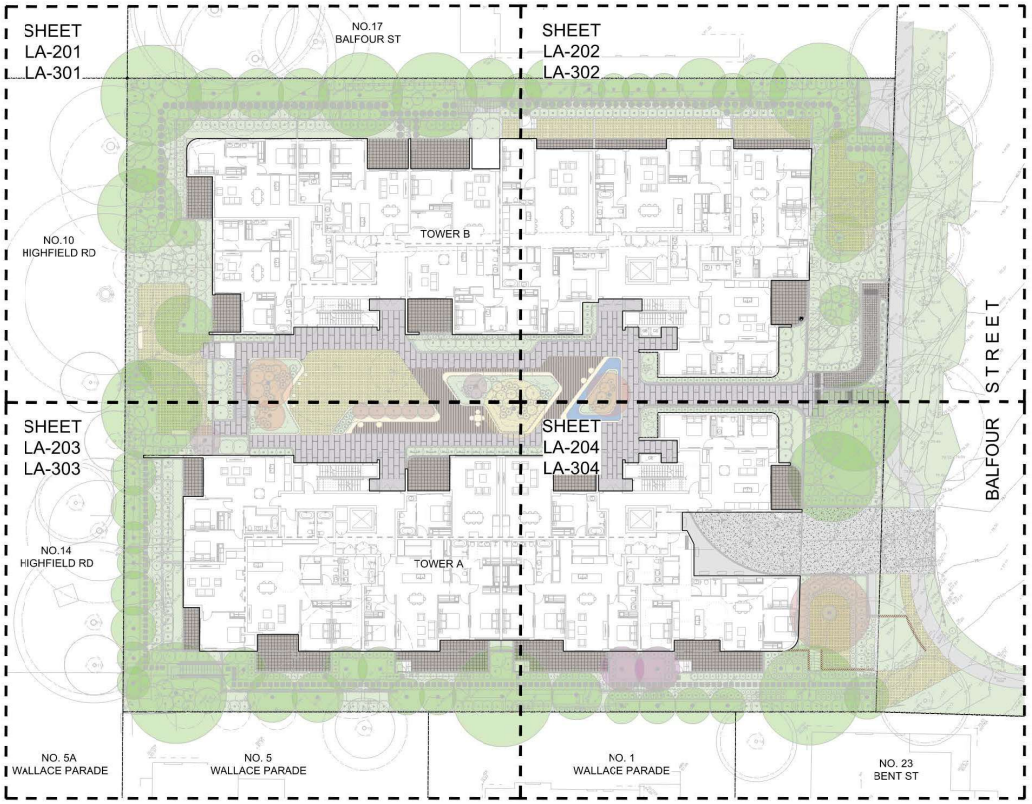
19-25 Balfour Street, Lindfield NSW 2070

LANDSCAPE DOCUMENTATION SET FOR SSDA



DRAWING LIST

LA-000	COVER SHEET & GENERAL NOTE
LA-001	LEGEND & PLANTING SCHEDULE
LA-002	LANDSCAPE AREA CALCULATION PLAN
LA-201	GENERAL ARRANGEMENT PLAN - SHEET 1
LA-202	GENERAL ARRANGEMENT PLAN - SHEET 2
LA-203	GENERAL ARRANGEMENT PLAN - SHEET 3
LA-204	GENERAL ARRANGEMENT PLAN - SHEET 4
LA-301	PLANTING PLAN - SHEET 1
LA-302	PLANTING PLAN - SHEET 2
LA-303	PLANTING PLAN - SHEET 3
LA-304	PLANTING PLAN - SHEET 4
LA-401	LANDSCAPE PLAN - LEVEL 3
LA-402	LANDSCAPE PLAN - LEVEL 4
LA-403	LANDSCAPE PLAN - LEVEL 5
LA-404	LANDSCAPE PLAN - LEVEL 6
LA-405	LANDSCAPE PLAN - LEVEL 7
LA-406	LANDSCAPE PLAN - LEVEL 8
LA-407	LANDSCAPE PLAN - LEVEL 9
LA-601	TYPICAL DETAILS
LA-700	SPECIFICATION NOTES

C

GENERAL NOTES

1. REFER TO ARCHITECT'S DRAWINGS FOR ALL INTERNAL BUILDING LAYOUT & LEVELS.
2. REFER TO ARCHITECT'S DRAWING FOR EXTERNAL DECKING, BALUSTRADES, AND LIGHTING DETAILS.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL MAJOR RETAINING WALLS, SEWER LINES, MANHOLES, DRAINAGE PITS, KERBS & GUTTER, AND VEHICULAR CROSSOVERS.
4. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PROPOSED FOOTPATHS IN THE ROAD RESERVE ALIGNMENT AND LEVELS.
5. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PAVEMENT JOINTS, PAVEMENT SUBSTRATE DETAILS
6. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SUBSOIL DRAIN DESIGN, LOCATION, AND CONNECTION.
7. THIS DOCUMENTATION SET SHALL BE READ IN CONJUNCTION WITH ARCHITECT'S, CIVIL, STORMWATER, AND STRUCTURAL ENGINEER'S DRAWINGS.
8. LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION. PROPOSED TREES TO BE LOCATED MINIMUM 6M FROM ANY EXISTING SEWER LINES, ALL UNDERGROUND SERVICES TO BE LOCATED AND PROTECTED PRIOR TO ANY EXCAVATION AND INSTALLATION OF TREES.
9. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.
10. DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.
11. CONTRACTOR TO CHECK EXISTING LEVELS ALONG SITE BOUNDARY TO CONFIRM EXTENT AND HEIGHT OF PROPOSED RETAINING WALLS. OBTAIN APPROVAL FROM SUPERINTENDENT AND PROJECT LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. THIS DRAWING SET IS TO BE PRINTED IN COLOUR.
13. HANDRAILS, SAFETY BALUSTRADES AND TGSIS (WHERE NEEDED) TO BE INSTALLED WHERE REQUIRED FOR ALL EXTERNAL RAMPS, STAIRS, ETC TO COMPLY WITH BCA AND AS 1428.1-2009.
14. QUALIFIED IRRIGATION CONSULTANT TO PROVIDE DETAILED IRRIGATION DESIGN AND DOCUMENTATION FOR APPROVAL. IRRIGATION TO BE PROVIDED TO ALL PROPOSED GARDEN BED, AND TURF AREAS.
15. DIMENSIONS ARE IN MILLIMETERS LEVELS SHOWN ARE IN METERS DO NOT SCALE ANY DRAWINGS.

IRRIGATION

TREES AND PLANTING BEDS IN FEATURE LANDSCAPE AREAS ARE TO BE IRRIGATED BY AN AUTOMATICALLY CONTROLLED DRIP IRRIGATION SYSTEM, OR APPROVED SIMILAR

THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO SUIT THE FOLLOWING:

- THE WATER REQUIREMENTS OF PLANT TYPES.
- THE INFILTRATION RATE OF THE SOIL AS WELL AS SEASONS, EXPOSURE, TOPOGRAPHY AND ANY LOCAL AUTHORITY RESTRICTIONS.
- ADJUSTMENT OR SHUT DOWN DURING AND AFTER PERIODS OF PROLONGED HEAVY RAIN

PLANTING ESTABLISHMENT AND MAINTENANCE PERIOD

THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT THE DATE OF PRACTICAL COMPLETION IS TO BE MAINTAINED FOR THE PLANTING ESTABLISHMENT PERIOD.

LANDSCAPE MAINTENANCE IS TO BE UNDERTAKEN FOR A PERIOD OF 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION DURING WHICH TIME THE CONTRACT AREAS ARE TO BE MAINTAINED AND ANY DEFECTS, WHICH BECOME APPARENT, ARE TO BE RECTIFIED. WORK IS TO INCLUDE BUT SHALL NOT BE LIMITED TO:

- WEEDING: WEEDS ARE TO BE REMOVED FROM LAWN, GARDEN BED AREAS AND PAVEMENT BY HAND OR ENVIRONMENTALLY ACCEPTABLE CHEMICAL APPLICATION.
- FERTILISING: APPROVED FERTILISER IS TO BE APPLIED IN ACCORDANCE WITH PLANT TYPE AND SEASONAL GROWTH REQUIREMENTS.
- PRUNING: PRUNING WORKS ARE TO BE CARRIED OUT TO ENHANCE PLANT VIGOUR, MAINTAIN DENSE FOLIAGE AND REMOVE SAFETY HAZARDS OR DEAD AND DAMAGED MATERIAL. MAJOR TREE PRUNING OR LOPPING IS TO BE CARRIED OUT BY A SUITABLY QUALIFIED TREE SURGEON/ARBORIST.
- STAKES AND TIES: TREE STAKES AND TIES ARE TO BE ADJUSTED AND REPLACED AS REQUIRED AND REMOVED WHEN THE PLANT HAS ACHIEVED A STABLE CONDITION.
- INSECT AND DISEASE CONTROL: PESTS AND DISEASES THAT MAY AFFECT THE PLANTS ARE TO BE CONTROLLED BY NATURAL OR APPROVED CHEMICAL METHOD.
- MOWING: AS REQUIRED DEPENDING ON SEASONAL CONDITIONS AND TURF HEIGHT.
- PLANT REPLACEMENT: FAILED, DEAD OR DAMAGED PLANTS ARE TO BE REPLACED WITH PLANTS OF THE SAME SPECIES AND SIZE.
- WASTE REMOVAL: NO WASTE IS TO BE LEFT ON SITE. WASTE IS TO BE DISPOSED AT A DESIGNATED WASTE REMOVAL SITE.
- EXISTING PLANTING AND GRASS: EXISTING GRASS AND PLANTING WITHIN THE LANDSCAPE CONTRACT AREA IS TO BE MAINTAINED IN THE SAME WAY AS NEW GRASS OR PLANTING.
- HARDWORKS: LEAVES, MULCH AND ORGANIC DEBRIS ARE TO BE REMOVED FROM PAVEMENT AND DRAINS. ANY DEFECTIVE PAVEMENTS ARE TO BE MADE GOOD.
- IRRIGATION: ALL COMPONENTS ARE TO BE CHECKED FOR PROPER OPERATION. DAMAGED COMPONENTS ARE TO BE REPAIRED OR REPLACED WITH PARTS FROM THE SAME MANUFACTURER. DIRT OR FOREIGN MATTER ARE TO BE FLUSHED FROM THE SYSTEM AND ANY BLOCKAGES CLEARED

NOTE

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Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do no; scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must bereported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building.
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
C	11/06/2026	ISSUE FOR SSDA
B	07/04/2026	ISSUE FOR SSDA
A	28/05/2025	ISSUE FOR SSDA

FOR APPROVAL
NOT FOR TENDER OR CONSTRUCTION

PROJECT:
19-25 Balfour Street, Lindfield NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
Balfour Group Pty Ltd

PROJECT CONTACT

STUDIO IZ

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Citadel Towers, Suite 906, Level 1, Tower B/799 Pacific Hwy, Chatswood NSW 2067

APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
COVER SHEET & GENERAL NOTE

SCALE	NORTH POINT
A1 NTS	

DRAWING NO.	ISSUE
LA-000	C

LEGEND

GENERAL

- SITE BOUNDARY
- LINE OF BUILDING BELOW
- LINE OF ROOF ABOVE
- 85.00 — EXISTING CONTOUR — refer to survey
- 85.00 — PROPOSED CONTOURS — for design intent only
- FALL 1:21 MAX — PROPOSED GRADING
- [85.00] — EXISTING LEVEL
- 85.00 — PROPOSED SPOT LEVEL
- TW85.00 — PROPOSED TOP OF WALL LEVEL
- 600mm — MINIMUM SOIL DEPTH

SERVICES (by others)

- WATER — refer to survey
- SEWER — refer to survey & peg out
- GAS — refer to survey
- ELECTRICITY — refer to survey
- TELECOMMUNICATION — refer to survey
- LP PP S — SIGNAGE & POLES — existing road signage, light poles, and power poles refer to public domain drawings.
- STORMWATER PIPE — refer to stormwater engineer's drawings
- STORMWATER PIT & GRATE DRAIN — refer to stormwater engineer's drawings
- CONCRETE COVER JUNCTION PIT — refer to stormwater engineer's drawings

FENCES & BARRIERS

- F1 — FENCE TYPE 1 — P.O.S fencing — refer to architect's drawing for detail heights
- F2 — FENCE TYPE 2 — Proposed 1.8m timber boundary fence
- FFa — FRONT FENCE A — sandstone wall with wrought iron panel above
- FFb — FRONT FENCE B — Wrought iron panel fence
- HR — HANDRAIL — refer to architect's specification
- BA — BALUSTRADE — Iron/Metal balustrade to comply with BCA requirement

