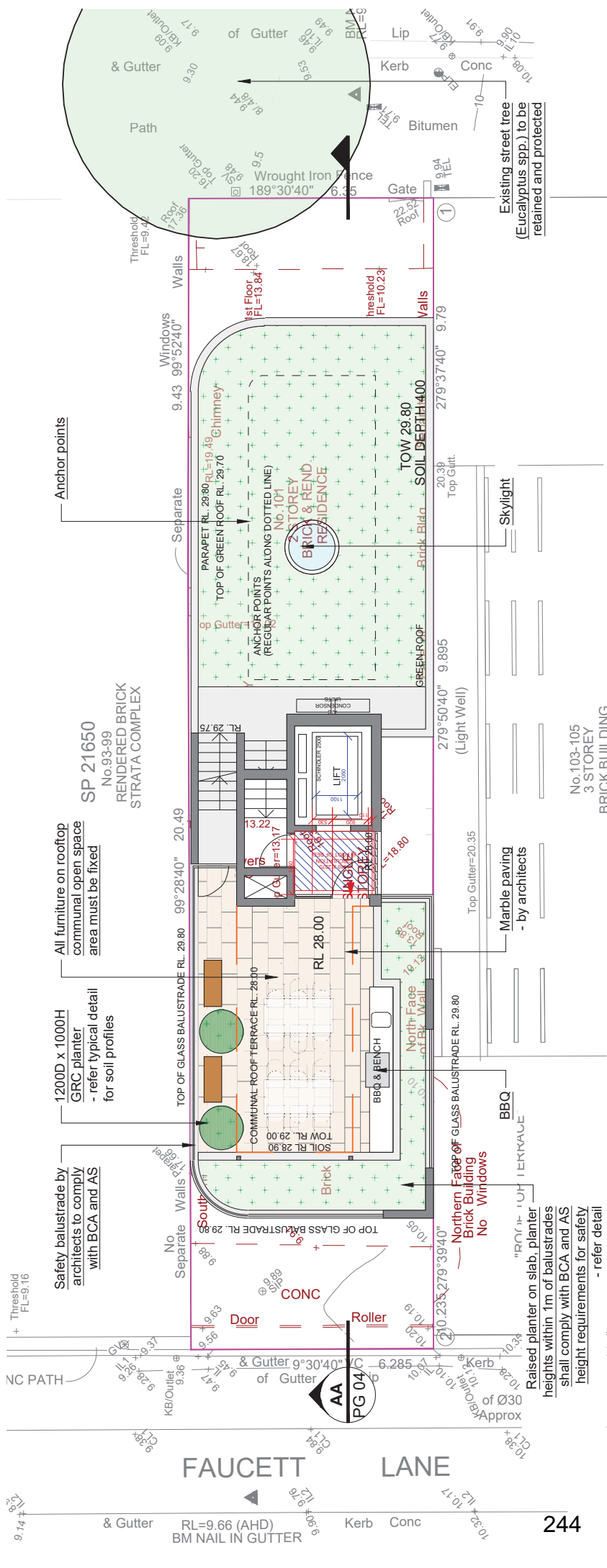


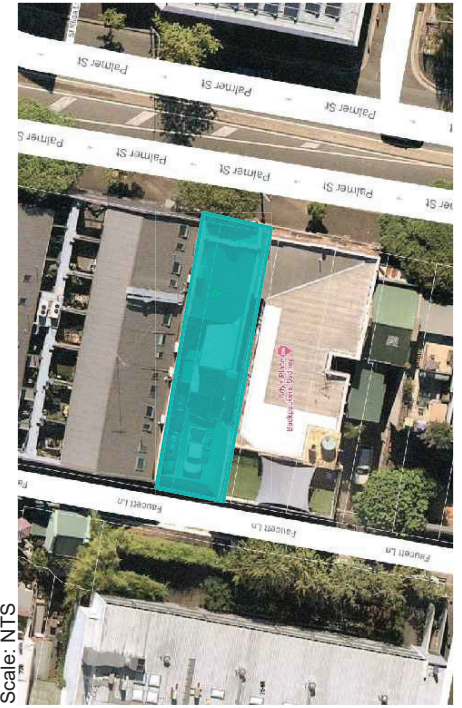
Attachment B4

Selected Landscape Drawings









LOCATION PLAN

Scale: NTS



AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

OTHER LANDSCAPE ITEMS

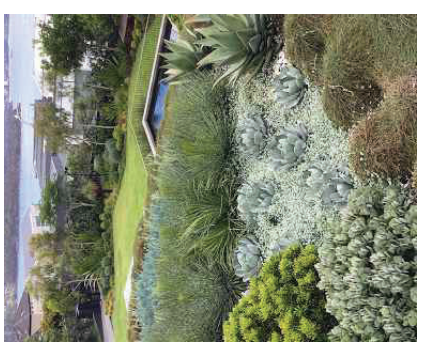
-  Retaining / raised planter wall - refer detail
-  Existing trees proposed to be retained and protected
-  1200D x 1000H GRC planter - refer typical detail for soil profiles
-  Garden bed in raised planter - refer detail
-  Marble paving - by architects
-  Beach style furniture - to be nom. by client to manufacturer's specification

1200D X 1000H GRC PLANTER



BEACH STYLE FURNITURE

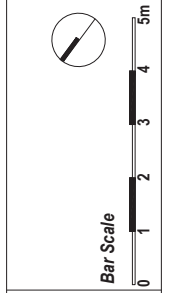
ROOF GARDEN



Existing street tree (Eucalyptus spp.) to be retained and protected

General Notes:
 1. All dimensions are in millimeters unless otherwise stated.
 2. All levels are in Australian Height Datum (AHD) unless otherwise stated.
 3. The client is responsible for obtaining all necessary permits and approvals.
 4. The client is responsible for providing all necessary site information.
 5. The client is responsible for providing all necessary site information.
 6. The client is responsible for providing all necessary site information.
 7. The client is responsible for providing all necessary site information.
 8. The client is responsible for providing all necessary site information.
 9. The client is responsible for providing all necessary site information.
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COUNCIL: CITY OF SYDNEY
CLIENT: TLB TRADING P/L
ARCHITECT: CRACKNELL & LONERGAN
STATUS / ISSUE: DA - ISSUE F

CONCEPT
 Landscape Architects
