

HARDSCAPE ITEMS

— — — Steel garden edging - refer detail Turf area - refer detail Stepping stones in groundcover- refer Stepping stones in groundcover- refer Retaining / raised planter wall - refer detail

/ Trees proposed to be removed and replaced with new landscaping

1.8m Gate and fence - colour and style

Retractable clothesline- Style & color to

to be nom. by client

be nom. by client

LOCATION PLAN 🕀





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 FLOW.

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.

DRAWING SCHEDULE

LANDSCAPE CALCULATIONS

"LANDSCAPING & DEEP SOIL CALCULATION"

REQUIRED LANDSCAPE AREA: 359.7m² (30%)

PROPOSED LANDSCAPE AREA: 365.0m² (30.4%)

REQUIRED DEEP SOIL AREA: 180.0m² (15%)

PROPOSED **DEEP SOIL AREA**: 230.0m² (19%)

-REFER ARCHITECTURAL DRAWING

SITE AREA:

	SHEET#	DRAWING TITLE	REV.
	14		_
	/1	HARDSCAPE PLAN	D
	/2	LANDSCAPE PLAN	D
	/3	LANDSCAPE PLAN-L2	D
	/4	SECTIONS	D
	/5	SECTIONS	D
	/6	DETAIL + SPECIFICATION	D
_			

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PBD ARCHITECTS

Suit 101, 506 Miller Street, Mob: 0413 861 351 www.conzept.net.au

NORTHERN BEACHES HCAP GROUP

NOTATION/AMENDMENT A 23.08.21 Preliminary DA prepared for review B 03.09.21 Co-ordinated with amended architectural plan & stormwater plan C 07.09.21 Co-ordinated with amended stormwater plan & architect's comments D 12.04.22 Drafted S34 plan prepared for review

PROPOSED SENIOR LIVING DEVELOPMENT 4 ALEXANDER STREET COLLAROY



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.

TREES



Botanical Name: Banksia integrifolia Common Name: Coastal Banksia (Native) Pot size: **Mature H x S:** 6-8m x 4-5m Qty Required: 2

Botanical Name: Buckinghamia celsissima Common Name: Ivory Curl Flower (Native) Pot size:

Pot size: Qty Required:

Botanical Name: Elaeocarpus reticulatus

Mature H x S: 8m x 3-4m Qty Required: 5

Common Name: Blueberry Ash (Native) **Mature H x S:** 8-10m x 3-4m

200mm

200mm

21

200mm

SHRUBS AND HEDGES



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

Botanical Name: Callistemon 'Great Balls of Fire' Common Name: GBOF Bottlebrush (Native) Pot size: **Mature H x S:** 1.8m x 1.5m

Qty Required: Botanical Name: Grevillea 'Superb' **Common Name:** Superb Grevillea (Native) Pot size: **Mature H x S:** 1.5m x 2m

Qty Required: 4 Botanical Name: Westringia 'Blue Gem' Common Name: B. Gem Coastal Rosemary (Native) Pot size:

Mature H x S: 1.5m x 1.3m Qty Required: 14 Botanical Name: Rhaphiolepis indica 'Snow Maiden' Common Name: Indian Hawthorn (Exotic)

Mature H x S: 0.75-1m x 0.5m Qty Required: 33 Botanical Name: Syzygium 'Resilience' Common Name: Resilience Lilly Pilly (Native) Pot size:

Mature H x S: 3m x 2m Qty Required: 30 Botanical Name: Syzygium australe 'Pinnacle' **Common Name:** Pinnacle Lilly Pilly (Native)

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

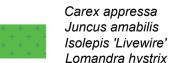
ACCENT PLANTS Botanical Name: Agave 'Blue Glow' **Common Name:** Blue Glow Agave (Exotic) Pot size: **Mature H x S:** 0.6m x 0.75m

> Qty Required: 6 Botanical Name: Strelitzia juncea Common Name: Rush-leaved Strelitzia (Exotic) 200mm Pot size: **Mature H x S:** 1.5m x 1m

Qty Required: Botanical Name: Zamia furfuracea **Common Name:** Cardboard Palm (Exotic) Pot size: 200mm

Mature H x S: 1m x 1.25m Qty Required:

GROUNDCOVER MIX



Lomandra hystrix 'Katie Ficina nodosa Pot size:

Tube stock **Mature H x S:** 0.25m x 0.75m Qty Required: 7/m2 (43.2m2 total)

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Buckinghamia celsissima

enquiries@conzept.net.au

NOTATION/AMENDMENT ary DA prepared for review ated with amended stormwater plan ect's comments 334 plan prepared for review

Callistemon 'Slim'

ated with amended architectural plan & stormwater plan

PROPOSED SENIOR LIVING DEVELOPMENT **4 ALEXANDER STREET** COLLAROY

Syzygium 'Resilience'







RENDERED BRICK CINEMA COMPLEX

This plan has been prepared with reference to Northern Beaches Council 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 De

+ Tow 4.26

+ Tow 4.26

7.6m @ 1:20

Tow 4.5

B

N BO

location of new letter boxes shall be in accordance with Australia Post's "Requirements for to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists ite shall be continually removed & suppressed. Reinstate all boundary fencing in poor ondition with Comil approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, t & erosion control devices as specified shall be in place, and maintained for the duration of the ruction period. Proposed excavation near existing established trees to be supervised by arborist.