WALLING & EDGING

- RW1 — RETAINING WALL TYPE 1 — masonry block wall with render
- RW2 — RETAINING WALL TYPE 2 — masonry block wall with sandstone cladding finish
- EW — EXISTING RETAINING WALL — to be retained & protected
- GARDEN EDGING — galvanised edging

SOFTWORKS

- T1 — EXISTING TREES — to be removed — refer to arborist's report
- T1 — EXISTING TREES — to be retained & protected — TPZ / SRZ refer to arborist's report
- T39 — EXISTING TREES — to be transplanted
- PROPOSED TREES — refer to planting plan & schedule
- PROPOSED SHRUBS — refer to planting plan & schedule
- PROPOSED GROUNDCOVERS — refer to planting plan & schedule
- GB — GARDEN BED — as detailed anc specified
- TU — PROPOSED TURF — as detailed anc specified

SURFACE & FINISHES

- CON — CONCRETE DRIVEWAY — design levels & extent by others
- P1 — PAVING TYPE 1 — unit paving at pedestrian path and ramps
- P2 — PAVING TYPE 2 — unit paving at P.O.S, refer to architect's specification
- P3 — PAVING TYPE 3 — unit paving at ELD entrance refer to architect's specification
- P4 — PAVING TYPE 4 — suspended walkway
- P5 — PAVING TYPE 5 — unit paving at rooftop
- DK — DECKING — decking at communal open space & rooftop
- ST1/ST2 — STEPPING STONES — stepping stone pavers in groundcovers
- SP — IRREGULAR FORMED STEPPING STONE
- WF — WATER FEATURE POOL — at communal open space
- TGSI — refer to architect's specification

FURNITURES & PROPRIETARY ITEMS

- T3 &SE1/SE2/SE3/SE4/SE5 — TABLE & BENCH SETS
- BBQ — BBQ FACILITY
- PG — PERGOLA

PLANTING SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	PCT SIZE	MATURE HEIGHT	SPREAD	PLANTING DENSITY	INDIGENOUS (STIF)	NATIVE	QTY
Trees									
Ac-el	*Acer palmatum 'Elegans'*	Japanese Maple	45lt	4m	3m	As Shown			1
Ac-fl	*Acacia floribunda*	Gossamer Wattle	45lt	4-8m	3-5m	As Shown	Y	Y	4
Ac-im	*Acacia implexa*	Hickory Wattle	45lt	4-10M	4-10M	As Shown	Y	Y	4
Ac-je	*Acer x freemanii 'Jeffersred'*	Autumn Blaze®	75lt	13m	10m	As Shown			1
Ac-vi	*Acer japonicum 'Vitifolium'*	Full Moon Maple	45lt	5m	5m	As Shown			1
Ac-di	*Acer palmatum 'Dissectum Viride'*	Dissected Japanese Maple	25lt	3m	3m	As Shown			1
An-co	*Angophora costata*	Sydney Red Gum	75lt	15-20m	10-15m	As Shown	Y	Y	3
Ce-gu	*Ceratopetalum gummiferum*	NSW Christmas Bush	45lt	3-6m	2-3m	As Shown	Y	Y	8
El-re	*Elaeocarpus reticulatus*	Blueberry Ash	75lt	12m	5m	As Shown	Y	Y	14
Eu-sa	*Eucalyptus saligna*	Sydney blue gum	75lt	10-40m	10m	As Shown	Y	Y	2
Go-ax	*Gordonia axillaris*	Fried Egg Plant	45lt	2-4m	2-4m	As Shown			1
Ho-po	*Homalanthus populifolius*	Bleeding Heart	45lt	5-10m	5-8m	As Shown	Y	Y	1
La-di	*Lagerstroemia 'Diamonds in the Dark'*	Crepe Myrtle	75lt	3m	2.5m	As shown			5
La-na	*Lagerstroemia 'Natchez'*	Crepe Myrtle	75lt	6m	4m	As Shown			1
La-yu	*Lagerstroemia 'Yuma'*	Crepe Myrtle	75lt	4m	3m	As Shown			2
Ma-ca	*Magnolia x soulangeana 'Cameo'*	Cameo Magnolia	45lt	3m	3m	As Shown			2
Pr-oa	*Prunus cerasifera 'Oakville Crimson Spire'*	Ornamental Plum Tree	45lt	6m	2m	As Shown			2
Sy-gl	*Syncarpia glomulifera*	Turpentine	100lt	25m	5-15m	As Shown			7
Tr-la	*Tristaniopsis laurina*	Water Gum	45lt	15m	6m	As Shown			8
Shrubs									
Ac-al	*Acmena smithii 'Allyn Magic'*	Lilly Pilly	200mm	0.5m	0.5m	0.4m centres	Y*	Y	78
Ac-fo	*Acmena smithii 'Forest Flame'*	Lilly Pilly	200mm	1-2m	0.6-1m	0.5m centres	Y*	Y	9
Ac-sm	*Acmena smithii*	Lilly Pilly	200mm	3m	2m	0.8m centres	Y	Y	43
Az-ki	*Azalea 'Kirin'*	Azalea Kirin	300mm	1m	0.8m	0.7m centres			4
Br-la	*Brunfelsia Latifolia*	Yesterday Today Tomorrow	300mm	1m	1m	2/m2			4
Br-ob	*Breynia oblongifolia*	Coffee Bush	300mm	1-3m	1.5-2.5m	1.5m centres	Y	Y	12
Bu-ja	*Buxus microphylla var japonica*	Japanese Box	300mm	1m	0.7m	0.6m centres			34
Ca-sa	*Camellia sasanqua*	Camellia	200mm	3m	2m	1m centres			38
Ca-si	*Callistemon viminalis 'Slim'*	Slim™ Callistemon	200mm	2-3m	1.3m	0.8m centres		Y	22
Da-pe	*Daphne odora bholua 'Perfume Princess'*	Winter Daphne	300mm	1-2m	0.6-1m	0.8m centres			28
Do-ex	*Doryanthes excelsa*	Gymea Lily	200mm	0.9-1.2m	0.6-0.9m	1/m2			11
Do-gr	*Dodonaea viscosa 'Mr Green Sheen'*	Dodonaea Mr Green Sheen	200mm	2m	1.5m	1m centres			33
Do-pu	*Dodonaea viscosa 'Purpurea'*	Purple Hop Bush	200mm	2.5m	1.5m	1.2m centres		Y	93
Es-pi	*Escallonia 'Pink Elle'*	Pink Elle Escallonia	300mm	2.5m	2.5m	1m centres			15
Ga-fl	*Gardenia augusta 'Florida'*	Gardenia	300mm	0.6-1m	0.6-1m	0.5m centres			3
Hy-am	*Hydrangea macrophylla 'Amethyst'*	Hydrangeas Amethyst	300mm	1m	1m	0.8m centres			12
Hy-wh	*Hydrangea macrophylla 'White ball'*	Hydrangea White Ball	300mm	1.5m	1.5m	As Shown			2
In-au	*Indigofera australiac*	Australian Indigo	300mm	2m	2m	As Shown	Y	Y	8
Ku-am	*Kunzea ambigua*	Tick Bush	300mm	2.5m	2.5m	0.6m centres	Y	Y	10
Le-ju	*Leucopogon juniperinus*	Prickly Leucopogon	300mm	0.5-1.5m	1m	As Shown	Y	Y	13
Mi-fi	*Michelia figo*	Port Wine Magnolia	300mm	3-5m	1.5m	1m centres			10
Oz-di	*Ozothamnus diosmifolius*	Rice Flower	300mm	1.5-2m	1-1.2m	0.5m centres	Y	Y	29
Ph-re	*Photinia glabra 'Red Robin'*	Photinia	300mm	1.5m	1.5m	1.5m centres			42
Ph-th	*Photinia x fraseri 'Thin Red™' NF01*	Photinia	300mm	Pruned to 2m	Pruned to 0.5m	0.5m centres			40
Pi-si	*Pittosporum tenuifolium 'Silver Sheen'*	Pittosporum Silver Sheer	300mm	pruned to 2m	pruned to 1m	As shown			67
Pi-un	*Pittosporum undulatum*	Sweet Pittosporum	300mm	pruned to 2m	pruned to 2m	As shown	Y	Y	46
Po-sa	*Polyscias sambucifolia*	Elderberry Panax	300mm	2-6m	2.3m	As shown	Y	Y	17
Rh-in	*Rhaphiolepis indica 'Springtime'*	Indian Hawthorn	300mm	1.5m	1.5m	1m centres			10
Sy-ba	*Syzygium australe 'Baby Boomer'*	Lilly Pilly	200mm	1-2m	1-1.5m	0.8m centres	Y*	Y	34
Sy-re	*Syzygium australe 'Resilience'*	Lilly Pilly	300mm	4-5m	2.3m	2m centres	Y*	Y	112
We-se	*Westringia glabra 'Sea Mist'*	Native Rosemary	300mm	1-2m	1-2m	0.8m centres	Y*	Y	16
Groundcovers & Grasses									
Bl-ca	*Blechnum cartilagineum*	Gristle Fern	140mm	1-2m	1-2m	2/m2	Y	Y	293
Cl-mi	*Clivia miniata*	Kaffir Lily	140mm	0.5m	0.5m	6/m2			10
Di-ca	*Dianella caerulea*	Blue Flax Lily	140mm	0.5-1m	0.5-2m	4/m2	Y	Y	411
Di-cl	*Dianella species 'Clarity Blue'*	Clarity Blue Dianella	140mm	0.55m	0.45m	5/m2		Y	95
Di-em	*Dianella tasmanica 'Emerald Arch'*	Flax Lily	140mm	0.55m	0.5m	6/m2	Y*	Y	190
Di-fa	*Dichondra repens 'Emerald Falls'*	Kidney Weed	tube	0.2m	1m	6/m2	Y*	Y	60
Di-je	*Dianella caerulea 'Little Jess'*	Dianella Little Jess	140mm	0.4m	0.4m	4/m2	Y*	Y	180
Di-re	*Dichondra repens*	Kidney Weed	140mm	0.2m	1.5m	6/m2	Y	Y	560
Di-ta	*Dianella tasmanica 'Tas Red'*	Dianella Tas Red	140mm	0.6m	0.65m	6/m2	Y*	Y	256
Hi-sc	*Hibbertia scandens 'HBS01' PBR*	Groundswell Hibbertia	140mm	0.5m	1m	2/m2			20
He-sp	*Heuchera spp.*	Coral Bells	140mm	0.4-0.6m	0.4-0.6m	5/m2			71
Li-am	*Liriope muscari 'Amethyst'*	Turf Lily	140mm	0.4m	0.4m	6/m2			38
Li-wh	*Liriope muscari 'Monroe White'*	Turf Lily	140mm	0.4m	0.4m	6/m2			68
Lo-cy	*Lomandra cylindrica*	long-Leaf Mat-rush	140mm	0.5-0.8m	0.5-0.8m	4/m2	Y	Y	110
Lo-lo	*Lomandra longifolia*	Lomandra	140mm	0.5-0.85m	0.65m	5/m2	Y	Y	322
Ph-xa	*Philodendron 'Xanadu'*	Philodendron Xanadu	140mm	0.75m	0.8m	0.6m centres			87
Pl-mo	*Plectranthus hybrida 'Mona Lavender PBR'*	Mona Lavender	140mm	0.6-1m	0.6-1m	3/m2			55
Tr-ja	*Trachelospermum jasminoides*	Star Jasmine	140mm	0.4m	2m	3/m2			29
Vi-he	*Viola hederacea*	Native Violet	tube	0.1-0.2m	1m	4/m2	Y	Y	92
Rooftop Planting									
Trees									
Ol-to	*Olea europaea 'Tolleys Upright'*	Olive	45lt	4-10m	2-4m	1.8m centres			4
Pl-ru	*Plumeria rubra*	Frangipani	75lt	6m	4m	As Shown			2
Shrubs									
Ag-at	*Agave attenuata*	Century Plant	300mm	1m	0.5m	As Shown			19
Co-al	*Correa alba*	White Correa	300mm	1.5m	1m	1m centres			67
Cr-bl	*Crassula arborescens 'Bluebird'*	Silver Dollar Jade	200mm	1m	1m	1/m2			32
Cr-ov	*Crassula ovata*	Jade Plant	300mm	2m	1m	2m centres			28
Cr-sa	*Crowea saligna*	Willow Leaf Crowea	300mm	0.8m	0.8m	1m centres	Y	Y	11
He-it	*Helichrysum italicum*	Curry Plant	300mm	0.6-0.9m	0.5m	0.6m centres			5
Rh-co	*Rhaphiolepis indica 'Cosmic Pink'*	Indian Hawthorn	300mm	0.5m	0.5m	0.5m centres			56
Rh-sp	*Rhaphiolepis indica 'Springtime'*	Indian Hawthorn	300mm	1.5m	1.5m	1m centres			58
Rh-wh	*Rhaphiolepis indica 'Cosmic White'*	Indian Hawthorn	300mm	2m	1.5m	1m centres			58
Sa-tr	*Sansevieria trifasciata*	Mother-in-law's Tongue	200mm	1m	0.5m	4/m2			20
Sa-wh	*Salvia leucantha 'Velour White'*	Velour White Salvia	300mm	1m	1m	1m centres			20
St-re	*Strelitzia reginae*	Bird of paradise	300mm	1.2m	1.2m	0.6m centres			16
We-au	*Westringia 'Aussie Box'*	Aussie Box	300mm	0.8m	0.8m	0.6m centres	Y*	Y	76
We-bl	*Westringia 'Blue Gem'*	Blue Gem	300mm	1.5m	0.8m-1.3m	1m centres	Y*	Y	53
We-sm	*Westringia fruticosa 'Smokey'*	Coastal Rosemary	300mm	1-2m	1.5m	1m centres	Y*	Y	9
Groundcovers									
Al-ba	*Aloe hybrid 'Baby Yellow'*	Aloe Baby Yellow	140mm	0.3-0.4m	0.3-0.4m	4/m2			10
Ca-co	*Casuarina glauca 'Cousin It'*	Sheoak	140mm	0.1-0.2m	1.2m	6/m2	Y*	Y	122
Ca-gl	*Carpobrotus glaucescens*	Pig Face	140mm	0.1-0.3m	2m	3/m2	Y	Y	61
Di-si	*Dichondra 'Silver Falls'*	Kidney Weed	140mm	0.2m	1m	6/m2			30
Di-ta	*Dianella tasmanica 'Tasred'*	Tasred Dianella	200mm	0.3-0.4m	0.3-0.4m	4/m2	Y*	Y	46
Fe-el	*Festuca glauca ' Elijah Blue'*	Blue Fescue	140mm	0.3m	0.2m	12/m2			10
La-av	*Lavandula stoechas 'Avonview'*	Lavender Avonview	200mm	0.8m-1m	0.6-1m	4/m2			49
Li-em	*Liriope muscari 'Emerald Cascade'*	Lilly Turf	140mm	0.3m	0.2m	6/m2			28
Lo-li	*Lomandra 'Lime Tuff'*	Lomandra Lime Tuff	140mm	0.4m	0.4m	6/m2	Y*	Y	15
Lo-ny	*Lomandra longifolia 'Nylla'*	Lomandra Nyalla	140mm	0.9m	0.9m	2/m1	Y*	Y	146
My-pa	*Myoporum parvifolium*	Myoporum Parvifolium	140mm	0.3m	1.3m	2/m2	Y	Y	48
My-ya	*Myoporum parvifolium 'Yareena'*	Yareena	140mm	0.1m	1.2m	3/m2	Y*	Y	35
Sa-ch	*Santolina chamaecyparissus*	Lavender Cotton	140mm	0.4m	0.6m	4/m2			68
Se-ma	*Senecio mandraliscae*	Blue Chalksticks	140mm	0.15m	1m	4/m2			55

