

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

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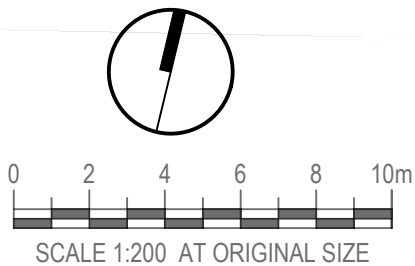
626 MOWBRAY ROAD

23 Hatfield St Basement Extent

31 - 39 MINDARIE STREET

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2	SSDA RFI	RH	RI	RI	24.03.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	30.09.24
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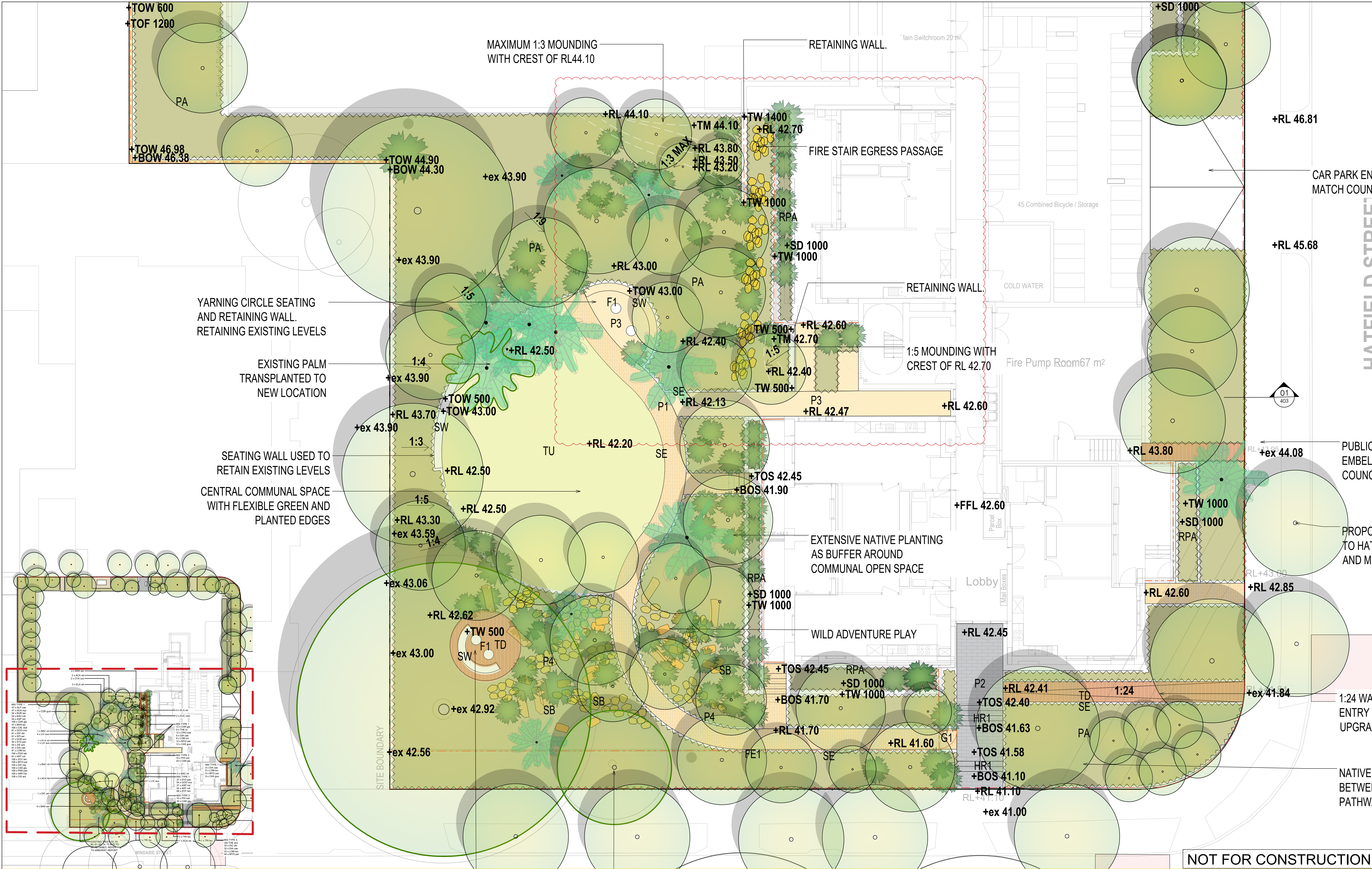
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Project 618-624 MOWBRAY ROAD, LANE COVE
Title FLOOR PLAN - LOWER GROUND

Original Size

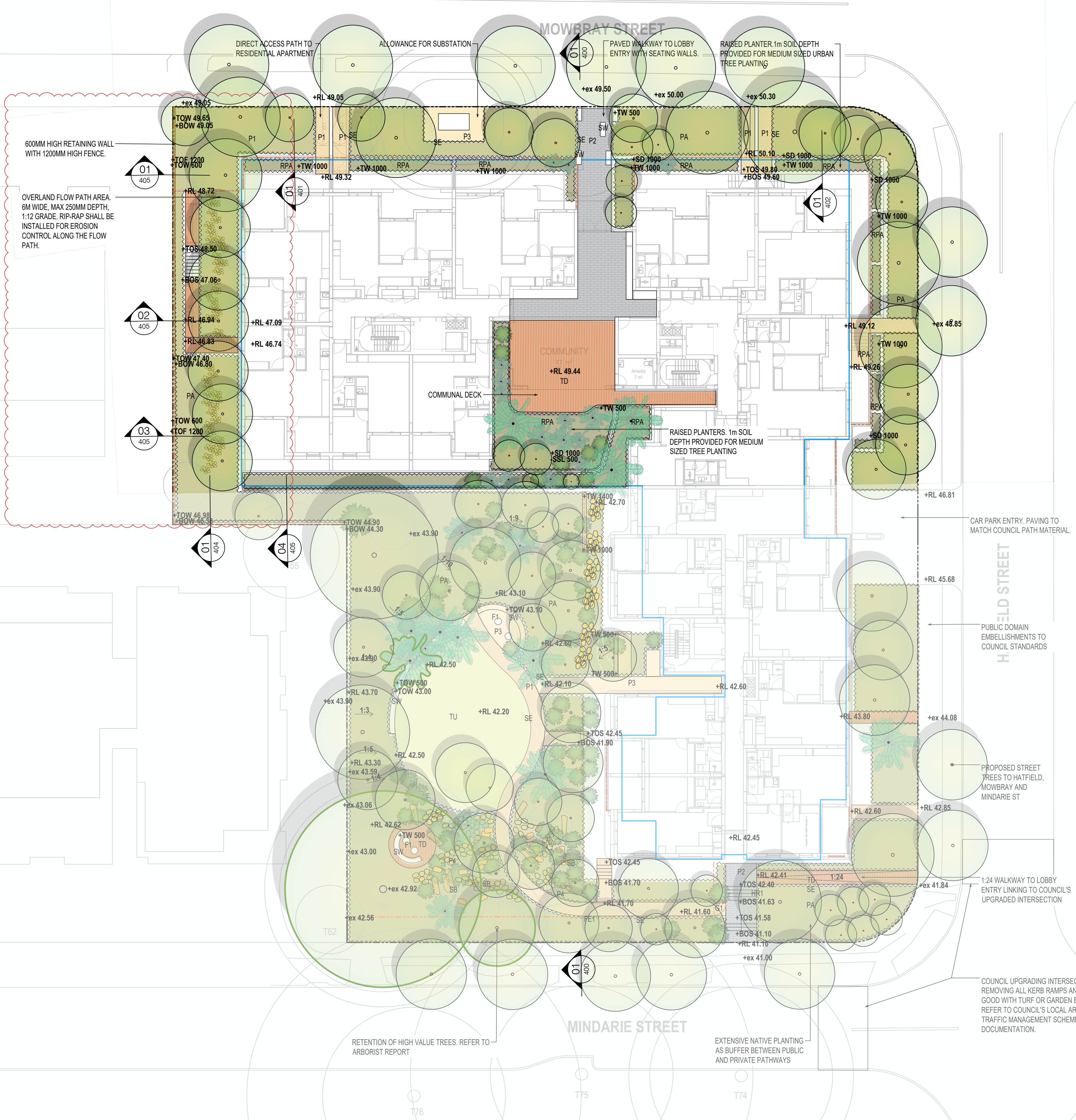
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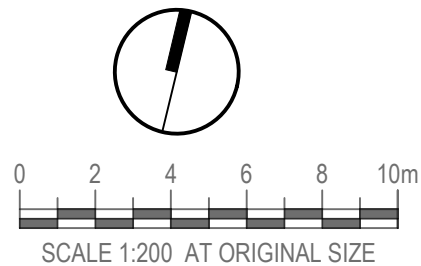
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626 MOWBRAY ROAD



