LOCATION PLAN

Scale: NTS

STREET VIEW FROM WATERLOO ROAD

STREET VIEW FROM INTERSECTION OF WATERLOO ROAD AND BORONIA ROAD

OTHER LANDSCAPE ITEMS

- Steel garden edging - refer detail
- Turf area - refer detail
- Pavers to public open space within site - refer architect's detail
- Existing concrete finishes on public domain to be retained, repaired or reinstated with council's approved material- to engineer's detail
- Existing concrete finishes on public domain to be retained, repaired or reinstated with council's approved material- to engineer's detail
- Service on public domain to engineer's detail
- Stepping stones in groundcover - refer detail
- Retaining / raised planter wall - refer detail
- Timber bench fixed to retaining wall-refer detail
- Communal open space with outdoor furniture under pergola- to future detail

LANDSCAPE CALCULATION

-REFER ARCHITECTURAL DRAWING NO. A2030"LANDSCAPE CALCULATION"

SITE AREA: **1782m²**

RPOPOSED DEEP SOIL AREA: **413.83m²**
(22.22%)

PROPOSED LANDSCAPE AREA: **527.77m²**
(29.60%)

PROPOSED COMMUNAL OPEN SPACE:
471.01m²(26%)

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	B
/2	LANDSCAPE PLAN(GF)	B
/3	LANDSCAPE PLAN(1F)	B
/4	LANDSCAPE PLAN(2F)	B
/5	LANDSCAPE PLAN(3&5F)	B
/6	LANDSCAPE PLAN(4&5F)	B
/7	PLANTING PALETTE	B
/8	DETAIL + SPECIFICATION	B
/9	SECTION	B

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COUNCIL
CANTERBURY - BANKSTOWN

CLIENT
MOHAMMED DAHAR

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		DA
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B	04.07.2025	For submission

PROJECT:
PROPOSED MIXED USE DEVELOPMENT
190 WATERLOO ROAD,
GREENACRE

Bar Scale
0 2 4 6 8 10m

TITLE: HARDSCAPE PLAN

STATUS: DEVELOPMENT APPLICATION

PROJECT No:	DWG SHEET:	ISSUE:	SCALE:	DATE:	DRAWN:	CHECKED:
LPDA 25 - 152	01	B	1:100@A1	JULY 2025	K.Z	R.F

LEGEND & SCHEDULE

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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.
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8.(*) INDICATES PLANT SPECIES SELECTED FROM COUNCIL'S NATIVE PLANT SELECTOR: https://natplant.azurewebsites.net/

SHRUBS & SCREEN PLANTING

PR
Botanical Name: *Pittosporum revolutum*(*)
Common Name: Rough fruit Pittosporum (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 5

ACCENT PLANT

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 49

RE
Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 10

GROUNDCOVERS & GRASSES

LL
Botanical Name: *Lomandra longifollia*(*) *'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 140mm
Mature H x S: 0.8m x 0.8m
Qty Required: 7

DC
Botanical Name: *Dianella caerulea*(*)
Common Name: Cassa Blue Flax Lily (Native)
Pot size: 140mm
Mature H x S: 0.7m x0.7m
Qty Required: 26

VH
Botanical Name: *Viola hederacea*(*)
Common Name: Sweet Violet (Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 9/m2 (**18m2 total**)

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME.
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This plan has been prepared with reference to ***Canterbury - Bankstown Council*** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants ***(acceptable for BASIX planting)***.

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

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PROJECT:
PROPOSED MIXED USE DEVELOPMENT
190 WATERLOO ROAD,
GREENACRE

Bar Scale
0 2 4 6 8 10m

TITLE:
LANDSCAPE PLAN(GF)

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100@A1
DATE: JULY 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25 - 152	02	B	K.Z	R.F

LEGEND & SCHEDULE

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TREES

AC — **Botanical Name:** *Angophora costata*(*) **Common Name:** Sydney Red Gum (Native) **Pot size:** 75Lt **Mature H x S:** 15-20m x 7-13m **Qty Required:** 1

BI — **Botanical Name:** *Banksia integrifolia*(*) **Common Name:** Coastal Banksia (Native) **Pot size:** 75Lt **Mature H x S:** 6-8m x 4-5m **Qty Required:** 3

LJ — **Botanical Name:** *Acacia longifolia*(*) **Common Name:** Sydney Golden Wattle (Native) **Pot size:** 75Lt **Mature H x S:** 6-8m x 2-5m **Qty Required:** 3

