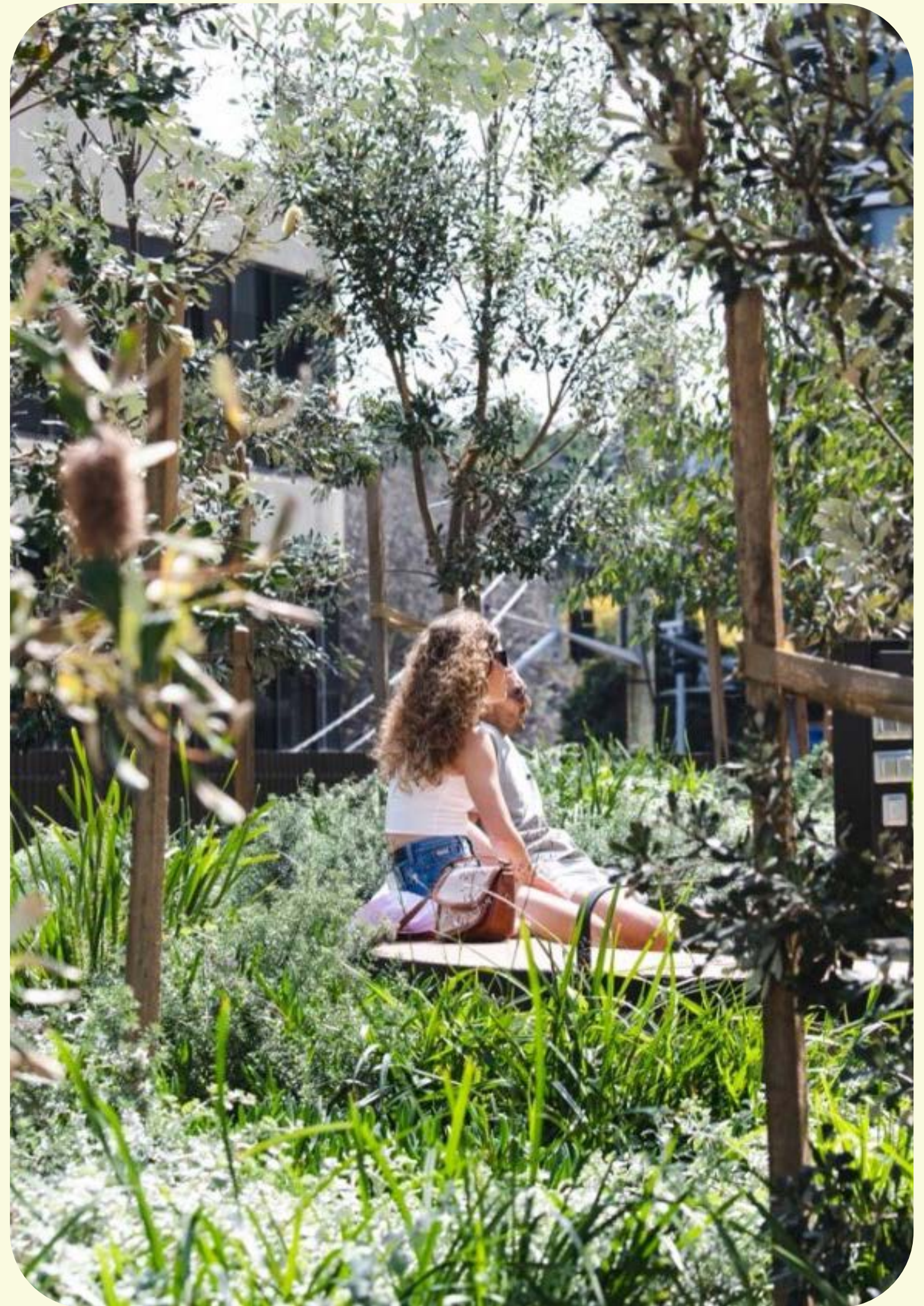


LANDSCAPE STATE SIGNIFICANT DEVELOPMENT APPLICATION
06.05.25

24-28 Middle Harbour Road, Lindfield NSW 2070

KU-RING-GAI COUNCIL

Land+Form[®]



Prepared for



State Significant Development Application

This report 2025010-LR-DA000 should be read in conjunction with
Landscape Development Application drawings (Appendix A) Prepared by
Land and Form

This Design Report provides an explanation that verifies how the development addresses
how design quality principles are achieved, and demonstrates compliance against
the relevant landscape planning and public domain guidelines and policies.

Land and Form Studios
208/3 Gladstone st, Newtown NSW 2042

Charlie Robinson
Director | Registered Landscape Architect 5898

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Appendix A - DA Drawings



We acknowledge and respect the Dharawal people as the Traditional Owners of the Illawarra region. We pay our respects to Dharawal elders, past, present and emerging

Introduction & Context

Introduction

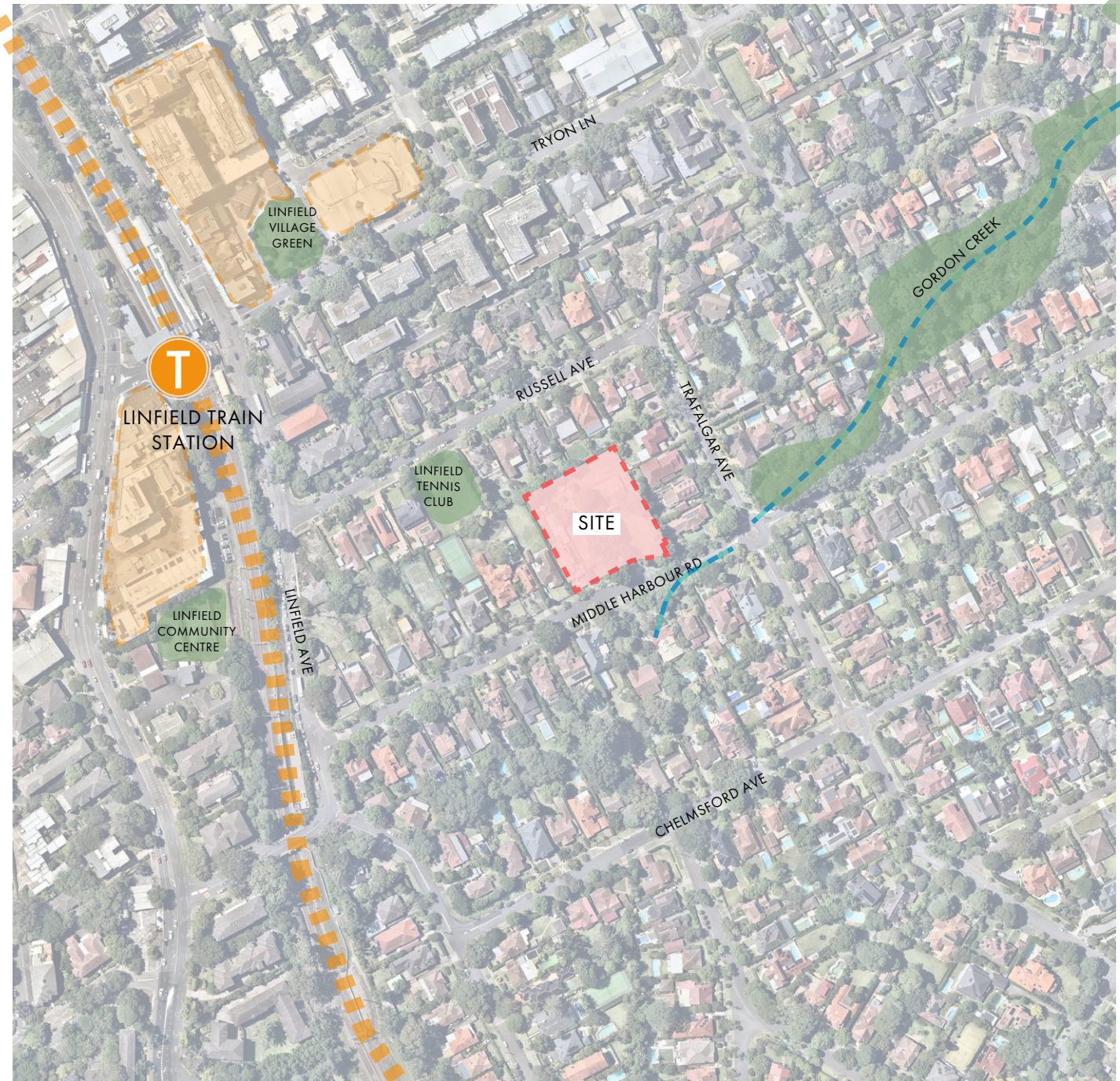
The Site is subject to the applicable provisions outlined within the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and Ku-ring-gai Local Environmental Plan 2015 (KLEP2015).

The Site comprises a total area of approximately 4,757m². The Site is roughly square in shape and is approximately 65m wide, with a depth ranging between 70-78m. The frontage along Middle Harbour Road to the south east is approximately 65m. The Site is zoned as R2 Low Density Residential under the KLEP2015.

The Site comprises three (3) existing detached residential properties that have a mixture of one (1) and two (2) storeys with separate vehicular access points from Middle Harbour Road. Middle Harbour Road is a two way local road (a single lane in each direction) under the control of the Council with parallel car parking and verges incorporating street trees and footpaths on both sides of the road.

To the south, east, north and west are residential properties similar in scale and design to the residential properties located within the Site, with the immediate surrounding area also being zoned as R2 Low Density Residential. Further north and west is Lindfield Town Centre, which includes a variety of uses and a higher density of development, including further height, comprising R3 Medium Density Residential, R4 High Density Residential and E1 Local Centre zones. Lindfield railway station is approximately 500m to the north west of the Site, which offers regular services to the Sydney Central Business District (CBD).

The Site is located approximately 330m east of the Pacific Highway, which is a major arterial route, providing regular buses servicing the Lindfield Learning Village, Killara, Gordon and Chatswood. The Site is approximately 15km from the Sydney CBD.