Note:
STIF indicates species indigenous to the Sydney Turpentine Ironbark Forest community, which formerly occurred within the biodiversity zone of the site.
* indigenous species cultivar
80% of the species selected for the proposed landscaping plan are representative of PCT 3262, STIF
Final quantity of shrubs & groundcovers to be confirmed during CC stage.

C

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C	11/06/2026	ISSUE FOR SSDA
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FOR APPROVAL
NOT FOR TENDER OR CONSTRUCTION

PROJECT:
19-25 Balfour Street, Lindfield
NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
Balfour Group Pty Ltd

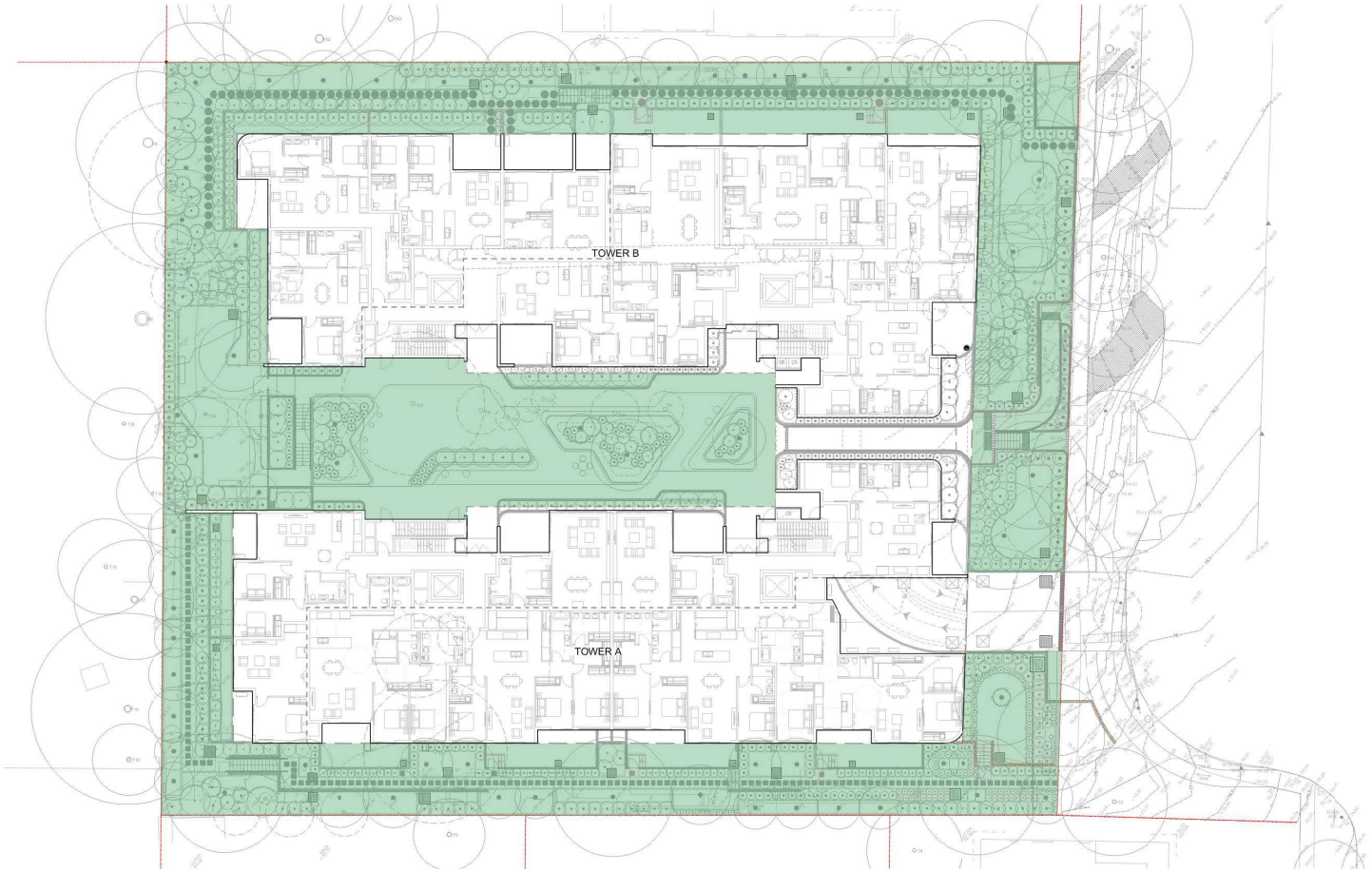
PROJECT CONTACT

STUDIO IZ
STUDIO IZ PTY LTD ABN: 21 611 333 521
TEL: +61 02 8004 6946 EMAIL: info@studioiz.com.au
Citadel Towers, Suite 906, Level 1, Tower B/799 Pacific Hwy, Chatswood NSW 2067

APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
LEGEND & PLANTING SCHEDULE

SCALE	NORTH POINT
A1 AS SHOWN	
DRAWING NO.	ISSUE
LA-001	C



LANDSCAPE AREA

Landscape Area: 2132.69m²
Landscape Area Percentage: 44.70%
Landscape Area Percentage Requirement: min.30%

Note:
Landscape Area Calculation as per the Housing SEPP, as follows:

(a) landscape area means the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.

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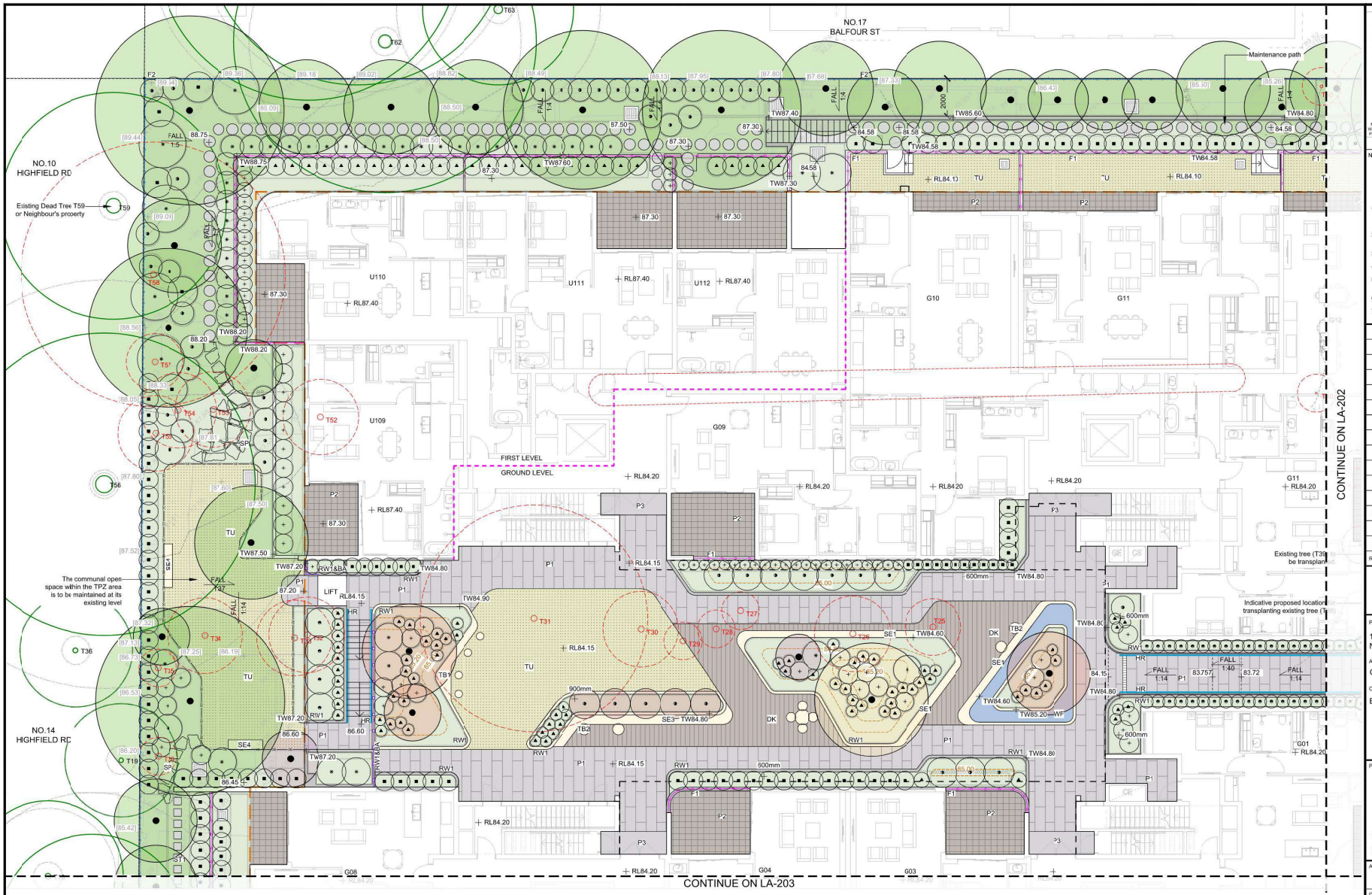
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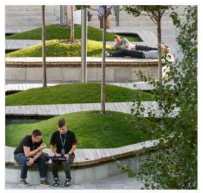
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LANDSCAPE AREA
CALCULATION PLAN

