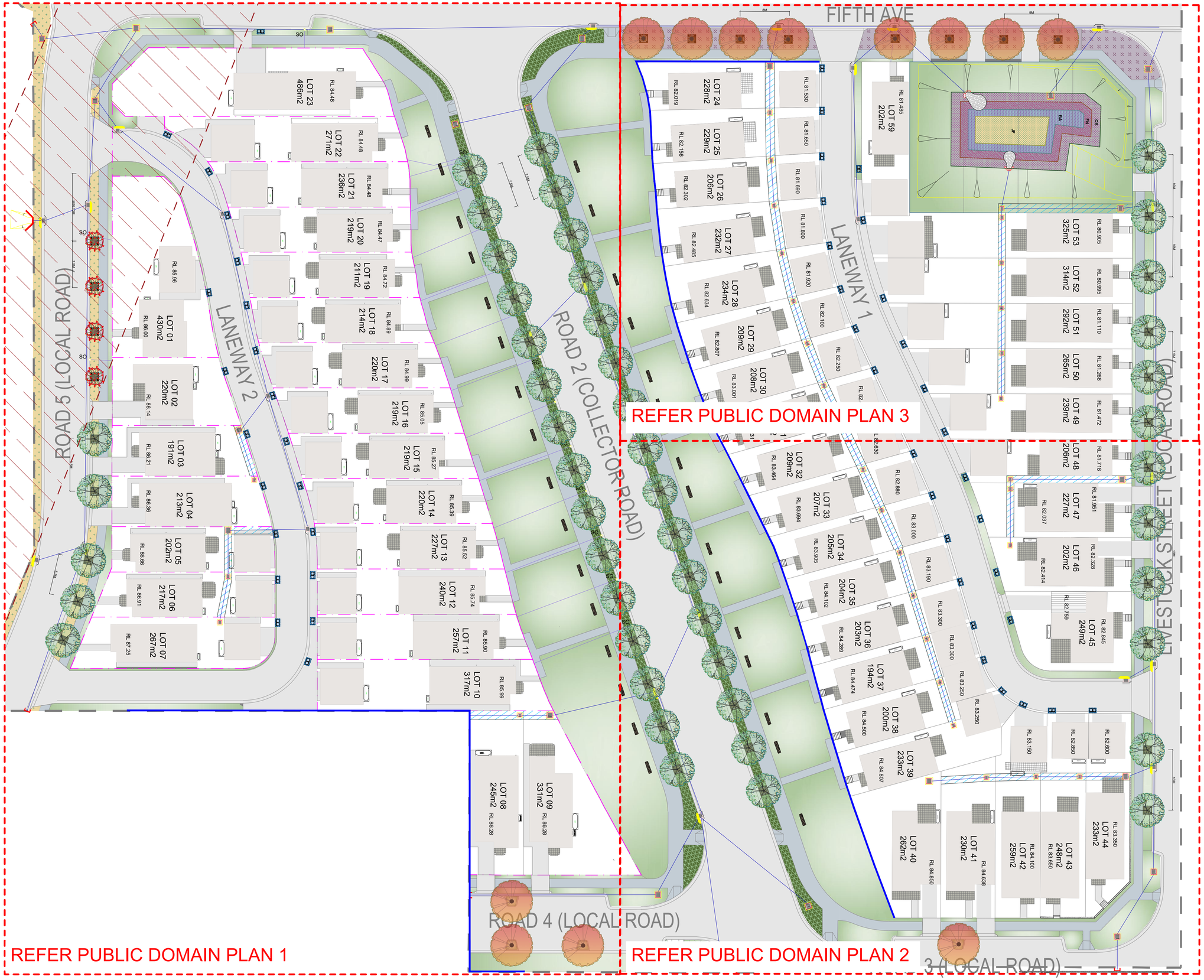

LOCATION PLAN

Scale: NTS

Planting Legend

- Proposed street trees - refer detail public domain plans
- Bio-retention groundcover Mix to WSUD planting area - refer detail public domain plans and Matrix detail
- Planting Mix 1 - refer detail public domain plans and Matrix detail
- Planting Mix 2 - refer detail public domain plans and Matrix detail

Other Landscape Items

- Proposed grass verge - as per council's requirements
- Retaining wall proposed by Civil engineer - refer to Civil eng's details
- Footpath on council's land- as per council's requirements
- Street tree planting refer to Liverpool Council's *Growth Centre Precincts Development Control Plan Table 3-5 Street tree requirements/* Tree guard detail refer to Typical detail
- Casual sandstone seats - refer detail
- Pit- refer to Civil eng's detail
- Existing Transmission Easement
- Bin collection area

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	SITE PLAN	C
/2	PUBLIC DOMAIN 1	C
/3	PUBLIC DOMAIN 2	C
/4	PUBLIC DOMAIN 3	C
/5	TYPICAL ROAD SECTIONS	C
/6	SPECIFICATION+DETAILS	C

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REV	DATE	NOTATION/AMENDMENT
A	20.09.23	Preliminary plans prepared for review
B	06.10.23	Co-ordinated with client's comments
C	18.10.23	Co-ordinated with client's comments

PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVENUE
AUSTRAL

TITLE:
SITE PLAN/TITLE

STATUS:
DEVELOPMENT APPLICATION

SCALE:
1:300 @ A1

DATE:
OCT 2023

DWG.No:
LPDA 23 - 198

PAGE NUMBER:
1

DRAWN:
C.D

CHECKED:
R.F

STREET TREES

The tree species selected from Liverpool Council's *Development Control Appendix 2 - Recommended Plant Species List for Landscaping*

Botanical Name: *Brachychiton acerifolium*
Common Name: Illawarra Flame Tree(Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 3

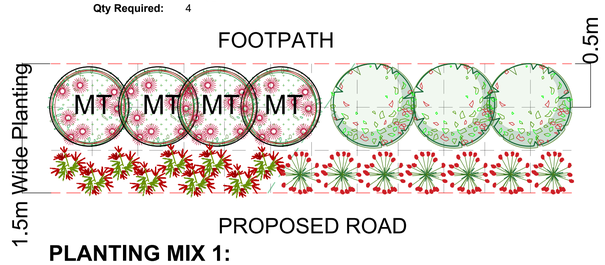
Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75Lt
Mature H x S: 5-8m x 3-5m
Qty Required: 21

Botanical Name: *Callistemon citrinus*
Common Name: Bottlebrush (Native)
Pot size: 75Lt
Mature H x S: 3m x 2m
Qty Required: 4

SHRUBS & GRASSES

Bio-retention groundcover Mix:
Carex appressa
Juncus amabilis
Dianella revoluta
Isolepis nodosa
Lomandra longifolia
Pot size: Tube
Mature H x S: < 0.6m
Qty Required: 7/m2 **(491m2 total)**

Planting Mix 1:
Callistemon 'Better John'
Metrosideros 'Tahiti'
Anigozanthos 'Ruby Velvet'
Carpobrotus 'Aussie Rambler'
Pot size: 140mm
Mature H x S: < 0.6m
Qty Required: 5/m2 **(311m2 total)**



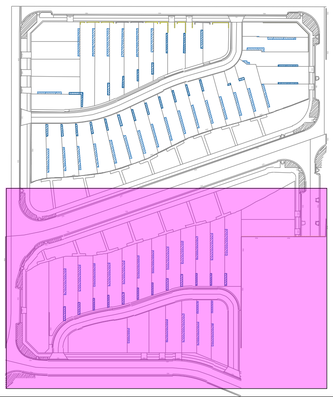
PLANTING MIX 1:

KEY	Botanical Name	Qty
	Callistemon 'Better John'	*1/m2*
	Metrosideros 'Tahiti'	*1/m2*
	Anigozanthos 'Ruby Velvet'	*4/m2*
	Carpobrotus 'Aussie Rambler'	*7/m2*

PLANTING MIX 1 MATRIX DETAIL

N. T. S

KEY PLAN



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B	06.10.23	Co-ordinated with client's comments
C	18.10.23	Co-ordinated with client's comments

PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVENUE
AUSTRAL

TITLE:
PUBLIC DOMAIN PLAN 1

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:200 @ A1
DATE: OCT 2023

DWG.No: LPDA 23 - 198
PAGE NUMBER: 2
DRAWN: C.D
CHECKED: R.F

LEGEND & SCHEDULE

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

STREET TREES

The tree species selected from Liverpool Council's *Development Control Appendix 2 - Recommended Plant Species List for Landscaping*

Botanical Name: *Brachychiton acerifolium*
Common Name: Illawarra Flame Tree(Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 8

Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75Lt
Mature H x S: 5-8m x 3-5m
Qty Required: 7

SHRUBS & GRASSES

Bio-retention groundcover Mix:
Carex appressa
Juncus amabilis
Dianella revoluta
Isolepis nodosa
Lomandra longifolia
Pot size: Tube
Mature H x S: < 0.6m
Qty Required: 7/m2 **(491m2 total)**

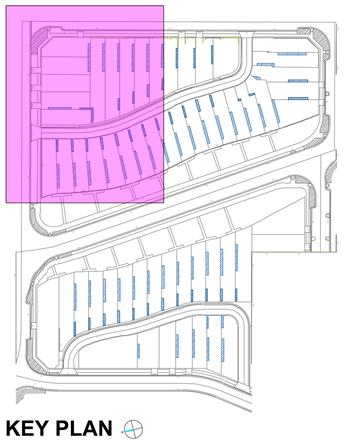
Planting Mix 2:
Westringia 'Aussie Box'
Banksia spinulosa 'Birthday Candles'
Lomandra longifolia
Westringia 'Mundi'
Pot size: 140mm
Mature H x S: < 0.6m
Qty Required: 5/m2 **(271.4m2 total)**

BA
Botanical Name: *Baumea articulata*
Common Name: Jointed Twig-rush (Native)
Pot size: 140mm
Mature H x S: 0.8m x 0.8
Qty Required: 3/m2 **(57m2 total)**

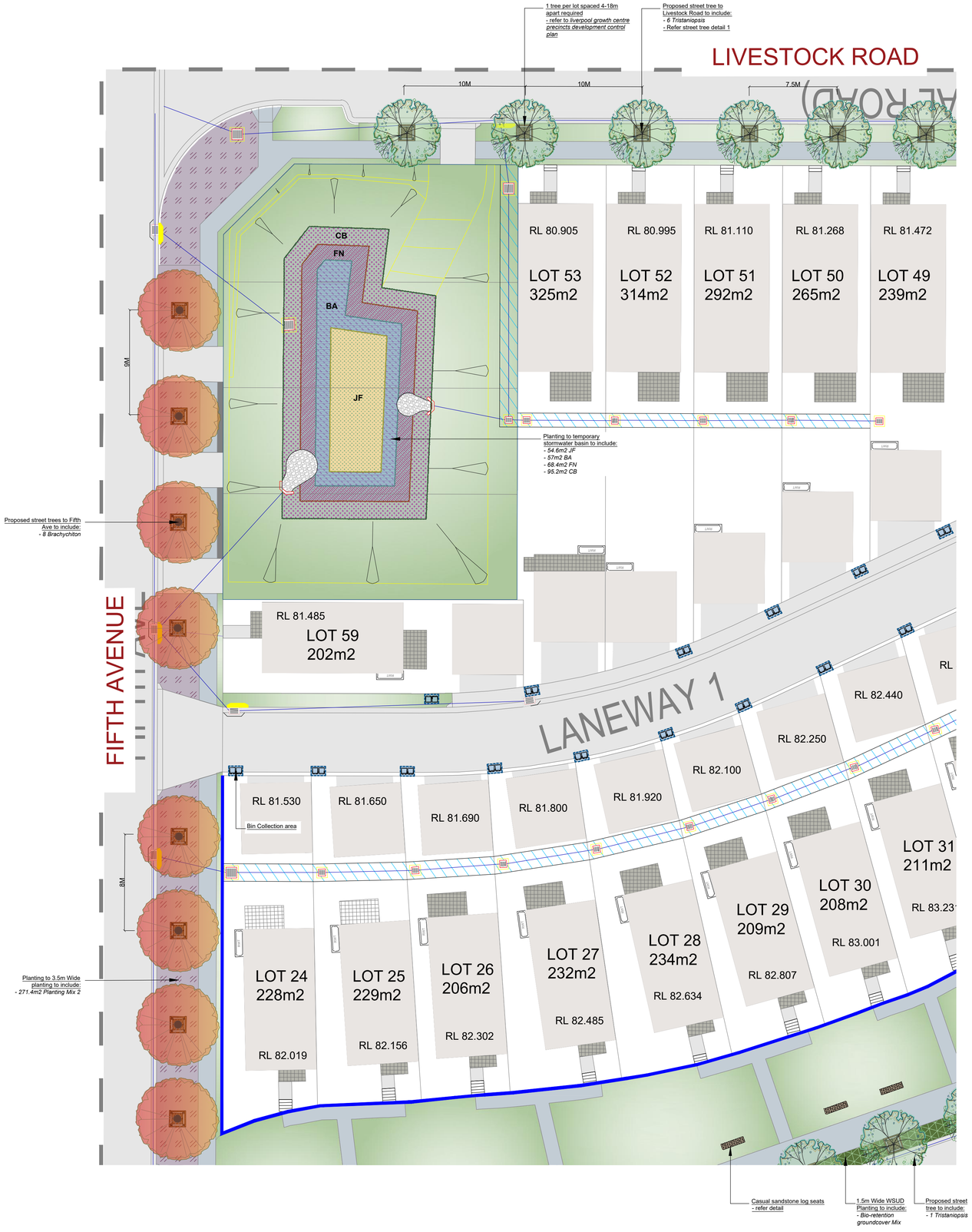
FN
Botanical Name: *Ficinia Nodosa*
Common Name: Club rush (Native)
Pot size: 140mm
Mature H x S: 0.5m x 0.5
Qty Required: 4/m2 **(68.4m2 total)**

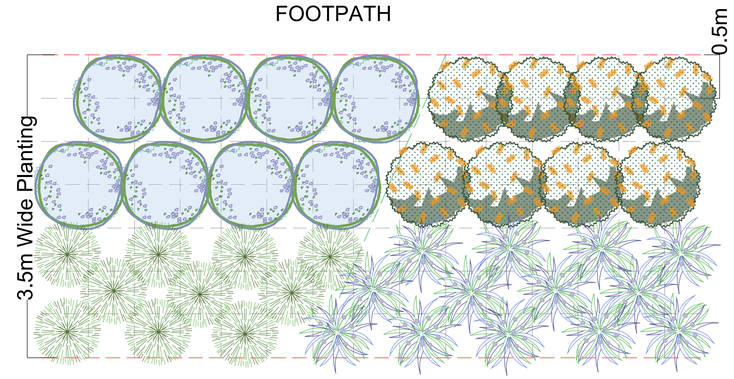
CB
Botanical Name: *Carex bichenoviana*
Common Name: Bichenov's Sedge (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.5m
Qty Required: 5/m2 **(95.2m2 total)**

JF
Botanical Name: *Juncus flavidus*
Common Name: Juncus (Native)
Pot size: 140mm
Mature H x S: 0.6m x 0.6m
Qty Required: 5/m2 **(54.6m2 total)**



KEY PLAN



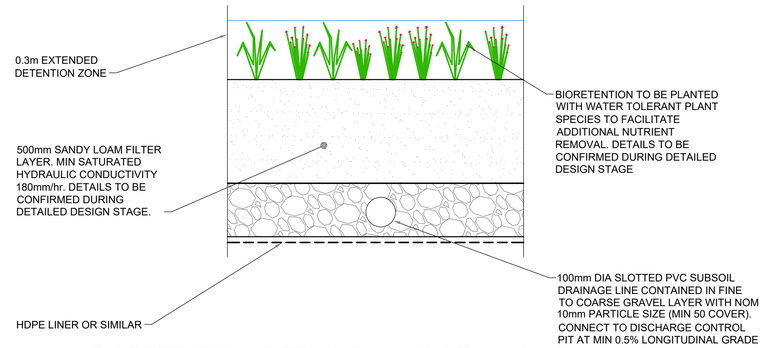


PLANTING MIX 2:

KEY	Botanical Name	Qty
	Westringia 'Aussie Box'	1/m2
	Banksia spinulosa 'Birthday Candles'	1/m2
	Lomandra longifolia	2/m2
	Westringia 'Mundi	2/m2

PLANTING MIX 2 MATRIX DETAIL

N. T. S

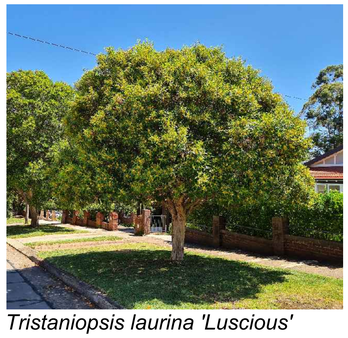


BIORETENTION DETAIL (Refer Civil Eng's detail)

1:20

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



Tristaniopsis laurina 'Luscious'

Brachychiton acerifolium

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A	20.09.23	Preliminary plans prepared for review
B	06.10.23	Co-ordinated with client's comments
C	18.10.23	Co-ordinated with client's comments

PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVENUE
AUSTRAL

TITLE:
PUBLIC DOMAIN PLAN 2

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:200 @ A1
DATE: OCT 2023
DWG.No: LPDA 23 - 198
PAGE NUMBER: 3
DRAWN: C.D
CHECKED: R.F

LEGEND & SCHEDULE

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

STREET TREES

The tree species selected from Liverpool Council's *Development Control Appendix 2 - Recommended Plant Species List for Landscaping*

Botanical Name: *Brachychiton acerifolium*
Common Name: Illawarra Flame Tree(Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 1

Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75Lt
Mature H x S: 5-8m x 3-5m
Qty Required: 21

SHRUBS & GRASSES

Bio-retention groundcover Mix:
Carex appressa
Juncus amabilis
Dianella revoluta
Isolepis nodosa
Lomandra longifolia
Pot size: Tube
Mature H x S: < 0.6m
Qty Required: 7/m2 **(491m2 total)**

Other Landscape Items

Proposed grass verge - as per council's requirements

Proposed retaining wall- refer to civil eng's detail

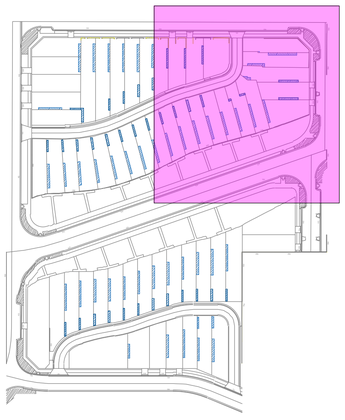
Footpath on council's land- as per council's requirements

Street tree planting refer to Liverpool Council's *Growth Centre Precincts Development Control Plan Table 3-5 Street tree requirements/* Tree guard detail refer to Typical detail

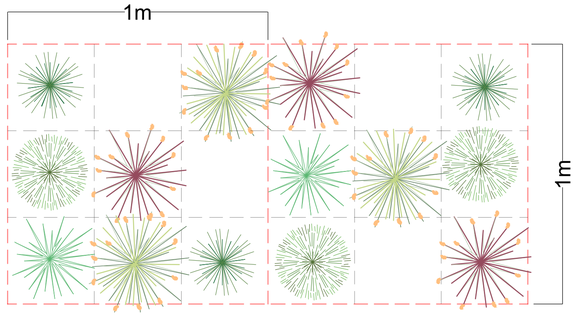
Casual sandstone seats - refer detail

Pit- refer to Civil eng's detail

Bin collection area



KEY PLAN



Groundcover Mix (Bio-retention) 7/m2 (20% each)

KEY	Botanical Name
	Carex appressa
	Juncus amabilis
	Dianella revoluta
	Isolepis nodosa
	Lomandra longifolia

Bio-retention groundcover Mix MATRIX DETAIL
N. T. S

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval

Metrosideros 'Tahiti'

Banksia spinulosa 'Birthday Candles'

Westringia 'Aussie Box'

Callistemon 'BetterJohn'

Anigozanthos 'Ruby Velvet'

Carpobrotus 'Aussie Rambler'

Dianella revoluta

Lomandra longifollia 'Tanika'

Baumea articulata

Juncus flavidus

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A	20.09.23	Preliminary plans prepared for review
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C	18.10.23	Co-ordinated with client's comments

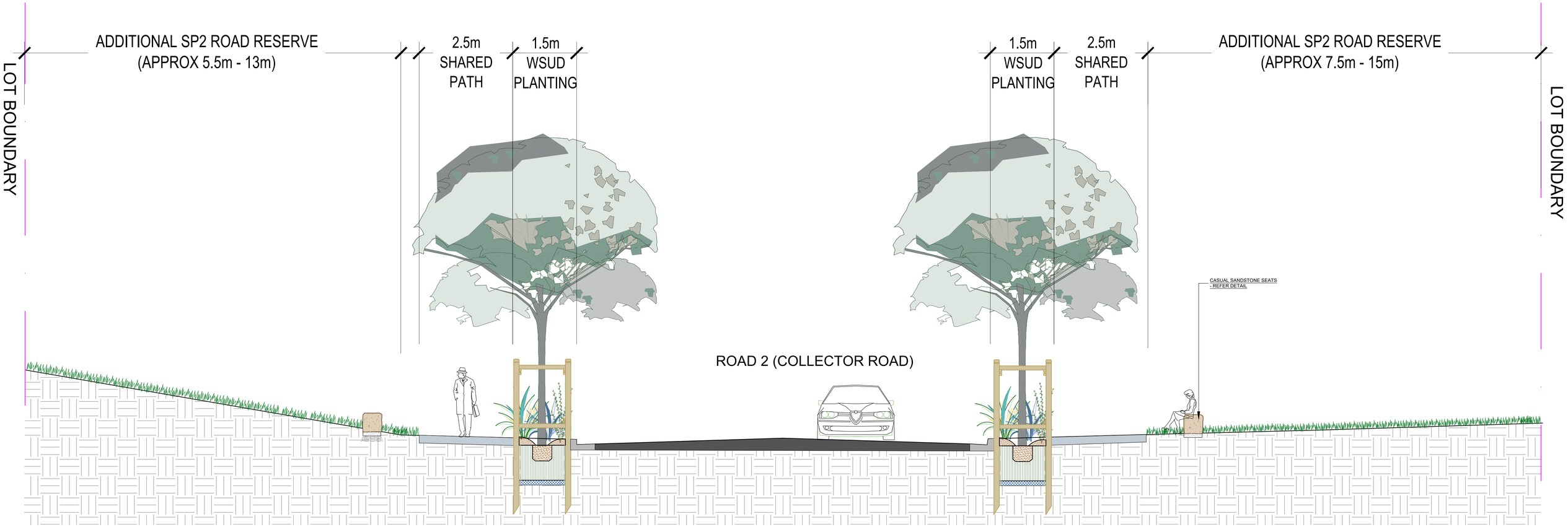
PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVENUE
AUSTRAL

