

# 270-278 BURWOOD ROAD & 54 LAKEMBA STREET, BELMORE LANDSCAPE DEVELOPMENT APPLICATION

## 2025029: LANDSCAPE ARCHITECTURAL DRAWING LIST

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THE ABOVE DRAWING LIST SHOULD BE READ IN CONJUNCTION WITH DESIGN REPORT



## LANDSCAPE DA DESIGN STATEMENT

### NOTE:

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

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

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

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

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

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

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

### Objectives:

- to increase the number of indigenous species planted in the Canterbury-Bankstown 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 Canterbury-Bankstown 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 Community Open Space with both integrated seating areas & engaging social gathering spaces

### Streetscapes

Subject to ongoing discussions and design development with Canterbury-Bankstown Council, upgrades and make-good of the Community Open Space and associated streetscapes has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

### Access, Egress & Connectivity

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

### CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces 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

Deep soil areas have been maximised with mass native tree planting where feasible throughout the project. Planting area on ground floor have a minimum 500mm including slab setdown. All planters on podiums have a minimum soil depth of 150mm slab setdown. This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved through additional 1:3 mounding to raised planter beds

For deep soil calculations - refer to architectural design report

NOT FOR CONSTRUCTION

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1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	CR	CR	23.10.25

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Client

Project

Title

Original Size

**HOMES NSW**  
**270-278 BURWOOD ROAD & 54 LAKEMBA STREET**  
**COVER SHEET & DESIGN STATEMENT**

**A1** Drawing No: **LD-DA-000**

Rev: **1**

# TREE MANAGEMENT PLAN

PLANT SCHEDULE DEVELOPMENT APPLICATION							
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING / QTY
<b>TREES</b>							
ELA ret	<i>Elaeocarpus reticulatus</i>	Blueberry ash	Native	200L	6-10m	N/A	As Shown
TRI lau	<i>Tristanopsis laurina 'luscious'</i>	Water Gum	Native	200L	6-10m	N/A	As Shown
XAN joh	<i>Xanthorrhoea johnsonii</i>	Grass Tree	Native	200L	3-6m	N/A	As Shown
MEL lin	<i>Melaleuca linearifolia</i>	Snow in Summer	Native	200L	15-20m	N/A	As Shown
CYA coo	<i>Cyathea cooperi</i>	Australian Tree Fern	Native	100L	6-10m	N/A	As Shown
BAC cit	<i>Backhousia citrodora</i>	Lemon Myrtle	Native	75L	6-10m	N/A	As Shown
COR fic	<i>Corymbia ficifolia</i>	Red flowering gum	Native	200L	15-20m	N/A	As Shown
JAC mim	<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic	200L	15-20m	N/A	As Shown
GRE sup	<i>Grevillea 'Superb'</i>	Superb Grevillea	Native	300mm	1-2m	N/A	As Shown
DIC ant	<i>Dicksonia antarctica</i>	Soft tree fern	Native	100L	6-10m	N/A	As Shown
CUJ ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	Native	100L	1-2m	N/A	As Shown
BAN int	<i>Banksia integrifolia</i>	Coastal Banksia	Native	200L	5-10m	N/A	As Shown
VIB odo	<i>Viburnum odoratissimum</i>	Sweet viburnum	Native	45L	3-4m	N/A	As Shown
ACM ani	<i>Acmena smithii</i>	Hinterland Gold	Native	45L	3-4m	N/A	As Shown
<b>MIX TYPE 1 - FULL SUN</b>							
<b>SHRUBS</b>							
CAL vim	<i>Callistemon viminalis 'Better John' LJ1'</i>	Bottlebrush	Native	200mm	0.6-1.2m	300mm	As Shown
BAN spi	<i>Banksia spinulosa</i>	Hairpin Banksia	Native	300mm	2m	300mm	As Shown
CAL lin	<i>Callistemon linearis</i>	Narrow Leaf Bottlebrush	Native	300mm	1-2m	300mm	As Shown
CHA cil	<i>Chamaelucium ciliatum</i>	Small Wax Plant	Native	300mm	1-2m	300mm	As Shown
COR alb	<i>Cornea alba</i>	White corea	Native	300mm	3-4m	300mm	As Shown
WES fru	<i>Westringia fruticosa 'Grey Box' WES04</i>	Coastal Rosemary	Native	300mm	1	300mm	As Shown
<b>GRASSES</b>							
POA lab	<i>Poa labillardieri 'Eskdale'</i>	Poa	Native	150mm	60cm x 50cm	100mm	3 per m2
CAR app	<i>Carex appressa</i>	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
BRA whi	<i>Brachycome White Bliss</i>	Cut leaf daisy	Native	150mm	60cm x 60cm	200mm	3 per m2
PEN naf	<i>Pennisetum alopecuroides 'Nafray'</i>	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2
LOM tan	<i>Lomandra tanika</i>	Spiny Mat Rush	Native	150mm	1.2m	200mm	3 per m2
<b>CLIMBERS + GROUNDCOVERS</b>							
CAR gla	<i>Carpobrotus glaucescens 'CAR10'</i>	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
CAS gla	<i>Casuarina glauca 'Cousin It'</i>	Cousin It	Native	150mm	150mm	100mm	4 per m2
HB sca	<i>Hibbertia scandens</i>	Guinea Flower	Native	150mm	0.5m	100mm	4 per m2
STA byz	<i>Stachys byzantina</i>	Lamb's-ear	Exotic	150mm	0.5m	100mm	4 per m2
GAZ tom	<i>Gazania tomentosa</i>	Silver Gazania	Native	150mm	0.5m	100mm	4 per m2
MYO par	<i>Mycoporum parvifolium 'Yareena'</i>	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2
<b>MIX TYPE 2 - PART SHADE / PARTIAL SUN</b>							
<b>SHRUBS</b>							
ALC imp	<i>Alcantarea imperialis</i>	Bromelia	Native	200mm	4m x 2m	300mm	As Shown
STR nic	<i>Streptocarpus nicotii</i>	Giant White Bird of Paradise	Native	200mm	6m x 4m	300mm	As Shown
HEL pet	<i>Helichrysum petiolare 'Limelight'</i>	Licorice Plant	Exotic	300mm	0.5m	300mm	As Shown
BAN rob	<i>Banksia robur</i>	Swamp Banksia	Native	300mm	3-4m	300mm	As Shown
LIR mus	<i>Liriope muscari 'Amethyst'</i>	Amethyst	Native	150mm	60cm x 60cm	100mm	3 per m2
<b>GRASSES</b>							
CRO exa	<i>Crocea exalata</i>	Waxflower	Native	150mm	0.3m x 0.7m	100mm	3 per m2
DIC cri	<i>Dichelachne cymata</i>	Longhair Plume Grass	Native	200mm	1-1.5m	300mm	3 per m2
PEN naf	<i>Pennisetum alopecuroides 'Nafray'</i>	Foxtail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM ion	<i>Lomandra longifolia LM400</i>	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
<b>CLIMBERS + GROUNDCOVERS</b>							
CUR rep	<i>Curio repens</i>	Blue Chalk Sticks	Native	150mm	0.2m x 5m	100mm	4 per m2
MYO par	<i>Mycoporum parvifolium 'Yareena'</i>	Creeping Boobialla	Native	150mm	0.2m x 5m	100mm	4 per m2
DIC rep	<i>Dichondra repens</i>	Kidneyweed	Native	150mm	0.2m x 0.6m	100mm	4 per m2
ISO flu	<i>Isotoma fluviatilis</i>	Blue Star Creeper	Native	150mm	0.2m x 0.6m	100mm	4 per m2
<b>MIX TYPE 3 - SHADE TOLERANT</b>							
<b>SHRUBS</b>							
ALP cae	<i>Alpinia caerulea</i>	Native Ginger	Native	300mm	1-3m	500mm	3 per m2
ASP nid	<i>Asplenium nidus</i>	Bird's-nest fern	Native	200mm	1m x 1.5m	300mm	3 per m2
COR ter	<i>Cordyline terminalis rubra</i>	Cordyline rubra	Native	200mm	1m x 1.5m	300mm	3 per m2
GAR jas	<i>Gardenia jasminoides</i>	Cape Jasmine	Native	200mm	1m x 1m	300mm	3 per m2
PHI xan	<i>Philodendron xanadu</i>	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	3 per m2
SPI ser	<i>Spinifex sericeus</i>	Harry Spinifex	Native	150mm	0.2m x 0.6m	100mm	3 per m2
<b>GRASSES</b>							
CLI min	<i>Clivia miniata</i>	Bush Lily	Native	150mm	60cm x 50cm	100mm	3 per m2
LIB pan	<i>Libertia paniculata</i>	Branching grass-flag	Native	150mm	60cm x 60cm	100mm	3 per m2
DE gra	<i>Diets grandiflora</i>	Wild Iris	Native	150mm	60cm x 60cm	200mm	4 per m2
<b>CLIMBERS + GROUNDCOVERS</b>							
LIR mus	<i>Liriope muscari 'Evergreen Giant'</i>	Giant Liriope	Exotic	150mm	0.4m x 0.6m	100mm	4 per m2
VIO hed	<i>Viola hederacea</i>	Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
DIC rep	<i>Dichondra repens</i>	Kidney weed	Native	150mm	0.2m x 0.6m	100mm	4 per m2
QS ant	<i>Ossus antarctica</i>	Kangaroo vine	Native	150mm	0.2m x 0.6m	100mm	4 per m2