BA — **Botanical Name:** *Brachychiton acerifolius* **Common Name:** Illawarra Flame Tree (Native) **Pot size:** 75Lt **Mature H x S:** 16m x 10m **Qty Required:** 1

BC — **Botanical Name:** *Backhousia citriodora* **Common Name:** Lemon Scented Myrtle (Native) **Pot size:** 75Lt **Mature H x S:** 6-10m x 4-5m **Qty Required:** 2

CV — **Botanical Name:** *Callistemon viminalis* **Common Name:** Weeping Bottlebrush (Native) **Pot size:** 75Lt **Mature H x S:** 8m x 5m **Qty Required:** 1

CA — **Botanical Name:** *Citrus australasica* **Common Name:** Finger Lime(Exotic) **Pot size:** 75Lt **Mature H x S:** 5-7m x 3-5m **Qty Required:** 2

SHRUBS & SCREEN PLANTING

BSP — **Botanical Name:** *Banksia spinulosa*(*) **Common Name:** Hairpin Banksia (Native) **Pot size:** 200mm **Mature H x S:** 1-3m x 1-3m **Qty Required:** 1

CC — **Botanical Name:** *Callistemon citrinus*(*) **Common Name:** Crimson Bottlebrush (Native) **Pot size:** 200mm **Mature H x S:** 4m x 2m **Qty Required:** 2

LP — **Botanical Name:** *Leptospermum polygalifolium*(*) **Common Name:** Lemon-scented Tea Tree (Native) **Pot size:** 200mm **Mature H x S:** 5m x 3m **Qty Required:** 6

PR — **Botanical Name:** *Pittosporum revolutum*(*) **Common Name:** Rough fruit Pittosporum (Native) **Pot size:** 200mm **Mature H x S:** 3m x 2m **Qty Required:** 9

SR — **Botanical Name:** *Syzygium 'Resilience'* **Common Name:** Resilience Lilly Pilly (Native) **Pot size:** 200mm **Mature H x S:** 3m x 2m **Qty Required:** 26

AT — **Botanical Name:** *Austromyrtus tenuifolia* **Common Name:** Midginberry (Native) **Pot size:** 200mm **Mature H x S:** 1-2m x 1.5m **Qty Required:** 27

LJ — **Botanical Name:** *Leucopogon juniperinus*(*) **Common Name:** Prickly Beard-heath(Native) **Pot size:** 200mm **Mature H x S:** 0.9-1m x 0.9m **Qty Required:** 17

TM — **Botanical Name:** Melaleuca thymifolia(*) **Common Name:** Thyme Honey Myrtle (Native) **Pot size:** 200mm **Mature H x S:** 1m x1m **Qty Required:** 12

ACCENT PLANT

PX — **Botanical Name:** *Philodendron 'Xanadu'* **Common Name:** Xanadu Plant (Exotic) **Pot size:** 200mm **Mature H x S:** 0.7m x 0.7m **Qty Required:** 35

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:** 4

GROUNDCOVERS & GRASSES

DC — **Botanical Name:** *Dianella caerulea*(*) **Common Name:** Cassa Blue Flax Lily (Native) **Pot size:** 140mm **Mature H x S:** 0.7m x0.7m **Qty Required:** 131

LL — **Botanical Name:** *Lomandra longifollia*(*) *'Tanika'* **Common Name:** Dwarf Mat Rush (Native) **Pot size:** 140mm **Mature H x S:** 0.8m x 0.8m **Qty Required:** 68

CG — **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 (**17.5m2 total)**

VH — **Botanical Name:** *Viola hederacea*(*) **Common Name:** Sweet Violet (Native) **Pot size:** 140mm **Mature H x S:** 0.2m x spreading **Qty Required:** 9/m2 (**41m2 total)**

HV — **Botanical Name:** *Hardenbergia violacea*(*) **Common Name:** *False Sarsaparilla* (Native) **Pot size:** 140mm **Mature H x S:** 0.3m x 1.5m **Qty Required:** 5/m2 (**23m2 total)**

HS — **Botanical Name:** *Hibertia scandens*(*) **Common Name:** Snake Vine (Native) **Pot size:** 200mm **Mature H x S:** 0.3m x spreading **Qty Required:** 5/m2 (**8.5m2 total)**

