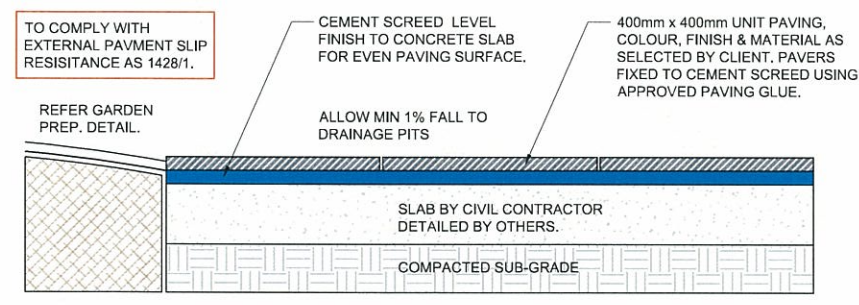
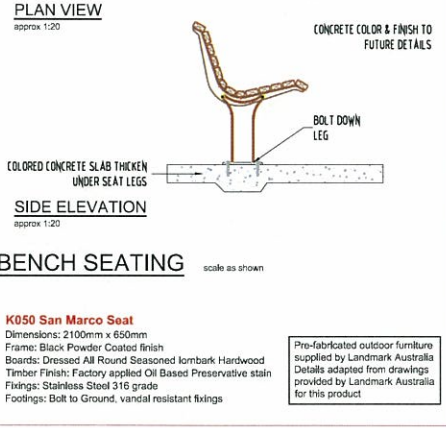
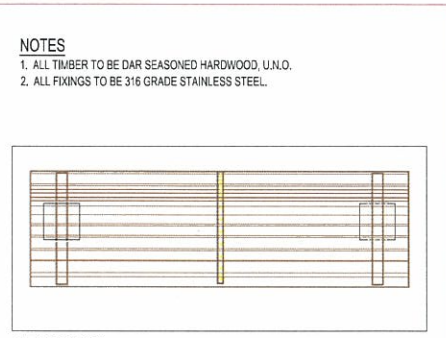


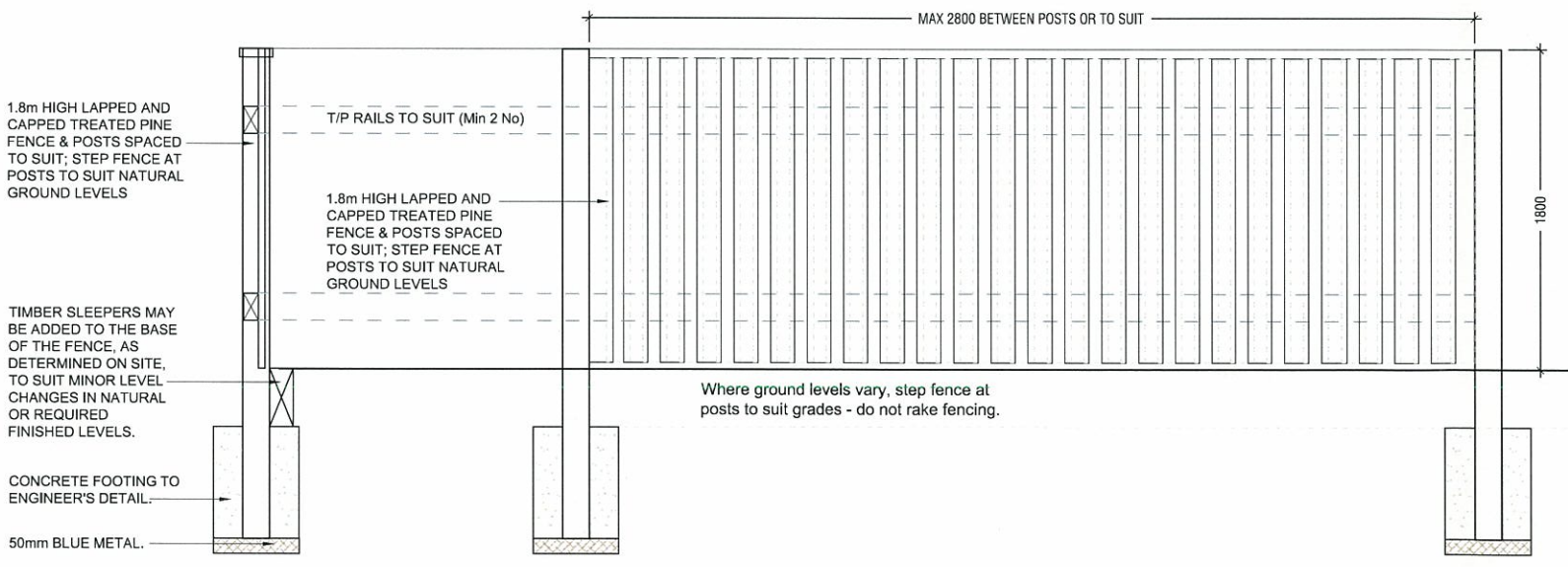
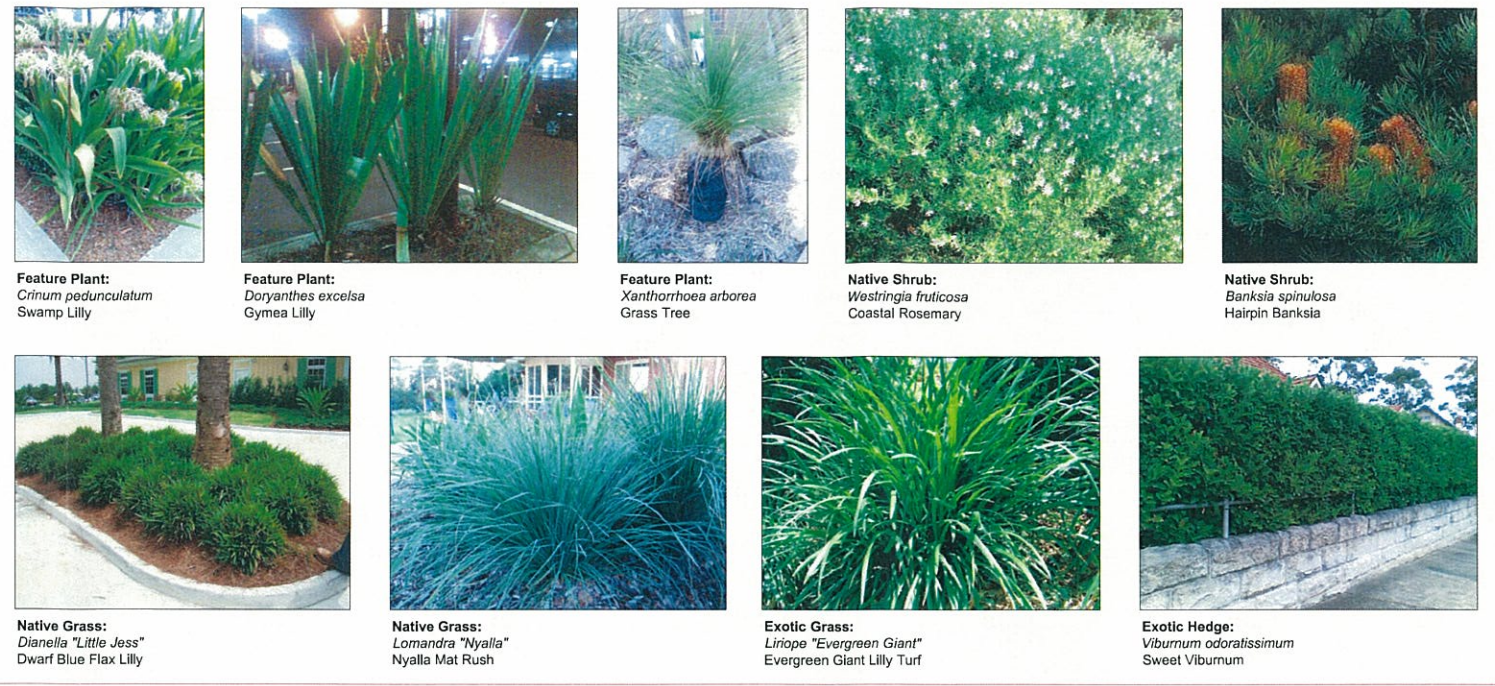
**TYPICAL TURFING & GARDEN AREA PREPARATION WITH BRICK EDGE** approx 1:10



