

## DRAWING LIST

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L-02	Deep Soil Zone
L-03	Landscape Site Plan
L-04	Landscape Plan - Ground
L-05	Planting Plan - Ground
L-06	Landscape Plan - Mezzanine
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1 Context

# 3-5 HELP STREET - CHATSWOOD

## STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)

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### Drawing Sheets

The Drawing Sheets provide information on layout, materials and planting to enable construction. The Drawing Sheets may also contain long sections and elevations. The drawing sheets can be printed at a reduced scale on A3 size for ease of use on site however the contractor should refer firstly to the original size sheets.

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Team:  
AG / RM

### General Notes

The following notes apply to all the contract documents:

- All dimensions are in millimetres unless otherwise noted.
- The contractor is not to scale from any printed drawing.
- The contractor must verify all dimensions on site and notify the Principal of any discrepancies prior to construction.
- The contractor must verify all existing services locations prior to excavation.

### Notes Regarding "For Construction Documents"

STUDIO GEORGOURAS believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced landscape contractor to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

Project Team  
AG / RM

All information, ideas and concepts contained in this documentation are confidential and the intellectual property of Studio Georgouras PTY LTD

Client  
Loftex  
Architect  
EMBECE  
Civil Engineer  
Stantec  
Surveyor  
SDG

Project Name  
3-5 Help Street

Project No.

Address  
3-5 Help Street

### Acknowledgment of Country

This project is located on **Cammeraygal** Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

Registered Landscape Architect:  
Alexander Georgouras AILA #3541

Phase  
SSDA

Sheet Title  
Cover Page and Notes  
Sheet No.  
L-001

Rev  
A



MCINTOSH STREET

Tree Identification No.	Species	Tree Protection Zone (m)	Structural Root Zone (m)	Minimum Setback Distance (largest to root plate)	TPZ (m²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
1	<i>Michelia figo</i> (Port Wine Magnolia)	5.4	2.7	3.7	91.6	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
2	<i>Camellia sasangua</i> (Sasangua Camellia)	2.6	1.8	1.8	21.9	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity.
3	<i>Gleditsia triacanthos</i> (Honey Locust)	5.0	1.9	3.4	78.5	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
4	<i>Camellia japonica</i> (Camellia)	2.0	1.5	1.4	12.6	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
5	<i>Camellia sasangua</i> (Sasangua Camellia)	3.0	1.8	2.0	28.3	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity.
6	<i>Plumeria acutifolia</i> (Frangipani)	3.0	1.6	2.0	28.3	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
7	<i>Plumeria acutifolia</i> (Frangipani)	2.0	1.4	1.4	12.6	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
8	<i>Yucca elephantipes</i> (Sub-tipped Yucca)	4.2	2.3	2.9	55.4	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
9	<i>Phoenix canariensis</i> (Canary Island Palm)	5.0	2.7	3.4	78.5	Existing brick fence offset 1.4 metres north and south to be demolished within TPZ. Proposed basement offset 1.7 metres east at RL79.89 (approximately 14.5 metres below grade). Bulk excavation for basement and associated retaining wall foundations within TPZ. Encroachment to TPZ (excluding any temporary batter) = 28%. Located within footprint of new concrete unit turf pavement (Pavement Type 01c).	Extent of encroachment to TPZ exceeds acceptable limits under AS4970:2009. Excavations for the basement and associated retaining wall will result in an adverse impact on this tree.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 10.
10	<i>Camellia sasangua</i> (Sasangua Camellia)	3.0	1.3	2.0	28.3	Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
11	<i>Gleditsia triacanthos</i> (Honey Locust)	6.0	2.1	4.1	113.0	Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
12	<i>Acer palmatum</i> (Japanese Maple)	3.5	1.8	2.4	38.5	Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
13	<i>Chamaecyparis obtusa 'Crippsii'</i> (Golden Hinoki Cypress)	2.7	1.7	1.8	22.9	Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
14	<i>Gleditsia triacanthos</i> (Honey Locust)	5.0	2.0	3.4	78.5	Located within footprint of proposed new pedestrian ramp and associated retaining walls.	Proposed works will necessitate removal.	Remove tree.
15	<i>Gleditsia triacanthos</i> (Honey Locust)	6.0	1.9	4.1	113.0	Located within footprint of proposed new pedestrian ramp and associated retaining walls.	Proposed works will necessitate removal.	Remove tree.
16	<i>Gleditsia triacanthos</i> (Honey Locust)	6.0	2.2	4.1	113.0	Located within footprint of proposed new pedestrian ramp and associated retaining walls.	Proposed works will necessitate removal.	Remove tree.
17	<i>Findersia australis</i> (Crows Foot Ash)	2.5	1.5	1.7	19.6	No proposed works within TPZ.	No adverse impact. Proposed to be removed an replaced with alternative (new) tree planting in accordance with Council's DCP + Street Tree Master Plan.	Undertake replacement planting with a new tree elsewhere within the road reserve to compensate for loss of amenity in accordance with Section 10.
18	<i>Findersia australis</i> (Crows Foot Ash)	3.3	2.0	2.3	34.7	No proposed works within TPZ.	No adverse impact. Proposed to be removed an replaced with alternative (new) tree planting in accordance with Council's DCP + Street Tree Master Plan.	Undertake replacement planting with a new tree elsewhere within the road reserve to compensate for loss of amenity in accordance with Section 10.
19	<i>Findersia australis</i> (Crows Foot Ash)	3.7	2.0	2.5	43.0	No proposed works within TPZ.	No adverse impact. Proposed to be removed an replaced with alternative (new) tree planting in accordance with Council's DCP + Street Tree Master Plan.	Undertake replacement planting with a new tree elsewhere within the road reserve to compensate for loss of amenity in accordance with Section 10.
20	<i>Findersia australis</i> (Crows Foot Ash)	2.0	1.4	1.4	12.6	No proposed works within TPZ.	No adverse impact. Proposed to be removed an replaced with alternative (new) tree planting in accordance with Council's DCP + Street Tree Master Plan.	Undertake replacement planting with a new tree elsewhere within the road reserve to compensate for loss of amenity in accordance with Section 10.
21	<i>Gleditsia triacanthos</i> (Honey Locust)	5.0	1.8	3.4	78.5	Surrounding raised planted and adjacent building to be demolished within SRZ/TPZ. Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
22	<i>Gleditsia triacanthos</i> (Honey Locust)	6.0	2.2	4.1	113.0	Surrounding raised planted and adjacent building to be demolished within SRZ/TPZ. Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
23	<i>Fraxinus griffithii</i> (Evergreen Ash)	3.0	1.6	2.0	28.3	Located within footprint of new concrete unit turf pavement (Pavement Type 01c).	Proposed works will necessitate removal.	Remove tree.

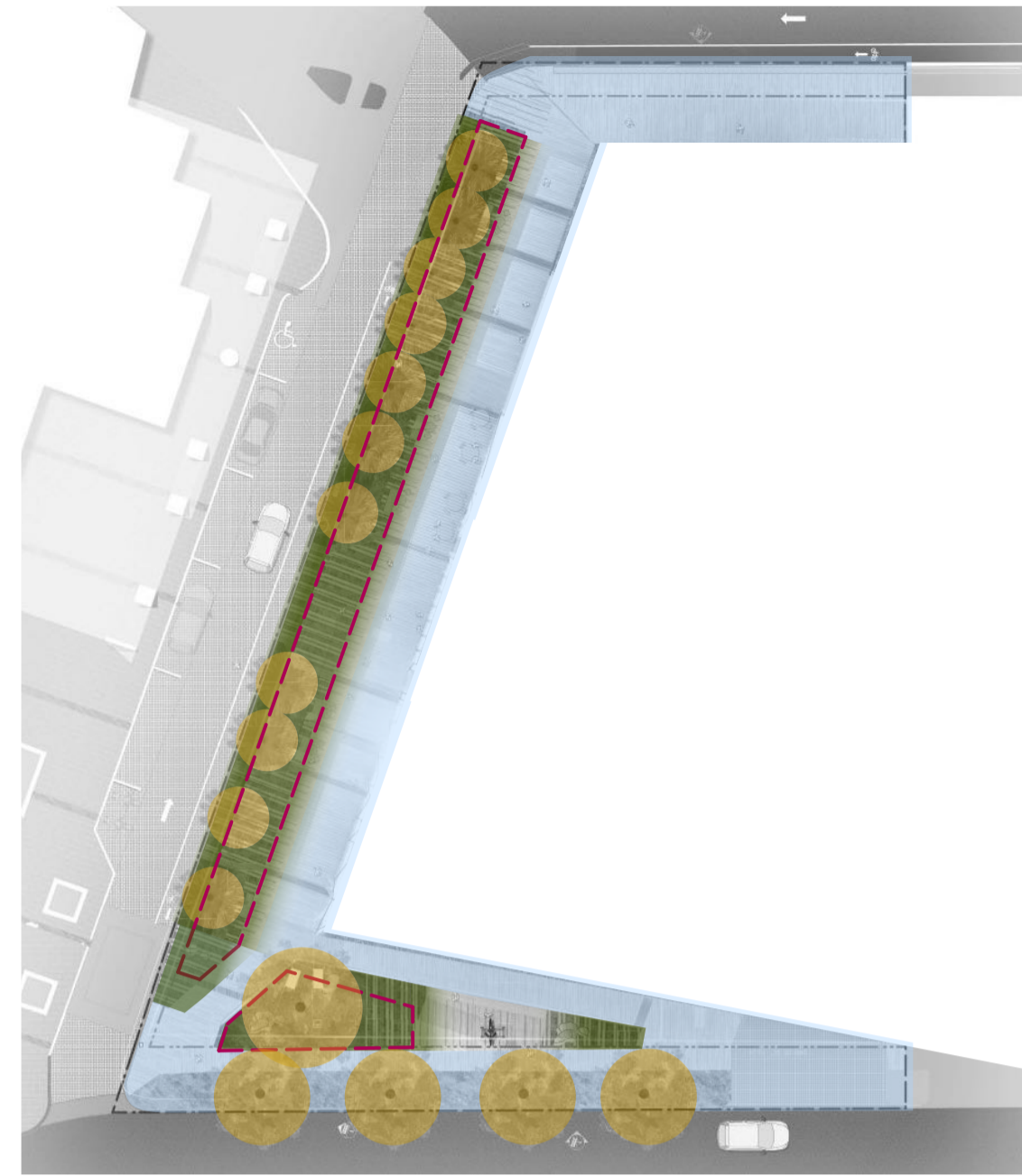
Above: Impact Assessment Schedule, Arborist Report. Earthscape Horticultural Services, 2023