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 Phone: 9922 5312
 Suite 101, 106 Miller St
 Chatterbox NSW 2042

TITLE: HARDSCAPE PLAN [LEVEL 6] PROPOSED RESIDENTIAL FLAT BUILDING 101 PALMER STREET WOOLLOOMOOLOO

DWING: LPDA 21 - 236 / 1
SCALE: 1:100 @ A3
DATE: JUNE 2022
DRAWN: K.Z.
CHECKED: R.F.

LEGEND & SCHEDULE

- NOTES:
1. ALL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PROCEEDING BY THE LANDSCAPE ARCHITECT.
 3. OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.2M FROM PITS.
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO EXISTING TREES.
 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION. UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NET WORK IN THIS AREA.

SHRUB

- Botanical Name:** *Banksia Birthday Candles*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 6

ACCENT PLANTS

- Botanical Name:** *Cyathea australis*
Common Name: Fringe Tree Fern (Native)
Mature H x S: 2.5-5m x 3m
Qty Required: 1

- Botanical Name:** *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.25m
Qty Required: 2

GRASSES / GROUNDCOVERS

- Botanical Name:** *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 7

- Botanical Name:** *Kalanchoe 'Silver spoons'*
Common Name: Wild Rosemary (Native)
Pot size: 300mm
Mature H x S: 0.5m x 0.5m
Qty Required: 3

OTHER LANDSCAPE ITEMS

- Retaining / raised planter wall - refer detail

COMMUNAL OPEN SPACE ROOFTOPS AND TERRACE PLANTERS

GENERAL NOTE

BCA & Australian Standards (AS): Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and construction. Specifically, BCA 2012, AS 3910 (balustrades), AS 1926 (fall protection), and AS 1170.1 (cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels).