CAR — **Botanical Name:** *Carpobrotus 'Aussie Rambler'* **Common Name:** Aussie Rambler Pigface (Native) **Pot size:** 140mm **Mature H x S:** 0.25m x spreading **Qty Required:** 7/m2 (**4.0m2 total)**

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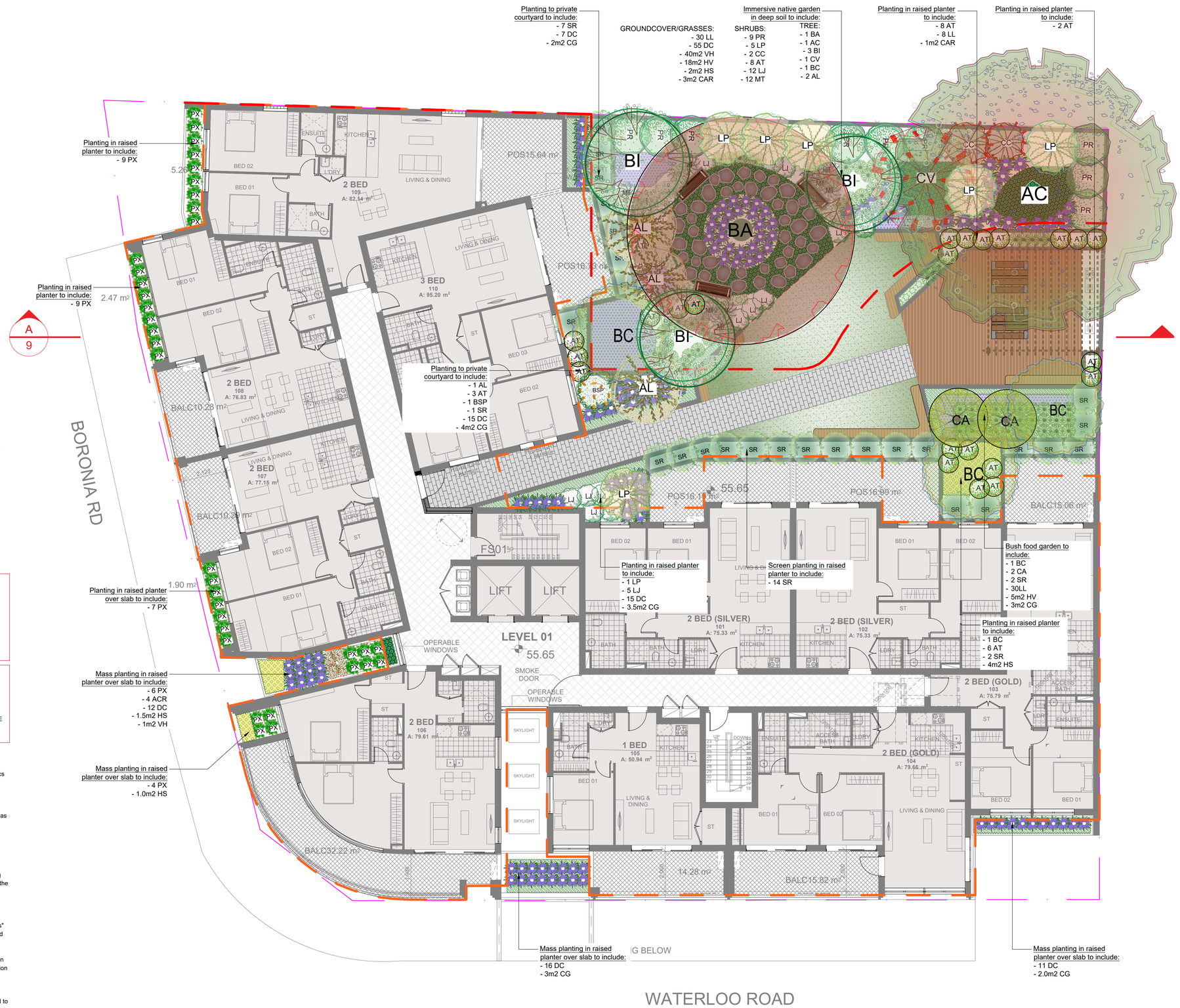

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PROPOSED MIXED USE DEVELOPMENT
190 WATERLOO ROAD,
GREENACRE

Bar Scale
0 2 4 6 8 10m

TITLE:
LANDSCAPE PLAN(1F)