Strategic Context (GANSW)

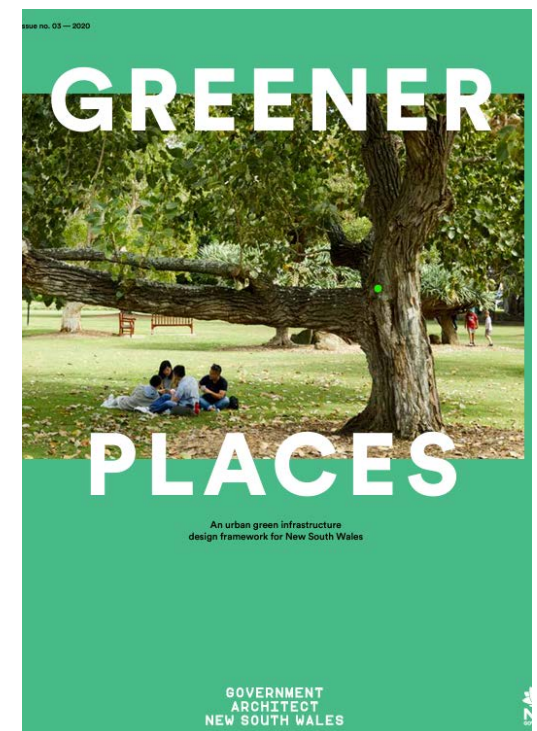
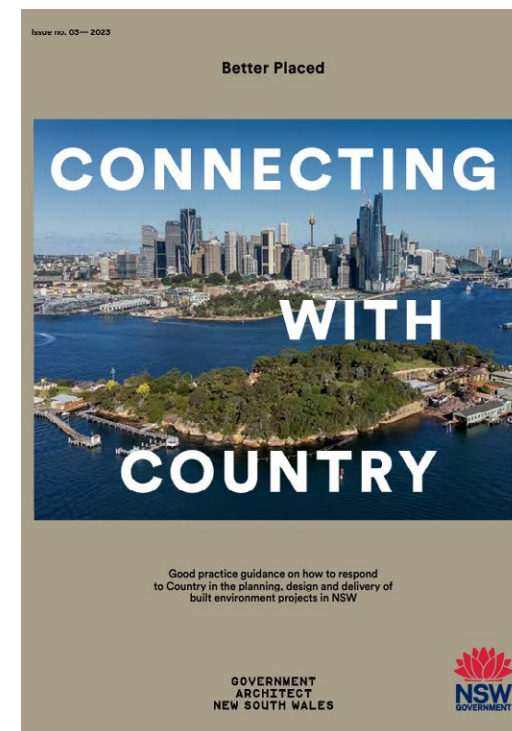
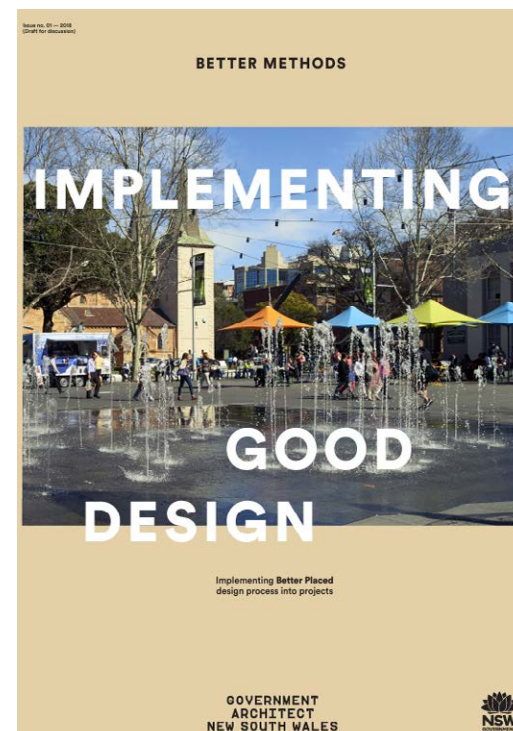
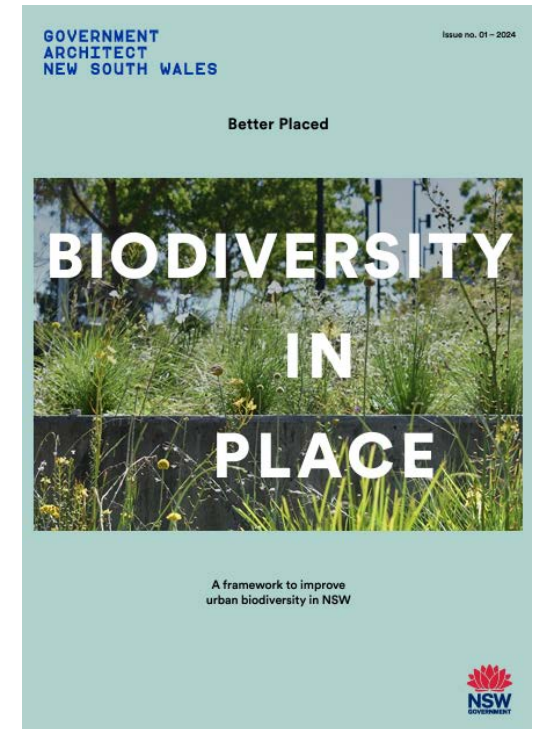
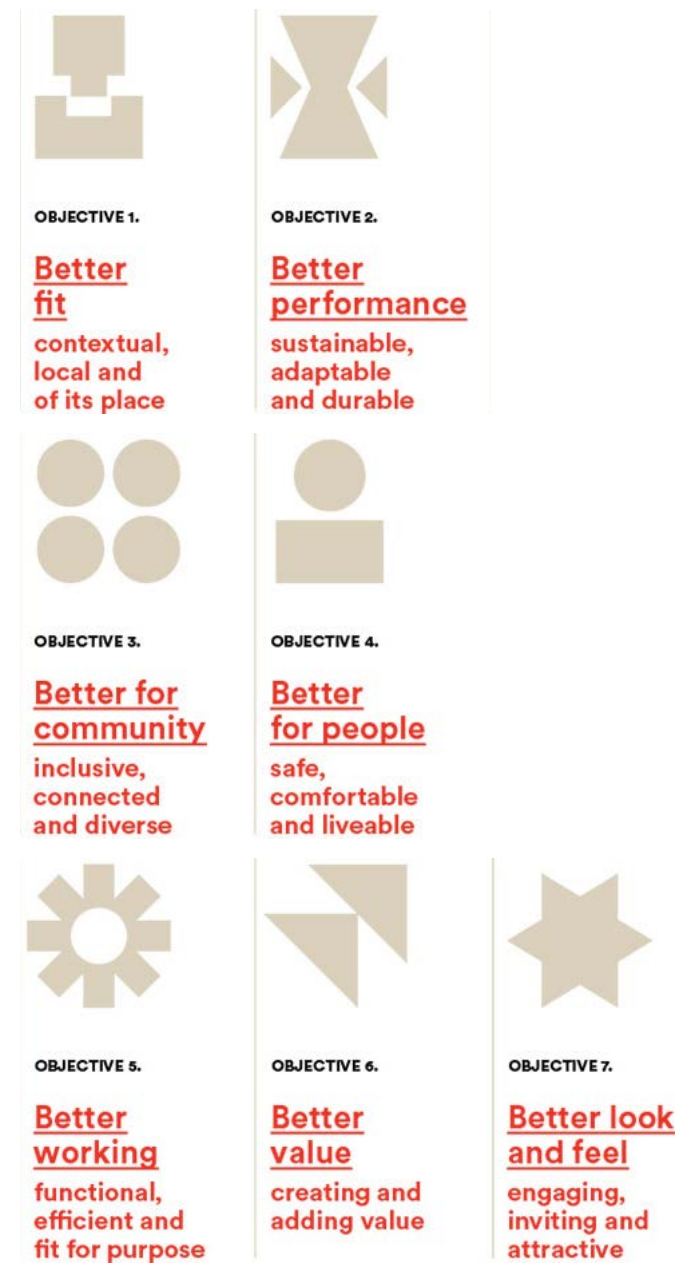
BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

OBJECTIVES FOR GOOD DESIGN (GANSW)



Introduction & Context (DCP)

- KU-RING-GAI DEVELOPMENT CONTROL PLAN 21.2 LANDSCAPE DESIGN

Controls

Site Planning and Design

- 1
- The site planning and design of developments is to:
- i)

retain and enhance indigenous vegetation, biodiversity corridors and existing natural features on the site including trees, shrubs and groundcovers, soils, rock outcrops and water features. These provide habitat, breeding sites, food and shelter for a wide variety of life forms and ecological processes that support life and define the character of the locality.
- Note:

Specific controls for the areas mapped for their biodiversity significance on the Greenweb map in Part 18R.1 are included in Part 6 of this DCP.
- ii)

retain significant and visually prominent trees and vegetation that contributes to neighbourhood character;
- iii)

Retain habitat within the site including:

- drainage features and damp areas;

- rock outcrops

- hollow-bearing trees;

- areas of leaf litter;

- bushrock.
- 2
- Landscape design is to demonstrate consideration of:
- i)

the proximity of trees to buildings, walls and other structures on site and on adjoining sites;
- ii)

the proximity of trees to stormwater, electricity, gas, sewer and other services; and
- iii)

the potential hazard of planting types and densities on sites prone to bushfire risk (refer to Planning for Bushfire Protection 2019).
- 3
- The retention of existing appropriate screen planting is encouraged.
- 4
- Disturbance of natural soil profiles is to be minimised.
- 5
- Structures (including services) are to be located outside the Tree Protection Zone of trees to be retained. This applies to street trees, trees on site and on adjoining sites.
- 6
- Existing ground level are to be maintained beneath the Tree Protection Zone of trees to be retained.
- Note:

If the ground level is modified by excavation or fill within the canopy spread, an assessment prepared by a suitably qualified arborist in accordance with AS 4970-2009 Protection of Trees on Development Sites, will be required.

21.2 LANDSCAPE DESIGN (continued)

Controls

- 7
- Vegetation retention is to consider the following:
- i)

healthy specimens that have a high Useful Life Expectancy are to be the first priority for retention;
- ii)

trees and vegetation within heritage items or heritage conservation areas are to be assessed in terms of heritage significance.
- Planting
- 8
- Artificial grass surfaces are to be avoided except in exceptional circumstances.
- 9
- Continuous rows of monoculture planting (consisting of one species or variety) to boundaries are to be avoided. Planting is to include a diversity of species and heights including trees shrubs and ground covers.
- 10
- Planting beds for screen planting is to be of adequate width to allow the plants to flourish.
- Note:

Screen planting should not be continuous on bushfire prone land.
- 11
- The use of vigorous growing and dense species such as Bamboo and Leighton Green are to be avoided.
- 12
- The height of planting within the front setback is to allow partial views to and from the dwelling or main building and beyond;
- 13
- Where a property boundary is within 300m from bushland at least 55% of the overall number of trees and shrubs are to be locally indigenous vegetation. Species are to reflect the relevant vegetation communities within the area.
- 14
- For development on sites where single residential development is permitted, and all property boundaries are greater than 300m from bushland, at least 25% of the overall number of trees and shrubs are to be locally indigenous vegetation. Species are to reflect the relevant vegetation communities within the area.
- 15
- The planting of species listed in Council's Weed Management Policy and the Greater Sydney Regional Strategic Weed Management Plan is not permitted.
- Note:

Council's Weeds Management Policy is available on Council's web site (www.krg.gov.nsw.au) and the Greater Sydney Regional Strategic Weed Management Plan is available on the NSW Local Land Services web site (www.lls.nsw.gov.au).
- 16
- Species used for planting in or directly adjacent to areas with significant vegetation or habitat should be of local provenance.
- Note:

To enable this, propagation is to be started well before any construction begins. A list of appropriate species for native vegetation communities within Ku-ring-gai is available from Council and on the Council's website (www.krg.gov.nsw.au).