BCA Balustrade Regulations and Standards A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

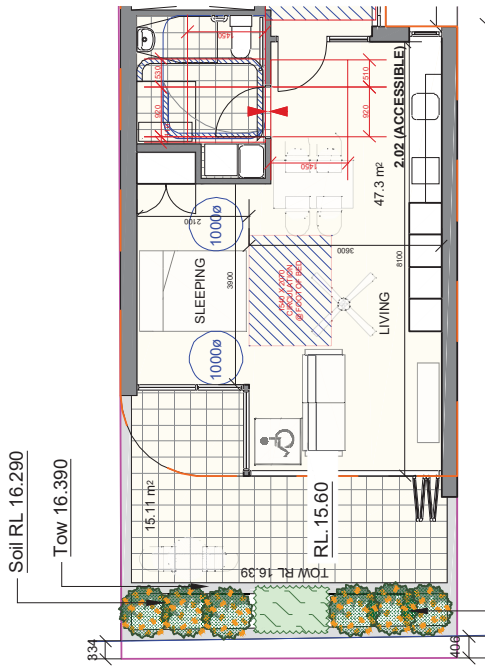
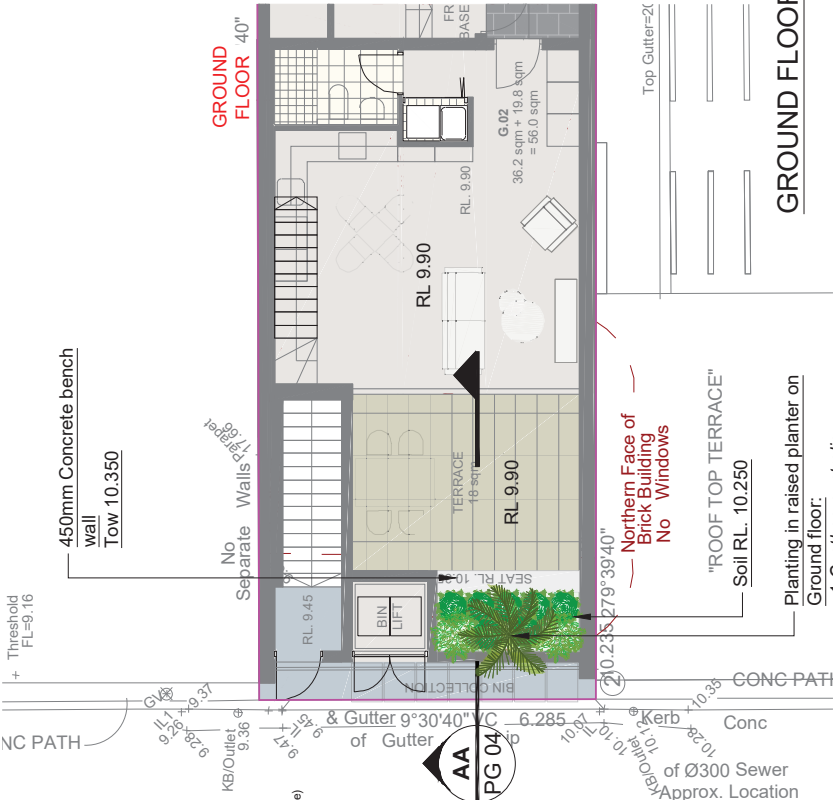
- Be at least 1.1 metre high as measured from the finished floor.
- Have openings between risers or posts no greater than 125mm, and
- Be able to withstand loads and impacts as determined by AS 1170.1.

The height regulation of 1.1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts are designed to prevent a person from falling through the balustrade. The design of balustrades must be designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On balconies, roof terraces and other surfaces between levels, the balustrade design, its important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained. Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter
- A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades.
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters, the strata must employ professional landscaping maintenance workers are essential
- Ultimately, the compliance and safety of the COS terrace areas must be monitored, and carefully inspected, certified, at the Occupation Certificate (OC) stage of the development

Maintenance of COS area
Communal Open Space terrace and rooftop areas are



LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to **CITY OF SYDNEY** Landscaping Guidelines, & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters' Plant Selector web site one-off rated native plants (acceptable for **BASIX planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb 97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

CITY OF SYDNEY approved landscape plans are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

