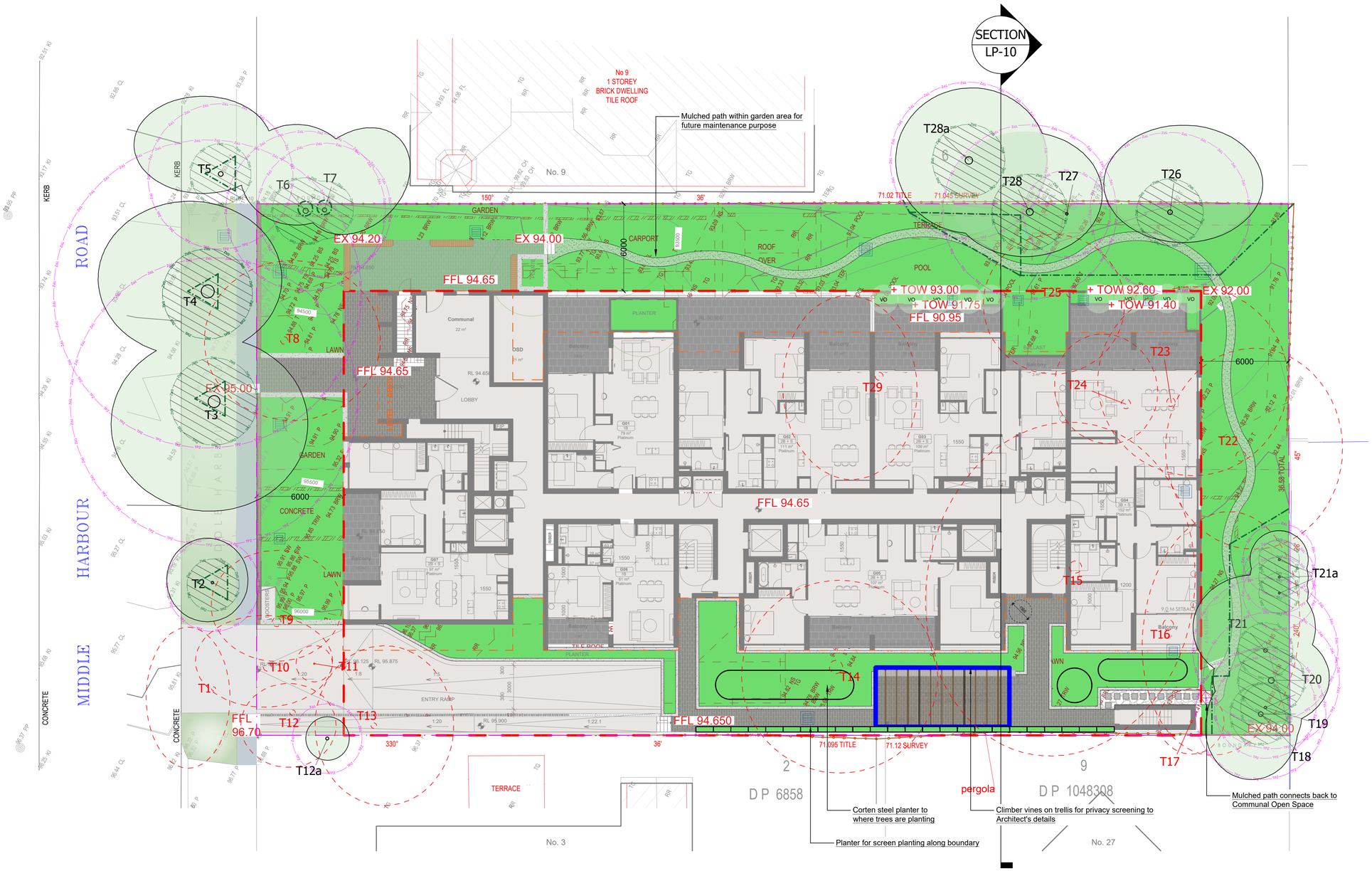

SITE LOCATION

Scale: NTS

EXISTING TREES SURVEY

TREE DATA EXTRACTED FROM ARBORICULTURAL ASSESSMENT REPORT PREPARED BY ***EARTHSCAPE HORTICULTURAL SERVICES*** DATED JULY 2024.
REFER TO THE REPORT FOR TREE ASSESSMENT OF HEALTH AND CONDITION

Tree Identification No.	Species	Height (m)	Spread (m)	Proposed Action
1	Jacaranda mimosifolia	9	9	To Remove
2	Jacaranda mimosifolia	7	5.5	To Retain
3	Lophostemon confertus	14	13	To Retain
4	Lophostemon confertus	13	12	To Retain
5	Jacaranda mimosifolia	7	9	To Retain
6	Jacaranda mimosifolia	11	8	To Retain
7	Jacaranda mimosifolia	11	8	To Retain
8	Liquidambar styraciflua	17	11	To Remove
9	Melaleuca quinquenervia (Broad-leaved Paperback)	14	9	To Remove
10	Melaleuca quinquenervia (Broad-leaved Paperback)	12	9	To Remove
11	Magnolia grandiflora 'Teddy Bear' (Teddy Bear Magnolia)	4	2.5	To Remove
12	Melaleuca quinquenervia (Broad-leaved Paperback)	14	6	To Remove
12a	Trachycarpus fortunei (Chinese Windmill Palm)	6	3	(Neighbour)To Retain
13	Melia azedarach (White Cedar)	11	11	To Remove
14	Corymbia citriodora (Lemon-scented Gum)	22	14	To Remove
15	Carya illinoinensis (Pecan)	22	23	To Remove
16	Corymbia citriodora (Lemon-scented Gum)	20	18	To Remove
17	x Cupressocyparis leylandii 'Leighton Green' (Leyland Cypress)	9	4.5	To Remove
18	Jacaranda mimosifolia (Jacaranda)	12	9	To Retain
19	Waterhousea floribunda (Weeping Lillypilly)	9	7	To Retain
20	Sapium sebiferum (Chinese Tallow tree)	11	8	To Retain
21	Waterhousea floribunda (Weeping Lillypilly)	10	8	To Retain
21a	Group of 3 x Syzygium australe (Lilly Pilly)	5 to 7	4	To Retain
22	Cinnamomum camphora (Camphor Laurel)	12	14	To Remove
23	Liquidambar styraciflua (Liquidambar)	25	13	To Remove
24	Araucaria columnaris (Cook Pine)	22	7	To Remove
25	Lophostemon confertus (Brushbox)	18	10	To Remove
26	Jacaranda mimosifolia (Jacaranda)	14	10	To Retain
27	Archontophoenix cunninghamii (Bangalow Palm)	6	3.5	To Retain
28	Angophora costata (Sydney Red Gum)	17	10	(Neighbour)To Retain
28a	Gordonia axillaris (Gordonia)	8	11	To Retain
29	Eucalyptus sp. [racemosa] (Scribbly Gum)	16	12	To Remove

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 Development Application approval only, not for construction.

This plan has been prepared with reference to ***Ku-ring-gai*** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists.

The Design & location of new letter boxes shall be in accordance with *Australia Post Point of Delivery Policy Document* Effective 6 November 2020. 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.

Ku-ring-gai 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.***

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME.
WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS.
WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

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OTHER LANDSCAPE ITEMS

- Outdoor paved area- refer architect's detail
- Permeable paver-refer detail
- Mulch path within garden bed for future maintenance purpose
- Retaining / raised planter wall - refer detail
- Furniture -Concrete seating area with pergola over
- Stepping stones with pebbles in gaps - refer detail
- Free standing timber seating-refer detail
- Corten steel planter to where trees are planting

KEY

- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Trees Protection zone
- Structural root zone

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

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AILA Associate

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COUNCIL
KU-RING-GAI

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REV	DATE	NOTATION/AMENDMENT
SK1	10.03.2025	Concept plan prepared for review
SK2	26.03.2025	Draft DA plan prepared for review
SK3	31.03.2025	Draft DA plan prepared for review
A	03.04.2025	For submission

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD,
LINDFIELD

0 1 2 5 10
1:150

TITLE:
SITE PLAN

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150@A1
DATE: APRIL 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25-179	LP-01	A	E.W/K.Z	R.F

DEEP SOIL AREA CALCULATION

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 2,600m²

REQUIRED LANDSCAPE AREA: 182m² TO 390m² (7%TO 15%)
(6M MINIMUM WIDTH)

PROPOSED LANDSCAPE AREA: 728m² (28%)

ON-SLAB PLANTING:

800-1200mm soil depth
(For small-large trees)

500-600mm soil depth
(For shrubs)

