

# LOCATION PLAN Scale: NTS



# LANDSCAPE ITEMS



requirements Retaining / raised planter wall - refer



Trees proposed to be removed and



Existing trees proposed to be retained and protected

Concrete footpath as per council's requirements

Existing Electrical Power line —— E ——



Street tree planting- refer to Canterbury-Bankstown Council's Standard Drawing- *S202 Tree Planting in Grass* Verge Detail



Power Pole/ Bollard

Sign post 

## STREET TREES



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53'

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36.

Pot size: Mature H x S: 4m x 3m Qty Required:

**Botanical Name:** Callistemon viminalis 'Hannah Ray' **Common Name:** Bottlebrush (Native) 100Lt 5



SAMPLE IMAGE: Callistemon 'Hannah Ray'

## DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	D
/2	LANDSCAPE PLAN GF & L2	D
/3	LANDSCAPE PLAN L5	D
/4	SECTION	D
/5	DETAILS & SPECIFICATION	D
/6	DETAILS 2	D

	HARDSCAPE PL	AN	DEVELOPMENT A	ENT APPLICATION DATE: APRIL 2025 CHECKED: R.F
Έ	- GF & L2		scale: 1:100 @ A1	
	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
	LPDA 24 - 235	1	L.Z	R.F

## **LEGEND & SCHEDULE**

#### NOTES:

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

## STREET TREES



2

#### 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 Canterbury-Bankstown 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 be supervised by arborist.

**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 plan.



SHRUBS

BSB

CD

Pot size:

Botanical Name: Banksia spinulosa 'Birthday Candles' **Common Name:** Banksia Birthday Candles (Native) 200mm Mature H x S: 0.6m x 0.9m Qty Required: 16 Botanical Name: Metrosideros 'Tahiti' **Common Name:** NZ Christmas Bush (Exotic) 200mm Mature H x S: 1m x 1m Qty Required:

Botanical Name: Viburnum odoratissimum **Common Name:** Sweet Viburnum (Exotic) 200mm Mature H x S: 3m x 2m

Botanical Name: Correa 'Dusky Bells' **Common Name:** Dusky Bells (Native) 200mm Mature H x S: 0.5m x 1m Qty Required: 5

## FERNS & FEATURE

Pot size:

Qty Required: 3

Qty Required: 15

Qty Required: 36

Qty Required: 22

Qty Required: 9



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LG 🍕

AA ,

CZ

ZF

RE

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**Botanical Name:** Cyathea australis Common Name: Rough Tree Fern (Native) 45L (Min 1m trunk) Mature H x S: 2.5-5m x 3m Qty Required: 9

Botanical Name: Strelitzia juncea **Common Name:** Rush-leaved Strelitzia (Exotic) 200mm Mature H x S: 1.5m x 1m

Botanical Name: Licuala grandis Common Name: Ruffled Fan Palm (Native) 300mm Mature H x S: 2.5m x 2m Qty Required: 2

Botanical Name: Asplenium australasicum Common Name: Birds Nest Fern (Native) 200mm Mature H x S: 1m x 1.4m

Botanical Name: Calathea zebrina **Common Name:** Zebra plant (Exotic) 200mm **Mature H x S:** 1m x 0.6m

Botanical Name: Zamia furfuracea Common Name: Cardboard Palm (Exotic) 200mm **Mature H x S:** 1m x 1.25m

**Botanical Name:** *Rhaphis excelsa* **Common Name:** Rhaphis Palm (Exotic) 200mm Mature H x S: 3m x 1.5m



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Pot size: 300mm Mature H x S: 1.8m x 0.8m Qty Required: 20

Pot size:

ΑΙ

Pot size: 300mm Mature H x S: 0.8m x 0.9m Qty Required: 10

Botanical Name: Philodendron 'Xanadu'

**Common Name:** Xanadu Plant (Exotic) 200mm **Mature H x S:** 0.7m x 0.7m Qty Required: 60

## **GROUNDCOVERS & GRASSES**

Pot size: CAR

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DASF

TΤ







Pot size:

Pot size:



Botanical Name: Carpobrotus 'Aussie Rambler' Common Name: Aussie Rambler Pigface (Native) 140mm

Botanical Name: Dichondra argentea 'Silver Falls' **Common Name:** Silver Falls Dichondra (Exotic) 140mm

