TREE SURVEY					
Existing Trees based on Arboricultural Impact Assessment Report prepared by A April 2025	-				
No.#SpeciesSize (Ht x Sp)TPZ1Eucalyptus sp.7x63.5	Action Retain				
1aSyzygium luehmannii5x52.72Corymbia gummifera18x64.9	Retain Retain				
2a Angophora costata 20x10 5.4	Retain				
3 Eucalyptus sp. 12x8 5.0 4 Corymbia gummifera 20x10 6.8	Retain Retain				
5 Corymbia gummifera 13x4 3.2	Remove				
6Angophora costata18x148.07Corymbia gummifera12x53.4	Remove Retain				
8 Corymbia gummifera 22x7 5.8	Retain				
9Angophora costata23x117.610Corymbia gummifera12x63.9	Retain Remove				
11Angophora costata25x159.0	Remove				
12 Eucalyptus sp. 13x10 5.5 13 Angophora costata 20x4 4.3	Remove Remove				
14Corymbia gummifera20x65.3	Remove				
15Angophora costata16x85.515aFicus benjamina6x63.0	Remove Remove				
16 Angophora costata 18x14 8.0	Retain				
17Archontophoenix cunninghamii6x42.518Syagrus romanzoffianum8x63.5	Retain Remove				
19Ficus benjamina6x74.0	Remove				
20Archontophoenix cunninghamii8x53.021Ulmus parvifolia8x105.0	Remove Remove				
21aGleditsia triacanthos6x53.0	Remove				
22Casuarina glauca12x42.523Angophora costata20x105.5	Remove Remove				
24 Eucalyptus sp. 18x16 7.5	Remove				
25Schefflera actinophylla9x53.026Eucalyptus sp.17x116.5	Remove Remove				
27Gleditsia triacanthos6x74.0	Remove				
28Archontophoenix cunninghamii10x43.029Syagrus romanzoffianum11x53.0	Remove Remove				
30Syagrus romanzoffianum10x43.031Sitherapy dum enineeuum0x74.0	Remove				
31Citharexylum spinosum9x74.032Angophora costata14x127.8	Remove Remove				
33 Malus sp. 5x5 3.0 33a Functional sp. 18x10 5.5	Remove				
33aEucalyptus sp.18x105.533bSchefflera actinophylla6x12.0	Retain Remove				
34 Prunus sp. 6x8 4.0 35 Ficus carica 6x6 3.2	Remove				
35 Ficus canca 50 5.2 36 Eucalyptus sp. 17x8 5.0	Remove Remove				
37Callistemon viminalis6x52.638Syagrus romanzoffianum8x42.4	Remove Remove				
39 Washingtonia robusta 6x3 3.0	Remove				
40Schefflera actinophylla10x63.641Syagrus romanzoffianum7x3.52.5	Remove Remove				
42 Syagrus romanzoffianum 6x3.5 2.5	Remove				
43Eucalyptus tereticornis22x1812.043aSyzygium luehmannii6x42.2	Remove Remove				
43b Syzygium luehmannii 6x4 2.2	Remove				
44Eucalyptus tereticornis13x84.545Callistemon salignus9x53.0	Remove Remove				
46Banksia serrata9x3.52.5	Retain				
47Syzygium australe9x95.048Tibouchina granulosa6x75.0	Retain Remove				
49 Syzygium australe 9x6 4.0	Retain				
50Syzygium australe9x64.051Syzygium australe9x74.0	Retain Retain				
52Syzygium australe9x74.0	Retain				
53 Syzygium australe 9x7 4.0 53a Musa sp. 7x7 5.4	Retain Retain				
54 Schinus areira 11x12 6.3	Remove				
55Syagrus romanzoffianum13x53.056Archontophoenix cunninghamii11x43.0	Retain Retain				
57 Archontophoenix cunninghamii 10x4 3.0	Retain				
58Xylosma senticosa7x74.059Xylosma senticosa6x63.5	Retain Retain				
60 Syagrus romanzoffianum 11x5 3.2	Retain				
61Syagrus romanzoffianum9x43.062Xylosma senticosa6x53.0	Retain Retain				
63 Syagrus romanzoffianum 9x4.5 3.0	Retain				
64Syagrus romanzoffianum11x4.53.065Syagrus romanzoffianum10x4.53.0	Retain Remove				
66 Syagrus romanzoffianum 9x4.5 3.0	Remove				
67Syagrus romanzoffianum10x4.53.068Syagrus romanzoffianum11x4.53.0	Remove Remove				
69 Syagrus romanzoffianum 12x4.5 3.0	Remove				
70Howea forsteriana9x53.071Howea forsteriana7x42.5	Remove Remove				
72Howea forsteriana8x42.572014.00.0	Remove				
73Syagrus romanzoffianum14x63.873aPlumeria rubra3.5x42.2	Remove Remove				
74Lophostemon confertus13x96.6	Retain				
75Lophostemon confertus14x95.876Lophostemon confertus10x85.2	Retain Remove				
77 Dicksonia antarctica 2x2 2.6	Remove				
77aDuranta erecta 'Variegata'4.5x52.578Camellia sasangua4.5x52.5	Remove Retain				
79Tibouchina granulosa5x42.2	Retain				
80Murraya paniculata3x32.082Callistemon sp.6x43.6	Remove Retain				
83 Prunus sp. 5x4 2.6	Retain				
84 Malus floribunda 8x9 4.5 85 Juniperus sp. 3.5x3 2.0	Retain Remove				
86 Fraxinus griffithii 6x8 4.8	Remove				
87Tibouchina granulosa5x53.088Tibouchina granulosa6x63.2	Remove Remove				
89 Liquidambar styraciflua 19x17 7.6	Remove				
89Liquidambar styraciflua19x177.690Syzygium australe6x52.691Citharexylum spinosum13x106.6	Remove Remove Remove				
90Syzygium australe6x52.691Citharexylum spinosum13x106.692Eucalyptus botryoides20x117.0	Remove Remove Retain				
90Syzygium australe6x52.691Citharexylum spinosum13x106.6	Remove Remove				
90Syzygium australe6x52.691Citharexylum spinosum13x106.692Eucalyptus botryoides20x117.093Tibouchina granulosa4.5x52.694Eucalyptus elata12x76.095Eucalyptus elata13x85.6	Remove Remove Retain Retain Remove Remove				
90Syzygium australe6x52.691Citharexylum spinosum13x106.692Eucalyptus botryoides20x117.093Tibouchina granulosa4.5x52.694Eucalyptus elata12x76.0	Remove Remove Retain Retain Remove				
90 Syzygium australe 6x5 2.6 91 Citharexylum spinosum 13x10 6.6 92 Eucalyptus botryoides 20x11 7.0 93 Tibouchina granulosa 4.5x5 2.6 94 Eucalyptus elata 12x7 6.0 95 Eucalyptus elata 13x8 5.6 96 Eucalyptus elata 15x10 5.0 97 Eucalyptus elata 15x10 6.0 98 Cyathea cooperi 4x4 2.2	Remove Retain Retain Retain Remove Remove Remove Remove Remove				
90 Syzygium australe 6x5 2.6 91 Citharexylum spinosum 13x10 6.6 92 Eucalyptus botryoides 20x11 7.0 93 Tibouchina granulosa 4.5x5 2.6 94 Eucalyptus elata 12x7 6.0 95 Eucalyptus elata 13x8 5.6 96 Eucalyptus elata 15x10 5.0 97 Eucalyptus elata 15x10 6.0	Remove Retain Retain Retain Remove Remove Remove Remove				



