

Attachment B

Selected Drawings



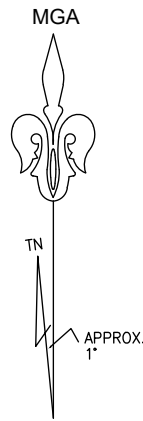
143

* CORNER OF PHELPS STREET & CHAPMAN LANE

DRAWING LIST

	COVER SHEET
DA-001	DRAWING LIST
DA-002	SITE SURVEY PLAN
DA-003	SITE LOCATION PLAN
DA-004	EXISTING & DEMOLITION PLAN
DA-005	GROUND PLAN PROPOSED
DA-006	LEVEL 01 PLAN PROPOSED
DA-007	LEVEL 02 PLAN PROPOSED
DA-008	LEVEL 03 PLAN PROPOSED
DA-009	ROOF PLAN PROPOSED
DA-010	SECTION A
DA-011	SECTION B
DA-012	NORTH ELEVATION
DA-013	SOUTH ELEVATION
DA-014	EAST ELEVATION
DA-015	WEST ELEVATION
DA-016	STREETSCAPE SHEET 01
DA-017	STREETSCAPE SHEET 02
DA-018	ARTIST IMPRESSION PHELPS STREET
DA-019	ARTIST IMPRESSION SOUTH DOWLING STREET
DA-020	PHOTOMONTAGE CHAPMAN LANE
DA-021	MATERIALITY AND CHARACTER SHEET 01
DA-022	MATERIALITY AND CHARACTER SHEET 02
DA-023	MATERIALITY AND CHARACTER SHEET 03
DA-024	DETAIL SHEET 01
DA-025	DETAIL SHEET 02
DA-026	GFA & DEEP SOIL CALCULATION
DA-027	SOLAR ACCESS VIEW FROM THE SUN 21ST JUNE
DA-028	SOLAR ACCESS VIEW FROM THE SUN 21ST JUNE
DA-029	SUN SHADOW DIAGRAMS 21ST JUNE.
DA-030	SOLAR IMPACT TO NEIGHBOURING BUILDINGS 21ST JUNE
DA-031	SOLAR IMPACT TO NEIGHBOURING BUILDINGS 21ST JUNE
DA-032	12 METRE DCP HEIGHT PLANE DIAGRAM
DA-033	ADAPTABLE UNIT PLAN
DA-034	MATERIALS SELECTION
DA-035	BASIX SUMMARY.

- LEGEND:**
 AWN - AWNING
 CL - CENTERLINE
 FL - FLOOR LEVEL
 RR - ROOF RIDGE
 DS - DOOR STEP LEVEL
 STP - STEP
 TF - TOP OF FENCE
 TK - TOP OF KERB
 TW - TOP OF WINDOW
 BW - BOTTOM OF WINDOW
 TG - TOP OF GUTTER
 TOW - TOP OF WALL
 EB - EDGE OF BITUMEN
 EC - EDGE OF CONCRETE
 EG - EDGE OF GARDEN
 Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT



145

CHAPMAN LANE

PHELPS STREET

SOUTH DOWLING STREET

1
 DP 86784
 367.3m²

TWO STOREY BRICK BUILDING No.515-543 (METAL ROOF)

TWO STOREY BRICK BUILDING No.545-549 (FLAT ROOF)

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

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REVISION No.	REVISION DATE:	COMMENT:

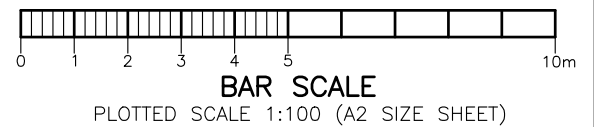
PLAN SHOWING DETAIL & LEVELS OVER LOT 1 IN DP86784

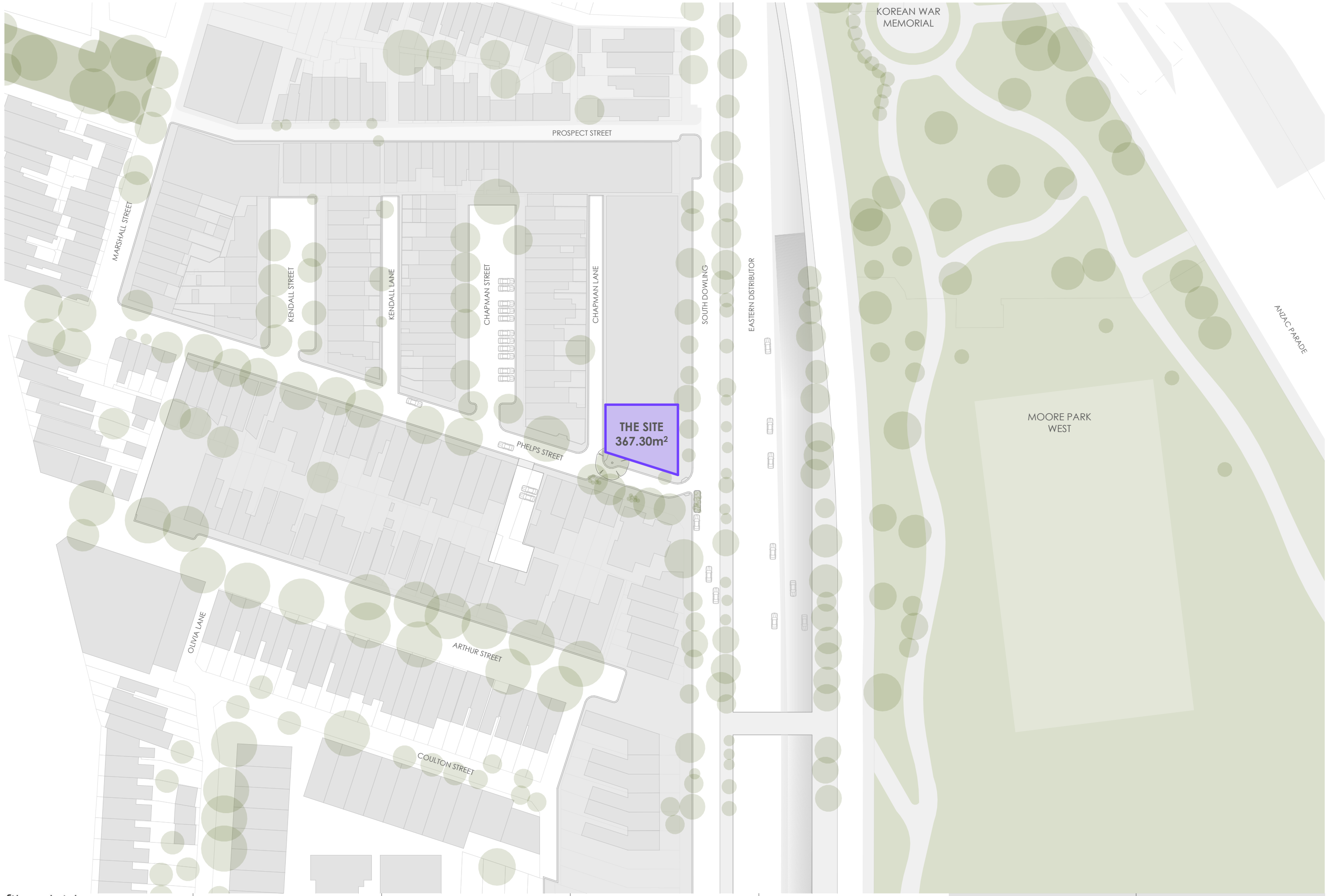
CLIENT: PROPERTY INDUSTRY FOUNDATION
 PROJECT: SURRY HILLS
 ADDRESS: 545-549 SOUTH DOWLING STREET, SURRY HILLS

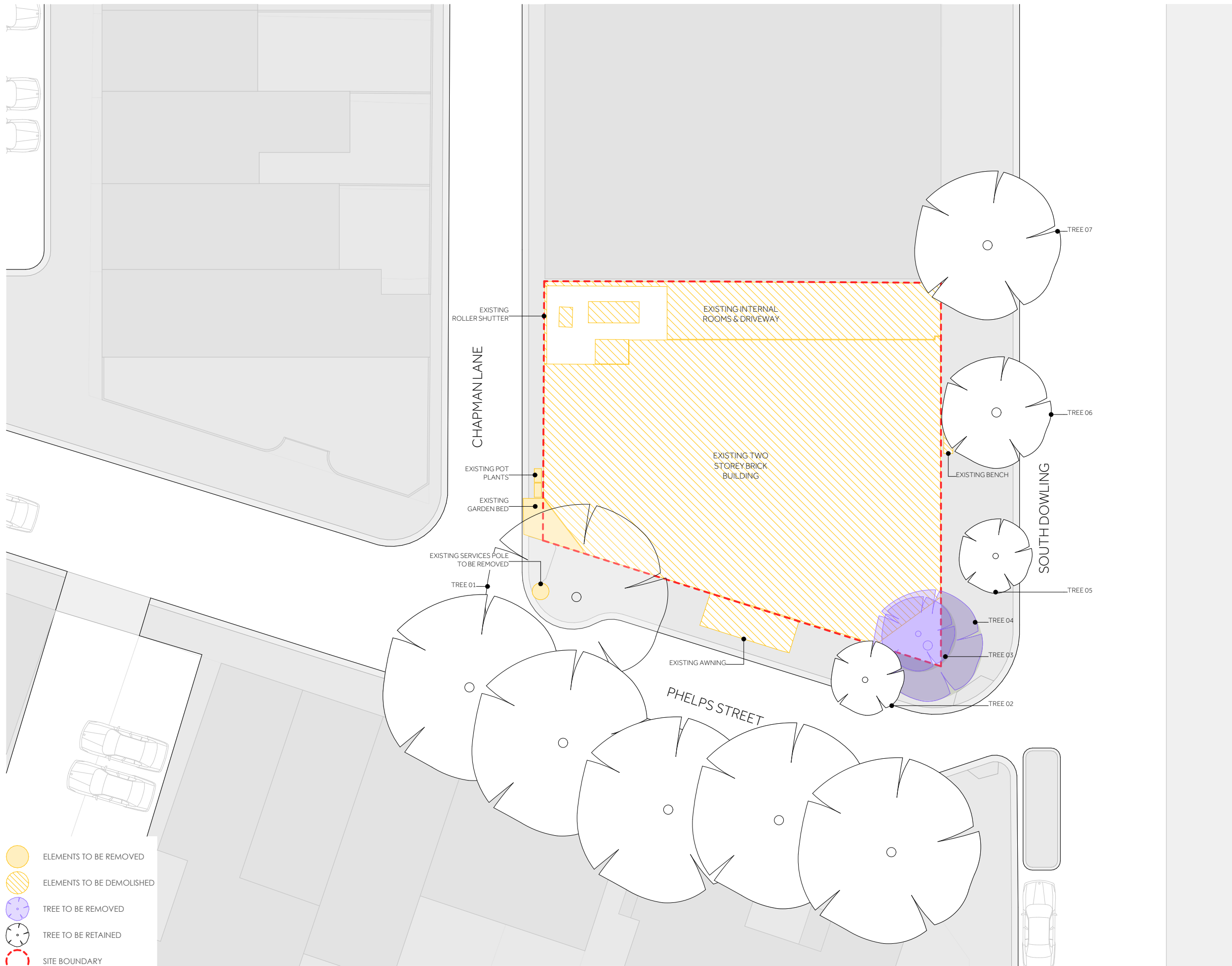
JOB No.: 210319	LGA: SYDNEY
PLAN No.: 210319-1	DATUM: AHD
DATE: 22/02/2021	SCALE: 1:100@A2
DRAWN: JH	CONT. INTERVAL: 0.2m
CHK: DF	SHEET 1 OF 1

- NOTE:**
- BOUNDARIES HAVE BEEN DETERMINED BY SURVEY ON 22/02/2021.
 - PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.
 - SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
 - LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 58434 WITH RL 38.20 (AHD).
 - RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

Richard Abbott
 Richard Abbott
 Registered Surveyor
 N° 9057







EASTERN DISTRIBUTER

CHAPMAN LANE

SOUTH DOWLING

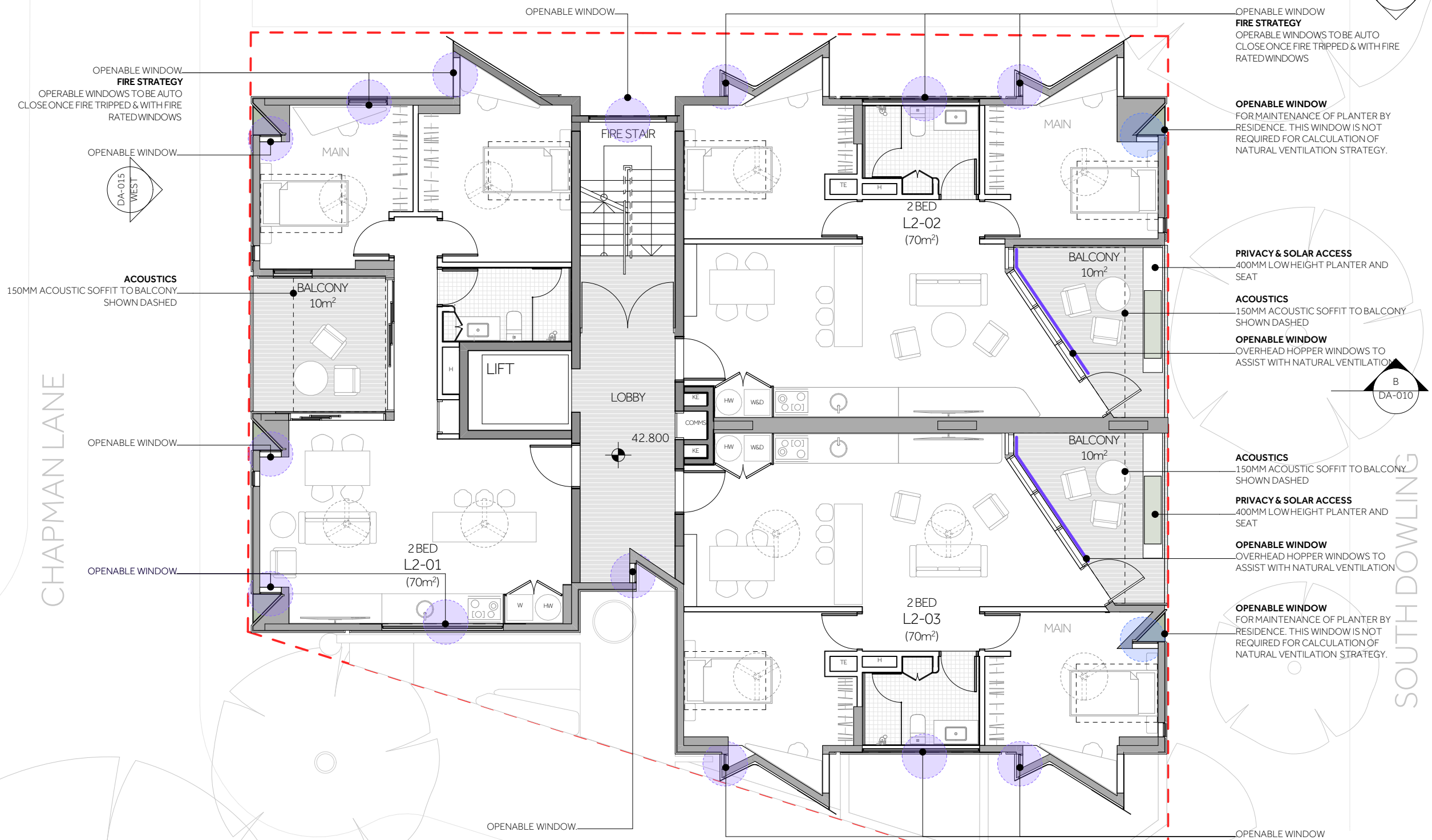


- INTEGRATED SILL PLANTER
- RL EXISTING
- POT PLANTS
- DEEP SOIL PLANTING
- PROPOSED TREE
- EXISTING TREES
- SITE BOUNDARY

