

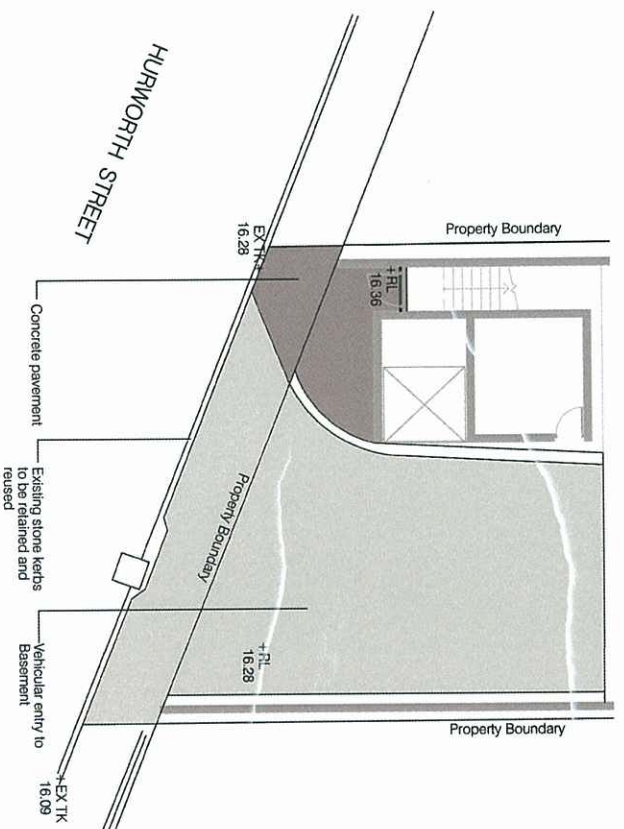
Access & Circulation
Clear, legible landscape allows for equitable access and circulation throughout the site, and incorporates CPTED principles.

Softscape Character
The planting selection is simple and striking. Variegated foliage is used selectively to continue the 'code' architectural language while a combination of blue and green accent and sculptural planting create sense of place and visual interest. Shade trees and ornamental trees are provided in courtyards and public spaces to ensure year-round amenity.





