

40 Brisbane Avenue, Barton

WORKS APPROVAL

DRAWING REGISTER

DWG#	TITLE	DATE	REVISION
1562 - 000	COVER PAGE	02.07.21	B
1562 - 100	TREE ASSESSMENT PLAN	02.07.21	B
1562 - 101	TREE ASSESSMENT - SCHEDULE	02.07.21	B
1562 - 120	CONCEPT LANDSCAPE MANAGEMENT + PROTECTION PLAN - LEGEND AND NOTES	02.07.21	B
1562 - 121	CONCEPT LANDSCAPE MANAGEMENT + PROTECTION PLAN	02.07.21	B
1562 - 130	TREE MANAGEMENT PLAN	02.07.21	A
1562 - 131	TREE MANAGEMENT PLAN	02.07.21	A
1562 - 301	LANDSCAPE PLAN - NORTH	02.07.21	B
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1562 - 601	PLANTING PLAN - NORTH	02.07.21	B
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1562 - 801	TYPICAL DETAILS	02.07.21	B
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LOCATION PLAN



LEGEND

--- BLOCK BOUNDARY

○ EXISTING TREE - ON-SITE

○ EXISTING TREE - OFF-SITE

○ EXISTING TREE - UNSURVEYED
Based on visual assessment

TREE IDENTIFICATION

12 Emf [P] TREE ASSESSMENT NUMBER
12 Emf [P] TREE SPECIES
12 Emf [P] TREE QUALITY RATING

SUPPLEMENTARY NOTES

(TCCS) TREE ON UN-LEASED TERRITORY LAND

TREE QUALITY ASSESSMENT

An overall assessment of the quality of the tree and its relative importance for retention within an urban context

Poor (P)

A tree that:
Is of poor, structure or health, is in decline; which has limited potential to contribute to the landscape



Medium (M)

A tree that:
Is of reasonable form, structure or health; and whose presence contributes to the landscape but not as significantly as high/exceptional quality trees.



High (H)

A tree that:
is of good form, structure and health; is without significant defect; and which has the potential to make a significant contribution to the landscape



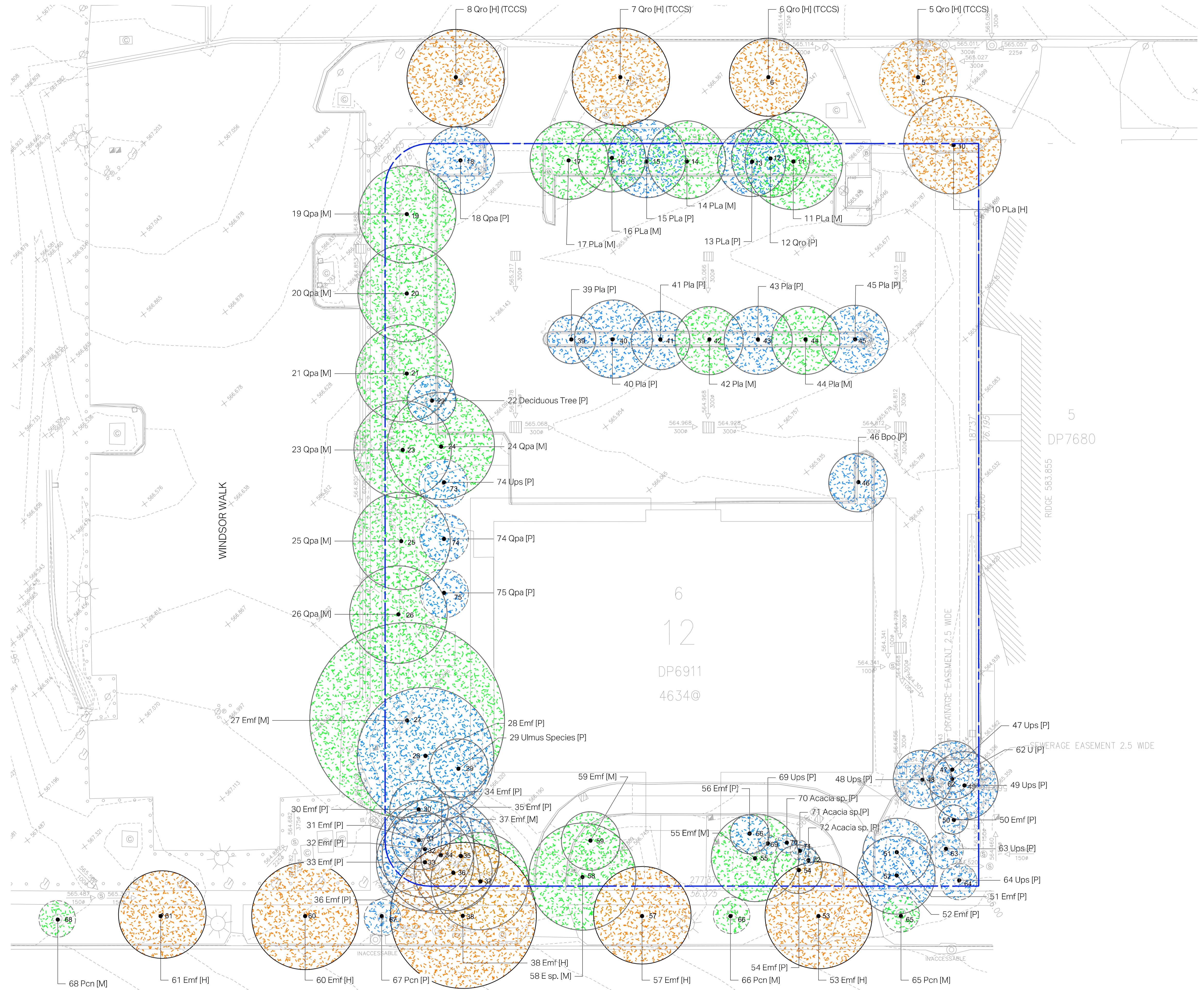
Exceptional (E)

A tree that:
has natural or cultural heritage importance; or has high aesthetic value and will have a major contribution to the surrounding landscape; or is of outstanding form, structure and health, and is an excellent example of the species; or has significant scientific value, including ecological importance



TREE ASSESSMENT SPECIES LIST

CODE	SPECIES
Ac sp.	<i>Acacia species</i>
Bpo	<i>Brachycton populneus</i>
De sp.	<i>Deciduous Fruit Tree</i>
Emf	<i>Eucalyptus mannifera</i>
Qpg	<i>Quercus palustris</i>
Qro	<i>Quercus robur</i>
Pcn	<i>Prunus cerasifera 'Nigra'</i>
Pla	<i>Platanus acerifolia</i>
Ups	<i>Ulmus parvifolia</i>



Tree Number	Botanical Name	Height (m)	Trunk Circumference (m) Bottom	Trunk Circumference (m) Up	Trunk Diameter (m)	No. of Trunks	Canopy radius(m)	General Health (E,G,F,P)	Growth Stage (J, SM, M, OM)	Tree Quality (P, M, H, E)	Leased Block(Y/N) or TCCS Tree	Notes
5	Quercus robur	7	1.25	1.5		1		P	M	H	TCCS	
6	Quercus robur	8	1.7	1.75		1		F	M	H	TCCS	
7	Quercus robur	8	1.65	1.45		1		F	M	H	TCCS	
8	Quercus robur	3	1.77	1.59		1		G	M	H	TCCS	
10	Platanus acerifolia	10	1.9	1.4		1		G	M	H	Y	
11	Platanus acerifolia	10	1.35	0.95		1		G	M	M	Y	
12	Quercus robur	8	0.7	0.6		1		P	SM	P	Y	
13	Platanus acerifolia	7	0.75	0.48		1		F	SM	P	Y	
14	Platanus acerifolia	8	0.97	0.67		1		F	SM	M	Y	
15	Platanus acerifolia	8	0.8	0.57		1		F	SM	P	Y	
16	Platanus acerifolia	7	0.85	0.68		1		F	SM	M	Y	
17	Platanus acerifolia	8	0.88	0.7		1		F	SM	M	Y	
18	Quercus palustris	7	0.9	0.65		1		P	SM	P	Y	
19	Quercus palustris	10	1.4	1.05		1		G	M	M	Y	
20	Quercus palustris	10	1.9	1.99		2		G	M	M	Y	
21	Quercus palustris	10	2.05	2.22		2		G	M	M	Y	
22	Deciduous Fruit Tree	5	0.65	0.4		1		P	J	P	Y	
23	Quercus palustris	10	1.85	1.95		2		G	M	M	Y	
24	Quercus palustris	11	1.4	1.1		1		G	M	M	Y	
25	Quercus palustris	10	1.45	1.15		1		G	M	M	Y	
26	Quercus palustris	10	2.1	1.4		1		G	M	M	Y	
27	Eucalyptus mannifera	20	2.3	2		1		P	M	M	Y	
28	Eucalyptus mannifera	14	1.2	0.9		1		P	SM	P	Y	
29	Ulmus species	6	1.1	1		1		P	SM	P	Y	Overcrowded by shrubs
30	Eucalyptus mannifera	6	0.9	0.7		1		P	SM	P	Y	Part of a group
31	Eucalyptus mannifera	6	1	0.85		1		P	SM	P	Y	Part of a group
32	Eucalyptus mannifera	10	1.1	0.9		1		P	SM	P	Y	Part of a group
33	Eucalyptus mannifera	10	1	0.8		1		P	SM	P	Y	Part of a group
34	Eucalyptus mannifera	12	1.1	0.9		1		P	SM	P	Y	Part of a group
35	Eucalyptus mannifera	8	1.5	1.3		1		P	SM	P	Y	Part of a group
36	Eucalyptus mannifera	8	0.9	1.1		1		P	SM	P	Y	
37	Eucalyptus mannifera	10	0.9	0.55		1		P	SM	P	Y	
38	Eucalyptus mannifera	15	2.7	2.5		1		P	M	H	TCCS	
39	Platanus acerifolia	5	0.63	0.48		1		G	SM	P	Y	
40	Platanus acerifolia	8	0.63	0.5		2		G	SM	P	Y	