EXISTING VEGETATION



Trees proposed to be removed refer to arborist for tree removal measures

Trees proposed to be retained and protected refer to arborist report for tree protection measures

Trees protection zone refer to arborist report

Structural root zone refer to arborist report

 General Note:

 Figured dimensions ake preference to scale readings. Verify all dimensions on site. PDF d plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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 to change, alteration or amendment at the discretion of our office.

GENERAL NOTE:



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For trees recommended for removal or retention, refer to Arboricultural Impact Assessment Report prepared by Robert de Jong on 18th Feb 2025. All tree protection measures shall be installed and maintained in accordance with the recommendations and detailing from the approved project arborists tree report

New replaced trees to include:

- 6 x Corymbia gummifera 5 x Angophora costata 4 x Acmena smithii
- 5 x Waterhousia floribunda
- 6 x Banksia integrifolia 21 x Elaeocarpus reticulatus

LANDSCAPE ARCHITECT:		COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:
and the second se	Suit 101, 506 Miller Street,	NORTHERN BEACHES	Α	04.09.23	Preliminary plan prepared for review	PROPOSED RESIDENTIAL
	CAMMERAY NSW 2062					T NOT OBED RESIDENTIAL
	Phone: 9922 5312		L	19.02.25	Coordinated with architectural updates	DEVELOPMENT
G	Mob: 0413 861 351	CLIENT	М	23.04.25	Coordinated with architectural updates	7
	www.conzept.net.au					116-120 FRENCHS FOREST RD WEST a
CONZEPT Landscape Architects	enquiries@conzept.net.au	KEVIN HUANG				
Landscape Architects						GLADYS AVE, FRENCHS FOREST

	TITLE:		STATUS:		
	TREE SURVEY		DEVELOPMENT APPLICATION		
			SCALE:	DATE:	
			1:200 @ A1	APRIL 2025	
& 11	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:	
	LPDA 24 - 44	1	L.Z/K.Z	R.F	

Scale: NTS



EXISTING VEGETATION

protected

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$\langle $	

Trees protection zone refer to arborist report Structural root zone

Trees proposed to be removed and replaced with new landscaping

Trees proposed to be retained and

MATERIAL FINISHES

	Site boundary line
	Level above outline
	Level below outline
	Steel garden edging- refer to typical detail
	1.8m ht Side boundary fence colourbond style - refer to typical detail
	1.2m ht Front fence & gate - colour and style to be nom. by client
	Garden bed-refer landscape design plan
	Natural turf area - refer to typical detail
	Trafficable turf area - refer to typical detail
	Paved pathway- to architect's details
	Permeable paved path for maintenance - refer to typical detail
	Retaining wall/ raised garden planter - refer to typical detail
	Outdoor additional arrangements- BBQ to be nom. by future strata
	Outdoor additional arrangements- Picnic table to be nom. by future strata
	Outdoor additional arrangements- Bench seat to be nom. by future strata
	Pergola structure - to architect's details
Pit	SW pits- refer to civil eng's detail