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

## LEGEND

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

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.

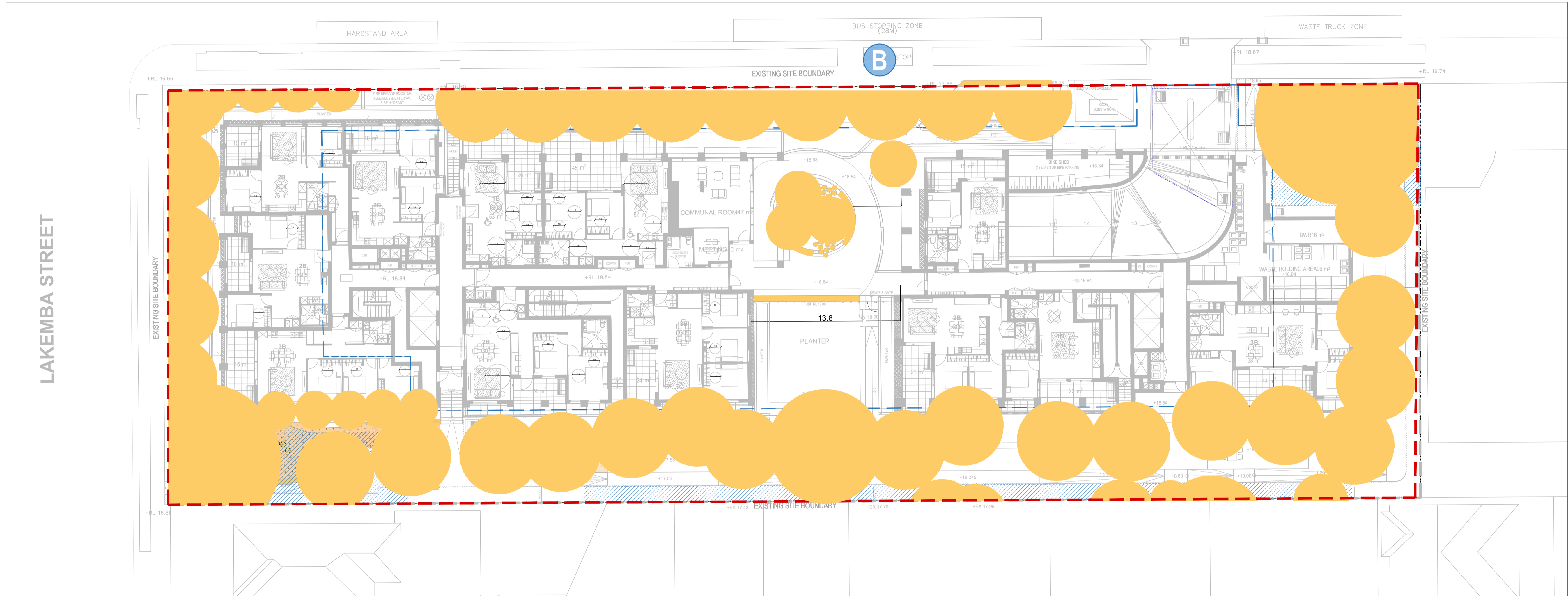
LEVELS GENERAL : CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS, TURF AND PLANTER AREAS, INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

## LEGEND - PLANS

- SITE BOUNDARY
- BASEMENT EXTENTS
- + RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS
- + TW 450 TOP OF WALL HEIGHT (mm)
- + TM 800 TOP OF MOUND HEIGHT (mm) (MAX 1:3 GRADE)
- + SD 800 TOTAL SOIL DEPTH INCLUSIVE OF STRUCTURAL SLAB SETDOWN (mm)
- SSL 150 STRUCTURAL SLAB SETDOWN (mm)
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT
- PROPOSED TREES - REFER TO PLANTING PALETTE
- PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE
- PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE
- RAISED PLANTER AREA ON SLAB - SOIL DEPTH SOIL DEPTHS TO ADG STANDARDS
- OSD TANKS REFER TO CIVIL DETAILS
- W1 WALL TYPE 1: INSITU CONCRETE PLANNER WALL CLASS 2 FINISH.
- SE RAISED STEEL EDGE MIN 300MM DEPTH
- SW SEATING WALL: INSITU CONCRETE CLASS 2 WITH TIMBER SEATING BATTENS AND LED LIGHT STRIP
- P1 PAVING TYPE 1: RECYCLED BRICK PAVERS
- P2 PAVING TYPE 2: RADIAL PORPHYRY PAVERS
- P3 PAVING TYPE 3: STONE STEPPERS IN GROUNDCOVERS
- P4 PAVING TYPE 4: DECOMPOSED GRAVEL
- MU MULCH FOR NATURE PLAY
- TD TIMBER DECKING
- DG DECOMPOSED GRANITE
- TU NATURAL TURF
- SF SOFTFALL
- BT BAR TABLE
- ARB GARDEN ARBOUR WITH CLIMBERS
- BR BIKE RACKS

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	CR	CR	20.10.25

<p>CLIENT</p>	<p>ARCHITECT</p>	<p>LANDSCAPE</p>	DO NOT SCALE		Drawn RI	Designer CR/RI	<p>Client <b>HOMES NSW</b> 270-278 BURWOOD ROAD &amp; 54 LAKEMBA STREET PLANTING SCHEDULE &amp; LEGEND</p>	
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					Approved (Project Director) Date	Scale 1:200		