ROOF TERRACE PLAN
Scale 1:100@A1, 1:200@A3

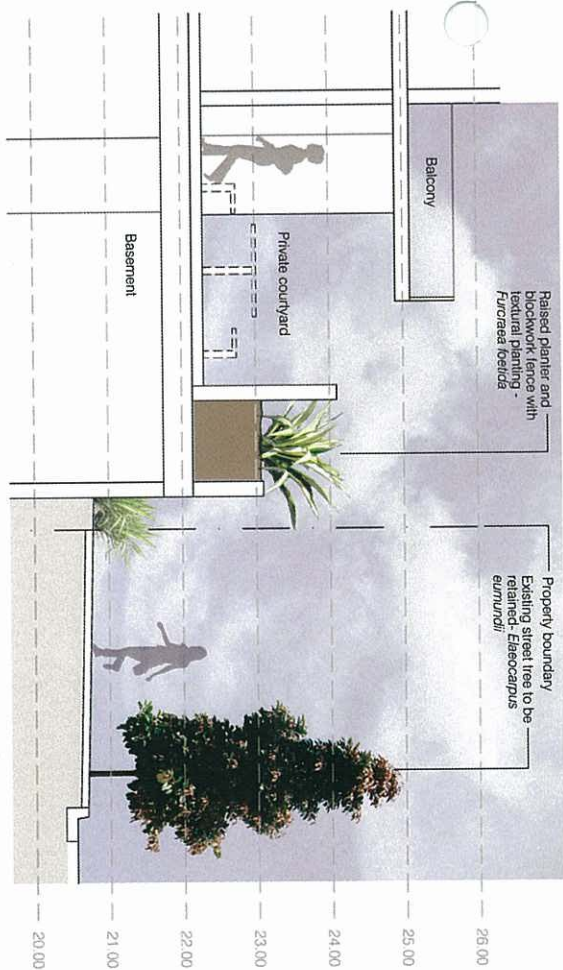


LOWER GROUND PLAN
Scale 1:100@A1, 1:200@A3

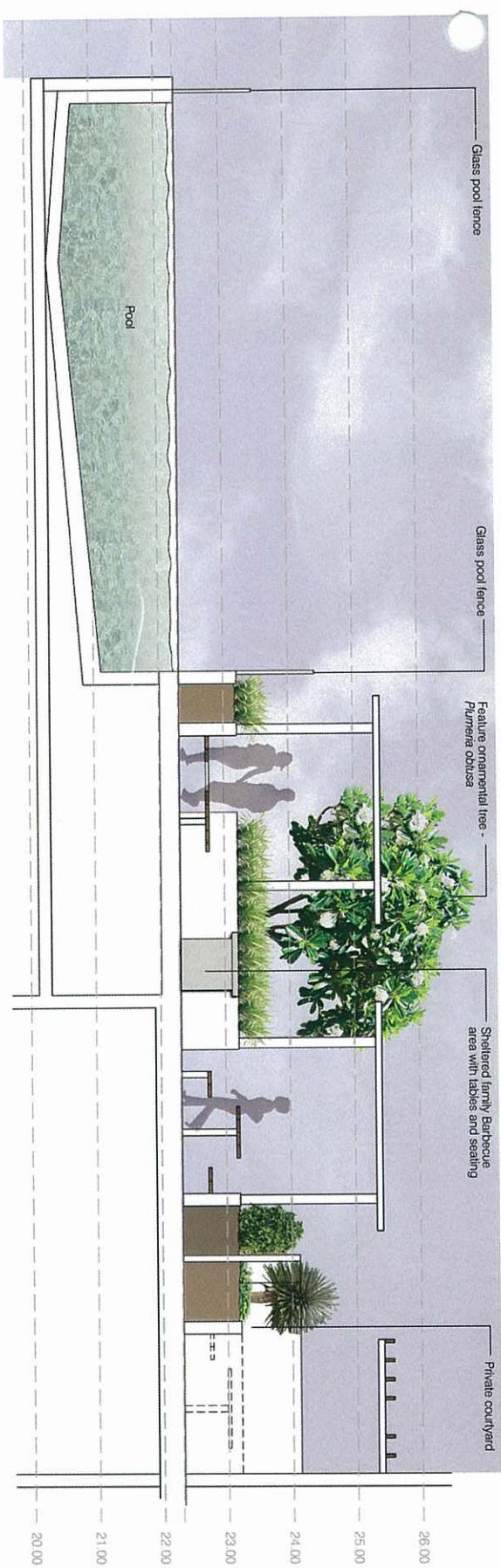




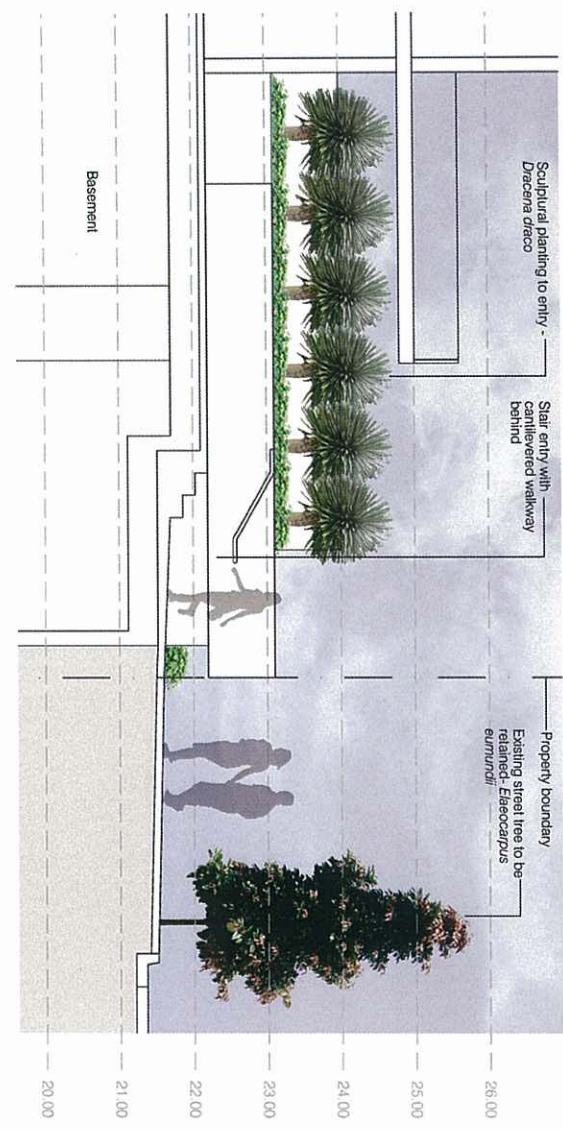
SECTIONAL ELEVATION A-A



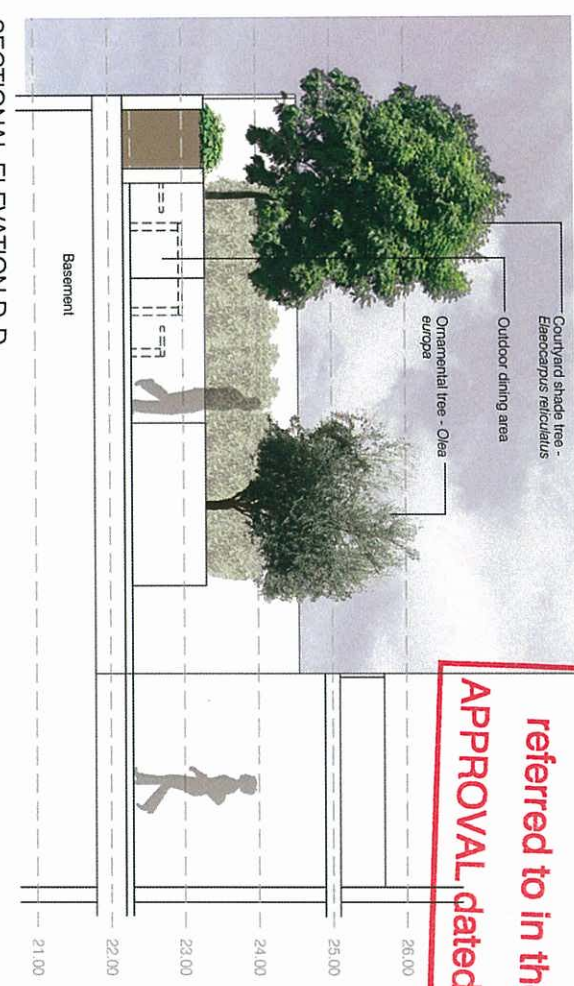
SECTIONAL ELEVATION C-C



SECTIONAL ELEVATION E-E

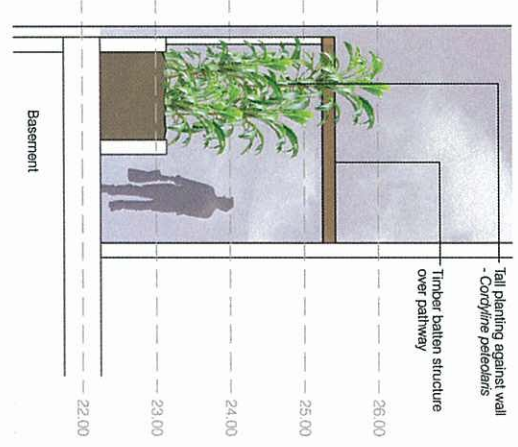


SECTIONAL ELEVATION B-B



SECTIONAL ELEVATION D-D

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 22/9/09



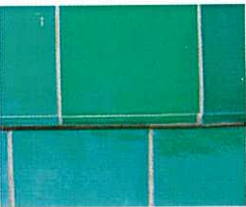
SECTIONAL ELEVATION F-F

Scale 1:50@A1, 1:100@A3





Intimate courtyard design



Tie feature walls



Decorative pebbles



Stainless steel



Custom built timber furniture

HARDSCAPE MATERIALS & CHARACTER



Olea europaea
Olive



Elaeagnus reticulatus
Blueberry Ash



Michelia fiji
Port Wine Magnolia



Plumaria obtusa
Evergreen Frangipani



Elaeagnus obovatus
Hard Quandong

SOFTSCAPE MATERIALS & CHARACTER



Glass balustrade



Timber balustrade



Custom built timber furniture



Dacrydium araucarium
Dragon tree



Coccoloba 'Black Magic'
Black Magic



Cordyline pectinatis
Palm Lily



Dianella 'Little Rev'
Little Rev



Furcraea foetida
Mauritius Hemp



Plectranthus australis
Creeping charlie



Dianella 'Silver Streak'
Silver Flax Lily

SPECIFICATION NOTES

- DRAINAGE:** Ponding is unacceptable. Refer to Hydraulic Engineers drawings for sizes and locations of field gutters/drainage and for all stormwater collection piping.
- SERVICES:** The contractor shall make themselves aware of all underground and overhead services prior to the commencement of works. The contractor shall also responsible for determining the locations of as-built and to be constructed services during the course of the works. The locations of services on these drawings are indicative only as they are designed locations for general information or council approval and may not reflect site conditions.
- SURFACE LEVELS AND FALLS:** Grade all surface finishes every away from building elements such as downpipes and gutters for a minimum of 1:200mm.
- SITE SET-OUT AND AS BUILT SURVEY:** A licensed Surveyor shall be responsible for the set-out and as-built survey of all landscape items such as walls, fences, footings, pavements and the like. The contractor shall demonstrate built pedestrian pavements requiring AS1428 or Building Code of Australia or Local Authority requirements - comply.