WILD LIFE CORRIDOR

Objectives to preserve and enhance the area's amenity, and to improve air quality, prevent soil erosion, and to provide natural habitat for local wilflife, etc. refer to Warrringah DCP Part D E4



Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plans may vary slightly in Scale for that indicated on plans. Report an whether special, consequential, direct or indirect, suffered by repancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this drawing C Copyright R. L Frew Landscape Architectural Services T/A CONZEPT This drawing is protected by copyright. All rights are reserved. Unless premitted under the Copyright At 1968, no part of this drawing may in any form or by any means be reproduced, published, troadcast or transmitted without the prior written corresistion of the coverible torues. written permission of the copyright owner. If the Status of this drawing is not signed off For Cons uction it may be subject to change, alteration or amendment at the discretion of our office.

GENERAL NOTE:

assessment process if such payments are not made following the notification period.





DEEP SOIL CALCULATION

SITE AREA:

WES⁻

ROAD

DEEP SOIL AREA INCLUDED IN CALCULATION:





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

BSB 👯

MFF 熬

DE

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

CANOPY TREES

U,	ANOPY	IKEES			V V
AS		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Acmena smithii</i> Lillypilly(Native) 100Lt 13-20m x 8-15m 2	СҮА	Eva-
CG	Contraction of the second seco	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Corymbia gummifera</i> Red Bloodwood (Native) 100Lt 20m+ x 14-20m 4	RE	
WF		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Waterhousia floribunda Weeping Lilly Pilly</i> (Native) 100Lt 10m x 6m 5		GRO
BI		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Banksia integrifolia</i> Coast Banksia (Native) 100Lt 10m x 5m 2	PX	
AC		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Angophora costata</i> Sydney Red Gum (Native) 100Lt 15-20m x 7-13m 5	LLT	2000000000000
				DASF	
FI ER		Botanical Name: Common Name: Pot size: Mature H x S:	I SCALE TREES <i>Elaeocarpus reticulatus</i> Blueberry Ash (Native) 100Lt 8-10m x 6-7m	DR	
	menserver	Qty Required:	14		
LI		Botanical Name: Common Name: Pot size: Mature H x S:	<i>Lagerstroemia indica</i> Crepe myrtle (Exotic) 100Lt 8m x 5m	вм	
		Qty Required:	4		
BC	Ne sa	Botanical Name: Common Name: Pot size: Mature H x S:	Buckinghamia celsissima Ivory Curl Flower (Native) 100Lt 7m x 3m	МРҮ	{+++++}
		Qty Required:	11		{ + + + + + + + + + + + + + + + + + + +
S	HRUBS	& SCREEN	_		
vo	\bigcirc	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Viburnum odoratissimum</i> Sweet Viburnum (Exotic) 200mm 3m x 2m 143		ANTING
AZV	A CONTRACT OF A	Botanical Name: Common Name: Pot size: Mature H x S:	Alpinia zerumbet 'Variegata' Variegated Shell Ginger (Exotic) 200mm 1.8m x 0.8m	MIX 1 MIX 2	
МР		Qty Required: Botanical Name: Common Name: Pot size: Maturo H x S:	15 <i>Murraya paniculata</i> Orange Jessamine (Exotic) 200mm	MIX 3	
		Mature H x S: Qty Required:	3m x 2m 150		
LB	R	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	Leucophyta brownii Cushion Bush (Native) 200mm 1.2m x 1.2m 6	MIX 4	
GC	0	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Grevillea 'Crimson Villea'</i> Crimson Villea Grevillea (Native) 200mm 0.8m x 0.8m 10		
NDF		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Nandina domestica 'Flirt'</i> Heavenly Bamboo (Exotic) 200mm 0.3-0.6m x 0.5m 88		
CBJ		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Callistemon 'Better John'</i> Better John Bottlebrush (Native) 200mm 1m x 0.9m 11		
RAF		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Rhagodia 'Aussie Flat Bush'</i> Salt Bush (Native) 200mm 0.5m x 0.9m 8		
GHO		Botanical Name: Common Name:	<i>Grevillea 'Honey Gem'</i> Honey Gem Grevillea (Native)		

