ARCADIA

Wahroonga Stage 3
Landscape DA

Prepared for Capital Corporation
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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Wahroonga Stage 3
Landscape DA

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Site Context
Regional

Ku-ring-gai is an established local government area (LGA), 85 square kilometres in size, located 16 kilometres north of the centre of Sydney CBD.

The name 'Ku-ring-gai' is a derivation of the name of the Guringai people, the traditional Aboriginal owners of the land of which the Ku-ring-gai local government area is a part.

Known as the 'Green Heart' of Sydney, Ku-ring-gai contains a diverse natural habitat regarded as the last remaining areas of biodiversity significance in the Sydney metropolitan area.

Wahroonga sits 18 kilometres north-west of the Sydney CBD. Historically, Ku-ring-gai's urban areas developed as a series of villages along the main ridgelines, each with their own identity, and always bounded by or close to large tracks of natural bushland, creek systems and national parks.

Wahroonga Demographics

Population
17,853

Families
4,885

Median Age
44

Household
2.9

Cultural + Diverse

The birth place of the
National Trust

38.9% Born Overseas

>650 Aboriginal heritage sites

Green + Leafy

03 National Parks

>150 Bushland Reserves

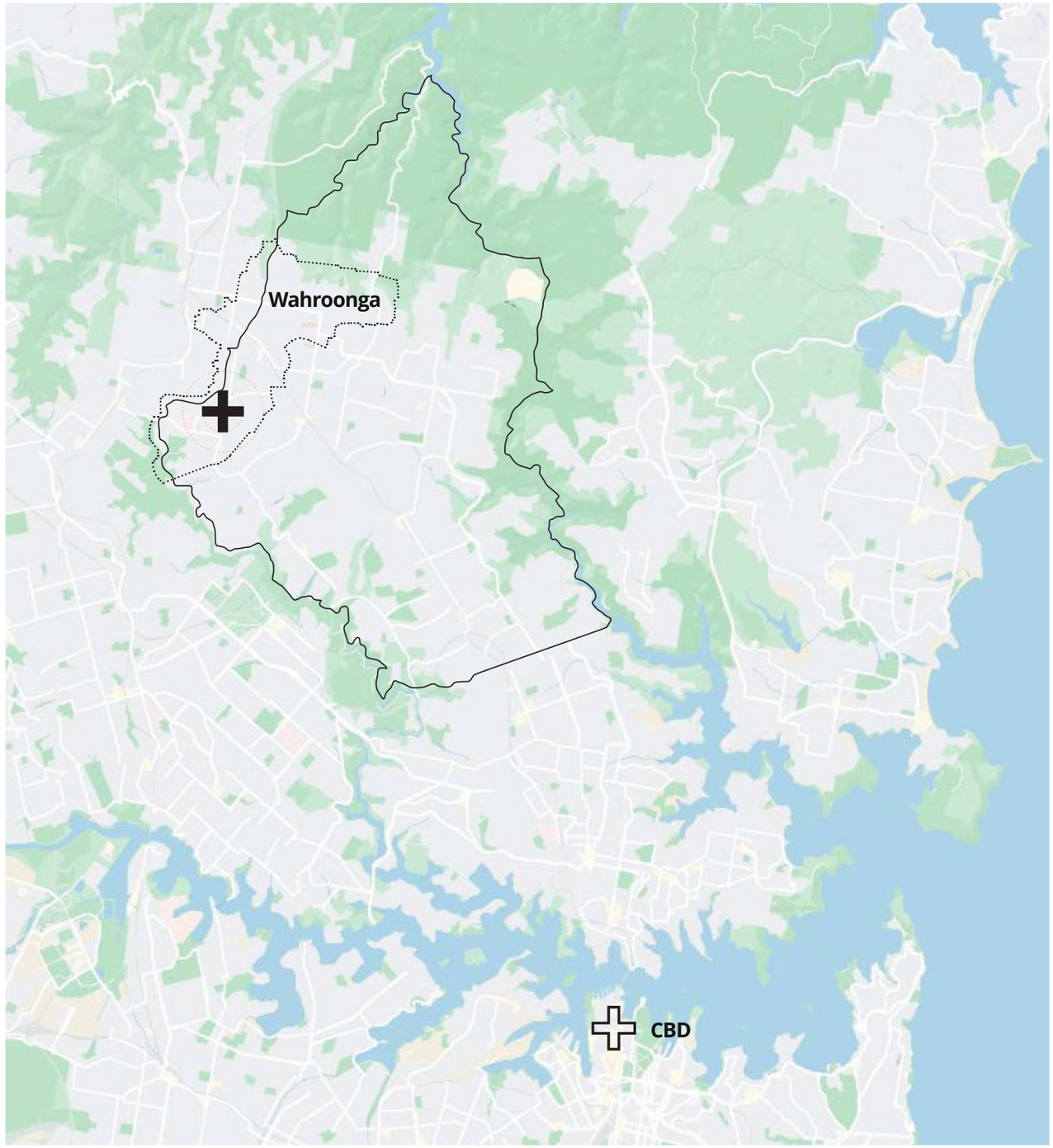
>800 Native plant species

Growing + Prosperous

>$5B Contributed to GRP

46% High income households

Approx.
14k Local Businesses



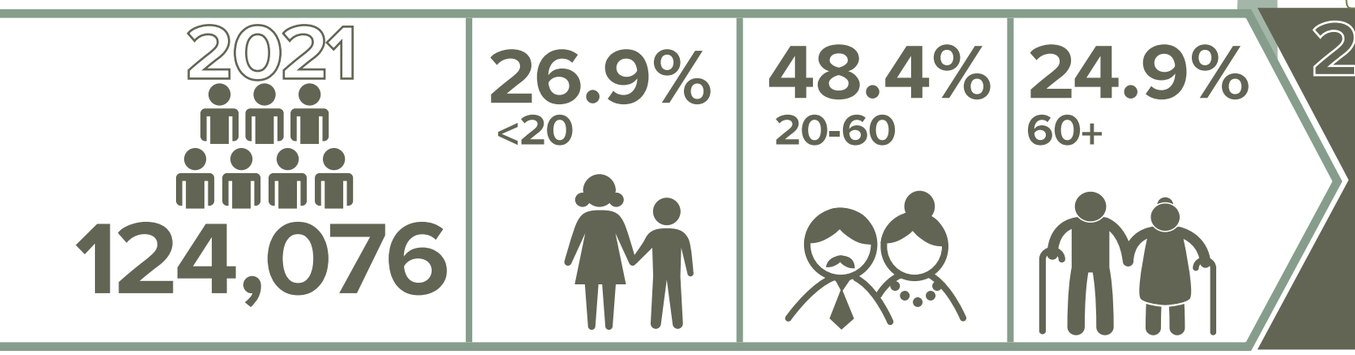
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Site Context
People

Ku-ring-gai Local Government Area is a diverse and vibrant region located in New South Wales, Australia. Known for its natural beauty and thriving community, Ku-ring-gai encompasses a mix of urban and suburban areas, as well as pockets of bushland and national parks. The LGA is home to a diverse population, consisting of individuals from various cultural backgrounds. With a reputation for excellent schools and high-quality housing, Ku-ring-gai attracts families and professionals seeking a balanced lifestyle. The community is characterized by its strong sense of community engagement, with residents actively participating in local events, volunteering, and supporting local businesses. The residents of Ku-ring-gai take pride in their environment and actively contribute to its preservation, making it a desirable place to live for those who value nature and a close-knit community.



KU-RING-GAI pop. stats 2021



HOUSE-HOLDS



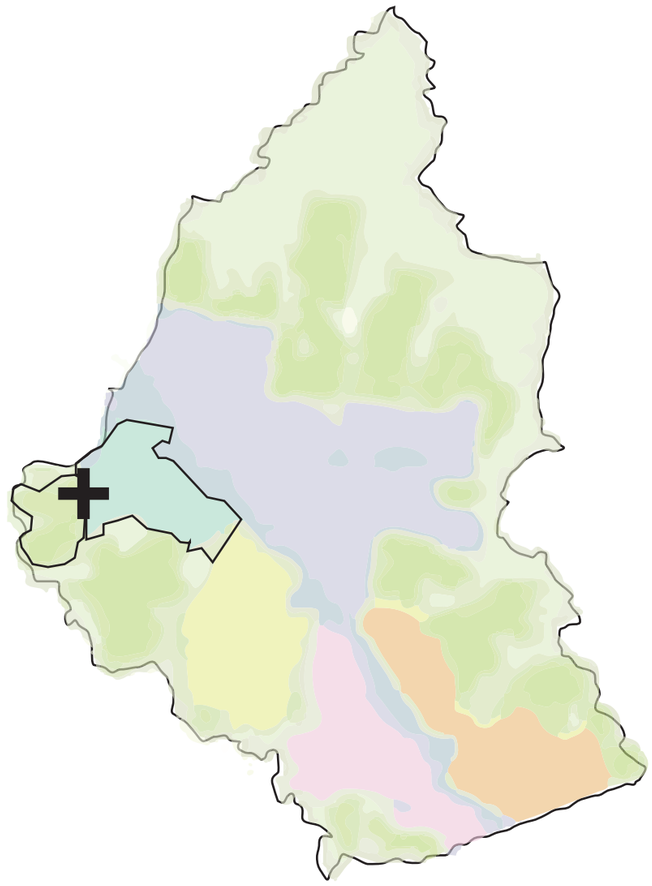
ANCESTRY

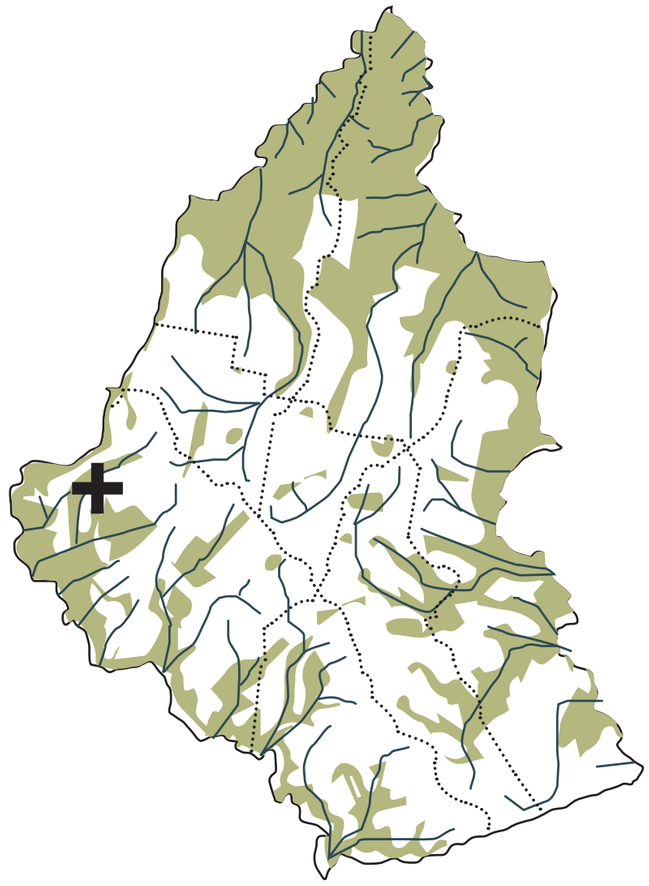


29.6% ENGLISH
23.5% CHINESE
23.0% AUSTRALIAN
8.7% IRISH

Site Context
Ku-ring-gai







City Centres

Historically, Ku-ring-gai's urban areas developed as a series of villages along the main ridgelines, each with their own identity, and always bounded by or close to large tracts of natural bushland, creek systems and national parks.

LGA

Western Slopes Character Area
High Tree canopy cover and fauna habitat that is supported by South to south-west cool moist microclimate. Biodiverse vegetation is the prominent feature of the landscape, establishing the diverse built form of the area as a secondary, recessive feature of the area. The typography has incredibly steep banks that lends to the typology of the landscape.

Green Fingers
Significant bushland littered with mature trees inhabits habitat with endangered and vulnerable flora and fauna on the edges of gullies extending into parks. The topography of the streets follows the ridgelines of the landscape resulting in steep drop offs into the bushland that limit access.

Natural Systems

The area adjoins three National Parks Ku-ring-gai Chase, Garigal and Lane Cove and contains significant urban forests and tracts of local bushland as well as a visually significant tree canopy across both natural and urban areas.

0 2 km

Site Context
Wahroonga

Wahroonga means ‘our home’ in the local aboriginal dialect, likely originating from the Ku-Ring-Gai language group.

Wahroonga is a leafy area with a strong connection to its natural heritage, and a proudly celebrates its natural bushland setting.

Wahroonga’s vegetation communities include the critically endangered Sydney Turpentine-Ironbark Forest, featuring species like Sydney Blue Gum, Turpentine, and Red Ironbark. The suburb is also home to the endangered Blue Gum High Forest, dominated by Sydney Blue Gum and accompanied by rainforest species. In addition, Wahroonga boasts the Sydney Sandstone Gully Forest, characterized by Sydney Red Gum, Gymea Lily, and Banksia species, adapted to the sandy, rocky soils of the region.



Legend

- Site Location
- Village Centres
- Suburb Boundary
- Ecological Communities
- Waterways

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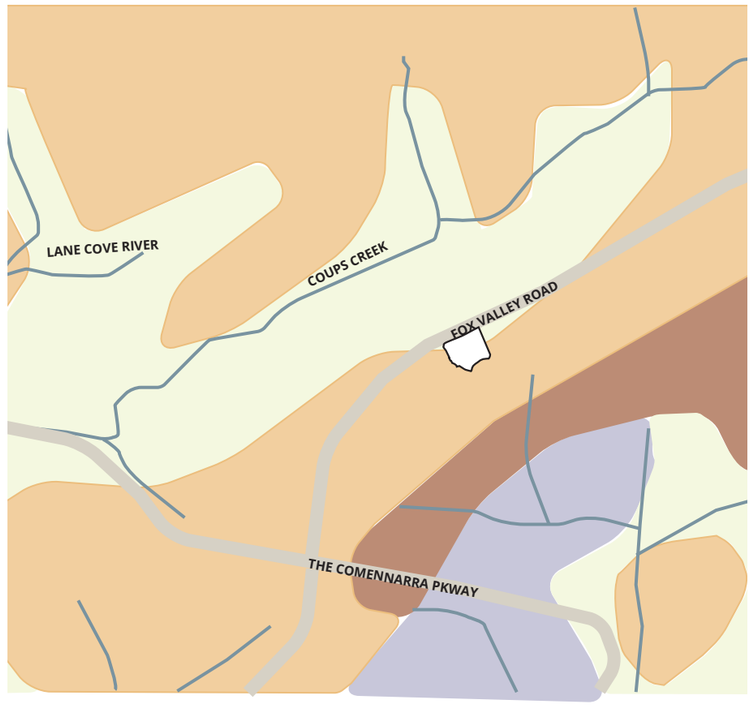
Site Context
Local



Landuse

Wahroonga Estate Stage 3 lies along Fox Valley Road, which is the main road connecting this community to the local voillage centres of Thornleigh, Warrawee, and Wahroonga. The adjacent community includes the Seventh-Day Adventist (SDA) church, school, and hospital, providing excellent community facilities on the doorstep. Development is concentrated along the ridgeline, with environmental conservation zoning and urban bushland occupying the gullies of the lower slopes.

- Site
- LGA Border
- Road
- R4 High Density Residential
- R1 General Residential
- E1 Local Centre
- C2 Environmental Conservation
- C4 Environmental Living
- SP2 Infrastructure



Topography / Geology / Soil

The Fox Valley/Wahroonga area is located on the southern edge of the Hornsby Plateau, which is c.200-220 metres in elevation. It has narrow ridges (200-300m) and hillcrests which grade into moderate to steep sideslopes and narrow drainage lines (80-100m elevation). Soil types are generally associated with the topography, with transitions occurring from the ridgeline as it falls away into adjacent valleys and waterways.

- Site
- LGA Border
- Road
- Siliceous Sands
- Yellow Podzolic Soils - more fertile
- Yellow Podzolic Soils - less fertile
- Earthy Sands



Vegetation Communities

Wahroonga's vegetation communities include the critically endangered Sydney Turpentine-Ironbark Forest, featuring species like Sydney Blue Gum, Turpentine, and Red Ironbark. The suburb is also home to the endangered Blue Gum High Forest, dominated by Sydney Blue Gum and accompanied by rainforest species. In addition, Wahroonga boasts the Sydney Sandstone Gully Forest, characterized by Sydney Red Gum, Gymea Lily, and Banksia species, adapted to the sandy, rocky soils of the region.

- Site
- LGA Border
- Road
- Sydney Turpentine Ironbark Forest (PCT:3262)
- Sydney Blue Gum High Forest (PCT:3136)
- Sydney Enriched Sandstone Moist Forest (PCT:3176)
- Sydney Coastal Enriched Sandstone Forest (PCT:3592)

Setting the scene
History

Ancient Geological Context

The site is situated on the Hornsby plateau, a sedimentary sandstone plateau formed following the continental uplift of the late Triassic period. Millions of years of erosion from ancient Jurassic rivers formed the jagged, ventricular landscape characteristic of Sydney's ridge-lines, before draining into the vast and deep canyons we now call Sydney Harbour. Following the last ice age (approximately 12,000 years ago), glacial melt caused the sea levels to rise, flooding drainage canyons and forming Sydney Harbour and its tributary river system - including as Lane Cove river. Dreaming stories tell of the migration of our first people following the last ice age, from the flooding canyons to higher ground, where clan groups lived and cared for Country for thousands of years.

Guringai

The Guringai people of the Dharug Nation are the traditional custodians of the land of the present day Wahroonga area.

Wahroonga translates to 'our home' in the Dharug language. Th Guringai people occupied the land from Newcastle to Sydney, they hunted and gathered in the harbour foreshores to hinterland rivers and hills. The Hawkesbury River was an importance source of yarns, fish and shellfish they called the river 'Deerubbin'.

Aboriginal occupation was often focussed on prominent landforms such as ridges, which were favourable locations for camping and travelling, and from which surrounding plant and animal resources could be viewed.

Settlement - Present

Located in the Ku-rin-gai LGA Wahroonga's first European Settler was ex-convict Thomas Hyndes who's land covered 2000 acres from Fox Valley Road to Pearce's Corner. Fox Valley Road was an access route for timber collection and orchardist.

The Hornsby/ Wahroonga area began to develop after the opening of the North Shore rail line (1890) and was popular for out-of-town homes with large gardens. The suburb grew with more business and homes and is continuing to grow with the development of Wahroonga's Masterplan.



Sydney Blue Gum High Forest



Little Red Hand Cave / Spring Gully Shelter, North Wahroonga

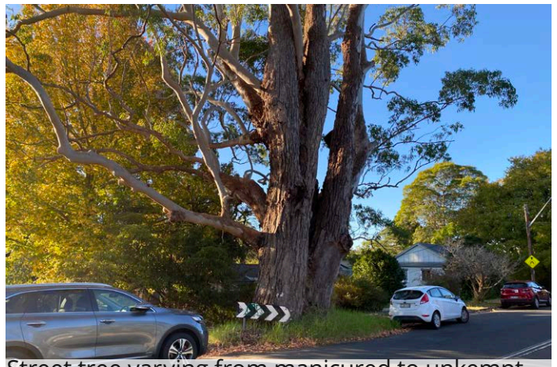


Fox Valley Road 1927

Setting the scene
Existing Site Character

Streetscape

Fox Valley Rd



Street tree varying from manicured to unkempt

Bushland Connection

Site Boundary



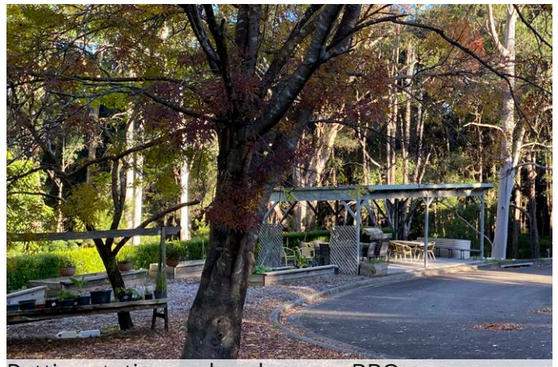
E2 boundary existing retaining walls



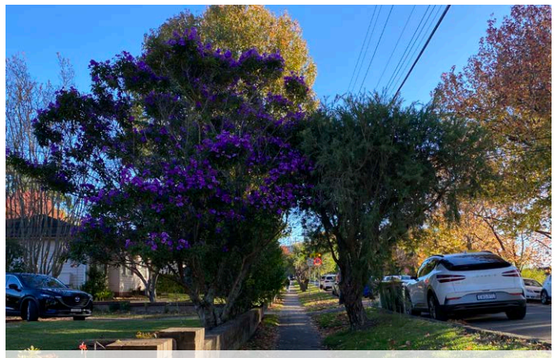
Existing Street Trees

Residential character

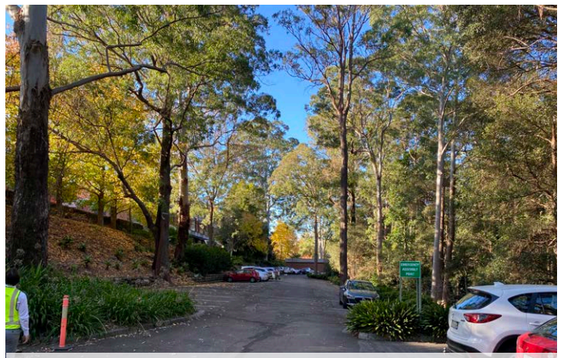
Adjacent Lots



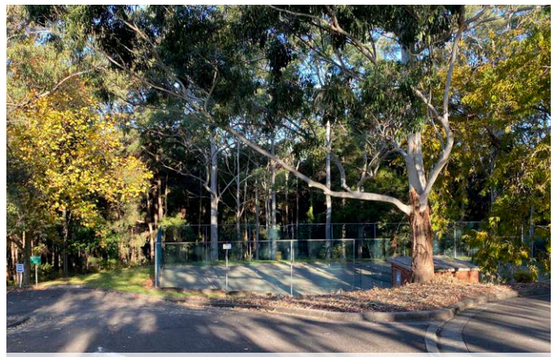
Potting station and undercover BBQ space



