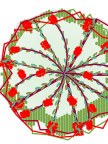


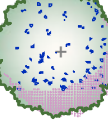
LEGEND & SCHEDULE

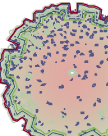
- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE 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

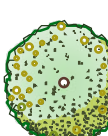
STREET TREES


CV  **Botanical Name:** *Callistemon viminalis* 'Hannah Ray'
Common Name: Bottlebrush (Native)
Pot size: 100LT
Mature H x S: 4m x 3m
Qty Required: 5

TREES

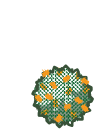
ER  **Botanical Name:** *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75LT
Mature H x S: 8-10m x 6-7m
Qty Required: 5


AS  **Botanical Name:** *Acmena smithii*
Common Name: Lily Pilly (Native)
Pot size: 75LT
Mature H x S: 13m x 4-6m
Qty Required: 1

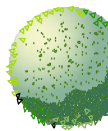
WF  **Botanical Name:** *Waterhousea floribunda*
Common Name: Weeping Lily Pilly (Native)
Pot size: 75LT
Mature H x S: 10m x 6m
Qty Required: 2

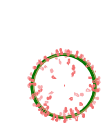
APA  **Botanical Name:** *Acer palmatum* 'Ariadne'
Common Name: Japanese maple (Exotic)
Pot size: 75LT
Mature H x S: 4m x 3m
Qty Required: 2

SHRUBS


BSB  **Botanical Name:** *Banksia spinulosa* 'Birthday Candles'
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 16


MT  **Botanical Name:** *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 4


VO  **Botanical Name:** *Viburnum odoratissimum*
Common Name: Sweet Viburnum (Exotic)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 8


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


FERNS & FEATURE


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


SJ  **Botanical Name:** *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 3

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

AA  **Botanical Name:** *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 15

CZ  **Botanical Name:** *Calathea zebrina*
Common Name: Zebra plant (Exotic)
Pot size: 200mm
Mature H x S: 1m x 0.6m
Qty Required: 36

ZF  **Botanical Name:** *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.25m
Qty Required: 22

RE  **Botanical Name:** *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 9

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. Reinstatement 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.**

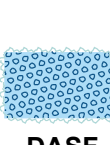
AZ  **Botanical Name:** *Alpinia zerumbet* 'Variegata'
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 300mm
Mature H x S: 1.8m x 0.8m
Qty Required: 20

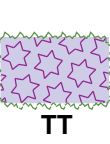
AI  **Botanical Name:** *Alcantarea imperialis* 'Rubra'
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 10

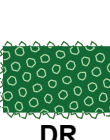
PX  **Botanical Name:** *Philodendron* 'Xanadu'
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 60

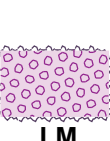
GROUNDCOVERS & GRASSES

CAR  **Botanical Name:** *Carpobrotus* 'Aussie Rambler'
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 (11.3m2 total)


DASF  **Botanical Name:** *Dichondra argentea* 'Silver Falls'
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (6.1m2 total)

TT  **Botanical Name:** *Trachelospermum* 'Tricolour'
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5/m2 (15.4m2 total)

DR  **Botanical Name:** *Dichondra repens*
Common Name: Kidney Weed (Native)
Pot size: 140
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (25.2m2 total)

LM  **Botanical Name:** *Liriope muscarum* 'Just Right'
Common Name: Liriope Just Right (Exotic)
Pot size: 140mm
Mature H x S: 0.5m x 0.5m
Qty Required: 7/m2 (9.2m2 total)



GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on site. If any discrepancy exists, the Designer shall be responsible for the discrepancy to the Landscape Architect before proceeding with the work. © Copyright R. L. Free Landscape Architectural Services Pty Ltd (Landscape Architect) 2022. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. If the State of this drawing is not signed off by the Designer, it may be subject to change, alteration or amendment at the discretion of the Designer.		LANDSCAPE ARCHITECT:  Suit 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5312 Mobile: 0413 861 351 www.concept.net.au enquiries@concept.net.au		COUNCIL: CANTERBURY-BANKSTOWN CLIENT: SDT CONSTRUCTION PTY LTD		REV DATE NOTATION/AMENDMENT A 14.06.24 Preliminary plan prepared for review B 21.03.25 Coordinated with updated architectural plans C 25.03.25 Issued for DA D 23.04.25 Co-ordinated with revised architectural plan		PROJECT: PROPOSED MIXED DEVELOPMENT 77-81 AUBURN ROAD & 19 NEUTRAL AVE BIRRONG		TITLE: LANDSCAPE PLAN - GF & L2 DWS No: LPDA 24 - 235 PAGE NUMBER: 2		STATUS: DEVELOPMENT APPLICATION SCALE: 1:100 @ A1 DATE: APRIL 2025 DRAWN: L.Z CHECKED: 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

TREES

APA

Botanical Name: *Acer palmatum 'Ariadne'*
Common Name: Japanese maple (Exotic)
Pot size: 75Lt
Mature H x S: 4m x 3m
Qty Required: 1

BS

Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 75Lt
Mature H x S: 5m x 3m
Qty Required: 1

