

3 & 3A Beaconsfield Parade, Lindfield NSW 2070

Landscape Development Application (TOD Concept + Infill Housing SEPP)

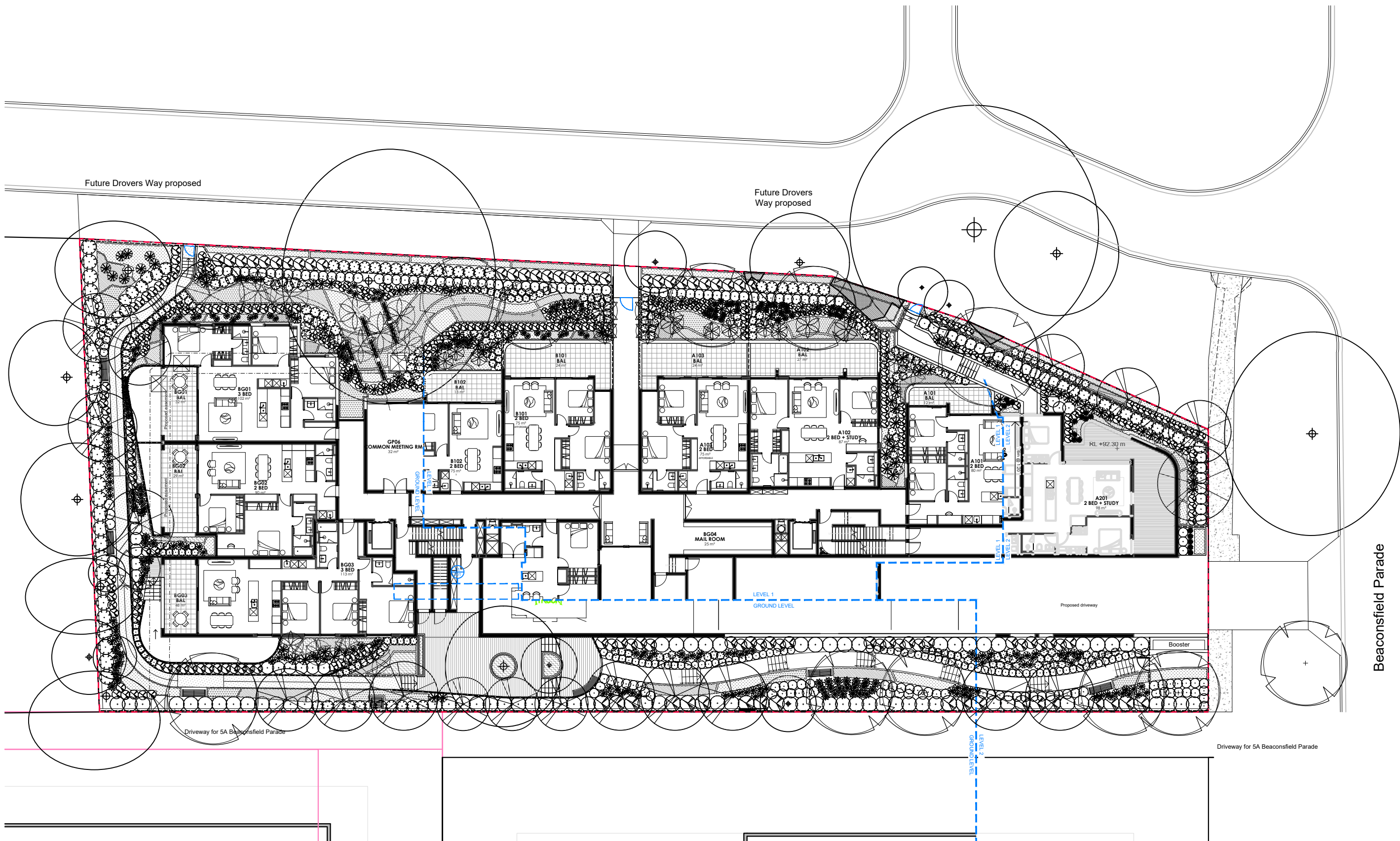
DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
000	COVERSHEET	N/A
001	EXISTING TREE MANAGEMENT PLAN	1:150
C100	COLOUR MASTERPLAN:	1:150
100	MASTERPLAN: Ground Floor - Level 2	1:150
101	LANDSCAPE PLAN 1: Ground Floor - Level 2	1:100
102	LANDSCAPE PLAN 2: Ground Floor - Level 2	1:100
103	LANDSCAPE PLAN: Building B: Level 9	1:50
201	PLANTING PLAN 1: Ground Floor - Level 2	1:100
202	PLANTING PLAN 2: Ground Floor - Level 2	1:100
203	PLANTING PLAN 3: Building B: Level 9	1:50
500	LANDSCAPE SPECIFICATION & INDICATIVE PLANT SCHEDULE	N/A
501	LANDSCAPE DETAILS 1	AS SHOWN
502	LANDSCAPE DETAILS 2	AS SHOWN



Context plan | NTS

NOT FOR CONSTRUCTION



Site plan | 1:300

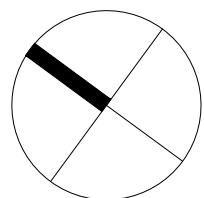
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Legend

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F	Issue for DA (TOD Concept + Infill Housing SEPP)	PH	RS	26.02.2025
E	Issue for DA	MJW	RS	25.01.2024
D	Issue for DA	MJW	RS	19.10.2023
C	Issue for DA	MJW	RS	17.10.2023
B	Issue for DA	MJW	RS	04.10.2023
A	Issue for DA	MJW	RS	25.09.2023
Issue	Revision Description	Drawn	Check	Date

Key Plan



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Client
TURRAMURRA 88 PTY LTD

Project
**Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield**

Drawing Name
Coversheet

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale n/a
Job Number
SS23-5172

Drawing Number
000

Issue
F

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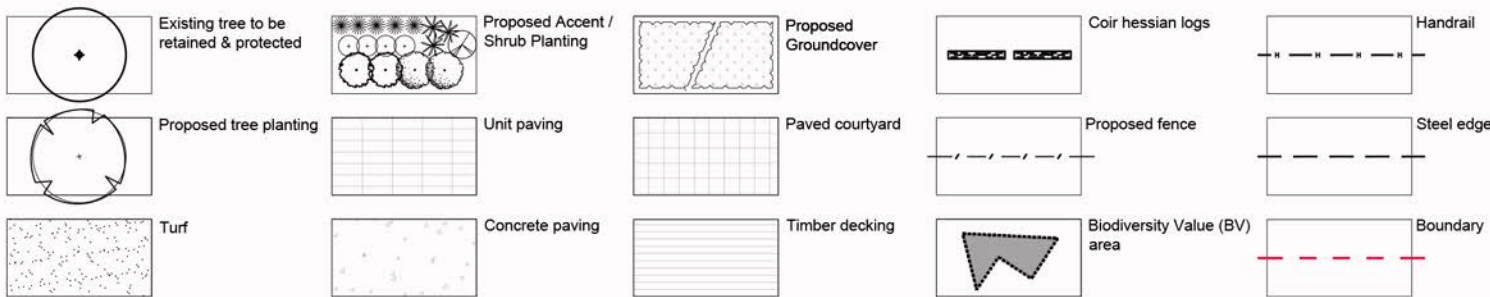
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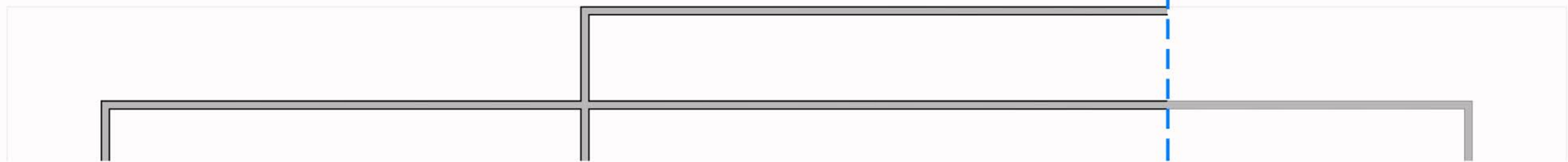
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MJW	RS	25.09.2023
Drawn	Check	Date

Legend



Key Plan



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Client
TURRAMURRA 88 PTY LTD

Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

Drawing Name
Masterplan (render)
Ground floor - Level 2

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale 1:150 @ A1
Job Number
SS23-5172

Drawing Number
C100

Issue
F

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E	Issue for DA
D	Issue for DA
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B	Issue for Coordination
A	Issue for DA
Issue	Revision Description

PH	RS	26.02.2025
MJW	RS	25.01.2024
MJW	RS	17.10.2023
MJW	RS	04.10.2023
MJW	RS	29.09.2023
MJW	RS	25.09.2023
Drawn	Check	Date

Legend

	Existing tree to be retained & protected		Proposed Accent / Shrub Planting		Proposed Groundcover		Coir erosion logs		Handrail
	Proposed tree planting		Unit paving		Paved courtyard		Proposed fence		Steel edge
	Turf		Concrete paving		Timber decking		Biodiversity Value (BV) area		Boundary

Key Plan

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Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

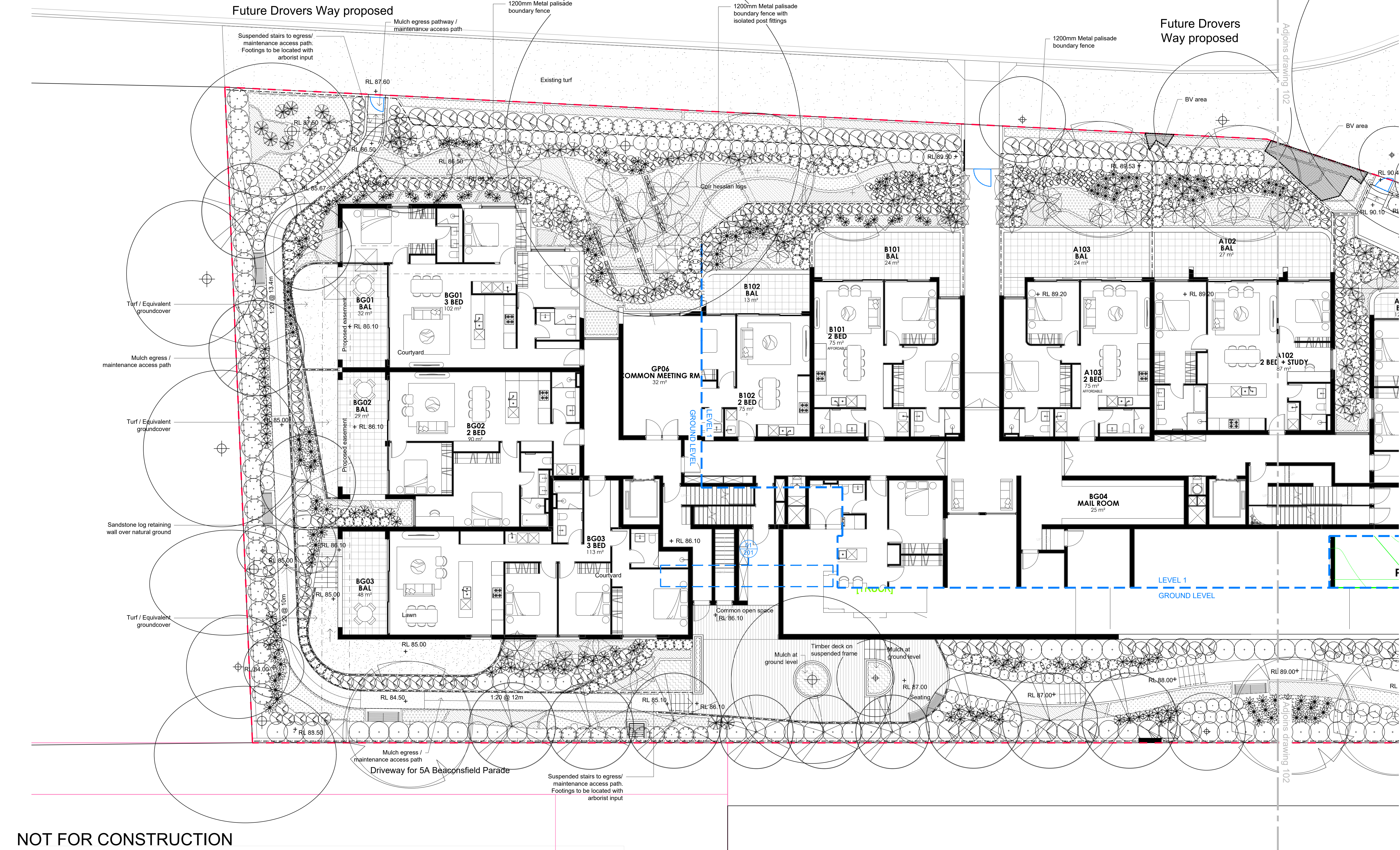
Drawing Name
Masterplan
Ground floor - Level 2