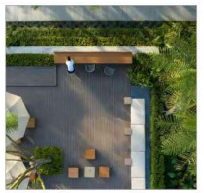
SCALE	NORTH POINT
A1 AS SHOWN	
DRAWING NO.	ISSUE
LA-002	C

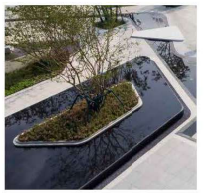


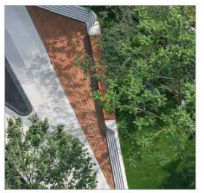

SE1


SE4 - Sandstone seating

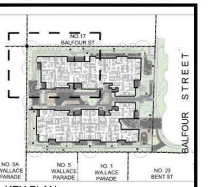

Mounds garden bed


TB1&TB2


WF


P1&DK


SP - Sandstone pavers



KEY PLAN

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PROJECT:
19-25 Balfour Street, Lindfield
NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
Balfour Group Pty Ltd

PROJECT CONTACT

STUDIO IZ

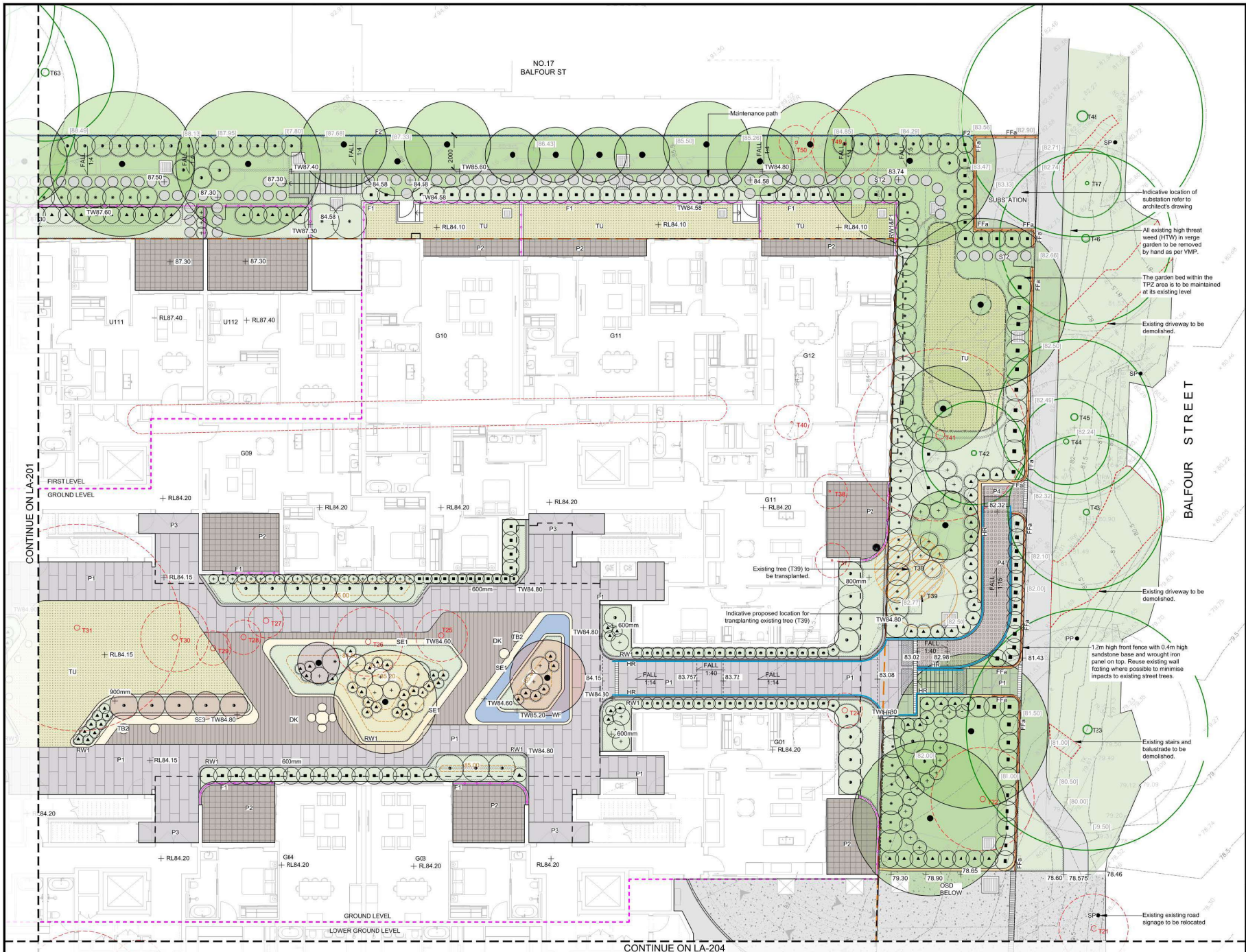
STUDIO IZ PTY LTD ABN: 21 611 333 521
TEL: +61 02 8004 6946 EMAIL: info@studioiz.com.au
Citadel Towers, Suite 906, Level 1, Tower B/799 Pacific Hwy,
Chatswood NSW 2067

APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - SHEET 1

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-201	C





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NSW 2070

ARCHITECT:
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CLIENT:
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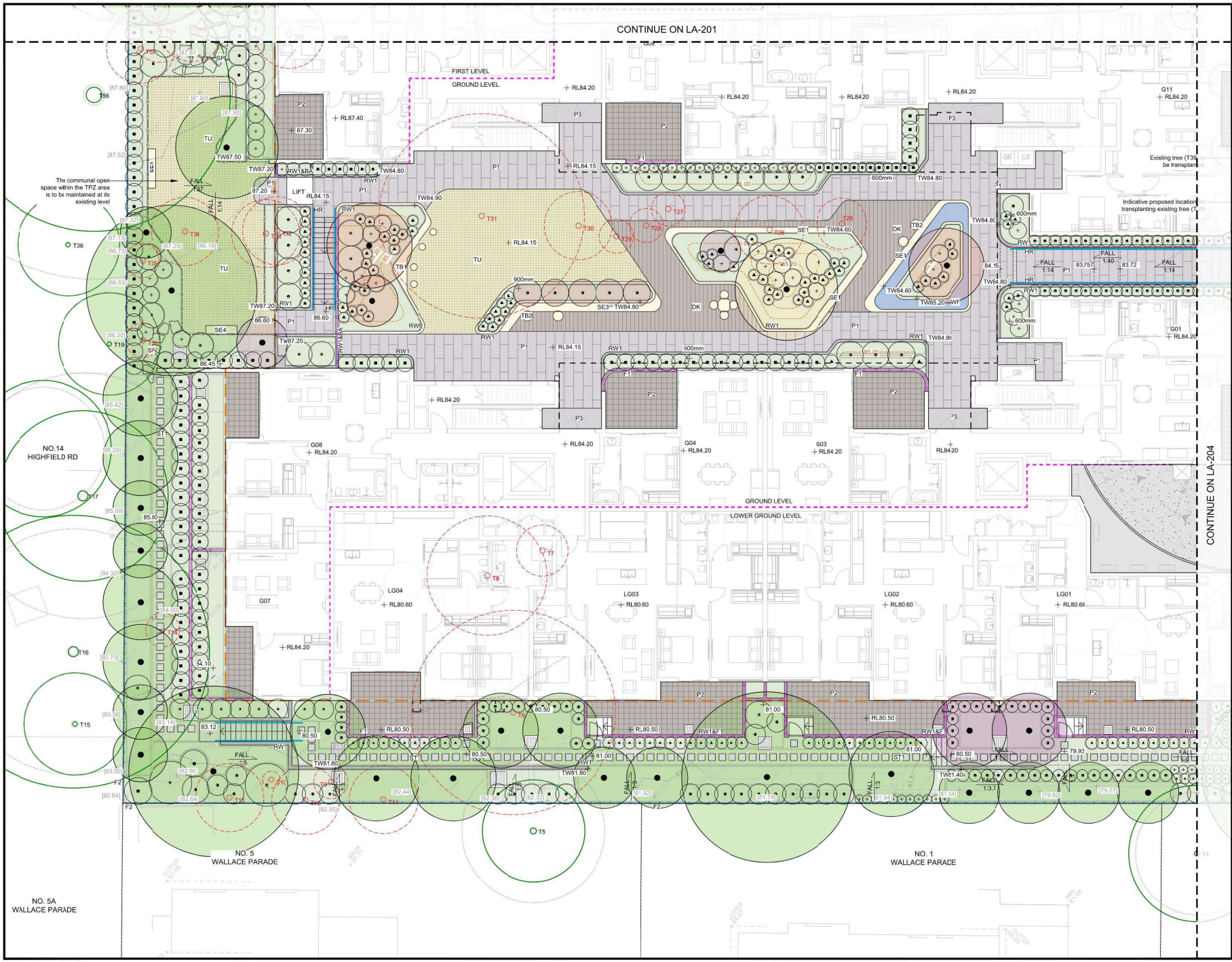
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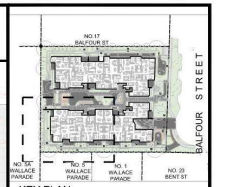
APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - SHEET 2

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-202	C





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PROJECT:
19-25 Balfour Street, Lindfield NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
Balfour Group Pty Ltd

PROJECT CONTACT

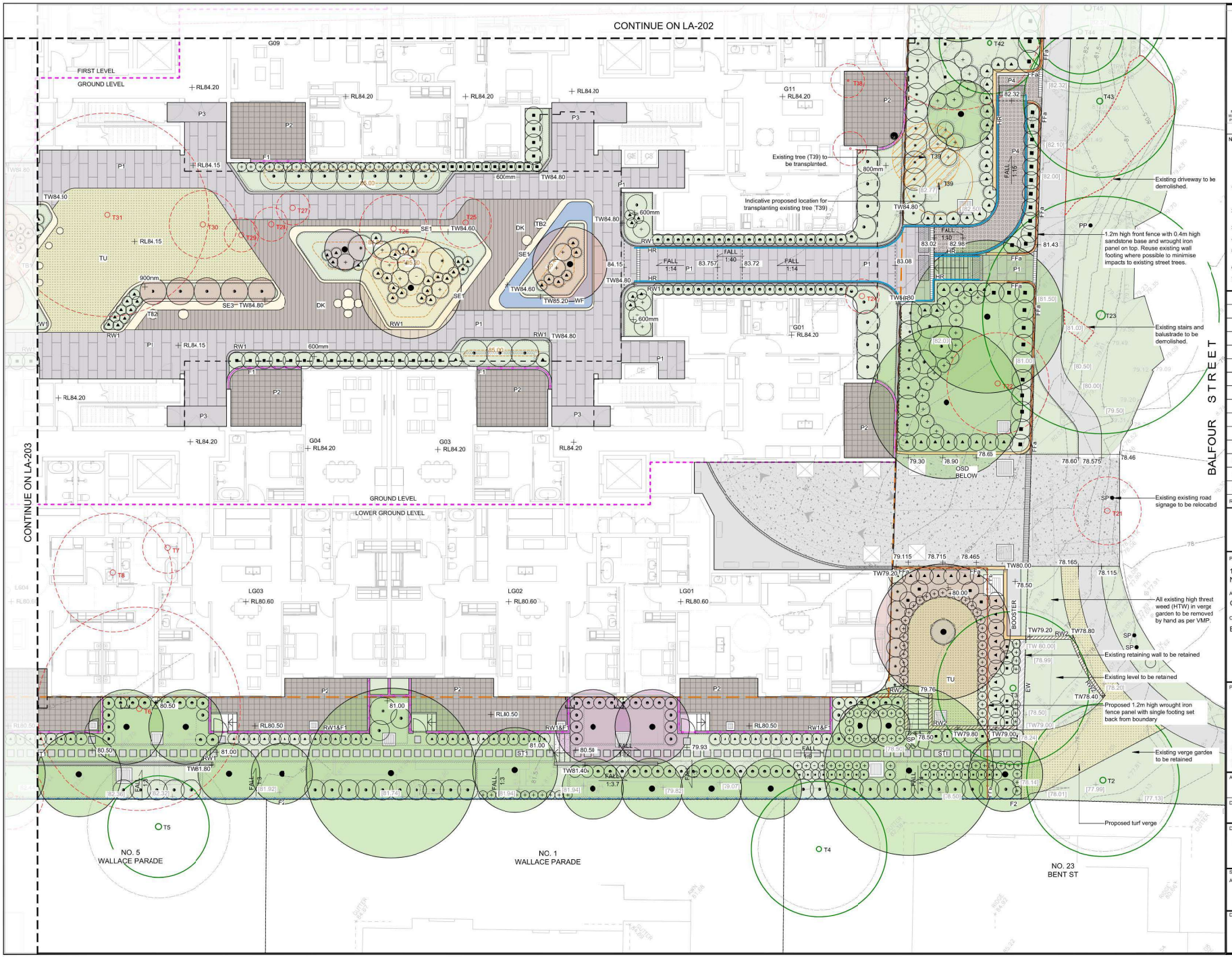
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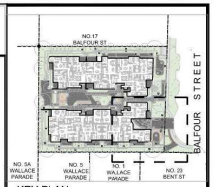
APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - SHEET 3