PA

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

SHRUBS

MT

Botanical Name: *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 37

BSB

Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 31

SC

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 23

WBG

Botanical Name: *Westringia 'Blue Gem'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.3m
Qty Required: 7

FERNS & FEATURE

AIR

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

AA

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

GROUNDCOVERS & GRASSES

CAR

Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 (**14m2 total**)

DASF

Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (**9m2 total**)

TT

Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 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

Outdoor additional arrangements
- outdoor furniture selected by future strata

Outdoor BBQ - outdoor furniture selected by future strata

Pergola - to architect's detail





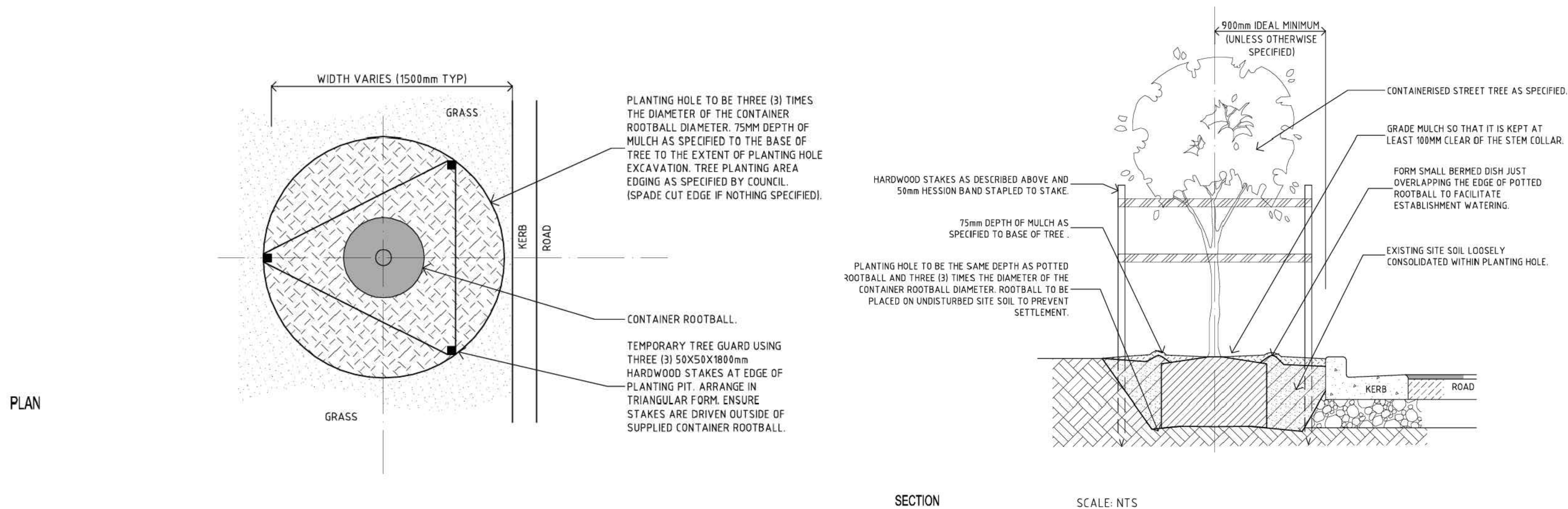
SECTION A

SCALE: 1:50



SAMPLE IMAGES




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



STREET TREE PLANTING DETAIL

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

SCALE 1:20

GENERAL NOTE:		Figured dimensions take preference to scale readings. Verify all dimensions on site. PPGs prices may vary slightly to State for the indicated on location. Please report any discrepancies to the Landscape Architect before proceeding with the works.		F.T.O. Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any person as a result of use and/or the drawings.		ARCHITECT:		LANDSCAPE ARCHITECT:		COUNCIL:		REV		DATE		NOTATION/AMENDMENT		PROJECT:		TITLE:		STATUS:	
<p>© Copyright R. L. Free Landscape Architectural Services T/A CONCEPT</p> <p>This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1969, no part of this drawing may be taken or the drawing may be reproduced, stored, transmitted or otherwise used in any form or by any means for reproduction, publication, broadcast or transmission without the prior written permission of the copyright owner.</p> <p>If the Status of this drawing is not stated at Foot of Distribution it may be subject to change, alteration or amendment at the discretion of our office.</p>		 www.dial1100beforeyoudig.com.au  <small>Journalism Institute of Australia AILA Associate</small>		<p>OLSSON ARCHITECTURE</p>		 Suit 101, 506 Miller Street, CAMMERKAY NSW 2062 Phone: 9922 5312 Mob: 0413 861 353 www.concept.net.au enquiries@concept.net.au		<p>CANTERBURY-BANKSTOWN</p>		<p>CUSTOMER:</p> <p>SDT CONSTRUCTION PTY LTD</p>		A		14.06.24		Preliminary plan prepared for review		<p>PROPOSED MIXED DEVELOPMENT</p> <p>77-81 AUBURN ROAD & 19 NEUTRAL AVE</p> <p>BIRRONG</p>		<p>DETAILS 2</p>		<p>DEVELOPMENT APPLICATION</p>	
												B		21.03.25		Co-ordinated with updated architectural plans							
												C		25.03.25		Issued for DA							
												D		23.04.25		Co-ordinated with revised architectural plan							