TITLE:
PUBLIC DOMAIN PLAN 3

STATUS:
DEVELOPMENT APPLICATION

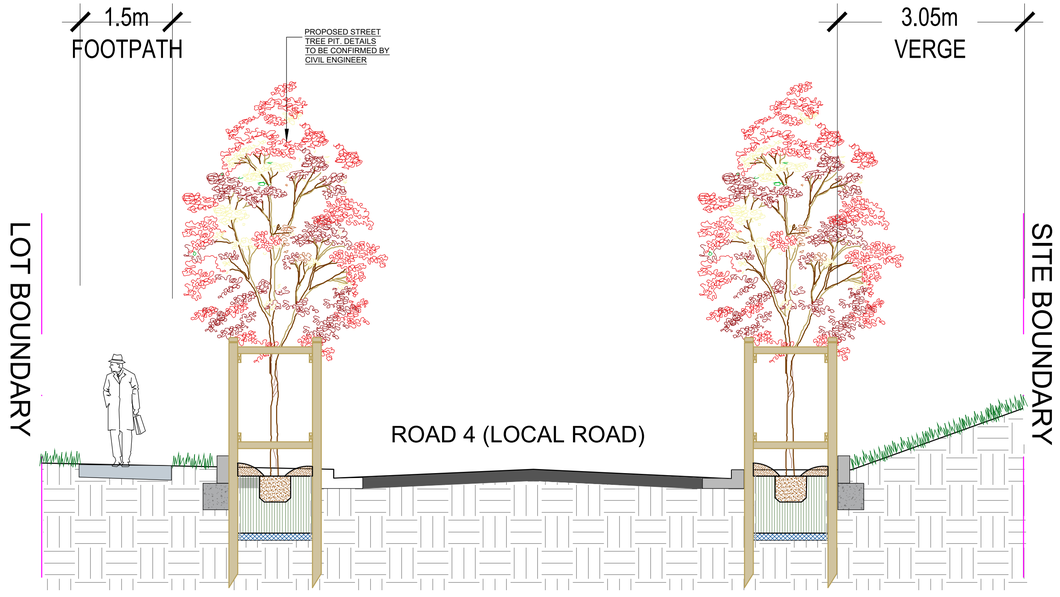
SCALE: 1:300 @ A1
DATE: OCT 2023

DWG.No: LPDA 23 - 198
PAGE NUMBER: 4
DRAWN: C.D
CHECKED: R.F



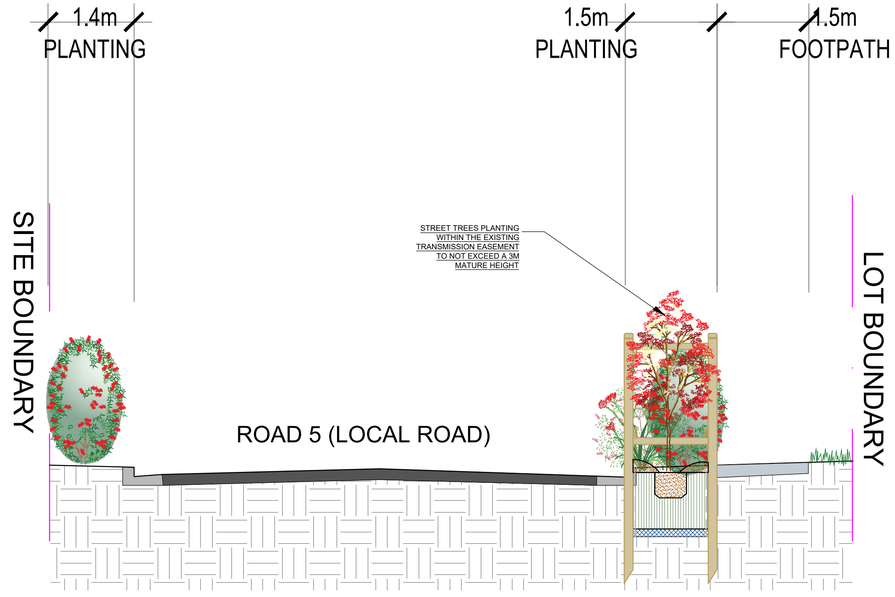
TYPICAL SECTION 1: ROAD 2 (COLLECTOR ROAD)

SCALE: 1:50



TYPICAL SECTION 2: ROAD 4 (LOCAL ROAD)

SCALE: 1:50



TYPICAL SECTION 3: ROAD 5 (LOCAL ROAD)

SCALE: 1:100

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PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVENUE
AUSTRAL

TITLE:
TYPICAL ROAD SECTIONS

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:50 @ A1

DATE: OCT 2023

DWG No: LPDA 23 - 198

PAGE NUMBER: 5

DRAWN: C.D

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, 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 so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". 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

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
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 *Clarke, R 1996.Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2.* Certification that trees have been grown to Natspec guidelines 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 2200mm x 50mm x 50mm Hardwood, or approved alternative. 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 shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf
Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

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
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) Timber edging
The Contractor shall install timber 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.

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 1995, & 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 the highest industry standards and to maximise the efficient usage of water.
The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Blacktown Council By-Laws and Ordinances.

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.

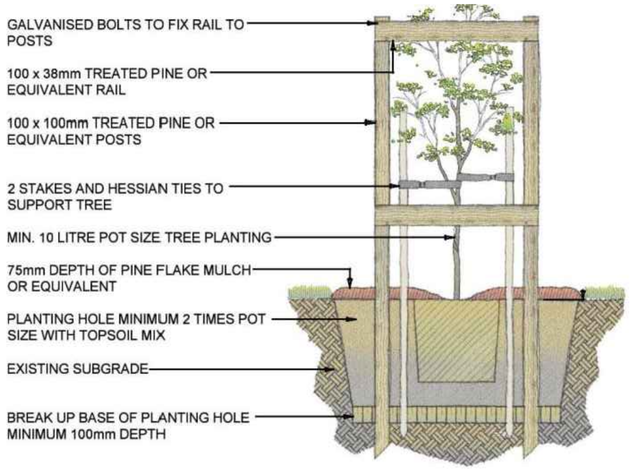
CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). 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.

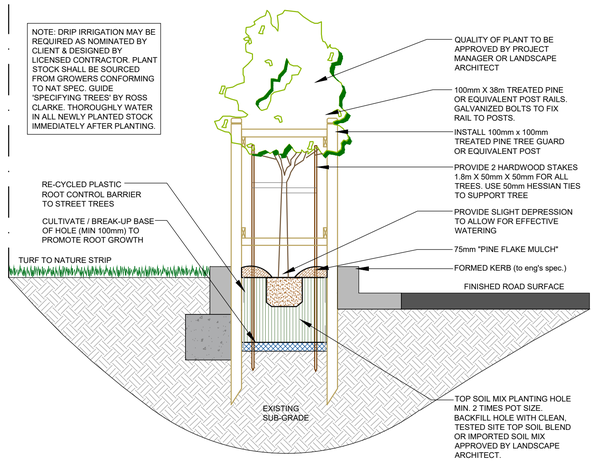
This shall include, but not be limited to, the following items where and as required:
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or 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.



STREET TREE DETAIL TYPE 1

NTS



STREET TREE DETAIL TYPE 2

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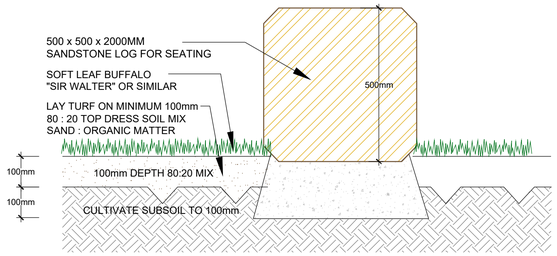
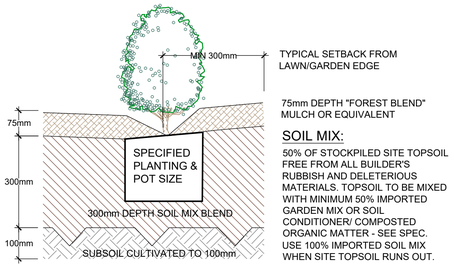


TURF & SANDSTONE SEATING LOG

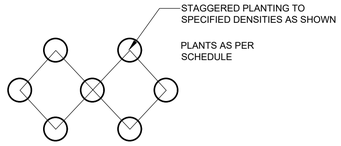
SCALE: 1:10



SOIL MIX:
50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE 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



MASS PLANTING SETOUT

N.T.S

GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
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COUNCIL
LIVERPOOL

CLIENT
DevCore Property Group

REV	DATE	NOTATION/AMENDMENT
A	20.09.23	Preliminary plans prepared for review
B	06.10.23	Co-ordinated with client's comments
C	18.10.23	Co-ordinated with client's comments

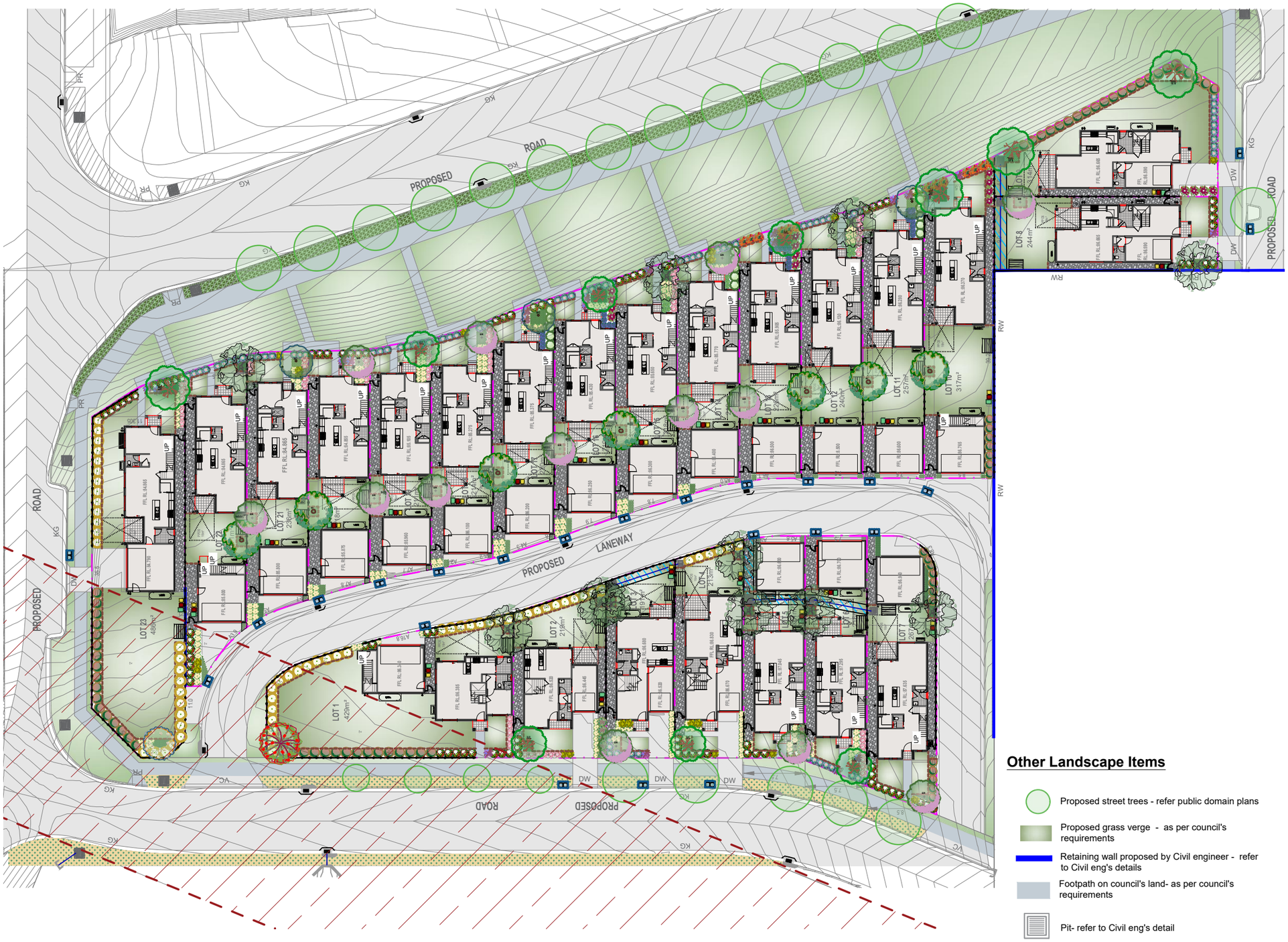
PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVENUE
AUSTRAL

TITLE:
SPECIFICATIONS & DETAILS

STATUS:
DEVELOPMENT APPLICATION

SCALE: AS SHOWN @A1
DATE: OCT 2023

DWG.No: LPDA 23 - 198
PAGE NUMBER: 6
DRAWN: C.D
CHECKED: R.F



MASTER PLAN

Scale: 1: 500

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	MASTER PLAN	D
/2	DETAILS	D
/3	PLANTING PALETTES	D
/4	SPECIFICATION	D
/5	HARDSCAPE PLAN (LOT 01)	D
/6	LANDSCAPE PLAN (LOT 01)	D
/7	HARDSCAPE PLAN (LOT 02)	D
/8	LANDSCAPE PLAN (LOT 02)	D
/9	HARDSCAPE PLAN (LOT 03-04)	D
/10	LANDSCAPE PLAN (LOT 03-04)	D
/11	HARDSCAPE PLAN (LOT 05-06)	D
/12	LANDSCAPE PLAN (LOT 05-06)	D
/13	HARDSCAPE PLAN (LOT 07)	D
/14	LANDSCAPE PLAN (LOT 07)	D
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/21	HARDSCAPE PLAN (LOT 12-13)	D
/22	LANDSCAPE PLAN (LOT 12-13)	D
/23	HARDSCAPE PLAN (LOT 14-15)	D
/24	LANDSCAPE PLAN (LOT 14-15)	D
/25	HARDSCAPE PLAN (LOT 16-17)	D
/26	LANDSCAPE PLAN (LOT 16-17)	D
/27	HARDSCAPE PLAN (LOT 18-19)	D
/28	LANDSCAPE PLAN (LOT 18-19)	D
/29	HARDSCAPE PLAN (LOT 20-21)	D
/30	LANDSCAPE PLAN (LOT 20-21)	D
/31	HARDSCAPE PLAN (LOT 22)	D
/32	LANDSCAPE PLAN (LOT 22)	D
/33	HARDSCAPE PLAN (LOT 23)	D
/34	LANDSCAPE PLAN (LOT 23)	D

Other Landscape Items

- Proposed street trees - refer public domain plans
- Proposed grass verge - as per council's requirements
- Retaining wall proposed by Civil engineer - refer to Civil eng's details
- Footpath on council's land- as per council's requirements
- Pit- refer to Civil eng's detail
- Existing Transmission Easement
- Bin collection area

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. 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 ***LIVERPOOL COUNCIL*** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, 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.

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

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
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REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL

CLIENT: NEW LIVING HOMES

STATUS / ISSUE: DA - ISSUE D

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TITLE: MASTER PLAN

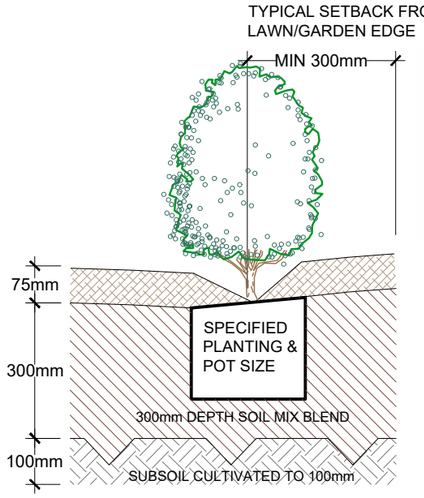
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 1

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F



NOTE
THIS DETAIL IS 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

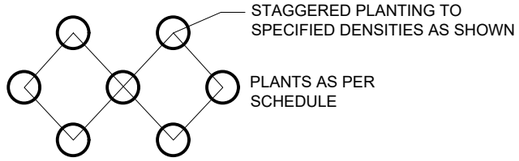
75mm DEPTH "FOREST FINE" MULCH OR EQUIVALENT

SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE 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.

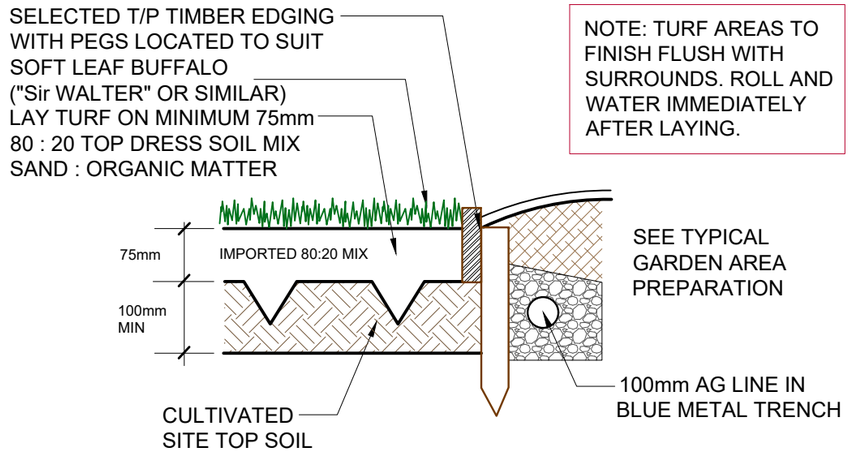
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:20



MASS PLANTING SETOUT

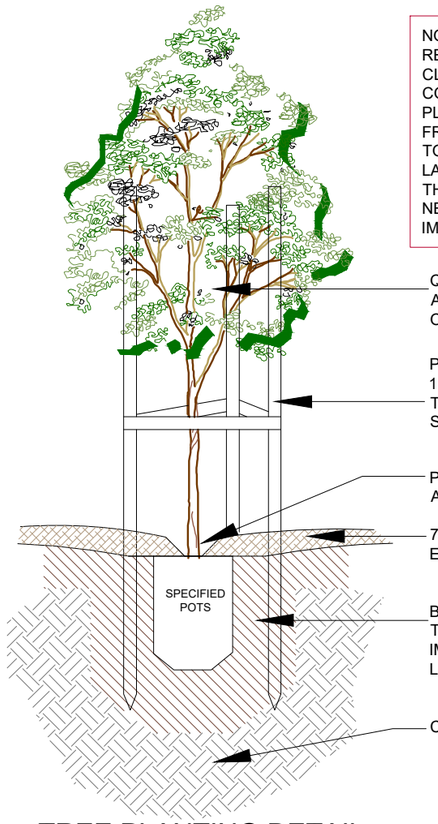
N.T.S



NOTE: TURF AREAS TO FINISH FLUSH WITH SURROUNDS. ROLL AND WATER IMMEDIATELY AFTER LAYING.

TYPICAL TURFING & TIMBER EDGE

approx 1:10



NOTE: DRIP IRRIGATION MAY BE REQUIRED AS NOMINATED BY CLIENT & DESIGNED BY LICENCED CONTRACTOR.
PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS2303:2019. 'TREE STOCK FOR LANDSCAPE USE'.
THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

75mm 'FOREST FINE' MULCH OR EQUAL

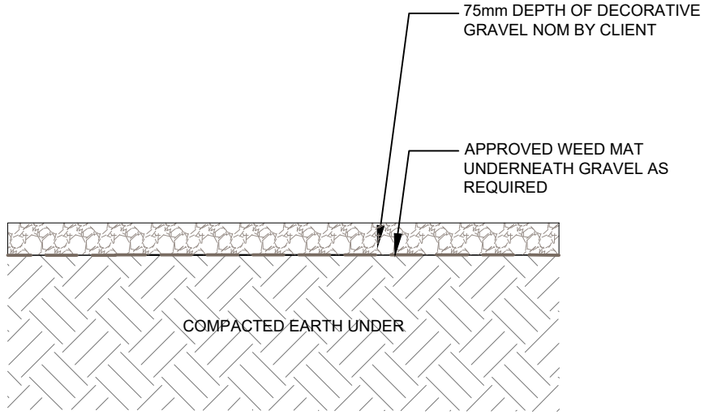
BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT

CULTIVATE/ RIP SUBGRADE

TREE PLANTING DETAIL

SCALE: NTS

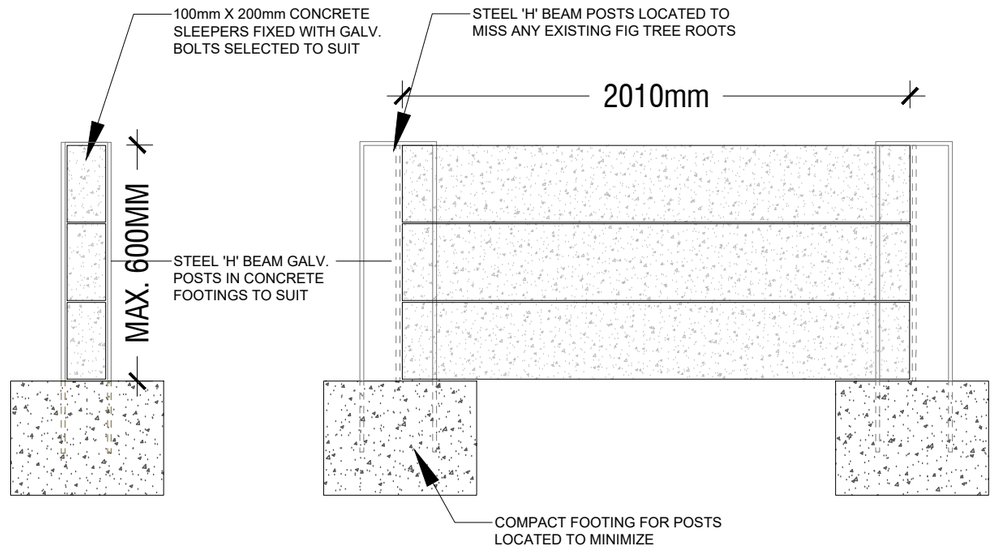
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



STEPPING STONES IN GRAVEL

SCALE 1:10

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



'H' BEAM CONCRETE SLEEPER WALL DETAIL

APPROX 1:10

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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DIAL 1100 BEFORE YOU DIG

SCALE:
AS SHOWN @ A3

REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL
LIVERPOOL CITY COUNCIL

CLIENT
NEW LIVING HOMES

STATUS / ISSUE
DA - ISSUE D

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TITLE:
DETAILS
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 2
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F

SAMPLE IMAGES

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

Elaeocarpus reticulatus

Melaleuca linarifolia

Magnolia 'Little Gem'

Banksia integrifolia

Waterhousia floribunda

Backhousia myrtifolia

Syzygium 'Resilience'

Westringia 'Aussie Box'

Syzygium 'Cascade'

Photinia 'Red Robin'

Acmena smithii 'Minor'

Callistemon 'BetterJohn'

Callistemon 'White Anzac'

Phormium tenax 'Purpureum'

Doryanthes excelsa

Lomandra longifollia 'Tanika'

Myoporum parvifolium 'Yareena'

Casuarina 'Cousin It'

General Notes:

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COUNCIL: LIVERPOOL CITY COUNCIL

CLIENT: NEW LIVING HOMES

STATUS / ISSUE: DA - ISSUE D

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TITLE: PLANTING PALETTES

PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 3

DATE: NOV 2023

DRAWN: C.D/L.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, 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 so in accordance with AS 4970-2009 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 'Guidelines for Erosion and Sediment Control on Building Sites' by DLWC (2000) 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 complies with **AS 4454-2012 Composts, soil conditioners and mulches.** 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 soil. All mixes are to comply with **AS4419-2003 Soils for Landscaping and 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

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 AS4419-2003 Soils for Landscaping and garden use 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 Environmental & Soil Laboratory 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
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 2303:2019 Tree stock for landscape use.* Certification that trees have been grown to AS2303:2018 guidelines 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 AS2303:2019.
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 2200mm x 50mm x 50mm Hardwood, or approved alternative. 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 shall be an approved equal to "FOREST FINE" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf
Turf shall be soft leaf Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

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
Mulch for general planter bed shall be an approved equal to "FOREST FINE" 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) 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) Timber edging
Where is required, the Contractor shall install Timber 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) Nature Strip and public domain works
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. Where council policy specifies a particular unit paver, material finish, pattern or treatment, it shall be the contractors responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction works'

f) Drainage pit
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.