HELP STREET



NOT FOR CONSTRUCTION

A		SSDA SUBMISSION	
REVISION	DATE	NOTE	PROJECT #
			2210
CLIENT	Loftex	DATE #	9/5/2025
DWG #		SCALE @ A1	1:100
DRAWN	AG	AG	L-01
CHKD	AG	AG	REVISION
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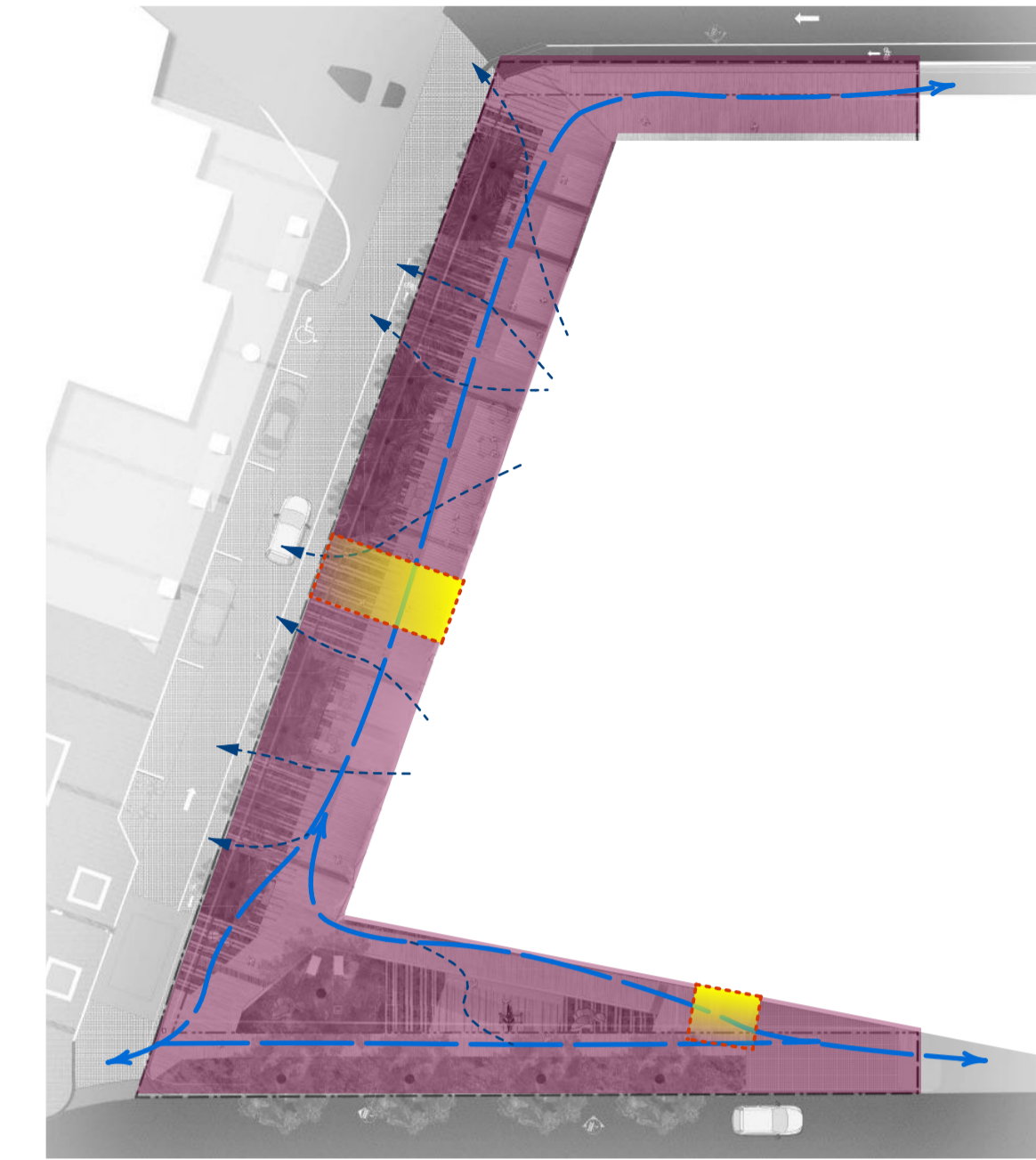


- Soft Landscaping
- Upgraded Public Domain
- Street Tree Planting\*
- Deep Soil Zone

\*In accordance with Willoughby Council Street Tree Masterplan 2014



- Soft Landscaping (Passive)
- Soft Landscaping (Active)



- Public Domain Extent
- Primary Circulation
- Secondary Circulation
- Substation and Fire Booster Egress

COMPLIANCE	ACHIEVED
A minimum of 2 hours of sun access is to be provided to the public open space on the site.	ACHIEVED
Public domain improvements shall be provided to all street frontages to Council requirements.	ACHIEVED
Development Application stage detailing all public domain at ground level, street tree planting, planting and space allocation at podium and roof top levels. This is to include species, container size at planting, spacing and approximate size at maturity.	DA DRAWINGS ATTACHED
Open space at ground level shall be available as publicly accessible open space.	ACHIEVED
All existing aerial cables which may include for electricity, communications and other cables connecting to street poles and buildings around the site shall be removed and installed underground in accordance with the requirements of the relevant service authorities.	ACHIEVED
Tree planting must be provided along the Cambridge Lane frontage within the 6m setback area (3m being soft landscaping).	ACHIEVED
Deep soil planting is to be provided within the setback to Cambridge Lane.	ACHIEVED
Deep soil zones should meet minimum requirement of 7% of site and dimension of 6m width	ACHIEVED
Deep soil plantings include trees and shrubs, and are to be unimpeded by buildings or structures below ground.	ACHIEVED

ITEM	PERCENTAGE
Soft landscaping located within the boundary of the site	10%



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REVISION	DATE	NOTE	PROJECT #
			2210
CLIENT	Loftex	DATE #	9/5/2025
DWG	Compliance	SCALE @A1	1:50
		DRAWN	AG
		CHECK	AG
		REVISION	A

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ITEM	EXTENT (M2)	PERCENTAGE OF SITE*
DEEP SOIL (WITHIN SITE BOUNDARY)	172.7	7.50%
ADDITIONAL PROPOSED DEEP SOIL OUTSIDE PROPERTY BOUNDARY (COUNCILS LAND)	58	-

\* Site extent is calculated at 2290m<sup>2</sup> based on Survey Information by SDG Pty Ltd dated 01/07/2021



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A		SSDA SUBMISSION		PROJECT #	
REVISION	DATE	NOTE			
PROJECT			3-5 Help Street	2210	
CLIENT	Loftex	DATE #	9/5/2025	DWG #	
DWG	Deep Soil Zone	SCALE @ A1	1:200	AG	L-02
		DRAWN	AG	AG	REVISION
		CHKD	AG	AG	A

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**General**      **General**      **Architecture and Site Structures**

- Site Boundary
- Scope of Work
- Council Land in-kind work to be undertaken pending approval and S138
- Levels Existing level
- Levels Finished level
- Levels Top / Bottom wall
- new building refer architects dwgs
- new building building above
- new building building below

**Walls | Edges | Slabs**      **Pavements (proposed)**      **Pavements (existing)**

- Wall type W01 insitu concrete seating wall
- Wall type {wall02} insitu concrete flush edge
- Stair type {stair01} paved w/ handrail to BCA+AS
- Edge type {kerb01} existing kerb
- Edge type {edge01} steel edge
- Pavement type {pavement01a} concrete unit paver
- Pavement type {pavement01b} concrete unit/turf paver 80/20
- Pavement type {pavement01c} concrete unit/turf paver 20/80
- Pavement type {pavement01b} concrete unit paver (dark)
- Pavement type {pavement02} stone cobble
- Pavement type {pavement05} existing Insitu Concrete Paving
- Pavement type {pavement13} existing masonry paver
- Pavement type {pavement03} existing asphaltic concrete

**Furniture**      **Planting**      **Irrigation and Drainage**

- Lighting type L1 feature uplighting (refer light eng.)
- Rock Type R1 stepping stones
- Rock type R2 rock boulders
- furniture type F1 precast seating element
- Furniture type F2 rubbish bin
- Furniture type F3 bicycle parking
- Existing tree retained primary root zone refer arborist input
- Proposed tree refer planting plan
- groundcovers PM1
- grasses and shrubs PM2
- swale PM3
- verge planting PM4
- Box grate and channel S1 100mm
- Box grate and channel S2 35mm
- Proposed Irrigation Outlet {serv03}
- Raised stormwater pit S4 Refer eng.

**Tree record**

Level	Canopy cover (sq m)	Quantity
Groundfloor	451.5	17
Level Mezzanine	62.5	5
Level 1	21	3
Level 2	23.75	1
<b>Total</b>	<b>558.75</b>	<b>26</b>



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REVISION	DATE	NOTE	PROJECT #
A			2210

3-5 Help Street

CLIENT	Loftex	DATE #	9/5/2025	DWG #	L-03
DWG	Landscape Site Plan	SCALE @ A1	1:100	DRAWN	AG
		CHKD	AG	REVISION	A

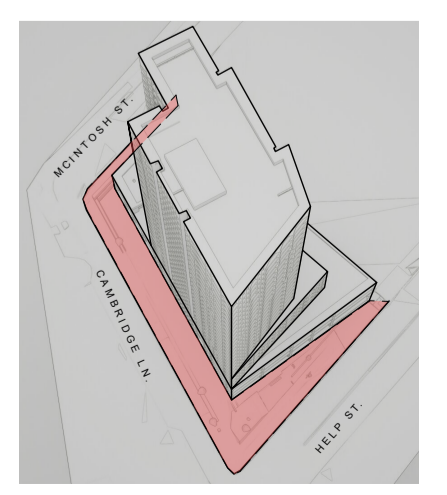
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General	General	Architecture and Site Structures
<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Scope of Work</li> </ul>	<ul style="list-style-type: none"> <li>82.95 Levels Finished level</li> <li>TW 51.4 +BW 50.2 Levels Top / Bottom wall</li> <li>+ EX 25.5 Levels Existing level</li> </ul>	<ul style="list-style-type: none"> <li>new building refer architects dwgs</li> <li>new building building above</li> <li>building below</li> </ul>

Walls   Edges   Slabs	Pavements (proposed)	Pavements (existing)
<ul style="list-style-type: none"> <li>Wall type W01 insitu concrete seating wall</li> <li>Wall type {wall02} insitu concrete flush edge</li> <li>Stair type {stair01} paved w/ handrail to BCA+AS</li> <li>Edge type {kerb01} existing kerb</li> <li>Edge type {edge01} steel edge</li> </ul>	<ul style="list-style-type: none"> <li>Pavement type {pavement01a} concrete unit paver</li> <li>Pavement type {pavement01b} concrete unit/turf paver 80/20</li> <li>Pavement type {pavement01c} concrete unit/turf paver 20/80</li> <li>Pavement type {pavement01b} concrete unit paver (dark)</li> <li>Pavement type {pavement02} stone cobble</li> </ul>	<ul style="list-style-type: none"> <li>Pavement type {pavement05} existing Insitu Concrete Paving</li> <li>Pavement type {pavement13} existing masonry paver</li> <li>Pavement type {pavement03} existing asphaltic concrete</li> </ul>

Furniture	Planting	Irrigation and Drainage
<ul style="list-style-type: none"> <li>Lighting type L1 feature uplighting (refer light eng.)</li> <li>Rock Type R1 stepping stones</li> <li>Rock type R2 rock boulders</li> <li>furniture type F1 precast seating element</li> <li>Furniture type F2 rubbish bin</li> <li>Furniture type F3 bicycle parking</li> </ul>	<ul style="list-style-type: none"> <li>Existing tree retained primary root zone refer arborist input</li> <li>Proposed tree refer planting plan</li> <li>groundcovers PM1</li> <li>grasses and shrubs PM2</li> <li>swale PM3</li> <li>verge planting PM4</li> </ul>	<ul style="list-style-type: none"> <li>Box grate and channel S1 100mm</li> <li>Box grate and channel S2 35mm</li> <li>Proposed Irrigation Outlet {serv03}</li> <li>Raised stormwater pit S4 Refer eng.</li> </ul>



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A		SSDA SUBMISSION		PROJECT #	
REVISION	DATE	NOTE		2210	
PROJECT			3-5 Help Street	PROJECT #	
CLIENT	Loftex	DATE #	9/5/2025	DWG #	L-04
DWG	Landscape Plan - Ground	SCALE @ A1	1:100	DRAWN	AG
		CHECK	AG	REVISION	A

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**General**

--- Site Boundary

--- Scope of Work

**Planting**

Existing tree retained primary root zone refer arborist input

Proposed tree refer planting plan

Proposed Trees				
Quantity	Common Name	Latin Name	Code	Canopy cover (sq m)
12	Cabbage-tree Palm	Livistona australis	LiAu	
1	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	FiAu-1	
4	Water Gum	Tristaniopsis laurina	TrLa	
<b>Total</b>				<b>451.5</b>



Native groundcovers and wildflowers				
Quantity	Plant ID	Latin Name	Common Name	Size
40	JuPa	Juncus pallidus	Pale Rush	140mm
40	JuUs	Juncus usitatus	Common Rush	140mm
44	PrCo	Pratia concolor	Poison Pratia	140mm
34	FicNod	Ficinia nodosa	knobby club-rush, knotted club-rush, club rush grass	140mm
40	AcHe	Actinotus helianthi	Flannel Flower	140mm
18	AnAn	Anigozanthos	Kangaroo Paw 'Regal Velvet'	140mm
9	MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	140mm
20	ViHe	Viola hederacea	Native Violet	140mm
4	BrAu	Brachyscome augustifolia	Stiff daisy, Grassland daisy	140mm
13	HiOb-1	Hibbertia obtusifolia	'Hoary Guinea Flower, Grey Guinea Flower'	140mm
13	AjRe	Ajuga reptans	Bugle, Wild Mint	140mm
1	GoHeVa	Goodenia hederacea var. hederacea	Violet Leaved Goodenia	140mm
20	PyGl	Pycnosorus globosus	Drumsticks, Billy Buttons	140mm