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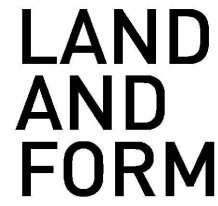
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Project **618-624 MOWBRAY ROAD, LANE COVE**
Title **FLOOR PLAN - UPPER GROUND**

Original Size

A1 Drawing No: **LD-DA102**

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626 MOWBRAY ROAD

23 Hatfield St Basement Extent

23 HATFIELD STREET

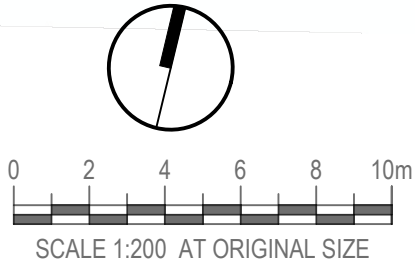
HATFIELD STREET

MINDARIE STREET

31 - 39 MINDARIE STREET

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Project	PLANTING PLAN - LOWER GROUND		
Title			
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626 MOWBRAY ROAD

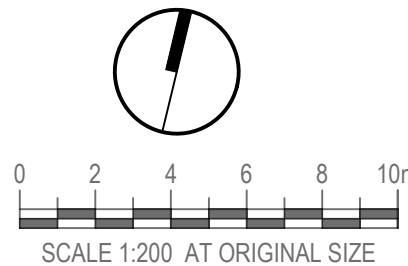
31 - 39 MINDARIE STREET

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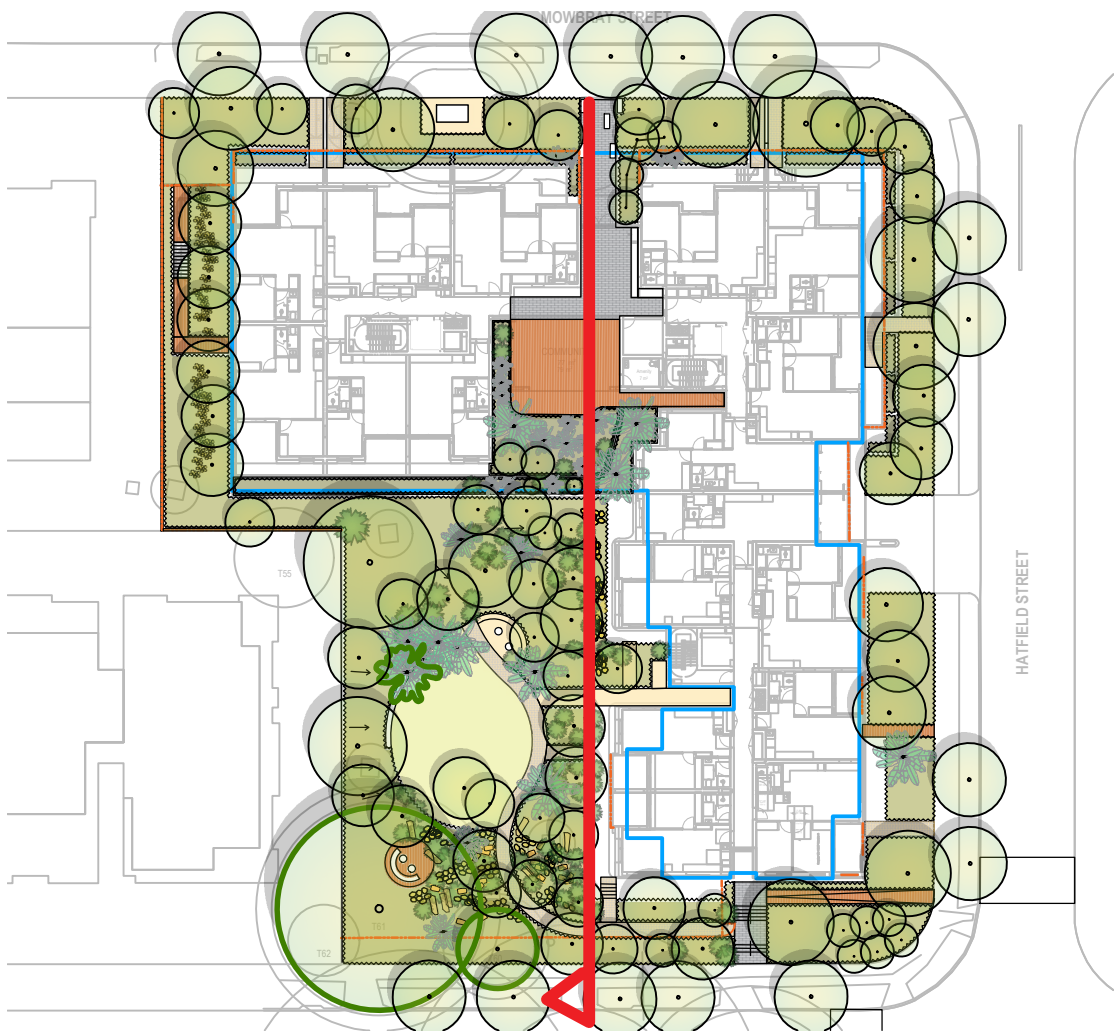
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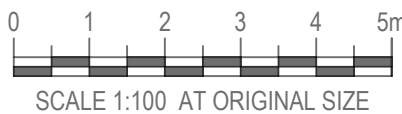
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2	SSDA RFI	RH	RI	RI	24.03.25
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	20.03.25
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director



