

Jarrold Hughes
Tonkin Zulaikha Greer
117 Reservoir Street
Surry Hills NSW 2010

14 June 2016

Dear Jarrod

RE: SEAR Condition 11 - Addressing of SEPP 55 for the Proposed Development of the O'Connell Street Primary School, O'Connell Street Parramatta NSW

1. INTRODUCTION

CONSARA Pty Ltd (CONSARA) has been engaged by Tonkin Zulaikha Greer (TZG) on behalf of the NSW Department of Education (DoE) to address matters in relation to SEPP 55 as part of the planning phase of the proposed development of a primary school on a property located at O'Connell Street Parramatta NSW (the Site).

The Site was previously occupied for use as a primary and secondary school by the Kings School and the proposed development comprises the adaptive re-use of the existing buildings and facilities for a new primary school to be referred to as the O'Connell Street Primary School. The proposed development will require minor demolition works, the refurbishment and re-use of existing buildings, construction of a new school hall and outdoor learning areas and landscaping works.

The proposed development has been classified as State Significant Development (SSD) and the Secretary's Environmental Assessment Requirements (SEARs) for the proposed development were issued to DoE on 30 November 2015. Condition 11 of the SEARs required "*demonstration that the Site is suitable for the proposed use in accordance with SEPP55*". This report has been prepared to provide a summary response to this SEAR and to provide specific consideration to demonstration of Site suitability and to State Environment Planning Policy 55 Remediation of Land (SEPP 55).

In preparing this letter CONSARA has considered and referred to the information documented in the report "*Detailed Site Investigation, 3 Marist Place and 24 O'Connell Street Parramatta*" prepared by SMEC Australia Pty Ltd (SMEC) and dated June 2016 (the DSI) and the relevant requirements of the guidelines made and endorsed by the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997*, which include the *National Environment Protection Measure (NEPM) 2013* (NEPC, 2013).

2. ASSESSMENT OF SITE SUITABILITY

2.1 RESULTS OF DSI

In order to provide an assessment of the suitability of the Site for the proposed use as a primary school DoE engaged SMEC to undertake an environmental investigation on the Site. The detailed results of the SMEC investigations are presented in the DSI. In summary the results and conclusions of the DSI identified the following:

SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

- The Site has a long history of use as a primary and secondary school with no evidence of potentially contaminating activities having been undertaken;
- Two underground storage tanks (USTs) were identified to still be present in-situ as part of a historically operating boiler house on the Site but were no longer in use. It was identified that these USTs were required to be decommissioned and removed from the Site as part of the proposed development works;
- Concentrations of potential contaminants of concern in soil and groundwater were generally identified to be less than the relevant NSW EPA endorsed guidelines for land to be used as a primary school. Specific targeted investigations conducted directly surrounding the USTs did not identify the presence of soil or groundwater contamination;
- However, at a limited number of locations on the Site concentrations of some metals and polycyclic aromatic hydrocarbons (PAHs) in surface and near-surface soils were identified to be greater than the relevant guidelines. Asbestos in bonded cement form (small fragments) were also identified to be present in two limited locations where fill materials associated with building demolition materials was present in the sub-surface. The presence of these substances were attributed to the historical use of fill materials and building materials on the Site that contained, what are now known as, hazardous substances, primarily being, the historical use of asbestos in construction materials, lead based paints and PAHs in asphalt hardstand pavements;
- The soil contamination identified on the Site is considered to be generally minor in nature and limited in extent; and
- The Site is considered to be suitable for the proposed development, subject to the management of the identified issues which will occur as part of the construction of the proposed development and, if required, through the implementation of a Long-term Management Plan once the construction works have been completed.

2.1.1 ACID SULPHATE SOILS

It is noted that the DSI identified that the Site is located within an area identified by NSW Department of Land and Water Conservation Acid Sulphate Soil Risk Map (1997), Prospect and Parramatta, as having no known occurrence of potential acid sulphate soils or they are not expected to occur in the sub-surface environment of the Site. Given that there is no known occurrence of acid sulphate soil materials beneath the Site, it is considered unlikely that acid sulphate soils will be generated during any excavation works that are required to be conducted on the Site as part of its proposed development. As such, an acid sulphate soils management plan is not required for the construction phase of the proposed development.

2.2 PROPOSED DEVELOPMENT PLANS

The proposed development will comprise the refurbishment of some existing buildings and carpark areas, minor demolition works, construction of a new school hall and outdoor learning areas and a range of landscaping works.

The detailed design and specification plans for the proposed development comprises the retention of much of the existing surface coverings and the establishment of variety of new surface coverings and treatments. The detailed plans for the proposed development and final surface treatments are provided as Attachment A to this report. It is noted that the specified surface treatments for the areas of the Site not covered by the building footprint range from the retention of existing paved and grassed areas, such as on the oval, and the establishment of new planting beds, soft-fall surfaces, bitumen and concrete pavements.

SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

It is noted that the maintenance of the existing surface treatments and coverings and the establishment of the new surface treatments, as detailed in the plans, provide for a physical barrier to exist between the surface of retained existing soils and the materials used in the final surface treatments.

2.3 SUITABILITY OF SITE FOR PROPOSED USE

The results of the DSI completed on the Site have identified the presence of surface and near surface soils in limited areas of the Site that contain minor asbestos-containing materials and/or have concentrations of some heavy metals and PAHs that are greater than the relevant guidelines for land to be used as a primary school. However, given the history of the Site it is considered that the presence of these substances are likely the result of the use of hazardous materials in the buildings on the Site and that the contamination present is minor and its nature and distribution limited.

It is considered that the identified soil contamination on the Site is not considered to pose a risk of harm to the human health of future users of the Site under the proposed development for a primary school as the existing surface coverings (where they will be retained) and the proposed final surface coverings (where improvements or changes are required as part of the proposed development) are considered to be sufficient to provide an effective physical barrier between any retained contaminated or potentially contaminated soils and the future users of the land, subject to the implementation of a Long-term Environmental Management Plan (LT EMP).

Given that the nature and extent of the proposed development works on the Site includes the maintenance or improvement of suitable surface cover and surface treatments and that a LT EMP will be implemented, it is considered that once developed the Site will be suitable for the proposed primary school use.

3. REQUIREMENTS DURING CONSTRUCTION

3.1 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Given that the construction works will require some disturbance of contaminated or potentially contaminated materials on the Site there is a potential of risk to the surrounding environment, associated with the potential exposure of the potentially contaminated materials, the potential for the migration of any contamination that may be present off-site or within the Site, as well as to construction personnel. During construction of the proposed development these potential risks will be managed via the implementation of specific Construction Environmental Management Plan (CEMP).

The CEMP will set out the environmental management measures that are required to be implemented during construction works in order to manage identified risks to Site personnel and the environment to ensure that:

- Comprehensive control measures are implemented to prevent the migration of potentially contaminated materials or waters off-site or within the Site;
- Works that require disturbance of existing fill materials, natural soils or bedrock are undertaken in a manner that protects the health of the workers and users of the Site;
- Any potentially contaminated materials excavated from the Site are appropriately stored, handled and, where required, either beneficially re-used on the Site or disposed of off-Site;
- Imported materials can be demonstrated to satisfy the appropriate requirements for use on the Site; and
- Any unexpected surface or sub-surface conditions are appropriately managed in accordance with the relevant guidelines, regulation and legislation.

SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

3.2 DECOMMISSIONING OF USTS

The existing and abandoned USTs, identified by the DSI to be present on the Site and historically operating as part of the boiler room, and any associated pipework or equipment present, will be decommissioned and removed as part of the construction works. This decommissioning and removal work must be undertaken to comply with the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014* (the UPSS Regulation) and in accordance with the NSW Department of Environment, Climate Change and Water (DECCW) *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008* (the UPSS Guidelines) and must be conducted in accordance with the all current and relevant WorkCover Code of Practices and Australian Standards relating to the storage and handling of dangerous goods and the removal and disposal of underground petroleum storage tanks.

As part of the DSI, the soil and groundwater sampling completed immediately surrounding the USTs did not identify the presence of contamination associated with the historical use of the USTs. Consequently, it is not considered that remediation of soil or groundwater will be required as part of the UST removal works. However, as required by the UPSS Guidelines, an investigation will be conducted once the UST infrastructure is removed to confirm the absence of contaminated soils and groundwater and a validation report will be prepared for the area of the Site subject to the UST removal works in accordance with the requirements of Part 2 Division 4 Clause 15 of the UPSS Regulation. The investigation and validation works will be undertaken by a qualified environmental consultant and the validation report prepared in accordance with the UPSS Guidelines and with the technical notes and relevant guidelines made or endorsed by NSW EPA and provided to the relevant local authority within the timeframes set out in the UPSS Guidelines and UPSS Regulation.

Should unexpected surface or sub-surface conditions be encountered during and/or after the decommissioning and removal of the USTs then the procedures set out for such events, as set out in the CEMP, will be required to be implemented and where required, any remediation works required by undertaken in accordance with the guidelines made or endorsed by NSW EPA.

3.2.1 ADDRESSING OF SEPP 33

The purpose of State Environment Planning Policy 33 Hazardous and Offensive Development (SEPP 33) is to provide a statewide planning approach to development that comprises hazardous or offensive industries. It is noted that the identified USTs and their associated infrastructure that are currently present on the Site have not been in use for a number of years and are not required to be re-commissioned for use in the proposed development for the Site. Consequently under the UPSS Regulation they are required to be decommissioned and removed from the Site. This decommissioning work, as part of the proposed development on the Site, does not satisfy the definition of “*hazardous or offensive industry*” or “*potentially hazardous or offensive industry*” under SEPP 33 and as such the proposed development does not trigger any requirements under SEPP 33.