- 17
- Siting and choice of planting is to consider amenity outcomes on the site such as shading and cooling.
- Note:

Seasonal temperature control and improved air quality can be achieved through effective landscape design:
- i)

use of vegetation to protect the north, east and west facing windows against the hot summer sun;
- ii)

use of deciduous vegetation to provide summer shade but allow winter sun to penetrate the building;
- iii)

trees with dense foliage to create more shade;
- iv)

vegetated courtyards to reduce temperatures in your courtyard and internal living spaces;
- v)

vertical shading for east and west walls and windows to protect from hot summer sun at lower angles, for example trees, shrubs and vines supported on a frame;
- vi)

horizontal shading for north facing windows, for example, deciduous vines grown over a pergola;
- vii)

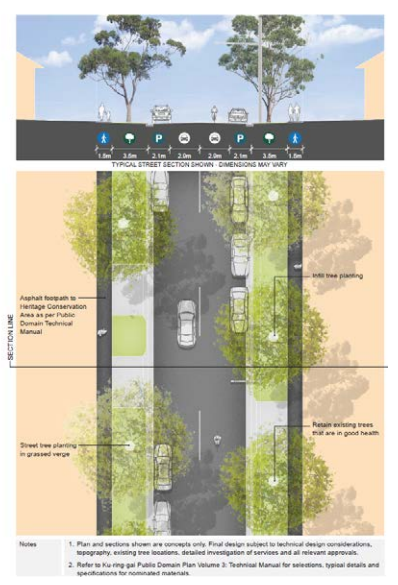
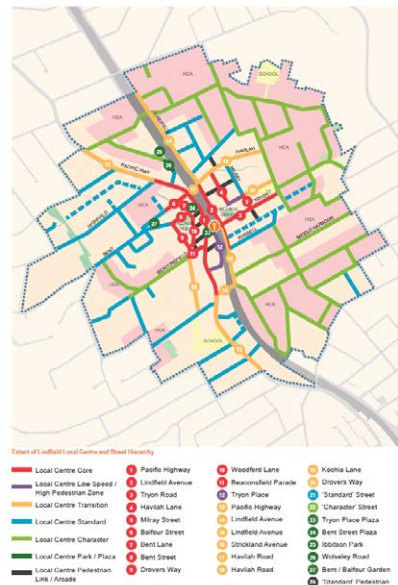
tall, evergreen trees should not be planted too close to north-facing windows to avoid overshadowing in winter;
- viii)

use of ground cover planting, low growing shrubs, lawns and vegetated walls to reduce glare and surface temperature from paving, roofs and walls;
- ix)

use of large dense shrubs as windbreaks to the south-west to counter cold winter winds and channel cooling summer breezes; and
- x)

use of medium to large-sized shrubs or trees clipped to form a hedge to provide still air insulation and shading when grown close to a wall;
- xi)

the positioning of low shrubs, lawn and ponds to the north to help cool hot summer winds.



Apartment Design Guide 3D -3F

3D: COMMUNAL AND PUBLIC OPEN SPACE

Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents, connection to the natural environment and valuable 'breathing space' between apartment buildings. It also contributes to the appeal of a development and the wellbeing of residents. Some communal open space is accessible and usable by the general public. The size, location and design of communal or public open space will vary depending on the site context and the scale of development. The function of open space is to provide amenity in the form of:

- landscape character and design
- opportunities for group and individual recreation and activities
- opportunities for social interaction
- environmental and water cycle management
- opportunities to modify microclimate
- amenity and outlook for residents.

The useable part of the communal open space area may be supplemented by:

- additional landscape area, circulation space and areas for passive use and outlook
- public land used for open space and vested in or under the control of a public authority.
- High quality open space is particularly important and beneficial in higher density developments (for private open space requirements see section 4E Private open space and balconies).

3E: DEEP SOIL ZONES

Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas. Deep soil zones have important environmental benefits, such as allowing infiltration of rain water to the water table and reducing stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees which assist with temperature reduction in urban environments.

Deep soil zones may be constrained by the size of the lot or the location of a proposed development. To provide shade and amenity for residents they can be co-located with communal open space.

The proposal provides approximately 1,350m² of deep soil on a site of 4,757m², equating to 28.4%—well above the 7% minimum required by the Apartment Design Guide (ADG). While some areas are less than 6m in width, the deep soil zones are contiguous, co-located with neighbouring setbacks, and meaningfully contribute to the site's landscape character and environmental performance.

The ADG's intent is to support tree planting and promote permeability—outcomes our proposal achieves through a combination of generous landscaped setbacks and the inclusion of a swale that facilitates stormwater management and ecological function.

Given the substantial provision of deep soil and the performance-based outcomes achieved, we consider the minor non-compliance in width to be justified.

3F: VISUAL PRIVACY

Visual privacy allows residents within an apartment development and on adjacent properties to use their private spaces without being overlooked. It balances the need for views and outlook with the need for privacy. In higher density developments it also assists to increase overall amenity.

Visual privacy balances site and context specific design solutions with views, outlook, ventilation and solar access. The adjacent

context, site configuration, topography, the scale of the development and the apartment layout all need to be considered.

Degrees of privacy are also influenced by a number of factors including the activities of each of the spaces where overlooking may occur, the times and frequency these spaces are being used, the expectations of occupants for privacy and their ability to control overlooking with screening devices.



Apartment Design Guide
Tools for improving the design of
residential apartment development



Apartment Design Guide 3G -4P

3G: PEDESTRIAN ACCESS AND ENTRIES

Good pedestrian access delivers high quality, equitable, safe and pleasant walking environments along the street, into the development and to individual apartments. Pedestrian access and entries must be priorities over vehicle access.

Building entries provide a connection with the public space and an address for a building or group of buildings. The design of building entries and their integration with the building and landscape design contributes to the identity of the building and the character of the streetscape. Building entries may lead into a common entry or directly into the private space of an apartment.

4O LANDSCAPE DESIGN:

Successful landscape design complements the existing natural and cultural features of a site and contributes to the building’s setting. Landscape design includes the planning, design, construction and maintenance of all external spaces.

Incorporating landscape design early in the design process provides optimal outcomes for residential apartments. It needs to be coordinated with other disciplines to ensure the building design and service locations complement the landscape and public domain.

4P: PLANTING ON STRUCTURES

Planting on structures is where plants are on top of built structures such as basement car parks, podiums, roofs and walls. Planting on structures can provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff. It can also supplement deep soil planting on sites where opportunities for this are limited or restricted, e.g. in high density areas.

Common ways of planting on structures include green roofs, green walls, raised planters and roof top gardens. Plants grown in these situations are subject to a range of environmental stressors that affect both the health and vigour of the plants. Designing soil profiles, irrigation and systems that provide adequate oxygen, water and nutrients is crucial for plant survival.

DIVISION 1 CLAUSE 19 (2)

(2) The following are non-discretionary development standards in relation to the residential development to which this division applies—

- (a) a minimum site area of 450m²,
- (b) a minimum landscaped area that is the lesser of—
 - (i) 35m² per dwelling, or
 - (ii) 30% of the site area,
- (c) a deep soil zone on at least 15% of the site area, where—
 - (i) each deep soil zone has minimum dimensions of 3m, and
 - (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,

Table 4 Recommended tree planting in deep soil zones

Site area	Recommended tree planting
Up to 850m ²	1 medium tree per 50m ² of deep soil zone
Between 850 - 1,500m ²	1 large tree or 2 medium trees per 50m ² of deep soil zone
Greater than 1,500m ²	1 large tree or 2 medium trees per 80m ² of deep soil zone



Figure 4O.4 Shading trees improve the microclimate and are particularly effective along the eastern and western elevations of buildings

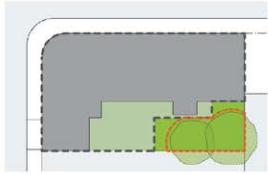


Figure 4O.5 Where trees are retained, tree protection zones need to be established during construction to protect the canopy and roots

Objective 4O-1
Landscape design is viable and sustainable

Design guidance

Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:

- diverse and appropriate planting
- bio-filtration gardens
- appropriately planted shading trees
- areas for residents to plant vegetables and herbs
- composting
- green roofs or walls

Ongoing maintenance plans should be prepared

Microclimate is enhanced by:

- appropriately scaled trees near the eastern and western elevations for shade
- a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter
- shade structures such as pergolas for balconies and courtyards

Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)

Objective 4O-2
Landscape design contributes to the streetscape and amenity

Design guidance

Landscape design responds to the existing site conditions including:

- changes of levels
- views
- significant landscape features including trees and rock outcrops

Significant landscape features should be protected by:

- tree protection zones (see Figure 4O.5)
- appropriate signage and fencing during construction

Plants selected should be endemic to the region and reflect the local ecology

4P Planting on structures

Planting on structures is where plants are on top of built structures such as basement car parks, podiums, roofs and walls. Planting on structures can provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff. It can also supplement deep soil planting on sites where opportunities for this are limited or restricted, e.g. in high density areas.

Common ways of planting on structures include green roofs, green walls, raised planters and roof top gardens. Plants grown in these situations are subject to a range of environmental stressors that affect both the health and vigour of the plants. Designing soil profiles, irrigation and systems that provide adequate oxygen, water and nutrients is crucial for plant survival.