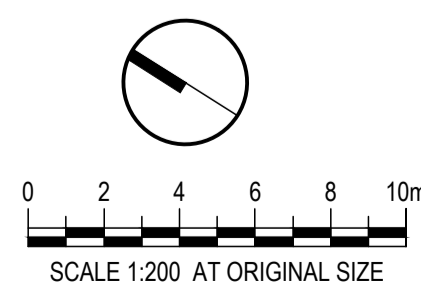


TREE CANOPY COVERAGE GL

DEVELOPABLE SITE AREA = 4,281m<sup>2</sup>

 TOTAL CANOPY COVERAGE = 1481m<sup>2</sup> = 34.5%

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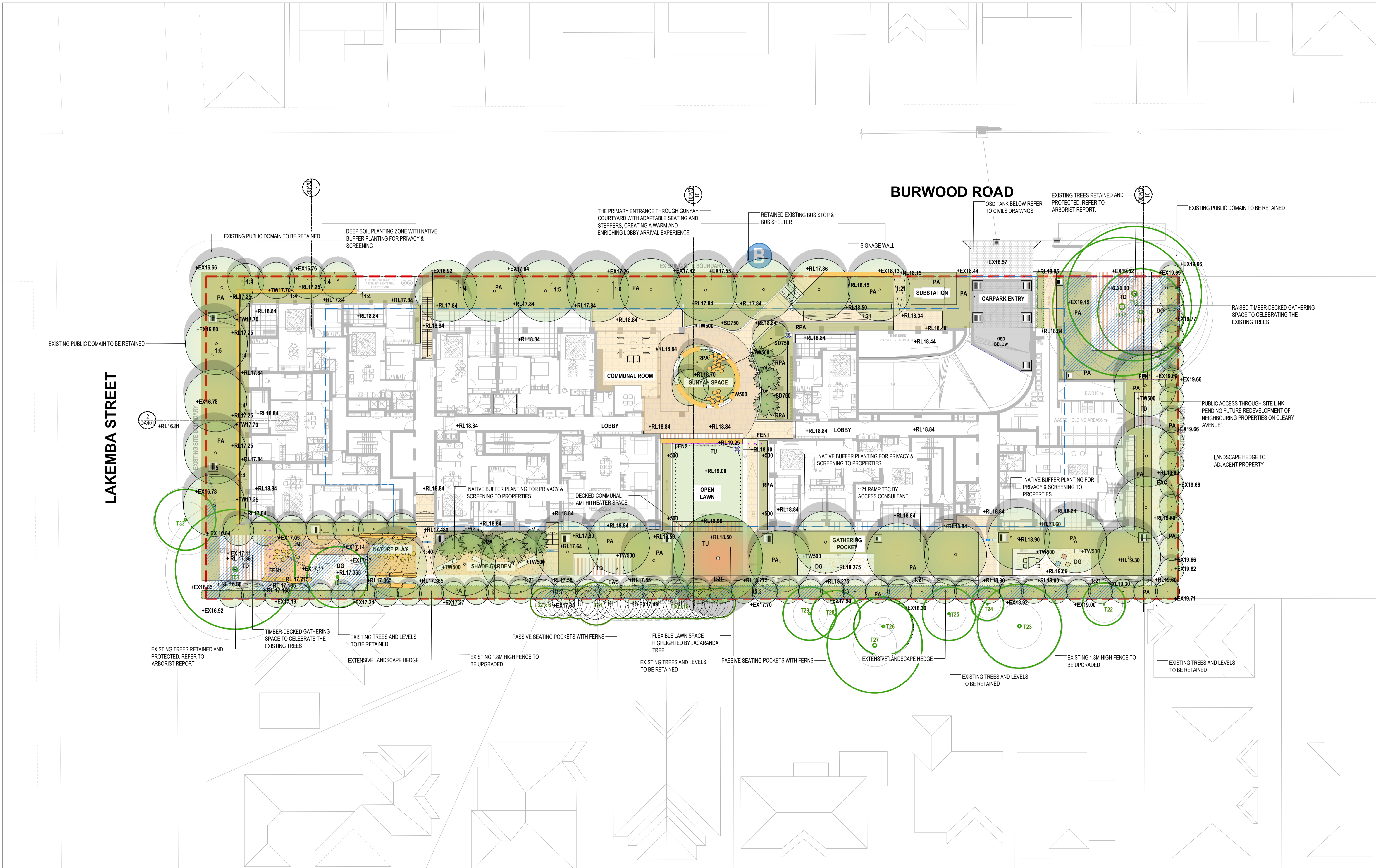


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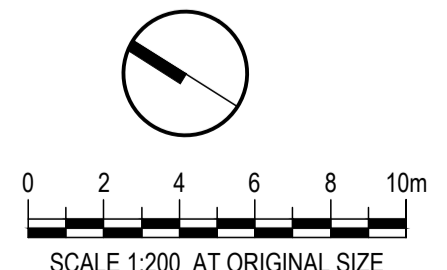
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Client	<b>HOMES NSW</b>
Project	<b>270-278 BURWOOD ROAD &amp; 54 LAKEMBA STREET</b>
Title	<b>COMPLIANCE DIAGRAM</b>
Original Size	<b>A1</b>
Drawing No:	<b>LD-DA-002</b>
Rev:	<b>1</b>



1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	CR	CR	23.10.25
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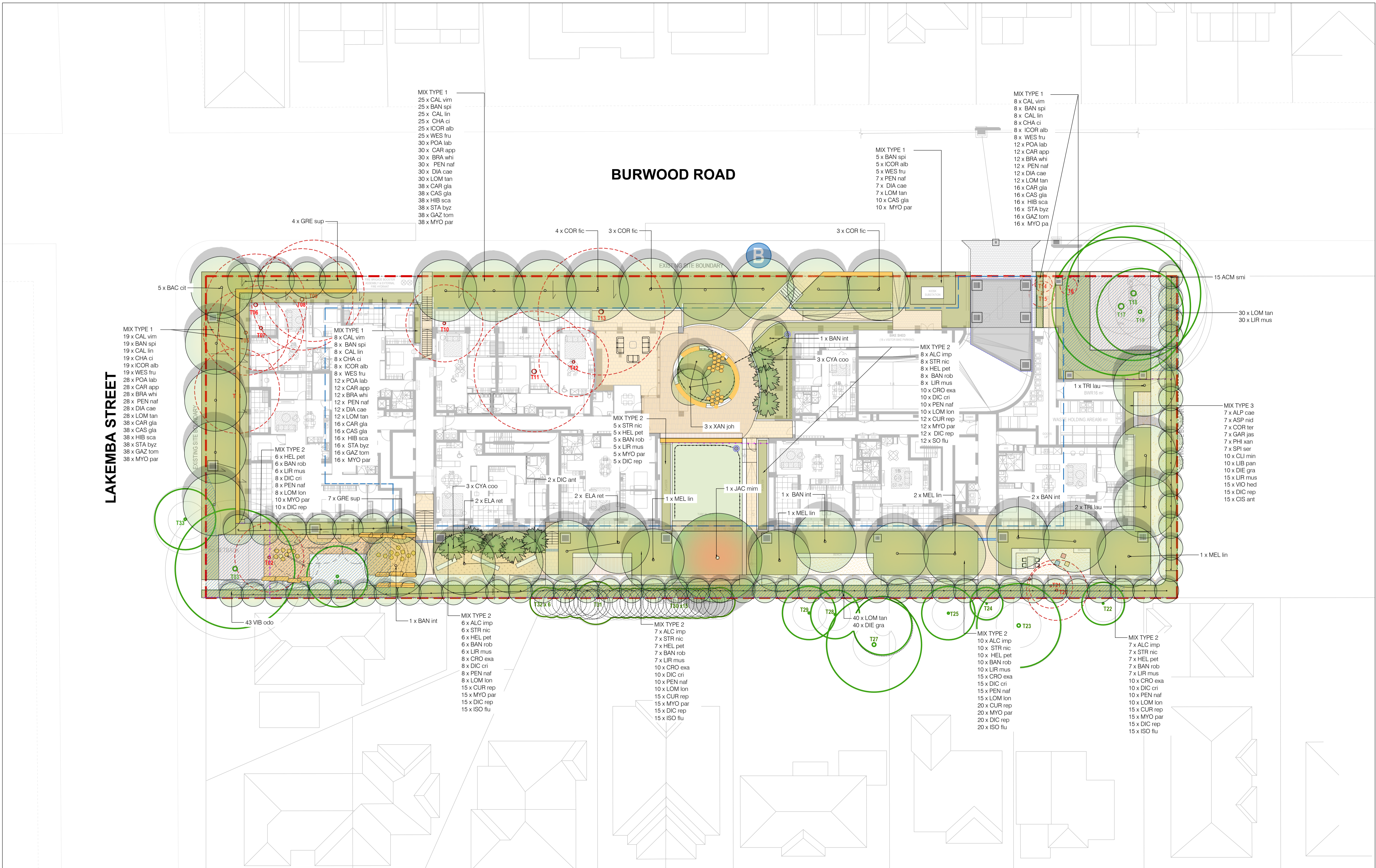