3.3 REMOVAL OF HAZARDOUS BUILDING MATERIALS

The DSI provided a summary of a Hazardous Building Materials Audit completed on the buildings on the Site by SMEC in 2016. The results of this Audit identified the presence of asbestos containing materials and friable asbestos in various buildings, poly-chlorinated bi-phenyl containing light fittings and lead based paint systems. In accordance with the recommendations of the audit, hazardous building materials will removed or otherwise appropriately encapsulated as part of the early stage of construction works on the Site. This will be undertaken in both buildings that are to be retained and subject to refurbishment and the buildings that are to be demolished.

SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

This work will be undertaken by appropriately trained occupational hygienists and in accordance with relevant WorkCover Codes of Practice, regulations, guidelines and legislation. This work will also be undertaken in accordance with the requirements of the CEMP.

4. REQUIREMENTS POST CONSTRUCTION FOR LT EMP

On completion of the construction works and prior to the commencement of the use of the Site as a primary school a Long-term Environmental Management Plan (LT EMP) will be prepared by a qualified environmental consultant. For clarity the LT EMP will be implemented for the Site to set out the procedures that are required to be implemented to ensure that:

- Users are not exposed to potentially contaminated soils located beneath the constructed surfaces of the completed primary school;
- Works that require disturbance of the any surface coverings on the Site are undertaken in a manner that protects the health of the workers and users of the Site.

The LT EMP is required to be developed in accordance with the requirements of NSW DEC (2006) and to be written in plain English to be understood by non-professionally trained personnel.

The LT EMP must address the following:

- Why the LT EMP is required;
- Who is responsible for implementing the LT EMP;
- Where the LT EMP applies;
- How the LT EMP will be implemented, including corrective actions and reporting requirements; and
- When the LT EMP is required to be implemented and its duration.

The LT EMP must include the following information:

- The objective/s;
- Description of the completed primary school utilising as-built drawings showing the detail of the layout and surface treatments;
- A survey plan at A3 scale showing the locations of:
 - The cadastral boundaries of the Site;
 - The buildings and other relevant features constructed on the Site;
 - Description of the nature of the contaminated and potentially contaminated soil materials present in the sub-surface environment at the Site;
- Description of the restrictions and controls for the Site;
- Descriptions of what measures should be taken if the surface coverings on the Site are breeched;
- Description of responsibilities for persons implementing various elements of the LT EMP and the person/s responsible for ensuring the its overall management;
- Detail on how the LT EMP will be legally enforceable;
- Timeframe that applies to the LT EMP; and
- Health and safety requirements each relevant element required by the LT EMP.

SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

5. COMPLIANCE WITH SEPP 55

The purpose of SEPP 55 is to provide a statewide planning approach to the remediation of contaminated land. SEPP 55 defines remediation as *‘removing, dispersing, destroying, reducing, mitigating or containing the contamination of any land, or eliminating or reducing any hazard arising from the contamination of any land (including by preventing the entry of persons or animals on the land)’*. SEPP 55 specifies when remediation work does and does not require development consent from the consent authority. Remediation works that require development consent are classified as Category 1 remediation works and remediation works that do not require development consent are Category 2 remediation works.

A description of the works to be undertaken to ensure the suitability of the Site for use as a primary school is set out below along with an assessment of the category that these works trigger under SEPP 55.

5.1 PROPOSED WORKS

The proposed development works on the Site ensure the maintenance of existing suitable surface coverings and the establishment of new suitable surface coverings that provide a physical barrier that prevents exposure of the future users to any contaminated or potentially contaminated soils that may remain in the sub-surface of the Site at the completion of the development works. The proposed development works also include, as part of the construction phase, the decommissioning and removal of the identified abandoned USTs and associated infrastructure and the removal of hazardous building materials that may be present in existing buildings that are to be retained and refurbished and also the removal of such materials from buildings that are to be demolished. These works will be completed in accordance with a CEMP to be developed for the construction works. Once construction works are complete and use of the Site as a primary school commences the maintenance of the surface coverings will be provided for by the implementation of a Long-term Environmental Management Plan (LT EMP) that will ensure the on-going suitability of the Site for use as a primary school.

This approach to achieving Site suitability is consistent with that undertaken on other similar development sites in NSW and is consistent with the guidance set out by the NSW EPA for Sites that do not have history of commercial/industrial use; where contamination or potential contamination is minor and exposure prevented by an appropriate physical barrier and implementation of a LT EMP.

In accordance with SEPP55, the approach to be undertaken to achieve Site suitability could be described as *“mitigating or containing the contamination of any land”* and thereby satisfies the definition of *“remediation”* provided in SEPP55. Given that proposed development on the Site is SSD and that the Site is listed on the State Heritage Register, the works to be conducted to contain and mitigate the identified contamination on the Site are classified as Category 1 Remediation work and require consent.

5.2 PLAN FOR THE “REMEDICATION”

SEPP 55 and associated guidelines that are relevant to ensuring that sites in NSW are suitable for proposed land use set out that should a site be required to be made suitable for a proposed development then a plan for the “remediation” works in order to achieve suitability be prepared. Such plans are usually prepared as a Remediation Action Plan in accordance with the relevant requirements of the NSW OEH (2011) guidelines.

However, as detailed in Section 2.3 and 5.1 above, the proposed development of the Site will inherently render the Site suitable without the requirement for any specific active remediation works or subsequent validation or monitoring works. Given this and that the management measures set out in this report are to be implemented during construction

SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

and post-construction, it is considered that the preparation of a specific Remediation Action Plan for the Site is not necessary to ensure that suitability is achieved. Rather the plan for ensuring the suitability of the Site is to complete the proposed development works in accordance with the detailed plans that are provided in Attachment A and with the CEMP and other during construction requirements set out in Section 3 of this report. Once the development works are completed and prior to use of the Site as a primary school the LT EMP will be prepared for implementation in accordance with the requirements set out in Section 4 above.

This report provides an appropriate approach and a complete plan for ensuring that the suitability of the Site will be achieved as part of the proposed development and has been developed in accordance with the relevant guidelines made or endorsed by NSW EPA. This report is considered to satisfy the requirements for the provision of a plan for remediation for Category 1 Remediation Work under SEPP55 to ensure the suitability of the Site for its proposed use.

6. CLOSURE

It is considered that this report, together with the DSI, adequately addresses the requirements of Condition 11 of the SEARs for the proposed development. Should there be any further questions relating to the information presented above please do not hesitate to contact me.

Kind Regards



Rebecca Organo
Principal Environmental Scientist

Encl: Attachment A

SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

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SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