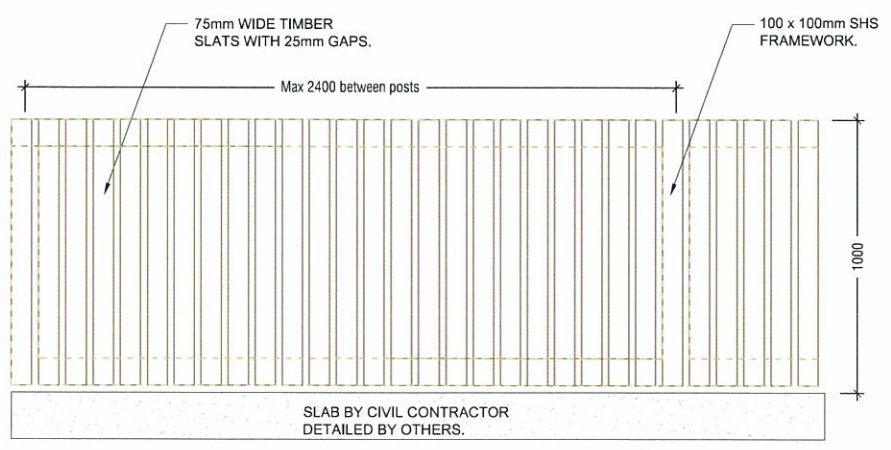
**TYPICAL PAVING ON SLAB** approx 1:10



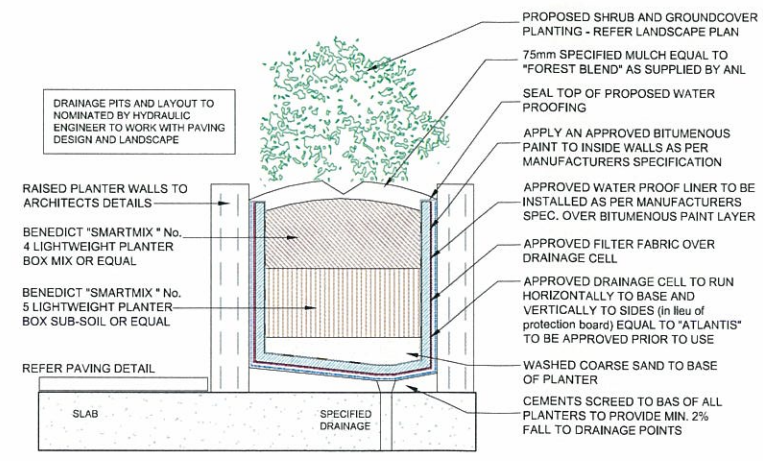
**TYPICAL PLANT IMAGES**



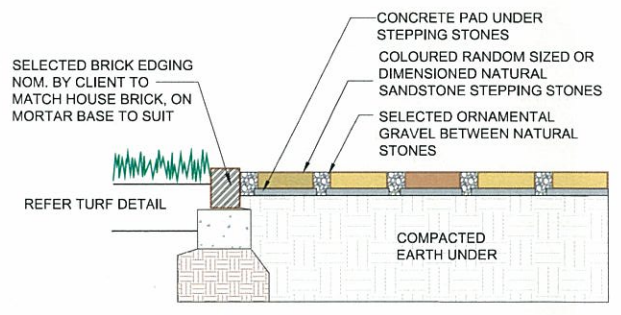
**1.8m HEIGHT LAPPED AND CAPPED T/P BOUNDARY FENCING** approx 1:10



