

Serial Number	Scene Equipped with	Age of the subject	Condition of the subject	Branch of the subject	Country of the subject	Track of the subject	Height of the subject	Weight of the subject	Time of the subject	BMV of the subject
		Age	Condition	Branch	Country	Track	Height	Weight	Time	BMV
1	Collegiate student Single male	M	F	No	Any	300	73.130	65	G	MSDF
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(X) Easement for Drainage 6.095 wide-J328131
(Y) Easement for Sewerage purposes 6.095 wide-J155068(d.p.210535)

$$\text{AREA} = 5201.8 \text{ m}^2$$

100
D.P. 749592

D.P. 873074

NOTES

1. Vehicular pavement, fencing and build structure details shall be to Architect's specification.
2. All access and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works. Planting has not been undertaken as part of the preparation of this design. Contractors shall determine the need for soil testing prior to any planting works.
6. A search of underground services has not been undertaken as part of the preparation of this design. It is recommended that Contractors contact DIAL BEFORE ANY WORKS ARE UNDERTAKEN.
7. This plan is to be read in conjunction with the architectural and engineering plans.
8. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

NOT FOR CONSTRUCTION

DISCLAIMER
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

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ZENITH
LANDSCAPE DESIGN

Ph: 9545 5200 info@zenithlandscapes.com

ARCHITECT:	GELDER GROUP ARCHITECTS
ENGINEER:	SGC
SURVEYOR:	W BUXTON P/L
ARBORIST:	DJD TREE CONSULTANCY
CLIENT:	LASALLE GROUP

LANDSCAPE PLAN
88 HELEN STREET
SEFTON



SCALE: 1:200 **A1**

PROJECT No: 24-5145 L01

ISSUE: DA	SHEET: 1 OF 3
DRAWN: MG	REVISION: B

1:200

0 2 4 10m

1 3 5

REFER TO ARCHITECTURAL PLANS FOR
LANDSCAPE AREA CALCULATIONS

1m WIDE ROCK BALAST PERIMETER TO
BUILDING TO PROTECT FLOODWAY OVERLAND
FLOW BELOW BUILDING AND PROVIDE
OCCASIONAL MAINTENANCE ACCESS TO MASS
PLANTED RIPARIAN ZONE

NATURAL GROUND LEVELS TO REMAIN
WITHIN ALL PERIMETER LANDSCAPE ZONES
TO PROTECT EXISTING TREES AND FLOOD
WATER OVERLAND FLOW

STREET TREES TO BE LOCATED A MINIMUM
5m FROM EXISTING POWER POLE

FRONT SETBACK ZONE TO BE MASS
PLANTED WITH INDIGENOUS / NATIVE
CANOPY TREES, SMALL TREES AND DENSELY
PLANTED UNDERSTOREY SPECIES SUITABLE
FOR FLOOD OVERLAND FLOW PATHS

STREET TREES SUITABLE FOR PLANTING
BENEATH LOW WIRES AT 5m CENTRES IN
ACCORDANCE WITH COUNCIL'S DCP;
TYPICAL 1500x1500 TIMBER EDGE TO EACH
STREET TREE

CANOPY TREES GREATER THAN 5m HIGH TO BE
LOCATED A MINIMUM 4m FROM BUILDING LINE
AND STORMWATER SERVICES;
SMALL TREES LESS THAN 5m HIGH SHALL BE
LOCATED A MINIMUM 3m FROM BUILDING LINE

TO MITIGATE ANY BLOCKAGE TO FLOOD
OVERLAND FLOWS ALL PROPOSED PLANTING
TO BE EITHER CLEAR TRUNKED TO MIN 0.5m
AGL OR STRAPPY FOLIAGE;
NON-FLOATABLE PEBBLE MULCH TO BE USED
ONLY WITHIN MASS PLANTED OVERLAND FLOW
FLOODWAY ZONES

REDUNDANT DRIVEWAY CROSSINGS TO BE
REMOVED;
REGRADE AND RETURF NATURE STRIP
AREAS AS NECESSARY FOLLOWING
CONSTRUCTION WORKS