CHAPMAN LANE

SOUTH DOWLING

PHELPS STREET



OPENABLE WINDOW
FIRE STRATEGY
OPERABLE WINDOWS TO BE AUTO CLOSE ONCE FIRE TRIPPED & WITH FIRE RATED WINDOWS

OPENABLE WINDOW

ACOUSTICS
150MM ACOUSTIC SOFFIT TO BALCONY SHOWN DASHED

OPENABLE WINDOW

OPENABLE WINDOW

OPENABLE WINDOW
FIRE STRATEGY
OPERABLE WINDOWS TO BE AUTO CLOSE ONCE FIRE TRIPPED & WITH FIRE RATED WINDOWS

OPENABLE WINDOW
FOR MAINTENANCE OF PLANTER BY RESIDENCE. THIS WINDOW IS NOT REQUIRED FOR CALCULATION OF NATURAL VENTILATION STRATEGY.

PRIVACY & SOLAR ACCESS
400MM LOW HEIGHT PLANTER AND SEAT

ACOUSTICS
150MM ACOUSTIC SOFFIT TO BALCONY SHOWN DASHED

OPENABLE WINDOW
OVERHEAD HOPPER WINDOWS TO ASSIST WITH NATURAL VENTILATION

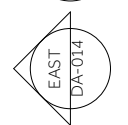
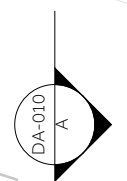
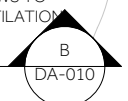
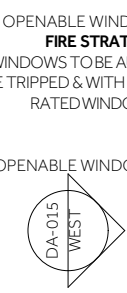
ACOUSTICS
150MM ACOUSTIC SOFFIT TO BALCONY SHOWN DASHED

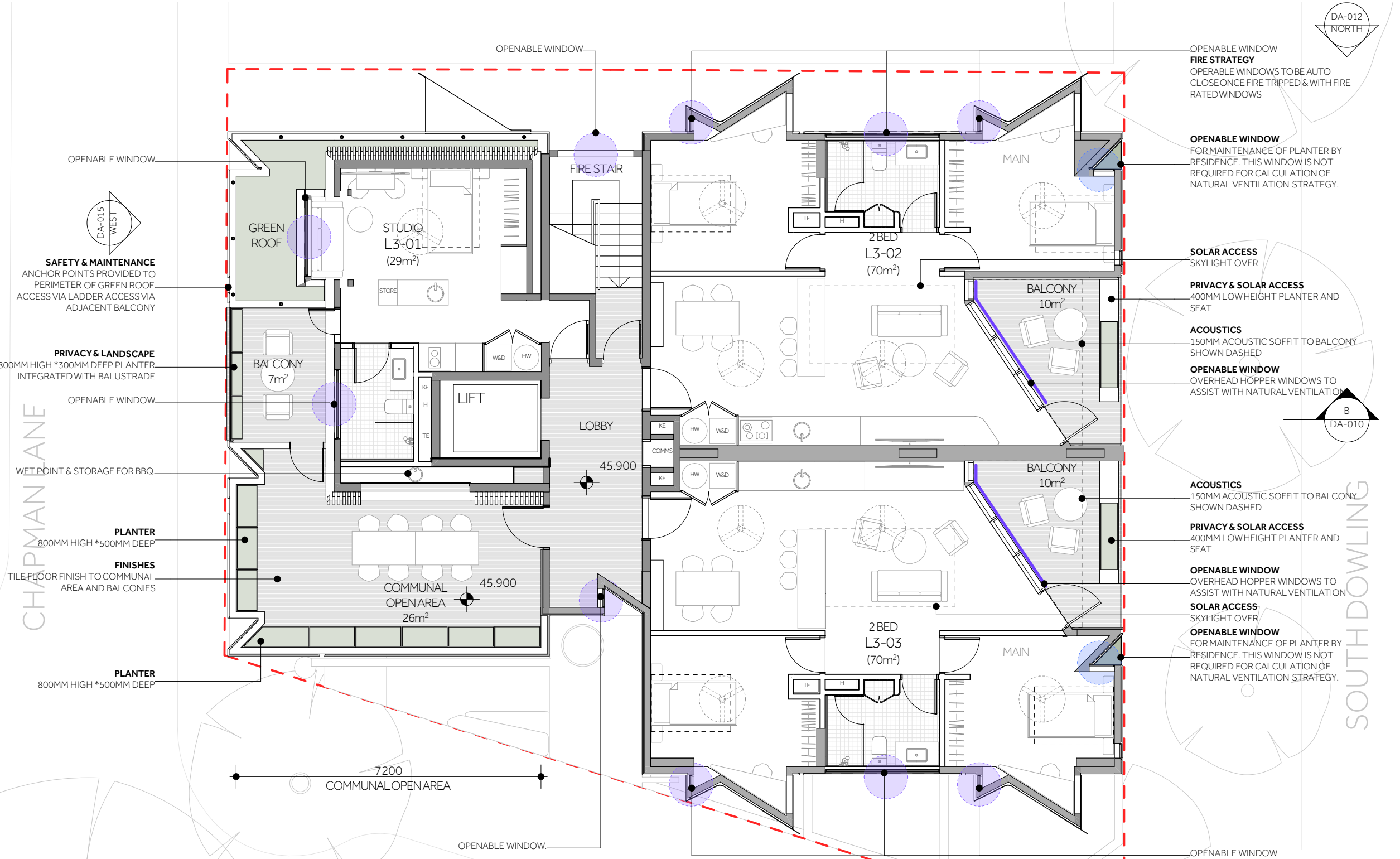
PRIVACY & SOLAR ACCESS
400MM LOW HEIGHT PLANTER AND SEAT

OPENABLE WINDOW
OVERHEAD HOPPER WINDOWS TO ASSIST WITH NATURAL VENTILATION

OPENABLE WINDOW
FOR MAINTENANCE OF PLANTER BY RESIDENCE. THIS WINDOW IS NOT REQUIRED FOR CALCULATION OF NATURAL VENTILATION STRATEGY.

- INTEGRATED PLANTERS
- RL EXISTING
- POT PLANTS
- DEEP SOIL PLANTING
- PROPOSED TREE
- EXISTING TREES
- SITE BOUNDARY





SAFETY & MAINTENANCE
ANCHOR POINTS PROVIDED TO PERIMETER OF GREEN ROOF. ACCESS VIA LADDER ACCESS VIA ADJACENT BALCONY

PRIVACY & LANDSCAPE
800MM HIGH *300MM DEEP PLANTER INTEGRATED WITH BALUSTRADE

PLANTER
800MM HIGH *500MM DEEP

FINISHES
TILE FLOOR FINISH TO COMMUNAL AREA AND BALCONIES

PLANTER
800MM HIGH *500MM DEEP

FIRE STRATEGY
OPERABLE WINDOWS TO BE AUTO CLOSE ONCE FIRE TRIPPED & WITH FIRE RATED WINDOWS

OPENABLE WINDOW
FOR MAINTENANCE OF PLANTER BY RESIDENCE. THIS WINDOW IS NOT REQUIRED FOR CALCULATION OF NATURAL VENTILATION STRATEGY.

SOLAR ACCESS
SKYLIGHT OVER

PRIVACY & SOLAR ACCESS
400MM LOW HEIGHT PLANTER AND SEAT

ACOUSTICS
150MM ACOUSTIC SOFFIT TO BALCONY SHOWN DASHED

OPENABLE WINDOW
OVERHEAD HOPPER WINDOWS TO ASSIST WITH NATURAL VENTILATION

ACOUSTICS
150MM ACOUSTIC SOFFIT TO BALCONY SHOWN DASHED

PRIVACY & SOLAR ACCESS
400MM LOW HEIGHT PLANTER AND SEAT

OPENABLE WINDOW
OVERHEAD HOPPER WINDOWS TO ASSIST WITH NATURAL VENTILATION

SOLAR ACCESS
SKYLIGHT OVER

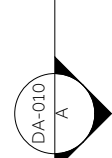
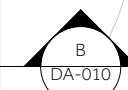
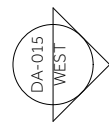
OPENABLE WINDOW
FOR MAINTENANCE OF PLANTER BY RESIDENCE. THIS WINDOW IS NOT REQUIRED FOR CALCULATION OF NATURAL VENTILATION STRATEGY.

- INTEGRATED PLANTERS
- RL EXISTING
- POT PLANTS
- DEEP SOIL PLANTING
- PROPOSED TREE
- EXISTING TREES
- SITE BOUNDARY

CHAPMAN LANE

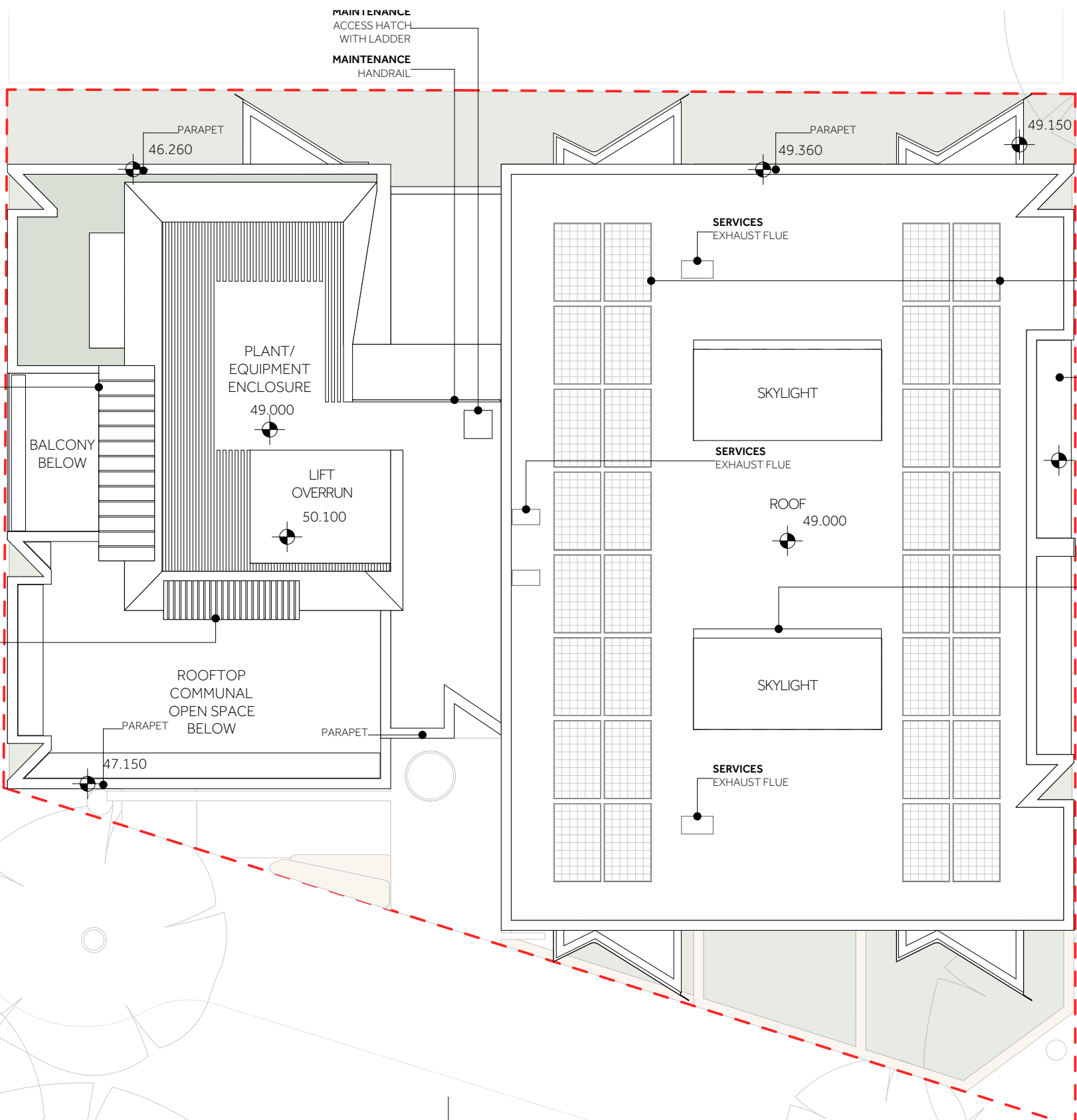
SOUTH DOWLING

PHELPS STREET



AWNING

AWNING



MAINTENANCE ACCESS HATCH WITH LADDER
MAINTENANCE HANDRAIL

PARAPET 46.260

PARAPET 49.360

49.150

PLANT/EQUIPMENT ENCLOSURE 49.000

LIFT OVERRUN 50.100

PARAPET 47.150

PARAPET

SERVICES EXHAUST FLUE

SERVICES EXHAUST FLUE

ROOF 49.000

SERVICES EXHAUST FLUE

SKYLIGHT

SKYLIGHT

SUSTAINABILITY PHOTOVOLTAIC PANELS 40m² TOTAL

ROOF ROOF ELEMENT TO BALCONIES BELOW

49.000

SOLAR ACCESS SKYLIGHT TO APARTMENTS TO ACHIEVE COMPLIANT SOLAR ACCESS.