Tree Number	Botanical Name	Height (m)	Trunk Circumference (m) Bottom	Trunk Circumference (m) Up	Trunk Diameter (m)	No. of Trunks	Canopy radius(m)	General Health (E,G,F,P)	Growth Stage (J, SM, M, OM)	Tree Quality (P, M, H, E)	Leased Block(Y/N) or TCCS Tree	Notes
41	Platanus acerifolia	6	0.67	0.52		1		G	SM	P	Y	
42	Platanus acerifolia	7	0.97	0.82		1		G	SM	M	Y	
43	Platanus acerifolia	7	0.53	0.35		1		G	SM	P	Y	
44	Platanus acerifolia	7	0.83	0.51		2		G	SM	M	Y	
45	Platanus acerifolia	7	0.55	0.32		2		G	SM	P	Y	
46	Brachychiton populneus	6	0.95	0.58		1		P	SM	P	Y	
47	Ulmus parvifolia	8	0.9	0.62		1		P	SM	P	Y	
48	Ulmus parvifolia	8	1	0.8		1		P	SM	P	Y	
49	Ulmus parvifolia	8	1.2	0.9		1		P	SM	P	Y	
50	Eucalyptus mannifera	10	1.2	0.86		1		P	SM	P	Y	
51	Eucalyptus mannifera	14	1.96	2.2		2		P	M	P	Y	
52	Eucalyptus mannifera	10	0.95	0.88		1		P	SM	P	Y	
53	Eucalyptus mannifera	15	2.45	2		1		G	M	H	Y	
54	Eucalyptus mannifera	8	1.2	1		1		P	M	P	Y	
55	Eucalyptus mannifera	14	1.5	1.2		1		P	M	P	Y	
56	Eucalyptus mannifera	16	1.1	0.75		1		P	M	P	Y	
57	Eucalyptus mannifera	12	2.7	1.9		1		G	M	H	TCCS	
58	Eucalyptus species	16	2.2	2.5		2		P	M	H	Y	
59	Eucalyptus mannifera	16	1.2	0.9		1		P	M	P	Y	
60	Eucalyptus mannifera	14	2	1.7		1		G	M	H	TCCS	
61	Eucalyptus mannifera	12	1.85	1.7		1		G	M	H	TCCS	
62	Ulmus Species	8	0.9	0.8		2		P	SM	P	Y	Unsurveyed
63	Ulmus parvifolia	4	0.3	0.2		1		P	J	P	Y	Unsurveyed
64	Ulmus parvifolia	4	1	0.8		2		P	J	P	Y	Unsurveyed
65	Prunus cerasifera 'Nigra'	3	0.35	0.3		2		F	J	M	TCCS	Unsurveyed
66	Prunus cerasifera 'Nigra'	3	0.4	0.35		2		F	J	M	TCCS	Unsurveyed
67	Prunus cerasifera 'Nigra'	3	0.36	0.3		2		F	J	P	TCCS	Unsurveyed
68	Prunus cerasifera 'Nigra'	3	0.35	0.34		2		F	J	M	TCCS	Unsurveyed
69	Ulmus parvifolia	6	0.4	0.32		1		F	J	P	Y	Unsurveyed
70	Acacia species	5	0.3	0.2		1		F	J	P	Y	Unsurveyed
71	Acacia species	5	0.35	0.33		1		F	J	P	Y	Unsurveyed
72	Acacia species	5	0.2	0.15		1		F	J	P	Y	Unsurveyed
73	Ulmus parvifolia	8	0.85	0.95		2		P	M	P	Y	Unsurveyed
74	Quercus palustris	10	1.5	1.1		1		P	M	P	Y	Unsurveyed
75	Quercus palustris	11	1.15	1		1		P	M	P	Y	Unsurveyed

LANDSCAPE MANAGEMENT AND PROTECTION NOTES

REQUIREMENTS FOR THE PROTECTION OF PUBLIC LANDSCAPE ASSETS ADJACENT TO DEVELOPMENT WORKS ON UNLEASED TERRITORY LAND - PUBLIC OPEN SPACE.

1. GENERAL

ALL CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR SERVICE CONNECTIONS AND LANDSCAPE / CIVIL WORKS APPROVED AS PART OF TCCS DESIGN ACCEPTANCE. If there is a specific need to utilise unleased Territory land adjacent to the Lease, the proponent or their authorised representative is required to contact and consult with TCCS Urban Treescapes to seek approval. The use of public land for storage of site sheds, materials and contractor parking is not generally supported but may be approved in some circumstances with conditions.

1.1 NOTIFICATION AND COMPLIANCE

The client and/or their authorised representative after attaining design approval, are to provide certification in the form of Compliance Notification (email/letter) indicating that the protective fencing has been installed in accordance with the approved LMP is to be forwarded to the relevant Coordinator within Asset Acceptance of the Municipal Services Network prior to works (demolition/clearing/excavation/construction) commencing on the site.

All works are to conform with act government Design Standards for Urban Infrastructure and Standard Specification for Urban Infrastructure Works.

All verge works are to comply with DUS Guideline's for the protection of Public Landscape Assets adjacent to Development Works Ref-04.

Contact the relevant Coordinator within Asset Acceptance to notify when verge restoration commences, and at the completion of work to attain the relevant certificate(s).

1.2 SUPERVISION OF VERGE RESTORATION

A suitably qualified Landscape Architect or Horticulturist must be employed to oversee work in the verge to ensure all requirements are followed.

They must be present during any cultivation/restoration of the verge.

2. VERGE MANAGEMENT

2.0 ANY SERVICE INSTALLATION NOT SHOWN ON THIS PLAN WITHIN 5.0m OF AN EXISTING TREE REQUIRES PRIOR APPROVAL FROM TCCS URBAN TREESCAPES.

2.1 STORAGE OF CONSTRUCTION MATERIALS

No construction material to be stored on verges, or public open spaces. No car parking or equipment parking permitted on verges, or public open spaces.

2.2 SITE ACCOMMODATION

No site sheds, storage sheds, site amenities or billboards to be erected on verges without the written approval of TCCS and compliance in conjunction with Urban Treescapes.

2.3 FENCING

Fence off existing trees in accordance with this plan, Site Management Plan and Temporary Traffic Management Plans by others.

Use of temporary 1800mm tall continuous chain mesh fence supported by steel posts with concrete bases is mandatory. Any variation from this requirement must be approved by the relevant section and coordinated through Asset Acceptance of the Municipal Services Network.

Fencing to be erected before the commencement of any site work and removed at completion of all construction and commencement of verge restoration

The fence is to remain continuous throughout the project.

Fencing must not be removed for service installation across the verge unless in accordance with this plan.

2.3 EXISTING TREES

All street trees are to be retained and kept undamaged unless specifically approved in writing by Asset Acceptance.

Ensure construction equipment can pass beneath lowest limb, through driveway access.

Ensure lifting equipment and load can clear height and width of tree crown without damage to crown.

A suitably qualified arborist / landscape architect approved by TCCS Urban Treescapes must be present for all excavation works beneath tree canopies, restoration or any works that occur beneath tree canopies. Arborist is to provide regular inspections and reporting that all tree protection measures are being complied with and that the LMPP fencing is installed and maintained as approved.

2.4 SITE ACCESS

Construction access for the site is to be shown on this plan, Site Management Plan and Temporary Traffic Management Plans by others.

2.6 SERVICE ENTRY TO SITE

The developer/proponent must coordinate all service approvals.

Servicing of the site is to be as per plan. Any variations from this plan are to be approved in writing by TCCS Urban Tree scapes prior to enacting on site. Realign fence to provide lane for service trenching, but re-erect fence to enclose trees before trenching commences.

Upon completion of trenching, return the fence to its' original alignment.

2.7 SERVICE ALONG STREET

The developer/proponent must coordinate all service approvals.

2.8 PEDESTRIAN AND BICYCLE MOVEMENT

Existing verge footpaths to be maintained and must remain unobstructed throughout the construction period to provide safe public access at all times.

Where a constructed footpath or cycleway exists within the verge, protective fencing must in all cases be set back 600mm from each side of the footpath/cycleway to ensure safe passage for cyclists and pedestrians.

If paths are not present pedestrian access must be provided via a fenced clearway of 1.8m width for the entire frontage of the lease.

2.9 VERGE CONDITION AND RESTORATION

During the project retain all existing verge grass cover, watering may be required to retain grass and trees in good condition.

At the completion of construction verges should still have established dry-land grass cover. Topsoil is not to be removed and the soil level must not be changed.

If the standard of grass cover on the verge is to be improved, the following requirements apply:

Lightly cultivate the soil to 25mm - 50mm depth (50 mm maximum to minimise damage to tree roots). Cultivate only in one direction and avoid major roots, and keep a minimum of 1m away from tree trunks.

Add 'b type' topsoil at 25mm - 50mm depth. Level the topsoil and add npk fertiliser (equivalent to multi-gro) at 40g/m².

Lay turf or sow seed of suitable drought tolerant species. Keep moist during establishment. In-ground irrigation systems are generally not permitted in the verge but may be supported if the infrastructure can be installed in accordance with the Design Standards taking into consideration existing vegetation such as street trees. Otherwise, a system of quick couplers at the lease edge of the verge may be installed, subject to approval of the irrigation plan.

Any damage that occurs to verge or open space vegetation on unleased Territory land trees is to be repaired at the developer's/proponents expense. Restorative work is to be approved by Parks and Places through Asset Acceptance of the Municipal Services Network and carried out by approved operators.

3. TREE ROOT PROTECTION
Excavation within drip line of existing trees approved by Municipal Services' Asset Acceptance Section is to be undertaken by hand only. No machinery is to be used. A qualified and experienced horticulturist or tree surgeon must carry out all root cuts and ensure the cuts are suitably protected to minimise any risk of long term damage to street verge trees.

3. TREE ROOT PROTECTION

The majority of tree roots grow in the top 300mm of soil. These are the feeder roots, often very fine roots that provide the tree with water, oxygen and nutrients. These roots typically grow between the tree trunk to well beyond its 'drip-line' (the canopy edge).

Excavation within the drip zone of a tree does considerable damage to its root system. It can affect tree stability and tree health to such an extent that it will lead to die back and decline of the tree. Excavation that occurs within the drip zone of a tree must be approved and is to be restricted to one side of the tree only.

Where excavation is approved the following measures are to be adopted for tree protection: Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk.

All roots must be cut cleanly with equipment specifically designed to cut roots or other pruning equipment.

Roots exposed during excavation must be protected from desiccation. Keep lightly watered or cover with hessian, which must be kept moist.

