

LEGEND & SCHEDULE

1. ALL FINAL 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 PURCHASING BY THE LANDSCAPE ARCHITECT. 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

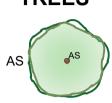
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID

DAMAGE AND CLASHING WITH SURFACE ROOTS

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 NEW WORK IN THIS AREA.

7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE 8. (*)PLANTINGS SELECTED FROM NSW GOVERNMENT BASIX SPECIES LIST: https://www.basix.nsw.gov.au/iframe/images/109.pdf

TREES



Botanical Name: Acmena smithii Common Name: Lillypilly (Native) Pot size: **Mature H x S:** 12 x 7m

Qty Required: **Botanical Name:** Brachychiton acerifolius **Common Name:** Illawarra Flame Tree (Native) Pot size: **Mature H x S:** 16m x 10m

Qty Required: Botanical Name: Ceratopetalum gummiferum(*) Common Name: NSW Christmas Bush (Native) Pot size: **Mature H x S:** 5-8m x 3-4m

Qty Required: 2 **Botanical Name:** Backhousia myrtifolia(*)

Common Name: Grey Myrtle (Native) Pot size: **Mature H x S:** 4-6m x 2-4m Qty Required: **Botanical Name:** *Melaleuca linarifolia*(*) **Common Name:** Snow in Summer (Native)

Mature H x S: 6-8m x 4-6m Qty Required: Botanical Name: Tristaniopsis laurina 'Luscious' **Common Name:** Watergum (Native) TLL TLL Pot size:

Mature H x S: 8-12m x 6m Qty Required:

Botanical Name: *Elaeocarpus eumundi* Common Name: Eumundi Quandong (Native) Pot size: Mature H x S: 11m x 3m

Qty Required: SHRUBS & SCREEN PLANTING

Botanical Name: Bursaria spinosal **Common Name:** Blackthorn (Native) Pot size: **Mature H x S:** 2-4m x1.5-3m Qty Required:

200mm

Botanical Name: Banksia spinulosa(*)

Botanical Name: Westringia fruticosa

Mature H x S: 2m x 1.2m

Mature H x S: 1.3m x 1.1m

Mature H x S: 6-8m x 1-1.5m

Botanical Name: Syzygium 'Cascade'

Mature H x S: 1.5-1.8m x 1.8m

Common Name: Cascade Lilly Pilly (Native)

200mm

Botanical Name: *Grevillea 'Honey Gem'* Common Name: Honey Gem Grevillea (Native)

Botanical Name: Doryanthes excelsa

Common Name: Gymea Lily (Native)

Botanical Name: Blechnum cartilagineum

200mm

Common Name: Gristle fern (Native)

Mature H x S: 1.1m x 1m

Mature H x S: 1m x 1m

3-5m x 2-3m

Qty Required: 13

Qty Required: 51

Mature H x S:

Qty Required:

Pot size:

Pot size:

Qty Required:

Qty Required:

Qty Required:

Pot size:

Pot size:

Common Name: Hairpin Banksia (Native)

200mm

Common Name: Native Rosemary (Native)

200mm

Botanical Name: Syzygium australe 'Pinnacle' **Common Name:** Pinnacle Lilly Pilly (Native)

Botanical Name: Callistemon citrinus 'Endeavour'(*) **Common Name:** Endeavour Bottlebrush (Native) Pot size: Mature H x S: 3m x 2m Qty Required:

SAP SAP

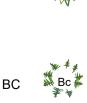
















Qty Required: Figured dimensions take preference to scale readings. Verify all dimensions on If so, Conzept is not liable for any loss, damage, harm or injury site. PDPd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by © Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630)

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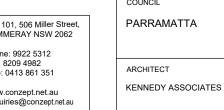












- <u>3 DE</u> - <u>5m2 MPY</u>

- 30m2 DR

COUNCIL	REV	DATE	NOTATION/AMENDMENT
PARRAMATTA	Α	28.02.2023	Preliminary DA prepared for review
	В	10.03.2023	Co-ordinated with stormwater plan
	С	14.03.2023	Co-ordinated with amended architectural plan
ARCHITECT	D	05.04.2023	Co-ordinated with amended architectural plan
KENNEDY ASSOCIATES ARCHITECTS	Е	21.07.2023	Co-ordinated with amended architectural plan

