

Project /

24-26 Russell Ave

Lindfield, NSW 2070

Landscape Development Application

Rev A / 23 April 2025

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Landscape Specification

Design Statement

The landscape design reflects and enhances the natural and architectural character of the Lindfield area. Informed by a palette of natural materials including stone and brick, and with minimal use of exposed concrete, the design integrates seamlessly with the surrounding built environment while promoting a strong connection to place.

Planting selections from Ku-ring-gai DCP and Low Water Use Basix list include a mix of native, and exotic species, chosen for their suitability to the local environment and ability to support passive cooling and shade.

At ground level, the western courtyard is designed as a quiet, contemplative space. Buffer and screen planting provide separation from both neighbouring property and ground floor residents, while a layered understory and tree canopy offer protection from wind and afternoon sun.

The rooftop courtyard is designed as a communal space. It includes seating, a barbecue area, a raised lawn, water feature and alfresco dining offering space for relaxation and informal gatherings. Raised planters, accommodate trees [compliant with the Apartment Design Guide], that provide shade and improve thermal comfort.

The landscape design aims to support both private and shared outdoor use, while contributing to environmental performance and neighbourhood character.

Project Info.

Project Number	366
Project	24-26 Russell Avenue
Stage	Development Application
Architect	PBD Architects Pty Ltd
Issue	A
Date	23 04 2025

Revision

Rev	Description	Date
A	Development Application Report	23 04 2025
-	-	-
-	-	-
-	-	-
-	-	-

Acknowledgement

LANDFX acknowledges the Traditional Custodians of the land in which we live and work and their rich cultural heritage and deep connection to Country. We pay our respects to their Elders past, present and future.



Landscape Character Ground

Ground Floor Buffer Planting

While this site fronts Russell Ave, Russell Lane and Tryon Lane there is an opportunity to provide dense buffer planting within the various set-backs.

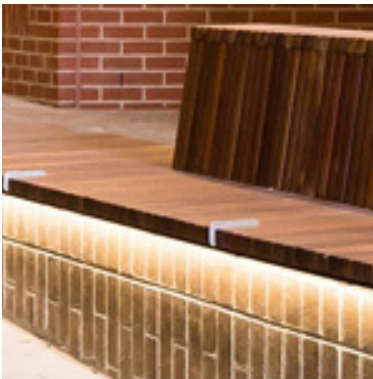
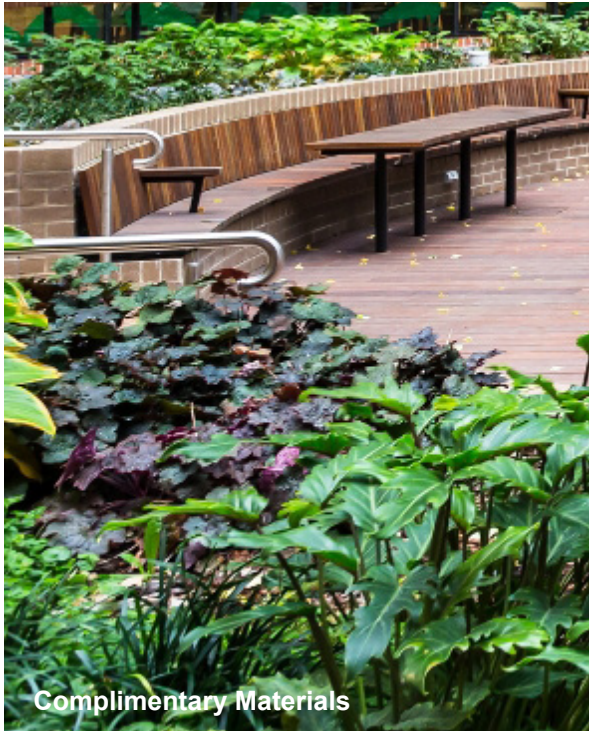
A mixture of deep soil, and planting on structure allow for substantial native tree planting with diverse under story textures and forms to achieve a green belt while attracting native fauna. The planting palette will be predominantly native including low water use species from Ku-ringai Council list. Pops of colour will add visual interest for both residents and public while passing by.

Ground Floor Communal Open Space

The ground floor communal open space has been designed as a quiet retreat space on the western side of the site.

The lineal space allows for a narrow walkway which billows out to form 3 x distinctive pockets separated by raised planters accommodating native trees. Each pocket is aligned with lineal seating elements and cafe style tables for the residents to enjoy while working, reading a newspaper or coffee.

The space hugs the western boundary which will accommodate a 3 tier screen planting approach giving a structure and visual vibrancy while maintaining privacy from the western neighbour.



Landscape Character Rooftop

Rooftop Character

The rooftop has been designed with careful consideration to spatial layout and zones. While all zones connect they also have enough separation to accommodate individual groups.

These zones consist of the following amenities:

- / Intimate seating nook,
- / Alfresco dining table with overhead structure
- / BBQ / outdoor kitchen space,
- / Central focal water feature, an
- / Open lawn with consolidated edge seating
- / Bar height table and stools with view out over the lawn.

The materials will subtly reflect the architecture palette while some feature elements such as BBQ screen, feature tiles and water feature wall will provide a strong but complimentary contrast.

The planting palette will predominantly be native and hardy to handle the trying conditions of rooftop environments. Decorative pots will allow for more accent planting giving the space a pop of colour and texture in considered locations. 3 trees on each side will provide shade and vertical element to the soft landscaping.