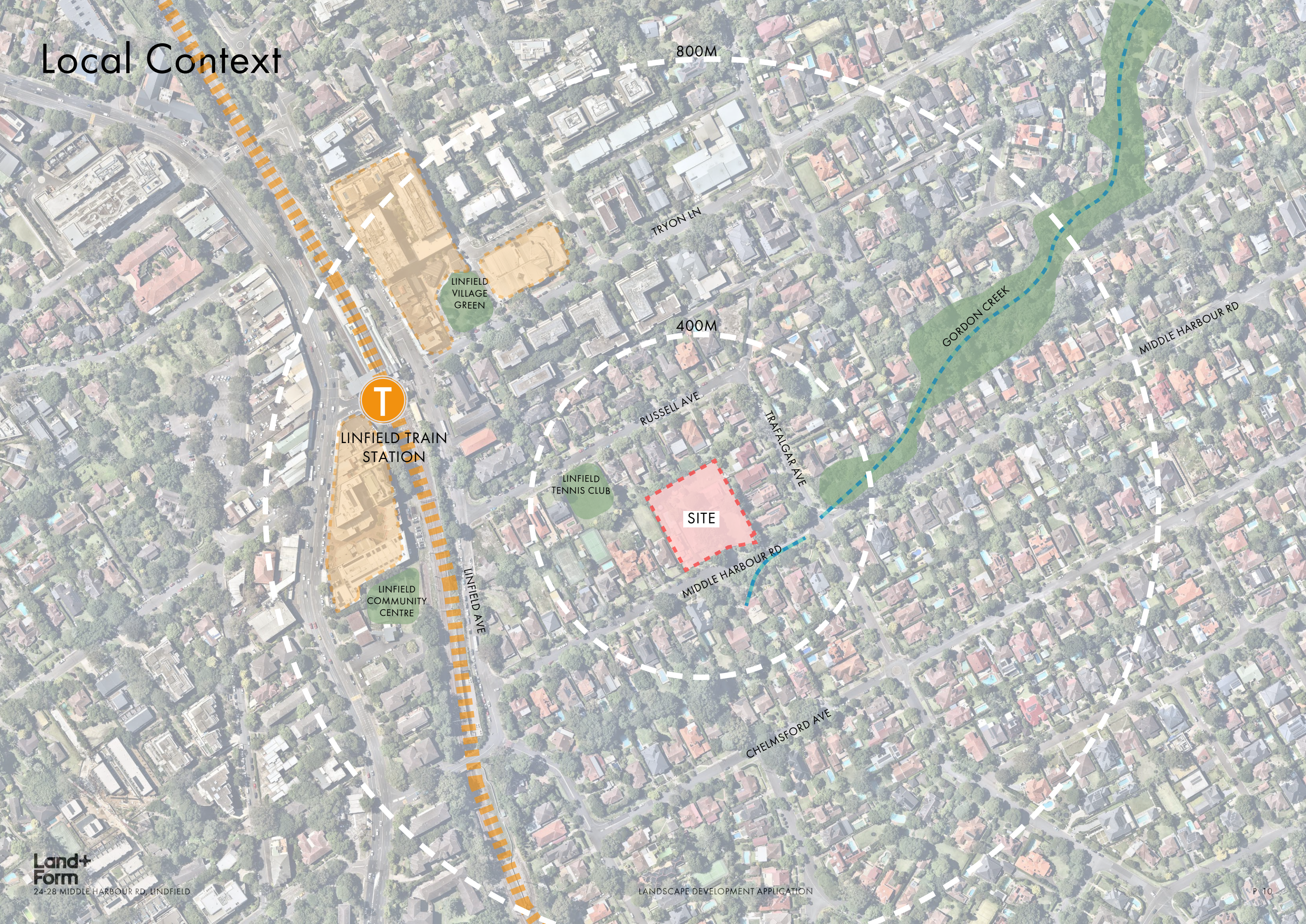
Figure 4P.1 Green walls and facades make positive contributions to the environment and to urban amenity more generally. They can also improve the sustainability performance of a building

Table 5 Minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m ³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m ³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m ³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	

Note: The above has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths

Local Context



Design With Country

This report has been prepared with reference to the key principles outlined in the Connecting with Country report (prepared by JMP) which accompanies the SSDA. Our Landscape team attended Walk on Country Workshop, 7th April, 2025. Some examples of design realisations noted by JMP have been reflected in the landscape design.

Environmental and Sustainability Considerations

Sustainability-Driven Design

The development follows a sustainability-first approach, ensuring that the land's natural features are preserved and enhanced.

Minimizing environmental impact by integrating eco-friendly materials and leveraging existing resources.

The development where applicable should follow sustainability-first approach, ensuring that the land's natural features are preserved and enhanced.

Preservation of Natural Elements

Tree Preservation:

Maintain as much of the existing tree cover on the western side of the lot to protect biodiversity and reduce heat absorption.

Wildlife Protection:

Identify and safeguard native fauna within and around the site, ensuring that their habitats are not disturbed.

Sensory Engagement with the Land

Aunty Jeanie encourages breaking everything down into sensory layers to enhance the experience and understanding of the land:

Smell: The aroma of eucalyptus, native flora, and the earthy scent of the sandstone.

Sight: The natural contours of the land, the textures of rock engravings, and the variations in native plant life.

Sound: The rustling of trees, calls of native birds, and the distant sound of flowing water.

Landscape Response:

- Native trees are retained and will be supplemented by the introduction of endemic planting species.
- Reuse of trees removed for nature play
- Promoting gathering spaces and seating to engage people who have some time to pause, read and reflect absorbing messages and stories about the site.
- Landscaping around the periphery of the site is reflective of WSUD Water Sensitive Urban Design in the form of naturalistic swales .
- Landscaped swales are provided in place of hard engineered solutions.
- Sandstone elements feature prominently throughout the development - including retaining walls
- Sensory layers are created to enhance the experience and understanding of the land:
- Eucalyptus, native flora, and the earthy scent of the sandstone are knowledge through the inclusion of native species such as the Acacia
- The use of Sandstone reflects the textures of rock engravings



Site photos from our Walk on Country Workshop, 7th April, 2025.

Walk on Country Engagement

24-28 Middle Harbour Rd - Deloitte
Darramura, Terramerra Dharug

 www.jmpaboriginalconsultancy.com.au



Site Character

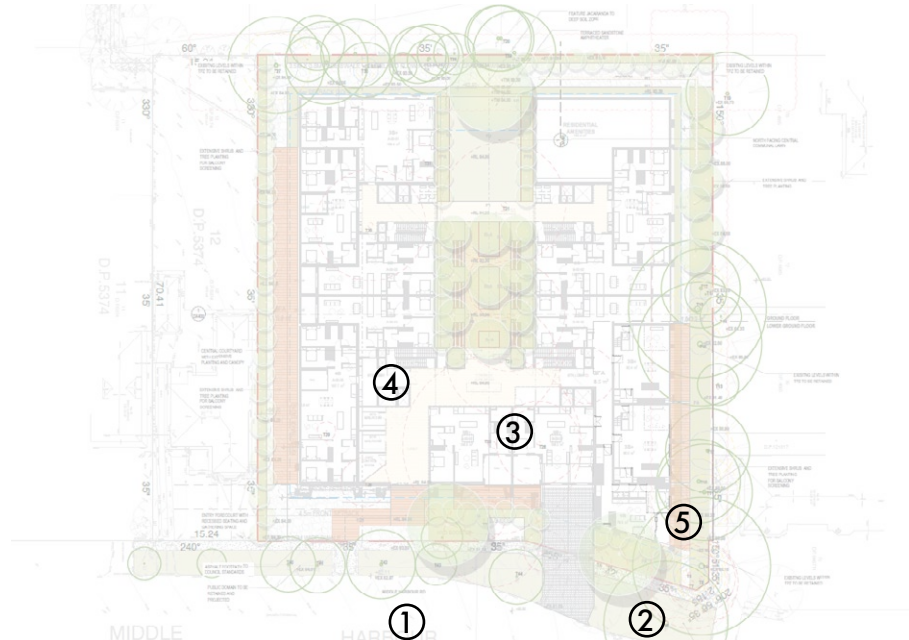
Significant trees



① Middle Harbour Rd Street Frontage



③ Existing Sandstone walls and frontages



Reference Plan - NTS



② Middle Harbour Rd Street Frontage- noting existing power lines and Jacarandas



④ Existing Brick House and formal gardens



⑤ Existing Palms to site boundary to be retained

Mapping Country



SYDNEY ENRICHED SANDSTONE MOIST FOREST
vegetation community that covered the site & Chatswood region pre-clearing

FLORA:



DOWNY WATTLE
Acacia pubescens



SUNSHINE WATTLE
Acacia terminalis



YELLOW BLOODWOOD
Corymbia eximia



SCRIBBLY GUM
Eucalyptus haemastoma



BLUE GUM
Eucalyptus globulus



STOUT BAMBOO GRASS
austrostipa ramosissima

FAUNA:



KING PARROT

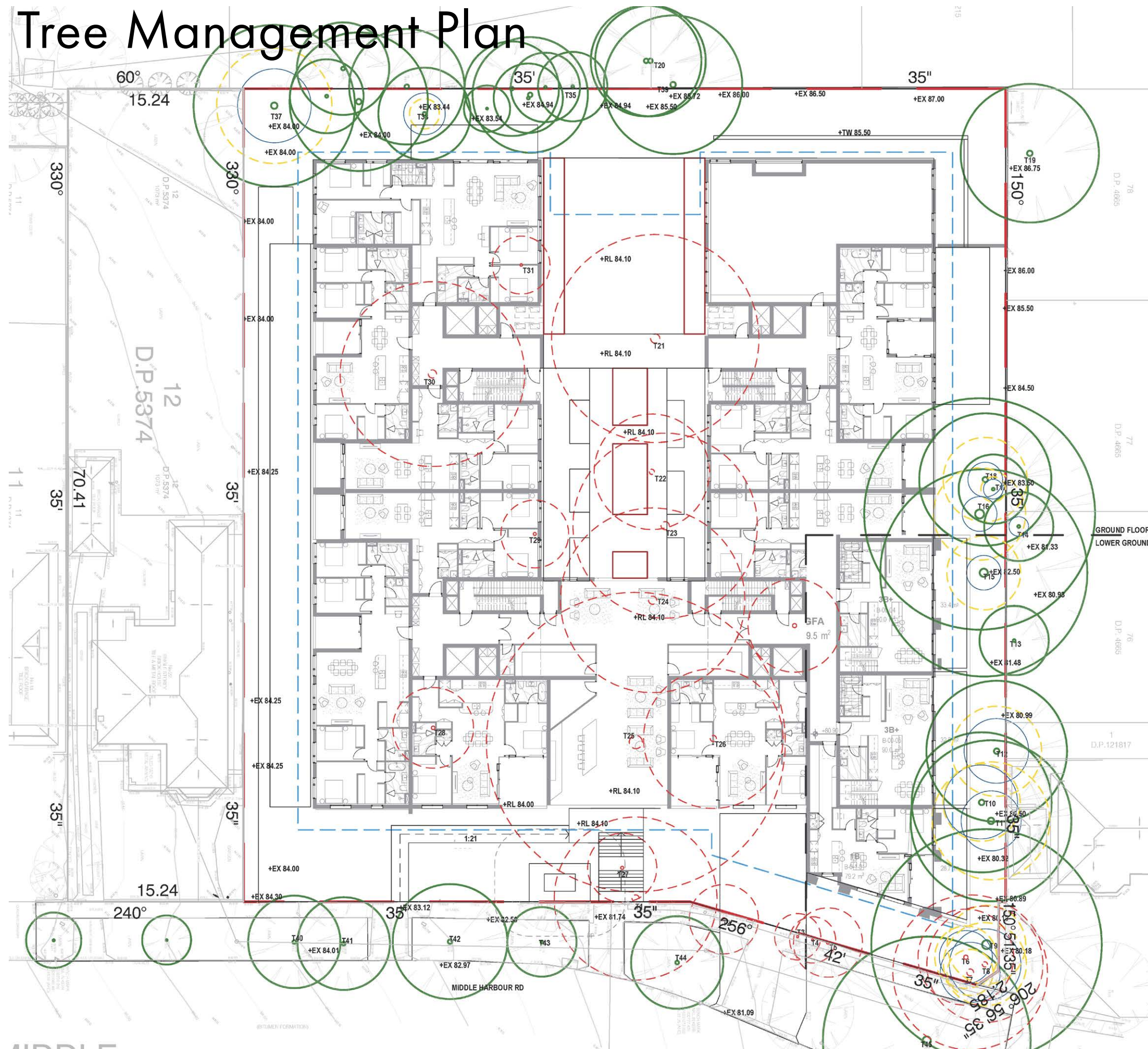


FAIRY WREN



TAWNY FROGMOUTH

Tree Management Plan



-  STRUCTURAL ROOT ZONE
-  TREE PROTECTION ZONE
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED

Plans have been prepared in accordance with:
Arboricultural Impact Assessment - State Significant
Development Application- 24,26,&28 Middle Harbour Road,
Lindfield Prepared by Lee Hancock Consulting Arborist AQF
Level 5