PROPOSED MANOR HOUSE DEVELOPMENT 18-28 SIMPSON STREET **DUNDAS VALLEY**

Bm

Lot 456

DP 3669

LANDSCAPE PLAN **DEVELOPMENT APPLICATION** Bar Scale 1:100 @A1 **10m** LPDA 23 - 214

Bm

Lot 455

DP 36692

- 4 BS

- <u>2 GH</u> - 2 SC

- 114 DL

- 10m2 MPY

- <u>40m2 DR</u>

JULY 2023

HECKED:

R.F

GROUNDCOVERS & GRASSES SIMPSON STREET Botanical Name: Dianella longifolia(*) - PLANTING TO INCLUDE: — PLANTING TO INCLUDE: — PLANTING TO INCLUDE: **Common Name:** Spreading Flax Lily (Native) Pot size: - <u>2 DE</u> **Mature H x S:** 0.8-1m x 0.5-1m 3 WF - 35 LLT - 21 DL Qty Required: 242 5 CCE - <u>16 BC</u> — PLANTING TO INCLUDE - <u>11 LLT</u> 5 BSP - <u>5m2 HV</u> Botanical Name: Lomandra longifollia 'Tanika'(*) - <u>1 TLL</u> Common Name: Lomandra Tanika (Native) OTA/ - <u>18 DL</u> - 14m2 DR - 4 CCE LLT Pot size: - <u>3 DE</u> **Mature H x S:** 0.8m x 0.8m - <u>1 GH</u> - <u>5 BSP</u> - 3m2 MPY Qty Required: **Botanical Name:** Myoporum parvifolium 'Yareena' Common Name: Creeping Boobialla (Native) Pot size: Wf Wf Wf Wf Wf Wf Mature H x S: 0.15m x spreading WIT XMT WIT XMT XMT XMT XMT Qty Required: 7/m2 (18m2 total) **Botanical Name:** Hardenbergia violacea(*) Common Name: False Hardenbergia (Native) Pot size: **Mature H x S:** 0.3m x 1.5m Qty Required: 6/m2 (11m2 total) Bm Bm **Botanical Name:** Dichondra repens(*) Common Name: Kidney Weed (Native) 140mm Mature H x S: 0.15m x spreading Qty Required: 9/m2 (172m2 total) 12.661 sq m 12.802 sq m U01 POS U01 POS U01 POS DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME. **§** 16A BED 01 BED 01 WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING ey semi CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN 2 bed 70.316 sq m PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL PLANTING TO INCLUDE: NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND - 1 CG - 1 GH - 3 BS - 5 SC - 3 CCE - 3 BSP KIT/LIV/DIN KIT/LIV/DIN AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL **∖Bs**... BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND - PLANTING TO INCLUDE: - 9 SAP GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED - <u>1 BS</u> - <u>9 SC</u> - 6 WF AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. BED 02 THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN - <u>10 DL</u> OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE. FFL 47270 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. Retaining wall details to engineers design. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form. **BED 01 BED 01** This plan has been prepared for Development Application approval only, not for construction. This plan has been prepared with reference to *City of Parramatta* PLANTING TO INCLUDE: Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the - PLANTING TO INCLUDE: - 1 GH - 1 BS - 12 SC - 12 DL 1 bed 51.846 sq m∟ BASIX local plant list and from Sydney Waters "Plant Selector" web site 51.846 sq m one-drip rated native plants (acceptable for BASIX planting). - <u>12 SC</u> - <u>23 BC</u> - <u>1 DE</u> KIT/LIV/DIN KIT/LIV/DIN KIT/LIV/DIN The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" FFL 4676 FFL 47170 published Feb '97. All noxious weeds listed in Councils weed lists & located FFL 4795 on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of **REFER TO** building line, rake to 1m forward of BL. Pollution, sediment & erosion control 19,005 sq m devices as specified shall be in place, and maintained for the duration of the Bm U02 POS construction period. Proposed excavation near existing established trees to **LANDSCAPE** U02 POS be supervised by arborist. PLAN 2 **DA** approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve BC BC BC BC BC BC BC site coverage restrictions & should be constructed as drawn on this Bm 5450mm @1:20 = 270mm rise PLANTING TO INCLUDE: - <u>1 AS</u> 5000L - 3 BM - 2 BS - 1 GH - 11 SC - 34 DL - PLANTING TO INCLUDE: Bm

