

DP851737

DP847510

539
662

05
0

507
31

523
100

547
20

133 100
508

DP1223790

SC2021-184
CP90872

191 101
512

DP827070

DP1282012
54 52 50
624 623 622

THORNCLIFFE AVE

PT625

DP1282012

GETTY ST

DP1282012

CRESTWOOD ROAD

SUNSET DRIVE

TGATE AVENUE

DOD ROAD

DP1223790

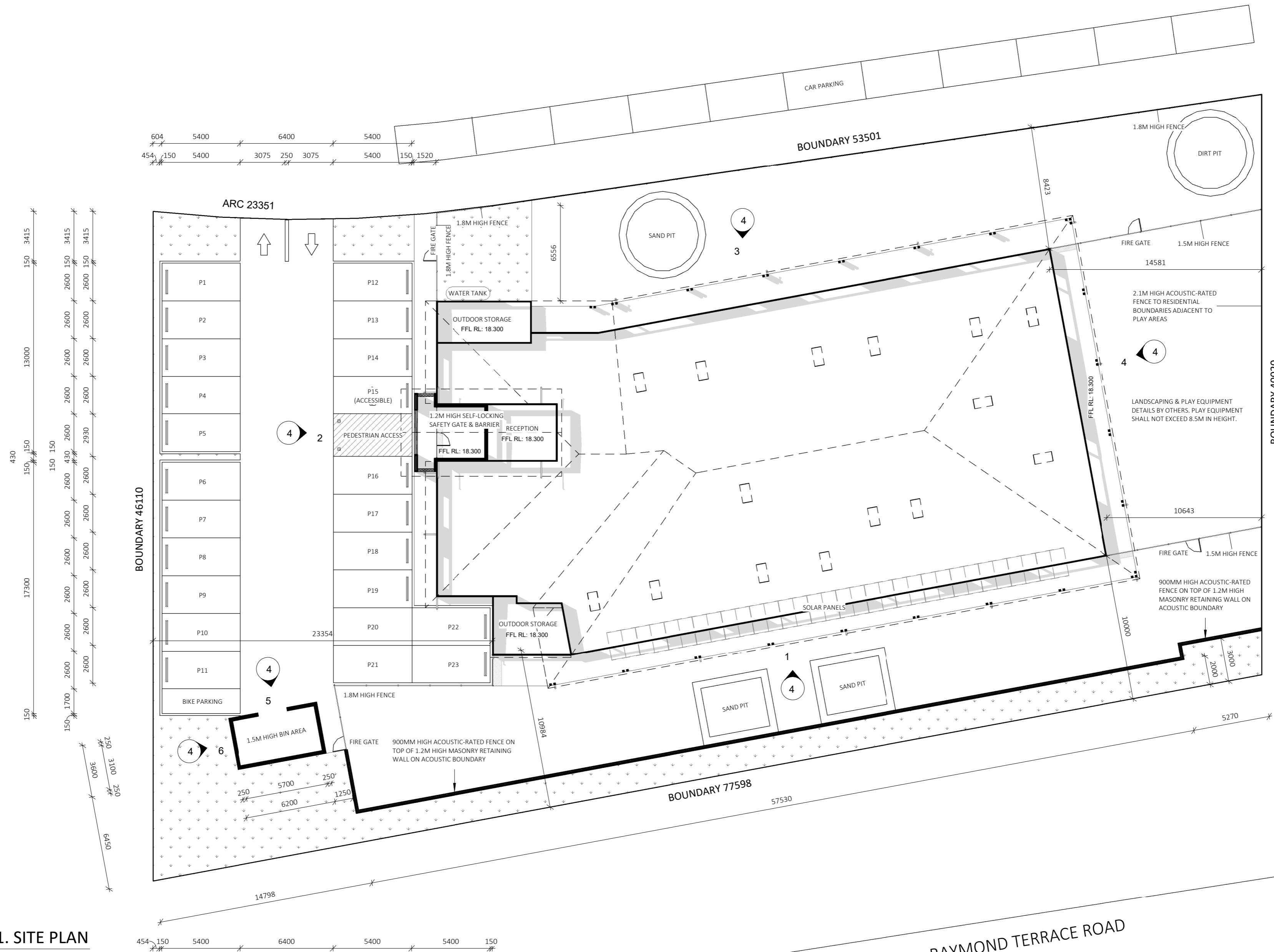
Scale 1 : 5 000
Printing Date: March 2017