Native Planting



Focal Water Feature



Open Lawn and Seating



Complimentary Materials



Outdoor Kitchen



multiple amenities



Vibrant Planting

Landscape Plan Ground Floor

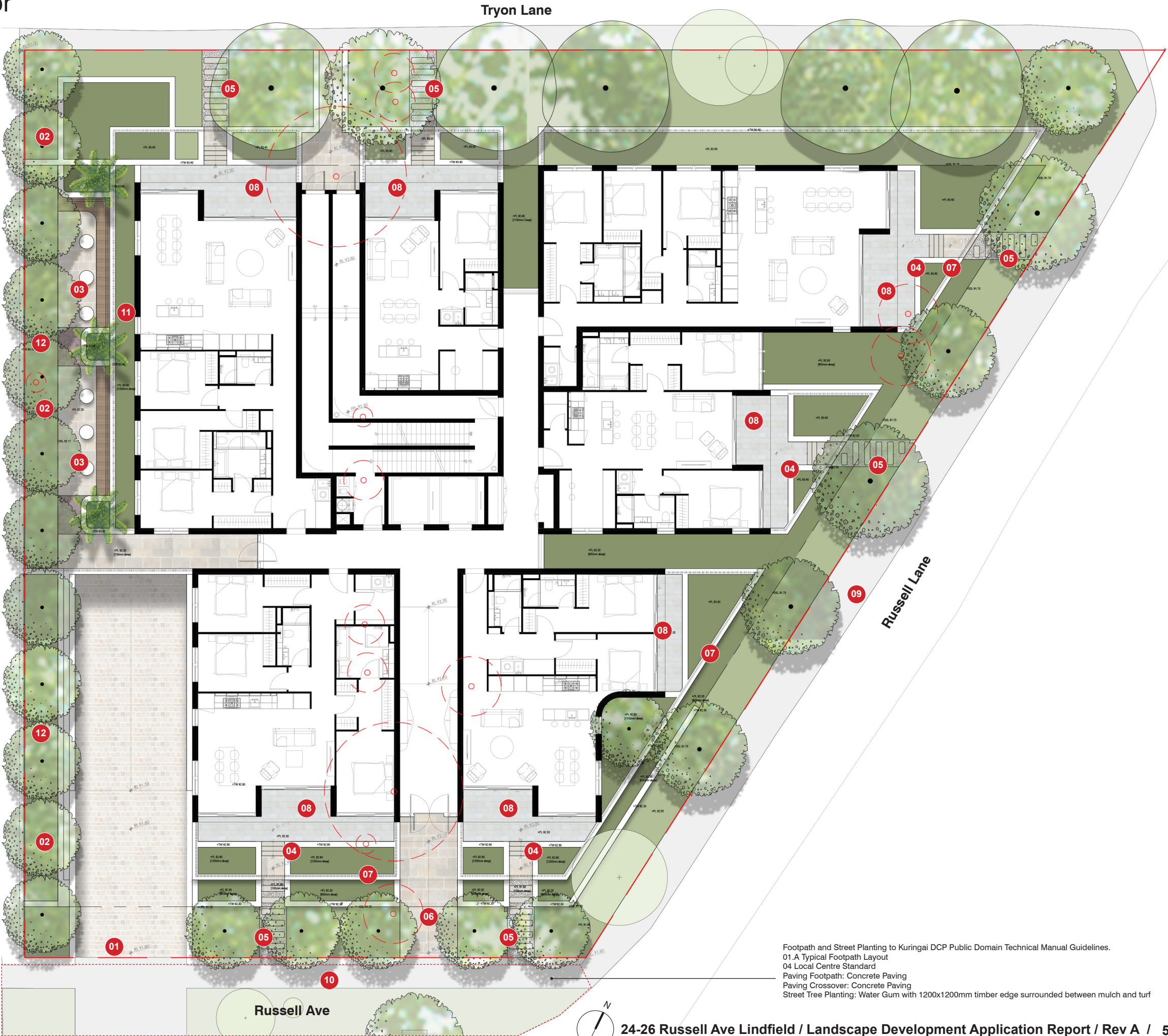
Legend

- 01 / Basement entry carpark
- 02 / 1.5m deep soil western setback
- 03 / Western Communal Open Space with:
 - 1.0m high raised planter walls to accommodate buffer planting to resident bedrooms
 - 3 tiered boundary screen planting
 - Lineal walkway
 - Custom Built in seating element
 - Cafe style tables fixed to ground
 - 1.0m high raised planter walls
- 04 / POS entry with fence and gate
- 05 / Stepping stones within deep soil
- 06 / Main building foyer entry from Russell Ave
- 07 / Raised planter walls
- 08 / Private open space [to Architects]
- 09 / Russell Lane upgrade
- 10 / Russell Ave to be made good post construction
- 11 / Screen planting giving privacy to bedrooms
- 12 / Buffer planting to neighbouring property

Key

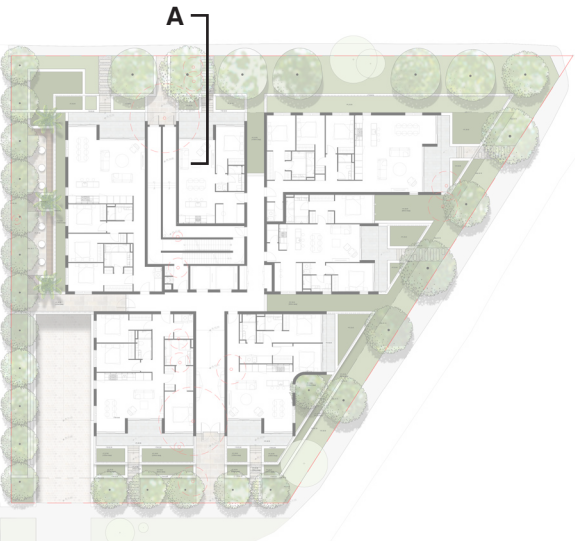
- Boundary Line
- Basement Extents
- Existing Trees to be Retained
- Existing Trees to be Removed
- Proposed Trees
- Deep soil Planting
- Planting on Structure

Scale 1:200 @ A3



Footpath and Street Planting to Kuringai DCP Public Domain Technical Manual Guidelines.
01.A Typical Footpath Layout
04 Local Centre Standard
Paving Footpath: Concrete Paving
Paving Crossover: Concrete Paving
Street Tree Planting: Water Gum with 1200x1200mm timber edge surrounded between mulch and turf

Landscape Sections A & B



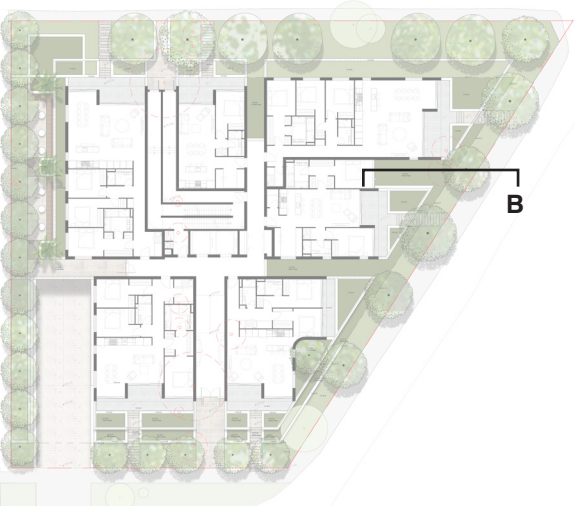
Legend

- 01 / Proposed Tryon Lane footpath
- 02 / Stone stepper path surrounded by pebbles
- 03 / Deepsoil planting
- 04 / Feature paving
- 05 / Staircase to Architects
- 06 / Raised planter
- 07 / Private open space
- 08 / Level 1 balcony



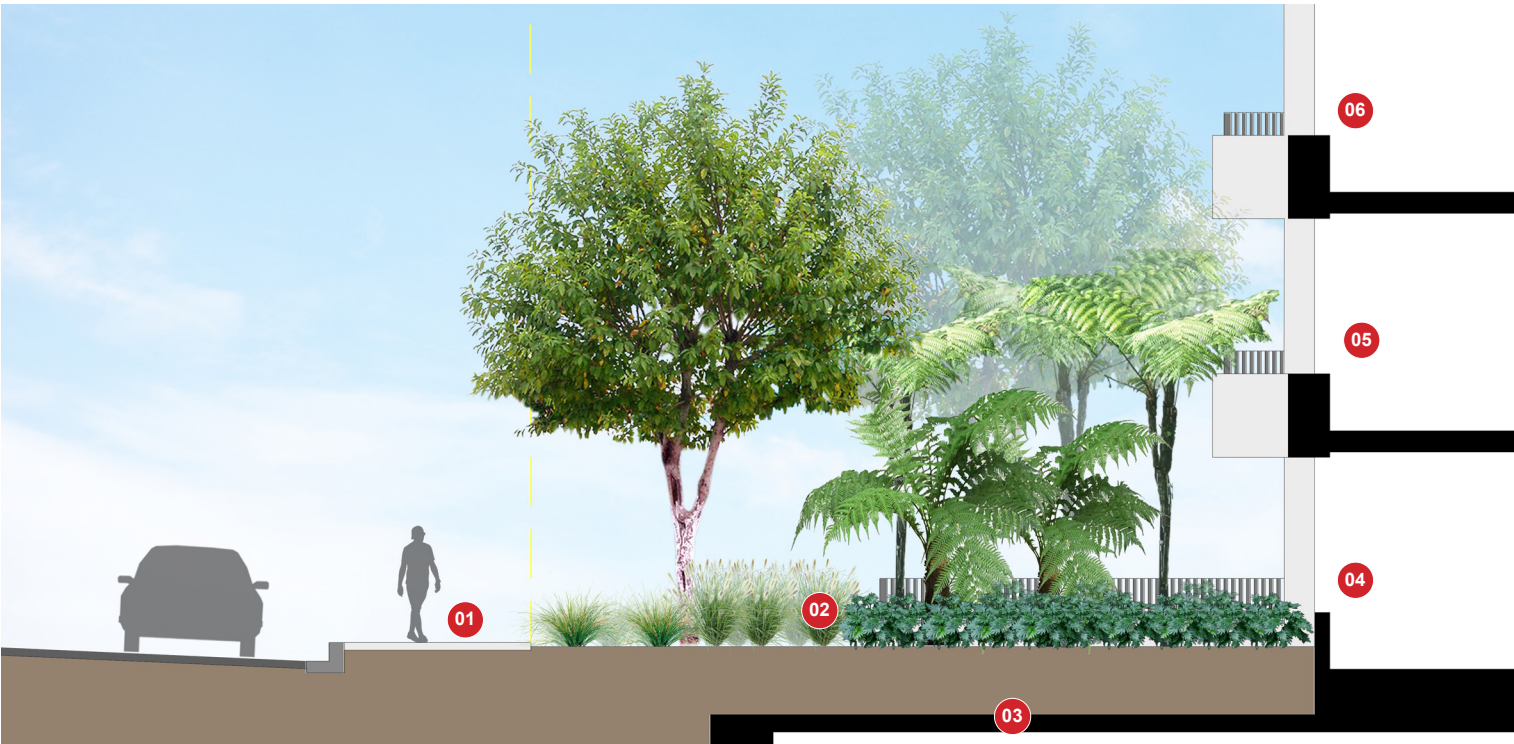
Section A - Northern Boundary Interface

Scale 1:50 @ A3 0 0.5 1 2m



Legend

- 01 / Proposed Russell Lane footpath
- 02 / Proposed layered planting with tree canopy and understory planting
- 03 / Basement Slab
- 04 / Ground floor bedroom
- 05 / Level 1 balcony
- 06 / Level 2 balcony