LEGEND & SCHEDULE

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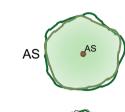
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8. (*)PLANTINGS SELECTED FROM NSW GOVERNMENT BASIX SPECIES LIST: https://www.basix.nsw.gov.au/iframe/images/109.pdf

TREES



Botanical Name: Acmena smithii Common Name: Lillypilly (Native) **Mature H x S:** 12 x 7m Qty Required:

DAMAGE AND CLASHING WITH SURFACE ROOTS

Botanical Name: Ceratopetalum gummiferum(*)

Common Name: NSW Christmas Bush (Native) Pot size: **Mature H x S:** 5-8m x 3-4m Qty Required:

Botanical Name: Backhousia myrtifolia(*) Common Name: Grey Myrtle (Native) Pot size: **Mature H x S:** 4-6m x 2-4m

Qty Required: Pot size: Qty Required:









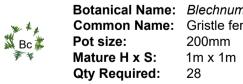








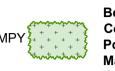




GROUNDCOVERS & GRASSES Botanical Name: Dianella longifolia(* Common Name: Spreading Flax Lily (Native) 140mm **Mature H x S:** 0.8-1m x 0.5-1m Qty Required: 131



Botanical Name: Lomandra longifollia 'Tanika'(*) **Common Name:** Lomandra Tanika (Native) 140mm **Mature H x S:** 0.8m x 0.8m Qty Required: 79



140mm Mature H x S: 0.15m x spreading Qty Required: 7/m2 (13m2 total)

Botanical Name: *Myoporum parvifolium 'Yareena'* **Common Name:** Creeping Boobialla (Native)

Common Name: False Hardenbergia (Native)

Botanical Name: Dichondra repens(*) Common Name: Kidney Weed (Native) 140mm Mature H x S: 0.15m x spreading

Botanical Name: Trachelospermum 'Tricolour' **Common Name:** Tricolour Jasmine (Exotic) 140mm Mature H x S: 0.2m x spreading Qty Required: 5/m2 (1m2 total)

Botanical Name: Melaleuca linarifolia(*) **Common Name:** Snow in Summer (Native) **Mature H x S:** 6-8m x 4-6m

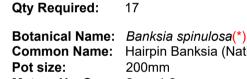
Bursaria spinosa(*

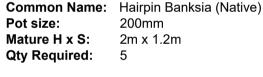
SHRUBS & SCREEN PLANTING

S	Bs	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:

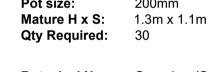
Blackthorn (Native) 200mm 2-4m x1.5-3m

Botanical Name: Callistemon citrinus 'Endeavour'(*) **Common Name:** Endeavour Bottlebrush (Native) 200mm Mature H x S: 3m x 2m

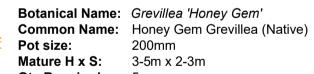




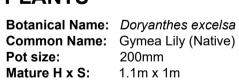


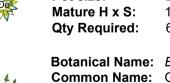


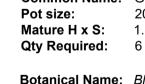












Botanical Name: Blechnum cartilagineum Common Name: Gristle fern (Native) 200mm Pot size:

Botanical Name: Hardenbergia violacea(*) **Mature H x S:** 0.3m x 1.5m Qty Required: 6/m2 (28m2 total)

Pot size:

Qty Required: 9/m2 (63.5m2 total)

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND

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.