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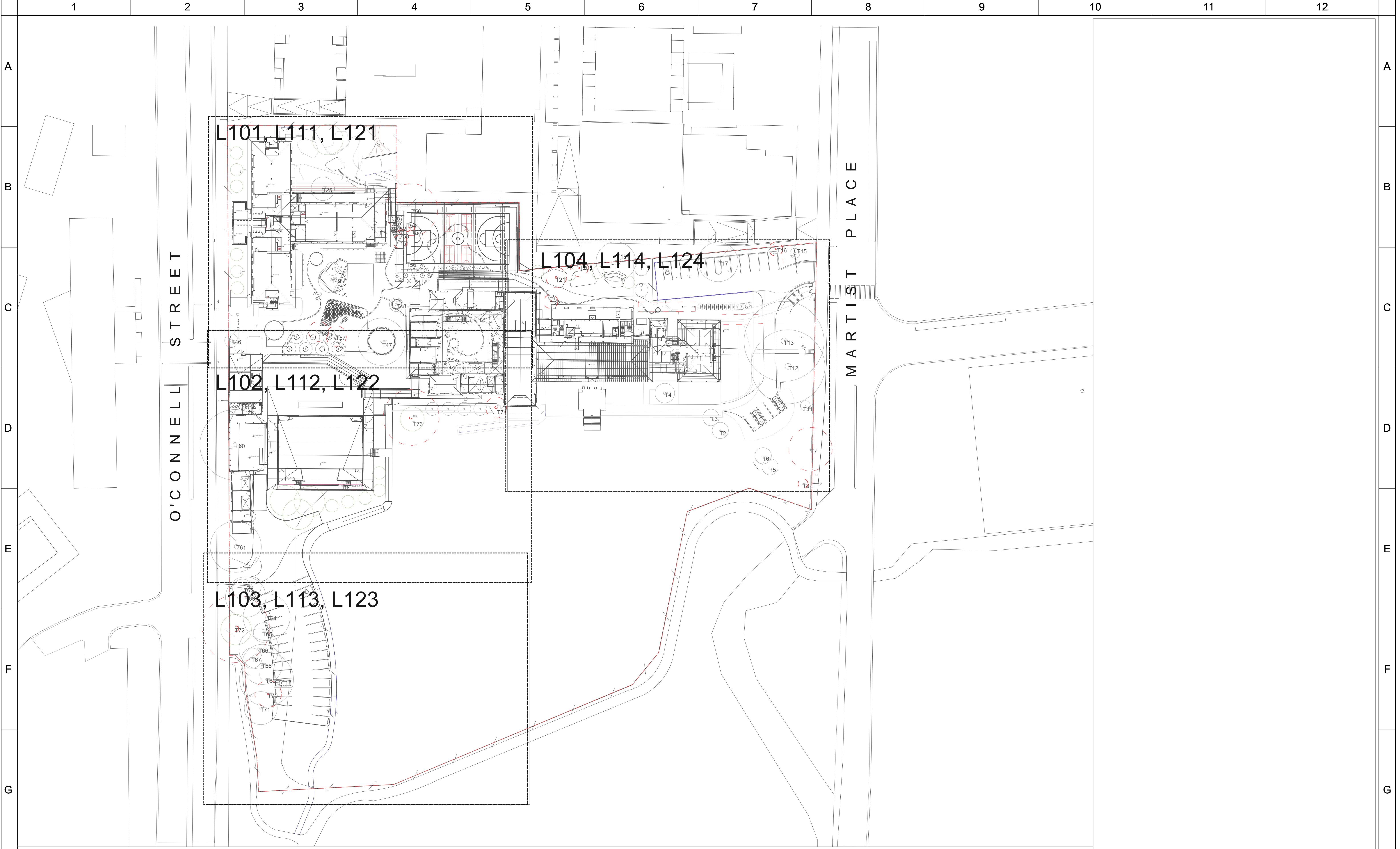
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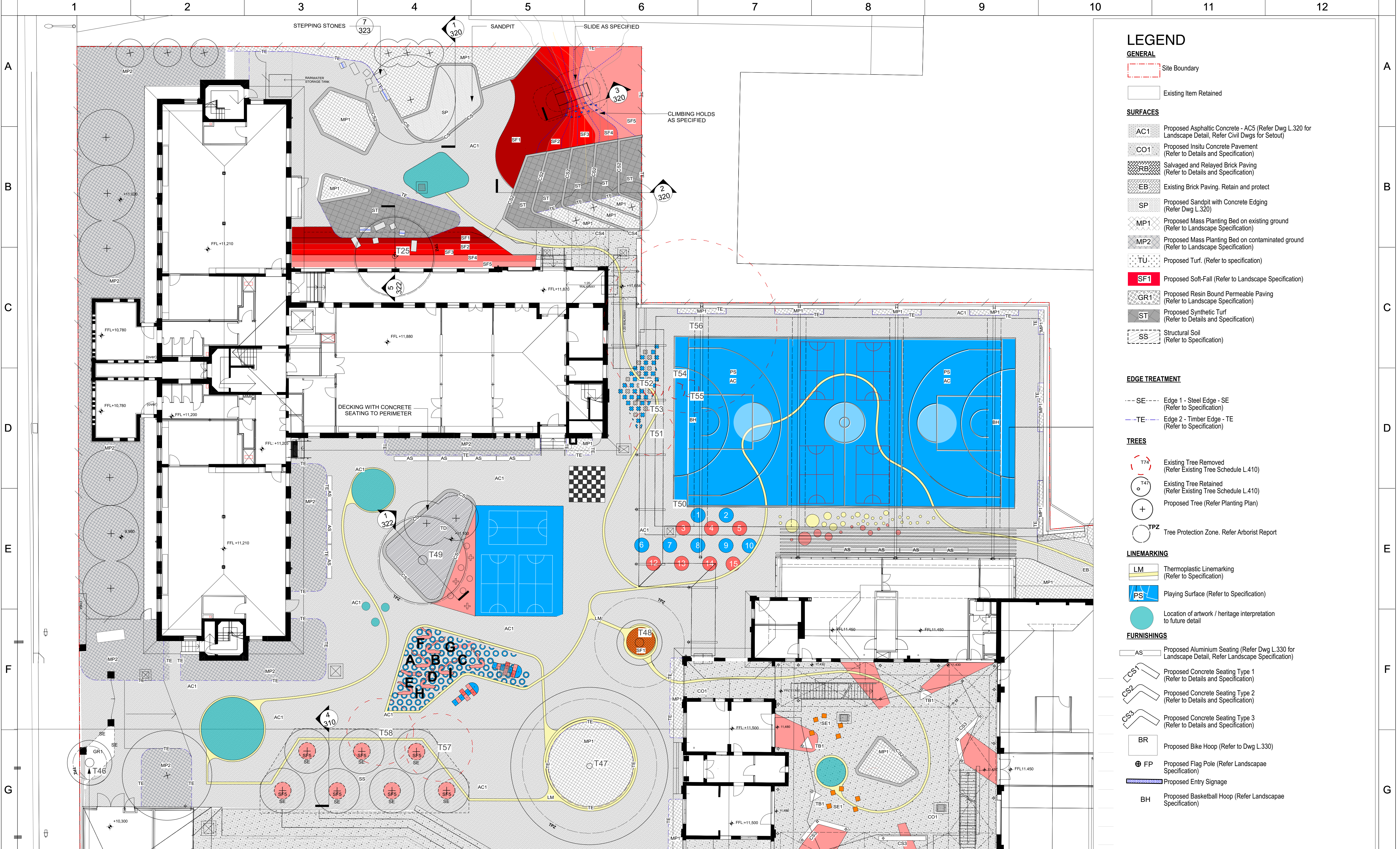
SEAR Condition 11 – Addressing of SEPP 55 for the Proposed Development of the O’Connell Street Primary School, O’Connell Street
Parramatta NSW
14 June 2016

ATTACHMENT A



H				GENERAL NOTES		SURVEY		ARCHITECTS		ACCESS CONSULTANTS		LANDSCAPE ARCHITECT		CLIENT		DRAWING STATUS		PROJECT		H
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														<div>DESIGNED</div> <div>AG</div>		<div>SMM PROJECT NO.</div> <div>15057</div>		<div>PROJECT ADDRESS</div> <div>24A O'Connell St, Parramatta NSW 2150</div>		
														<div>DRAWN</div> <div>AS/AG</div>		<div>DATE DRAWN</div> <div>JAN 2016</div>				
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LEGEND
GENERAL

- Site Boundary
- Existing Item Retained

SURFACES

- AC1 Proposed Asphaltic Concrete - AC5 (Refer Dwg L.320 for Landscape Detail, Refer Civil Dwg for Setout)
- CO1 Proposed Insitu Concrete Pavement (Refer to Details and Specification)
- RB Salvaged and Relayed Brick Paving (Refer to Details and Specification)
- EB Existing Brick Paving. Retain and protect
- SP Proposed Sandpit with Concrete Edging (Refer Dwg L.320)
- MP1 Proposed Mass Planting Bed on existing ground (Refer to Landscape Specification)
- MP2 Proposed Mass Planting Bed on contaminated ground (Refer to Landscape Specification)
- TU Proposed Turf. (Refer to specification)
- SF1 Proposed Soft-Fall (Refer to Landscape Specification)
- GR1 Proposed Resin Bound Permeable Paving (Refer to Landscape Specification)
- ST Proposed Synthetic Turf (Refer to Details and Specification)
- SS Structural Soil (Refer to Specification)

EDGE TREATMENT

- SE Edge 1 - Steel Edge - SE (Refer to Specification)
- TE Edge 2 - Timber Edge - TE (Refer to Specification)

TREES

- T74 Existing Tree Removed (Refer Existing Tree Schedule L.410)
- T47 Existing Tree Retained (Refer Existing Tree Schedule L.410)
- + Proposed Tree (Refer Planting Plan)
- TPZ Tree Protection Zone. Refer Arborist Report

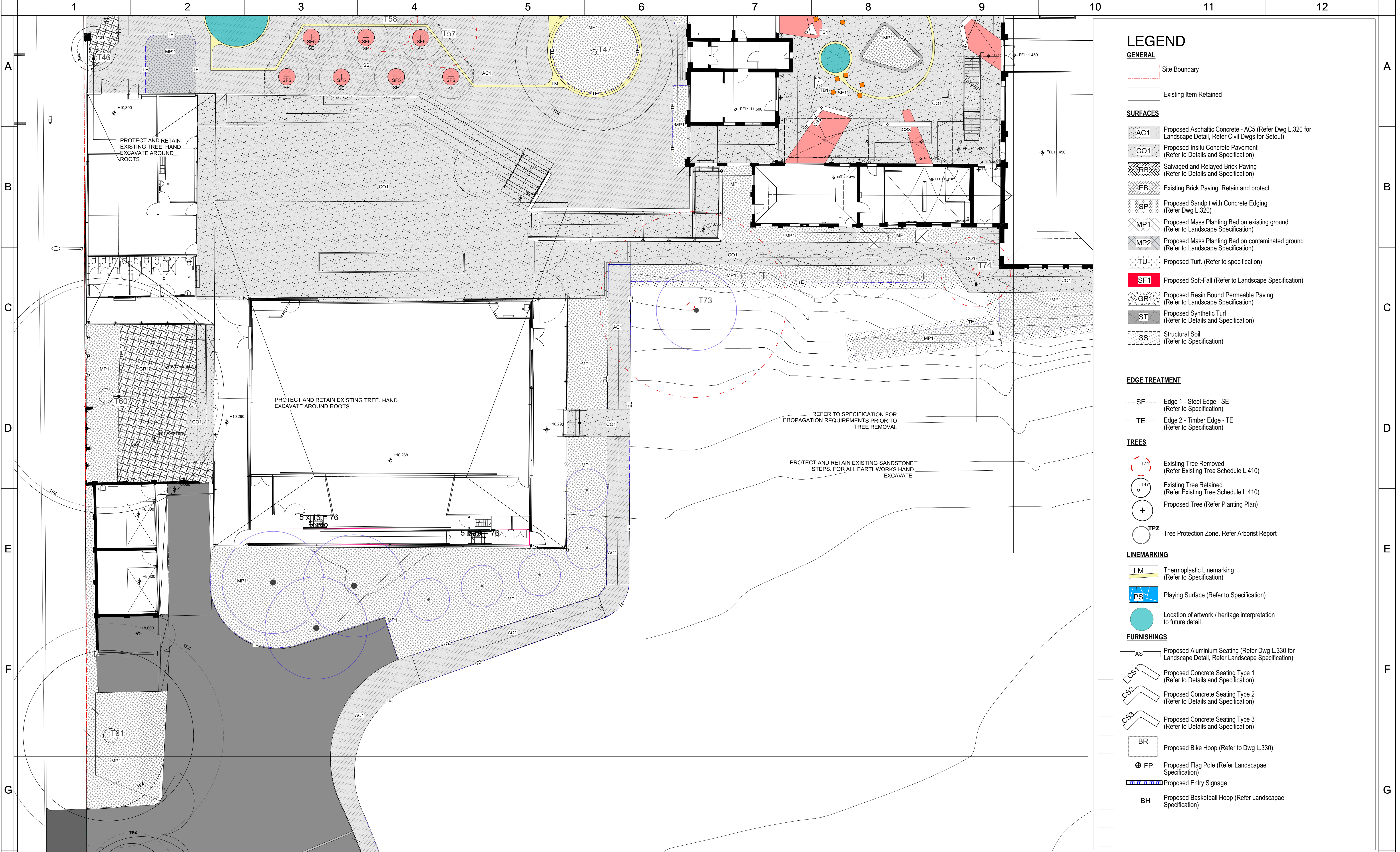
LINEMARKING

- LM Thermoplastic Linemarking (Refer to Specification)
- PS Playing Surface (Refer to Specification)
- Location of artwork / heritage interpretation to future detail