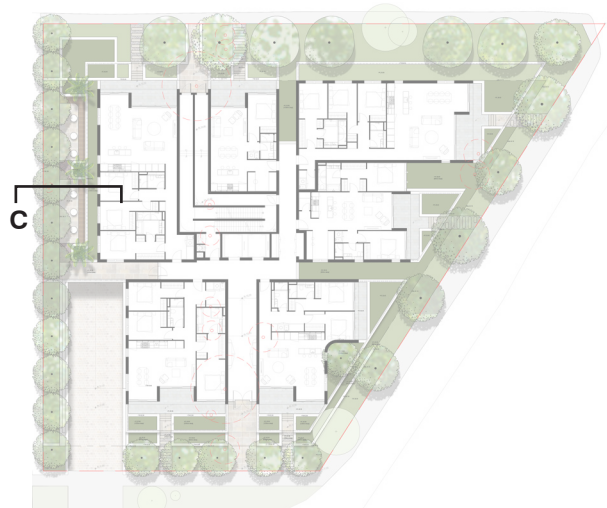


Section B - Eastern Boundary Interface

Scale 1:100 @ A3 0 1 2 4m

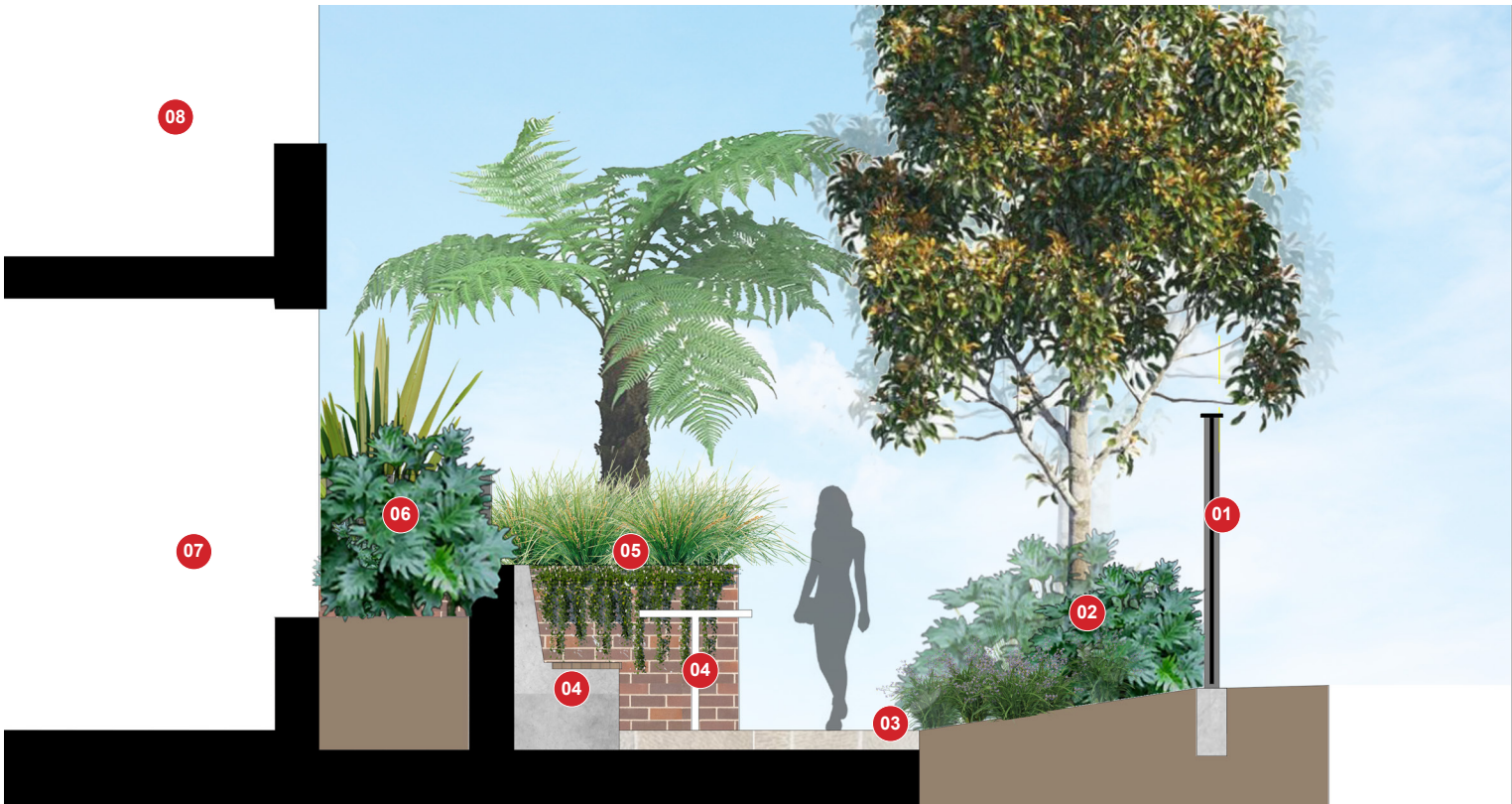


Landscape Sections C & D



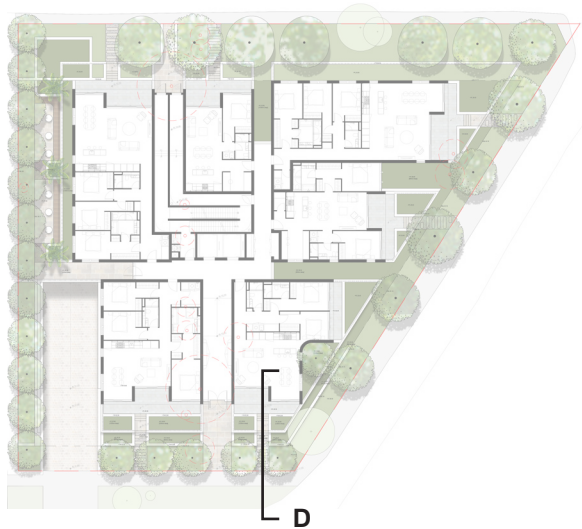
Legend

- 01 / Boundary fence (1.8m)
- 02 / Buffer planting to neighbouring property
- 03 / Feature paving
- 04 / Custom built in table and seating
- 05 / Raised planter with tree canopy and layered understory planting
- 06 / Screen planting giving privacy to bedrooms
- 07 / Ground floor bedroom
- 08 / Level 1 bedroom



Section C - Western Boundary Interface

Scale 1:50 @ A3 0 0.5 1 2m



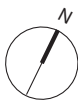
Legend

- 01 / Existing Russell Avenue Footpath
- 02 / Stone stepper path surrounded by pebbles
- 03 / Deepsoil planting
- 04 / Feature paving
- 05 / Staircase to Architects
- 06 / Tiered raised planters
- 07 / Private open space
- 08 / Level 1 balcony
- 09 / Level 2 balcony



Section D - Boundary Interface

Scale 1:100 @ A3 0 1 2 4m



Landscape Plan Level 1

Legend

- 01 / Lift entry to Level 1
- 02 / Circulation to Apartments [To Architects]
- 03 / 750mm high exterior planting consisting of shrubs, accents and cascading groundcovers
- 04 / Private Balcony's [To Architects]

Key

- Boundary Line
- Planting on Structure

Scale 1:200 @ A3



Level 1 Indicative Planting



Landscape Plan Level 2-7

Legend

- 01 / Lift entry to Level 1
- 02 / Circulation to Apartments [To Architects]
- 03 / 750mm high exterior planting consisting of shrubs, accents and cascading groundcovers
- 04 / Private Balcony's [To Architects]

