mm	0.3m x 1m	100mm	4 per m2
SAR har	Sarcopetalum harveyanum	The Pearl Vine	Native	150mm	0.3m x 1m	100mm	4 per m2
CIS ant	Cissus antarctica	Kangaroo vine	Native	150mm	0.2m x 0.6m	100mm	4 per m2
DIC rep	Dichondra repens	Kidneyweed	Native	150mm	0.2m x 0.6m	100mm	4 per m2
MIX TYPE 3- PART SHADE							
SHRUBS							
ALP cae	Alpinia caerulea	Native Ginger	Native	200mm	1-3m	500mm	1 per m2
PHI xan	Philodendron xanadu	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	2 per m2
ASP nid	Asplenium nidus	Bird's nest fern	Native	200mm	1-1.5m	300mm	2 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
THE tri	Themedia triandra	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	Dicichlis 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
DOR exc	Doryanthes excelsa	Gymea Lily	Native	300mm	1-3m	300mm	1 per m2
GRASSES							
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LOM ion	Lomandra longifolia 'Tanika'	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CLI min	Clivia miniata	Clivia	Native	150mm	60cm x 60cm	200mm	3 per m2
CLIMBERS + GROUNDCOVERS							
VIO hed	Viola hederacea	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
ZOY ten	Zoysia tenuifolia	No - Mow Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2
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MIX TYPE 3- PART SHADE							
SHRUBS							
ALP cae	Alpinia caerulea	Native Ginger	Native	200mm	1-3m	500mm	1 per m2
PHI xan	Philodendron xanadu	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	2 per m2
ASP nid	Asplenium nidus	Bird's nest fern	Native	200mm	1-1.5m	300mm	2 per m2
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THE tri	Themedia triandra	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	Dicichlis 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
DOR exc	Doryanthes excelsa	Gymea Lily	Native	300mm	1-3m	300mm	1 per m2



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

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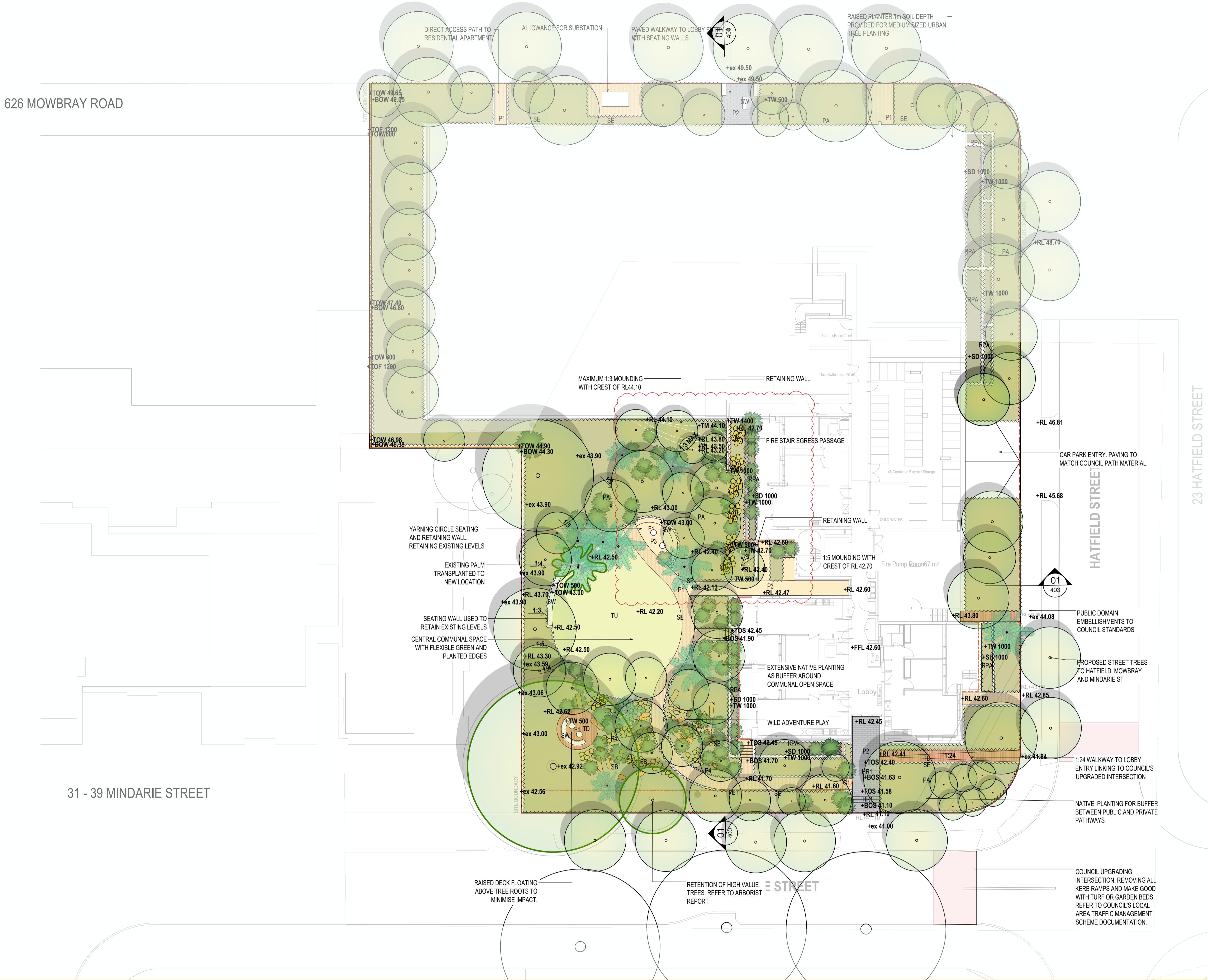
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LD-DA002

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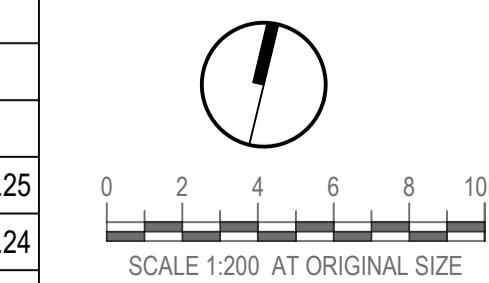
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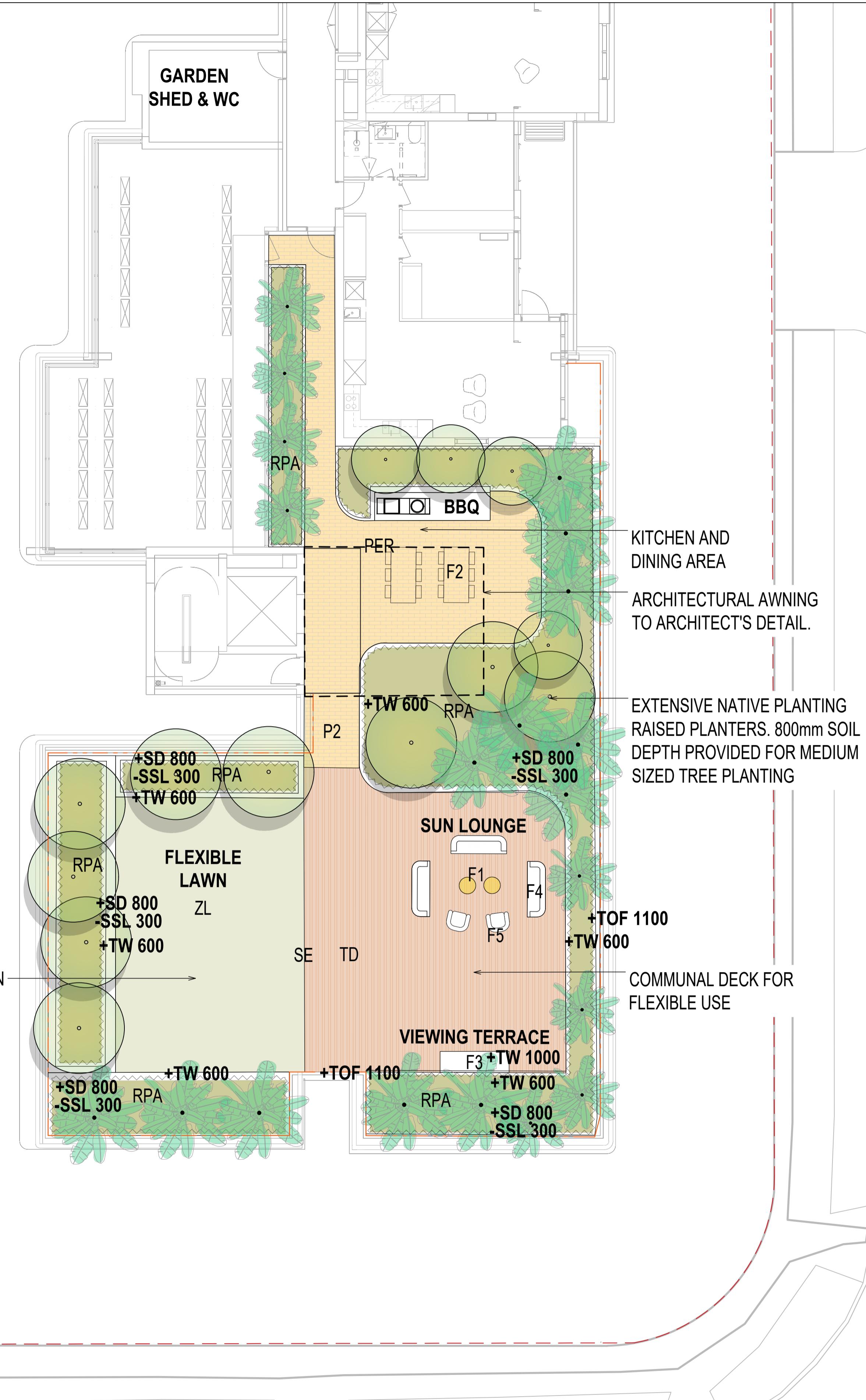
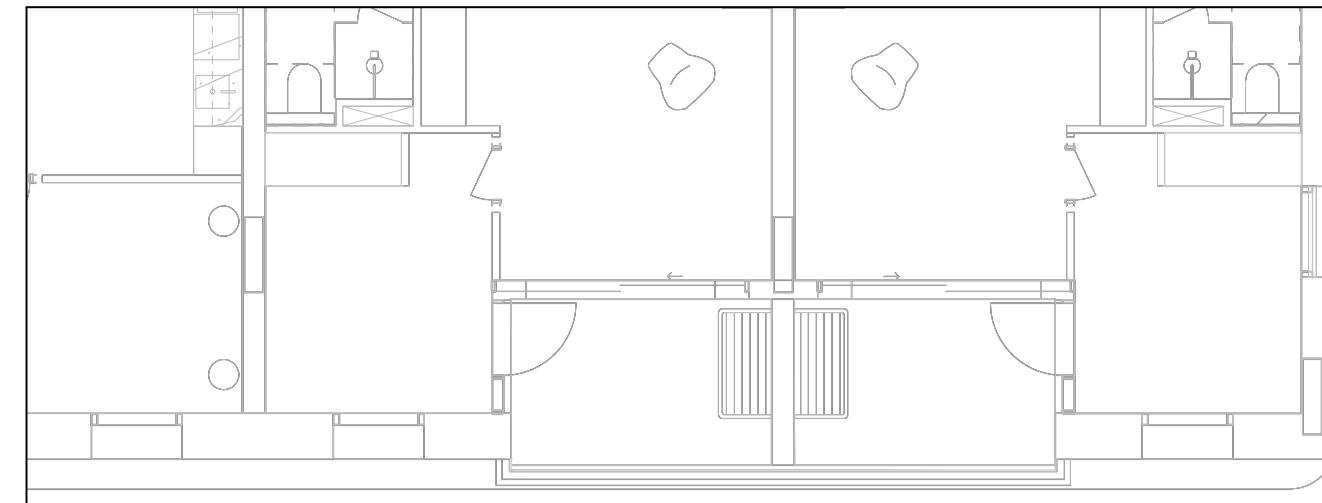
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Rev: **2**