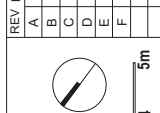


CONCEPT
LANDSCAPE PLAN
 [GROUND FLOOR & LEVEL 2]
 PROPOSED RESIDENTIAL FLAT BUILDING
 101 PALMER STREET
 WOOLLOOMOOLOO

www.conceptlandscaping.com.au
 Phone: 9922 5312
 Site 101, 106 Miller St
 Sydney NSW 2012

CITY OF SYDNEY
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 CRACKNELL & LOMERAN
 STATUS / ISSUE
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TREES

- Botanical Name:** *Plumeria acutifolia*
Common Name: Frangipani (Exotic)
Pot size: 25L
Mature H x S: 3-4m x 3m
Qty Required: 1
- Botanical Name:** *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 15L
Mature H x S: 8m x 3m
Qty Required: 1
- Botanical Name:** *Grevillea 'Honey Gem'*
Common Name: Honey Gem Grevillea (Native)
Pot size: 25L
Mature H x S: 3-4m x 2.3m
Qty Required: 2

ACCENT PLANTS

- Botanical Name:** *Aloe dichotoma*
Common Name: Quiver Tree (Exotic)
Pot size: 300mm
Mature H x S: 1.2m x 0.7m
Qty Required: 1
- Botanical Name:** *Agave Blue Glow'*
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 5
- Botanical Name:** *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 6