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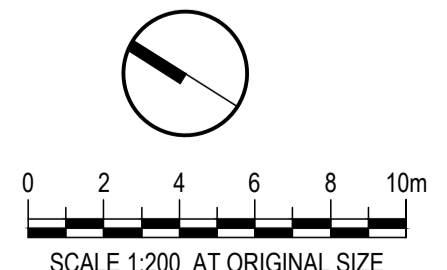
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Client	<b>HOMES NSW</b>
Project	<b>270-278 BURWOOD ROAD &amp; 54 LAKEMBA STREET</b>
Title	<b>LANDSCAPE PLAN</b>
Original Size	<b>A1</b>
Drawing No:	<b>LD-DA-100</b>
Rev:	<b>1</b>



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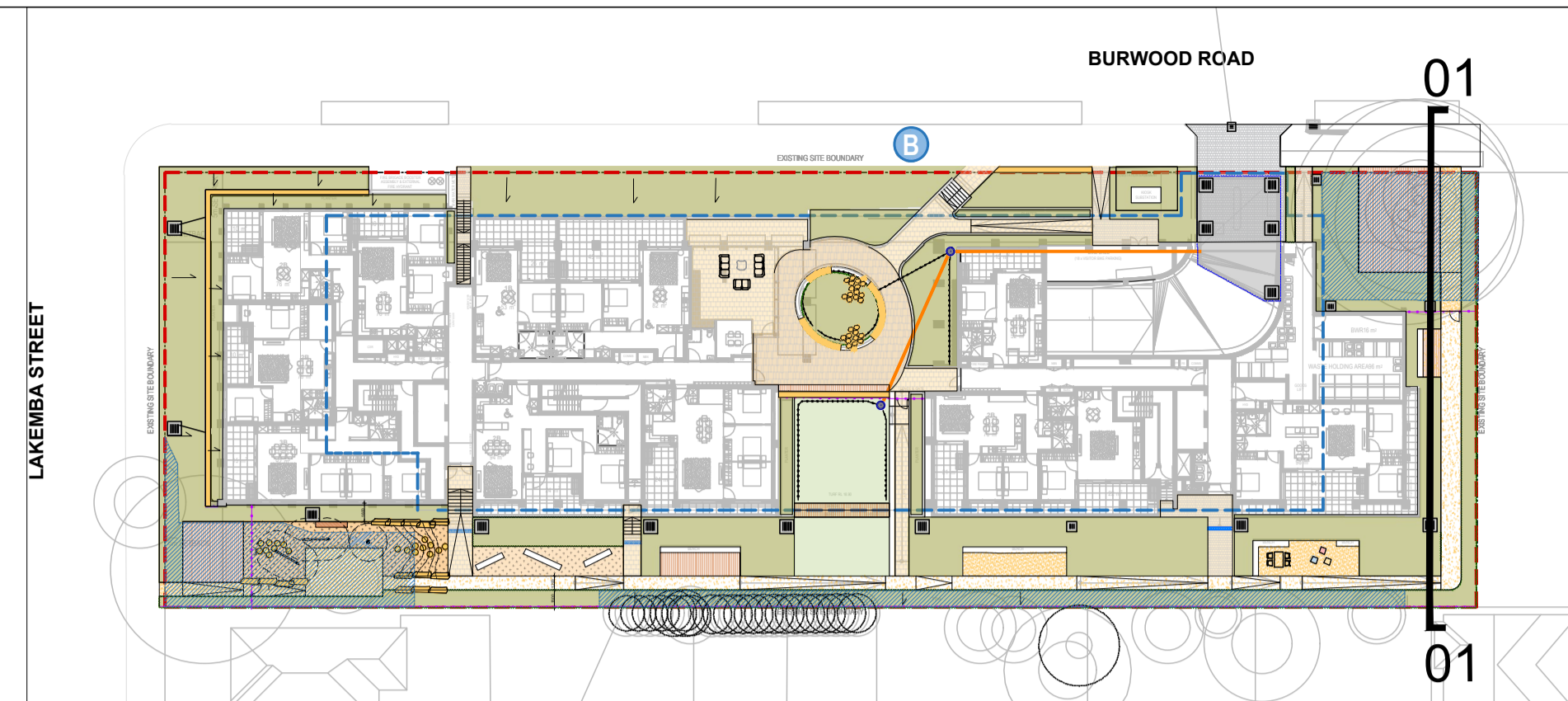