				, TBA
			+ 160.41	3.5
				and the
	Botanical Name:	Banksia spinulosa 'Birthday Candles	s'\	в
	Common Name:	Banksia Birthday Candles (Native)		
	Pot size: Mature H x S:	200mm 0.6m x 0.9m		
	Qty Required:	12	EX4	ror
	Common Name:	<i>Metrosideros</i> 'Fiji Fire' NZ Christmas Bush (Exotic)		
12	Pot size: Mature H x S:	200mm 2m x 1.8m	ł	ER
	Qty Required: Botanical Name:	16 Doryanthes excelsa		
	Common Name:	Gymea Lily (Native)	7+	
•	Pot size: Mature H x S:	300mm 1.1m x 1m	i0.23 +	
	Qty Required:	5 Overthese supervise		
	Botanical Name: Common Name:	Rough Tree Fern (Native)		WE T
6	Pot size: Mature H x S:	45Lt 2.5-5m x 3m		
	Qty Required:	13)6 +	
1,	Botanical Name: Common Name:	<i>Rhaphis excelsa</i> Rhaphis Palm (Exotic)	IAN BUIL	
	Pot size:	200mm	LIAN BUILI	
	Mature H x S: Qty Required:	3m x 1.5m 68	3 + 160 1 +	TA ANA T
RC	DUNDCOVE	RS & GRASSES	<u>ک</u> ہے	<u>WF</u>
	Botanical Name: Common Name:	<i>Philodendron 'Xanadu'</i> Xanadu Plant (Exotic)		
	Pot size: Mature H x S:	140mm 0.7m x 0.7m	20°	
	Qty Required:	81	bez	
	Botanical Name: Common Name:	<i>Lomandra longifollia 'Tanika'</i> Dwarf Mat Rush (Native)		
	Pot size:	150mm	S	
	Mature H x S: Qty Required:	0.8m x 0.8m 46		
200	Botanical Name:	Dichondra argentea 'Silver Falls'		WF
	Common Name: Pot size:	Silver Falls Dichondra (Exotic) 140mm		RL 157 7
00000	Mature H x S: Qty Required:	0.15m x spreading 9/m2 (3m2 total)	< CO °	R 158 8
	Botanical Name:	Dichondra repens	SED CABLE	
***	Common Name: Pot size:	Kidney Weed (Native) 140	HING ROUTE	
nin?	Mature H x S: Qty Required:	0.15m x spreading 9/m2 (18m2 total)	RIAN	
	Botanical Name:			36
	Common Name:	Cut-leaf daisy (Native)	159.56 + 159.55	
22	Pot size: Mature H x S:	140mm 0.4m x 0.5m		
	Qty Required:	5/m2 (10m2 total)	Lo lo	
كىٹىر	Botanical Name: Common Name:	<i>Myoporum parvifolium 'Yareena'</i> Creeping Boobialla (Native)	159:54	
+ + + + + + + + + + + + + + + + + + +	Pot size: Mature H x S:	140mm 0.15m x spreading		
	Qty Required:	7/m2 (34m2 total)	PMENT /	
-		-	12m2 MIX 3 🛄	- Jan
INC		-	15m2 MIX 4	
	PLANTING MIX 1: Pot size:	Tube stock	- 4 ER\/ /	
┙┙ ┙┙┙	Mature H x S: Qty Required:	< .5m Refer to matrix (108m2 total)		96.861
	Planting Mix 2:			EX RL 1
	Planting Mix 2: Pot size:	Tube stock	1	
וייי	Mature H x S: Qty Required:	< .6m Refer to matrix (122m2 total)	158 <mark>6#</mark> 9851	
	Planting Mix 3:		GB	
11	Pot size:	Tube stock < .5m		1 🔨 💴
11	Mature H x S: Qty Required:	< .om Refer to matrix(72m2 total)	IG	Sterrer Sterrer
	Planting Mix 4:			
	Pot size: Mature H x S:	Tube stock < .8m		
	Qty Required:	Refer to matrix(132m2 total) - 23	8 NDF 158.57 158.62 7 BSB / 2	
			5 VO	
			3.55.4 9	
			5.5.5 5.5.5 5.5 5.5 5.5 5.5 5 5 5 5 5 5	
			/98 : /96 +	
				TA

Planting mix: - 35m2 MIX 2 - 35m2 MIX 3 - 45m2 MIX 4

- 2 CG -

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GENERAL NOTE:



Bar Scale





T2a

ARCHITECT

15m



111 7								
NO 1. A	TES: LL FINAL PLANT	QUANTITIES INDICATI	ED ON PLANS SHALL BE CHECKED AND	DE		Botanical Name: Common Name: Pot size: Mature H x S:	<i>Doryanthes excelsa</i> Gymea Lily (Native) 300mm 1.1m x 1m	T50 (T51) (T52) (T53)
2. A REC PLA 3. W	NY PLANT SUBS COMMENDED BY NTS AND APPR	STITUTES REQUIRED E 7 THE LANDSCAPE CO OVED PRIOR TO PURC ED FOR FINAL OCCUPA	DUE TO UNAVAILABILITY SHALL BE NTRACTOR TO BEST MATCH SUBSTITUTED CHASING BY THE LANDSCAPE ARCHITECT. ANCY CERTIFICATE ARE TO MATCH	CY	A	Common Name: Pot size: Mature H x S:	2 <i>Cyathea australis</i> Rough Tree Fern (Native) 45Lt 2.5-5m x 3m	
DRA	AINAGE SERVICI	ES. LOCATE TREES A I	CATE AND AVOID SITE STORM WATER &	G	ROUNI	Qty Required:	³ GRASSES	
DAM 6. T ONI STF	MAGE AND CLAS HE NATURE STR Y AUTHORIZED REET TREES, CC	CHING WITH SURFACE RIP (STREET FRONTAGE WORKS MAY OCCUR DUNCIL PLANTING ETC	ES SHALL BE ADJUSTED TO AVOID ROOTS GE) FOR THE SITE IS PUBLIC LAND, AND HERE. EXISTING CONDITIONS SUCH AS SHALL BE RETAINED AND PROTECTED FIC APPROVAL HAS BEEN GRANTED FOR	LLT	No.		<i>Lomandra longifollia 'Tanika'</i> Dwarf Mat Rush (Native) 150mm 0.8m x 0.8m 68	
NEV 7. A COM	V WORK IN THIS LL TREES TO BE NTAINED WITHIN ANOPY	AREA. E SOURCED IN ACCOR AS 2303-2015 - TREE TREES	DANCE WITH TESTS AND MEASUREMENTS STOCK FOR LANDSCAPE USE	РХ	Q	Botanical Name:	<i>Philodendron 'Xanadu'</i> Xanadu Plant (Exotic) 140mm 0.7m x 0.7m 36	
CG			Corymbia gummifera * Red Bloodwood (Native) 100Lt 20m+ x 14-20m 2	DASF	00000000000000000000000000000000000000	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	Dichondra argentea 'Silver Falls' Silver Falls Dichondra (Exotic) 140mm 0.15m x spreading 9/m2 (6m2 total)	RL 157.71
AS		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Acmena smithii</i> Lillypilly(Native) 100Lt 13-20m x 8-15m 2	DR		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Dichondra repens</i> Kidney Weed (Native) 140 0.15m x spreading 9/m2 (7m2 total)	
ВІ	the second	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Banksia integrifolia</i> Coast Banksia (Native) 100Lt 10m x 5m 4	вм		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Brachyscome multifida Cut-leaf daisy</i> (Native) 140mm 0.4m x 0.5m 5/m2 (34m2 total)	
		& GARDEN Botanical Name: Common Name: Pot size:	I SCALE TREES Elaeocarpus reticulatus Blueberry Ash (Native) 100Lt	MPY		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Myoporum parvifolium 'Yareena'</i> Creeping Boobialla (Native) 140mm 0.15m x spreading 7/m2 (6.5m2 total)	RL 157.7
ER		Mature H x S: Qty Required:	8-10m x 6-7m 7	Р		NG MIX		
LI		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Lagerstroemia indica</i> Crepe myrtle (Exotic) 100Lt 8m x 5m 5	MIX 1		PLANTING MIX 1: Pot size: Mature H x S: Qty Required:	: Tube stock < .5m Refer to matrix (16m2 total)	
вс	Ne sa	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Buckinghamia celsissima</i> Ivory Curl Flower (Native) 100Lt 7m x 3m 1	MIX 2		Planting Mix 2: Pot size: Mature H x S: Qty Required:	Tube stock < .6m Refer to matrix (15m2 total)	
S	HRUBS	& SCREEN	PLANTING	MIX 3	3	Planting Mix 3: Pot size: Mature H x S:	Tube stock < .5m	156.95
vo	\bigcirc	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	Viburnum odoratissimum Sweet Viburnum (Exotic) 200mm 3m x 2m 31	MIX 4	4	Qty Required: Planting Mix 4: Pot size: Mature H x S:	Refer to matrix(20m2 total) Tube stock < .8m	RL 155.85
AZV		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required: Botanical Name:	Alpinia zerumbet 'Variegata' Variegated Shell Ginger (Exotic) 200mm 1.8m x 0.8m 34 Grevillea 'Crimson Villea'	BE F	PROFESSION LUDING RAIS	IALLY INSTALLED TO A ED PLANTERS, UPPER	R FLOOR PLANTERS AND	L BG04 2 Bed 91 m ²
GC		Common Name: Pot size: Mature H x S: Qty Required: Botanical Name:	Crimson Villea Grevillea (Native) 200mm 0.8m x 0.8m 9 <i>Nandina domestica 'Flirt'</i>	DES PER OR AN	SIGNED AND RFORMANCE LANDSCAPE 'AS BUILT' PL	R. THE LICENCED CON	TH THE IRRIGATION LICENCED CONTRACTOR ITRACTOR SHALL PREPARE O THE SUPERINTENDENT	
NDF		Common Name: Pot size: Mature H x S: Qty Required:	Heavenly Bamboo (Exotic) 200mm 0.3-0.6m x 0.5m 14					
CBJ		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required: Botanical Name:	Callistemon 'Better John' Better John Bottlebrush (Native) 200mm 1m x 0.9m 13	hydra accor install during	aulics plans. rdance to the lation of lanc g landscape	Work specific to these ese plans, including s dscaping, and should	n with the architectural and e plans should be prepared in pecification and details prior to the not be altered or compromised ing wall details to engineers	
BSB		Common Name: Pot size: Mature H x S: Qty Required:	Banksia spinulosa 'Birthday Candles' Banksia Birthday Candles (Native) 200mm 0.6m x 0.9m 5		ents such as s (using non-	•	y be incorporated in garden bed out compromising the capacity or	
MF	-	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Metrosideros</i> 'Fiji Fire' NZ Christmas Bush (Exotic) 200mm 2m x 1.8m 18	only,	not for con	struction.	velopment Application approval	
MP		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Murraya paniculata</i> Orange Jessamine (Exotic) 200mm 3m x 2m 14	COUI using and th	NCIL'S Lanc commercial he BASIX lo	Iscaping Guidelines & ly available plant spe cal plant list and from	& requirements. Planting proposed cies selected from local planting lists Sydney Waters "Plant Selector" acceptable for BASIX planting).	
MD		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Monstera deliciosa Ceriman (Exotic)</i> 300mm 1.5m x 2m 5	Austra Premi lists 8 Reins	alia Post's "I ises" publish located on state all bour	Requirements for Del ned Feb '97. All noxio the site shall be conti ndary fencing in poor	xes shall be in accordance with ivery of Mail to Residential us weeds listed in Councils weed inually removed & suppressed. condition with Council approved ke to 1m forward of BL Pollution	
DA	*	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Doodia aspera</i> Prickly Rasp Fern (Native) 150mm 0.4m x 0.5m 29	sedim maint	nent & erosional erosion the terms of	on control devices as e duration of the cons	ke to 1m forward of BL. Pollution, specified shall be in place, and truction period. Proposed excavation upervised by arborist.	
RE			<i>Rhaphis excelsa</i> Rhaphis Palm (Exotic) 200mm 3m x 1.5m 8	to obt achie	tain occupar	ncy certificate. Perme	uired to be constructed as approved able areas may be indicated to a should be constructed as drawn	