SITE BOUNDARY

fitzpatrick + partners

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CLIENT



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PROJECT HAVEN HOUSE SOUTH DOWLING
545-549 SOUTH DOWLING STREET
SURRY HILLS NSW 2010

PROJECT NORTH



SCALE 1:100 @A3

50mm ON ORIGINAL

DRAWING ROOF PLAN PROPOSED

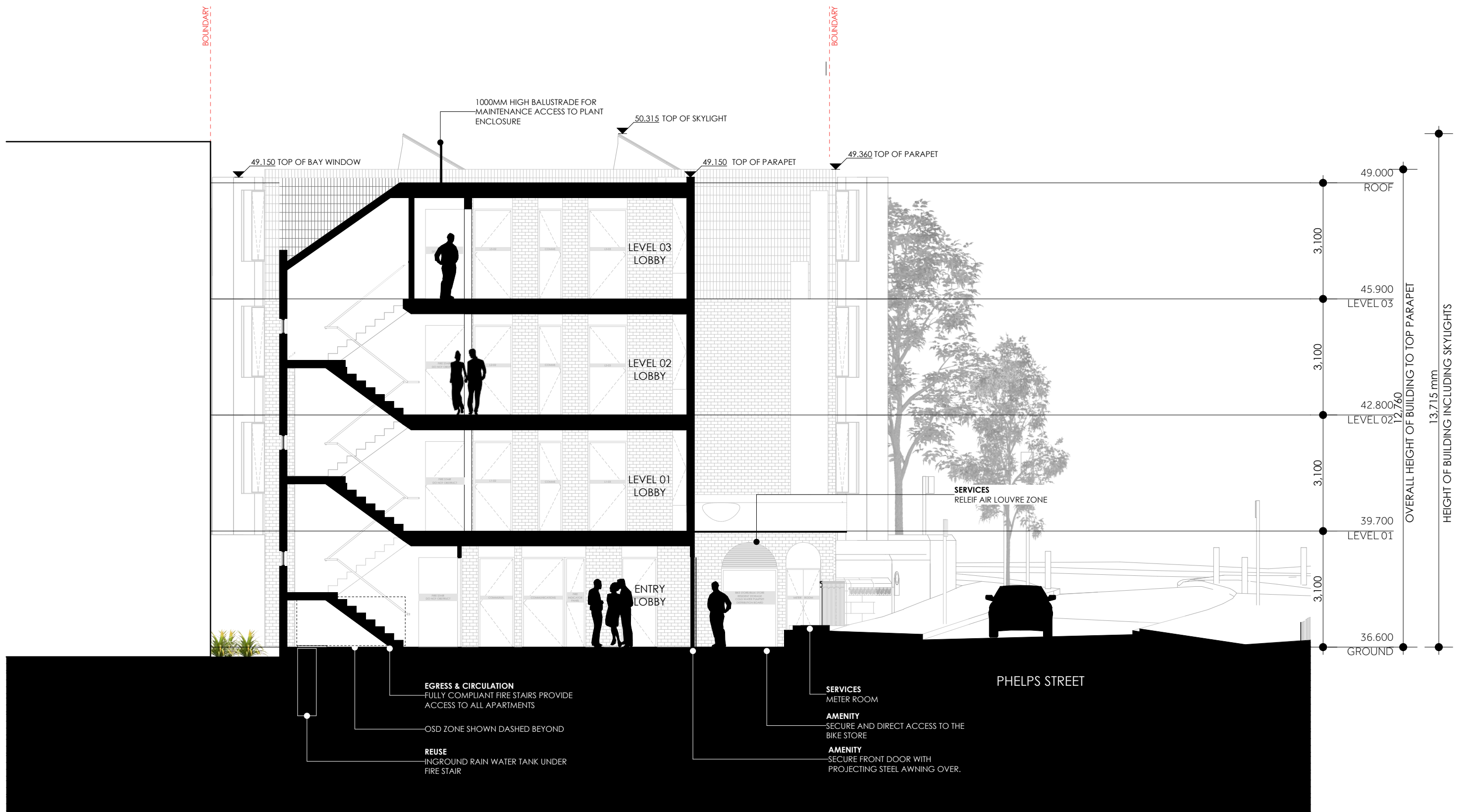
PROJECT NO. 21906

DRAWING NO. DA-009

ISSUE 03

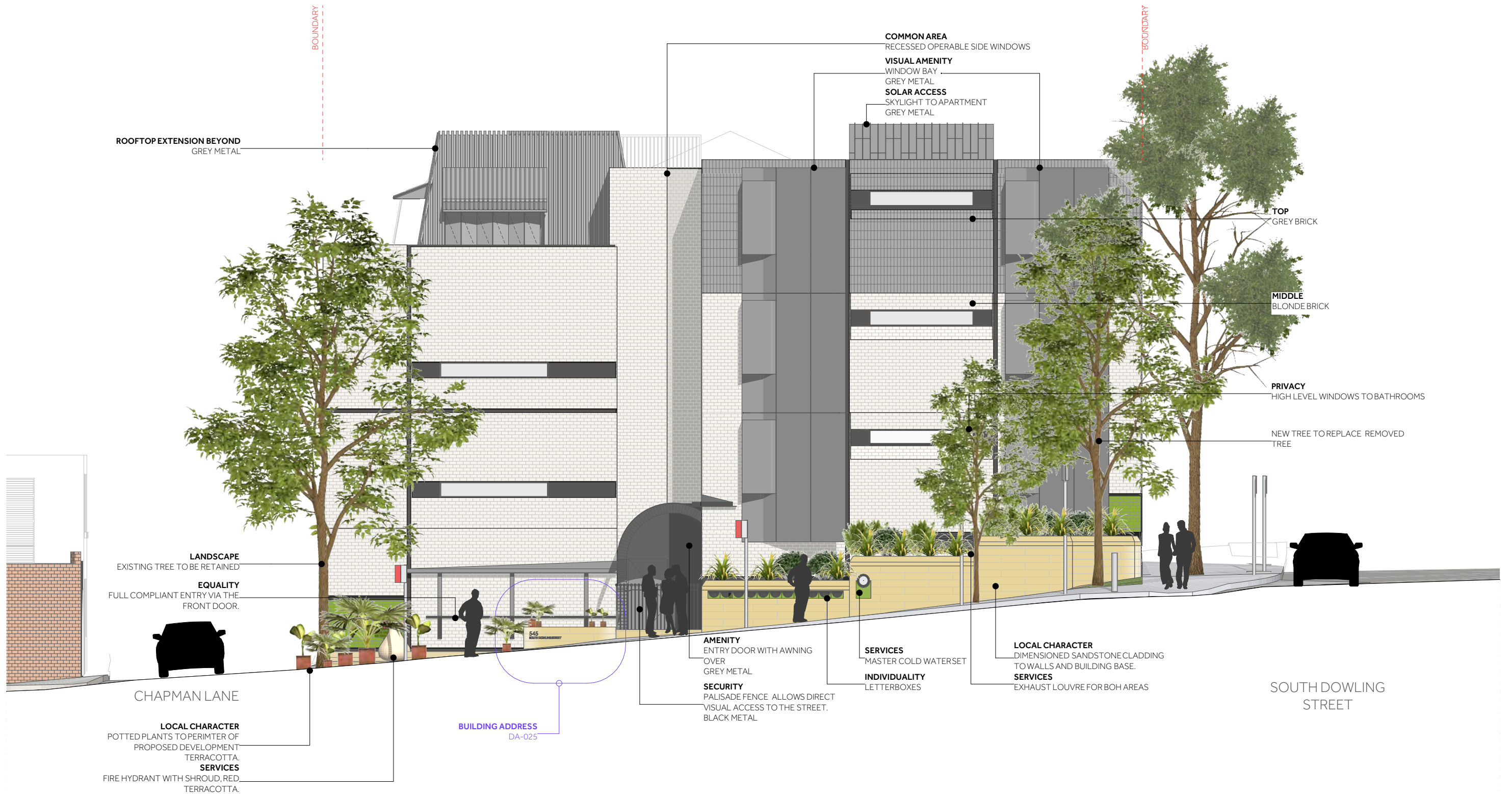
STATUS

DEVELOPMENT APPLICATION















PHELPS STREET STREETScape
NORTH ELEVATION

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CHAPMAN LANE STREETScape
WEST ELEVATION



PHELPS STREET
PROPOSED DEVELOPMENT
ADJOINING BRICK WAREHOUSE
CONVERTED WAREHOUSE APARTMENTS
PROSPECT STREET

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SOUTH DOWLING STREETSCAPE & CHARACTER
ARTHUR STREET RESERVE
SOUTH DOWLING STREETSCAPE & CHARACTER
TWO STOREY BRICK WALK UP APARTMENTS

SOUTH DOWLING STREETSCAPE

EAST ELEVATION









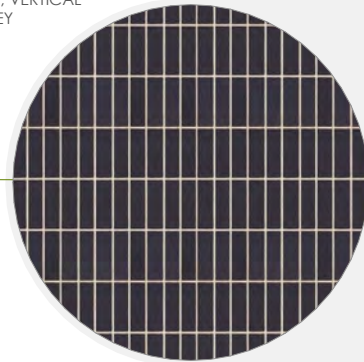
MATERIAL

LOCAL CHARACTER

REFERENCE

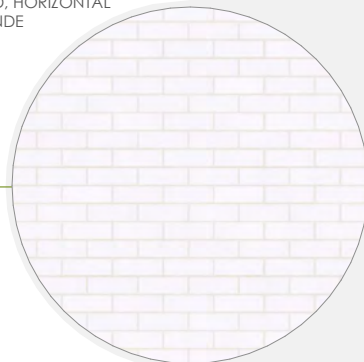
"TOP" THE PITCHED ROOF FORM

MATERIAL: BRICK
PATTERN: STACK BOND, VERTICAL
COLOUR: GREY



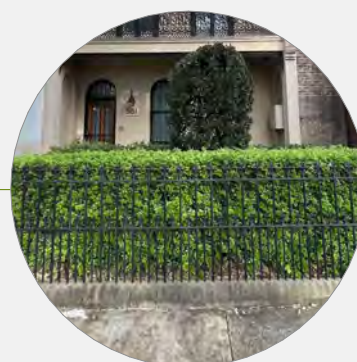
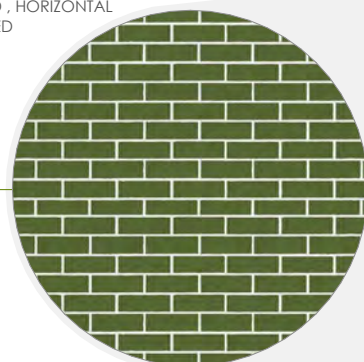
"THE MIDDLE" MAIN BODY

MATERIAL: BRICK
PATTERN: STRETCHER BOND, HORIZONTAL
COLOUR: BLONDE



"BOTTOM" THE GREEN WALL

MATERIAL: BRICK
PATTERN: STRETCHER BOND, HORIZONTAL
GREEN GLAZED





"ROOF TOP"
STUDIO & SKYLIGHTS

MATERIAL: METAL
PATTERN: LOW PROFILE
COLOUR: GREY

MATERIAL

LOCAL CHARACTER

REFERENCE



BALUSTRADE

MATERIAL: SOLID METAL
COLOUR: BLACK

LOCAL CHARACTER

REFERENCE

POT PLANTS

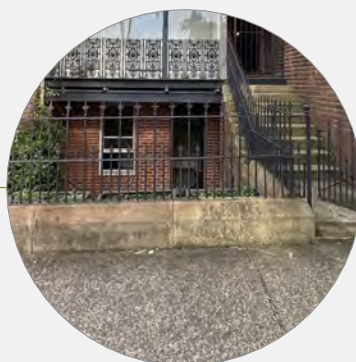
PLANT TYPE: VARIES, REFER TO LANDSCAPE DETAILS
POT MATERIAL: TERRACOTTA, COLOUR VARIES
REFERENCE IMAGE: THE GROUNDS ALEXANDRIA

REFERENCE



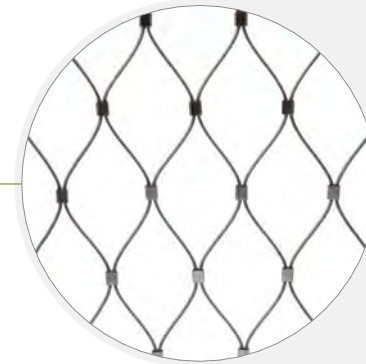
"THE SANDSTONE BASE"
LOCAL CHARACTER

MATERIAL: SANDSTONE
PATTERN: STRETCHER BOND, HORIZONTAL
LARGE FORMAT, TEXTURED
COLOUR: NATURAL





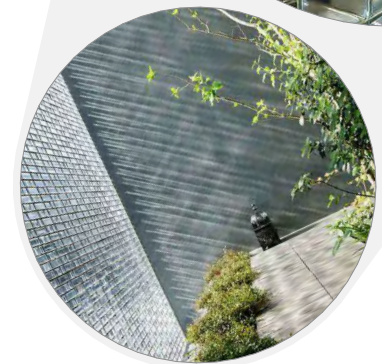
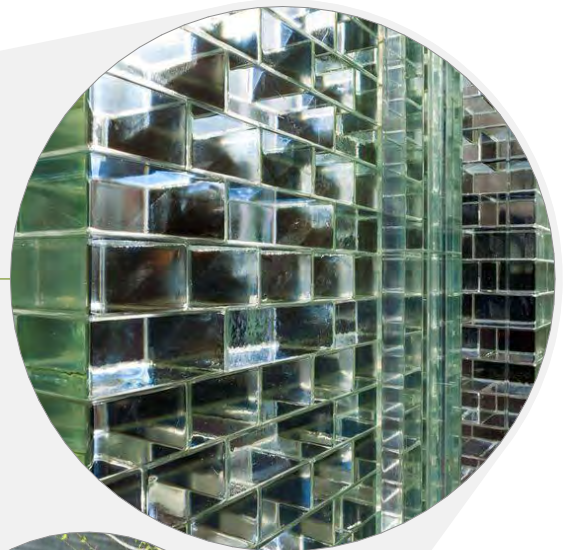
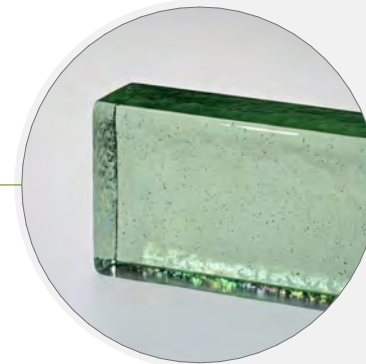
MATERIAL
DECORATIVE TENSILE MESH
MATERIAL: STAINLESS STEEL
COLOUR: NATURAL