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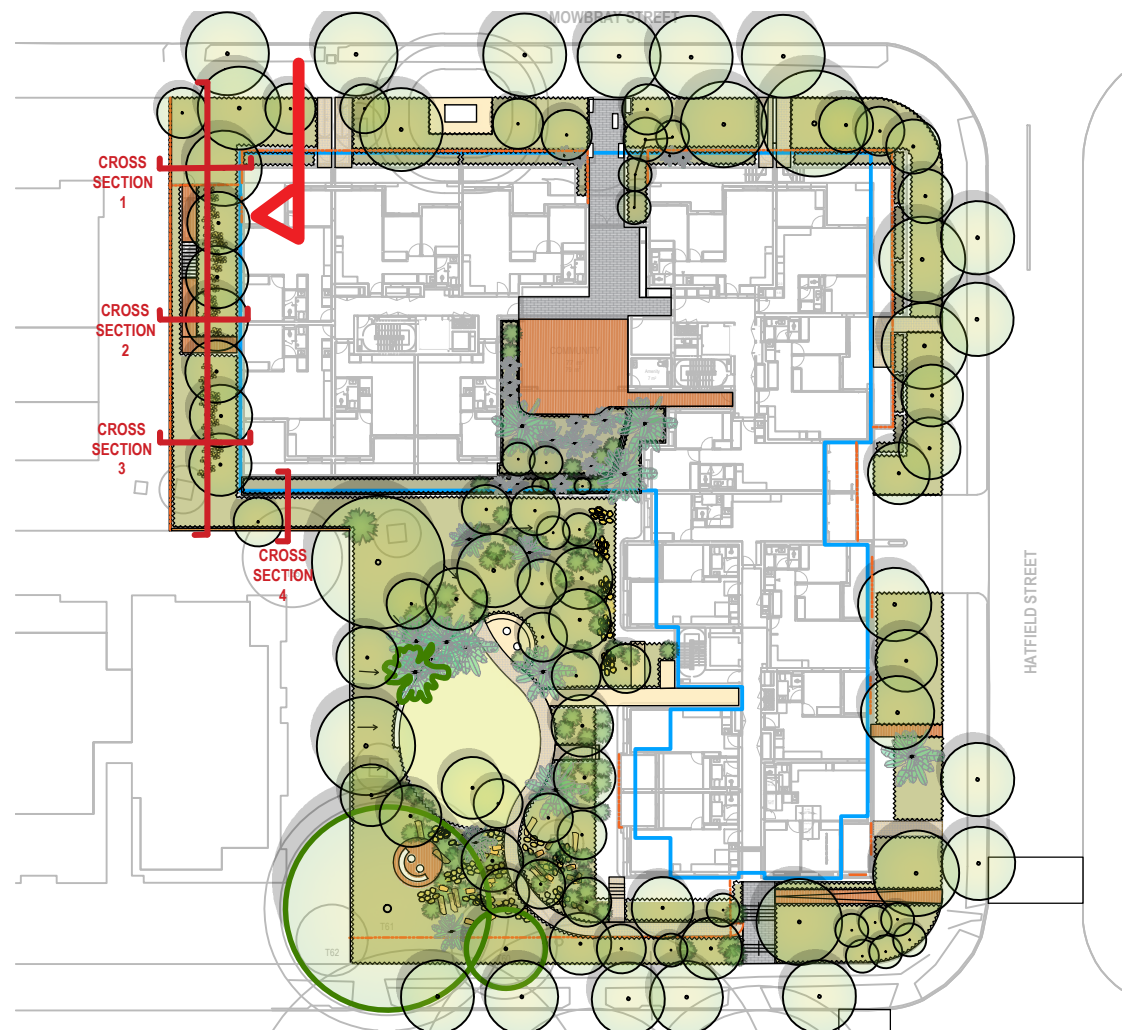


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Drawn RH	Designer RH/RI
Drafting Check RI	Design Check RI
Approved (Project Director) Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client	Project	618-624 MOWBARY ROAD, LANE COVE
Title	SECTION - COMMUNAL OPEN SPACE	
Original Size	A1	Drawing No: LD-DA400
Rev: 2		



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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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Drawn RH

Drafting Check RI

Approved (Project Director)
Date

Scale

Designer RH/RI

Design Check RI

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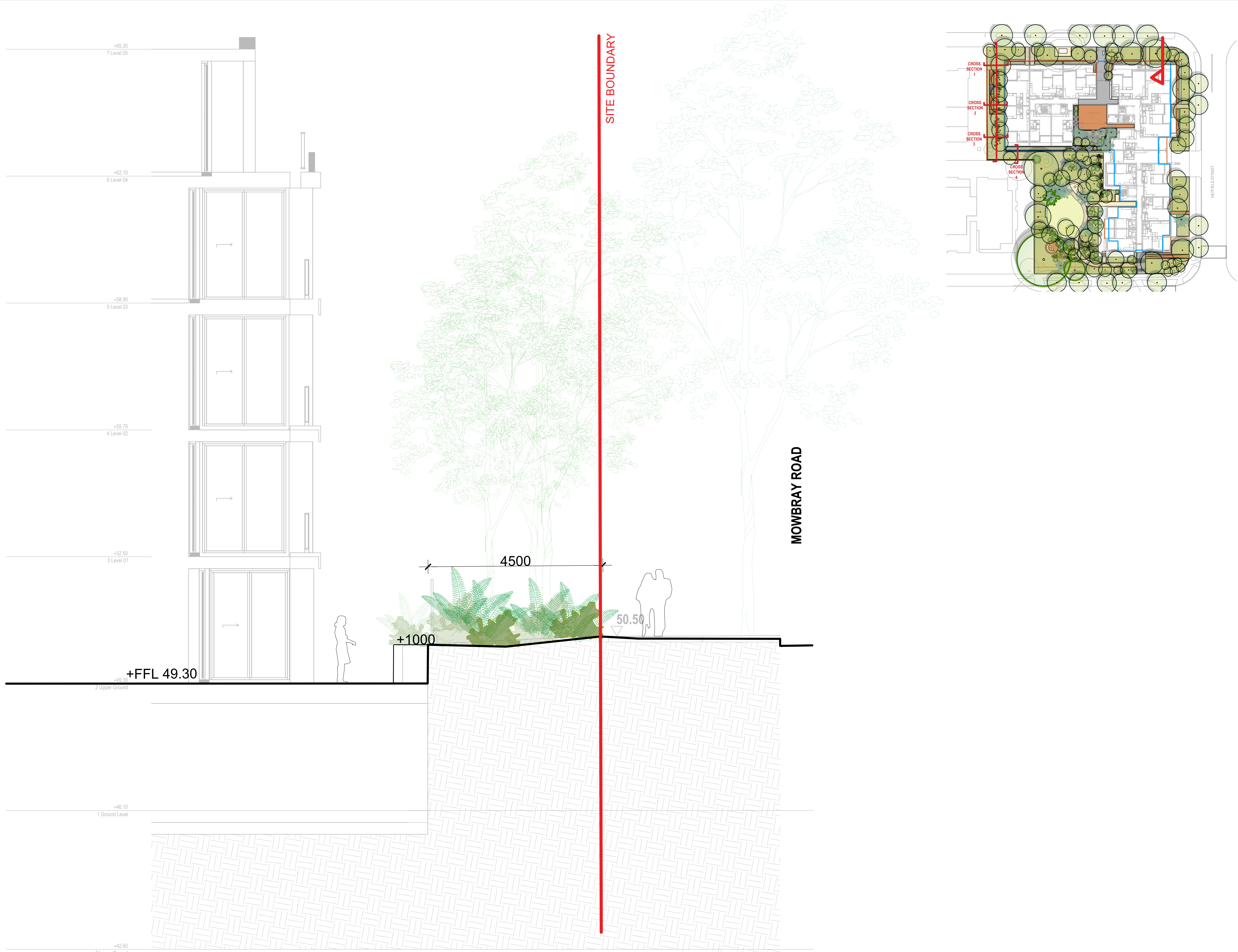
Client