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale 1:150 @ A1
Job Number
SS23-5172

0 1 2 3 4 5m
Drawing Number
100

Issue
F



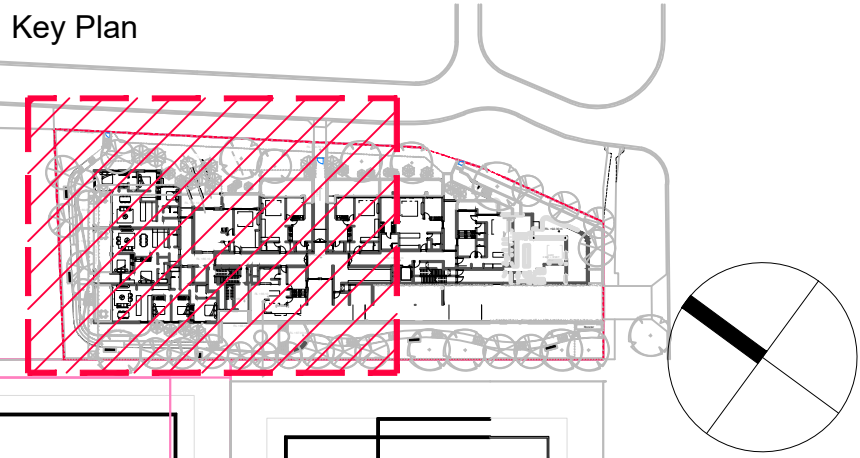
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Legend	
	Existing tree to be retained & protected
	Proposed tree planting
	Turf
	Proposed Accent / Shrub Planting
	Unit paving
	Concrete paving
	Proposed Groundcover
	Paved courtyard
	Timber decking
	Coir hessian logs
	Proposed fence
	Boundary Value (BV) area
	Handrail
	Steel edge
	Boundary

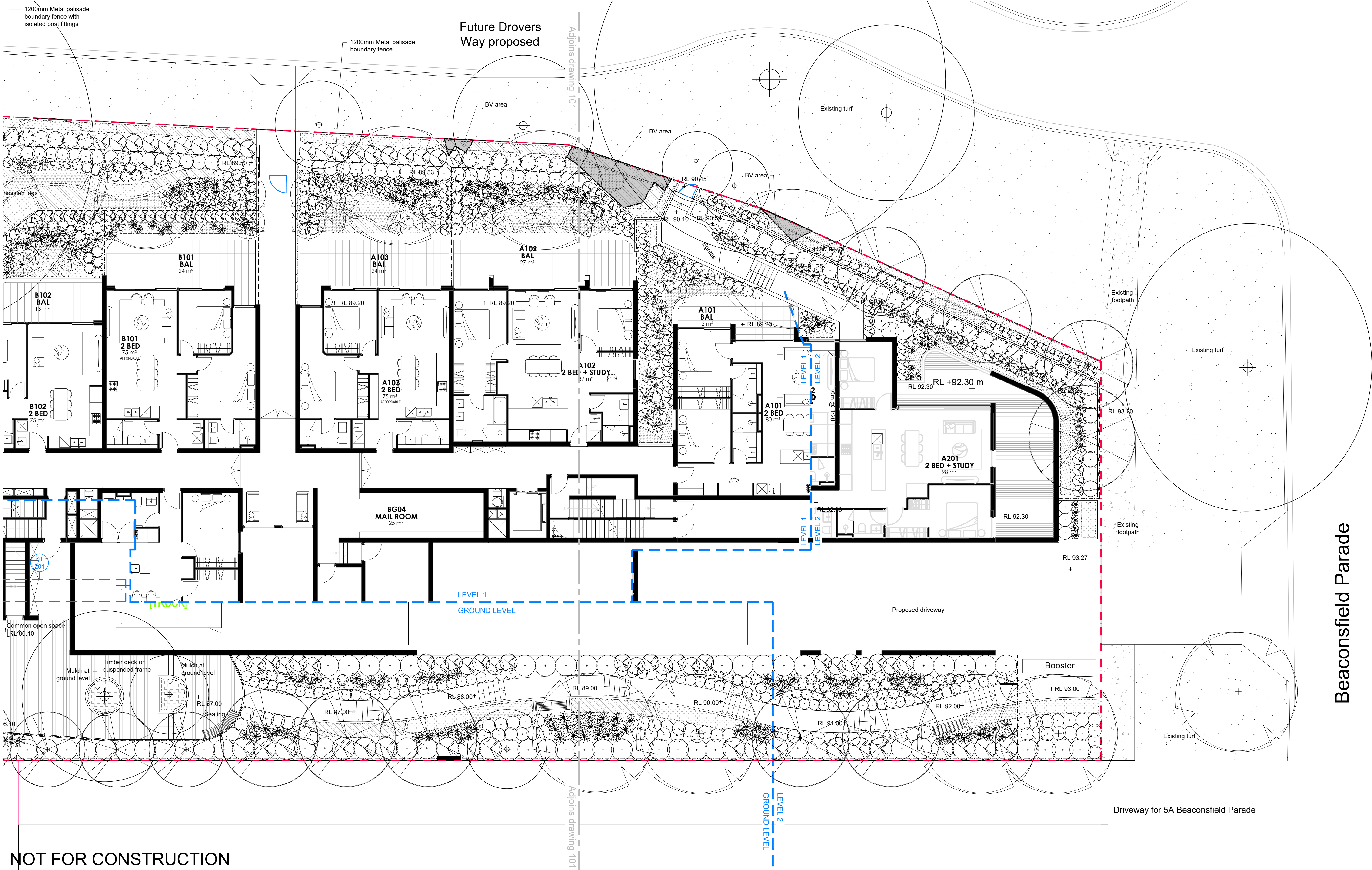


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Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

Drawing Name
Landscape Plan 1
Ground floor - Level 2

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)
Scale 1:100 @ A1
Job Number
SS23-5172
Drawing Number
101
Issue
F



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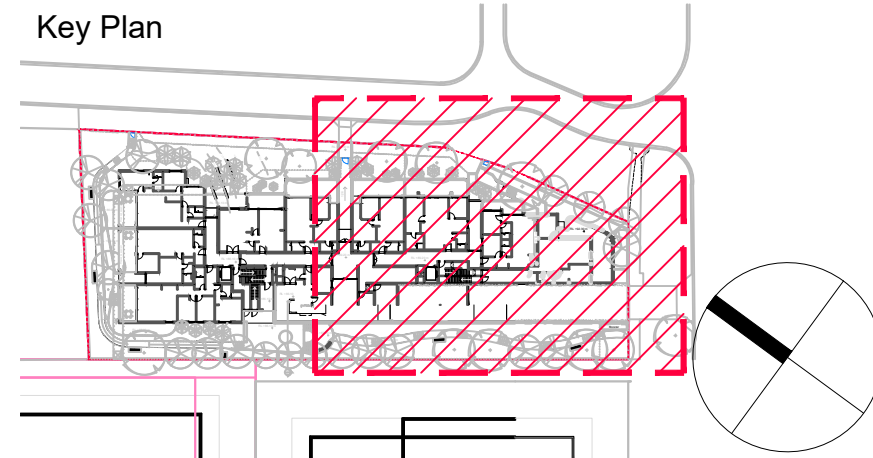
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Drawn	Check	Date

Legend

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	Turf		Concrete paving		Timber decking		Biodiversity Value (BV) area		Boundary

Key Plan



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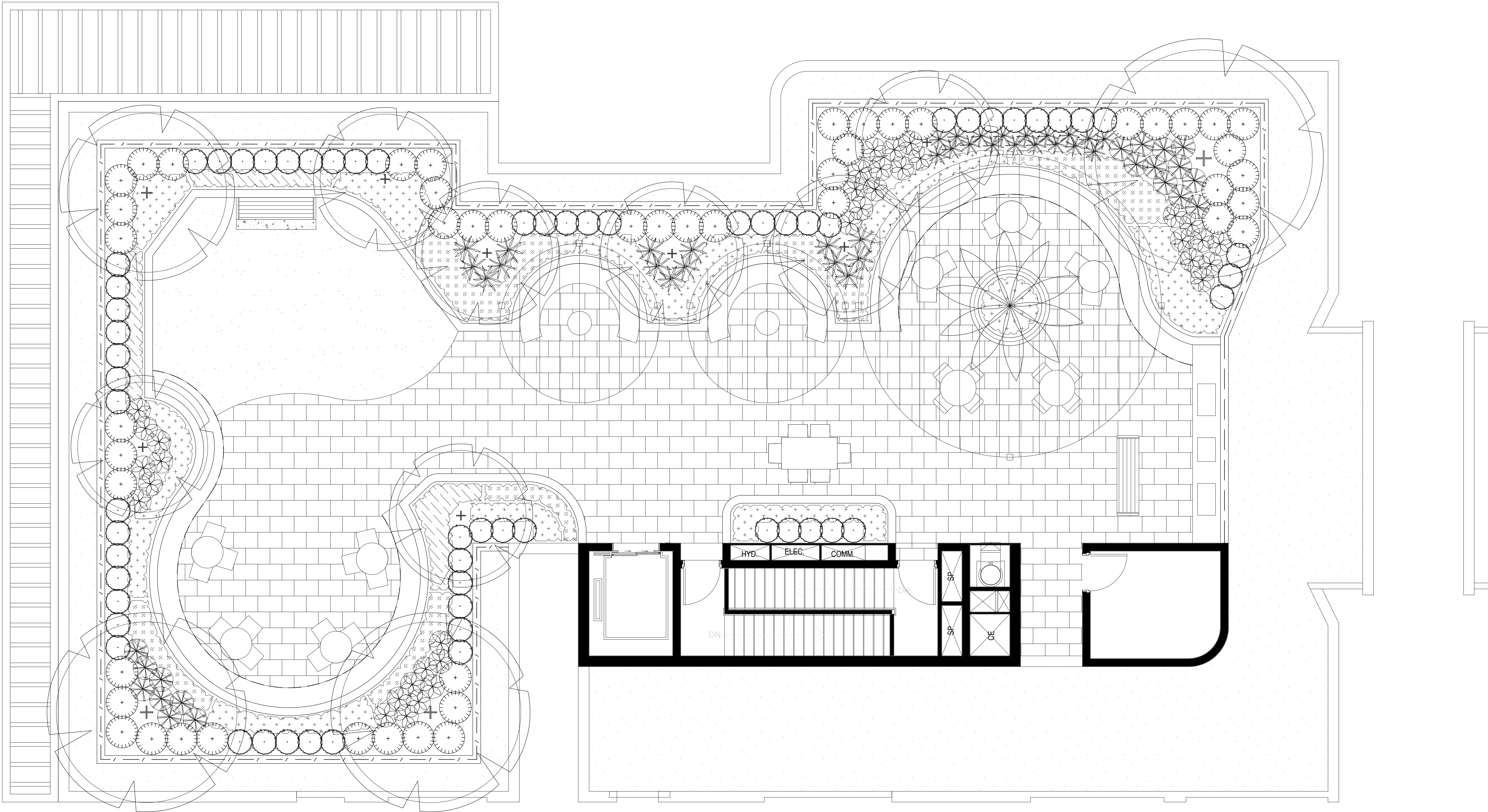
Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

Drawing Name
Landscape Plan 2
Ground floor - Level 2

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale 1:100 @ A1
Job Number
SS23-5172