REFERENCE



"AMENITY & PRIVACY"
SOLAR ACCESS
MATERIAL: GLASS BRICK
PATTERN: STRETCHER BOND, HORIZONTAL
COLOUR: GREEN PERIODOT
TEXTURE: MOTTLED & SATIN



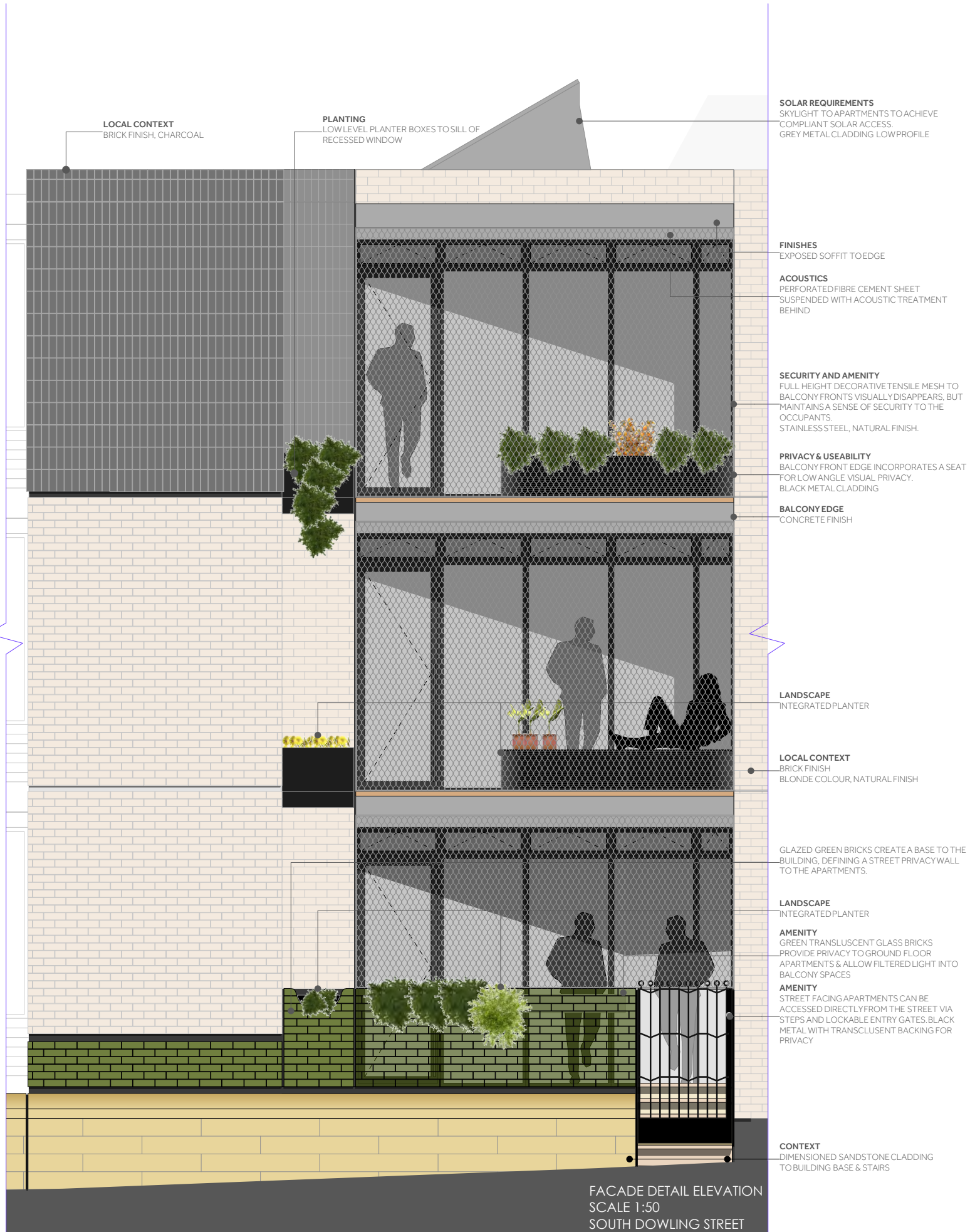
REFERENCE

LOCAL CHARACTER

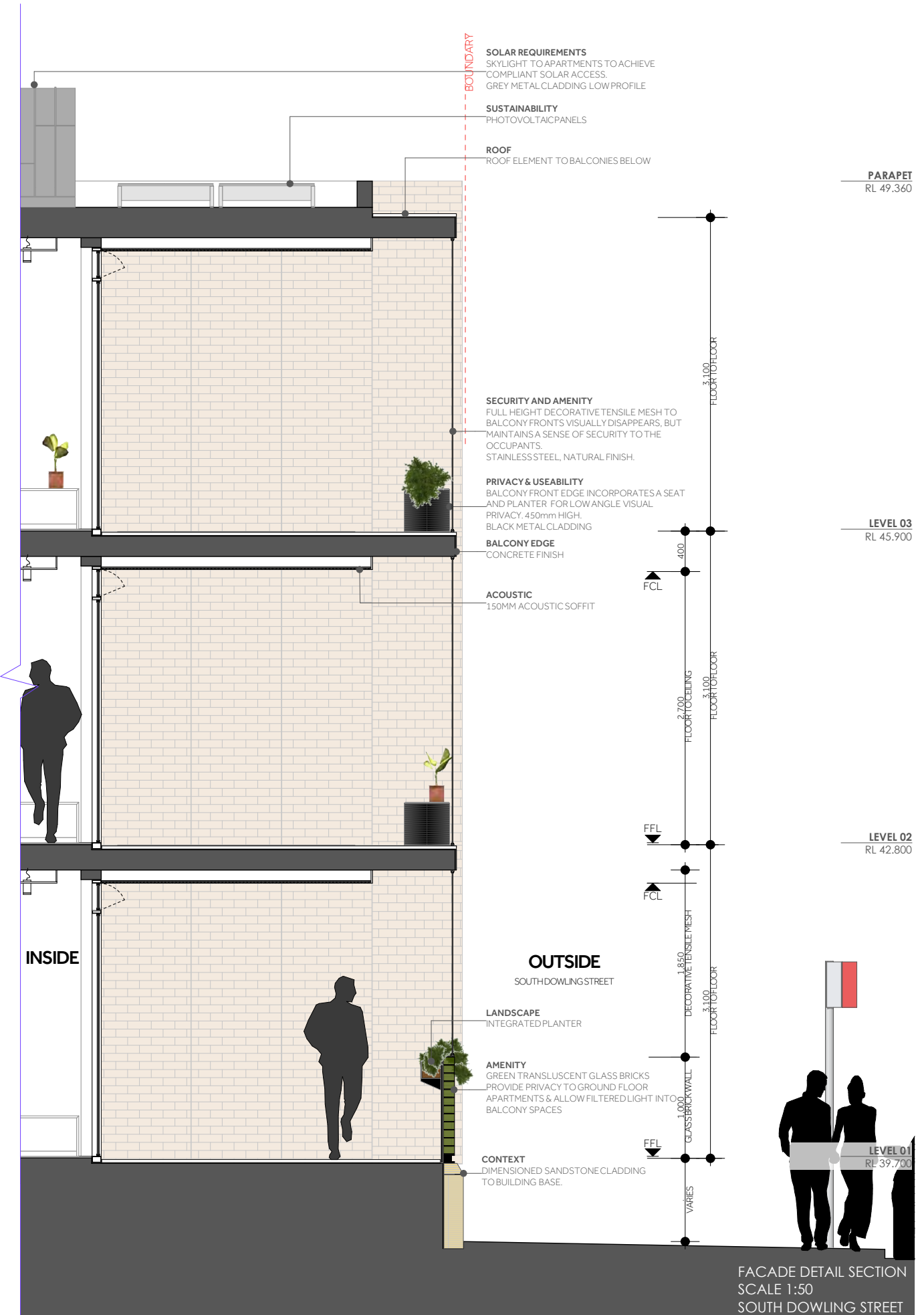
PALISADE GATE & FENCE
MATERIAL: METAL
COLOUR: BLACK



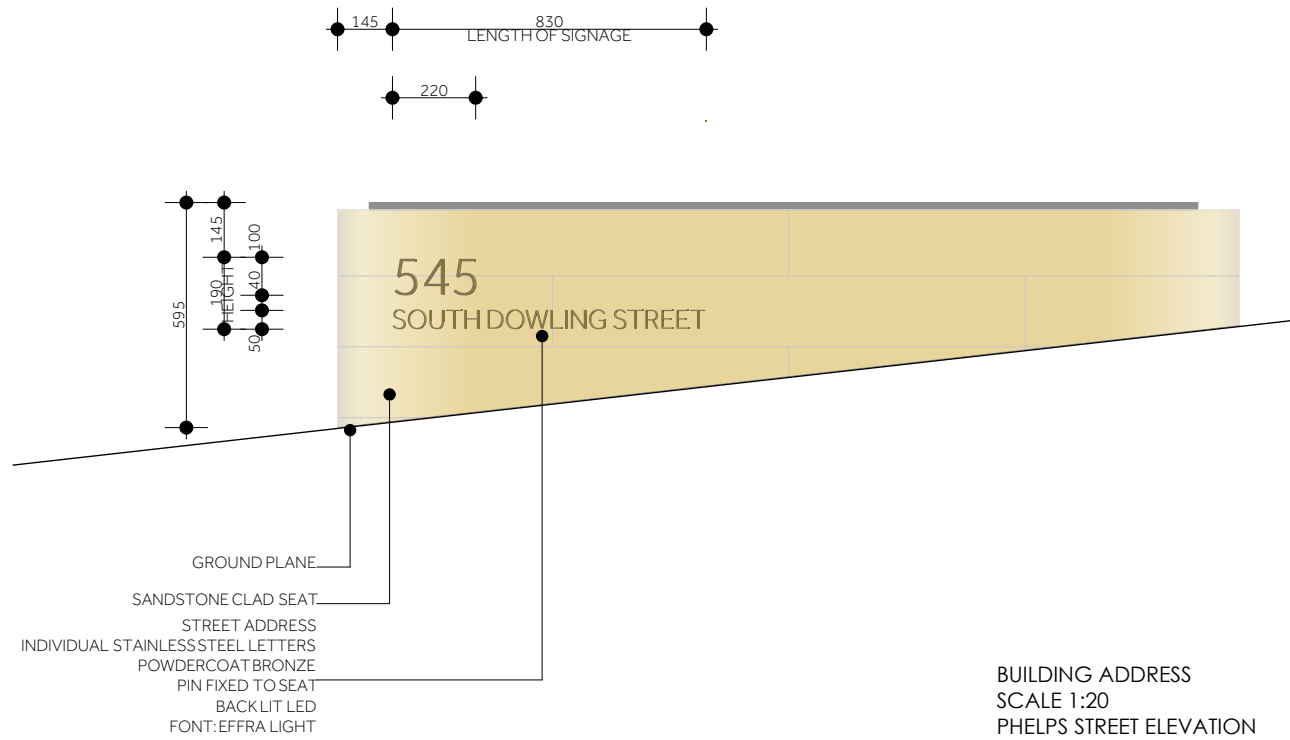
167



FACADE DETAIL ELEVATION
SCALE 1:50
SOUTH DOWLING STREET



FACADE DETAIL SECTION
SCALE 1:50
SOUTH DOWLING STREET



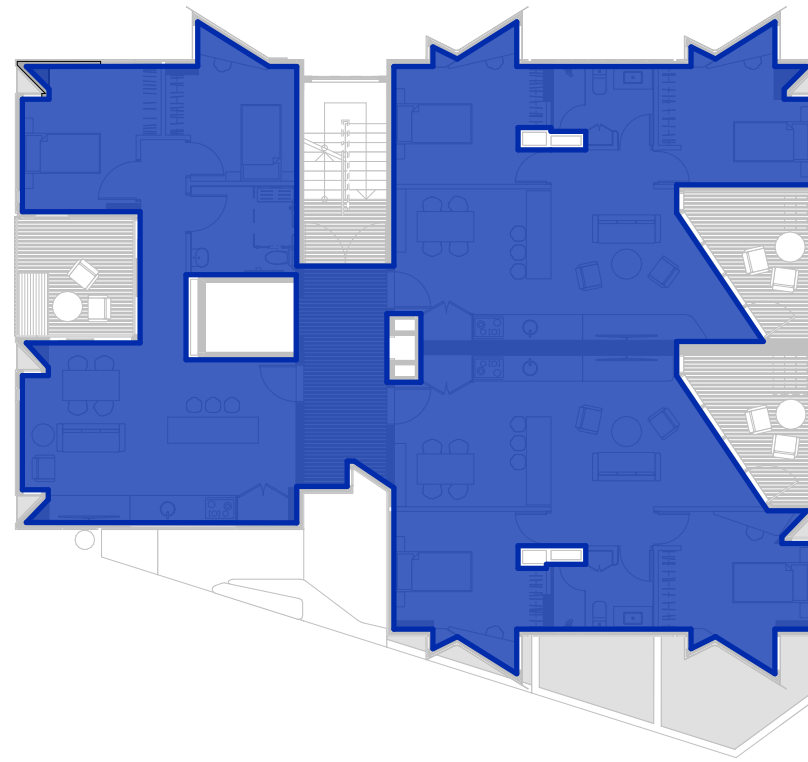
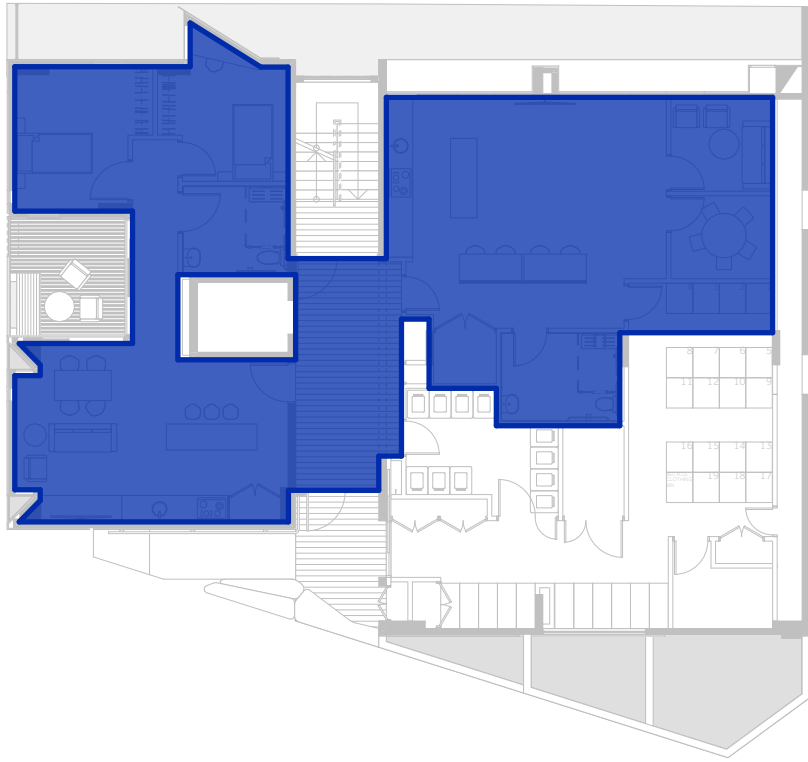
GROSS FLOOR AREA CALCULATION
 SITE AREA: 367.3 m²
 FSR 2.5:1