Key

- Boundary Line
- Planting on Structure

Scale 1:200 @ A3



Level 2-7 Indicative Planting



Landscape Plan Rooftop

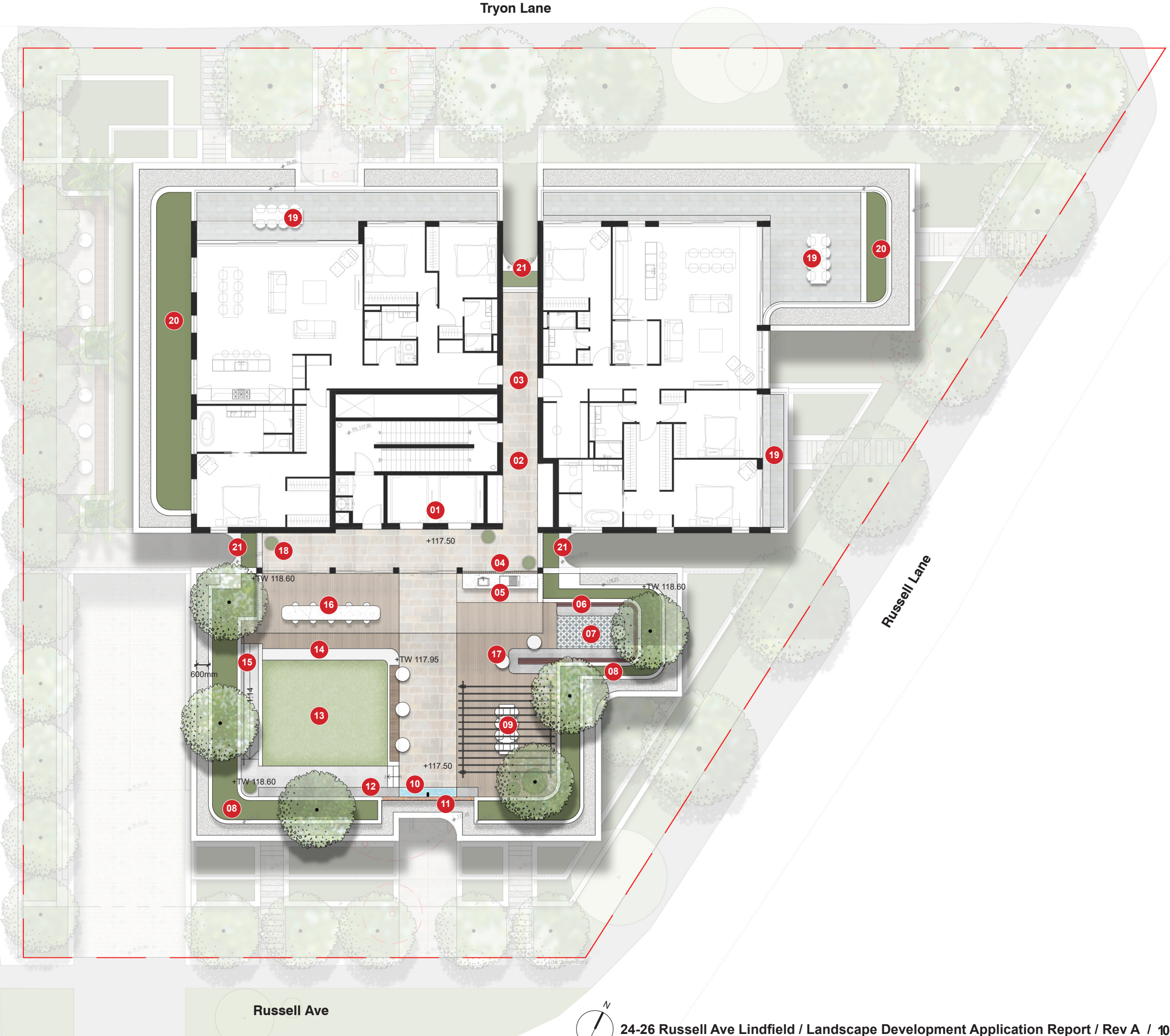
Legend

- 01 / Lift entry to rooftop
- 02 / Circulation to Penthouses
- 03 / Penthouse entry's
- 04 / Screening element [back of BBQ]
- 05 / BBQ / outdoor kitchen
- 06 / Social seating nook with custom wrap around bench style seating and backrest
- 07 / Feature tiles
- 08 / 1.1m high raised planter with Trees [ADG Compliant] shrubs, accents and cascading groundcovers
- 09 / Alfresco seating / dining table with custom over-head structure
- 10 / Central focal water feature [aligned on lift axis]
- 11 / Feature brick wall with water spigot
- 12 / Built in polished concrete seating element
- 13 / Raised lawn [450mm high]
- 14 / Seating edge around lawn
- 15 / 1:14 accessible ramp
- 16 / Precast bar height table with stools
- 17 / Cafe style tables [fixed]
- 18 / Decorative pot plants
- 19 / Private Balcony's
- 20 / 780mm raised planters consisting of shrubs, accents and cascading groundcovers
- 21 / 750mm high exterior planting consisting of shrubs, accents and cascading groundcovers

Key

- Boundary Line
-  Proposed Trees [ADG Compliant]
-  Planting on Structure
-  Turf

Scale 1:200 @ A3



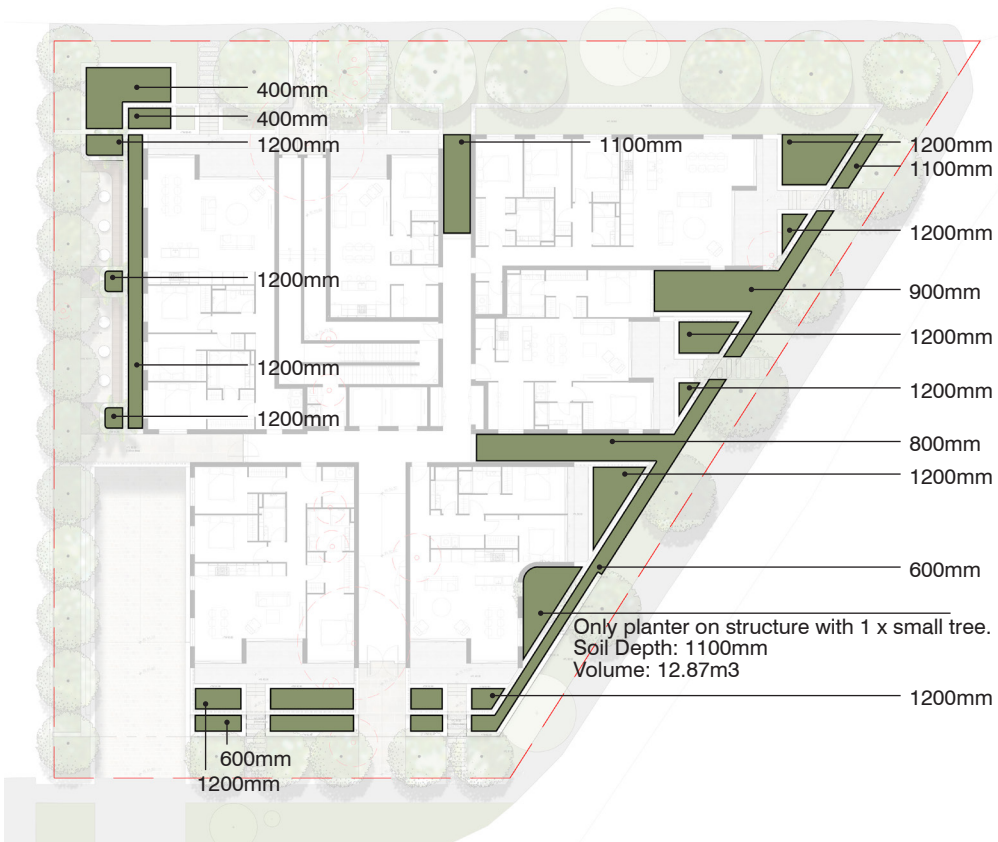
Planting on Structures Diagram

Structure Planting

All planting on top of podium will comply with ADG Guidelines and DCP Standards with drainage and waterproofing to Engineers Details.

All depths marked on plans in mm.

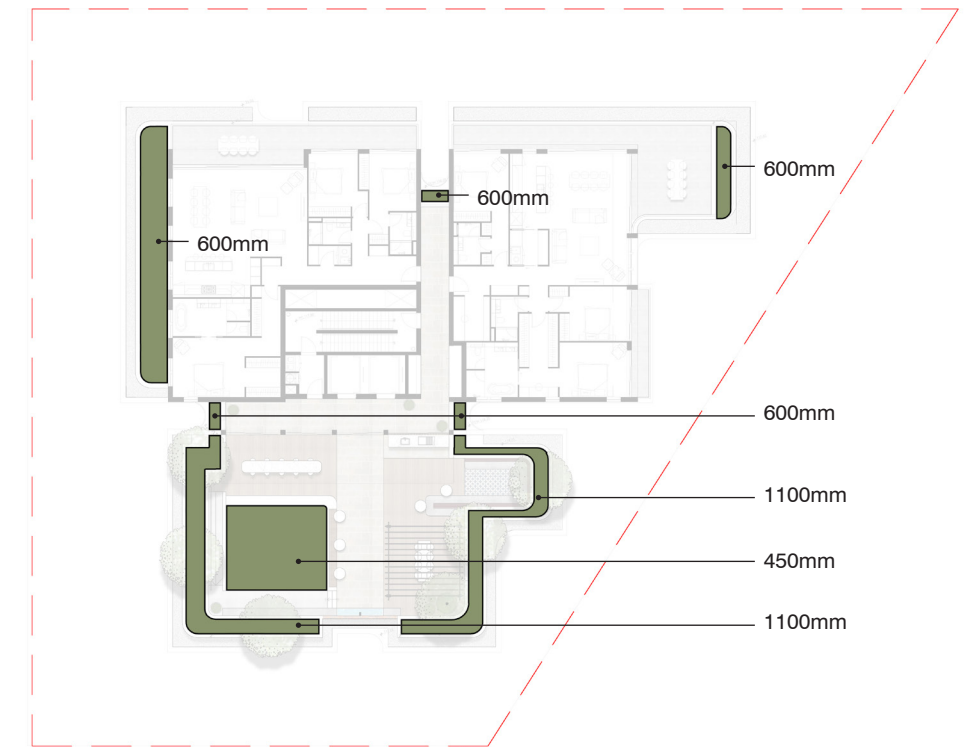
Ground Floor



Levels 1-7



Level 8



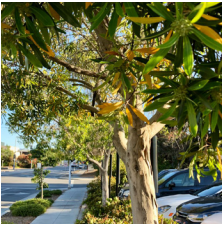
Appendix

300	Planting Schedule + Palette
301	Detailed Planting Plans - Ground Floor
302	Detailed Planting Plans - Level 01
303	Detailed Planting Plans - Level 02 - 07
304	Detailed Planting Plans - Level 08
701	Landscape Typical Details
801	Landscape Specification