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-203	C





KEY PLAN

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NOT FOR TENDER ORCONSTRUCTION

PROJECT:
19-25 Balfour Street, Lindfield NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
Balfour Group Pty Ltd

PROJECT CONTACT

STUDIO IZ

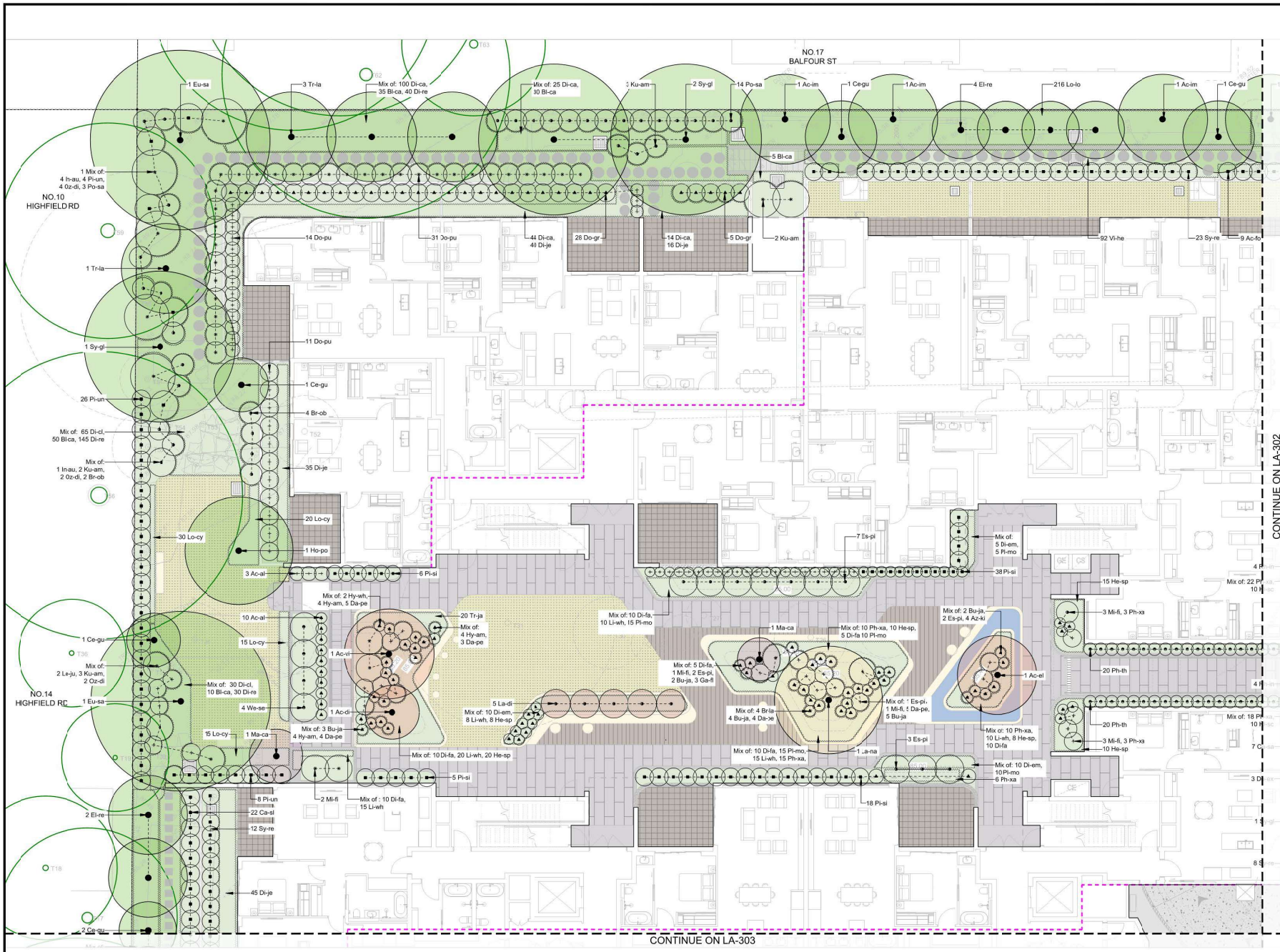
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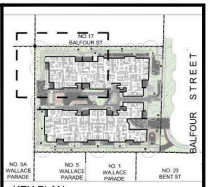
APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - SHEET 4

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-204	C





KEY PLAN

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ARCHITECT:
GILES TRIBE

CLIENT:
Balfour Group Pty Ltd

PROJECT CONTACT

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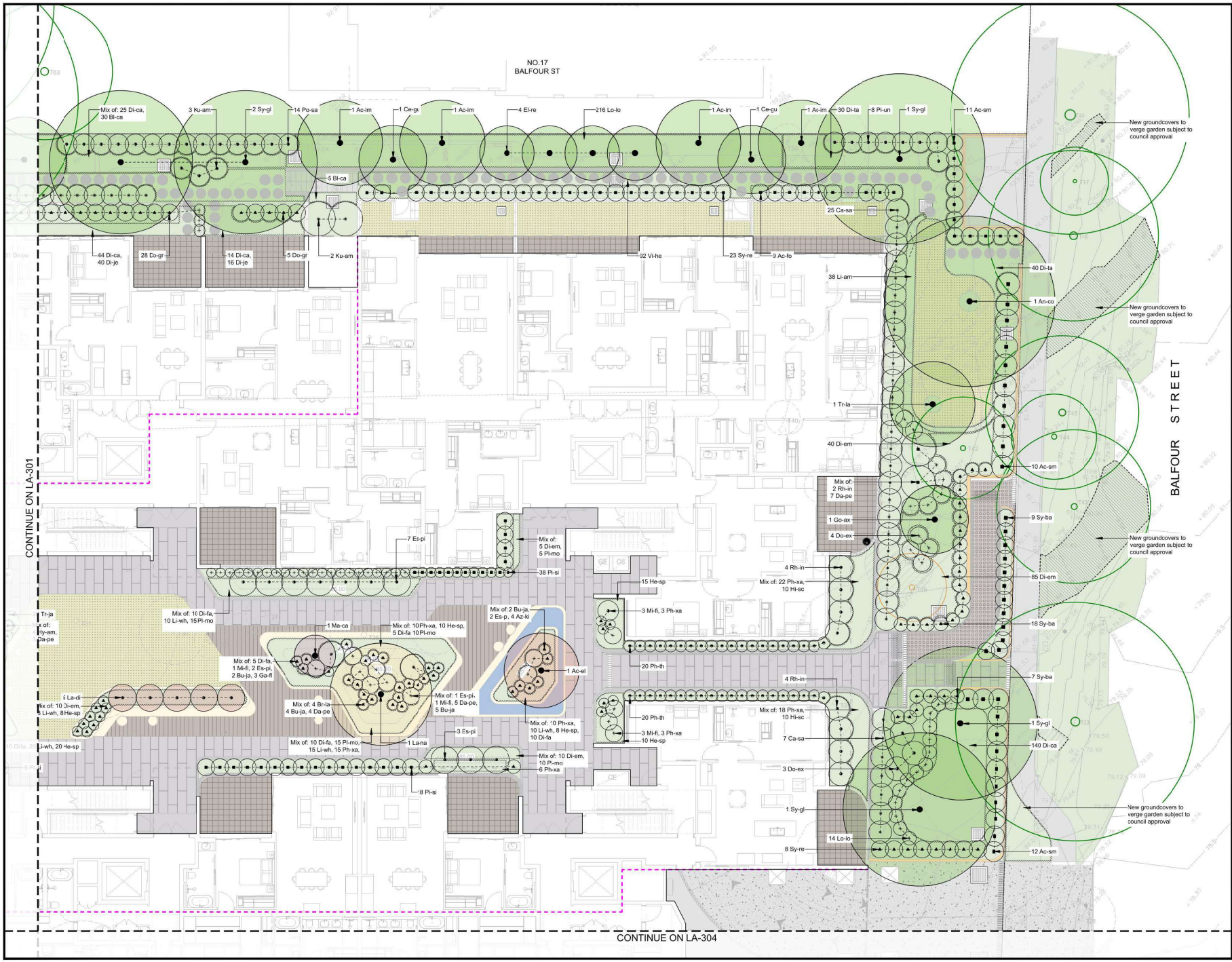
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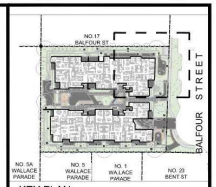
APPROVED	DRAWN
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DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
PLANTING PLAN - SHEET 1

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-301	C





KEY PLAN

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ARCHITECT:
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CLIENT:
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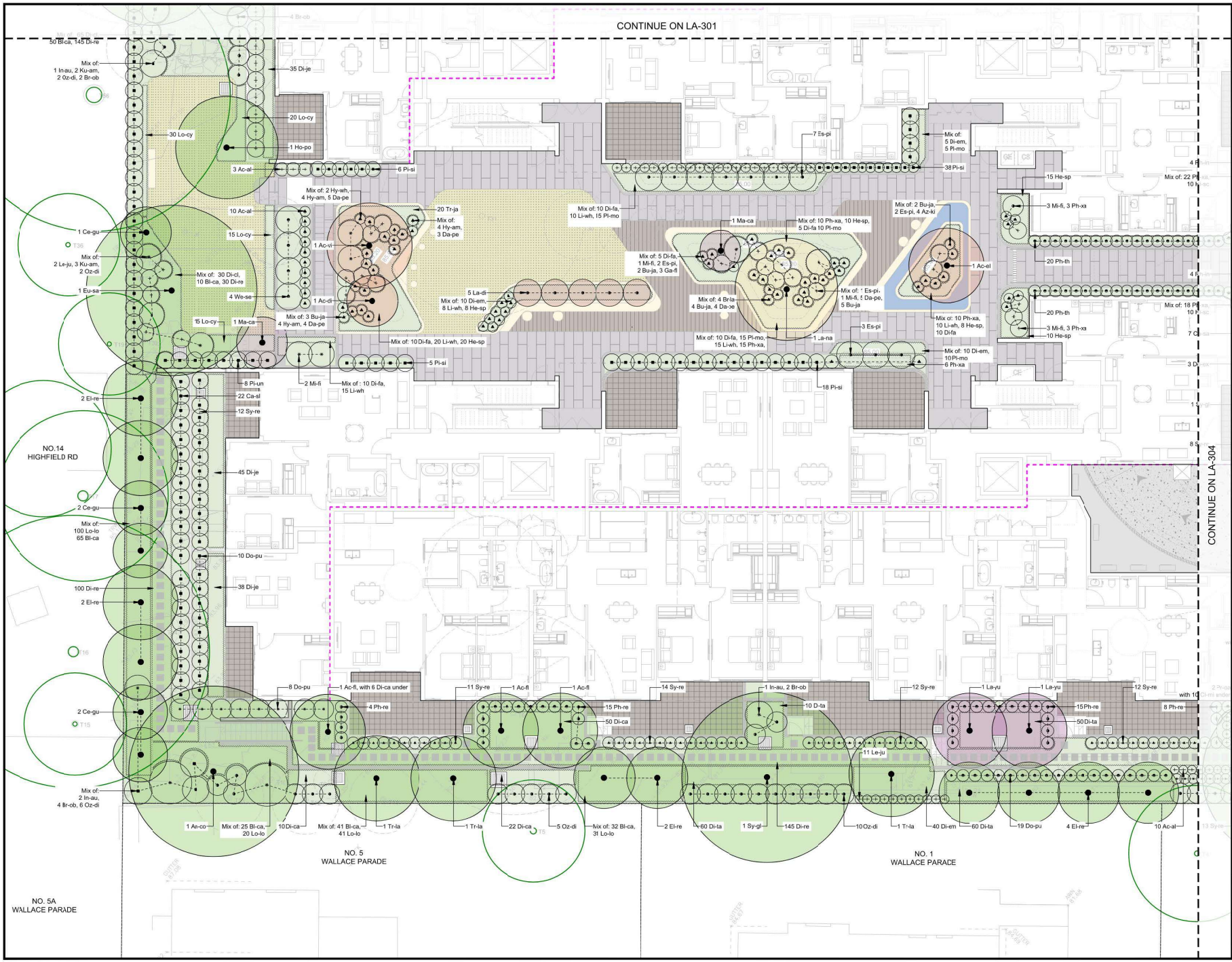
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KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
PLANTING PLAN - SHEET 2