Design Principles



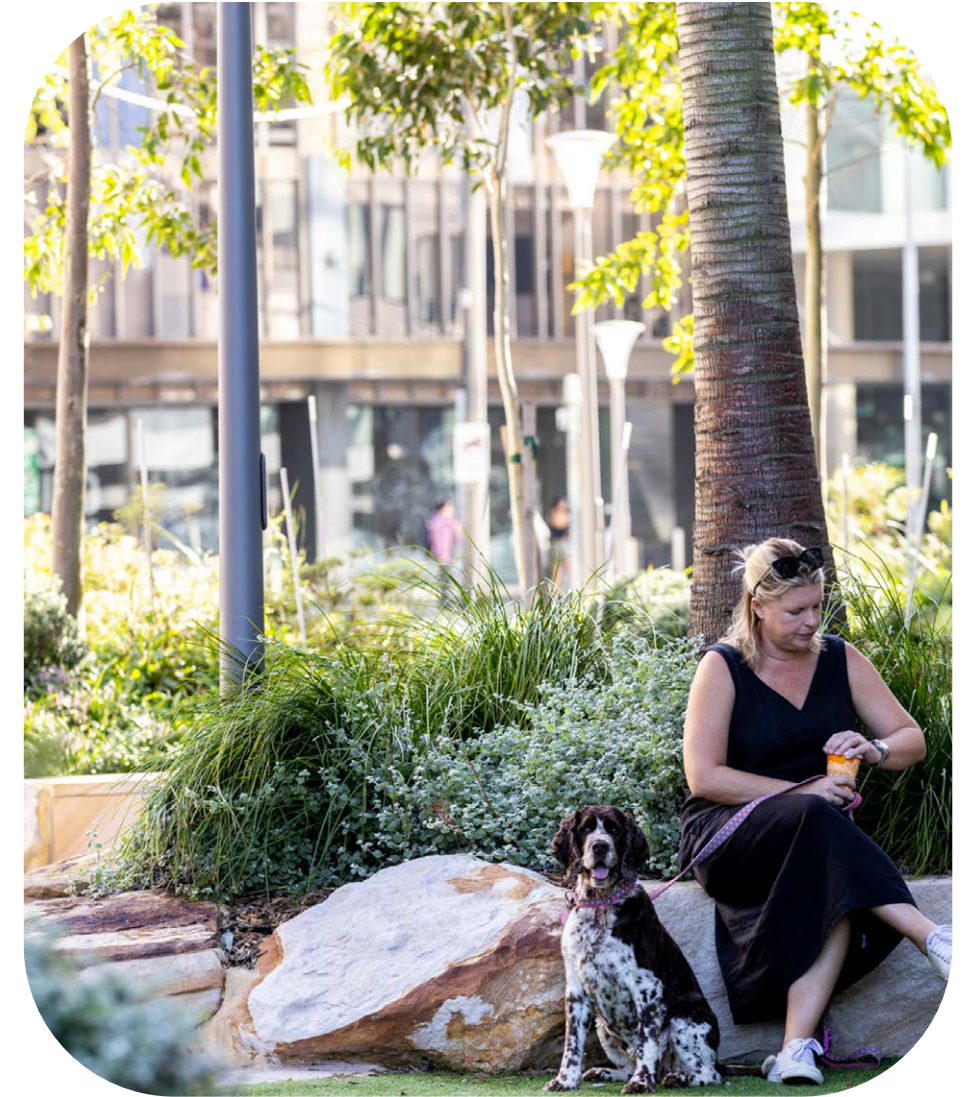
Connection with Nature and Biodiversity

The proposal seeks to not only strengthen the connection between people and nature through a series of integrated & diverse landscape spaces where people and nature come together in an interactive manner.



Community Connection & Interaction

The landscape concept aims to create a series of both formal and informal spaces that encourage interaction between the local community, residents and visitors of the precinct. Creating authentic connections between people in a natural environment is a key driver for the project.



A Shared Common Ground

To create a new local hub, a social destination for residents of Lindfield to come together and spend time connecting and creating new memories. A new hub that is a multifaceted destination retail precinct which allows both long term and short term activation

Landscape Vision

To create a place that celebrates locality & country, a place where people and nature are interwoven in a unique series of spaces



Ground Floor Landscape Plan



- 1 ENTRY FORECOURT IN CONNECTION TO ENTRY LOBBY
- 2 CENTRAL COMMUNAL GARDEN TERRACE - WITH SITTING NOOKS ON DECOMPOSED GRANITE
- 3 NORTH FACING COMMUNAL LAWN - PASSIVE BREAK-OUT SPACE FOR RESIDENTS & PETS
- 4 FEATURE DECIDUOUS TREE ON DEEP SOIL
- 5 GABION RETAINING WALL TOWARDS BOUNDARY
- 6 6M SETBACK LANDSCAPE BUFFER
- 7 EXISTING TREES TO BE RETAINED - REFER TO TREE MANAGEMENT PLAN
- 8 DRIVEWAY PAVERS TO COUNCIL STANDARDS
- 9 EXISTING PUBLIC DOMAIN TO BE RETAINED

