

Scale: NTS



- | DRAWING SCHEDULE | | |
|------------------|------------------------|------|
| SHEET # | DRAWING TITLE | REV. |
| /1 | HARDSCAPE PLAN | A |
| /2 | LANDSCAPE PLAN GF & L1 | A |
| /3 | LANDSCAPE PLAN L8 | A |
| /4 | DETAIL + SPECIFICATION | A |
| /5 | DETAILS 2 | A |

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

This architectural floor plan illustrates the 1st floor of the 'New House' situated within the 'Old House'. The plan is characterized by a complex arrangement of rooms, including a large central hall, several smaller rooms, and a prominent circular area on the right side. The layout is defined by a series of walls and doors, with some areas highlighted in red and others in blue. The plan is surrounded by a green landscape, with trees and shrubs indicated by circular and oval shapes. The overall design suggests a modern renovation or extension of an existing structure, with a focus on creating a functional and aesthetically pleasing living space.

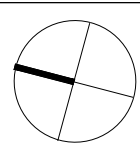
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These plans and associated CP contain the property of Subcontractor Corporation (SC) Company and shall not be used or allowed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

 Australian Institute of
Landscape Architecture
AILA Associate

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 **DIAL 1
BEFORE YOU DIG**



BKA ARCHITECTURE



CLIENT

NOTATION/AMENDMENT

PROJECT: _____

PAGE NUMBER
LP01

DATE: MAR 2025

CHECKED:
R.F

LEGEND & SCHEDULE

NOTES:

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.

2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.

3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

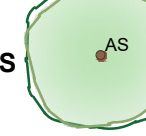
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.

5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

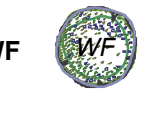
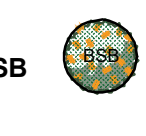
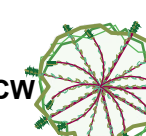
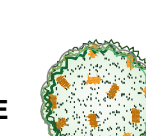
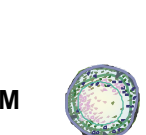
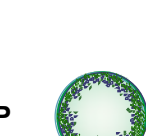
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

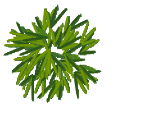
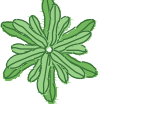
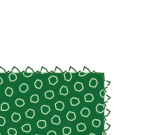
AS		Botanical Name: <i>Acmena smithii</i> Common Name: Lillypilly (Native) Pot size: 75Lt Mature H x S: 15 x 7m Qty Required: 7
WF		Botanical Name: <i>Waterhousea floribunda</i> Common Name: Weeping Lilly Pilly (Native) Pot size: 75Lt Mature H x S: 15m x 6m Qty Required: 1
ER		Botanical Name: <i>Elaeocarpus reticulatus</i> Common Name: Blueberry Ash (Native) Pot size: 75Lt Mature H x S: 8-10m x 6-7m Qty Required: 4

SHRUBS & SCREEN PLANTING

SC		Botanical Name: <i>Syzygium Cascade</i> Common Name: Cascade Lilly Pilly (Native) Pot size: 200mm Mature H x S: 2.5m x 1.8m Qty Required: 79
WF		Botanical Name: <i>Westringia fruticosa</i> Common Name: Native Rosemary (Native) Pot size: 200mm Mature H x S: 1.3m x 1.1m Qty Required: 14
BSB		Botanical Name: <i>Banksia spinulosa</i> 'Birthday Candles' Common Name: Banksia Birthday Candles (Native) Pot size: 200mm Mature H x S: 0.6m x 0.9m Qty Required: 20
GM		Botanical Name: <i>Grevillea Moonlight</i> Common Name: Moonlight Grevillea (Native) Pot size: 300mm Mature H x S: 3-6m x 2-4m Qty Required: 7
CCW		Botanical Name: <i>Callistemon citrinus</i> 'White Anzac' Common Name: Callistemon White Anzac (Native) Pot size: 300mm Mature H x S: 1.4m x 2m Qty Required: 3
BE		Botanical Name: <i>Banksia ericifolia</i> Common Name: Heath Banksia (Native) Pot size: 200mm Mature H x S: 3m x 2m Qty Required: 10
WM		Botanical Name: <i>Westringia Mundi</i> Common Name: Westringia (Native) Pot size: 200mm Mature H x S: 0.6m x 0.6m Qty Required: 40
MP		Botanical Name: <i>Murraya paniculata</i> Common Name: Orange Jessamine (Exotic) Pot size: 200mm Mature H x S: 4m x 2-3m Qty Required: 35
GCV		Botanical Name: <i>Grevillea Crimson Villea</i> Common Name: Crimson Villea Grevillea (Native) Pot size: 200mm Mature H x S: 0.8m x 0.8m Qty Required: 18