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 on 1300 886 235.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.
An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces.
The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Gas and Electricity (Consumer Safety) Act 2017, 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 the highest 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.

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COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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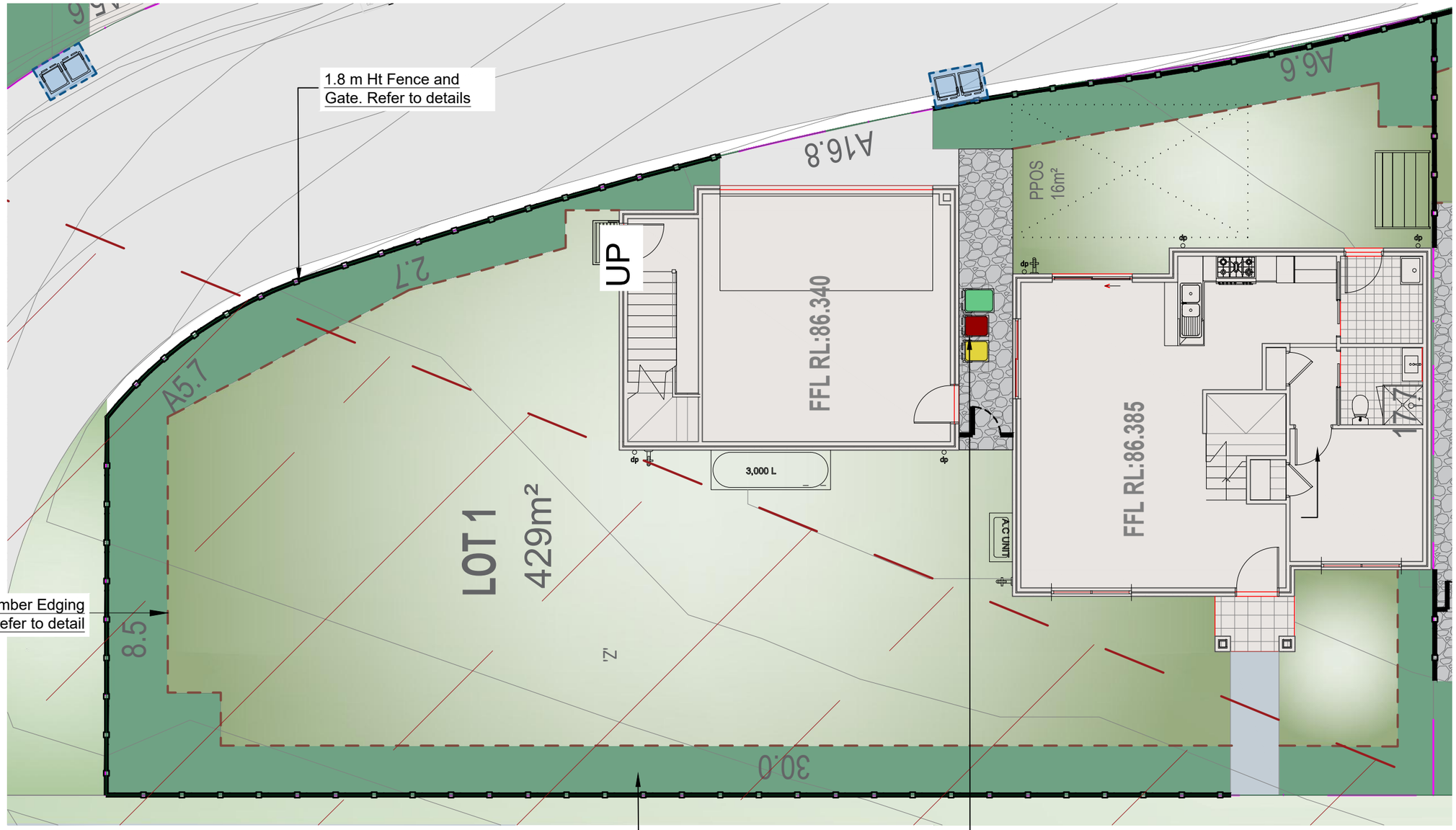
TITLE: SPECIFICATION
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

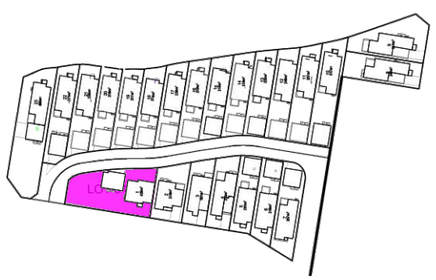
DWG.No: LPDA 23-235 / 4
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel path
- Existing Transmission Easement
- Bin collection area
- Bin storage area

LOCATION PLAN Scale: 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 01): **429 m²**

REQUIRED LANDSCAPE AREA: 107.25m² (25%)

PROPOSED LANDSCAPE AREA: 293.3 m² (COMPLIANT)

LANDSCAPE AREA INCLUDE IN CALCULATION:

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. 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 ***LIVERPOOL COUNCIL*** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, 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.

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

General Notes:

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AILA Associate
Australian Institute of Landscape Architects

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DIAL 1100 BEFORE YOU DIG

SCALE:

Bar Scale
0 1 2 5

1:100 @ A3

REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL

CLIENT: NEW LIVING HOMES

STATUS / ISSUE: DA - ISSUE D

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Fax: 8209 4982
Mob: 0413 861 351
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TITLE:
HARDSCAPE PLAN
(LOT 01)

PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 5

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Callistemon citrinus*
Common Name: Lemon Bottlebrush(Native)
Pot size: 45Lt
Mature H x S: 3.0m x 1.5-2m
Qty Required: 1

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

SHRUBS AND HEDGES

Botanical Name: *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 23

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 5

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 200mm
Mature H x S: 1.5-3m x 1.5-2.5m
Qty Required: 15

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 9

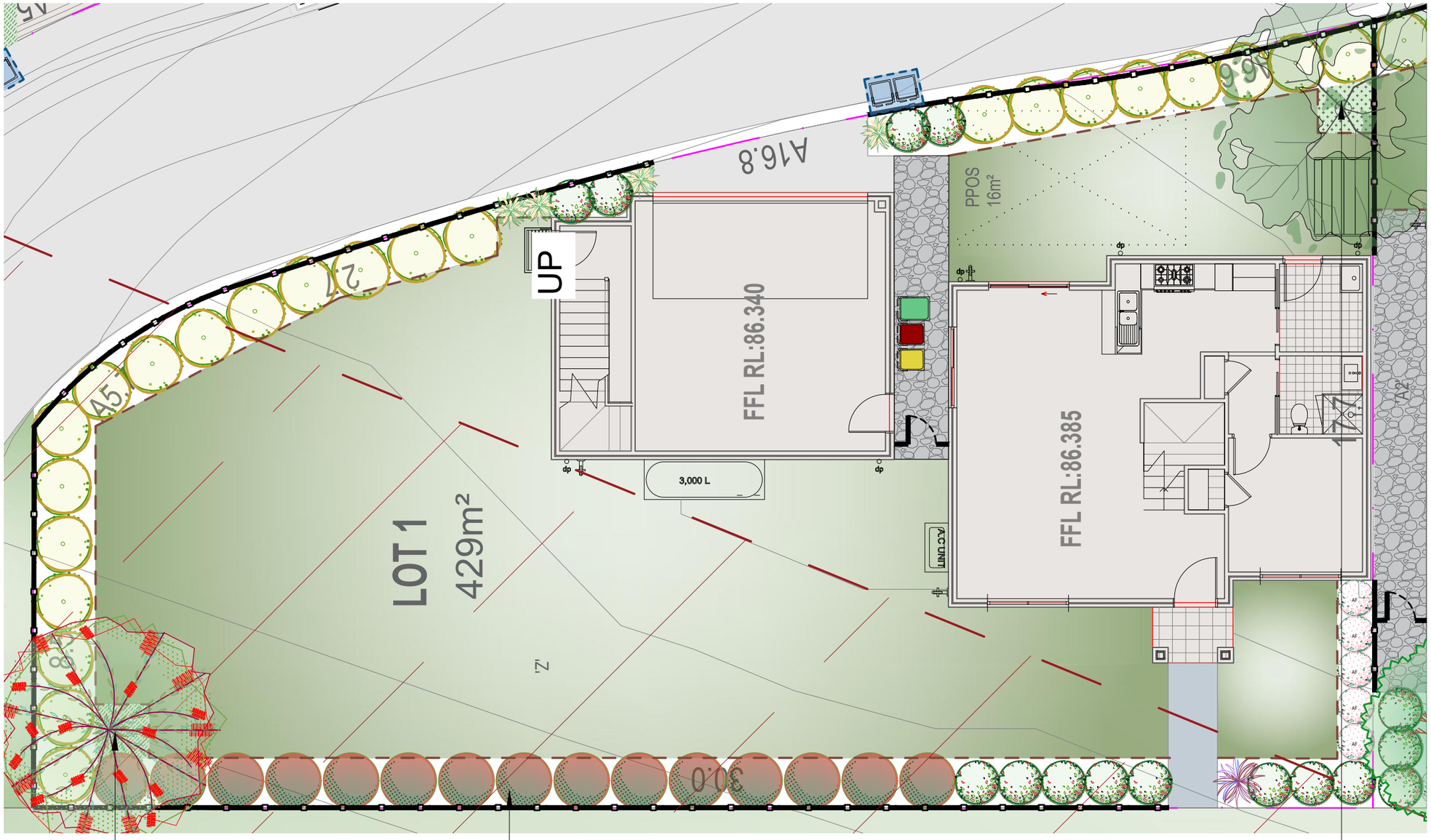
FEATURE PLANTS

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: 1

GRASSES / GROUNDCOVERS

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 **(1 m2 total)**

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 **(1.3m2 total)**



Trees within easement shall not exceed a max. 3m height in maturity to include:
- *1 C. citrinus*
- *1m2 Casuarina*

Screen planting to site boundary to include:
- *9 C. 'Better John'*
- *15 Photinia*
- *23 Acmena*
- *5 Rhaphiolepis*
- *1 Phormium*
- *4 Lomandra*

Tree capable of reach 8m at maturity to front yard and 3m from the building include:
- *1 Waterhousia*
- *1.3m2 Myoporum*

Refer to Liverpool Council DCP

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 4

General Notes:
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SCALE:
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COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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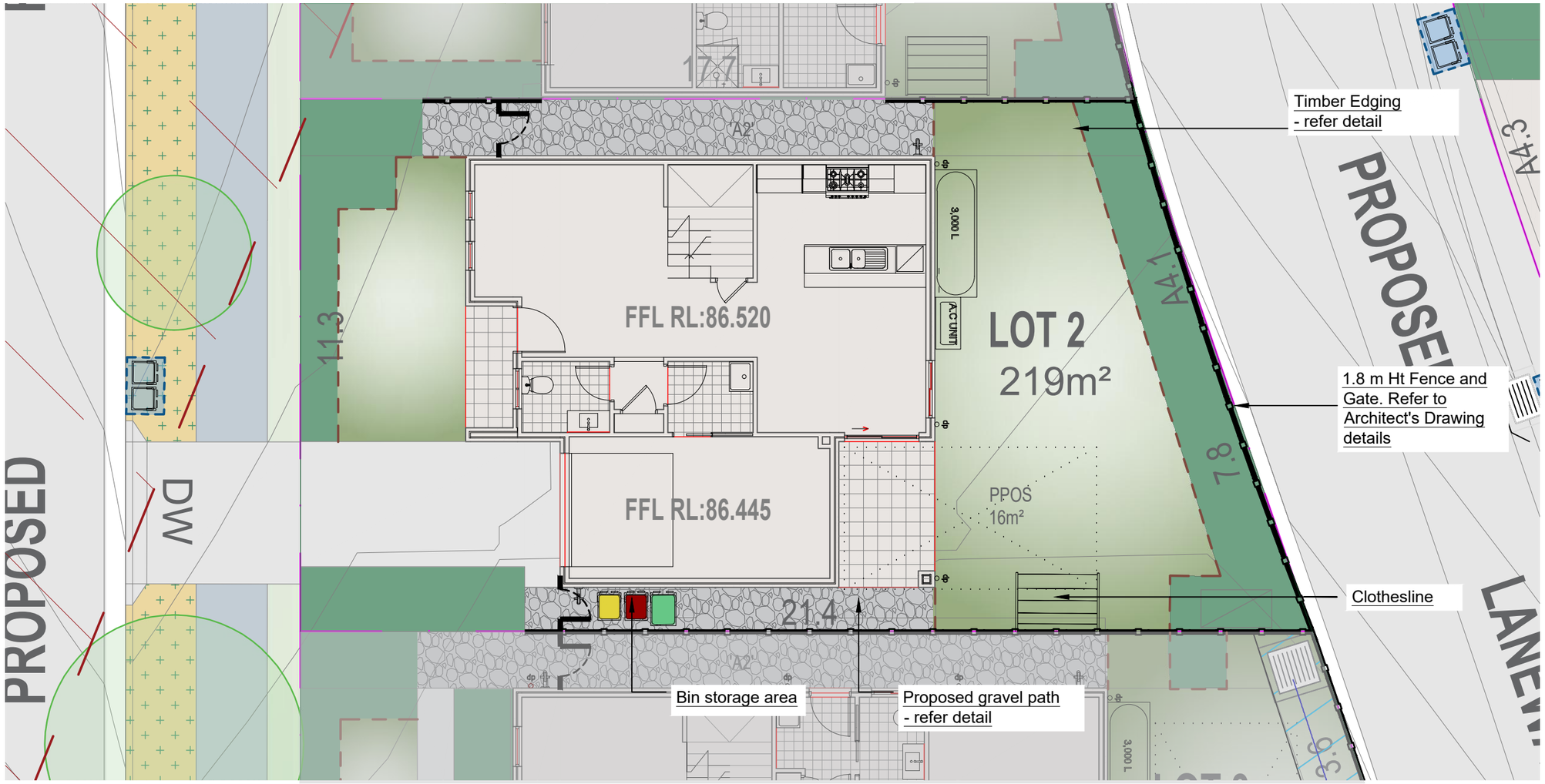
TITLE:
LANDSCAPE PLAN
(LOT 01)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

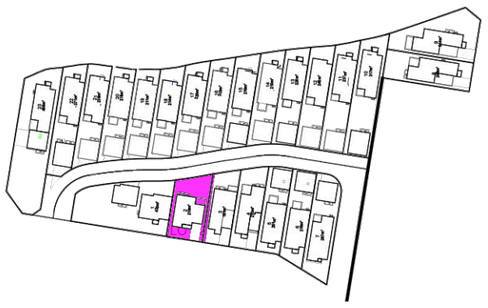
DWG.No: LPDA 23-235 / 6
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch
- Existing Transmission Easement
- Bin collection area
- Bin storage area

LOCATION PLAN Scale: 1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 02): **219 m²**

REQUIRED LANDSCAPE AREA: **54.75 m² (25%)**

PROPOSED LANDSCAPE AREA: **99.1 m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

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. 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 ***LIVERPOOL COUNCIL*** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, 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.

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

General Notes:

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SCALE:

Bar Scale

0 1 2 5

1:100 @ A3

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D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL

CLIENT: NEW LIVING HOMES

STATUS / ISSUE: DA - ISSUE D

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TITLE:

HARDSCAPE PLAN

(LOT 02)

PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 7

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
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7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

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

SHRUBS AND HEDGES

Botanical Name: *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 10

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 6

Botanical Name: *Callistemon citrinus 'White Anzac'*
Common Name: Callistemon White Anzac (Native)
Pot size: 300mm
Mature H x S: 1.4m x 2m
Qty Required: 5

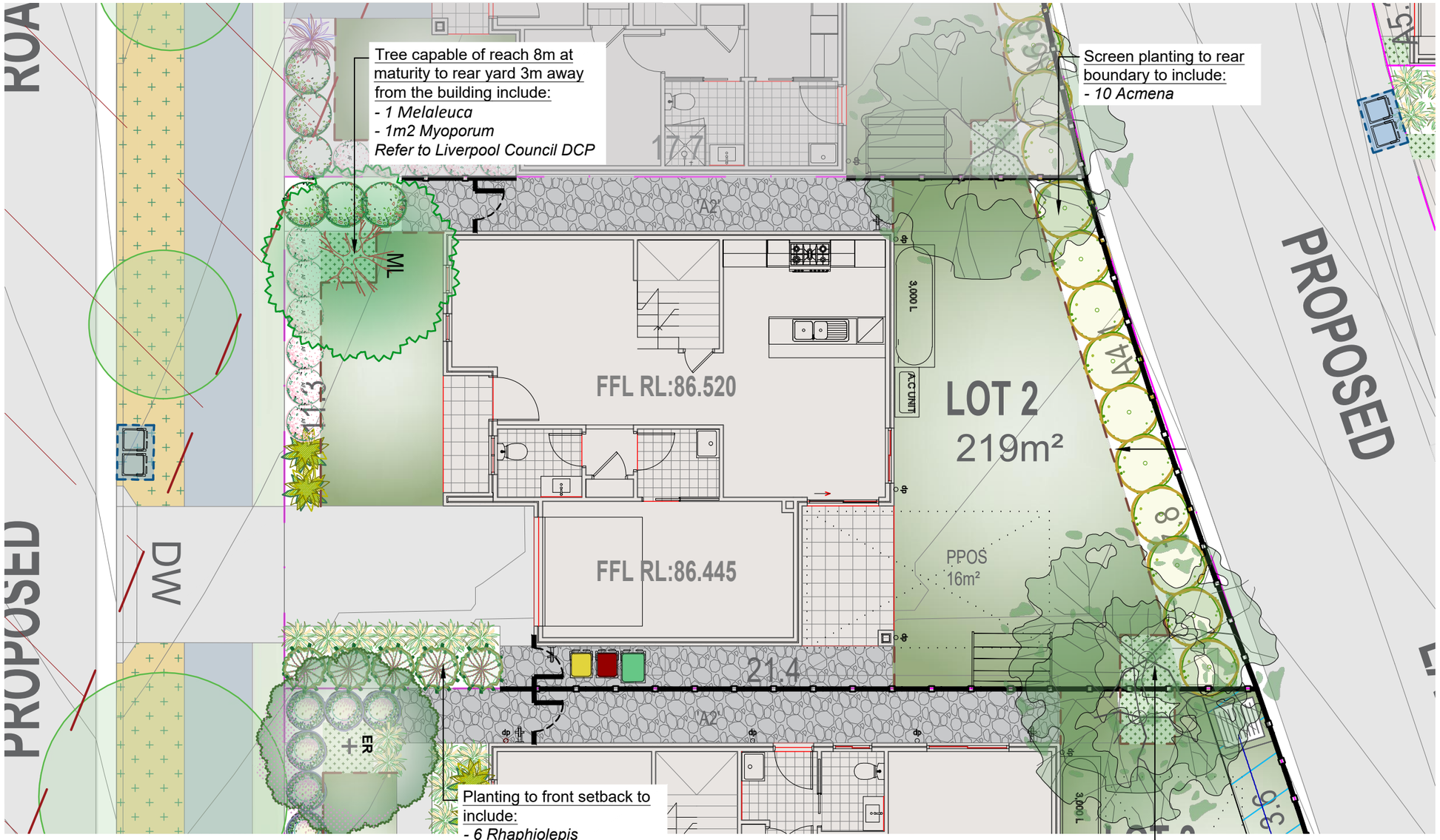
Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 3

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 2

GRASSES / GROUNDCOVERS

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 **(2.5m2 total)**

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 7



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COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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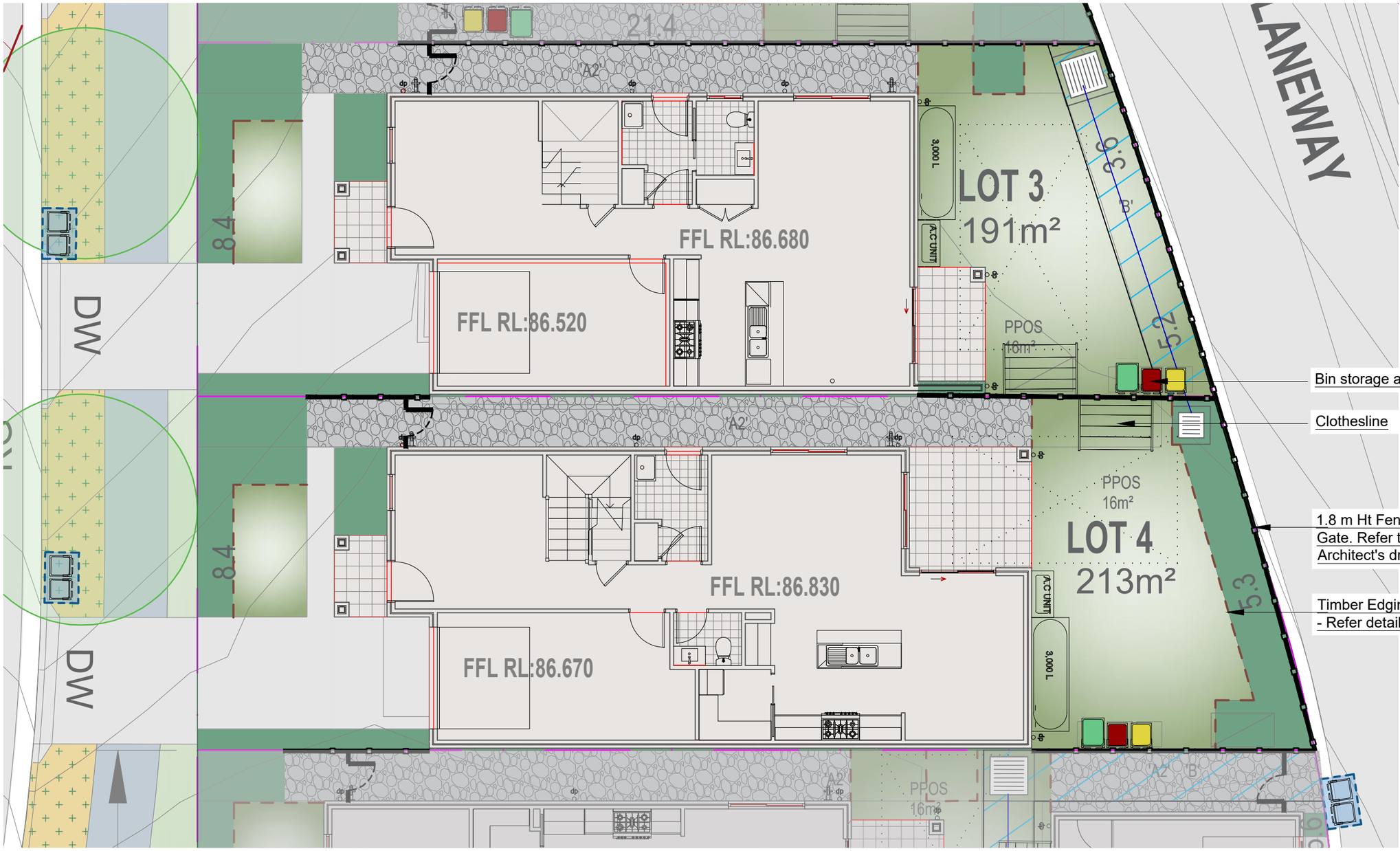
TITLE:
LANDSCAPE PLAN
(LOT 02)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