Water trees that have had disturbance in their root zone. The amount and frequency of water needs to be adapted to the trees' requirement, based on seasonal conditions.

4. TEMPORARY TRAFFIC MANAGEMENT (TTM)

TTM Plan must align with the Landscape Management and Protection Plan showing consistent and accurate details.

2.6 SERVICE ENTRY TO SITE

2.7 SERVICE ALONG STREET

4. TEMPORARY TRAFFIC MANAGEMENT (TTM)

TTM Plan must align with the Landscape Management and Protection Plan showing consistent and accurate details.

LANDSCAPE ARCHITECT

redbox design group

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35 Kennedy Street, Kingston ACT 2604

PO Box 4575 Kingston ACT 2604

redboxdesigngroup.com.au

CONSULTANTS

ARCHITECT:

ENGINEER:

PLANNER:

COX ARCHITECTURE

INDESCO

PURDON PLANNING

CLIENT

40BA PTY.LTD.

B FOR WORKS APPROVAL
A FOR INFORMATION
REV ISSUE

02.07.21 IS DM
04.06.21 IS DM
DATE DRN CHK

NORTH

PROJECT

40 BRISBANE AVENUE
BLOCK 6 SECTION 12 BARTON

PROJECT No.

1652

SHEET

120

ISSUE

B

CONCEPT LANDSCAPE MANAGEMENT +
PROTECTION PLAN NOTES

TREE PROTECTION NOTES

FENCING

Maintain temporary protective fences erected in accordance with the approved drawing. Fencing must be erected before the commencement of any site works and removed at completion of all construction and commencement of verge restoration. The fence is to remain in place throughout the duration of the project.

Use of temporary 1800 mm tall continuous mesh fence supported by steel posts with concrete bases is mandatory. Variation from this requirement must be accompanied by written agreement from the Project Arborist. All construction activity including stockpiling of materials, vehicle access and parking must be excluded from the fenced area. Ensure that site access points are outside all the protection zones.

WORKING INSIDE THE TREE PROTECTION ZONE

Work inside the tree protection zone shall be conducted according to this drawing and the following controls:

ROOT PROTECTION

Excavation that occurs within the drip zone of a tree shall be restricted to one side of the tree only and shall have prior approval from the Project Arborist. Where excavation is approved, the following measures are to be adopted for tree protection:

Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk.

Locate these roots by hand trenching to a depth of 300 mm before any mechanical trenching is undertaken.

Cut roots cleanly with equipment specifically designed for this purpose or by suitable pruning equipment.

Protect exposed roots from desiccation by lightly watering or covering with hessian which must be kept moist, and

Maintain the good health of the trees that have had disturbance in their roots zone by continual watering. At no time shall the disturbed area be allowed to dry out to the detriment of the trees health.

ROOT DAMAGING ACTIVITIES

Techniques to minimise damage to roots within the tree root zone will include hand excavation, under boring or hydro excavation to expose the roots. The use of these techniques within the tree root zone is mandatory. Where roots are required to be cut as part of this process they are to be cut cleanly with equipment specifically designed to cut roots cleanly or other suitable pruning equipment, and root cutting will be carried out by a suitably qualified arborist /experienced horticulturist /urban forester:

If any trench/hole is not going to be back-filled within 24 hours, keep the roots lightly watered, cover with hessian and keep hessian moist; and

Where hydro excavation methods are used, water pressure must be limited so that bark surrounding roots and roots greater than 30 mm diameter are not damaged.

BRANCH PROTECTION

On the advice of the project arborist and with written approval from Lessee of the block on which any tree is located, remove any branches that are impeding access, and trunk wrap those that are likely to be damaged during works as per Figure 4, AS 4970, or similar;

EXCAVATION WITHIN THE TPZ

Excavation for walls, services and any other enabling works shall be carried out strictly by hydro-excavation using minimal pressure with no over-excavation towards the tree side of the wall. All exposed roots are to be cleanly cut by a qualified arborist and root pruning is to be inspected by the consulting arborist before the footings are put in place. Contractor shall organise for Arborist to be present at time of basement excavation to monitor tree root presence & management.

LANDSCAPE ARCHITECT

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CONSULTANTS

ARCHITECT:

ENGINEER:

PLANNER:

COX ARCHITECTURE

INDESCO

PURDON PLANNING

CLIENT

40BA PTY.LTD.

NORTH

PROJECT

40 BRISBANE AVENUE
BLOCK 6 SECTION 12 BARTON

PROJECT No.

1652

SHEET

130

ISSUE







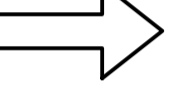


A

TREE MANAGEMENT PLAN NOTES

A FOR WORKS APPROVAL
REV ISSUE

02.07.21 IS DM
DATE DRN CHK

LEGEND

-  BLOCK BOUNDARY
 -  EXISTING TREE
To be retained
 -  EXISTING TREE
To be removed
 -  TREE PROTECTION ZONE (OF TCCS
TREES SUBJECT TO IMPACT)
Canopy plus 2m
 -  NEW TREES
 -  GROUND FLOOR BUILDING
Refer architects documents
 -  SURVEY CONTOURS
 -  DESIGN CONTOURS
- SITE FENCING + OPERATIONS
REFER CONSTRUCTION + TRAFFIC MANAGEMENT PLANS**
-  SITE FENCE / HOARDING
 -  SITE ACCESS
 -  GATE
 -  TREE PROTECTION FENCING
CHAIN LINK MESH PANELS 1800 HIGH FOR DURATION
SITE CONSTRUCTION WORKS

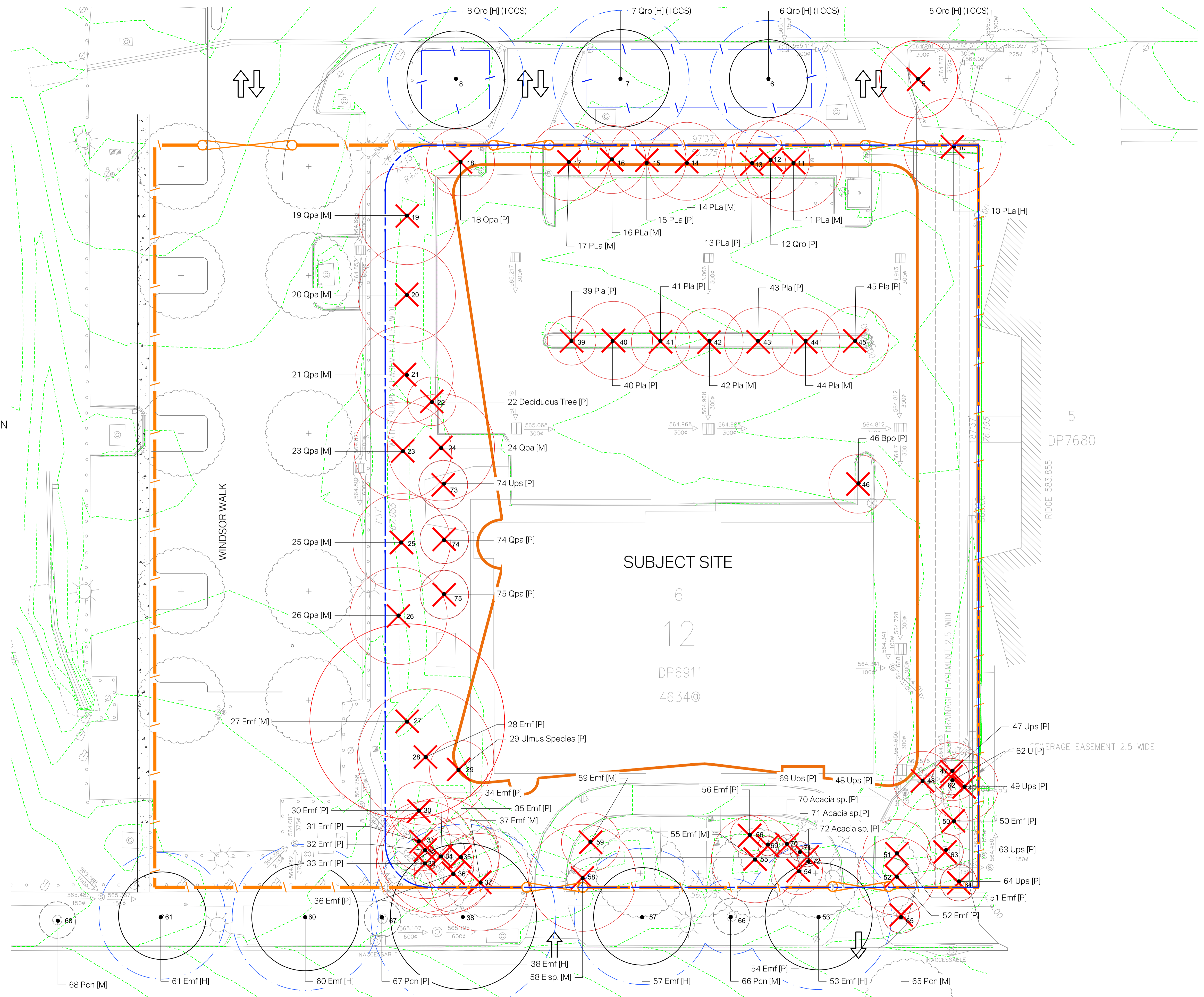
- TREE IDENTIFICATION**
- 2 Pyu [M] TREE ASSESSMENT NUMBER
 - 2 Pyu [M] TREE SPECIES
 - 2 Pyu [M] TREE QUALITY RATING

- SUPPLEMENTARY NOTES**
- (TCCS) TREE ON UN-LEASED TERRITORY LAND
 - (REGU) REGULATED TREE

- (PEST) PEST SPECIES
- (DEAD) DEAD

TREE ASSESSMENT SPECIES LIST

CODE	SPECIES
Ac sp.	<i>Acacia species</i>
Bpo	<i>Brachychiton populneus</i>
De sp.	<i>Deciduous Fruit Tree</i>
Emf	<i>Eucalyptus mannifera</i>
Qpg	<i>Quercus palustris</i>
Qro	<i>Quercus robur</i>
Pcn	<i>Prunus cerasifera</i> 'Nigra'
Pla	<i>Platanus acerifolia</i>
UPs	<i>Ulmus parvifolia</i>