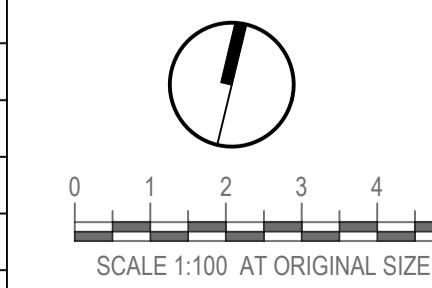


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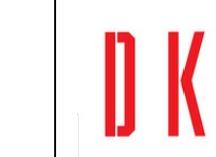




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MOWBRAY ROAD, LANE COVE
618-624 FLOOR PLAN - LEVEL 03 ROOFTOP
Drawing No: LD-DA110

626 MOWBRAY ROAD

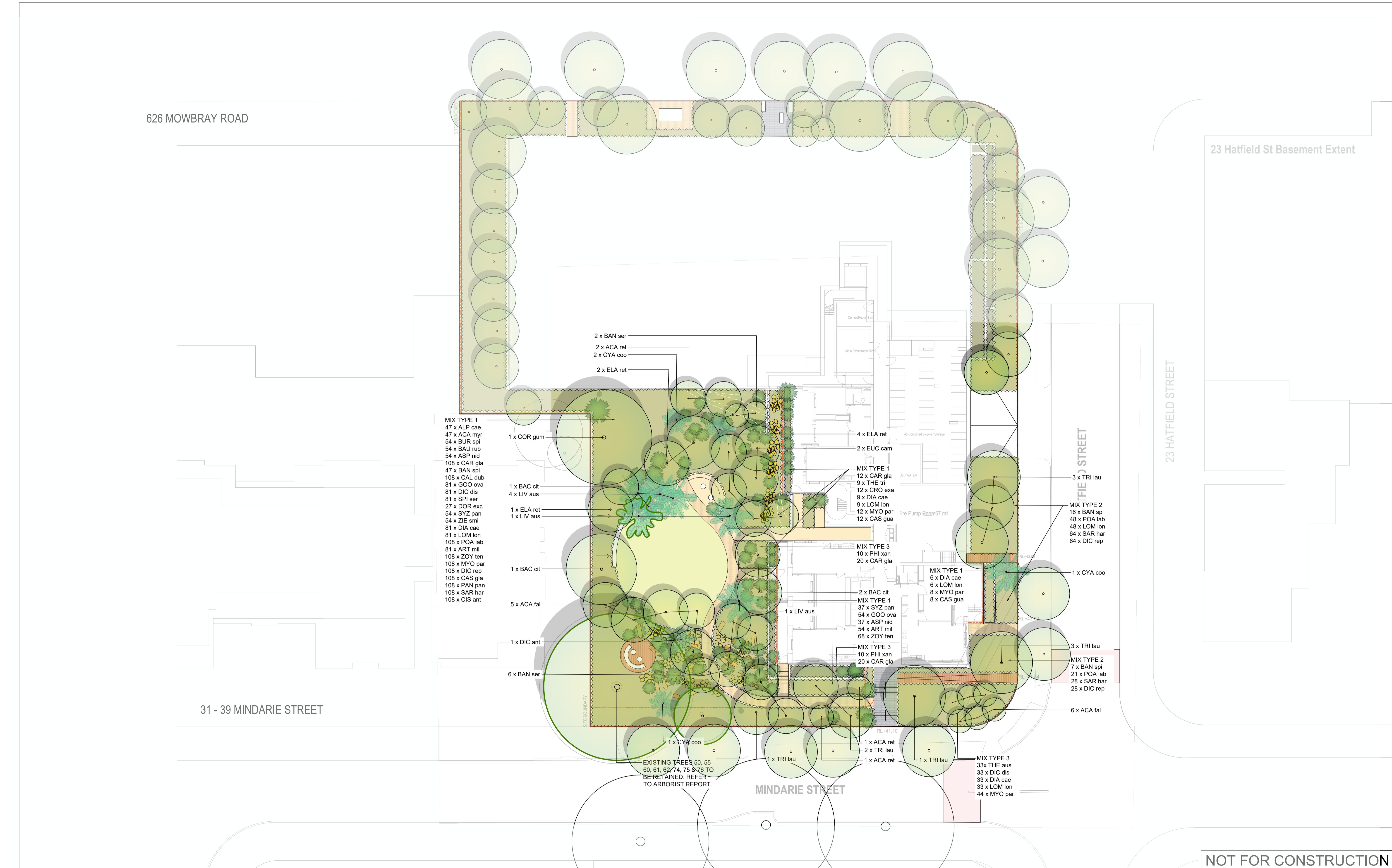