LANDSCAPE PLAN NOTES

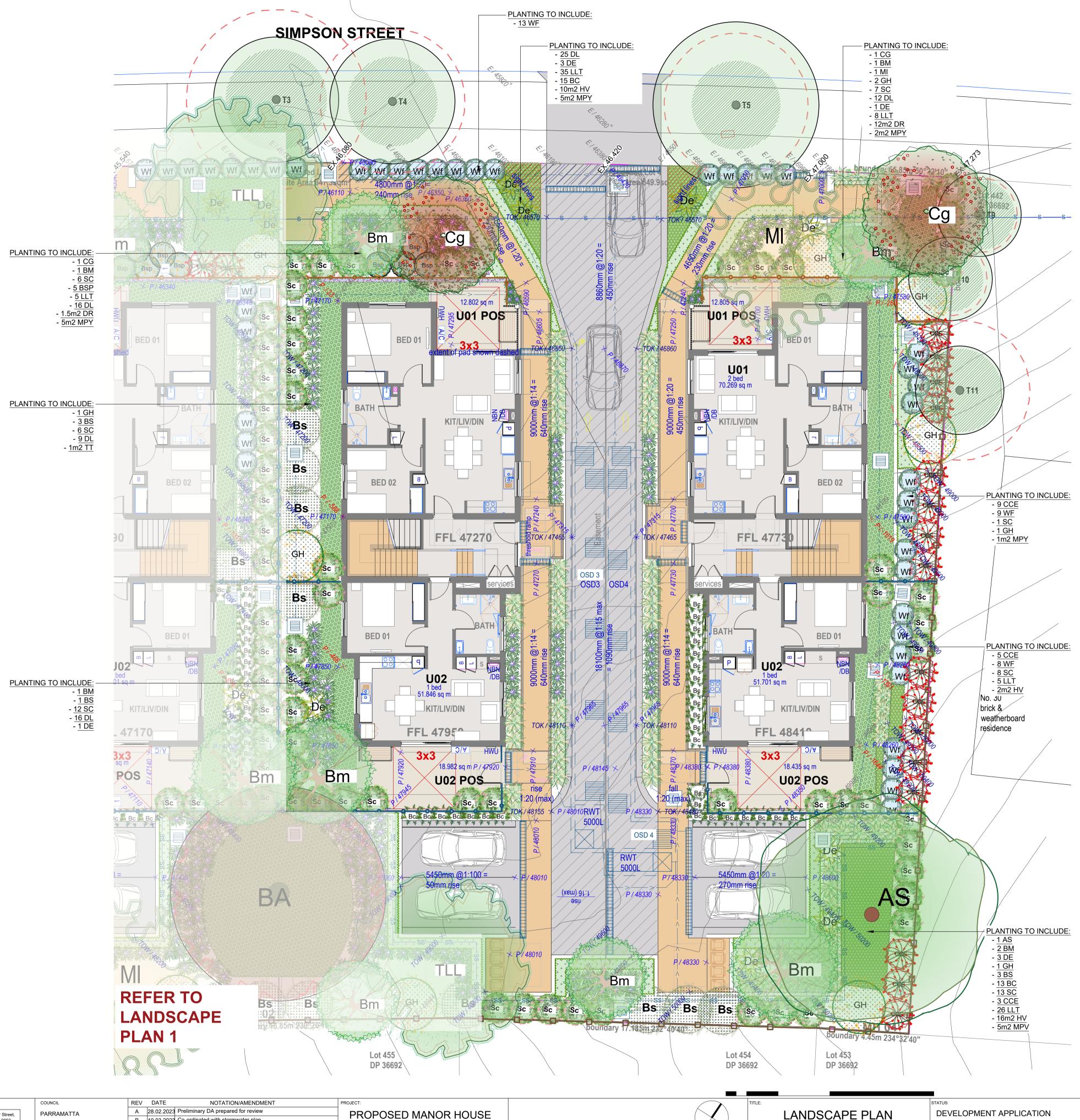
This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design. 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 Parramatta Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip 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

DA approved landscape plan's 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



discrepancies to the Landscape Architect before proceeding with the work.