24-26 Russell Ave,Lindfield Planting Schedule										
Code	Botanic Name	Common Name	Mature Size (H x W)	Proposed Pot Size	Quantity	Quantity	Quantity	Quantity	Native	Low Water
					Ground	L1	L2-7	Roof		
Trees										
EuR	** <i>Eucalyptus racemosa</i>	Scribbly Gum	18 x 7	200L	5	N/A	N/A	N/A	*	*
Ek	** <i>Elaeocarpus kirtonii</i>	Pigeonberry Ash	18 x 6	200L	3	N/A	N/A	N/A	*	
Er	<i>Elaeocarpus reticulatus</i>	Blueberry ash	9 x 4	200L	18	N/A	N/A	N/A	*	*
Ln	<i>Lagerstroemia indica 'Natchez'</i>	Crepe Myrtle	6 x 4	75L	N/A	N/A	N/A	6		
TI	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	10 x 5	200L	6	N/A	N/A	N/A	*	*
Shrubs + Accents										
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 1.5	200mm	32	N/A	N/A	1	*	
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.5	200mm	12	N/A	N/A	N/A	*	
PtM	<i>Pittosporum tobira 'miss muffet'</i>	Dwarf Pittosporum	1 x 1.5	200mm	39	N/A	N/A	15	*	
Af	<i>Anigozanthus flavidus</i>	Kangaroo Paw	1 x 2	200mm	18	N/A	N/A	N/A	*	
Co	<i>Crassula ovata</i>	Blue Jade	1 x 1	200 mm	3	N/A	N/A	5		
Kb	<i>Kalanchoe bracteata</i>	Kalanchoe	1 x 1	200mm	7	N/A	N/A	8		
Sr	<i>Strelitzia reginae</i>	Bird of Paradise	1 x 1	200mm	6	N/A	N/A	4		
Px	<i>Philodendron xanadu</i>	Xanadu	1 x 1	200mm	210	3	3	42		
Grasses + Rushes										
LI	<i>Lomandra longifolia</i>	Spiny Headed Mat Rush	1 x 1	150mm	37	N/A	N/A	N/A	*	*
Ms	<i>Micanthus sinensis</i>	Chinese Silver Grass	0.8 x 0.8	150mm	71	N/A	N/A	N/A		
Lt	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm	329	6	6	65	*	
Lm	<i>Liriope muscari</i>	Lilyturf	0.4 x 0.4	150mm	136	N/A	N/A	37	*	
Ferns + Cycads										
Cc	<i>Cyathea cooperi</i>	Tree Fern	5 x 2	300mm	8	N/A	N/A	N/A	*	
Da	<i>Dicksonia antarctica</i>	Scaly Tree Fern	4 x 2	300mm	15	N/A	N/A	N/A	*	
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	4	N/A	N/A	1	*	
Bs	<i>Blechnum Silver Lady Fern</i>	Silver Lady Fern	1.5 x 1.5	200mm	4	N/A	N/A	N/A	*	
Cr	<i>Cycas revoluta</i>	Sago palm	1 x 1.5	300mm	6	N/A	N/A	2	*	
Groundcovers + Climbers										
Cg	<i>Casuarina glauca</i>	Cousin It	0.2 x spreading	150mm	148	15	15	39	*	
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	150mm	37	N/A	N/A	20	*	*
Dsf	<i>Dichondra repens 'Silver Falls'</i>	Kidney Weed Silver falls	0.2 x spreading	150mm	26	N/A	N/A	19	*	
Ss	<i>Senecio serpens</i>	Blue Chalk Sticks	0.2 x spreading	150mm	68	N/A	N/A	9		
Gt	<i>Gazania tomentosa</i>	Silver Leafed Gazania	0.2 x 0.4	150mm	20	N/A	N/A	N/A		
Rop	<i>Rosemary officinalis</i>	Creeping Rosemary	0.5 x 0.5	150mm	13	N/A	N/A	13		

** Proposed 18m high trees as per DCP_Residential Flat buildings tree replenishment and planting requirement.

Trees



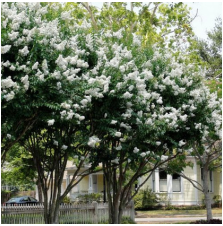
Tristaniopsis 'Luscious'



Corymbia citridora 'Scentuous'



Elaeocarpus reticulatus

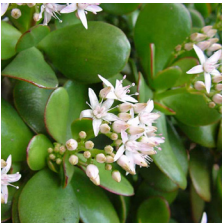


Lagerstroemia indica 'natchez'



Cupaniopsis anacardioides

Shrubs + Accents



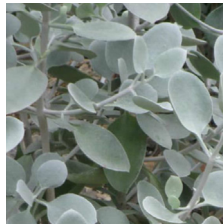
Crassula ovata



Doryanthes excelsa



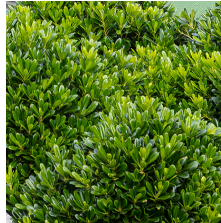
Anigozanthos 'Gold Velvet'



Kalanchoe bracteata



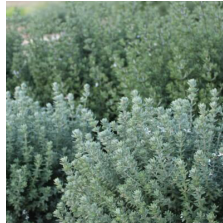
Philodendron xanadu



Pittosporum tobira 'Miss Muffet'



Strelitzia reginae



Westringia Grey Box

Ferns + Cycads



Dicksonia antarctica



Blechnum Silver Lady Fern



Cyathea cooperi



Cycas revoluta

Grasses + Rushes



Lomandra tanika



Liriope muscari

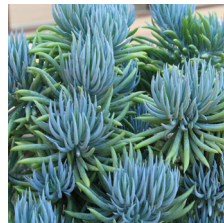


Lomandra longifolia

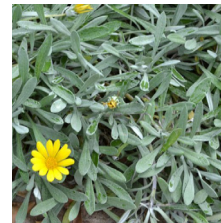


Micanthus sinensis

Groundcovers + Climbers



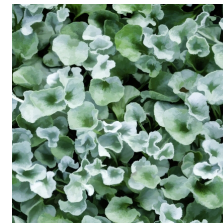
Senecio serpens



Gazania tomentosa



Rosemary officinalis prostrate



Dichondra repens 'silver falls'