FURNISHINGS

- AS Proposed Aluminium Seating (Refer Dwg L.330 for Landscape Detail, Refer Landscape Specification)
- CS1 Proposed Concrete Seating Type 1 (Refer to Details and Specification)
- CS2 Proposed Concrete Seating Type 2 (Refer to Details and Specification)
- CS3 Proposed Concrete Seating Type 3 (Refer to Details and Specification)
- BR Proposed Bike Hoop (Refer to Dwg L.330)
- FP Proposed Flag Pole (Refer Landscape Specification)
- Proposed Entry Signage
- BH Proposed Basketball Hoop (Refer Landscape Specification)

H	GENERAL NOTES			SURVEY		ARCHITECTS		ACCESS CONSULTANTS		LANDSCAPE ARCHITECT		CLIENT		DRAWING STATUS		PROJECT								
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	<div><div>REVISION HISTORY</div></div>																							
	<div><div>1</div></div>			<div><div>2</div></div>		<div><div>3</div></div>		<div><div>4</div></div>		<div><div>5</div></div>		<div><div>6</div></div>		<div><div>7</div></div>		<div><div>8</div></div>		<div><div>9</div></div>		<div><div>10</div></div>		<div><div>11</div></div>		<div><div>12</div></div>



LEGEND

GENERAL

- Site Boundary
- Existing Item Retained

SURFACES

- AC1 Proposed Asphaltic Concrete - AC5 (Refer Dwg L.320 for Landscape Detail, Refer Civil Dwg for Setout)
- CO1 Proposed Insitu Concrete Pavement (Refer to Details and Specification)
- RB Salvaged and Relayed Brick Paving (Refer to Details and Specification)
- EB Existing Brick Paving. Retain and protect
- SP Proposed Sandpit with Concrete Edging (Refer Dwg L.320)
- MP1 Proposed Mass Planting Bed on existing ground (Refer to Landscape Specification)
- MP2 Proposed Mass Planting Bed on contaminated ground (Refer to Landscape Specification)
- TU Proposed Turf. (Refer to specification)
- SF1 Proposed Soft-Fall (Refer to Landscape Specification)
- GR1 Proposed Resin Bound Permeable Paving (Refer to Landscape Specification)
- ST Proposed Synthetic Turf (Refer to Details and Specification)
- SS Structural Soil (Refer to Specification)

EDGE TREATMENT

- SE Edge 1 - Steel Edge - SE (Refer to Specification)
- TE Edge 2 - Timber Edge - TE (Refer to Specification)

TREES

- T74 Existing Tree Removed (Refer Existing Tree Schedule L.410)
- T47 Existing Tree Retained (Refer Existing Tree Schedule L.410)
- + Proposed Tree (Refer Planting Plan)
- TPZ Tree Protection Zone. Refer Arborist Report

LINEMARKING

- LM Thermoplastic Linemarking (Refer to Specification)
- PS Playing Surface (Refer to Specification)
- Location of artwork / heritage interpretation to future detail

FURNISHINGS

- AS Proposed Aluminium Seating (Refer Dwg L.330 for Landscape Detail, Refer Landscape Specification)
- CS1 Proposed Concrete Seating Type 1 (Refer to Details and Specification)
- CS2 Proposed Concrete Seating Type 2 (Refer to Details and Specification)
- CS3 Proposed Concrete Seating Type 3 (Refer to Details and Specification)
- BR Proposed Bike Hoop (Refer to Dwg L.330)
- FP Proposed Flag Pole (Refer Landscapae Specification)
- Proposed Entry Signage
- BH Proposed Basketball Hoop (Refer Landscapae Specification)

REV	DESCRIPTION	DATE	APPROVED
G	FOR PRG MEETING	02.06.2016	MS
F	90% ISSUE	23.05.2016	MS
E	90% ISSUE	11.05.2016	MS
D	FOR PLANNING APPROVAL	15.04.2016	MS
C	REVISED 60% ISSUE	17.03.2016	MS
B	CIVIL COORDINATION	09.03.2016	MS
A	60% DRAFT DOCUMENTATION	29.02.2016	MS

GENERAL NOTES			
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SURVEY	
RYGATE SURVEYORS 9/89 York St Sydney NSW 2000 PH: (02) 9262 6800	
SURVEY DRAWING DATE	GRID
	DATUM
DIMENSION STANDARD Unless noted otherwise: - all levels are shown in metres - all dimensions are computer generated to 1mm.	

ARCHITECTS	
Tonkin Zulaikha Greer Pty Ltd. 117 Reservoir Street, Surry Hills NSW 2010 PH: + (02) 9215 4900	
STRUCTURAL ENGINEERS	
SDA Structures 2/61-63 Victoria Rd, Rozelle NSW 2039	

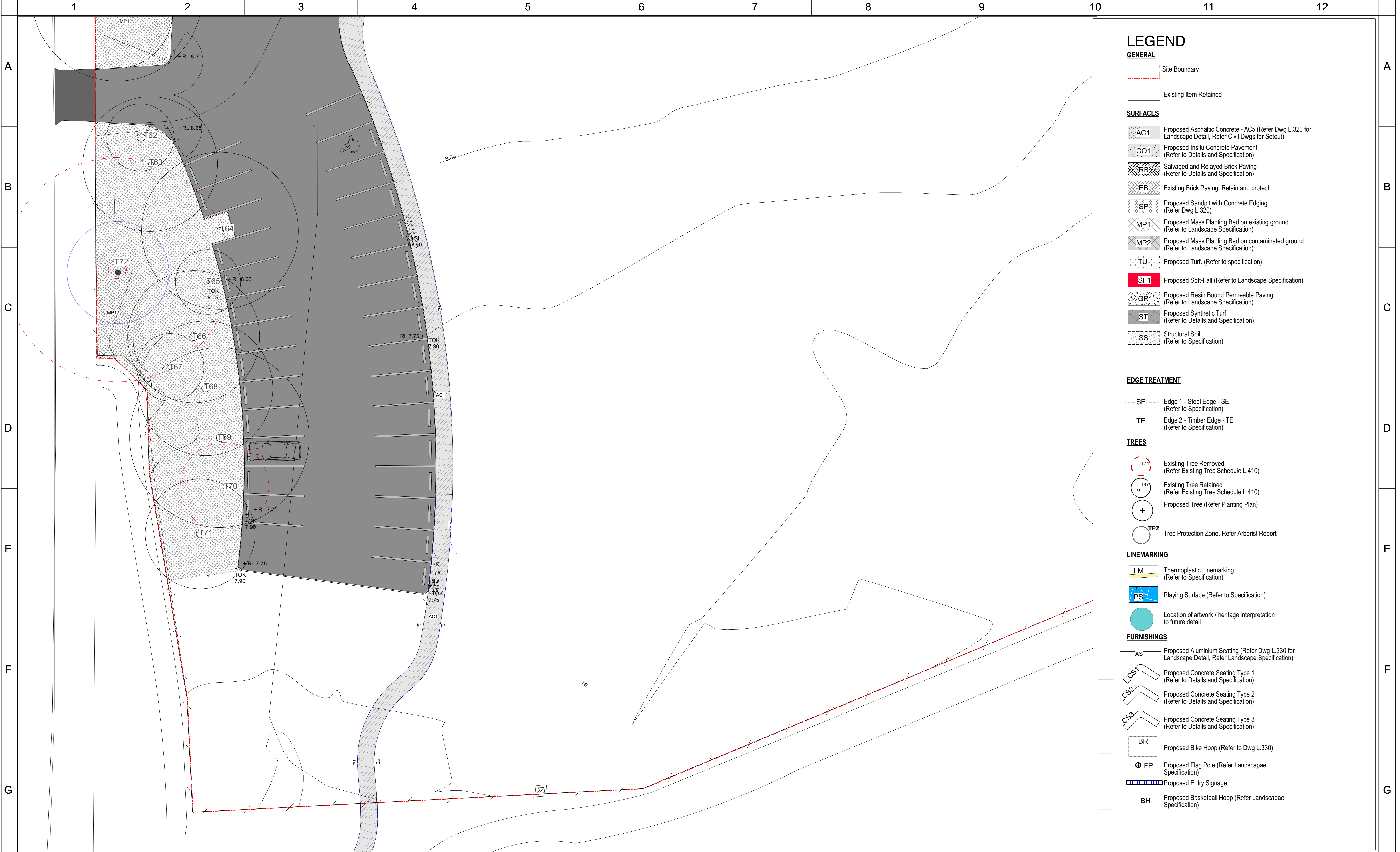
ACCESS CONSULTANTS	
ENVIRONMENTAL CONSULTANTS	

LANDSCAPE ARCHITECT	
SPACKMAN MOSSOP AND MICHAELS	
PO Box 880, Darlinghurst NSW 1300 3 Oxford Street, Paddington NSW www.spackmanmossopmichaels.com info@sm2group.com.au	
TEL: 02 9361 4549 • FAX: 02 9361 4569	

CLIENT	
 Education Public Schools	

DRAWING STATUS			
Not For Construction			
DESIGNED AG	SMM PROJECT NO. 15057	NORTH	
DRAWN AS/AG	DATE DRAWN JAN 2016		
CHECKED MS	SCALE 1:150		
SHEET SIZE A1	SIZE ON ORIGINAL	ORIGINAL IN COLOUR	

PROJECT	
NEW O'CONNELL STREET PRIMARY SCHOOL Landscape WORKS	
PROJECT ADDRESS	
24A O'Connell St, Parramatta NSW 2150	
DRAWING	
FINISHES PLAN 2 OF 4	
DRAWING NUMBER L.102	ISSUE G



LEGEND

GENERAL

- Site Boundary
- Existing Item Retained

SURFACES

- AC1 Proposed Asphaltic Concrete - AC5 (Refer Dwg L.320 for Landscape Detail, Refer Civil Dwg for Setout)
- CO1 Proposed Insitu Concrete Pavement (Refer to Details and Specification)
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C	REVISED 60% ISSUE	17.03.2016	MS
B	CIVIL COORDINATION	09.03.2016	MS
A	60% DRAFT DOCUMENTATION	29.02.2016	MS
REV	DESCRIPTION	DATE	APPROVED

1	2	3	4	5	6	7	8	9	10	11	12
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SURVEY

RYGATE SURVEYORS
9/89 York St Sydney NSW 2000
PH:(02) 9262 6800

SURVEY DRAWING DATE GRID

DATUM

DIMENSION STANDARD

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- all dimensions are computer generated to 1mm.