*SOIL DEPTH FOR PLANTING PURPOSE ONLY.
ALLOW FOR SET DOWN, 75MM MULCH, ADDITIONAL DEPTH FOR WATERPROOFING, DRAINAGE LAYER, etc IN PLANTER TO ENGINEER'S DETAILS

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A	03.04.2025	For submission

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD,
LINDFIELD

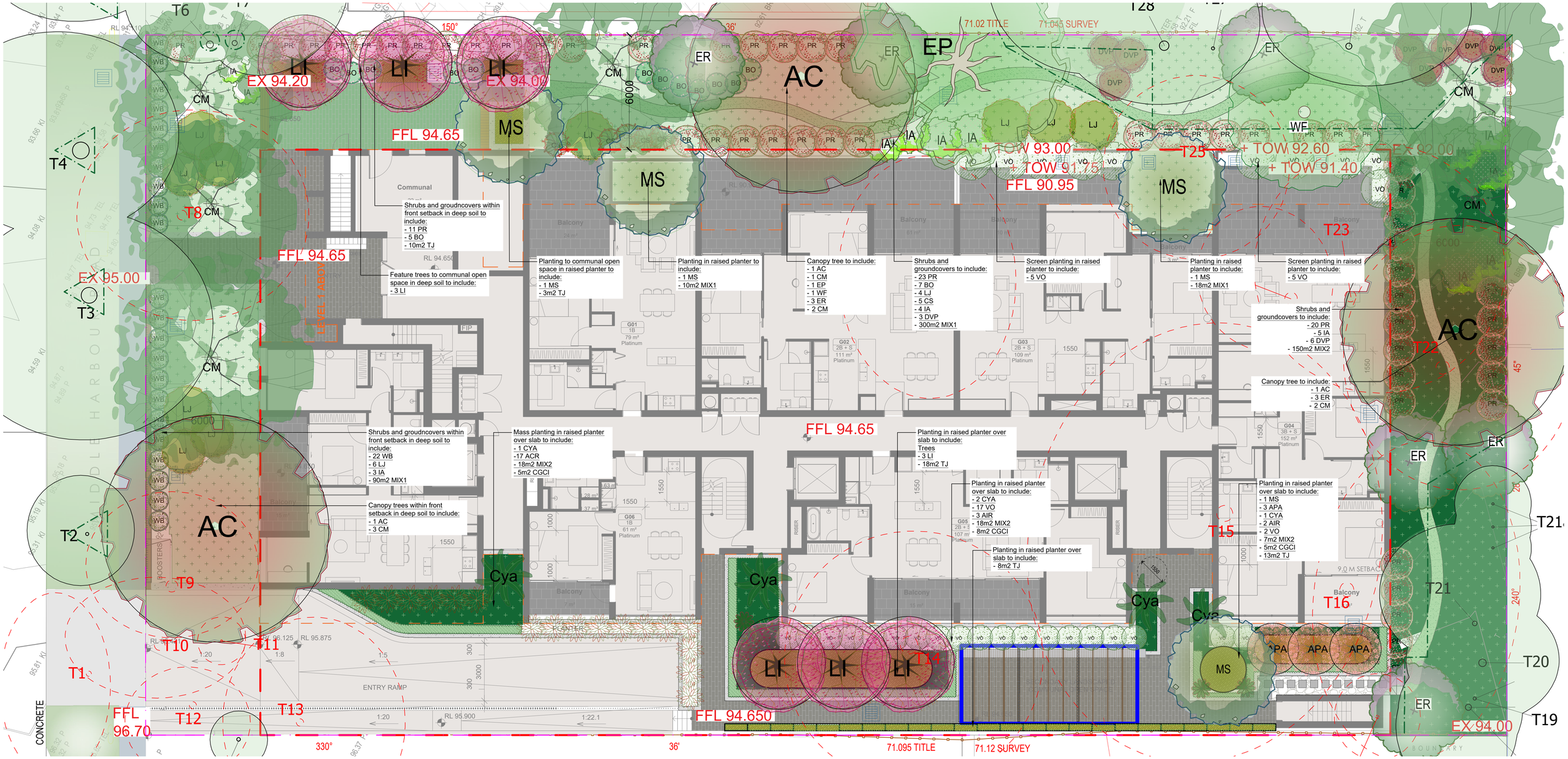
1:100

TITLE: SOIL DEPTH PLAN

STATUS: DEVELOPMENT APPLICATION

SCALE: 1:100@A1 | DATE: APRIL 2025

PROJECT No: LPDA 25-179 | DWG SHEET: LP-02 | ISSUE: A | DRAWN: E.W/K.Z | CHECKED: R.F



LEGEND & SCHEDULE

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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.

CANOPY TREES (OVER 13m MATURE HEIGHT)

AC
Botanical Name: *Angophora costata*
Common Name: Sydney Red Gum (Native)
Pot size: 45Lt
Mature H x S: 15-20m x 7-13m
Qty Required: 3

CM
Botanical Name: *Corymbia maculata*
Common Name: Spotted Gum (Native)
Pot size: 45Lt
Mature H x S: 20m x 8m
Qty Required: 6

EP / EC
Botanical Name: *Eucalyptus haemastoma*
Common Name: *Scribbly Gum* (Native)
Pot size: 45Lt
Mature H x S: 15m x 10m
Qty Required: 1

WF
Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 1

GARDEN SCALE AND FEATURE TREES

ER
Botanical Name: *Elaeocarpus reticulatus*
Common Name: Sweet Viburnum (Exotic)
Pot size: 45Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 6

MS
Botanical Name: *Magnolia 'Little Gem'*
Common Name: Bull Bay Magnolia (Exotic)
Pot size: 45Lt
Mature H x S: 3-5m x 2-3m
Qty Required: 4

LI
Botanical Name: *Lagerstroemia indica x fauriei 'Sioux'*
Common Name: Crepe myrtle (Exotic)
Pot size: 45Lt
Mature H x S: 8m x 5m
Qty Required: 6

APA
Botanical Name: *Acer palmatum 'Ariadne'*
Common Name: Japanese maple (Exotic)
Pot size: 75Lt
Mature H x S: 3m x 4m
Qty Required: 3

SHRUBS AND HEDGES

VO
Botanical Name: *Viburnum odoratissimum*
Common Name: Sweet Viburnum (Exotic)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 29

CS
Botanical Name: *Callistemon 'Harkness'*
Common Name: Slim Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 1.3m
Qty Required: 5

WB
Botanical Name: *Westringia fruticosa*
Common Name: Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.3m x 1.1m
Qty Required: 22

BO
Botanical Name: *Breynia oblongifolia*
Common Name: Coffee Bush (Native)
Pot size: 200mm
Mature H x S: 1-3m x 1-1.2m
Qty Required: 12

IA
Botanical Name: *Indigofera australis*
Common Name: Australian Indigo (Native)
Pot size: 200mm
Mature H x S: 1-2m x 1-2m
Qty Required: 12

PR
Botanical Name: *Pittosporum revolutum*
Common Name: Rough fruit Pittosporum (Native)
Pot size: 200mm
Mature H x S: 2-3m x 1.5-2.5m
Qty Required: 54

LJ
Botanical Name: *Leucopogon juniperinus*
Common Name: Prickly beard-heath (Native)
Pot size: 200mm
Mature H x S: 2-3m x 1.5-2.5m
Qty Required: 10

DVP
Botanical Name: *Dodonaea triquetra*
Common Name: *Large-leaf Hop-bush (Native)*
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 9

GRASSES + GROUNDCOVERS

CYA
Botanical Name: *Cyathea australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45L
Mature H x S: 2.5-5m x 3m
Qty Required: 4

ACR
Botanical Name: *Alpinia caerulea 'Red Back'*
Common Name: *Red Back Native Ginger (Exotic)*
Pot size: 300mm
Mature H x S: 1.5m x 1-1.5m
Qty Required: 17

AIR
Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 5

GROUNDCOVER MIX

Groundcover Mix (Sun):

MIX 1
Total of **m2 total)**
Dianella caerulea
Dianella revoluta
Myoporum parvifolium
Hardenbergia violacea
Hibertia scandens
Viola hederacea
Pot size: 140mm
Mature H x S: < .5m
Qty Required: 418m2 Refer to Sheet x Matrix

TJ
Botanical Name: *Trachelospermum Jasminoides*
Common Name: Star Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.3m x 0.6m
Qty Required: 5/m2 (**52m2 total)**

CGCI
Botanical Name: *Casuarina glauca 'Cousin It'*
Common Name: *Cousin It Casuarina* (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 (**18m2 total)**