LEGEND

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	BC	CT	23 04 2025

PROJECT
24-26 RUSSELL AVENUE
LINDFIELD NSW 2070, AUSTRALIA

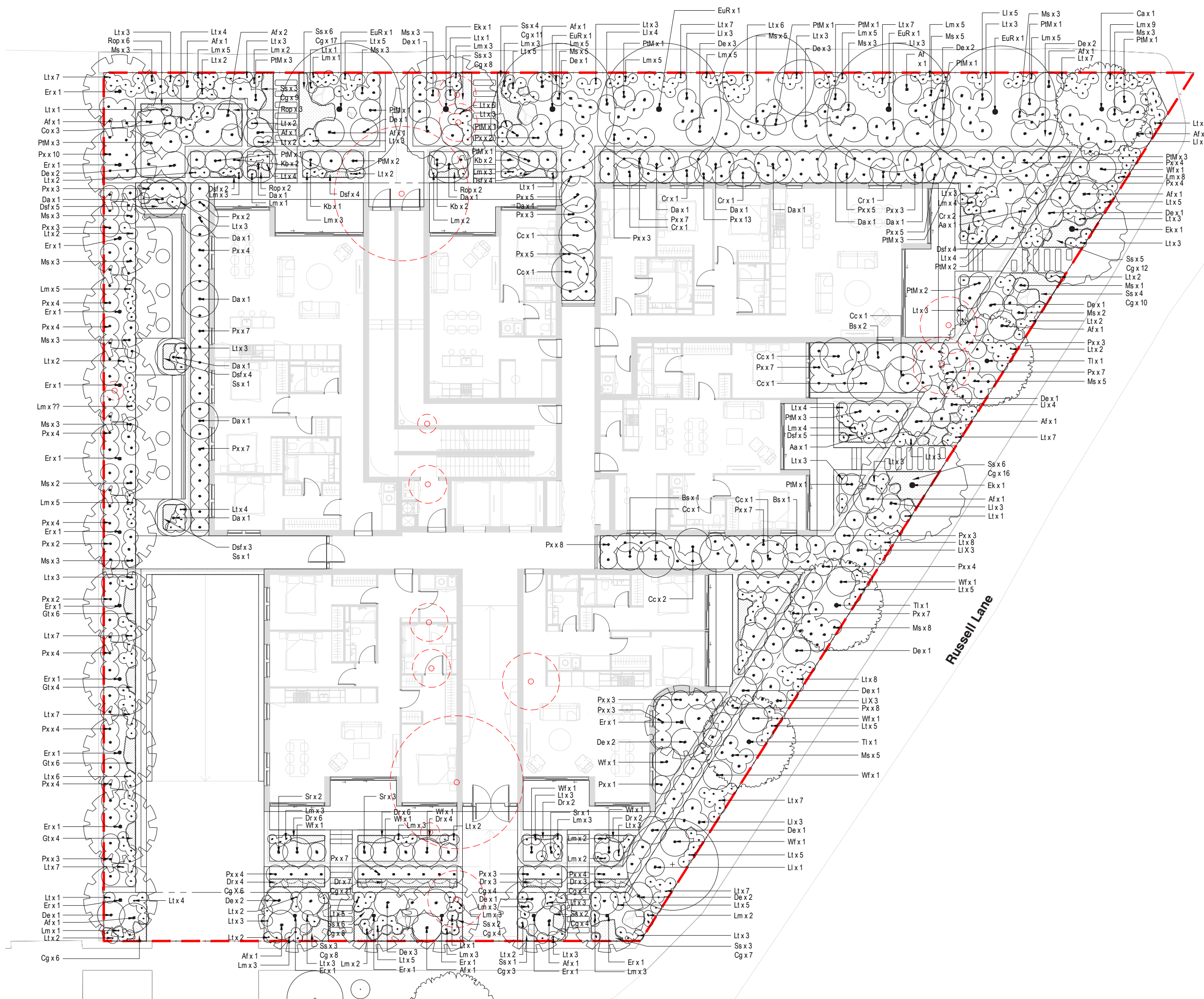
STAGE
DEVELOPMENT APPLICATION

CLIENT
7HILLS INVESTMENT PTY LTD

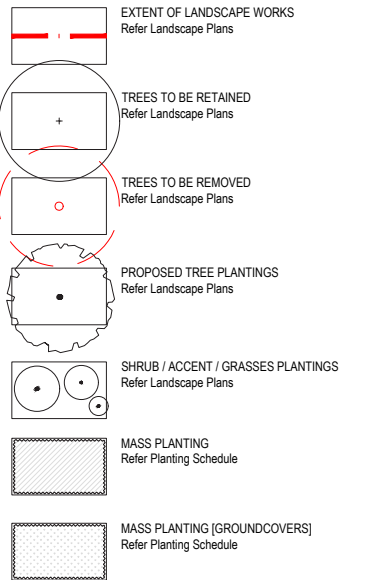
SHEET
**PLANTING SCHEDULE
+ PALETTE**
JOB # SHEET # ISSUE NORTH
25_366 300 A

SCALE N/A

Tryon Lane



LEGEND



ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	BC	CT	23 04 2025

PROJECT
24-26 RUSSELL AVENUE
LINDFIELD NSW 2070, AUSTRALIA

STAGE
DEVELOPMENT APPLICATION

CLIENT

7HILLS INVESTMENT PTY LTD

SHEET

**PLANTING PLAN
GROUND FLOOR**

JOB #	SHEET #	ISSUE
25_366	301	A

SCALE 1:200 @ A3

NORTH

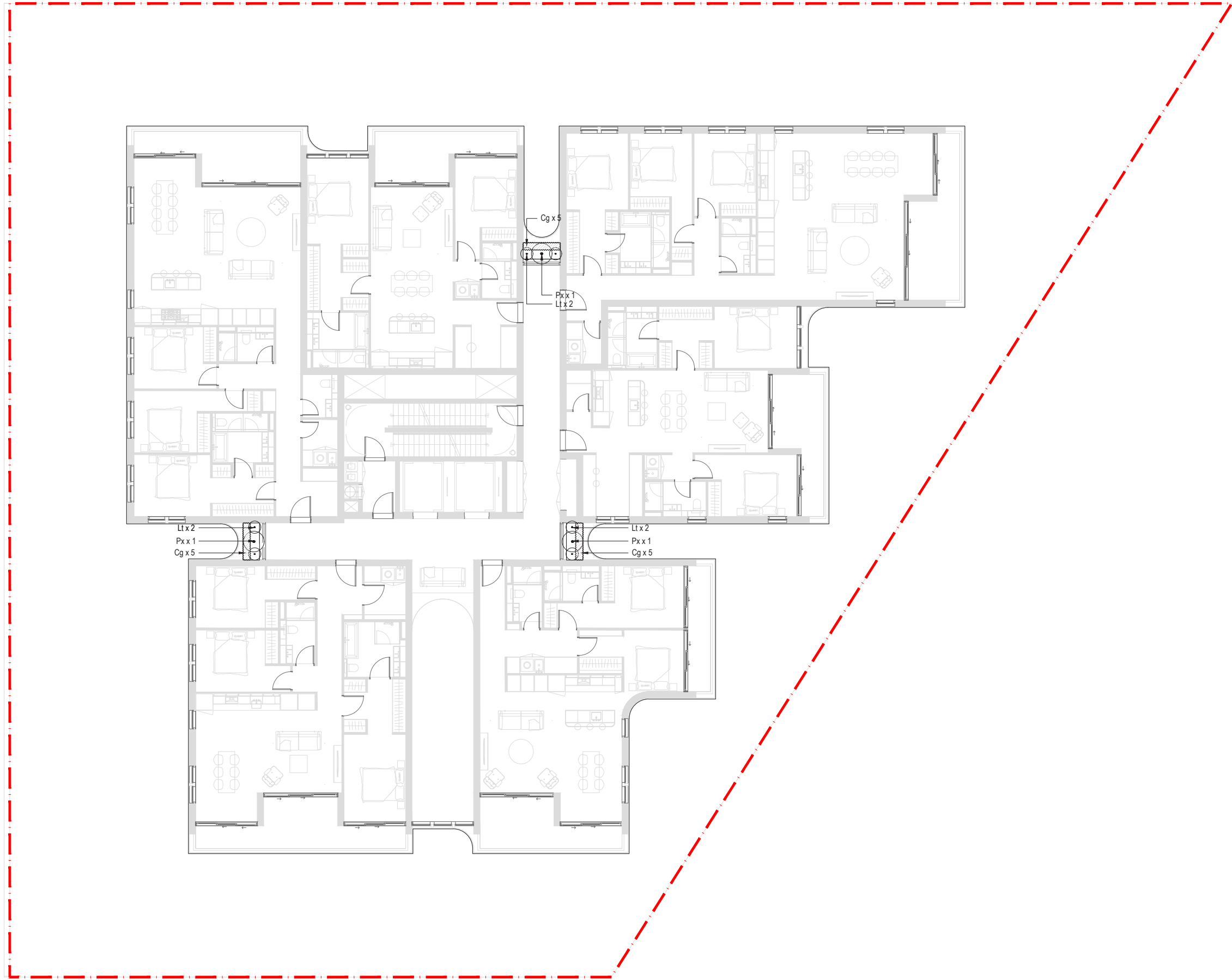


SCALE 1:200 @ A3

LANDFX
LANDSCAPE ARCHITECTURE

Studio 7 | 37-38 East Esplanade Manly | Sydney | NSW 2095 | Australia
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LEGEND

- EXTENT OF LANDSCAPE WORKS
Refer Landscape Plans
- TREES TO BE RETAINED
Refer Landscape Plans
- TREES TO BE REMOVED
Refer Landscape Plans
- PROPOSED TREE PLANTINGS
Refer Landscape Plans
- SHRUB / ACCENT / GRASSES PLANTINGS
Refer Landscape Plans
- MASS PLANTING
Refer Planting Schedule
- MASS PLANTING (GROUNDCOVERS)
Refer Planting Schedule