 EXISTING TREE TO BE RETAINED

 SITE BOUNDARY

 BASEMENT EXTENT

Ground Floor Landscape Character

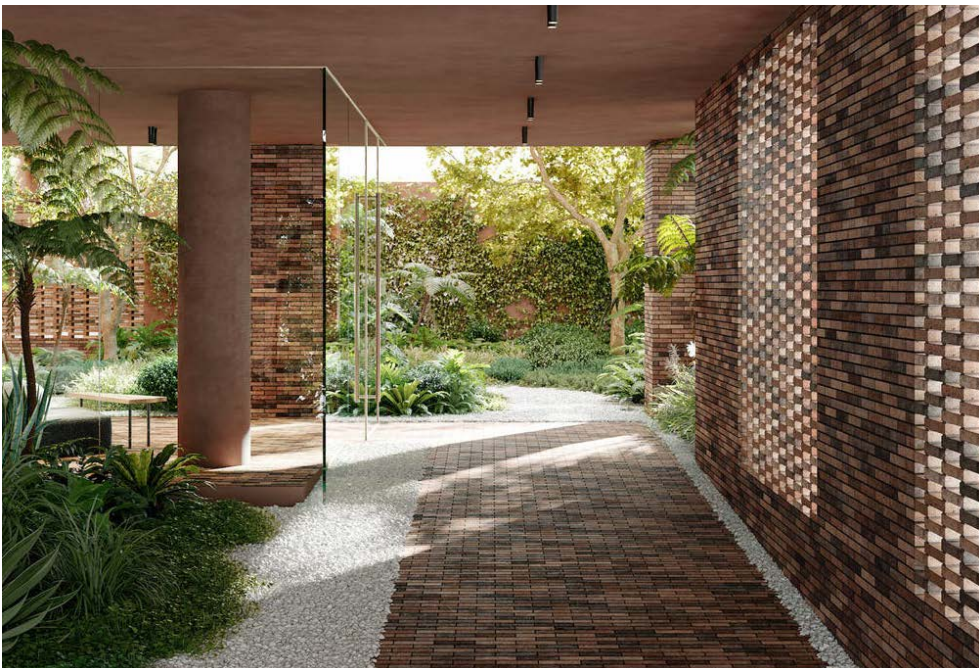
ENTRY FORECOURT



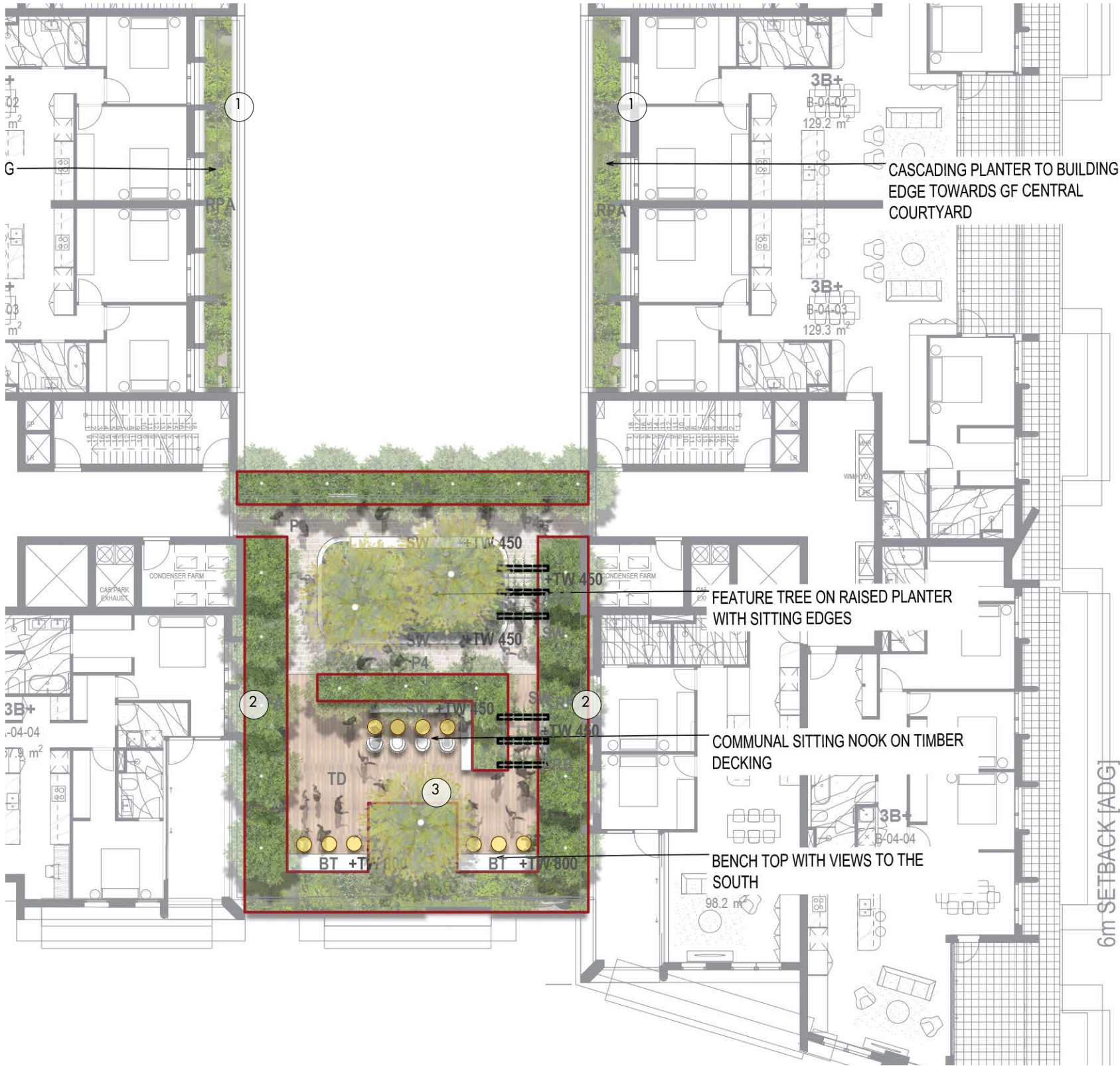
COMMUNAL LAWN



SEATING NOOK



Level 4 COS - Communal Meeting Space



- 1 CASCADING PLANTING TOWARDS CENTRAL COMMUNAL OPEN SPACE
- 2 RAISED PLANTER WITH SMALL TREES & SHRUBS FOR RESIDENTS PRIVACY
- 3 SEATING EDGES & COFFEE TABLE FOR INFORMAL GATHERING

Rooftop Communal Open Space



- ① FEATURE NORTH FACING 25M POOL
- ② NORTH FACING SUN DECK
- ③ COMMUNAL FLEXIBLE LAWN FOR PASSIVE BREAK OUT - YOGA, EXERCISE ETC
- ④ BAR BENCH TOP & SEATINGS TOWARDS BUILDING EDGE, WITH VIEWS TO LANE COVE NATIONAL PARK
- ⑤ SITTING NOOK IN BETWEEN DENSE LANDSCAPE
- ⑥ NATIVE GRADEN WALK - WITH SEATING EDGE TO RAISED PLANTERS
- ⑦ BAR BENCH TOP & SEATINGS TOWARDS BUILDING EDGE WITH POTENTIAL OCEAN VIEWS
- ⑧ GARDEN SHELTER & BBQ OUTDOOR DINING SPACE

Rooftop Landscape Character

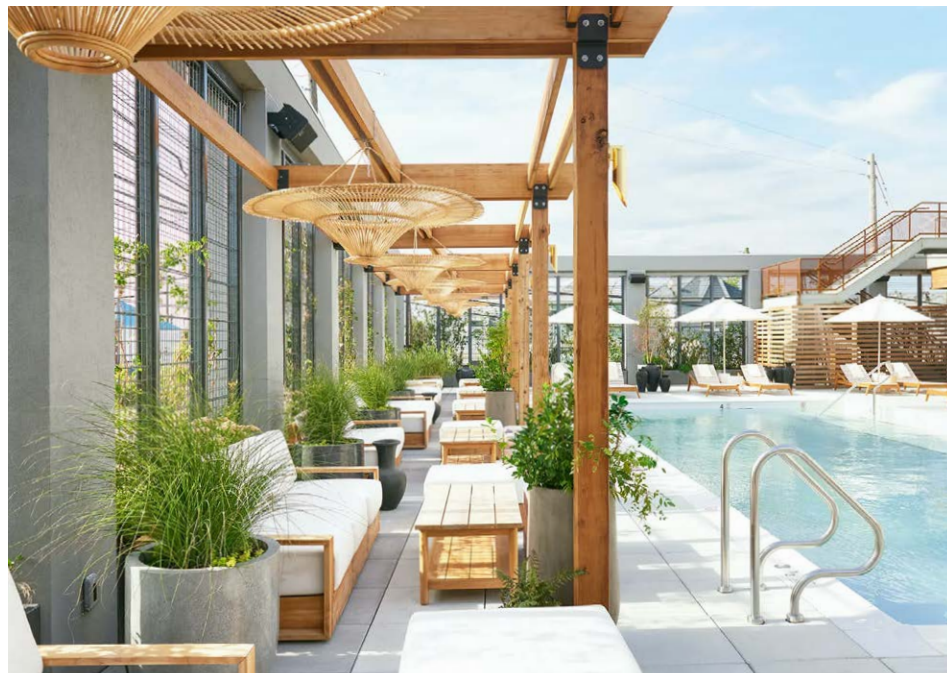
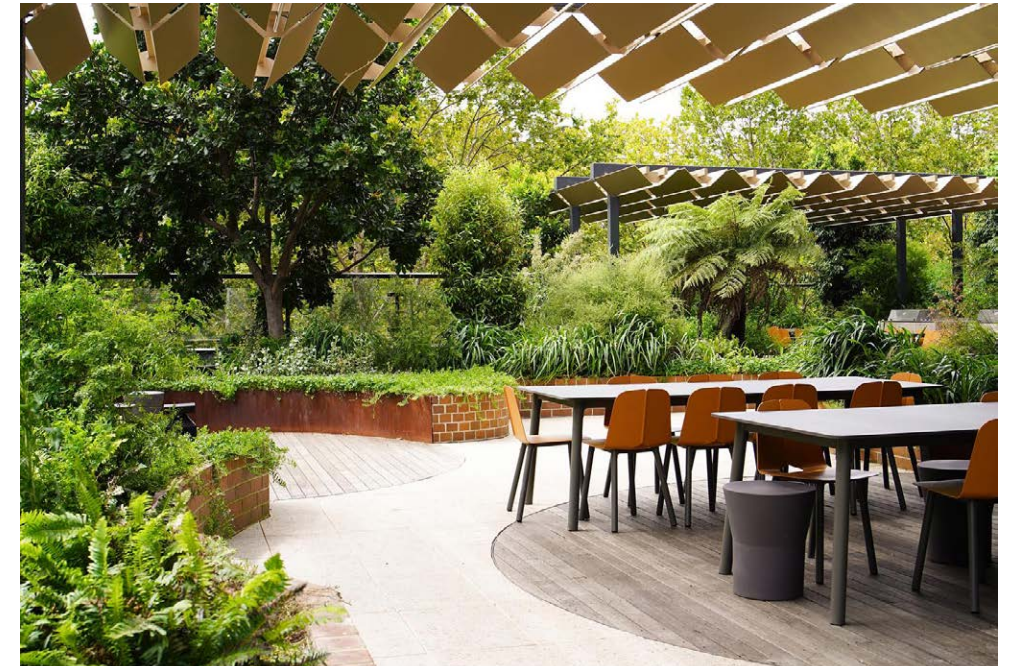
FEATURE POOL



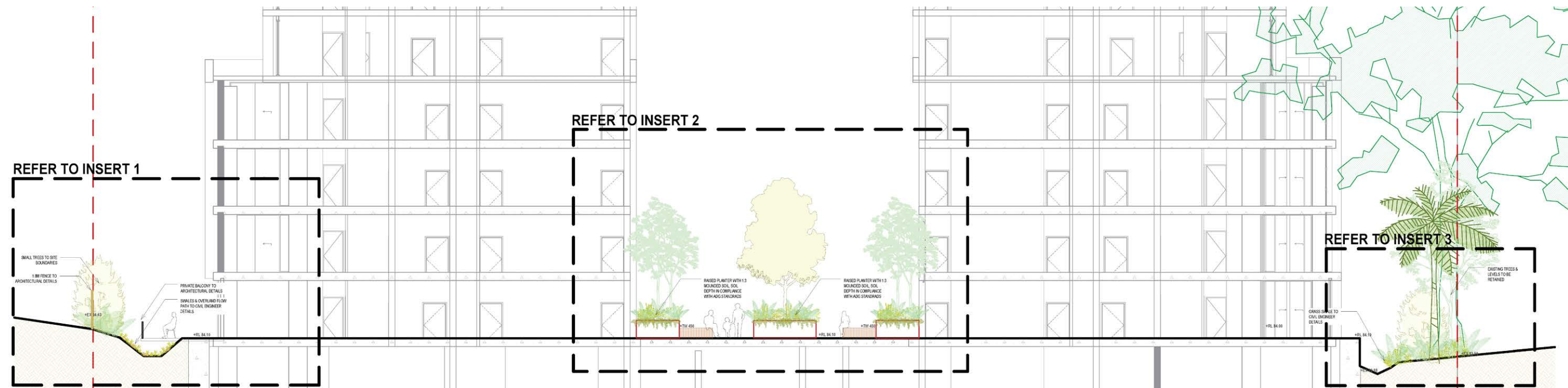
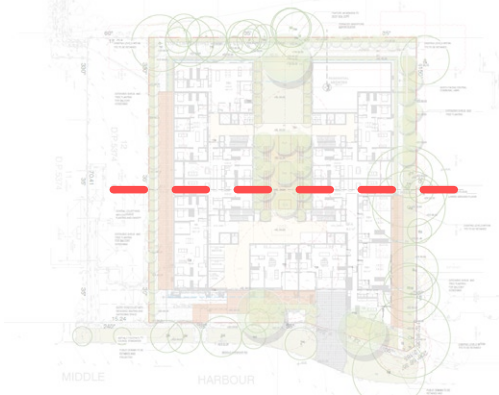
COMMUNAL LAWN & SEATING NOOK