FEATURE & FERNS

CA		Botanical Name: <i>Cyathea australis</i> Common Name: Rough Tree Fern (Native) Pot size: 45L Mature H x S: 2.5-5m x 3m Qty Required: 2
DA		Botanical Name: <i>Doodia aspera</i> Common Name: Prickly Rasp Fern (Native) Pot size: 150mm Mature H x S: 0.4m x 0.5m Qty Required: 31
SN		Botanical Name: <i>Strelitzia nicotai</i> Common Name: Giant Bird of Paradise (Exotic) Pot size: 300mm Mature H x S: 3m x 3m Qty Required: 5
ZF		Botanical Name: <i>Zamia furfuracea</i> Common Name: Cardboard Palm (Exotic) Pot size: 200mm Mature H x S: 1m x 1.25m Qty Required: 22

RE		Botanical Name: <i>Rhaphis excelsa</i> Common Name: Rhaphis Palm (Exotic) Pot size: 200mm Mature H x S: 3m x 1.5m Qty Required: 32
AA		Botanical Name: <i>Asplenium australasicum</i> Common Name: Birds Nest Fern (Native) Pot size: 200mm Mature H x S: 1m x 1.4m Qty Required: 11
LLT		Botanical Name: <i>Lomandra longifolia</i> 'Tanika' Common Name: Lomandra Tanika (Native) Pot size: 140mm Mature H x S: 0.8m x 0.8m Qty Required: 3/m2 (14m2 total)
HM		Botanical Name: <i>Hardenbergia Meema</i> Common Name: Meema Purple Coral Pea (Native) Pot size: 140mm Mature H x S: 0.3m x 1.5m Qty Required: 5/m2 (26m2 total)
DR		Botanical Name: <i>Dichondra repens</i> Common Name: Kidney Weed (Native) Pot size: 140 Mature H x S: 0.15m x spreading Qty Required: 9/m2 (88.5m2 total)

GROUNDCOVERS & GRASSES

PLANTING MIX

MIX 1		PLANTING MIX 1: Pot size: 140mm Mature H x S: < .5m Qty Required: Refer to matrix (45m2 total)
MIX 2		Planting Mix 2: Pot size: 140mm Mature H x S: < .8m Qty Required: Refer to matrix (21m2 total)

TREE REQUIREMENT

This site is 2150m2 and requires 7 trees that reach a height of 15m have been included in the Landscape Plan to comply with Ku-Ring-Gai Council's DCP Section A Part 7A.6. For lot size bigger than 1801m2. 1 tree required per 300m2 of site area.

Existing trees include:

Tree 14

Tree 15-18

Tree 32

New trees include:

7 x *Acmena smithii*

1 x *Waterhousea floribunda*

TREE SURVEY

Existing Trees based on Arborists Report by David Gowenlock prepared on 25th Oct 2024