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	BC	CT	23 04 2025

PROJECT
24-26 RUSSELL AVENUE
LINDFIELD NSW 2070, AUSTRALIA

STAGE
DEVELOPMENT APPLICATION

CLIENT
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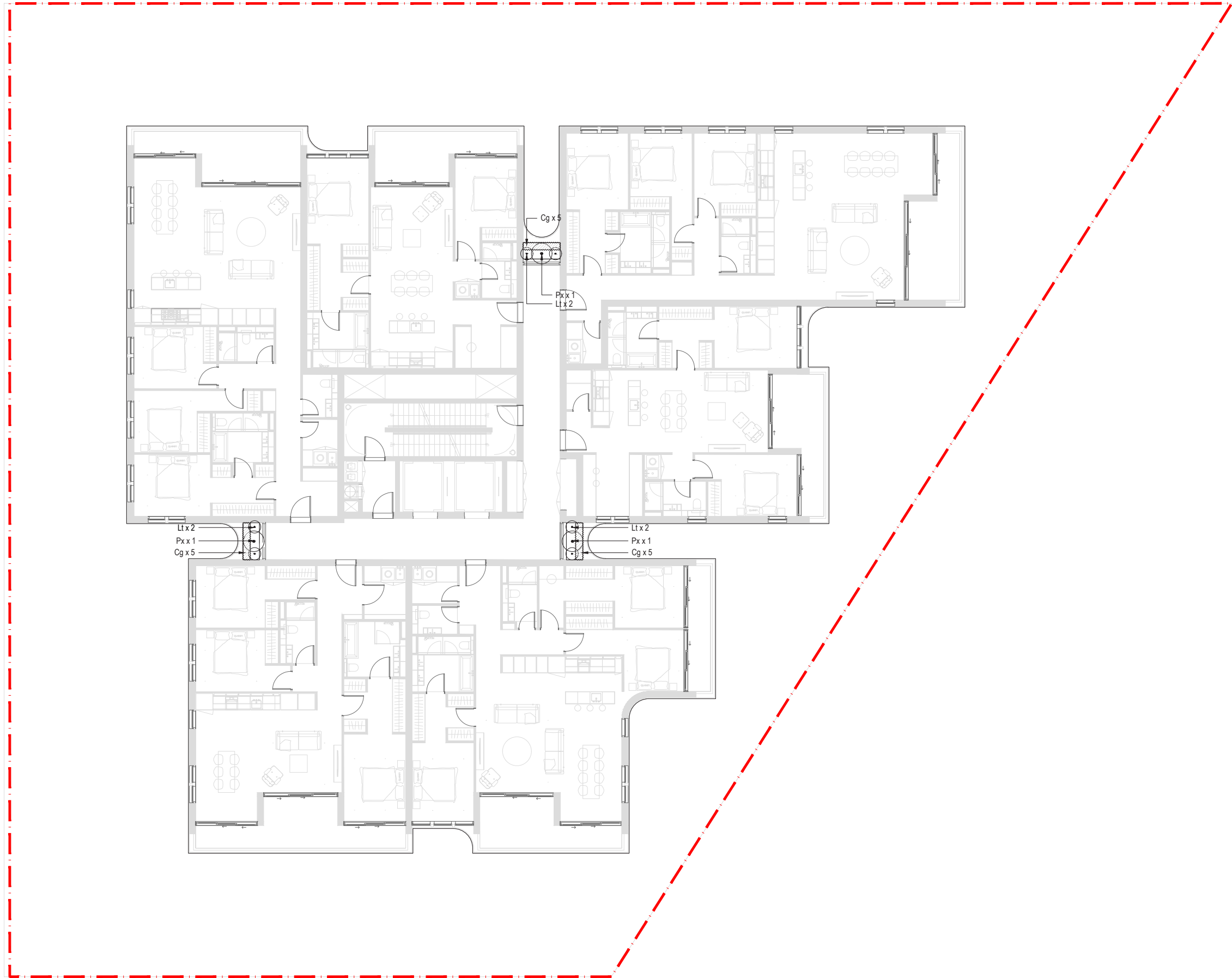
SHEET
**PLANTING PLAN
LEVEL 1**

JOB # SHEET # ISSUE NORTH
25_366 302 A

SCALE 1:200 @ A3

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LANDSCAPE ARCHITECTURE
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- MASS PLANTING (GROUNDCOVERS)
Refer Planting Schedule

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PROJECT
24-26 RUSSELL AVENUE
LINDFIELD NSW 2070, AUSTRALIA

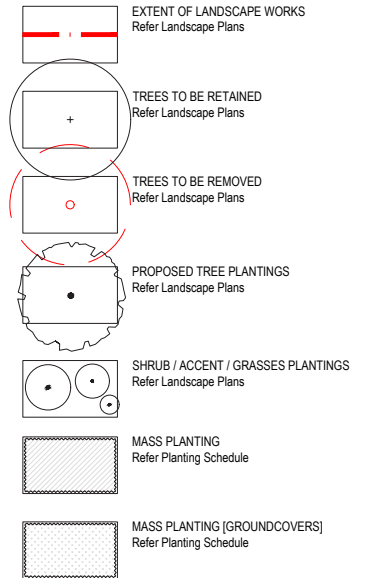
STAGE
DEVELOPMENT APPLICATION

CLIENT
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SHEET
PLANTING PLAN
LEVEL 2-7
JOB # SHEET # ISSUE NORTH
25_366 303 A

SCALE 1:200 @ A3

LEGEND

[illegible]

PROJECT
24-26 RUSSELL AVENUE
LINDFIELD NSW 2070, AUSTRALIA

STAGE
DEVELOPMENT APPLICATION

CLIENT

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SHEET

PLANTING PLAN ROOFTOP

JOB # SHEET # ISSUE

25_366 304 A

SCALE 1:200 @ A3

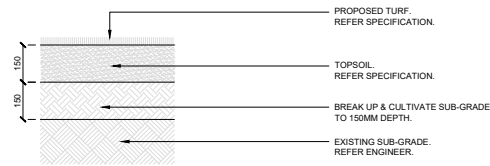
NORTH



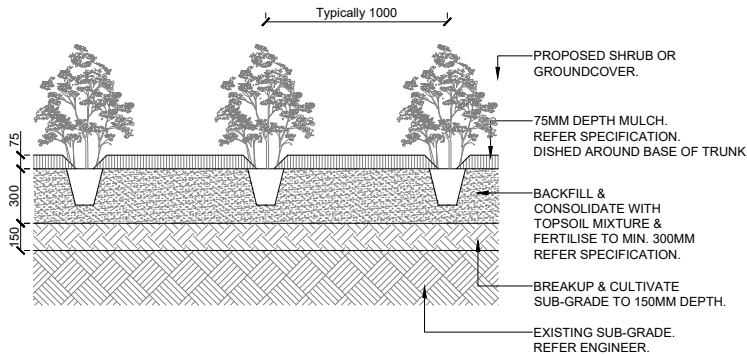
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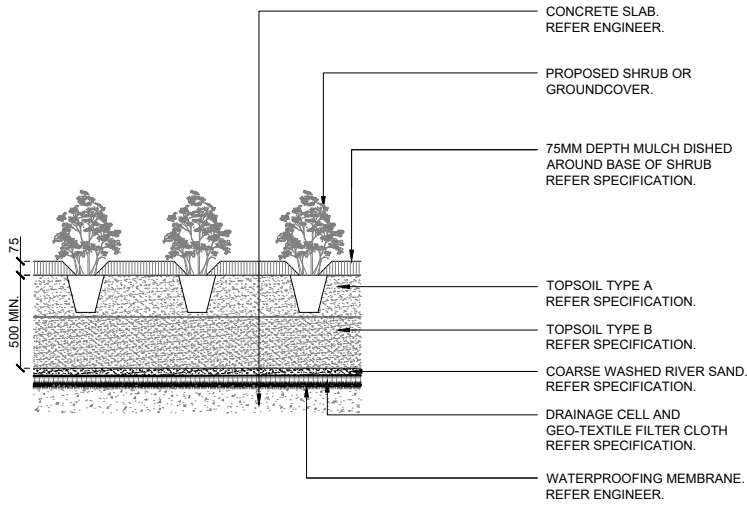
General Note:
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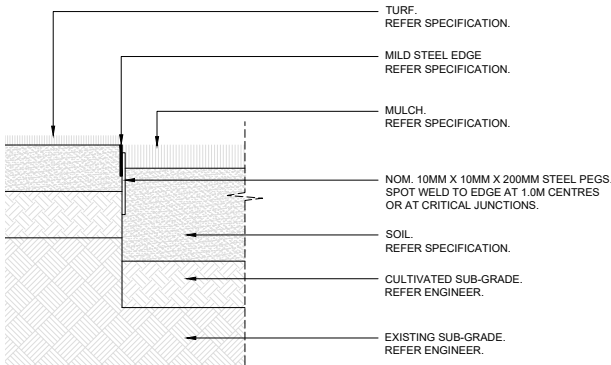
TURF ON GRADE / 1:20 @ A3