Project **618-624 MOWBARY ROAD, LANE COVE**
Title **SECTION - MOWBRAY STREET FRONTAGE**

Original Size

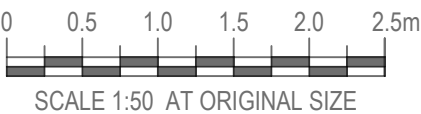
A1 Drawing No: **LD-DA401**

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		



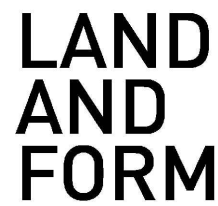
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Drafting Check RI

Approved (Project Director)
Date

Scale

Designer RH/RI

Design Check RI

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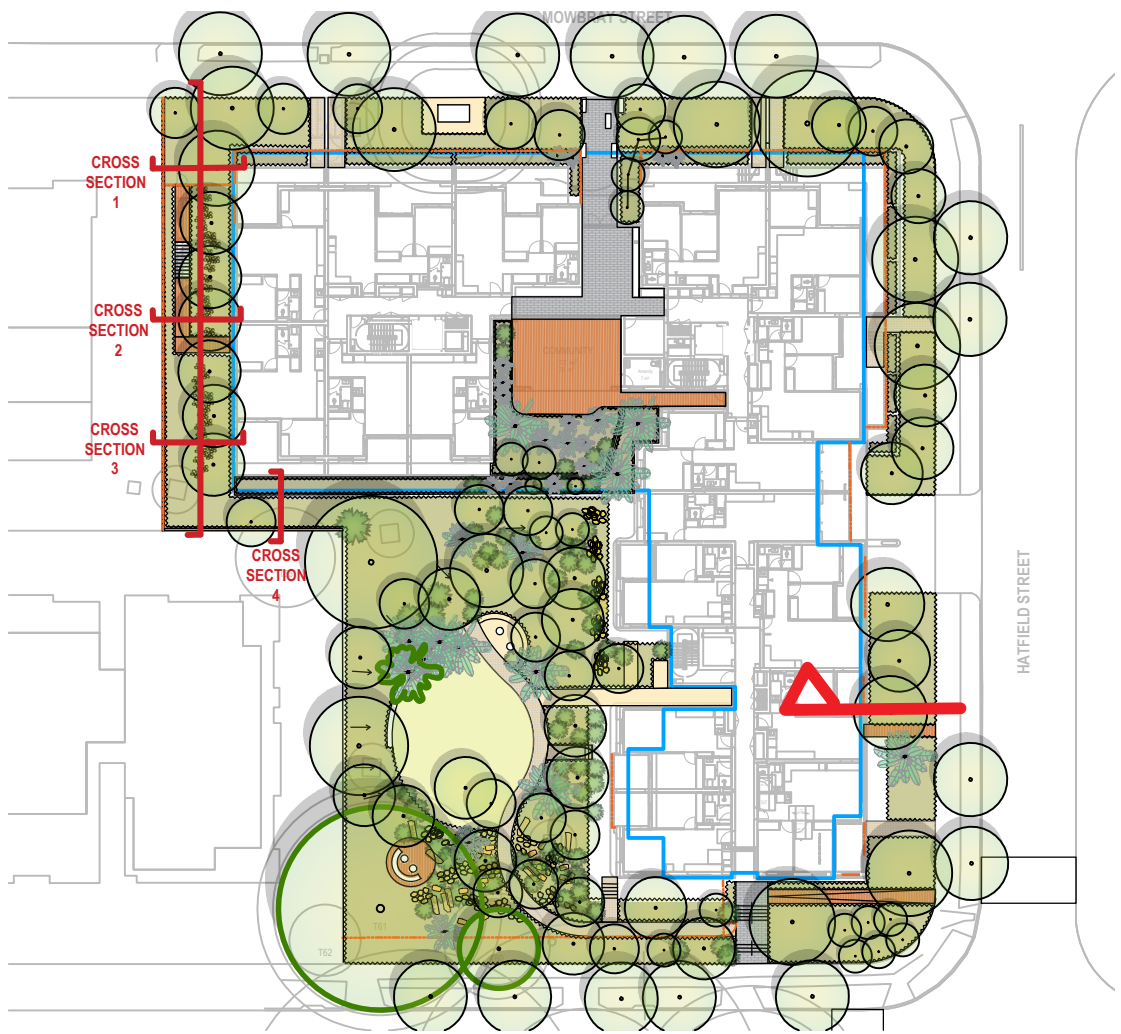
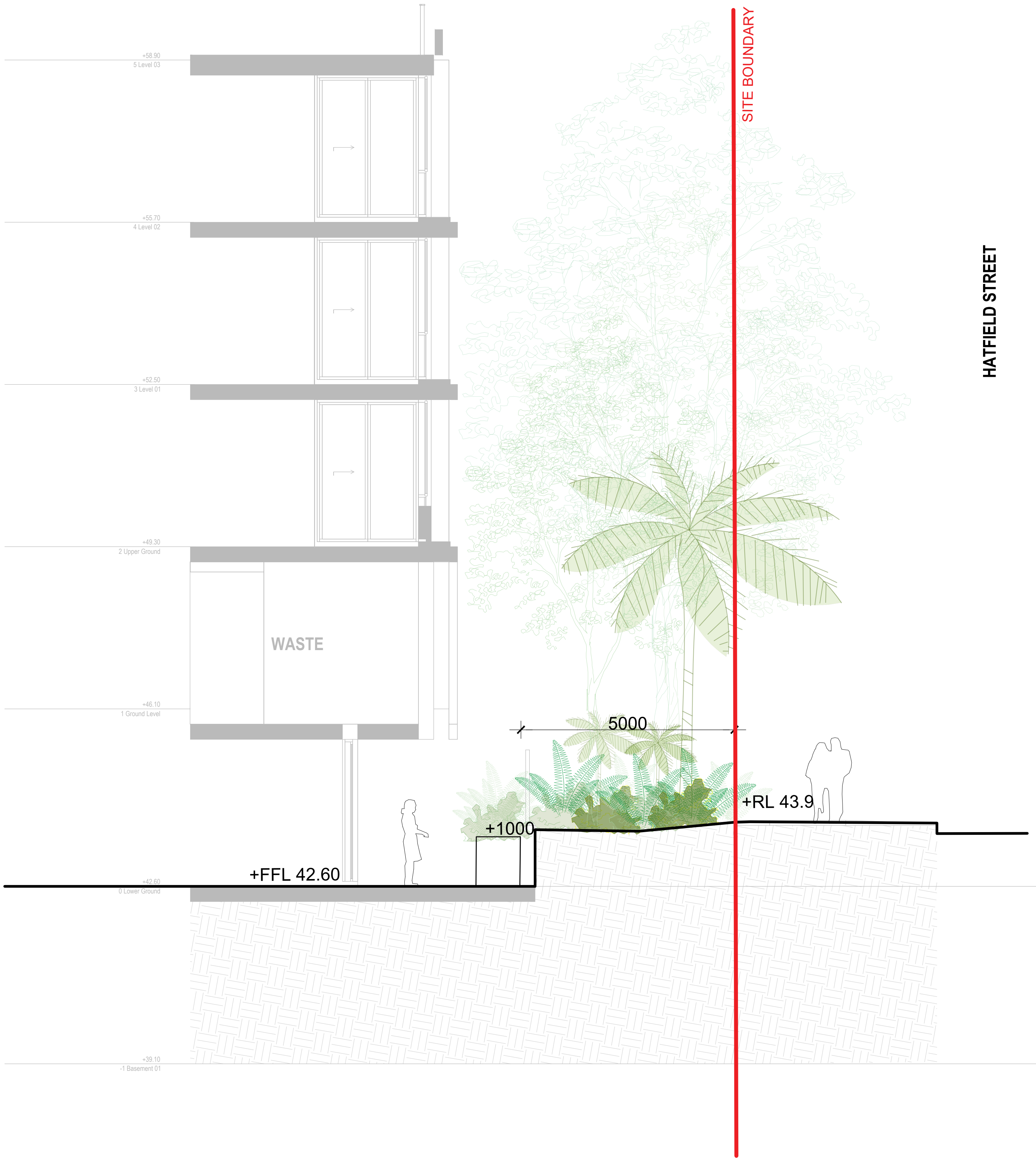
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Project **618-624 MOWBARY ROAD, LANE COVE**
Title **SECTION - MOWBRAY STREET FRONTAGE**