Groundcover Mix (Shade):

MIX 2
Total of **m2 total)**
Mature H x S: 0.45m x 0.65m
Ferns
Pot size: 140mm
Adiantum aethiopicum
Blechnum cartilagineum
Doodia aspera
Pot size: 140mm
Mature H x S: < .5m
Qty Required: 418m2 Refer to Sheet x Matrix
Groundcovers
Dichondra repens
Pratia purpurascens
Pot size: Tube stock
Qty Required: 193m2

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PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD,
LINDFIELD

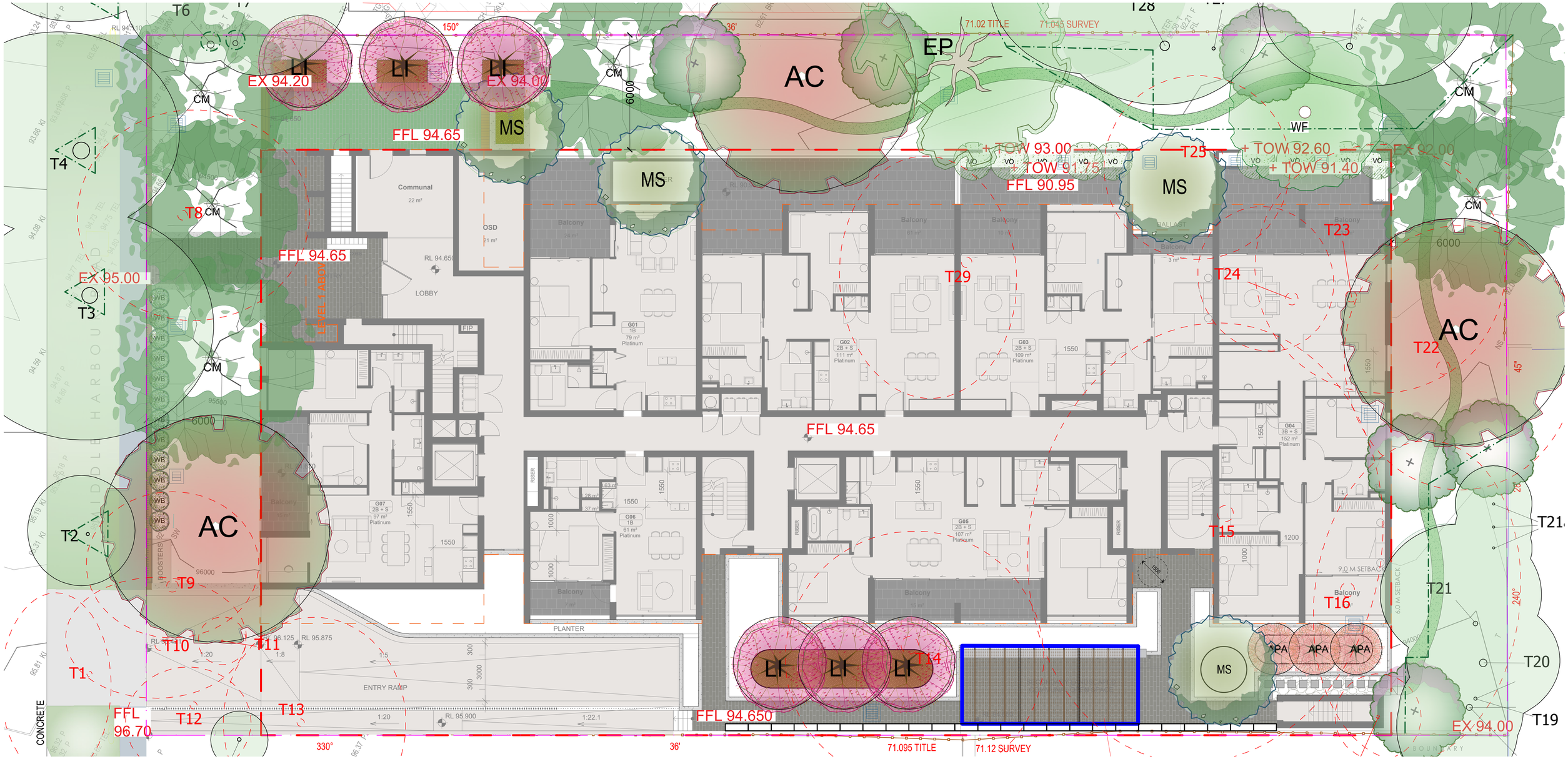
0 1 2 5 10
1:100

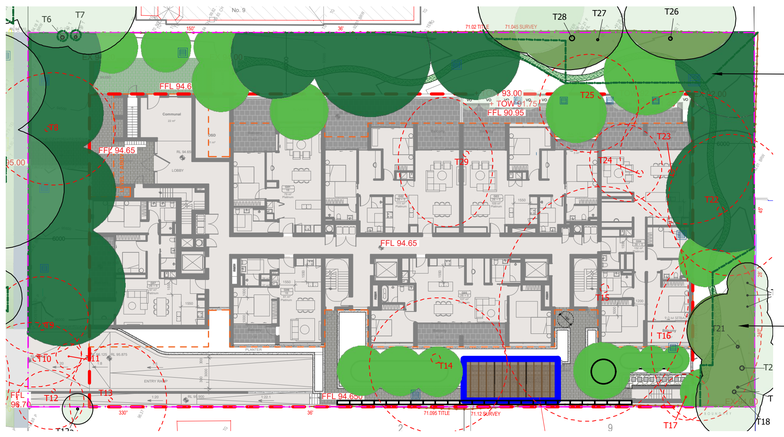
TITLE:
LANDSCAPE PLAN

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100@A1
DATE: APRIL 2025

PROJECT No: LPDA 25-179
DWG SHEET: LP-03
ISSUE: A
DRAWN: E.W/K.Z
CHECKED: R.F





TREE CANOPY CALCULATION

SITE AREAS: 2600m^2

TOTAL TREE CANOPY: 929m^2 (35.7%), incl.

- EXISTING CANOPY: 123m^2
- PROPOSED CANOPY OF LARGE TREES: 541.5m^2
- PROPOSED CANOPY OF SMALL TO MEDIUM TREES: 264.5m^2

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PLATT & Ian Rankin Pty Ltd (T/A Cortese A+D Architects)
AILA Associate

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COUNCIL: KU-RING-GAI

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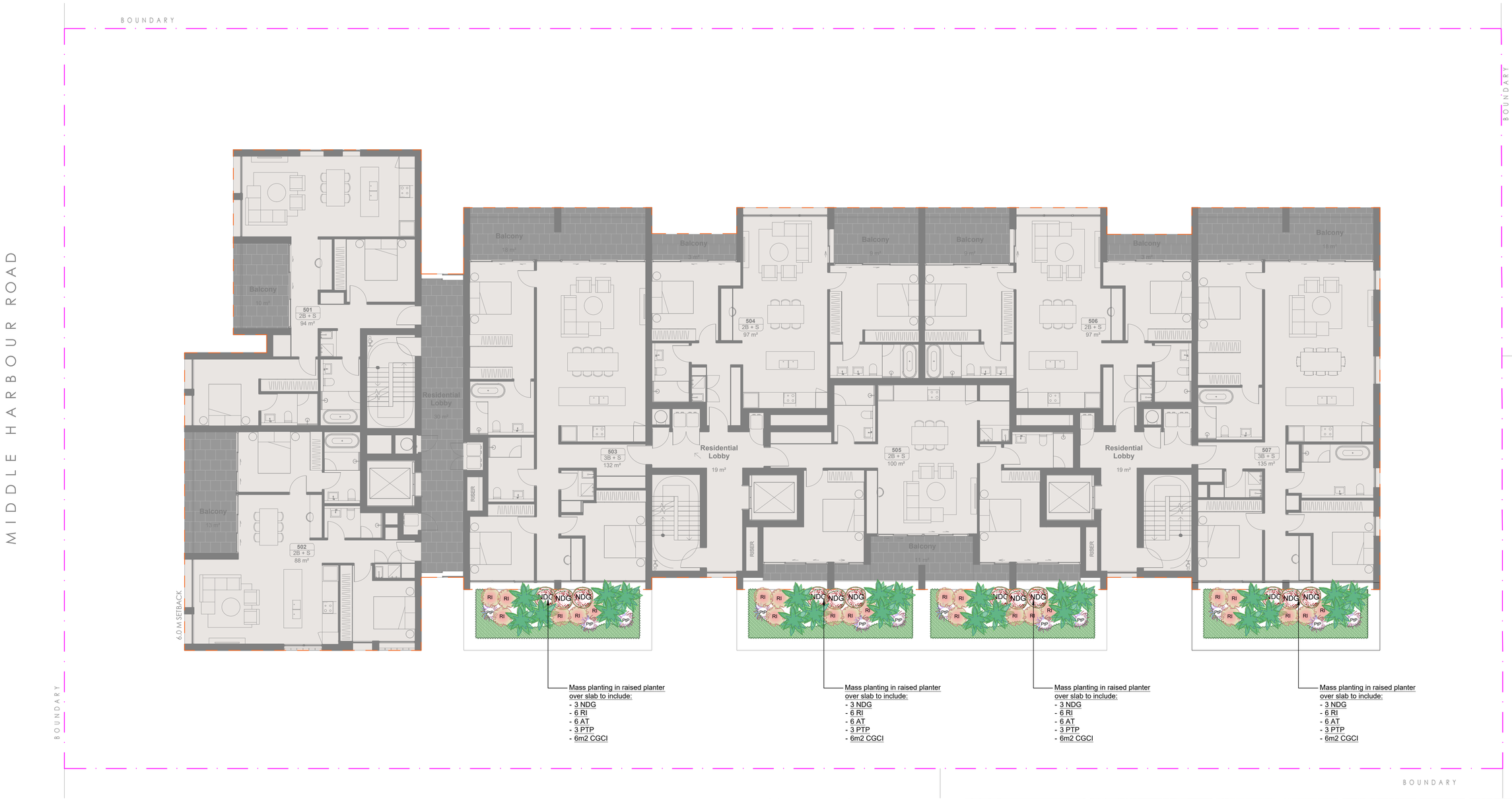
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD, LINDFIELD