FRONTAGE UNDERSTOREY SPECIES
TO TYPICALLY BE RANDOMLY MIXED
AT RATES AS SPECIFIED IN THE PLANT
SCHEDULE WITH INDIVIDUAL PLANTS
LOCATED ON SITE BY A QUALIFIED
LANDSCAPE CONTRACTOR AS
APPROPRIATE

22 LK
22 BG
22 CP
83 LL
83 DL
222 PA
222 LS
222 DC
222 DR
222 MS
222 IC

3 LP
14 DC
14 LS
14 MS
1 DA
14 DC
14 LS
14 MS

HELEN STREET

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Landscape Designs.

Legend

- existing tree to remain
- proposed canopy tree
- proposed small tree
- front mass planting area
- rear riparian zone mass planting area
- turf / existing grass
- rock balast or similar
- stormwater lines and pits

PLANT CODES

(refer also to plant schedule)

AF Angophora floribunda
BG Blechnum gibbum
BM Boscia myrsina
CC Ceratopetalum gummiferum
CC Cyathes cooperi
CP Crinum perianthulatum
CS Callistemon serratifolius
DA Dicksonia antarctica
DC Dianella caerulea
DL Dianella longifolia
DR Dianella revoluta
IC Imperata cylindrica 'Yalpa'
LL Lomandra longifolia
LP Leptospermum polygalifolium
LS Lomandra fluviatilis 'Shara'
MB Melaleuca bracteata
MS Macroloma stipoides
PA Poa affinis
SG Syncarpia glomulifera
TL Tristanopsis laurina

TO MITIGATE ANY BLOCKAGE TO
FLOOD OVERLAND FLOWS ALL
PROPOSED PLANTING TO BE
EITHER CLEAR TRUNKED TO MIN
0.5m AGL OR STRAPPY FOLIAGE;
NON-FLOATABLE PEBBLE MULCH
TO BE USED ONLY WITHIN MASS
PLANTED OVERLAND FLOW
FLOODWAY ZONES

SPECIES TO BE RANDOMLY MIXED
AT RATES AS SPECIFIED IN THE
PLANT SCHEDULE WITH
INDIVIDUAL PLANTS LOCATED ON
SITE BY A QUALIFIED LANDSCAPE
CONTRACTOR AS APPROPRIATE

23 CC
23 DA
28 LK
28 BG
28 CP
106 LL
106 DL
284 PA
284 LS
284 DC
284 DR
284 MS
284 IC

TYPICAL OPEN STYLE STEPS TO
UNITS TO ARCHITECTS DETAILS

NO FENCING IS TO BE INSTALLED
ALONG BOUNDARY LINE OR
BETWEEN INDIVIDUAL UNITS

1m WIDE ROCK BALAST
PERIMETER TO BUILDING TO
PROTECT FLOODWAY
OVERLAND FLOW BELOW
BUILDING AND PROVIDE
OCCASIONAL MAINTENANCE
ACCESS TO MASS PLANTED
RIPARIAN ZONE

NOTES
1. Vehicular pavement, fencing and built structure details shall be to Architect's
specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design.
Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the
preparation of this design. It is recommended that Contractors contact DIAL BEFORE
YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans
9. It is recommended that an approved root barrier be installed to manufacturers
recommendations to all tree planting in the vicinity of structures, walls and hard
pavement areas.