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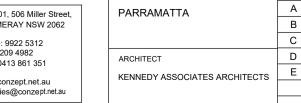






LANDSCAPE ARCHITECT



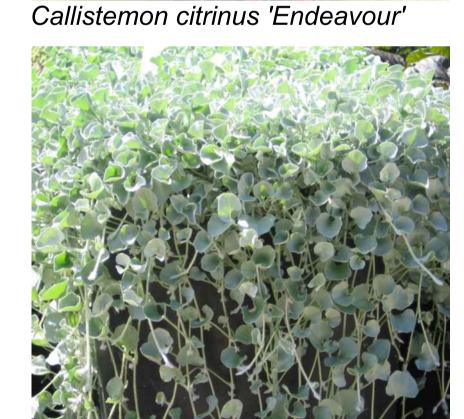


PARRAMATTA	Α	28.02.2023	Preliminary DA prepared for review				
	В	10.03.2023	Co-ordinated with stormwater plan				
	С	14.03.2023	Co-ordinated with amended architectural plan				
ARCHITECT	D	05.04.2023	Co-ordinated with amended architectural plan				
KENNEDY ASSOCIATES ARCHITECTS	E	21.07.2023	Co-ordinated with amended architectural plan				

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PROPOSED MANOR HOUSE							LAND	SCAPE PI	_AN	STATUS: DEVELOPMENT	APPLICATION
DEVELOPMENT	Bar	Scale								scale: 1:100 @A1	JULY 2023
18-28 SIMPSON STREET, DUNDAS VALLEY	0	2	4	6	8	40	WG.No: LPDA 23 - 214	SHEET:	ISSUE:	DRAWN: K.Z	CHECKED:
											•











Ceratopetalum gummiferum



Grevillea 'Honey Gem'



Hardenbergia violacea



Backhousia myrtifolia



Syzygium 'Cascade'



Myoporum parvifolium 'Yareena'



Melaleauca linariifolia



Syzygium australe 'Pinnacle'



Westringia fruticosa



Tristaniopsis laurina 'Luscious'



Lomandra longifollia 'Tanika'



Bursaria spinosa



Banksia ericifolia



Doryanthes excelsa



Trachelospernum 'Tricolour'

SAMPLE IMAGES
IMAGES ARE FOR DESIGN INTENT ONLY, FINAL
PLANTING SPECIES MAY VARY, AS DETERMINED
BY COUNCIL APPROVAL











Suit 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au

NOTATION/AMENDMENT A 28.02.2023 Preliminary DA prepared for review PARRAMATTA B 10.03.2023 Co-ordinated with stormwater plan C 14.03.2023 Co-ordinated with amended architectural plan D 05.04.2023 Co-ordinated with amended architectural plan ARCHITECT E 21.07.2023 Co-ordinated with amended architectural plan KENNEDY ASSOCIATES ARCHITECTS

PROPOSED MANOR HOUSE DEVELOPMENT 18-28 SIMPSON STREET, **DUNDAS VALLEY**

 TITLE:			STATUS:			
PLANTING	IMAGES		DEVELOPMENT APPLICATION			
			SCALE:	DATE:		
			AS SHOWN @A1	JULY 2023		
DWG.No:	SHEET:	ISSUE:	DRAWN:	CHECKED:		
LPDA 23 - 214	04	E	K.Z	R.F		

LANDSCAPE WORK SPECIFICATION

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, project arborist's assessment 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 hardscape 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 in accordance with (AS)4970-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist

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

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.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located 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 root zone of existing trees to be retained.

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.

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
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. 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.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks,

rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of

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 outside of tree protection zones of trees to be retained

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 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to 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 ANL 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 tilth 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 Materia

All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

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.

straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as

withdraw this information from the assessment proces

payments are not made following the notification period.