0 1 2 5 10
1:100

TITLE: TREES & CANOPY PLAN

STATUS: DEVELOPMENT APPLICATION

PROJECT No:	DWG SHEET:	ISSUE:	SCALE:	DATE:	DRAWN:	CHECKED:
LPDA 25-179	LP-04	A	1:100@A1	APRIL 2025	E.W/K.Z	R.F



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SHRUBS AND HEDGES

NDG
Botanical Name: *Nandina domestica 'Gulf Stream'*
Common Name: Compact Heavenly Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 1.2m x 1.5m
Qty Required: 12

RI
Botanical Name: *Rhaphiolepis indica 'Snow Maiden'*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.0m x0.8m
Qty Required: 24

ACCENT PLANTS

PTP
Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 12

AT
Botanical Name: *Agave tequiliana*
Common Name: Foxtail Agave (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 1.5m
Qty Required: 24

GRASSES + GROUNDCOVERS

CGCI
Botanical Name: *Casuarina glauca 'Cousin It'*
Common Name: *Cousin It Casuarina* (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 (**24m2 total**)

Agave 'Blue Glow'

Phormium tenax 'Purpureum'

Casuarina 'Cousin It'

Nandina domestica 'Gulf Stream'

Rhaphiolepis indica 'Snow Maiden'

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COUNCIL
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REV	DATE	NOTATION/AMENDMENT
SK1	10.03.2025	Concept plan prepared for review
SK2	26.03.2025	Draft DA plan prepared for review
SK3	31.03.2025	Draft DA plan prepared for review
A	03.04.2025	For submission

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD,
LINDFIELD

0 1 2 5 10
1:100

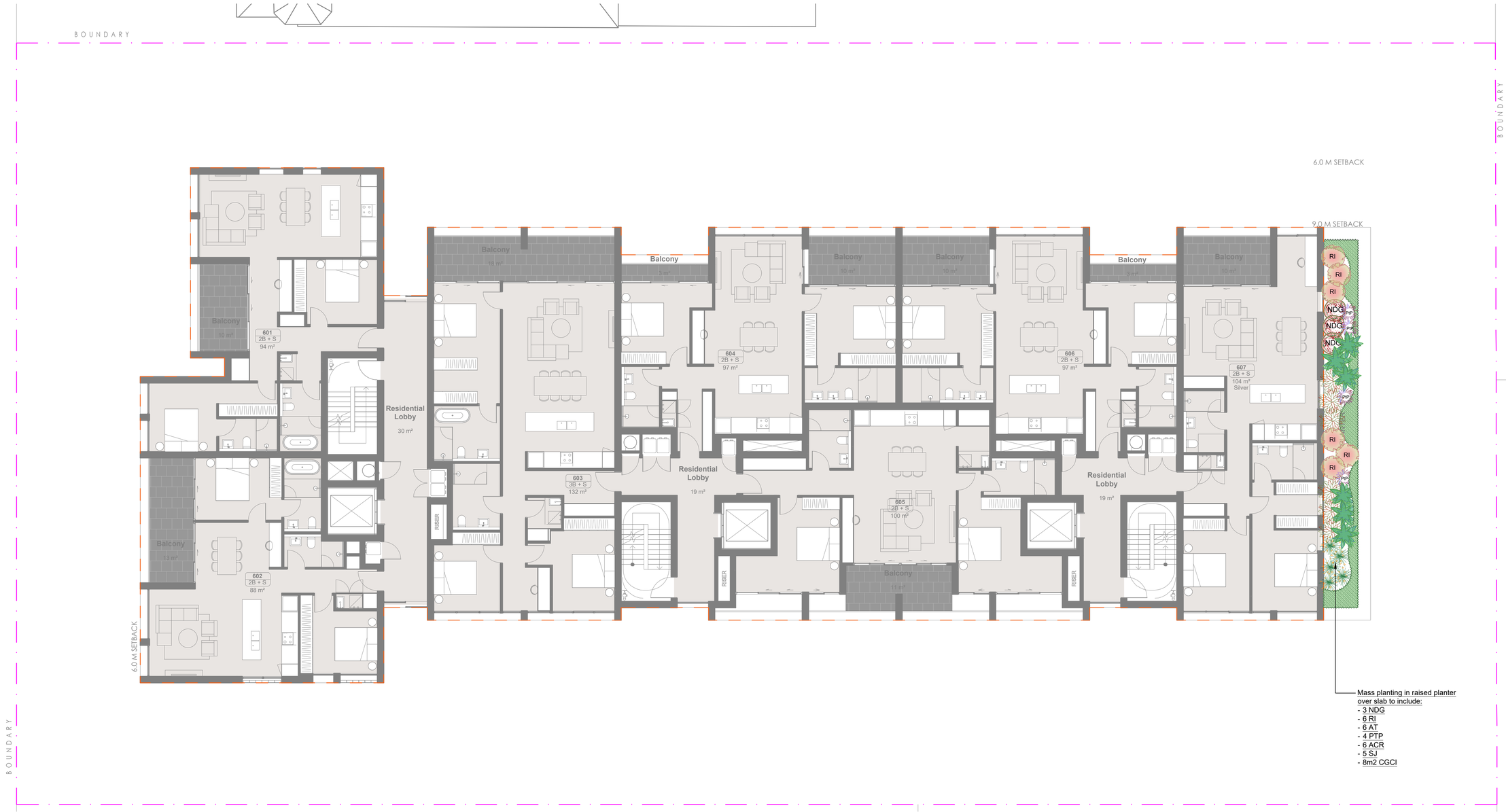
TITLE:
LANDSCAPE PLAN - LEVEL 5

STATUS:
DEVELOPMENT APPLICATION

SCALE:
1:100@A1

DATE:
APRIL 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25-179	LP-05	A	E.W/K.Z	R.F



LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME.
WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

SHRUBS AND HEDGES

NDG
Botanical Name: *Nandina domestica 'Gulf Stream'*
Common Name: Compact Heavenly Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 1.2m x 1.5m
Qty Required: 3

RI
Botanical Name: *Rhaphiolepis indica 'Snow Maiden'*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.0m x0.8m
Qty Required: 6

GRASSES + GROUNDCOVERS

CGCI
Botanical Name: *Casuarina glauca 'Cousin It'*
Common Name: *Cousin It Casuarina* (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 (**8m2 total)**

ACCENT PLANTS

PTP
Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 4

AT
Botanical Name: *Agave tequiliana*
Common Name: Foxtail Agave (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 1.5m
Qty Required: 6

ACR
Botanical Name: *Alpinia caerulea 'Red Back'*
Common Name: *Red Back Native Ginger (Exotic)*
Pot size: 300mm
Mature H x S: 1.5m x 1-1.5m
Qty Required: 6

SJ
Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 5

Agave 'Blue Glow'

Alpinia caerulea 'Red Back'

Phormium tenax 'Purpureum'

Strelitzia juncea

Casuarina 'Cousin It'