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-302	C



KEY PLAN

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PROJECT:
19-25 Balfour Street, Lindfield
NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
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PROJECT CONTACT

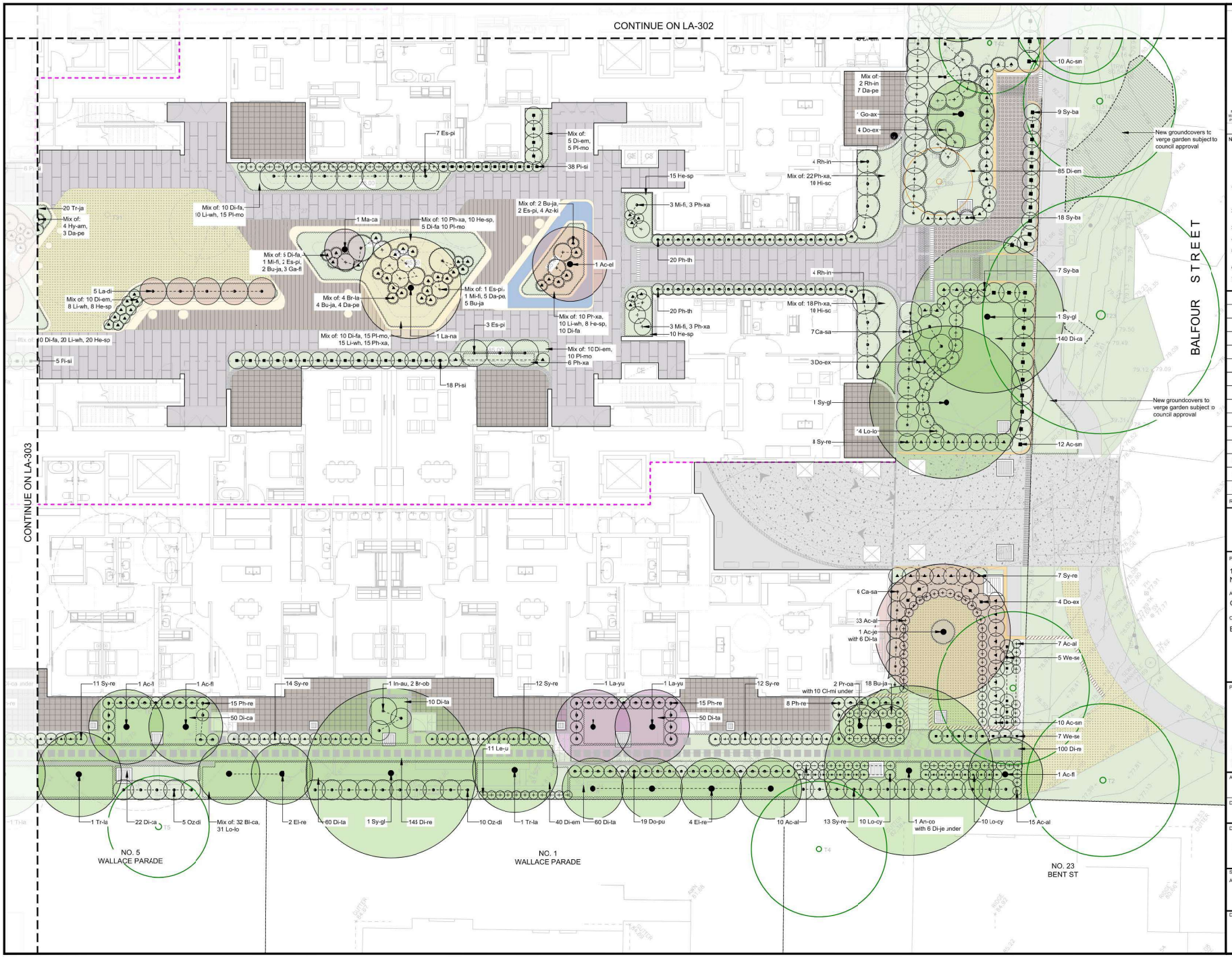
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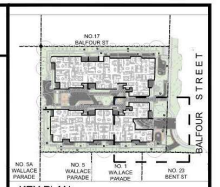
APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
PLANTING PLAN - SHEET 3

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-303	C





KEY PLAN

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Balfour Group Pty Ltd

PROJECT CONTACT

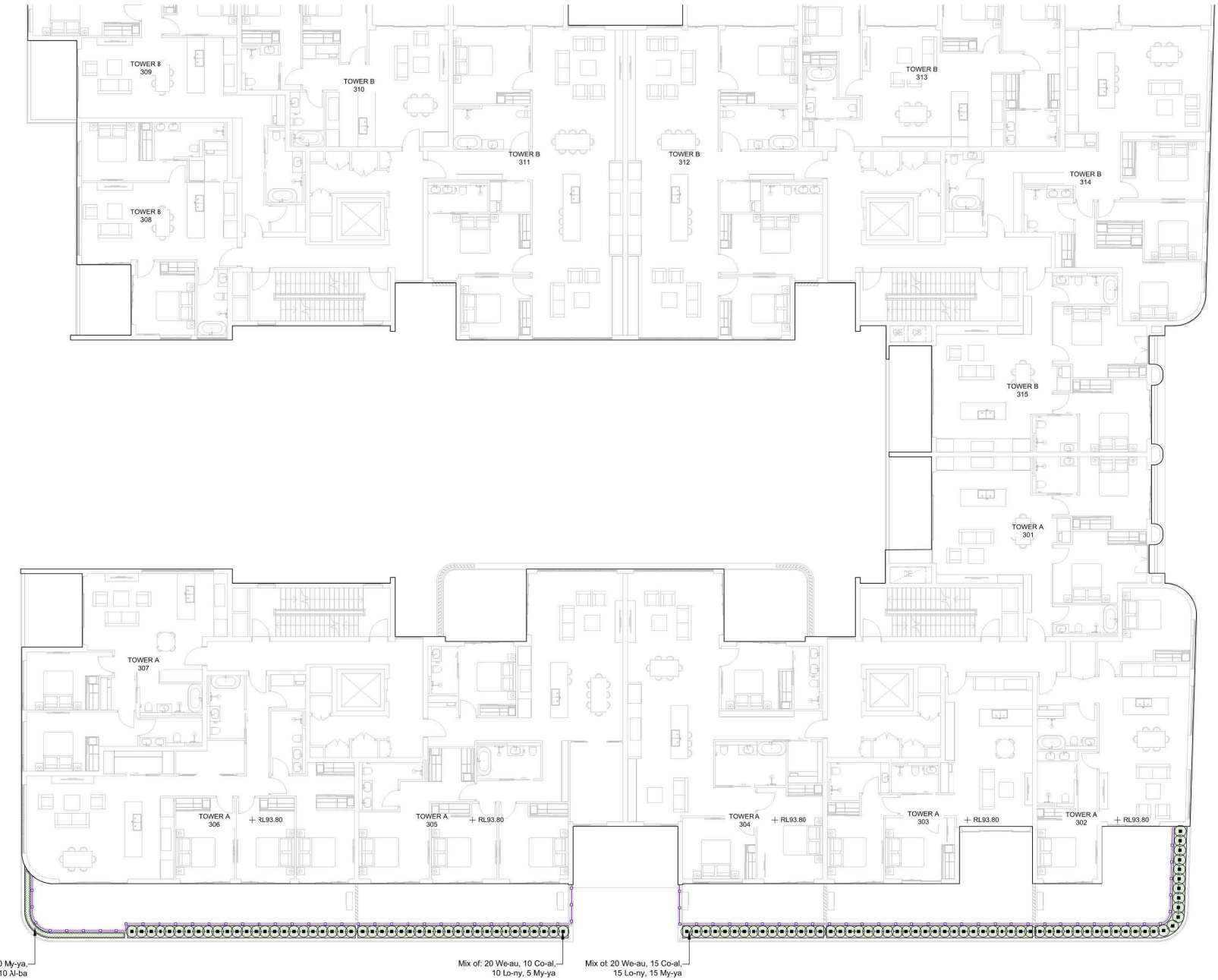
STUDIO IZ
STUDIO IZ PTY LTD ABN: 21 611 333 521
TEL: +61 02 8004 6946 EMAIL: info@studioiz.com.au
Citadel Towers, Suite 906, Level 1, Tower B/799 Pacific Hwy, Chatswood NSW 2067

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KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
PLANTING PLAN - SHEET 4

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-304	C



LANDSCAPE PLAN - LEVEL 3

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7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

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A	28/05/2025	ISSUE FOR SSDA

FOR APPROVAL
NOT FOR TENDER ORCONSTRUCTION

PROJECT:
19-25 Balfour Street, Lindfield
NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
Balfour Group Pty Ltd

PROJECT CONTACT

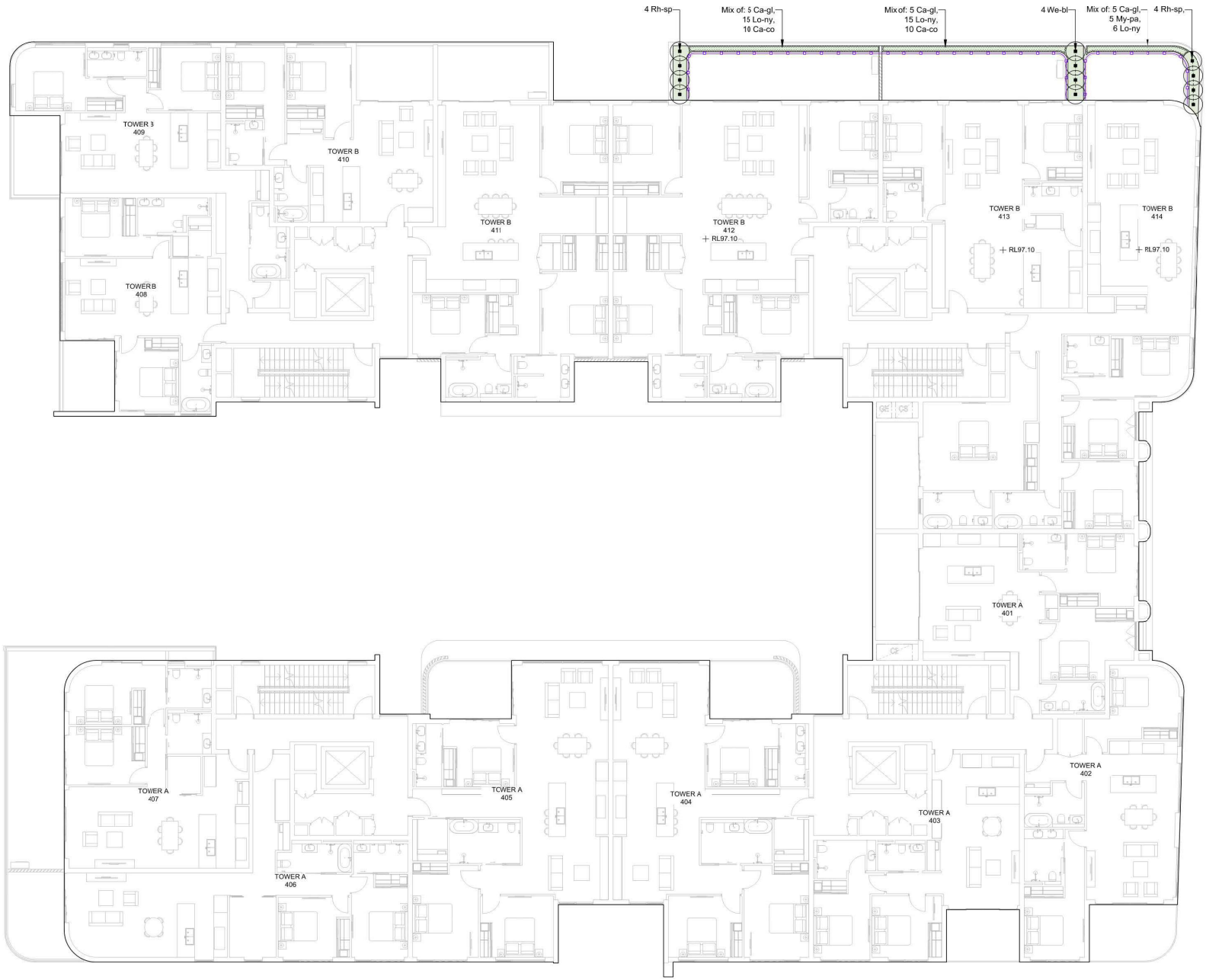
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Apr. 2025	LA250312