0 1 2 3 4 5m
Drawing Number
102
Issue
F

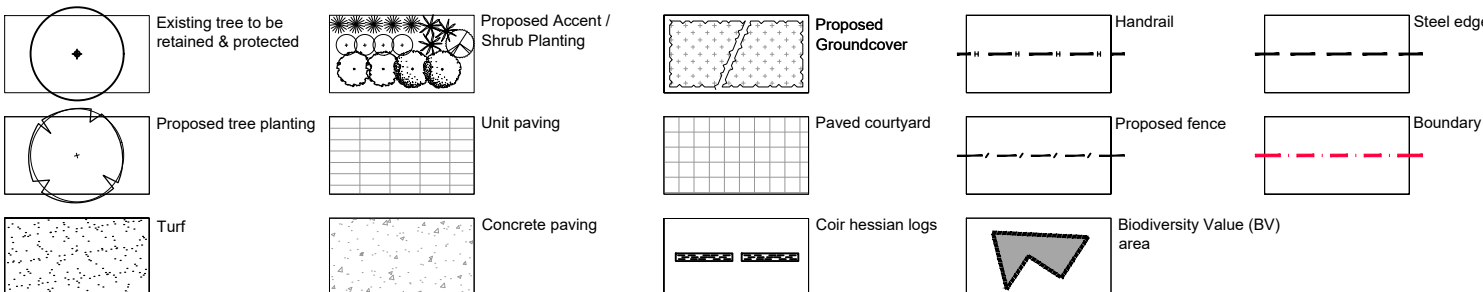


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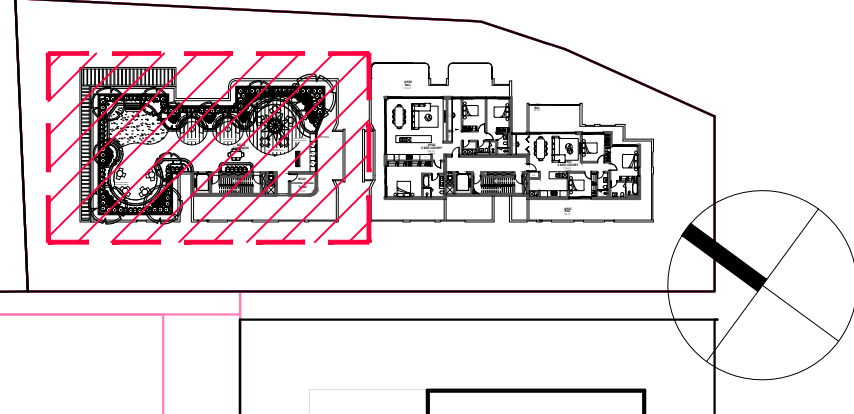
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Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

Drawing Name
Landscape Plan
Building B: Level 9

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale 1:50 @ A1

Job Number

SS23-5172

Drawing Number

103

Issue

A

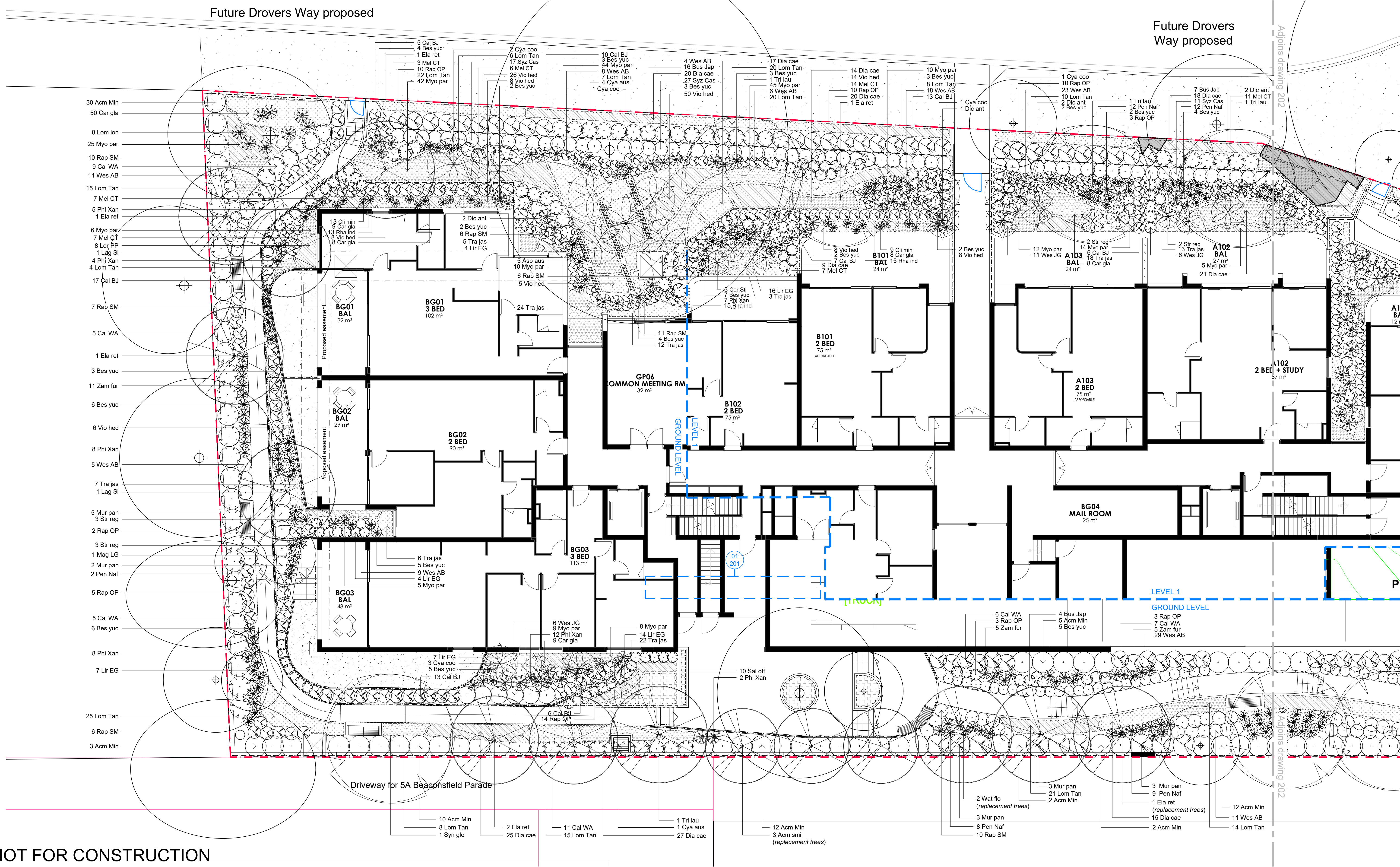
Issue Revision Description

BS RS 21.02.2025

Drawn Check Date

Future Drivers Way proposed

Future Drivers Way proposed



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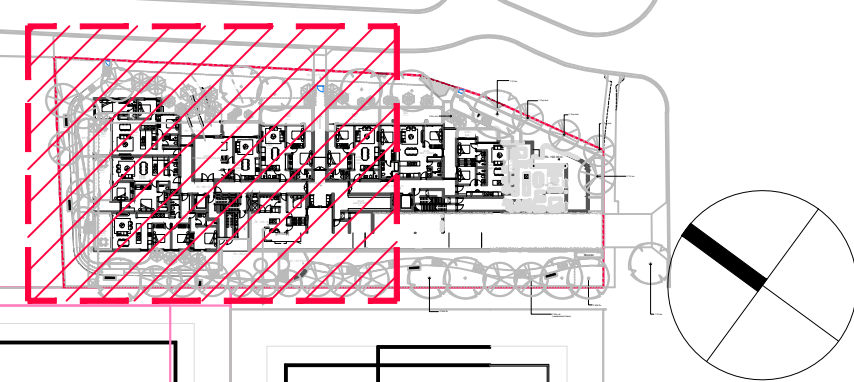
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A	Issue for DA	MJW	RS	25.09.2023

Legend

Note:
Shrub, Accent and Groundcover plant species are representative only of final selections - to be confirmed with detailed plans at CC stage.

Key Plan



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Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

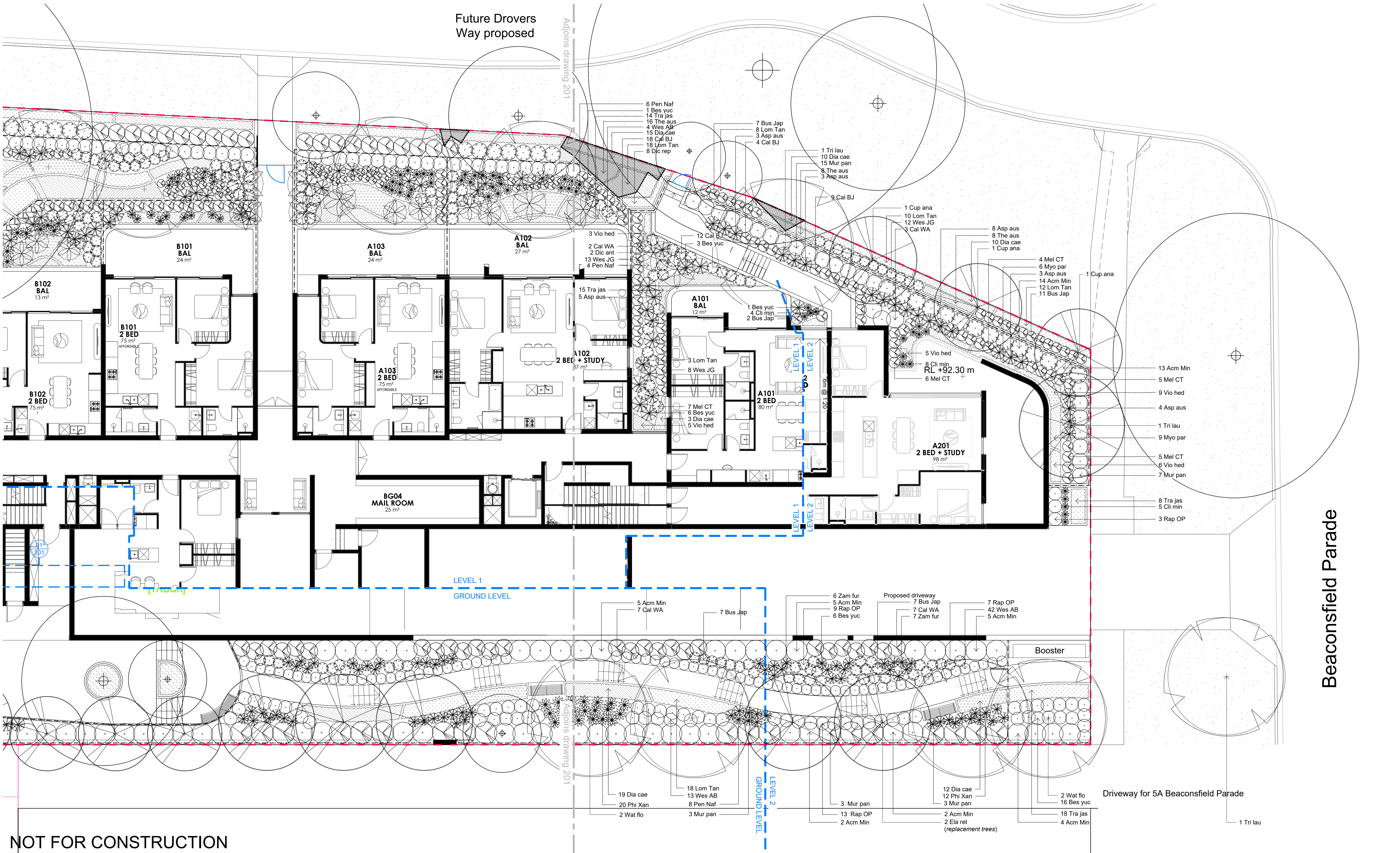
Drawing Name
Planting Plan 1
Ground floor - Level 2

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale 1:100 @ A1
Job Number
SS23-5172

Drawing Number
201

Issue
F



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Legend

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	Turf		Concrete paving		Timber decking		Biodiversity Value (BV) area		Boundary