23 Hatfield St Basement Extent

23 HATFIELD STREET

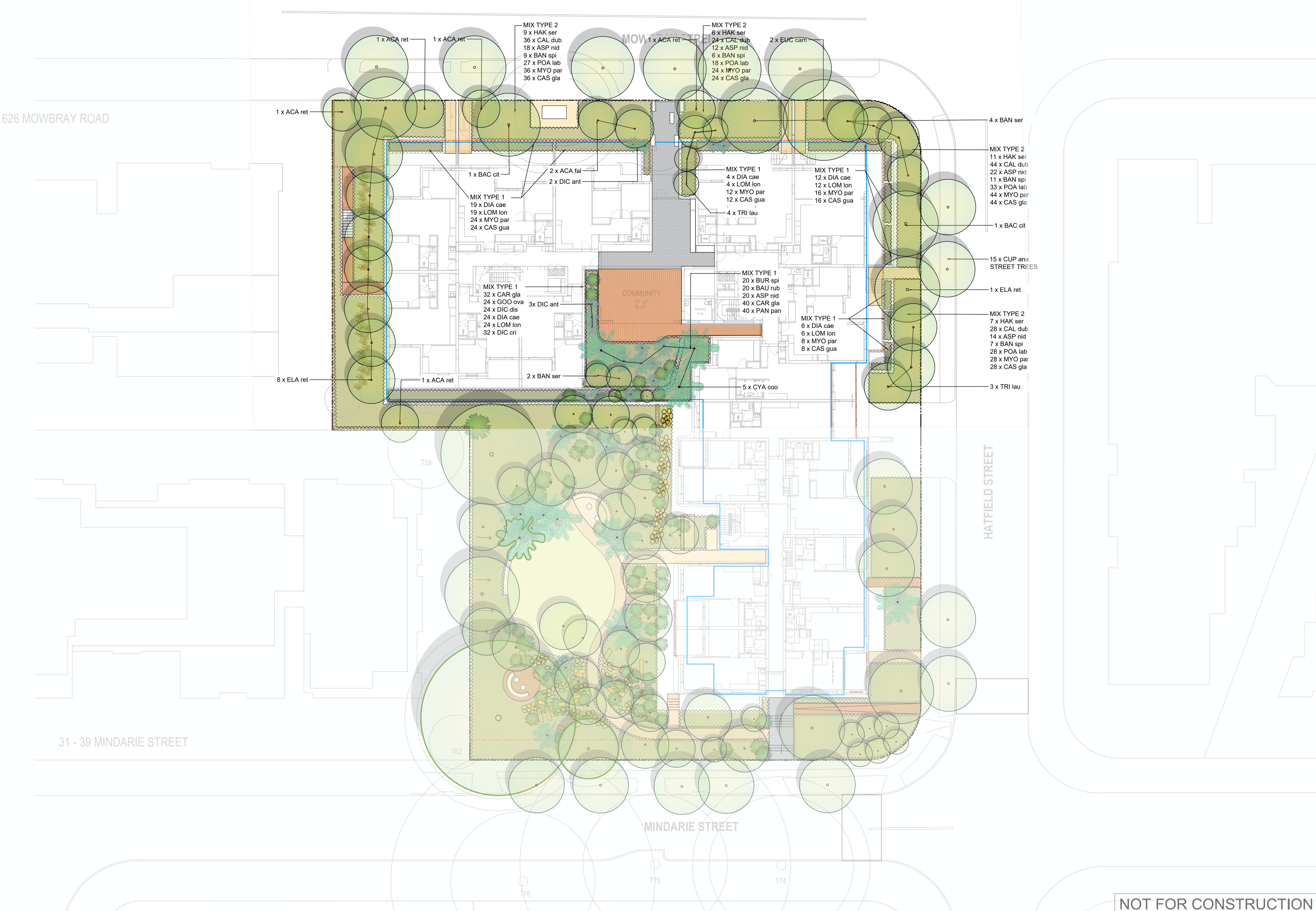
31 - 39 MINDARIE STREET

MINDARIE STREET

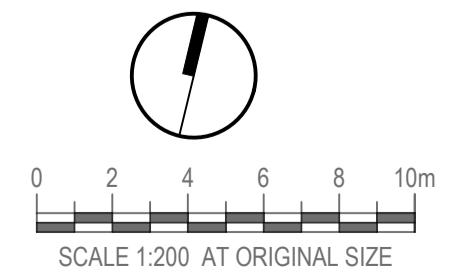
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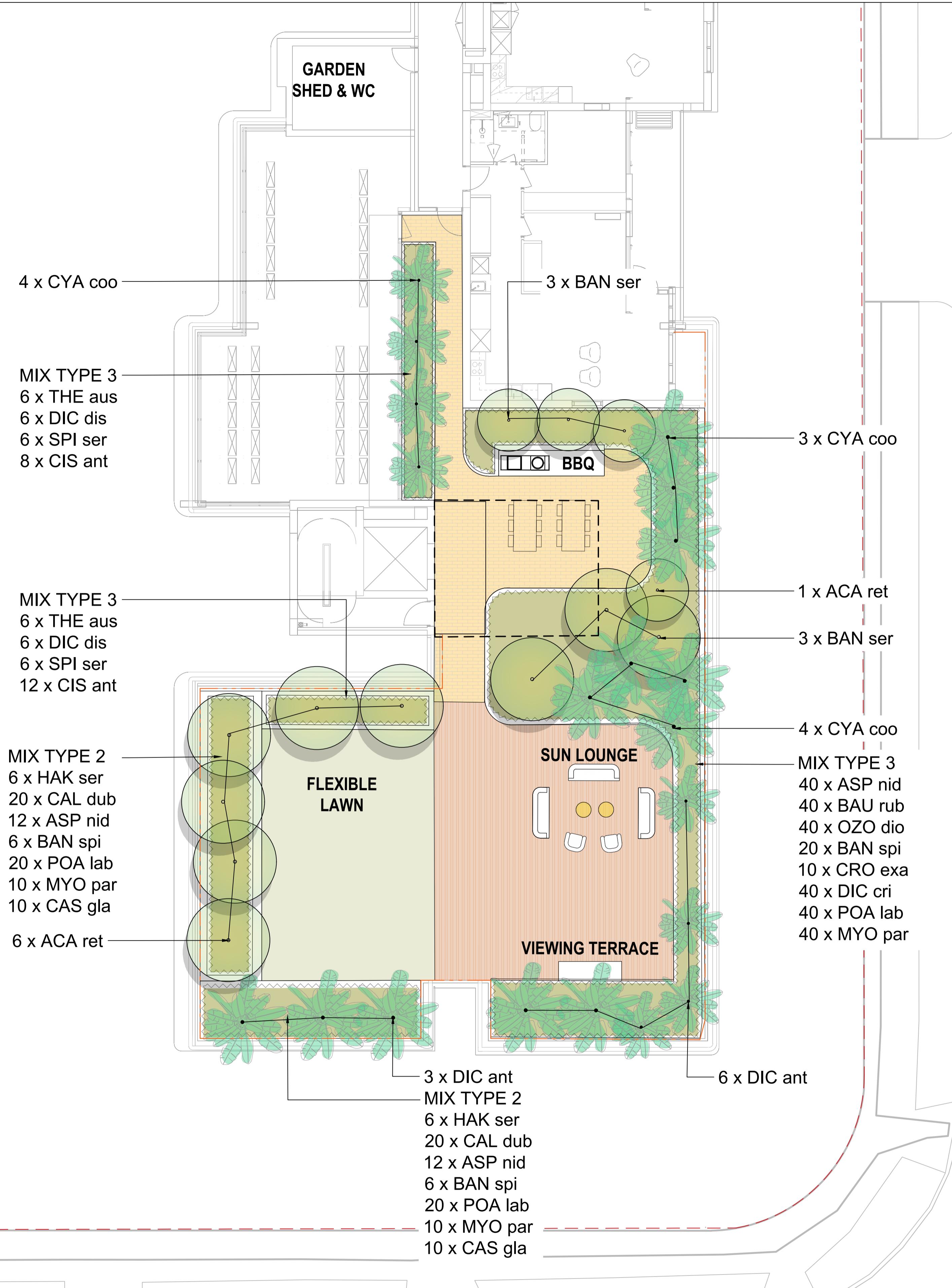
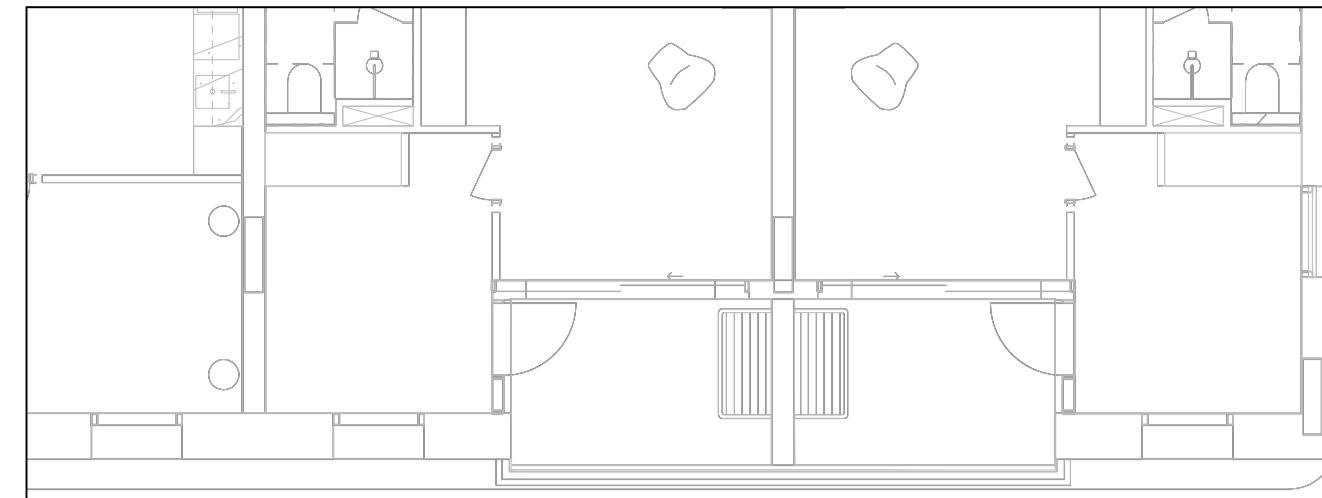