Native shrubs and grasses				
Quantity	Plant ID	Latin Name	Common Name	Size
50	JuPa	Juncus pallidus	Pale Rush	140mm
50	JuUs	Juncus usitatus	Common Rush	140mm
22	AnAn	Anigozanthos	Kangaroo Paw 'Regal Velvet'	140mm
6	BrAu	Brachyscome augustifolia	Stiff daisy, Grassland daisy	140mm
12	HiOb-1	Hibbertia obtusifolia	'Hoary Guinea Flower, Grey Guinea Flower'	140mm
11	MeSq-1	Melaleuca squamea	Swamp Honeymyrtle	200mm
6	DiCa	Dianella caerulea	Paroo Lily, Blue Flax-lily	140mm
4	AcLoVa	Acacia longifolia var. longifolia	Sydney Golden Wattle	200mm
6	AcFa	Acacia falciformis	Broad-leaved Hickory Wattle	200mm
6	AcaCog	Acacia cognata	bower wattle, river wattle, narrow-leaved bower wattle, 'Green Mist'	200mm
6	EuPu	Eucalyptus pulverulenta	Silver-leaved Gum	200mm
26	BaRo-1	Banksia robur	'Swamp Banksia, Large-leaf Banksia'	200mm

Swale planting				
Quantity	Plant ID	Latin Name	Common Name	Size
10	BaAr	Baumea articulata	Jointed Twig-rush	140mm
14	BoFl	Booboschoenus fluviatilis	Marsh Club-rush, Stream Club-rush	140mm
14	EiSp	Eleocharis sphacelata	Tall Spike-rush	140mm
14	JuPa	Juncus pallidus	Pale Rush	140mm
14	JuUs	Juncus usitatus	Common Rush	140mm
16	PrCo	Pratia concolor	Poison Pratia	140mm
14	PoSi	Poa sieberiana	Grey tussock Grass	140mm
12	FicNod	Ficinia nodosa	knobby club-rush, knotted club-rush, club rush grass	140mm
6	LoCo	Lomandra confertifolia	Mat-rush	140mm

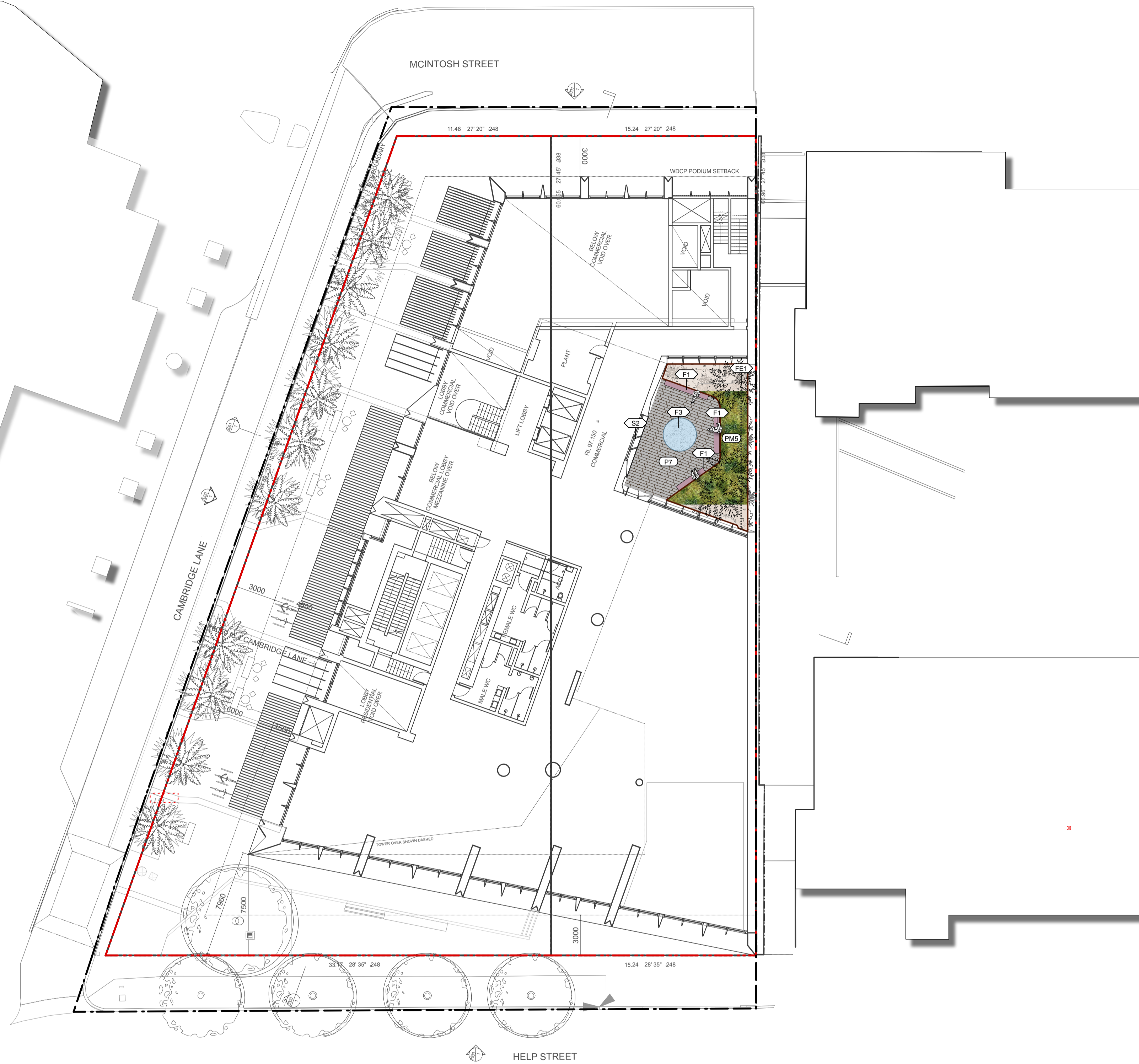
Verge Grasses				
Quantity	Plant ID	Latin Name	Common Name	Size
62	LoLo	Lomandra longifolia	Spiny-headed Mat-Rush	200mm
140	DiRe	Dianella revoluta	'Spreading Flax Lily, Blueberry Lily, Blue Flax Lily'	200mm

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REVISION	DATE	NOTE	PROJECT #	2210
3-5 Help Street				
CLIENT	Loftex	DATE #	9/5/2025	DWG #
DWG	Planting Plan - Ground	SCALE @ A1	1:100	L-05
DRAWN	AG	CHECKED	AG	REVISION

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Walls   Edges   Slabs		Pavements	
	Wall type W01 insitu concrete seating wall		Pavement type P7 concrete pedestal paving
	Stair type [stair01] paved coping coping		Pavement type P8 timber decking
	Edge type [edge01] steel edge		

Architecture and Site Structures	Furniture	Planting
new building refer architects dwgs	lighting type L1 feature uplighting (refer light eng.)	Existing tree retained primary root zone refer arborist input
new building building above	bench seat [furniture01] insitu concrete	Proposed tree refer planting plan
building below	water element [furniture03] steel reflection water pond	fern garden PM5 refer planting plan

Irrigation and Drainage	Rails and Fences
Box grate and channel S1 100mm	Fence type [fence01] steel boundary fence (1000mm height)
Box grate and channel S2 35mm	
Proposed Irrigation Outlet [serv03]	



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REVISION	DATE	NOTE	PROJECT #
			2210
CLIENT	Loftex	DATE #	9/5/2025
DWG #	Landscape Plan - Mezzanine	SCALE @ A1	1:100
DRAWN	AGJ	CHKD	AGJ
REVISION			A

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RAIL CORRIDOR ABOVE

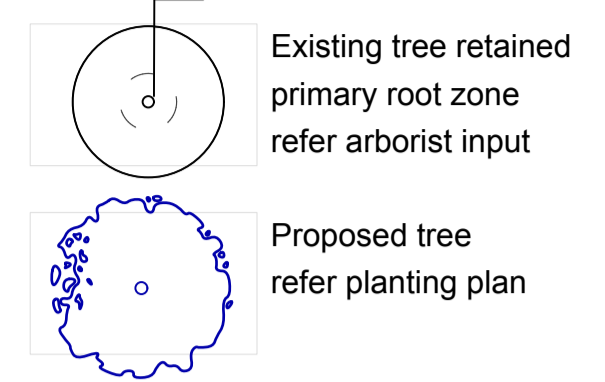
1 CAMBRIDGE LANE

JNNEL

CAMBRIDGE PLAZA



General Planting



Proposed Trees				
Quantity	Common Name	Latin Name	Code	Canopy cover (sq m)
5	Tasmanian Tree Fern	Dicksonia antarctica	DicAnt	
Total				62.5



PM5 - Fern Garden (East Facing)				
Quantity	Plant ID	Latin Name	Common Name	Size
33	HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	200mm
20	AdAe	Adiantum aethiopicum	Common Maidenhair	200mm
21	CaDu	Calochlaena dubia	False Bracken Fern	200mm
18	PIEs	Pteridium esculentum	Austral Bracken	200mm
5	PTTr	Pteris tremula	Slender Brake	200mm



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A		SSDA SUBMISSION		PROJECT #	
REVISION	DATE	NOTE			2210
PROJECT			3-5 Help Street		
CLIENT	Loftex	DATE #	9/5/2025	DWG #	L-07
DWG	Planting Plan - Mezzanine	SCALE @A1	1:100	DRAWN	AGJ
		CHECK	AGJ	REVISION	A
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Walls   Edges   Slabs		Pavements	
	Wall type W01 insitu concrete seating wall		Pavement type P7 concrete pedestal paving
	Stair type {stair01} paved coping coping		Pavement type P8 timber decking
	Edge type {edge01} steel edge		

Architecture and Site Structures	Furniture	Planting
new building refer architects dwgs	lighting type L1 feature uplighting (refer light eng.)	Existing tree retained primary root zone refer arborist input
new building building above building below	bench seat {furniture01} insitu concrete	Proposed tree refer planting plan
	water element {furniture03} steel reflection water pond	fern garden PM5 refer planting plan

Irrigation and Drainage	Rails and Fences
Box grate and channel S1 100mm	Fence type {fence01} steel boundary fence (1000mm height)
Box grate and channel S2 35mm	
Proposed Irrigation Outlet {serv03}	



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A SSDA SUBMISSION

REVISION	DATE	NOTE	PROJECT #
			2210
CLIENT	Loftex	DATE #	9/5/2025
DWG	Landscape Plan - Level 1	SCALE @ A1	1:100
		DRAWN	AG
		CHECK	AG
		REVISION	A