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted,

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to change, alteration or amendment at the discretion of our office

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per council specification where is available. Ties shall be 50mm wide hessian webbing material



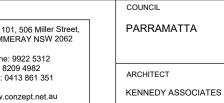


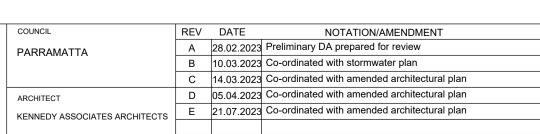




LANDSCAPE ARCHITECT: Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351







1.5M HT FENCE DETAIL

18-28 SIMPSON STREET **DUNDAS VALLEY**

FOOTINGS TO ENGINEERS DETAIL

TYPICAL SETBACK FROM LAWN/GARDEN EDGE 75mm DEPTH "FOREST FINE" MULCH OR **EQUIVALENT** SOIL MIX: SPECIFIED 50% OF STOCKPILED SITE TOPSOIL PLANTING & FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ 300mm DERTH SOIL MIX BLEND COMPOSTED ORGANIC MATTER - SEE USE 100% IMPORTED SOIL MIX WHEN

MASS PLANTING SETOUT

-STAGGERED PLANTING TO

PLANTS AS PER

SCHEDULE

SPECIFIED DENSITIES AS SHOWN

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants,

completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required

shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm

Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free

from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required

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

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as

on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets

and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

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

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement

Mulch for general planter bed shall be an approved equal to "Forest Fine" as supplied by ANL. Mulch shall be completely

free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be

non-floatable materials that could include crushed rock, gravel, scoria or river pebbles, 4-7mm screenings or similar.

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

Where is required, the Contractor shall install **Spade garden edging** as detailed on the drawings, 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

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding

800mm shall be of **not** timber construction materials, construction details to be provided by a qualified engineer. Install

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed,

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,

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and

Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that

property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the

This system shall be designed and installed by a qualified and licensed irrigation specialist, to industry standards and to

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation

- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and

- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to

- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than

- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and

- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to

- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area,

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken

the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not

capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the

6 months beginning from the approved completion of the specified construction work (Practical Completion)

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

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the

- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to

suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining

may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the

arise from hardscape variations should be bought to the attention of the Landscape Architect

system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.

penetration through slabs and planter walls for water and power provisions

Upon completion of installation, the system shall be tested, including:

- A full 12 month warranty shall be included to cover labour and all parts.

- On request, a detailed irrigation performance specification report can be issued.

as agreed to in the landscape contractors contractual obligations.

This shall include, but not be limited to, the following items where and as required

Mowing lawns & trimming edges each 14 days in summer or 18 days in winter

superintendent or landscape architect, the responsibility will be signed over to the client

- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to

adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

Mulch for general planter bed shall be an approved equal to "FOREST FINE" as supplied by ANL. Mulch shall be

d) Mulch

screenings or similar.

3.02 INSTALLATION

c) Staking and Tying

rolled immediately following installation.

wall to suit site levels and to manufacture's specification.

5.01 GENERAL (PERFORMANCE SPECIFICATION)

suit. Supply shall be from local hose cock where available.

position at 500mm centres with galv wire pins.

identify the preferred service and conduit locations.

Services Co-ordination:

power provision and water supply

over a determined length of time

Testing & Defects:

exceed 300Kpa.

immediately rectified.

Further Documentation:

6.01 GENERAL

CONSOLIDATION AND MAINTENANCE

The consolidation and maintenance period shall be either

any defects that become apparent in the contracted works.

• Clearing litter and other debris from landscaped areas.

Replacement of damaged, stolen or unhealthy plants.

· Make good areas of soil subsidence or erosion.

 Spray / treatment for Insect and disease control. Fertilizing with approved fertilizers at correct rates.

• Topping up of mulched areas

Adjusting ties to Stakes

or as specified by Council in the Determination.

Watering all planting and lawn areas / irrigation maintenance.

Maintenance of all paving, retaining and hardscape elements.

Removing weeds, pruning and general plant maintenance.

f) Spade garden edging

g) Earth retaining structure

by manufacturers specification.

Division on (02) 8836 5332.

latest Sydney Water Code

maximise the efficient usage of water.