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100@A1
DATE: JULY 2025

PROJECT No: LPDA 25 - 152
DWG SHEET: 03
ISSUE: B
DRAWN: K.Z
CHECKED: R.F

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SHRUBS PLANTING

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Botanical Name: *Banksia spinulosa*(*)
Common Name: Hairpin Banksia (Native)
Pot size: 200mm
Mature H x S: 1-3m x 1-3m
Qty Required: 3

ACCENT PLANT

PX

Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 10

RE

Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 1

GROUNDCOVERS & GRASSES

LL

Botanical Name: *Lomandra longifollia*(*) *'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 140mm
Mature H x S: 0.8m x 0.8m
Qty Required: 11

CG

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 **(2.0m2 total)**

HS

Botanical Name: *Hibertia scandens*(*)
Common Name: Snake Vine (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 **(3.0m2 total)**

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Australian Institute of Landscape Architects AILA Associate www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG		conzept Landscape Architects	CLIENT MOHAMMED DAHAR	SK1	23.01.2025	Preliminary DA prepared for review
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				SK2	07.03.2025	Co-ordinated with architect's comments
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				SK4	19.06.2025	Co-ordinated with amended architectural plans & comments
				B	04.07.2025	For submission

PROJECT: PROPOSED MIXED USE DEVELOPMENT
190 WATERLOO ROAD, GREENACRE

Bar Scale
0 2 4 6 8 10m

TITLE: LANDSCAPE PLAN(2F)

STATUS: DEVELOPMENT APPLICATION

PROJECT No:	DWG SHEET:	ISSUE:	SCALE:	DATE:	DRAWN:	CHECKED:
LPDA 25 - 152	04	B	1:100@A1	JULY 2025	K.Z	R.F

LEGEND & SCHEDULE

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3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303:2018 - TREE STOCK FOR LANDSCAPE USE
8.(*) INDICATES PLANT SPECIES SELECTED FROM COUNCIL'S NATIVE PLANT SELECTOR: https://natplant.azurewebsites.net/

SHRUBS & SCREEN PLANTING

LJ
Botanical Name: *Leucopogon juniperinus*(*)
Common Name: Prickly Beard-heath(Native)
Pot size: 200mm
Mature H x S: 0.9-1m x 0.9m
Qty Required: 9

MT
Botanical Name: Melaleuca thymifolia(*)
Common Name: Thyme Honey Myrtle (Native)
Pot size: 200mm
Mature H x S: 1m x1m
Qty Required: 5

ACCENT PLANT

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 33

RE
Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 1

GROUNDCOVERS & GRASSES

DC
Botanical Name: *Dianella caerulea*(*)
Common Name: Cassa Blue Flax Lily (Native)
Pot size: 140mm
Mature H x S: 0.7m x0.7m
Qty Required: 28

CG
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 (**3.5m2 total)**

HS
Botanical Name: *Hibertia scandens*(*)
Common Name: Snake Vine (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 (**3.0m2 total)**

VH
Botanical Name: *Viola hederacea*(*)
Common Name: Sweet Violet (Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 9/m2 (**2.0m2 total)**

LANDSCAPE PLAN NOTES

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COUNCIL
CANTERBURY - BANKSTOWN

CLIENT
MOHAMMED DAHAR

REV	DATE	NOTATION/AMENDMENT
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B	04.07.2025	For submission

PROJECT:
PROPOSED MIXED USE DEVELOPMENT
190 WATERLOO ROAD,
GREENACRE

Bar Scale
0 2 4 6 8 10m

TITLE:
LANDSCAPE PLAN(3&5F)

STATUS:
DEVELOPMENT APPLICATION

SCALE:	DATE:
1:100@A1	JULY 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25 - 152	05	B	K.Z	R.F

LEGEND & SCHEDULE

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ACCENT PLANT

PX

Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 10

RE

Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 1

GROUNDCOVERS & GRASSES

DC

Botanical Name: *Dianella caerulea*(*)
Common Name: Cassa Blue Flax Lily (Native)
Pot size: 140mm
Mature H x S: 0.7m x0.7m
Qty Required: 24

CG

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 (**3.0m2 total)**

HS

Botanical Name: *Hibertia scandens*(*)
Common Name: Snake Vine (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 (**3.0m2 total)**

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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PROJECT:
PROPOSED MIXED USE DEVELOPMENT
190 WATERLOO ROAD,
GREENACRE

Bar Scale
0 2 4 6 8 10m

TITLE:
LANDSCAPE PLAN(4&6F)