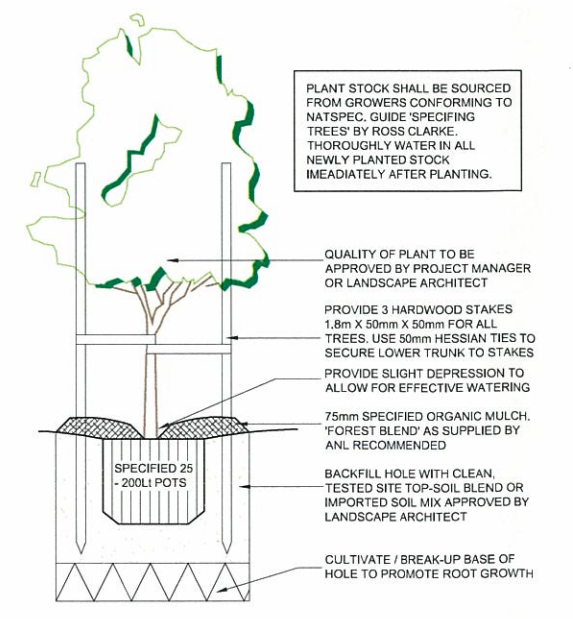
**PRIVATE COURTYARD FENCING DETAIL** N.T.S



**TYPICAL MASONRY PLANTER TO GROUND FLOOR TERRACES** approx 1:10



**SANDSTONE STEPPING STONES DETAIL** approx 1:10



**INDIVIDUAL TREE PLANTING DETAIL** approx 1:10

**IRRIGATION**

The client may choose to have an approved automated drip-irrigation system installed to garden bed areas prior to planting. This system shall be designed and installed by a qualified, licensed irrigation specialist to suit the garden layouts and planting species nominated in the design. Note that endemic and native planting will not require significant watering once established, and that a longer maintenance period should be considered in lieu of irrigation.

Irrigation systems shall be installed in accordance to the latest Sydney Water Irrigation regulations and times, and shall consist of the necessary components to ensure safe, efficient operation. Such components shall include a back-flow prevention valve and moisture sensor to prevent watering during wet periods. The irrigation shall be tested and approved upon completion, and monitored / maintained at 6 monthly periods.

**LANDSCAPE MAINTENANCE SCHEDULE**

After a landscape compliance certificate has been issued to the Principal Certifying Authority approving the correct installation of landscape construction works and Practical Completion, the maintenance period shall begin.

Consolidation & landscape maintenance shall mean the care and maintenance of the contracted landscape works using acceptable horticultural practices, ensuring that all plants and planting areas experience the optimum growing conditions and are in excellent appearance at all times, as well as the rectification of defects which have resulted from regular use.

The landscape maintenance period shall be a minimum of **3 months (12 weeks)** or as required by Council, or requested by client, from the certificate date, and shall include, but not be limited to the following maintenance works;

- Replacement of dead, damaged, stolen, unhealthy or diseased plants (at the reasonable discretion of client / landscape architect)
- Watering all garden areas as required by hand to ensure plant establishment without loss / irrigation maintenance (monitor soil moisture)
- Clearing litter and other debris from landscaped & lawn areas
- Monitoring for pests and disease & treat as required
- Fertilizing with approved fertilizer at rates applicable to plant species
- Adjusting stakes and ties / removing as tree mature
- Mowing lawn areas, watering, edging and weeding as required (Mowing at period of 18 days during summer & 21 during winter)
- Topping up mulch areas and keeping beds free or weeds
- Making good areas of soil subsistence or erosion & repair problem
- Maintaining all hard and semi permeable areas including topping / raking gravel and decomposed granite areas, cleaning / weeding paving etc)

ISSUE C: Maintenance notes added SEPT 2010  
ISSUE B: Bench seat detail added MAR 2010

**Conzept**  
Landscape Architects

**Landscape Details**  
**PROPOSED APARTMENTS**  
3-7 PORTERS LANE,  
**ST IVES**

Client: Maryland Property Pty Ltd  
Architect: Dugald Mackenzie  
Council: KU-RING-GAI  
Scale: as indicated @ A1  
Date: September 2010  
Drawing # LPDA 10 - 235 / 2 C

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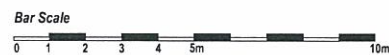
**LEGEND & SCHEDULE**

**Feature Plants**

*Yucca filamentososa*  
 Adam's Needle (Exotic)  
 Pot size: 300mm  
 Mature H x S: 1m x 1m  
 Qty Required: 40