ARCHITECTS

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ACCESS CONSULTANTS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECT

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MICHAELS**

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TEL: 02 9361 4549 • FAX: 02 9361 4569

CLIENT

**NSW
GOVERNMENT**

**Education
Public Schools**

DRAWING STATUS

Not For Construction

DESIGNED AG	SMM PROJECT NO. 15057	NORTH
DRAWN AS/AG	DATE DRAWN JAN 2016	
CHECKED MS	SCALE 1:150	
SHEET SIZE A1	SIZE ON ORIGINAL	

ORIGINAL IN COLOUR

PROJECT

**NEW O'CONNELL STREET PRIMARY SCHOOL
Landscape WORKS**

PROJECT ADDRESS

24A O'Connell St, Parramatta NSW 2150

DRAWING

FINISHES PLAN 3 OF 4

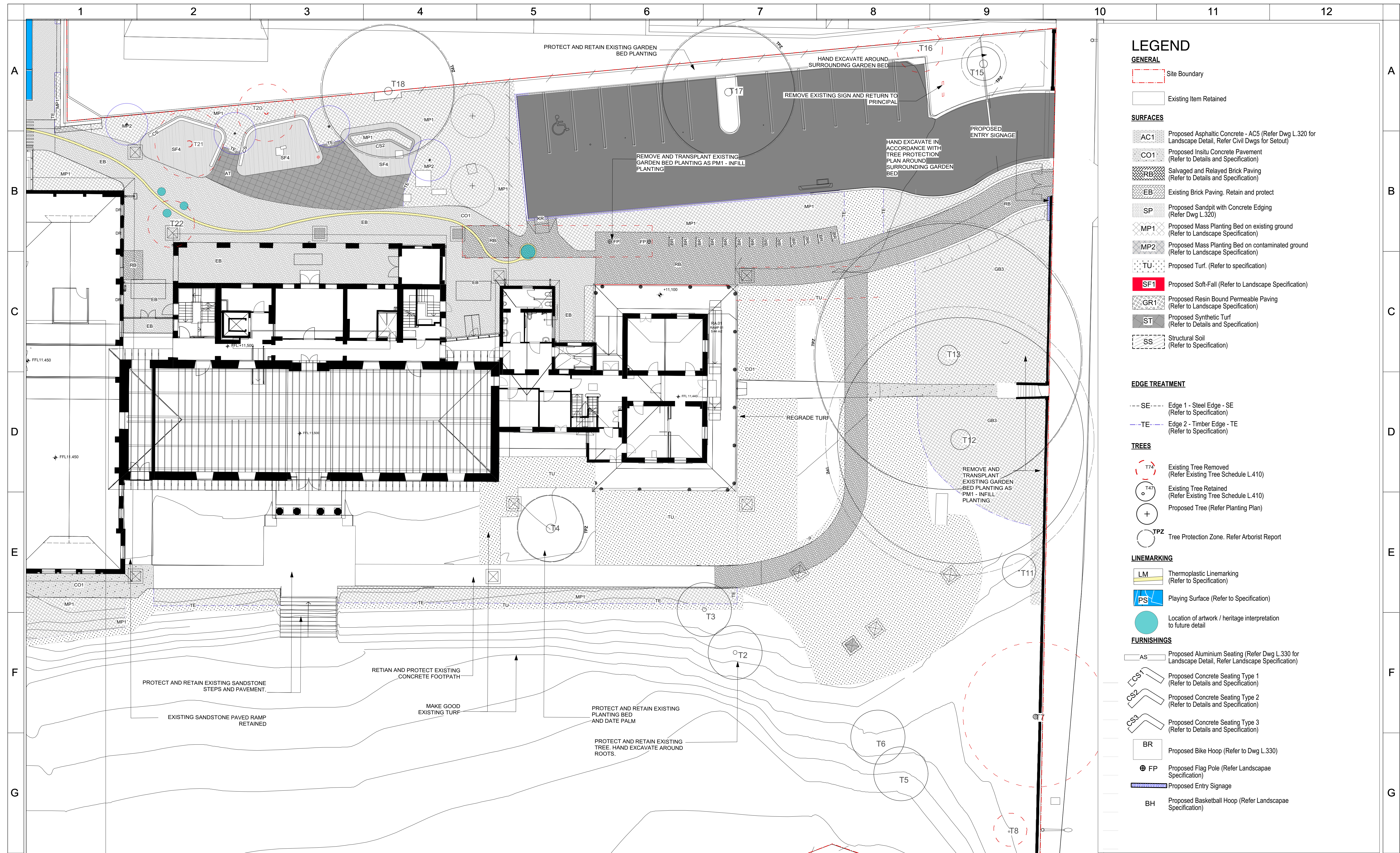
DRAWING NUMBER


L.103


ISSUE

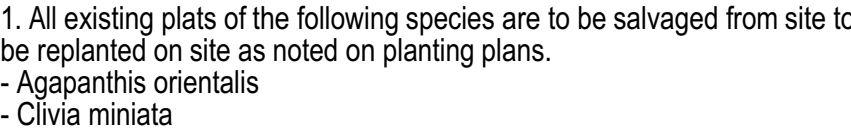
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1	2	3	4	5	6	7	8	9	10	11	12
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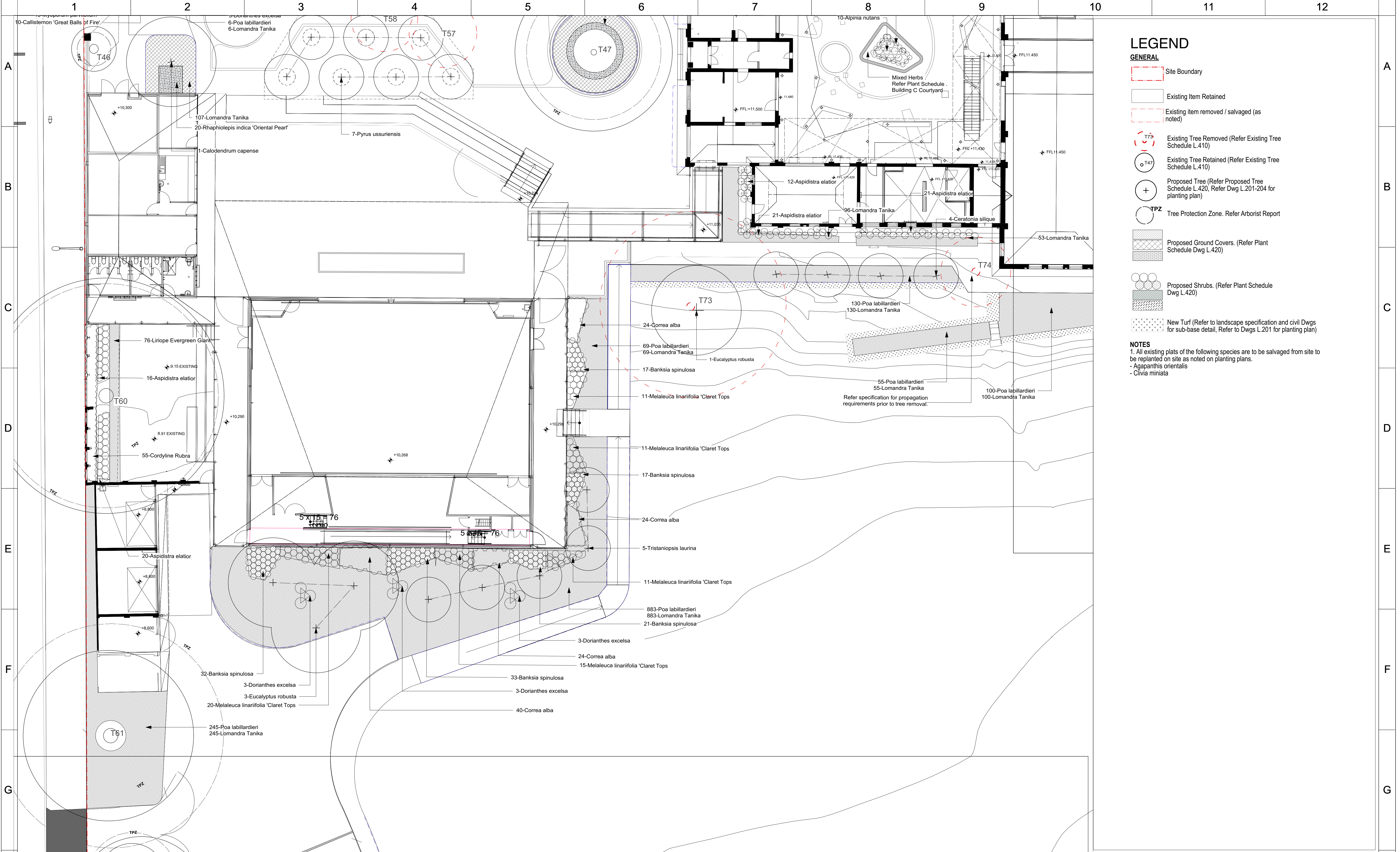