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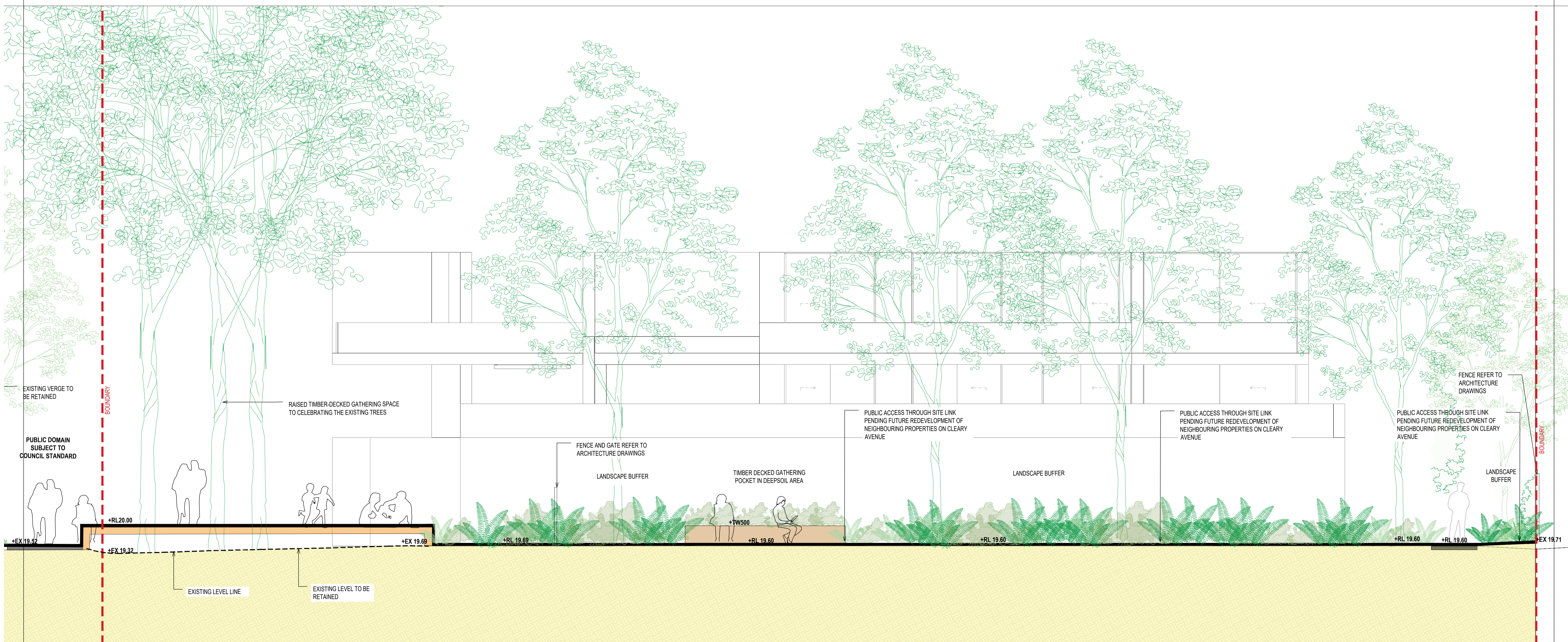
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Approved	(Project Director)		
Date			
Scale			

Client	<b>HOMES NSW</b>
Project	<b>270-278 BURWOOD ROAD &amp; 54 LAKEMBA STREET</b>
Title	<b>LANDSCAPE OUTLINE PLANTING PLAN</b>
Original Size	A1
Drawing No:	<b>LD-DA-200</b>
Rev:	<b>1</b>

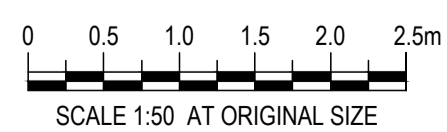


KEY MAP



01 TYPICAL SECTION 01  
1:50

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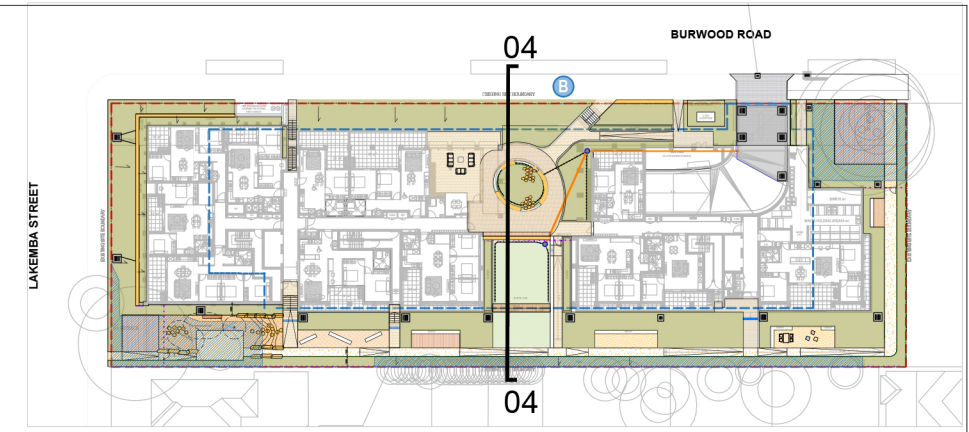
Title

Original Size

**HOMES NSW**  
**270-278 BURWOOD ROAD & 54 LAKEMBA STREET**  
**TYPICAL INTERFACE SECTIONS**

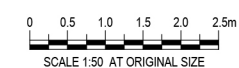
**A1** Drawing No: **LD-DA-400**

Rev: 1



01 TYPICAL SECTION 04  
1:50

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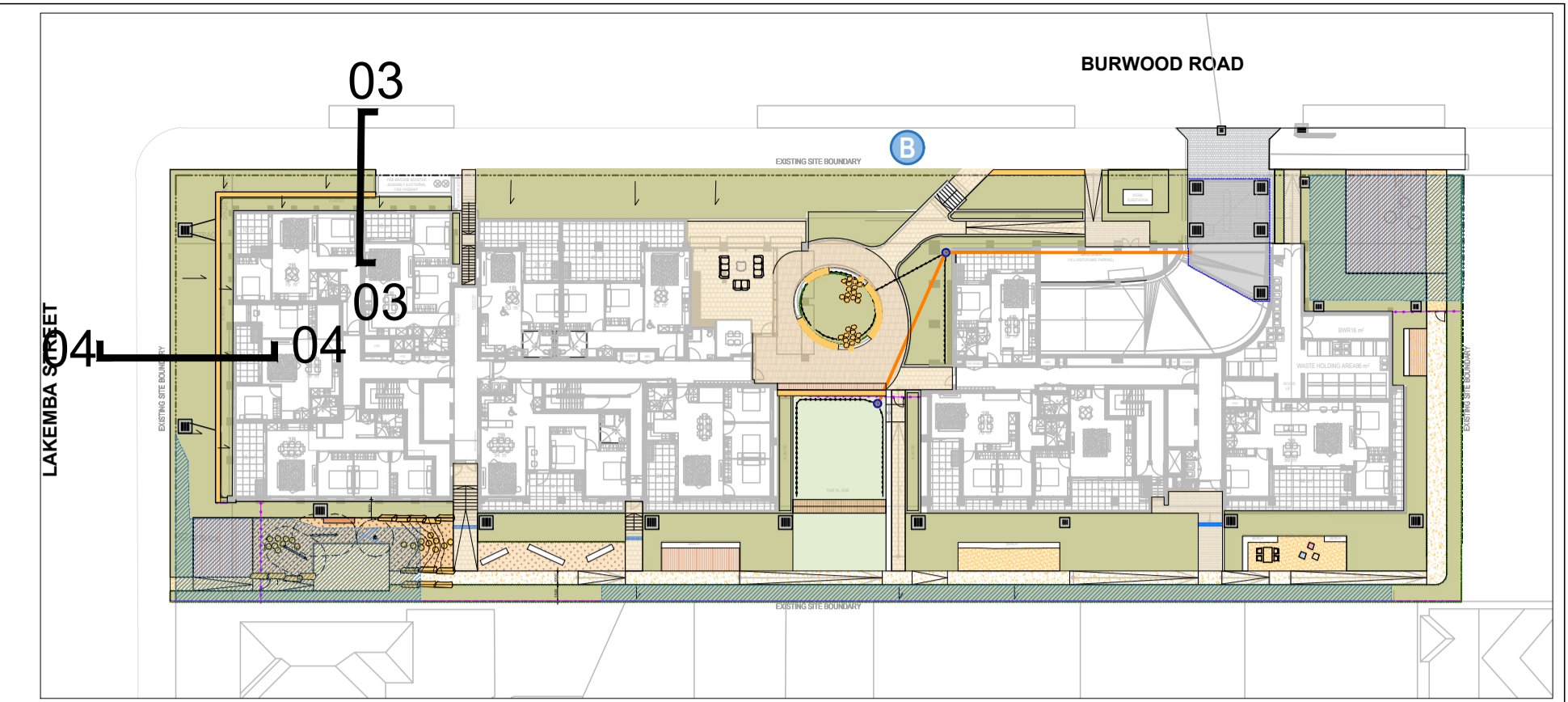