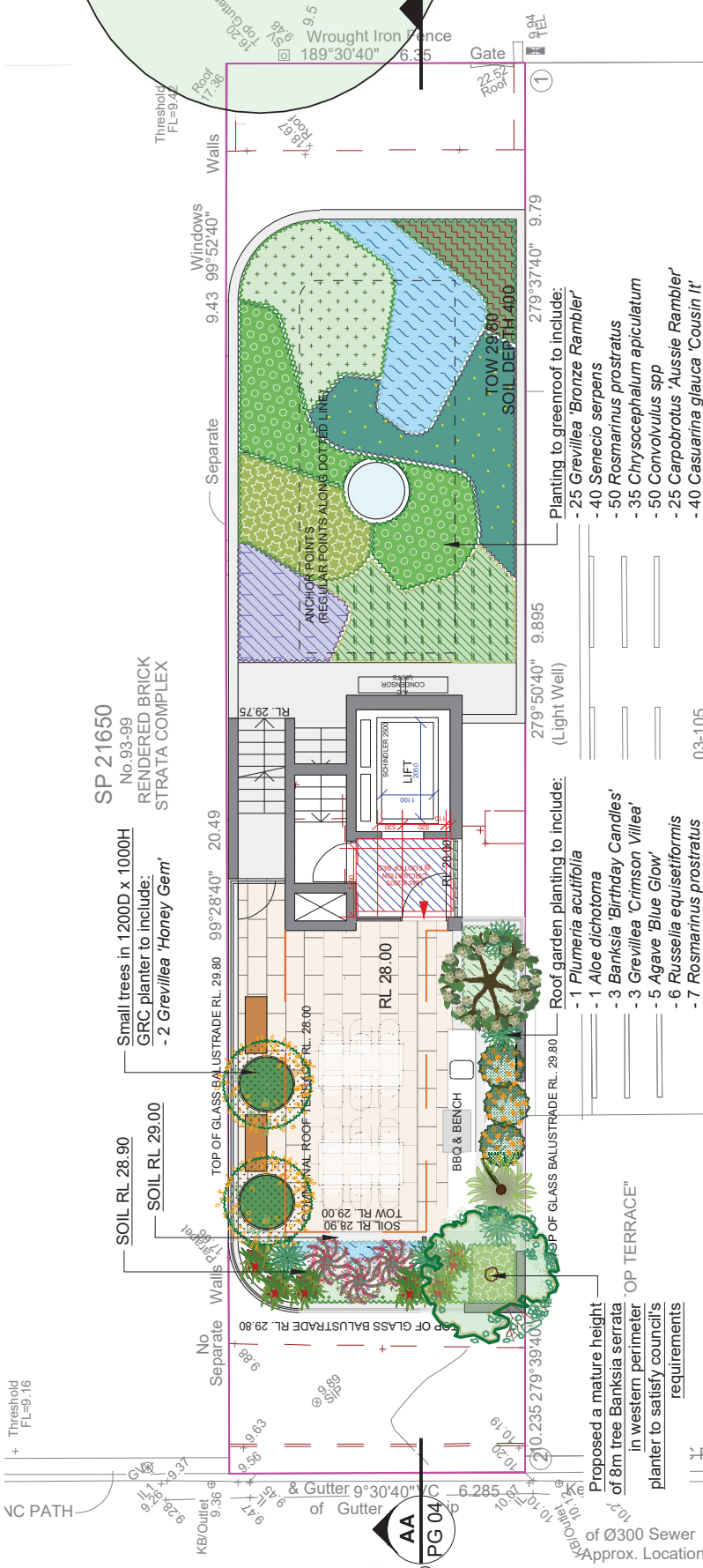
ACCENT PLANTS

- Botanical Name:** *Grevillea 'Crimson Villea'*
Common Name: Crimson Villea Grevillea (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.6m
Qty Required: 3
- Botanical Name:** *Banksia 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 3

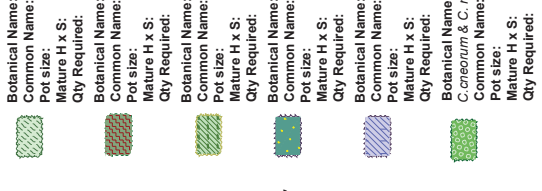
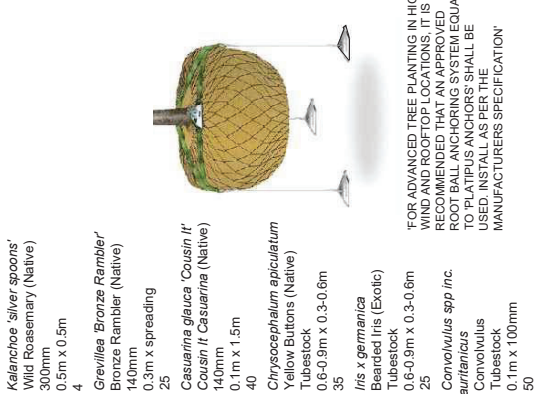
GRASSES / GROUNDCOVERS

- Botanical Name:** *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: Tubestock
Mature H x S: 0.25m x spreading
Qty Required: 33
- Botanical Name:** *Rosmarinus prostratus*
Common Name: Creeping Rosemary (Native)
Pot size: Tubestock
Mature H x S: 0.15m x spreading
Qty Required: 57
- Botanical Name:** *Senecio serpens*
Common Name: Blue Chalk sticks (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x 0.4m
Qty Required: 47

General Notes:
 1. Plants are to be installed in accordance with the 'OFF' information on the 'DIAL 1100 BECOME YOU DIG' logo.
 2. All plants are to be installed in accordance with the 'OFF' information on the 'DIAL 1100 BECOME YOU DIG' logo.
 3. All plants are to be installed in accordance with the 'OFF' information on the 'DIAL 1100 BECOME YOU DIG' logo.



- Botanical Name:** *Kalanchoe 'silver spoons'*
Common Name: Wild Rosemary (Native)
Pot size: 300mm
Mature H x S: 0.5m x 0.5m
Qty Required: 4
- Botanical Name:** *Grevillea 'Bronze Rambler'*
Common Name: Bronze Rambler (Native)
Pot size: 140mm
Mature H x S: 0.3m x spreading
Qty Required: 25
- Botanical Name:** *Casuarina glauca 'Cousin It'*
Common Name: Cousin It Casuarina (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 40
- Botanical Name:** *Chrysocephalum apiculatum*
Common Name: Yellow Buttons (Native)
Pot size: Tubestock
Mature H x S: 0.6-0.9m x 0.3-0.6m
Qty Required: 35
- Botanical Name:** *Iris x germanica*
Common Name: Bearded Iris (Exotic)
Pot size: Tubestock
Mature H x S: 0.6-0.9m x 0.3-0.6m
Qty Required: 25
- Botanical Name:** *Senecio serpens*
Common Name: Blue Chalk sticks (Exotic)
Pot size: Tubestock
Mature H x S: 0.1m x 100mm
Qty Required: 50