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RAIL CORRIDOR ABOVE

1 CAMBRIDGE LANE

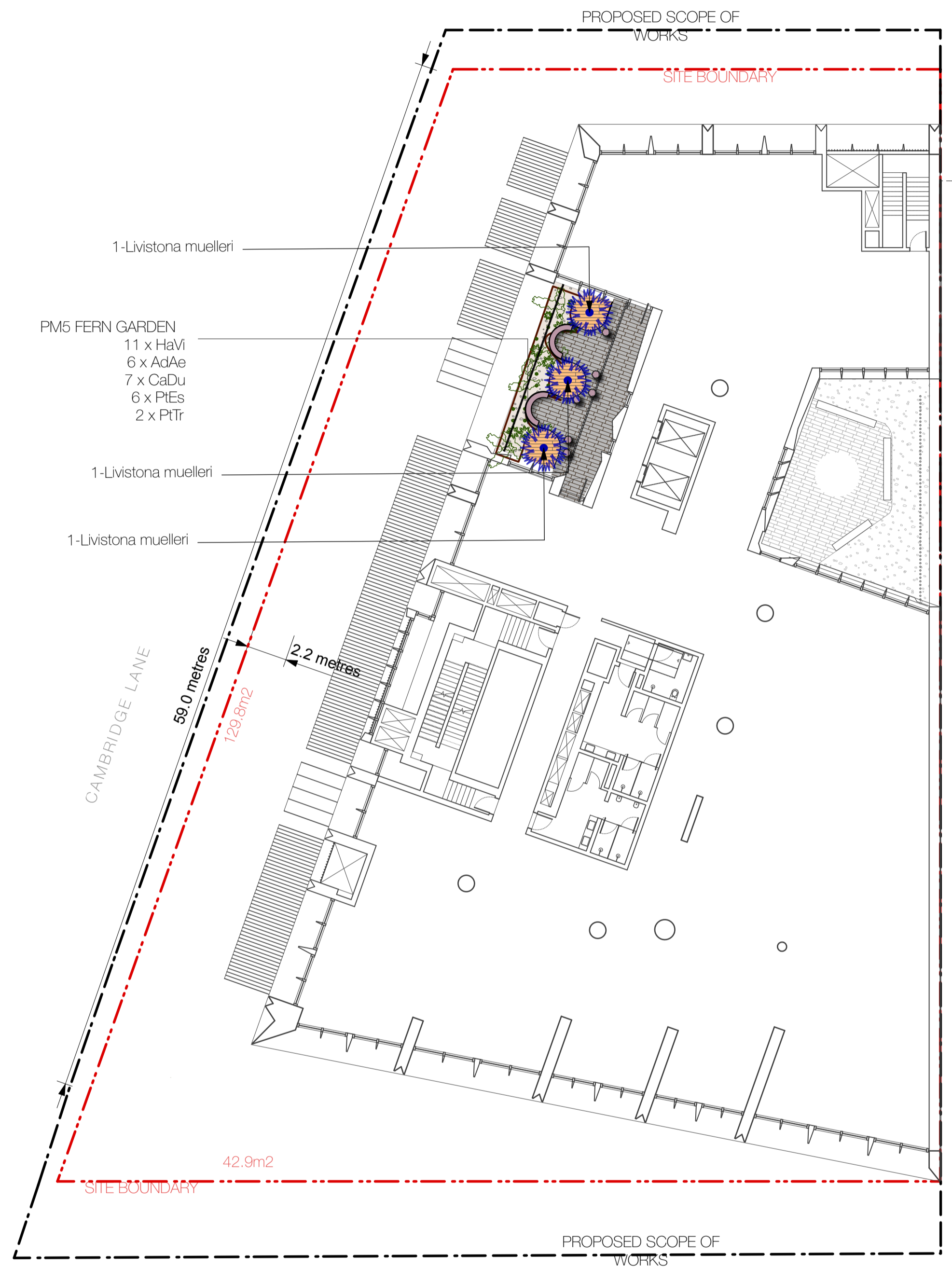
MCINTOSH STREET

28 ANDERSON STREET

JNNEL

CAMBRIDGE PLAZA

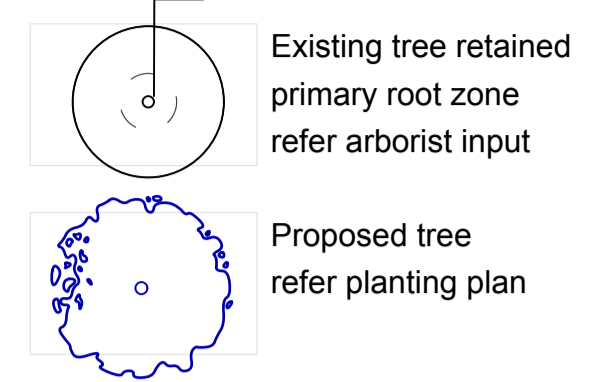
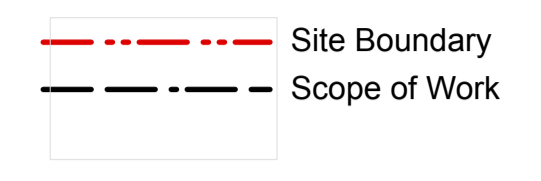
HELP STREET



- 1-Livistona muelleri
- PM5 FERN GARDEN  
11 x HaVi  
6 x AdAe  
7 x CaDu  
6 x PtEs  
2 x PtTr
- 1-Livistona muelleri
- 1-Livistona muelleri

General

Planting



Proposed Trees				
Quantity	Common Name	Latin Name	Code	Canopy cover (sq m)
3	Australian Dwarf Fan Palm	Livistona muelleri	LiMu	
Total				21



PM5 - Fern Garden (West Facing)				
Quantity	Plant ID	Latin Name	Common Name	Size
11	HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	200mm
6	AdAe	Adiantum aethiopicum	Common Maidenhair	200mm
7	CaDu	Calochlaena dubia	False Bracken Fern	200mm
6	PtEs	Pteridium esculentum	Austral Bracken	200mm
2	PtTr	Pteris tremula	Slender Brake	200mm



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REVISION	DATE	NOTE		PROJECT #	2210
3-5 Help Street					
CLIENT	Lofrex	DATE #	9/5/2025	DWG #	
		SCALE @A1	1:100		L-09
DWG	Planting Plan - Level 1	DRAWN	AGJ	AGJ	REVISION
		CHECK	AGJ		A

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**Walls | Edges | Slabs**      **Pavements**

	Wall type W01 insitu concrete seating wall		Pavement type P7 concrete pedestal paving
	Stair type {stair01} paved coping coping		
	Edge type {edge01} steel edge		

**Architecture and Site Structures**      **Furniture**      **Planting**

	new building refer architects dwgs		Furniture type L1 feature uplighting (refer light eng.)		Proposed tree refer planting plan
	new building building above		bench seating {furniture01} insitu concrete		Extensive Green Roof PM6 refer planting plan
	building below		bbq and outdoor kitchen {furniture02} stainless steel		

**Irrigation and Drainage**      **Rails and Fences**

	Box grate and channel S1 100mm		Fence type {fence01} steel boundary fence (1000mm)
	Box grate and channel S2 35mm		Fence type {fence02} steel partition fence (900mm)
	Proposed Irrigation Outlet {serv03}		



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A		SSDA SUBMISSION		PROJECT #		2210	
REVISION	DATE	NOTE					
PROJECT			3-5 Help Street				
CLIENT	Loftex	DATE #	9/5/2025	DWG #			
DWG	Landscape Plan - Level 2		SCALE @A1	1:100	DRAWN	AGJ	L-10
			CHKD	AGJ	REVISION	A	
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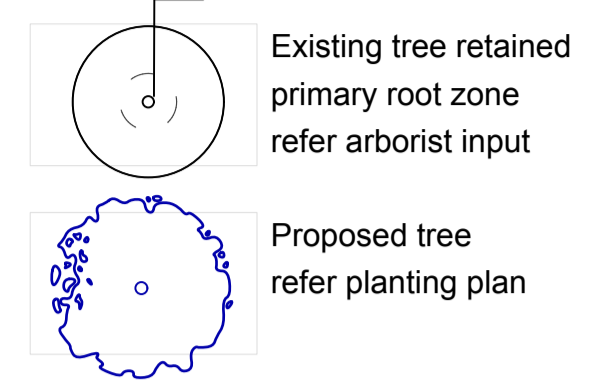
- Communal Garden  
 60 x HaVi  
 27 x CaDu  
 7 x PTEs  
 10 x PTr  
 27 x JaPo  
 27 x HiSc  
 60 x TrJa  
 7 x DiRe  
 7 x BaRo  
 7 x AcFa  
 5 x LoCo

- Resident Balcony Gardens  
 45 x TrJa  
 45 x JaPo  
 11 x GoHeVa  
 95 x JuCo  
 20 x LoLo  
 45 x AjRe  
 53 x CaRo  
 11 x AcaCog  
 20 x DiRep

General



Planting



Proposed Trees				
Quantity	Common Name	Latin Name	Code	Canopy cover (sq m)
1	Bottle Tree: Illawarra Flame Tree	Brachychiton acerifolius	BrAc	
Total				23.75



Communal Garden				
Quantity	Plant ID	Latin Name	Common Name	Size
60	HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	200mm
27	CaDu	Calochlaena dubia	False Bracken Fern	200mm
7	PTEs	Pteridium esculentum	Austral Bracken	200mm
10	PTr	Pteris tremula	Slender Bracken	200mm
27	JaPo	Jasminum polyanthus	White Jasmine, Chinese Jasmine	140mm
27	HiSc	Hibbertia scandens	Golden Guinea Flower, Snake Vine	140mm
60	TrJa	Trachelospermum jasminoides	Star Jasmine	140mm
7	DiRe	Dianella revoluta	"Spreading Flax Lily, Blueberry Lily, Blue Flax Lily"	200mm
7	BaRo	Banksia robur	"Swamp Banksia, Large-leaf Banksia"	200mm
7	AcFa	Acacia falciformis	Broad-leaved Hickory Wattle	200mm
5	LoCo	Lomandra confertifolia	Mat-rush	140mm

Resident Balcony Gardens				
Quantity	Plant ID	Latin Name	Common Name	Size
45	TrJa	Trachelospermum jasminoides	Star Jasmine	140mm
45	JaPo	Jasminum polyanthus	White Jasmine, Chinese Jasmine	140mm
11	GoHeVa	Goodenia hederacea var. hederacea	Violet Leaved Goodenia	140mm
95	JuCo	Juniperus conferta	Shore Juniper	140mm
20	LoLo	Lomandra longifolia	Spiny-headed Mat-Rush	200mm
45	AjRe	Ajuga reptans	Bugle, Wild Mint	140mm
53	CaRo	Carpobrotus rossii	Pigface	140mm
11	AcaCog	Acacia cognata	bower wattle, river wattle, narrow-leaved bower wattle, 'Green Mist'	200mm
20	DiRep	Dichondra repens	Kidney Weed	140mm



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REVISION	DATE	NOTE					
3-5 Help Street							
CLIENT	Loftex	DATE #	9/5/2025	DWG #			L-11
DWG	Planting Plan - Level 2	SCALE @A1	1:100	DRAWN	AG	AG	REVISION
		CHKD	AG	AG			

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**Walls | Edges | Slabs**      **Pavements**

- Wall type  
W01  
insitu concrete seating wall
- Stair type  
{stair01}  
paved coping coping
- Edge type  
{edge01}  
steel edge
- Pavement type  
P7  
concrete pedestal paving

**Architecture and Site Structures**      **Furniture**      **Planting**

- new building  
refer architects dwgs
- new building  
building above  
building below
- Furniture type  
L1  
feature uplighting (refer light eng.)
- bench seating  
{furniture01}  
insitu concrete
- bbq and outdoor kitchen  
{furniture02}  
stainless steel
- Proposed tree  
refer planting plan
- Extensive Green Roof  
PM6  
refer planting plan

**Irrigation and Drainage**      **Rails and Fences**

- Box grate and channel  
S1  
100mm
- Box grate and channel  
S2  
35mm
- Proposed Irrigation Outlet  
{serv03}
- Fence type  
{fence01}  
steel boundary fence (1000mm)
- Fence type  
{fence02}  
steel partition fence (900mm)



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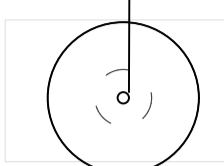
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REVISION	DATE	NOTE					
PROJECT			3-5 Help Street				
CLIENT	Loftex	DATE #	9/5/2025	DWG #			
DWG	Landscape Plan - Level 6		SCALE @ A1	1:100	DRAWN	AGJ	L-12
			CHKD	AGJ	REVISION	A	
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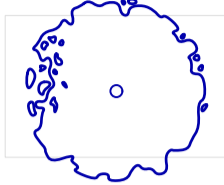
General

Planting

--- Site Boundary  
 - - - Scope of Work



Existing tree retained  
 primary root zone  
 refer arborist input

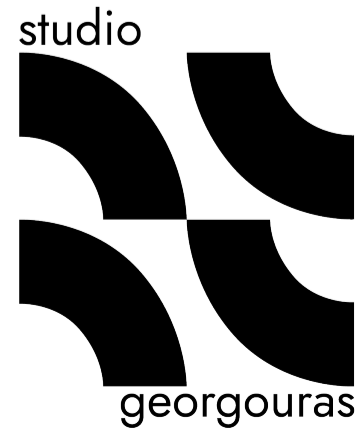


Proposed tree  
 refer planting plan



Resident Gardens - Level 06  
 10 x TrJa  
 10 x JaPo  
 2 x GoHeVa  
 20 x JuCo  
 4 x LoLo  
 10 x AjRe  
 11 x CaRo  
 2 x AcaCog  
 4 x DiRep

Residence Gardens - Level 6				
Quantity	Plant ID	Latin Name	Common Name	Size
10	TrJa	Trachelospermum jasminoides	Star Jasmine	140mm
10	JaPo	Jasminum polyanthus	White Jasmine, Chinese Jasmine	140mm
2	GoHeVa	Goodenia hederacea var. hederacea	Violet Leaved Goodenia	140mm
20	JuCo	Juniperus conferta	Shore Juniper	140mm
4	LoLo	Lomandra longifolia	Spiny-headed Mat-Rush	200mm
10	AjRe	Ajuga reptans	Bugle, Wild Mint	140mm
11	CaRo	Carpobrotus rossii	Pigface	140mm
2	AcaCog	Acacia cognata	bower wattle, river wattle, narrow-leaved bower wattle, 'Green Mist'	200mm
4	DiRep	Dichondra repens	Kidney Weed	140mm