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100@A1
DATE: JULY 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25 - 152	06	B	K.Z	R.F

SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval

Brachychiton acerifolius

Angophora costata

Banksia integrifolia

Backhousia citriodora

Callistemon viminalis

Acacia longifolia

Callistemon citrinus

Dianella caerulea 'Cassa Blue'

Strelitzia juncea

Lomandra longifollia 'Tanika'

Syzygium 'Resilience'

Philodendron 'Xanadu'

Banksia spinulosa

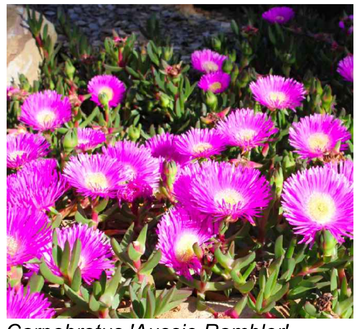
Alpinia caerulea 'Red Back'

Rhaphis excelsa

Pittosporum revolutum

Casuarina 'Cousin It'

Leptospermum polygalifolium


Carpobrotus 'Aussie Rambler'

Hardenbergia violacea

Hibertia scandens

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PROJECT:

PROPOSED MIXED USE DEVELOPMENT
190 WATERLOO ROAD,
GREENACRE

TITLE:

PLANTING PALETTE

STATUS:

DEVELOPMENT APPLICATION

SCALE: N/A

DATE: JULY 2025

PROJECT No: LPDA 25 - 152

DWG SHEET: 07

ISSUE: B

DRAWN: K.Z

CHECKED: 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.

Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- 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%.

Services Co-ordination:
- 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.

Testing & Defects:
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.

Warranty :
- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:
- 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 :

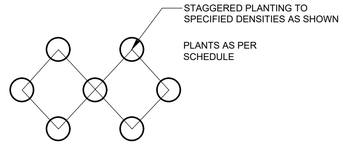
- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

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.

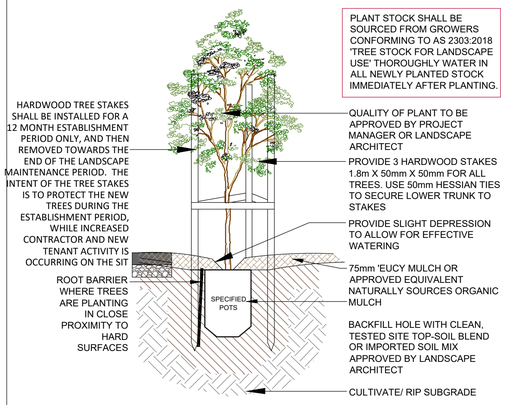
This shall include, but not be limited to, the following items where and as required:

- 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.

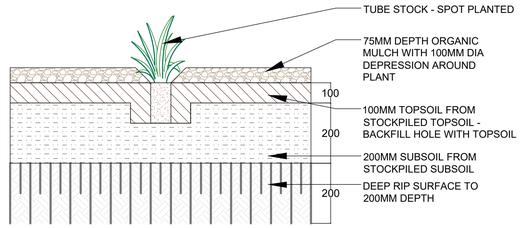
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



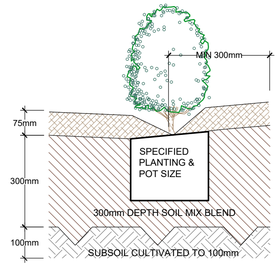
MASS PLANTING SETOUT
N.T.S



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)

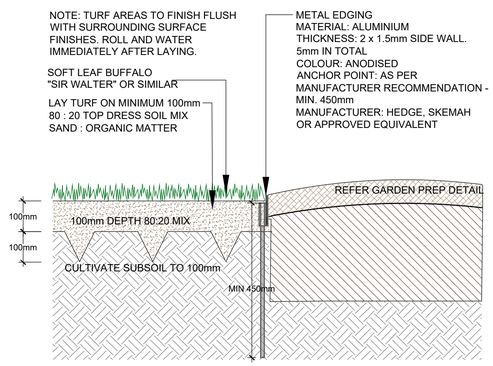


TUBE STOCK PLANTING DETAIL
SCALE 1:20

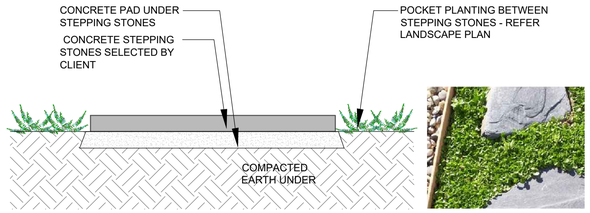


SOIL MIX:
50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS.
TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC.
USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