ALLOWABLE GFA

918.25m²

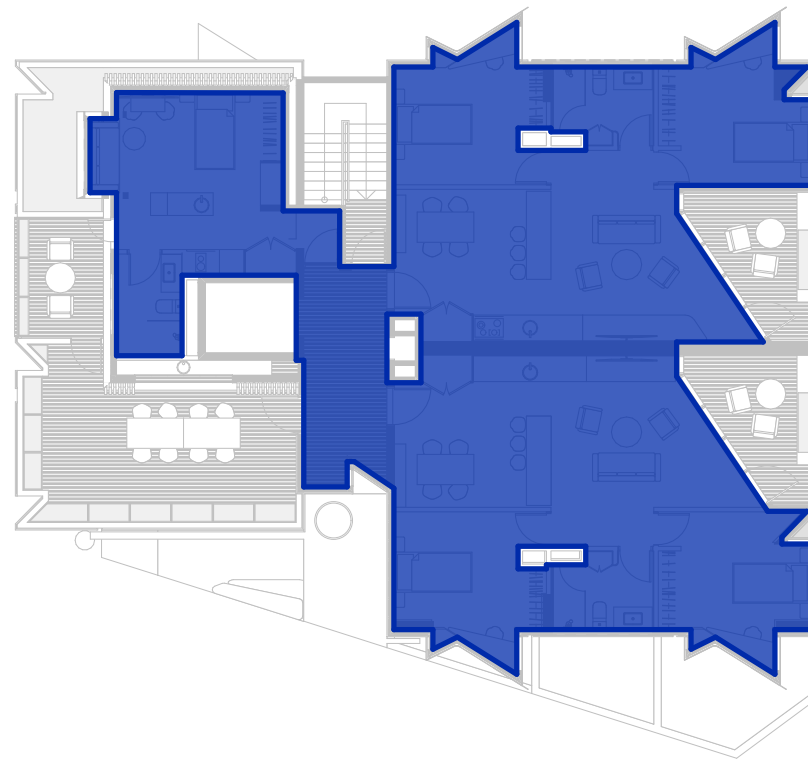
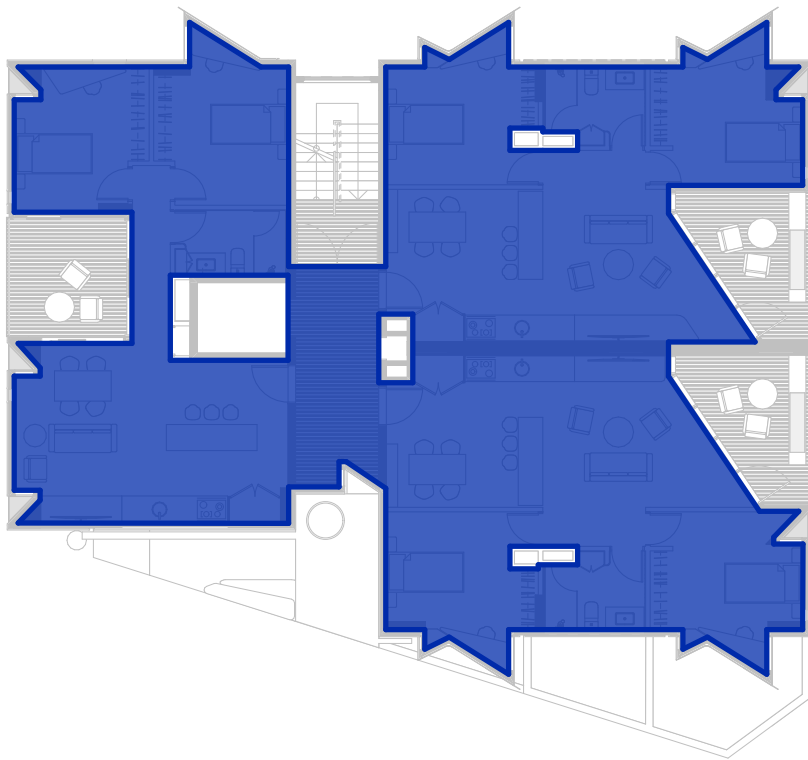
GROUND
 LEVEL 01
 LEVEL 02
 LEVEL 03
 PROPOSED GFA

160m²
 227m²
 227m²
 185m²
 799m²



GROUND

LEVEL 01



LEVEL 02

LEVEL 03



DEEP SOIL CALCULATION
 SITE AREA: 367.3m²
 TOTAL DEEP SOIL: 47m²

PROPOSED DEEP SOIL 13% (LESS THAN 3 METRES IN WIDTH)

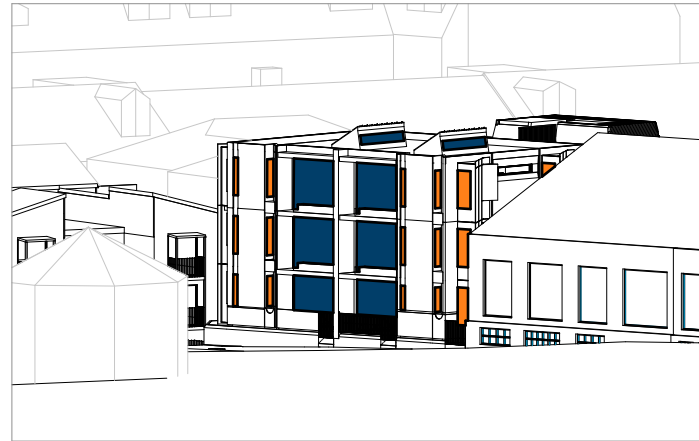
169

During the hours of 7.30am and 11.30am on the 21st June (winter solstice), the VIEW FROM THE SUN diagrams demonstrate the following hours of solar access to east facing apartments.

- L1-02: 2HRS
- L1-03: 2HRS
- L2-02: 2HRS
- L2-03: 2HRS
- L3-02: 2HRS+
- L3-03: 2HRS+

100% of apartments receive 2 hours or more of direct sunlight from 7.30 am to 3.00 pm.

Solar access to level 2 and level 3 east facing balconies receive 2.5 hours of sun during mid winter. Solar access to bedrooms have also been noted demonstrating continuous sunlight to all spaces throughout the day.



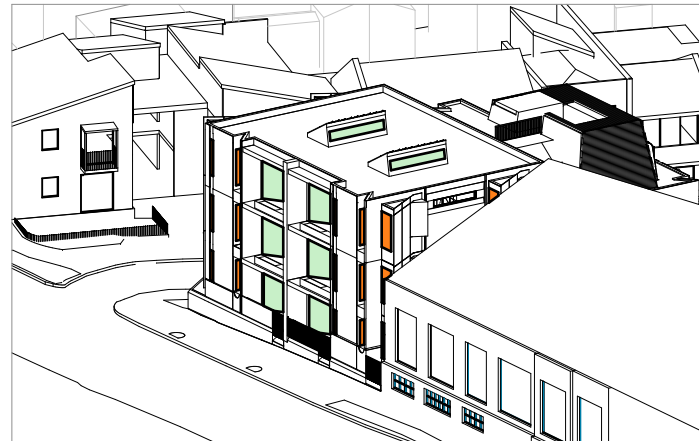
7:30AM



8AM



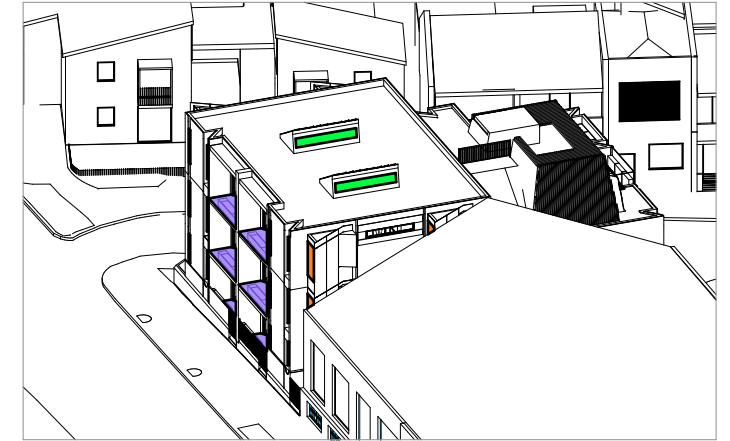
8:30AM



9AM



9.30AM



10AM

SOLAR ACCESS TO BEDROOMS



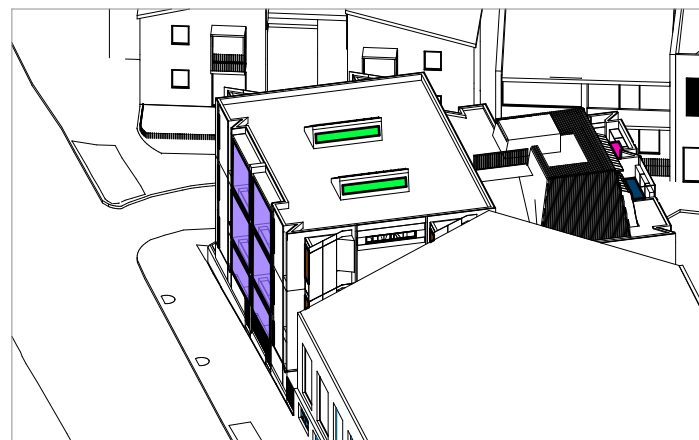
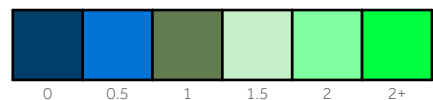
ADDITIONAL SOLAR ACCESS TO BALCONIES



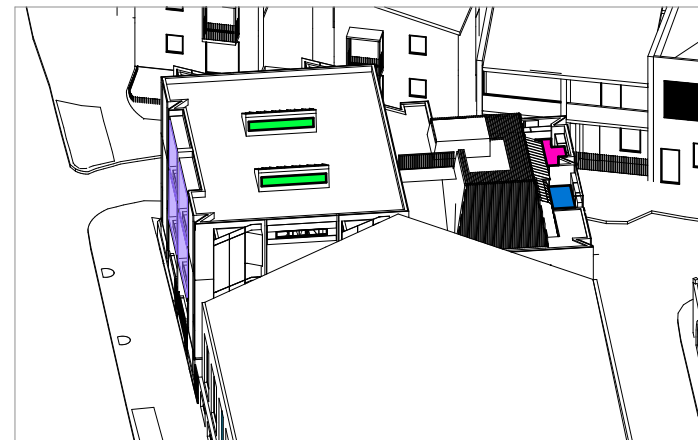
SOLAR ACCESS TO COMMUNAL ROOFTOP SPACE



SOLAR ACCESS @ 30 MINUTE INCREMENTS



10:30AM



11AM



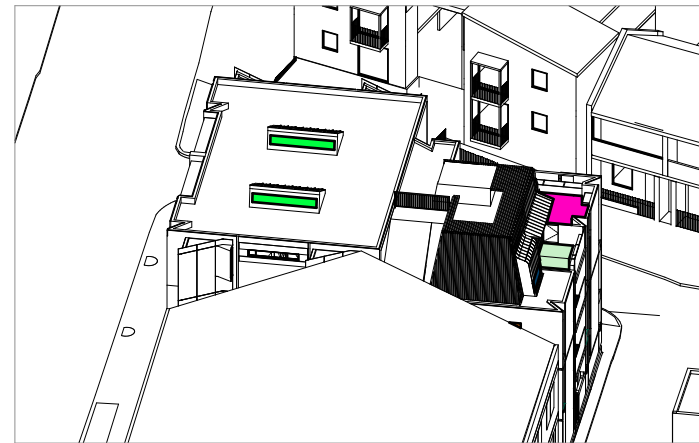
11:30AM

During the hours of 12pm and 3pm on the 21st June (winter solstice), the VIEW FROM THE SUN diagrams demonstrate the following hours of solar access to west facing apartments.

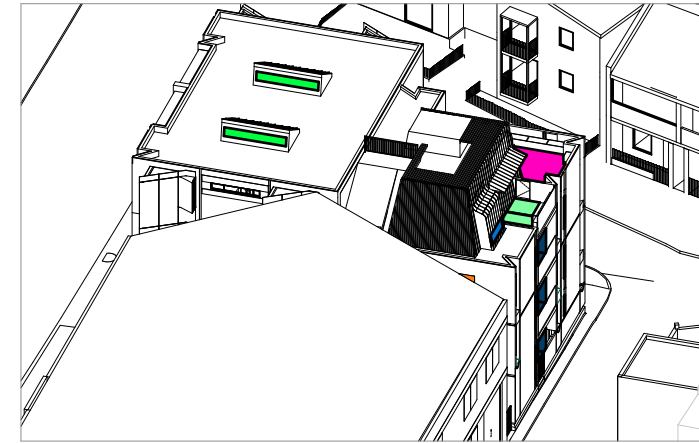
- G-01: 2HRS
- L1-01: 2HRS
- L2-02: 2HRS
- L3-03: 2HRS

100% of apartments receive 2 hours or more of direct sunlight from 7.30 am to 3.00 pm.