H	G FOR PRG MEETING		02.06.2016	MS	<div>GENERAL NOTES</div> <div>1. Do not scale from this drawing. Use figured dimensions only.</div> <div>2. Verify all dimensions on site. Refer any discrepancies to the Principal's Representative for resolution before proceeding.</div> <div>3. If this drawing is unclear, ask for direction from the Principal's Representative.</div> <div>4. Site check the location of utilities and services prior to the commencement of works. Refer any discrepancies to the Principal's Representative for resolution.</div> <div>© This drawing is Copyright and may not be used, reproduced or copied wholly or in part without written permission from Spackman Mossop Michaels Pty Ltd. This drawing may only be used for the express purpose and project for which it has been created and delivered.</div>	F 90% ISSUE		23.05.2016	MS	<div>SURVEY</div> <div>RYGATE SURVEYORS</div> <div>9/89 York St. Sydney NSW 2000</div> <div>PH:(02) 9262 6800</div>		<div>ARCHITECTS</div> <div>Tonkin Zulaikha Greer Pty Ltd.</div> <div>117 Reservoir Street, Surry Hills NSW 2010</div> <div>PH: +(02) 9215 4900</div>		<div>ACCESS CONSULTANTS</div>		<div>LANDSCAPE ARCHITECT</div> <div>SPACKMAN MOSSOP AND MICHAELS</div> <div>PO Box 880, Darlinghurst NSW 1300</div> <div>3 Oxford Street, Paddington NSW</div> <div>www.spackmanmossopmichaels.com</div> <div>info@sm2group.com.au</div>		<div>CLIENT</div> <div> Education Public Schools</div>		<div>DRAWING STATUS</div> <div>Not For Construction</div>		<div>PROJECT</div> <div>NEW O'CONNELL STREET PRIMARY SCHOOL</div> <div>Landscape WORKS</div>		H
	E 90% ISSUE		11.05.2016	MS		SURVEY DRAWING DATE GRID		STRUCTURAL ENGINEERS		ENVIRONMENTAL CONSULTANTS		DRAWN		SMM PROJECT NO.		NORTH		PROJECT ADDRESS						
	D FOR PLANNING APPROVAL		15.04.2016	MS		DATUM		SDA Structures				AS/AG		DATE DRAWN				24A O'Connell St, Parramatta NSW 2150						
	C REVISED 60% ISSUE		17.03.2016	MS				2/61-63 Victoria Rd, Rozelle				CHECKED		SCALE				DRAWING						
	B CIVIL COORDINATION		09.03.2016	MS				NSW 2039				MS		1:150				FINISHES PLAN 4 OF 4						
A 60% DRAFT DOCUMENTATION		29.02.2016	MS			DIMENSION STANDARD		Unless noted otherwise:				TEL: 02 9361 4549 • FAX: 02 9361 4569				SHEET SIZE		SIZE ON ORIGINAL		DRAWING NUMBER		ISSUE		
REV DESCRIPTION		DATE	APPROVED			- all levels are shown in metres		- all dimensions are computer generated to 1mm.								A1		ORIGINAL IN COLOUR		L.104		G		
REVISION HISTORY																								
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A	<table><tr><th colspan="6">SHRUBS, GROUNDCOVERS AND GRASSES</th></tr><tr><th></th><th>BOTANICAL NAME</th><th>COMMON NAME</th><th>CONTAINER SIZE</th><th>RATE / m2</th><th>QTY</th></tr><tr><td>TREES</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td><i>Calodendrum capense</i></td><td>Cape Chestnut</td><td>200L</td><td>As shown</td><td>2</td></tr><tr><td></td><td><i>Ceratonia silique</i></td><td>Carob Bean</td><td>*</td><td>As shown</td><td>4</td></tr><tr><td></td><td><i>Corymbia maculata</i></td><td>Spotted Gum</td><td>100L</td><td>As shown</td><td>6</td></tr><tr><td></td><td><i>Elaeocarpus eumundii</i></td><td>Guondong</td><td>75L</td><td>As shown</td><td>6</td></tr><tr><td></td><td><i>Eucalyptus mannifera</i> 'Little Spotty'</td><td>Little Spotted Gum</td><td>75L</td><td>As shown</td><td>3</td></tr><tr><td></td><td><i>Eucalyptus robusta</i></td><td>Swamp Mahogany</td><td>200L</td><td>As shown</td><td>4</td></tr><tr><td></td><td><i>Lagerstroemia natchez</i></td><td>White Crepe Myrtle</td><td>100L</td><td>As shown</td><td>4</td></tr><tr><td></td><td><i>Magnolia soulangeana</i></td><td>Saucer Magnolia</td><td>100L</td><td>As shown</td><td>2</td></tr><tr><td></td><td><i>Pistacia chinensis</i></td><td>Chinese Pistachio</td><td>200L</td><td>As shown</td><td>2</td></tr><tr><td></td><td><i>Platanus orientalis</i></td><td>Oriental Plane Tree</td><td>100L</td><td>As shown</td><td>3</td></tr><tr><td></td><td><i>Pyrus ussuriensis</i></td><td>Manchurian Pear</td><td>200L</td><td>As shown</td><td>7</td></tr><tr><td></td><td><i>Tristaniopsis laurina</i></td><td>Water Gum</td><td>100L</td><td>As shown</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td>TOTAL</td><td>3492</td></tr><tr><td>SHRUBS</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td>Alpinia caerulea</td><td>Native Ginger</td><td>200mm</td><td>500mm.</td><td>37</td></tr><tr><td></td><td>Alpinia nutans</td><td>Dwarf Cardamon</td><td>200mm</td><td>500mm.</td><td>13</td></tr><tr><td></td><td>Aspidistra elatior</td><td>Cast Iron Plant</td><td>200mm</td><td>500mm.</td><td>215</td></tr><tr><td></td><td>Banksia spinulosa</td><td>Hairpin Banksia</td><td>200mm</td><td>500mm.</td><td>235</td></tr><tr><td></td><td>Callistemon 'Great Balls of Fire'</td><td>Great Balls of Fire</td><td>200mm</td><td>500mm.</td><td>149</td></tr><tr><td></td><td>Cissus antarctica</td><td>Kangaroo Vine</td><td>150mm</td><td>500mm.</td><td>49</td></tr><tr><td></td><td>Clivia miniata</td><td>Clivia</td><td>150mm</td><td>450mm.</td><td>168</td></tr><tr><td></td><td>Cordyline petiolaris</td><td>Palm Lilly</td><td>200mm</td><td>As shown</td><td>11</td></tr><tr><td></td><td>Cordyline Rubra</td><td>Palm grass</td><td>200mm</td><td>As shown</td><td>55</td></tr><tr><td></td><td>Correa alba</td><td>Coastal correa</td><td>200mm</td><td>500mm.</td><td>263</td></tr><tr><td></td><td>Crassula arborescens</td><td>Jade Plant</td><td>200mm</td><td>500mm.</td><td>8</td></tr><tr><td></td><td>Crinum pedunculatum</td><td>Swamp Lily</td><td>200mm</td><td>600mm.</td><td>101</td></tr><tr><td></td><td>Doriantes excelsa</td><td>Gymea Lily</td><td>200mm</td><td>As shown</td><td>28</td></tr><tr><td></td><td>Grevillea 'Robyn Gordon'</td><td>Grevillea 'Robyn Gordon'</td><td>200mm</td><td>500mm.</td><td>56</td></tr><tr><td></td><td>Hesperaloe parviflora</td><td>Red Yucca</td><td>200mm</td><td>500mm.</td><td>9</td></tr><tr><td></td><td>Leucophyta brownii</td><td>Cushion Bush</td><td>200mm</td><td>600mm.</td><td>6</td></tr><tr><td></td><td>Melaleuca linariifolia 'Claret Tops</td><td>Melaleuca linariifolia 'Claret Tops</td><td>200mm</td><td>500mm.</td><td>80</td></tr><tr><td></td><td>Pimelea ferruginea Pink</td><td>Pink Rice Flower</td><td>150mm</td><td>600mm.</td><td>11</td></tr><tr><td></td><td>Pittosporum 'Miss Muffet'</td><td>Dwarf Pittosporum</td><td>200mm</td><td>500mm.</td><td>12</td></tr><tr><td></td><td>Plectranthus argentatus</td><td>Silver Spurflower</td><td>200mm</td><td>500mm.</td><td>82</td></tr><tr><td></td><td>Poa labillardieri</td><td>Common Tussock-Grass</td><td>200mm</td><td>500mm.</td><td>48</td></tr><tr><td></td><td>Rhaphiolepis indica 'Oriental Pearl'</td><td>Rhaphiolepis indica 'Oriental Pearl'</td><td>200mm</td><td>500mm.</td><td>71</td></tr><tr><td></td><td>Rhaphiolepis indica 'Snow Maiden'</td><td>Rhaphiolepis 'Snow Maiden'</td><td>200mm</td><td>450mm.</td><td>19</td></tr><tr><td></td><td>Syzygium cascade</td><td>Pink Flowering Lilly Pilly</td><td>200mm</td><td>650mm.</td><td>14</td></tr><tr><td></td><td>Xanthorrhoea australis</td><td>Grass Tree</td><td>200mm</td><td>As shown</td><td>6</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>0</td></tr><tr><td></td><td></td><td></td><td></td><td>TOTAL</td><td>0</td></tr></table>												SHRUBS, 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Plant	200mm	500mm.	215		Banksia spinulosa	Hairpin Banksia	200mm	500mm.	235		Callistemon 'Great Balls of Fire'	Great Balls of Fire	200mm	500mm.	149		Cissus antarctica	Kangaroo Vine	150mm	500mm.	49		Clivia miniata	Clivia	150mm	450mm.	168		Cordyline petiolaris	Palm Lilly	200mm	As shown	11		Cordyline Rubra	Palm grass	200mm	As shown	55		Correa alba	Coastal correa	200mm	500mm.	263		Crassula arborescens	Jade Plant	200mm	500mm.	8		Crinum pedunculatum	Swamp Lily	200mm	600mm.	101		Doriantes excelsa	Gymea Lily	200mm	As shown	28		Grevillea 'Robyn Gordon'	Grevillea 'Robyn Gordon'	200mm	500mm.	56		Hesperaloe parviflora	Red Yucca	200mm	500mm.	9		Leucophyta brownii	Cushion Bush	200mm	600mm.	6		Melaleuca linariifolia 'Claret Tops	Melaleuca linariifolia 'Claret Tops	200mm	500mm.	80		Pimelea ferruginea Pink	Pink Rice Flower	150mm	600mm.	11		Pittosporum 'Miss Muffet'	Dwarf Pittosporum	200mm	500mm.	12		Plectranthus argentatus	Silver Spurflower	200mm	500mm.	82		Poa labillardieri	Common Tussock-Grass	200mm	500mm.	48		Rhaphiolepis indica 'Oriental Pearl'	Rhaphiolepis indica 'Oriental Pearl'	200mm	500mm.	71		Rhaphiolepis indica 'Snow Maiden'	Rhaphiolepis 'Snow Maiden'	200mm	450mm.	19		Syzygium cascade	Pink Flowering Lilly Pilly	200mm	650mm.	14		Xanthorrhoea australis	Grass Tree	200mm	As shown	6						0					TOTAL	0	A
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TREES																																																																																																																																																																																																																																																																																											
	<i>Calodendrum capense</i>	Cape Chestnut	200L	As shown	2																																																																																																																																																																																																																																																																																						
	<i>Ceratonia silique</i>	Carob Bean	*	As shown	4																																																																																																																																																																																																																																																																																						
	<i>Corymbia maculata</i>	Spotted Gum	100L	As shown	6																																																																																																																																																																																																																																																																																						
	<i>Elaeocarpus eumundii</i>	Guondong	75L	As shown	6																																																																																																																																																																																																																																																																																						
	<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotted Gum	75L	As shown	3																																																																																																																																																																																																																																																																																						
	<i>Eucalyptus robusta</i>	Swamp Mahogany	200L	As shown	4																																																																																																																																																																																																																																																																																						
	<i>Lagerstroemia natchez</i>	White Crepe Myrtle	100L	As shown	4																																																																																																																																																																																																																																																																																						
	<i>Magnolia soulangeana</i>	Saucer Magnolia	100L	As shown	2																																																																																																																																																																																																																																																																																						