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 Landscape Architects
 Suite 101, 106 Miller St
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 concept@concept.com.au
 CONCEPT LANDSCAPE ARCHITECTS

COUNCIL: CITY OF SYDNEY
CLIENT: TLB TRADING P/L
PROJECT: CRACKNELL & LONERGAN
STATUS / ISSUE: DA - ISSUE F

TITLE: LANDSCAPE PLAN [LEVEL 6] PROPOSED RESIDENTIAL FLAT BUILDING
 101 PALMER STREET
 WOOLLOOMOOLOO

DWING: LPDA 21 - 236 / 3
SCALE: 1:100 @ A3
DATE: JUNE 2022
DRAWN: K.Z.
CHECKED: R.F.

REV DATE **NOTATION/AMENDMENT**

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Bar Scale
 0 1 2 3 4 5m

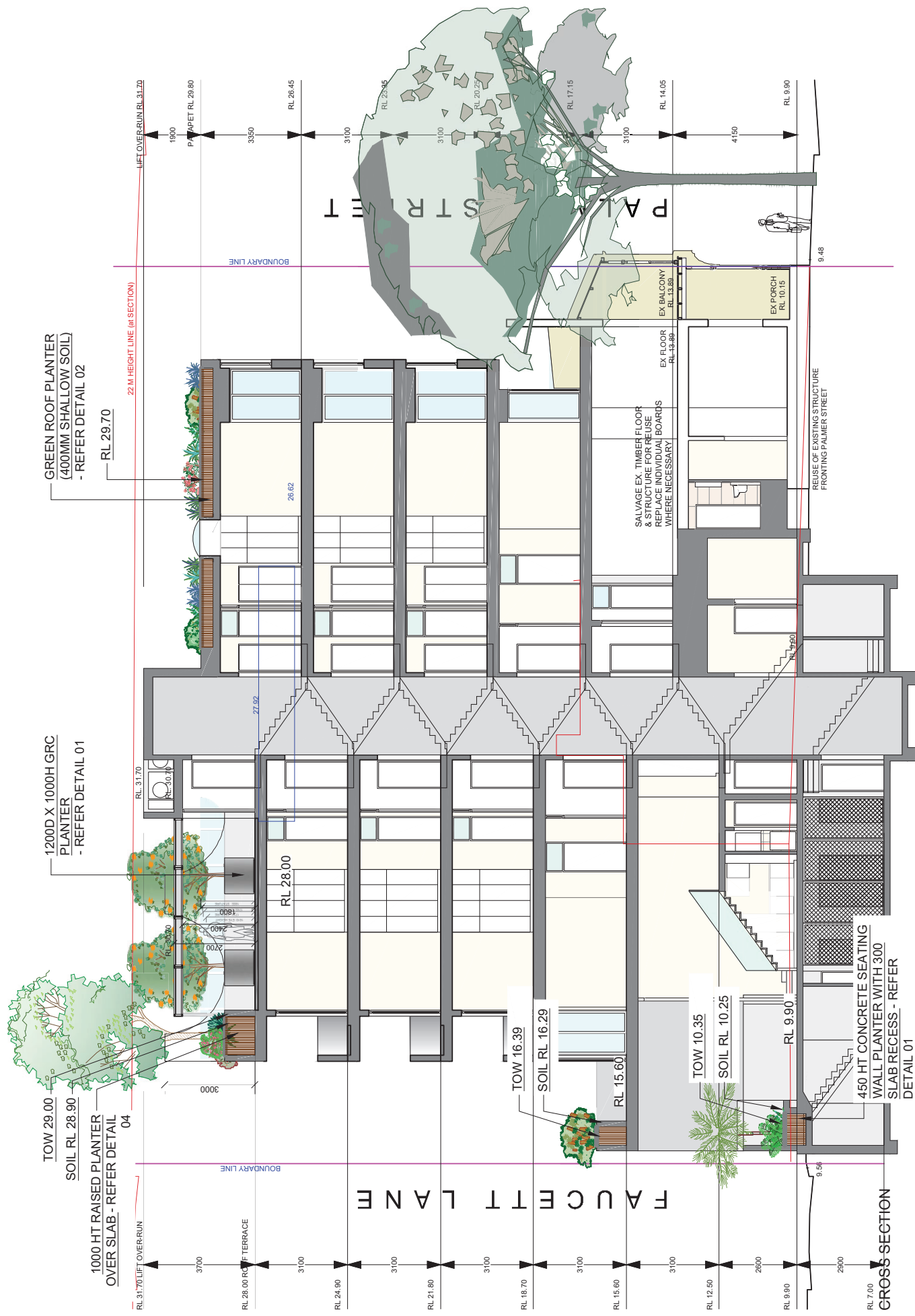
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246