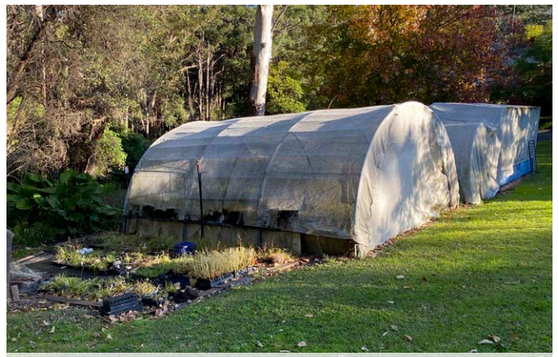
Topography level change, apparent from sidewalk



Afternoon sunlight through tall canopy trees



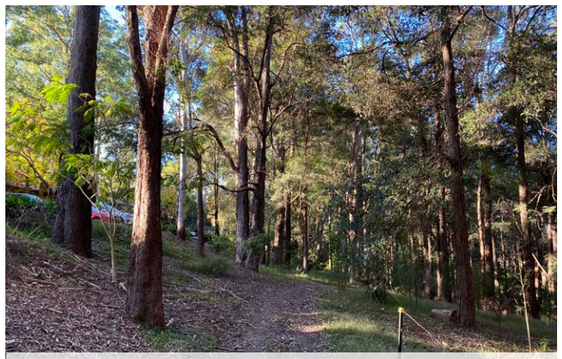
View from Link Rd, existing tennis court



Green house and community gardens



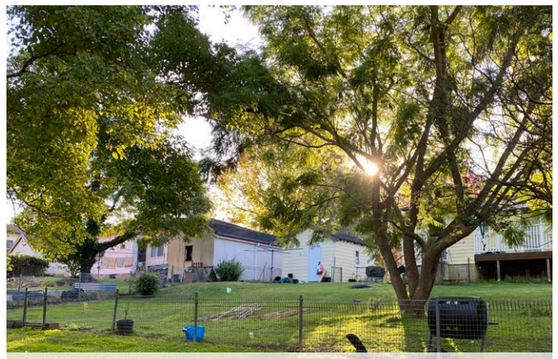
School side view across to site



Existing fire trail



Steep topography



Composting, vegetable beds, open lawn



RESTORE & ENHANCE

- Utilise the opportunity to recognise the unique and beautiful natural aspects of the site
- Forest bathing and physical benefits
- Retention of existing mature tree amenity
- Less hardscape, more lush soft landscape

ENVIRONMENTAL CUSTODIANSHIP

- Promote the connectivity and accessibility of great natural areas throughout the site
- Engage with the natural bushland setting to encourage curiosity and positive action
- Promote green infrastructure objectives through design

COMMUNITY IDENTITY

- Residents to connect and care for the landscape
- Bringing people together
- Promoting activation and sense of community
- Diverse open space program which has multi-generational appeal
- Village feel and human scaled

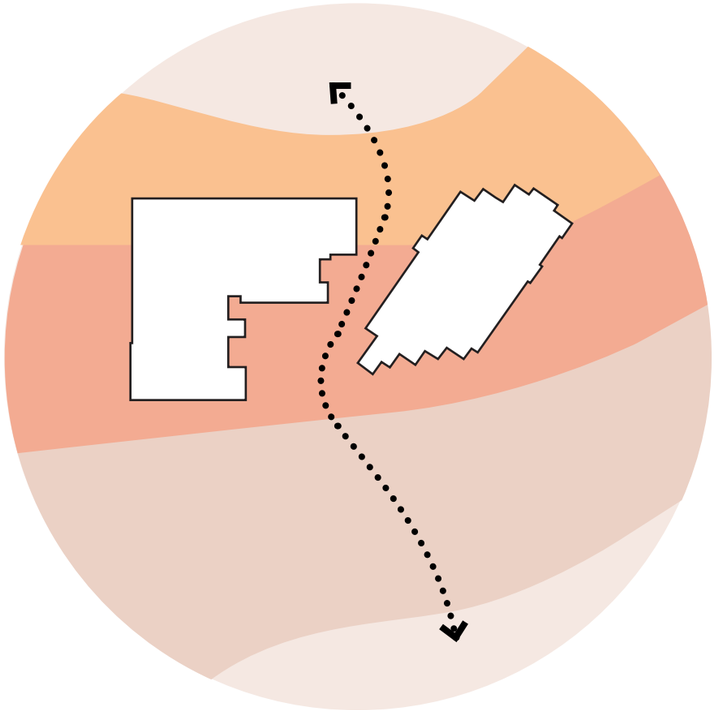
CULTURAL CHARACTER

- Cultural landscape influences and integration with adjacent streetscape and community
- Unique aspects to assist with wayfinding and promoting sense of place
- Integration into design outcomes

CELEBRATE SETTING

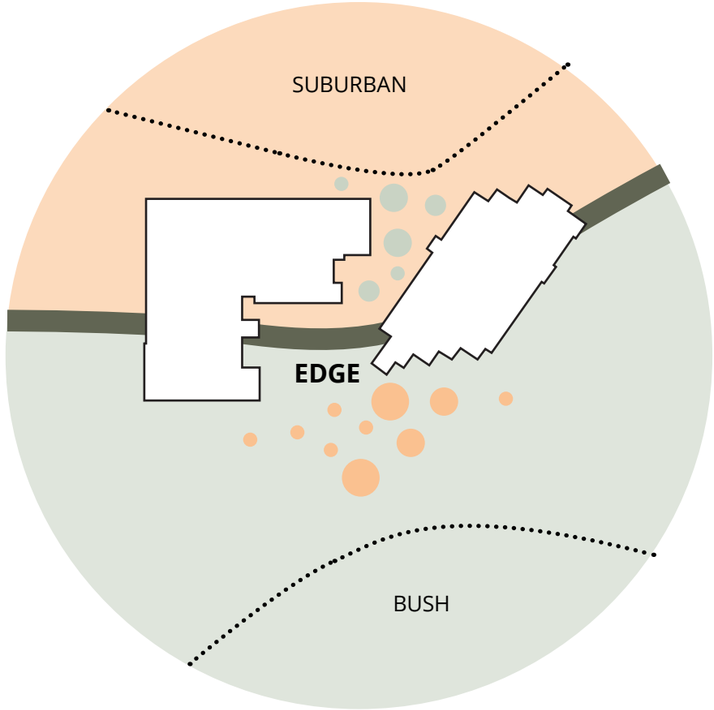
- Celebrate the unique aspect and topography of the site
- Create opportunities with walking trails and rest points which provide access to views for all
- Embed built form into the landscape, softening its bulk and making it recessive to external open spaces

Landscape Vision
Design Drivers



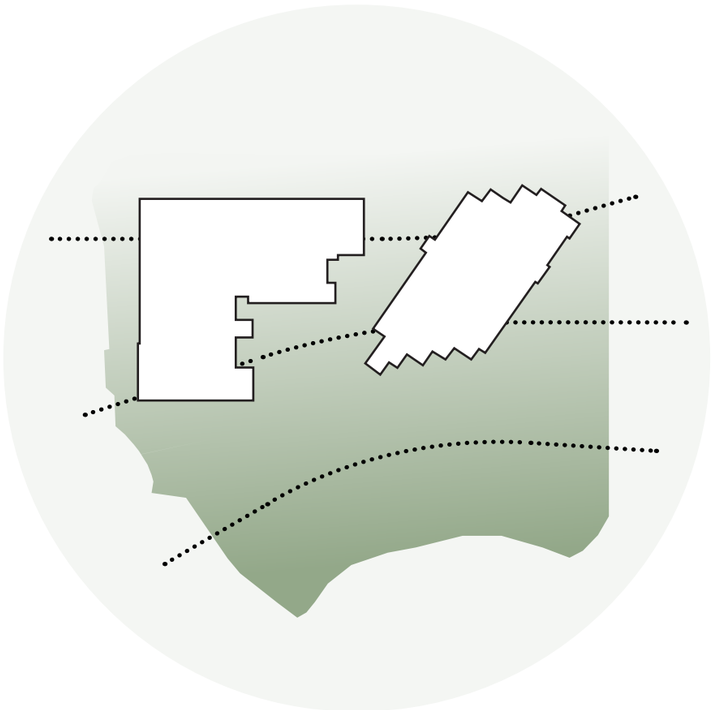
TRANSITION

- Celebrate and express transitional microclimates
- Ridgeline to Gully
- Cultural / Urban to Natural
- Refined to Rustic
- Soil and Vegetation communities



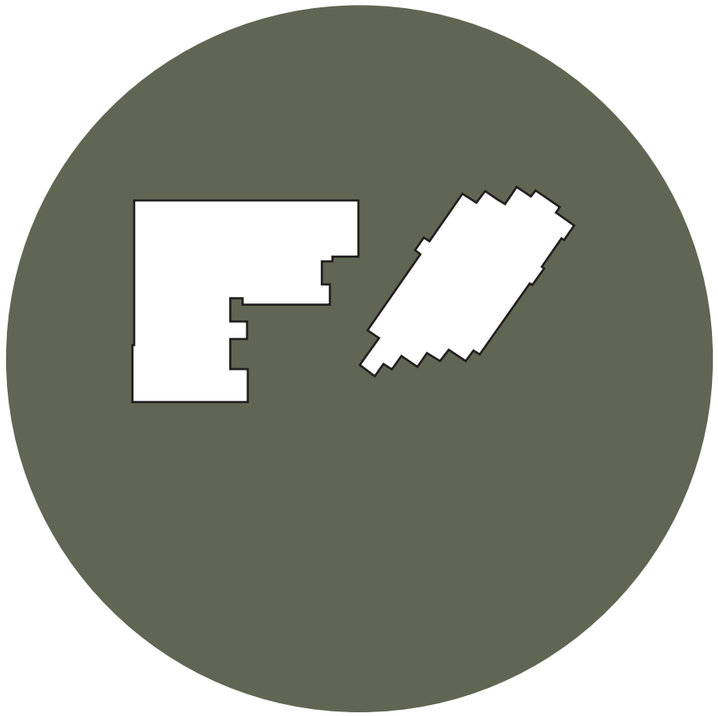
ECOTONE

- Zone of tension and exchange where two communities meet and integrate
- Nature dwelling
- Integrating with natural environment authentically, nature as more than just visual



OPEN SPACE DEFINITION

- Streetscape integration with adjacent built form and wider Wahroonga Estate
- Residential landscape + communal gardens
- Bushland Park
- Blend between the 3 spaces



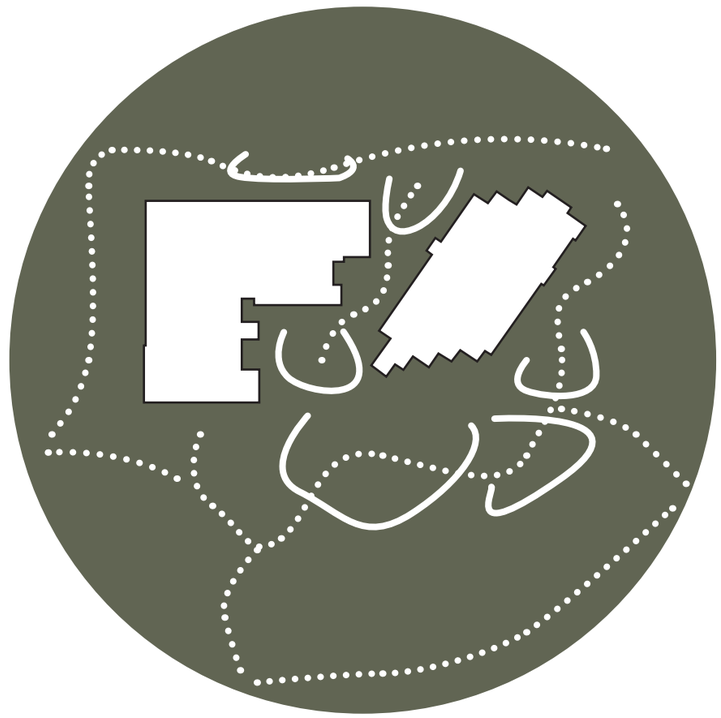
START WITH GREEN

- Green fingers to re-wild the site, connecting to adjacent ecologies
- Soften built form and ground it on country
- Native and biodiverse
- Embrace bush edge living, celebrate bush outlooks
- Leverage green infrastructure - shade, urban cooling, water sustainability, visual and programmatic amenity



WORK WITH LANDFORM

- Light touch - work with the landform and design open space amenity sensitively into the landscape
- Range of open space amenity for all age groups, and responsive to the demographic, from singles to young families to older generations
- Sited to celebrate natural setting - views, solar access, existing vegetation, landform
- Co-locate key communal open spaces to create village feel and social opportunities



CONNECT AND ENGAGE

- Network of pathways and trails
- Connect to existing bushland trails
- Weave into Wahroonga Estate streetscape and community
- Encourage exploration and reward curiosity
- Organic and natural, respectful of natural features

Landscape Masterplan

LEGEND

01 Civil proposed reworks of Fox Valley and Link Rd intersection

02 Proposed replacement street trees as per Council Tree Replacement Planting List

03 Proposed native 18m+ tall trees planted in generous deep soil setback

04 Private open space with screen planting

05 Podium lush shade tolerant planting proposed to raised planters, with minimum 600mm soil depth

06 Elevated communal courtyard with integrated seating lounge, pergola, and bar top seating with views

07 Retaining walls supporting the existing grade of the landscape 2m from boundary, with tall native screen planting to visually screen proposed development from neighbours.

08 Community garden and permeable pathway aligned with potential to connect to external bushwalk track

09 Dispersed seating under tall canopy cover

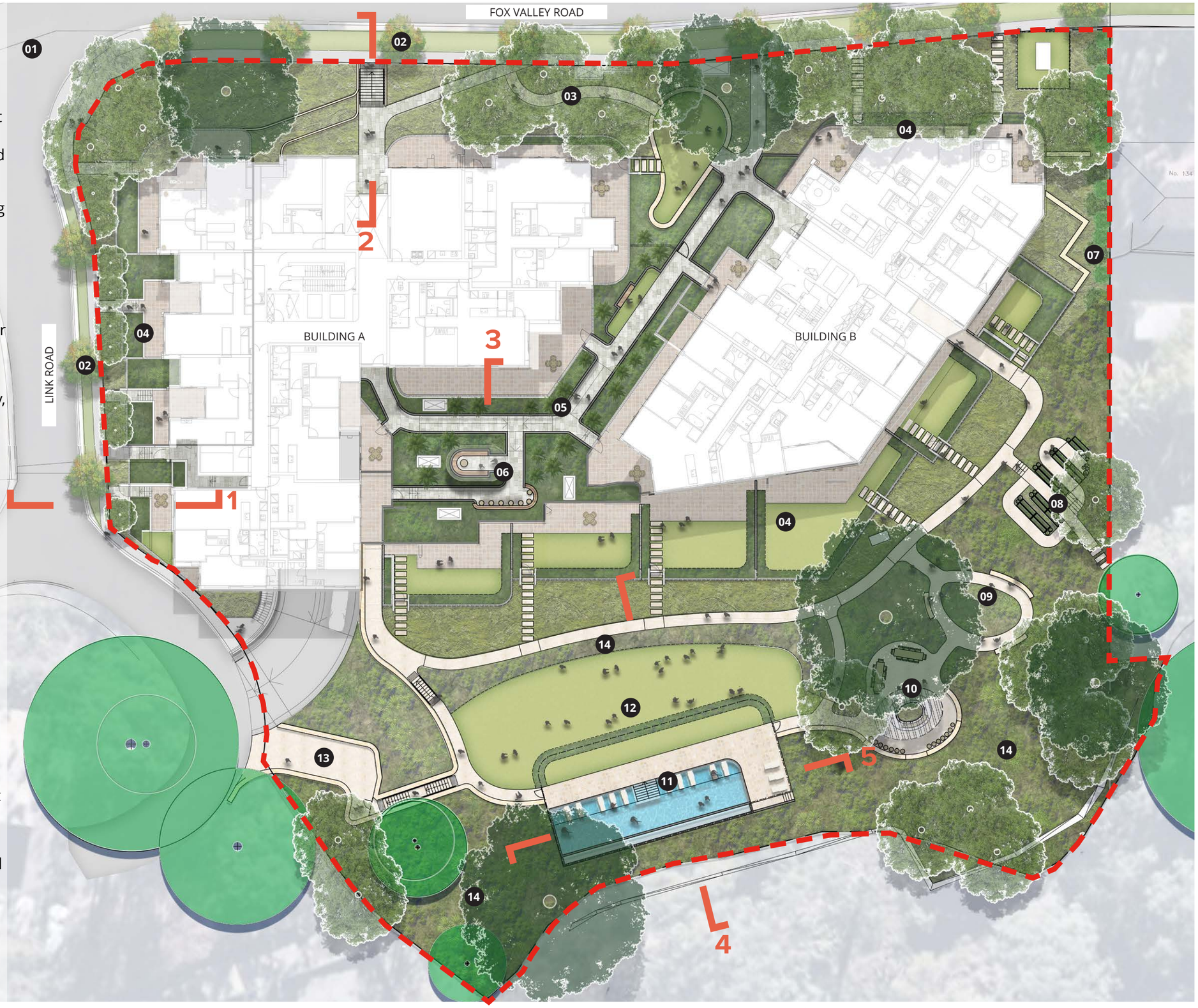
10 Outdoor dining with BBQ amenity, permeable pavement, pergola and bench top seating

11 Infinity pool with secure 1200mm pool fence

12 Private communal lawn creates a focal heart for the new community

13 Fire truck parking bay with permeable paving or lawn with ground reinforcement system

14 APZ planting comprised predominately of grasses and ground covers, with spaced clusters of feature shrubs



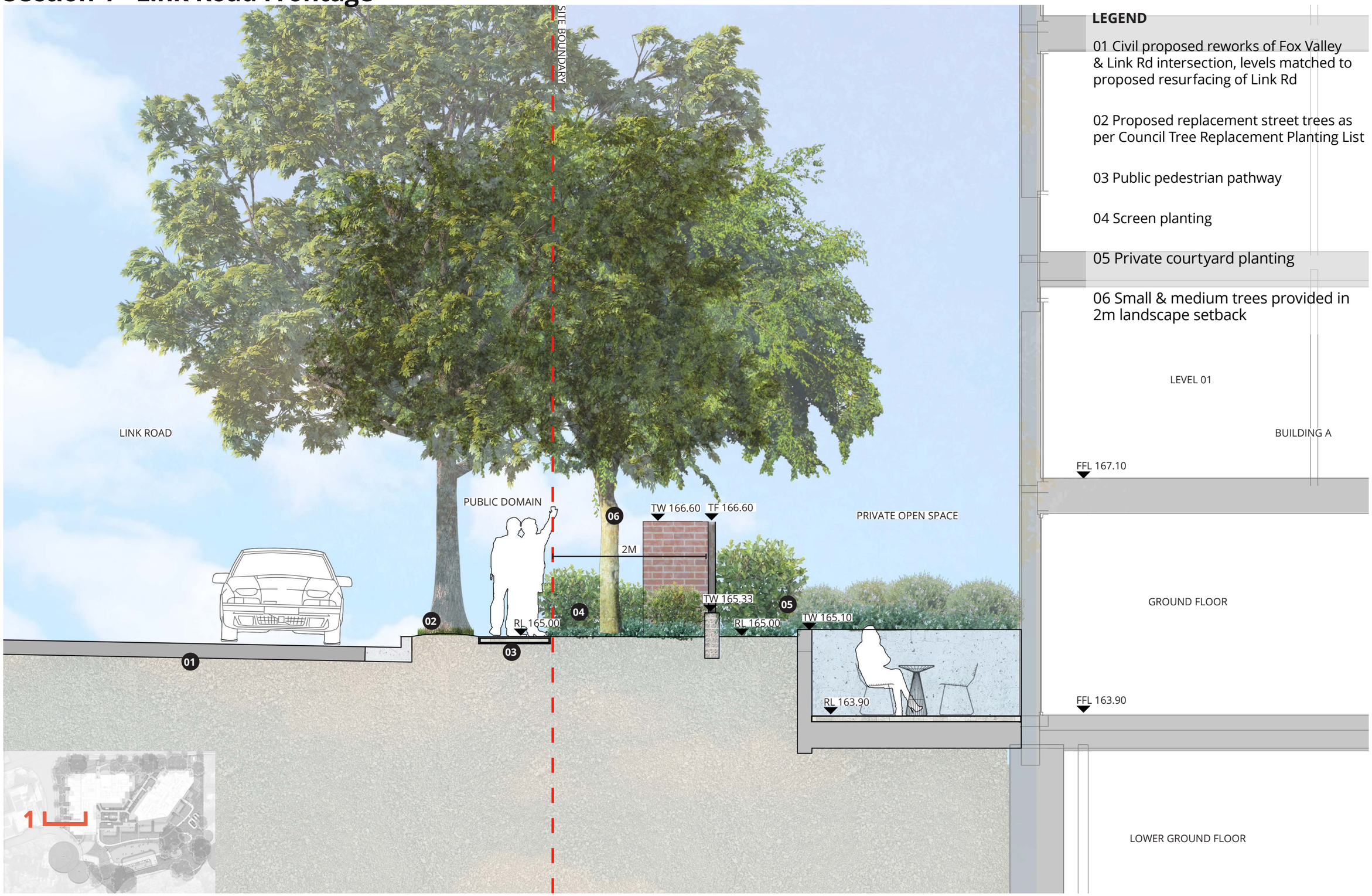
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0 2 4 8 12 16m