	<i>Pistacia chinensis</i>	Chinese Pistachio	200L	As shown	2																																																																																																																																																																																																																																																																																						
	<i>Platanus orientalis</i>	Oriental Plane Tree	100L	As shown	3																																																																																																																																																																																																																																																																																						
	<i>Pyrus ussuriensis</i>	Manchurian Pear	200L	As shown	7																																																																																																																																																																																																																																																																																						
	<i>Tristaniopsis laurina</i>	Water Gum	100L	As shown	5																																																																																																																																																																																																																																																																																						
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SHRUBS																																																																																																																																																																																																																																																																																											
	Alpinia caerulea	Native Ginger	200mm	500mm.	37																																																																																																																																																																																																																																																																																						
	Alpinia nutans	Dwarf Cardamon	200mm	500mm.	13																																																																																																																																																																																																																																																																																						
	Aspidistra elatior	Cast Iron Plant	200mm	500mm.	215																																																																																																																																																																																																																																																																																						
	Banksia spinulosa	Hairpin Banksia	200mm	500mm.	235																																																																																																																																																																																																																																																																																						
	Callistemon 'Great Balls of Fire'	Great Balls of Fire	200mm	500mm.	149																																																																																																																																																																																																																																																																																						
	Cissus antarctica	Kangaroo Vine	150mm	500mm.	49																																																																																																																																																																																																																																																																																						
	Clivia miniata	Clivia	150mm	450mm.	168																																																																																																																																																																																																																																																																																						
	Cordyline petiolaris	Palm Lilly	200mm	As shown	11																																																																																																																																																																																																																																																																																						
	Cordyline Rubra	Palm grass	200mm	As shown	55																																																																																																																																																																																																																																																																																						
	Correa alba	Coastal correa	200mm	500mm.	263																																																																																																																																																																																																																																																																																						
	Crassula arborescens	Jade Plant	200mm	500mm.	8																																																																																																																																																																																																																																																																																						
	Crinum pedunculatum	Swamp Lily	200mm	600mm.	101																																																																																																																																																																																																																																																																																						
	Doriantes excelsa	Gymea Lily	200mm	As shown	28																																																																																																																																																																																																																																																																																						
	Grevillea 'Robyn Gordon'	Grevillea 'Robyn Gordon'	200mm	500mm.	56																																																																																																																																																																																																																																																																																						
	Hesperaloe parviflora	Red Yucca	200mm	500mm.	9																																																																																																																																																																																																																																																																																						
	Leucophyta brownii	Cushion Bush	200mm	600mm.	6																																																																																																																																																																																																																																																																																						
	Melaleuca linariifolia 'Claret Tops	Melaleuca linariifolia 'Claret Tops	200mm	500mm.	80																																																																																																																																																																																																																																																																																						
	Pimelea ferruginea Pink	Pink Rice Flower	150mm	600mm.	11																																																																																																																																																																																																																																																																																						
	Pittosporum 'Miss Muffet'	Dwarf Pittosporum	200mm	500mm.	12																																																																																																																																																																																																																																																																																						
	Plectranthus argentatus	Silver Spurflower	200mm	500mm.	82																																																																																																																																																																																																																																																																																						
	Poa labillardieri	Common Tussock-Grass	200mm	500mm.	48																																																																																																																																																																																																																																																																																						
	Rhaphiolepis indica 'Oriental Pearl'	Rhaphiolepis indica 'Oriental Pearl'	200mm	500mm.	71																																																																																																																																																																																																																																																																																						
	Rhaphiolepis indica 'Snow Maiden'	Rhaphiolepis 'Snow Maiden'	200mm	450mm.	19																																																																																																																																																																																																																																																																																						
	Syzygium cascade	Pink Flowering Lilly Pilly	200mm	650mm.	14																																																																																																																																																																																																																																																																																						
	Xanthorrhoea australis	Grass Tree	200mm	As shown	6																																																																																																																																																																																																																																																																																						
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	E 90% ISSUE 11.05.2016 MS			STRUCTURAL ENGINEERS			Tonkin Zulaikha Greer Pty Ltd.		117 Reservoir Street, Surry Hills NSW 2010		PH: +(02) 9215 4900		NSW GOVERNMENT Education Public Schools		Not For Construction		NEW O'CONNELL STREET PRIMARY SCHOOL						
	D FOR PLANNING APPROVAL 15.04.2016 MS			SDA Structures			2/61-63 Victoria Rd, Rozelle		NSW 2039		ENVIRONMENTAL CONSULTANTS		PO Box 880, Darlinghurst NSW 1300		3 Oxford Street, Paddington NSW		www.spackmanmossopmichaels.com			info@sm2group.com.au		Landscape WORKS	
	C REVISED 60% ISSUE 17.03.2016 MS			2/61-63 Victoria Rd, Rozelle			NSW 2039		PO Box 880, Darlinghurst NSW 1300		3 Oxford Street, Paddington NSW		www.spackmanmossopmichaels.com		info@sm2group.com.au		DESIGNED AG			SMM PROJECT NO. 15057		NORTH	
	B CIVIL COORDINATION 09.03.2016 MS			2/61-63 Victoria Rd, Rozelle			NSW 2039		PO Box 880, Darlinghurst NSW 1300		3 Oxford Street, Paddington NSW		www.spackmanmossopmichaels.com		info@sm2group.com.au		DRAWN AS/AG			DATE DRAWN JAN 2016		PROJECT ADDRESS	
A 60% DRAFT DOCUMENTATION 29.02.2016 MS		2/61-63 Victoria Rd, Rozelle		NSW 2039		PO Box 880, Darlinghurst NSW 1300		3 Oxford Street, Paddington NSW		www.spackmanmossopmichaels.com		info@sm2group.com.au		CHECKED MS		SCALE NTS		24A O'Connell St, Parramatta NSW 2150					
REV DESCRIPTION DATE APPROVED		DRAWING		PLANTRING PLAN 1 OF 4		DRAWING NUMBER		ISSUE		L.111		G											
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LEGEND