D

proved landscape plan's are required to be constructed as approved to obtain occupancy certimeate. Permeable areas may be indicated to achieve site coverage restrictions & should be

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch)

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.

This plan has been prepared for Section 34 approval only, not for construction.

SAC

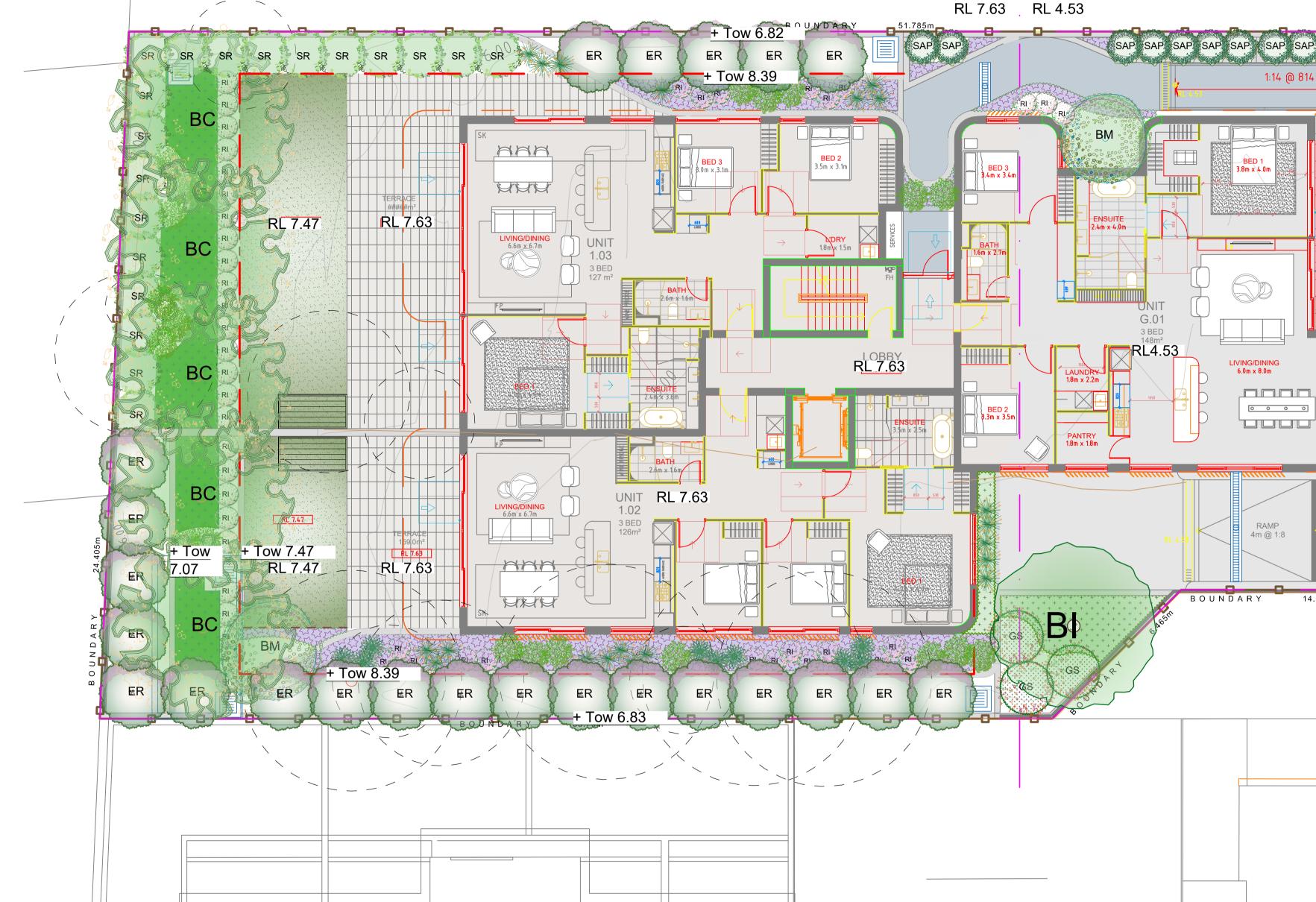
TP

LANDSCAPE PLAN **SECTION 34** APRIL 2022 1:100

K.Z

CHECKED:

R.F



GRASSES + GROUNDCOVERS

Pot size:

Pot size:

ARCHITECT

Botanical Name: Myoporum parvifolium 'Yareena' Common Name: Creeping Boobialla (Native) 140mm Mature H x S: 0.15m x spreading Qty Required: 7/m2 (12.1m2 total)

Pot size:

Mature H x S: 0.2m x spreading

Common Name: Kidney Weed (Native)

Mature H x S: 0.15m x spreading

Qty Required: 9/m2 (##m2 total)

Botanical Name: Trachelospermum 'Tricolour' Common Name: Tricolour Jasmine (Exotic) Qty Required: 7/m2 (32.4m2 total)

Botanical Name: Dichondra repens

LANDSCAPE ARCHITECT:

SAMPLE IMAGES

Images are diagrammatic only, and final planting

species may vary, as determined by Council Approval

Myoporum parvifolium 'Yareena'











Dichondra repens



LEVEL 1 GROUND FLOOR





Zamia furfuracea

Bar Scale



Agave 'Blue Glow'

onstructed as drawn on this plan.

LANDSCAPE PLAN NOTES

Retaining wall details to engineers design.

without compromising the capacity or form.

		COUNCIL	REV	DATE	
	Suit 101, 506 Miller Street.	NORTHERN BEACHES	Α	23.08.21	Preliminary
	CAMMERAY NSW 2062		В	03.09.21	Co-ordinate
	Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351		С	07.09.21	Co-ordinate
DE CONTROL		CLIENT			& architect
		HCAP GROUP	D	12.04.22	Drafted S3
Δ	www.conzept.net.au				

Grevillea 'Superb'

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SHRUBS AND HEDGES



Botanical Name: Banksia ericifolia 'Little Eric' Common Name: Heath Banksia (Native) Pot size: 200mm **Mature H x S:** 1.4m x 1.4m

Qty Required: 8

Qty Required: 12

Botanical Name: Westringia 'Aussie Box' Common Name: Westringia Aussie Box (Native) 200mm Pot size: **Mature H x S:** 0.9m x 0.9m

ACCENT PLANTS

Botanical Name: Agave 'Blue Glow' Common Name: Blue Glow Agave (Exotic) 200mm Pot size: **Mature H x S:** 0.6m x 0.75m

Qty Required: 11

Botanical Name: Strelitzia juncea Common Name: Rush-leaved Strelitzia (Exotic)