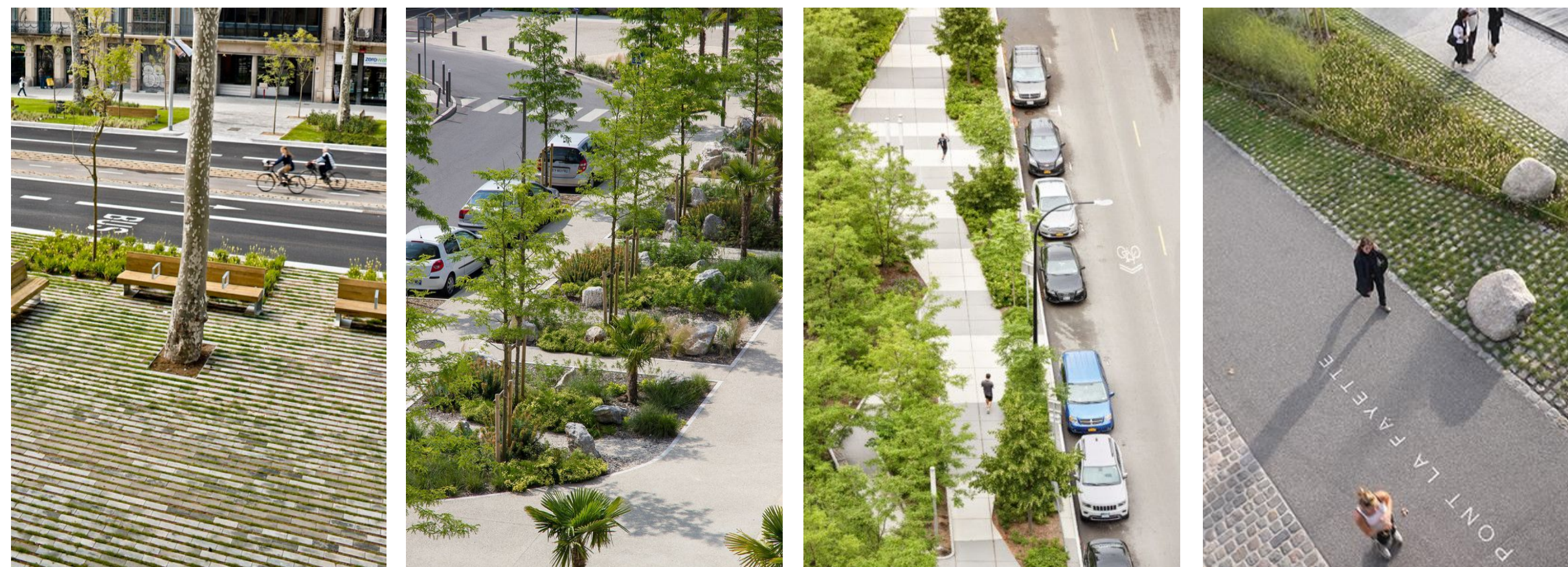
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REVISION	DATE	NOTE			
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CLIENT	Loftex	DATE #	9/5/2025	DWG #	
DWG	Planting Plan - Level 6	SCALE @ A1	1:100		L-13
DRAWN	AG	CHECK	AG	REVISION	A

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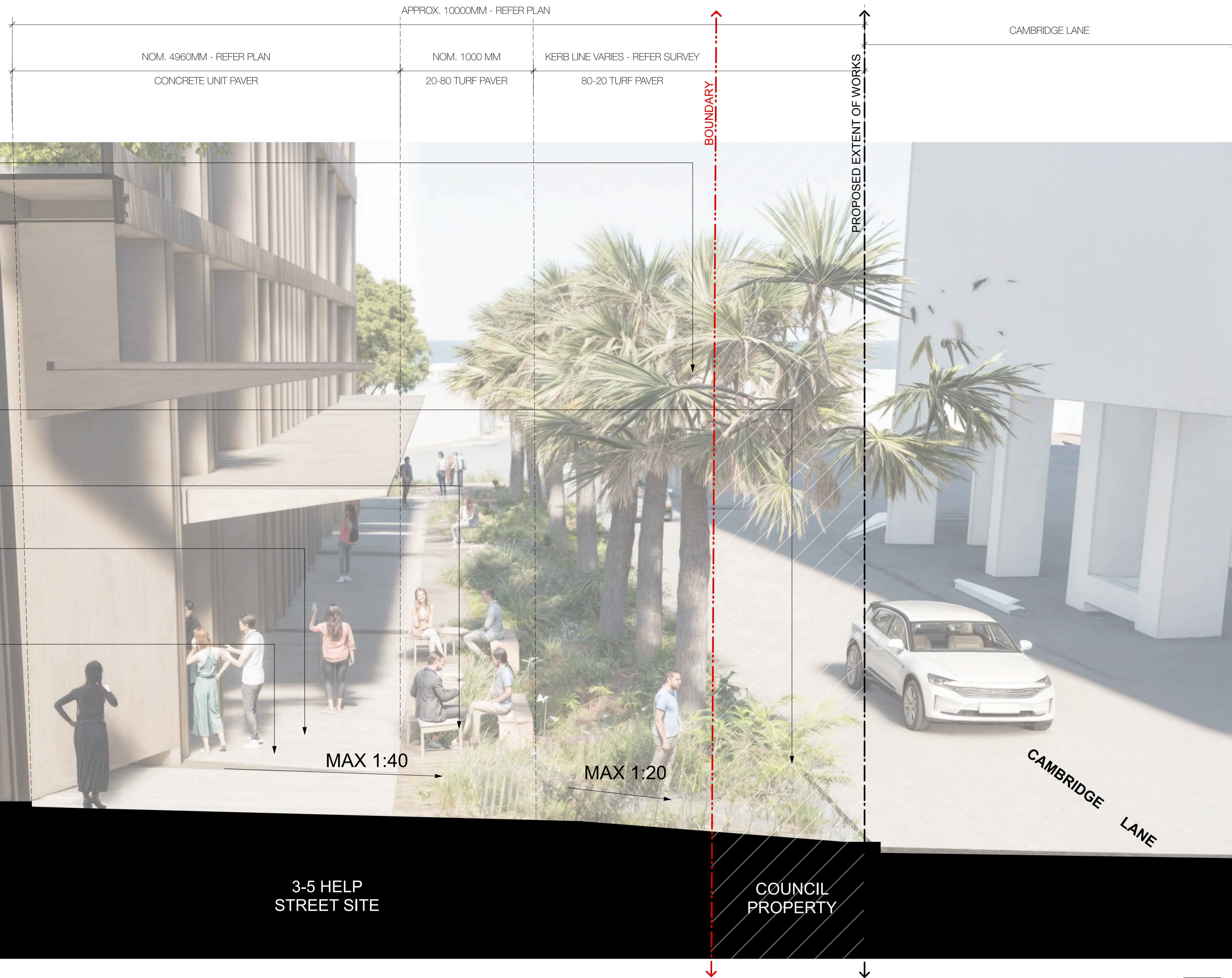
1 Help Street Section  
L-101 Scale: 1:30



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A		SSDA SUBMISSION		PROJECT #	
REVISION	DATE	NOTE			
PROJECT #			2210		
CLIENT	Loftex	DATE #	9/5/2025	DWG #	L-101
DWG	Section 1/101	SCALE @A1	1:100	DRAWN	AG
		CHKD	AG	REVISION	A

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Proposed row of *Livistonia australis* Cabbage Palm trees to define footpath yet ensure sunlight access.

New verge planting to capture stormwater run off of Cambridge Lane.

Permeable paving furniture zone with bench seating.

Concrete unit paving as per Willoughby Council Public Domain Guidelines.

Maintain existing levels on boundary. Ensure all crossfalls are less than 1:40 and compliant with AS 1428.1:2021

3-5 HELP STREET SITE

COUNCIL PROPERTY

Cambridge Lane Section 2  
Scale: 1:30 L-102



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REVISION		DATE	NOTE	PROJECT #
A		SSDA SUBMISSION		2210
PROJECT				3-5 Help Street
CLIENT	Loftex	DATE #	9/5/2025	DWG #
DWG	Section 1/102	SCALE @ A1	1:100	L-102
		DRAWN	AG	
		CHECK	AG	REVISION
				A

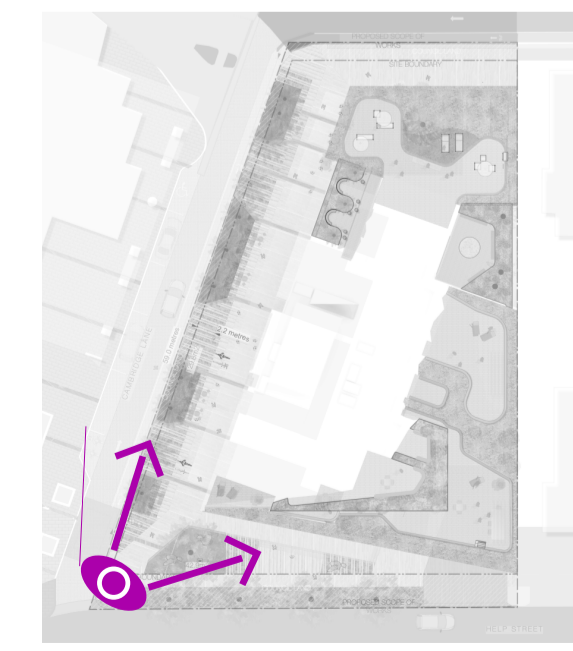
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CAMBRIDGE LANE

HELP STREET

Cambridge/Help Corner 1  
Scale: NTS L-103



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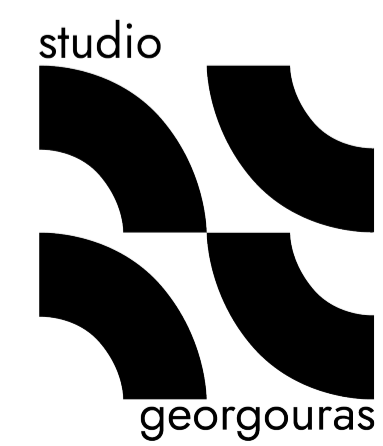
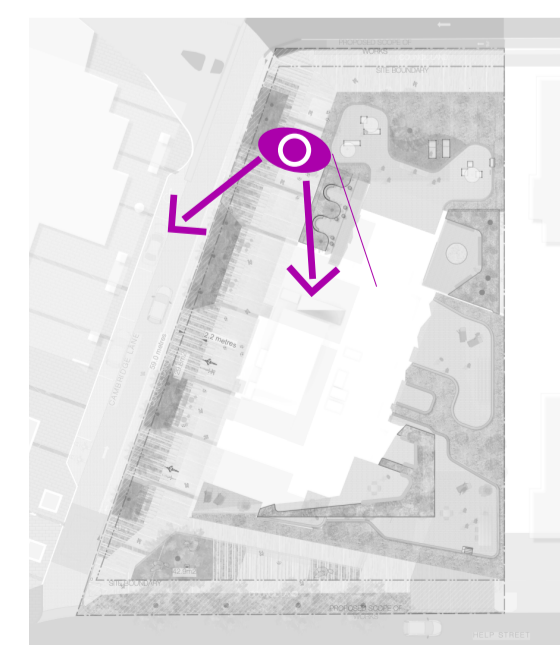
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PROJECT 3-5 Help Street				
CLIENT	Loftex	DATE #	9/5/2025	DWG #
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DWG	Public Domain Perspective 1	DRAWN	AG	AG
		CHKD	AG	REVISION
				A

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Cambridge Lane Perspective 1  
 Scale: NTS L-104