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Landscape Sections

Section 1 - Link Road Frontage



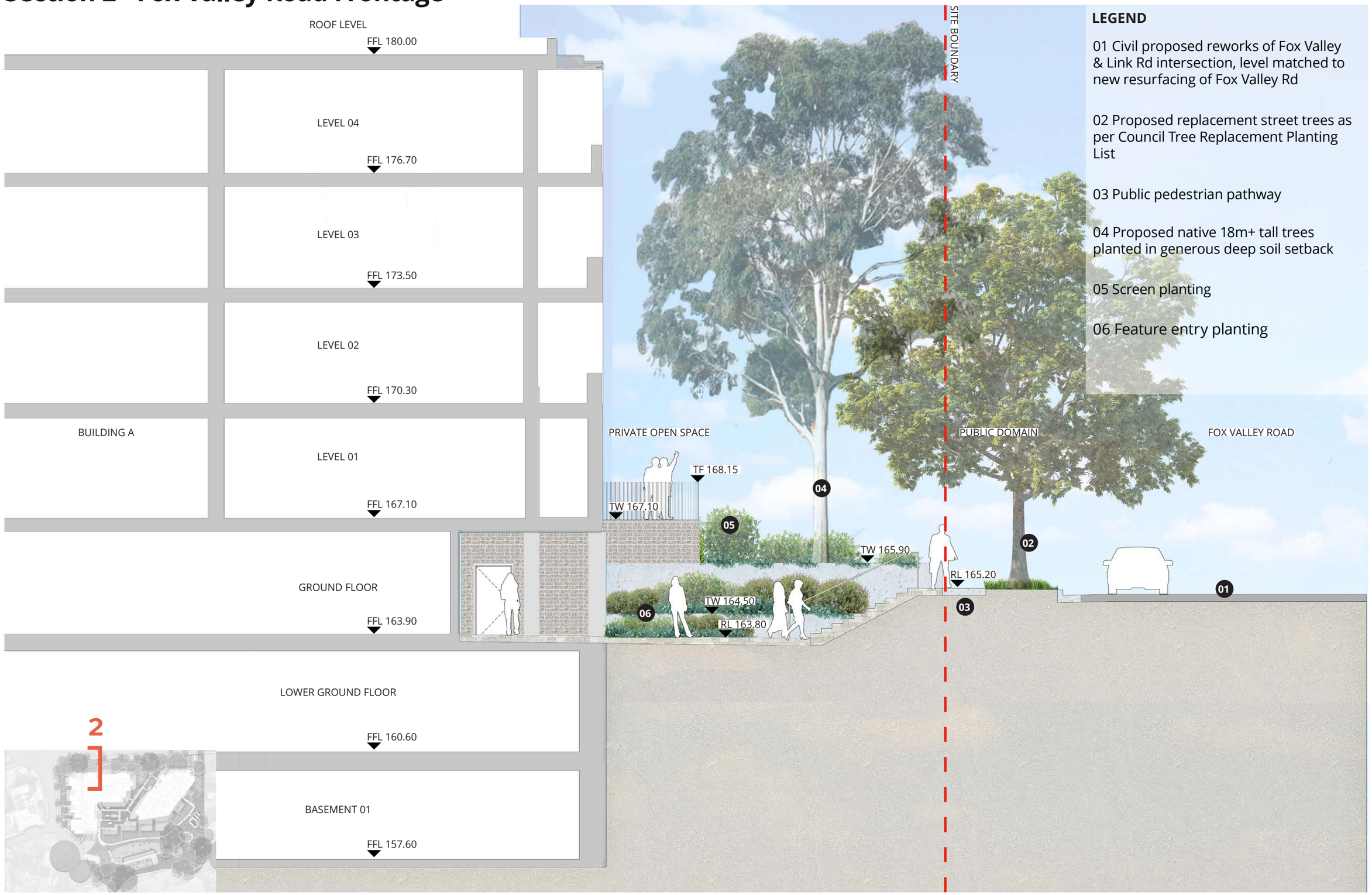
1:50 @ A3

0 0.5 1 2m

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Landscape Sections

Section 2 - Fox Valley Road Frontage



LEGEND

01 Civil proposed reworks of Fox Valley & Link Rd intersection, level matched to new resurfacing of Fox Valley Rd

02 Proposed replacement street trees as per Council Tree Replacement Planting List

03 Public pedestrian pathway

04 Proposed native 18m+ tall trees planted in generous deep soil setback

05 Screen planting

06 Feature entry planting

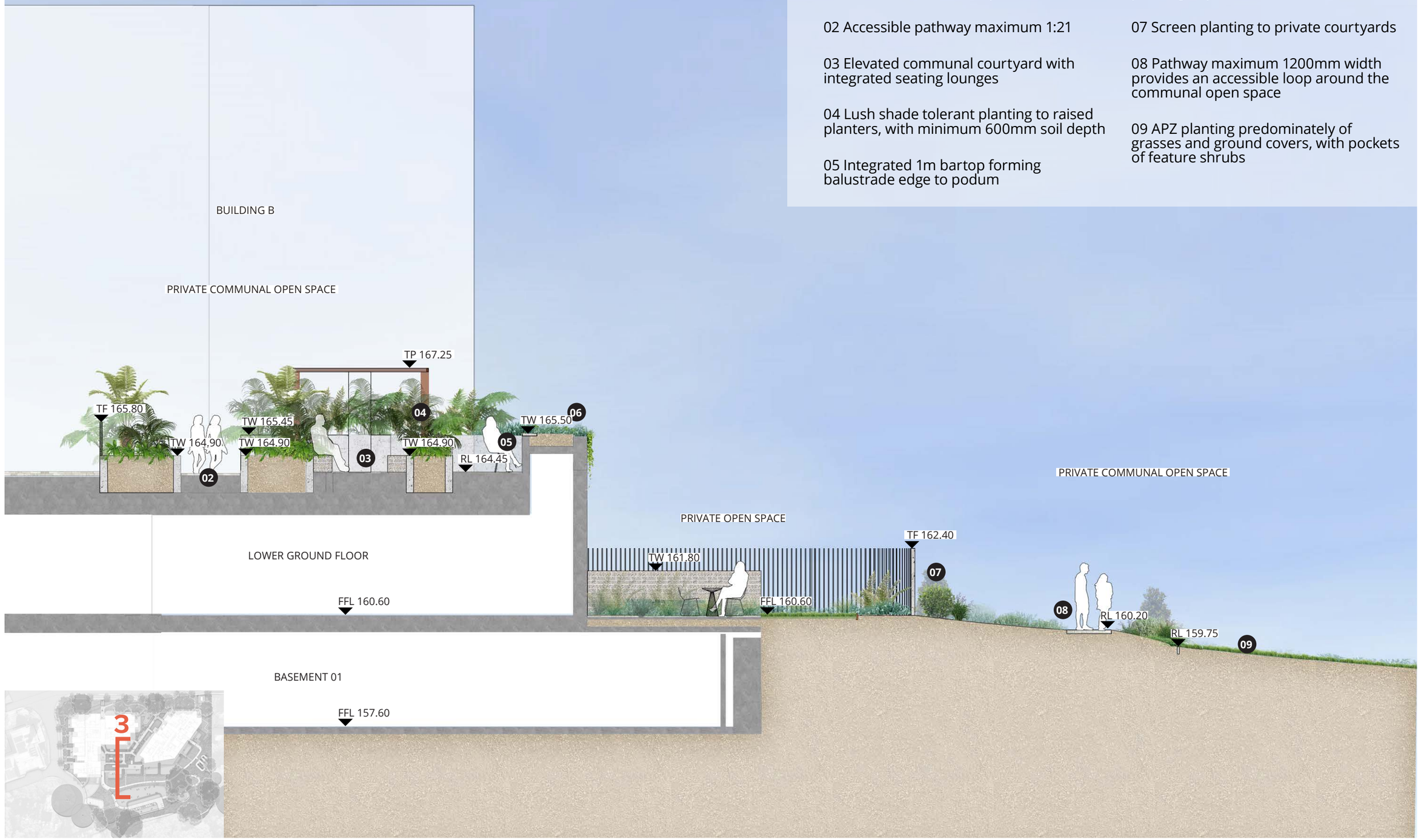
1:100 @ A3

0 0.5 1 2 3 4m

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Landscape Sections

Section 3 - Sunset Bar



LEGEND

01 Podium lush shade tolerant planting proposed to raised planters, with minimum 600mm soil depth

02 Accessible pathway maximum 1:21

03 Elevated communal courtyard with integrated seating lounges

04 Lush shade tolerant planting to raised planters, with minimum 600mm soil depth

05 Integrated 1m bartop forming balustrade edge to podum

06 Extensive green roof planting with nominal 300mm soil depth with low planting to promote views

07 Screen planting to private courtyards

08 Pathway maximum 1200mm width provides an accessible loop around the communal open space

09 APZ planting predominately of grasses and ground covers, with pockets of feature shrubs

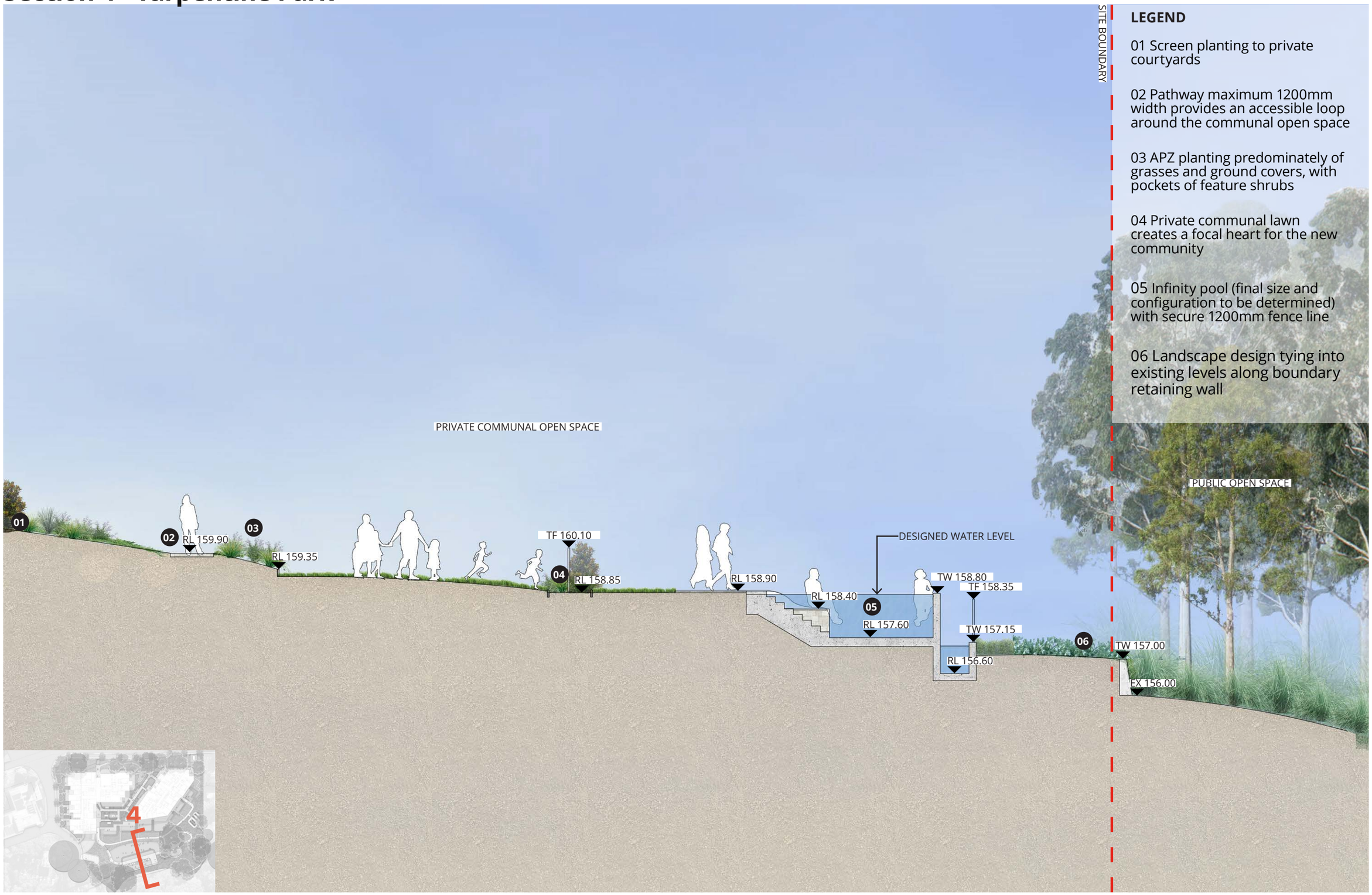
1:100 @ A3

0 0.5 1 2 3 4m

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Landscape Sections

Section 4 - Turpentine Park



1:100 @ A3 0 0.5 1 2 3 4m

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Landscape Sections
Section 5 - Infinity Pool

LEGEND

01 Infinity pool (final size and configuration to be determined)

02 Pool lounge under the water

03 Secure 1200mm pool fence.

04 Landscape design tying into existing levels

PUBLIC OPEN SPACE

TF 160.10
TW 158.90
RL 157.77
RL 158.90
TF 158.95
LP 157.60
RL 158.40
RL 158.90
TF 160.10
TW 158.90
RL 157.20
TW 159.40
RL 158.90
POOL PLANT ROOM

01 02 03 04

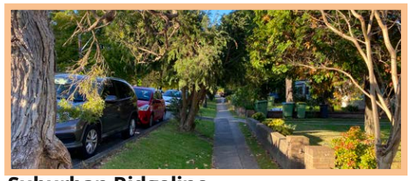


1:100 @ A3 0 0.5 1 2 3 4m

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Landscape Masterplan
Landscape Typologies

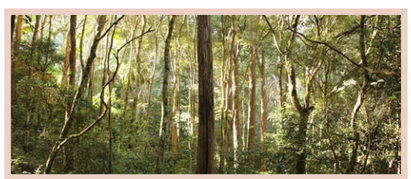
Looking at the transition from the ridge to the gully and the ecotone that is formed. The 3 sectors shown, look at forming a landscape character that relates to the typology of the space.



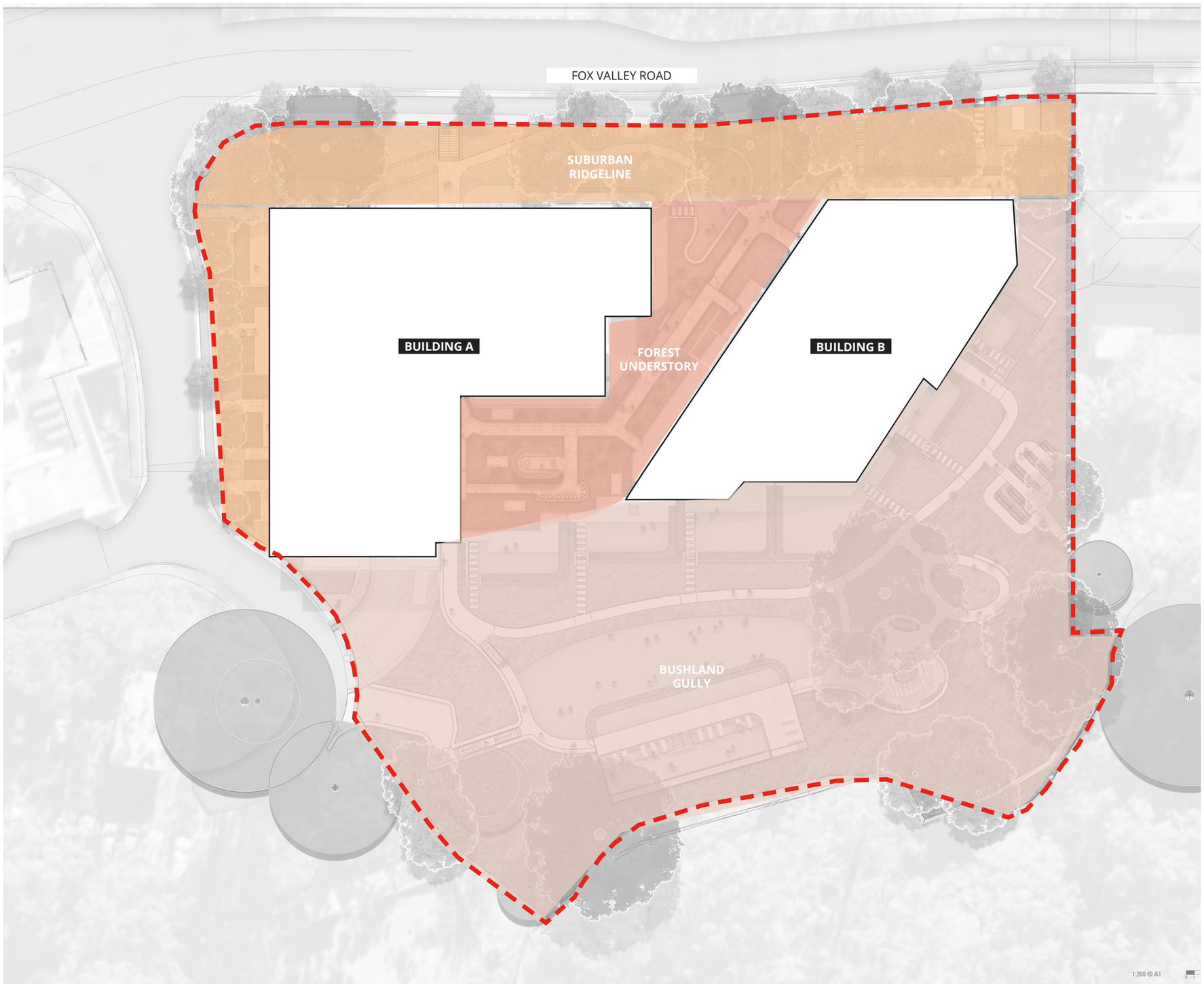
Suburban Ridgeline
Fox Valley Road has an established streetscape character that has a variety of exotic species, mixed deciduous and evergreen with an addition of large native tree's scattered infrequently along the road. Verge side turf separates the road and pathway while a mix of hedges, small trees and shrubs frame the properties frontages.



Forest Understorey
Between the two multi-storied residential buildings an opportunity to formalise the transitional space from the ridge to the gully. Looking at the forest floor ecologies of the Sydney Blue Gum High Forest a micro-climate can be formed in his space utilising the solar access.



Bushland Gully
Expanding the character of the Turpentine Ironbark forest that sits at the base of our site and leads into the gully of the forest. Utilising both the tall tree canopy and bushland scrub understory will seamlessly connect this site to it's environment.



1:500 @ A3 0 2 5 10 15 20m

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Opportunities & Constraints
Levels + Landform

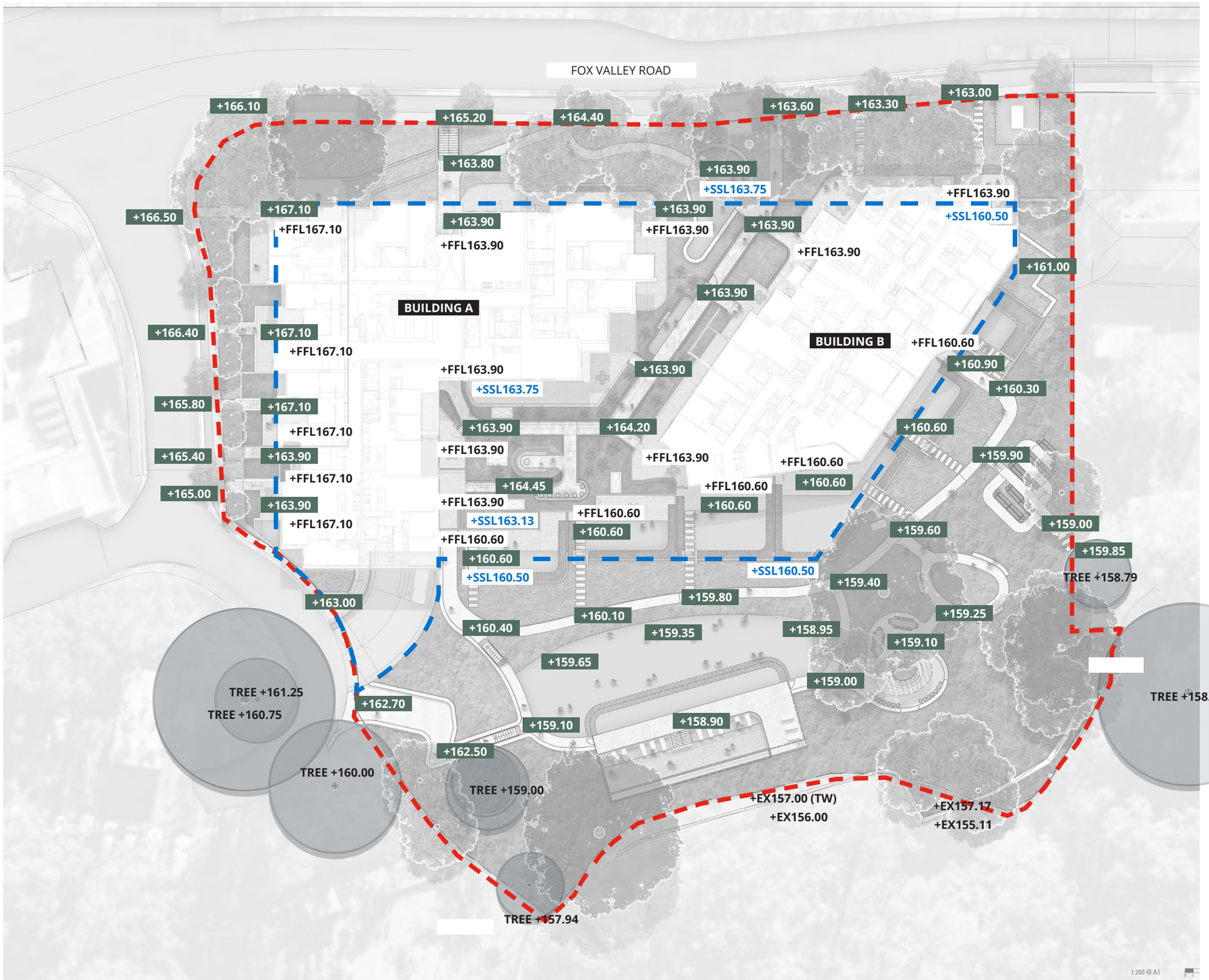
KEY

+EX	EXISTING LEVEL
+FFL	FINISHED FLOOR LEVELS
+SSL	SLAB LEVELS
+000.00	PROPOSED LEVELS
	EXISTING TREES TO BE RETAINED

E2 LAND ZONE BOUNDARY - RETAINING WALL







1:500 @ A3 0 2 5 10 15 20m

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Opportunity & Constraints
Existing Tree Management