Solar access to bedrooms have also been noted demonstrating continuous sunlight to all spaces throughout the day.



12PM



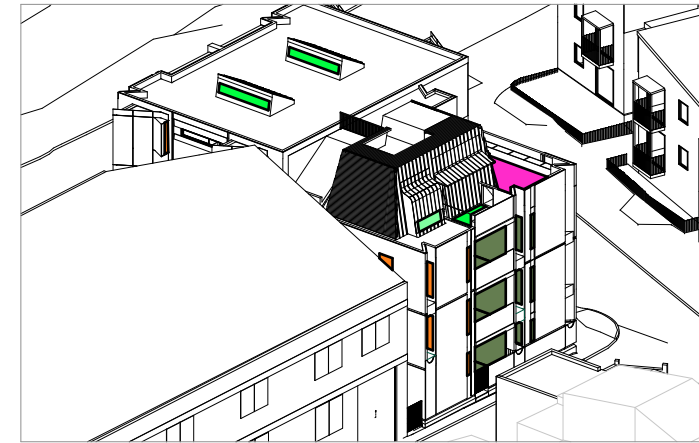
12.30PM



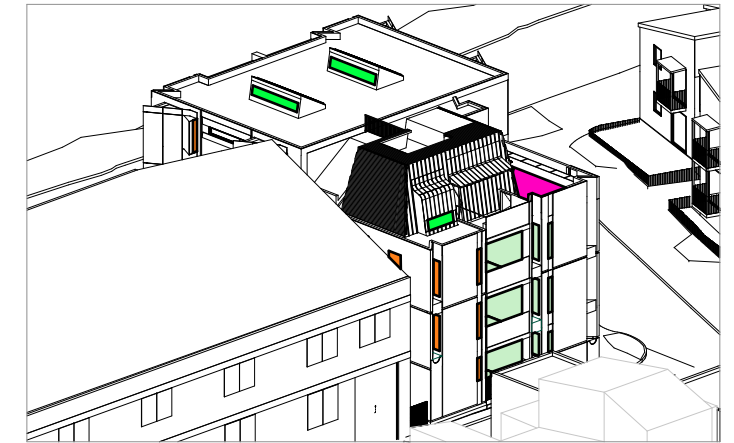
1PM



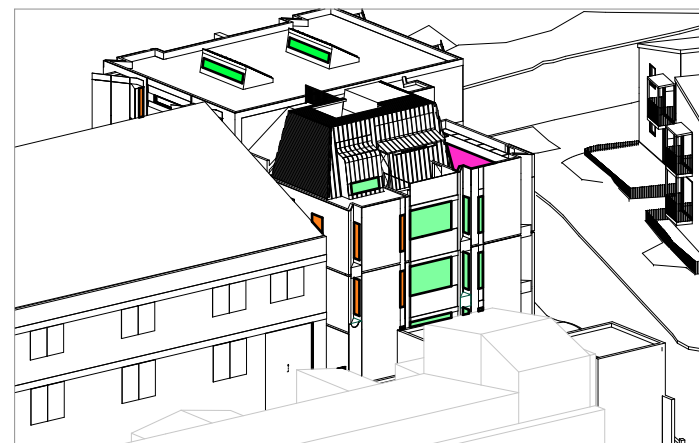
1:30PM



2PM



2:30PM



3PM

SOLAR ACCESS TO BEDROOMS



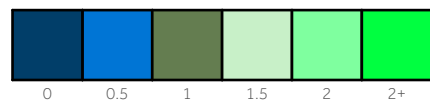
ADDITIONAL SOLAR ACCESS TO BALCONIES



SOLAR ACCESS TO COMMUNAL ROOFTOP SPACE



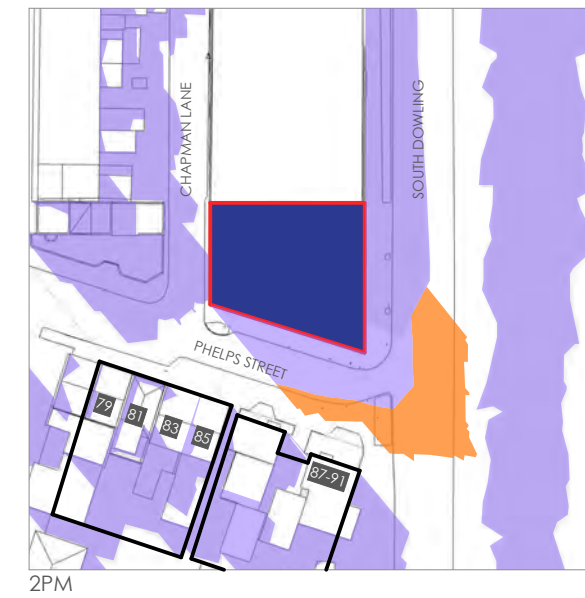
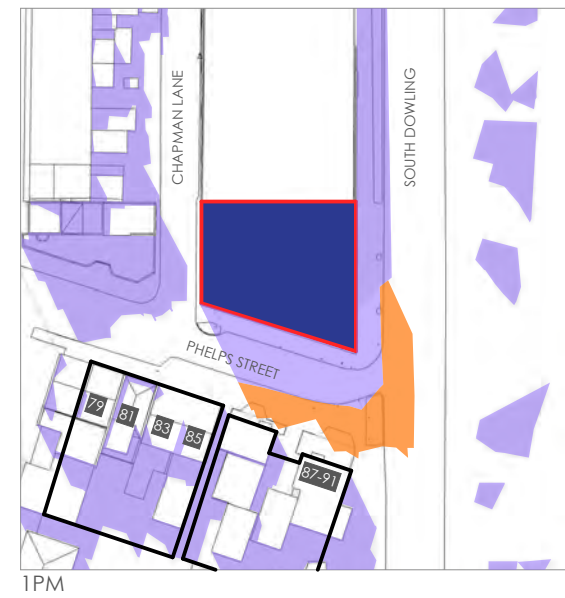
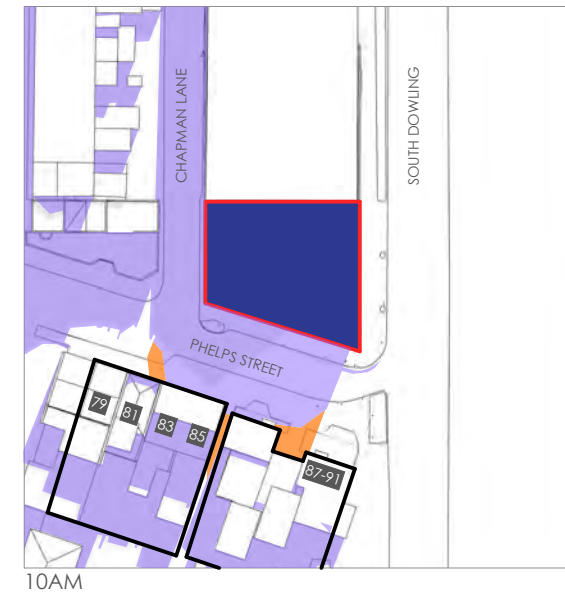
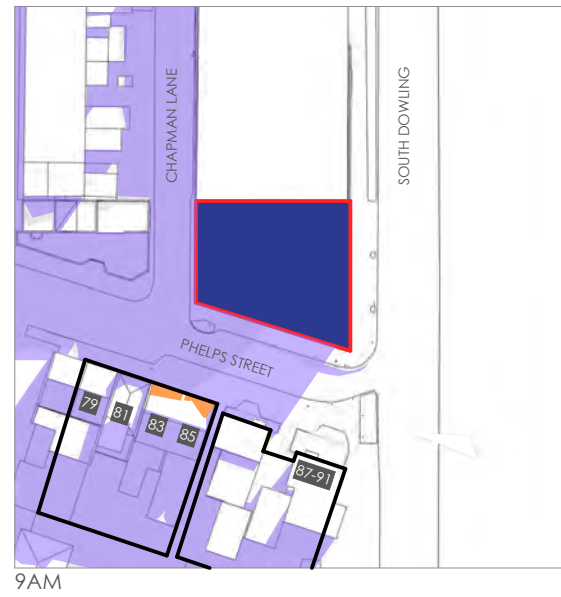
SOLAR ACCESS @ 30 MINUTE INCREMENTS



Overshadowing has been tested for the following neighbouring buildings:

- 79 Phelps Street
- 81 Phelps Street
- 83 Phelps Street
- 85 Phelps Street
- 87-91 Phelps Street

Refer to VIEW FROM THE SUN diagrams (DA-030 & DA-031) that demonstrate all surrounding development maintain 2 hours or more of solar access to their windows on the 21st of June winter solstice and therefore achieves compliance with relevant controls.



- EXISTING SHADOW
- PROPOSED SHADOW
- PROPOSED DEVELOPMENT
- NEIGHBOURING DEVELOPMENT

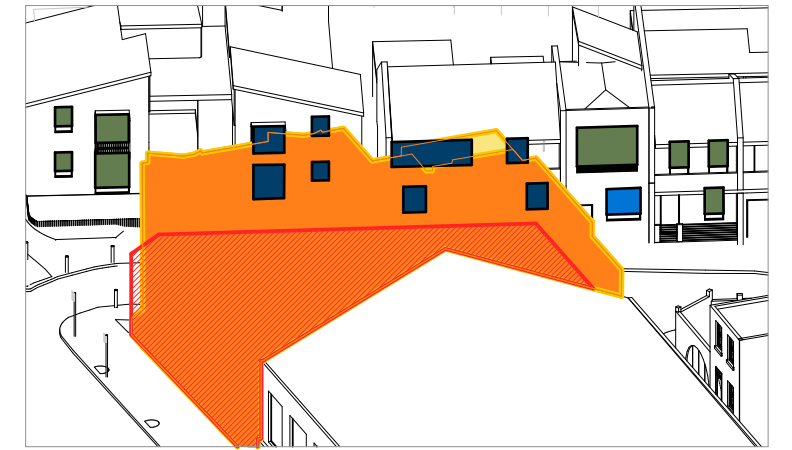
The VIEW FROM THE SUN diagrams demonstrate all surrounding development maintain 2 hours or more of solar access to their windows on the 21st of June winter solstice between 9am and 3pm.