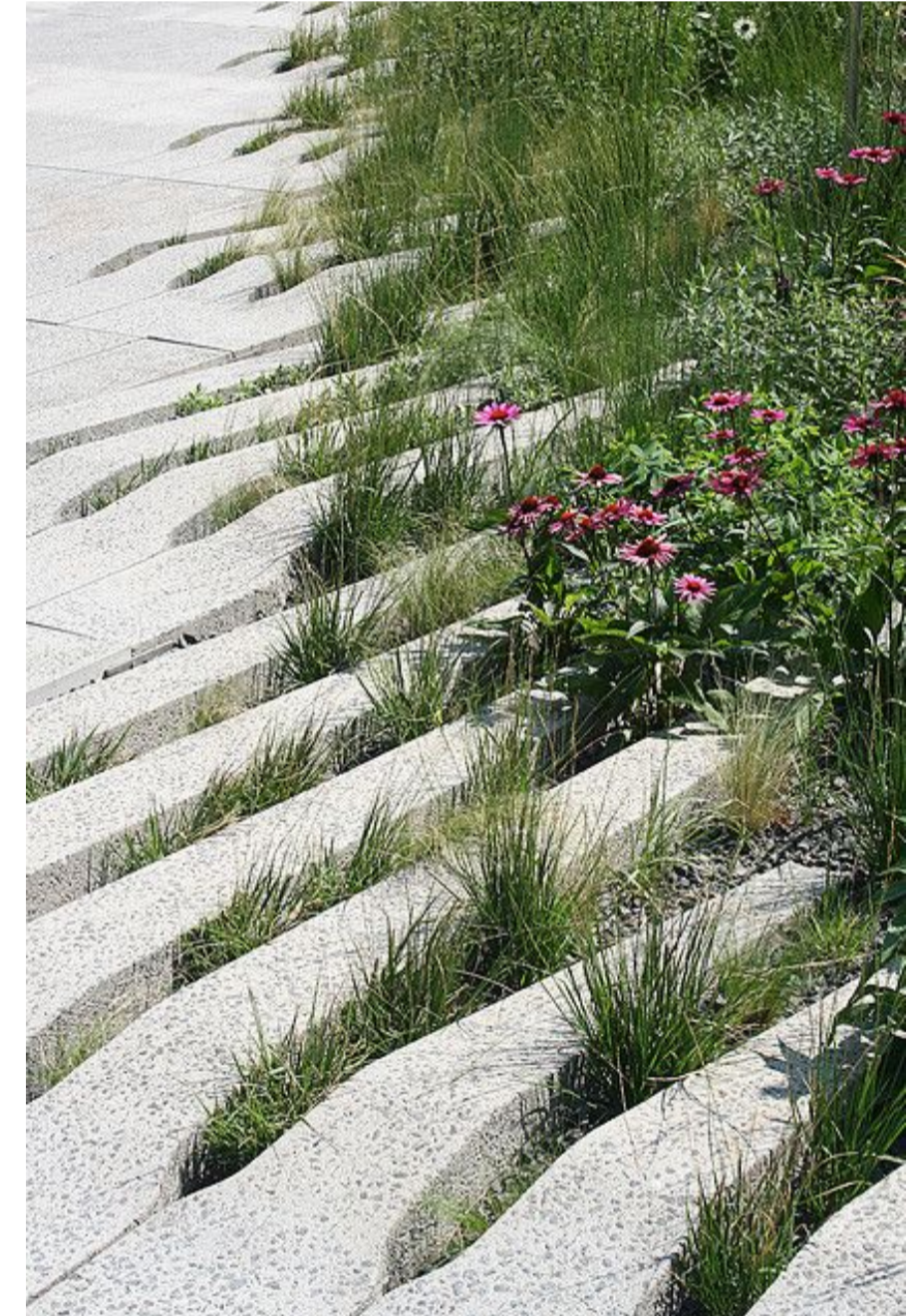
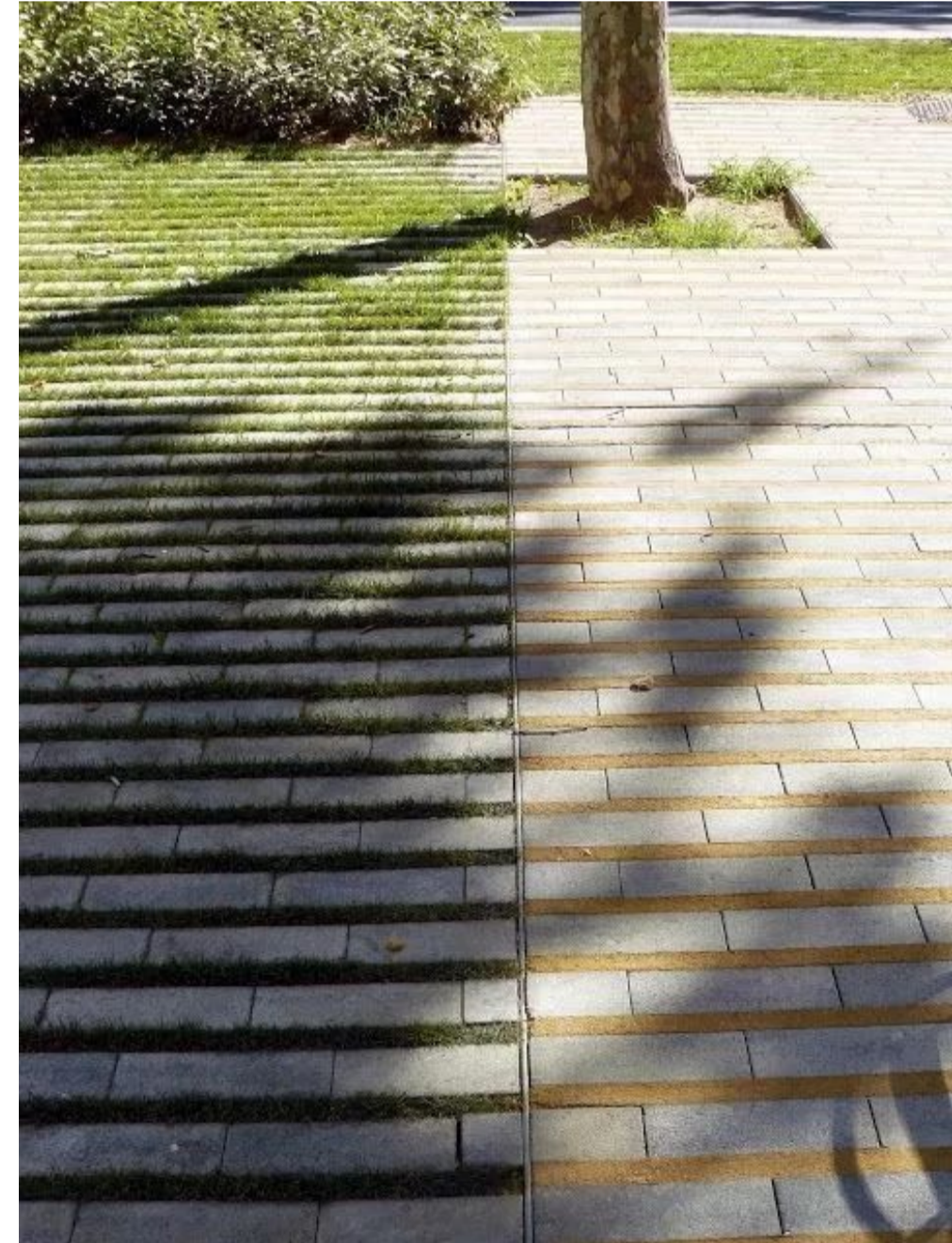
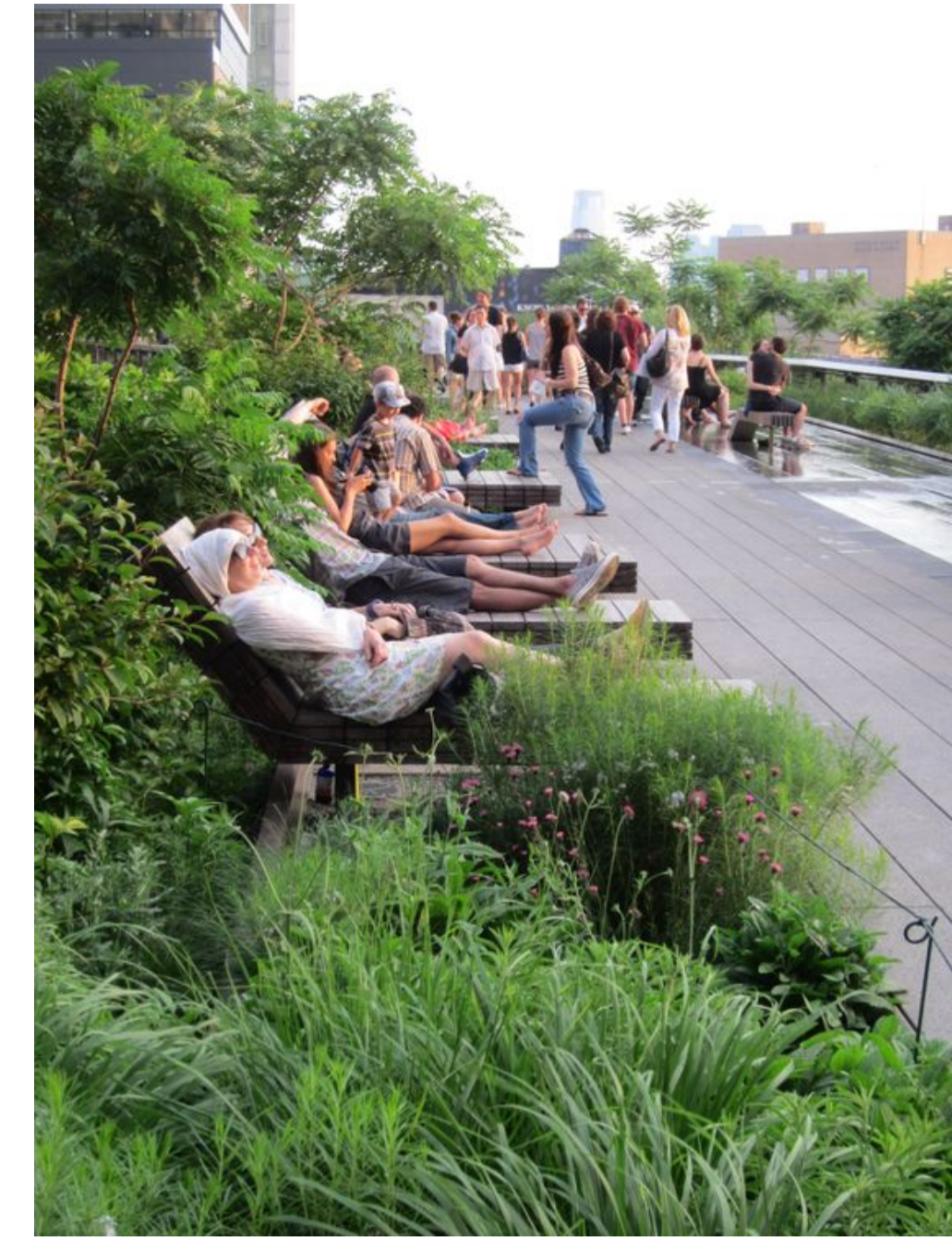
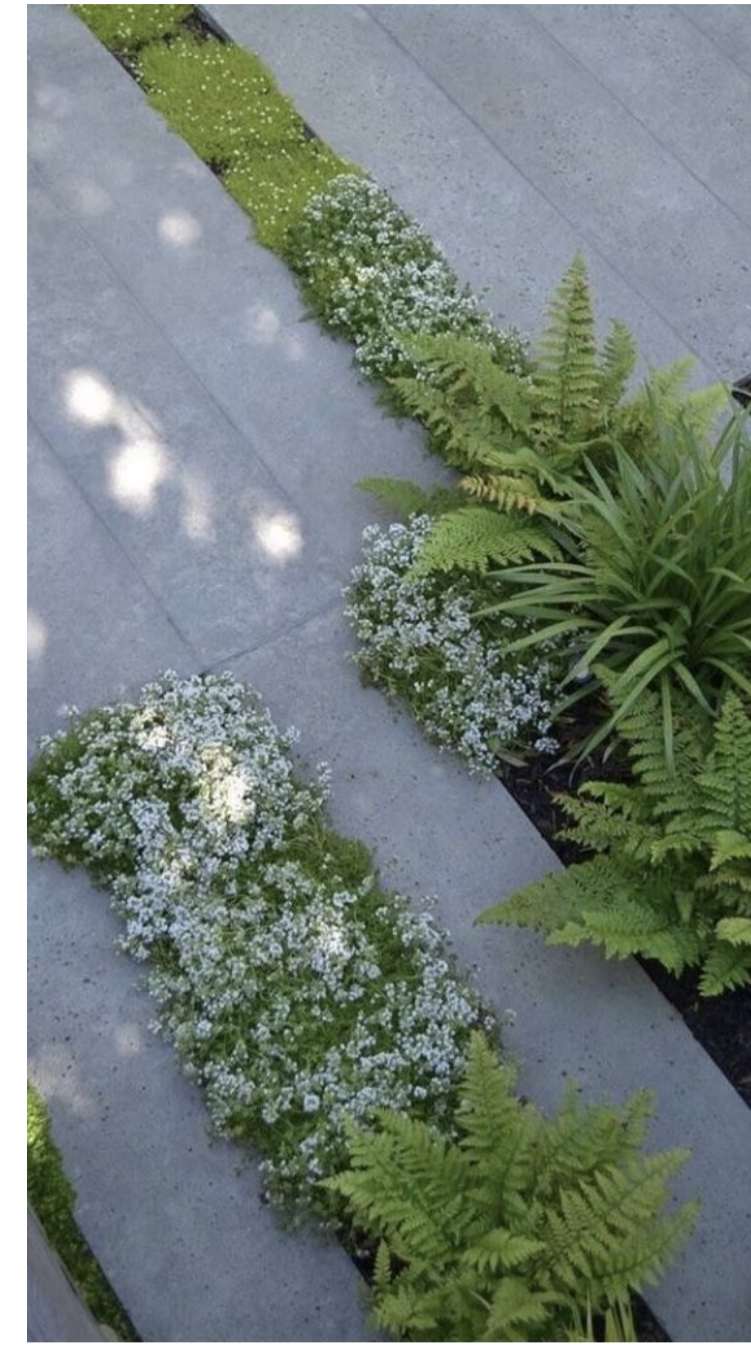