KU-RING-GAI DCP 8A.7:

1 tall tree per 300m² of site area (Mature height minimum 18m).
30% of tall trees to be located in front setback.
50% of all trees to be locally occurring tree species, spread around site**.**

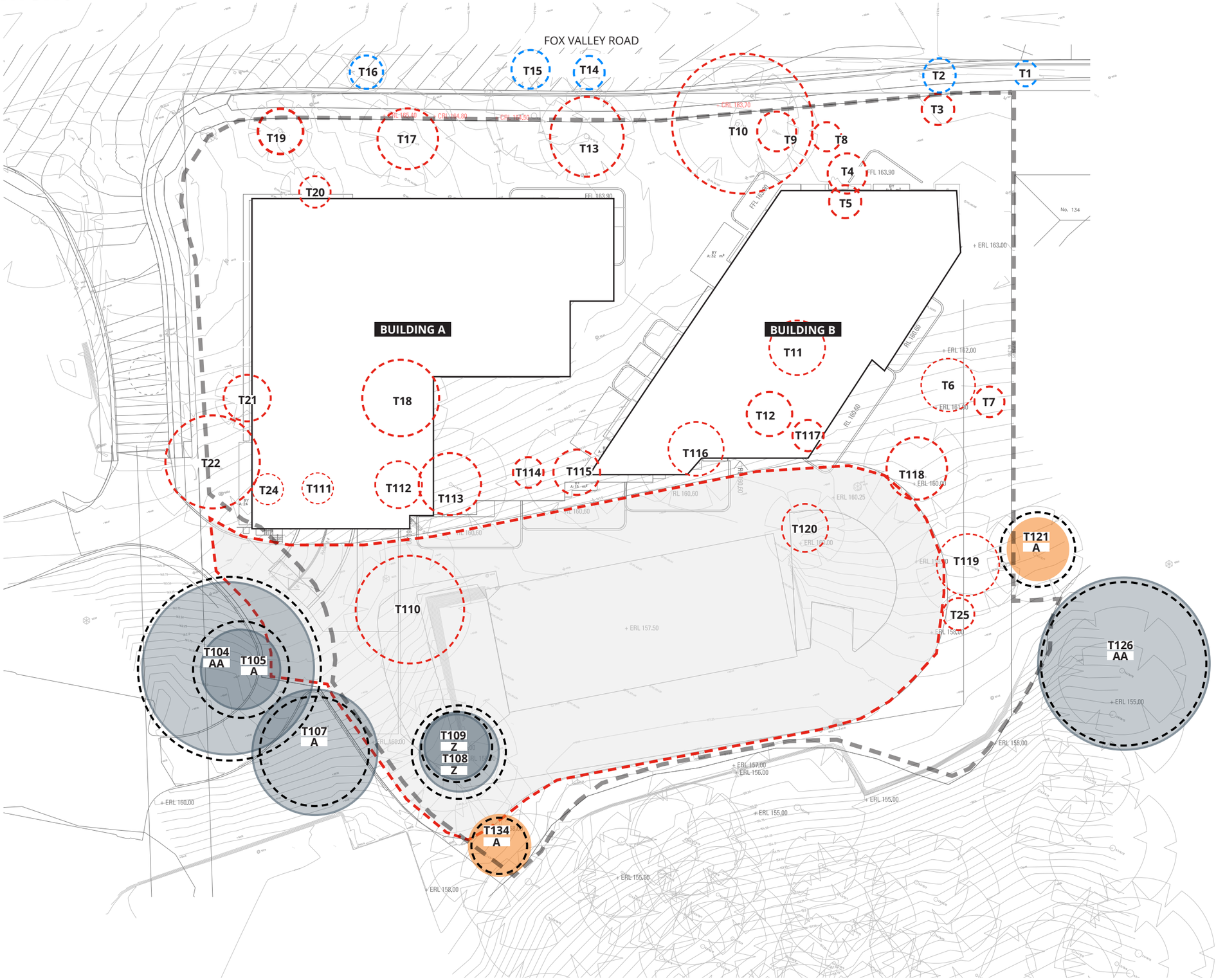
Site Area = 8,429m² (Including slip lane dedication, with adjustment to E2 & Western boundary)
Subject Area: 8185 m2

Tall Trees Required = 28

ARCADIA STRATEGY

2:1 endemic tree replacement
Re-wilding, use of local flora

The proposed site coverage, the new works to Fox Valley Road, and the demolition of the existing buildings and hardstand on site will necessitate removal of the trees within the site



LEGEND

RETAINED

- SYDNEY BLUE GUM
- OTHER (REFER TO ARBORIST REPORT FOR SPECIES)
- TPZ

REMOVED

- REMOVE - SITE SCOPE
- REMOVE - ROAD SCOPE
- DEMOLISH - TREE IMPACT AREA

1:500 @ A3 0 2 5 10 15 20m

ARCADIA

Landscape Masterplan
Deep Soil

Site Area: 8,507m² (Including slip lane dedication, with adjustment to E2 & Western boundary, additionally including RFS Required Land)
Subject Area: 8205 m2

Deep Soil:
4,258m² **(50.05%)**
Subject Area:
3,956m² **(48.21%)**

AS PER DCP 7A.6 DEEP SOIL LANDSCAPING

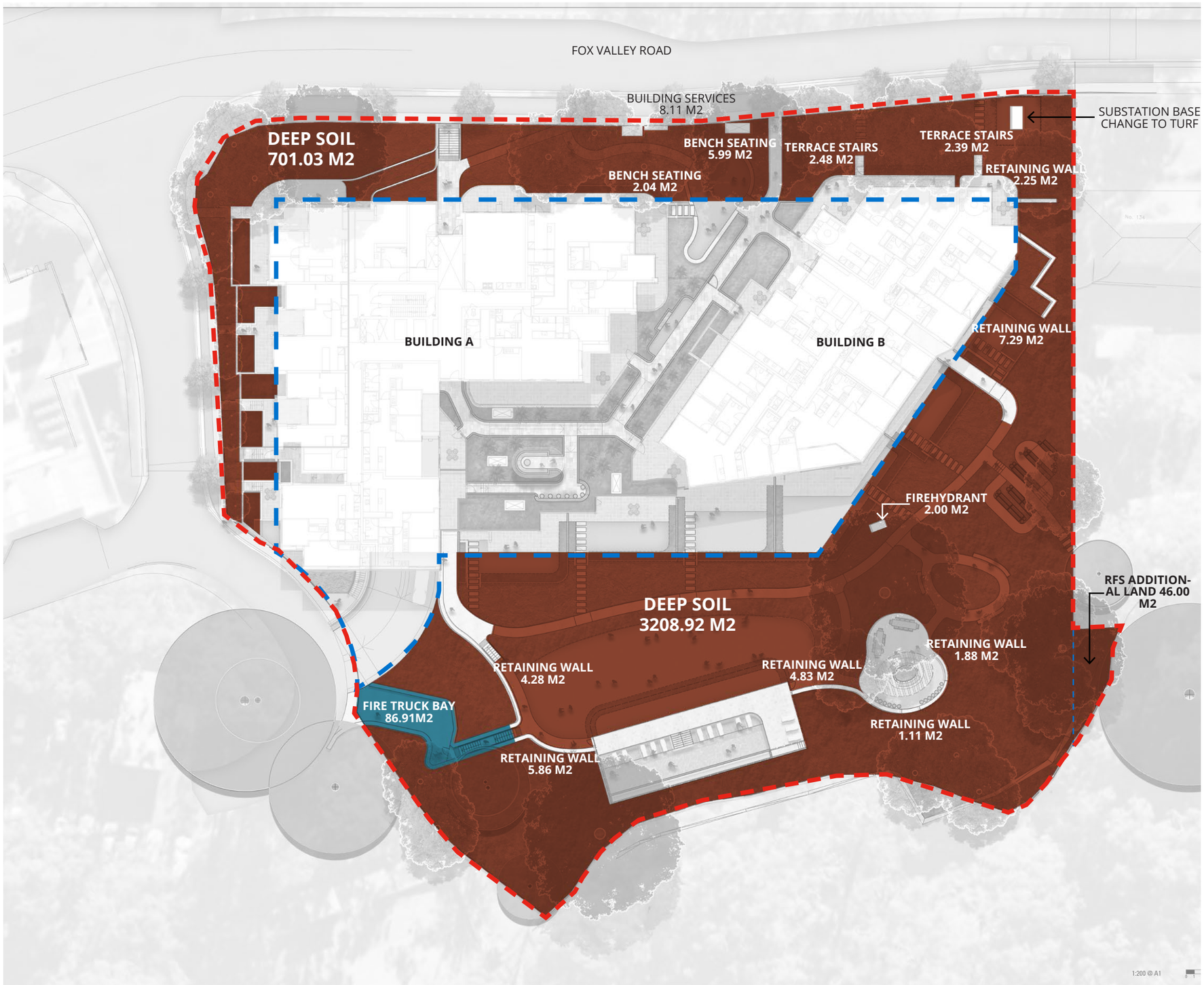
Minimum 50% Deep Soil
Max 10% of Deep Soil to be Permeable Surfaces

Minor Structure allowance for Deep Soil includes (1B.1 DEFINITIONS):

- paths to 1.2m wide
- Lightweight fences
- bench seats
- lighting poles

Excluded from deep soil:

- site coverage (building and basement)
- external hard pavements exceeding 1.2m width



LEGEND

DEEP SOIL

FIRE TRUCK BAY AREA

SITE BOUNDARY

BASEMENT LINE

1:500 @ A3 0 2 5 10 15 20m

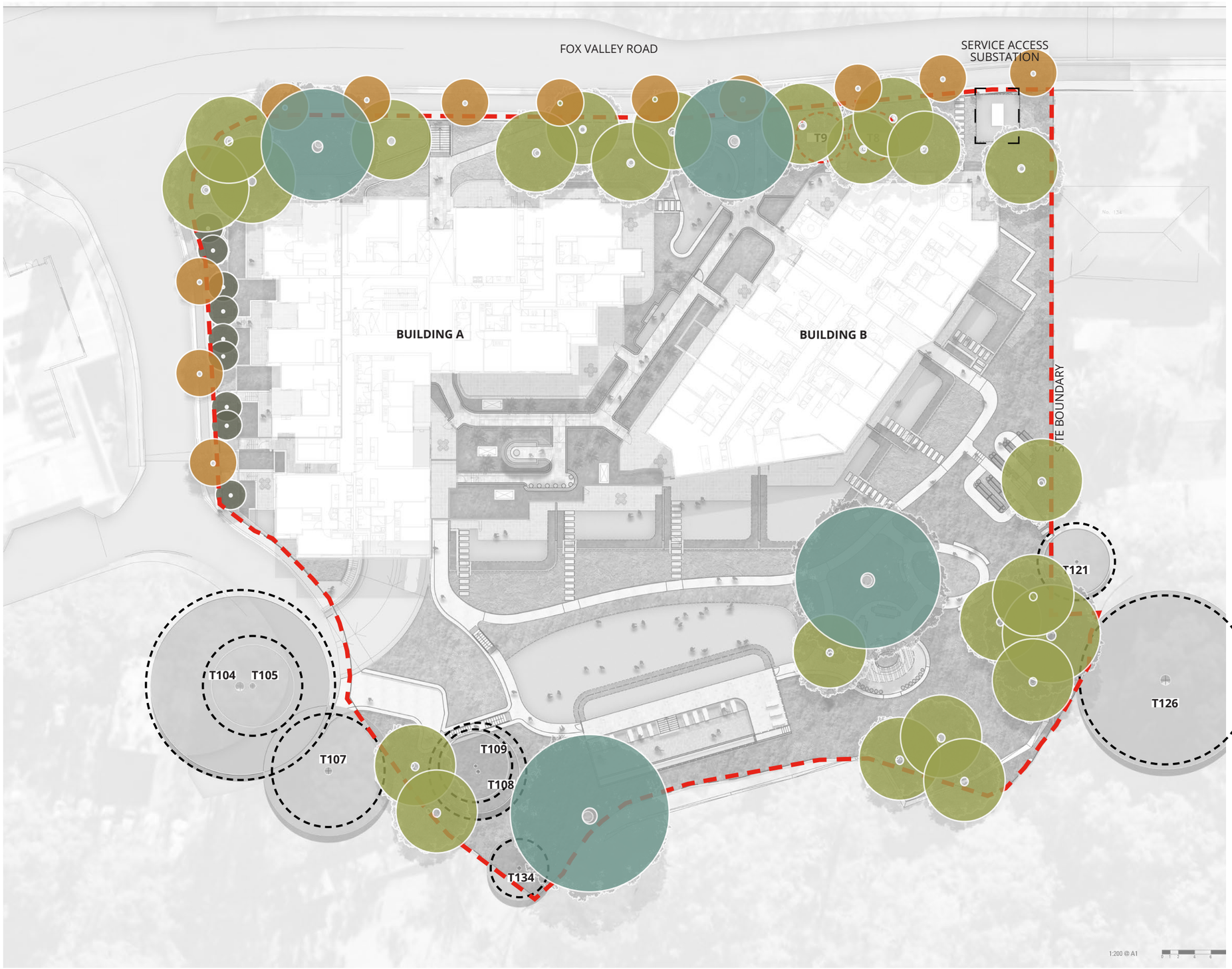
ARCADIA

Landscape Masterplan
New Trees

7A.6 DCP CONTROLS

Total Site Area = 8,507m² (Including slip lane dedication, with adjustment to E2 & Western boundary, additionally including RFS Requirred Land)
Subject Area: 8205 m2

DCP Tall Trees (18m+) 1 per 300m2
Required = 28



LEGEND

- RETAINED TREE - TPZ
- STREET TREES

- TALL TREES (18M+ NATIVE)
- VERY TALL MONARCH TREES (18M+ NATIVE)

TOTAL TALL TREES = 28

- SMALL & MEDIUM TREES

TOTAL SMALL & MEDIUM TREES = 9

1:500 @ A3 0 2 5 10 15 20m ARCADIA

Landscape Masterplan
Bushfire Constraints

APZ INNER PROTECTION AREA

- Canopy Coverage <15% (IPA)
- Canopy Separation 2-5m
- Smooth barked and evergreen tree preference
- Canopy cannot overhang building
- Shrub coverage <10% (IPA)
- Shrubs form non-continuous canopy; separation from building
- Grass <100mm

APZ Site Area = 3,478m^2
Total APZ Canopy Coverage = 1007m^2 (29%)

IT IS NOTED THAT THE 15% IPA CANOPY COVERAGE IS EXCEED DUE TO ALIGNMENT WITH 7A.6 DCP CONTROL TALL TREE REQUIREMENT.

OPEN SPACE SURFACES WITHIN APZ INCLUDE MANAGED LAWN AND UNIT PAVING/CONCRETE PATHWAYS.

PLANTED AREAS TO COMPRISE PRIMARILY NATIVE GROUNDCOVERS AND GRASSES, WITH MAXIMUM 10% SHRUBS CLUSTERED IN FEATURE POCKETS / KEY THRESHOLDS ONLY.



LEGEND

- PERGOLA
- BBQ AREA
- APZ / IPA Area
- RETAINED TREE - TPZ
- TALL TREES (18M+ NATIVE)
- VERY TALL MONARCH TREES (18M+ NATIVE)

Landscape Masterplan
Landscape Program

Bushland Bathing
At the forest boundary of the site a raised deck leads to the edge giving unrestricted views out into the unique bushland of Sydney's Turpentine Ironbark and Blue Gum forest.

Turpentine Park
A clearing located centrally between the forest edge and the buildings, this is a flexible open turf area

The Patch
Utilising the solar access and typography, the community verge patch is a stepped garden that allows residents to grow produce and plants. On-site composting to be managed by the contracted landscaper/gardener.

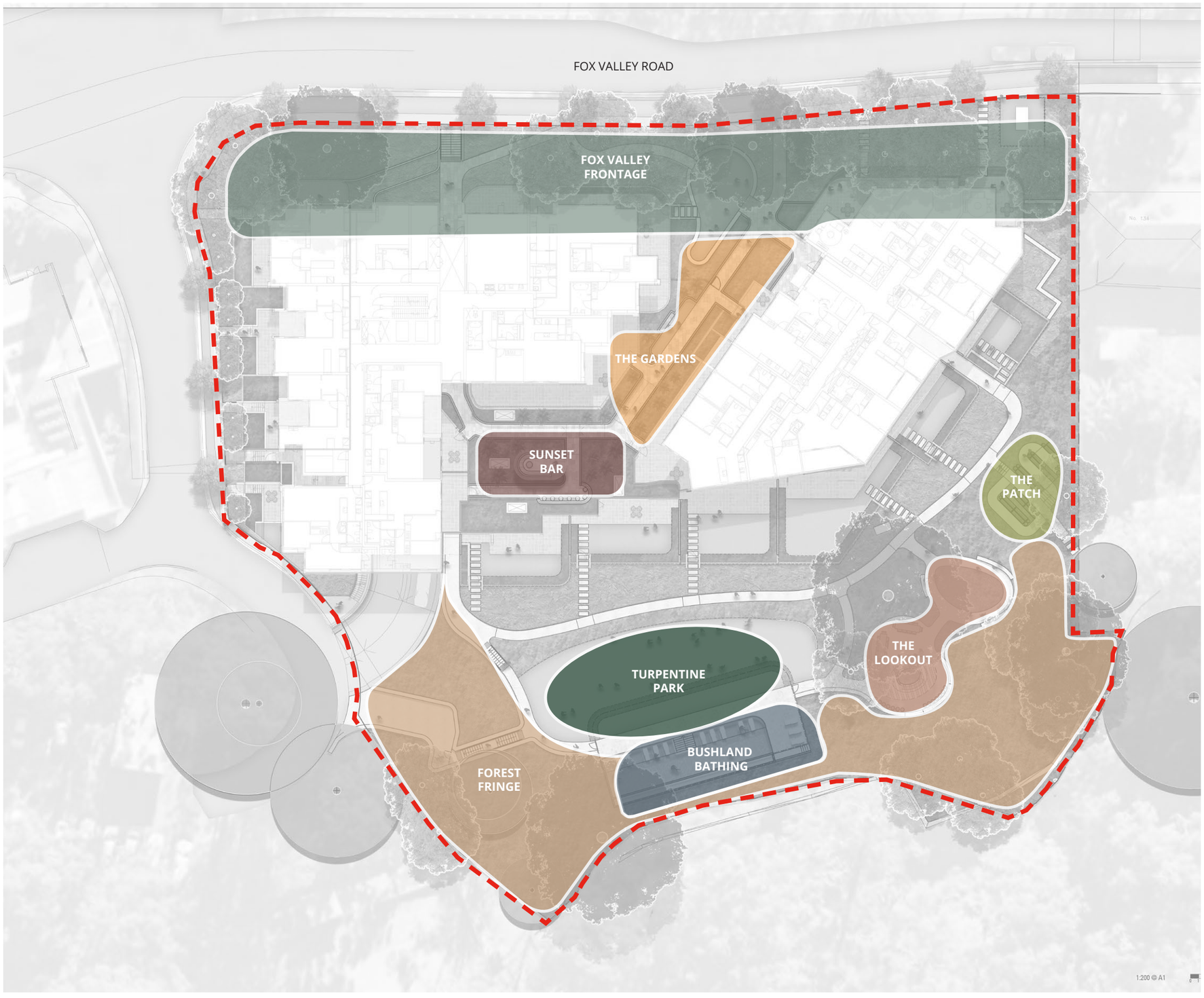
Forest Fringe
Connecting the vegetation of the forest edge into the site

Sunset Bar
On podium the 'Sunset Bar' is where residents can come to congregate with a seated edge to enjoy the views out into the bushland.

Fox Valley Frontage
Integrating the streetscape aesthetic while giving privacy to residentials.

The Gardens
Immersed within lush planting residents can easily circulate between the buildings.