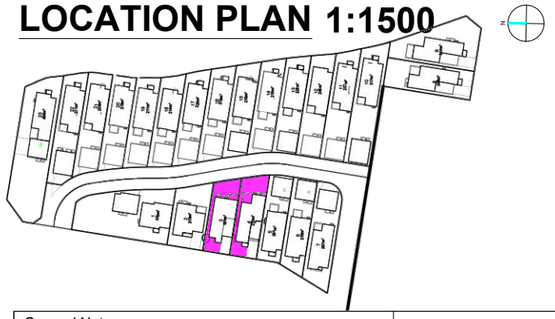
DWG.No: LPDA 23-235 / 8
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel path
- Bin collection area
- Bin storage area

LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 03): 191 **m²**

REQUIRED LANDSCAPE AREA: 47.75 **m² (25%)**

PROPOSED LANDSCAPE AREA: 61.3 **m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE CALCULATIONS

SITE AREA (LOT 04): 213 **m²**

REQUIRED LANDSCAPE AREA: 53.25 **m² (25%)**

PROPOSED LANDSCAPE AREA: 65.2 **m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

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COUNCIL: LIVERPOOL CITY COUNCIL

CLIENT: NEW LIVING HOMES

STATUS / ISSUE: DA - ISSUE D

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TITLE:

HARDSCAPE PLAN

(LOT 03 & 04)

PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 9

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F

LEGEND & SCHEDULE

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3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
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5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
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7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 1

Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 2

SHRUBS AND HEDGES

Botanical Name: *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 6

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 7

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 7

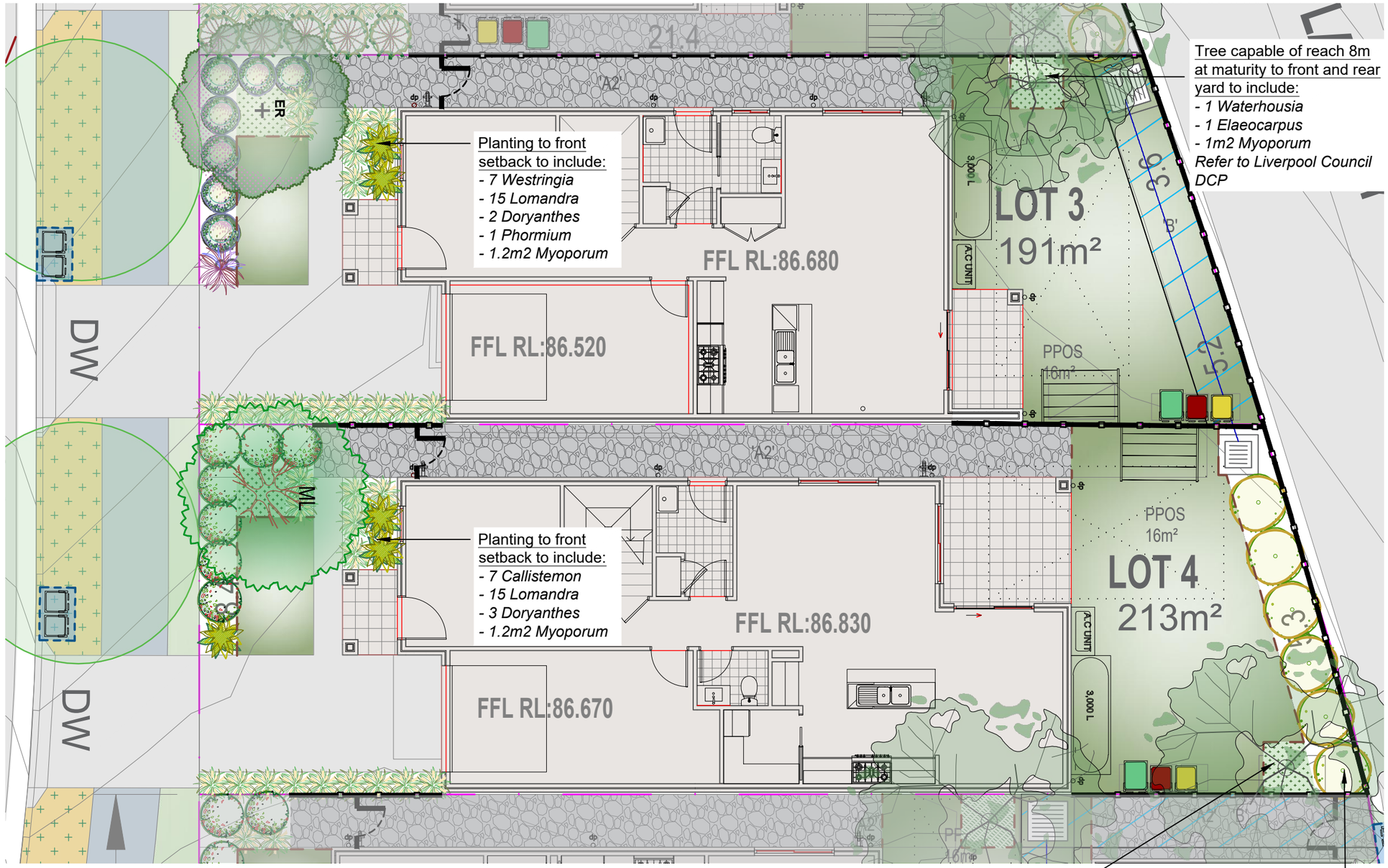
FEATURE PLANTS

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: 1

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 5

GRASSES / GROUNDCOVERS

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 30



Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**4.7m2 total)**

General Notes:
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REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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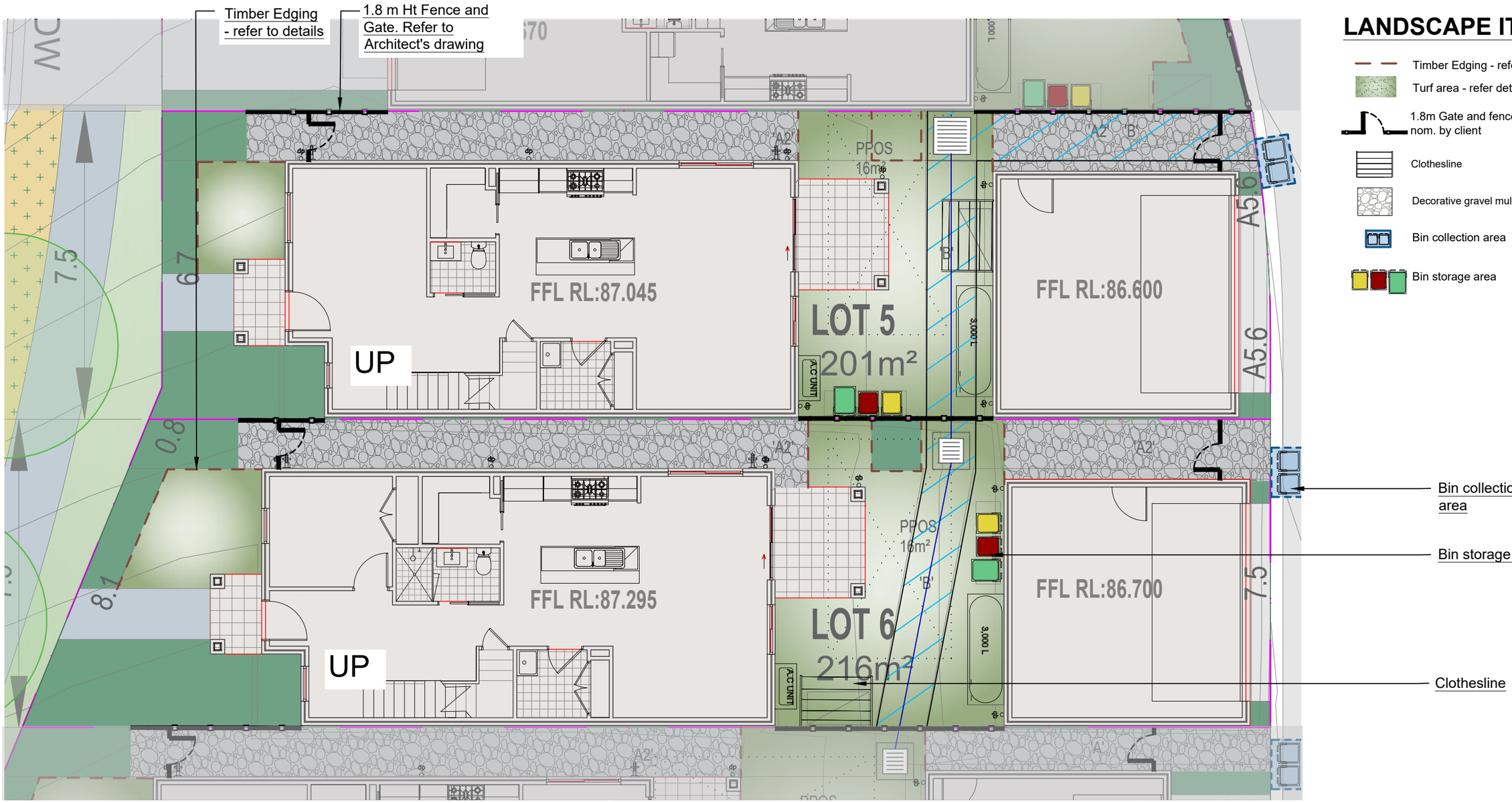
TITLE:
LANDSCAPE PLAN
(LOT 03 & 04)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

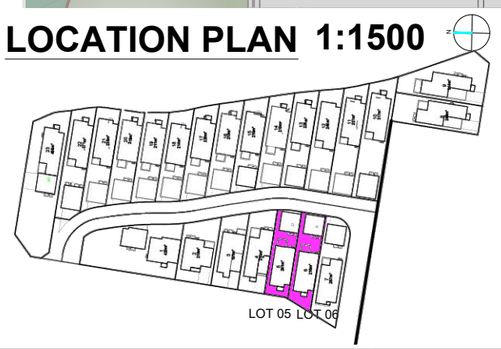
DWG.No: LPDA 23-235 / 10
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch
- Bin collection area
- Bin storage area

LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 05): 201 **m²**

REQUIRED LANDSCAPE AREA: 50.25 **m² (25%)**

PROPOSED LANDSCAPE AREA: 49 **m²**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE CALCULATIONS

SITE AREA (LOT 06): 216 **m²**

REQUIRED LANDSCAPE AREA: 54 **m² (25%)**

PROPOSED LANDSCAPE AREA: (COMPLIANT) 61.5 **m²**

LANDSCAPE AREA INCLUDE IN CALCULATION:

General Notes:

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C	25.10.2023	Coordinated with site plan updates
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COUNCIL: LIVERPOOL CITY COUNCIL

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TITLE:

HARDSCAPE PLAN

(LOT 05 & 06)

PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 11

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 1

Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 2

SHRUBS AND HEDGES

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 8

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 9

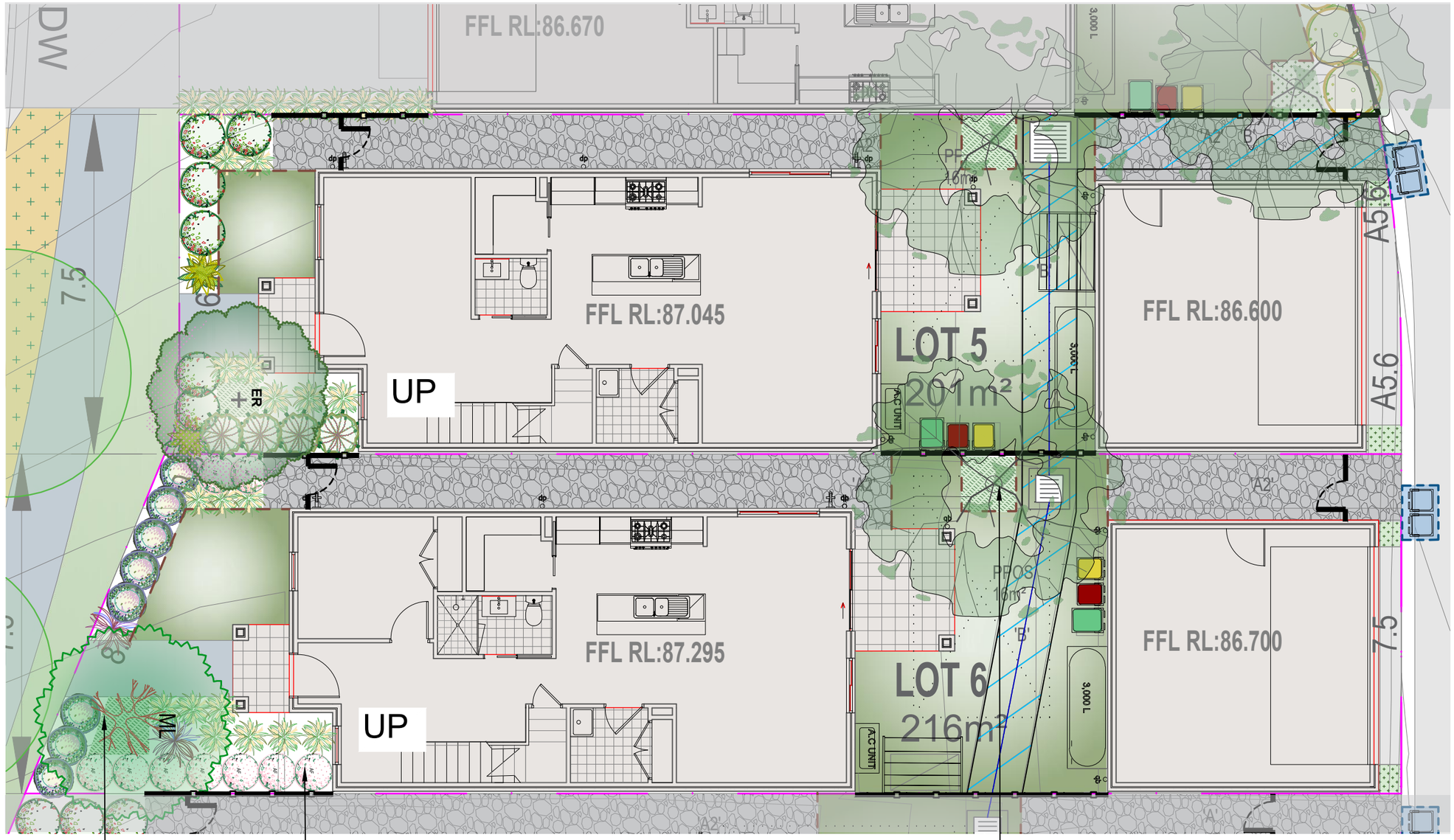
Botanical Name: *Callistemon citrinus 'White Anzac'*
Common Name: Callistemon White Anzac (Native)
Pot size: 300mm
Mature H x S: 1.4m x 2m
Qty Required: 4

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 6

FEATURE PLANTS

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: 2

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 2



Tree capable of reach 8m at maturity to front yard to include:
- 1 Melaleuca
- 1 Elaeocarpus
Refer to Liverpool Council DCP

Planting to lot5&6 front setback to include:
- 8 Westringia - 9 Rhaphiolepis
- 6 C. 'Better John' - 4 C. 'White Anzac'
- 2 Doryanthes - 2 Phormium
- 2.2m2 Casuarina - 17 Lomandra

Tree capable of reach 8m at maturity to rear yard to include:
- 2 Waterhousia
- 2m2 Casuarina
Refer to Liverpool Council DCP

GRASSES / GROUNDCOVERS

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 (**4.2 m2 total)**

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 17

General Notes:
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C	25.10.2023	Coordinated with site plan updates
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COUNCIL: LIVERPOOL CITY COUNCIL
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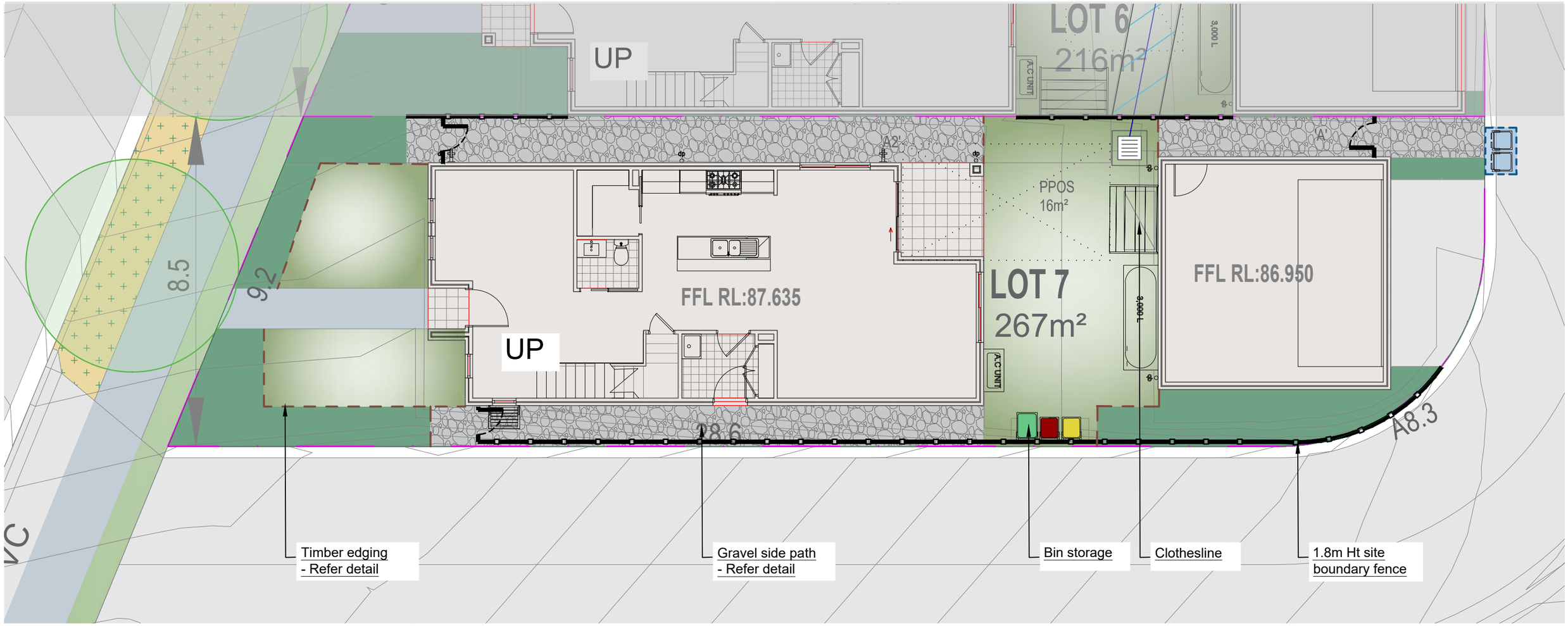
TITLE:
LANDSCAPE PLAN
(LOT 05 & 06)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 12
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LOCATION PLAN 1:1500

LANDSCAPE CALCULATIONS

SITE AREA (LOT 07): 267 **m²**

REQUIRED LANDSCAPE AREA: 66.75 **m² (25%)**

PROPOSED LANDSCAPE AREA: 86.3 **m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch
- Bin collection area
- Bin storage area

General Notes:
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D	01.11.2023	Coordinated with site plan updates

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TITLE:
HARDSCAPE PLAN
(LOT 07)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 13
DATE: NOV 2023
DRAWN: C.D/L.Z
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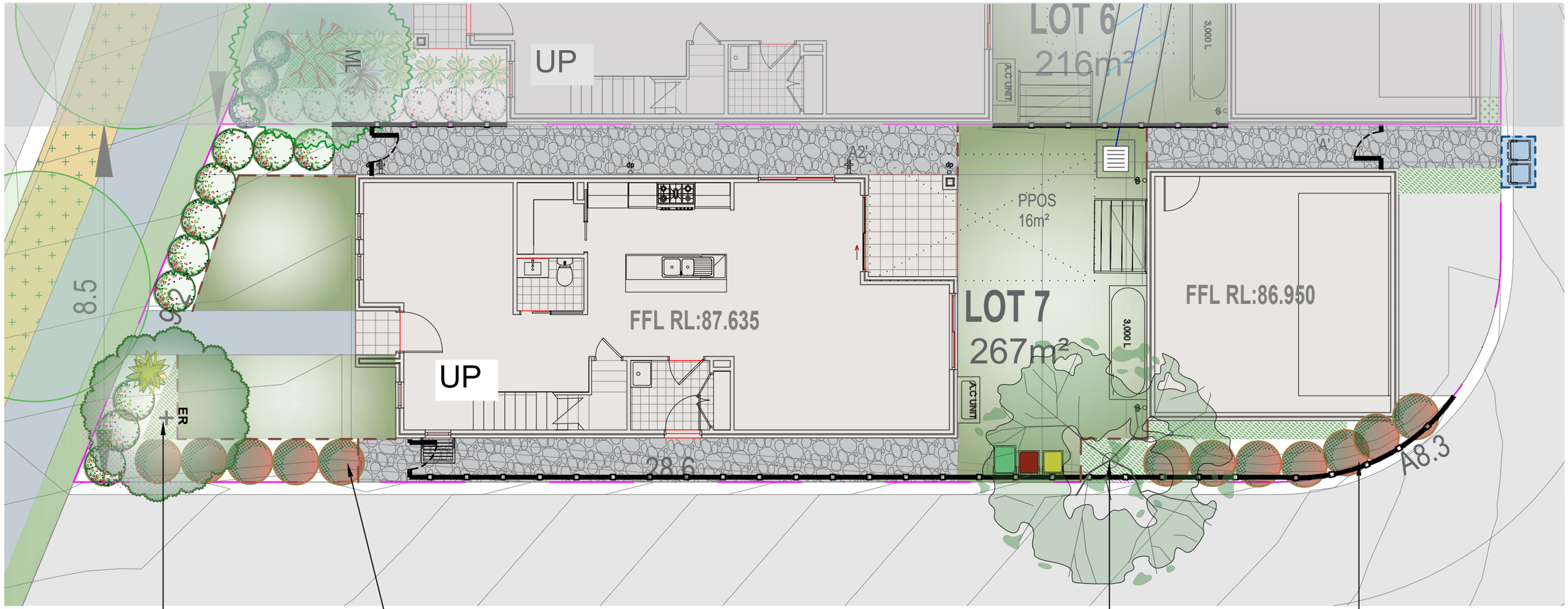