Original Size

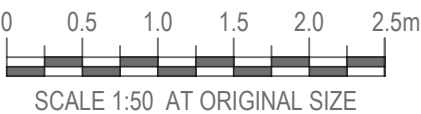
A1 Drawing No: **LD-DA402**

Rev: **1**



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Drawn RH

Drafting Check RI

Approved (Project Director)
Date

Scale

Designer RH/RI

Design Check RI

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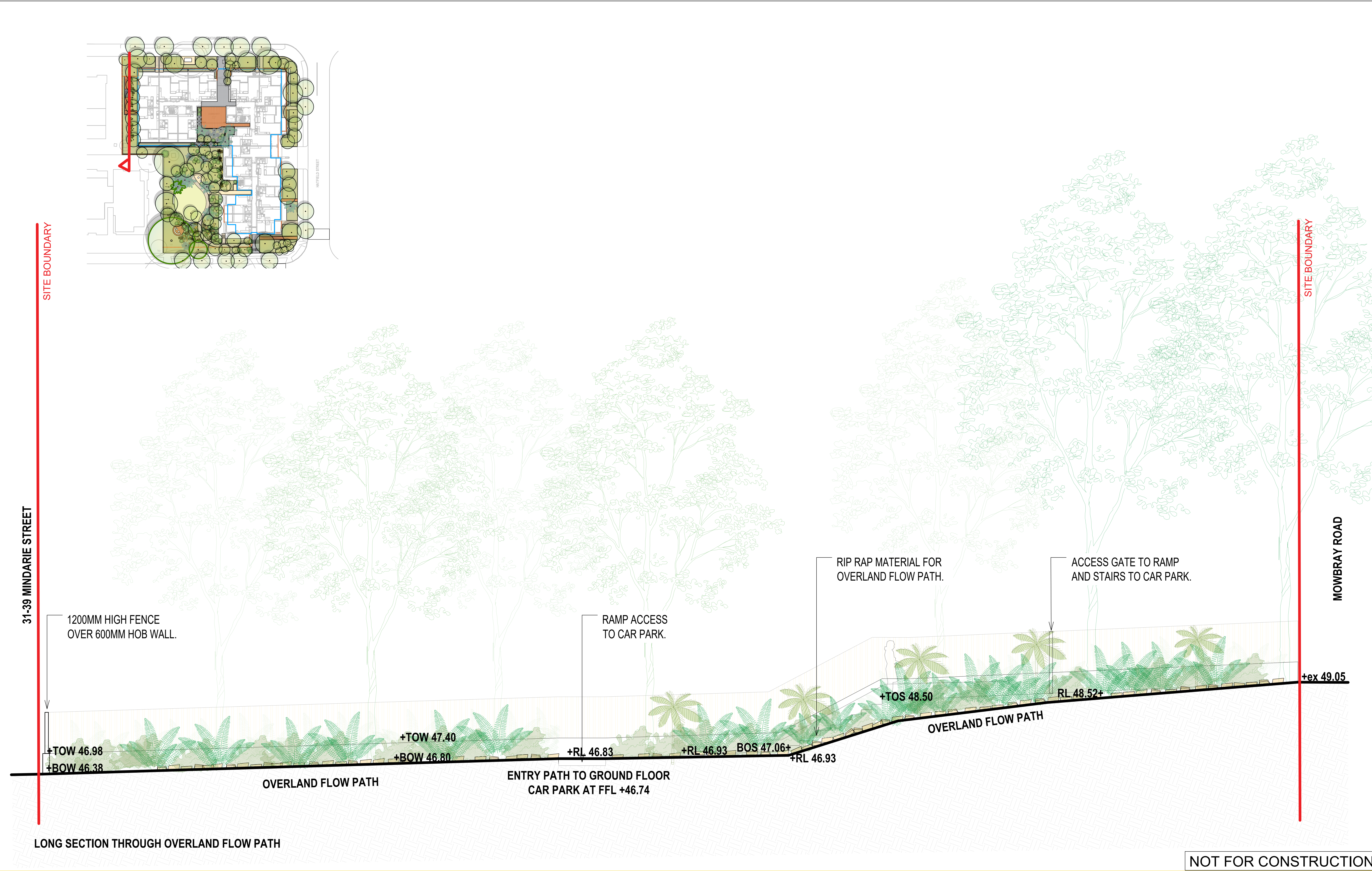
Client

Project **618-624 MOWBARY ROAD, LANE COVE**
Title **SECTION - HATFIELD STREET FRONTAGE**

Original Size

A1 Drawing No: **LD-DA403**

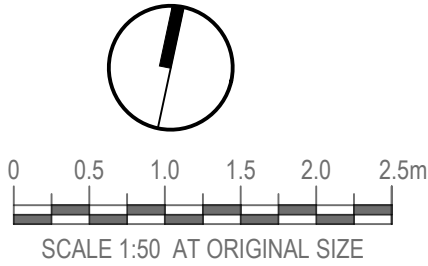
Rev: **1**



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No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing			Date
		Drawn	Job Manager	Project Director	