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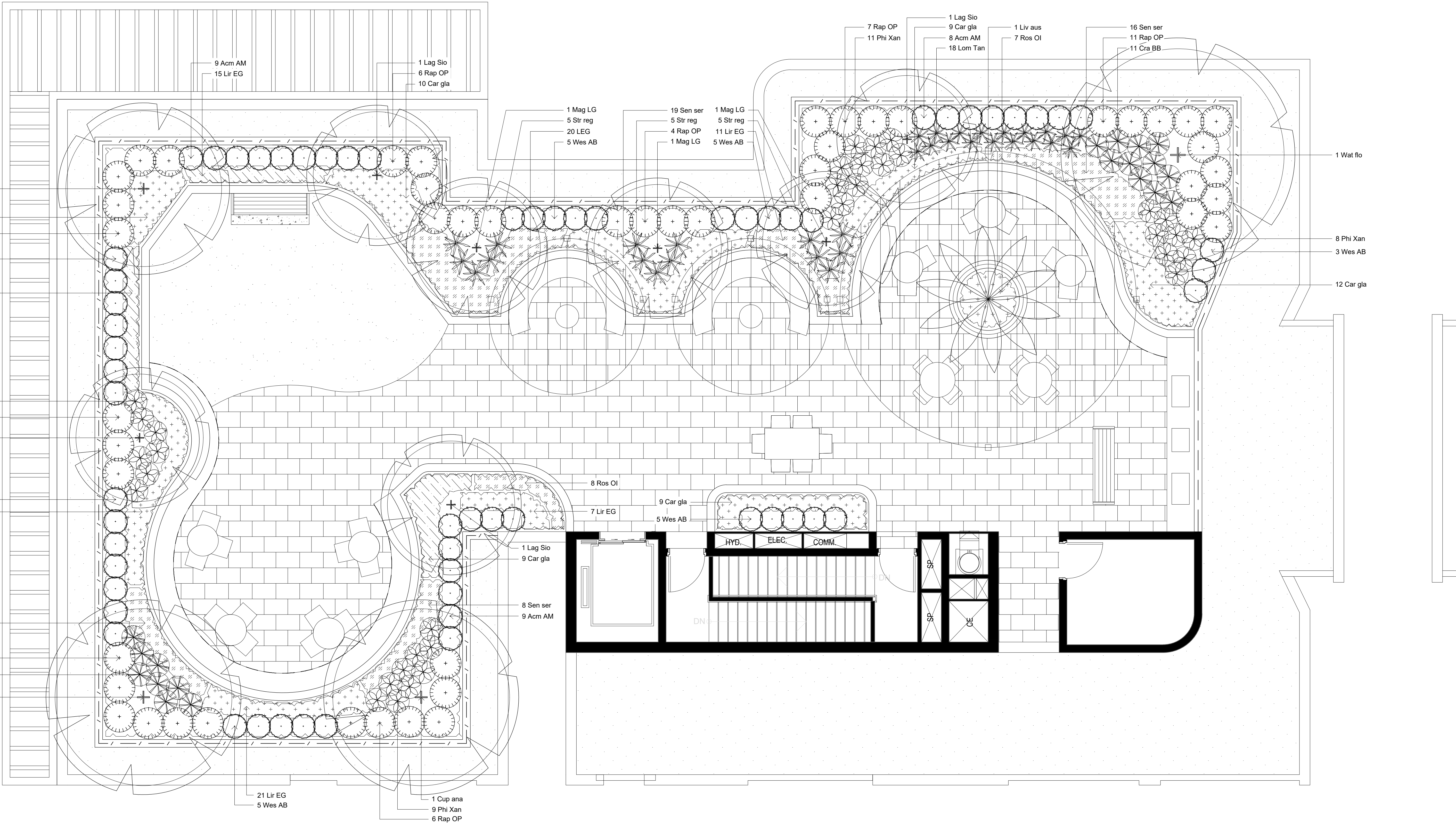
Drawing Name
Planting Plan 2
Ground floor - Level 2

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale 1:100 @ A1
Job Number
SS23-5172

Drawing Number
202

Issue
F



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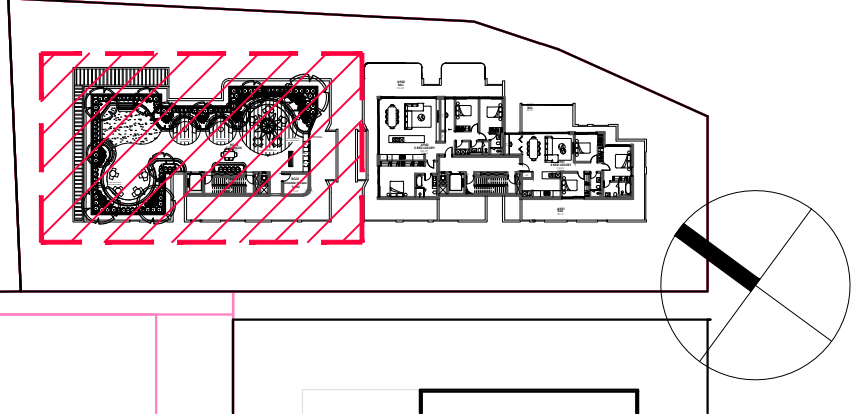
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Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

Drawing Name
Landscape Plan
Building B: Level 9

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale 1:50 @ A1
Job Number
SS23-5172

Drawing Number
203
Issue
A

A	Issue for DA (TOD Concept + Infill Housing SEPP)	BS	RS	21.02.2025
Issue	Revision Description	Drawn	Check	Date

SPECIFICATION

GENERAL NOTES

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES AND SHRUBS

Trees and Shrubs to be Retained and Protected
Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work Near Trees and Shrubs
Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under foliage canopies or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown building materials, such as cement, from covering trees and other plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling
Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

Site Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS

Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.
• Balustrades: Equal to Stainform ONYX 50 316 Satin SS
• Handrails: Equal to Stainform ONYX 50 316 Satin SS
• Bench Seats: Teak timber TBS

Garden Walls, Fences, Steps, TGSi and Edging
Construct garden walls, fences, steps, TGSi and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with Australian Standards and applicable legislation. Refer to engineer's details for structural retaining walls, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. If laying unit pavers in a cement mortar bed on a concrete sub-base ensure that joints in paving match the location of joints in the concrete. Refer to engineer's details for heavy duty slabs, concrete stairs, concrete strength, reinforcing, and joint type and placement.
• Insitu concrete paths: Wood float coated finish, tool edged.
• Path joints: Construction joints at 3000mm centres max.

Landscape Structures
All landscape structures shall have a common appearance in detail and material content while providing for the functional design requirements. The structure of all elements shall consist of a base frame of structural grade hardwood timber of sizes that sustain spans and maintain stability. Refer to drawn details for further information.

SOFTWORKS

Site Soil Testing
Where site soil is to be retrieved from site and stored on site for reuse, undertake at least two (2) soil tests in locations as advised by the Project Manager or as shown on the plans. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development. Where topsoil is imported to site no testing of the imported soil is necessary but ensure that imported soil can be supplied with test data to verify that it suits the design plants.

Subsoil
Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all garden beds to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Subsoil Drainage
Provide and install subsoil drainage equal to Vinidex 65mm (min) Draincoil with filter sock at the base of slopes, on the high side of paths, at the base behind retaining walls and where water is likely to accumulate at depth in the soil. Connect all subsoil drainage to the nearest downstream stormwater pit to ensure that subsoil water is managed and channelled to a stormwater drainage system. On sites with cross fall of less than 1:50 install subsoil drains to remove excess water from the subsoil in areas where water is likely to accumulate and may not penetrate lower strata naturally. Rip the sub-base surface 150mm deep before

placing any soil. Install drainage pipes in subsoil trenches backfilled with 10mm blue metal (basalt) equal to ANL Blue Metal.

Coordinate the connection of subsoil drains to stormwater pits with the Civil or Hydraulic contractor.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
• Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
• Smooth and free from inorganic material, stones or clods of soil;
• Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
• Graded evenly to adjoining surfaces; and
• Ready for planting.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants
Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:
• Large healthy root systems, with no evidence of root curl, restriction or damage;
• Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
• Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
• Grown in final containers for not less than twelve weeks;
• Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
• Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation
Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Embankment Stabilisation
Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum, this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
• Plants >25 lt: 1 off 38 x 38 x 1200mm;
• Semi-advanced plants >75 lt: 2 off 50x50x 1800mm;
• Advanced plants ≥100 lt: 3 off 50 x 50 x 2400mm.

Turf
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, 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 delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:
• In stretcher pattern, joints staggered and close butted;
• Parallel long sides of level areas, with contours on slopes; and
• To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.
Species: *Stenotaphrum secundatum* Sir Walter Soft-leaf Buffalo.

IRRIGATION
Scope: Unless otherwise noted or instructed irrigate all planted areas shown on plans including planters, tubs, gardens, turf and the like. The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or eliminated with the use of dip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally, do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

The Landscape Contractor shall engage a qualified irrigation consultant to design the system, document all components, accessories and materials for review by the Landscape Architect prior to starting landscape works generally.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities
During the defect maintenance period schedule the following activities to occur on a timely basis.

Plant replacement - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.

Pruning - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants as necessary to maintain acceptable growth habit.

Insect, disease and pest control - Avoid spraying:
• if ever possible;
• in wet weather or if wet weather is imminent;
• if target plants are still wet after rain;
• in windy weather; and
• if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:
• Product brand / manufacturer's name,
• Chemical / product name,
• Chemical contents,
• Application quantity and rate,
• Date of application and location,
• Results of application, and
• Use approval authority.

Fertilising
Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
• Product brand / manufacturer's name,
• Fertiliser / product name,
• Application quantity and rate, and
• Date of application and location.

Stakes and ties - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.

Maintaining mulch - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.

Mowing and top dressing - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.

Irrigation and watering - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.

Erosion control - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.

Weeding and rubbish removal - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

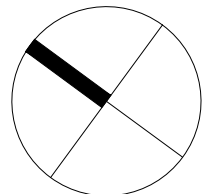
3 & 3A Beaconsfield Parade, Lindfield - Plant Schedule