KEY

GROUND SURFACE

- ASP** Asphalt
- BIN** Waste Receptacle
- CON1** Concrete, exposed aggregate finish, to match existing Windsor Walk
- CON2** Concrete, broom finish
- CON3** Concrete, industrial, to Engineer detail
- GAR** Garden planting, irrigated
- GRS** Grass, non-irrigated

- ROC** Granulitic rock, off white to match existing Windsor Walk
- STO1** Stone, light grey 600x200mm, mixed finish (hammered, exfoliated, honed)
- STO2** Stone, light grey 800x400mm, finish to suit interior flooring
- STO3** Stone, light grey 400x200mm, mixed finish (hammered, exfoliated, honed)
- STO4** Stone, light grey 150x150mm sett, split-face finish
- TIL** Tile, mid grey, mixed finish

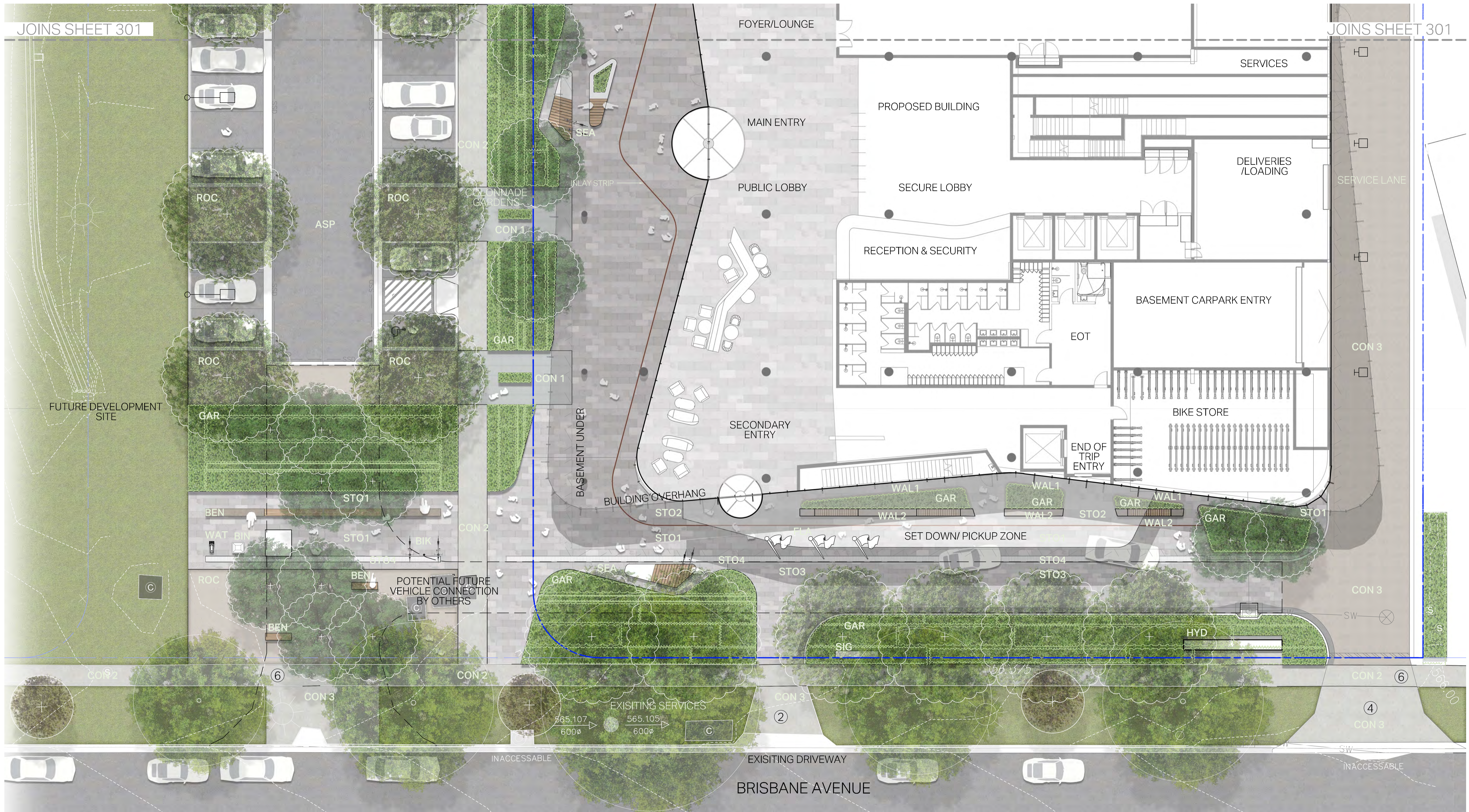
FIXTURES

- BEN** Bench, metal frame, timber slats to match existing Windsor Walk
- BIK** Bicycle rail, Landmark 'Sammy'
- FLA** Flag pole
- PLA** Sitting platform
- SEA** Seating, precast concrete, sculptural timber, integrated planter

- SIG** Building signage (subject to future approval)
- WAL1** Planter wall, off-form insitu concrete
- WAL2** Sitting wall, nom. 450mm high, off-form concrete, timber inserts
- WAT** Water bottle refill station & drinking fountain
- HYD** Hydrant + Water Meter

NOTES

- ① Re-grass to extent of disturbance.
- ② Retain existing driveway.
- ③ Demolish existing driveway, establish grass.
- ④ New Driveway.
- ⑤ Landscape restoration to adjoining property to be agreed with lessee.
- ⑥ Reinstate or reconstruct existing concrete path.



KEY

- GROUND SURFACE**
- ASP Asphalt
 - BIN Waste Receptacle
 - CON1 Concrete, exposed aggregate finish, to match existing Windsor Walk
 - CON2 Concrete, broom finish
 - CON3 Concrete, industrial, to Engineer detail
 - GAR Garden planting, irrigated
 - GRS Grass, non-irrigated

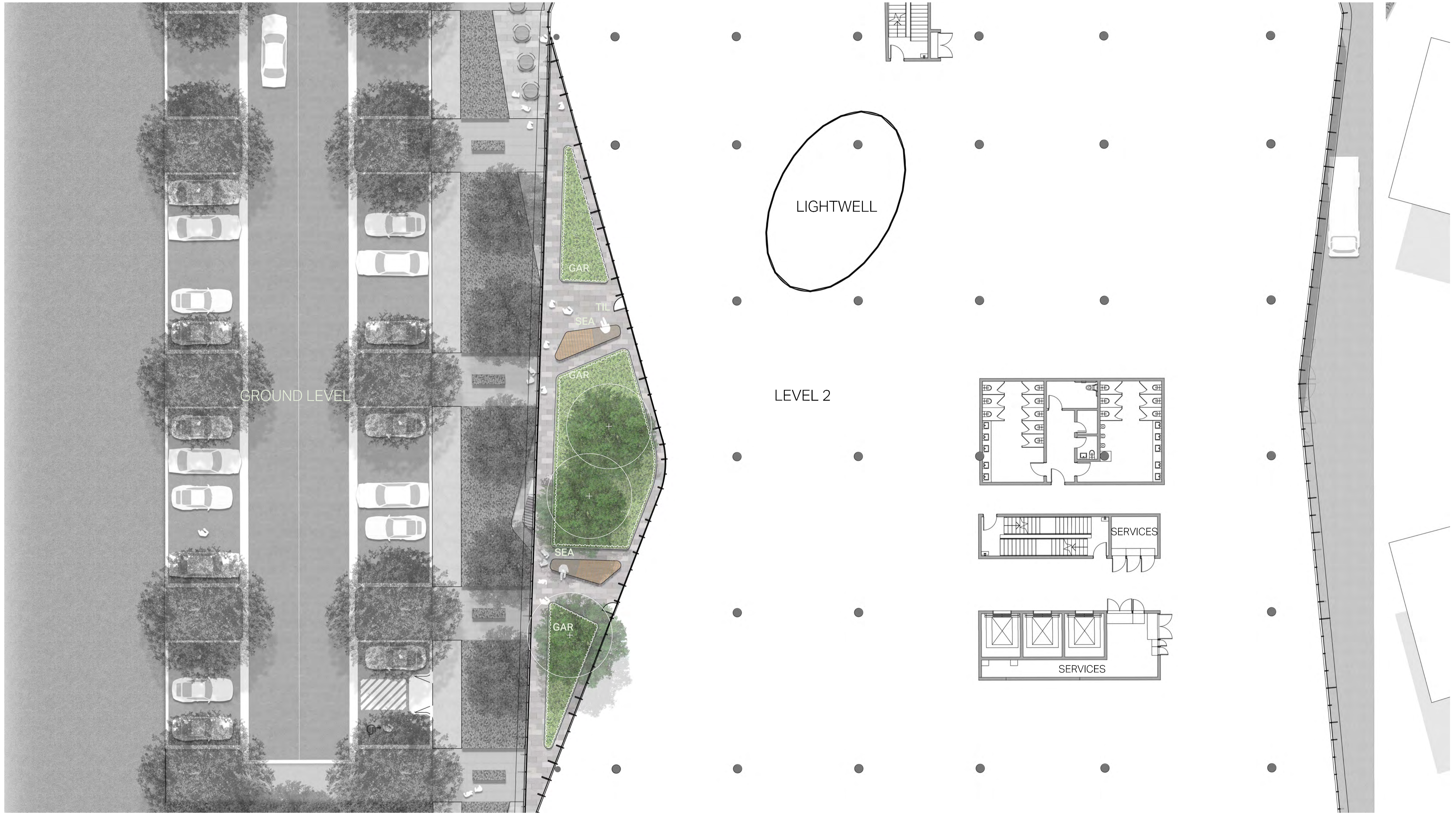
- ROC Granulitic rock, off white to match existing Windsor Walk
- STO1 Stone, light grey 600x200mm, mixed finish (hammered, exfoliated, honed)
- STO2 Stone, light grey 800x400mm, finish to suit interior flooring
- STO3 Stone, light grey 400x200mm, mixed finish (hammered, exfoliated, honed)
- STO4 Stone, light grey 150x150mm sett, split-face finish
- TIL Tile, mid grey, mixed finish

- FIXTURES**
- BEN Bench, metal frame, timber slats to match existing Windsor Walk
 - BIK Bicycle rail, Landmark 'Sammy'
 - FLA Flag pole
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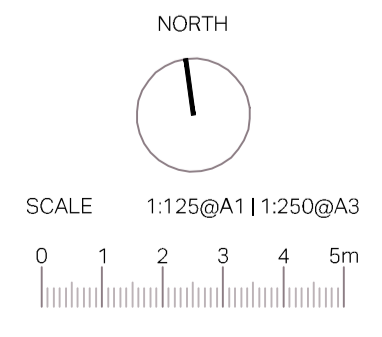
GAR Garden planting, irrigated
TIL Tile, mid grey, mixed finish
SEA Seating, precast concrete, sculptural timber, integrated planter
WAL1 Planter wall, off-form insitu concrete

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 PLANNER: PURDON PLANNING

CLIENT
40BA PTY.LTD.