Nandina domestica 'Gulf Stream'

Rhaphiolepis indica 'Snow Maiden'

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COUNCIL
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REV	DATE	NOTATION/AMENDMENT
SK1	10.03.2025	Concept plan prepared for review
SK2	26.03.2025	Draft DA plan prepared for review
SK3	31.03.2025	Draft DA plan prepared for review
A	03.04.2025	For submission

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD,
LINDFIELD

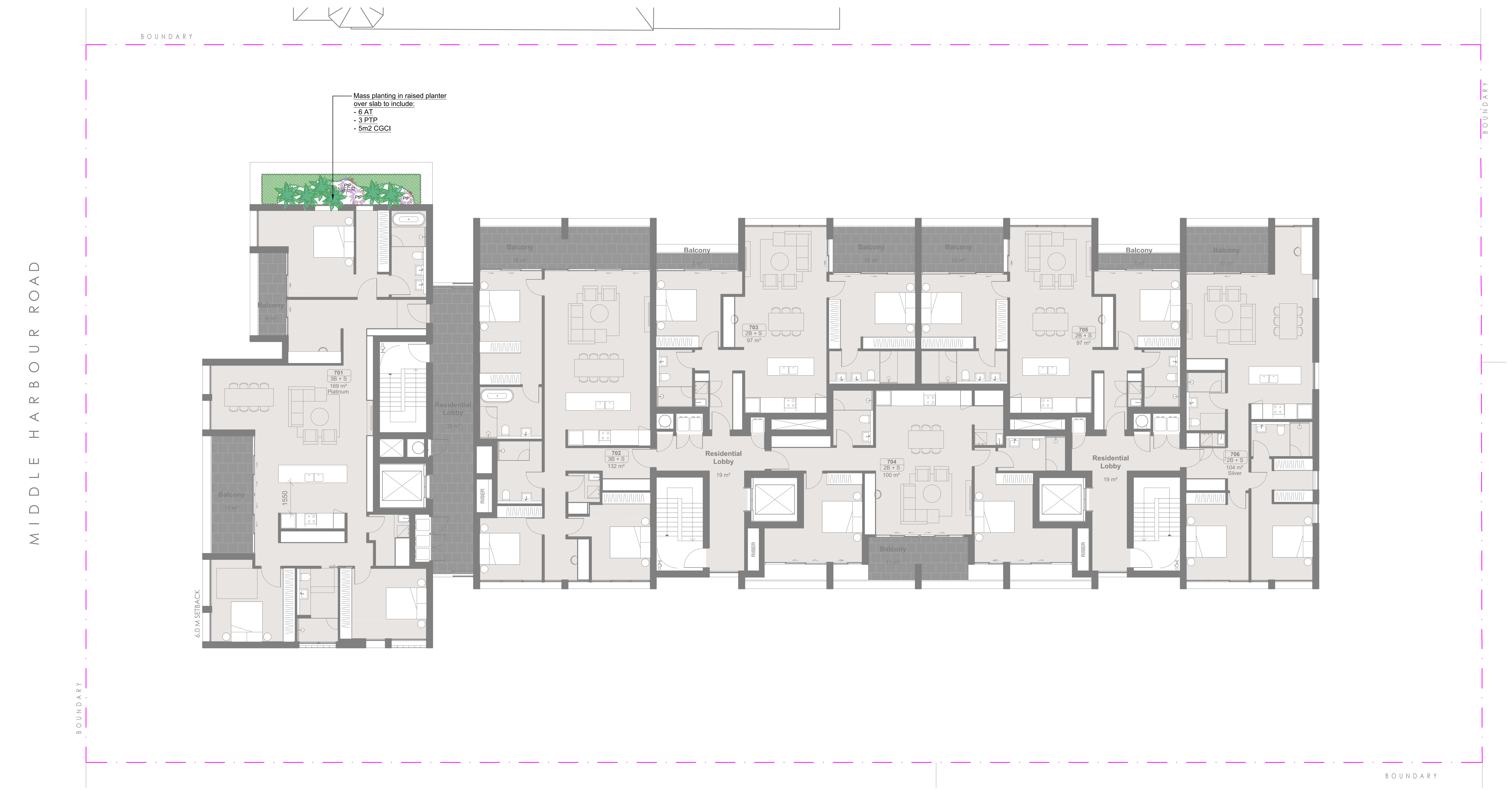
0 1 2 5 10
1:100

TITLE:
LANDSCAPE PLAN - LEVEL 6

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100@A1
DATE: APRIL 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25-179	LP-06	A	E.W/K.Z	R.F



LEGEND & SCHEDULE

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ACCENT PLANTS

PTP
Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 3

Botanical Name: *Agave tequiliana*
Common Name: Foxtail Agave (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 1.5m
Qty Required: 6

GRASSES + GROUNDCOVERS

CGCI
Botanical Name: *Casuarina glauca 'Cousin It'*
Common Name: *Cousin It Casuarina* (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 (**5m2 total**)

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COUNCIL: KU-RING-GAI

CLIENT: NOVATI PROPERTY

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SK2	26.03.2025	Draft DA plan prepared for review
SK3	31.03.2025	Draft DA plan prepared for review
A	03.04.2025	For submission

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD, LINDFIELD

0 1 2 5 10
1:100

TITLE: LANDSCAPE PLAN - LEVEL 7

STATUS: DEVELOPMENT APPLICATION

SCALE:	DATE:
1:100@A1	APRIL 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25-179	LP-07	A	E.W/K.Z	R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with **(AS)4970-Protection of trees on development sites** as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil
Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY RETAINED)
Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.
- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with **AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE'** Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.
Above - Ground Assessment:
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch
Mulch for general planter bed shall be an approved equal to "Eucy Mulch or approved equivalent naturally sources organic mulch" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) Turf
Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION

a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching
No combustible mulch should be used onsite. Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel garden edging
Where is required, the Contractor shall install Steel garden edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. **However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.**

g) Earth retaining structure
All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of <u>not</u> timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.
- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.
This system shall be designed and installed by a qualified and licensed irrigation specialist, to industry standards and to maximise the efficient usage of water.

<u>**Drawings:**</u>
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

<u>**Design Requirements:**</u>
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

<u>**Services Co-ordination:**</u>
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

<u>**Testing & Defects:**</u>
Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

<u>**Warranty :**</u>
- A full 12 month warranty shall be included to cover labour and all parts.

<u>**Further Documentation:**</u>
- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

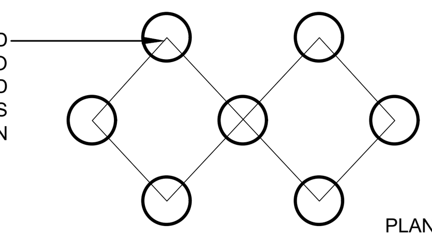
6.01 GENERAL

The consolidation and maintenance period shall be either :
- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

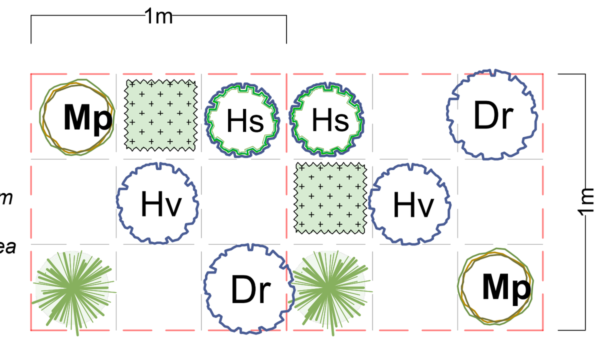


MASS PLANTING SETOUT

N.T.S

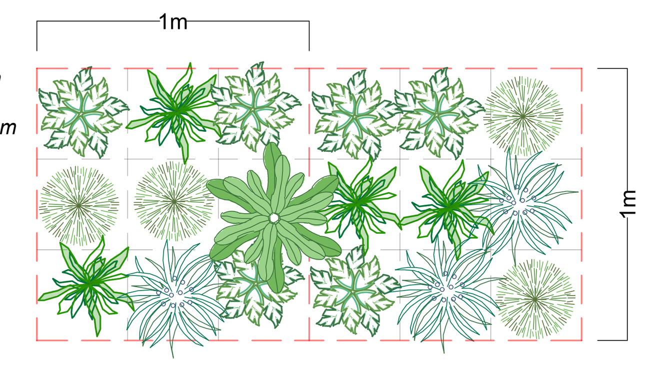
KEY	Botanical Name
	Dianella caerulea
Dr	*Dianella revoluta*
Mp	*Myoporum parvifolium*
Hv	*Hardenbergia violacea*
Hs	*Hibertia scandens*
	Viola hederacea