The Lookout
Communal gathering and dining / BBQ



1:500 @ A3 0 2 5 10 15 20m

ARCADIA

Landscape Masterplan
Pedestrian Access + Circulation



LEGEND

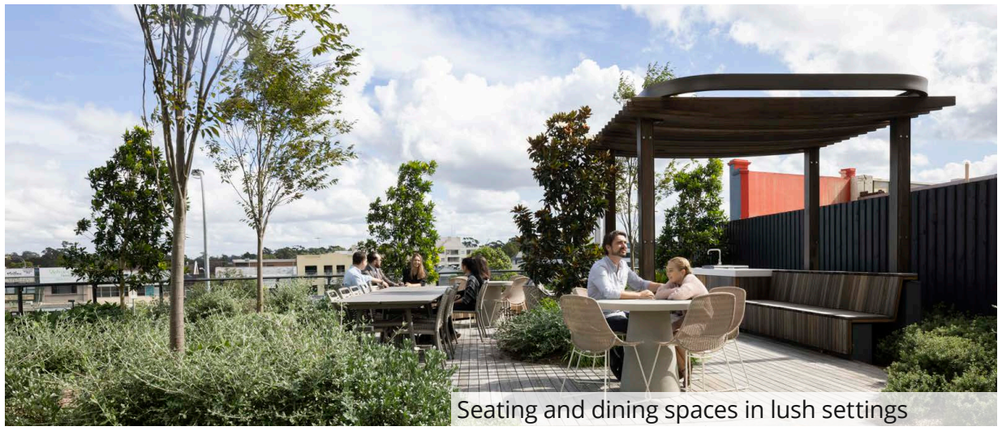
- PRIMARY PATHWAYS
- SECONDARY PATHWAYS
- FIRE TRUCK ACCESS
- POTENTIAL BUSHWALK TRAIL
- SECURE LOBBY ENTRY
- PRIVATE COURTYARD ENTRY
- SECURE LINE - 1800H
- POOL FENCE - 1200H

1:500 @ A3 0 2 5 10 15 20m

ARCADIA

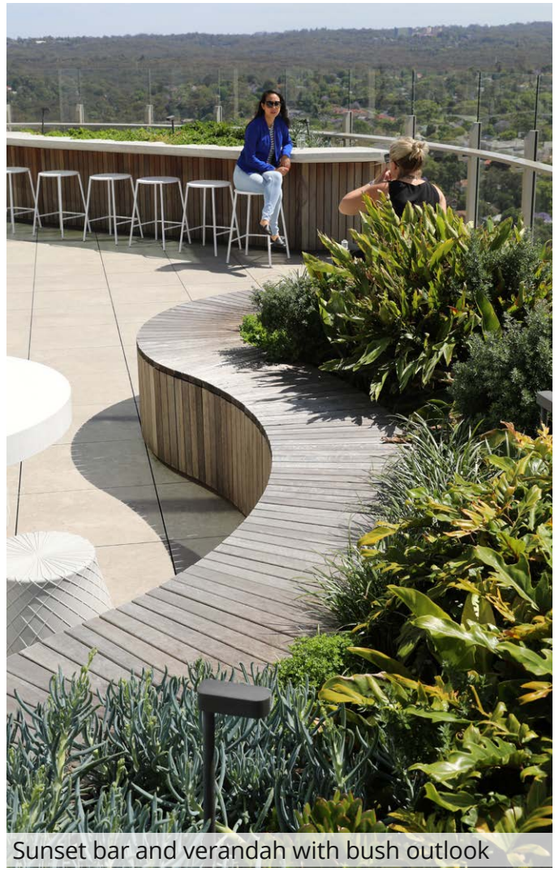
Landscape Vision
Outdoor Amenity


Outdoor relaxation


Seating and dining spaces in lush settings


Meandering pathways and circuits

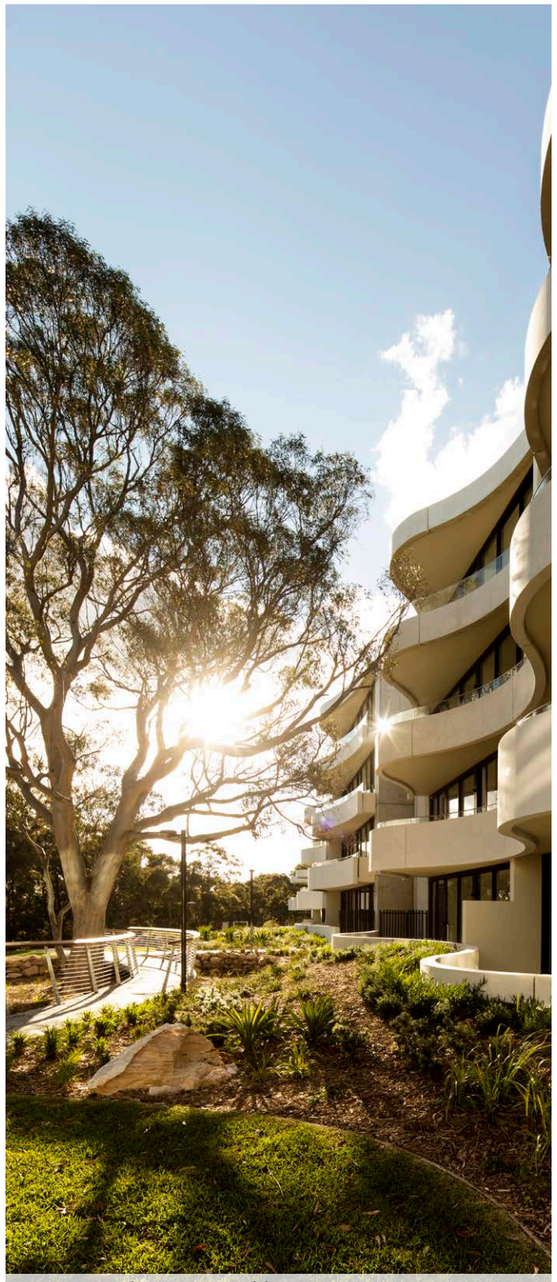

Pool edge against the natural bush setting

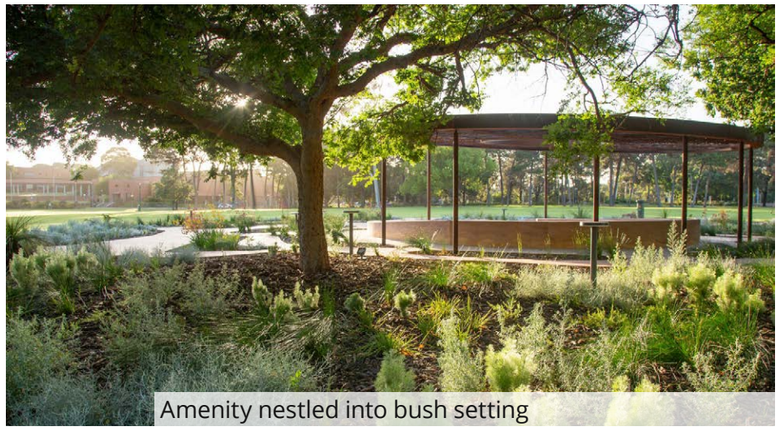

Sunset bar and verandah with bush outlook

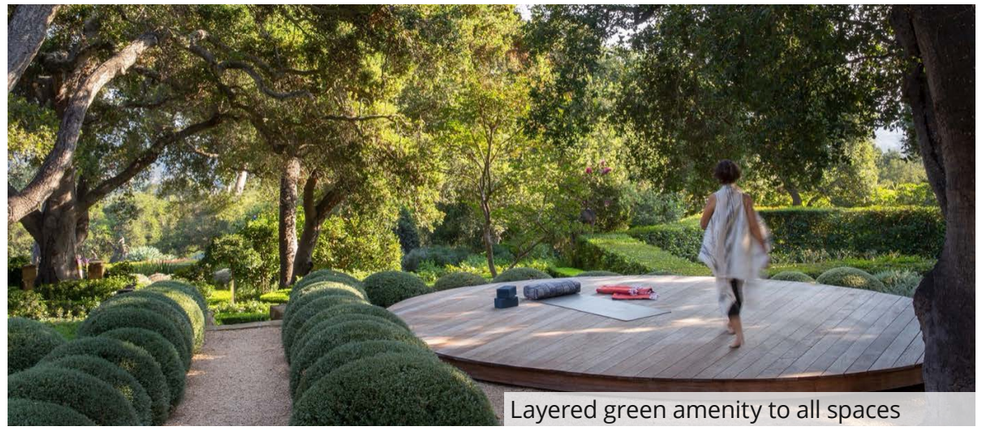

Community gardening

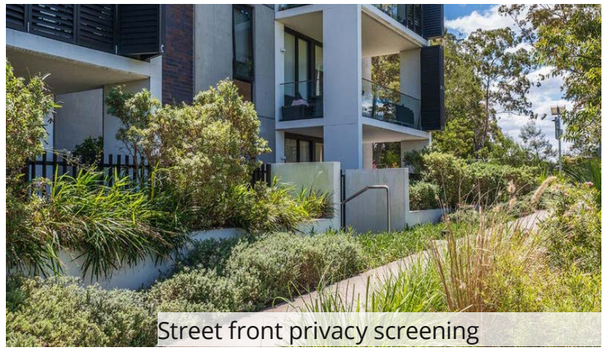

Large open turf surround by native forest

Landscape Vision
Planted Character


Private and communal lawns

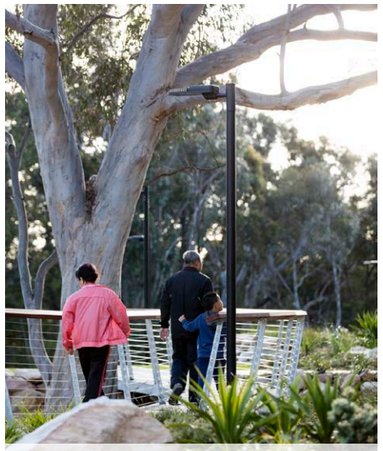

Amenity nestled into bush setting


Layered green amenity to all spaces


Street front privacy screening


Extend local plant communities


Built form softened with planted buffers


Existing trees as focal points


Blend into ‘English Village’ street character


Productive gardens

Planting Palette
Streetscape

Suburban Ridgeline

The proposed planting to the sunny northern aspect, street-facing landscaped setbacks, will be comprised of a diverse palette of native shrubs, grasses, and groundcovers, planted in naturalistic clusters and swathes to create a subtle layered effect. Taller plants will be concentrated along private balcony edges to provide visual screening and privacy. Planting adjacent accessible pathway edges will be selected from low growing species so as not to compromise sightlines and access.

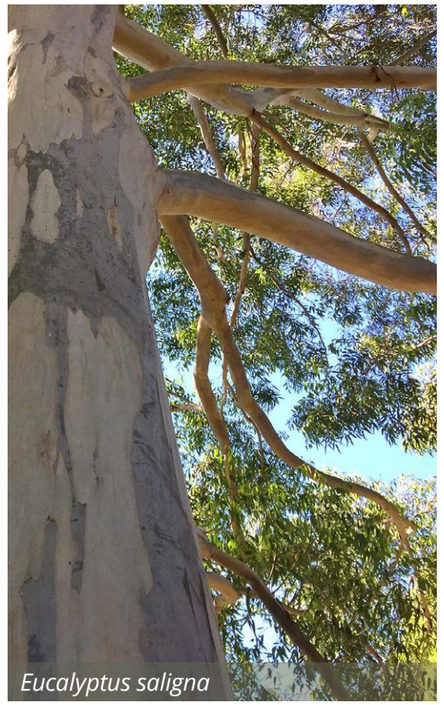
Tall native trees (18m + mature height) shall soften the built form from teh public domain, and provide significant shading to the north facing building facades, assisting to reduce urban heat island effect. The generous deep soil setbacks will encourage healthy vigorous growth of these trees and allow them to reach their full potential.

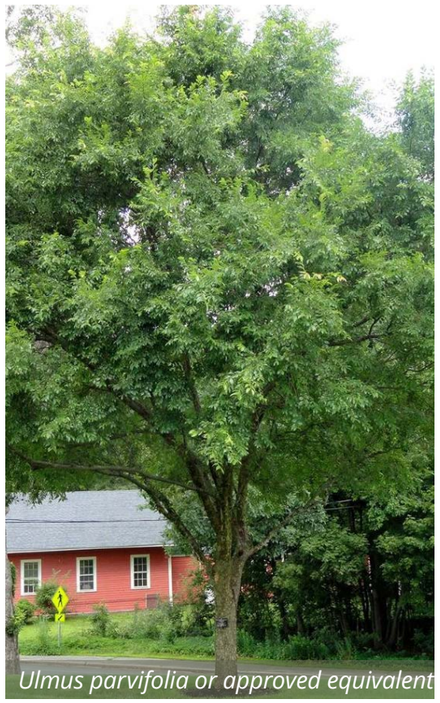
Street trees shall be selected to Council approval, to align with wider precinct street tree outcomes.

For the full list of proposed species refer to the Planting Schedule.

Trees


Angophora costata


Eucalyptus saligna


Ulmus parvifolia or approved equivalent

Shrubs & Accents


Syzygium 'Tiny Trev'


Acacia 'Limelight'


Acmena smithii minor


Correa alba


Callistemon species (various)


Westringia 'Naringa'

Grasses


Dianella 'Little Jess'


Liriope muscari 'Isabella'

Groundcovers


Grevillea 'Royal Mantle'


Goodenia hederacea


Hardenbergia violacea


Westringia 'Low Horizon'

Planting Palette
Podium

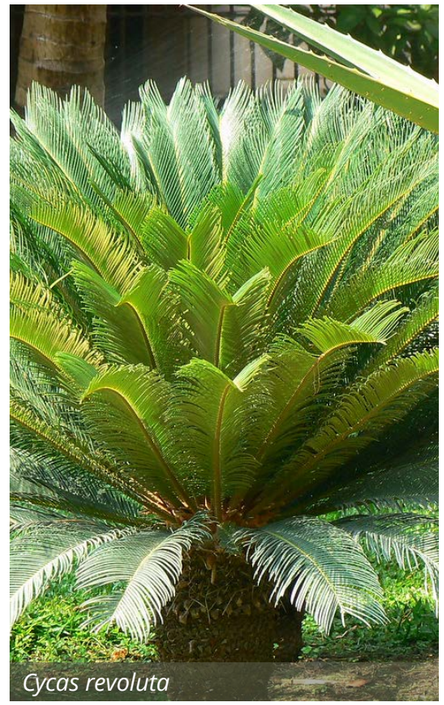
Forest Understorey

The proposed planting to the shaded podium gardens located between the two main buildings, will consist of ferns, tree ferns, and shade loving groundcovers which will provide a lush and sophisticated backdrop to private balconies and communal courtyard spaces, and are well-suited to the sheltered and shaded micro-climate created by the proposed built form.

For the full list of proposed species refer to the Planting Schedule.

Trees and Large Shurbs


Cyathea australis


Cycas revoluta


Dicksonia antarctica

Shrubs & Accents


Asplenium australasicum


Aspidistra elatior


Alocasia macrorrhiza


Blechnum cartilagineum


Calochlaena dubia


Doodia aspera


Philodendron 'Xanadu'


Zamia furfuracea

Grasses


Dianella 'Cassa Blue'


Lomandra 'Tanika'

Groundcovers


Adiantum aethiopicum


Viola hederacea

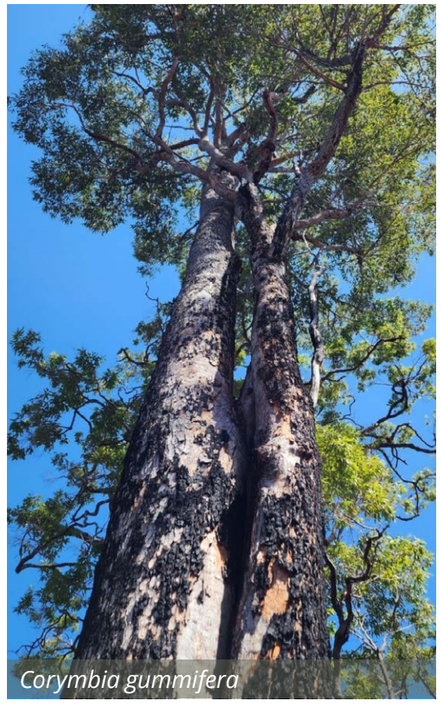
Planting Palette
APZ Bushland

Bushland Gully

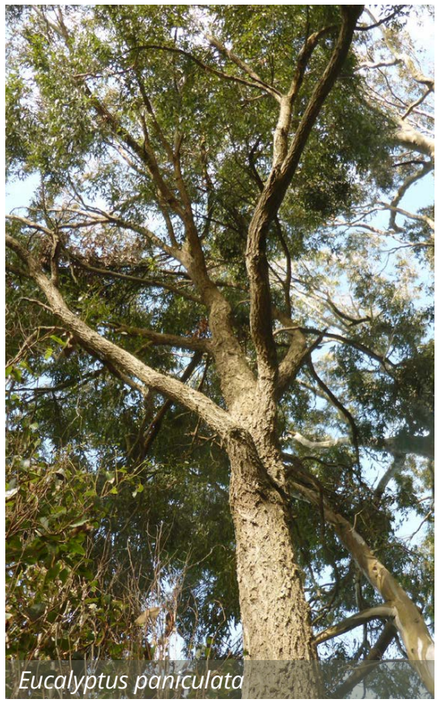
The proposed planting to the bushland asset protection zone (APZ) has been carefully selected from local Blue Gum High Forest vegetation community to complement the local natural heritage, and extend the 'bush edge' character into the communal park area. Planted in highly naturalistic fashion, this planting nevertheless is designed to be fully compliant with the requirements of the RFS 'Planning for Bushfire Protection', Appendix 4, Inner Protection Area landscaping guidelines. Notably, trees will have clear separation between canopies, there will be large discontinuities between clusters of shrubs, and the majority of garden beds will consist of native grasses and groundcovers which can be readily maintained to minimise fuel load.

For the full list of proposed species refer to the Planting Schedule.

Trees and Large Shurbs


Corymbia gummifera


Eucalyptus acmenoides


Eucalyptus paniculata

Shrubs & Accents


Asplenium australasicum


Calochlaena dubia

Grasses


Dianella longifolia


Dianella revoluta


Lomandra glauca


Lomandra hystrix


Lomandra longifolia


Themeda australis

Groundcovers

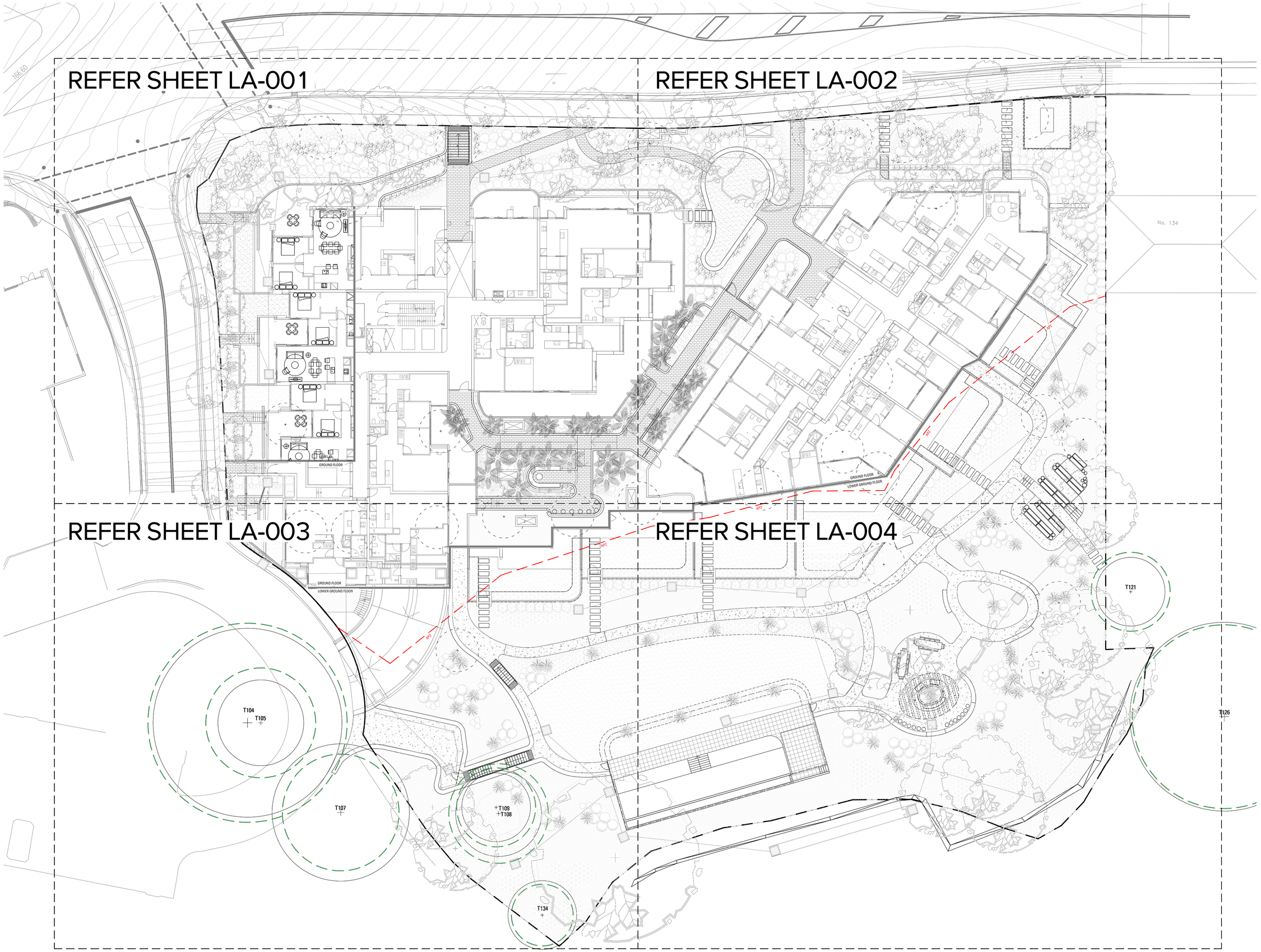

Actinotus helianthi


Banksia 'Birthday Candles'


Myoporum 'Yareena'


Goodenia hederacea

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Legend

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- SHRUB AND ACCENT PLANTING
- MATRIX PLANTING
- TURF
- P1 UNIT PAVING 1
- P2 PATHWAY
- P3 UNIT PAVING 2
- S1 BENCH SEATING 1
- S2 BENCH SEATING 2
- LIGHTWEIGHT FENCING Refer to Architects Detailing
- POOL FENCE (1200mm)
- GARDEN EDGING

Issue	Revision Description	Drawn	Check	Date
E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
C	Issue for DA	A.P	A.M	11.10.24
B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