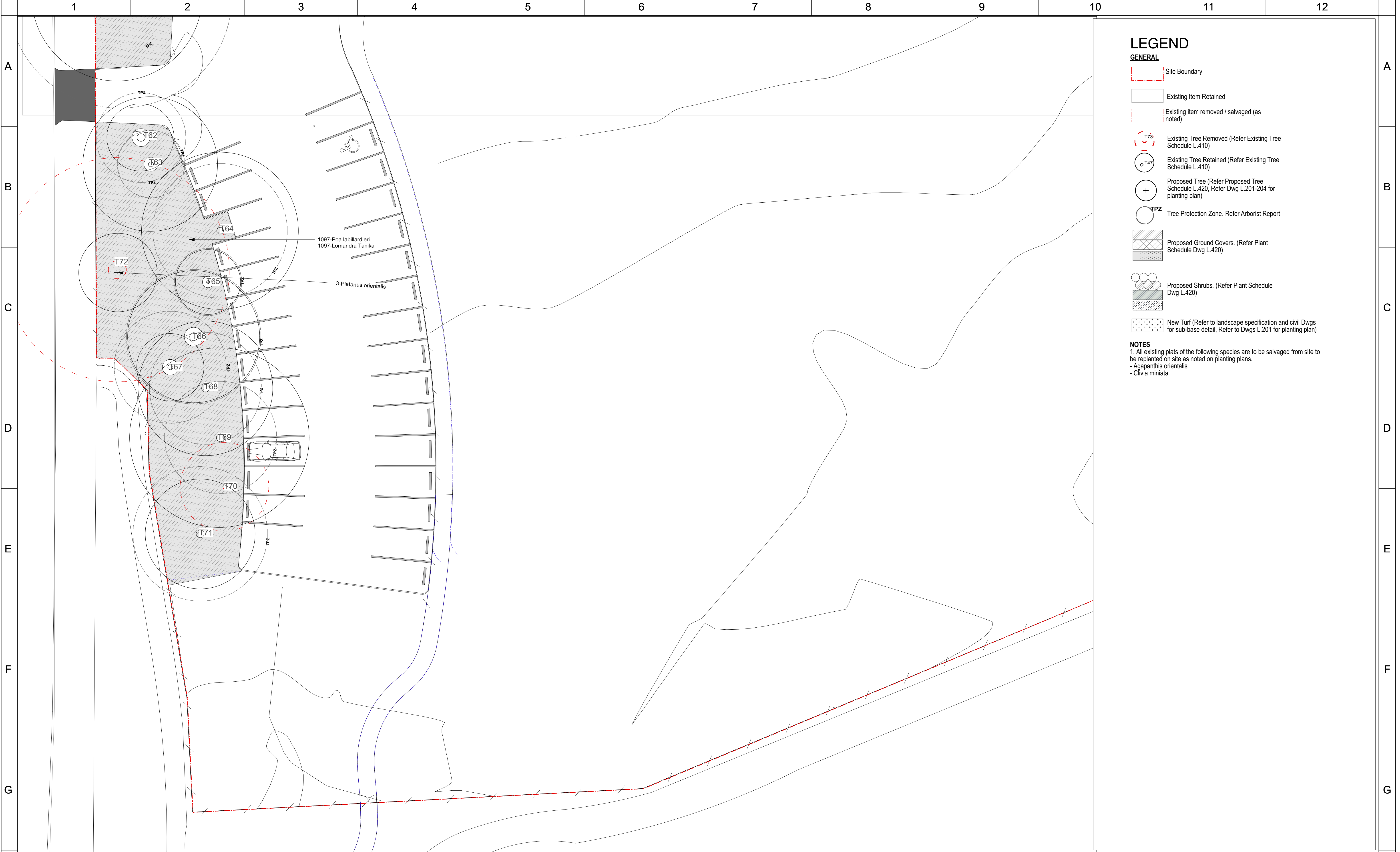
GENERAL

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LEGEND

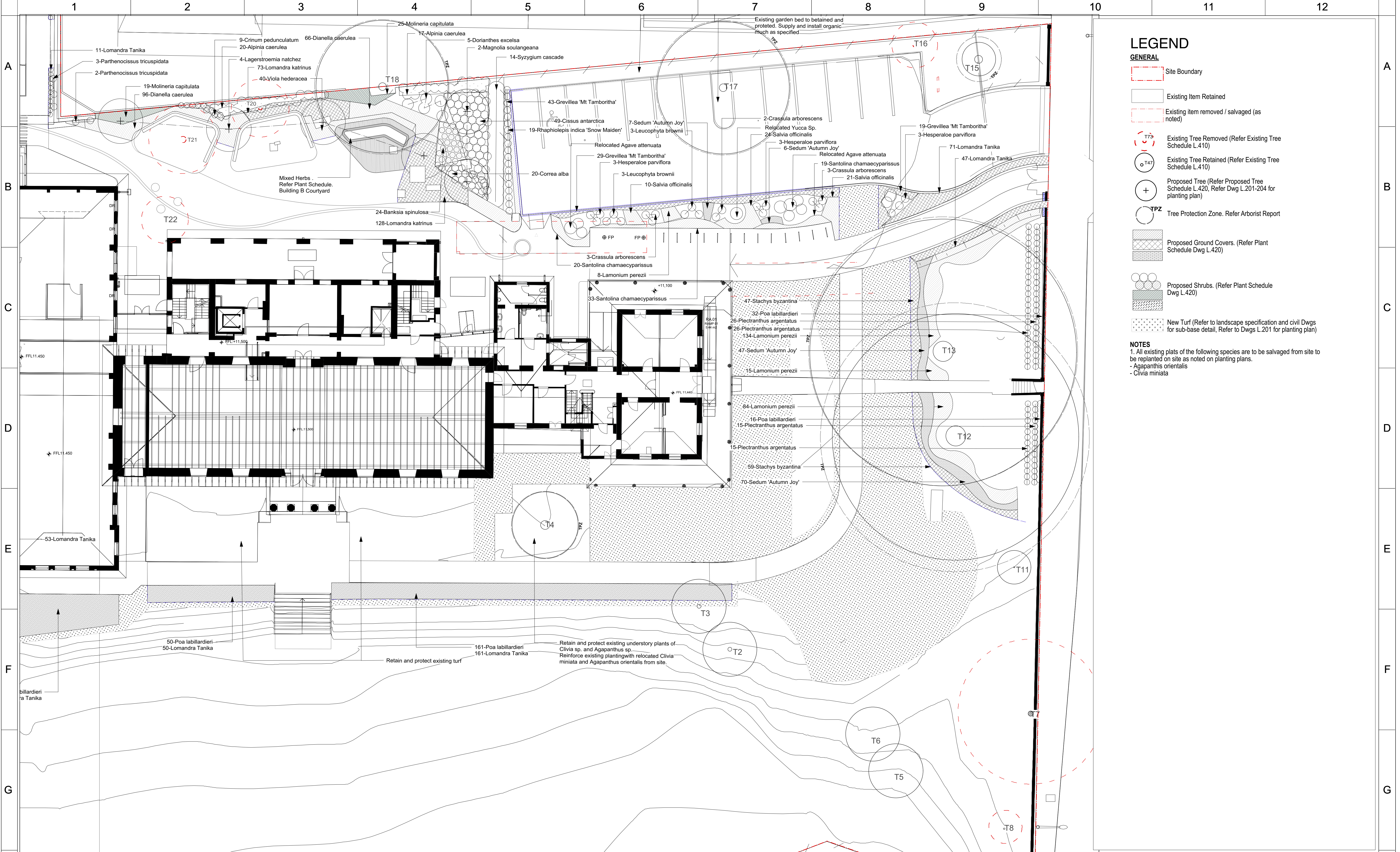
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- Agapanthus orientalis
 - Clivia miniata

H	G FOR PRG MEETING		02.06.2016	MS	GENERAL NOTES 1. Do not scale from this drawing. Use figured dimensions only. 2. Verify all dimensions on site. Refer any discrepancies to the Principal's Representative for resolution before proceeding. 3. If this drawing is unclear, ask for direction from the Principal's Representative. 4. Site check the location of utilities and services prior to the commencement of works. Refer any discrepancies to the Principal's Representative for resolution. © This drawing is Copyright and may not be used, reproduced or copied wholly or in part without written permission from Spackman Mossop Michaels Pty Ltd. This drawing may only be used for the express purpose and project for which it has been created and delivered.	RYGATE SURVEYORS 9/89 York St. Sydney NSW 2000 PH: (02) 9262 6800		ARCHITECTS Tonkin Zulaikha Greer Pty Ltd. 117 Reservoir Street, Surry Hills NSW 2010 PH: +(02) 9215 4900		ACCESS CONSULTANTS		LANDSCAPE ARCHITECT SPACKMAN MOSSOP AND MICHAELS PO Box 880, Darlinghurst NSW 1300 3 Oxford Street, Paddington NSW www.spackmanmossopmichaels.com info@sm2group.com.au TEL: 02 9361 4549 • FAX: 02 9361 4569		CLIENT  Education Public Schools		DRAWING STATUS Not For Construction DESIGNED AG SMM PROJECT NO. 15057 NORTH DRAWN AS/AG DATE DRAWN JAN 2016 CHECKED MS SCALE NTS SHEET SIZE A1 SIZE ON ORIGINAL <div>ORIGINAL IN COLOUR</div>		PROJECT NEW O'CONNELL STREET PRIMARY SCHOOL Landscape WORKS PROJECT ADDRESS 24A O'Connell St, Parramatta NSW 2150 DRAWING PLANTING PLAN 4 OF 4 DRAWING NUMBER L.114 ISSUE G		H			
	F 90% ISSUE	23.05.2016	MS	SURVEY DRAWING DATE GRID DATUM DIMENSION STANDARD Unless noted otherwise: – all levels are shown in metres – all dimensions are computer generated to 1mm.		STRUCTURAL ENGINEERS SDA Structures 2/61-63 Victoria Rd, Rozelle NSW 2039	ENVIRONMENTAL CONSULTANTS	TEL: 02 9361 4549 • FAX: 02 9361 4569	NSW GOVERNMENT Education Public Schools	DRAWING STATUS Not For Construction DESIGNED AG SMM PROJECT NO. 15057 NORTH DRAWN AS/AG DATE DRAWN JAN 2016 CHECKED MS SCALE NTS SHEET SIZE A1 SIZE ON ORIGINAL <div>ORIGINAL IN COLOUR</div>	PROJECT NEW O'CONNELL STREET PRIMARY SCHOOL Landscape WORKS PROJECT ADDRESS 24A O'Connell St, Parramatta NSW 2150 DRAWING PLANTING PLAN 4 OF 4 DRAWING NUMBER L.114 ISSUE G												
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