No.#	Species	Size (Ht x Sp)	Health	Action
1	Angophora costata	15x10	Good	Retain
2	Pistacia chinensis	7x9	Good	Retain
3	Jacaranda mimosifolia	12x12	Good	Retain
4	Jacaranda mimosifolia	10x10	Good	Retain
5	Jacaranda mimosifolia	5x6	Good	Retain
6	Syagrus romanzoffiana		Good	Retain
7	Celtis sp.	10x7	Good	Retain
8	Elaeocarpus reticulatus	10x5	Poor	Retain
9	Pyrus nivalis	10x13	Good	Retain
10	Camellia sasanqua	5x4	Good	Remove
11	Archontophoenix cunninghamiana	4x2	Good	Retain
12	Waterhousea floribunda	4x3	Good	Retain
13	Pyrus nivalis	4x2	Good	Retain
14	Lophostemon confertus	16x13	Fair	Retain
15	Camellia sasanqua	7x9	Good	Retain
16	Rhododendron sp.	2.5x2	Good	Retain
17	Camellia sasanqua	5x4	Good	Retain
18	Murraya paniculata	4x4	Good	Retain
19	Viburnum tinus	4x3	Good	Retain
20	Juniperus chinensis	7x4	Good	Remove
21	Strelitzia nicotai	7x6	Good	Remove
22	Hedging plants	6x4	Good	Remove
23	Xylosma sp.	11x12	Good	Remove
24	Lagunaria patersonia	11x10	Good	Remove
25	Acmena smithii var minor	6x4	Fair	Remove
26	Eucalyptus saligna	20x16	Good	Retain
27	2 x Tristramia laurina	6x4	Fair	Remove
28	Angophora costata	18x13	Good	Retain
29	Syncarpia glomulifera	12x11	Good	Retain
30	Citrus sp.	6x4	Good	Remove
31	Camellia sasanqua	6x4	Good	Remove
32	Cluster of Palms	13x4	Good	Retain
33	Cordylina australis	7x3	Poor	Retain
34	Cordylina australis	9x6	Fair	Retain
35	Phoenix canariensis	10x5	Good	Retain
36	Alnus jorullensis	11x10	Good	Retain
37	Syzygium jambos	8x6	Fair	Remove
38	Duranta erecta	4x2	Good	Remove
39	Jacaranda mimosifolia	14x15	Good	Retain

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

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

This plan has been prepared with reference to *Ku-ring-gai Council's* Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (*acceptable for BASIX planting*).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on site. If any dimensions are in doubt, the client should be consulted. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.	 www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG	Bar Scale 0 1 2 3 4 5m 10m 15m	ARCHITECT: BKA ARCHITECTURE	LANDSCAPE ARCHITECT:  Suit 101, 508 Miller Street, CANNESBAY NSW 2082 Phone: 9922 5312 Mob: 0413 861 351 www.concept.net.au enquiries@concept.net.au	COUNCIL: KU-RING-GAI CLIENT: BWSLD KILLARA	REV A DATE 18.03.2025 NOTATION/AMENDMENT Issued for DA	PROJECT: PROPOSED MULTI- UNIT RESIDENTIAL DEVELOPMENT 23-25 LORNE AVE, KILLARA	TITLE: LANDSCAPE PLAN / GF & L1	STATUS: DEVELOPMENT APPLICATION SCALE: 1:150 @ A1 DATE: MAR 2025 DRAWN: L.Z CHECKED: R.F
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LEGEND & SCHEDULE

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SHRUBS & FEATURES

- RE

Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 15
- AIR

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 200mm
Mature H x S: 0.8m x 0.9m
Qty Required: 2
- WF

Botanical Name: *Westringia fruticosa*
Common Name: Native Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.3m x 1.1m
Qty Required: 6
- ABG

Botanical Name: *Agave 'Blue Glow'*
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 3
- DR

Botanical Name: *Dichondra repens*
Common Name: Kidney Weed (Native)
Pot size: 140
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (1.5m2 total)

GROUNDCOVERS & GRASSES

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, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