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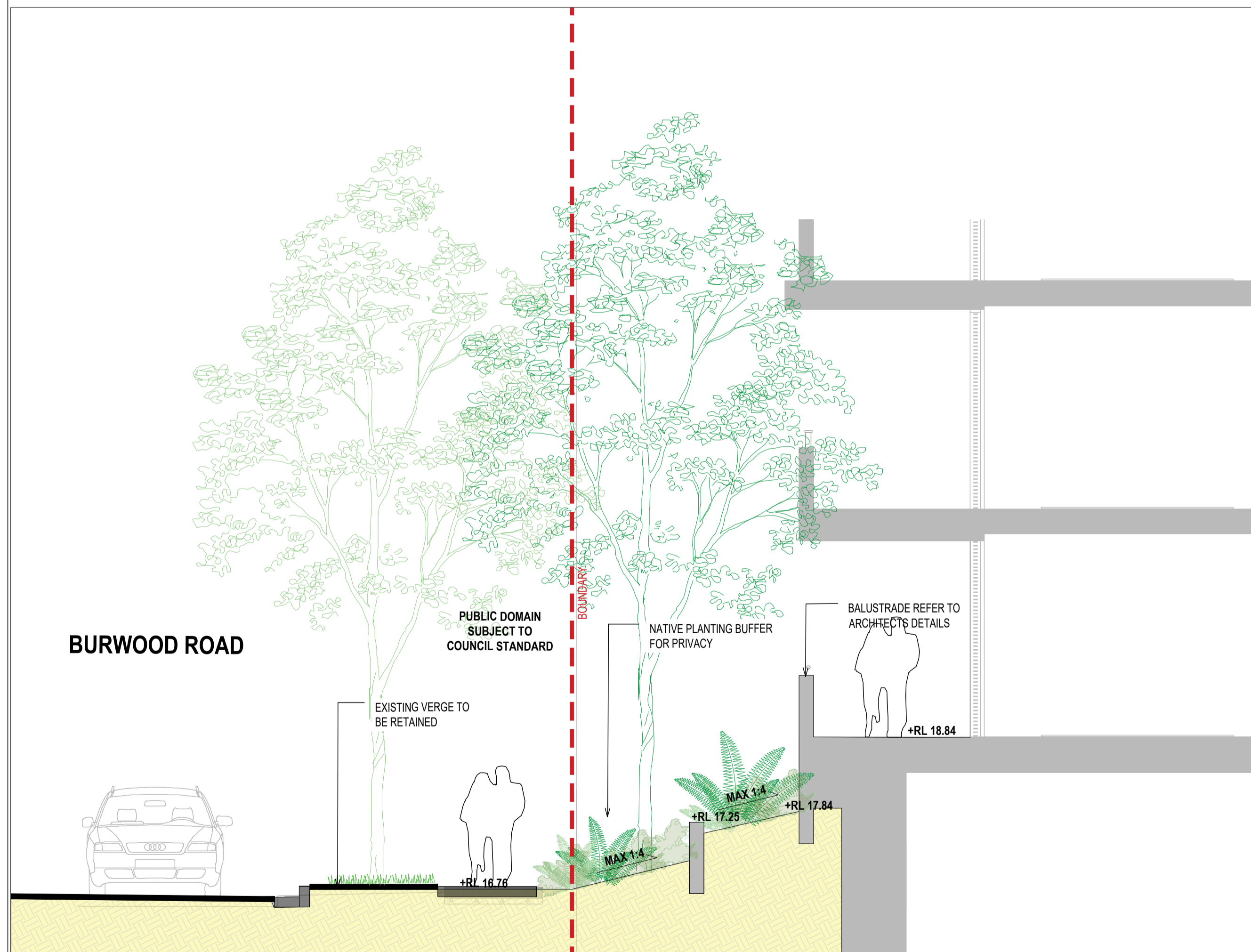
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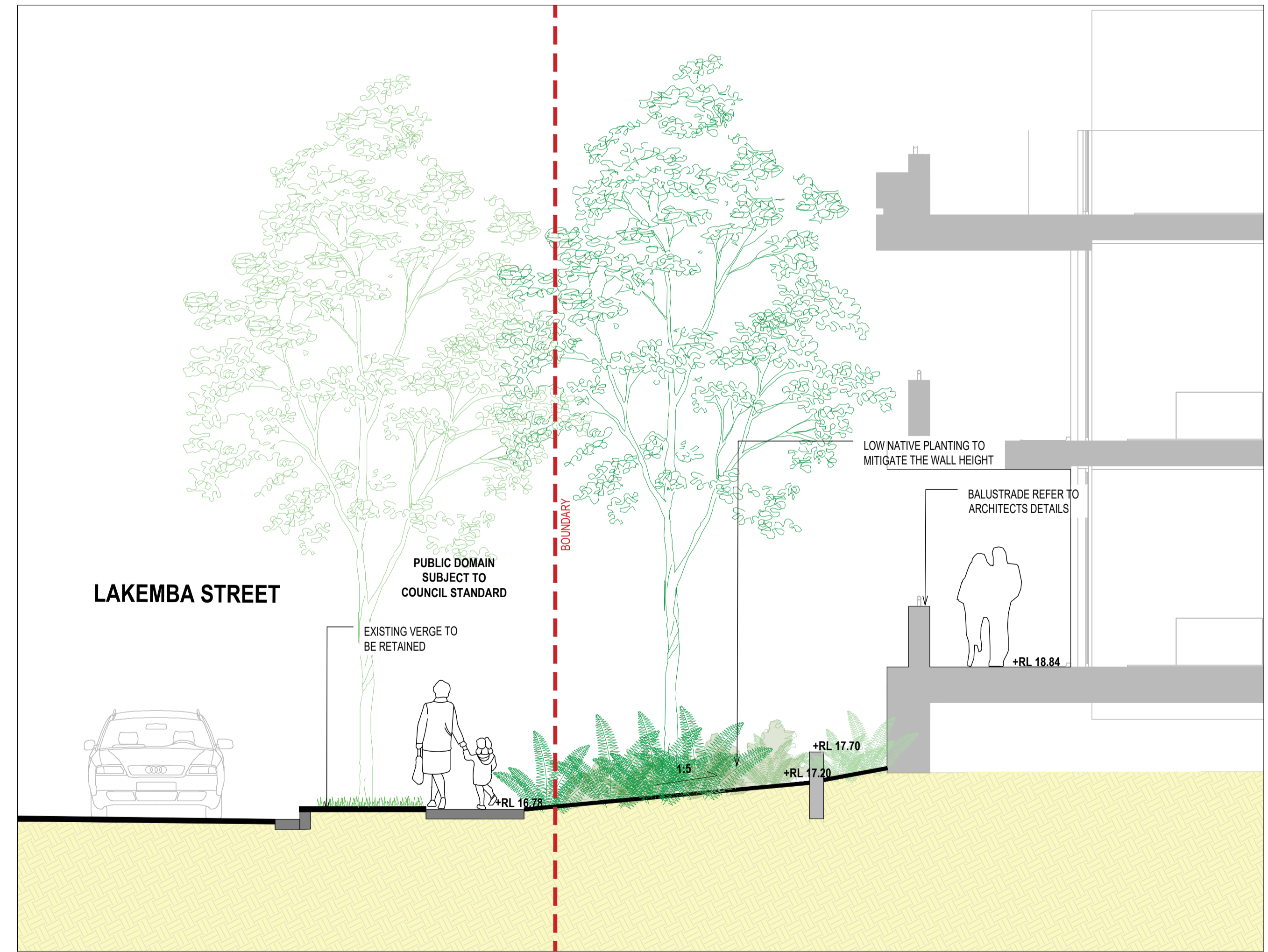
Client	<b>HOMES NSW</b>		
Project	<b>270-278 BURWOOD ROAD &amp; 54 LAKEMBA STREET</b>		
Title	<b>TYPICAL LANDSCAPE SECTIONS</b>		
Original Size	<b>A1</b>	Drawing No:	<b>LD-DA-401</b>
Rev:	<b>1</b>		