Plot Date: 24 March 2025 - 11:43 AM Plotted by: Ranine Hamed



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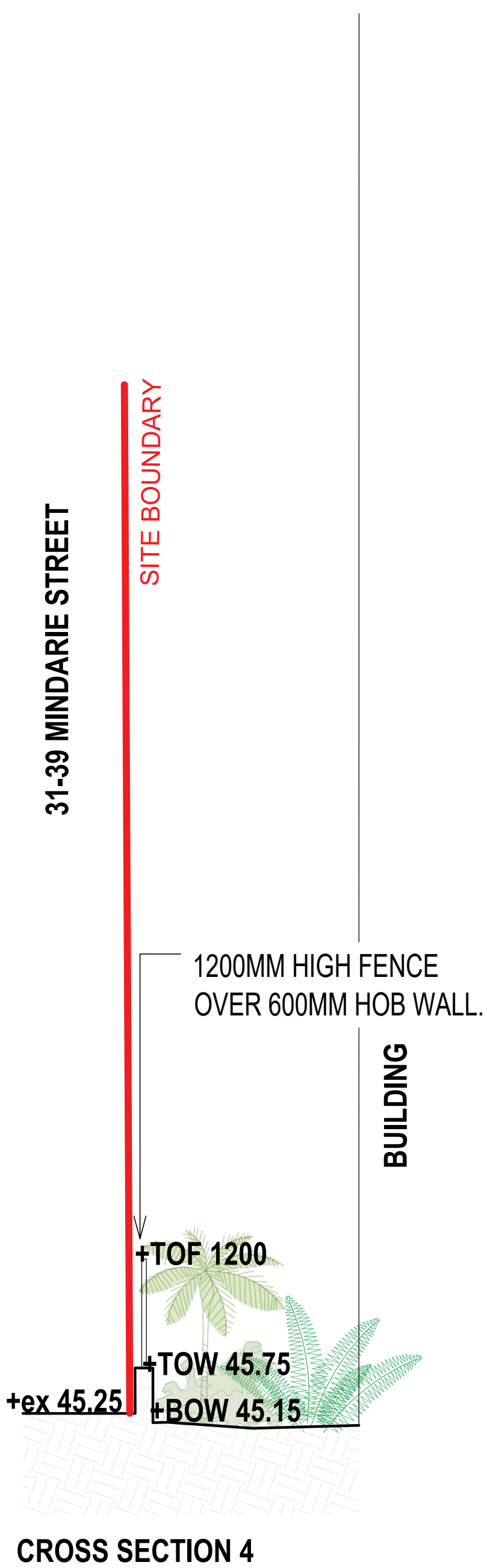
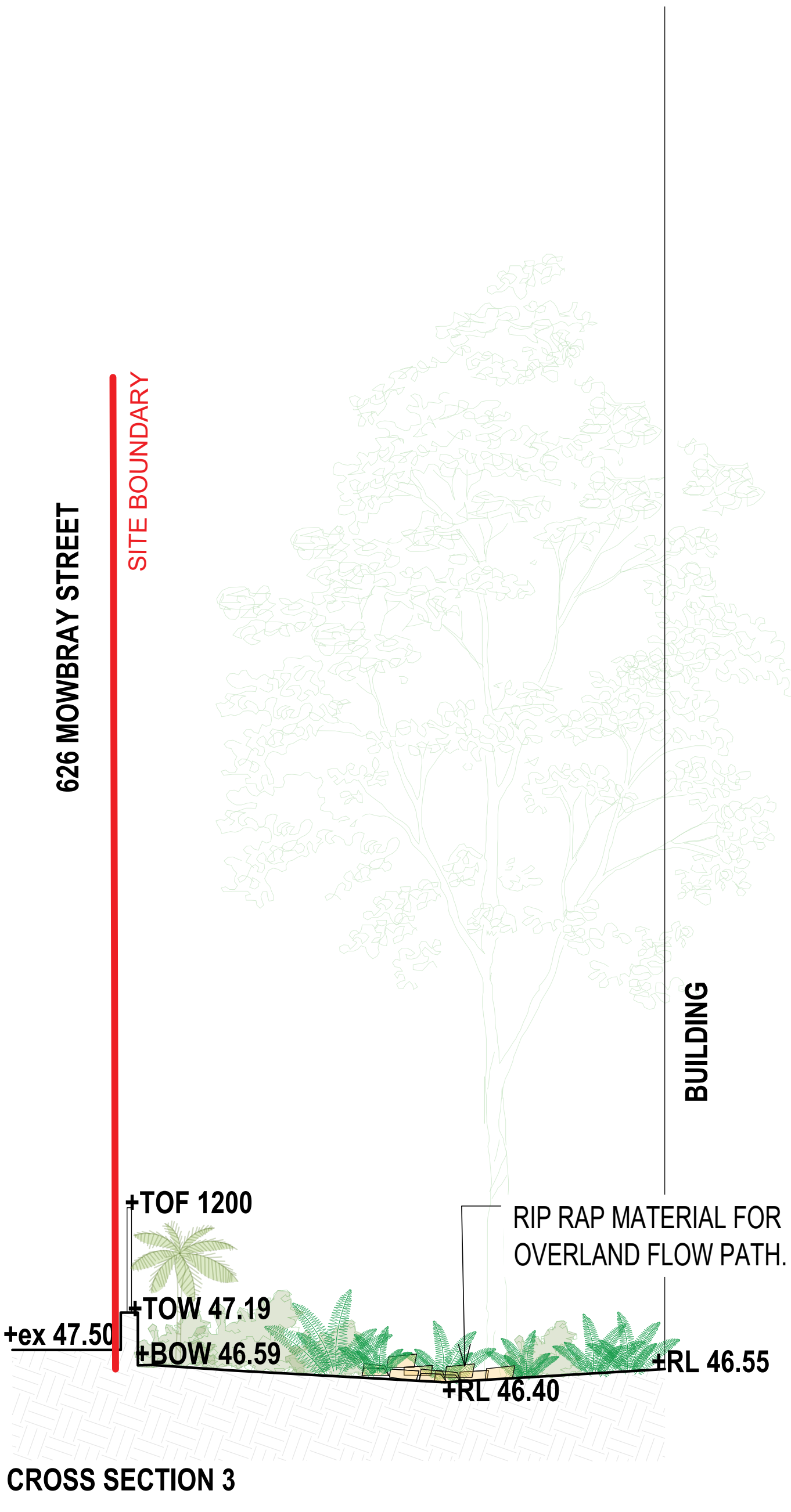
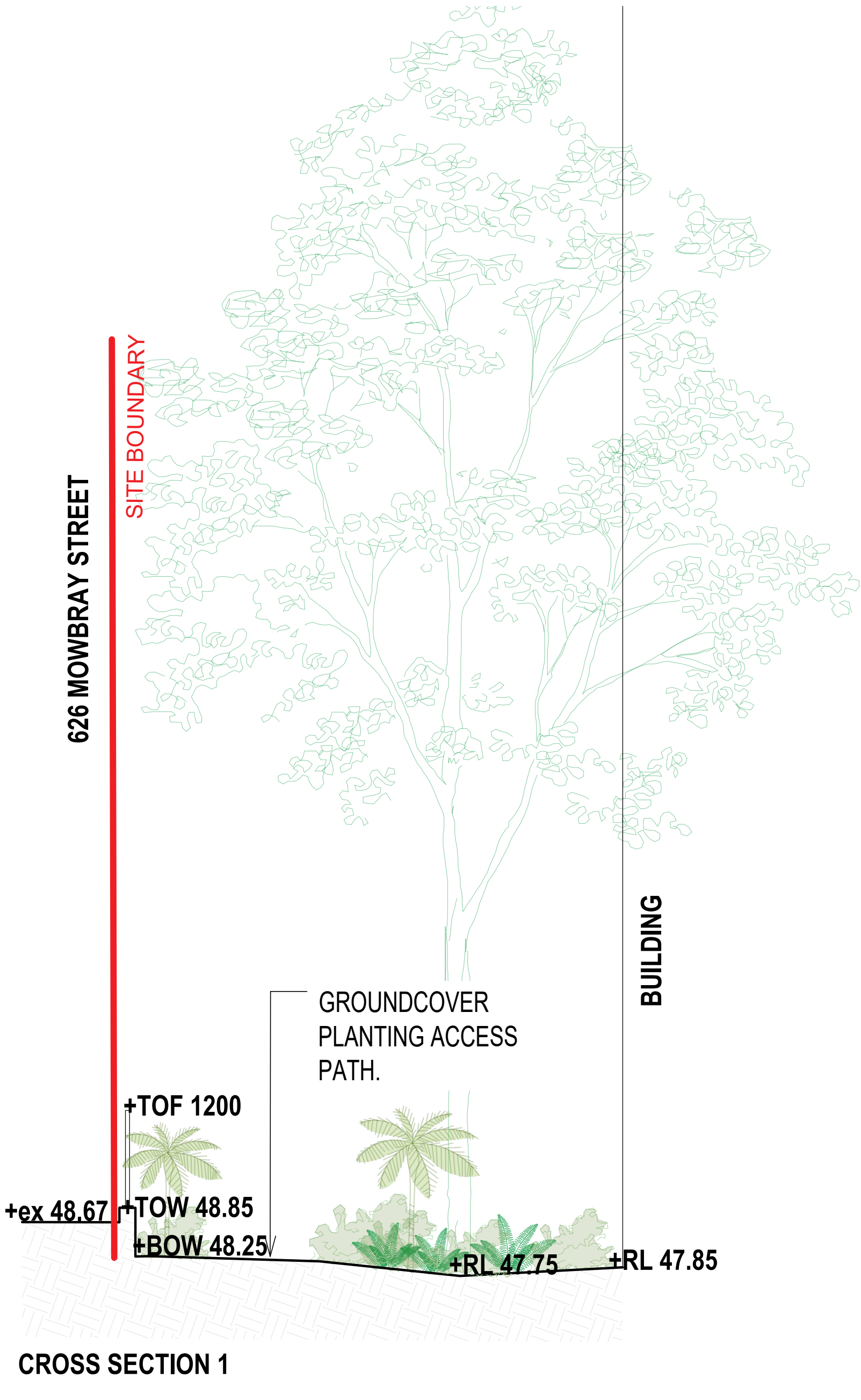
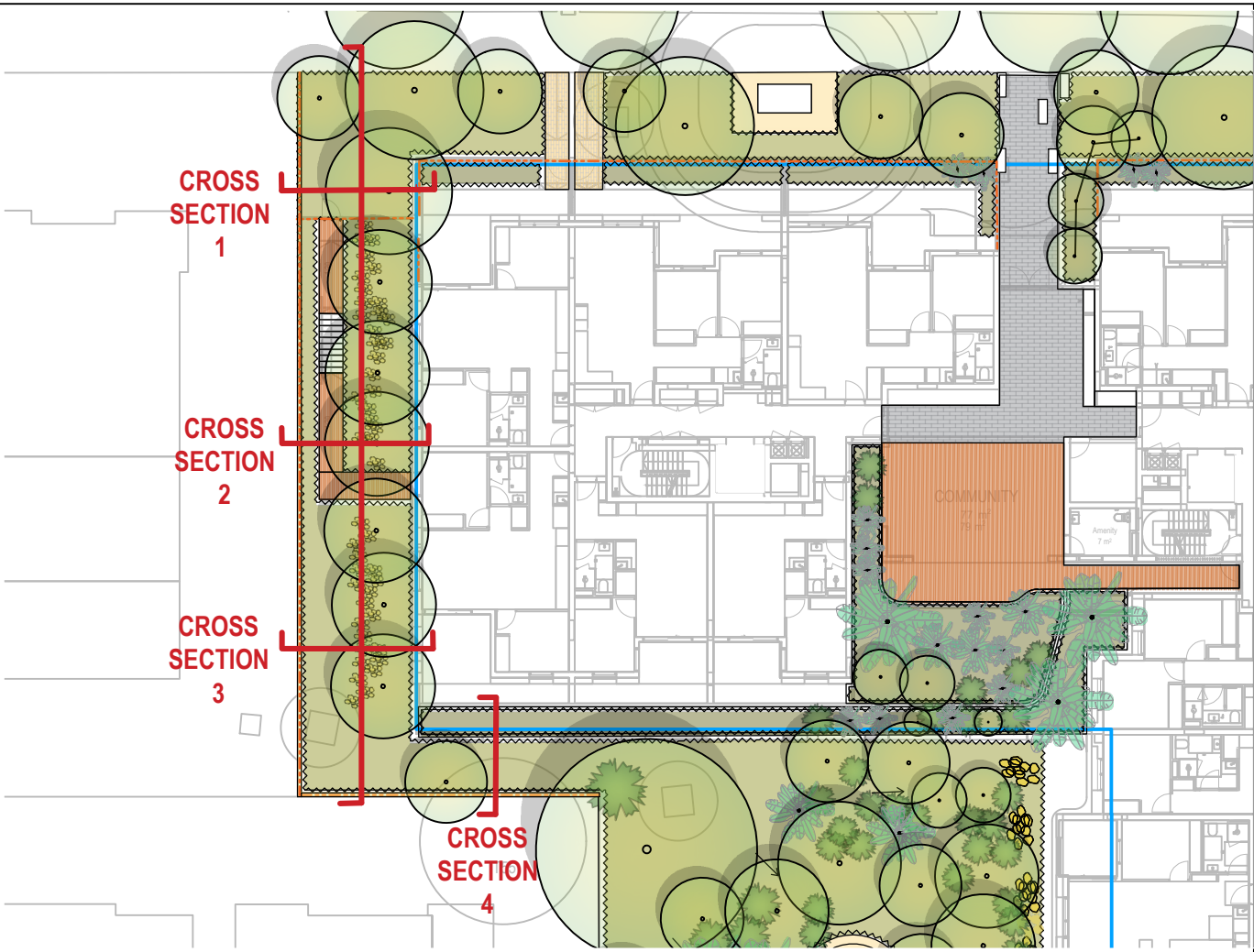
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Drafting Check	RI	Design Check	RI
Approved (Project Director) Date			
Scale	This Drawing must not be used for Construction unless signed as Approved		