Groundcover Mix (Sun-Part Sun):



Groundcover & Fern Mix (Shade):

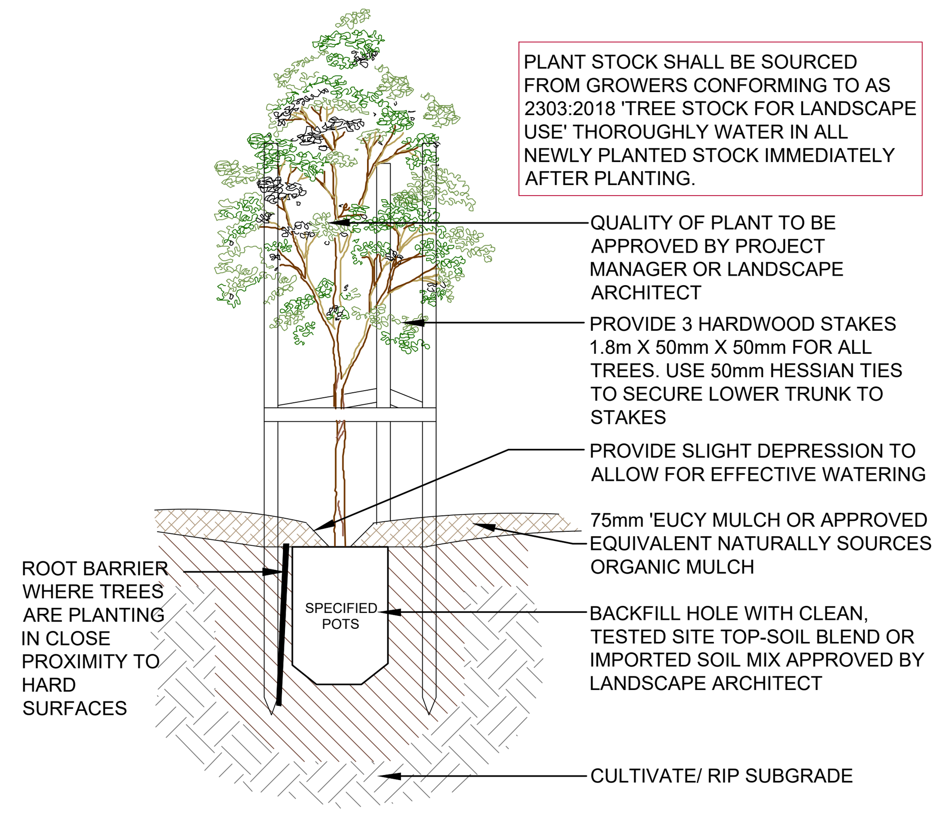
KEY	Botanical Name
	Adiantum aethiopicum
	Blechnum cartilagineum
	Dichondra repens
	Doodia aspera
	Pratia purpurascens



Plant quantities relate to a single 2m x 1m indicative grid. planting shall be modified to suit hardscape structures, existing trees and natural elements and where garden areas are smaller than the 2m grid.

GROUNDCOVER MIX PLANTING MATRIX

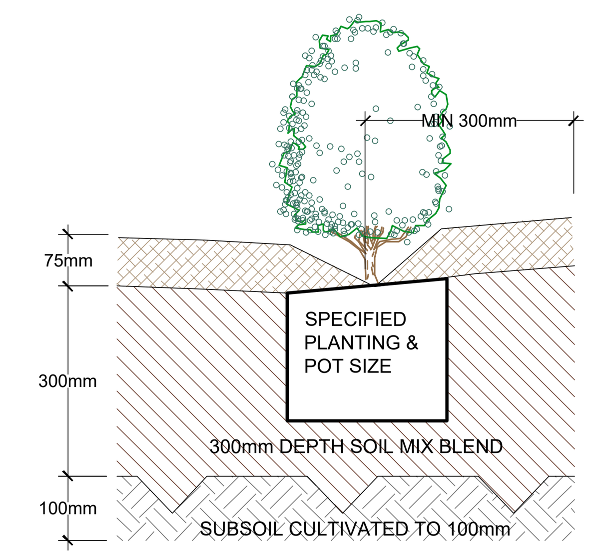
N.T.S



TREE PLANTING DETAIL

SCALE: 1:10

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



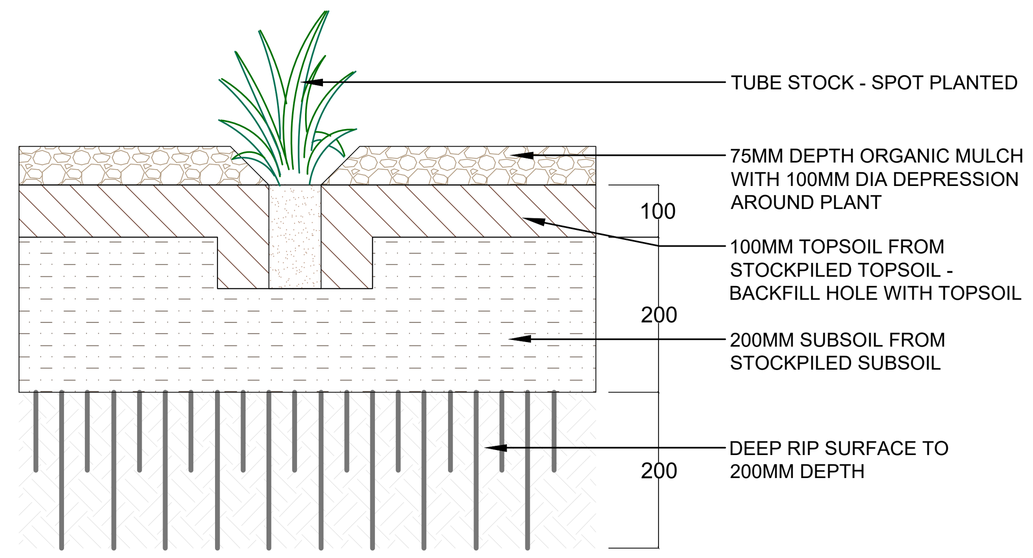
SOIL MIX:

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

TYPICAL GARDEN PREPARATION DETAIL

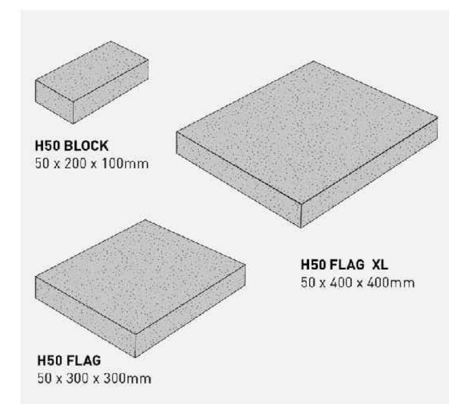
SCALE 1:10

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



TUBE STOCK PLANTING DETAIL

SCALE 1:20



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

Colours

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

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

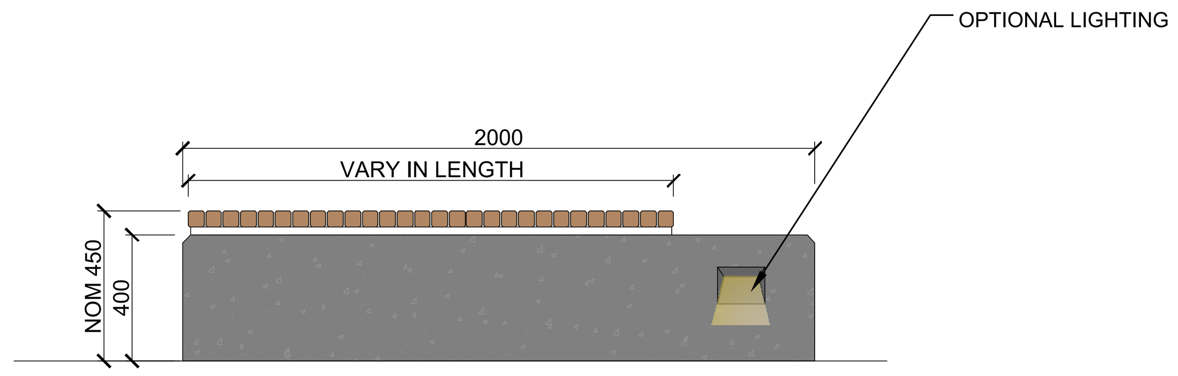
Non-standard colours can be manufactured to order during scheduled production runs of standard colours.