DRAWING TITLE
LANDSCAPE PLAN
LEVEL 3

SCALE	NORTH POINT
A1 1:100	
DRAWING NO.	ISSUE
LA-401	C



LANDSCAPE PLAN - LEVEL 4

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NSW 2070

ARCHITECT:
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CLIENT:
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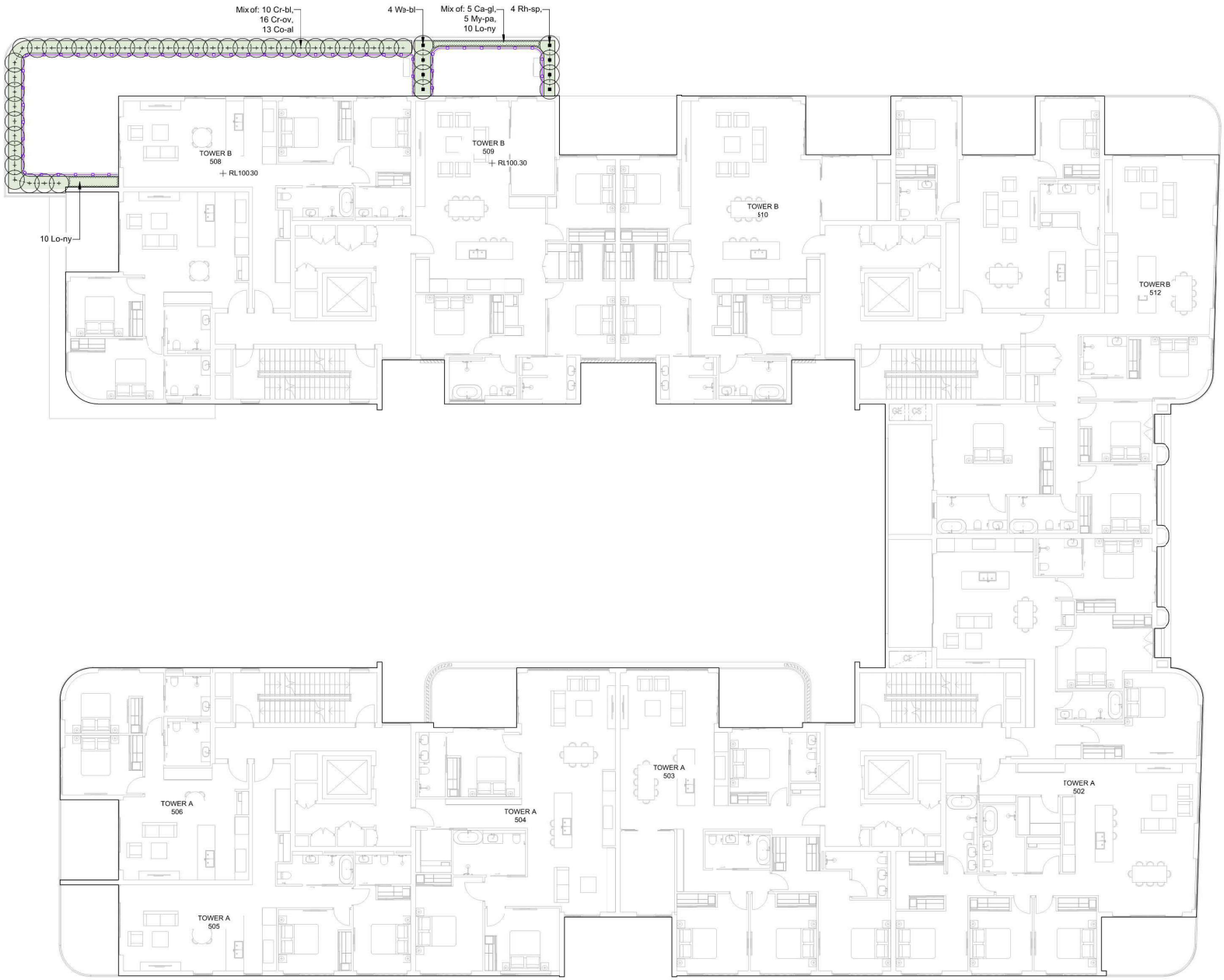
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DRAWING TITLE
LANDSCAPE PLAN
LEVEL 4

SCALE	NORTH POINT
A1 1:100	
DRAWING NO.	ISSUE
LA-402	C



LANDSCAPE PLAN - LEVEL 5

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ARCHITECT:
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CLIENT:
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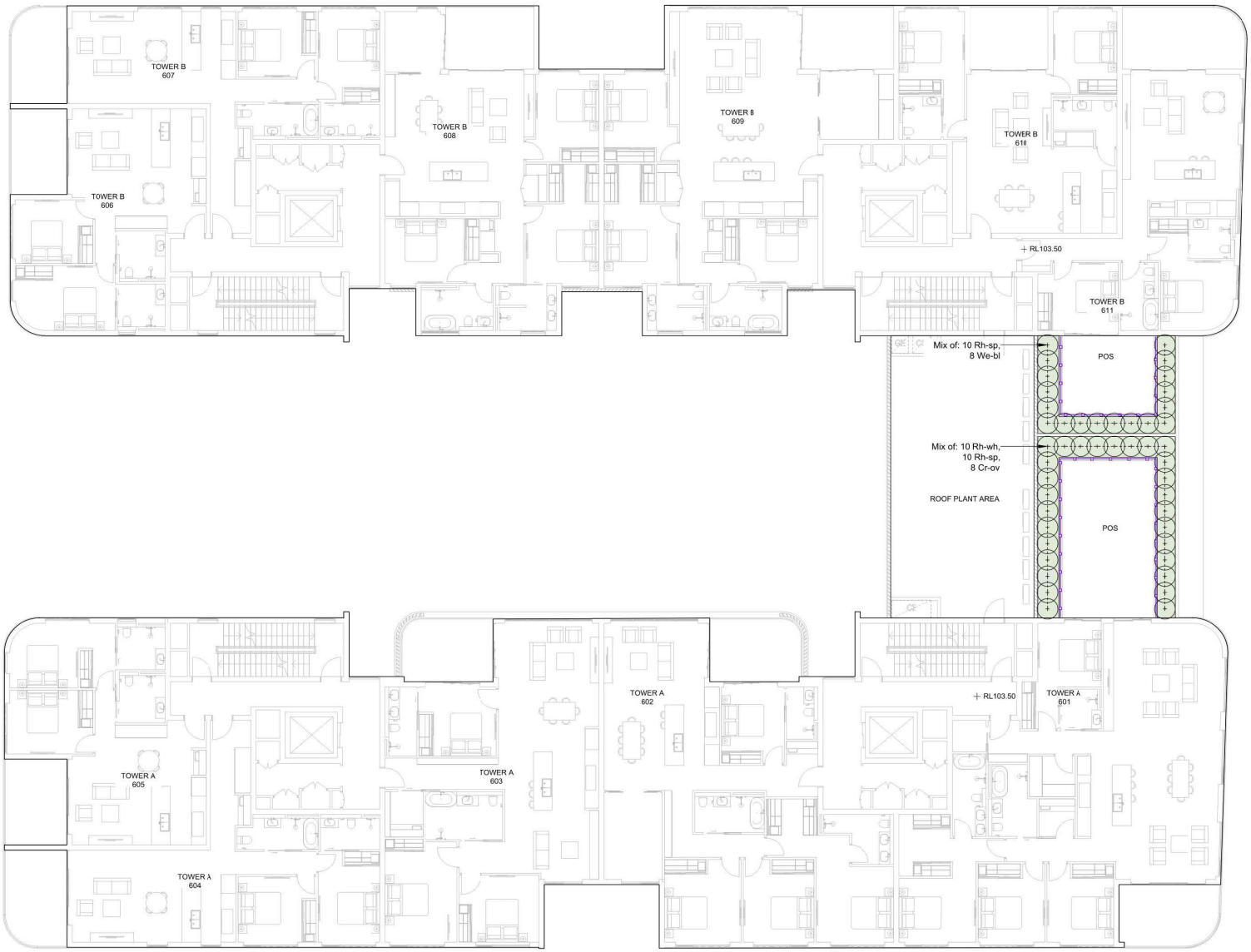
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Apr. 2025	LA250312

DRAWING TITLE
LANDSCAPE PLAN
LEVEL 5

SCALE	NORTH POINT
A1 1:100	
DRAWING NO.	ISSUE
LA-403	C



LANDSCAPE PLAN - LEVEL 6

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NSW 2070

ARCHITECT:
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CLIENT:
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DRAWING TITLE
LANDSCAPE PLAN
LEVEL 6

SCALE	NORTH POINT
A1 1:100	
DRAWING NO.	ISSUE
LA-404	C



LANDSCAPE PLAN - LEVEL 7

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NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
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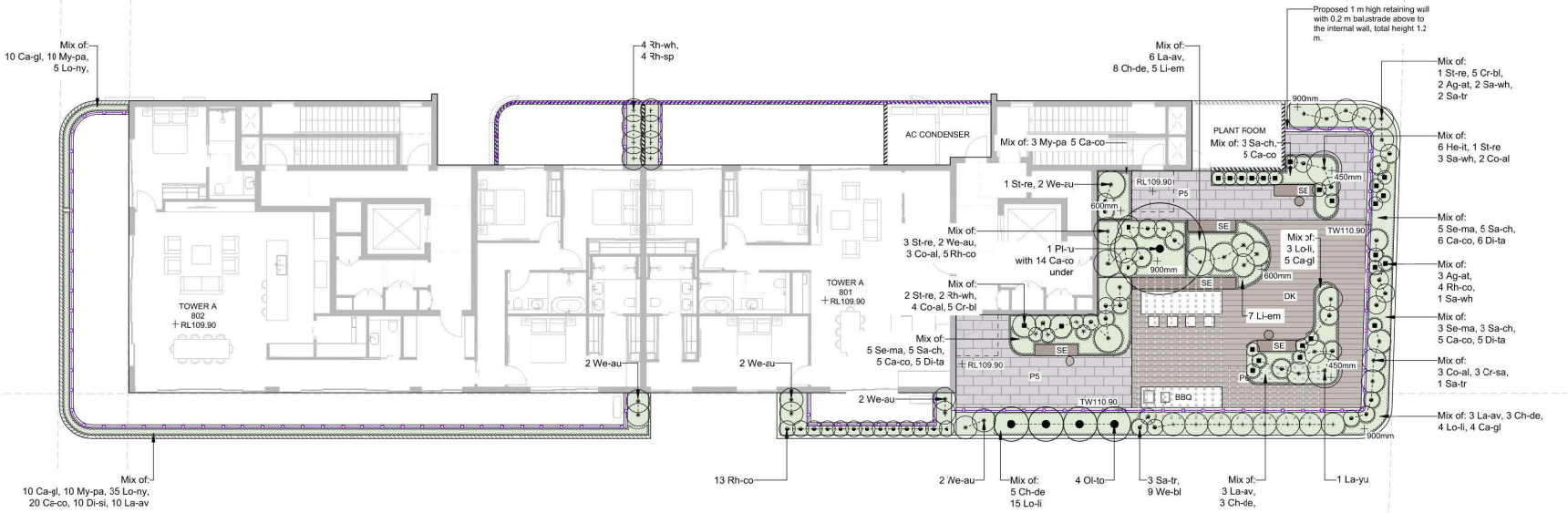
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KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
LANDSCAPE PLAN
LEVEL 7