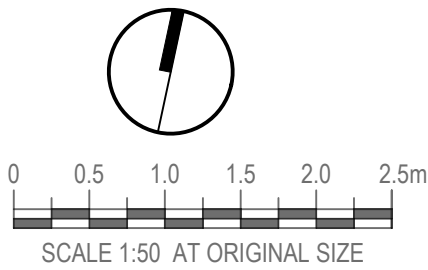
Client	618-624 MOWBARY ROAD, LANE COVE		
Project	SECTION - OVERLAND FLOW PATH LONG SECTION		
Title			
Original Size	A1	Drawing No:	LD-DA404
		Rev:	1

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1	STATE SIGNIFICANT DEVELOPMENT APPLICATION				13.03.25
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		Drawn	Job Manager	Project Director	Date



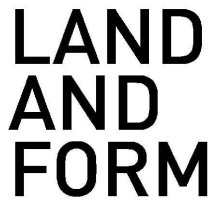
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Drafting Check	RI	Design Check	RI
Approved (Project Director)		Date	
Scale		This Drawing must not be used for Construction unless signed as Approved	

Client	618-624 MOWBARY ROAD, LANE COVE		
Project	OVERLAND FLOW PATH CROSS SECTIONS		
Title			
Original Size	A1	Drawing No:	LD-DA405
		Rev:	1

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 preperation. 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.