Pot size: 200mm **Mature H x S:** 1.5m x 1m

Qty Required: 16

GRASSES + GROUNDCOVERS

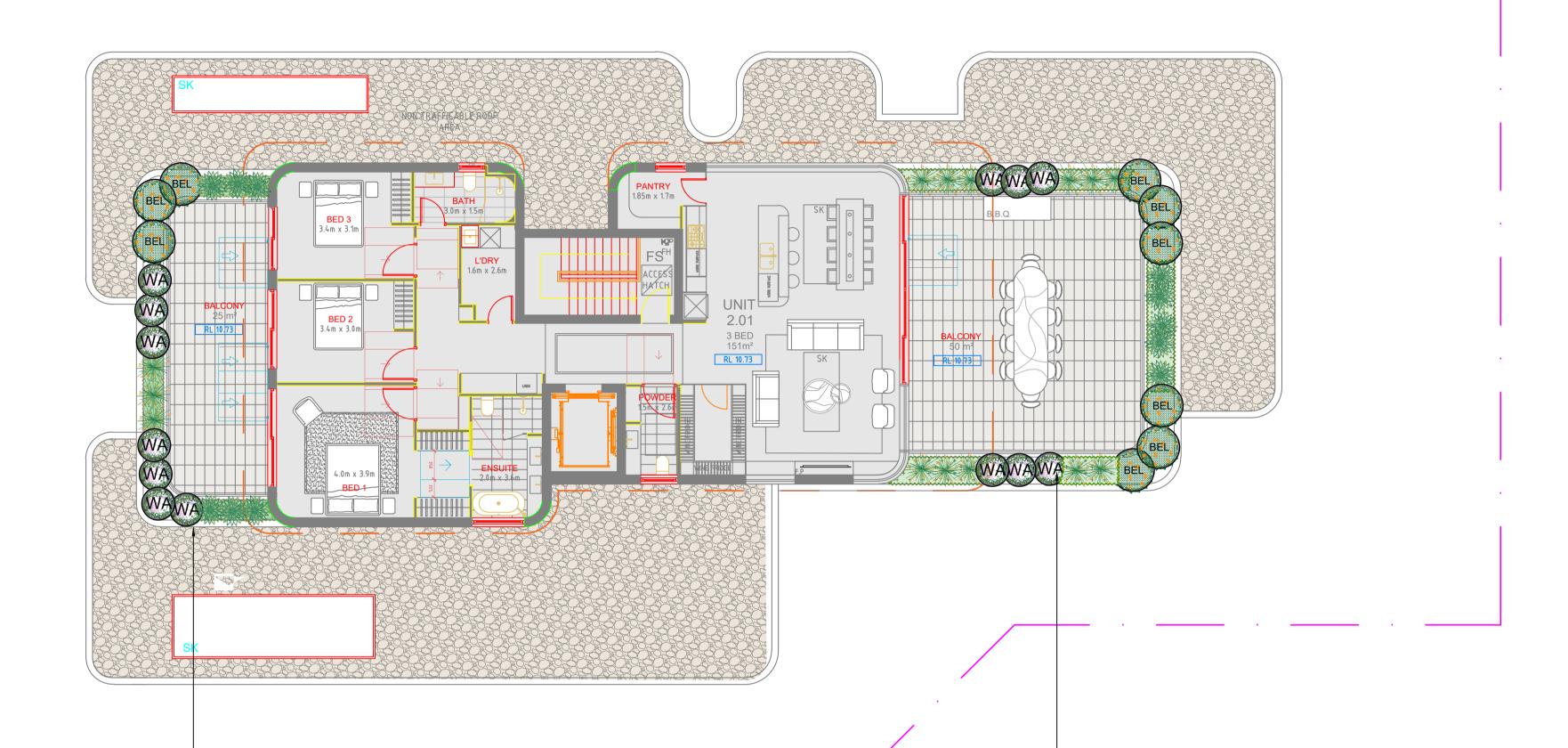


Botanical Name: Myoporum parvifolium 'Yareena' Common Name: Creeping Boobialla (Native) 140mm Pot size: Mature H x S: 0.15m x spreading Qty Required: 7/m2 (10m2 total)

Pot size:

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

Mature H x S: 0.25m x spreading Qty Required: 7/m2 (4m2 total)



Planting to Unit 2.01 balcony in raised

planter over slab:

- 3 B. 'Little Eric'

- 6 W. 'Aussie Box' - 6 A. 'Blue Glow'

- 5 S. juncea - 4.0m2 C. 'Aussie Rambler' Planting to Unit 2.01 balcony in raised

planter over slab:

- 5 B. 'Little Eric'

- 6 W. 'Aussie Box' - 5 A. 'Blue Glow'

- 11 S. juncea - 10.0m2 M. 'Yareena'

SAMPLE IMAGES Images are diagrammatic only, and final planting





Westringia 'Aussie Box'



Strelitzia juncea







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LANDSCAPE PLAN NOTES

DEVELOPMENT

COLLAROY

4 ALEXANDER STREET

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.

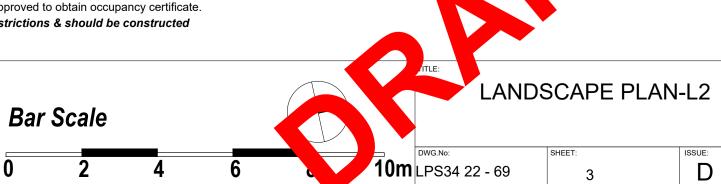
This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to Northern Beaches Council 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.