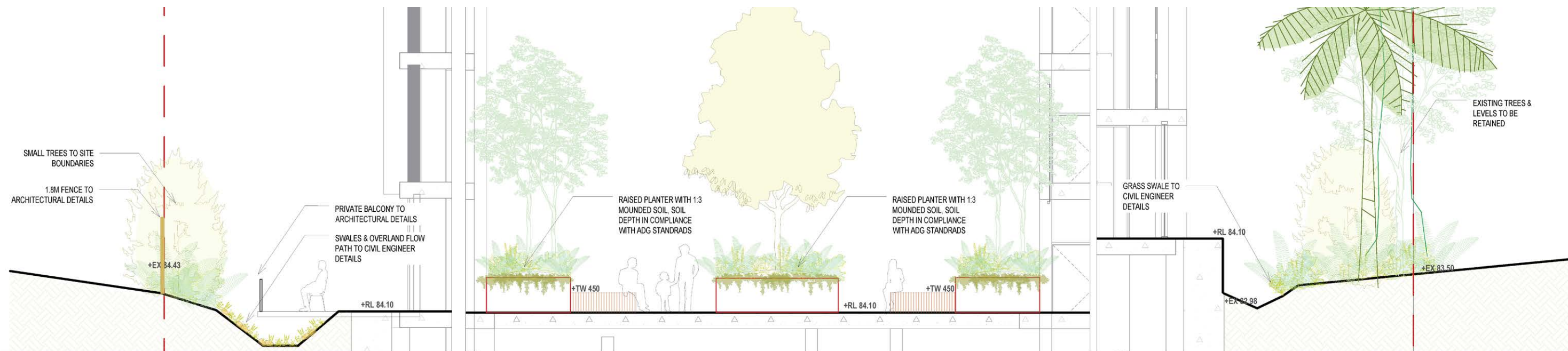
OUTDOOR DINING / BBQ PAVILION



Site Sections



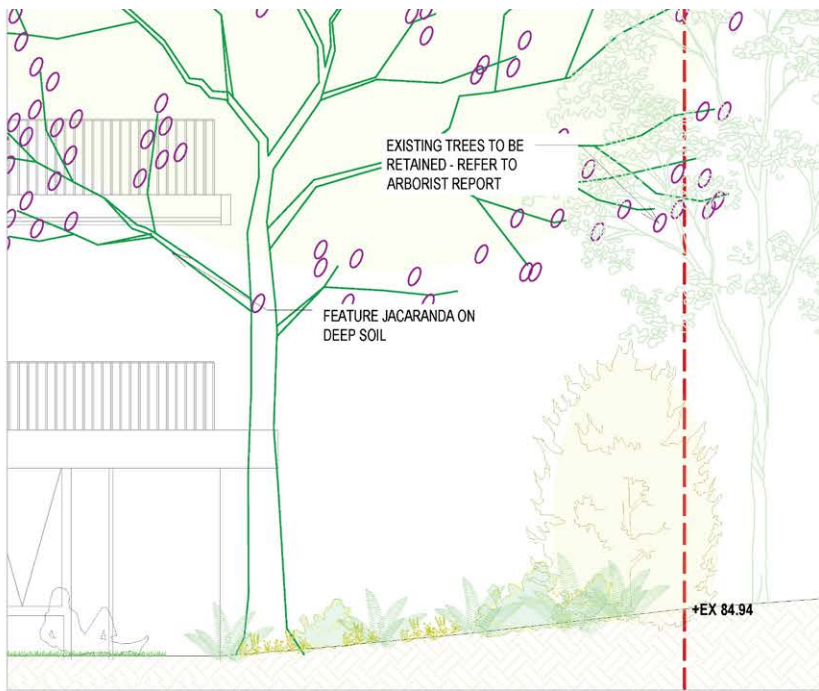
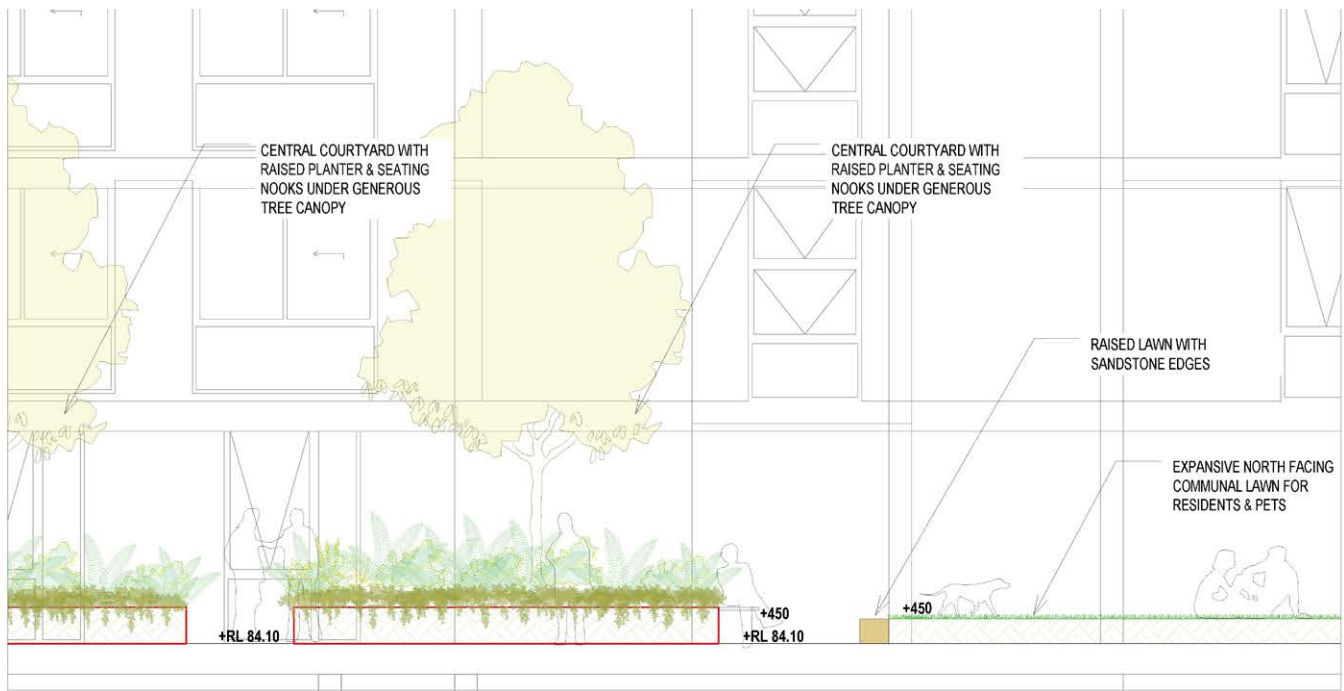
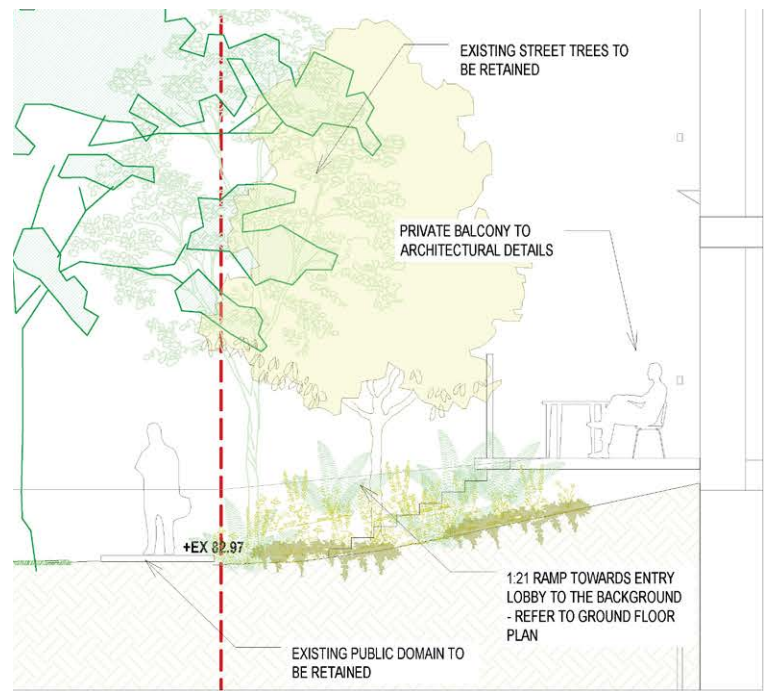
1:200 @ A3



Site Sections



1:200 @ A3



Planting & Materials

Planting Palette

The planting strategy employs an exclusively native, endemic approach to species selection to support local ecosystem and connect to the story of Country.

Informed by the microclimatic conditions of each landscaped area, the planting palette varies from low light gully conditions through the Lobby and the Southern interface; through to open forest woodlands and sandstone heath on sunny, exposed conditions to the North and rooftop, respectively.

The native palette is a feature element of the design proposal with the intention of creating a natural haven for the local community. The species selection is made up of endemic and important vegetation to the local regions and has been cross referenced with council’s native planting list.

Key Objectives

- Creating generously landscaped areas to reduce the urban heat island effect,
- Increasing evergreen canopies in areas necessary to reduce heat during summer and promoting comfortable microclimates,
- Planting to increase the thermal comfort during the winter season,
- Choosing local and endemic species that respond well to the local climate and are fitfor- purpose for their lower water-use requirements, and
- Choosing plants that require less frequent irrigation and maintenance.

The planting palettes on the following pages is not an exhaustive list. Please refer to the planting plans for full planting plans and schedule.