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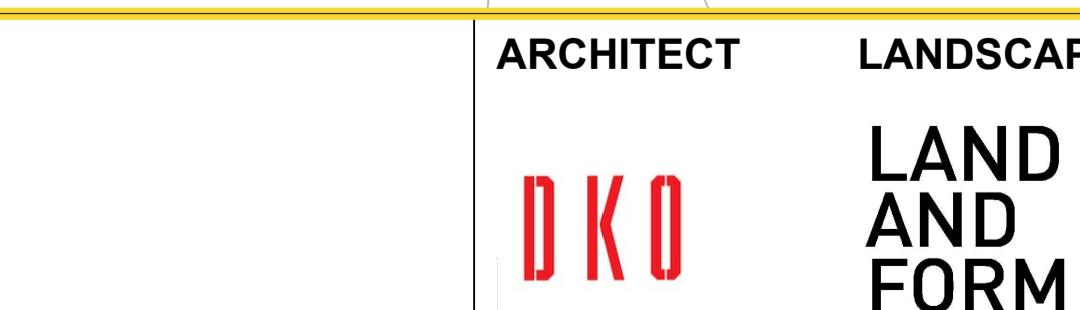
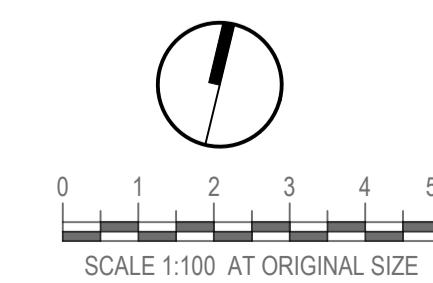
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618-624 MOWBRAY ROAD, LANE COVE
PLANTING PLAN - UPPER GROUND
Original Size
A1 Drawing No: **LD-DA201**
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Drafting Check RI
Design Check RI

Original Size

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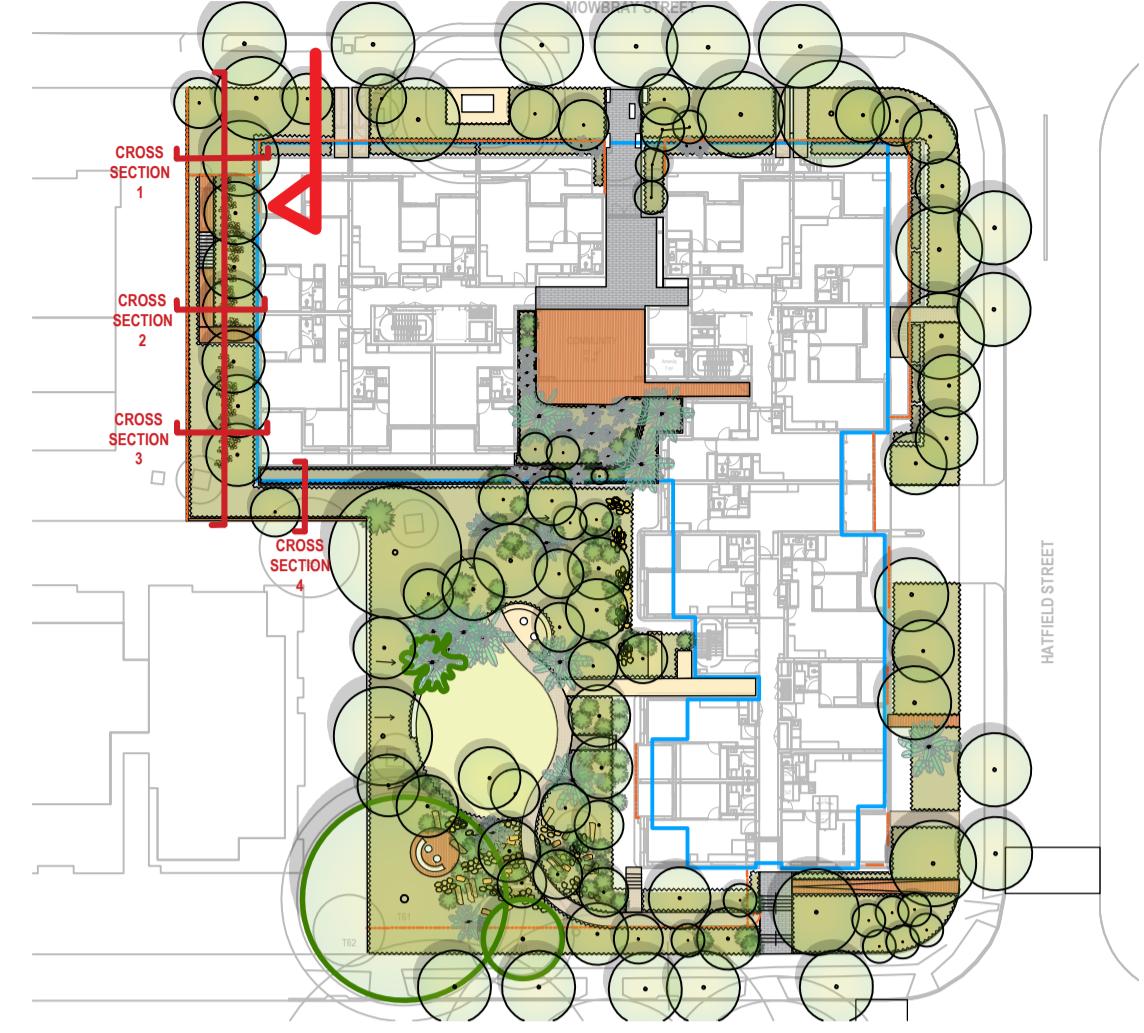
Drawing No: LD-DA210

Rev: 1



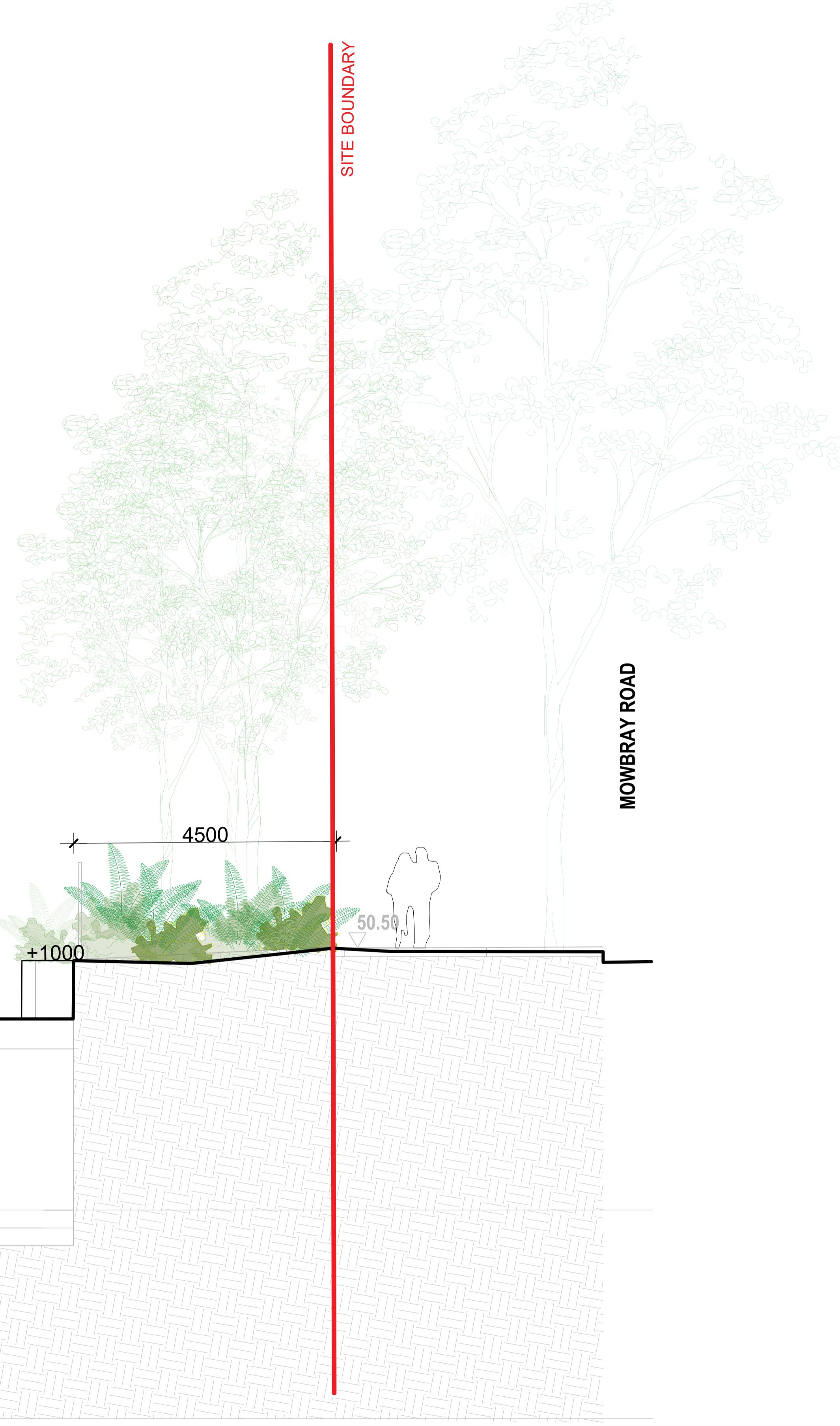
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2		SSDA RFI	RH	RI	RI	24.03.25			A1	Drawing No: LD-DA400
1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	20.03.25				
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1 STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	30.09.24	Approved (Project Director)	Date	Approved (Project Director)	Title
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							A1	Drawing No: LD-DA401
								Rev: 1