- PLANTING PREPARATION (non podium):** Weed growth on sub-grade to receive an application of gypsum-based herbicide (or equivalent fogger friendly product) prior to works commencing. Sub-grade to desired level. Cultivate 150mm deep place 100 g/m² of Blood and Bone and 100 g/m² of Orysan.
- PLANTING AREAS**
 - Non Podium: Prepare as noted, place 300mm deep of imported topsoil (to AS1419) and place 100mm deep of max 25mm grade hoop pine mulch.
 - Podium areas: Allow for an average soil depth of 300mm for all planting areas shown over podium. Provide 100mm thick Hydrocell Hired Foam slab over A12 Bitum on Australian drainage tiles. Waterproofing of podium planters to future detail and specification.
- FERTILISING DURING ESTABLISHMENT:** Symptoms of nutrient deficiencies such as Nitrogen Draw Down are unacceptable. Plants and turf shall be fertilised up to 12 months after establishment. The contractor shall follow the instructions on the product label for the use of fertiliser. The contractor shall allow for further AS1419 testing to assess soil nutrition as required.
- TOPSOIL:** Topsoil quality and sample testing to comply with AS1419 Soils for Landscaping and Garden Use. All imported topsoil shall be free from weeds, sticks, rocks over 25mm dia, plastic, contaminants, construction rubbish and other deleterious materials. All topsoil shall be blended with Hydrocell fibre 15% by volume (example - Hydrocell supplier: Centenary Landscapes ph 3373 4900).
- Typical topsoil composition:**
 - Sand: 60-75% by mass
 - Silt: <30% by mass
 - Clay: <20% by mass
 - Organic matter: 1-5% but less than 8% by mass (composted - raw or hot organic matter leading to plant damage is unacceptable)
 - EC: <1.2 dS/m
 - Bulk Density > 0.7t/m³
 - pH 5.8-7
- MULCH TO STREET TREES:** Mulch to street trees with tree grade shall be 60mm pea gravel 100mm deep.
- MULCH TO PLANTING AREAS:** Mulch to planting areas shall be 25mm grade Hoop Pine mulch 100mm deep.
- GRAVEL MULCH:** Unless otherwise noted, gravel mulch shall be 50-70mm grade Numbucca Heads smooth washed river gravel, place 150mm deep on A12 Bitum fabric.
- PEDESTRIAN PAVEMENTS:**
 - Broom Finished Concrete (non-podium areas) 100mm thick N32 strength concrete with F72 fabric and light nylon broom finish. Refer engineers detail.
 - Tactile Ground Surface Indicators - system type to be SS pathfinder type, locations as per AS1428.
 - Podium pavement: Tiles, type and colour TBA.
 - Star tread indicators: Provide SS cast in place stair nosing strips to all stairs.