**Groundcovers**

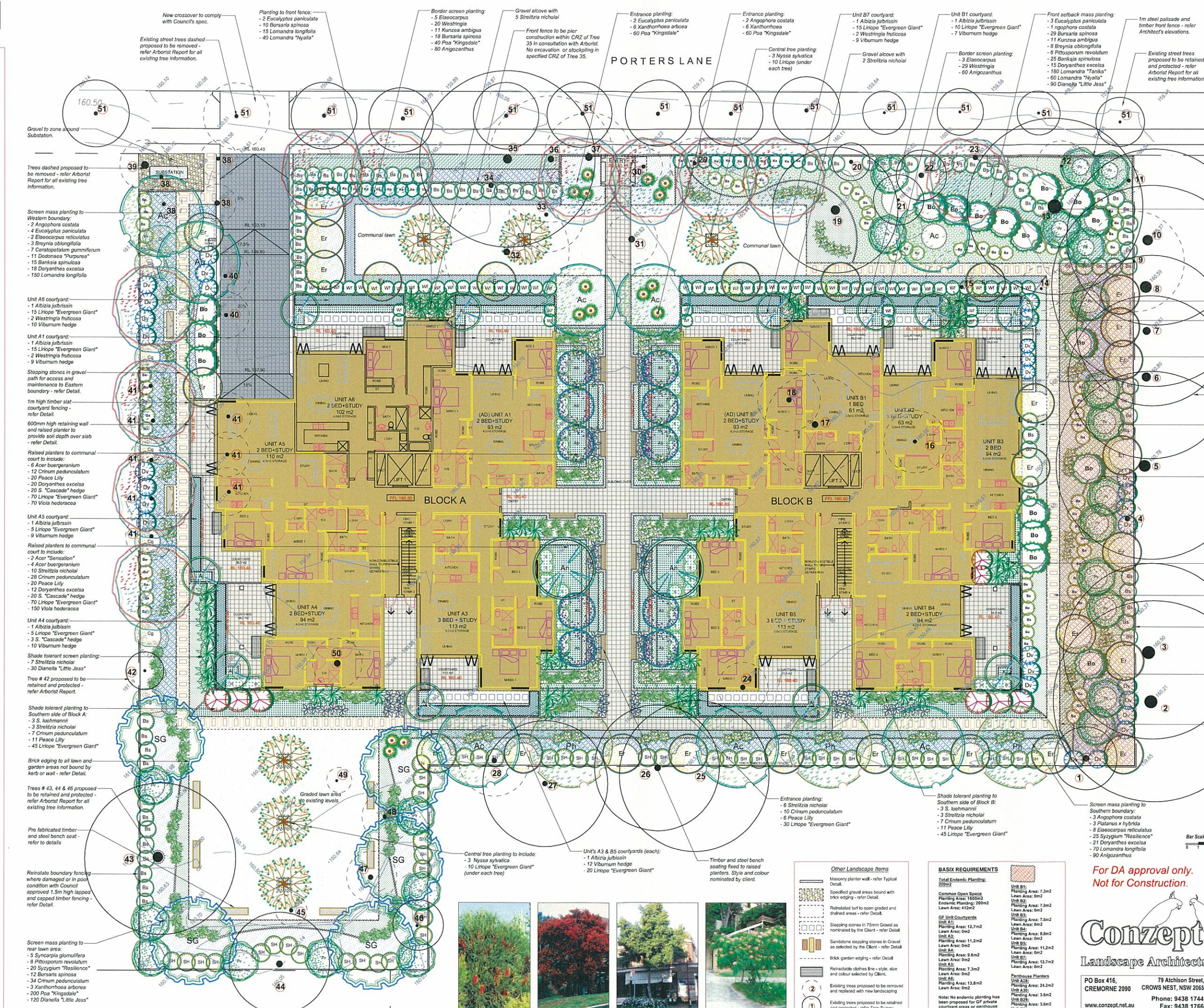
*Carpobrotus rossii*  
 Pig Face (Native)  
 Pot size: 100mm  
 Mature H x S: 100mm x 600mm  
 Qty Required: 80





### LEGEND & SCHEDULE

- Native Canopy Trees**
- Angophora costata (T) (H)
  - Syzygium (H) (Native)
  - Pod size: 75L
  - Mature H x S: 15-20m x 5-10m
  - City Required: 8
- Deciduous Trees**
- Nyssa sylvatica
  - Turkey Gum (Native)
  - Pod size: 200L
  - Mature H x S: 15m x 4.5m
  - City Required: 6
- Private Courtyard Trees**
- Albizia julibrissin
  - 15 Linkope "Evergreen Giant"
  - 2 Westringia fruticosa
  - 10 Viburnum hedge
- Small Native Trees**
- Eleocharis reticulata (T) (H)
  - Bleasong Ash (Native)
  - Pod size: 20L
  - Mature H x S: 5-10m x 3-4m
  - City Required: 2
- Shrub**
- Banksia spinulosa
  - Pod size: 200mm
  - Mature H x S: 3m x 2m
  - City Required: 17
- Grasses / Groundcover**
- Dianella "Little Jess" (T)
  - Blue Flax Lily (Native)
  - Pod size: 400mm x 400mm
  - Mature H x S: 400mm x 400mm
  - City Required: 30
- Other Landscape Items**
- Masonry planter wall - refer Typical Detail.
  - Specified gravel areas bound with brick edging - refer Detail.
  - Reinstated turf to open graded and drained areas - refer Detail.
  - Stepping stones in Gravel as nominated by the Client - refer Detail.
  - Sandstone stepping stones in Gravel as selected by the Client - refer Detail.
  - Brick garden edging - refer Detail.
  - Retractable clothes line - style, size and colour selected by Client.
  - Existing trees proposed to be removed and replaced with new landscaping.
  - Existing trees proposed to be retained and protected - refer Tree Survey.