GREEN ROOF PLANTER
(400MM SHALLOW SOIL)
- REFER DETAIL 02

1200D X 1000H GRC
PLANTER
- REFER DETAIL 01

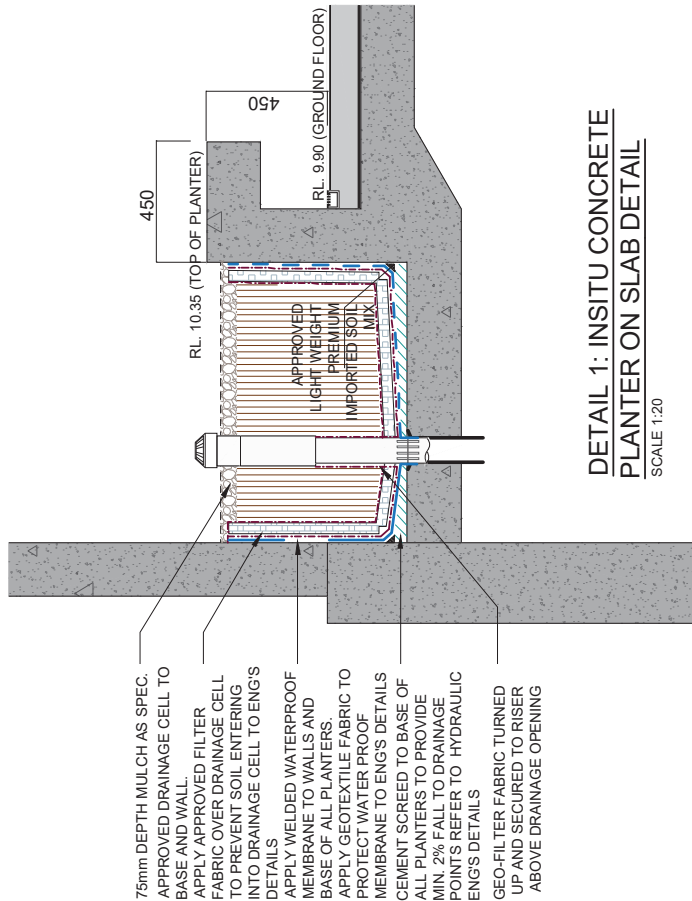
1000 HT RAISED PLANTER
OVER SLAB - REFER DETAIL
04

SALVAGE EX. TIMBER FLOOR
& STRUCTURE FOR REUSE
ON EX. CONCRETE BOARDS
WHERE NECESSARY

REUSE OF EXISTING STRUCTURE
FRONTING PALMER STREET

450 HT CONCRETE SEATING
WALL PLANTER WITH 300
SLAB RECESS - REFER
DETAIL 01

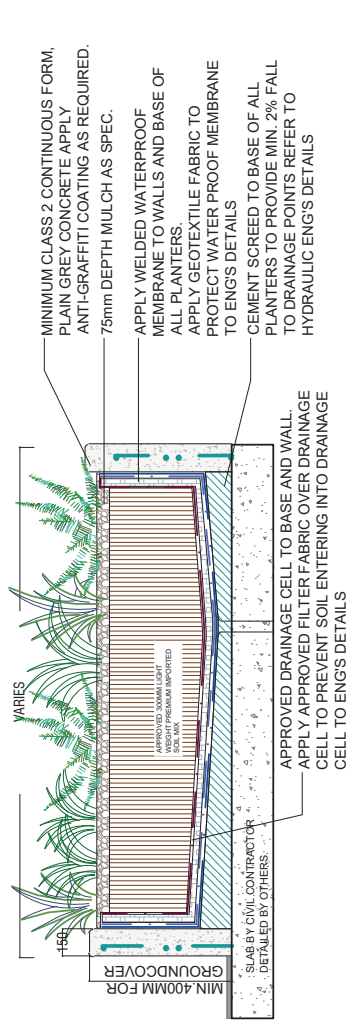
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DETAIL 1: INSITU CONCRETE PLANTER ON SLAB DETAIL
SCALE 1:20