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REVISION	DATE	NOTE			
PROJECT			3-5 Help Street		2210
CLIENT			Loftex		L-104
DWG			Public Domain Perspective 2		
DATE #	9/5/2025	DWG #			
SCALE @ A1	1:100	DRAWN	AGJ	AGJ	REVISION
		CHKD	AGJ	AGJ	A

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REVISION	DATE	NOTE			
PROJECT			3-5 Help Street	2210	
CLIENT	Loftex	DATE #	9/5/2025	DWG #	L-105
DWG	Public Domain Precedent 1	DRAWN	AGJ	CHKD	AGJ
				REVISION	A

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Level 2 Common Space 1  
 Scale: NTS L-107



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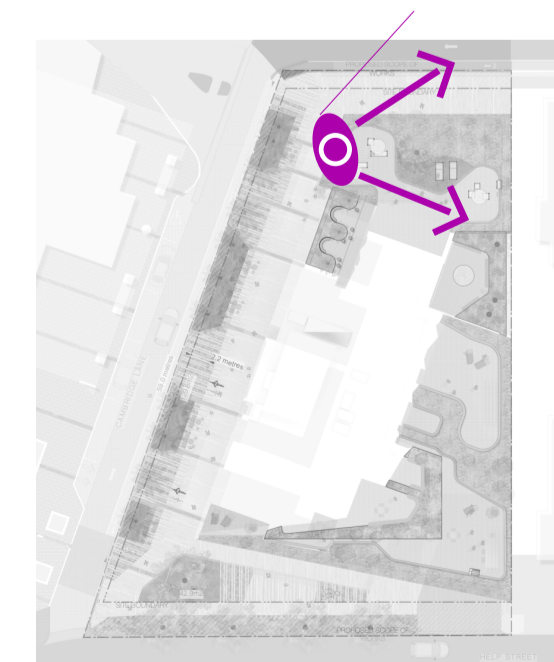
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DWG	Level 2 - Perspective 2	SCALE @ A1	1:100	AG
		DRAWN	AG	REVISION
		CHKD	AG	A

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Level 2 Common Space 1  
Scale: NTS L-108

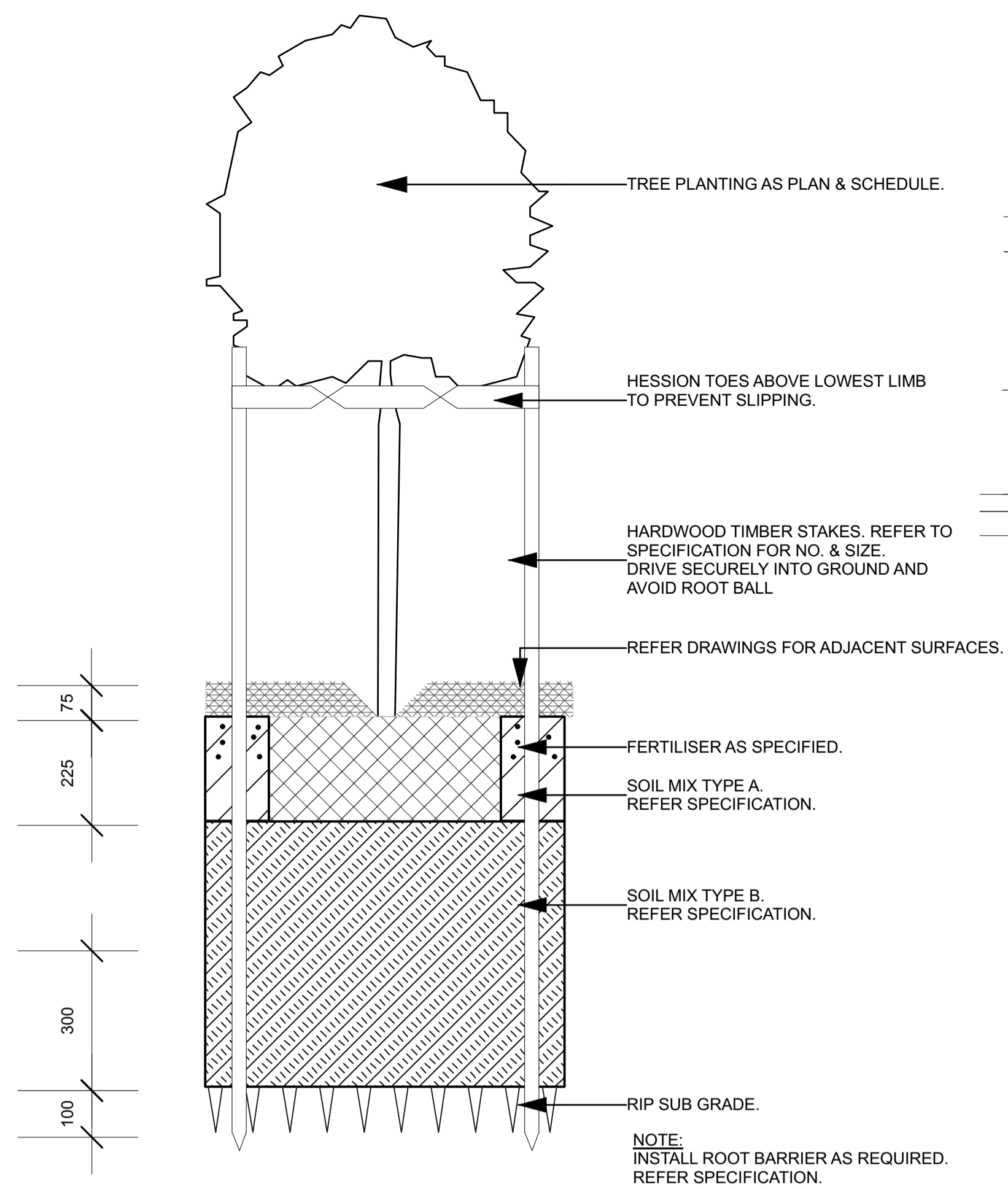


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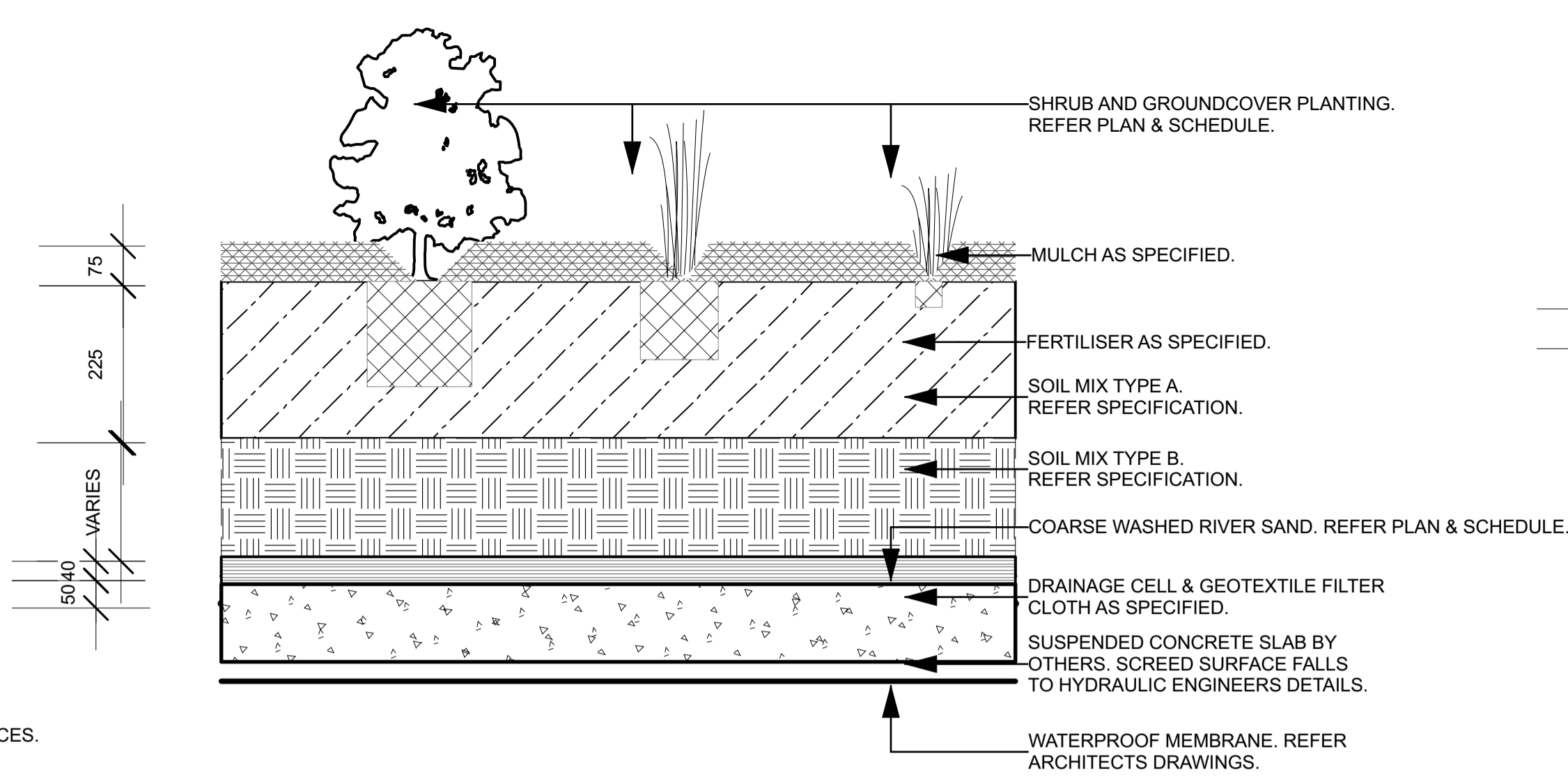
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PROJECT			3-5 Help Street		
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DWG	Level 2 - Perspective 1	SCALE @ A1	1:100	DRAWN	AG
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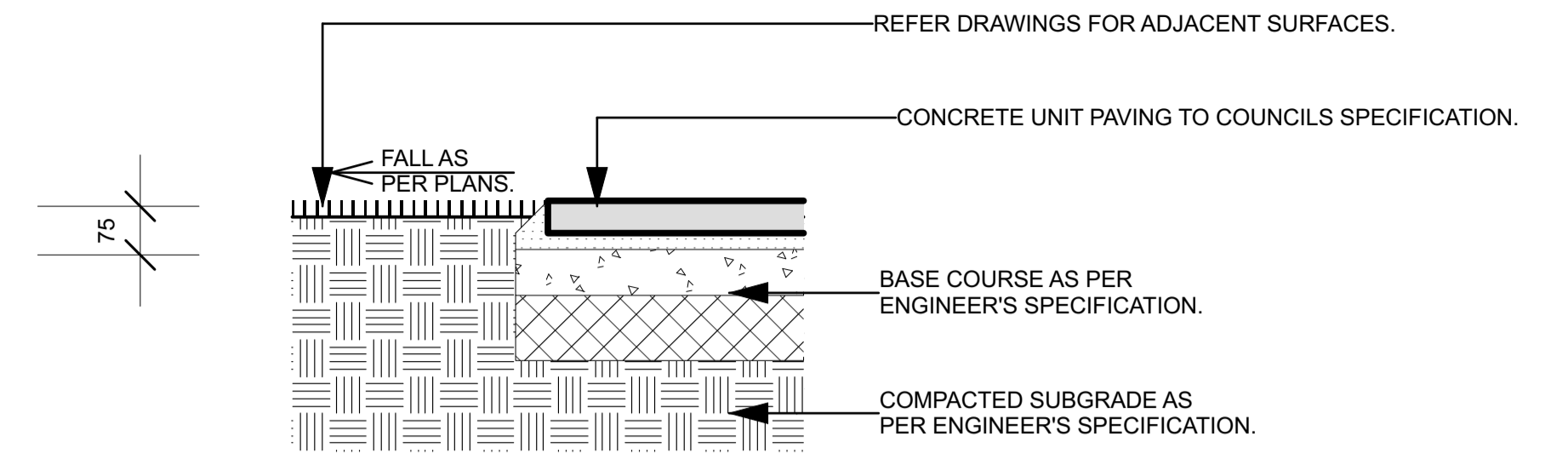
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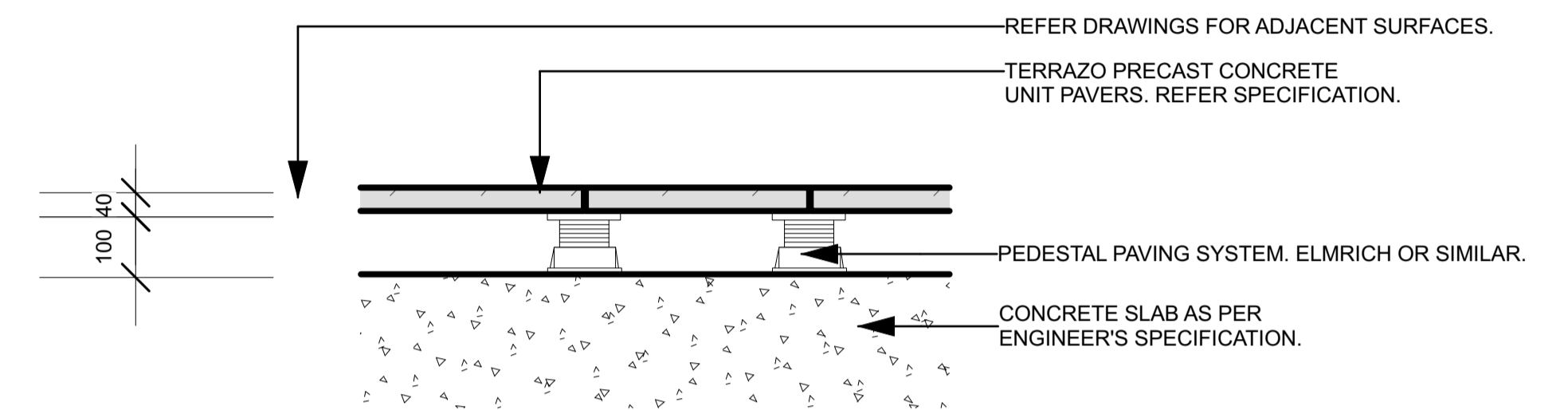
**TREE PLANTING ON GRADE**  
1:10