#### LANDSCAPE MAINTENANCE SCHEDULE

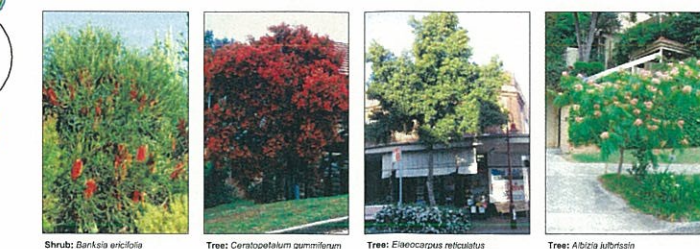
After a landscape maintenance plan has been developed, the Project Controller should advise the Client of the proposed maintenance schedule and provide a copy of the maintenance plan to the Client.

The landscape maintenance schedule should be reviewed at intervals of 3 months (12 weeks) or more frequently if the Client requires a more detailed maintenance schedule.

Implementation of the maintenance schedule should be undertaken in accordance with the following guidelines:

- 1. Maintenance should be undertaken in accordance with the schedule.
- 2. The Client should be notified of any changes to the schedule.
- 3. The Client should be notified of any issues that arise during the maintenance process.
- 4. The Client should be notified of any safety issues that arise during the maintenance process.
- 5. The Client should be notified of any damage to the landscape that occurs during the maintenance process.
- 6. The Client should be notified of any other issues that arise during the maintenance process.

- Unit A6 courtyard:
  - 1 Albizia julibrissin
  - 15 Linkope "Evergreen Giant"
  - 2 Westringia fruticosa
  - 10 Viburnum hedge
- Unit A1 courtyard:
  - 1 Albizia julibrissin
  - 15 Linkope "Evergreen Giant"
  - 2 Westringia fruticosa
  - 9 Viburnum hedge
- Stepping stones in gravel path for access and maintenance to Eastern boundary - refer Detail.
- 1m high timber slat courtyard fencing - refer Detail.
- 600mm high retaining wall and raised planter to provide soil depth over slab - refer Detail.
- Raised planters to communal court to include:
  - 6 Acer buergerianum
  - 12 Crinum pedunculatum
  - 20 Peace Lily
  - 20 Doryanthes excelsa
  - 20 S. "Cascade" hedge
  - 70 Linkope "Evergreen Giant"
  - 70 Viola hederacea
- Unit A5 courtyard:
  - 1 Albizia julibrissin
  - 5 Linkope "Evergreen Giant"
  - 9 Viburnum hedge
- Raised planters to communal court to include:
  - 2 Acer "Sensation"
  - 4 Acer buergerianum
  - 10 Streitzia nicholai
  - 28 Crinum pedunculatum
  - 20 Peace Lily
  - 12 Doryanthes excelsa
  - 20 S. "Cascade" hedge
  - 70 Linkope "Evergreen Giant"
  - 150 Viola hederacea
- Unit A4 courtyard:
  - 1 Albizia julibrissin
  - 5 Linkope "Evergreen Giant"
  - 3 S. "Cascade" hedge
  - 10 Viburnum hedge
- Shade tolerant screen planting:
  - 7 Streitzia nicholai
  - 30 Dianella "Little Jess"
- Tree # 42 proposed to be retained and protected - refer Arbotist Report.
- Shade tolerant planting to Southern side of Block A:
  - 3 S. Isihmannii
  - 3 Streitzia nicholai
  - 7 Crinum pedunculatum
  - 11 Peace Lily
  - 45 Linkope "Evergreen Giant"
- Brick edging to all lawn and garden areas not bound by kerb or wall - refer Detail.
- Trees # 43, 44 & 46 proposed to be retained and protected - refer Arbotist Report for all existing tree information.
- Pre fabricated timber and steel bench seat - refer to details.
- Reinstated boundary fencing where damaged or in poor condition with Council approved 1.5m high lapped and capped timber fencing - refer Detail.
- Screen mass planting to rear lawn area:
  - 8 Syzygium glomerifera
  - 8 Pittosporum revolutum
  - 20 Syzygium "Rosalindae"
  - 12 Bursaria spinosa
  - 34 Crinum pedunculatum
  - 3 Xanthorrhoea arbores
  - 200 Poa "Kingsdale"
  - 120 Dianella "Little Jess"



#### Other Landscape Items

Masonry planter wall - refer Typical Detail.

Specified gravel areas bound with brick edging - refer Detail.

Reinstated turf to open graded and drained areas - refer Detail.

Stepping stones in Gravel as nominated by the Client - refer Detail.

Sandstone stepping stones in Gravel as selected by the Client - refer Detail.

Brick garden edging - refer Detail.

Retractable clothes line - style, size and colour selected by Client.

Existing trees proposed to be removed and replaced with new landscaping.

Existing trees proposed to be retained and protected - refer Tree Survey.

#### BASIX REQUIREMENTS

**Total End-use Planting:** 2000m<sup>2</sup>

**Common Open Space:** 1600m<sup>2</sup>

**End-use Planting:** 300m<sup>2</sup>

**GF Unit Courtyards:**

- Unit A1: 12.7m<sup>2</sup>
- Unit A2: 11.2m<sup>2</sup>
- Unit A3: 11.2m<sup>2</sup>
- Unit A4: 9.8m<sup>2</sup>
- Unit A5: 11.2m<sup>2</sup>
- Unit A6: 12.7m<sup>2</sup>
- Unit A7: 11.2m<sup>2</sup>
- Unit A8: 11.2m<sup>2</sup>
- Unit A9: 11.2m<sup>2</sup>
- Unit A10: 11.2m<sup>2</sup>
- Unit A11: 11.2m<sup>2</sup>
- Unit A12: 11.2m<sup>2</sup>
- Unit A13: 11.2m<sup>2</sup>
- Unit A14: 11.2m<sup>2</sup>
- Unit A15: 11.2m<sup>2</sup>
- Unit A16: 11.2m<sup>2</sup>
- Unit A17: 11.2m<sup>2</sup>
- Unit A18: 11.2m<sup>2</sup>
- Unit A19: 11.2m<sup>2</sup>
- Unit A20: 11.2m<sup>2</sup>