GENERAL NOTE:

 General NOTE:

 Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plasm may vary slightly in Scale for that indicated on plans. Report and discrepancies to the Landscape Architect before proceeding with the work.
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Australian Institute of Landscape Architects

Bar Scale

12

BMHP GROUP PTY LTD 15m

ARCHITECT:



LANDSCAPE ARCHITECT:		COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:
and the second	Suit 101, 506 Miller Street,	NORTHERN BEACHES	A	04.09.23	Preliminary plan prepared for review	PROPOSED RESIDENTIAL
	CAMMERAY NSW 2062					
in	Phone: 9922 5312		L	19.02.25	Coordinated with architectural updates	DEVELOPMENT
	Mob: 0413 861 351	CLIENT	М	23.04.25	Coordinated with architectural updates	
	www.conzept.net.au					116-120 FRENCHS FOREST RD WEST &
conzept	enquiries@conzept.net.au	KEVIN HUANG				
Landscape Architects						GLADYS AVE, FRENCHS FOREST

	TITLE:		STATUS:	STATUS:			
	LANDSCAPE P	LAN 2	DEVELOPME	DEVELOPMENT APPLICATION			
			scale: 1:150 @ A1	DATE: APRIL 2025			
& 11	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:			
	LPDA 24 - 44	4	L.Z/K.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

TREES



Botanical Name: Banksia serrata **Common Name:** Old Man Banksia (Native) Pot size: 45Lt Mature H x S: 5m x 3m Qty Required: 4 **Botanical Name:** Acer palmatum 'Ariadne' **Common Name:** Japanese maple (Exotic) Pot size: 45Lt Mature H x S: 3m x 4m Qty Required: 6

SHRUBS & SCREEN PLANTING

SC	\bigcirc	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 26
МТ	0	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Metrosideros</i> 'Tahiti' NZ Christmas Bush (Exotic) 200mm 1m x 1m 5
WAB		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Westringia 'Aussie Box'</i> Westringia Aussie Box (Native) 200mm 0.9m x 0.9m 17
RI		Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Rhaphiolepis indica</i> Indian Hawthorn (Exotic) 200mm 1.5m x 1.8m 9
RF	¥	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Russelia equisetiformis</i> Firecracker (Exotic) 200mm 1m x 1.2m 25
BSB		Botanical Name: Candles' Common Name: Pot size: Mature H x S: Qty Required:	Banksia spinulosa 'Birthday Banksia Birthday Candles (Native 200mm 0.6m x 0.9m 8

GROUNDCOVERS & GRASSES

Botanical Name: Dichondra argentea 'Silver Falls' **Common Name:** Silver Falls Dichondra (Exotic) DASF Pot size: 140mm Mature H x S: 0.15m x spreading Qty Required: 9/m2 (22m2 total) **Botanical Name:** Carpobrotus 'Aussie Rambler' **Common Name:** Aussie Rambler Pigface (Native) 140mm v v v v v v v v Pot size: CAR Mature H x S: 0.25m x spreading Qty Required: 7/m2 (12m2 total) Botanical Name: Trachelospermum 'Tricolour' **Common Name:** Tricolour Jasmine (Exotic) TT 140mm Pot size: Mature H x S: 0.2m x spreading

Qty Required: 5/m2 (13m2 total)

OTHER LANDSCAPE ITEMS



to typical detail — Safety balustrade



GENERAL NOTE:

Outdoor additional arrangements-Picnic settings to be nom. by client

Retaining / raised planter wall - refer

Outdoor additional arrangements-BBQ to be nom. by client

Outdoor additional arrangements-Small fixed table to be nom. by client

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Communal Open Space Rooftop Terraces 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, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies,

BCA Balustrade Regulations and Standards

rooftop terraces and other surfaces between levels.