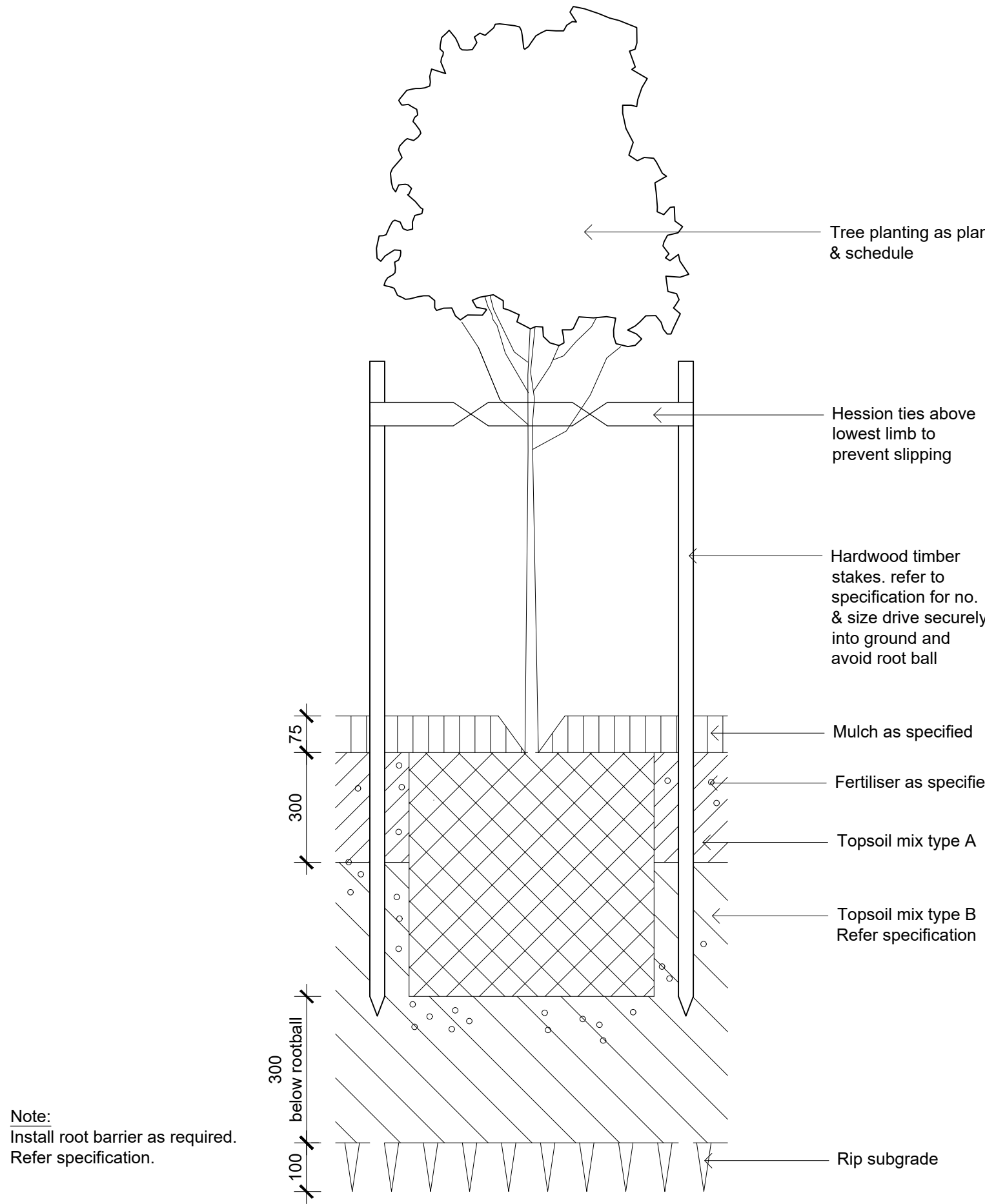
Street level							
Symbol	Botanic Name	Common Name	Mature Height (m)	Mature Width (m)	Pot Size	Spacing	QTY
Trees							
Acm smi	<i>Acmena smithii</i>	Lillypilly	12	6	45L	As Shown	3
Cup ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	10	5	45L	As Shown	3
Cya aus	<i>Cyathea australis</i>	Rough Tree Fern	6	5	45L	As Shown	5
Cya coo	<i>Cyathea cooperi</i>	Australian Tree Fern	6	3	45L	As Shown	5
Dic ant	<i>Dicksonia antarctica</i>	Soft Tree Fern	5	3	45L	As Shown	7
Ela ret	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8	6	75L	As Shown	9
Lag Si	<i>Lagerstroemia 'Sioux'</i>	Crepe Myrtle Sioux	8	6	100L	As Shown	2
Mag LG	<i>Magnolia 'Little Gem'</i>	Little Gem	6	3	100L	As Shown	2
Syn glo	<i>Syncarpia glomulifera</i>	Turpentine	25	10	75L	As Shown	1
Tri lau	<i>Tristaniopsis laurina</i>	Water Gum	8	6	45L	As Shown	7
Wat flo	<i>Waterhousea floribunda</i>	Weeping Lily Pilly	10	6	45L	As Shown	6
Shrubs & Accents							
Asp aus	<i>Asplenium australasicum</i>	Birds Nest Fern	0.6	1	200mm	As Shown	31
Acm Min	<i>Acmena smithii 'Minor'</i>	Lillypilly	3	2	300mm	As Shown	126
Bus Jap	<i>Buxus microphylla 'Japonica'</i>	Japanese Box	1	1	200mm	As Shown	61
Bes yuc	<i>Beschormeria yuccoides</i>	Mexican Lily	1	2	200mm	As Shown	106
Cal BJ	<i>Callistemon viminalis 'Better John'</i>	Bottlebrush	1.5	1	300mm	As Shown	120
Cal WA	<i>Callistemon citrinus 'White Anzac'</i>	Callistimon White Anzac	1	2	300mm	As Shown	62
Cor Sti	<i>Cordyline 'Stricta'</i>	Cabbage Tree	2	1.5	300mm	As Shown	3
Lor PP	<i>Loropetalum Purple Pixie</i>	Loropetalum	0.5	1	200mm	As Shown	8
Mel CT	<i>Melaleuca linariifolia 'Claret Tops'</i>	Honey Myrtle	1	1	200mm	As Shown	82
Mur pan	<i>Murraya paniculata</i>	Orange Jessamine	2	3	200mm	As Shown	47
Rap OP	<i>Raphiolepis 'Oriental Pearl'</i>	Oriental Pearl	1.2	0.8	300mm	As Shown	92
Rap SM	<i>Raphiolepis indica 'Snow Maiden'</i>	Indian Hawthorne	0.7	0.5	200mm	As Shown	56
Rha ind	<i>Rhaphiolepis indica</i>	Indian Hawthorn	2	1.5	200mm	As Shown	43
Str reg	<i>Strelitzia reginae</i>	Bird of Paradise	1.8	1.5	200mm	As Shown	10
Syz Cas	<i>Syzygium luehmannii 'Cascade'</i>	Pink Flowering Lilly Pilly	2.5	1.5	200mm	As Shown	55
Wes AB	<i>Westringia 'Aussie Box'</i>	Aussie Box	0.7	0.7	300mm	As Shown	183
Wes JG	<i>Westringia 'Jervis Gem'</i>	Westringia 'Jervis Gem'	1.5	1	300mm	As Shown	56
Zam fur	<i>Zamia furfuracea</i>	Cardboard Cycad	1	1.5	300mm	As Shown	34
Groundcovers/ Grasses							
Car gla	<i>Carpobrotus glaucescens</i>	Pigface	0.2	1	200mm	As Shown	92
Cil min	<i>Clivia miniata</i>	Kaffir Lily	0.5	0.5	200mm	As Shown	39
Dia cae	<i>Dianella caerulea</i>	Flax Lily	0.5	0.4	200mm	As Shown	255
Dic rep	<i>Dichondra repens</i>	Kidney Weed	0.15	spreading	140mm	5/m ²	8
Lir EG	<i>Liriope muscari 'Evergreen Giant'</i>	Giant Lily Turf	0.7	0.6	150mm	As Shown	52
Lom lon	<i>Lomandra longifolia</i>	Mat Rush	0.7	1	150mm	As Shown	8
Lom Tan	<i>Lomandra longifolia 'Tanika'</i>	Dwarf Mat Rush	0.5	0.5	150mm	As Shown	264
Myo par	<i>Myoporum parvifolium</i>	Creeping Boobiala	0.15	0.8	150mm	As Shown	250
Pen Naf	<i>Pennisetum 'Nafra'y'</i>	Swamp Foxtail	0.6	0.6	200mm	As Shown	61
Phi Xan	<i>Philodendron 'Xanadu'</i>	Xanadu	0.7	0.7	200mm	4/m ²	78
Sal off	<i>Salvia officinalis</i>	Edible Sage	0.8	0.8	150mm	As Shown	10
The aus	<i>Themeda australis</i>	Kangaroo Grass	1.5	0.5	150mm	As Shown	32
Tra jas	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3	spreading	150mm	5/m ²	165
Vio hed	<i>Viola hederacea</i>	Native Violet	0.05	spreading	150mm	5/m ²	161

* Replacement tree

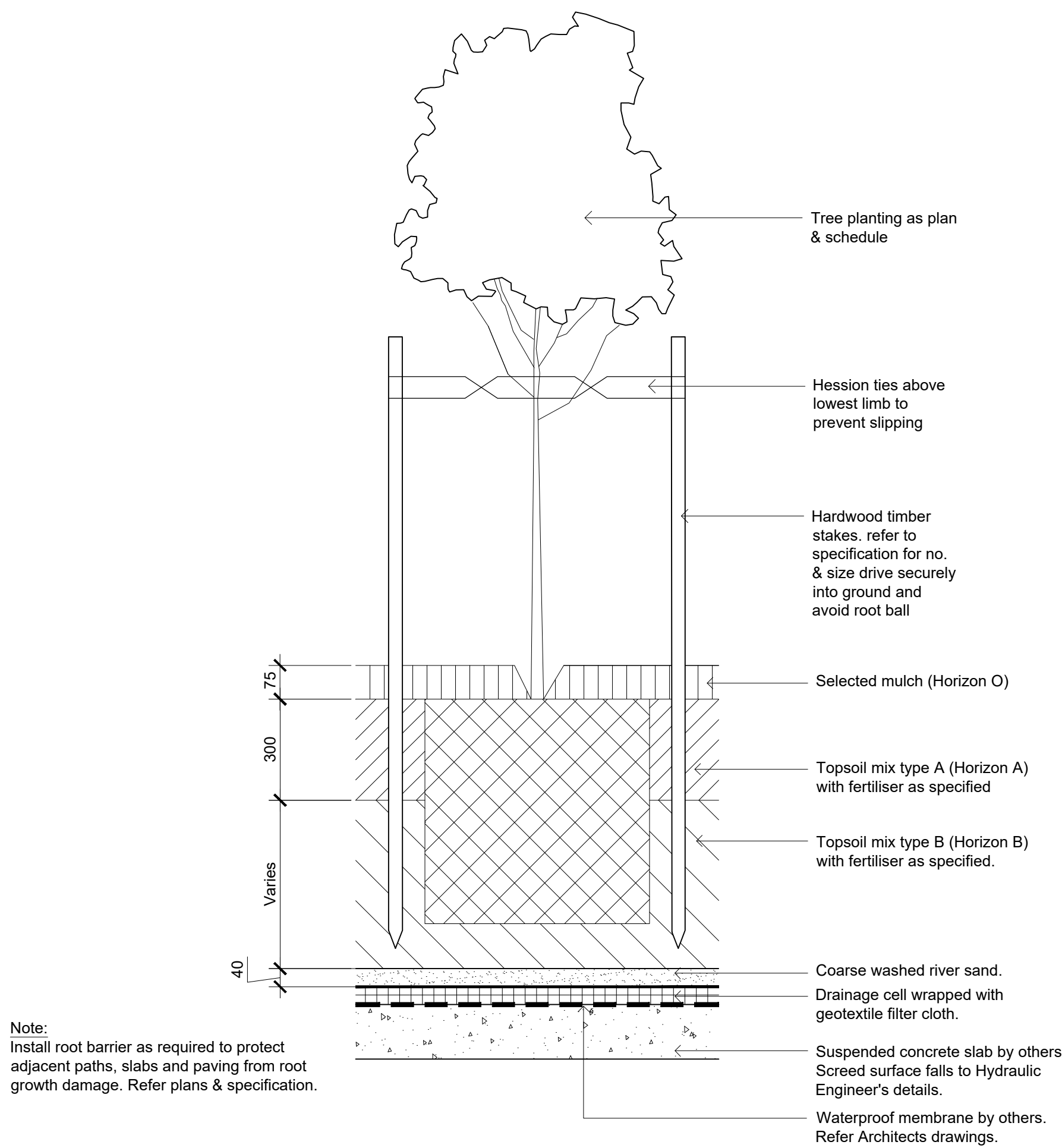
** BV planting

Level 9							
Symbol	Botanic Name	Common Name	Mature Height (m)	Mature Width (m)	Pot Size	Spacing	QTY
	Trees						
Cup ana	Cupaniopsis anacardioides	Tuckeroo	10	5	100L	As Shown	3
Liv aus	Livistona australis	Cabbage Tree Palm	20	3	4m Clear trunk	As Shown	1
Lag Sio	Lagerstroemia 'Sioux'	Crepe Myrtle Sioux	8	6	100L	As Shown	3
Mag LG	Magnolia 'Little Gem'	Little Gem	6	3	100L	As Shown	4
Wat flo	Waterhousea floribunda	Weeping Lily Pilly	10	6	100L	As Shown	1
	Shrubs & Accents						
Acm AM	Acmena smithii 'Allyn Magic'	Dwarf Lilly Pilly	0.5	0.5	200mm	As Shown	33
Cra BB	Crassula arborescens 'Blue Bird'	Bluebird Crassula	0.8	0.8	200mm	As Shown	19
Rap OP	Raphiolepis 'Oriental Pearl'	Oriental Pearl	1.2	0.8	300mm	As Shown	48
Str reg	Strelitzia reginae	Bird of Paradise	1.8	1.5	200mm	As Shown	15
Wes AB	Westringia 'Aussie Box'	Aussie Box	0.7	0.7	300mm	As Shown	30
	Groundcovers/ Grasses						
Car gla	Carpobrotus glaucescens	Pigface	0.2	1	200mm	4/m²	67
Lir EG	Liriope muscari 'Evergreen Giant'	Giant Lily Turf	0.7	0.6	150mm	5/m²	54
Lom Tan	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.8	0.8	150mm	5/m²	18
Phi Xan	Philodendron 'Xanadu'	Xanadu	0.7	0.7	200mm	As Shown	35
Ros Oi	Rosmarinus officinalis 'Irene'	Prostrate Rosemary	0.8	0.8	150mm	4/m²	26
Sen ser	Senecio serpens	Blue Chalksticks	0.3	0.6	200mm	5/m²	52