**Penthouse Planters:**

- Unit A21: 13.8m<sup>2</sup>
- Unit A22: 13.8m<sup>2</sup>
- Unit A23: 13.8m<sup>2</sup>
- Unit A24: 13.8m<sup>2</sup>
- Unit A25: 13.8m<sup>2</sup>
- Unit A26: 13.8m<sup>2</sup>
- Unit A27: 13.8m<sup>2</sup>
- Unit A28: 13.8m<sup>2</sup>
- Unit A29: 13.8m<sup>2</sup>
- Unit A30: 13.8m<sup>2</sup>
- Unit A31: 13.8m<sup>2</sup>
- Unit A32: 13.8m<sup>2</sup>
- Unit A33: 13.8m<sup>2</sup>
- Unit A34: 13.8m<sup>2</sup>
- Unit A35: 13.8m<sup>2</sup>
- Unit A36: 13.8m<sup>2</sup>
- Unit A37: 13.8m<sup>2</sup>
- Unit A38: 13.8m<sup>2</sup>
- Unit A39: 13.8m<sup>2</sup>
- Unit A40: 13.8m<sup>2</sup>

For DA approval only.  
Not for Construction.

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**BASIX Plan**  
PROPOSED APARTMENTS  
3-7 PORTERS LANE, ST IVES

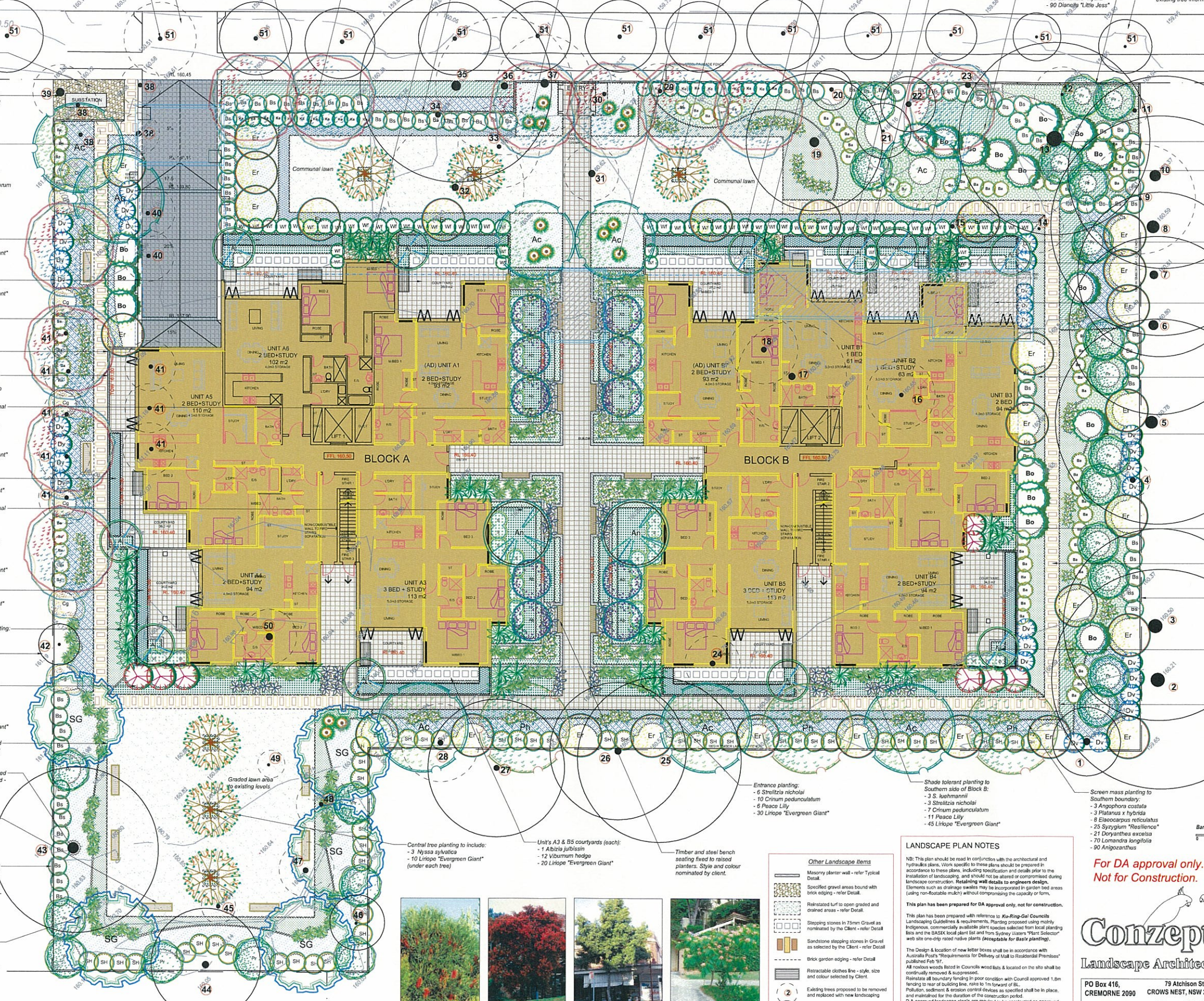
Client: Maryland Property Pty Ltd  
Architect: Dugald Mackenzie  
Council: KU-RING-GAI  
Scale: 1:100 @ A0  
Date: September 2010  
Drawing # LPDA 10 - 235 / 3 E