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Project

Wahroonga Stage 3

136-144 Fox Valley Road
Wahroonga NSW 2076

Development Application

Client

CAPITAL CORPORATION

Drawing No. LA-000

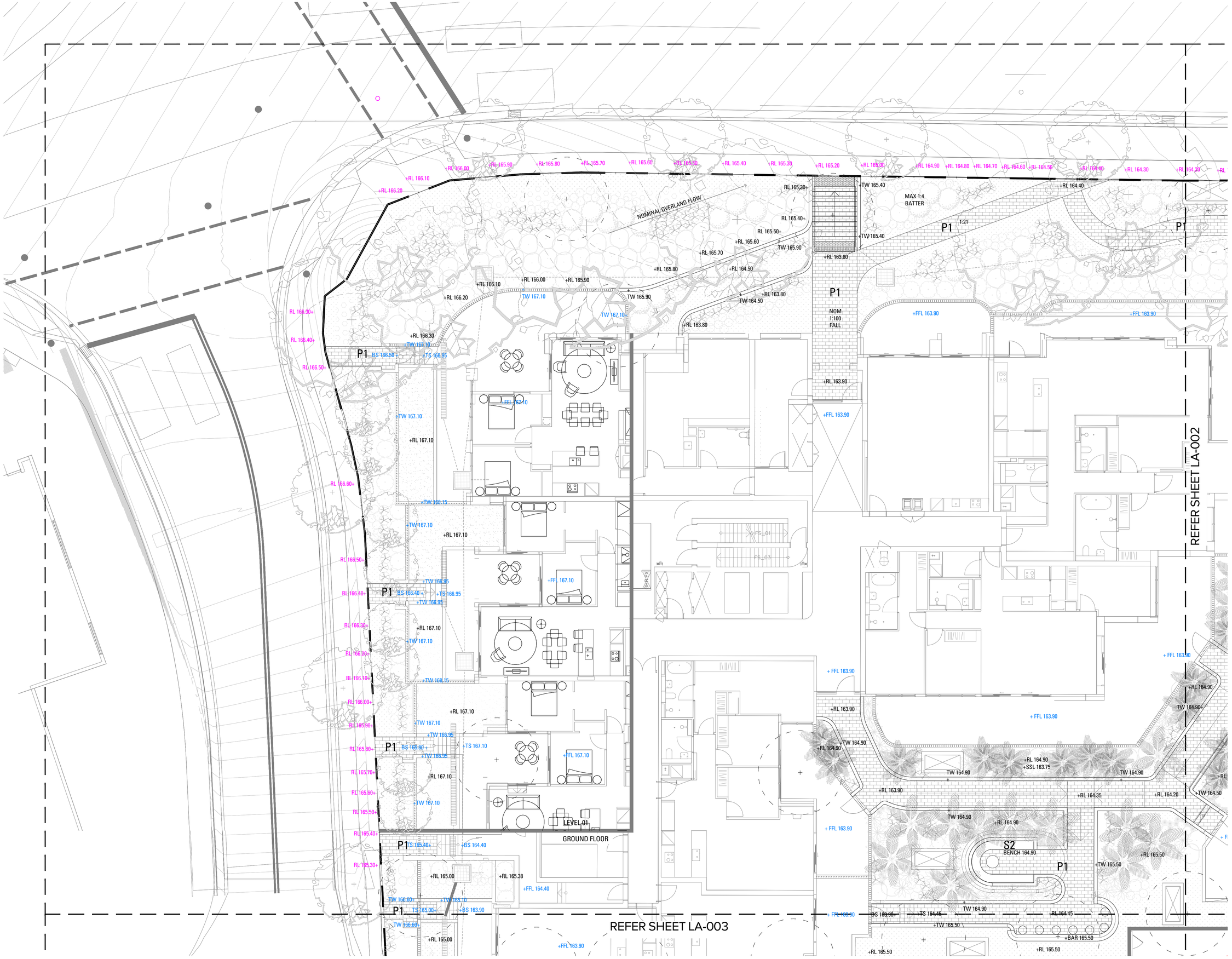
Drawing Name
Index Plan
Finishes and Grading

Job No. 22-907
Issue E
Scale 1:200 @ A1

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B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

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Wahroonga Stage 3

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Development Application

Client

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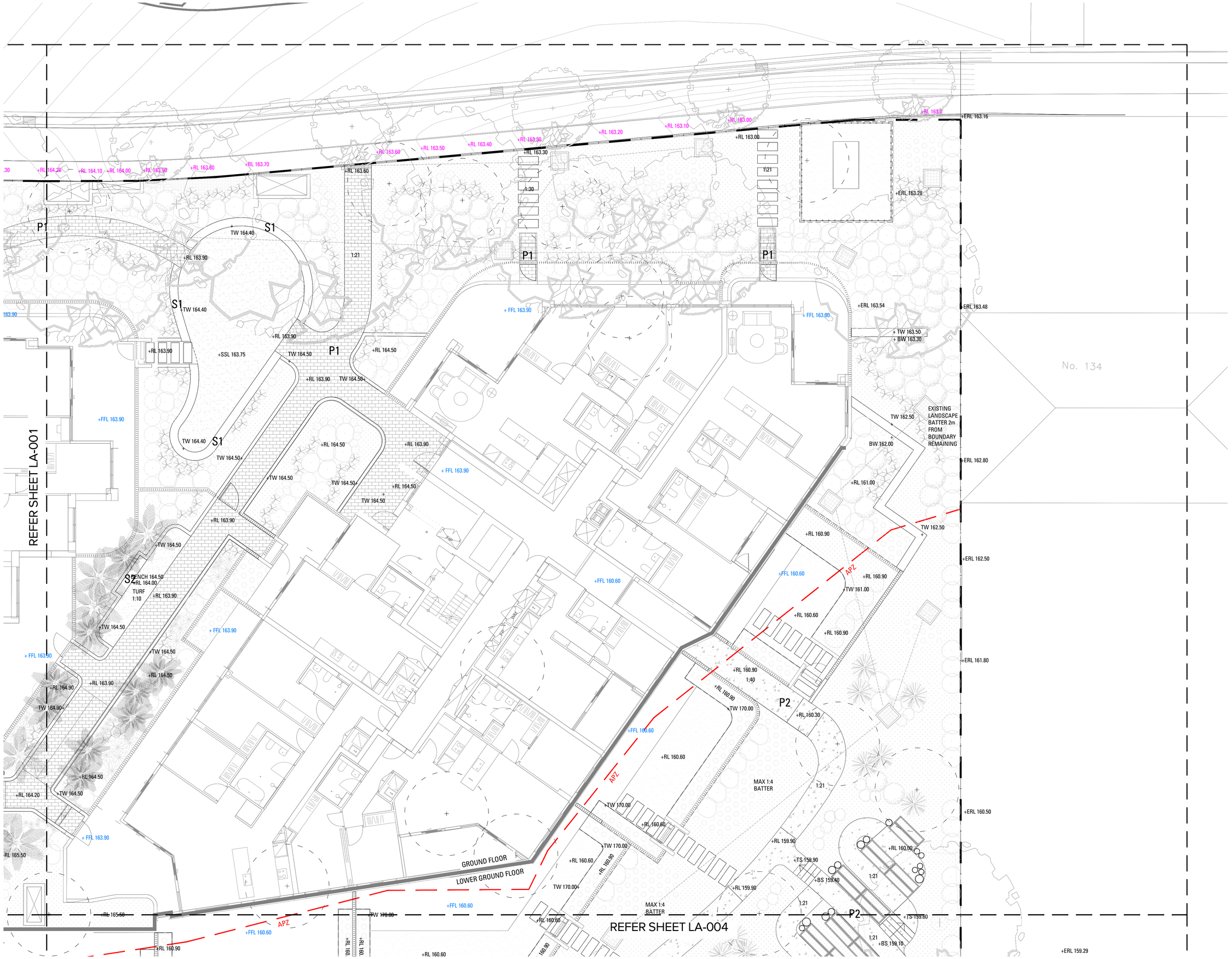
Drawing Name Finishes and Grading Plan

Job No. 22-907
Issue E
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E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
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A	Issue for DRAFT DA	M.M	A.M	22.04.24

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Project

Wahroonga Stage 3

136-144 Fox Valley Road
Wahroonga NSW 2076

Development Application

Client

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Drawing No. LA-002

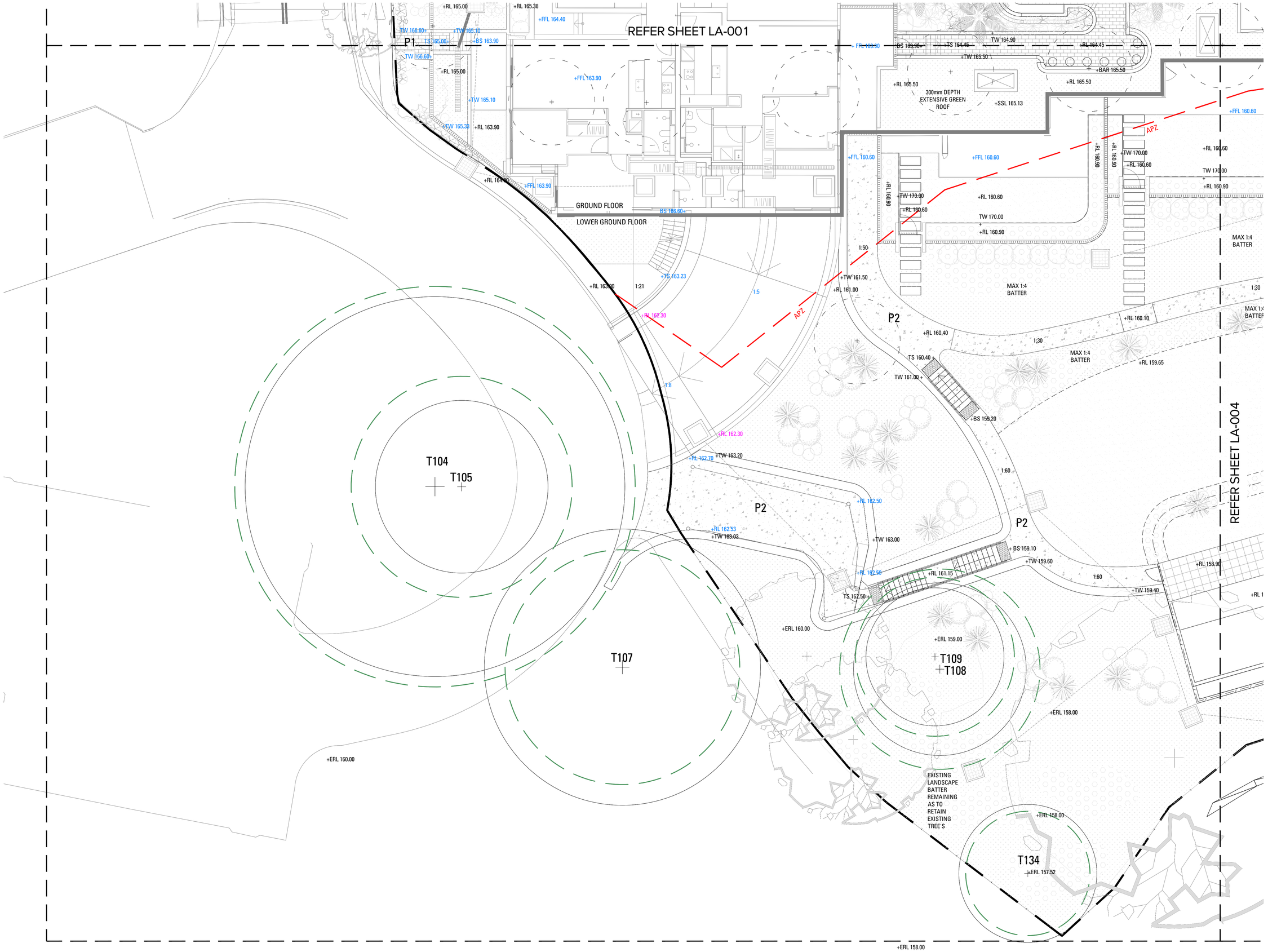
Drawing Name Finishes and Grading Plan

Job No. 22-907
Issue E
Scale 1:100 @ A1

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B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

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Project
Wahroonga Stage 3
136-144 Fox Valley Road
Wahroonga NSW 2076
Development Application

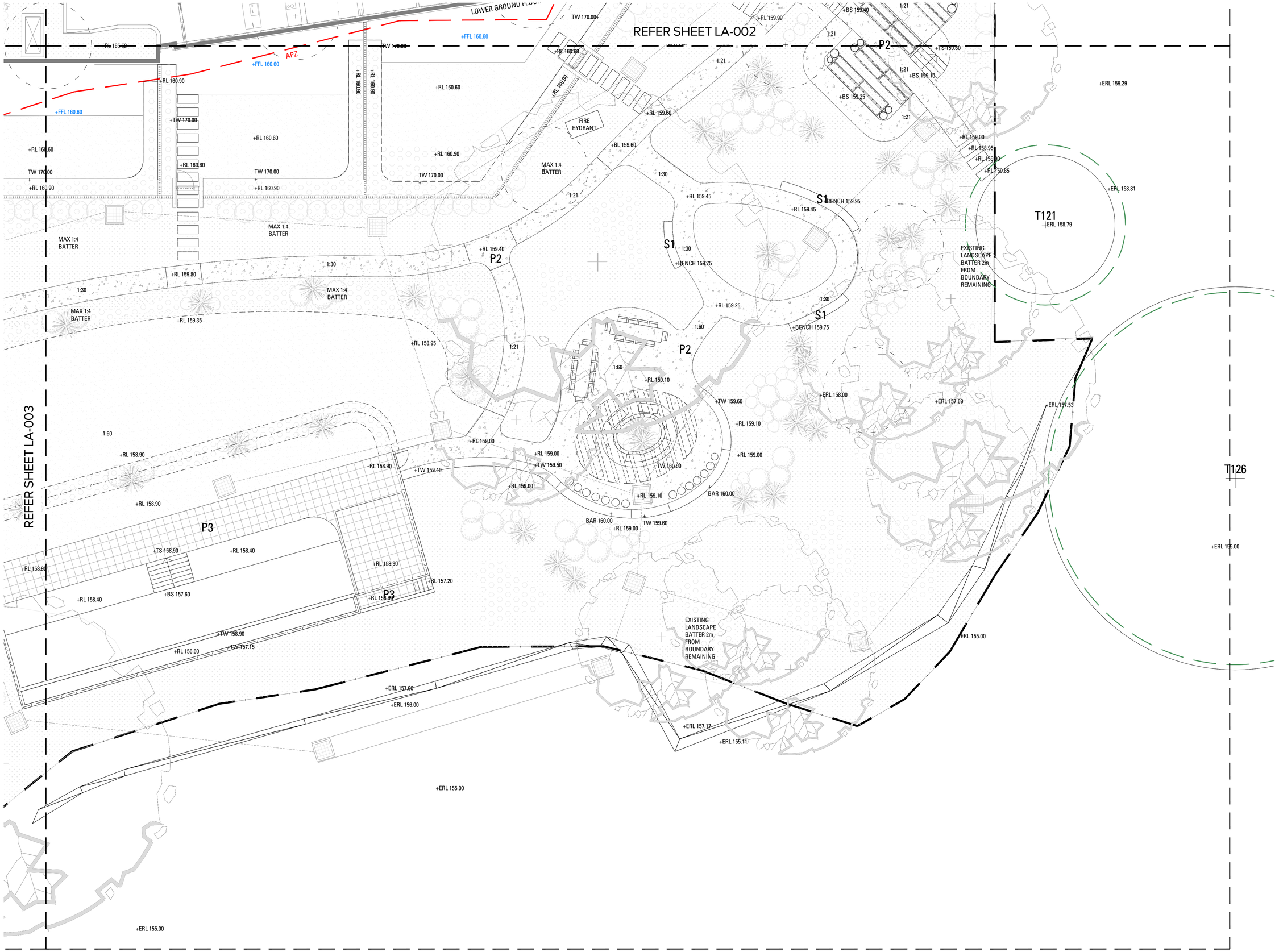
Client
CAPITAL CORPORATION

Drawing No. LA-003
Drawing Name Finishes and Grading Plan

Job No. 22-907
Issue E
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Not for Construction

Project

Wahroonga Stage 3

136-144 Fox Valley Road
Wahroonga NSW 2076

Development Application

Client

CAPITAL CORPORATION

Drawing No. LA-004

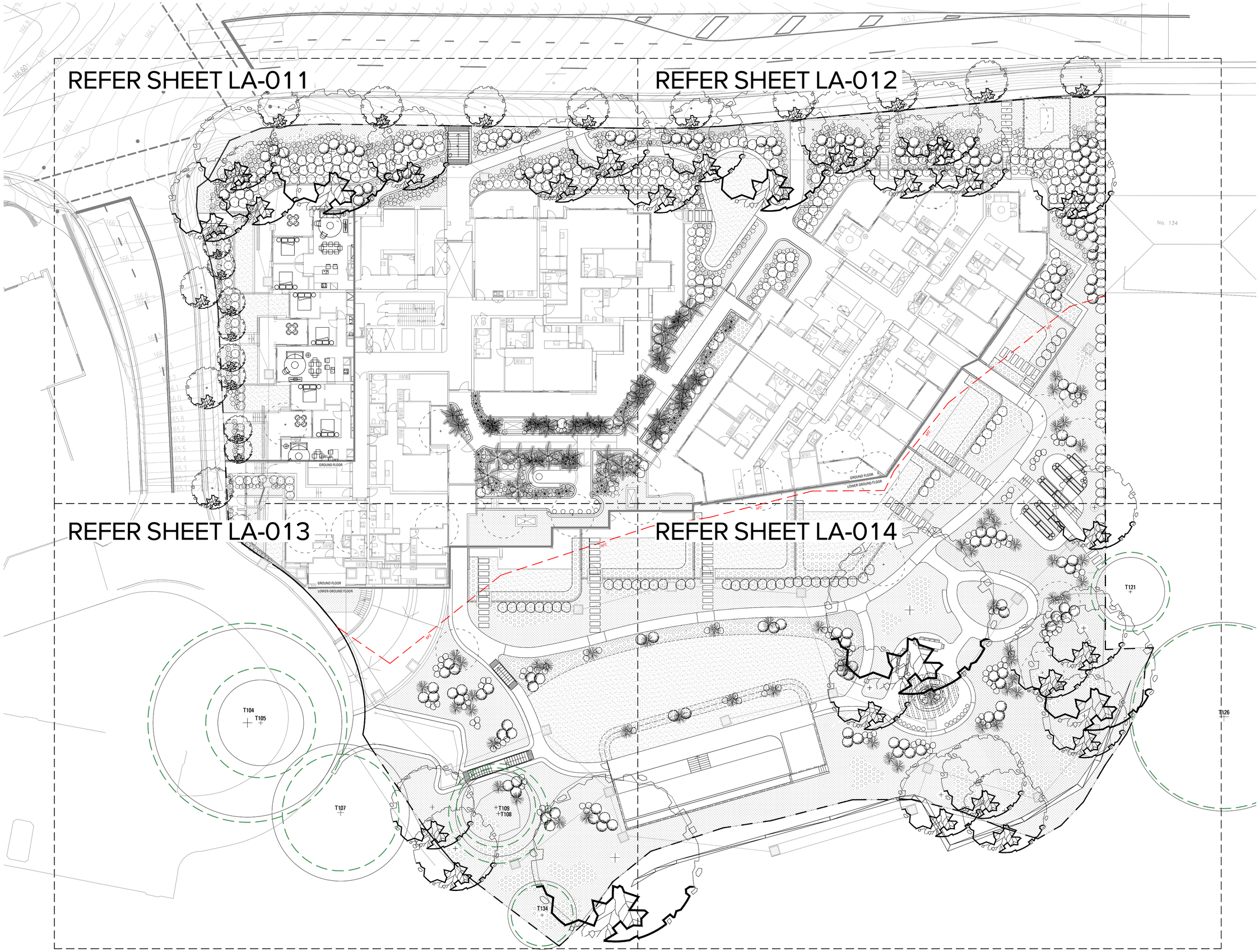
Drawing Name Finishes and Grading Plan

Job No. 22-907
Issue E
Scale 1:100 @ A1

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E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
C	Issue for DA	A.P	A.M	11.10.24
B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

Not for Construction

Project

Wahroonga Stage 3

136-144 Fox Valley Road
Wahroonga NSW 2076

Development Application

Client

CAPITAL CORPORATION

Drawing No. LA-010

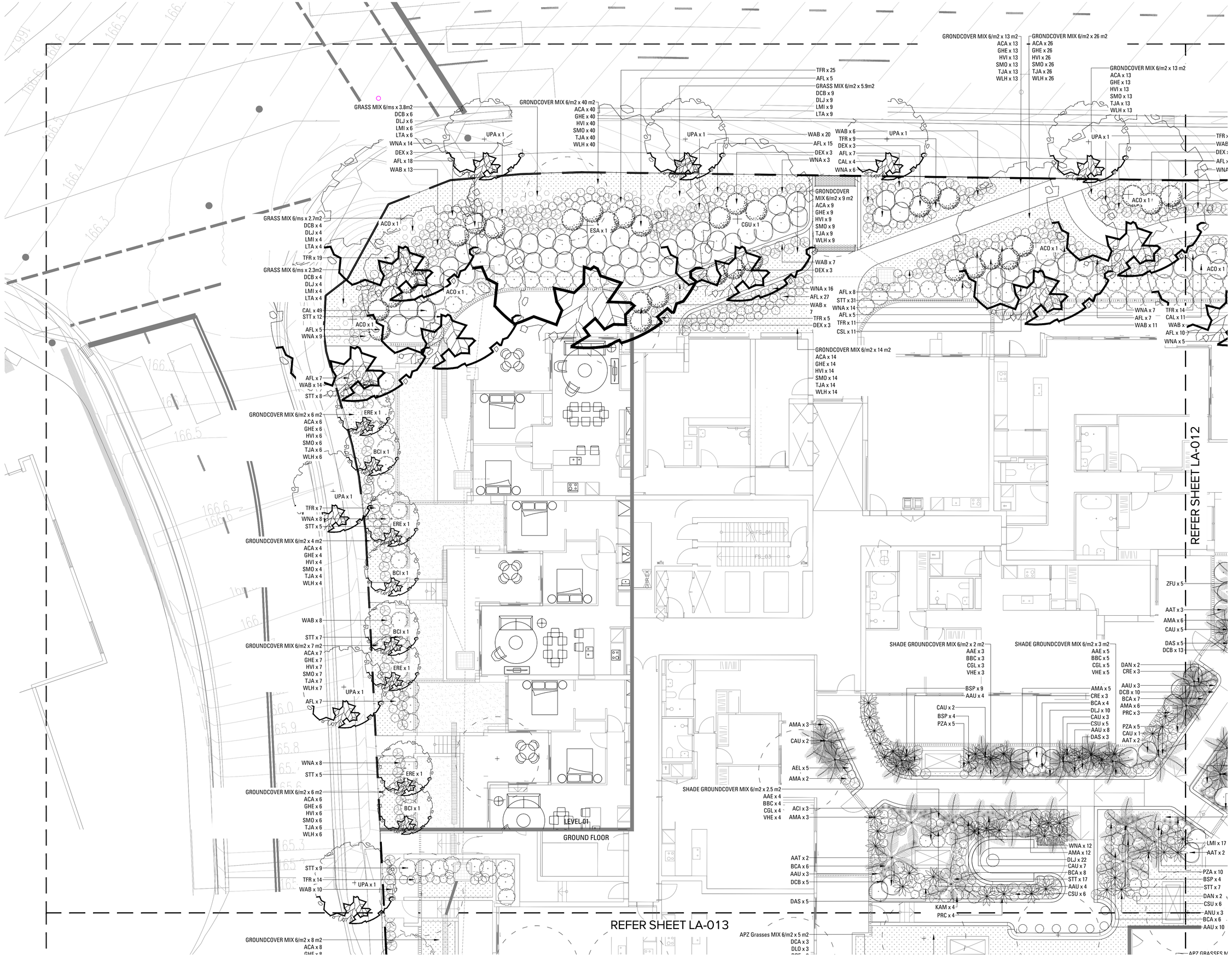
Drawing Name
Index Plan
Softworks

Job No. 22-907
Issue E
Scale 1:200 @ A1

0 1 2 4 6 10m

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Legend

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- SHRUB AND ACCENT PLANTING
- MATRIX PLANTING
- TURF

Issue	Revision Description	Drawn	Check	Date
E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
C	Issue for DA	A.P	A.M	11.10.24
B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