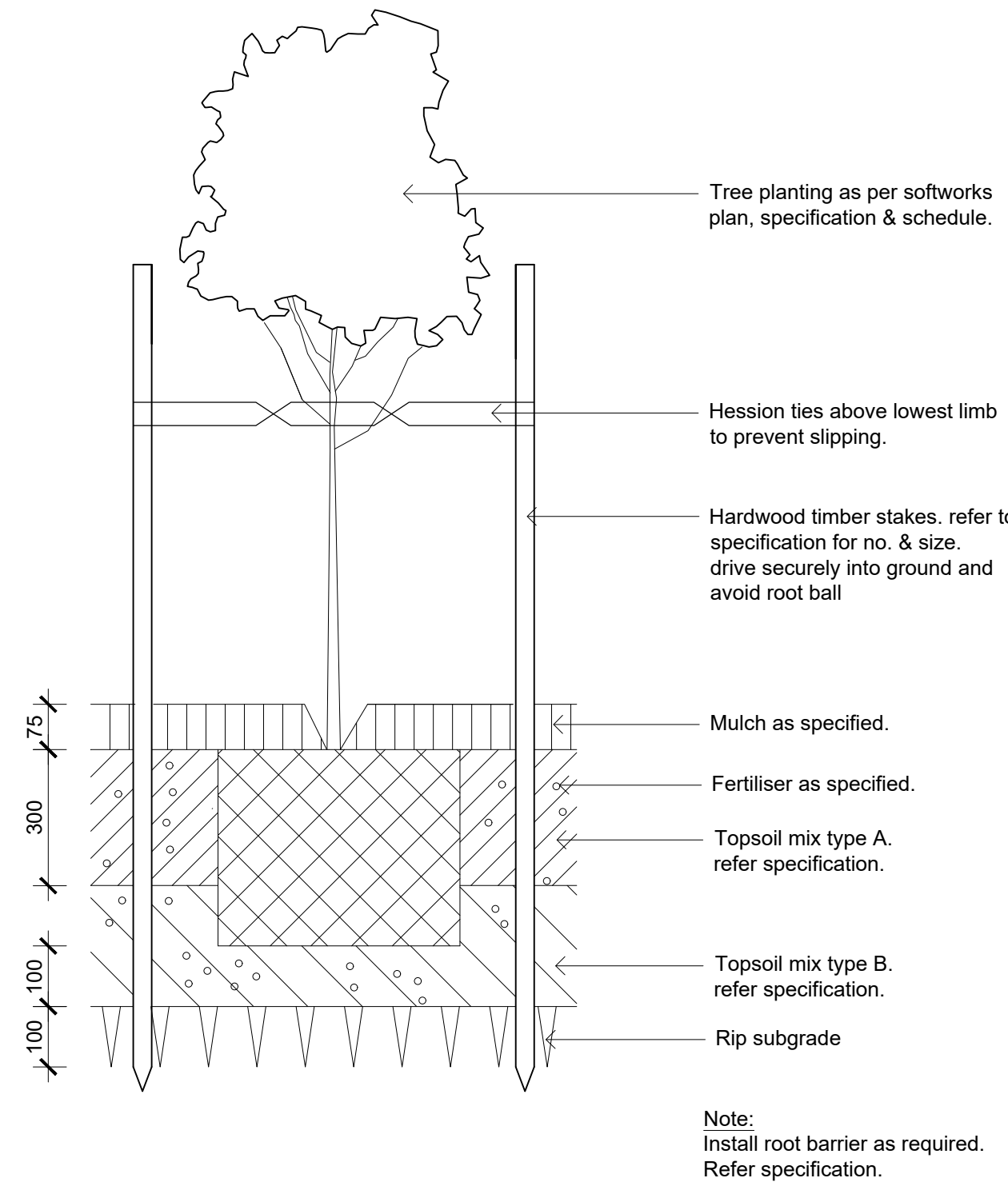




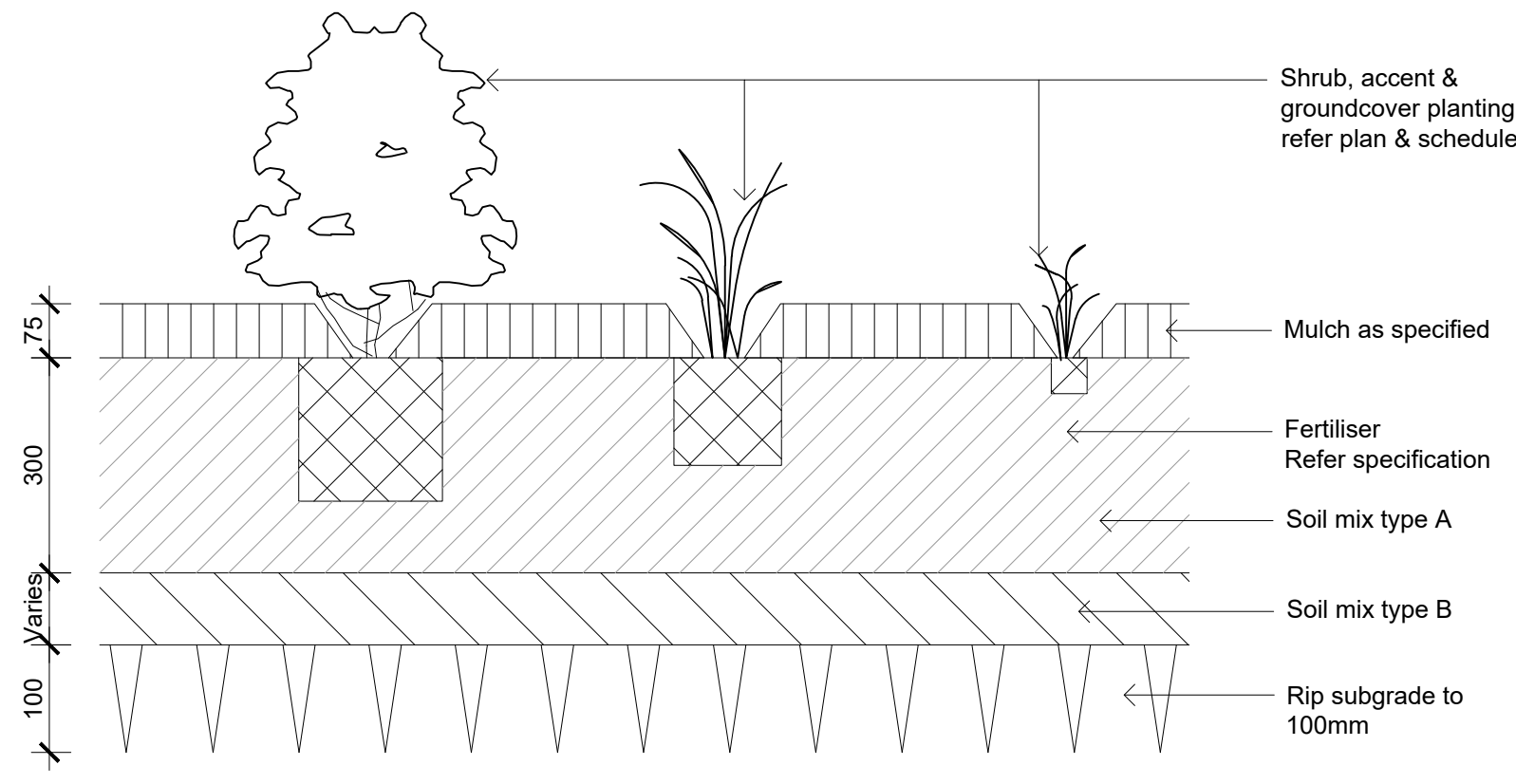
01 Detail 75-200L Tree Planting on Grade
501 1:10



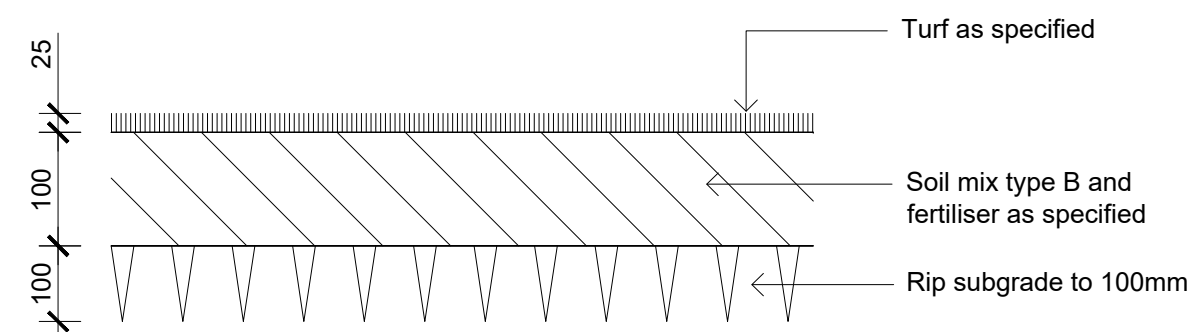
02 Detail 75-200L Tree Planting on Structure
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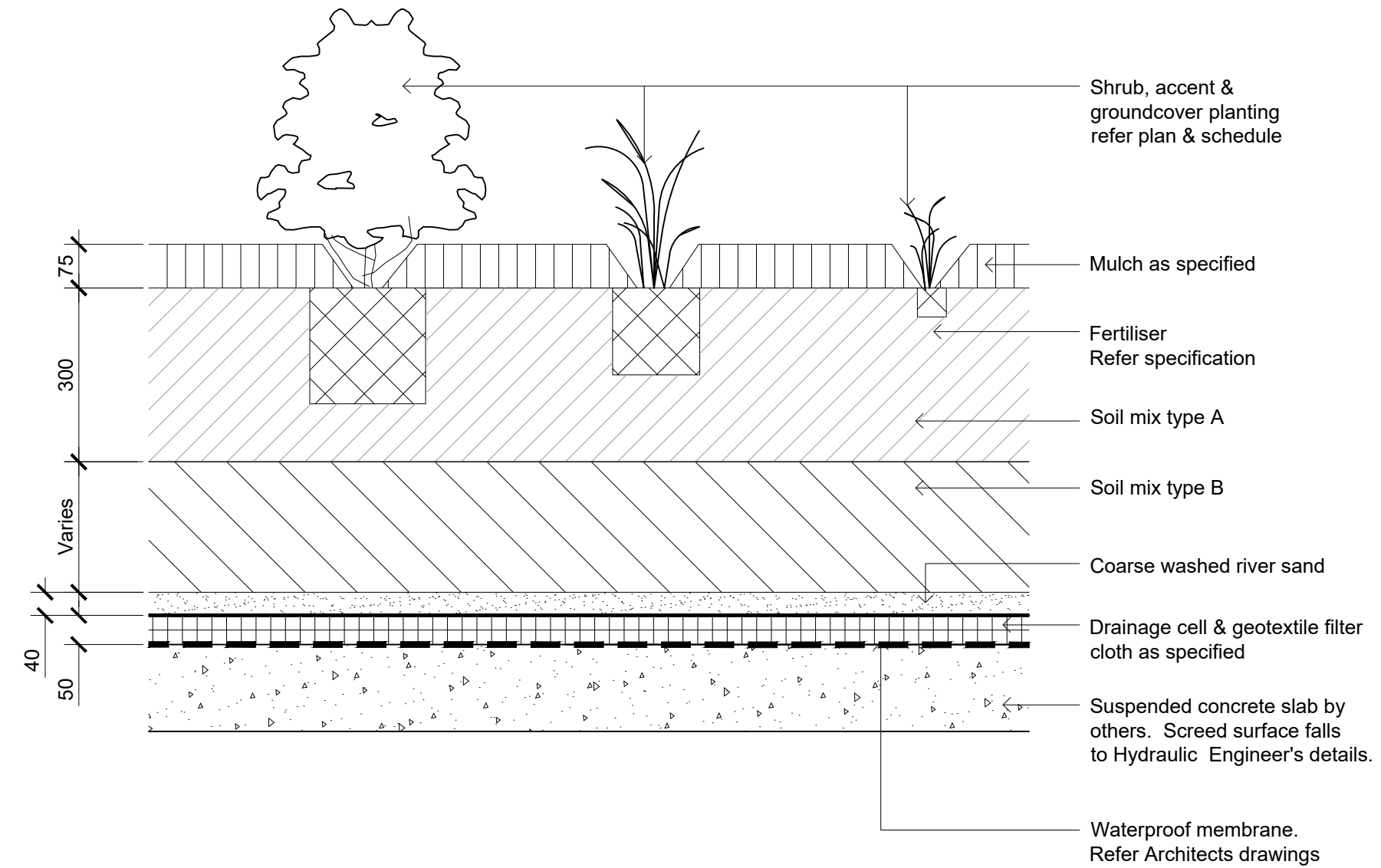
03 Detail 25-75L Tree Planting on Grade
501 1:10