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1 STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	30.09.24
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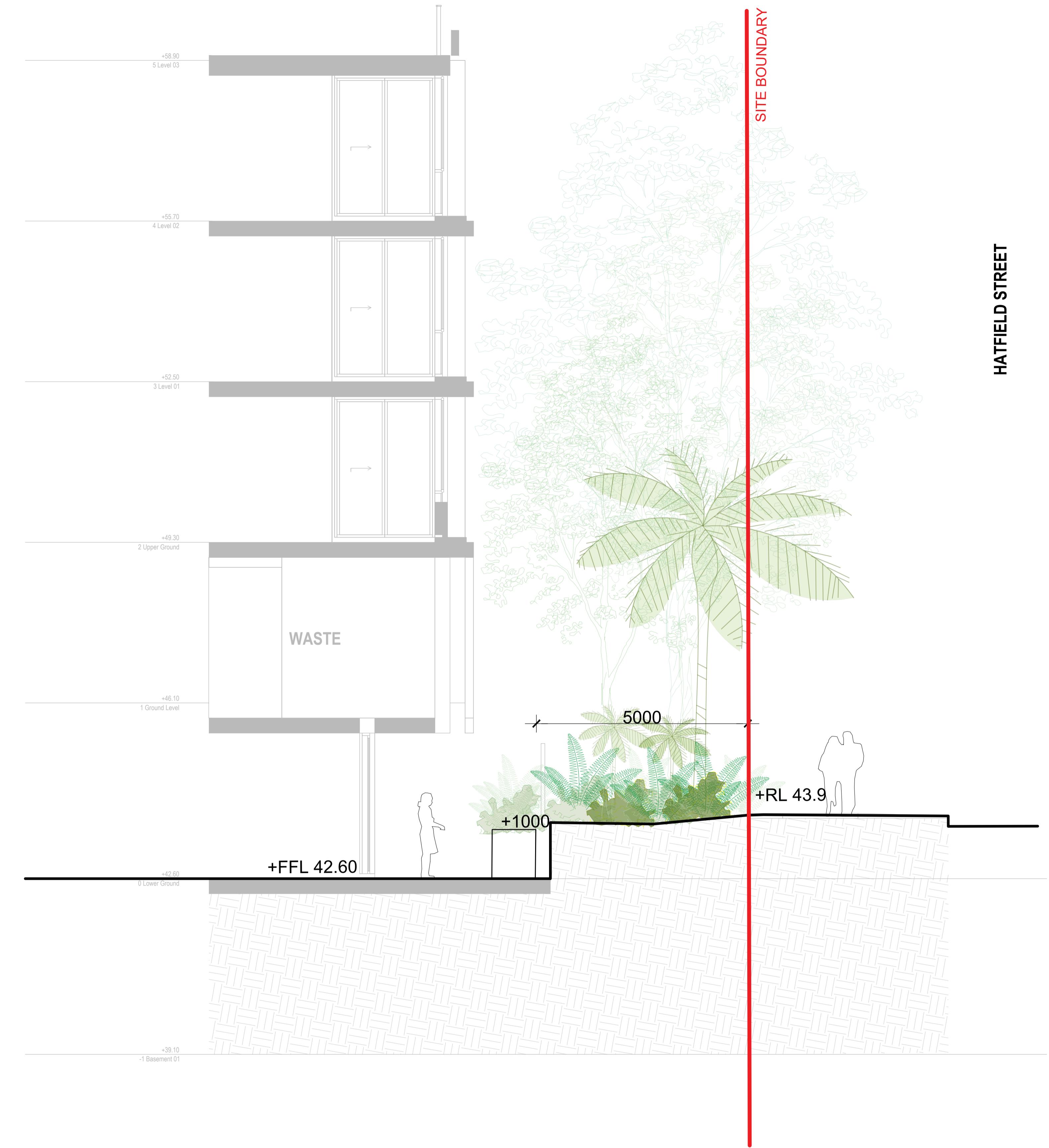
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Scale