Qty Required: 9/m2 (6.1m2 total) **Botanical Name:** *Trachelospermum 'Tricolour'* **Common Name:** Tricolour Jasmine (Exotic)

140mm Mature H x S: 0.2m x spreading Qty Required: 5/m2 (15.4m2 total)

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

Botanical Name: Liriope muscari 'Just Right' **Common Name:** Liriope Just Right (Exotic) 140mm

LANDSCAPE ARCHITECT:		COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:
and the second se		CANTERBURY-BANKSTOWN	Α	14.06.24	Preliminary plan prepared for review	PROPOSED MIXED
	Suit 101, 506 Miller Street, CAMMERAY NSW 2062		В	21.03.25	Coordinated with updated architectural plans	
	Phone: 9922 5312		С	25.03.25	Issued for DA	DEVELOPMENT
	Mob: 0413 861 351	CLIENT	D	23.04.25	Co-ordinated with revised architectural plan	
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Landscape Architects						DIRRUNG

## **LEGEND & SCHEDULE**

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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



Pot size:

Pot size:

Pot size:

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PA

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BSB

SC

WBG

AIR

AA

Botanical Name: Acer palmatum 'Ariadne' **Common Name:** Japanese maple (Exotic) 75Lt Mature H x S: 4m x 3m Qty Required:

Botanical Name: Banksia serrata **Common Name:** Old Man Banksia (Native) 75Lt Mature H x S: 5m x 3m Qty Required:

Botanical Name: Plumeria acutifolia **Common Name:** Frangipani (Exotic) 75Lt Mature H x S: 5m x 4m Qty Required: 2

## SHRUBS

0	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	NZ Christmas Bush (Exotic) 200mm
	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	Banksia spinulosa 'Birthday Candles' Banksia Birthday Candles (Native) 200mm 0.6m x 0.9m 31
	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Syzygium 'Cascade'</i> Cascade Lilly Pilly (Native) 200mm 2.5m x 1.8m 23
	Botanical Name: Common Name: Pot size: Mature H x S:	B. Gem Coastal Rosemary (Native) 200mm

Qty Required:

### **FERNS & FEATURE**

Pot size:

Pot size:

Pot size:

Pot size:

Pot size:

Botanical Name: Alcantarea imperialis 'Rubra' **Common Name:** Ruby Imperial Bromeliad (Exotic) 200mm Mature H x S: 0.8m x 0.9m Qty Required: 6 **Botanical Name:** Asplenium australasicum

**Common Name:** Birds Nest Fern (Native) 200mm Mature H x S: 1m x 1.4m Qty Required: 6

Qty Required: 7/m2 (14m2 total)

## **GROUNDCOVERS & GRASSES**



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Botanical Name: Carpobrotus 'Aussie Rambler' **Common Name:** Aussie Rambler Pigface (Native) 140mm Mature H x S: 0.25m x spreading

Botanical Name: Dichondra argentea 'Silver Falls' **Common Name:** Silver Falls Dichondra (Exotic) 140mm Mature H x S: 0.15m x spreading

Qty Required: 9/m2 (5m2 total) Botanical Name: Trachelospermum 'Tricolour' **Common Name:** Tricolour Jasmine (Exotic) 140mm Mature H x S: 0.2m x spreading Qty Required: 5/m2 (7m2 total)

COMMUNAL OPEN SPACE ROOFTOPS AND **TERRANCE PLANTERS GENERAL NOTE** 

**BCA & Australian Standards (AS):** 

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, NCC 2022 Hoousing Provisions Part 11.3 and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

### BCA Balustrade Regulations and Standards

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

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

### **Balustrade Safety & Planters**

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

- Items to consider are:
- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. In this case, it shall be the strata bodies responsibility to manage the safety of these areas.

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

- All planters shall be structurally water-proofed, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- All planters shall be irrigated with an automated system set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, anchoring points for tying off harnesses for landscape maintenance workers are essential

MATERIAL FINISHES

Retaining / raised planter wall

\_\_\_\_\_ Safety balustrade

## **OTHER LANDSCAPE ITEMS**



future strata



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GENERAL NOTE:

assessment process if such payments are not ma



Bar Scale 2

10m







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SECTION A SCALE: 1:50

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ARCHITECT:



COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:
CANTERBURY-BANKSTOWN	A	14.06.24	Preliminary plan prepared for review	PROPOSED MIXED
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#### 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 assessme

- 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 gualified 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 the root zone of existing trees to be retained.