PROPOSED SENIOR LIVING



STATUS:	
SECTION 34	
SCALE:	DATE:
1:100	APRIL 2022
DRAWN:	CHECKED:
K.Z	R.F

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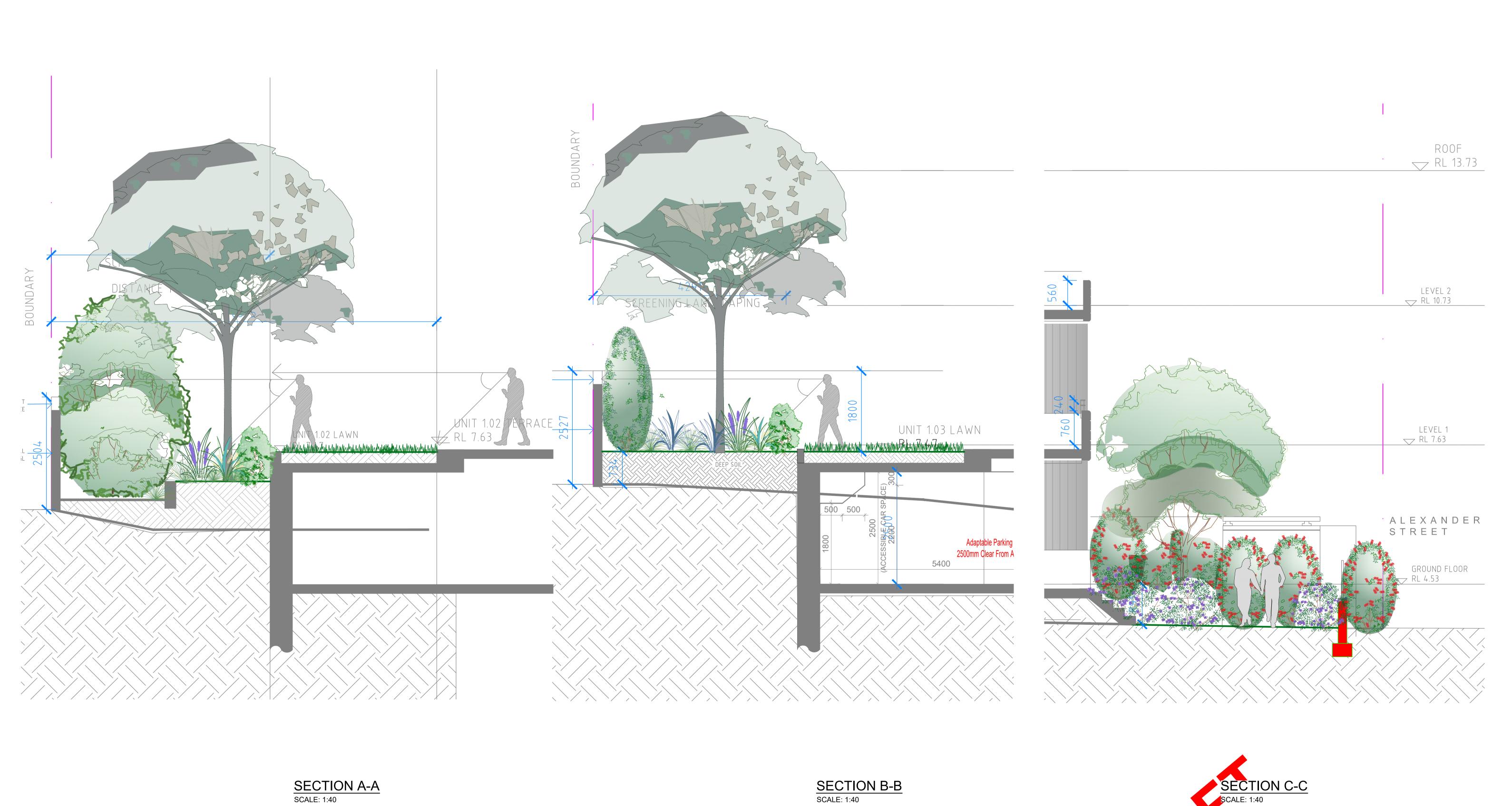
AILA Associate



PBD ARCHITECTS

enquiries@conzept.net.au

		COUNCIL	REV	DATE	NOTATION/AMENDMENT
6 Miller Street,		NORTHERN BEACHES	Α	23.08.21	Preliminary DA prepared for review
/ NSW 2062			В	03.09.21	Co-ordinated with amended architectural plan & storm
2 5312			С	07.09.21	Co-ordinated with amended stormwater plan
982 61 351	CLIENT HCAP GROUP	CLIENT			& architect's comments
		D	12.04.22	Drafted S34 plan prepared for review	
ot.net.au	110/11 011001				