04 Detail Shrub Accent & Groundcover Planting on Grade
501 1:10



05 Detail Turf on Even Grade
501 1:10



06 Detail Shrub Accent & Groundcover Planting on Structure
501 1:10

NOT FOR CONSTRUCTION

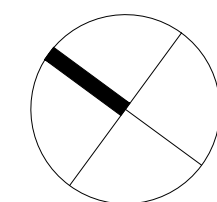
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F	Issue for DA (TOD Concept + Infill Housing SEPP)	PH	RS	26.02.2025
E	Issue for DA	MJW	RS	25.01.2024
D	Issue for DA	MJW	RS	19.10.2023
C	Issue for DA	MJW	RS	17.10.2023
B	Issue for DA	MJW	RS	04.10.2023
A	Issue for DA	MJW	RS	25.09.2023
Issue	Revision Description	Drawn	Check	Date

Legend

Key Plan



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Client
TURRAMURRA 88 PTY LTD

Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

Drawing Name
Landscape Details 1

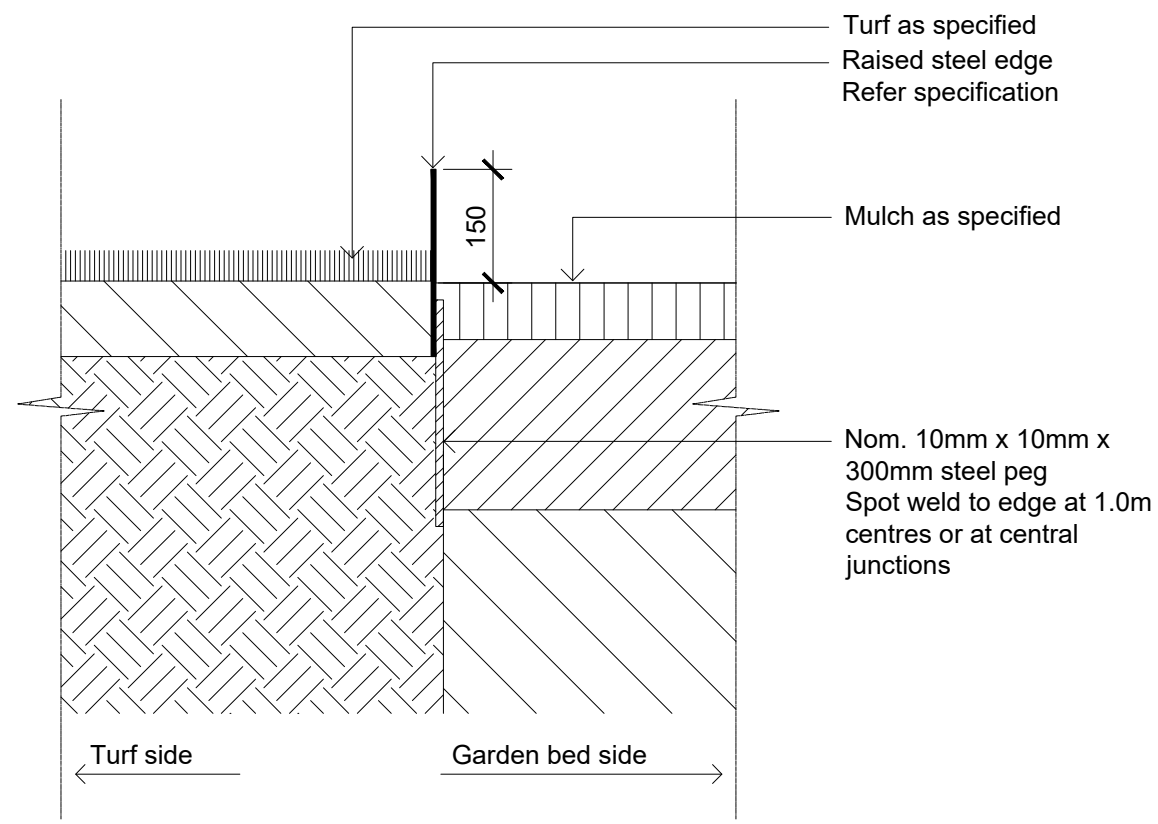
DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale as shown @ A1