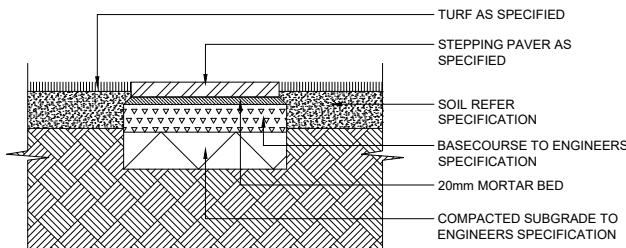
SHRUB PLANTING ON GRADE / 1:20 @ A3



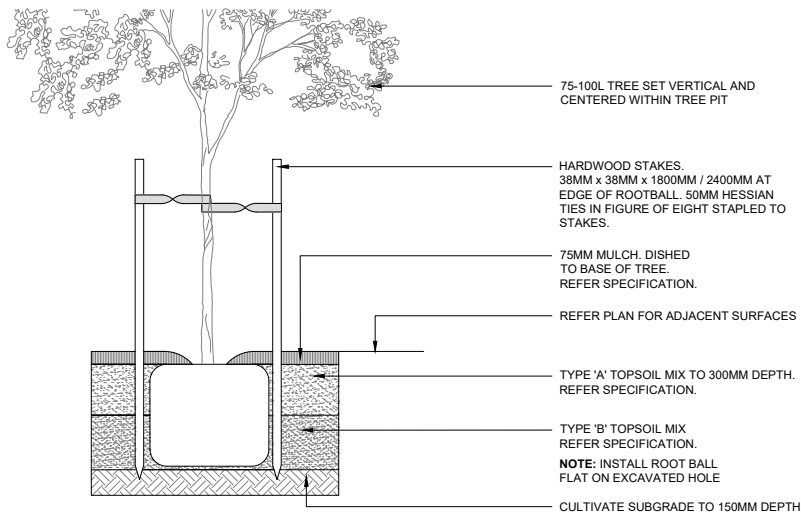
SHRUB PLANTING ON SLAB / 1:20 @ A3



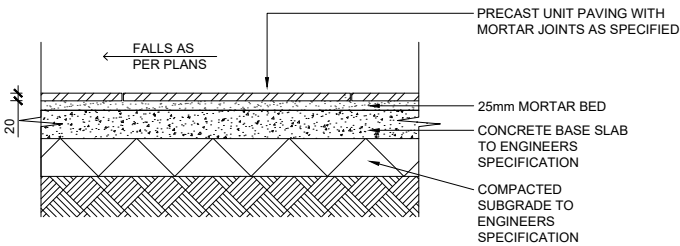
STEEL EDGE ON GRADE 1:20 @ A3



STEPPING PAVER PATH ON GRADE 1:20 @ A3



TYPICAL TREE ON GRADE / 1:20 @ A3



PAVERS ON GRADE 1:20 @ A3

DETAIL NOT IN USE

DETAIL NOT IN USE

LEGEND

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	BC	CT	23 04 2025

PROJECT
24-26 RUSSELL AVENUE
LINDFIELD NSW 2070, AUSTRALIA

STAGE
DEVELOPMENT APPLICATION

CLIENT
7HILLS INVESTMENT PTY LTD

SHEET
LANDSCAPE DETAILS

JOB # SHEET # ISSUE NORTH
25_366 701 A

SCALE 1:200 @ A3

LANDFX
LANDSCAPE ARCHITECTURE
Studio 7 | 37-38 East Esplanade Manly | Sydney | NSW 2095 | Australia
Phone +61 42476 9049 | Email info@landfx.com.au | Web www.landfx.com.au
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Landscape specification notes

Services

Before landscape work is commenced the landscape contractor is to establish the Position of all service lines and ensure tree planting is carried out at least 3 metres Away from these services. Service lids, vents and hydrants shall be left exposed and not Covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining Surfaces flush with pit lids.

Aborist management of tree protection

A qualified and approved aborist is to be contracted to undertake or manage the Installation of protective fencing, and to undertake such measures as he deems appropriate to preserve the subject trees to be retained. The arborist is to be retained for the entire contract period to undertake ongoing management and review of the Trees.

Drainage cell and filter fabric

For on-slab areas install an approved 'drainage cell' product to comprehensively cover the bottom of all planters. Over drainage cell to on-slab areas, a polyfelt geotextile lining (as supplied by 'polyfelt ts' or approved equivalent) is to be installed to cover the bottom of all planters, turned up 300mm and taped to the planter sides to ensure soil mix does not escape into drainage outlets/holes. Install min. 50mm coarse river sand over all geotextile lining prior to installation of soil mix.

Planting mixture

Shall be homogenous blend of soil and additives in the following proportions: Existing site soil if suitable or imported topsoil 50% Compost 30% D/w sand 20% soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with australian standards.(As4419 - soils for landscaping)

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 edge,
- Smooth and free from stones or lumps of soil,
- Graded to drain freely, without ponding, to catchment points,
- Graded evenly to adjoining surfaces, and
- Ready for planting.

Supply and install the following imported topsoil mixes:

- Soil Mix Type A
 - 60% soil mix (60% coarse sand and 40% black soil),
 - 10% mushroom compost,
 - 10% pine bark fines,
 - 10% composted sawdust, and
 - 10% composted manures.
- Soil Mix Type B
 - 80% washed river sand, and
 - 20% black soil.

Mulch application

Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

Mulch type

Forest litter or pine bark: from mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

All mulch to be free of deleterious material such as rock, soil, weeds and sticks

Compost

Shall be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral ph. Provide a Certificate of proof of ph upon request.

Plant material

All plants supplied are to conform with those species listed in the plant schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or Unhealthy plant material before planting. All stock is to be container grown for a Minimum of six (6) months prior to delivery to site

Fertiliser mass planting areas:

Fertiliser shall be 'nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.

Trees in grass and super advanced trees:

Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to shirleys kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum From the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree. Tree trunks to be a minimum of 700mm from street kerb or guttering. All tree planting holes are minimum 1.5M diameter and twice the depth of the rootball Root directors Install root directors to manufacturers specifications to protect assets, structures and underground services

Staking and tying

Stakes shall be straight hardwood, free from knots and twists, pointed at one end. Size shall be 2x38x38x1800mm and shall sit 600mm within ground. Secure the tree firmly with 2no. Hessianties fitted to the stem separately in opposite directions. Of plants to be staked. A. 5-15 Litre size plant 1x(1200x25x25mm) B. 35-75 Litre size plant 2x(1500x38x38mm) C. 100-Greater than 200litre 3x(1800x50x50mm) Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on The windward side of the plant.

Irrigation system

Supply an automatic watering system using 'toro irrigation system' or similar approved, with micro-jet sprinkler heads and low density, rubber modified polypropylene reticulation, to include filters, bends junctions, ends and other ancillary equipment. The Landscaper shall nominate his source of supply for the watering system and obtain approval from the superintendent before placing orders for equipment or supply. A schematic plan of the proposed irrigation system is to be prepared by the contractor, showing solenoids, pipe diameters, and all nozzle and trickle attachment types (including spray/head angle), for review by the superintendent prior to installation the contractor is to liaise with the hydraulic engineer and council as necessary, to ensure the irrigation system conforms with all the council and water board codes and requirements. Provide an automatic controller that provides for two week scheduling and hourly multi-cycle operation. The controller shall manual override. Programming shall be undertaken by the contractor who shall advise on the operation of the system. provision of secure housing for the automatic irrigation controller to be located in association with the landscape contractor and location confirmed by the superintendent. Wiring to connect remote solenoid locations is to be provided. The controller shall be located in a dry place, protected from the weather, and all cable connections shall be made with waterproof connectors. Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory.

Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory. Timber or steel edging N/a Soft edges All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with Adjacent surface treatment. Turf Turf all landscape areas as shown on the landscape drawings. Turf is to have To prepare graded areas to receive turf, excavate the area and cultivate so as to allow For importing of 100mm of turf underlay soil. Remove all stones over 50mm ø and remove All weeds and foreign matter. Spread soil mix a.B.S to a depth of 100mm and grade to Appropriate levels to achieve general even grades to drainage outlets installed by Others. Lay the turf along the land contours with staggered, close butted joints, so that the Finished turf surface is flush with adjacent finished surfaces of paving and the like. As Soon as practicable after laying, roll the turf with a roller weighing not more than 90kg Per metre of width for sandy or light soils. Water as necessary to keep the soil moist to a depth of 100mm. Protect newly turfed Areas against traffic until grass is established. Fertilise two weeks after laying fertilise A.B.S 'Top dress' the turf when it is established to a depth of 10mm with coarse washed river Sand. Rub the dressing well into the joints and correct any unevenness in the turf Surfaces.

LEGEND

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STAGE
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CLIENT

7HILLS INVESTMENT PTY LTD

SHEET
LANDSCAPE SPECIFICATION

JOB #	SHEET #	ISSUE	NORTH
25_366	801	A	
SCALE	N/A	1:3	

LANDFX
LANDSCAPE ARCHITECTURE