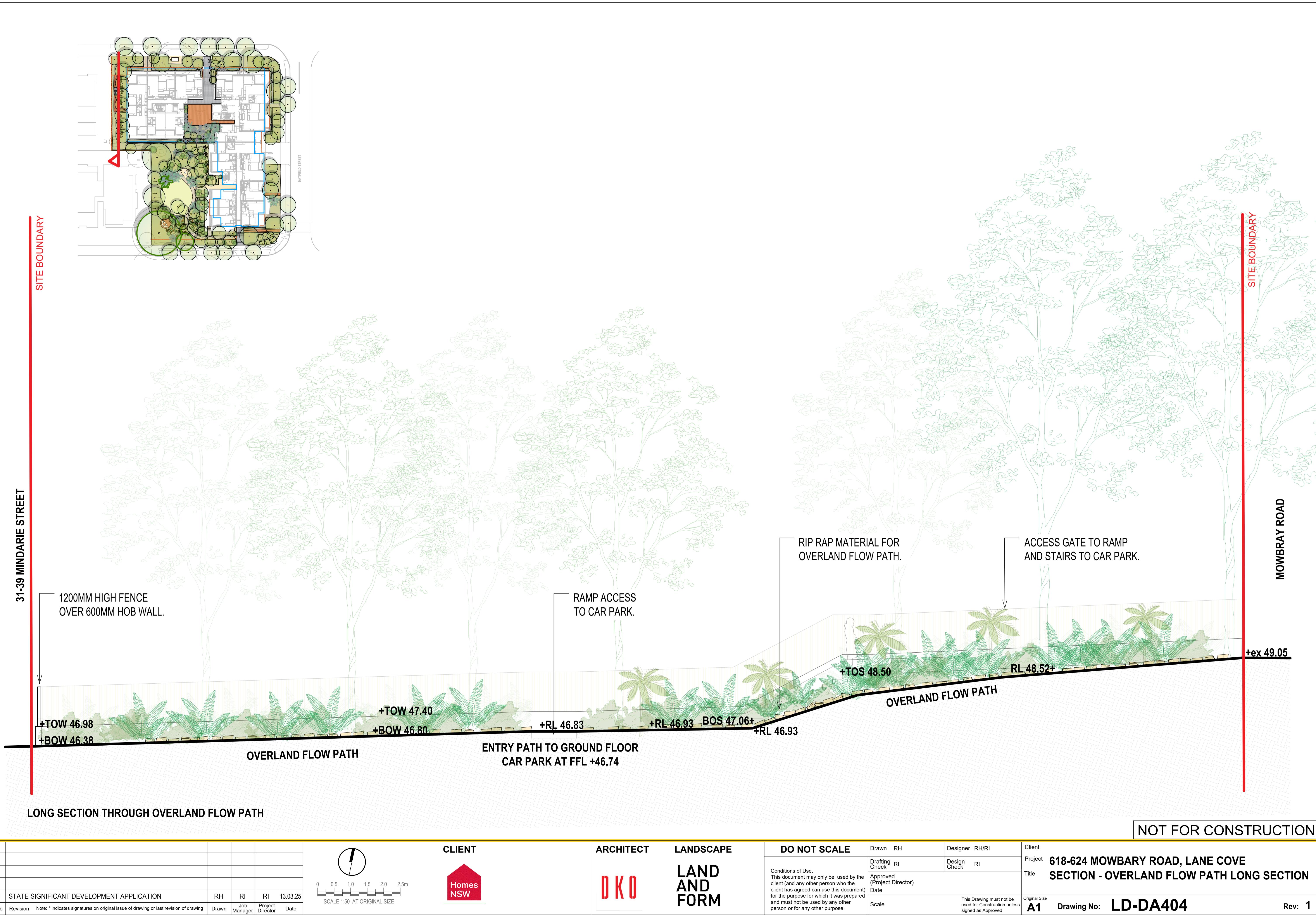
Designer RH/RI
Design RI
Date
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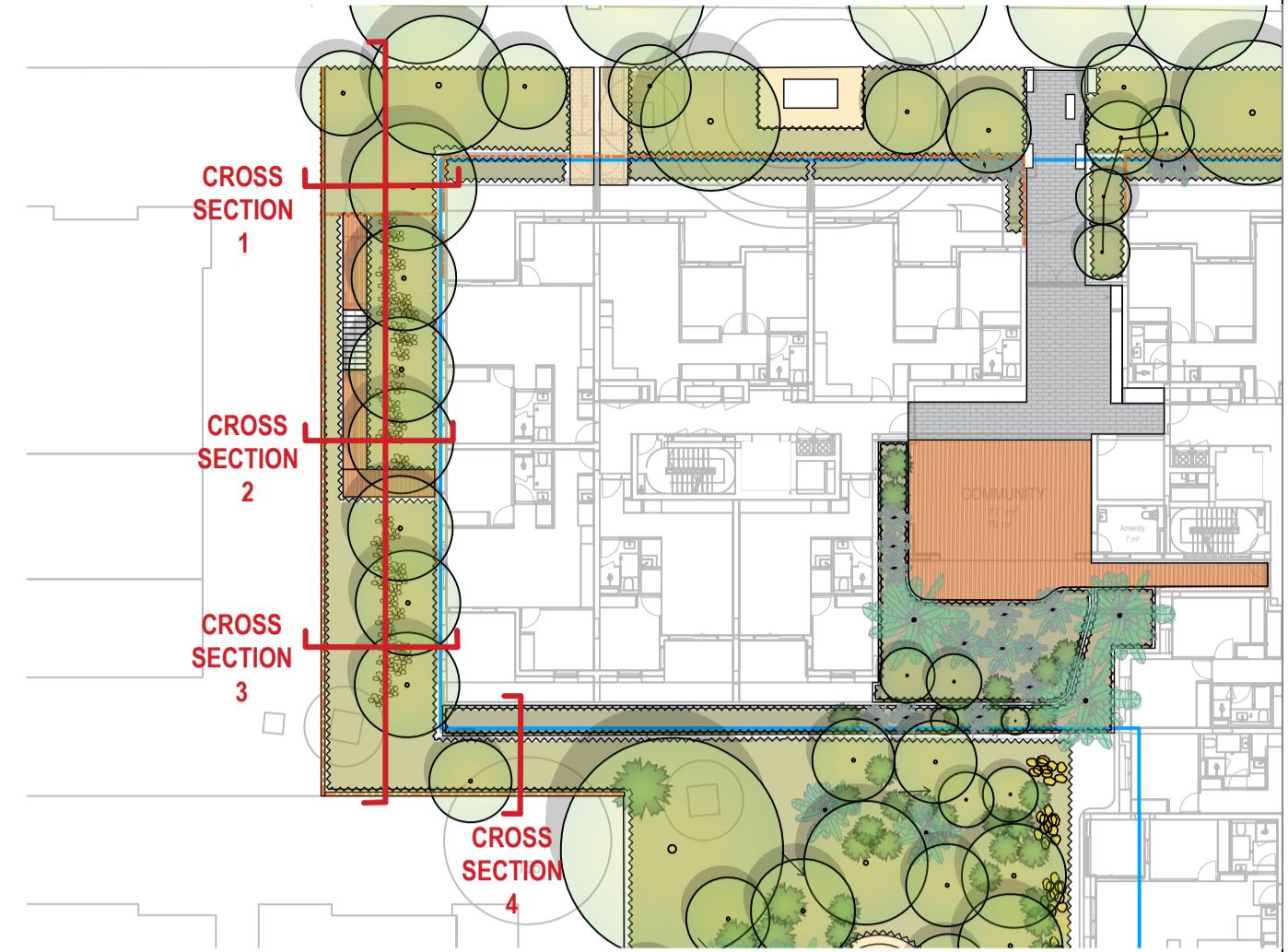
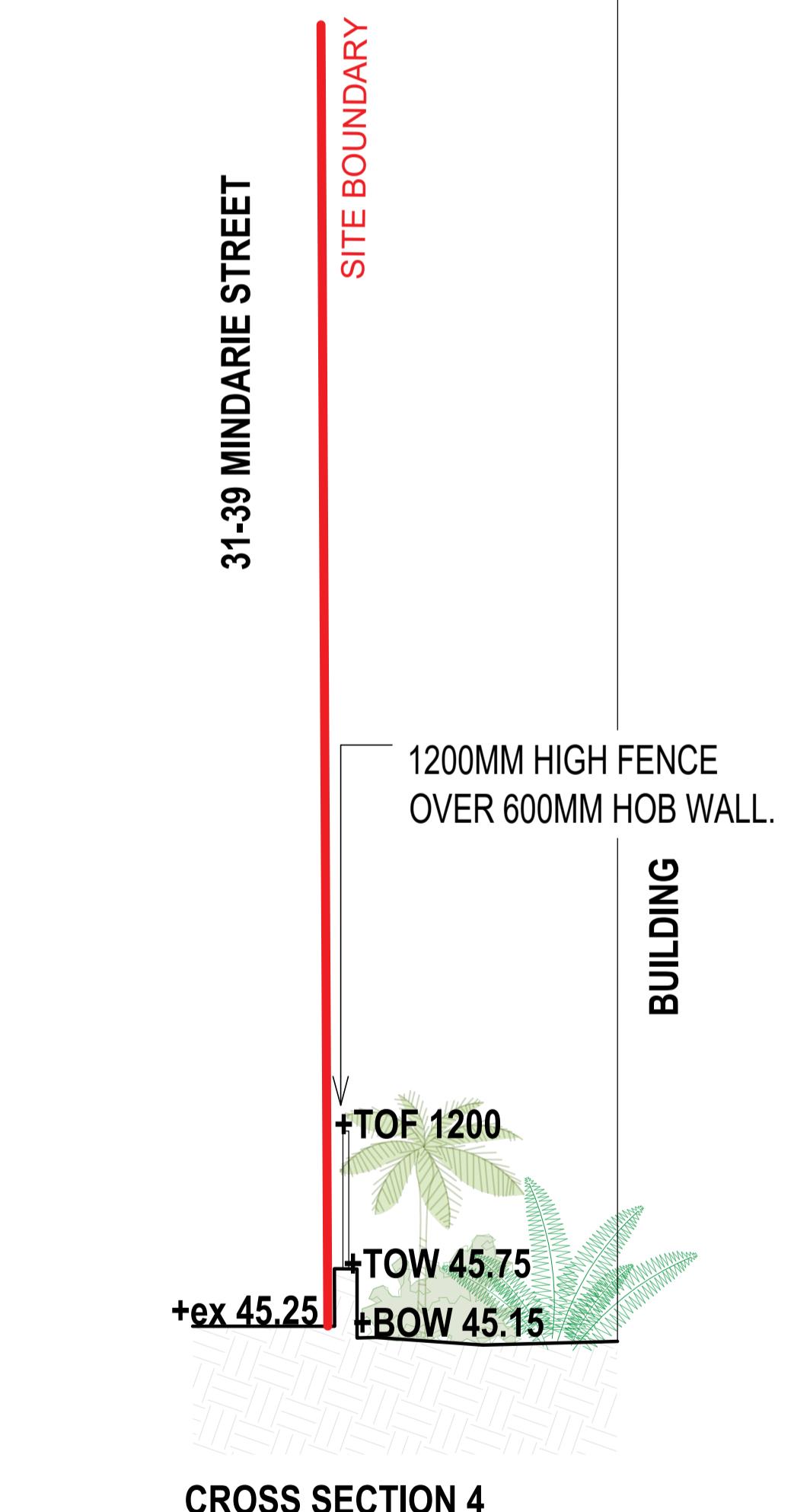
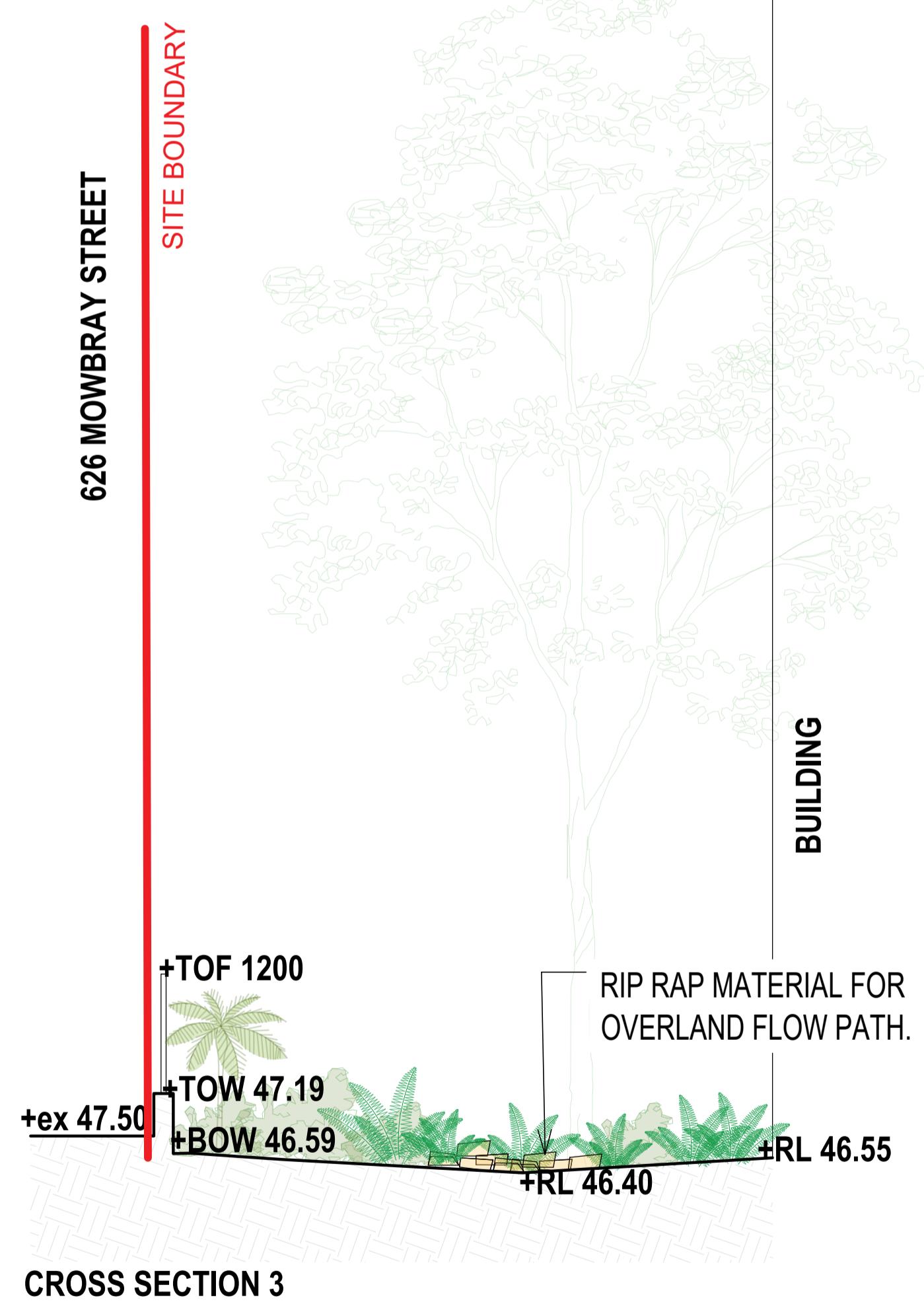