NOT FOR CONSTRUCTION

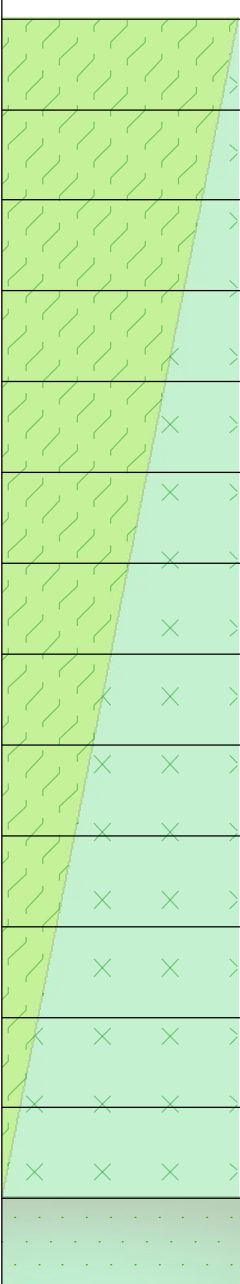
Rev. no.	ISSUE:	Date:
A	PRE-DA DISCUSSIONS	18.02.2025
B	REVISED EXISTING TREE LOCATIONS (18,19)	24.02.2025
	DA SUBMISSION	24.03.2025



1:200 0 1 2 3 4 5 10m

- PLANT SPECIES SELECTION NOTES**
- + tree species shall not be planted over easement
 - + all species are suitable for riparian zone and general mass planting zones
 - + understorey shrubs cannot be planted within floodway overland flow zones (whole site) due to possible system blockage during flood periods
 - + understorey clear trunked small trees and strappy plants only to be planted within floodway overland flow zones (whole site)
 - + non-floatable pebble mulch only to be used within floodway overland flow zones (whole site)
 - + preference has been given to indigenous and native species of the local area and Sydney basin

PLANT SCHEDULE

SYMBOL	SPECIES	Number	Pot Size	Mat. Hgt.	Stake	COMMON NAME
CANOPY TREES > 5m						
AF SG CS MB	Angophora floribunda	1	25ltr	12m+	no	Rough Barked Apple
	Syncarpia glomulifera	1	25ltr	12m+	yes	Turpentine
	Callicoma serratifolia	1	25ltr	8-10m	no	Black Wattle
	Melaleuca bracteata	1	25ltr	8-10m	no	Black Tea Tree
SMALL TREES TO 5m						
BM CG LP TL	Backhousia myrtifolia	2	5ltr	5m	no	Cinnamon Myrtle
	Ceratopetalum gummiferum	4	5ltr	5m	no	NSW Christmas Bush
	Leptospermum polygalifolium	9	5ltr	5m	no	Lemon Scented Tea Tree
	Tristaniopsis laurina	2	5ltr	5m	no	Water Gum
MASS PLANTED UNDERSTOREY PLANTS						
	Cyathea cooperi	23 1per 10m²	5ltr	3m	no	Straw Tree Fern
	Dicksonia antarctica	24 1per 10m²	5ltr	2.5m	no	Soft Tree Fern
	Lomandra hystrix 'Katie Belles'	50 1per 5m²	150mm	1.5m	no	Creek Mat Rush
	Blechnum gibbum	50 1per 5m²	5ltr	1.2m	no	Silver Lady Fern
	Crinum pendunculatum	50 1per 5m²	150mm	1.2m	no	Crinum Lily
	Lomandra longifolia	0 1per 2m²	100mm	1m	no	Mat Rush
	Dianella longifolia	189 1per 2m²	100mm	0.9m	no	Pale Flax Lily
	Poa affinis	506 4 per m²	100mm	0.6m	no	Tussock Grass
	Lomandra fluviatilis 'Shara'	534 4 per m²	100mm	0.5m	no	River Mat Rush
	Dianella caerulea	534 4 per m²	100mm	0.5m	no	Paroo Lily
	Dianella revoluta	506 4 per m²	100mm	0.5m	no	Blue Flax Lily
	Microlaena stipoides	534 4 per m²	100mm	0.5m	no	Weeping Meadow Grass
	Imperata cylindrica 'Yalba'	506 4 per m²	100mm	0.4m	no	Cogon Grass
	Kenda KikuyuTurf					