**LEGEND & SCHEDULE**

(\*) Indicate vegetation included in BASIX calculations  
 (\*\*) Indicate native vegetation included in BASIX calculations

- Native Canopy Trees**
  - Angophora costata (\*)
  - Syzygium Red Ironbark (Native)
  - Mature H x S: 15-20m x 10m
  - City Required: 1
- Deciduous Trees**
  - Nyssa sylvatica
  - Torreya gum (Native)
  - Mature H x S: 15m x 4.5m
  - City Required: 5
- Small Native Trees**
  - Elaeocarpus reticulatus (\*)
  - Slender Cypress (Native)
  - Mature H x S: 10m x 3.4m
  - City Required: 27
- Private Courtyard Trees**
  - Parrot Tree (Exotic)
  - Mature H x S: 4m x 3m
  - City Required: 11
- Feature Plants**
  - Dorothy's exaltata (\*)
  - Cornus Lily (Native)
  - Mature H x S: 1.5m x 1m
  - City Required: 103
- Grasses / Groundcovers**
  - Lomandra "Nyala" (\*)
  - Red Root (Native)
  - Mature H x S: 100cm x 750cm
  - City Required: 385
- Hedges**
  - Viburnum odoratissimum
  - Mature H x S: 2.5m x 1.5m
  - City Required: 220

- Gravel to zone around Substation**
- Trees dashed proposed to be removed - refer Arborist Report for all existing tree information.**
- Screen mass planting to Western boundary:**
  - 2 Angophora costata
  - 2 Elaeocarpus reticulatus
  - 3 Breytia oblongifolia
  - 7 Cratogeomys gummiferum
  - 11 Dodonaea "Purpurea"
  - 15 Banksia spinulosa
  - 15 Lomandra longifolia
- Unit A6 courtyard:**
  - 1 Albizia julibrissin
  - 15 Linhope "Evergreen Giant"
  - 2 Westringia fruticosa
  - 10 Viburnum hedge
- Unit A1 courtyard:**
  - 1 Albizia julibrissin
  - 15 Linhope "Evergreen Giant"
  - 2 Westringia fruticosa
  - 9 Viburnum hedge
- Stepping stones in gravel path for access and maintenance to Eastern boundary - refer Detail.**
- 1m high timber slat courtyard fencing - refer Detail.**
- 600mm high retaining wall and raised planter to provide soil depth over slab - refer Detail.**
- Raised planters to communal court to include:**
  - 6 Acer buergerianum
  - 12 Crinum pedunculatum
  - 20 Peace Lily
  - 20 S. "Cascade" hedge
  - 70 Linhope "Evergreen Giant"
  - 70 Viola hederacea
- Unit A5 courtyard:**
  - 1 Albizia julibrissin
  - 5 Linhope "Evergreen Giant"
  - 9 Viburnum hedge
- Raised planters to communal court to include:**
  - 2 Acer "Sensation"
  - 4 Acer buergerianum
  - 10 Streitzia nicholai
  - 28 Crinum pedunculatum
  - 20 Peace Lily
  - 12 Doryanthes exaltata
  - 20 S. "Cascade" hedge
  - 70 Linhope "Evergreen Giant"
  - 150 Viola hederacea
- Unit A4 courtyard:**
  - 1 Albizia julibrissin
  - 5 Linhope "Evergreen Giant"
  - 3 S. "Cascade" hedge
  - 10 Viburnum hedge
- Shade tolerant screen planting:**
  - 7 Streitzia nicholai
  - 30 Dianella "Little Jess"
- Tree # 42 proposed to be retained and protected - refer Arborist Report.**
- Shade tolerant planting to Southern side of Block A:**
  - 3 S. laetmannii
  - 3 Streitzia nicholai
  - 7 Crinum pedunculatum
  - 11 Peace Lily
  - 45 Linhope "Evergreen Giant"
- Brick edging to all lawn and garden areas not bound by kerb or wall - refer Detail.**
- Trees # 43, 44 & 46 proposed to be retained and protected - refer Arborist Report for all existing tree information.**
- Pre fabricated timber and steel bench seat - refer to details**
- Reinstate boundary fencing where damaged or in poor condition with Council approved 1.5m high lapped and capped timber fencing - refer Detail.**
- Screen mass planting to rear lawn area:**
  - 5 Symplocos glomerata
  - 8 Pittosporum revolutum
  - 20 Syzygium "Resilience"
  - 12 Banksia spinulosa
  - 34 Crinum pedunculatum
  - 3 Xanthorrhoea arbores
  - 200 Poa "Kingsdale"
  - 120 Dianella "Little Jess"