KEY MAP

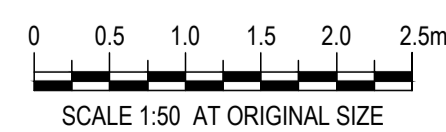


01 TYPICAL SECTION 03  
1:50



02 TYPICAL SECTION 04  
1:50

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1		STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	CR	CR	23.10.25



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Client **HOMES NSW**  
Project **270-278 BURWOOD ROAD & 54 LAKEMBA STREET**  
Title **TYPICAL LANDSCAPE SECTIONS**

Original Size **A1** Drawing No: **LD-DA-402**

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 preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

**HARD LANDSCAPE WORKS**

**PAVEMENTS:**

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

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

**FURNITURE & FIXINGS**

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

**LIGHTING**

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

**SOFT LANDSCAPE WORKS**

**SOIL MIX:**

Imported Soil Mix:

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

Ameliorated site topsoil mix:

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

**SAMPLE & TESTING:**

Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly

identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

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

**PLANT MATERIALS:**

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

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

**ADVANCED TREES:**

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

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

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

**IRRIGATION SYSTEM:** Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

**MAINTENANCE PERIOD:**

**General**

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase  
Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.  
Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.  
Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.  
Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

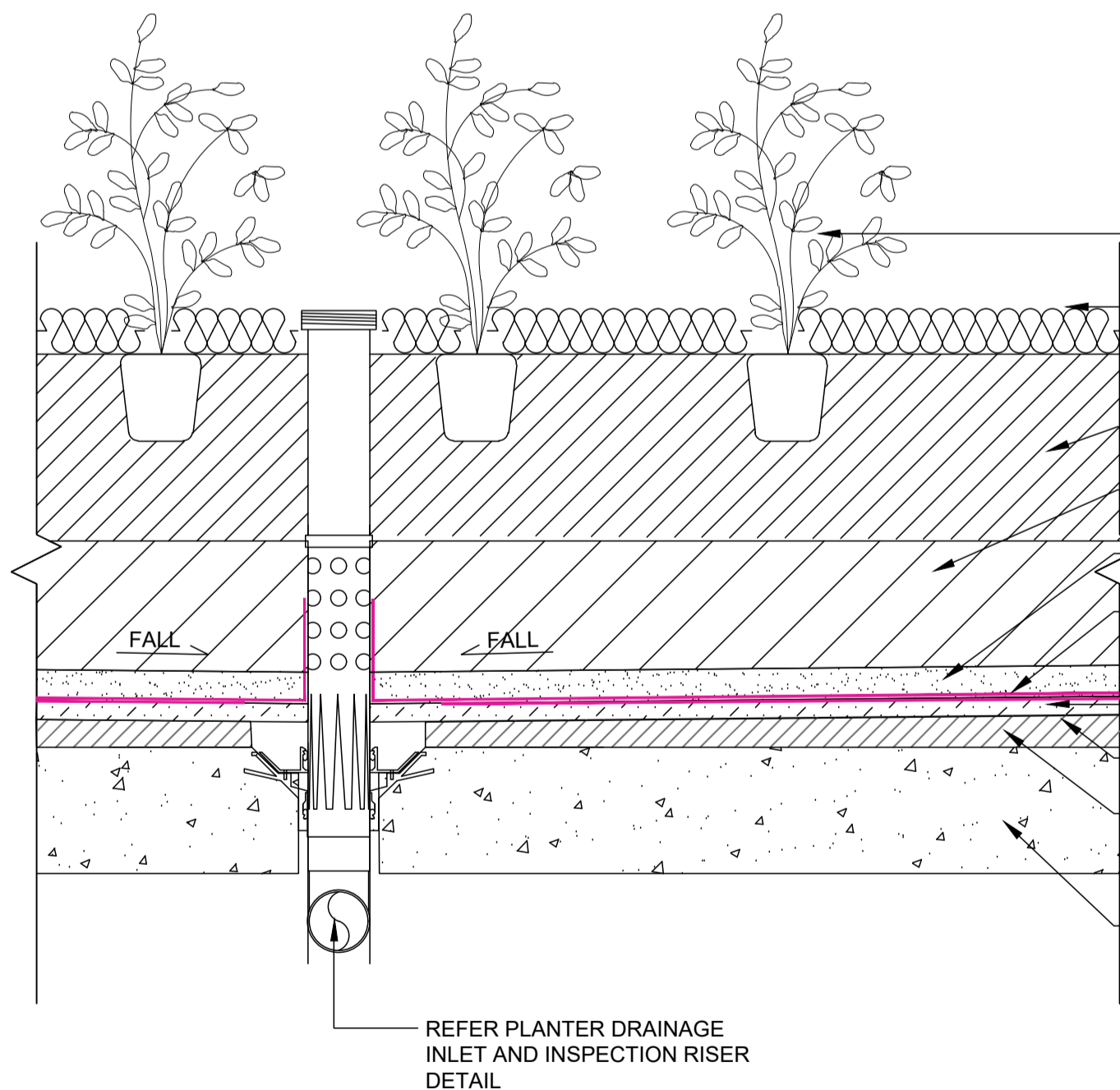
**All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.**

**\*\*\*\* ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH CANTERBURY-BANKSTOWN COUNCIL SPECIFICATION AND DETAILS\*\***