NOTATION/AMENDMENT

B 03.09.21 Co-ordinated with amended architectural plan & stormwater plan

PROPOSED SENIOR LIVING

DEVELOPMENT

COLLAROY

4 ALEXANDER STREET

SECTION 34

AS SHOWN

D

LPS34 22 - 69

APRIL 2022

R.F

A 23.08.21 Preliminary DA prepared for review

C 07.09.21 Co-ordinated with amended stormwater plan

& architect's comments

D 12.04.22 Drafted S34 plan prepared for review

REV DATE

NORTHERN BEACHES

HCAP GROUP

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ALLA Associate

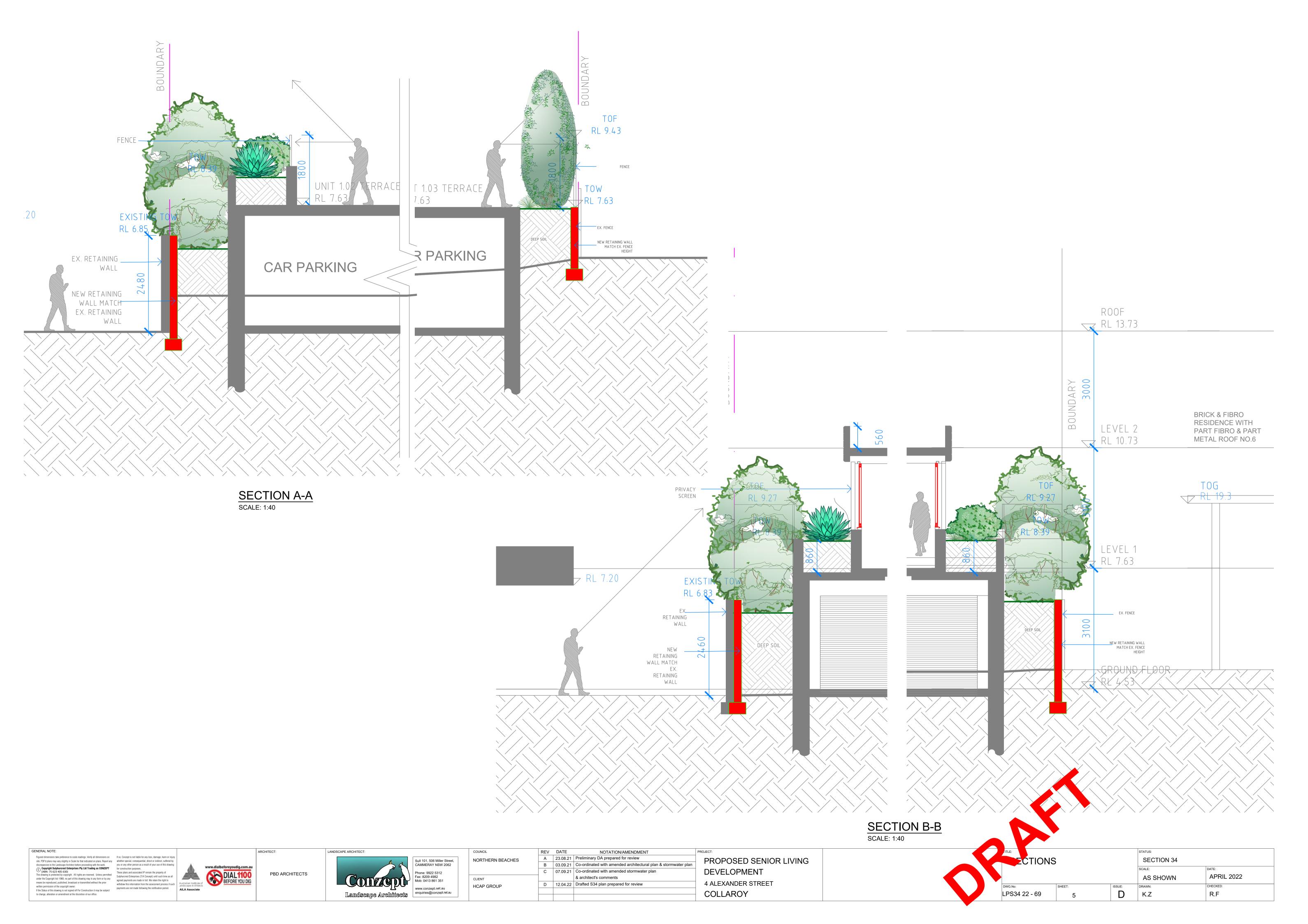
LANDSCAPE ARCHITECT:

PBD ARCHITECTS

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



LANDSCAPE WORK SPECIFICATION

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

ll 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 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

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

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

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 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 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

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 soi 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

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.

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.

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

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

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

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

g) 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

Where is required, the Contractor shall install Steel garden edging as detailed on the drawings, to all mass planting beds

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

adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with

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

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

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 the highest industry

standards and to maximise the efficient usage of water. The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Northern Beaches Council By-Laws and Ordinances

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

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation 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 penetration through slabs and planter walls for water and power provisions. - The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Proiect Manager to identify the preferred service and conduit locations.

- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

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

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

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time. - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified. Warranty:

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

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either

6 months beginning from the approved completion of the specified construction work (Practical Completion) as agreed to in the landscape contractors contractual obligations or as specified by Council in the Determination.

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

any defects that become apparent in the contracted works.

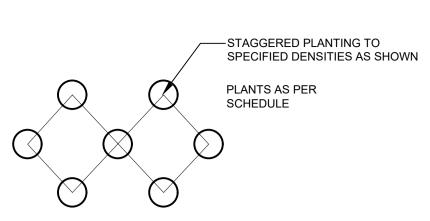
- This shall include, but not be limited to, the following items where and as required: • Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas. Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion
- Topping up of mulched areas.