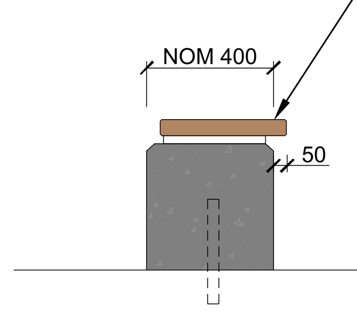
Early lead time advice is required for the manufacture of non-standard colours and customers need to be consulted on colour selection.

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

H50 BLOCK 50 x 200 x 100mm
H50 FLAG XL 50 x 400 x 400mm
H50 FLAG 50 x 300 x 300mm

Refer to manufacturer's spec by *HydroCon*





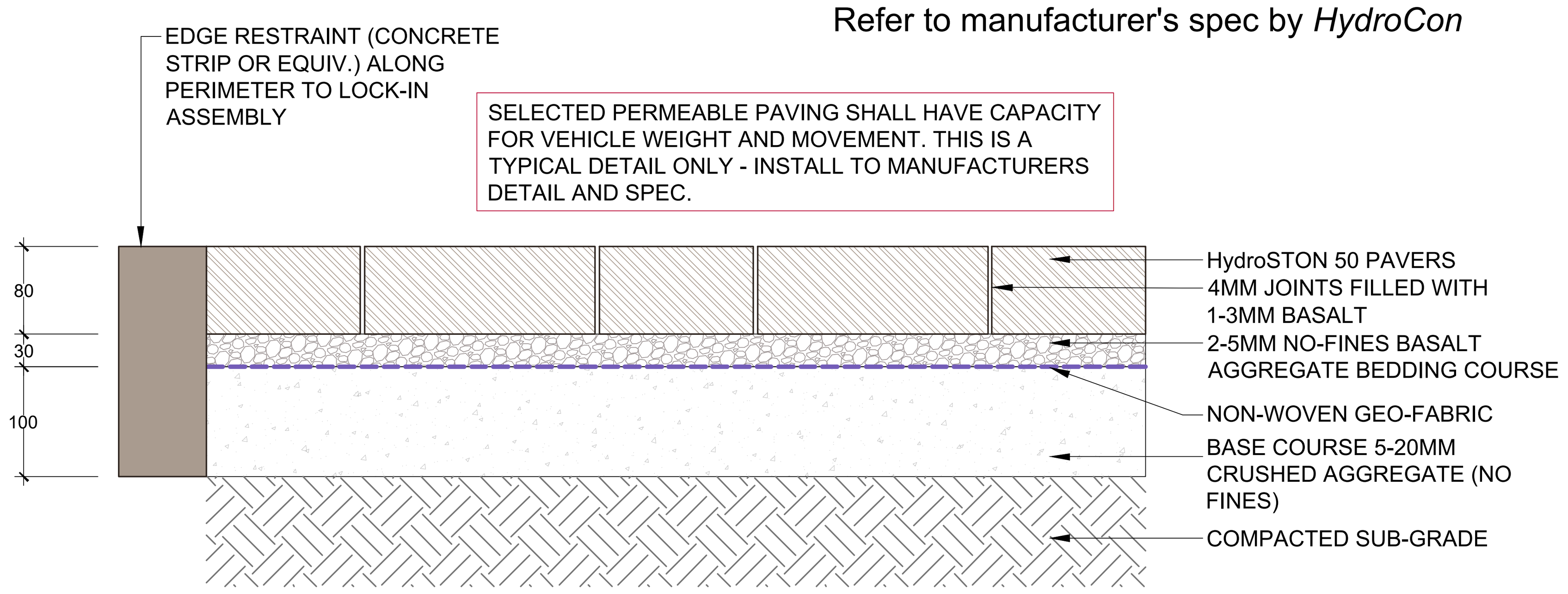
CONCRETE BENCH SEAT TO INCLUDE
- *PLINTH: Nom 2000 (L) x 400 (W) x400 (H)mm*
- *SLATS: 40 x 40mm HARDWOOD TIMBER* SELECTED OIL FINISHES
- JOINTS AND FRAMES TO SUCCESSFUL CONTRACTOR'S DETAILS

INSITU CLASS 2 CONTINUOUS FORM.
PLAIN GREY CONCRETE.
CHAMFER ALL CONCRETE EDGES
CONCRETE STRENGTH TO BE REVIEWED BY ENG.

CONCRETE PLINTH MOUNTED SEAT

SCALE 1:20

SELECTED PERMEABLE PAVING SHALL HAVE CAPACITY FOR VEHICLE WEIGHT AND MOVEMENT. THIS IS A TYPICAL DETAIL ONLY - INSTALL TO MANUFACTURERS DETAIL AND SPEC.



PERMEABLE PAVING DETAIL

SCALE NTS

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COUNCIL: KU-RING-GAI

CLIENT: NOVATI PROPERTY

REV	DATE	NOTATION/AMENDMENT
SK1	10.03.2025	Concept plan prepared for review
SK2	26.03.2025	Draft DA plan prepared for review
SK3	31.03.2025	Draft DA plan prepared for review
A	03.04.2025	For submission

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD, LINDFIELD

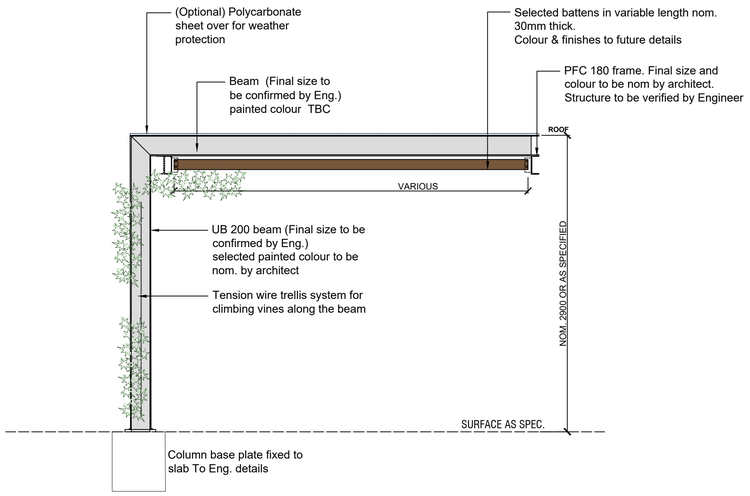
TITLE: SPECIFICATION & DETAILS

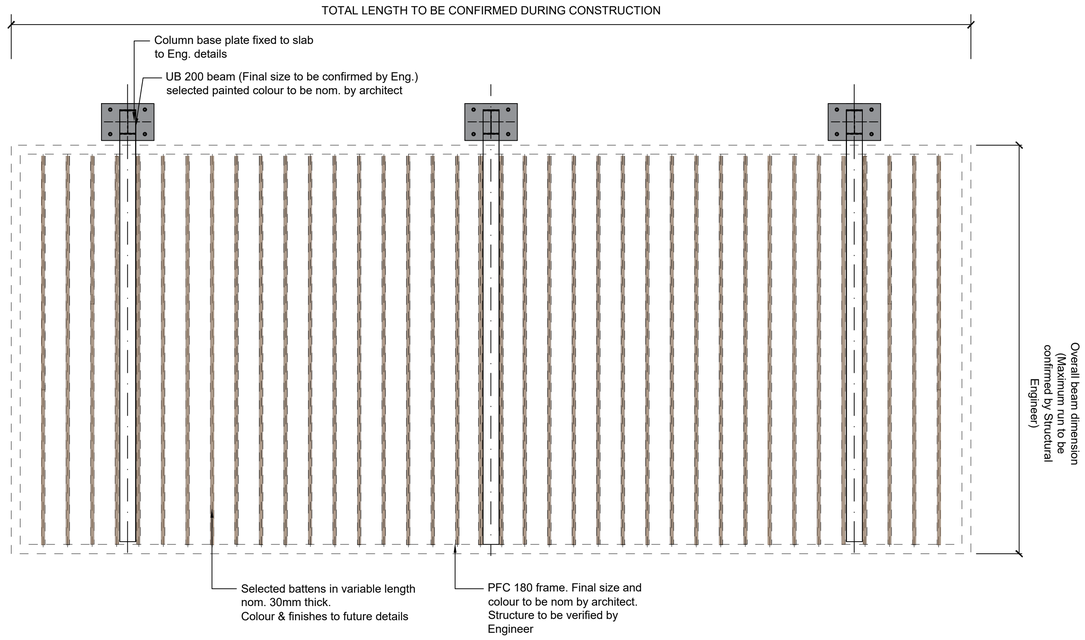
STATUS: DEVELOPMENT APPLICATION	
SCALE: AS SHOWN@A1	DATE: APRIL 2025
DRAWN: E.W/K.Z	CHECKED: R.F

PROJECT No: LPDA 25-179 | DWG SHEET: LP-08 | ISSUE: A

CGI RENDER BY ARCHITECT

REFER TO ARCHITECTURAL DRAWING SET





TYPICAL PERGOLA DETAIL

REFER TO MANUFACTURER'S DETAIL FOR FULL SPEC.