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS: THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS
5. PRUNING & MAINTENANCE TO TREE REEFERS TO AS 4373-2007 PRUNING OF AMENITY TREES

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.



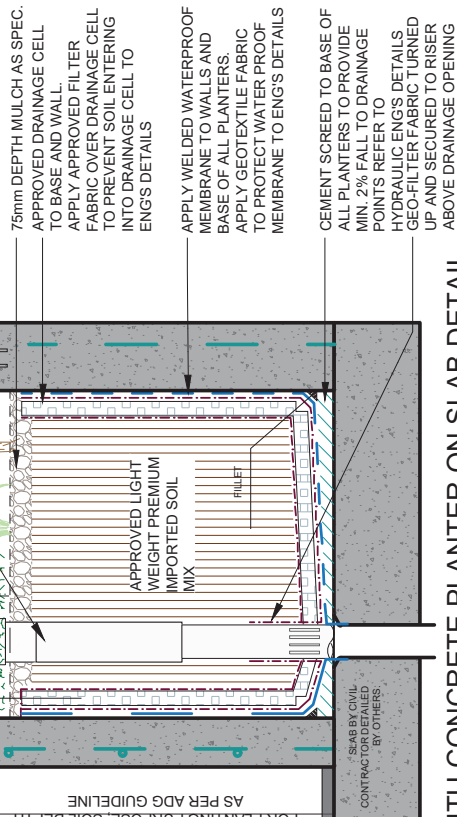
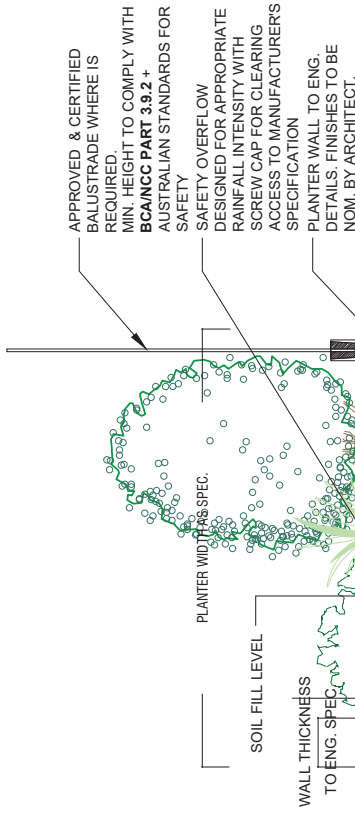
DETAIL 2: TYPICAL GREEN ROOF PLANTER DETAIL (400MM SHALLOW SOIL)
SCALE: 1:15

NOTE (DRAINAGE & WATER PROOFING).
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.
THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEO-FABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER FOR CONSTRUCTION.
UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER

NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL BALUSTRADE IS PROPOSED, THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.
NOMINATED SURFACE FINISHES & WATER PROOFING, FINISHED LEVEL TO ARCHITECT'S DETAILS



OVERFLOW (TO SUPPLIER'S SPECIFICATION)



DETAIL 04: INSITU CONCRETE PLANTER ON SLAB DETAIL
SCALE: 1:15

General Notes:
Forms dimensions are given in millimetres. Verify all dimensions on site. If in doubt, write to the architect.
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Illustration: David J. Williams
Landscape Architecture

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TITLE: DETAILS
PROPOSED RESIDENTIAL FLAT BUILDING
101 PALMER STREET
WOOLLOOMOOLOO

DWING: LPDA 21 - 236 / 5
SCALE: AS SHOWN @ A3
DATE: JUNE 2022
DRAWN: K.Z.
CHECKED: R.F.