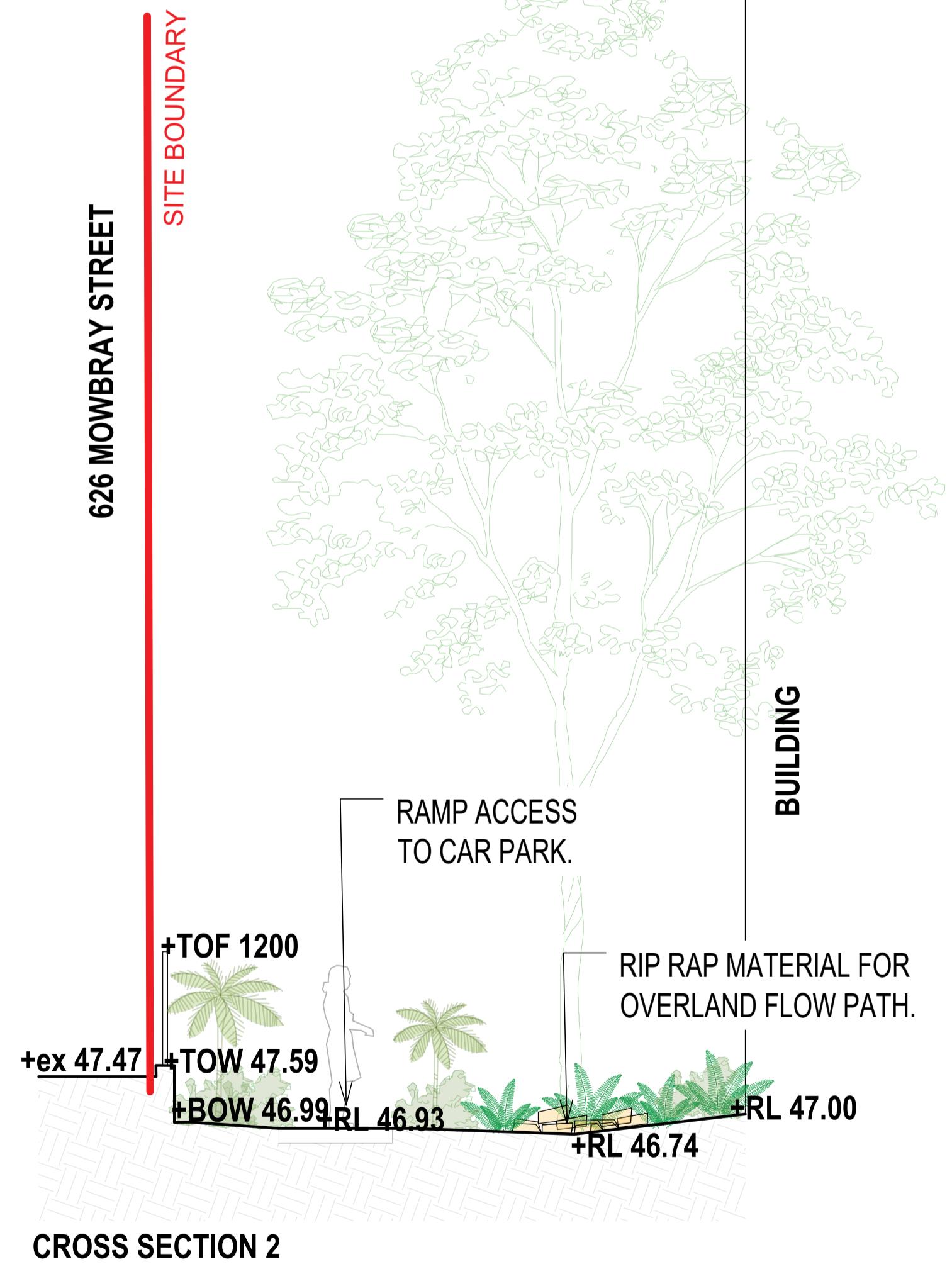
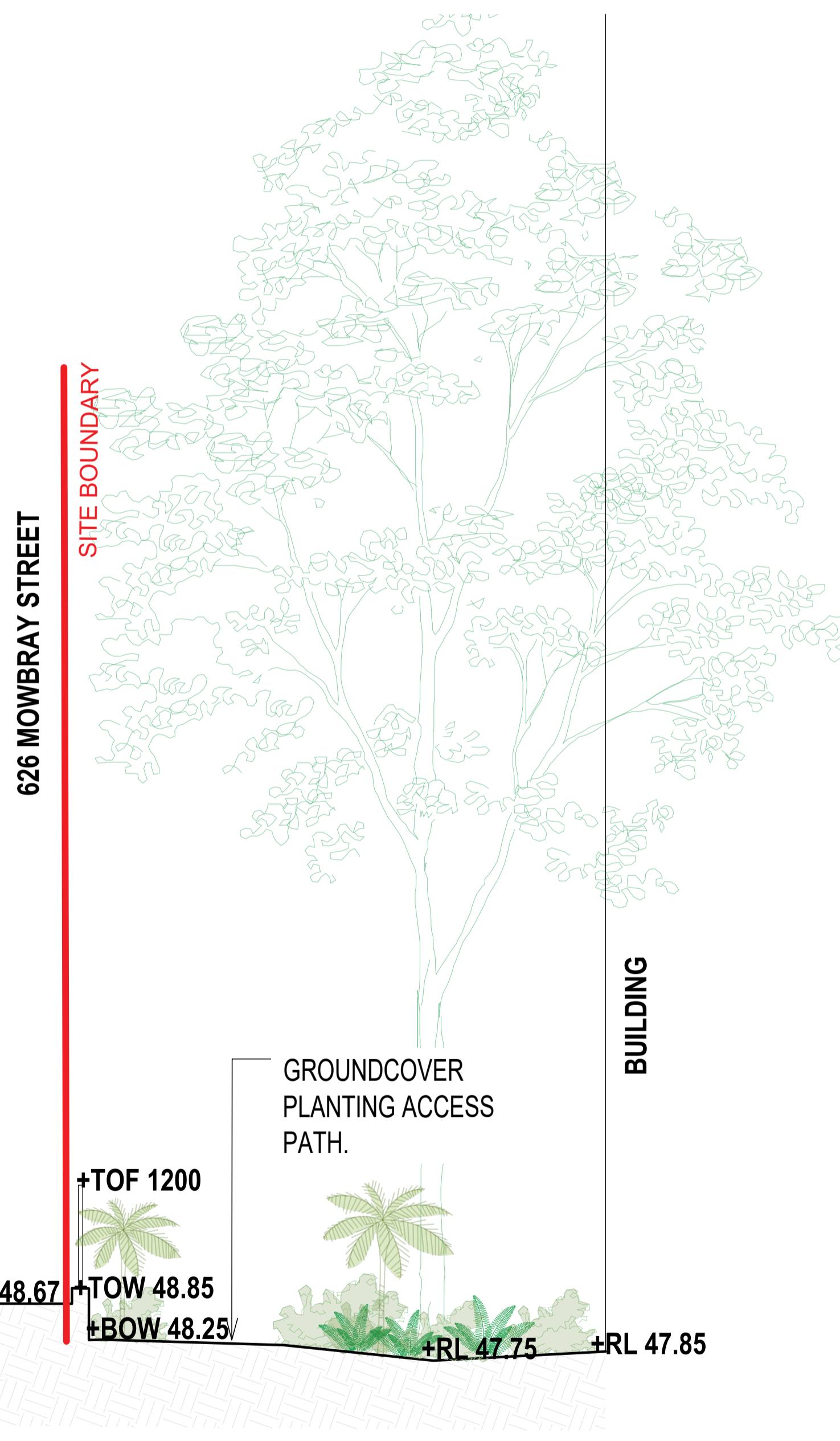
Client
Project
Title
618-624 MOWBARY ROAD, LANE COVE
SECTION - MOWBRAY STREET FRONTAGE
Original Size
A1 Drawing No: LD-DA402
Rev: 1