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No Window

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01. SITE PLAN

1 : 200

AREAS - FLOOR	
*FLOOR AREA MEASURED FROM EXTERNAL FACE...	
NAME	AREA
BUILDING AREA	959.7 m ²
TOTAL	959.7 m ²

AREAS - ROOF AREAS	
NAME	AREA
ROOF AREA	1207.4 m ²
TOTAL	1207.4 m ²

AREAS - GROSS FLOOR AREA (GFA)	
MEASURE FROM INTERNAL FACE OF EXTERNAL WALL	
NAME	AREA
GROSS FLOOR AREA	908.0 m ²
TOTAL	908.0 m ²

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

SECTION J NOTES:

BUSHFIRE NOTES:

SITE LEVEL NOTES:



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PROJECT: PROPOSED CHILD CARE CENTRE

STATUS: CONSTRUCTION

PARENT LOT/DP NO: 520/1276572

STREET: LOT 611 SUNSET DR, THORNTON, NSW, 2322

CLIENT: LANDLINK PROJECTS GROUP PTY LTD

SITE PLAN

SCALE: 1 : 200

SHEET: 1 OF 13

SHEET SIZE: A2

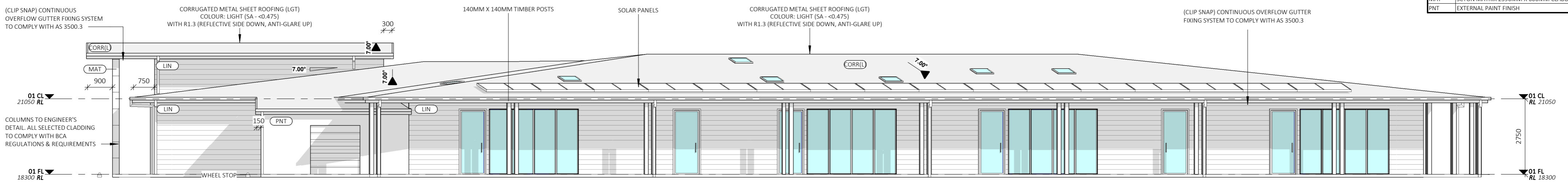
START DATE: 01.11.21

DWG No: D5038

DRAWING REVISIONS + NOTES			
Date:	Description:	Issue:	Drawn:
08.12.21	INITIAL ISSUE	A	BI

PRELIMINARY ONLY

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
BLK	BLOCKWORK
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
LIN	SCYON LINEA 180MM WIDE CLADDING
MAT	SCYON MATRIX 2390MM X 600MM CLADDING
PNT	EXTERNAL PAINT FINISH



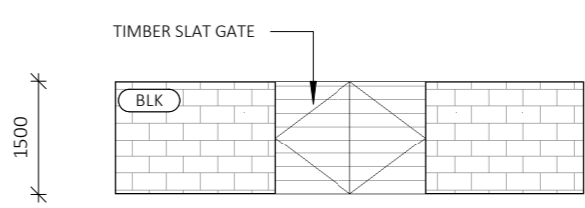
1. NORTH ELEVATION

1 : 100



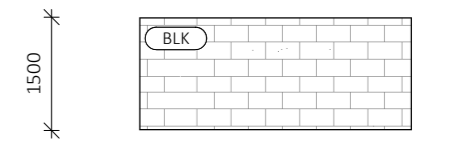
2. EAST ELEVATION

1 : 100



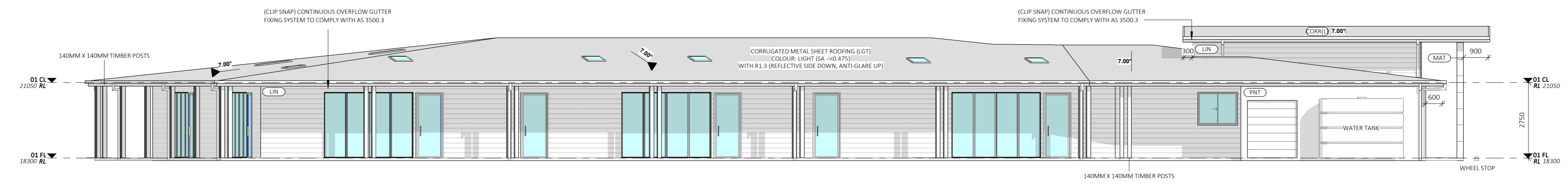
5. BIN AREA ELEVATION (FRONT)