ARCHITECT

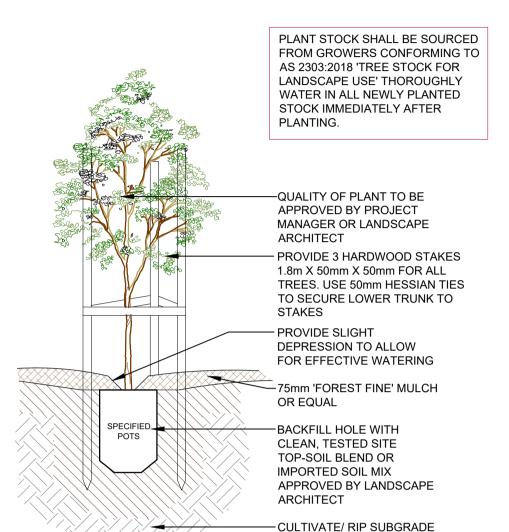
- Spray / treatment for Insect and disease control • Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes Maintenance of all paving, retaining and hardscape elements

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

LANDSCAPE ARCHITECT

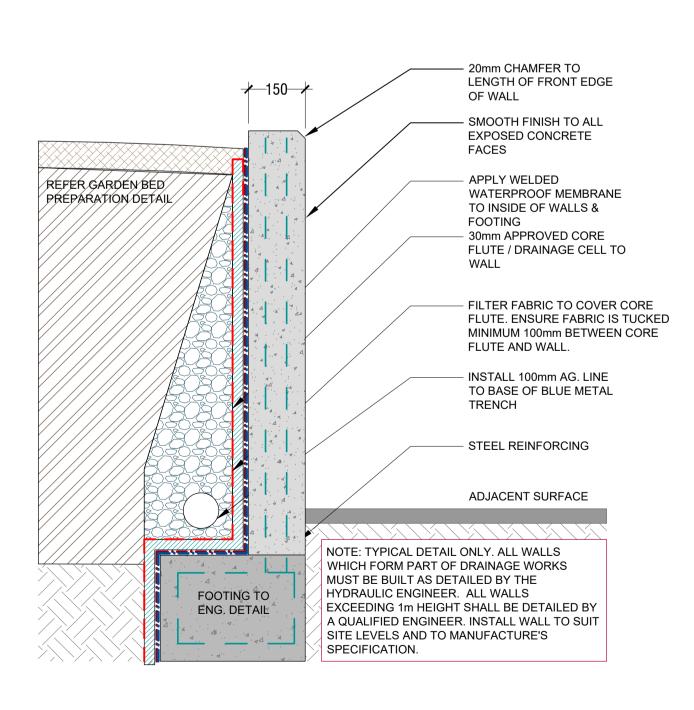


MASS PLANTING SETOUT



TREE PLANTING DETAIL

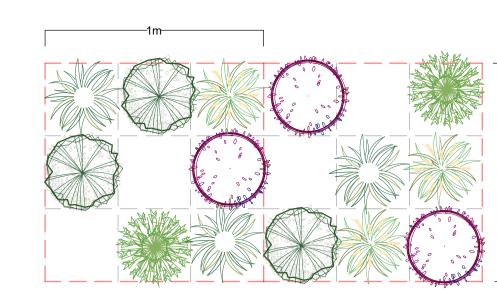
SCALE: 1:10 (ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



TYPICAL IN SITU RETAINING WALL DETAIL **SCALE 1:10**

NOTATION/AMENDMENT A 23 08 21 Preliminary DA prepared for review B 03.09.21 Co-ordinated with amended architectural plan & stormwater plan C 07 09 21 Co-ordinated with amended stormwater plan & architect's comments

PROPOSED SENIOR LIVING **COLLAROY**



Carex appressa Juncus amabilis Isolepis 'Livewire Lomandra hystrix 'Katie Bells

Ficina nodosa

NOTE: TURF AREAS TO FINISH FLUSH

Botanical Name

GROUNDCOVER MIX PLANTING MATRIX

SPECIFIED

PLANTING &

POT SIZE

300mm DERTH SOIL MIX BLEND

SUBSOIL CULTIVATED TO 100mm

(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)

TYPICAL GARDEN PREPARATION DETAIL

TYPICAL SETBACK FROM

75mm DEPTH "FOREST FINE" MULCH OR

50% OF STOCKPILED SITE TOPSOIL

AND DELETERIOUS MATERIALS.

MIX OR SOIL CONDITIONER/

SITE TOPSOIL RUNS OUT.

FREE FROM ALL BUILDER'S RUBBISH

TOPSOIL TO BE AMELIORATED, MIXED

COMPOSTED ORGANIC MATTER - SEE

USE 100% IMPORTED SOIL MIX WHEN

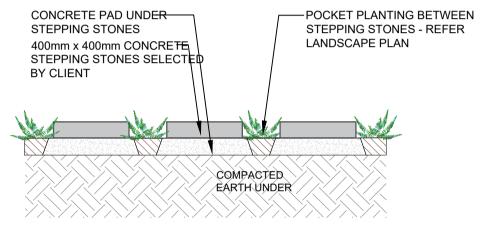
WITH MINIMUM 50% IMPORTED GARDEN

LAWN/GARDEN EDGE

EQUIVALENT

SOIL MIX:

STEPPING STONES IN NATURAL DEEP- SOIL DESIGNED TO PROVIDE PRACTICAL ACCESS WHILE RETAINING A PERMEABLE ZONE & MINIMIZING STORM WATER RUN-OFF