B	FOR WORKS APPROVAL	02.07.21	IS/MK	DM
A	FOR INFORMATION	04.06.21	IS/MK	DM
REV	ISSUE	DATE	DRN	CHK



PROJECT
40 BRISBANE AVENUE
 BLOCK 6 SECTION 12 BARTON

PROJECT No.	SHEET	ISSUE
1652	303	B
LANDSCAPE PLAN Level 2 - Terrace		



KEY

GROUND SURFACE

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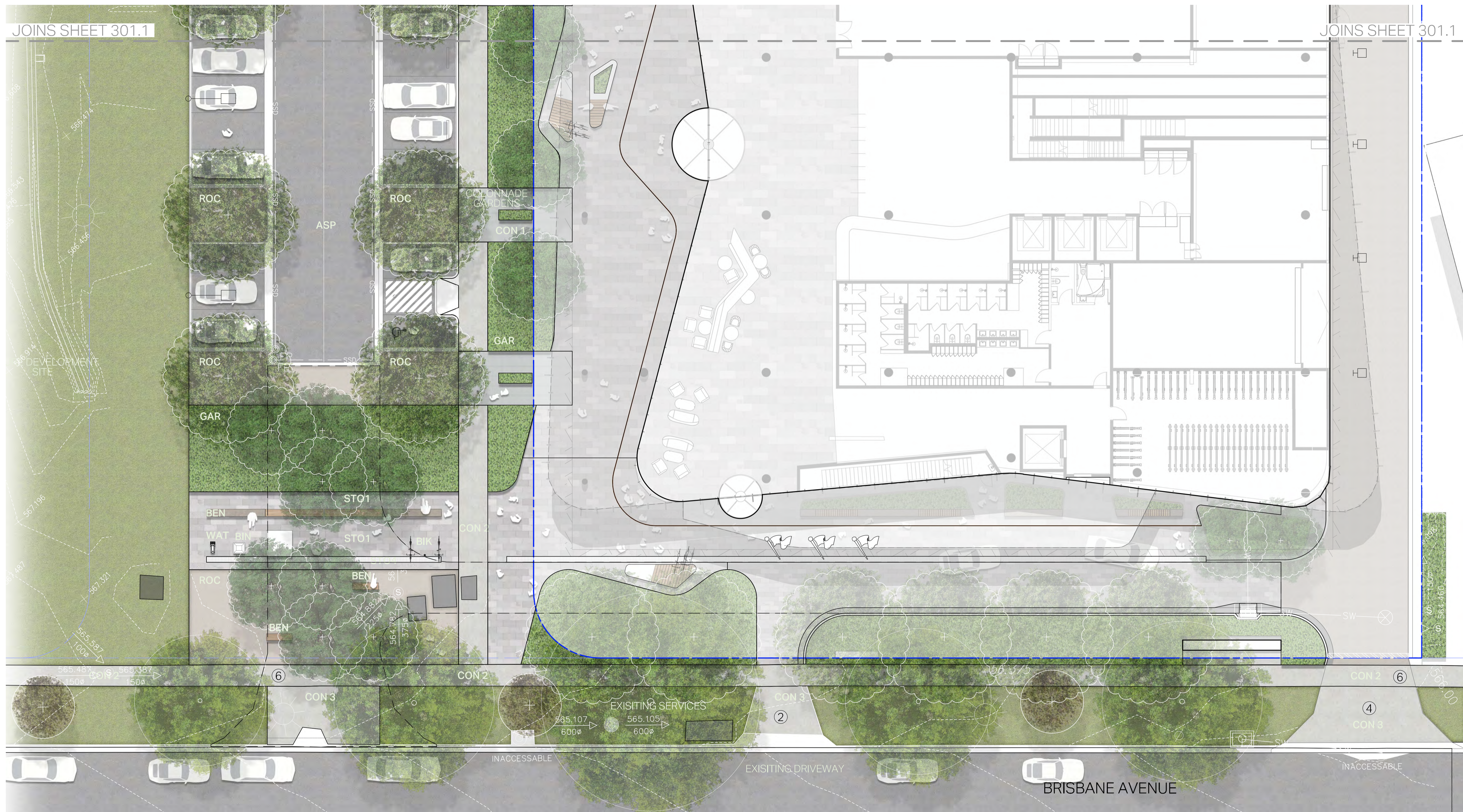
FIXTURES

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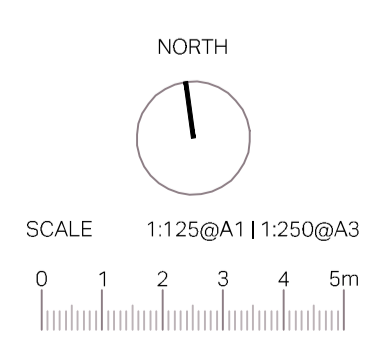
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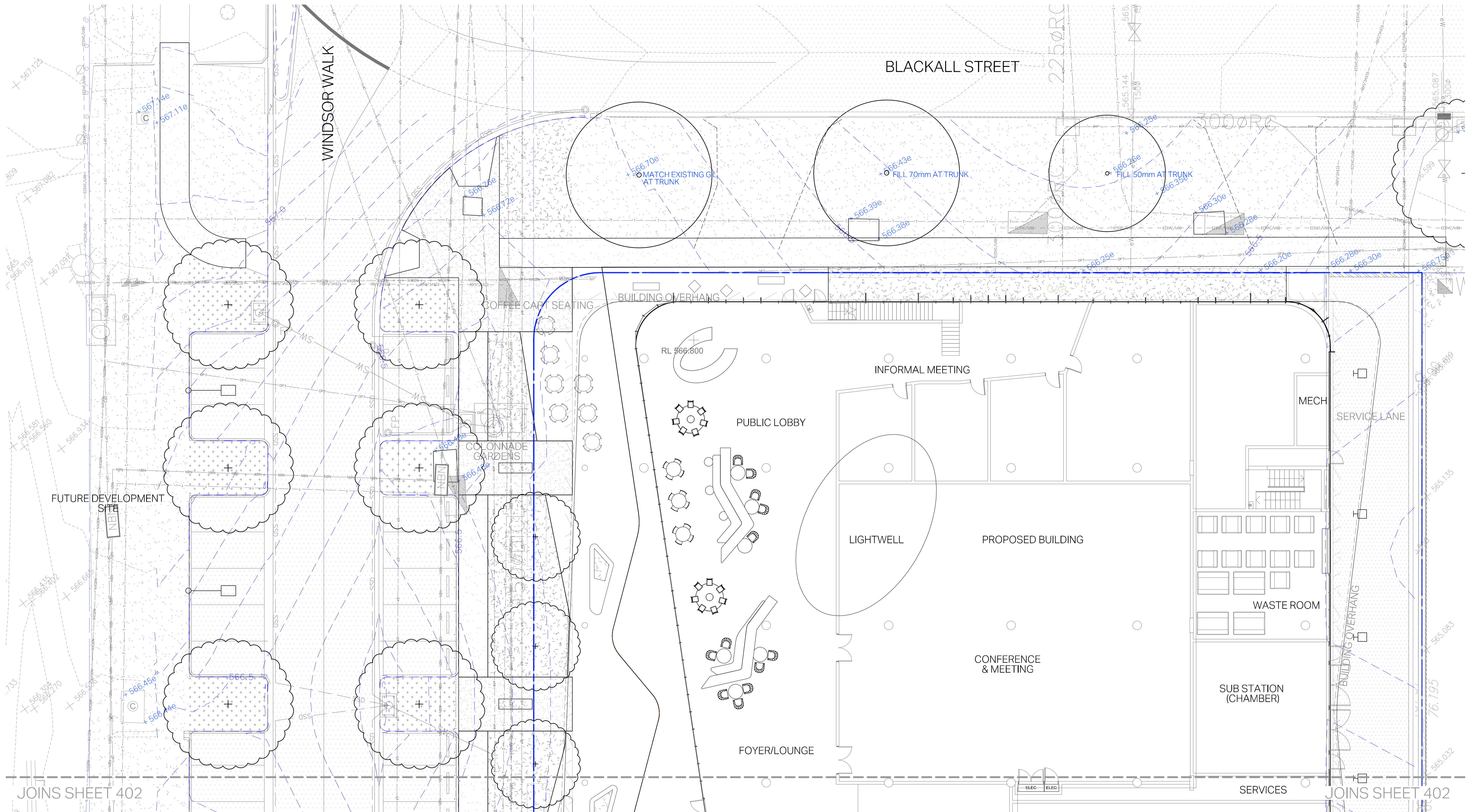
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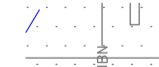
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 04.06.21 IS/MK DM
 DATE DRN CHK