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1 STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH RI RI 30.09.24		Approved (Project Director) Date			Title
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1 STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	13.03.25
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Original Size
A1 Drawing No: LD-DA405
Rev: 1

618-624 MOWBARY ROAD, LANE COVE
OVERLAND FLOW PATH CROSS SECTIONS

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 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 initiated 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.

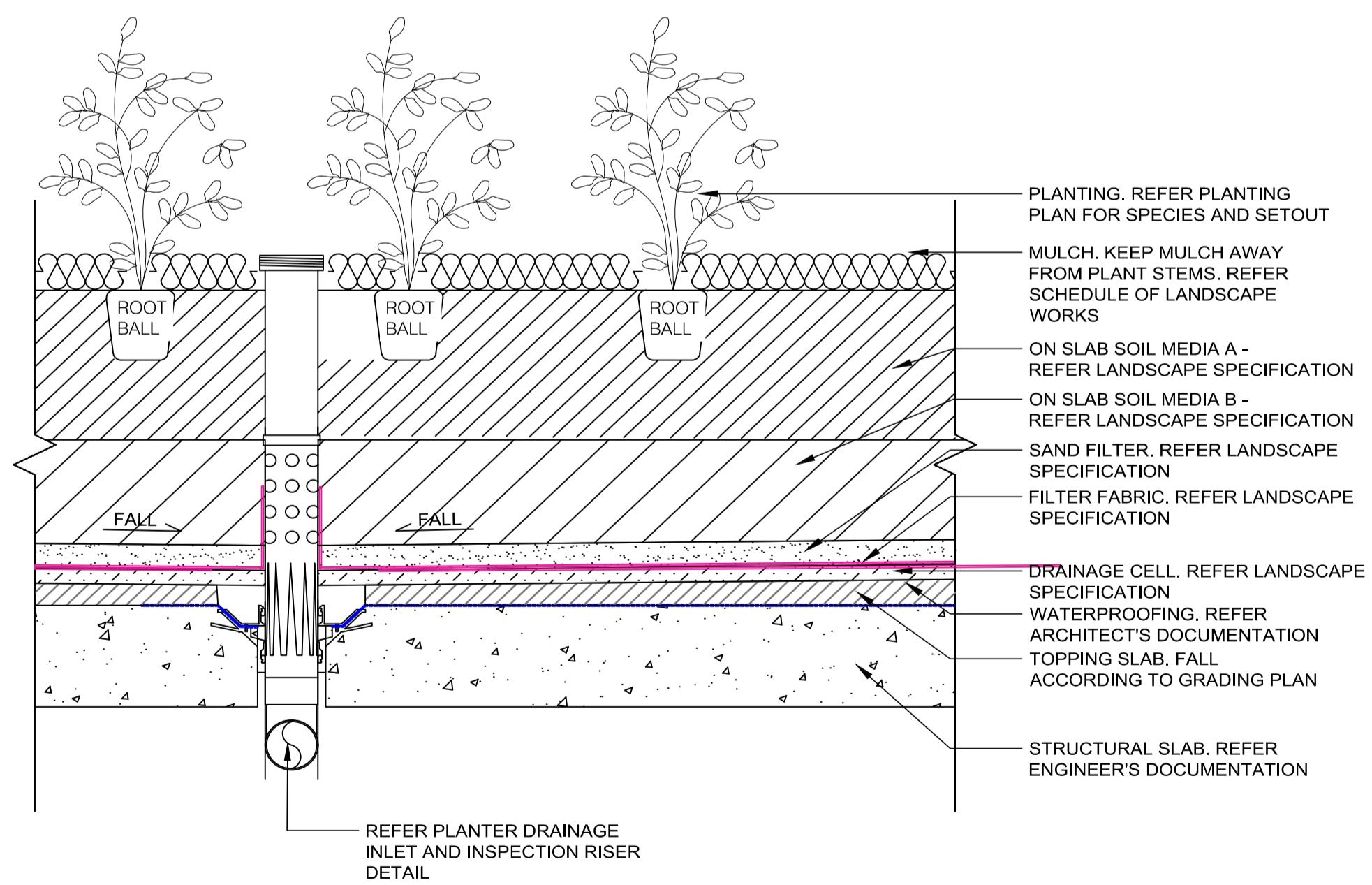
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

***** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH LANE COVE COUNCIL SPECIFICATION AND DETAILS****

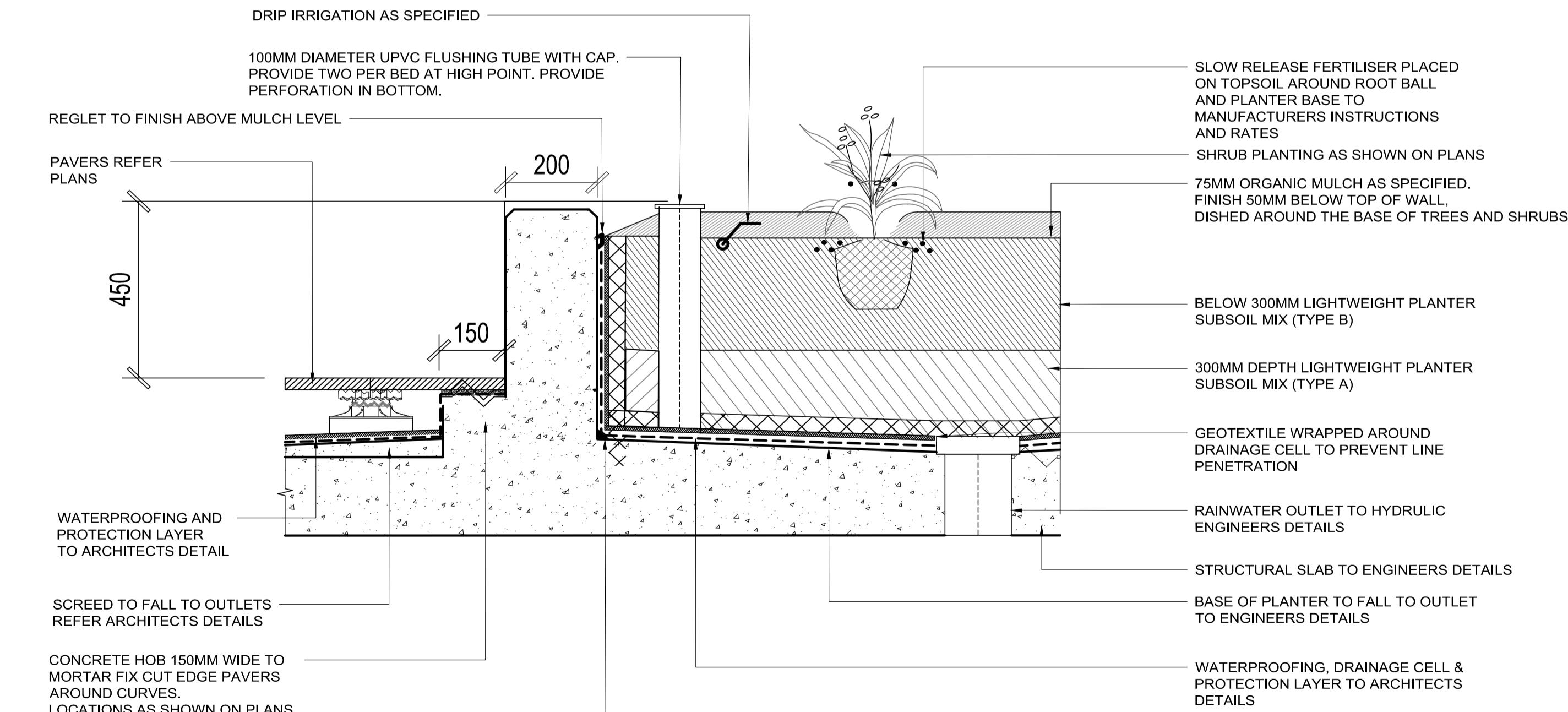
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON SLAB



2 TYPICAL DETAIL: WALL TYPE 1

1 STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	30.09.24
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Original Size
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Rev: 1

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618-624 MOWBRAY ROAD, LANE COVE
TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION
A1 Drawing No: LD-DA900
Rev: 1