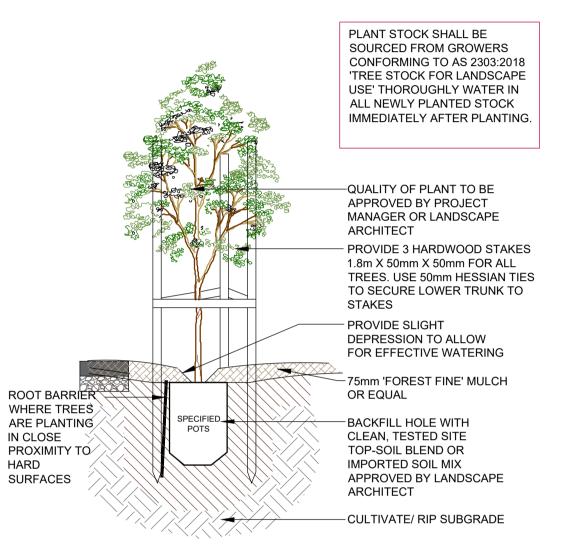
IRRIGATION WORKS

4.01 GENERAL

a) Setting Out

b) Planting

shall use species that match existing on street.



TREE PLANTING DETAIL

Plan

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)

`____

1.5M HIGH BRICK PIERS - FACE

REFER PLAN

BRICK FINISH TO MATCH

PROPOSED DWELLING

REFER METAL PALISADE DETAIL

/ 350 /

DETAIL

POWDER COATED 'BLACK' METAL

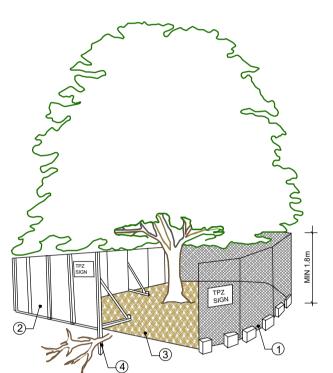
FENCING-REFER METAL PALISADE

PALISADE INFILL FOR FRONT

TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



SUBSOIL CULTIVATED TO 100mm

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

SITE TOPSOIL RUNS OUT.

- 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

REFER TO AS 4373-2007 PRUNING OF

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

AMENITY TREES

TREE PROTECTION ZONE

FENCE PERIMETERS.

INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN

TYPICAL MASONRY BLOCK RETAINING WALL

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF

ALL WALLS REFERS TO DETAILS BY PROJECT CIVIL ENGINEER .

INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S

CORE FILLED CONCRETE BLOCK WALL

(140mm/190mm SIZE TO SUIT), FACE BLOCK OR SMOOTH SKIM RENDER

- MULCH & MIN 300mm TOP SOIL FOR

REFERS TO GARDEN PREPARATION DETAIL

WATERPROOFING TO ALL WALLS:

APPLY WELDED WATERPROOF

MEMBRANE TO INSIDE OF WALL

WITH PROTECTION BOARD (OR

Ø100mm AG LINE TO BASE OF

MIN 300mm WIDTH DRAINAGE

OR SIMILAR) TRENCH WITH

GRAVEL (NOM. 20mm BLUE METAL

FILTER FABRIC OVER TO CONNECT

WATER TEST PRIOR TO INSTALLING

TO SITE DRAINAGE. UNDERTAKE

CORE FLUTE) OVER.

SOIL MIX.

FINISH AND PAINTED COLOR TO

MATCH DEVELOPMENT.

50mm CAPPING

DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE

HYDRAULIC ENGINEER

GARDEN

AS SPEC.

SPECIFICATION.

HEIGHT VARIOUS

ADJACENT SURFACE AS SPEC

ALL FØOTINGS TO ENGINEERS

DETAILS AND SPECIFICATION



PALISADE INFILL FOR FRONT FENCING-REFER METAL PALISADE DETAIL

METAL PALISADE DETAIL

REFER ENGINEERS DETAIL

DETAILS & SPECIFICATION DEVELOPMENT APPLICATION AS SHOWN @A1 **JULY 2023** R.F LPDA 23 - 214

1.5M HIGH BRICK PIERS - FACE BRICK FINISH TO MATCH PROPOSED DWELLING POWDER COATED 'BLACK' METAL PALISADE INFILL FOR FRONT FENCING-REFER METAL PALISADE DETAIL POWDER COATED 'BLACK' METAL @20///@20

PROPOSED MANOR HOUSE DEVELOPMENT

SCALE 1:20