LANDSCAPE GUIDELINES

- GENERAL**
 - The Contractor shall familiarise themselves with the site prior to tender
 - The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
 - The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
 - No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
 - No substitute of material shall be made unless approval is given by the Superintendent.
 - The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
- SITE PREPARATION**
 - Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
- MASS PLANTED AREAS**
 - Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
 - Weeds shall be controlled by a combination of chemical and hand removal techniques.
- PLANTING**
 - All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - 'Guide to Purchasing Landscape Trees', AS 2303 - 2018, Tree Stock for Landscape use and NATSPEC Specifying Trees: a guide to assessment of tree quality (2003).
 - All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
 - Planting shall not be carried out in dry soil or extreme weather conditions.
 - Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
 - All plant material should be watered thoroughly immediately after planting.
 - The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
 - Labels shall be removed entirely from the plants.
- STAKING**
 - Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
- TURF AREAS**
 - All imported soil to meet AS4419 Soils for Landscaping and Garden Use
 - Topsoil shall be 'SmartMix 2 premium Organic Turf Rootzone' as supplied by Benedict or equivalent
 - Turf areas should be cultivated before turfing by ripping or harrowing.
 - At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
- MULCH**
 - All imported Composts, Soil conditioners and Mulches to meet AS 4454.
 - Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
 - Mulch for footway garden beds shall be rock balast or similar laid to a minimum 50mm depth.
- SOIL MIXES FOR PLANTING IN NATURAL SOIL ZONES**
 - All imported soil to meet AS4419 Soils for Landscaping and Garden Use
 - Soil mix for general mass planting shall be 3 parts site soil to 1 part 'Commercial Garden Mix' as supplied by Benedict or equivalent.
 - Soil mix for street tree planting or individual tree planting in grass shall be 2 parts site soil to 1 part 'Commercial Garden Mix' as supplied by Benedict or equivalent