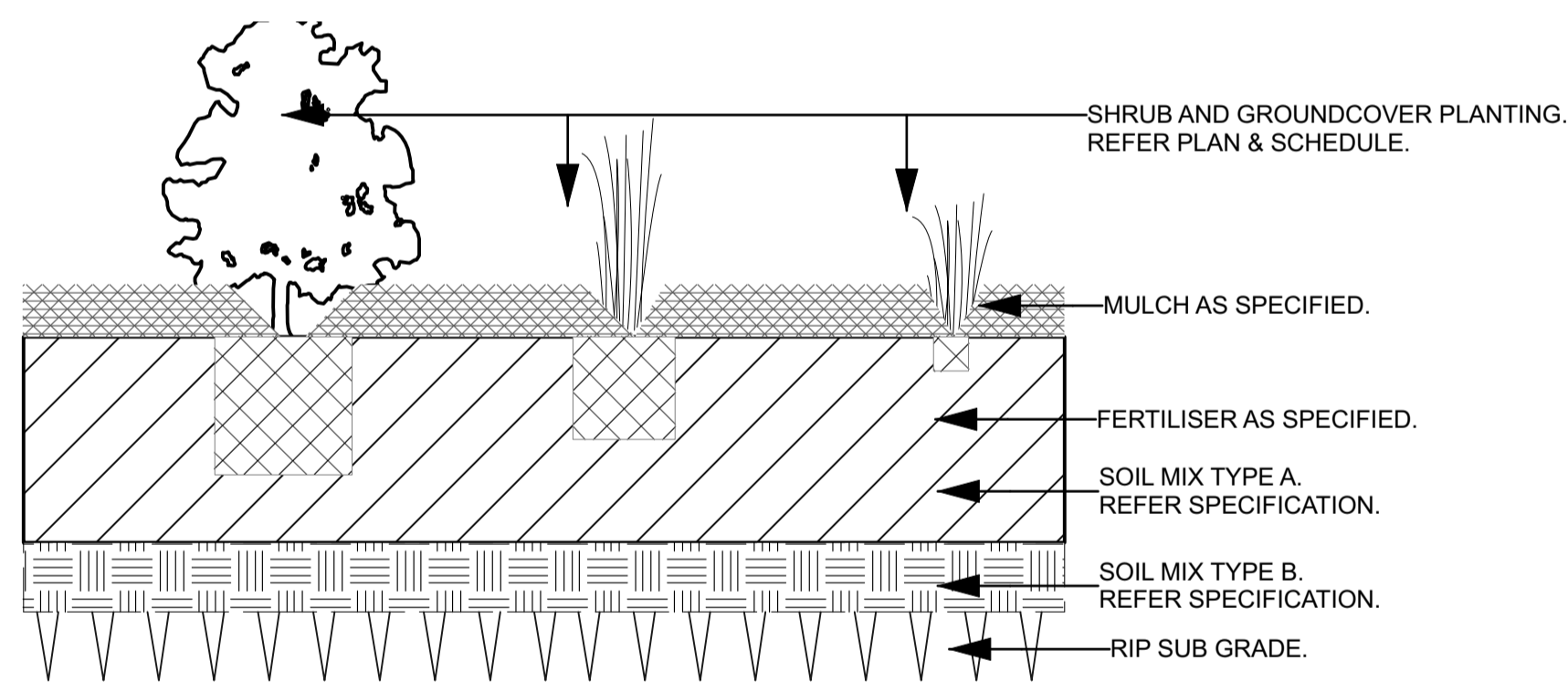
**SHRUB, ACCENT OR GROUNDCOVER PLANTING ON SLAB**  
1:10



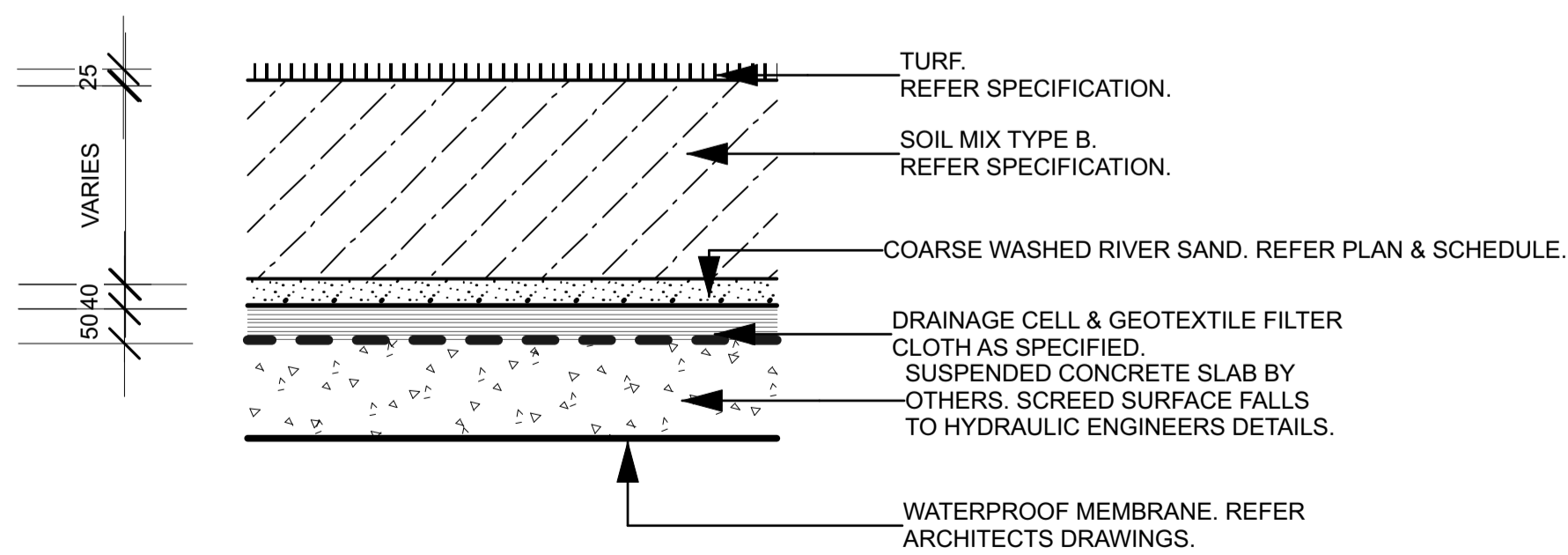
**PAVERS ON GRADE**  
1:10



**PAVERS ON SUSPENDED SLAB**  
1:10



**TREE PLANTING ON GRADE**  
1:10



**TURF ON SUSPENDED SLAB**  
1:10

## INDICATIVE LANDSCAPE SPECIFICATION

### 1.0 GENERAL NOTES

#### 1.1 Workmanship and Materials

The whole of the landscape works shall be carried out by a competent Landscape Contractor who is experienced in horticultural practice, landscape construction and planting techniques. The Landscape Contractor shall hold a current Building Contractors License and / or be a financial member of the Landscape Contractors Association.

### 2.0 SOFTSCAPE ELEMENTS

#### 2.1 Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

#### 2.2 Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

#### 2.3 Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge,
- Smooth and free from stones or lumps of soil,
- Graded to drain freely, without ponding, to catchment points,
- Graded evenly to adjoining surfaces, and
- Ready for planting.

#### 2.4 Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

#### 2.5 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

#### 2.6 Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics: Large healthy root systems, with no evidence of root curl, restriction or damage,

#### 3.7 Installation of Plants

- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety,
  - Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions,
  - Grown in their final containers for not less than twelve weeks,
  - Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
  - Containers shall be free from weeds and of appropriate size in relation to their container. Installation of Plants
- Following excavation of the planting hole place and spread 15gms of wetting agent equal to 'terra-sorb', pre-mixed with one (1) litre of water, at the bottom of each planting hole. Backfill the planting holes with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball, so that the plant stem remains the same height above the ground as it was in the container. Apply fertiliser pellets, as recommended in the soil testing results and in accordance with the manufacturer's recommendations around the plants at the time of planting.

### 2.8 Root Barrier

Supply and install root control barriers to all new tree and shrub plantings adjoin the wall or the high voltage cable, where their proximity poses a threat to the stability of the infrastructure.

Root barriers shall be equal to Root Wall, as supplied by Treemax, and installed alongside the landscape element to be protected in accordance with manufacturer's recommendations.

unt of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft,

### 2.9 Mulching

Mulch shall be approved recycled mulch recovered from site clearing, if available, otherwise pine bark equal "Horticultural Graded Pine Bark 15mm" as supplied by Australian Native Landscapes. Place mulch in all garden beds to a depth of 75mm, when all specified plants are installed, clear of all plant stems, and rake to an even surface flush with the surrounding finished levels and evenly graded between design surface levels. The specified depth shall be achieved after the mulch has settled.

### 2.10 Stakes and Ties

Stakes shall be durable hardwood, straight, free from knots or twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25L): One (1) of 38 x 38 x 1200mm,
- Semi-advanced plants (≥75L): Two (2) of 50 x 50 x 1800mm, or
- Advanced (>100L): Three (3) of 50 x 50 x 2400mm.

### 2.11 Turf

Turf shall be Soft Leaf Buffalo or approved equal, delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted,
- Parallel with the long sides of level areas, and with contours on slopes, and
- To finish flush, after tamping, with adjacent finished surfaces of ground.

### 3.0 IRRIGATION

#### 3.1 System

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

### 4.0 PLANT ESTABLISHMENT

#### 4.1 Generally

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants,
- Pruning,
- Insect and pest control,
- Fertilising,
- Maintaining mulch,
- Mowing,
- Watering,
- Rubbish removal, and
- Cleaning of the surrounding areas.



NOT FOR CONSTRUCTION

A		SSDA SUBMISSION		PROJECT #	
REVISION	DATE	NOTE			2210
PROJECT			3-5 Help Street		
CLIENT	Loftex	DATE #	9/5/2025	DWG #	L-201
DWG	Typical Details	SCALE @ A1	1:100	DRAWN	AG
		CHECK	AG	REVISION	A

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