Not for Construction

Project
Wahroonga Stage 3
136-144 Fox Valley Road
Wahroonga NSW 2076
Development Application

Client
CAPITAL CORPORATION

Drawing No. LA-011
Drawing Name Softworks Plan

Job No. 22-907
Issue E
Scale 1:100 @ A1
0 1 2 3 4 5m

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Legend

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- SHRUB AND ACCENT PLANTING
- MATRIX PLANTING
- TURF

R MIX 6/m2 x 13 m2

GRONDCOVER MIX 6/m2 x 9 m2
ACA x 9
GHE x 9
HVI x 9
SMO x 9
TJA x 9
WLH x 9

GRONDCOVER MIX 6/m2 x 63 m2
ACA x 62
GHE x 62
HVI x 62
SMO x 62
TJA x 62
WLH x 62
TFR x 8

GRASS MIX 6/m2 x 5.3m2
DCB x 8
DLJ x 8
LMI x 8
LTA x 8

GRONDCOVER MIX 6/m2 x 6 m2
ACA x 6
GHE x 6
HVI x 6
SMO x 6
TJA x 6
WLH x 6

GRASS MIX 6/m2 x 6m2
DCB x 9
DLJ x 9
LMI x 9
LTA x 9

ASM x 12

TFR x 5
WAB x 6
DEX x 3
AFL x 9
WNA x 6

WAB x 11
CAL x 13
TFR x 7
AFL x 5
AFL x 5
TFR x 5

UPA x 1

GRASS MIX 6/m2 x 5.3m2
DCB x 8
DLJ x 8
LMI x 8
LTA x 8

WNA x 6
STT x 10
WAB x 7
CSL x 23
TFR x 6
AFL x 5
WNA x 7
AFL x 11
WAB x 7

UPA x 1

DEX x 3
TFR x 14
AFL x 5
WNA x 7

WNA x 5
DEX x 3
WNA x 14
STT x 9
DEX x 3
AFL x 8
WAB x 3

UPA x 1

AFL x 13
CAL x 18
WAB x 9
AFL x 5
TFR x 17

WAB x 8
KAU x 10
CSL x 20
STT x 5

WNA x 13
AFL x 13

UPA x 1

CGU x 1

EAC x 1

CGU x 1

CGU x 1

CGU x 1

ESA x 1

ACO x 1

SHADE GROUNDCOVER MIX 6/m2 x 12 m2
AAE x 18
BBC x 18
CGL x 18
VHE x 18

EAC x 1

IA x 7
. x 7
AB x 11
TFR x 14
CAL x 11
WAB x
AFL x 10
WNA x 5

GRASS MIX 6/m2 x 3.5m2
DCB x 5
DLJ x 5
LMI x 5
LTA x 5

WNA x 10
CSL x 6

STT x 3
WNA x 17
CSL x 2

STT x 3
WAB x 5
GRASS MIX 6/m2 x 4m2
DCB x 2
DLJ x 2
LMI x 2
LTA x 2

GRONDCOVER MIX 6/m2
x 37 m2
ACA x 4
GHE x 4
HVI x 4
SMO x 4
TJA x 4
WLH x 4

ASM x 12
AFL x 12
WAB x 18

No. 134

AAU x 5
DAS x 4

SHADE GROUNDCOVER MIX 6/m2 x 15 m2
AAE x 23
BBC x 23
CGL x 23
VHE x 23

APZ GRASSES MIX 6/m2 x 12 m2
DCA x 7
DLO x 7
DRE x 7
LGL x 7
LHY x 7
LLO x 7
LTA x 7
TAU x 7
DLJ x 7
LMI x 7

APZ GROUNDCOVER MIX 6/m2 x 12m2
BBC x 6
CGL x 6
ACO x 6
TJA x 6
AHE x 6
DSF x 6
EBH x 6
GHE x 6
HVI x 6
MYA x 6
SMO x 6
SSE x 6

AAT x 2

BCA x 7
AMA x 6

PZA x 11

CRE x 6

AMA x 5
AAU x 7

BCA x 5

STT x 5

AMA x 5

APZ GRASSES MIX 6/m2 x 5 m2
DCA x 3
DLO x 3
DRE x 3
LGL x 3
LHY x 3
LLO x 3
LTA x 3
TAU x 3
DLJ x 3
LMI x 3

WNA x 10
DEX x 4
STT x 6

APZ GROUNDCOVER MIX 6/m2 x 31.6m2
BBC x 16
CGL x 16
ACO x 16
TJA x 16
AHE x 16
DSF x 16
EBH x 16
GHE x 16
HVI x 16
MYA x 16
SMO x 16
SSE x 16

PZA x 7
AAU x 11

AMA x 4
STT x 8
CRE x 8
AAU x 4

REFER SHEET LA-011

AAU x 3
LMI x 5
ACI x 3
DAS x 8
AAT x 2

GRASS MIX 6/m2 x 4m2
DCB x 14
DLJ x 14
LMI x 14
LTA x 14

APZ GRASSES MIX 6/m2 x 10 m2
DCA x 6
DLO x 6
DRE x 6
LGL x 6
LHY x 6
LLO x 6
LTA x 6
TAU x 6
DLJ x 6
LMI x 6

DEX x 3
STT x 5
ASM x 3

APZ GRASSES MIX 6/m2 x 4.5 m2
DCA x 3
DLO x 3
DRE x 3
LGL x 3
LHY x 3
LLO x 3
LTA x 3
TAU x 3
DLJ x 3
LMI x 3

ZFU x 5

AAT x 3
AMA x 6
CAU x 5

AEL x 3
DLJ x 10
AMA x 8

DAS x 5
DCB x 13

APZ GRASSES MIX 6/m2 x 8.3 m2
DCA x 5
DLO x 5
DRE x 5
LGL x 5
LHY x 5
LLO x 5
LTA x 5
TAU x 5
DLJ x 5
LMI x 5

ASM x 3

APZ GROUNDCOVER MIX 6/m2 x 79m2
BBC x 40
CGL x 40
ACO x 40
TJA x 40
AHE x 40
DSF x 40
EBH x 40
GHE x 40
HVI x 40
MYA x 40
SMO x 40
SSE x 40

ATE x 3
HSE x 3
BLE x 5
ASM x 3

CRE x 5
PZA x 3
DAN x 3
SHADE GROUNDCOVER MIX 6/m2 x 5.8 m2
AAE x 9
BBC x 9
CGL x 9
VHE x 9

BCA x 6

AAU x 5
ANU x 6
DCB x 9
DAS x 7

STT x 6

APZ GRASSES MIX 6/m2 x 4 m2
DCA x 2
DLO x 2
DRE x 2
LGL x 2
LHY x 2
LLO x 2
LTA x 2
TAU x 2
DLJ x 2
LMI x 2

APZ GRASSES MIX 6/m2 x 27 m2
DCA x 16
DLO x 16
DRE x 16
LGL x 16
LHY x 16
LLO x 16
LTA x 16
TAU x 16
DLJ x 16
LMI x 16

DEX x 3
CLJ x 2
AFL x 5

APZ GROUNDCOVER MIX 6/m2 x 24m2
BBC x 12
CGL x 12
ACOx 12
TJA x 12
AHE x 12
DSF x 12
EBH x 12
GHE x 12
HVI x 12
MYA x 12
SMO x 12
SSE x 12

AMA x 4
CAU x 2

CRE x 3
LTA x 8

ASU x 5

APZ Grasses MIX 6/m2 x 3.5 m2
DCA x 2
DLO x 2
DRE x 2
LGL x 2
LHY x 2
LLO x 2
LTA x 2
TAU x 2
DLJ x 2
LMI x 2

HERBS x 154 (10/m2)

ASM x 3

APZ GRASSES MIX 6/m2 x 12m2
DCA x 7
DLO x 7
DRE x 7
LGL x 7
LHY x 7
LLO x 7
LTA x 7
TAU x 7
DLJ x 7
LMI x 7

SHADE GROUNDCOVER MIX 6/m2 x 1.8 m2
AAE x 3
BBC x 3
CGL x 3
VHE x 3

LMI x 17
AAT x 2

CAU x 8

PZA x 10
BSP x 4
STT x 7
DAN x 2
CSU x 6
ANU x 3
BCA x 6
AAU x 10

APZ GRASSES MIX 6/m2 x 2.5 m2
DCA x 2
DLO x 2
DRE x 2
LGL x 2
LHY x 2
LLO x 2
LTA x 2
TAU x 2
DLJ x 2
LMI x 2

XAU x 3

APZ GRASSES MIX 6/m2 x 36 m2
DCA x 22
DLO x 22
DRE x 22
LGL x 22
LHY x 22
LLO x 22

REFER SHEET LA-014

ESA x 1

APZ GRASSES MIX 6/m2 x 15 m2
DCA x 9
DLO x 9
DRE x 9

APZ GRASSES MIX 6/m2 x 7 m2

ASM x 3

ASM x 3

Issue	Revision Description	Drawn	Check	Date
E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
C	Issue for DA	A.P	A.M	11.10.24
B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

Not for Construction

Project
Wahroonga Stage 3
136-144 Fox Valley Road
Wahroonga NSW 2076
Development Application

Client
CAPITAL CORPORATION

Drawing No. LA-012
Drawing Name Softworks Plan

Job No. 22-907
Issue E
Scale 1:100 @ A1
0 1 2 3 4 5m

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ARCADIA

REFER SHEET LA-011

REFER SHEET LA-014

TFR x 14
WAB x 10
UPA x 1
GROUNDCOVER MIX 6/m2 x 8 m2
ACA x 8
GHE x 8
HVI x 8
SMO x 8
TJA x 8
WLH x 8
ERE x 1
XAU x 3
WAB x 9
AMA x 12
GROUND FLOOR
LOWER GROUND FLOOR
GROUNDCOVER MIX 6/m2 x 22 m2
ACA x 13
GHE x 13
HVI x 13
SMO x 13
TJA x 13
WLH x 13
APZ GROUNDCOVER MIX 6/m2 x 89m2
BBC x 45
CGL x 45
ACO x 45
TJA x 45
AHE x 45
DSF x 45
EBH x 45
GHE x 45
HVI x 45
MYA x 45
SMO x 45
SSE x 45
T104
T105
APZ GROUNDCOVER MIX 6/m2 238m2
BBC x 119
CGL x 119
ACO x 119
TJA x 119
AHE x 119
DSF x 119
EBH x 119
GHE x 119
HVI x 119
MYA x 119
SMO x 119
SSE x 119
T1
AAU x 3
DCB x 5
DAS x 5
APZ Grasses MIX 6/m2 x 5 m2
DCA x 3
DLO x 3
DRE x 3
LGL x 3
LHY x 3
LLO x 3
LTA x 3
TAU x 3
DLJ x 3
LMI x 3
APZ Grasses MIX 6/m2 x 5 m2
DCA x 3
DLO x 3
DRE x 3
LGL x 3
LHY x 3
LLO x 3
LTA x 3
TAU x 3
DLJ x 3
LMI x 3
APZ GRASSES MIX 6/m2 x 11 m2
DCA x 7
DLO x 7
DRE x 7
LGL x 7
LHY x 7
LLO x 7
LTA x 7
TAU x 7
DLJ x 7
LMI x 7
BER x 2
ATE x 3
AFL x 5
BLE x 3
DEX x 1
GSP x 5
ASU x 3
CLJ x 3
DEX x 3
XAU x 3
BER x 3
BLE x 3
KAM x 3
ASU x 5
HSE x 1
APZ GRASSES MIX 6/m2 x 4.3 m2
DCA x 3
DLO x 3
DRE x 3
LGL x 3
LHY x 3
LLO x 3
LTA x 3
TAU x 3
DLJ x
LMI x
ACO x 1
T109
T108
BLE x 3
KAM x 3
HSE x 1
APZ GRASSES MIX 6/m2 x 6.8 m2
DCA x 4
DLO x 4
DRE x 4
LGL x 4
LHY x 4
LLO x 4
LTA x 4
TAU x 4
DLJ x 4
LMI x 4
ACO x 1
APZ GRASSES MIX 6/m2 x 10.5 m2
DCA x 6
DLO x 6
DRE x 6
LGL x 6
LHY x 6
LLO x 6
LTA x 6
TAU x 6
DLJ x 6
LMI x 6
APZ GRASSES MIX 6/m2 x 12.2 m2
DCA x 9
DLO x 9
DRE x 9
LGL x 9
LHY x 9
LLO x 9
LTA x 9
TAU x 9
T134
KAM x 4
PRC x 4
BCA x 8
STT x 17
AAU x 4
CSU x 6
LUSH GROUNDCOVER MIX 6/m2x 78m2
AHE x 117
DSF x 117
EBH x 117
MYA x 117
STT x 8
ASU x 6
ATE x 3
BER x 2
DEX x 1
BLE x 3
APZ GRASSES MIX 6/m2 x 45 m2
DCA x 27
DLO x 27
DRE x 27
LGL x 27
LHY x 27
LLO x 27
LTA x 27
TAU x 27
DLJ x 27
LMI x 27
APZ GRASSES MIX 6/m2 x 8 m2
DCA x 5
DLO x 5
DRE x 5
LGL x 5
LHY x 5
LLO x 5
LTA x 5
TAU x 5
DLJ x 5
LMI x 5
XAU x 3
WFR x 3
BER x 2
XAU x 3
WFR x 5
BER x 1
EPA x 1
APZ GRASSES MIX 6/m2 x 11.9 m2
DCA x 7
DLO x 7
DRE x 7
LGL x 7
LHY x 7
LLO x 7
LTA x 7
TAU x 7
DLJ x 7
LMI x 7
APZ GRASSES MIX 6/m2 x 12.9 m2
DCA x 3
DLO x 3
DRE x 3
LGL x 3
LHY x 3
LLO x 3
LTA x 3
TAU x 3
DLJ x 3
LMI x 3
PZA x 10
BSP x 4
STT x 7
DAN x 2
CSU x 6
ANU x 3
BCA x 6
AAU x 10
APZ GRASSES M
DCA x 4
DLO x 4
DRE x 4
LGL x 4
LHY x 4
LLO x 4
LTA x 4
TAU x 4
DLJ x 4
LMI x 4
APZ
DEX x 1
BLE x 3
APZ GROUNDCOVER MIX 6/n
BBC x 25
CGL x 25
ACO x 25
TJA x 25
AHE x 25
DSF x 25
EBH x 25
GHE x 25
HVI x 25
MYA x 25
SMO x 25
SSE x 25
BLE x 2
HSE x 1
APZ GRASSES MIX 6/m2 x 9.3 m2
DCA x 5
DLO x 5
DRE x 5
LGL x 5
LHY x 5
LLO x 5
LTA x 5
TAU x 5
DLJ x 5
LMI x 5

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Legend

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- SHRUB AND ACCENT PLANTING
- MATRIX PLANTING
- TURF

Issue	Revision Description	Drawn	Check	Date
E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
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B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

Not for Construction

Project

Wahroonga Stage 3

136-144 Fox Valley Road
Wahroonga NSW 2076

Development Application

Client

CAPITAL CORPORATION

Drawing No. LA-013

Drawing Name Softworks Plan

Job No. 22-907
Issue E
Scale 1:100 @ A1

0 1 2 3 4 5m

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Legend

REFER SHEET LA-012

REFER SHEET LA-013

T121

T126

PZA x 10
BSP x 4
STT x 7
DAN x 2
CSU x 6
ANU x 3
BCA x 6
AAU x 10

APZ GRASSES MIX 6/m2 x 7 m2
DCA x 4
DLO x 4
DRE x 4
LGL x 4
LHY x 4
LLO x 4
LTA x 4
TAU x 4
DLJ x 4
LMI x 4

STT x 9

DRE x 2
LGL x 2
LHY x 2
LLO x 2
LTA x 2
TAU x 2
DLJ x 2
LMI x 2

APZ GRASSES MIX 6/m2 x 15 m2
DCA x 9
DLO x 9
DRE x 9
LGL x 9
LHY x 9
LLO x 9
LTA x 9
TAU x 9
DLJ x 9
LMI x 9

STT x 17

APZ GRASSES MIX 6/m2 x 36 m2
DCA x 22
DLO x 22
DRE x 22
LGL x 22
LHY x 22
LLO x 22
LTA x 22
TAU x 22
DLJ x 22
LMI x 22

DLJ x 2
LMI x 2

XAU x 3

DRE x 7
LGL x 7
LHY x 7
LLO x 7
LTA x 7
TAU x 7
DLJ x 7
LMI x 7

ESA x 1

ASM x 3
ASM x 3

APZ GRASSES MIX 6/m2 x 9 m2
DCA x 5
DLO x 5
DRE x 5
LGL x 5
LHY x 5
LLO x 5
LTA x 5
TAU x 5
DLJ x 5
LMI x 5

BER x 6
BLE x 8
ATE x 5
HSE x 3
CLJ x 3
ASU x 3

WFR x 2
DEX x 1
XAU x 2

EPA x 1

APZ GRASSES MIX 6/m2 x 4 m2
DCA x 2
DLO x 2
DRE x 2
LGL x 2
LHY x 2
LLO x 2
LTA x 2
TAU x 2
DLJ x 2
LMI x 2

APZ GRASSES MIX 6/m2 x 31 m2
DCA x 19
DLO x 19
DRE x 19
LGL x 19
LHY x 19
LLO x 19
LTA x 19
TAU x 9
DLJ x 19
LMI x 19

EAC x 1

BER x 1
KAM x 3

DEX x 1
BLE x 7
WFR x 3

HSE x 1
GSP x 3

BER x 1
KAM x 2

APZ GRASSES MIX 6/m2 x 18 m2
DCA x 11
DLO x 11
DRE x 11
LGL x 11
LHY x 11
LLO x 11
LTA x 11
TAU x 11
DLJ x 11
LMI x 11

APZ Groundcover Mix x 6/m 135m2
BBC x 68
CGL x 68
ACO x 68
TJA x 68
AHE x 68
DSF x 68
EBH x 68
GHE x 68
HVI x 68
MYA x 68
SMO x 68
SSE x 68

APZ GROUNDCOVER MIX 6/m2 x 50m2
BBC x 25
CGL x 25
ACO x 25
TJA x 25
AHE x 25
DSF x 25
EBH x 25
GHE x 25
HVI x 25
MYA x 25
SMO x 25
SSE x 25

ASU x 3
BER x 3
ATE x 6

APZ GROUNDCOVER MIX 6/m2 69m2
BBC x 34
CGL x 34
ACO34
TJA x 34
AHE x 34
DSF x 34
EBH x 34
GHE x 34
HVI x 34
MYA x 34
SMO x 34
SSE x 34

EAC x 1

ASU x 10
GSP x 3
AFL x 5

AFL x 5
DEX x 2

KAM x 3
AFL x 5
DEX x 2

ESA x 1

EAC x 1

APZ GRASSES MIX 6/m2 x 13.2 m2
DCA x 8
DLO x 8
DRE x 8
LGL x 8
LHY x 8
LLO x 8
LTA x 8
TAU x 8
DLJ x 8
LMI x 8

APZ GRASSES MIX 6/m2 x 9.2 m2
DCA x 6
DLO x 6
DRE x 6
LGL x 6
LHY x 6
LLO x 6
LTA x 6
TAU x 6
DLJ x 6
LMI x 6

HSE x 1
ASU x 3

BER x 1
KAM x 2

HSE x 1
GSP x 3

ATE x 3
AFL x 4
DEX x 1

BLE x 6
WFR x 5
HSE x 2

APZ GRASSES MIX 6/m2 x 13.7 m2
DCA x 8
DLO x 8
DRE x 8
LGL x 8
LHY x 8
LLO x 8
LTA x 8
TAU x 8
DLJ x 8
LMI x 8

CGU x 1

CGU x 1

CGU x 1

APZ GRASSES MIX 6/m2 x 11.8 m2
DCA x 7
DLO x 7
DRE x 7
LGL x 7
LHY x 7
LLO x 7
LTA x 7
TAU x 7
DLJ x 7
LMI x 7

XAU x 3
WFR x 5
BER x 1

EPA x 1

APZ GRASSES MIX 6/m2 x 9.6 m2
DCA x 6
DLO x 6
DRE x 6
LGL x 6
LHY x 6
LLO x 6
LTA x 6
TAU x 6
DLJ x 6
LMI x 6