PROJECT
40 BRISBANE AVENUE
 BLOCK 6 SECTION 12 BARTON

PROJECT No. **1652** SHEET **302.1** ISSUE **B**
 OFFSITE WORKS LANDSCAPE PLAN
 South



- KEY**
-  DESIGN CONTOURS
 -  SURVEY CONTOURS
 -  EXISTING SERVICES

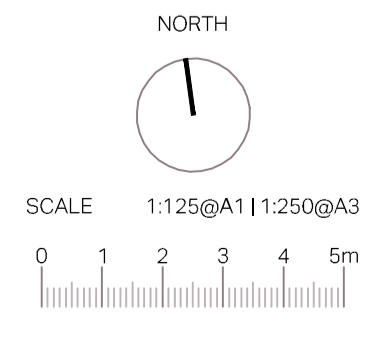
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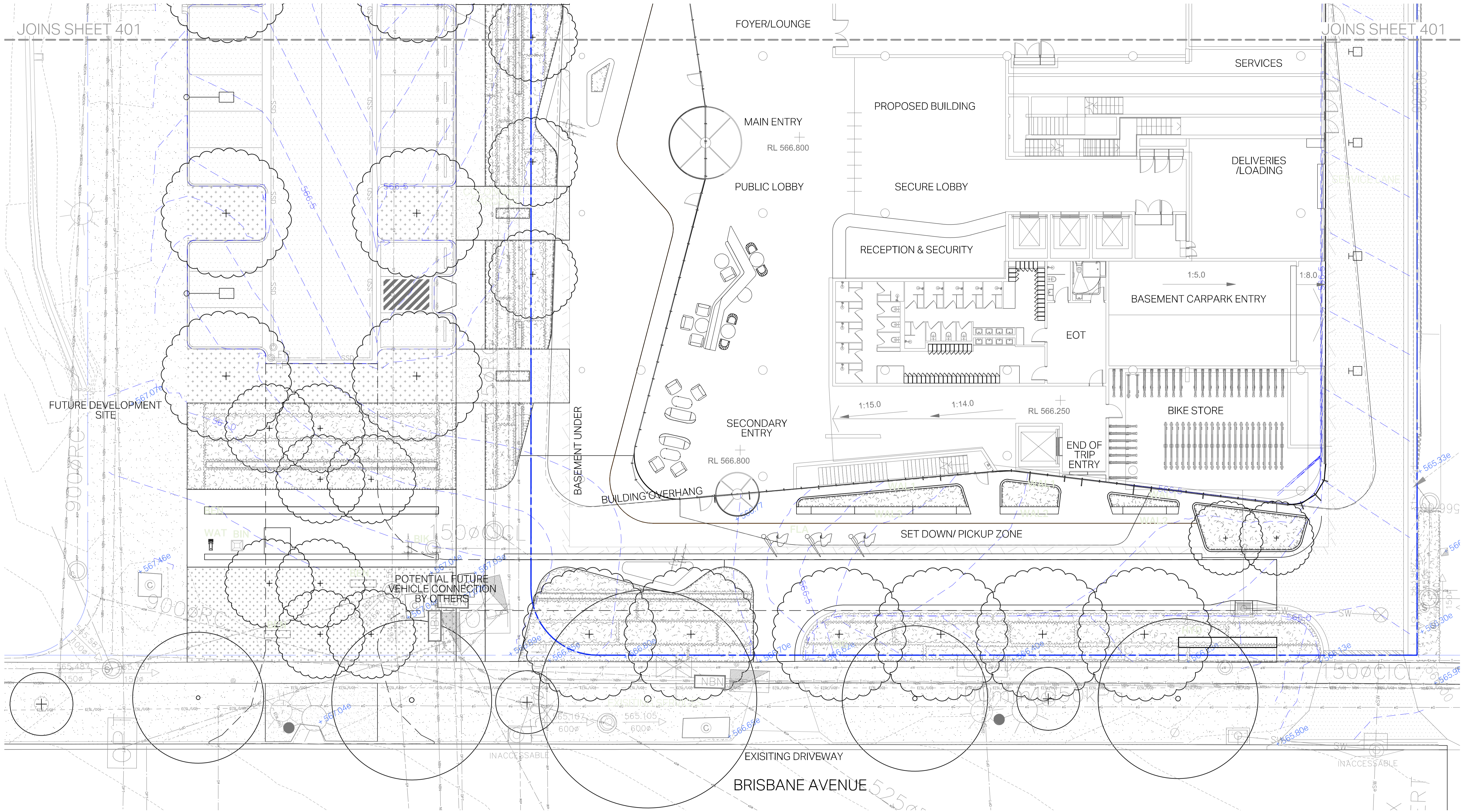


PROJECT
40 BRISBANE AVENUE
 BLOCK 6 SECTION 12 BARTON

PROJECT No. **1652** SHEET **401** ISSUE **B**
 GRADING PLAN
 North

JOINS SHEET 402

JOINS SHEET 402



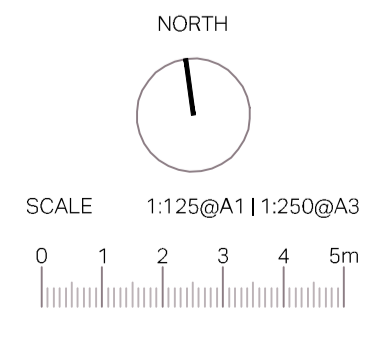
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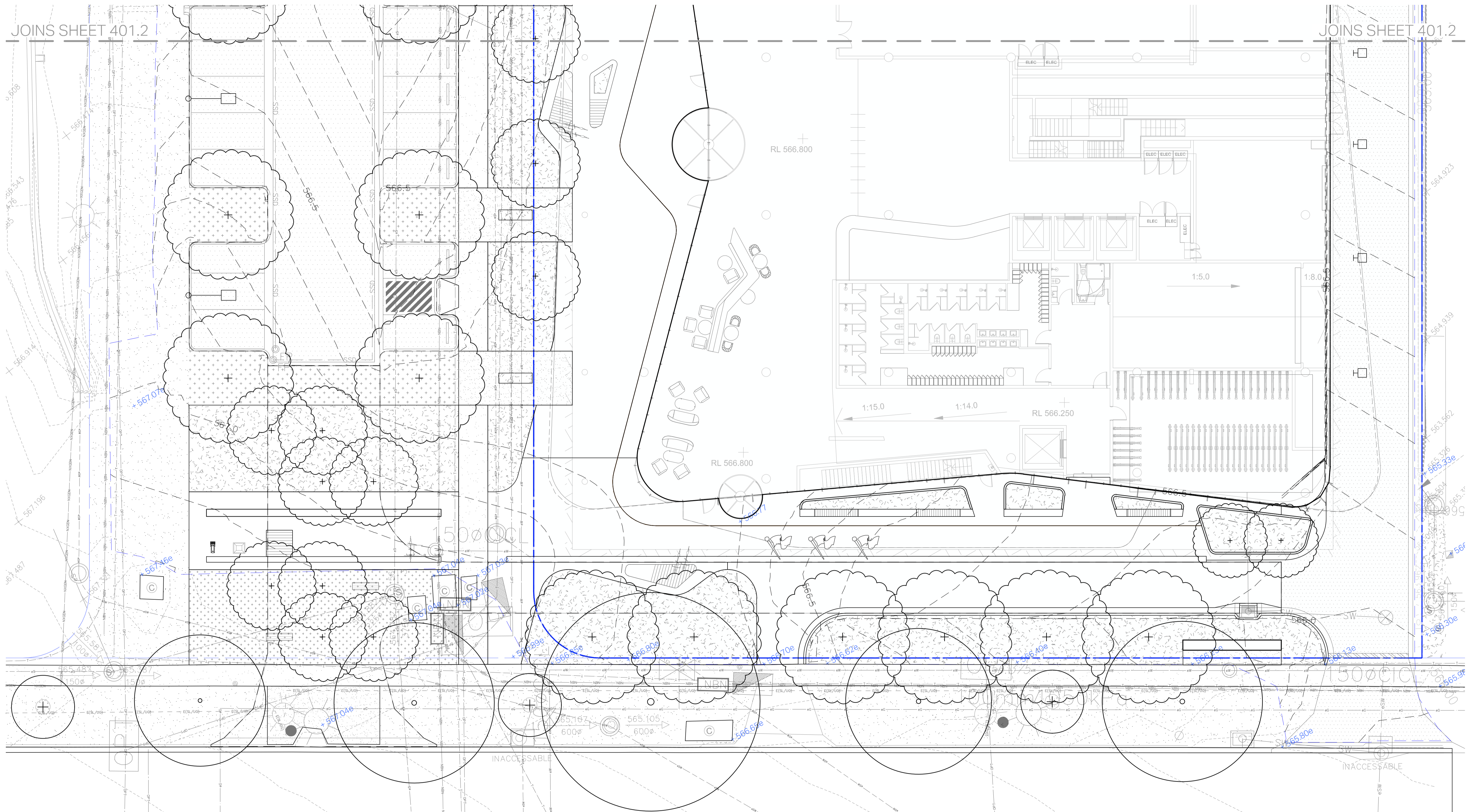
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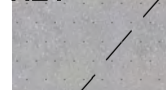

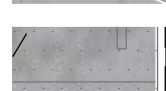
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PROJECT
40 BRISBANE AVENUE
 BLOCK 6 SECTION 12 BARTON