Tree capable of reach 8m at maturity to front yard to include:
- *1 Elaeocarpus*

Refer to Liverpool Council DCP

Planting to front setback to include:
- *5 Photinia*
- *10 Callistemon*
- *1 Doryanthes*
- *0.8m2 Casuarina*

Tree capable of reach 8m at maturity to rear yard to include:
- *1 Waterhousia*

Refer to Liverpool Council DCP

Planting to side boundary to include:
- *7 Photinia*
- *4.9m2 Casuarina*

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 1

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

SHRUBS AND HEDGES

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 10

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 200mm
Mature H x S: 1.5-3m x 1.5-2.5m
Qty Required: 12

FEATURE PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 1

GROUNDCOVER & GRASSES

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 (**5.7 m2 total)**

General Notes:
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COUNCIL: LIVERPOOL CITY COUNCIL
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TITLE:
LANDSCAPE PLAN
(LOT 07)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE (LOT 07)
AUSTRAL

DWG.No: LPDA 23-235 / 14
DATE: NOV 2023
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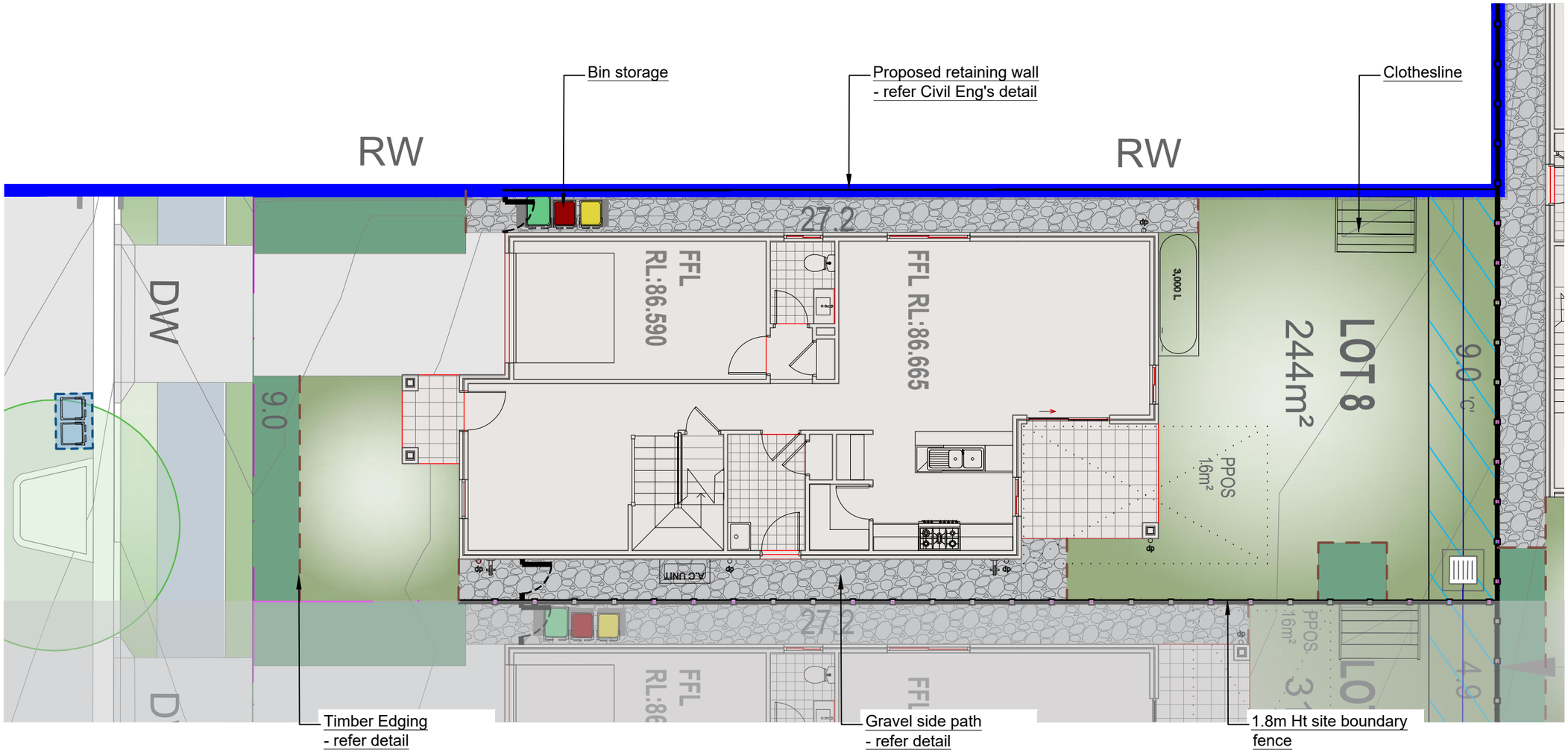

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch
- Bin collection area
- Bin storage area

LOCATION PLAN 1:1500

LANDSCAPE CALCULATIONS

SITE AREA (LOT 08): 244 **m²**

REQUIRED LANDSCAPE AREA: 61 **m² (25%)**

PROPOSED LANDSCAPE AREA: 94.1 **m²**
(COMPLIANT)

LANDSCAPE AREA INCLUDE IN CALCULATION:

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TITLE:
HARDSCAPE PLAN
(LOT 08)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 15
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F

LEGEND & SCHEDULE

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

TREES

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 1

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

SHRUBS AND HEDGES

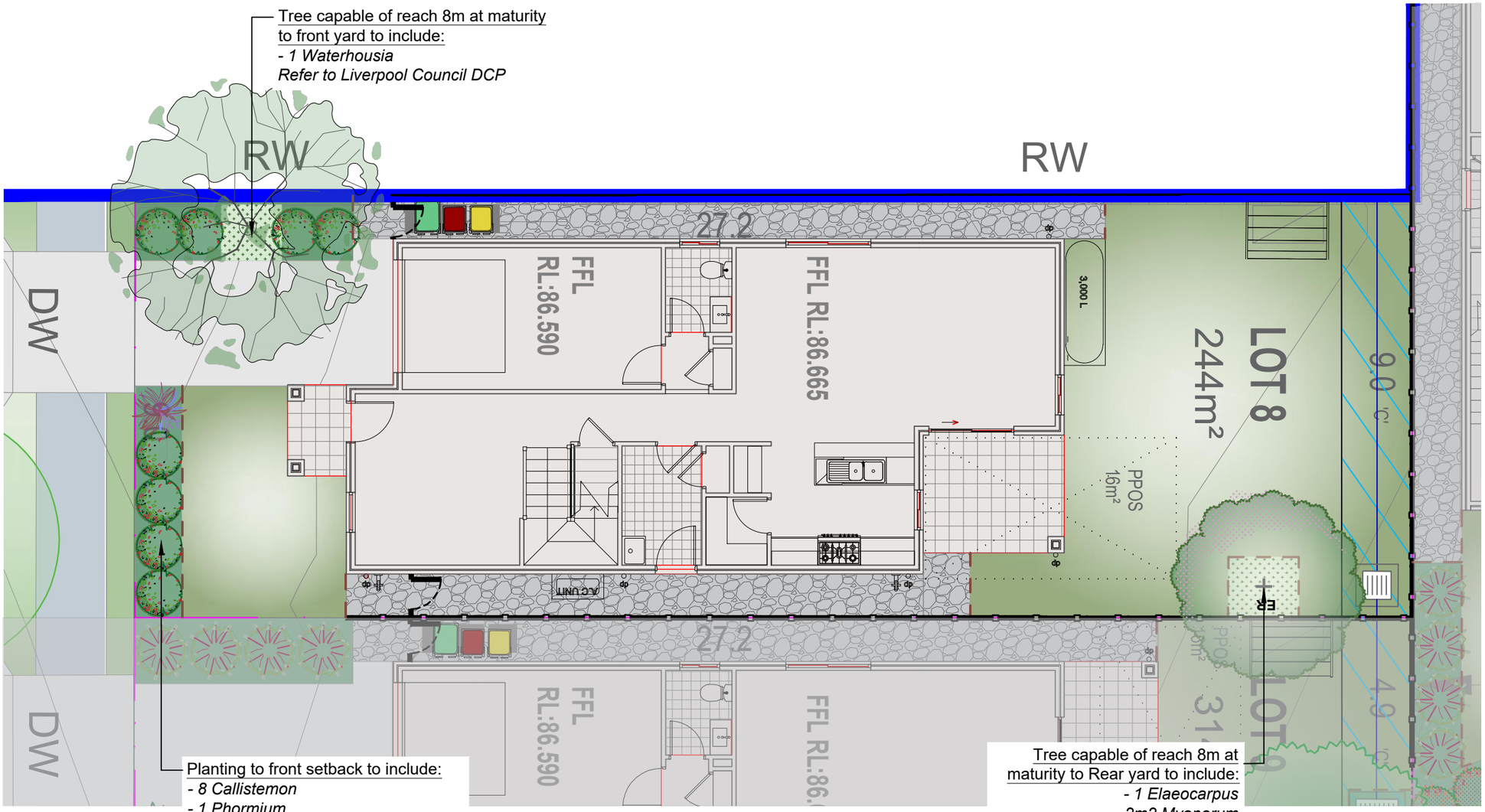
Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 8

FEATURE PLANTS

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: 1

GROUNDCOVER & GRASSES

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**3.3m2 total)**



General Notes:
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Bar Scale
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REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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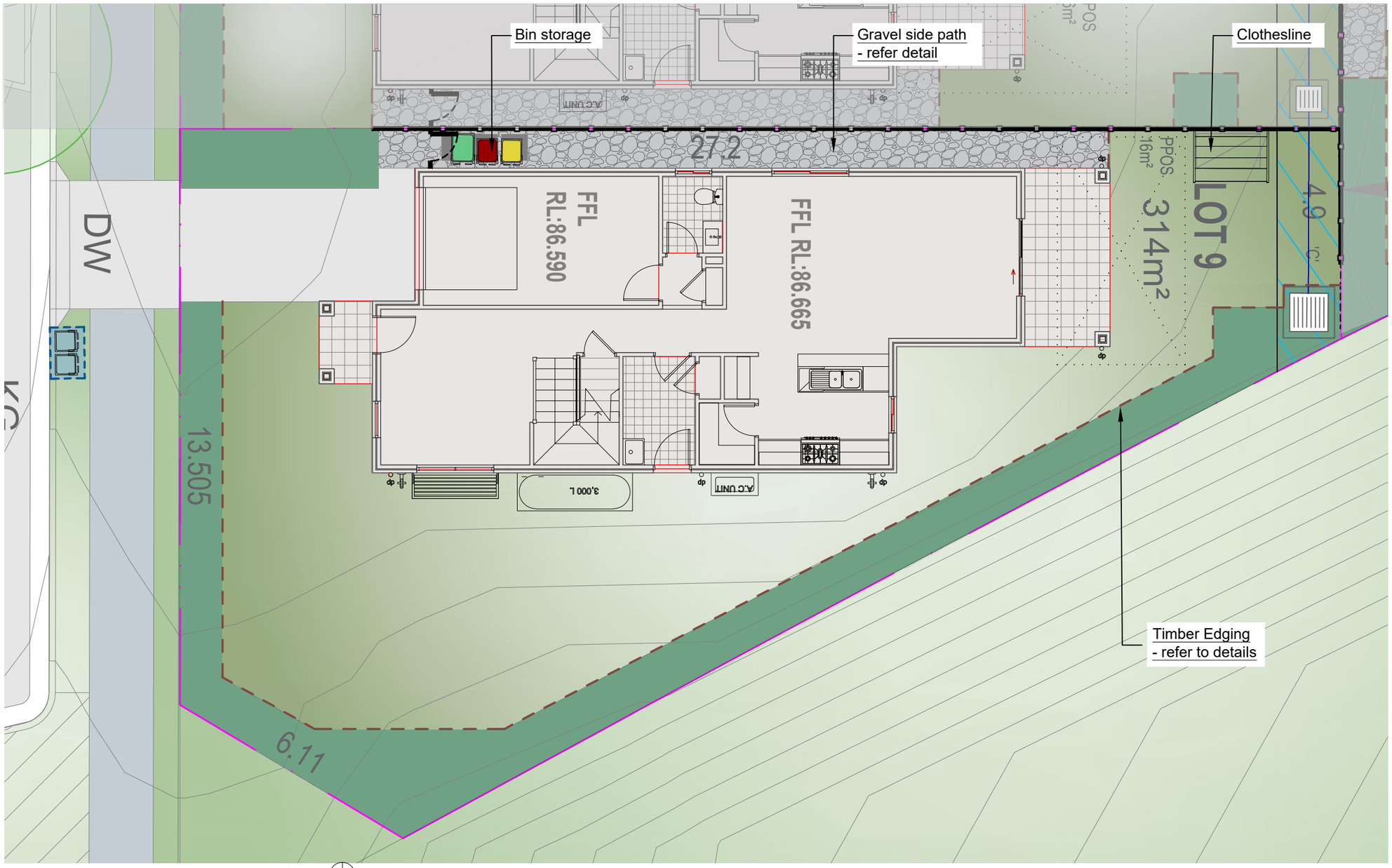
TITLE:
LANDSCAPE PLAN
(LOT 08)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

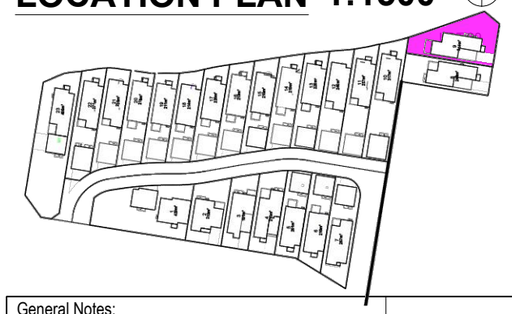
DWG.No: LPDA 23-235 / 16
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch
- Bin collection area
- Bin storage area

LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 09): 314 **m²**

REQUIRED LANDSCAPE AREA: 78.5 **m² (25%)**

PROPOSED LANDSCAPE AREA: 176.9 **m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

General Notes:

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REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL

CLIENT: NEW LIVING HOMES

STATUS / ISSUE: DA - ISSUE D

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TITLE:

HARDSCAPE PLAN

(LOT 09)

PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 17

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

SHRUBS AND HEDGES

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 9

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 200mm
Mature H x S: 1.5-3m x 1.5-2.5m
Qty Required: 23

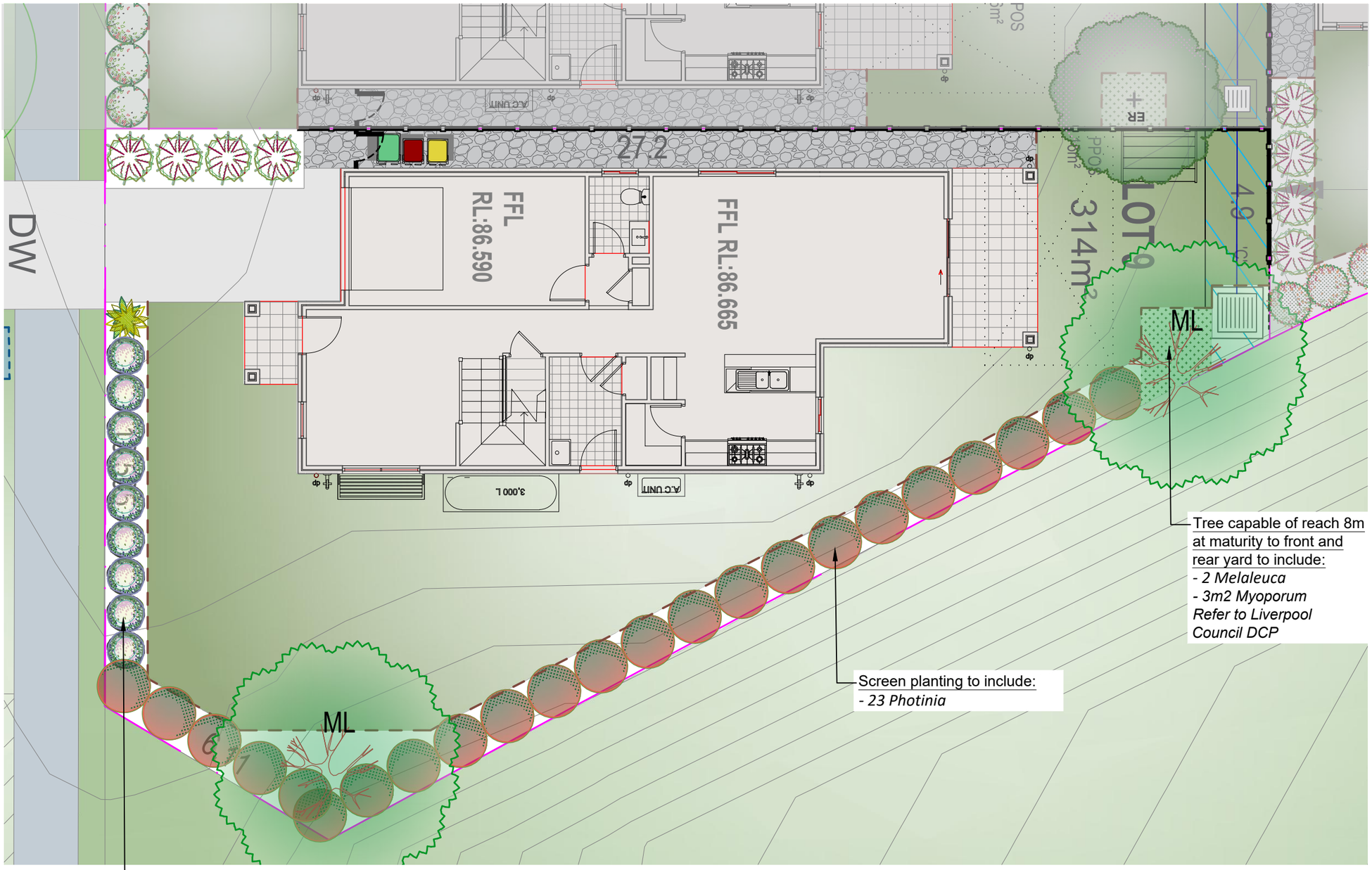
Botanical Name: *Callistemon citrinus 'White Anzac'*
Common Name: Callistemon White Anzac (Native)
Pot size: 300mm
Mature H x S: 1.4m x 2m
Qty Required: 4

FEATURE PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 1

GROUNDCOVER & GRASSES

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**3m2 total**)



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REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
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C	25.10.2023	Coordinated with site plan updates
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COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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TITLE:
LANDSCAPE PLAN
(LOT 09)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 18
DATE: NOV 2023
DRAWN: C.D/L.Z
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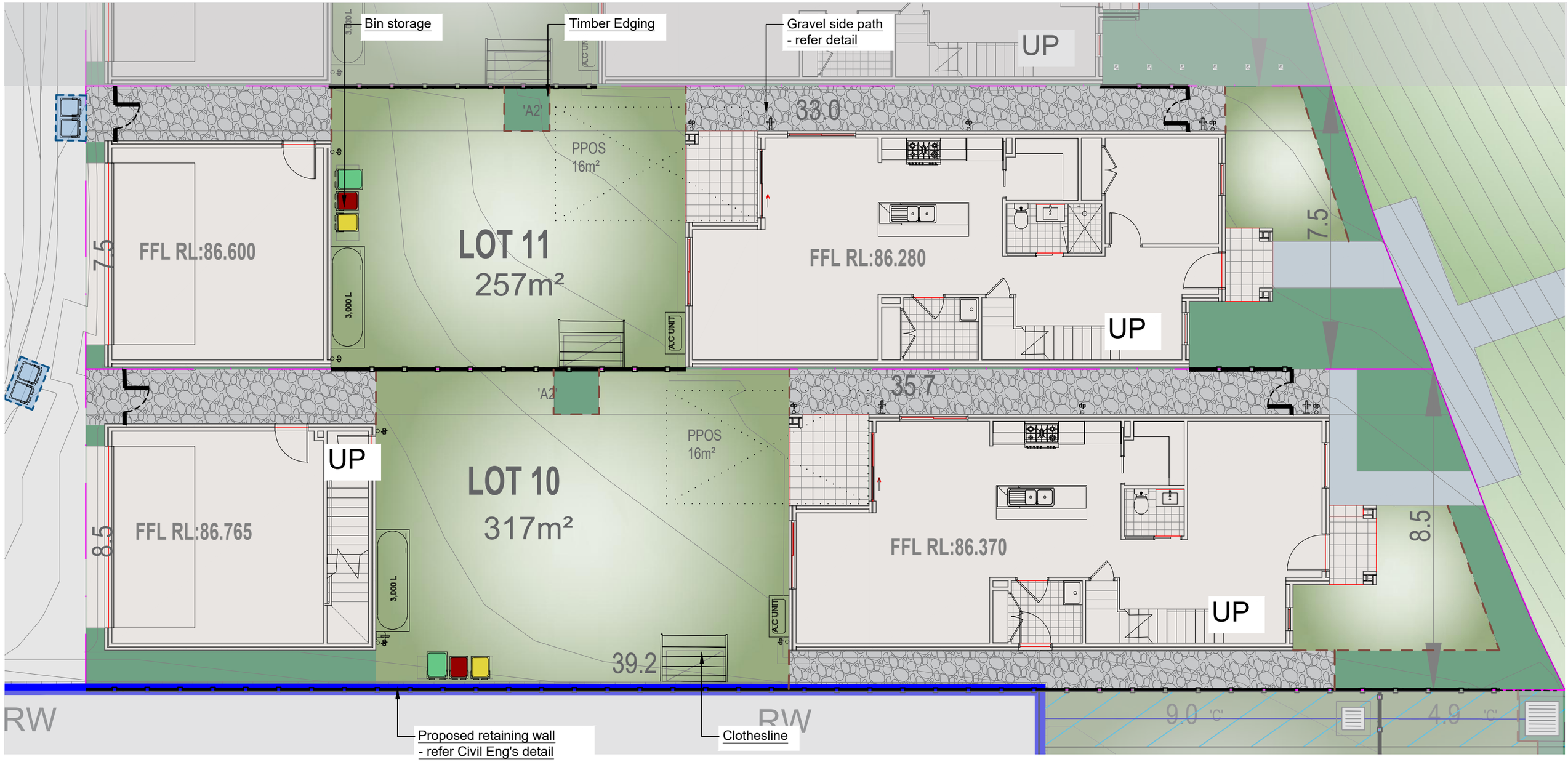
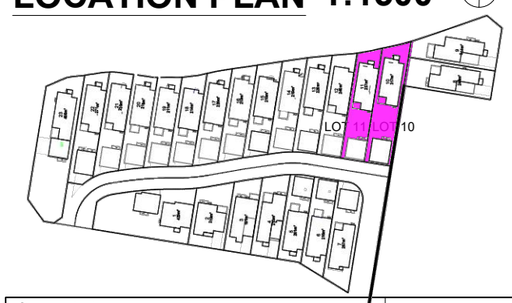


LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 10): 317 **m²**

REQUIRED LANDSCAPE AREA: 79.25 **m² (25%)**

PROPOSED LANDSCAPE AREA: 131.5 **m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE CALCULATIONS

SITE AREA (LOT 11): 257 **m²**

REQUIRED LANDSCAPE AREA: 52.12 **m² (25%)**

PROPOSED LANDSCAPE AREA: 96.9 **m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch

General Notes:
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COUNCIL: LIVERPOOL CITY COUNCIL

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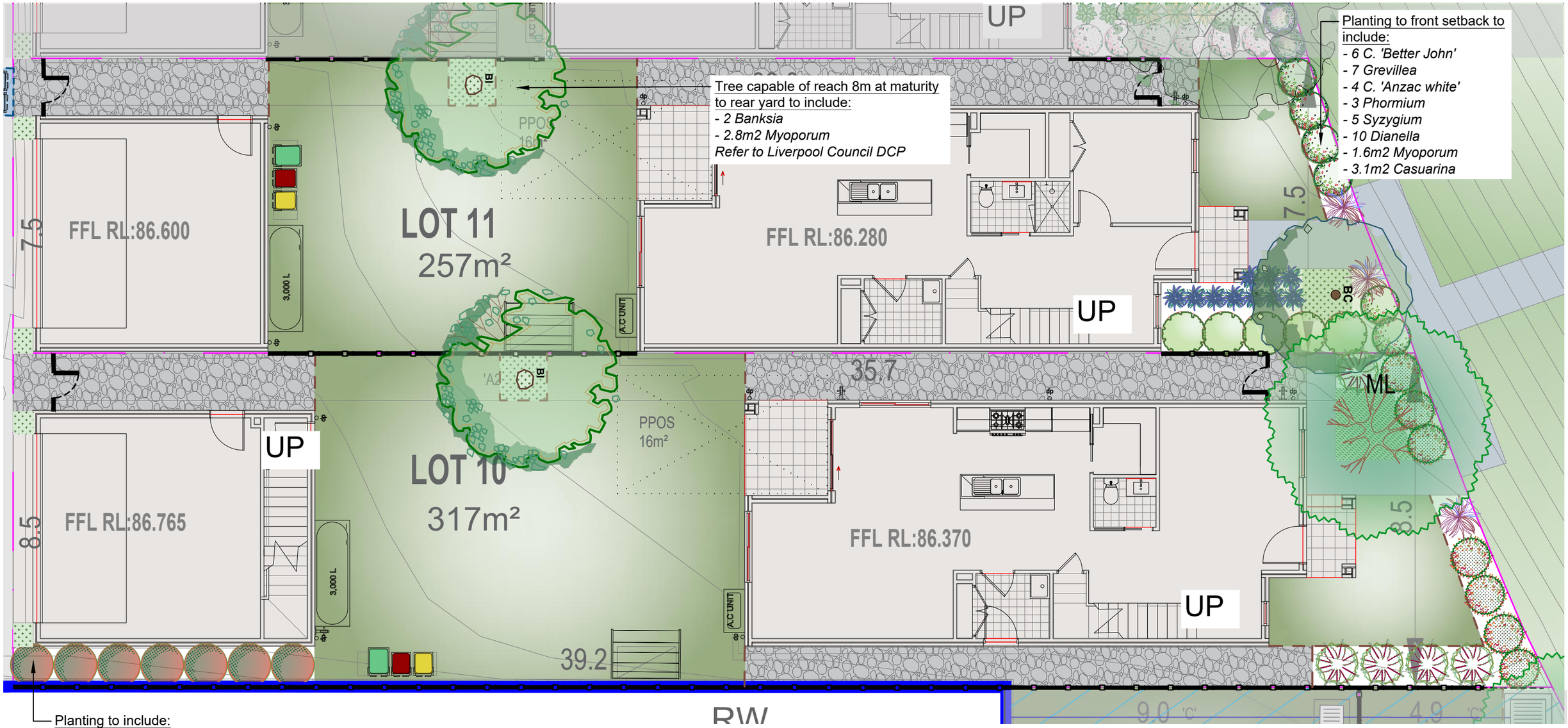
TITLE:
HARDSCAPE PLAN
(LOT 10&11)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 19

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F



LEGEND & SCHEDULE

NOTES:
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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 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Backhousia citriodora*
Common Name: Lemon Scented Myrtle (Native)
Pot size: 75Lt
Mature H x S: 6-10m x 4-5m
Qty Required: 1

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75Lt
Mature H x S: 6-8m x 4-5m
Qty Required: 2

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 5

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 200mm
Mature H x S: 1.5-3m x 1.5-2.5m
Qty Required: 7

Botanical Name: Grevilleas superb
Common Name: Grevillea (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.5m
Qty Required: 7

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 6

Botanical Name: *Callistemon citrinus 'White Anzac'*
Common Name: Callistemon White Anzac (Native)
Pot size: 300mm
Mature H x S: 1.4m x 2m
Qty Required: 4

FEATURE PLANTS

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

GRASSES / GROUNDCOVERS

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**4.4m2 total**)

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 (**3.1 m2 total**)

Botanical Name: Dianella Tasred
Common Name: Native Flax (Native)
Pot size: 140mm
Mature H x S: 0.3m x 0.4m
Qty Required: 10

General Notes:
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COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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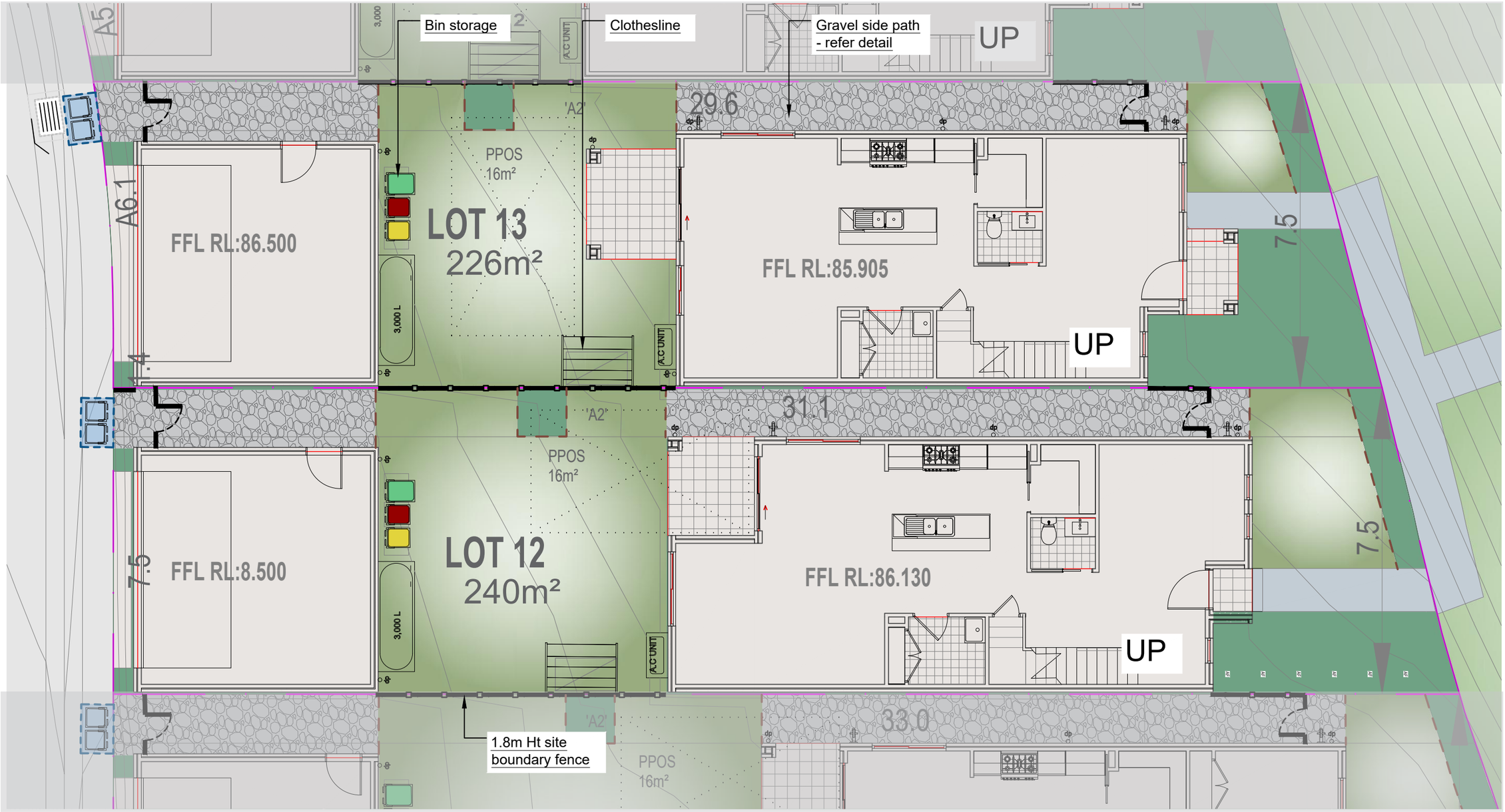
enquiries@conzept.net.au

TITLE:
LANDSCAPE PLAN
(LOT 10&11)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 20
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LOCATION PLAN 1:1500

LANDSCAPE CALCULATIONS

SITE AREA (LOT 12): 240 **m²**

REQUIRED LANDSCAPE AREA: 60 **m² (25%)**

PROPOSED LANDSCAPE AREA: 82.0 **m²**
(COMPLIANT)

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE CALCULATIONS

SITE AREA (LOT 13): 226 **m²**

REQUIRED LANDSCAPE AREA: 56.5 **m² (25%)**

PROPOSED LANDSCAPE AREA: 74 **m²**
(COMPLIANT)

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch

General Notes:
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COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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HARDSCAPE PLAN
(LOT 12&13)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
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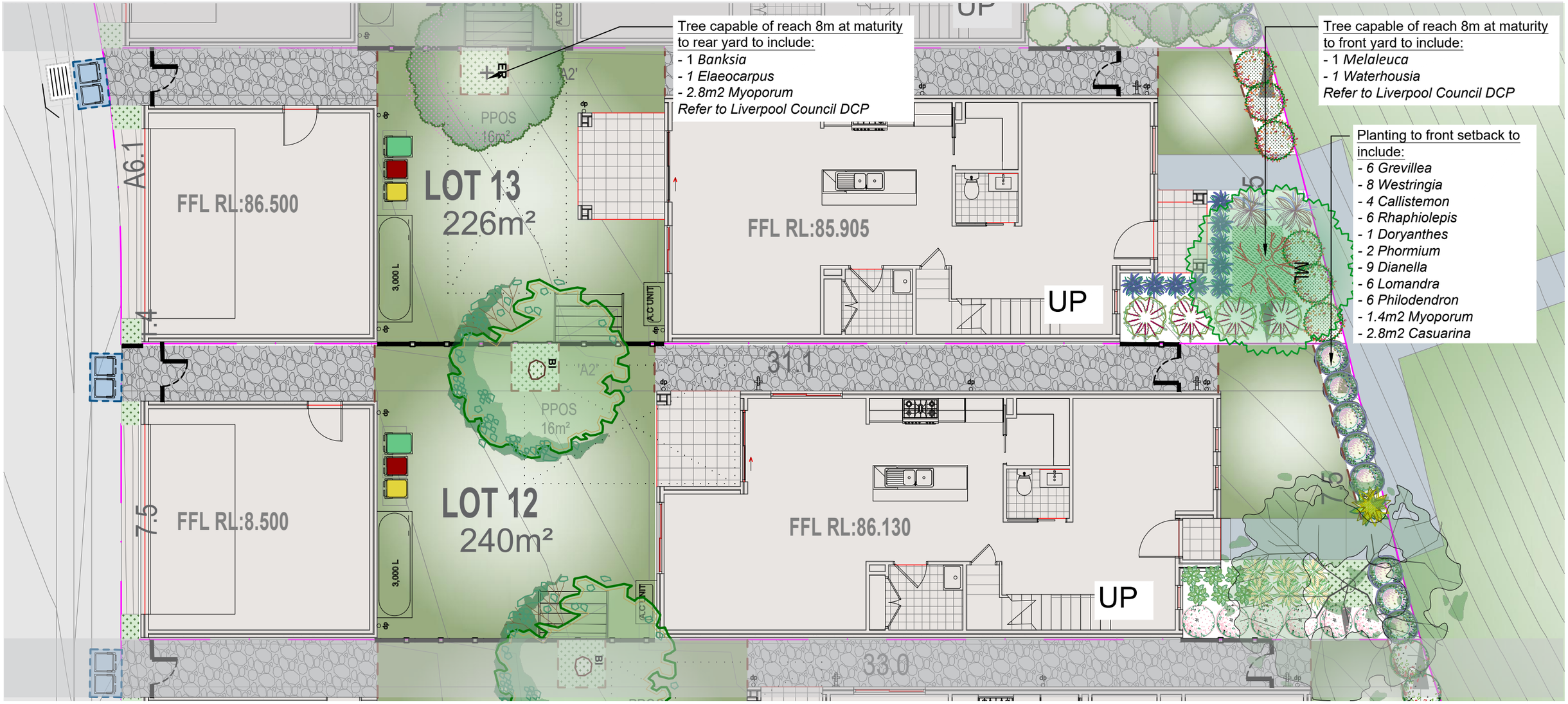
DWG.No: LPDA 23-235 / 21
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



TREES

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 1

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

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75Lt
Mature H x S: 6-8m x 4-5m
Qty Required: 1

SHRUBS AND HEDGES

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 8

Botanical Name: Grevilleas superb
Common Name: Grevillea (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.5m
Qty Required: 6

Botanical Name: *Callistemon citrinus 'White Anzac'*
Common Name: Callistemon White Anzac (Native)
Pot size: 300mm
Mature H x S: 1.4m x 2m
Qty Required: 4

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 6

FEATURE PLANTS

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: 2

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 1

GRASSES / GROUNDCOVERS

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 6

Botanical Name: Dianella Tasred
Common Name: Native Flax (Native)
Pot size: 140mm
Mature H x S: 0.3m x 0.4m
Qty Required: 9

Botanical Name: *Philodendron 'Little Phil'*
Common Name: Little Phil (Exotic)
Pot size: 140mm
Mature H x S: 0.4m x 0.5m
Qty Required: 6

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**4.2m2 total**)

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 (**2.8 m2 total**)

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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SCALE:
Bar Scale
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1:100 @ A3

REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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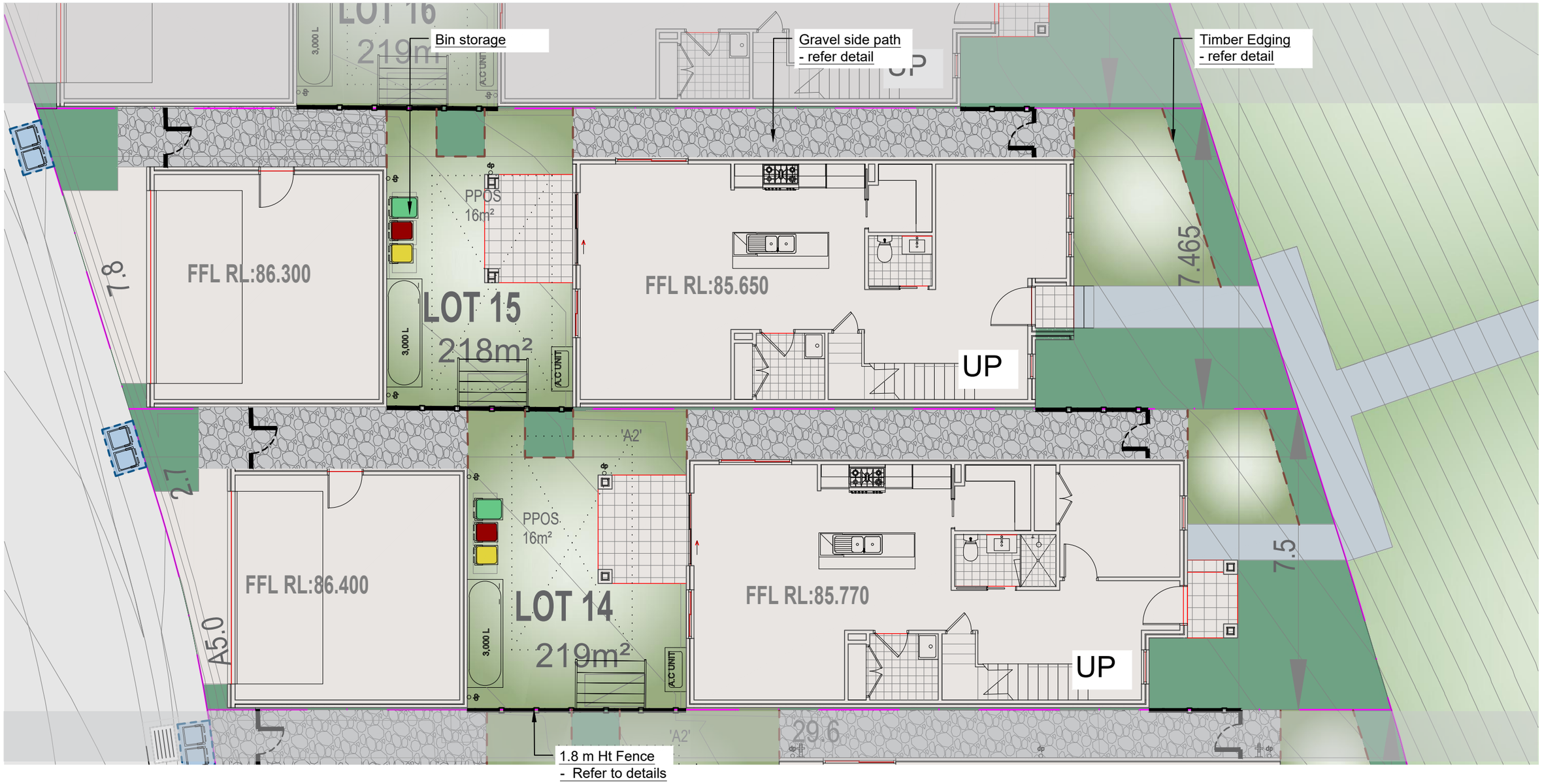
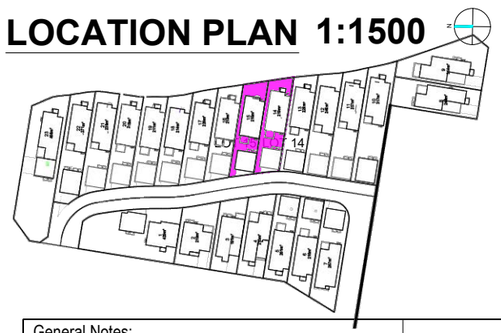
TITLE:
LANDSCAPE PLAN
(LOT 12&13)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE (LOT 12-13)
AUSTRAL

DWG.No: LPDA 23-235 / 22
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 14): 219 **m²**

REQUIRED LANDSCAPE AREA: 54.75 **m² (25%)**

PROPOSED LANDSCAPE AREA: 63.5 **m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE CALCULATIONS

SITE AREA (LOT 15): 218 **m²**

REQUIRED LANDSCAPE AREA: 54.50 **m² (25%)**

PROPOSED LANDSCAPE AREA: 62.9 **m² (COMPLIANT)**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch

General Notes:

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COUNCIL: LIVERPOOL CITY COUNCIL

CLIENT: NEW LIVING HOMES

STATUS / ISSUE: DA - ISSUE D

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TITLE:

HARDSCAPE PLAN

(LOT 14&15)

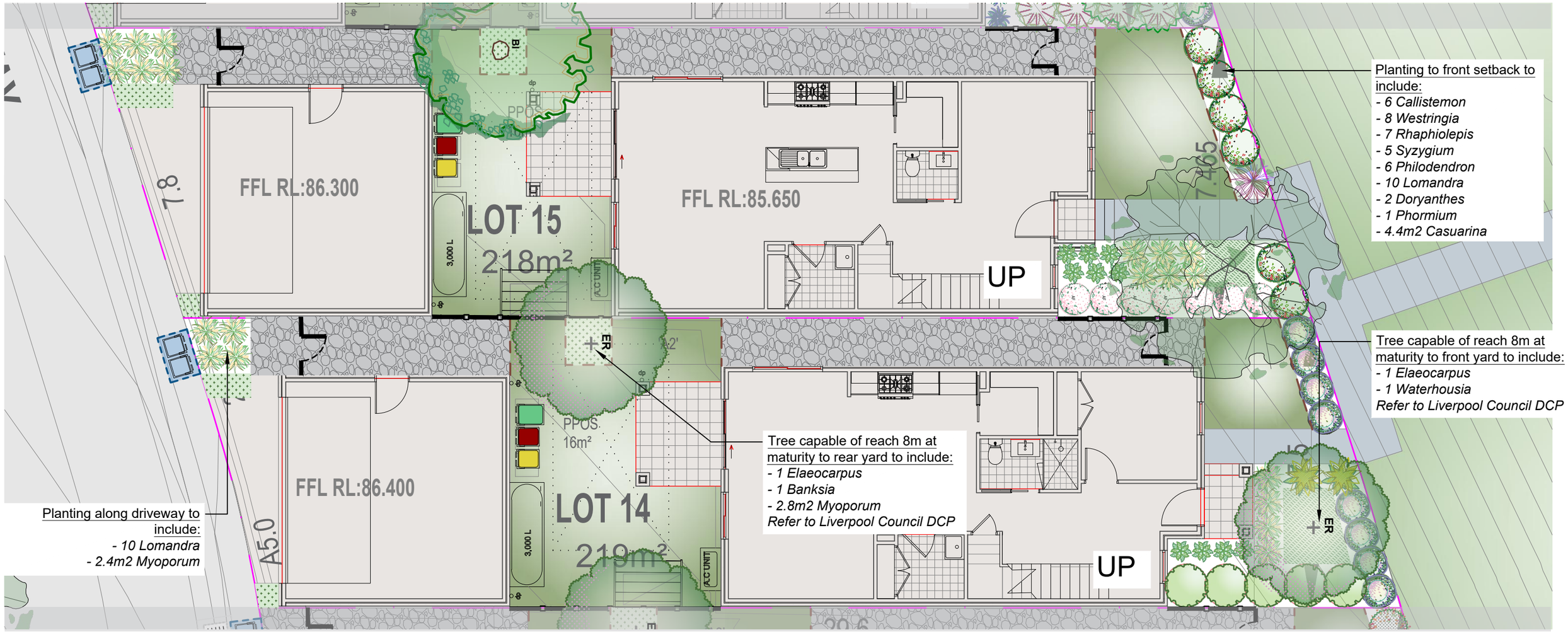
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 23