APZ GROUNDCOVER MIX 6/m2 488 m2
BBC x 244
CGL x 244
ACO x 244
TJA x 244
AHE x 244
DSF x 244
EBH x 244
GHE x 244
HVI x 244
MYA x 244
SMO x 244
SSE x 244

APZ GRASSES MIX 6/m2 x 9.2 m2
DCA x 6
DLO x 6
DRE x 6
LGL x 6
LHY x 6
LLO x 6
LTA x 6
TAU x 6
DLJ x 6
LMI x 6

APZ GRASSES MIX 6/m2 x 9.6 m2
DCA x 6
DLO x 6
DRE x 6
LGL x 6
LHY x 6
LLO x 6
LTA x 6
TAU x 6
DLJ x 6
LMI x 6

APZ GRASSES MIX 6/m2 x 11.9 m2
x 7
x 7
x 7
7
7
7
x 7
7
7

APZ GRASSES MIX 6/m2 x 12.9 m2
x 3
x 3
3
3
3
3
x 3
3
3

E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
C	Issue for DA	A.P	A.M	11.10.24
B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project
Wahroonga Stage 3
136-144 Fox Valley Road
Wahroonga NSW 2076
Development Application

Client
CAPITAL CORPORATION

Drawing No. LA-014
Drawing Name Softworks Plan

Job No. 22-907
Issue E
Scale 1:100 @ A1
0 1 2 3 4 5m

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WAHROONGA STAGE 3 PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY (DCP Native Trees18m+)
STREET FRONT					
	TREES				
UPA	*Ulmus parvifolia*	Chinese Elm	10 x 5	200L	12
ACO	*Angophora costata*	Smooth-Barked Apple	20 x 10	200L	6
CGU	*Corymbia gummifera*	Red Bloodwood	30 x 10	200L	5
EAC	*Eucalyptus acmenoides*	White Mahogany	30 x 10	200L	2
ESA	*Eucalyptus saligna*	Sydney Blue Gum	25 x 15	200L	2
ERE	*Elaeocarpus reticulatus*	Blueberry Ash	10 x 5	200L	5
BCI	*Backhousia citriodora*	Lemon Myrtle	6 x 4	200L	4
	SHRUBS & ACCENTS				
AFL	*Acacia floribunda*	Gossamer Wattle	6 x 2	200mm	191
ALI	*Acacia 'Limelight'*	Bower Wattle	1 x 1	200mm	63
ASM	*Acmena smithii minor*	Dwarf Lilly Pilly	3 x 2	300mm	42
CAL	*Correa alba*	White Correa	1.5 x 1.5	150mm	95
CGU	*Ceratopetalum gummiferum*	NSW Christmas Bush	5 x 3	200mm	8
CSL	*Callistemon 'Slim'*	Slim Bottlebrush	3 x 1.5	75L	62
DEX	*Doryanthes excelsa*	Gymea Lily	4 x 3	300mm	108
KAM	*Kunzea ambigua*	Tick Bush	3 x 2	300mm	14
STT	*Syzygium 'Tiny Trev'*	Tiny Trev	1 x 1	45L	178
TFR	*Teucrium fruticans*	Silver Germander	1 x 1	25L	103
WNA	*Westringia 'Naringa'*	Naringa	1 x 1	45L	197
XAU	*Xanthorrhoea australis*	Grass Tree	2 x 1	200mm	7
	GRASSES				
DCB	*Dianella 'Cassa Blue'*	Cassa Blue Flax Lily	0.5 x 0.5	200mm	96
DLJ	*Dianella 'Little Jess'*	Little Jess	0.4 x 0.5	150mm	59
LMI	*Liriope muscari 'Isabella'*	Isabelle Lilyturf	0.5 x 0.5	200mm	59
LTA	*Lomandra 'Tanika'*	Tanika Mat Rush	1 x 1	200mm	59
	GROUNDCOVERS				
ACA	*Aptenia cordifolia*	Baby Sun Rose	0.2 x 0.5	150mm	237
GHE	*Goodenia hederacea*	Ivy Goodenia	0.25 x spreading	150mm	237
HVI	*Hardenbergia violacea*	False Sarsaparilla	0.25 x spreading	150mm	237
SMO	*Sedum morganianum*	Donkey Tail	0.4 x 0.8	150mm	237
TJA	*Trachelospermum jasminoides*	Star Jasmine	0.5 x spreading	150mm	237
WLH	*Westringia 'Low Horizon'*	Low Horizon	0.25 x spreading	150mm	237
PODIUM					
	FERNS & CYCADS				
AAU	*Asplenium australasicum*	Birds Nest Fern	1.5 x 1.5	45L	74
ACI	*Arthropodium cirratum*	Rock Lily	0.75 x 0.75	25L	6
AEL	*Aspidistra elatior*	Cast Iron Plant	0.5 x 1	25L	8
AAT	*Agave attenuatta*	Lions Tail	1 x 1	25L	13
AMA	*Alocasia macrorrhiza*	Elephants Ears	2 x 1.5	300mm	80
ANU	*Alpinia nutans*	Dwarf Cardamon	1 x 1	200mm	9
BCA	*Blechnum cartilagineum*	Soft Water Fern	1.5 x 1.5	200mm	48
BSP	*Bromeliad Species*	Bromeliad	1 x 1	200mm	17
CAU	*Cyathea australis*	Rough Tree Fern	6 x 5	300mm	21
CSU	*Calochlaena dubia*	Bracken Fern	2 x 1.5	200mm	16
CRE	*Cycas revoluta*	Cycad	3 x 3	200mm	28
DAN	*Dicksonia antarctica*	Scaly Tree Fern	9 x 4	300mm	11
DAS	*Doodia aspera*	Prickly Rasp Fern	0.5 x 0.5	150mm	27
PRC	*Philodendron Rojo Congo*	Rojo Congo	1.5 x 0.7	200mm	7
PZA	*Philodendron 'Xanadu'*	Xanadu	1 x 1	200mm	41
ZFU	*Zamia furfuracea*	Cardboard Plant	1.5 x 1	45L	5
	GRASSES				
DCB	*Dianella 'Cassa Blue'*	Cassa Blue Flax Lily	0.5 x 0.5	200mm	37
DLJ	*Dianella 'Little Jess'*	Little Jess	0.4 x 0.5	150mm	52
LMI	*Liriope muscari 'Isabella'*	Isabelle Lilyturf	0.5 x 0.5	200mm	40
LTA	*Lomandra 'Tanika'*	Tanika Mat Rush	1 x 1	200mm	23
	GROUNDCOVERS				
AAE	*Adiantum aethiopicum*	Maidenhair Fern	0.5 x 0.5	10L	65
AHE	*Actinotus helianthi*	Flannel Flower	1.2 x 0.5	150mm	117
BBC	*Banksia 'Birthday Candles'*	Birthday Candles Banksia	0.5 x 1	200mm	65
CGL	*Casuarina glauca*	Cousin It	0.15 x 1	150mm	65
DSF	*Dichondra 'Silver Falls'*	Silver Falls	0.15 x spreading	150mm	117
EBH	*Eremophila 'Blue Horizon'*	Blue Horizon	0.25 x spreading	150mm	117
MYA	*Myoporum 'Yareena'*	Yareena	0.25 x spreading	150mm	117
VHE	*Viola hederacea*	Native Violet	0.15 x 2	150mm	65

FOREST EDGE (APZ)					
	TREES				
ACO	*Angophora costata*	Smooth-Barked Apple	20 x 10	200L	2
CGU	*Corymbia gummifera*	Red Bloodwood	30 x 10	200L	2
EAC	*Eucalyptus acmenoides*	White Mahogany	30 x 10	200L	4
EPA	*Eucalyptus paniculata*	Grey Ironbark	30 x 20	200L	2
ESA	*Eucalyptus saligna*	Sydney Blue Gum	25 x 15	200L	3
	SHRUBS & ACCENTS				
AFL	*Acacia floribunda*	Gossamer Wattle	6 x 2	200mm	60
ASM	*Acmena smithii minor*	Dwarf Lilly Pilly	3 x 2	300mm	42
ASU	*Acacia suaveolens*	Sweet-scented Wattle	2 x 1	200mm	38
ATE	*Acacia terminalis*	Wattle	6 x 1.5	200mm	23
BER	*Banksia ericifolia*	Heath Banksia	7 x 2.5	200mm	22
BLE	*Boronia ledifolia*	Sydney Boronia	0.8 x 0.8	200mm	40
CLJ	*Callistemon 'Little John'*	Dwarf Bottlebrush	1.5 x 1.5	200mm	11
DEX	*Doryanthes excelsa*	Gymea Lily	4 x 3	300mm	49
GSP	*Grevillea speciosa*	Red Spider Flower	3 x 2	200mm	14
HERBS	*Herbs (Various) - community garden*	N/A	N/A	N/A	154
HSE	*Hakea sericea*	Bushy Needlebush	2.5 x 2.5	300mm	14
KAM	*Kunzea ambigua*	Tick Bush	3 x 2	300mm	20
STT	*Syzygium 'Tiny Trev'*	Tiny Trev	1 x 1	45L	194
WFR	*Westringia fruticosa*	Coastal Rosemary	1.5 x 1.5	45L	18
XAU	*Xanthorrhoea australis*	Grass Tree	2 x 1	200mm	14
	GRASSES				
DCA	*Dianella caerulea*	Blue Flax Lily	0.5 x 0.5	150mm	239
DLJ	*Dianella 'Little Jess'*	Little Jess	0.4 x 0.5	150mm	239
DLO	*Dianella longifolia*	Flax Lily	1 x 1	150mm	239
DRE	*Dianella revoluta*	Mauve Flax Lily	0.4 x 0.4	150mm	239
LGL	*Lomandra glauca*	Lomandra	0.4 x 0.4	150mm	239
LHY	*Lomandra hystrix*	Mat Rush	1.5 x 1.5	150mm	239
LLO	*Lomandra longifolia*	Spint-head Matrush	0.8 x 0.8	150mm	239
LMI	*Liriope muscari 'Isabella'*	Isabelle Lilyturf	0.5 x 0.5	200mm	239
LTA	*Lomandra 'Tanika'*	Tanika Mat Rush	1 x 1	200mm	239
TAU	*Themeda australis*	Kangaroo Grass	1 x 1	150mm	239
	GROUNDCOVERS				
ACO	*Aptenia cordifolia*	Baby Sun Rose	0.2 x 0.5	150mm	677
AHE	*Actinotus helianthi*	Flannel Flower	1.2 x 0.5	150mm	677
BBC	*Banksia 'Birthday Candles'*	Birthday Candles Banksia	0.5 x 1	200mm	677
CGL	*Casuarina glauca*	Cousin It	0.15 x 1	150mm	677
DSF	*Dichondra 'Silver Falls'*	Silver Falls	0.15 x spreading	150mm	677
EBH	*Eremophila 'Blue Horizon'*	Blue Horizon	0.25 x spreading	150mm	677
GHE	*Goodenia hederacea*	Ivy Goodenia	0.25 x spreading	150mm	677
HVI	*Hardenbergia violacea*	False Sarsaparilla	0.25 x spreading	150mm	677
MYA	*Myoporum 'Yareena'*	Yareena	0.25 x spreading	150mm	677
SMO	*Sedum morganianum*	Donkey Tail	0.4 x 0.8	150mm	677
SSE	*Senecio serpens*	Blue Chalk Sticks	0.4 x 0.8	150mm	677
TJA	*Trachelospermum jasminoides*	Star Jasmine	0.5 x spreading	150mm	677

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Legend

Issue	Revision Description	Drawn	Check	Date
E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
C	Issue for DA	A.P	A.M	11.10.24
B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

Not for Construction

Project

Wahroonga Stage 3

136-144 Fox Valley Road
Wahroonga NSW 2076

Development Application

Client

CAPITAL CORPORATION

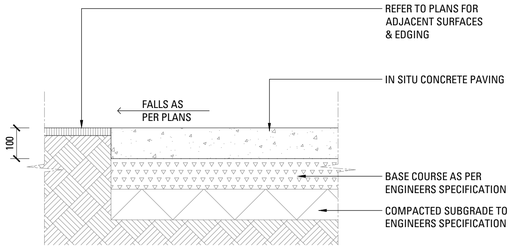
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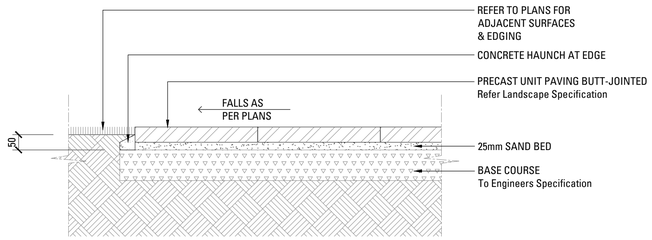
Job No. 22-907
Issue E
Scale N/A
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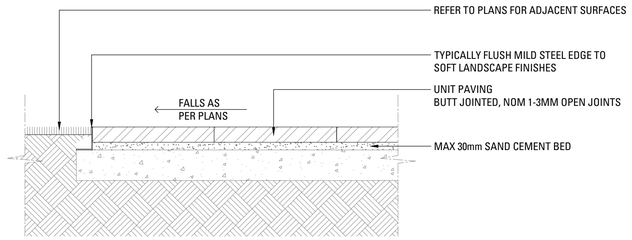
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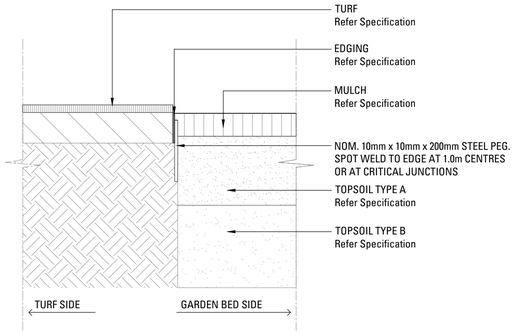
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SCALE 1:10



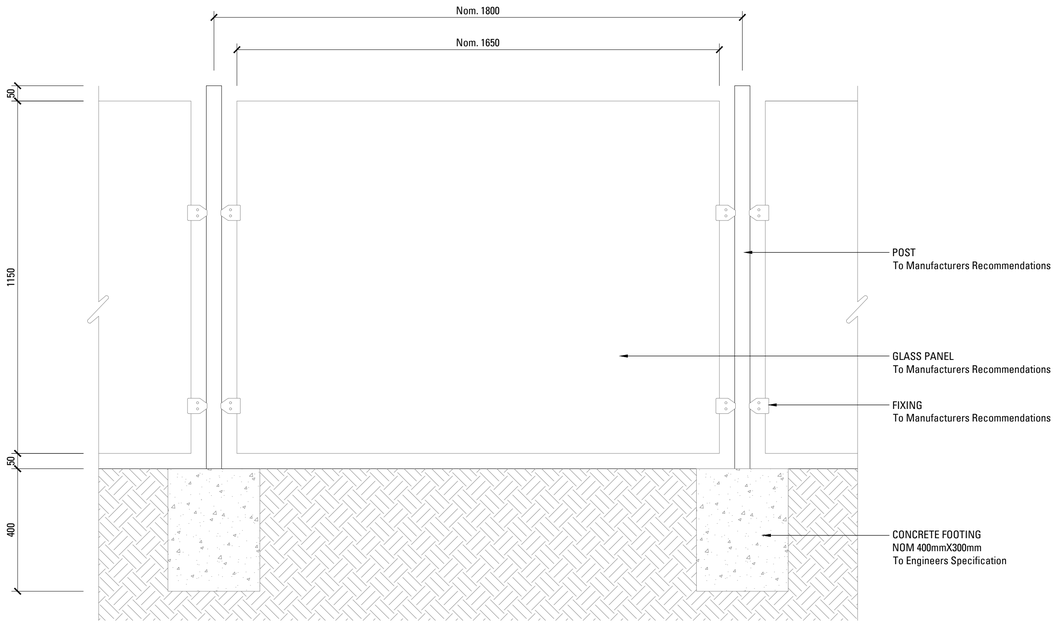
02/021 UNIT PAVERS ON GRADE
SCALE 1:10



03/021 UNIT PAVERS ON SLAB
SCALE 1:10



04/021 TYPICAL GARDEN EDGE - SECION
SCALE 1:10



05/021 GLASS PANEL FENCE - ELEVATION
SCALE 1:10

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E	Issue for DA	M.M	A.L	07.05.25
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C	Issue for DA	A.P	A.M	11.10.24
B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

Not for Construction

Project
Wahroonga Stage 3
136-144 Fox Valley Road
Wahroonga NSW 2076
Development Application

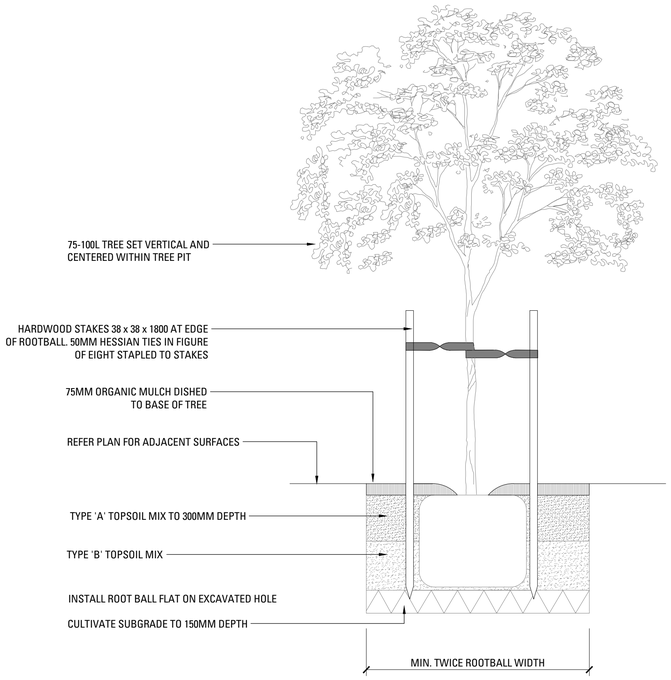
Client
CAPITAL CORPORATION

Drawing No. LA-021
Drawing Name Landscape Details Hardworks

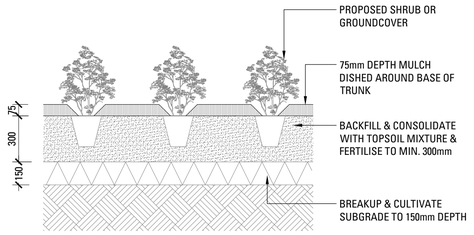
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Issue E
Scale AS SHOWN @ A1

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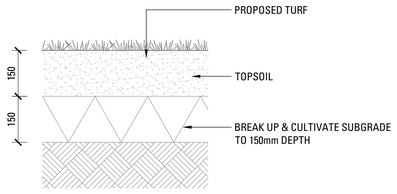
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01 022 TREE PLANTING 75-100L
SCALE 1:20

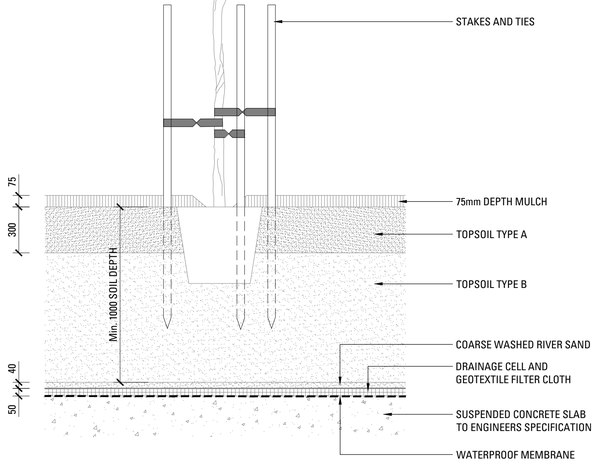


02 022 SHRUB OR GROUNDCOVER IN PLANTING BED
SCALE 1:20

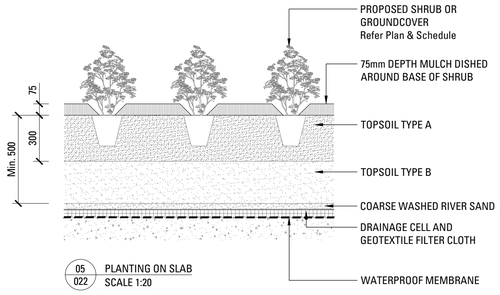


03 022 TURF ON GRADE
SCALE 1:10

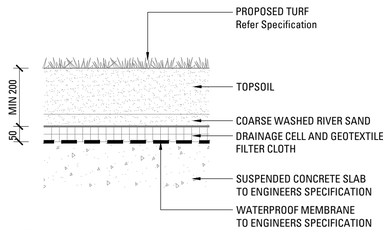




04 022 TREE PLANTING ON SLAB 75-100L
SCALE 1:20



05 022 PLANTING ON SLAB
SCALE 1:20



06 022 TURF ON SLAB
SCALE 1:10

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A	Issue for DRAFT DA	M.M	A.M	22.04.24

Not for Construction

Project
Wahroonga Stage 3
136-144 Fox Valley Road
Wahroonga NSW 2076
Development Application

Client
CAPITAL CORPORATION

Drawing No. LA-022
Drawing Name Landscape Details Softworks

Job No. 22-907
Issue E
Scale AS SHOWN @ A1

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LANDSCAPE SPECIFICATION NOTES

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION
PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE
PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST
SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:
FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF
SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE

OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

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Legend

Issue	Revision Description	Drawn	Check	Date
E	Issue for DA	M.M	A.L	07.05.25
D	Issue for DA	M.M	A.M	25.10.24
C	Issue for DA	A.P	A.M	11.10.24
B	Issue for DA	M.M	A.M	27.09.24
A	Issue for DRAFT DA	M.M	A.M	22.04.24

Not for Construction

Project
Wahroonga Stage 3
136-144 Fox Valley Road
Wahroonga NSW 2076
Development Application

Client
CAPITAL CORPORATION

Drawing No. LA-023
Drawing Name Landscape Specification

Job No. 22-907
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Scale

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