PROJECT No. **1652** SHEET **402** ISSUE **B**
 GRADING PLAN
 South



- KEY**
-  DESIGN CONTOURS
 -  SURVEY CONTOURS
 -  EXISTING SERVICES

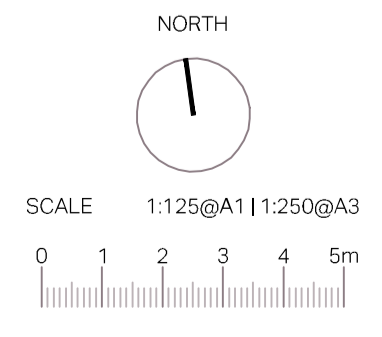
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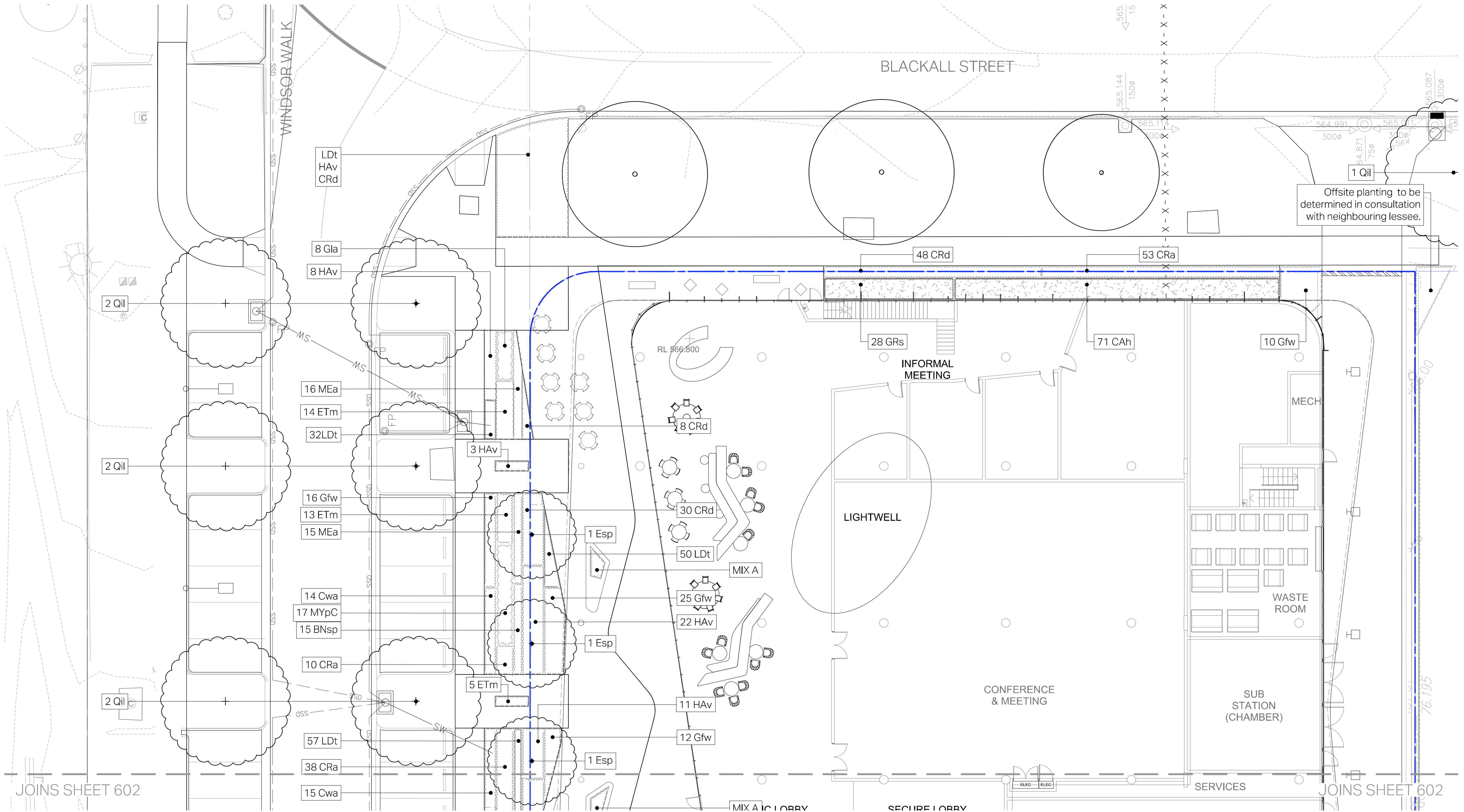
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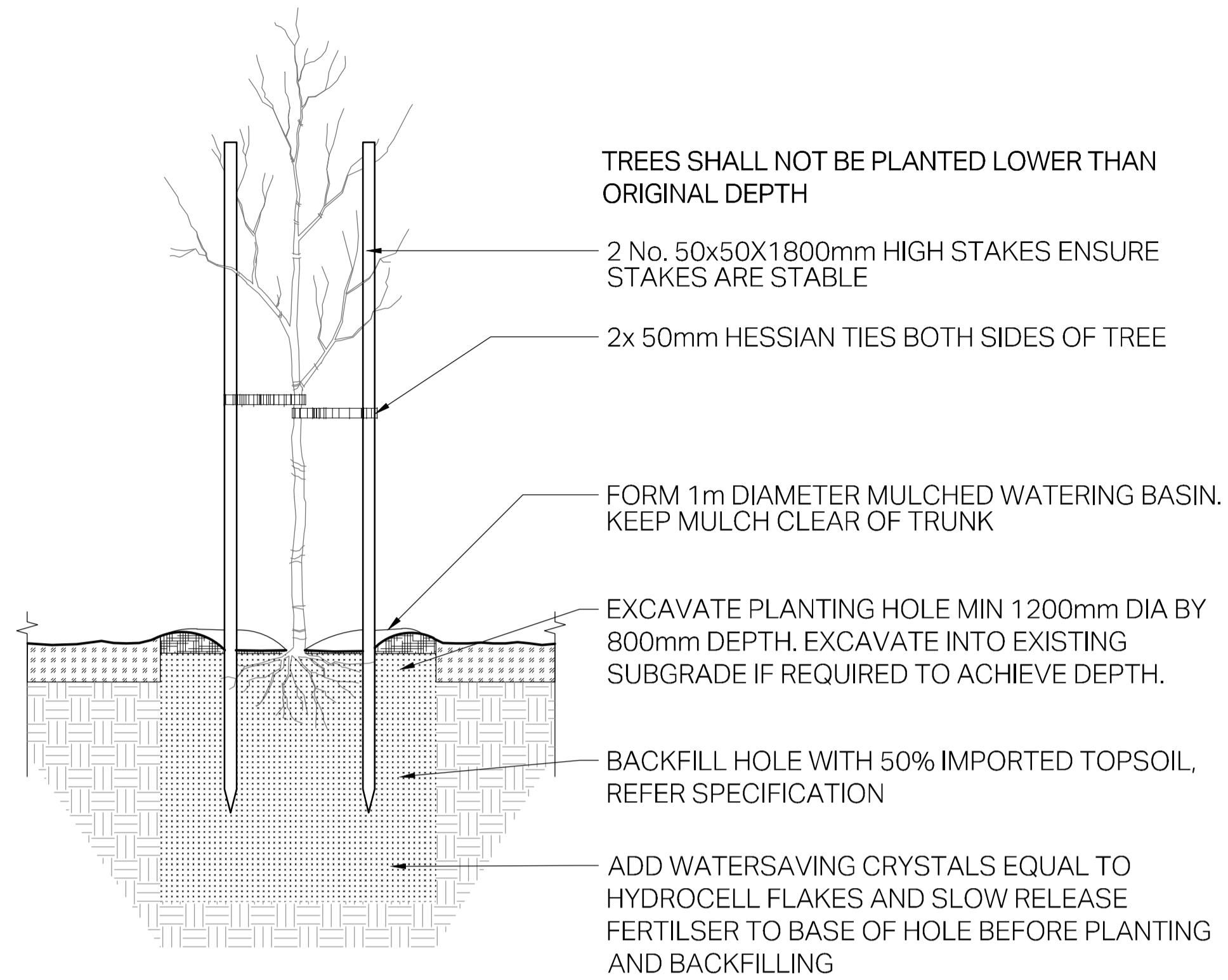
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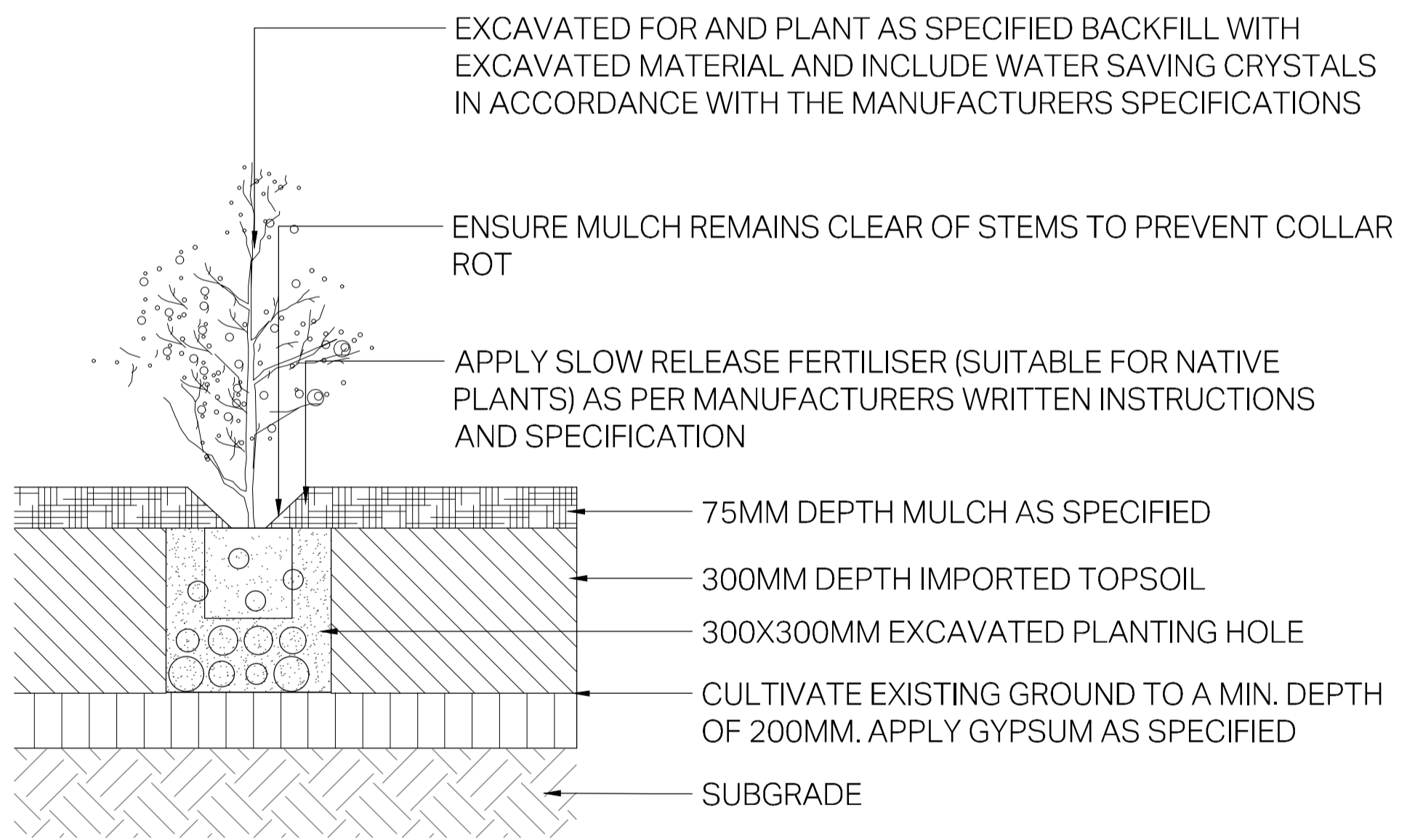
PROJECT
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 BLOCK 6 SECTION 12 BARTON