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F



LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 2

Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75Lt
Mature H x S: 6-8m x 4-5m
Qty Required: 1

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

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 5

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 7

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 8

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 6

FEATURE PLANTS

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: 1

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 2

GRASSES / GROUNDCOVERS

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 20

Botanical Name: *Philodendron 'Little Phil'*
Common Name: Little Phil (Exotic)
Pot size: 140mm
Mature H x S: 0.4m x 0.5m
Qty Required: 6

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 **(5.2m2 total)**

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 **(4.4 m2 total)**

General Notes:
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REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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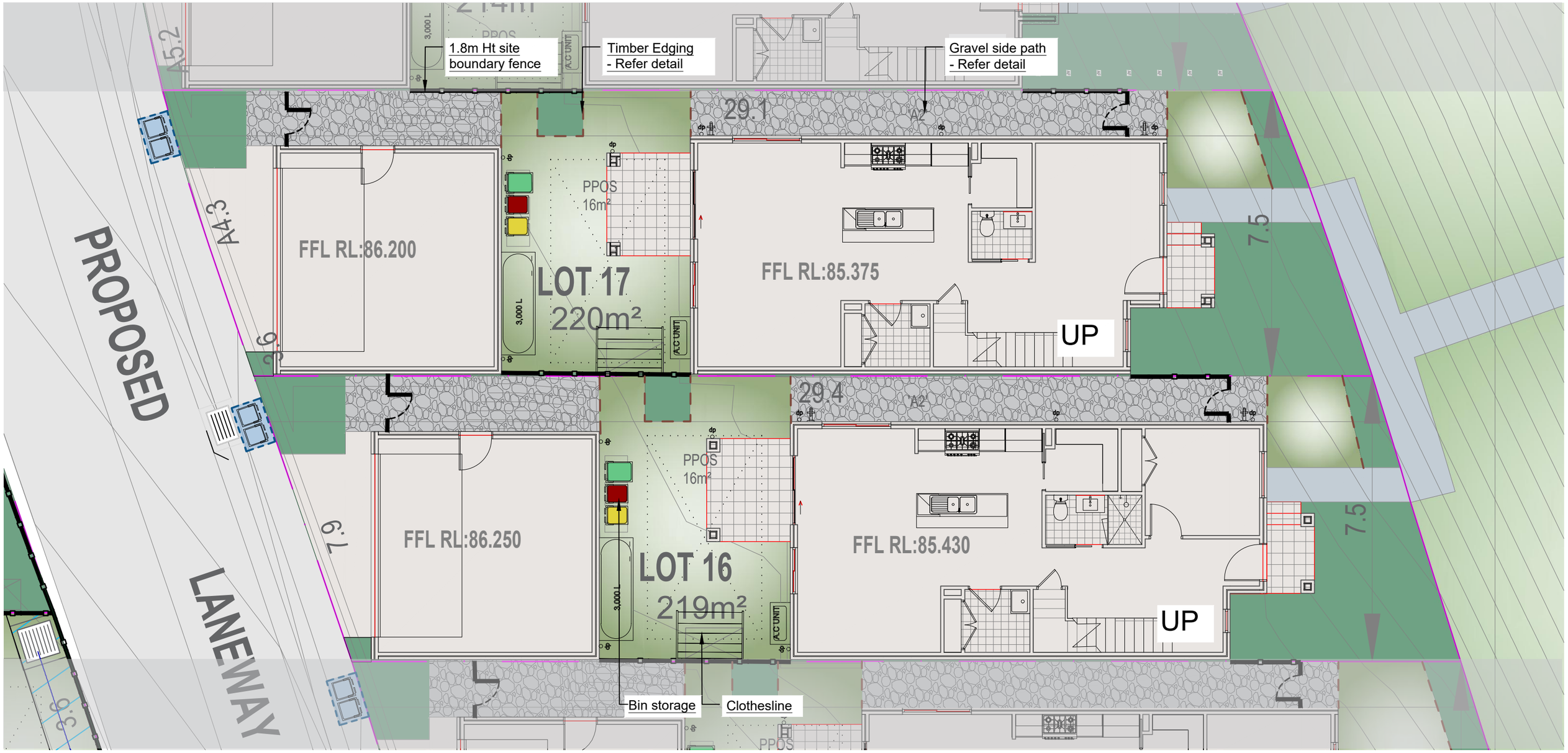
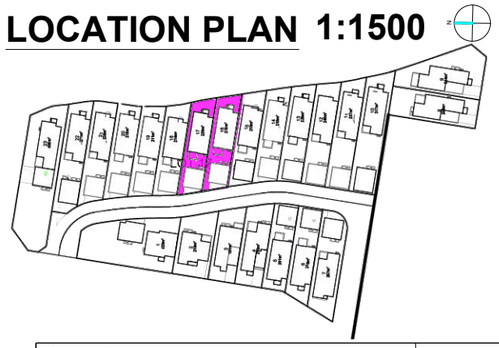
TITLE:
LANDSCAPE PLAN
(LOT 14&15)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE (LOT 14-15)
AUSTRAL

DWG.No: LPDA 23-235 / 24
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 16): 219 **m²**

REQUIRED LANDSCAPE AREA: 54.75 **m² (25%)**

PROPOSED LANDSCAPE AREA: 60.9 **m²**
(COMPLIANT)

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE CALCULATIONS

SITE AREA (LOT 17): 220 **m²**

REQUIRED LANDSCAPE AREA: 55 **m² (25%)**

PROPOSED LANDSCAPE AREA: 61.9 **m²**
(COMPLIANT)

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch

General Notes:
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REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL
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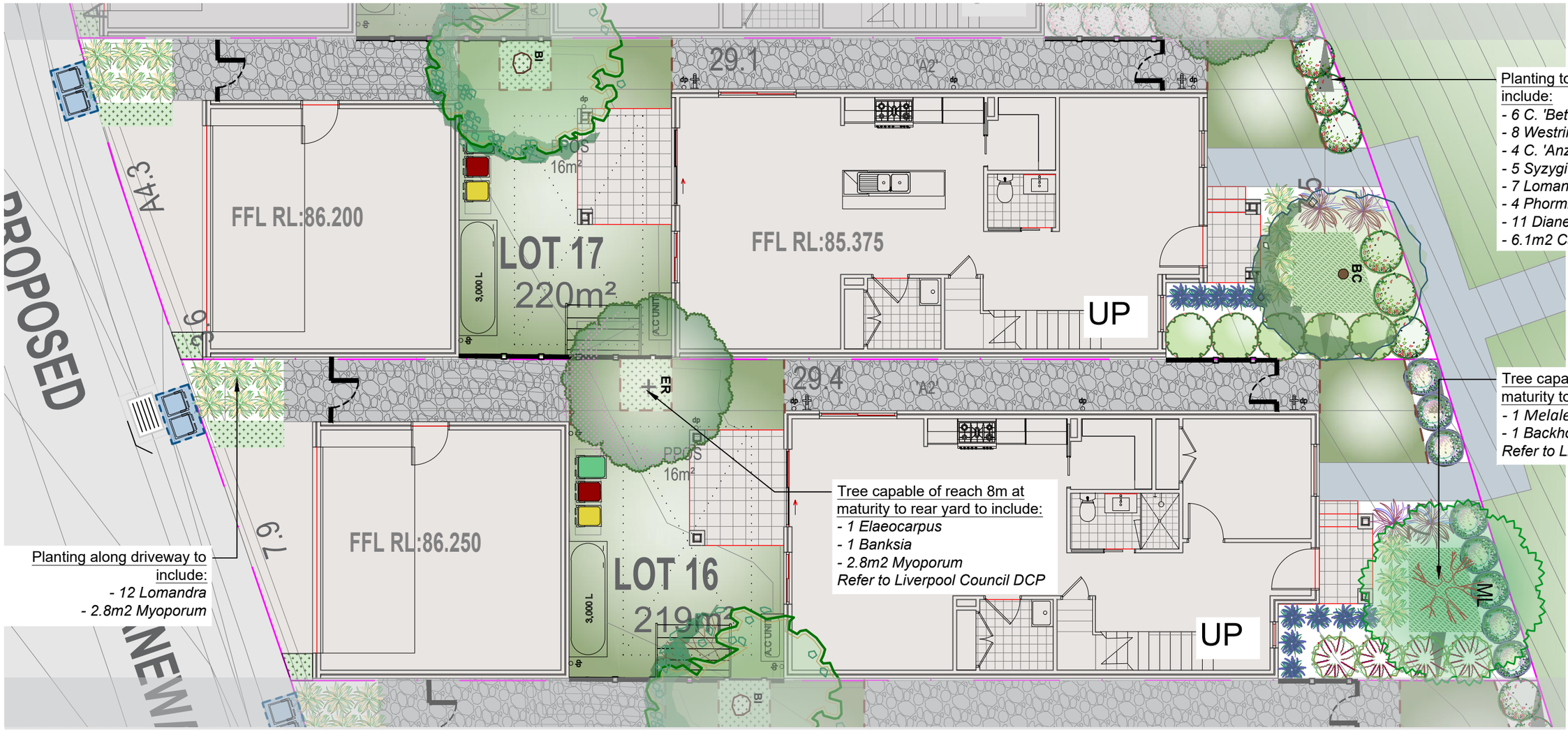
TITLE:
HARDSCAPE PLAN
(LOT 16&17)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 25
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 1

Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75Lt
Mature H x S: 6-8m x 4-5m
Qty Required: 1

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

Botanical Name: *Backhousia citriodora*
Common Name: Lemon Scented Myrtle (Native)
Pot size: 75Lt
Mature H x S: 6-10m x 4-5m
Qty Required: 1

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 5

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 6

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 8

Botanical Name: *Callistemon citrinus 'White Anzac'*
Common Name: Callistemon White Anzac (Native)
Pot size: 300mm
Mature H x S: 1.4m x 2m
Qty Required: 4

FEATURE PLANTS

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

GROUNDCOVERS & GRASSES

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 19

Botanical Name: Dianella Tasred
Common Name: Native Flax (Native)
Pot size: 140mm
Mature H x S: 0.3m x 0.4m
Qty Required: 11

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**5.6m2 total)**

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 (**6.1 m2 total)**

General Notes:
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D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL
CLIENT: NEW LIVING HOMES
STATUS / ISSUE: DA - ISSUE D

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Mob: 0413 861 351
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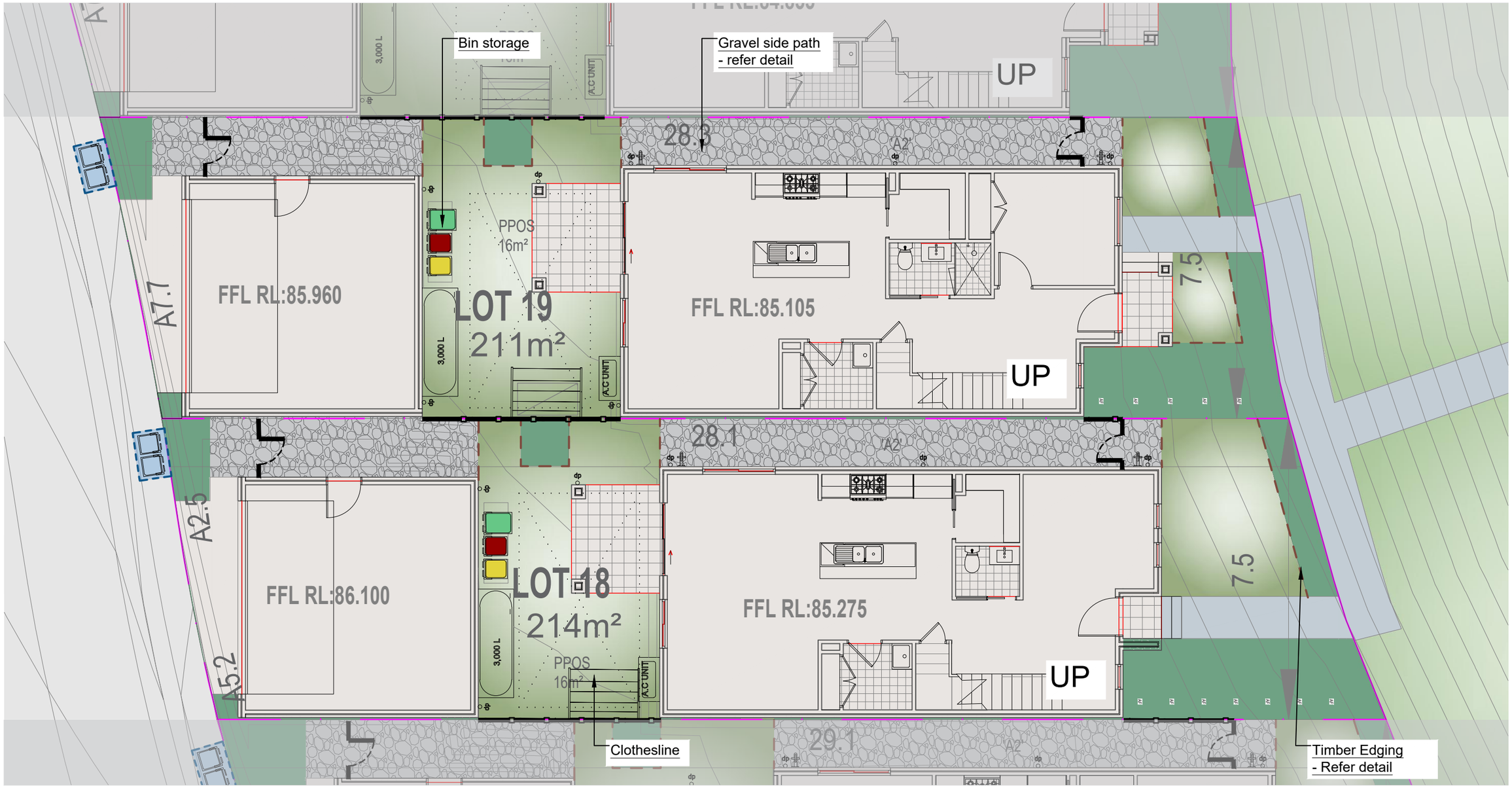
TITLE:
LANDSCAPE PLAN
(LOT 16&17)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 26
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



LOCATION PLAN 1:1500

LANDSCAPE CALCULATIONS

SITE AREA (LOT 18): 214 **m²**

REQUIRED LANDSCAPE AREA: 53.5 **m² (25%)**

PROPOSED LANDSCAPE AREA: (COMPLIANT) 59.5 **m²**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE CALCULATIONS

SITE AREA (LOT 19): 211 **m²**

REQUIRED LANDSCAPE AREA: 52.12 **m² (25%)**

PROPOSED LANDSCAPE AREA: (COMPLIANT) 55.7 **m²**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch

General Notes:

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SCALE:

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COUNCIL: LIVERPOOL CITY COUNCIL

CLIENT: NEW LIVING HOMES

STATUS / ISSUE: DA - ISSUE D

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NSW 2062
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TITLE:

HARDSCAPE PLAN

(LOT 18&19)

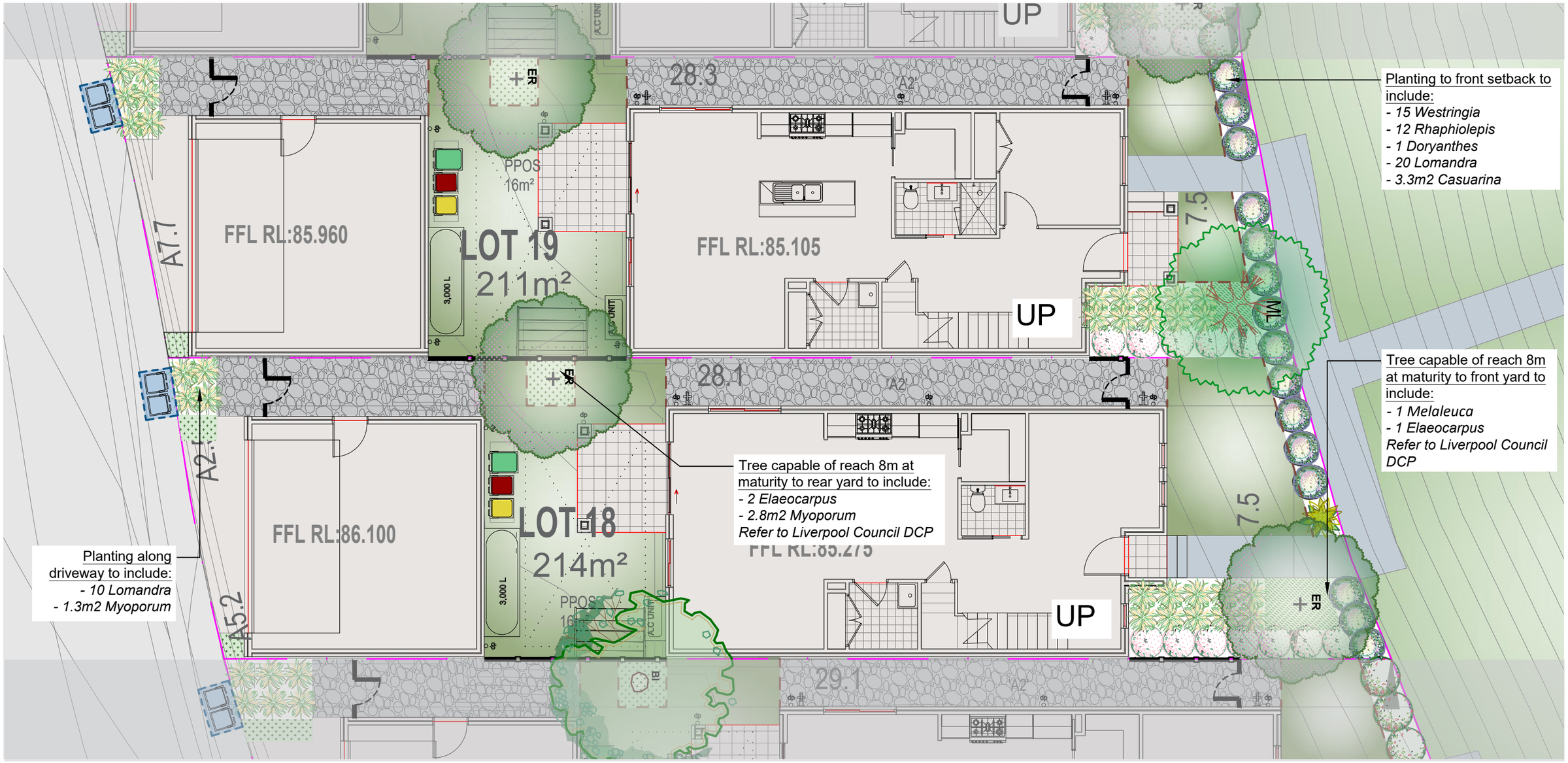
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 27

DATE: NOV 2023

DRAWN: C.D/L.Z

CHECKED: R.F



LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

TREES

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 3

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

SHRUBS AND HEDGES

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 12

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 15

FEATURE PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 1

GROUNDCOVERS & GRASSES

Botanical Name: *Lomandra longifolia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 30

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 **(4.1m2 total)**

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 **(3.3m2 total)**

General Notes:
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REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL: LIVERPOOL CITY COUNCIL
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(LOT 18&19)
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AUSTRAL

DWG.No: LPDA 23-235 / 28
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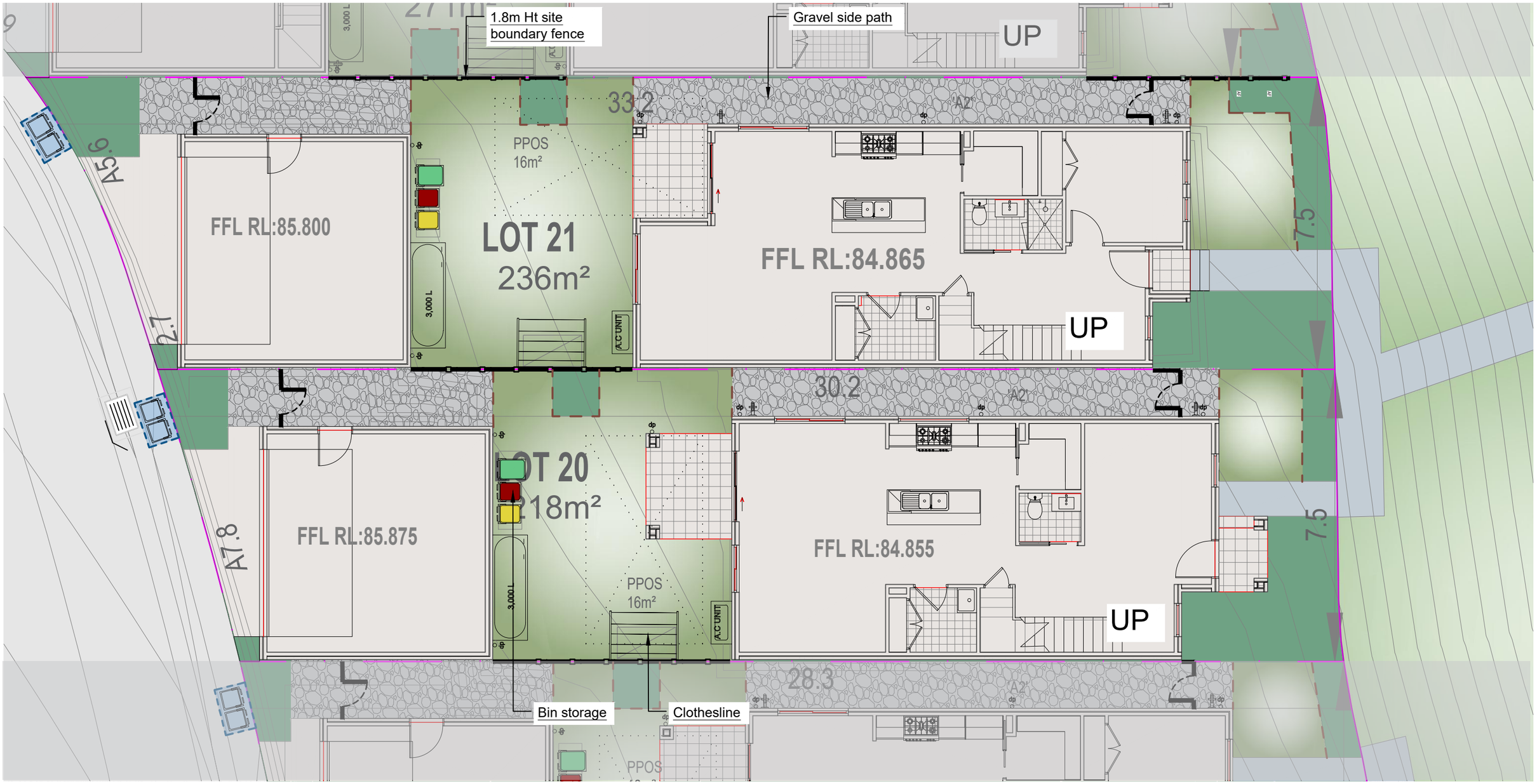
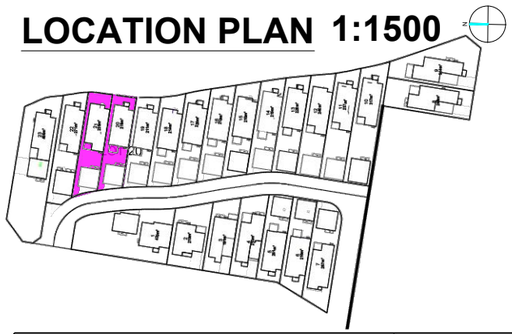
DRAWN: C.D/L.Z
CHECKED: R.F



LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 20): 218 **m²**

REQUIRED LANDSCAPE AREA: 54.5 **m² (25%)**

PROPOSED LANDSCAPE AREA: (COMPLIANT) 63.2 **m²**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE CALCULATIONS

SITE AREA (LOT 21): 236 **m²**

REQUIRED LANDSCAPE AREA: 59 **m² (25%)**

PROPOSED LANDSCAPE AREA: (COMPLIANT) 72.3 **m²**

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch

General Notes:
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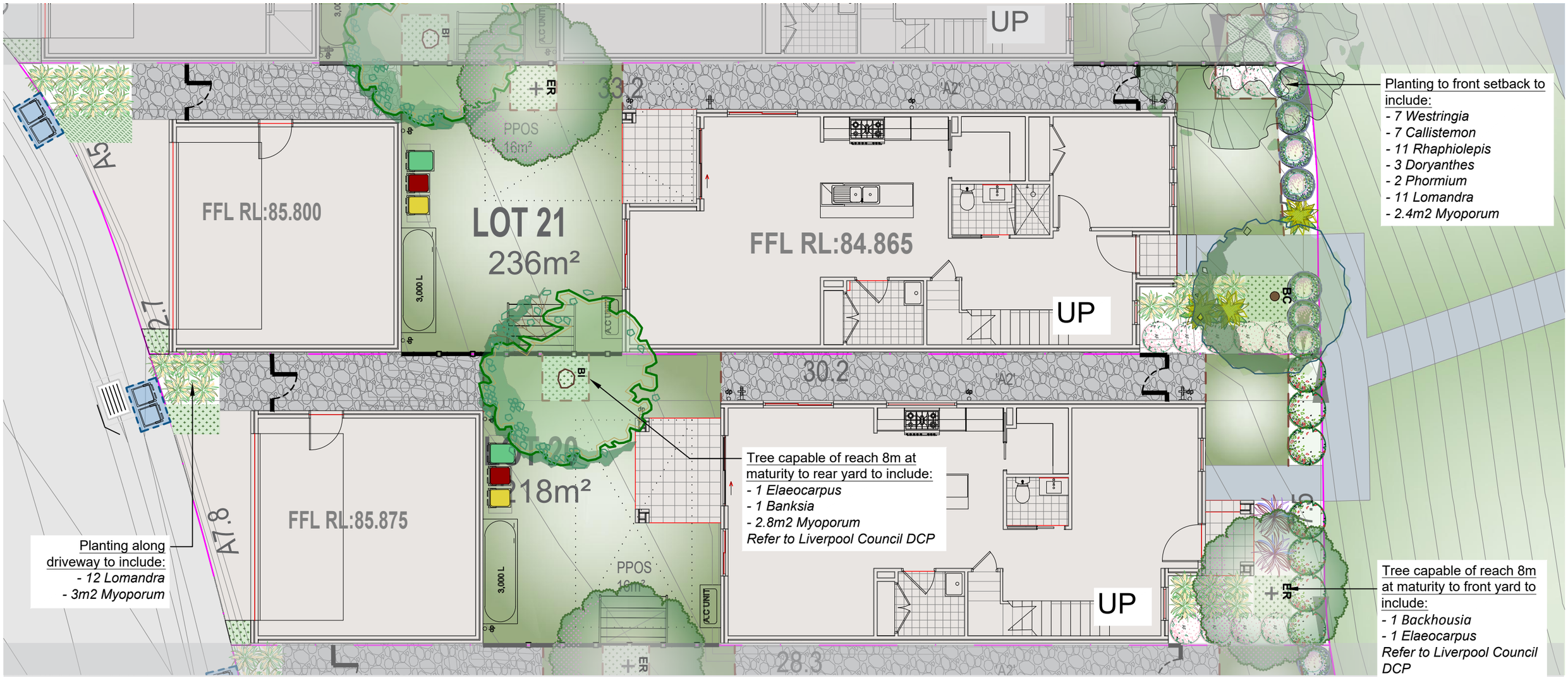

LEGEND & SCHEDULE

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TREES

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 2

Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75Lt
Mature H x S: 6-8m x 4-5m
Qty Required: 1

Botanical Name: *Backhousia citriodora*
Common Name: Lemon Scented Myrtle (Native)
Pot size: 75Lt
Mature H x S: 6-10m x 4-5m
Qty Required: 1

SHRUBS AND HEDGES

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 7

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 7

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 11

FEATURE PLANTS

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: 2

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 3

GROUNDCOVERS & GRASSES

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 23

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 **(8.2m2 total)**

General Notes:
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DWG.No: LPDA 23-235 / 30
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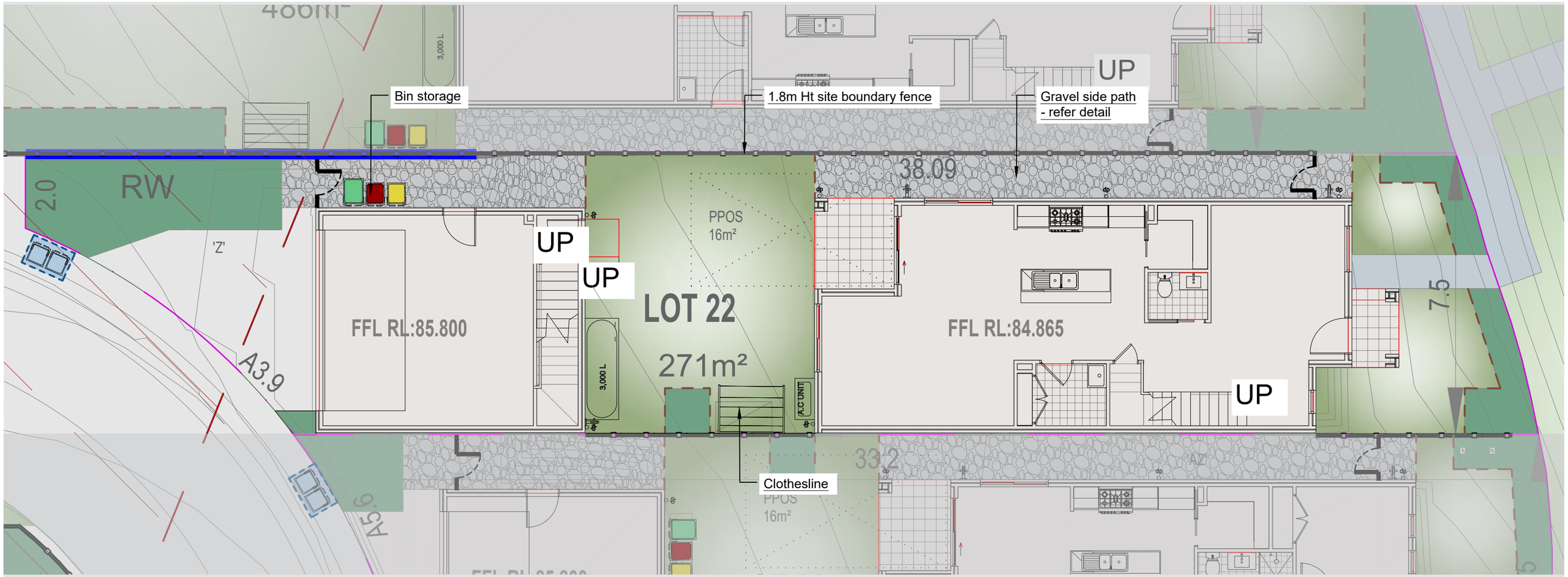
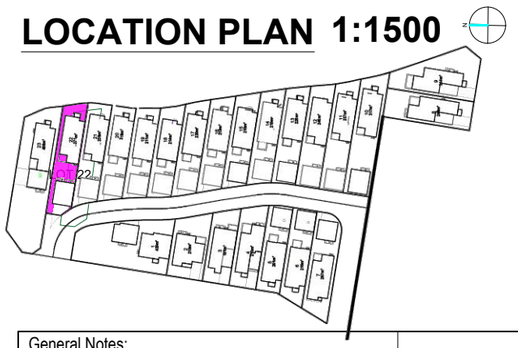


LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 22): 271 **m²**

REQUIRED LANDSCAPE AREA: 67.75 **m² (25%)**

PROPOSED LANDSCAPE AREA: 86.2 **m²**
(COMPLIANT)

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch

General Notes:

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TITLE:

HARDSCAPE PLAN

(LOT 22)

PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 31

DATE: NOV 2023

DRAWN: C.D/L.Z

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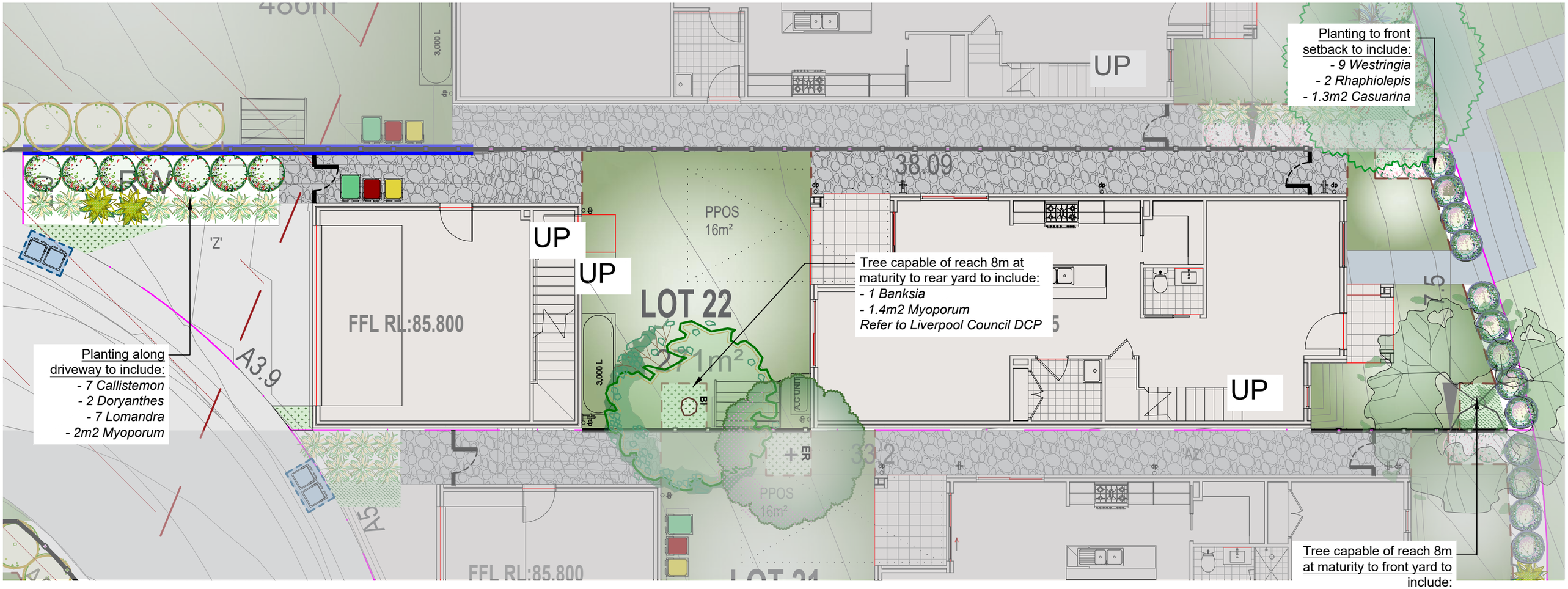

LEGEND & SCHEDULE

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

TREES

Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75Lt
Mature H x S: 6-8m x 4-5m
Qty Required: 1

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

SHRUBS AND HEDGES

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 2

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 9

FEATURE PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 2

GROUNDCOVERS & GRASSES

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 7

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**3.4m2 total)**

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 (**1.3m2 total)**

General Notes:
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PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
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DWG.No: LPDA 23-235 / 32
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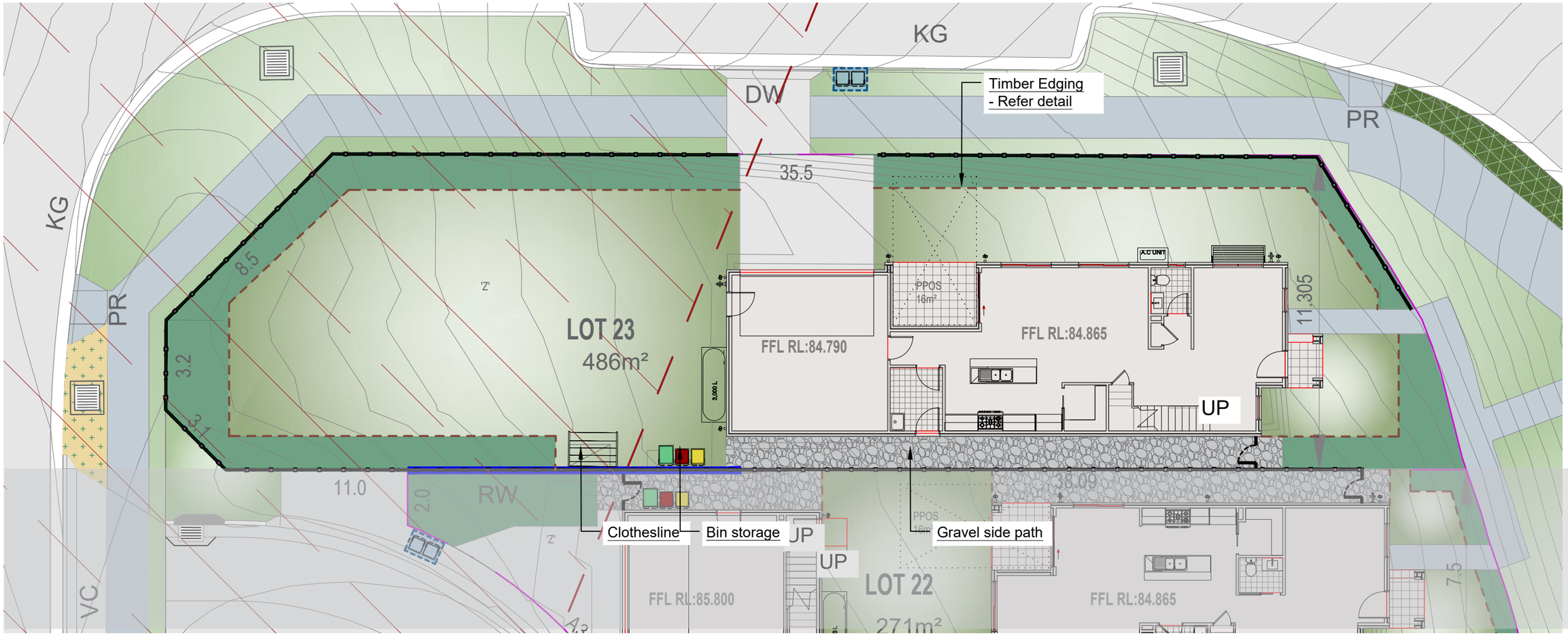
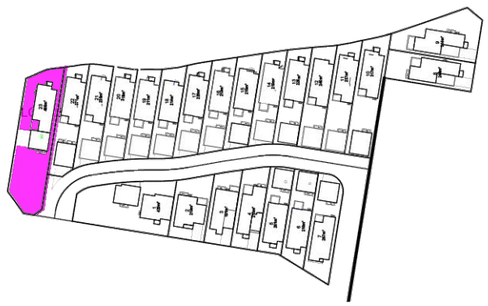


LOCATION PLAN 1:1500



LANDSCAPE CALCULATIONS

SITE AREA (LOT 23): 486 **m²**

REQUIRED LANDSCAPE AREA: 121.50 **m² (25%)**

PROPOSED LANDSCAPE AREA: 312 **m²**
(COMPLIANT)

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE ITEMS

- Timber Edging - refer detail
- Turf area - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Clothesline
- Decorative gravel mulch
- Bin collection area
- Bin storage area
- Existing Transmission Easement

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AILA Associate
Australian Institute of Landscape Architects

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DIAL 1100 BEFORE YOU DIG

SCALE:
Bar Scale
0 1 2 5
1:150 @ A3

REV	DATE	NOTATION/AMENDMENT
A	31.03.2023	For submission
B	20.09.2023	Coordinated with site plan updates
C	25.10.2023	Coordinated with site plan updates
D	01.11.2023	Coordinated with site plan updates

COUNCIL
LIVERPOOL CITY COUNCIL

CLIENT
NEW LIVING HOMES

STATUS / ISSUE
DA - ISSUE D

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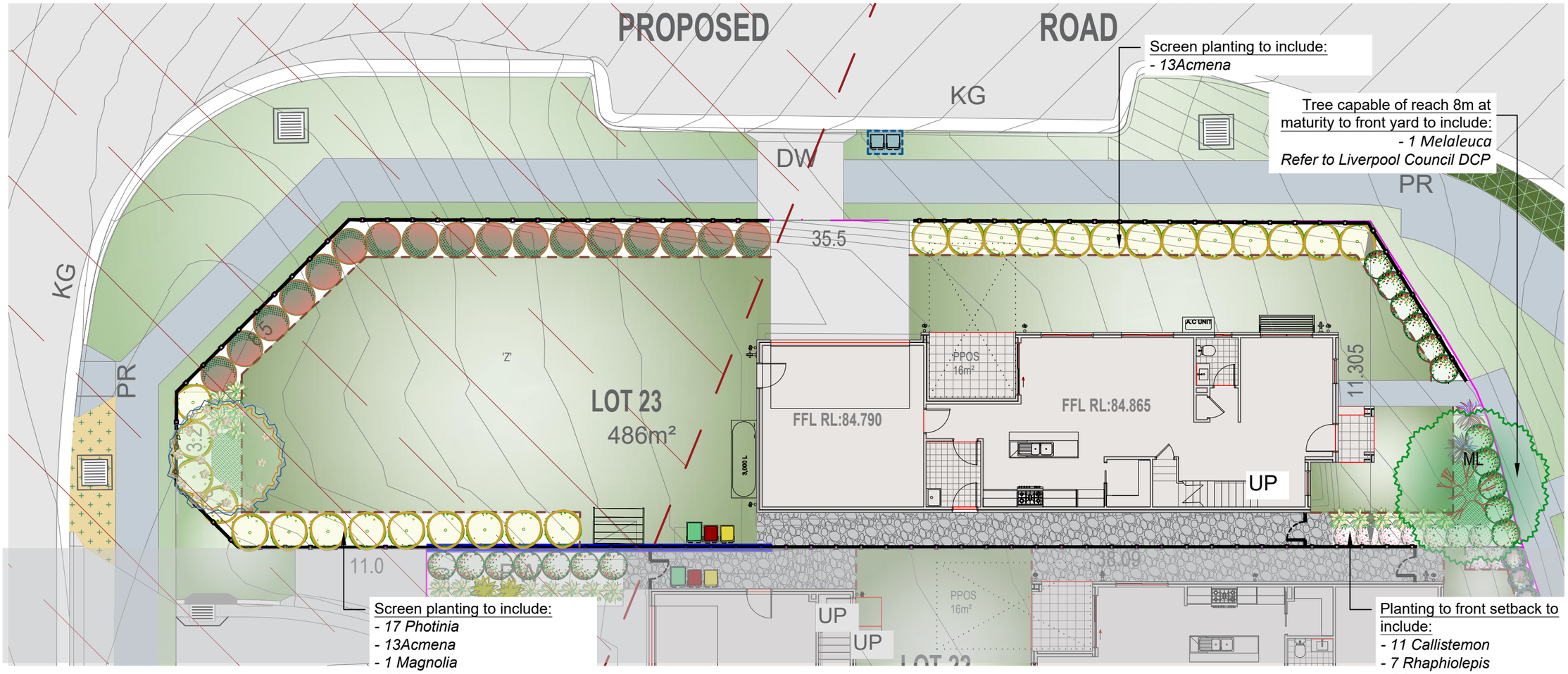
TITLE:
HARDSCAPE PLAN
(LOT 23)
PROPOSED RESIDENTIAL SUBDIVISION
280 FIFTH AVE
AUSTRAL

DWG.No: LPDA 23-235 / 33
DATE: NOV 2023
DRAWN: C.D/L.Z
CHECKED: R.F



TREES

Botanical Name: *Melaleuca linarifolia*
Common Name: Snow in Summer (Native)
Pot size: 75Lt
Mature H x S: 8m x 4-6m
Qty Required: 1

Botanical Name: *Magnolia 'Little Gem'*
Common Name: Magnolia Little Gem (Exotic)
Pot size: 45Lt
Mature H x S: 3.0m x 1.5-2m
Qty Required: 1

SHRUBS AND HEDGES

Botanical Name: *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 26

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 11

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 200mm
Mature H x S: 1.5-3m x 1.5-2.5m
Qty Required: 17

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 7

FEATURE PLANTS

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: 2

GROUNDCOVERS & GRASSES

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 **(4m2 total)**

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 11

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
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