- Unit B7 courtyard:**
  - 1 Albizia julibrissin
  - 15 Linhope "Evergreen Giant"
  - 2 Westringia fruticosa
  - 9 Viburnum hedge
- Unit B1 courtyard:**
  - 1 Albizia julibrissin
  - 10 Linhope "Evergreen Giant"
  - 7 Viburnum hedge
- Front setback mass planting:**
  - 3 Elaeocarpus paniculata
  - 1 ngophora costata
  - 29 Banksia spinulosa
  - 11 Kunzea ambigua
  - 8 Breytia oblongifolia
  - 6 Pittosporum revolutum
  - 25 Banksia spinulosa
  - 15 Doryanthes exaltata
  - 180 Lomandra "Tanika"
  - 60 Lomandra "Nyala"
  - 90 Dianella "Little Jess"
- 1m steel palisade and timber front fence - refer Architect's elevations.**
- Existing street trees to be retained and protected - refer Arborist Report for all existing tree information.**
- Tree 13 proposed to be retained and protected - refer Arborist Report. No excavation or stockpiling in specified CRZ of Tree 13.**
- Site drainage including pit and pipe location and OSD, which has been approved by Council and is to be specified by Northrop Engineers. Note: Directional Boring to be used to confirm the location of any existing retained tree, to be supervised by site arborist.**
- Unit B2 courtyard:**
  - 1 Albizia julibrissin
  - 10 Linhope "Evergreen Giant"
  - 2 Westringia fruticosa
  - 6 Viburnum hedge
- Unit B3 courtyard:**
  - 1 Albizia julibrissin
  - 10 Linhope "Evergreen Giant"
  - 2 Westringia fruticosa
  - 5 Viburnum hedge
- Existing Neighbouring Trees # 2, 3, 5, 6, 7, 8 & 10 to be retained and protected - refer Arborist Report.**
- Screen planting to building:**
  - 3 Breytia oblongifolia
  - 2 Elaeocarpus reticulatus
  - 5 Banksia spinulosa
  - 10 Dodonaea "Purpurea"
  - 7 Banksia spinulosa
  - 85 Dianella "Little Jess"
- Screen mass planting to Eastern boundary:**
  - 9 Pittosporum revolutum
  - 3 Breytia oblongifolia
  - 7 Elaeocarpus reticulatus
  - 9 Banksia spinulosa
  - 10 Dodonaea "Purpurea"
  - 17 Banksia spinulosa
  - 17 Doryanthes exaltata
  - 60 Lomandra "Tanika"
  - 120 Lomandra "Nyala"
  - 60 Lomandra "Nyala"
  - 90 Dianella "Little Jess"
- Raised planter to include:**
  - 2 S. laetmannii
  - 3 Streitzia nicholai
  - 15 Linhope "Evergreen Giant"
- Stepping stones in gravel path for access and maintenance to Eastern boundary - refer Detail.**
- Reinstate boundary fencing where damaged or in poor condition with Council approved 1.5m high lapped and capped timber fencing - refer Detail.**
- Unit B4 raised planters:**
  - 1 Albizia julibrissin
  - 5 Linhope "Evergreen Giant"
  - 3 S. "Cascade"
  - 10 Viburnum hedge
- Brick edging to all lawn and garden areas not bound by kerb or wall - refer Detail.**

**LANDSCAPE MAINTENANCE SCHEDULE**

Also reference maintenance schedule for the site and the individual garden areas, which are included in the site plan and the individual site plan for each unit.

Consideration of landscape maintenance schedule is to be included in the site plan and the individual site plan for each unit.

The maintenance schedule shall be a minimum of 12 months (12 months) and shall be subject to the following maintenance schedule:

- Replacement of dead damaged trees: annually (or as needed)
- Replacement of dead damaged shrubs: annually (or as needed)
- Replacement of dead damaged groundcovers: annually (or as needed)
- Replacement of dead damaged hedges: annually (or as needed)
- Replacement of dead damaged stepping stones: annually (or as needed)
- Replacement of dead damaged retaining walls: annually (or as needed)
- Replacement of dead damaged timber fencing: annually (or as needed)
- Replacement of dead damaged steel benches: annually (or as needed)
- Replacement of dead damaged timber slat fencing: annually (or as needed)
- Replacement of dead damaged gravel: annually (or as needed)
- Replacement of dead damaged soil: annually (or as needed)
- Replacement of dead damaged mulch: annually (or as needed)
- Replacement of dead damaged plants: annually (or as needed)

**LANDSCAPE PLAN NOTES**

All this plan should be read in conjunction with the architectural and hydraulic plans. Works 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 construction. Retaining wall details to be specified by engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-flammable mulch) retained against the capacity or form.

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

This plan has been prepared with reference to Ku-Ring-Gai Councils Landscaping Guidelines & requirements. Planting proposed using mainly Indigenous, commercially available plant species selected from local plant lists and the BASIX local plant list and from Sydney's "Plant Selector" web site (one-way) listed native plants (acceptable for BASIX planting).

The Design & location of new letter boxes shall be in accordance with Australia Post "Requirements for Delivery of Mail to Residential Premises" published Feb 97.

All existing assets listed in Councils wood lists & located on the site shall be continually removed & suppressed.

Reinstate all boundary fencing in poor condition with Council approved 1.5m fencing to rear of building, shall be to be removed.

Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period.

D.A approved landscape plans are required to be constructed as approved to obtain occupancy certificate. Permissible areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.

**For DA approval only. Not for Construction.**

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Client: Maryland Property Pty Ltd  
 Architect: Dugald Mackenzie  
 Council: KU-RING-GAI  
 Scale: 1:100 @ A0  
 Date: September 2010  
 Drawing # LPDA 10 - 235 / 1 E



- Other Landscape Items**
  - Masonry planter wall - refer Typical Detail.
  - Specified gravel areas bound with brick edging - refer Detail.
  - Reinstated turf to open graded and drained areas - refer Detail.
  - Stepping stones in 75mm Gravel as nominated by the Client - refer Detail.
  - Sandstone stepping stones in Gravel as selected by the Client - refer Detail.
  - Brick garden edging - refer Detail.
  - Retractable clothes line - style, size and colour selected by Client.
  - Existing trees proposed to be removed and replaced with new landscaping - refer Tree Survey.
  - Existing trees proposed to be retained and protected - refer Tree Survey.