PROJECT No. SHEET ISSUE
1652 402.1 B
 OFFSITE WORKS GRADING PLAN
 South

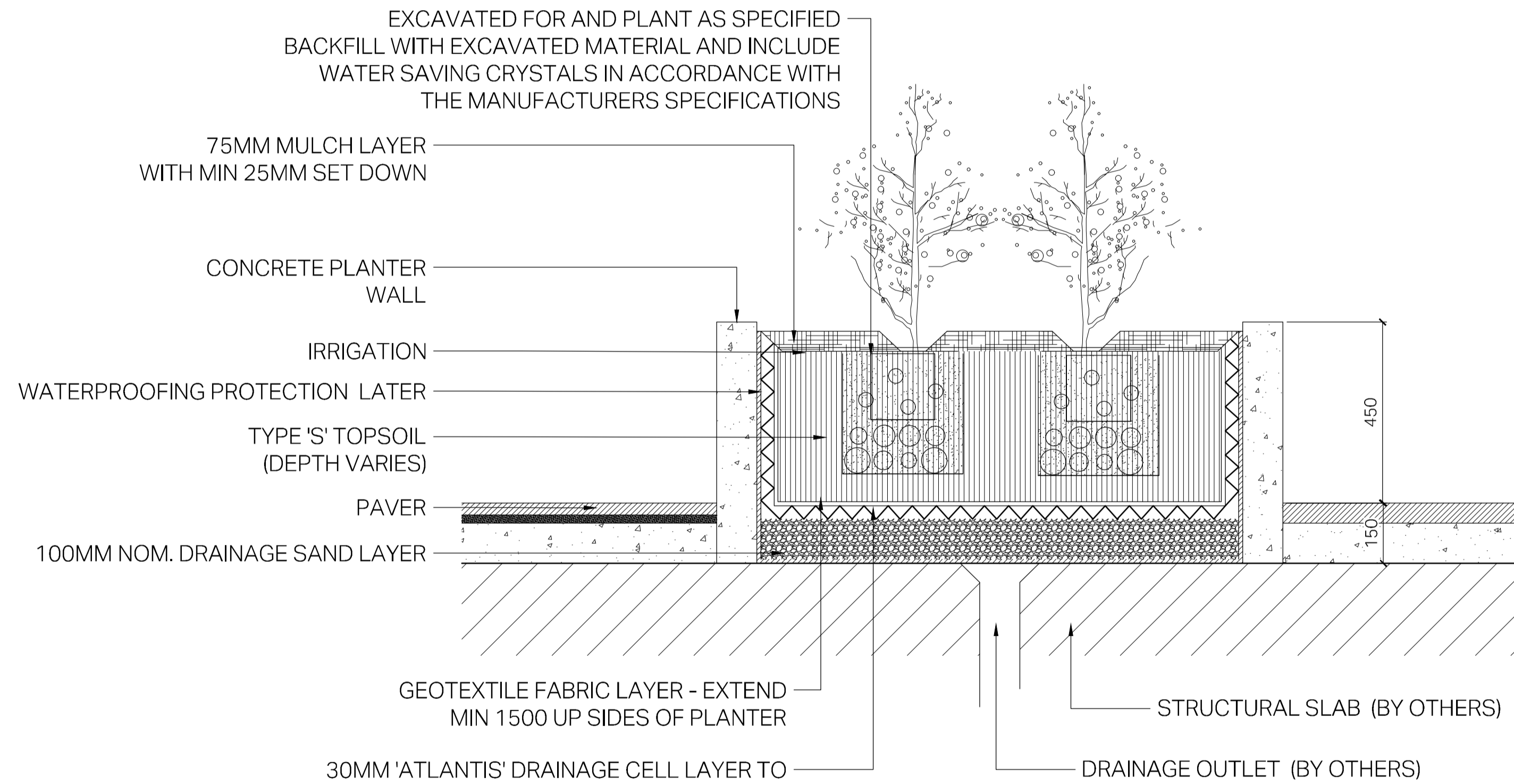




1 DETAIL: TYPICAL DECIDUOUS TREE PLANTING
SCALE: 1:20@A1 - 1:40@A3



2 DETAIL: TYPICAL SHRUB PLANTING ON GRADE
SCALE: 1:10@A1 - 1:20@A3



3 DETAIL: TYPICAL SHRUB PLANTING ON STRUCTURE
SCALE: 1:10@A1 - 1:20@A3

SURFACES AND FIXTURES



BEN Bench, metal frame, timber slats



BIK Bicycle rail, Landmark 'Sammy'



CON1 Concrete, exposed aggregate



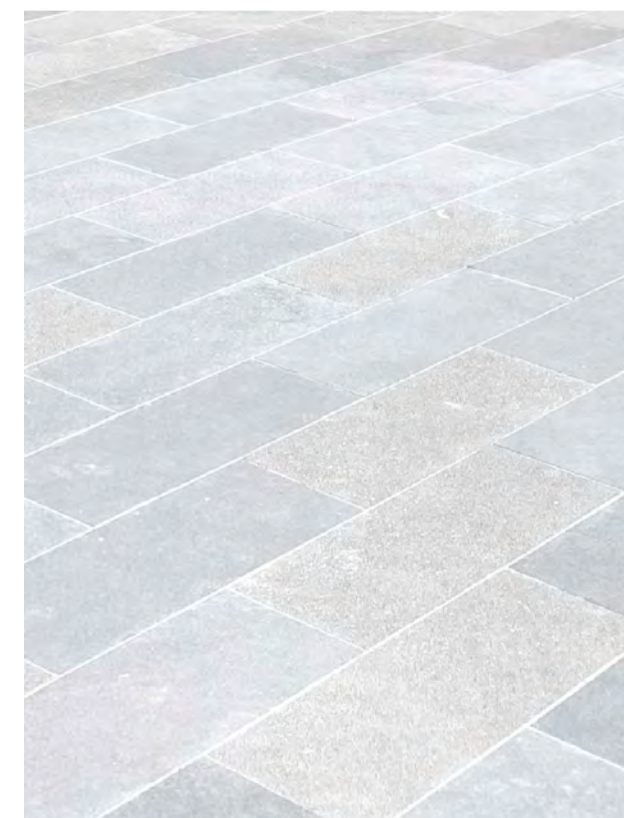
PLA Sitting platform



ROC Granulitic rock



SEA Seating, modular sculptural



STO1-3 Grey granite mixed finish



WAL2 Sitting wall

PLANT SPECIES



Esp Eucalyptus 'Little Spotty'



GRr Grevillea robusta



LAn Lagerstroemia indica 'Natchez'



MEe Melaleuca bracteata 'Rev Green'



Qil Quercus ilex



CAh Callistemon 'Hanna Ray'



GRs Grevillea 'Scarlet Sprite'



BNsp Banksia spinulosa 'Honey Pots'



Cwa Callistemon 'White Anzac'



CRa Correa alba



CRd Correa decumbens



ETm Philotheca myoporoides (short-leaf)



HAV Hardenbergia violacea



Gfw Grevillea 'Fireworks'



MYpC Myoporum parvifolium 'Choppy Seas'



Gla Grevillea lanigera 'Mt Tamboritha'



SCb Scleranthus biflorus 'Lime Lava'



Vlh Viola hederacea 'Alba'



Bn Blechnum nudum



POp Polystichum proliferum



LDT Lomandra 'Tanika'



LOe Lomandra 'Evergreen baby'



Dlb Dianella caerulea 'Breeze'



CHa Chrysocephalum apiculatum 'Mt William'



LEa Leucochrysum albicans var. tricolor



ASe Aspidistra elatior



CYc Cycas revoluta

PLANT ING SCHEDULE

CODE	Common Name	No/m ²	
TREES			
Esp	<i>Eucalyptus 'Little Spotty'</i>	Dwarf Brittle Gum	
GRr	<i>Grevillea robusta</i>	Silky Oak	
LAn	<i>Lagerstroemia indica 'Natchez' white</i>	Crepe Myrtle	
MEe	<i>Melaleuca bracteata 'Revolution Green'</i>	HoneyMyrtle	
Qil	<i>Quercus ilex</i>	Holly Oak	
SHRUBS			
CAh	<i>Callistemon 'Hanna Ray'</i>	Bottlebrush	2
GRs	<i>Grevillea 'Scarlet Sprite'</i>	Spider flower	2
COg	<i>Correa glabra 'Winter Glow'</i>	Native fuschia	2
LOW SHRUBS			
BNsp	<i>Banksia spinulosa 'Honey Pots'</i>	Dwarf Banksia	4
Cwa	<i>Callistemon 'White Anzac'</i>	Dwarf Bottlebrush	3
CRa	<i>Correa alba</i>	White Correa	4
CRd	<i>Correa decumbens</i>	Spreading correa	4
ETm	<i>Philotheca myoporoides (short-leaf)</i>	Short-leaf Wax Flower	3
HAV	<i>Hardenbergia violacea</i>	Purple coral pea	2
Gfw	<i>Grevillea 'Fireworks'</i>	Dwarf Spider Flower	3
ACc	<i>Acacia cognata</i>	Dwarf River Wattle	4
MEI	<i>Melaleuca incana dwarf</i>	Dwarf tea tree	4
GROUND COVER			
Gla	<i>Grevillea lanigera 'Mt Tamboritha'</i>	Prostrate Spider Flower	2
MYpC	<i>Myoporum parvifolium 'Choppy Seas'</i>	Creeping boobialla	2
STRAP-LEAF			
LDT	<i>Lomandra 'Tanika'</i>	Dward Mat rush	15
DAISY			
CHa	<i>Chrysocephalum apiculatum 'Mount Willia'</i>	Everlasting daisy	20
LEa	<i>Leucochrysum albicans var. tricolor</i>	Hoary sunray	20
MIX 'A' - FERN AND UNDERSTOREY ACCENT			
SCb	<i>Scleranthus biflorus 'Lime Lava'</i>	Two flowered Knawel	25
Vlh	<i>Viola hederacea 'Alba'</i>	Violet (white)	40
Bn	<i>Blechnum nudum</i>	Fishbone waterfern	10
POp	<i>Polystichum proliferum</i>	Mother Shield Fern	10
LOe	<i>Lomandra 'Evergreen baby'</i>	Mat rush	15
Dlb	<i>Dianella caerulea 'Breeze'</i>	Tasman Flax-lily	15
ASe	<i>Aspidistra elatior</i>	Cast iron plant	5
CYc	<i>Cycas revoluta</i>	Sago palm	2