1 : 100



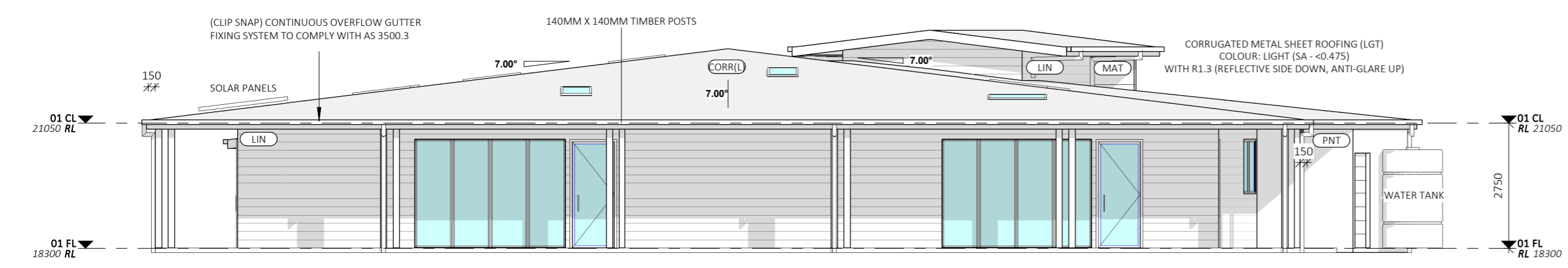
6. BIN AREA ELEVATION (SIDE)

1 : 100



3. SOUTH ELEVATION

1 : 100



4. WEST ELEVATION

1 : 100

GENERAL PLAN SET NOTES:	SECTION J NOTES:	BUSHFIRE NOTES:	SITE LEVEL NOTES:
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PROJECT: PROPOSED CHILD CARE CENTRE		ELEVATIONS	
STATUS: CONSTRUCTION	SHEET: 4 OF 13	SCALE:	1 : 100
PARENT LOT/DP NO: 520/1276572		SHEET SIZE:	A2
STREET: LOT 611 SUNSET DR, THORNTON, NSW, 2322		START DATE:	01.11.21
CLIENT: LANDLINK PROJECTS GROUP PTY LTD		DWG No:	D5038

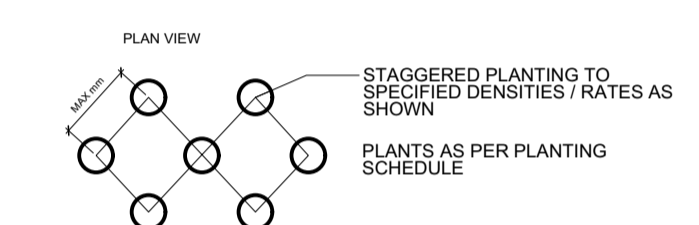
DRAWING REVISIONS + NOTES			
Date:	Description:	Issue:	Drawn:
08.12.21	INITIAL ISSUE	A	BI