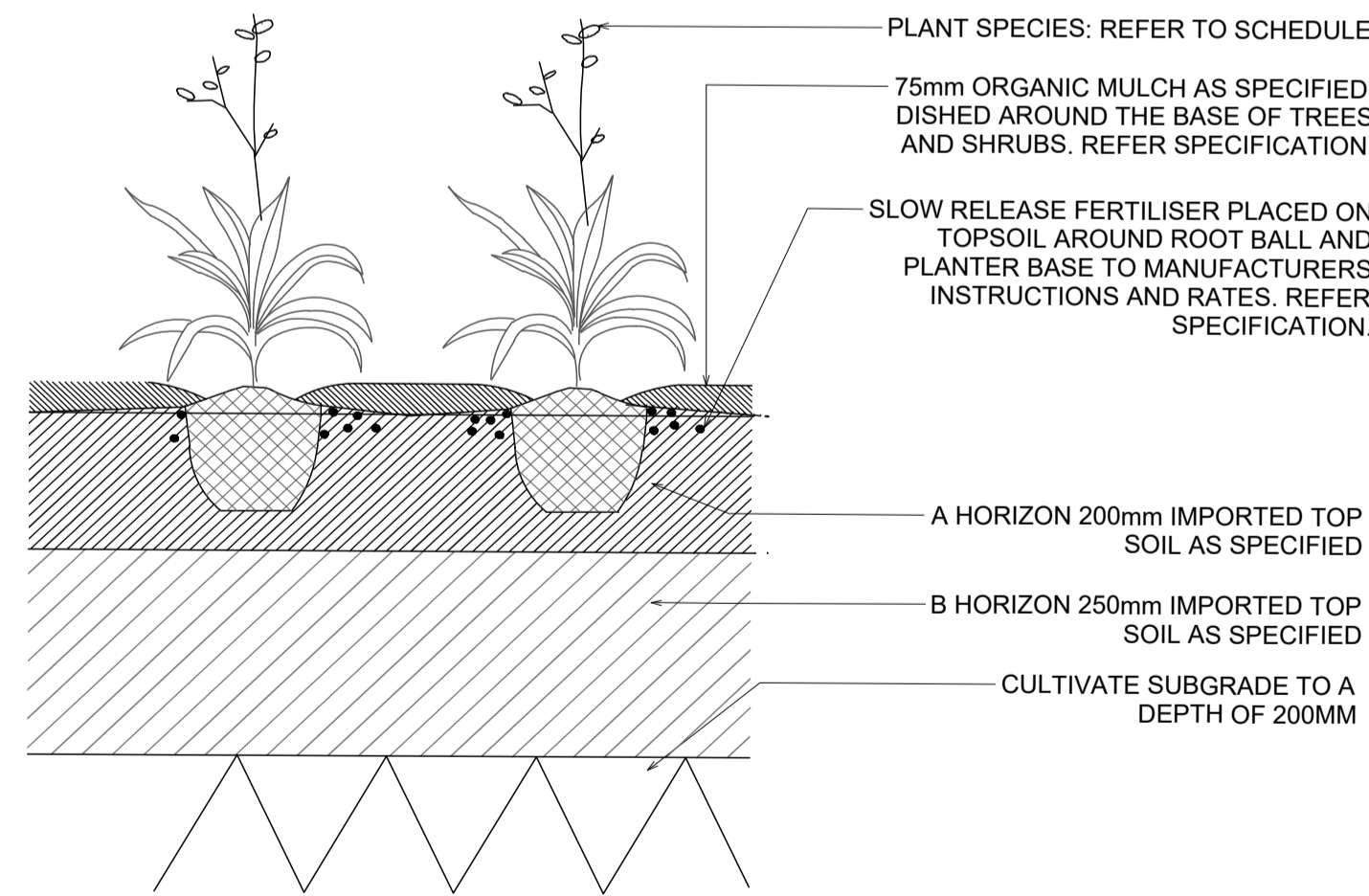
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

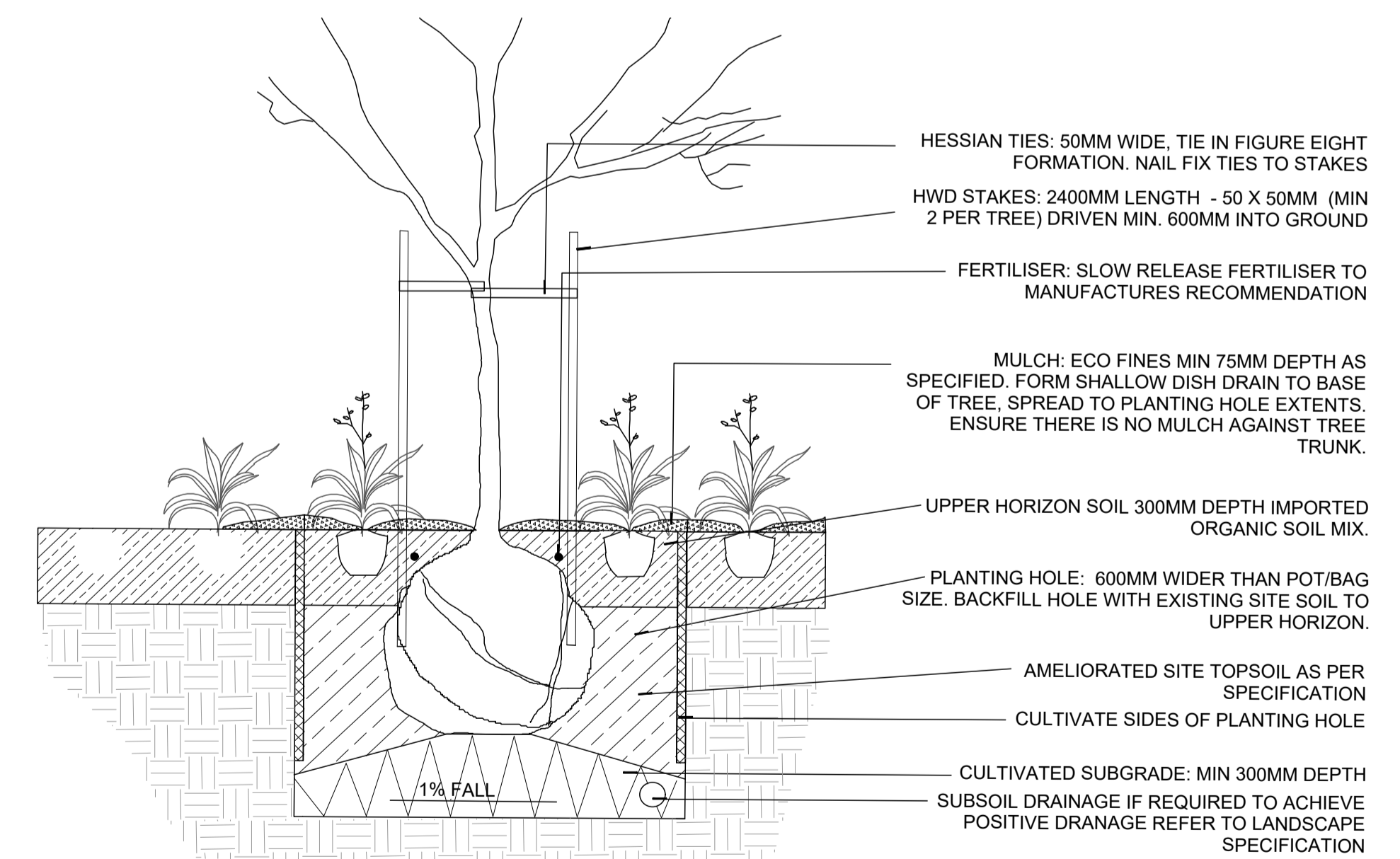
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON SLAB  
1:10



2 TYPICAL DETAIL: PLANTER ON GRADE  
1:10



3 TYPICAL DETAIL: TREE PLANTING ON GRADE  
1:20

**NOT FOR CONSTRUCTION**

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Project	<b>270-278 BURWOOD ROAD &amp; 54 LAKEMBA STREET</b>
Title	<b>TYPICAL DETAILS &amp; OUTLINE MAINTENANCE SPECIFICATION</b>
Original Size	<b>A1</b>
Drawing No:	<b>LD-DA-900</b>
Rev:	<b>1</b>