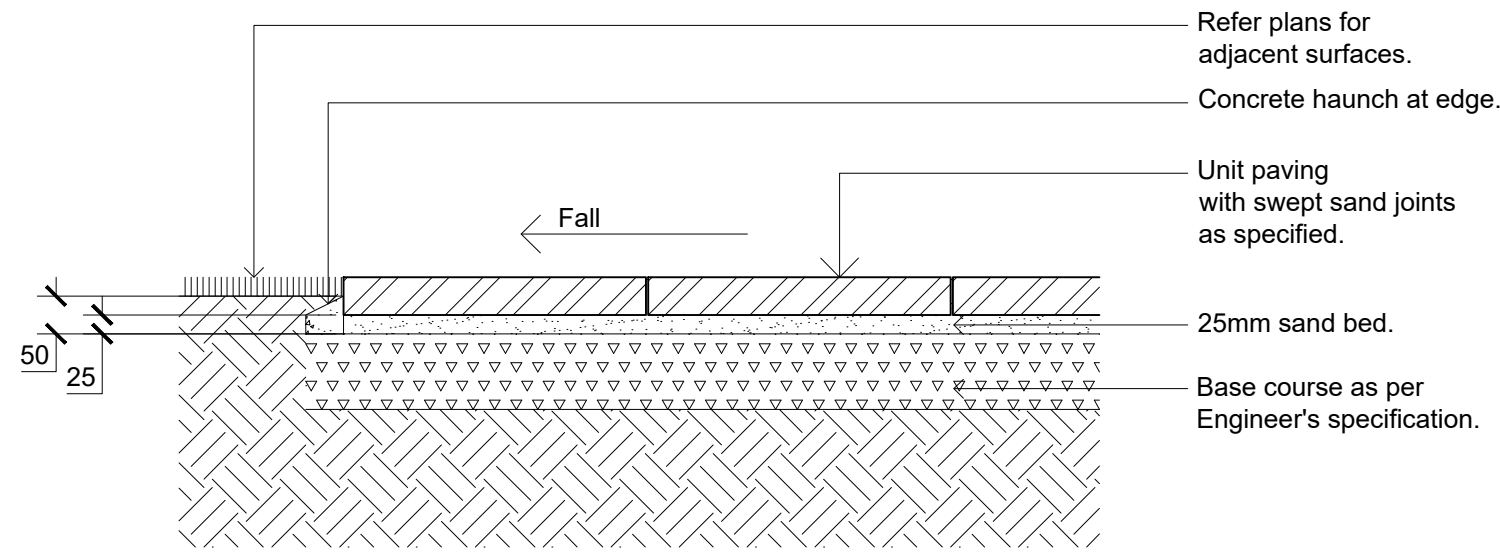
Job Number
SS23-5172

Drawing Number
501

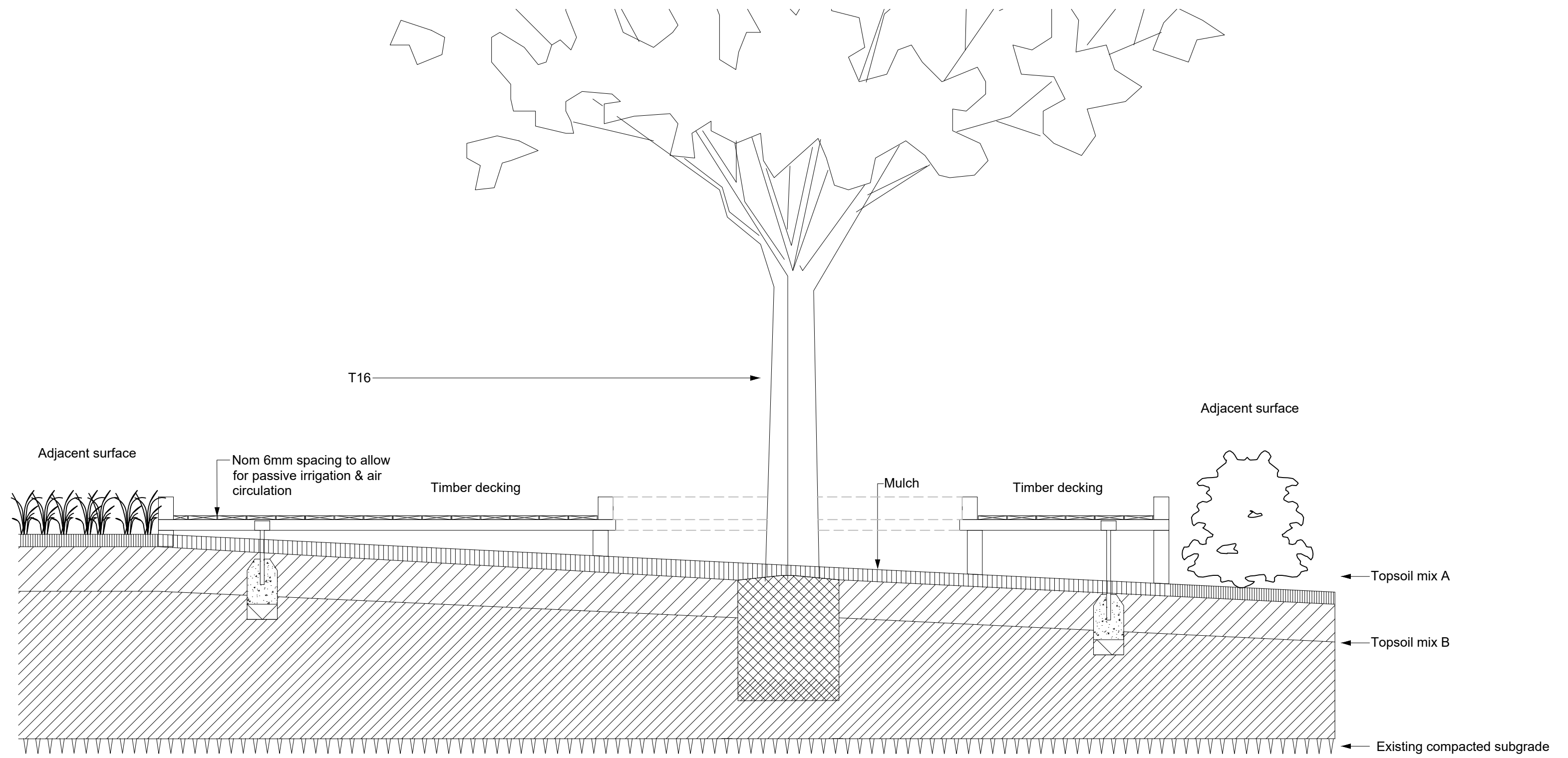
Issue
F



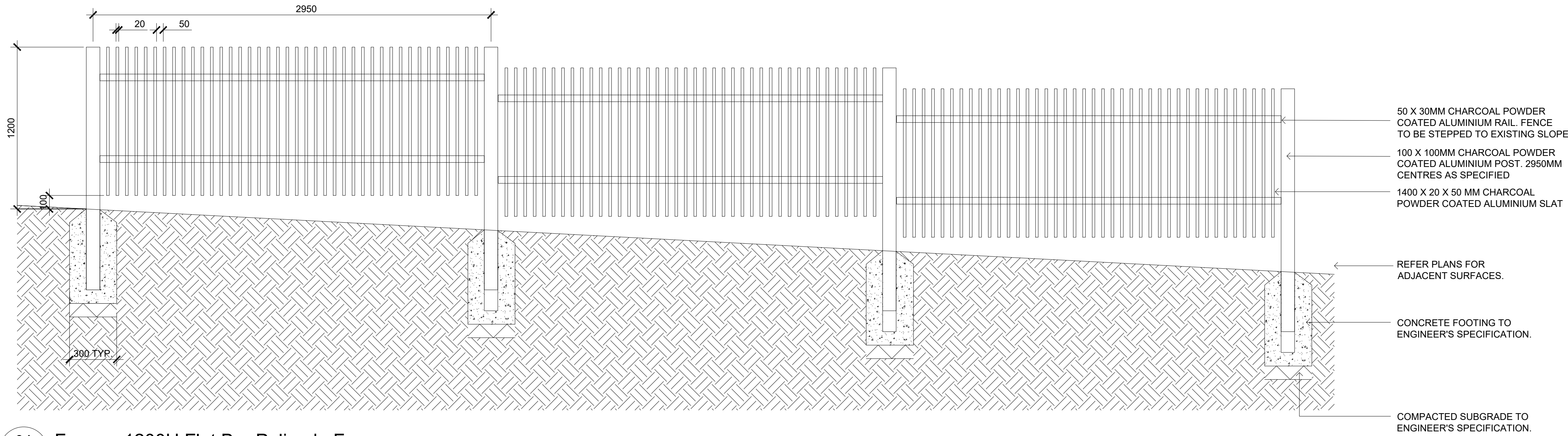
01 Typical Raised Steel Edge
502 1:10



02 Unit Pavers on Grade
502 1:10



03 Tree planting: Timber deck over tree pit
502 Typical section 1:25



04 Fence - 1200H Flat Bar Palisade Fence
502 1:20

NOT FOR CONSTRUCTION

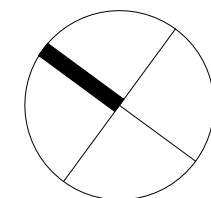
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F	Issue for DA (TOD Concept + Infill Housing SEPP)	PH	RS	26.02.2025
E	Issue for DA	MJW	RS	25.01.2024
D	Issue for DA	MJW	RS	19.10.2023
C	Issue for DA	MJW	RS	17.10.2023
B	Issue for DA	MJW	RS	04.10.2023
A	Issue for DA	MJW	RS	25.09.2023
Issue	Revision Description	Drawn	Check	Date

Legend

Key Plan



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Client
TURRAMURRA 88 PTY LTD

Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

Drawing Name
Landscape Details 2

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale as shown @ A1

Job Number
SS23-5172

Drawing Number
502

Issue
F

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F	Issue for DA (TOD Concept + Infill Housing SEPP)
E	Issue for DA
D	Issue for DA
C	Issue for DA
B	Issue for DA
A	Issue for DA
Issue	Revision Description

PH	RS	26.02.2025
MJW	RS	25.01.2024
MJW	RS	19.10.2023
MJW	RS	17.10.2023
MJW	RS	04.10.2023
MJW	RS	25.09.2023
Drawn	Check	Date

Legend

	Existing tree to be retained & protected		Proposed Accent / Slope Planting		Proposed Groundcover		Coir erosion logs		Handrail
	Proposed tree planting		Unit paving		Paved courtyard		Proposed fence		Steel edge
	Turf		Concrete paving		Timber decking		Biodiversity Value (BV) area		Boundary

Key Plan

SITE IMAGE



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Client
TURRAMURRA 88 PTY LTD

Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

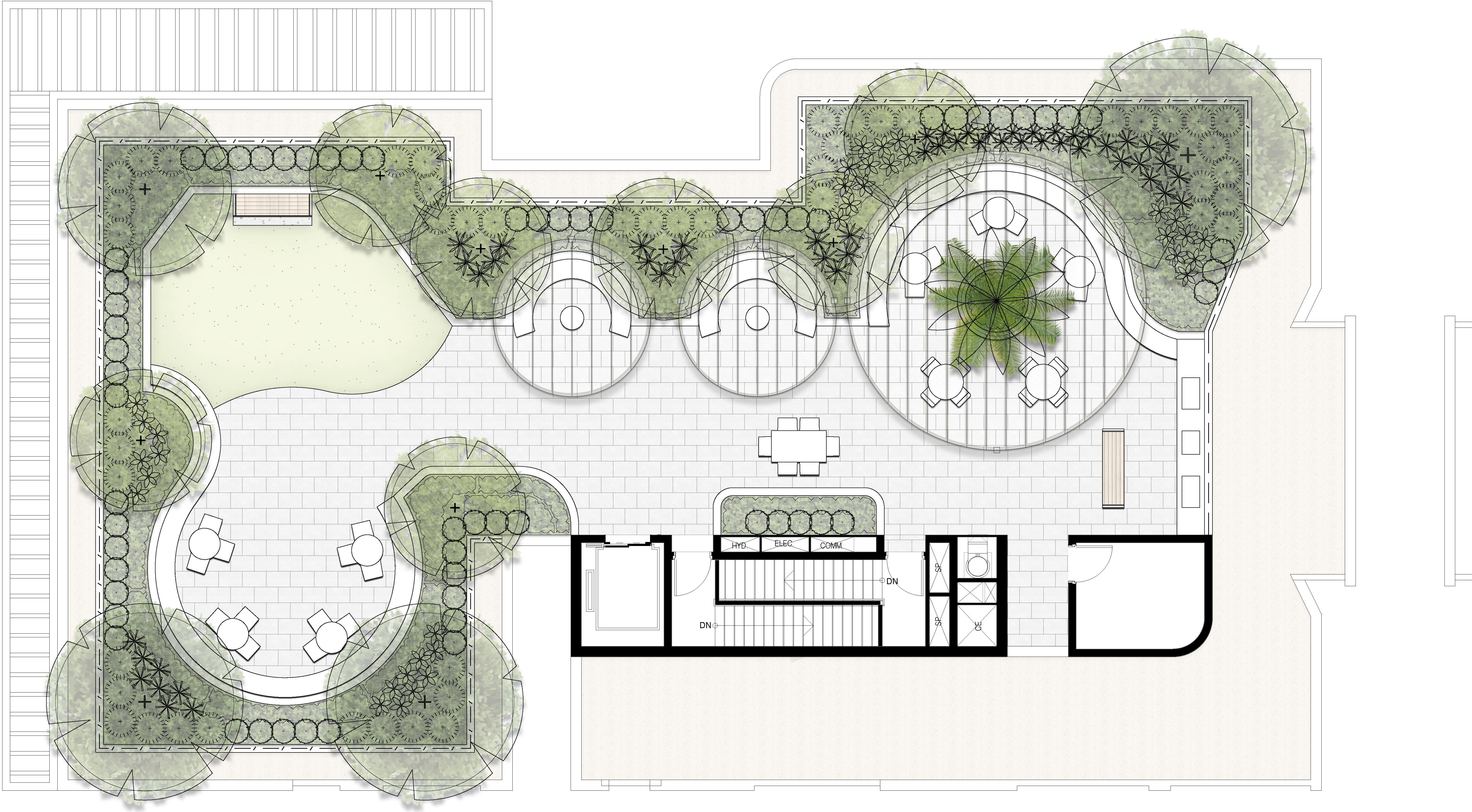
Drawing Name
Masterplan (render)
Ground floor - Level 2

DEVELOPMENT APPLICATION
(TOD Concept + Infill Housing SEPP)

Scale 1:150 @ A1
Job Number
SS23-5172

Drawing Number
C100

Issue
F

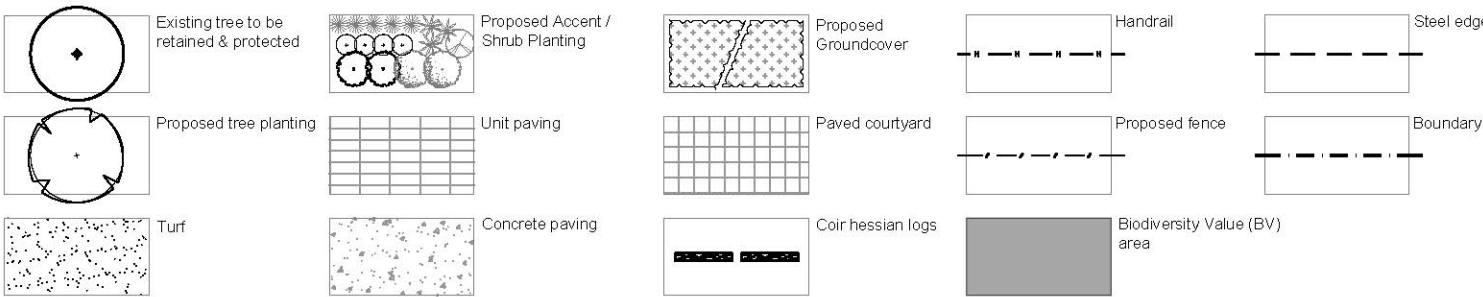


NOT FOR CONSTRUCTION

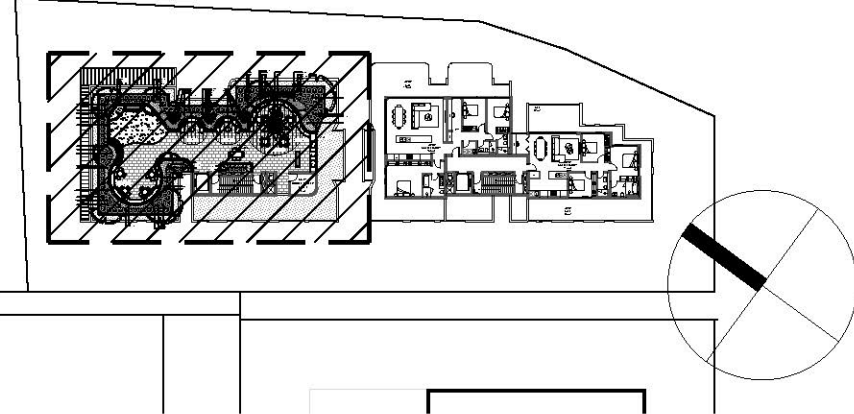
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Legend



Key Plan



SITE IMAGE



Landscape Architects
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Redfern NSW 2016
Australia
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www.siteimage.com.au

Client
TURRAMURRA 88 PTY LTD

Project
Proposed Residential Development
3 & 3A Beaconsfield Parade, Lindfield

Drawing Name
Landscape Plan
Building B: Level 9

DEVELOPMENT APPLICATION

Scale 1:50 @ A1
Job Number
SS23-5172

0 0.5 1 1.5 2 2.5m
Drawing Number
105
Issue
A

A Issue for Review
Issue Revision Description

BS RS 21.02.2025
Drawn Check Date

Landscape Concept - Rooftop Common Open Space



KECO



architect
urbaneia



SITE IMAGE
Landscape Architects

3 & 3A Beaconsfield Parade, Lindfield
Landscape Concept

Client: Keco
Architect: Architecture Urbaneia
Site Image Job Number: SS23-5172 Date: 20th Feb 2025

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Landscape Concept - Rooftop Common Open Space