WITH SURROUNDING SURFACE FINISHES AT JUNCTIONS FIX 150 (EXCEPT GARDEN BEDS). ROLL AND LENGTH PLATE ACROSS WATER IMMEDIATELY AFTER LAYING. JOIN, FIX WITH BOLTS SOFT LEAF BUFFALO ——— "SIR WALTER" OR SIMILAR LAY TURF ON MINIMUM 100mm-REFER GARDEN 80: 20 TOP DRESS SOIL MIX PREP DETAIL □100 X 5 MM PLATE SAND : ORGANIC MATTER $M_{\rm M}/M_{\rm M}/M_{\rm$ 100mm DEPTH 80:20 MIX 75 LENGTH PIPE WELDED CULTIVATE SUBSOIL TO 100mm TO PALTE 450 LENGTH R10 BAR 100MM AG LINE IN BLUE METAL DRIVEN INTO GROUND TRENCH TO CONNECT TO SITE DRAINAGE

STEPPING STONES IN **GROUNDCOVER PLANTING SCALE 1:10**



OVERFLOW (TO SUPPLIER'S SPECIFICATION)

NOTE (BCA COMPLIANCE). WHERE NO EXTERNAL BALUSTRADE IS PROPOSED. THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A

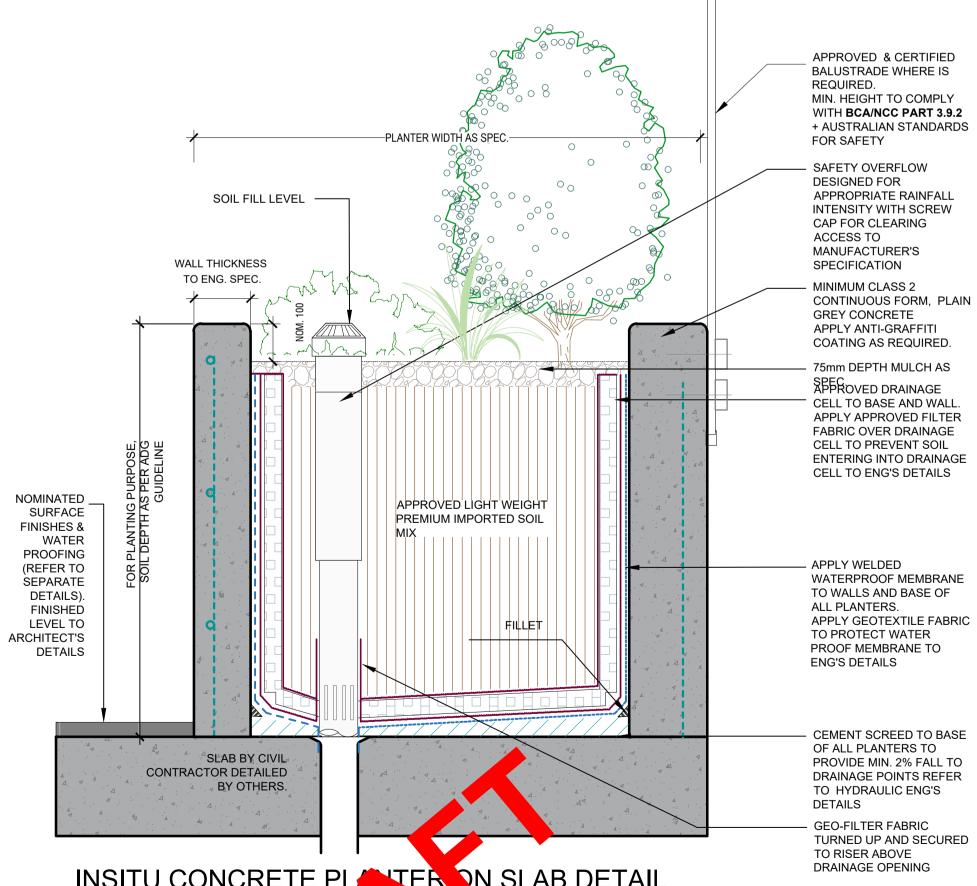
BCA COMPLIANCE. **NOTE.(DRAINAGE & WATER** PROOFING). DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL

DESIGN AND LANDSCAPE.

HEIGHT TO MEET AS &

THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER



STEEL EDGE DETAIL

SCALE: 1:10

INSITU CONCRETE PLANTER ON SLAB DETAIL

SCALE: 1:10

ETAILS & SPECIFICATION SECTION 34 APRIL 2022 AS SHOWN CHECKED D R.F LPS34 22 - 69

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PBD ARCHITECTS



enquiries@conzept.net.au

NORTHERN BEACHES D 12.04.22 Drafted S34 plan prepared for review HCAP GROUP

DEVELOPMENT 4 ALEXANDER STREET