MAINTENANCE GUIDELINES

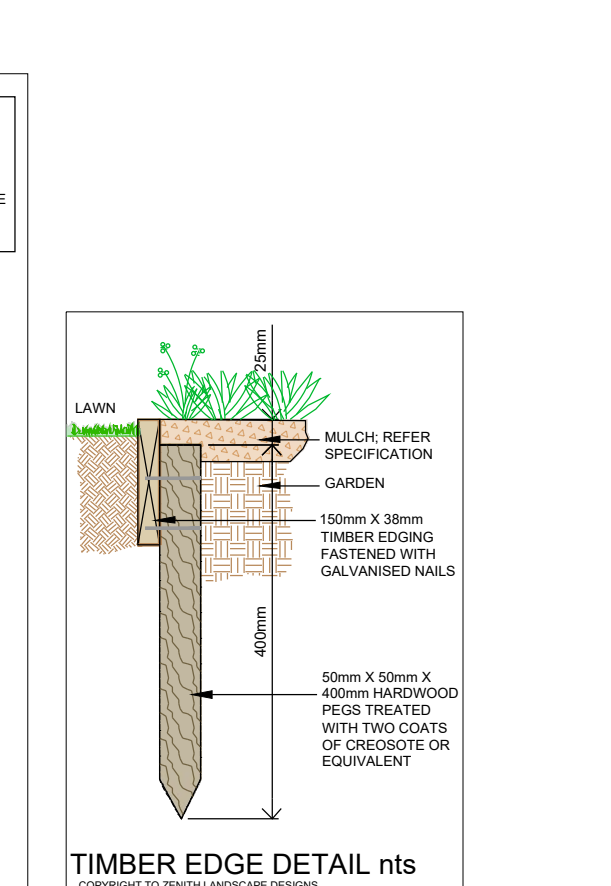
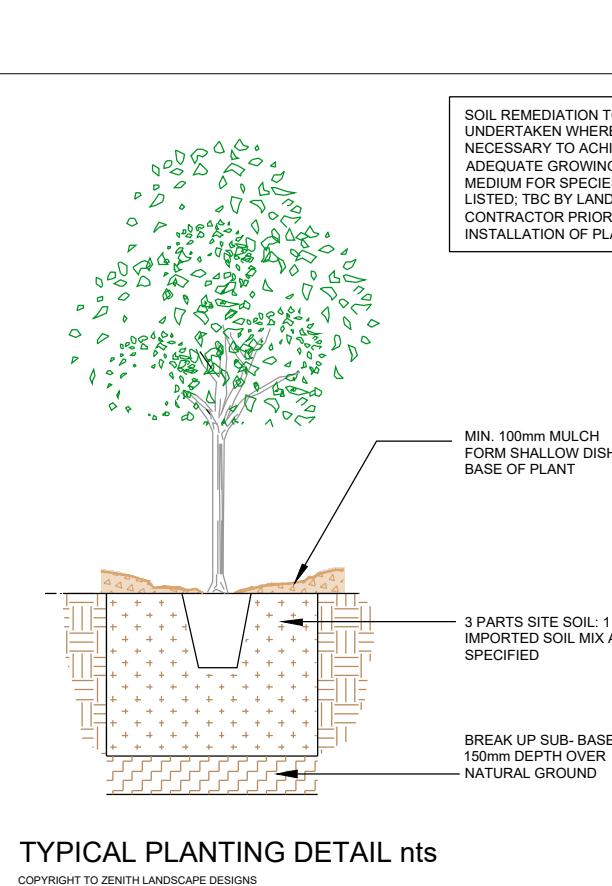
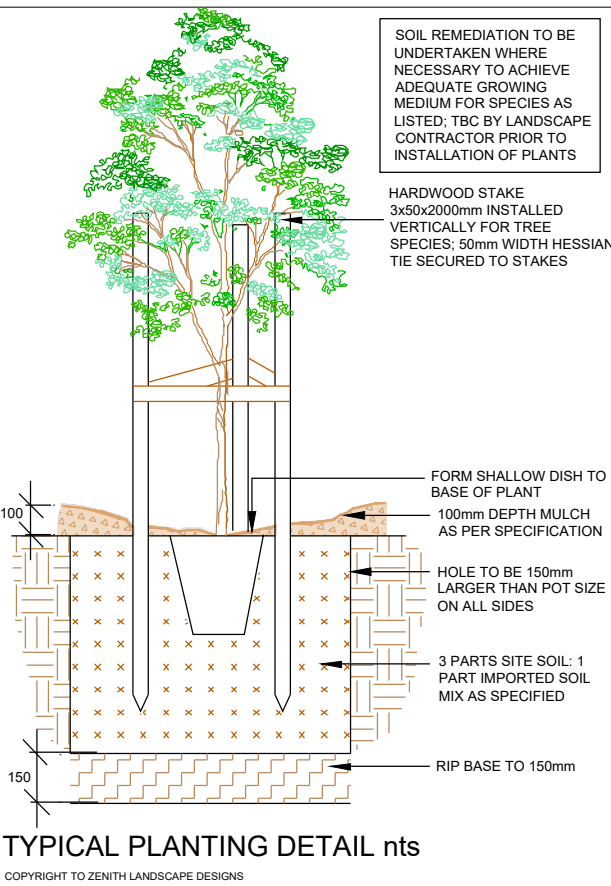
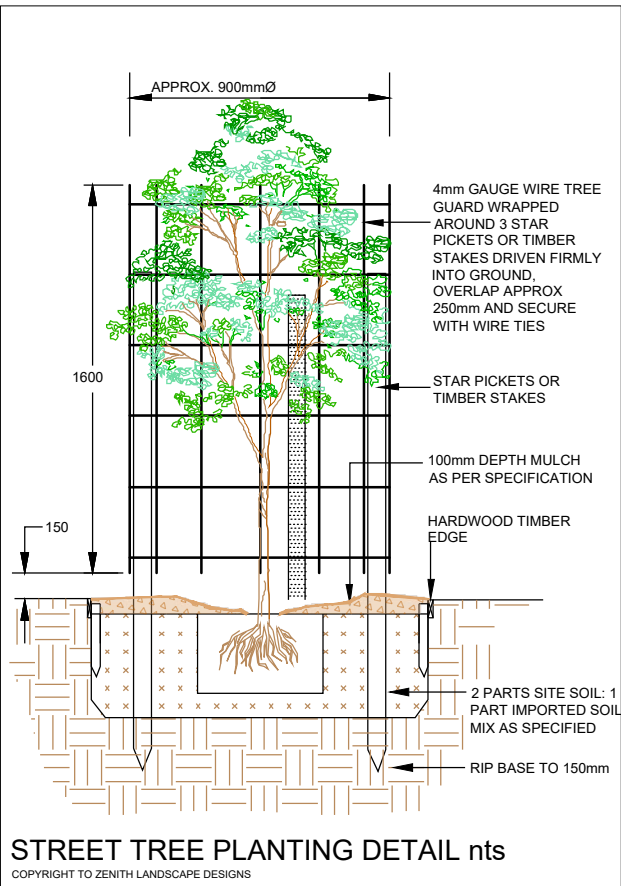