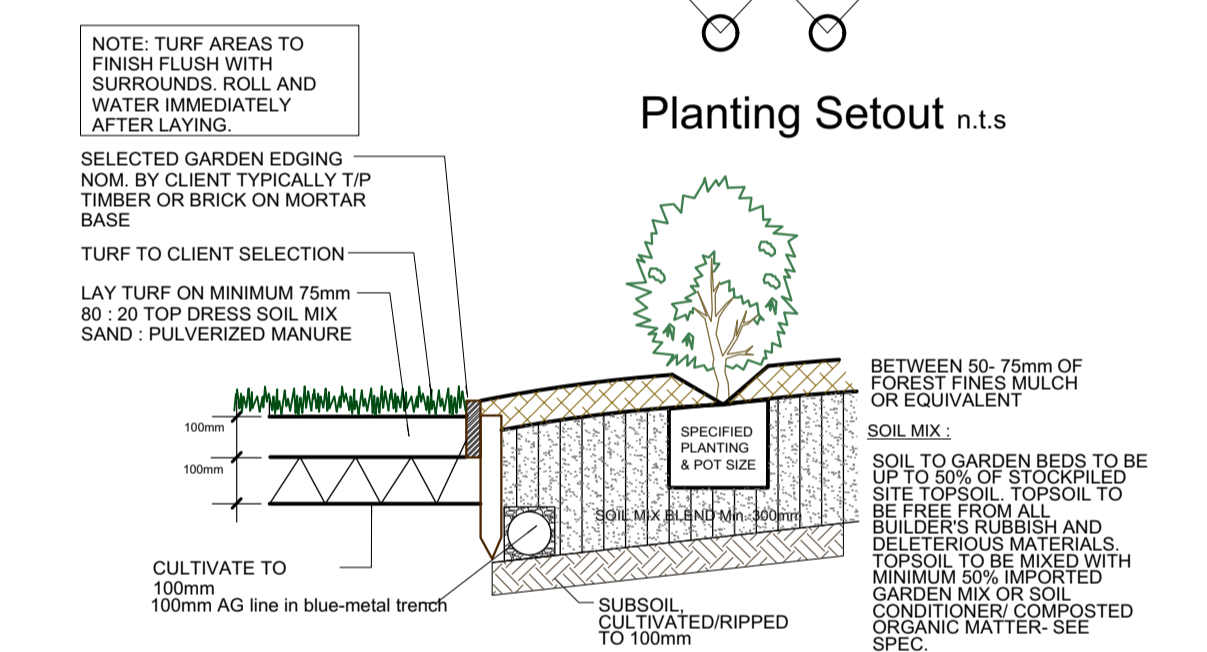
LANDSCAPE PLAN
Scale: 1:200

Plant List

ID	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread	Qty
Trees						
AS	Acmena smithii	Lilly Pilly	45L	10 - 15m	3.5 - 6m	2
BMy	Backhousea myrtifolia	Grey Myrtle	45L	7m	3 - 4m	2
CA	Cupaniopsis anacardioides	Tuckeroo	75L	10 - 15m	3.5 - 6m	5
ER	Elaeocarpus reticulatus	Blueberry Ash	45L	5 - 10m	3.5 - 6m	6
GF	Glochidion Ferdinandi	Cheese Tree	45L	8m	5m	6
WF	Waterhousia floribunda	Weeping Lilly Pilly	45L	5 - 10m	3.5 - 6m	5
Shrubs						
ACS	Acmena 'Cherry Surprise'	Cherry Surprise	200mm	3m	1m	51
ASM	Acmena smithii 'Minor'	Lilly Pilly	200mm	2- 3m	1- 2m	77
BVN	Baeckea virgata nana	Dwarf Baeckea	200mm	1m	1m	9
CLJ	Callistemon 'Little John'	Little John	200mm	1m	1m	14
HMH	Hardenbergia 'Mini-Ha-Ha'	Mini-Ha-Ha	140mm	0.3 - 0.45m	1.5m	18
IA	Indigophora australis	Austral Indigo	140mm	2m	1m	6
SYC	Syzygium 'Cascade'	Cascade	200mm	2 - 3m	2m	45
SzR	Syzygium 'Resilience'	Resilience	200mm	3m	1m	9
Ground Covers						
DC	Dianella caerulea	Paroo Lily, Blue Flax-lily	140mm	0.45 - 0.6m	0.3 - 0.6m	18
Grasses						
LLT	Lomandra 'Lime Tuff'	Lomandra 'Lime Tuff'	140mm	0.5m	0.5m	15
LL	Lomandra longifolia	Spiny-headed Mat-Rush	tube	0.75 - 0.9m	0.9 - 1.2m	19
Climbers						
HSc	Hibbertia scandens	Guniea Flower	140mm	0.3 - 0.45m	4 - 6m	10



Planting Setout n.t.s



TYPICAL SOIL PREPARATION WITH GARDEN EDGE
Scale: NTS

LANDSCAPE WORK SPECIFICATION
Project:
PRELIMINARIES
1.01 GENERAL
The following general conditions should be considered prior to the commencement of landscape works:
- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES
The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works.