#### 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 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 archited

#### - 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

#### SOIL WORKS

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.

#### Specified Soil Mix - Turf

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

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

RETAINED) Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

#### a) Testing

n accordance with AS 1289 Methods for testing soils for end All testing is to 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 this test.

#### 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 the placement of the final specified soil mix.

#### 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 Material

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

### b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

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assessment process if such payments are not made followin



#### c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch 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, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

#### Turf for project site shall be soft leaf Buffalo or Zovsia 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 shall use species that match existing on street.

## 3.02 INSTALLATION

a) Setting Out 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 planting.

#### b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the so 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 on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

#### c) Staking and Tving

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

#### d) Mulching 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.

e) Turfing

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 rolled immediately following installation

#### f) Steel edging

Where is required, the Contractor shall install steel 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 adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

#### a) Earth retaining structure

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

#### HARDSCAPE WORKS

4.01 GENERAL

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

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

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

### IRRIGATION WORKS

#### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to industry standards and to maximise the efficient usage of water.

#### Drawings

Services Co-ordination:

power provision and water supply.

over a determined length of time.

Testing & Defects:

exceed 300Kpa.

Warranty :

6.01 GENERAL

immediately rectified.

Further Documentation

CONSOLIDATION AND MAINTENANCE

The consolidation and maintenance period shall be either :

any defects that become apparent in the contracted works.

Watering all planting and lawn areas / irrigation maintenance.

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

• Removing weeds, pruning and general plant maintenance.

Maintenance of all paving, retaining and hardscape elements.

or as specified by Council in the Determination.

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

Design Requirements: The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigatio system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas. - It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and

suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting. - The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off. - The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available

- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins. - Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than

- 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

ARCHITEC

OLSSON ARCHITECTURE

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

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.

identify the preferred service and conduit locations.



and the second second		CANTERBURY-BANKSTOWN	Α	14.06.24	Preliminary plan prepared for review	
	Suit 101, 506 Miller Street, CAMMERAY NSW 2062		В	21.03.25	Coordinated with updated architectural plans	
-	Phone: 9922 5312		С	25.03.25	Issued for DA	
6	Mob: 0413 861 351	CLIENT	D	23.04.25	Co-ordinated with revised architectural plan	
	www.conzept.net.au	SDT CONSTRUCTION PTY LTD				
conzept	enquiries@conzept.net.au					
Landscape Architects						

**PROPOSED MIXED** DEVELOPMENT 77-81 AUBURN ROAD & 19 NEUTRAL AV BIRRONG

	TITLE:		STATUS:	
	DETAILS & SPE	CIFICATION	DEVELOPMENT /	APPLICATION
			SCALE:	DATE:
VE				APRIL 2025
VC	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
	LPDA 24 - 235	5	L.Z	R.F



Acmena smithii



Acer palmatum 'Ariadne'



Elaeocarpus reticulatus



Westringia 'Mundi'



Westringia 'Blue Gem'



Syzygium 'Cascade'

Philodendron 'Xanadu'



Metrosideros 'Tahiti'



PLAN



GENERAL NOTE:







Banksia serrata



Strelitzia juncea



Banksia 'Birthday Candles'



Waterhousia floribunda



Callistemon 'Hannah Ray'



Zamia furfuracea



Cyathea australis



Trachelospernum 'Tricolour'



Alcantarea imperialis 'Rubra'

Carpobrotus 'Aussie Rambler'



Dichondra argentea 'Silver Falls'

SECTION

SCALE: NTS

## STREET TREE PLANTING DETAIL refer to Canterbury-Bankstown Council's Standard Drawing - S202 Tree Planting in Grass Verge Detail

SCALE 1:20

CAPE ARCHITECT:		COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:	TITLE:		STATUS:	
	CANTERBURY-BANKSTOWN	Α	14.06.24	Preliminary plan prepared for review	PROPOSED MIXED	DETAILS 2			MENT APPLICATION	
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	www.conzept.net.au	SDT CONSTRUCTION PTY LTD				77-81 AUBURN ROAD & 19 NEUTRAL AVE	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
zept e Architects	enquiries@conzept.net.au					BIRRONG	LPDA 24 - 235	6	L.Z	R.F

# SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval

Asplenium australasicum

Dichondra repens