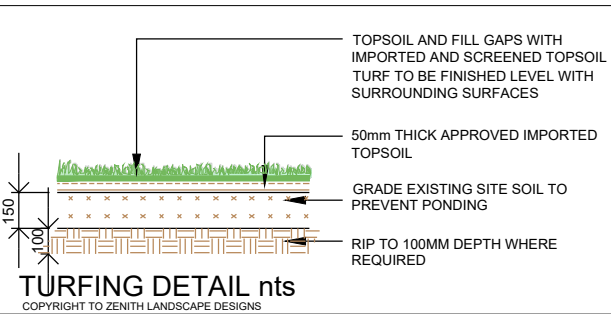
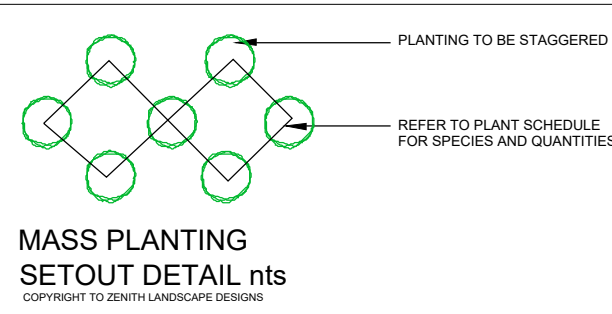
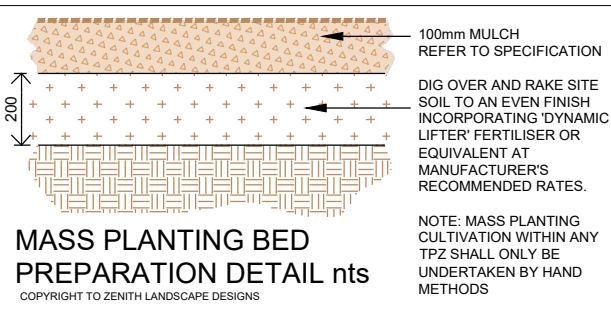
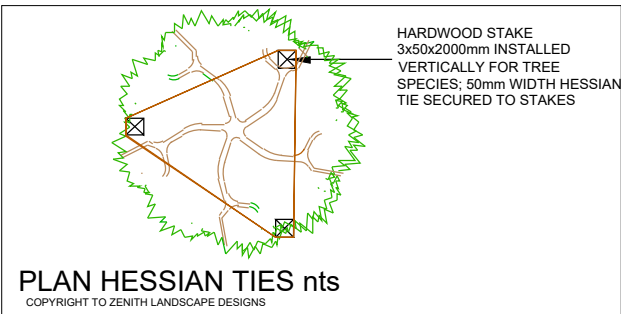
PRELIMINARY MAINTENANCE