1.03 PROTECTION OF EXISTING TREES
Existing trees identified to be retained shall be done so in accordance with AS 4970-2009. Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.
Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.
Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.
1.8m high temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. The location of this fencing will be as per the TPZ defined by the consulting Arborist. If no Arborists report is available, install fence around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL
The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

1.05 EROSION & POLLUTION CONTROL
Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles.
- Sandbag kerb sediment traps
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

2.01 MATERIALS
Specified Soil Conditioner - Mass planting in natural ground
The specified soil conditioner for mass planting shall be an organic mix, equal to "Soil conditioner", as supplied by Oz Landscaping Supplies.
Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

2.02 INSTALLATION
a) Testing
All testing is to be conducted in accordance with AS 4419-2003 Soils for landscaping and garden use for an in depth soil analysis for pre-planting and diagnostic assessment of the soil.
Tests shall be taken in several areas where planting is proposed, and site soil modified to ensure conditions are appropriate for planting as approved above.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.
Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 150mm in all planting beds and all turf areas, ensuring a thorough breakdown of the subgrade into a reasonably coarse lith. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.
- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by Oz Landscaping Supplies or approved equal.
- Mass Planting Beds - install specified soil conditioner to a compacted depth of 100mm
Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine lith and good growing medium in preparation for planting.
- Turf Areas - install specified soil mix to a minimum compacted depth of 75mm
Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING
3.01 MATERIALS
a) Quality and Size of Plant Material
In General, the principles & standards outlined in "Specifying Trees - a guide to assessment of tree quality" by Ross Clark will be demanded in the quality of all planting stock specified. These principles include, but are not limited to:
Above - Ground Assessment:
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering
For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Fertilizers
Fertilizers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilisers shall be used.

c) Mulch
Mulch shall be leaf litter mulch equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

d) Turf
Turf shall be "Kakadu" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION
a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.
b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.
c) Staking and Tying
Trees shall be of a quality that, when planted, are freestanding, without the aid of stakes or ties, else they will be rejected.
d) Mulching
Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant.
In all planter boxes, mulch to finish between 25-50mm below top of planter. There shall be no mixing of soil and mulch material.
e) Turfing
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.
f) Garden edging
Garden edging shall install garden edging to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.
Garden Edging: to be treated Pine Timber edging (Unless otherwise specified by Client).

g) Root Barrier
Ensure root barrier is installed to all edges/junctions between the garden bed and adjacent hard surfaces including but not limited to retaining walls, carparking, paths, underground pipes and tanks and buildings within a 3m radius of the trunk of any proposed trees.
Equivalent to treenax root barrier. Install root barrier to manufacturer's instructions.

HARDSCAPE WORKS
4.01 GENERAL
The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

a) Paving
Refer to typical details provided, and applicable Australian Standards.
Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.
In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be carried out in a tradesman-like manner. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

IRRIGATION WORKS
5.01 GENERAL (PERFORMANCE SPECIFICATION)
New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to AS 3500 & the latest Sydney Water Code

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with dripper lines for all trees, and suitable jet sprinkler heads for the shrub species specified. It shall also incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available. All piping and fittings are to be buried 50mm below the finished soil levels in garden bed areas, and secured in position at 5m centre with galv wire pins. Sizing of pipes shall be done so to ensure that the working pressure at the end of the line does not decrease by more than 5%.

Upon completion of installation, the system shall be tested and all components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Detailed drawings of the entire proposed irrigation system shall be made available to the client for records and future maintenance of the system.

CONSOLIDATION AND MAINTENANCE
6.01 GENERAL
The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion) except in the case of street trees, which shall be maintained for a period of 24 months. A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

SCALE 1:200

Amendments:
B MINOR AMENDMENTS 29.04.21
C MINOR AMENDMENTS 26.08.21
No: Amendments: Date:

MERAKI GREEN
LANDSCAPE ARCHITECTURE
A: 33 Ulolo Avenue, Hornsby Heights NSW 2077 | M: 0404 444 045
E: enquiries@merakigreenlandscapearchitecture.com.au
A.B.N. 44 775 747 742

LANDSCAPE PLAN
TITLE: PROPOSED CHILDCARE CENTRE LOT 722, 723 & 724 DP10419 THORNTON

Client : Landlink Property
SCALE: 1:200@ A1 DATE: 26 APRIL 2021
PROJECT NO.: 2133 DWG NO.: LP.O1 / C
ISSUE: C SHEET 1 of 1