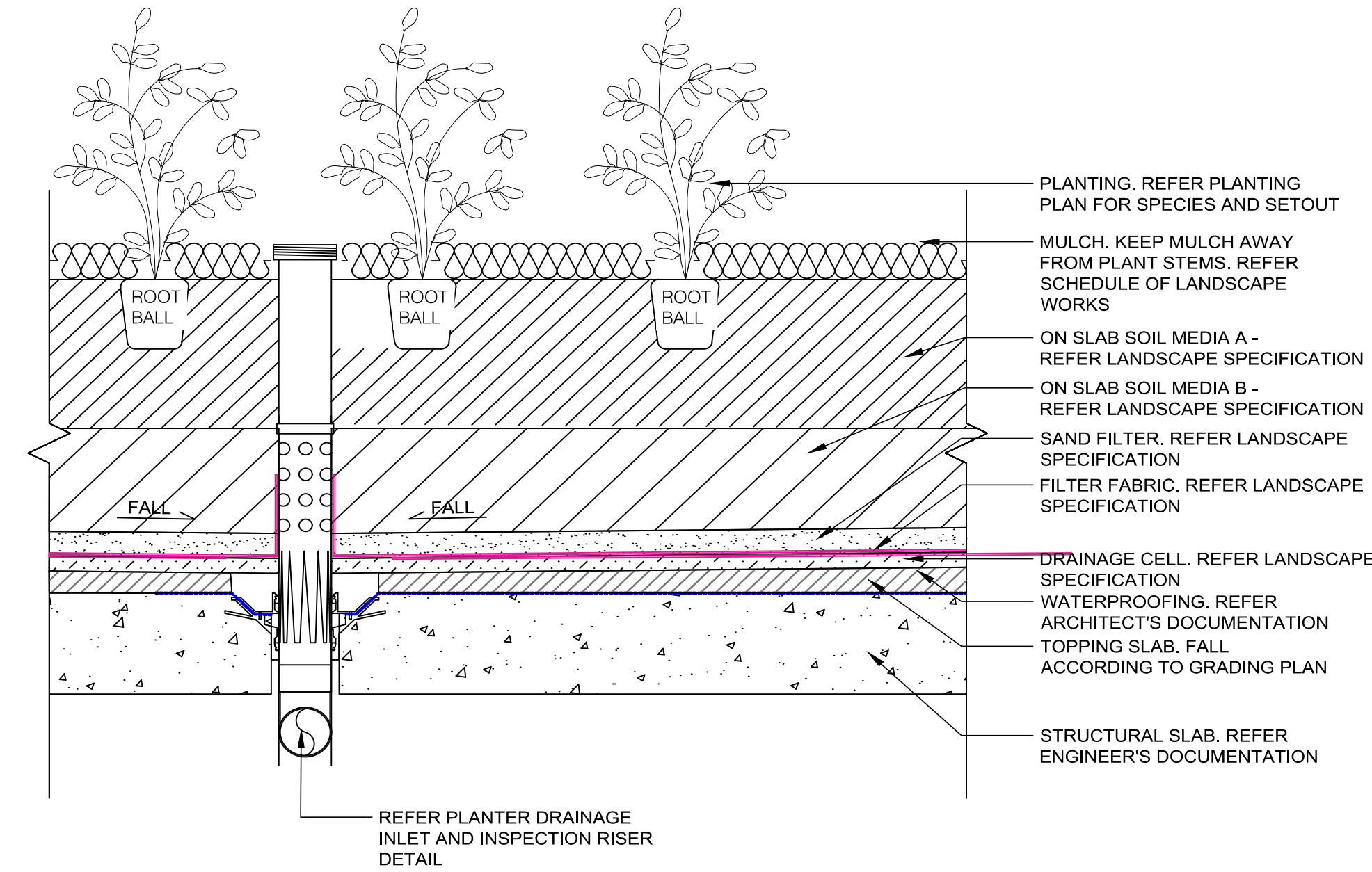
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

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

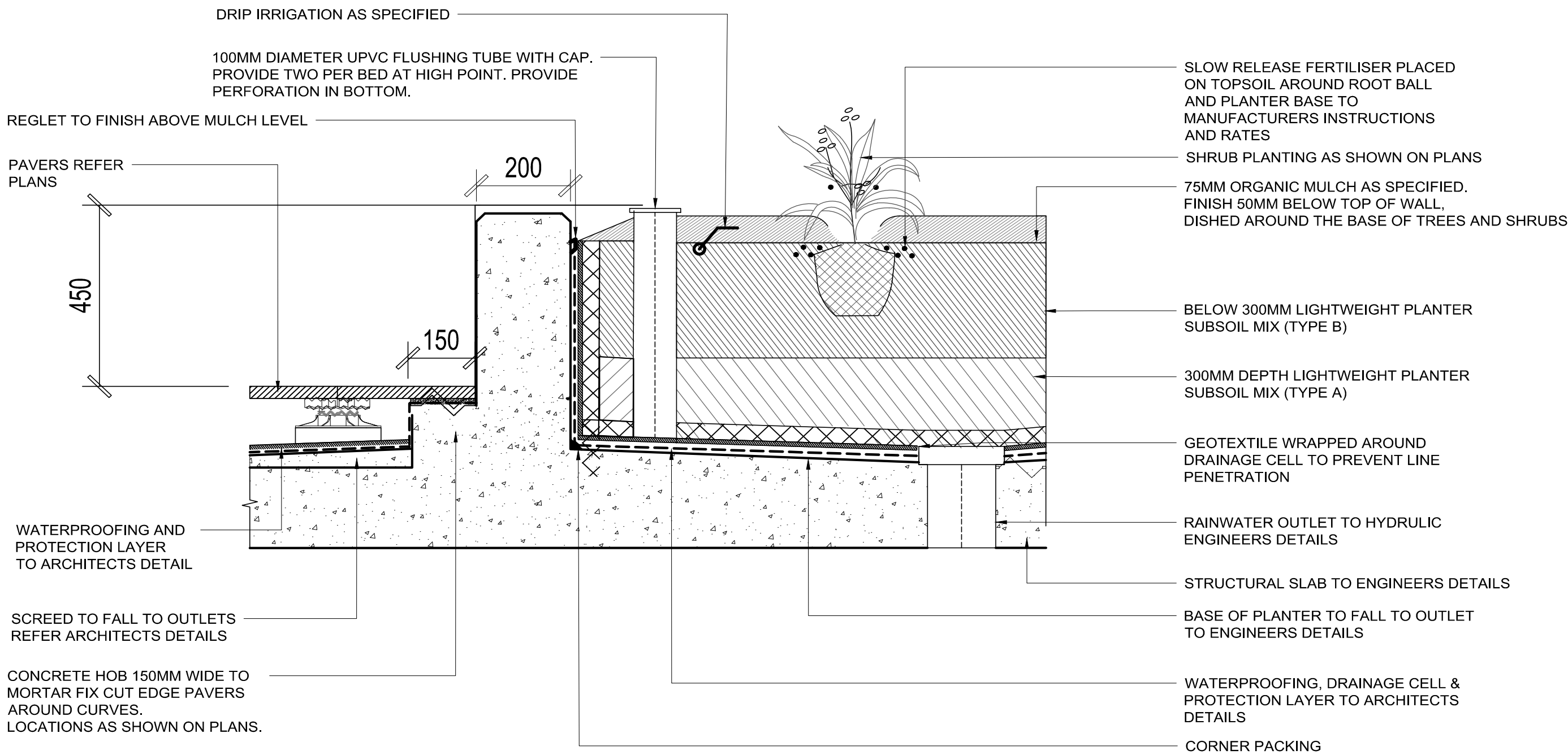
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700



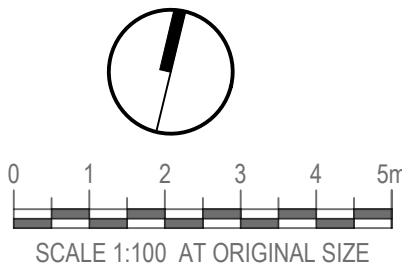
1 TYPICAL DETAIL: PLANTER ON SLAB
1:10



2 TYPICAL DETAIL: WALL TYPE 1
1:10

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1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	RH	RI	RI	30.09.24
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Drafting Check RI

Approved (Project Director) Date

Scale

Designer RH/RI

Design Check RI

Original Size

Client

Project 618-624 MOWBRAY ROAD, LANE COVE

Title TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION

Drawing No:

LD-DA900

Rev: 1