Upon completion of of landscape construction works the site shall be cleaned of all rubbish and debris. All waste material shall be removed from the site in a manner consistent with best practice waste management principles and any approved waste management plan applying to the development. All Landscape works shall be completed in accordance with the approved plans and to a satisfactory standard to the approval of the project Landscape Architect or Principal Certifying Authority (P.C.A.). Any damage to footpaths and street verge areas shall be repaired and shall include the replacement of street trees and restoration of grassed areas as necessary and in accordance with the requirements of the Local Government Council or Authority.

Maintenance in the vicinity of building works, structures, carpark areas, signage and services should be carried out without damage occurring or detrimental effect on the landscaping works. Where damage does occur it shall be rectified immediately and to the satisfaction of the P.C.A.

ESTABLISHMENT MAINTENANCE

- Maintenance works shall be in addition to the construction contract and shall include responsibility for all landscaped areas within the property and to the street verge unless otherwise specified.
- The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
- The Contractor shall carry out maintenance works for a minimum period of 26 weeks
- Maintenance works shall include the following works :
 - Mow lawns generally each 10 days in summer and each 14 days in winter or as necessary by local and seasonal weather conditions.
 - Trim edges on each mowing occasion. Motorised edgers should be used with care and not closer than 100mm to the trunk of any tree. Edges include garden beds, junctions of lawn and pavements, kerbs, poles, pits and spade edges to trees in grassed areas
 - Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
 - Remove any weed growth from all planting areas. Hand removal should be the primary removal technique to limit the use of chemicals and to protect the remaining plant material from accidental exposure to the chemicals. Weed removal from large scale areas and bushland areas should be undertaken in accordance with approved Bush Regeneration and Management techniques and requirements.
 - Fertilisers should be applied as necessary with care to avoid run off of excess nutrients to the drainage system.
 - Spray and control pests and diseases as required. Any chemical applications should be applied in strict accordance with the Manufacturers specification. Where application has been necessary follow up inspections within 7 days should occur to further assess the plant requirements.
 - Replace plants which fail with plants of similar size and quality as originally planted. The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period but replacement is still required to be undertaken in consultation with the site owner.
 - Adjust ties to trees as necessary.
 - Make good any erosion or soil subsidence which may occur.
 - Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
 - Make good any defects or faults arising from defective workmanship.
 - Advanced trees (450m+) and including existing mature trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified Arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
- When the maintenance period is completed the Contractor shall notify the Superintendent/owner. The site shall then be inspected and if to the satisfaction of the Superintendent/owner the responsibility will be handed over to the owner for on-going maintenance.

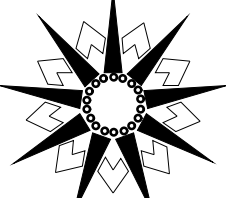


- NOTES**
- Vehicular pavement, fencing and built structure details shall be to Architect's specification.
 - All surface and sub-surface drainage requirements shall be to Engineers details.
 - Numeric dimensions should be taken in preference to scaling.
 - All dimensions should be checked on-site prior to commencing construction.
 - Contractors shall verify the location of all site features prior to commencing works.
 - Soil testing has not been undertaken as part of the preparation of this design. Contractors shall determine the need for soil testing prior to any planting works.
 - A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
 - This plan is to be read in conjunction with the architectural and engineering plans.
 - It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

NOT FOR CONSTRUCTION

DISCLAIMER
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

These drawings may be printed in whole. The drawings and parts thereof remain the intellectual property of Zenith Landscape Designs and may not be used in part or whole for any other purpose without the prior permission of Zenith Landscape Designs.

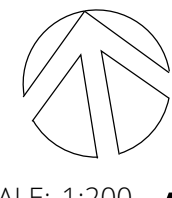


ZENITH
LANDSCAPE DESIGNS



ARCHITECT: GELDER GROUP ARCHITECTS
ENGINEER: SGC
SURVEYOR: W BUXTON P/L
ARBORIST: DID TREE CONSULTANCY
CLIENT: LASALLE GROUP

LANDSCAPE PLAN
88 HELEN STREET
SEFTON



SCALE: 1:200

A1

PROJECT No: **24-5145 L03**

ISSUE: DA

DRAWN: MG

SHEET: 3 OF 3

REVISION: B

Rev. no.	ISSUE:	Date:
	PRE-DA DISCUSSIONS	18.02.2025
A	REVISED EXISTING TREE LOCATIONS (18,19)	24.02.2025
B	DA SUBMISSION	24.03.2025