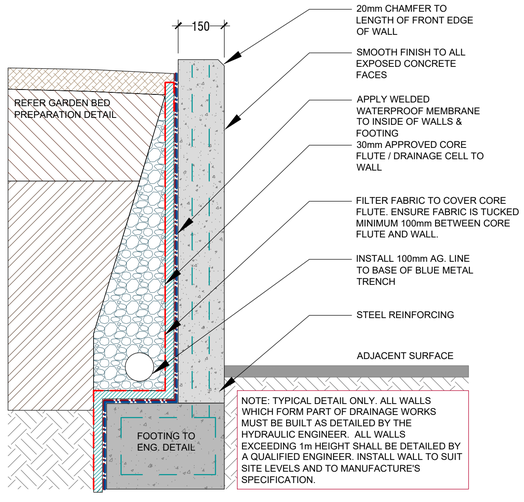
TYPICAL GARDEN PREPARATION DETAIL
SCALE 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



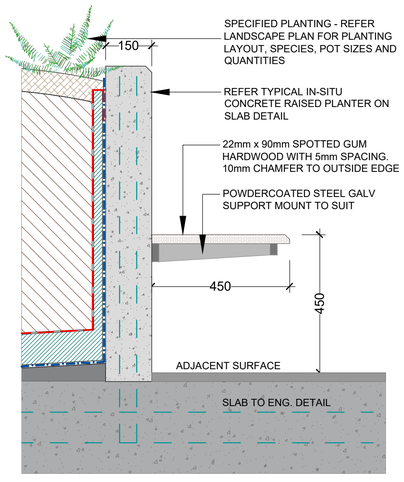
TURF WITH METAL GARDEN EDGE DETAIL
SCALE: 1:10



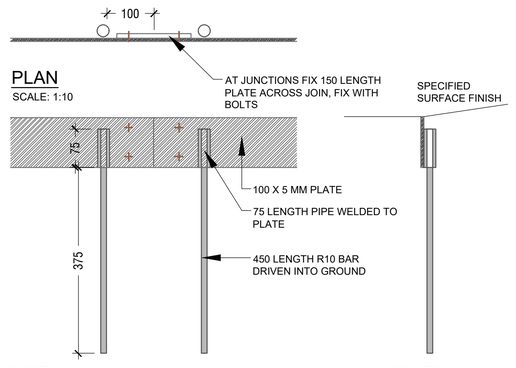
STEPPING STONES IN GROUNDCOVER PLANTING
SCALE 1:10



TYPICAL IN SITU RETAINING WALL DETAIL
SCALE 1:10



TIMBER BENCH SEATING FIXED TO WALL DETAIL
SCALE: 1:10



STEEL EDGE DETAIL
SCALE: 1:10

GENERAL NOTE:
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COUNCIL
CANTERBURY - BANKSTOWN

CLIENT
MOHAMMED DAHAR

REV	DATE	NOTATION/AMENDMENT
		DA
SK1	23.01.2025	Preliminary DA prepared for review
A	27.02.2025	For submission
SK2	07.03.2025	Co-ordinated with architect's comments
SK3	05.06.2025	Co-ordinated with updated architectural plans
SK4	19.06.2025	Co-ordinated with amended architectural plans & comments
B	04.07.2025	For submission

PROJECT:
PROPOSED MIXED USE DEVELOPMENT
190 WATERLOO ROAD, GREENACRE

TITLE:
DETAILS & SPECIFICATION

STATUS:
DEVELOPMENT APPLICATION

SCALE: AS SHOWN@A1
DATE: JULY 2025

PROJECT No:	DWG SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 25 - 152	08	B	K.Z	R.F

SECTION A-A

SCALE: 1:80

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COUNCIL
CANTERBURY - BANKSTOWN

CLIENT
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PROJECT:
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190 WATERLOO ROAD,
GREENACRE

TITLE:
SECTION

STATUS:
DEVELOPMENT APPLICATION

SCALE: AS SHOWN@A1

DATE: JULY 2025

PROJECT No: LPDA 25 - 152

DWG SHEET: 09

ISSUE: B

DRAWN: K.Z

CHECKED: R.F