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



FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS OR ZINCO ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION



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		PLAN 3		STATUS: DEVELOPMENT APPLICATION	
& 11	- ROOF		scale: 1:100 @ A1	APRIL 2025	
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	LPDA 24 - 44	5	L.Z/K.Z	R.F	

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERA

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 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

characteristics of the site.

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

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

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 & garder 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 Topsoi

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

All 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 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:

to change, alteration or amendment at the discretion of our office.

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

GENERAL NOTE

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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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 shall be Eucy Mulch or approved equivalent naturally sources organic mulch. 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

e) Turf

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 soil 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 Tying

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) Mulchina

Mulch shall be Eucy Mulch or approved equivalent naturally sources organic mulch. 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.

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 gualified 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 gueries 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

Drawings

engagement

Design Requirements:

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.

5.01 GENERAL (PERFORMANCE SPECIFICATION)

suit. Supply shall be from local hose cock where available.

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.

position at 500mm centres with galv wire pins.

identify the preferred service and conduit locations.

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 Desig

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.

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

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation

- 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 landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to

- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in

- 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

- 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

- 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

BMHP GROUP PTY LTD

capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be

system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.

- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS AND DETAILING FROM THE APPROVED **PROJECT ARBORISTS TREE REPORT**



HARDWOOD TREE STAKES SHALL BE INSTALLED FOR A 12 MONTH ESTABLISHMENT PERIOD ONLY, AND THEN REMOVED TOWARDS THE END OF THE LANDSCAPE MAINTENANCE PERIOD. THE INTENT OF THE TREE STAKES IS TO PROTECT THE NEW TREES DURING THE ESTABLISHMENT PERIOD, WHILE INCREASED CONTRACTOR AND NEW TENANT ACTIVITY IS OCCURRING ON THE SIT

PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

- 75mm EUCY MULCH OR APPROVED EQUIVALENT NATURALLY SOURCES ORGANIC MULCH -BACKFILL HOLE WITH CLEAN, TESTED SITE **TOP-SOIL BLEND OR** IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT

-CULTIVATE/ RIP SUBGRADE

TREE PLANTING DETAIL

conzept

enquiries@conzept.net.au

KEVIN HUANG

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 SETBACK FROM LAWN/GARDEN EDGE

75mm EUCY MULCH OR APPROVED EQUIVALENT NATURALLY SOURCES ORGANIC MULCH

SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

TYPICAL GARDEN PREPARATION 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)



ADBRI MASONRY TURFGRID®



420 X 315 X 95MM ADBRI MASONRY TURFGRID[®] OR EQUAL

TURF/LAWN SUBSTITUTE GROUNDCOVER

LOW LINES GRANULAR LAYER



116-120 FRENCHS FOREST RD WEST & **GLADYS AVE, FRENCHS FOREST**



TYPICAL MASONRY BLOCK RETAINING WALL APPROX 1:10





	DETAILS & SI	PECIFICATIONS	STATUS: DEVELOPM	DEVELOPMENT APPLICATION	
& 11			SCALE:	APRIL 2025	
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	LPDA 24 - 44	6	L.Z/K.Z	R.F	







PLANTING MIX 1

Planting Mix 3:

Viola hederacea

Pot size:

Dianella tasmanica 'Blaze'

Mature H x S: < .5m

Lomandra fluvialtilis 'Shara' Brachyscome iberidifolia

		~44
KEY	Botanical Name	Qty
	Doodia aspera	3/3m2
Q	Philodendron 'Little Phil'	6/3m2
*	Viola hederacea	6/3m2



PLANTING MIX 1 MATRIX SCALE NTS



PLANTING MIX 3 MATRIX SCALE NTS



Botanical Name	Qty
Viola hederacea	4/3m2
Dianella tasmanica 'Blaze'	2/3m2
Lomandra longifollia 'Tanika'	2/3m2
Brachyscome iberidifolia	<i>4</i> /3m2

Tube stock

Qty Required: Refer to matrix (92m2 total)

GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on If so, Conzept is not liable for any loss, damage, harm or inju site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by crepancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this d C Copyright R. L Frew Landscape Architectural Services T/A CONZEPT for construction purposes. This drawing is protected by copyright. All rights are reserved. Unless permitted the drawing is protected by copyright. All rights are reserved. Unless permitted the protected by copyright. All rights are reserved. Unless permitted these plans and associated IP remain the property of R. L. Frew Landscape Architectural Services Pty Ltd (T/A Conzept This drawing is protected by copyright. An inguiss are reserved. One set point under the Copyright Act 1966, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior retain the right to withdraw this information from the written permission of the copyright owner. If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office.

assessment process if such payments are not made follow



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ANDSCAPE ARCHITED

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Mob: 0413 861 351

AMMERAY NSW 2062

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 HEIGHT TO MEET AS & BCA COMPLIANCE.

NOMINATED SURFACE FINISHES &

WATER PROOFING (REFER TO SEPARATE DETAILS). FINISHED LEVEL TO ARCHITECT'S DETAILS

NOTE.(DRAINAGE & WATER PROOFING).

DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

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



WATERPROOF MEMBRANCE TO TERMINATE INTO DRAINAGE OUTLET PIPE SLOTTED FOR VERTICAL DRAINAGE OPENINGS



PLANTER DETAIL TO CONFORM AS 4654.2-2012



SCALE NTS



PLANTING MIX 4 MATRIX SCALE NTS

PROJECT:	TITLE:		STATUS:		
PROPOSED RESIDENTIAL	DETAILS 2		DEVELOPMENT APPLICATION		
DEVELOPMENT			SCALE:	APRIL 2025	
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 GLADYS AVE, FRENCHS FOREST	LPDA 24 - 44	7	L.Z/K.Z	R.F	



140mm

Tube stock

Refer to matrix(133m2 total)

Qty 6/3m2

3/3m2

6/3m2

NOTATION/AMENDMENT

PLANTING MIX 4

REV DATE

COUNCIL

CLIENT

KEVIN HUANG

NORTHERN BEACHES

KEY	Botanical Name	Qty
	Callistemon 'Little John'	3/3m2
\bigcirc	Westringia 'Aussie Box'	2/3m2
Ô	Westringia 'Mundi '	3/3m2

A 04.09.23 Preliminary plan prepared for review

M 23.04.25 Coordinated with architectural updates

19.02.25 Coordinated with architectural updates

	Dianella 'Emerald Arch'
0	Viola hederacea
	Planting Mix 4:

PLANTING MIX 2

MIX 2

Planting Mix 2:

Viola hederacea

Pot size:

Botanical Name

Dichondra repens

Oty Ro

Dichondra repens

Dianella 'Emerald Arch'

Mature H x S: < .6m





Qty Required: Refer to matrix(162m2 total)

SAFETY OVERFLOW DESIGNED FOR APPROPRIATE RAINFALL INTENSITY WITH SCREW CAP FOR CLEARING ACCESS TO MANUFACTURER'S SPECIFICATION

CAPPING TO PROTECT TOP OF MEMBRANE TO MATCH DEVELOPMENT FINISHES WATERPROOFING MEMBRANE TO CONTINUE OVER EDGE OF PLANTER BOX 75mm DEPTH MULCH AS SPEC.

PROPRIETARY PROTECTION BOARD

- APPLY WELDED WATERPROOF MEMBRANE TO WALLS AND BASE OF ALL PLANTERS. APPLY NON-WOVEN GEOTEXTILE FABRIC TO PROTECT WATER PROOF MEMBRANE TO ENG'S DETAILS BASE OF ALL PLANTERS TO BE GRADED WITH MIN. 2% FALL TO DRAINAGE POINTS REFER TO HYDRAULIC ENG'S DETAILS

NON-WOVEN GEO-FILTER FABRIC TURNED UP AND SECURED TO RISER ABOVE DRAINAGE OPENING

TYPICAL PLANTER WALL ON SLAB DETAIL

HydroSTON 50 Block (50 x 200 x 100mm), HydroSTON 50 Flag (50 x 300 x 300mm) and extra large format HydroSTON 50 Flag XL (50 x 400 x 400mm pavers) are intended for pedestrian only purposes and are not designed to carry vehicles.

Colours

Standard colours are Light Grey and Charcoal. Other colours can be manufactured to order during scheduled production runs.

HydroCon endeavours to maintain good stocks of standard colours to meet normal customer requirements.

Non-standard colours can be manufactured to order during scheduled production runs of standard colours.

Early lead time advice is required for the manufacture of nonstandard colours and customers need to be consulted on colour selection.

Colours shown are a guide only and may vary. Colour samples are available on request.

Refer to manufacturer's spec by HydroCon





PERMEABLE PAVING DETAIL SCALE 1:15

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



Corymbia gummifera Acmena smithii



Waterhousia floribunda



Banksia integrifolia

Elaeocarpus reticulatus



Leucophyta brownii







SPECIFICATIONS

Configuration includes:

- 1x Glasgow Table
- 4x Orbit Stools

Sizes:

- Table: 1000(L) x 970(W) x 760(H)mm
- Stool: ø350 x 420(H)mm
- * Please Note: Assembly Required

TYPICAL COMMERCIAL PICNIC TABLES - IMAGES & SPECIFICATIONS BY ASTRA STREET FURNITURE





Lagerstroemia indica







Viburnum odoratissimum

Lomandra longifollia 'Tanika'



Cyathea australis



Monstera deliciosa





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COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:
NORTHERN BEACHES	Α	04.09.23	Preliminary plan prepared for review	PROPOSED RESIDENTIAL
				FROFOSED RESIDENTIAL
	L	19.02.25	Coordinated with architectural updates	DEVELOPMENT
CLIENT	М	23.04.25	Coordinated with architectural updates	
				116-120 FRENCHS FOREST RD WEST 8
KEVIN HUANG				
				GLADYS AVE, FRENCHS FOREST







Metrosideros 'Fiji Fire'

Alpinia zerumbet 'Variegata'



Outdoor furniture

Steel garden edge

	TITLE:		STATUS:	
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