 - SERVICE PIT INLET LIDS: Unless otherwise specified all service pits shall have pavement infill lids. Pavement shall match adjacent type (colour and finish).
- WALLS:**
 - Masonry Planter Walls: Core filled steel reinforced 190 series Boral block wall to Engineers detail. Generally all planter walls shall have a smooth cement based render min 10mm thick, painted with min 2 coats of external grade Dulux paint to all visible surfaces, colours TBA.
 - Precast walls: class 1 smooth finish with CCS colour integral and penetrative anti graffiti coating, colour and aggregate TBA. All walls are to be steel reinforced to Engineers detail.
 - Retaining walls: Core filled steel reinforced 190 series Boral block wall to Engineers detail. Unless otherwise noted, all retaining walls shall have a smooth cement based render min 10mm thick, painted with min 2 coats of external grade Dulux paint to all visible surfaces, colours TBA.
 - Sealing walls: 500x50mm HW dressed Jarrah timber balustrade with SS frame and fittings. Timber finished with 3 coats of Tanalith E 3.1 with Penetrol.
- FENCING:**
 - Pool fencing - Semi-frameless 1.2m high 10mm thick glass with stainless steel frame and posts.
 - Balustrade - Semi-frameless glass balustrade with SS fittings and posts to meet Australian standards.
- HANDRAILS:** All handrails shall be 50mm dia grade 316 stainless steel with polished finish, SS fittings.
- VEHICULAR PAVEMENTS:** Refer Engineers drawings for all vehicular pavements.

PLANS AND DOCUMENTS
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APPROVAL dated 22/19/16

- LIGHTING:** Refer to Electrical Engineers drawings.
- STREET LIGHTING:** Refer to Electrical Engineers drawings for designed location. Contractor shall check on site location of street lights and Local Authority requirements for minimum distance to street trees.
- STREET TREE INSTALLATION:** New trees are to be located clear of underground services. For all adjustments to tree locations to suit site conditions, seek Superintendent approval prior to commencement of work.
- TREE ANCHORING:** Provide Playpax anchoring system. Playpax anchors type - HP200M, x3 with HDG wire choke, secure rootball or trunk to prevent rootball rotation in situ.
- IRRIGATION:** All ground floor and roof garden areas are to be irrigated using rainwater stored in on-site rainwater tanks.
- PLANT SUPPLY CONTRACT:** Plant substitutions by the contractor are unacceptable. All plants shall be ordered and collected at a holding Nursery in sufficient time to allow inspection prior to delivery and installation.