SCALE	NORTH POINT
A1 1:100	
DRAWING NO.	ISSUE
LA-405	C



C



LANDSCAPE PLAN - LEVEL 8

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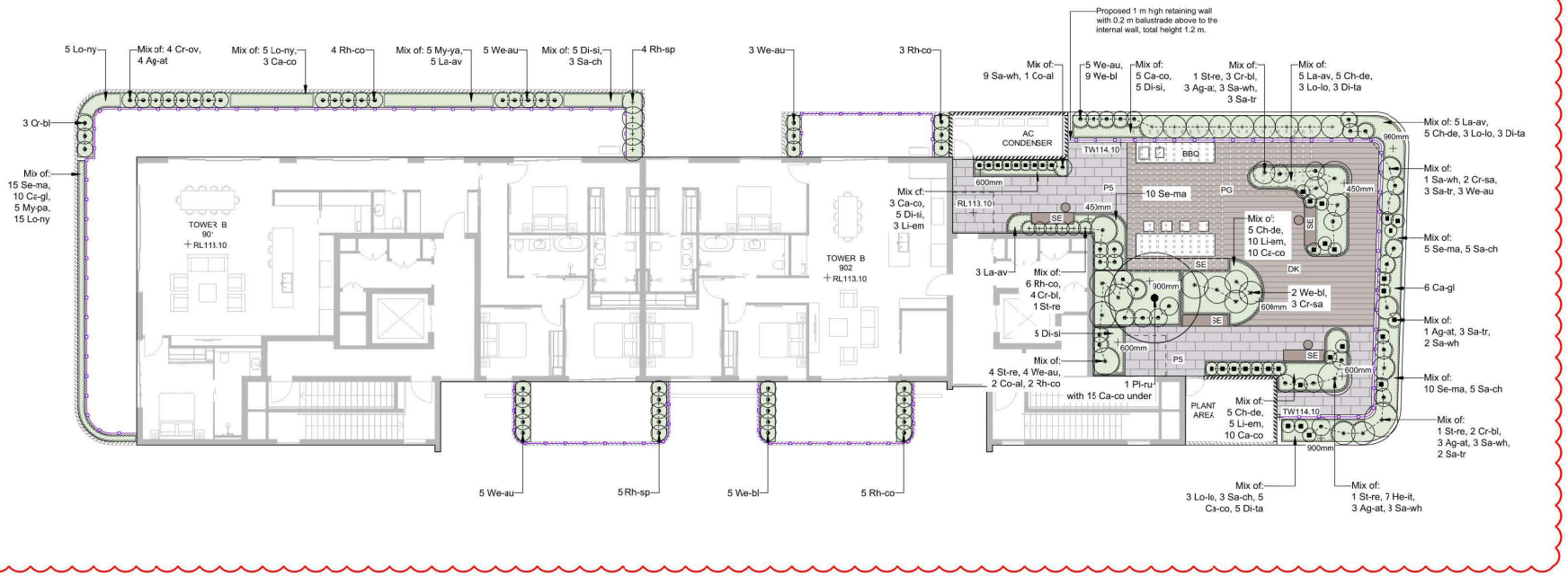
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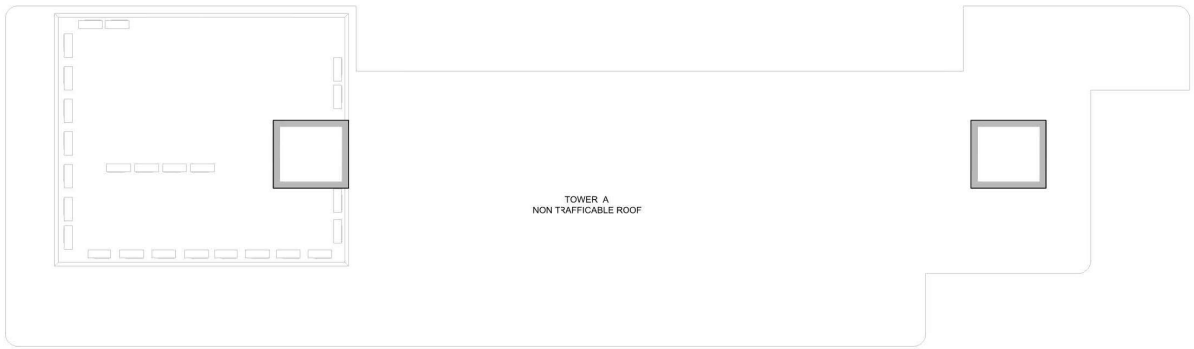
APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
LANDSCAPE PLAN LEVEL 8

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-406	C





LANDSCAPE PLAN - LEVEL 9

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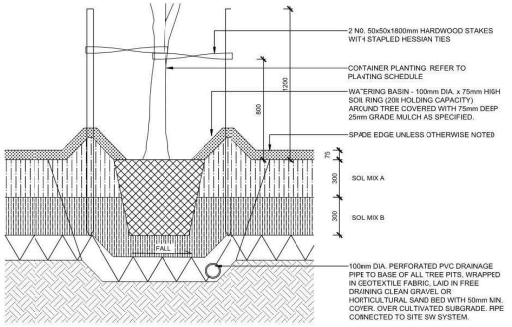
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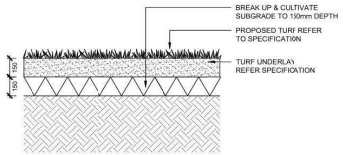
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DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
LANDSCAPE PLAN
LEVEL 9

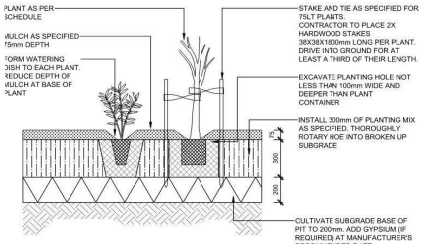
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DRAWING NO.	ISSUE
LA-407	C



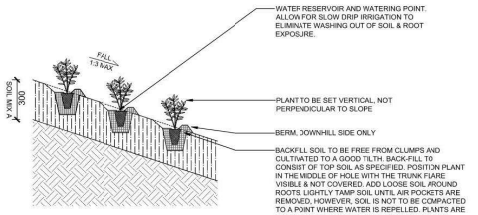
01 TREE PLANTING
TYPICAL DETAIL 1:20



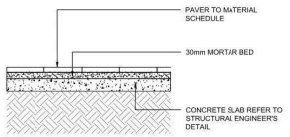
02 TURF (TU)
TYPICAL DETAL 1:20



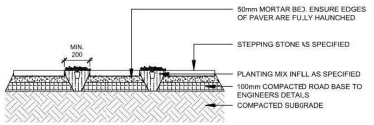
03 MASS PLANTING
TYPICAL DETAIL 1:20



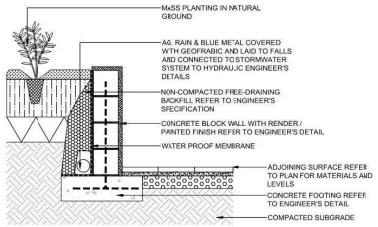
04 EMBANKMENT PLANTING
TYPICAL DETAIL 1:20



05 UNIT PAVING
TYPICAL SCALE 1:20



06 STEPPING STONE IN GARDEN BED
TYPICAL SCALE 1:20



07 CONCRETE BLOCK RETAINING WALL
TYPICAL DETAIL 1:20

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ARCHITECT:
GILES TRIBE

CLIENT:
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PROJECT CONTACT

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DRAWING TITLE
TYPICAL DETAILS

SCALE	NORTH POINT
A1 1:100	

DRAWING NO.	ISSUE
LA-601	C

SPECIFICATION NOTES

GENERAL NOTES

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

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

HARDWORKS

Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on Provide all footings and fixings required for the items to be stable and in accordance with applicable codes, BCA, and Australian standards.

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

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all sub-grade / subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the sub-grade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm.

Samples
Samples to be provided for each type of landscape material for client's approval prior to ordering and installation. Confirm with superintendent for quantity of samples to be provided.

SOFTWORKS

Soil Testing
Where site soil is to be retrieved from and stored for reuse on site, undertake at least two (2) soil tests, in locations as advised by the Project Manager. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

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

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges
- Smooth and free from inorganic matter, stones or clods of soil
- Graded to drain freely, without ponding to catchment and/or sub-soil drains
- Graded evenly to adjoining surfaces
- Ready for planting

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Topsoil to be installed to depth of 300mm for tree and mass planting garden beds, 100mm of turf underlay should be used under turf areas.

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

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

Plants
Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

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

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

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

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

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

Pine Bark Mini Nuggets by ANL (or approved equivalent)
https://anlscape.com.au/Products/garden-mulch/pine-bark-mini-nuggets

Stakes and ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

Turfing
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

Turf to be:
TifTuf Hybrid Bermuda - By Lawn Solutions (or approved similar drought tolerant species)
https://lawnsolutionsaustralia.com.au/grass-type/tiftuf/

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

DRAINAGE

All landscape areas are to have positive drainage to SW systems. If areas of poor drainage are identified on site then this should be brought to the site superintendents attention. Install agg lines if required.

TREE PROTECTION NOTES

1. The tree protection zone (TPZ) is a radial distance measured from the centre of the trunk of the tree and calculated in accordance with AS 4970-2009 (Protection of Trees on Development Sites)
2. The Structural Root Zone (SRZ) provides the bulk of mechanical support and anchorage for a tree. This is also a radial distance measured from the centre of the trunk and calculated in accordance with AS 4970-2005 (Protection of trees on development sites).
3. Incursions within the SRZ are not recommended as they are likely to result in the severance of woody roots which may compromise the stability of the tree or lead to its decline and demise.
4. Tree protection shall be in accordance with AS 4970-2009 (Protection of trees on development sites.)
5. Tree Protection Fence - All trees within the site to be retained shall be protected prior to and during construction from all activities that may result in detrimental impact by erecting a suitable protective fence beneath the canopy to the full extent of the tree protection zone.
6. As a minimum, the fence should consist of temporary chain wire panels of 1.8m in height, supported by steel stakes as required and fastened together and supported to prevent sideways movement using corner braces where required. The fence shall be erected prior to the commencement of any work on-site and shall be maintained in good condition for the duration of construction. Where tree protection zones merge together a single fence encompassing the area is deemed to be adequate. Existing site boundary fences may form part of the enclosure.
7. Tree Protection Signs - Signs shall be installed on the tree protection fence to prevent unauthorised movement of plant and equipment or entry to the tree protection zone. The signs shall be securely attached to the fence using cable ties or equivalent. Signs shall be placed at minimum 10 metre intervals. The wording and layout of the sign shall comply with AS 4970-2009
8. Trunk Protection - Where provision of tree protection fencing is in impractical due to its proximity to the proposed building footprint, trunk protection shall be erected around nominated trees to avoid accidental damage. The trunk protection shall consist of a layer of carpet underfelt (or similar) wrapped around the trunk, followed by 1.8m lengths of softwood timbers (90x45mm in section) aligned vertically with 2mm galvanised wire or galvanised hoop strap. Recycled timber (such as demolition waste) may be suitable for this purpose, subject to the approval of the project arborist. The timber shall be wrapped around the trunk (over the carpet underfelt), but not fixed to the tree to avoid mechanical injury or damage to the trunk. Trunk protection should be installed prior to any site works and maintained in good condition for the duration of the construction period. Carpet underfelt (alone) is sufficient for trees with a trunk diametre of less than 200mm.
9. Demolition and excavation within the tree protection zones of trees to be retained shall be undertaken under the supervision of the site arborist.
10. Tree Damage - Care shall be taken when operating cranes, drilling rigs and similar equipment near trees to avoid damage to tree canopies (foliage and branches). Under no circumstances shall branches be torn-off by construction equipment. Where there is potential conflict between tree canopy and construction activities, the advice of the site arborist must be sought.
11. In the event of any tree becoming damaged for any reason during the construction period, a consulting arborist (Australian Qualification Framework Level 5) shall be engaged to inspect and provide advice on any remedial action to minimise any adverse impact. Such remedial action shall be implemented as soon as practicable and certified by the arborist.

LANDSCAPE MAINTENANCE

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

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

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

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

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

- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.

- **Insect, disease and pest control** - Avoid spraying:
  a. if ever possible
  b. in wet weather or if wet weather is imminent
  c. if target plants are still wet after rain
  d. in windy weather
  e. if non-target species are too close

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

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

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

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

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

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

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

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

NOTE
Copyright of Studio IZ Pty Ltd.
Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building.
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
C	11/06/2026	ISSUE FOR SSDA
B	07/04/2026	ISSUE FOR SSDA
A	28/05/2025	ISSUE FOR SSDA

FOR APPROVAL
NOT FOR TENDER OR CONSTRUCTION

PROJECT:
19-25 Balfour Street, Lindfield
NSW 2070

ARCHITECT:
GILES TRIBE

CLIENT:
Balfour Group Pty Ltd

PROJECT CONTACT

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APPROVED	DRAWN
KG	BW/CL
DATE CREATED	PROJECT NO.
Apr. 2025	LA250312

DRAWING TITLE
SPECIFICATION NOTES

SCALE	NORTH POINT
A1 NTS	

DRAWING NO.	ISSUE
LA-700	C