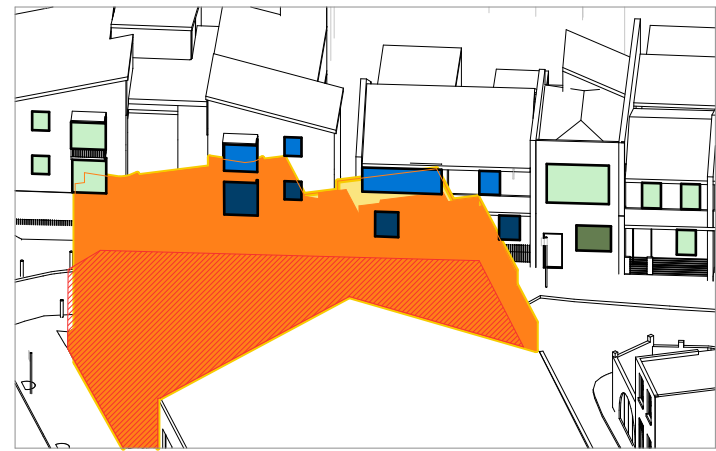
9AM



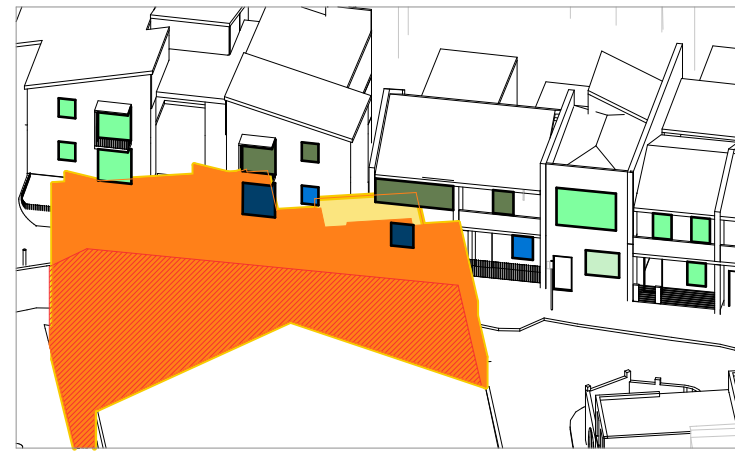
9:30AM



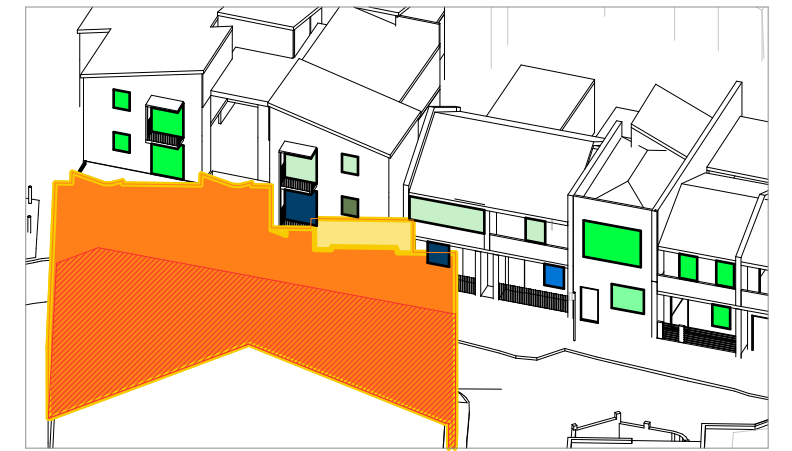
10AM



10:30AM



11AM



11:30AM

EXISTING BUILDING



ORIGINAL APPLICATION



MODIFIED APPLICATION



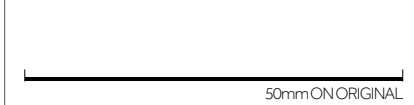
SOLAR ACCESS @ 30 MINUTE INCREMENTS



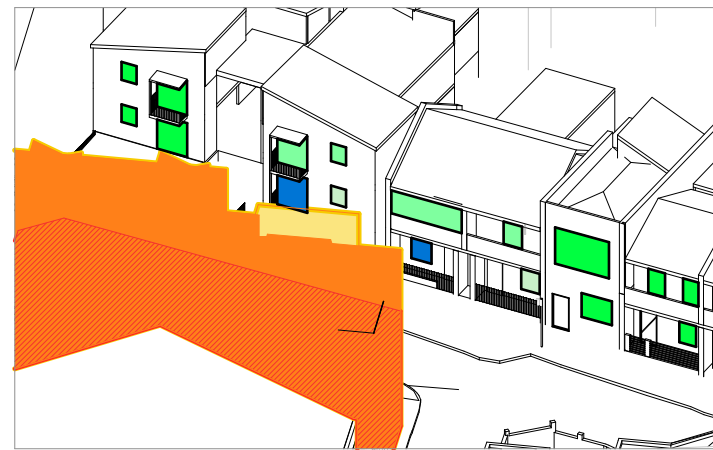
0 0.5 1 1.5 2 2+



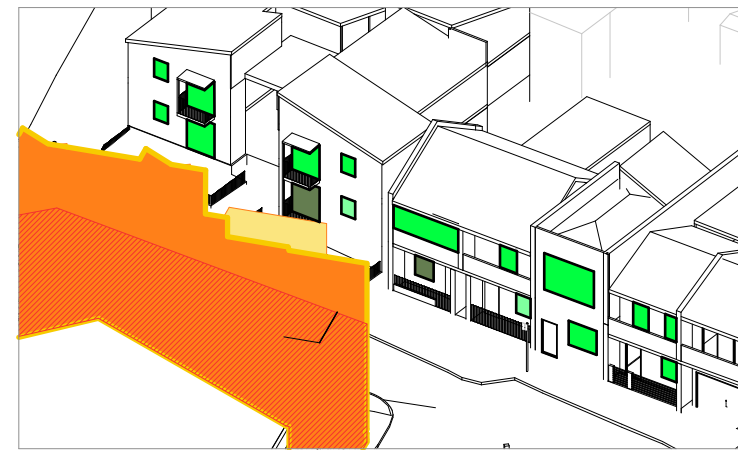
87-91 Phelps Street 85 Phelps Street 83 Phelps Street 81 Phelps Street 79 Phelps Street



The VIEW FROM THE SUN diagrams demonstrate all surrounding development maintain 2 hours or more of solar access to their windows on the 21st of June winter solstice between 9am and 3pm.



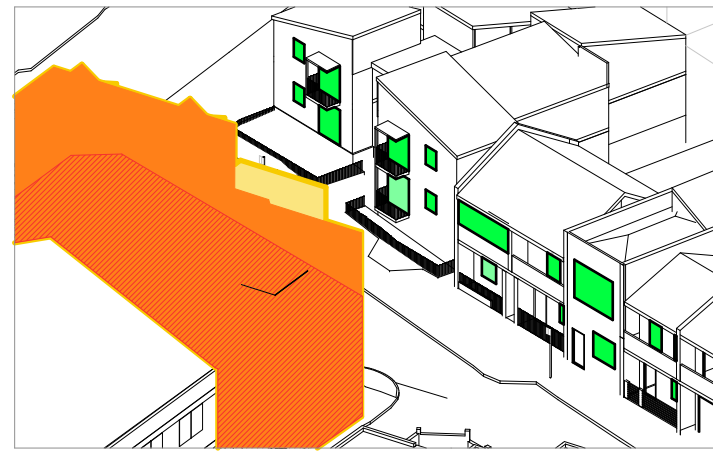
12PM



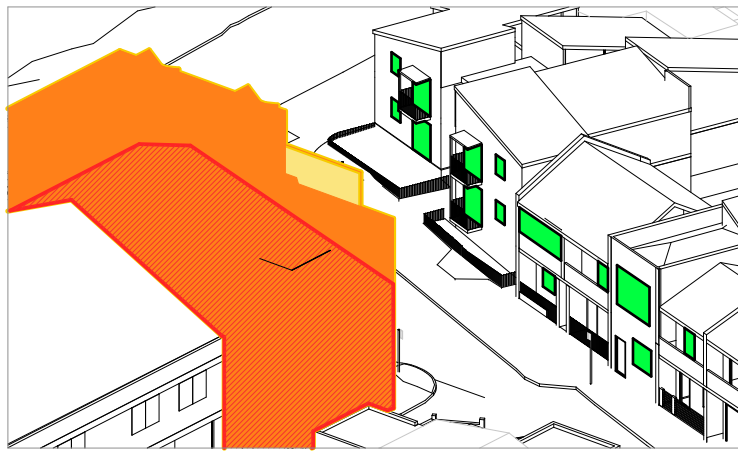
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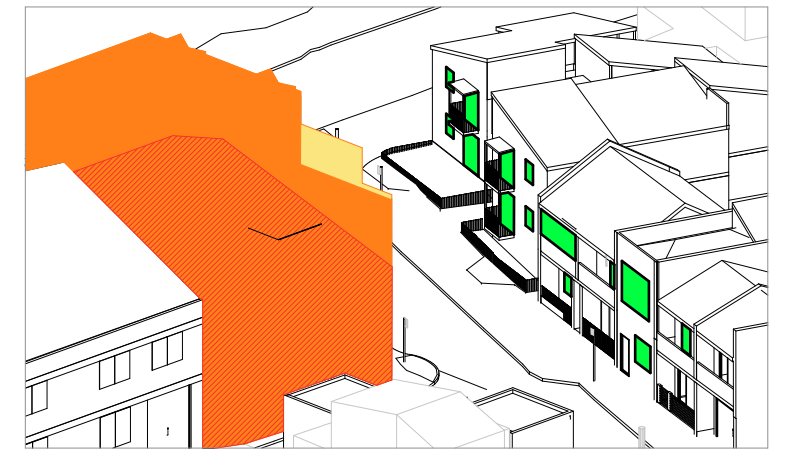
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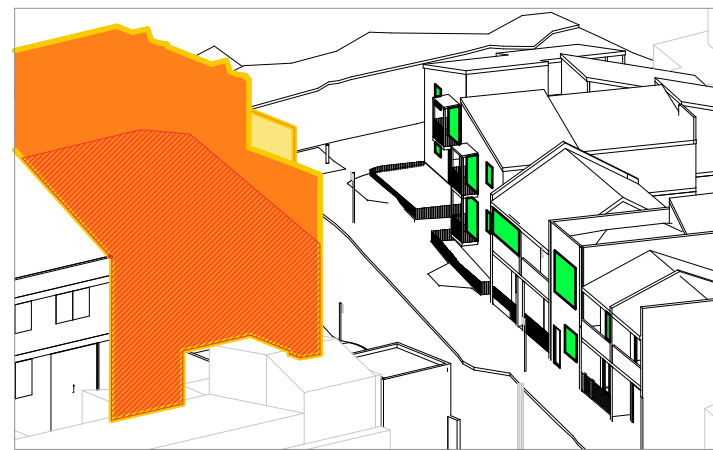
1:30PM



2PM



2:30PM



3:00PM



87-91 Phelps Street

85 Phelps Street

83 Phelps Street

81 Phelps Street

79 Phelps Street

EXISTING BUILDING



ORIGINAL APPLICATION



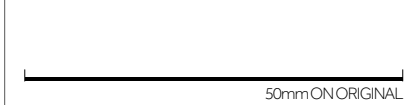
MODIFIED APPLICATION



SOLAR ACCESS @ 30 MINUTE INCREMENTS



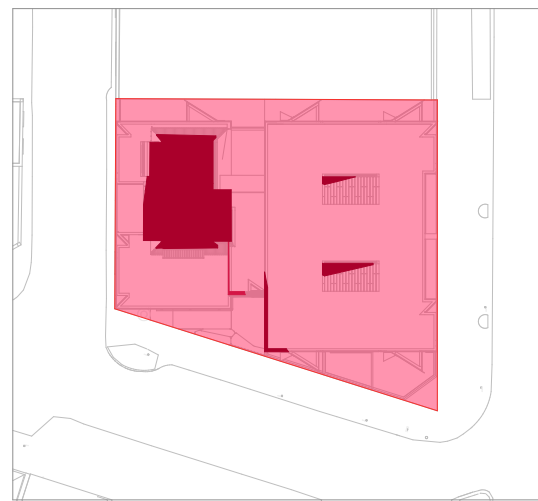
0 0.5 1 1.5 2 2+



The proposed design exceeds the 12 metre height plane by a range from 900mm to 1600mm. This varied result is due to the east/west slope of the height plane.

Skylights to the east and part of the roof edge exceed to the height limit by approximately 330mm

The breach equates to 11% of the overall site area.



175

HEIGHT PLANE BREACH



SITE AREA 367.3m²

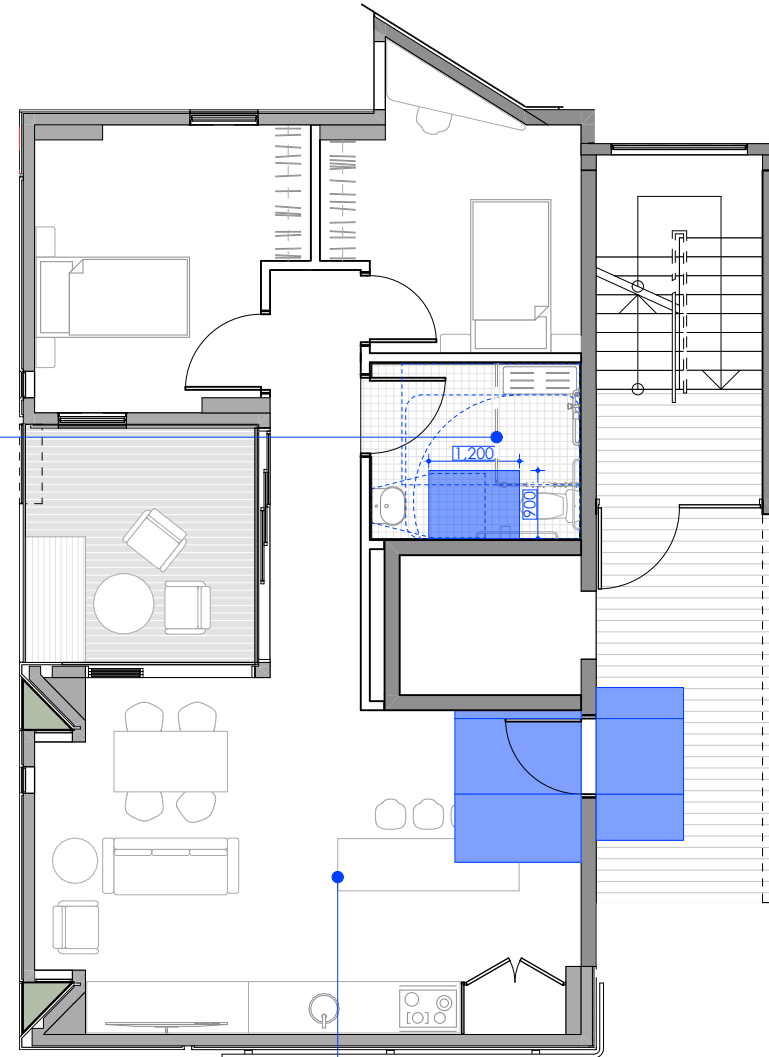


12 METRE HEIGHT PLANE



ACCESSIBLE WC
HOBLESS SHOWER & GRAB RAILS &
SEAT INSTALLED
TO AS1428.1

KITCHEN ISLAND BENCH
ON LOCKABLE WHEELS & LOCATION IS
FLEXIBLE TO BE REMOVED DURING
POST ADAPTABLE MODE



LIVABLE SILVER LEVEL
2 BEDROOM PRE ADAPTABLE MODE
APARTMENT G-01 AND 1.01

GUIDE DOG
DOG DOOR CAN BE IMPLEMENTED TO
GROUND UNIT ONLY

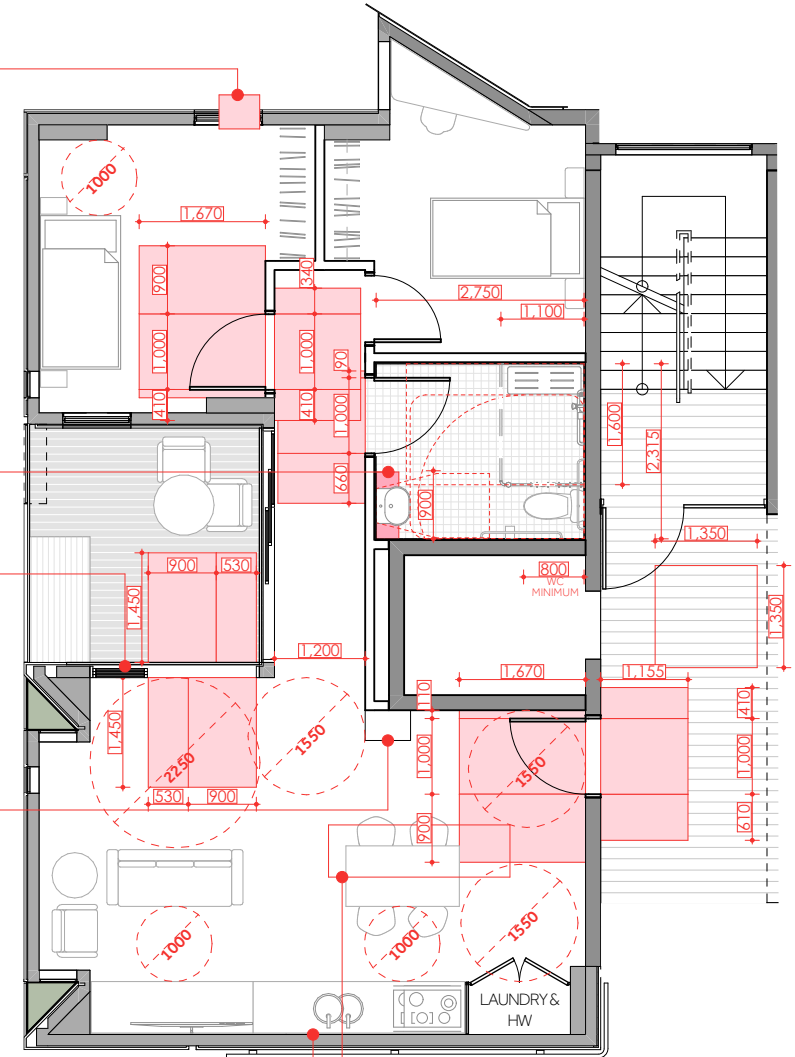
VANITY
RECESSED SINK, 300MM DEEP VANITY

ACCESS
TO BALCONY

LINEN CUPBOARD
600MM WIDE

RETROFIT KITCHEN
CIRCULATION TO COMPLY WITH
AS 4299

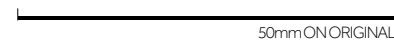
KITCHEN ISLAND BENCH
ON LOCKABLE WHEELS & LOCATION IS
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POST ADAPTABLE MODE



LIVABLE SILVER LEVEL
2 BEDROOM POST ADAPTABLE MODE
APARTMENT G-01 AND 1.01







PLACEHOLDER.
STAMPED BASIX PLANS TO BE ADDED TO ARCHITECTURAL DA SET AT A FUTURE DATE.
DRAWING TO BE REISSUED.