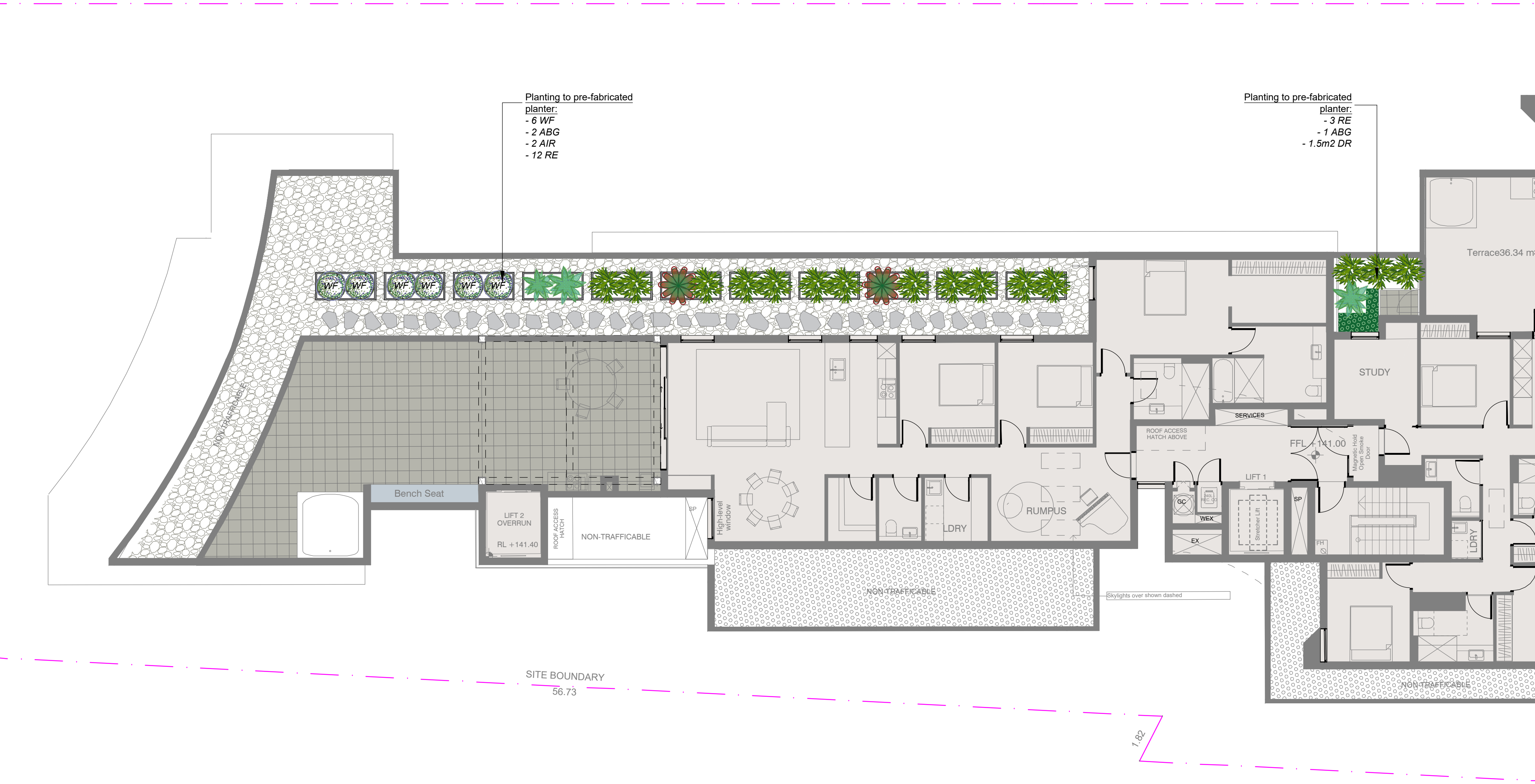
- **All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- **All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential

OTHER LANDSCAPE ITEMS

- Retaining / raised planter wall - refer to typical detail
- Pre-fabricated planter - refer to manufacturer's spec.



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



- Adapters can be included at the bottom of the liners to assist with connection to stormwater.
- Overflow pipes are included as per the Australian Standards (AS 4654.2: 213)
- Connections at the interlocking boxes can be made via tank outlet fittings, allowing water to flow through to the box connected to the stormwater system. Tank outlets are included.



- Liners are flexible and expand to the supporting concrete/ block-structure walls once filled with soil.
- Liners are modular. Generally kept under 3 metres for ease of shipping, manoeuvring on-site and keeping manufacturing costs down by using the latest manufacturing techniques.
- Liners can be connected via a rebate at the top. This allows the liners to interlock.

INDUSTRIAL PLASTICS PLANTER BOX LINERS BY INDUSTRIAL PLASTICS
REFER TO MANUFACTURER'S SPEC.



SAMPLE IMAGE