SCALE 1:30

NOTE:
DETAIL PROVIDED FOR DESIGN INTENT ONLY, TO BE REVIEWED AND VERIFIED WITH FURTHER DETAILING PROVIDED AS REQUIRED FOR CONSTRUCTION BY ARCHITECT/ STRUCTURAL ENGINEER

OVERFLOW
(TO SUPPLIER'S SPECIFICATION)

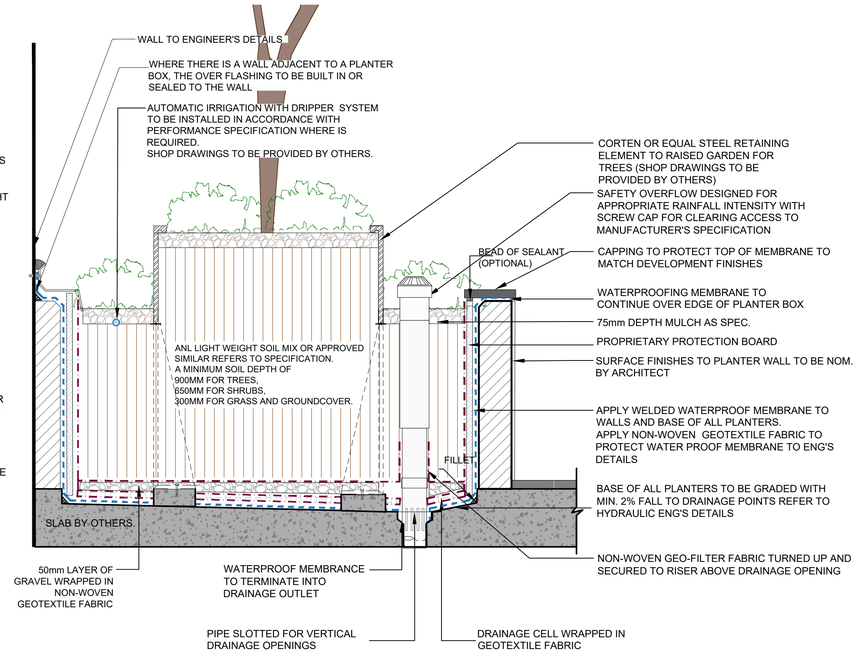
NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL BALUSTRADE IS PROPOSED.
THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

NOMINATED SURFACE FINISHES & WATER PROOFING
(REFER TO SEPARATE DETAILS).
FINISHED LEVEL TO ARCHITECT'S DETAILS

NOTE.(DRAINAGE & WATER PROOFING).
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

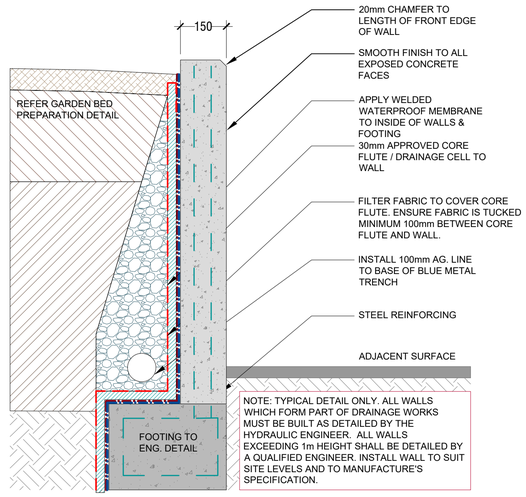
UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER



SECTION A-A: PLANTER WALL ON SLAB DETAIL

SCALE: nts

PLANTER DETAIL TO CONFORM AS 4654.2-2012



TYPICAL IN SITU RETAINING WALL DETAIL

SCALE 1:10

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PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD,
LINDFIELD

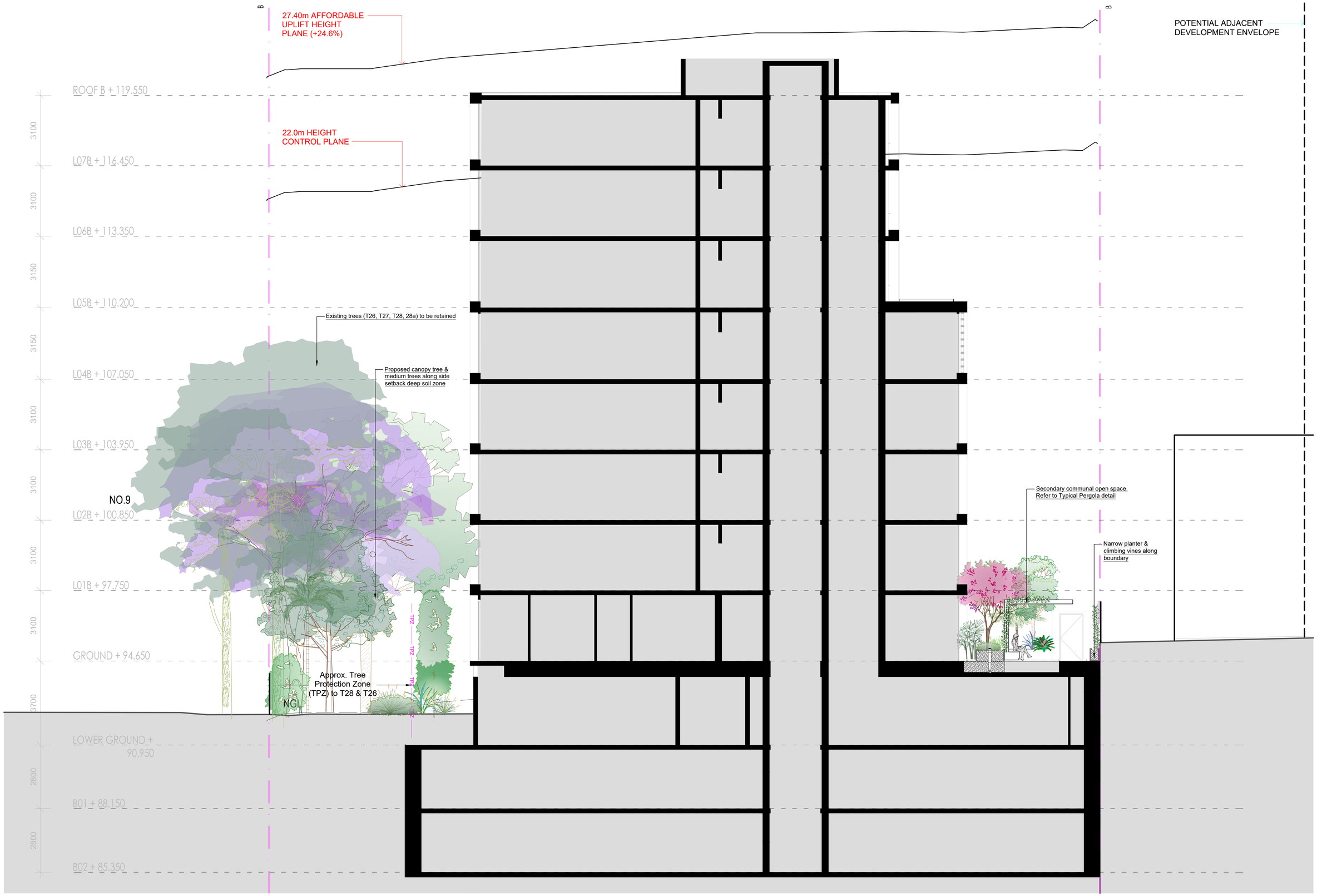
TITLE:
DETAILS

STATUS:
DEVELOPMENT APPLICATION

SCALE:
AS SHOWN@A1

DATE:
APRIL 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25-179	LP-09	A	E.W/K.Z	R.F



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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
5-7 MIDDLE HARBOUR RD,
LINDFIELD

TITLE:
LANDSCAPE SECTION

STATUS:
DEVELOPMENT APPLICATION

SCALE:	DATE:
1: 75 @A1	APRIL 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25-179	LP-10	A	E.W/K.Z	R.F