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Legend

- TREES
-  EXISTING TREES TO BE REMOVED
 -  EXISTING TREES TO BE RETAINED
 -  Ee (Elaeocarpus Eumundi)
 -  00 Tree No. as per Arborist Report



Issue	Revision	Description	Drawn	Check	Date
B	DA		MM	NW	17.11.23
A	DA		MM	AS	26.07.22

Not for Construction

Project
PIF House
 545-549 South Dowling Street, Surry Hills, NSW

Client
 Property Industry Foundation & Salvation Army

Drawing No. Drawing Name
 L_101 Landscape Masterplan

Job No. 21-795
 Issue B
 Scale 1:50 @ A1

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22-859 PIF House, Surry Hills PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES					
Ee	<i>Elaeocarpus Eumundi</i>	Smooth-Leaved Quandong	7 x 2	100L	1
FERNS					
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	300mm	25
Bn	<i>Blechnum nudum</i>	Fishbone Water-fern	1 x 1	300mm	16
Bw	<i>Blechnum wattsii</i>	Hard Water-fern	1 x 1	300mm	14
Mc	<i>Macrozamia communis</i>	Burrawang	2 x 2	300mm	4
Tb	<i>Todea barbara</i>	King Fern	3 x 3	300mm	1
SHRUBS					
Ac	<i>Acacia chinchillensis</i>	Wattle	2 x 2	300mm	10
Ad	<i>Adenanthos cuneatus</i>	Jug Flower	2 x 2	300mm	10
Cbg	<i>Callistemon hybrid 'Baby Glow'</i>	Bottlebrush	2 x 2	300mm	15
Lgs	<i>Leionema 'Green Screen'</i>	Phebalium	2 x 2	300mm	8
GRASSES					
Abr	<i>Anigozanthus 'Big Red'</i>	Kangaroo Paw	1.5 x 1.5	150mm	4
Bt	<i>Baloskion tetraphyllum</i>	Tassel Cord Rush	1.8 x 1.5	150mm	25
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.5 x 1	150mm	27
DI	<i>Danthonia longifolia</i>	Wallaby Grass	0.8 x 0.5	150mm	40
Dr	<i>Dianella revoluta</i>	Flax Lily	0.5 x 1	150mm	33
Lt	<i>Lomandra longifolia 'Tanika'</i>	Spiny Head Mat Rush	0.6 x 0.6	150mm	24
Ws	<i>Wahlenbergia stricta 'Blue Mist'</i>	Native Bluebell	0.4 x 0.4	150mm	26
GROUNDCOVERS					
Af	<i>Asplenium flabellifolium</i>	Necklace Fern	0.25 x 0.5	150mm	20
Bm	<i>Brachyscome multifida 'Break O Day'</i>	Native Daisy	0.3 x 0.5	150mm	18
Cc	<i>Conospermum caeruleum</i>	Smoke Bush	1 x 1	150mm	14
Cr	<i>Carpobrotus rossii</i>	Pig Face	0.4 x 3	150mm	21
Gbr	<i>Grevillea 'Bronze Rambler'</i>	Bronze Rambler	0.5 x 5	150mm	16
Hv	<i>Hardenbergia violacea</i>	False Sarsaparilla	3 x 2	150mm	22
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.15 x 1	150mm	28
Tb	<i>Thryptomene baeckeacea</i>	Myrtle	1.2 x 1.2	150mm	24
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	18

Legend

TREES

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE RETAINED

Ee (Elaeocarpus Eumundi)

00 Tree No. as per Arborist Report

FERNS

Aa (Asplenium australasicum)

Bn (Blechnum nudum)

Bw (Blechnum wattsii)

Mc (Macrozamia communis)

Tb (Todea barbara)

SHRUBS

Ac (Acacia chinchillensis)

Ad (Adenanthos cuneatus)

Cbg (Callistemon hybrid 'Baby Glow')

Lgs (Leionema 'Green Screen')

GRASSES

Abr (Anigozanthus 'Big Red')

Bt (Baloskion tetraphyllum)

Dc (Dianella caerulea)

DI (Danthonia longifolia)

Dr (Dianella revoluta)

Lt (Lomandra longifolia 'Tanika')

Ws (Wahlenbergia stricta 'Blue Mist')

GROUNDCOVERS

Af (Asplenium flabellifolium)

Bm (Brachyscome multifida 'Break O D.

Cc (Conospermum caeruleum)

Cr (Carpobrotus rossii)

Gbr (Grevillea 'Bronze Rambler')

Hv (Hardenbergia violacea)

Mp (Myoporum parvifolium)

Tb (Thryptomene baeckeacea)

Vh (Viola hederacea)

Pot Plants

L Ac (Acacia chinchillensis)
Cr (Carpobrotus rossii)

M Cbg (Callistemon hybrid 'Baby Glow')
Bm (Brachyscome multifida 'Break O Day')

S Ws (Wahlenbergia stricta 'Blue Mist')
Tb (Thryptomene baeckeacea)

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081



75-100L TREE SET VERTICAL AND CENTERED WITHIN TREE PIT

HARDWOOD STAKES 38 x 38 x 1800 AT EDGE OF ROOTBALL. 50MM HESSIAN TIES IN FIGURE OF EIGHT STAPLED TO STAKES

75MM ORGANIC MULCH DISHED TO BASE OF TREE Refer Specification

REFER PLAN FOR ADJACENT SURFACES

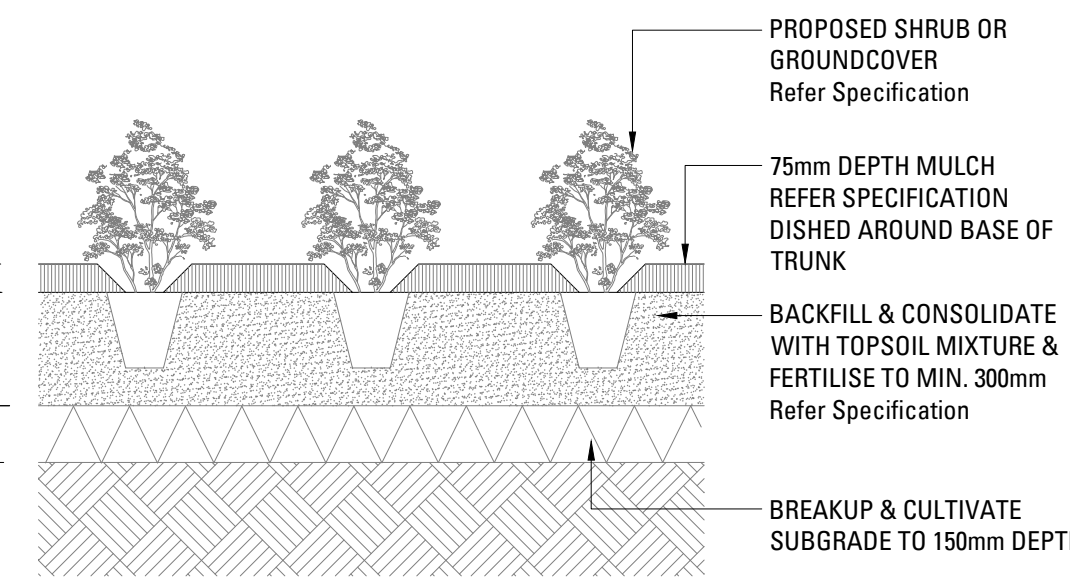
TYPE 'A' TOPSOIL MIX TO 300MM DEPTH, Refer Specification

TYPE 'B' TOPSOIL MIX Refer Specification

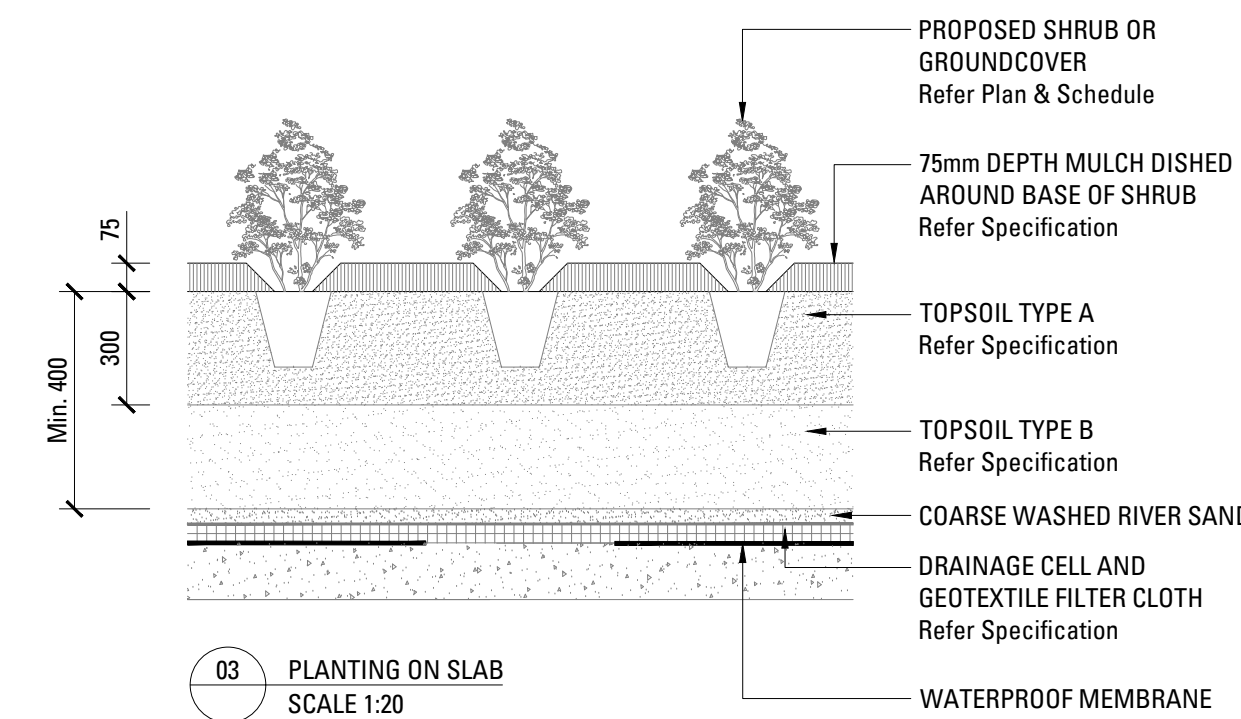
INSTALL ROOT BALL FLAT ON EXCAVATED HOLE

CULTIVATE SUBGRADE TO 150MM DEPTH

MIN. TWICE ROOTBALL WIDTH



02 SHRUB OR GROUNDCOVER IN PLANTING BED SCALE 1:20



03 PLANTING ON SLAB SCALE 1:20

01 TREE PLANTING 75-100L SCALE 1:20

Issue	Revision Description	Drawn	Check	Date
B	DA	MM	NW	17.11.23
A	DA	MM	AS	26.07.22

Not for Construction

Project

PIF House

545-549 South Dowling Street, Surry Hills, NSW

Client

Property Industry Foundation & Salvation Army

Drawing No. Drawing Name

L_400 Landscape Schedule + Typical Details

Job No. 21-795

Issue B

Scale

Sydney, Suite 70, Jones Bay Wharf, 26-32 Pirrama Road, Pyrmont NSW 2009
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ARCADIA

GROUND FLOOR

LEVEL 1

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Issue	Revision	Description	Drawn	Check	Date
B	DA		MM	NW	17.11.23
A	DA		MM	AS	26.07.22

Not for Construction

Project
PIF House
 545-549 South Dowling Street, Surry Hills, NSW

Client
Property Industry Foundation & Salvation Army

Drawing No. Drawing Name
L_401 Softworks Plan - Ground Floor + Level 1

Job No. 21-795
 Issue B
 Scale 1:100 @ A1

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LEVEL 2

LEVEL 3

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Issue	Revision	Description	Drawn	Check	Date
B	DA		MM	NW	17.11.23
A	DA		MM	AS	26.07.22

Not for Construction

Project
PIF House
 545-549 South Dowling Street, Surry Hills, NSW

Client
 Property Industry Foundation & Salvation Army

Drawing No. Drawing Name
 L_402 Softworks Plan - Level 2 + Level 3

Job No. 21-795
 Issue B
 Scale 1:100 @ A1

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 T 02 9571 2900



LANDSCAPE SPECIFICATION NOTES

SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:

EXISTING SITE SOIL IF SUITABLE OR

IMPORTED TOPSOIL 50%

COMPOST 30%

D/W SAND 20%

SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE

PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST

SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.

A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)

B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)

C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURNING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING

TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

Copyright remains the property of Arcadia Design Group Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Design Group Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.

B	DA	MM	NW	17.11.23	
A	DA	MM	AS	26.07.22	
Issue	Revision	Description	Drawn	Check	Date

Not for Construction

Project

PIF House

545-549 South Dowling Street, Surry Hills, NSW

Client

Property Industry Foundation & Salvation Army

Drawing No.	Drawing Name
L_700	Landscape Specification Notes

Job No.	21-795
Issue	B
Scale	

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