Melaleuca quinquenervia



Acacia Longifolia



Jacaranda mimosifolia



Lagerstroemia indica



Eleaocarpus reticulatus



Banksia integrifolia



Tristaniopsis laurina



Backhousia citriodora



Gompholobium grandiflorum



Leucopogon appressus



Cyathea cooperi



Howea forsteriana



Backhousia myrtifolia



Pittosporum revolutum



Pimelia linifolia



Persoonia linearis



Dillwynia rudis



Grevillea speciosa



Leucopogon esquamatus



Doryanthes excelsa,



Helichrysum scorpioides



Hardenbergia violacea



Dichondra repens



Banksia spinulosa



Viola hederacea



Kennedia rubicunda

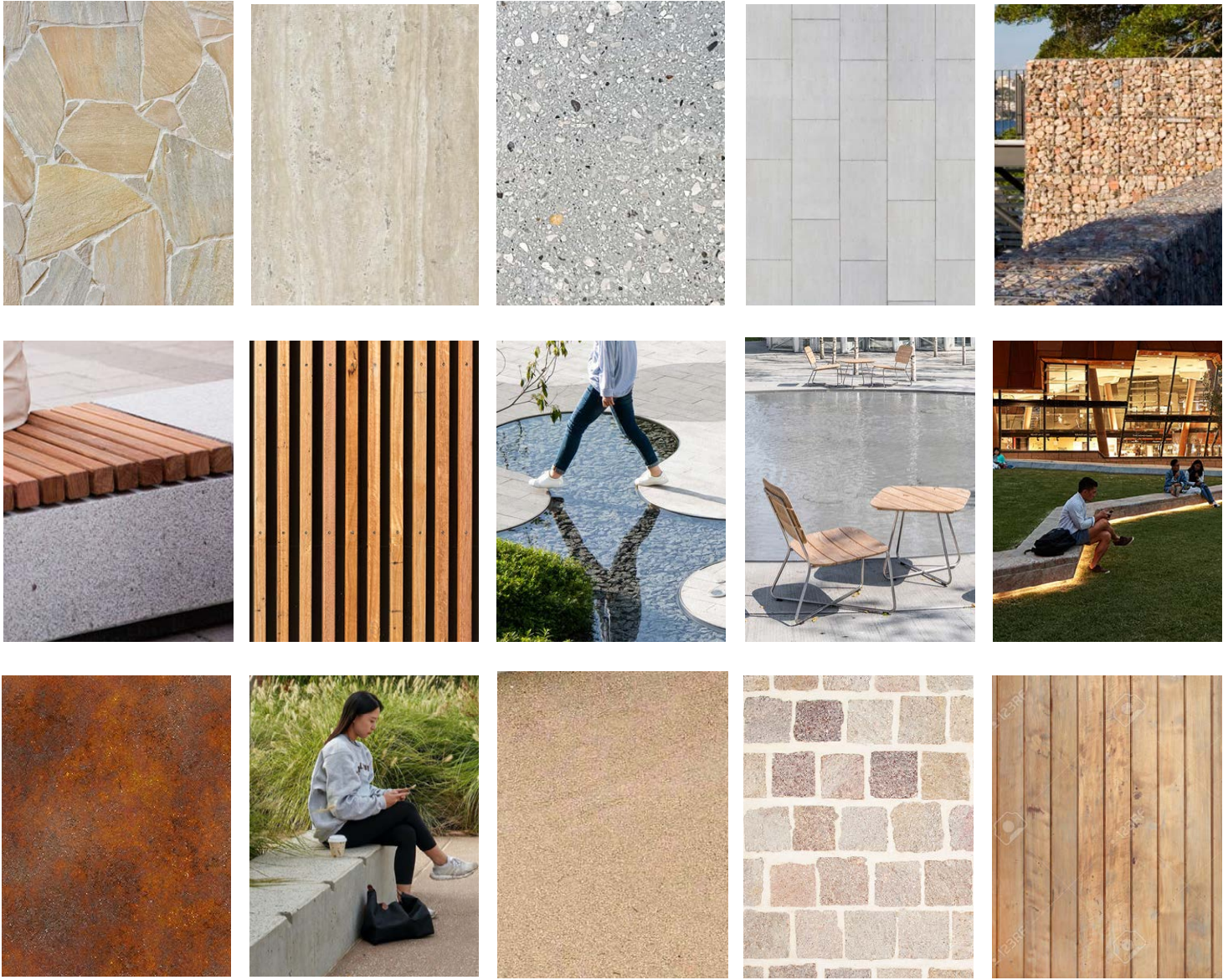
TREES

SHRUBS

GROUNDCOVERS

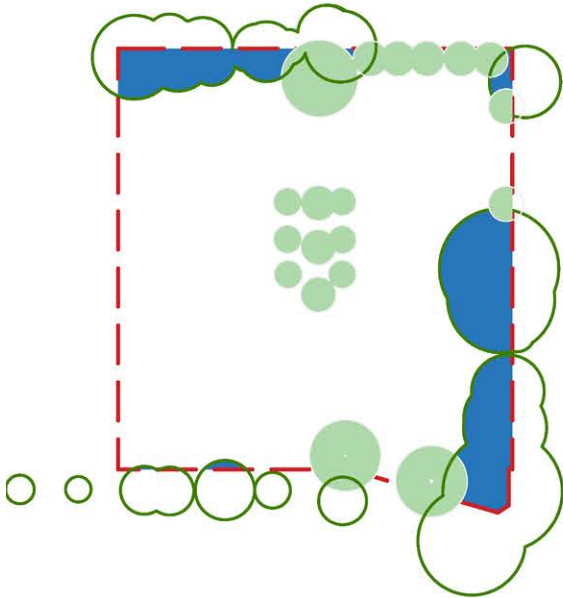
Materials Selection

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A high quality set of finishes are proposed throughout the public domain and new park for longevity of use for the local community.

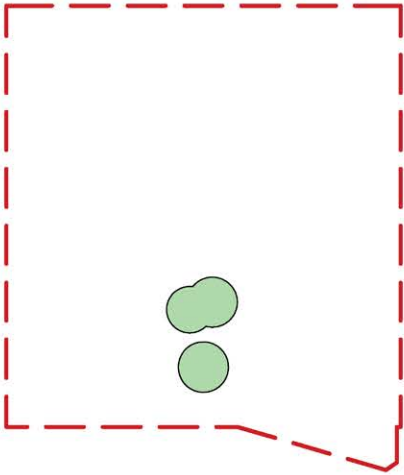


Design Performance & Design Outcomes

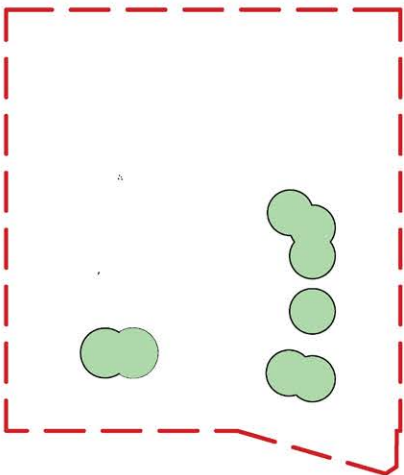
Compliance Diagrams



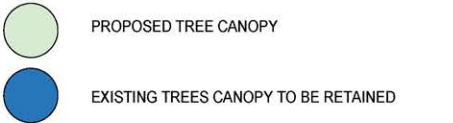
TREE CANOPY COVERAGE - GF



TREE CANOPY COVERAGE - L4

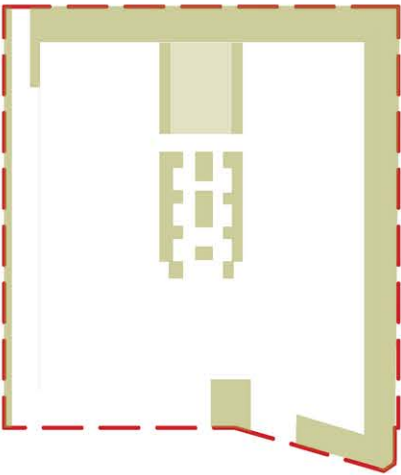


TREE CANOPY COVERAGE - ROOFTOP

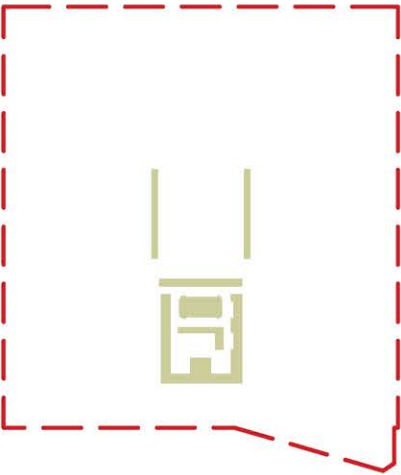


TOTAL TREE CANOPY COVERAGE = 1858 M2 = 39.0%

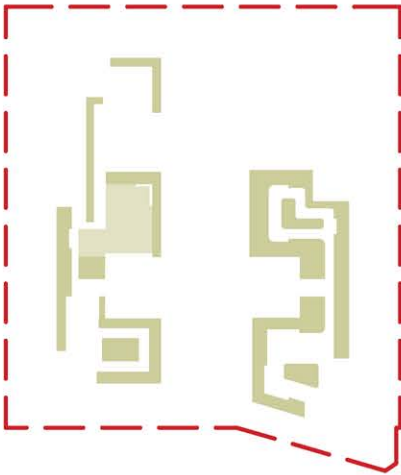
Overall Landscape Coverage = 44.6%



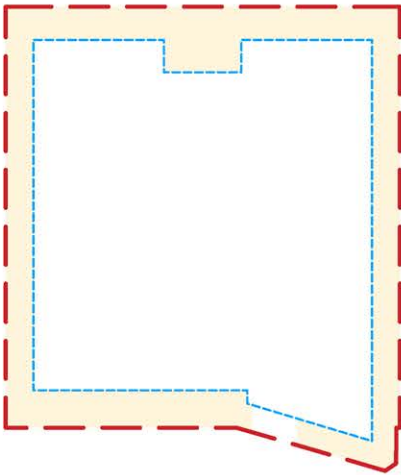
LANDSCAPE AREA - GF



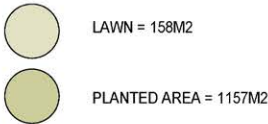
LANDSCAPE AREA - L4



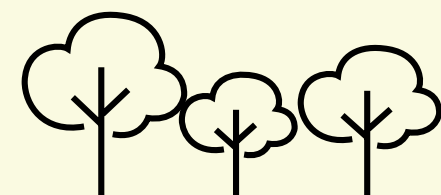
LANDSCAPE AREA - ROOFTOP



DEEP SOIL AREA



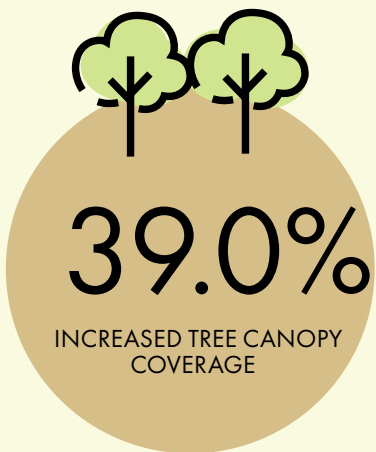
Design Outcomes



INCREASED TREE CANOPY

The retention of key existing trees and the provision of existing public domain spaces will enable the site to retain it’s current tree canopy to further mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.

*Note figures indicative only and are subject to design development.



CREATING URBAN HABITATS

The project will activate the precinct and become a catalyst for the area with vertical habitats corridor for local flora and fauna and a generous site coverage - percentage to be confirmed in further stage

*Note figures indicative only and are subject to design development.



OPEN SPACE

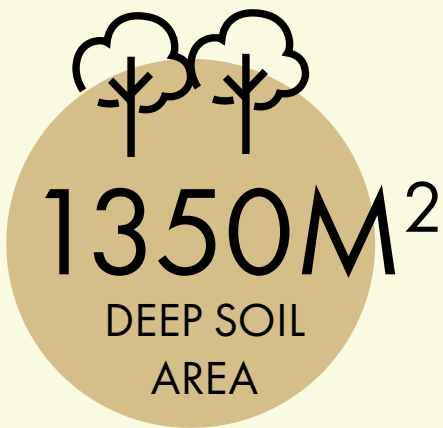
The proposal will create a series of green corridors that cools down the building & surrounding urban environment by providing genuine deep soil landscape throughout the precinct

*Note figures indicative only and are subject to design development.



DEEP SOIL LANDSCAPE

*Note figures indicative only and are subject to design development.



A woman with curly hair, wearing a white tank top and denim shorts, is sitting on a wooden bench in a lush garden. She is surrounded by tall green grass and various plants. In the background, there are trees and a building. The scene is bright and sunny.

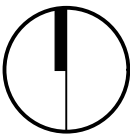
Land+ Form

24-28 MIDDLE HARBOUR RD, LINDFIELD

STATE SIGNIFICANT DEVELOPMENT APPLICATION

2025010: LANDSCAPE ARCHITECTURAL DRAWING LIST

Sheet Number	Sheet Name	Revision
LD-DA000	COVER SHEET & DESIGN STATEMENT	1
LD-DA001	PLANTING SCHEDULE & LEGENDS	1
LD-DA002	TREE MANAGEMENT PLAN	1
LD-DA003	COMPLIANCE DIAGRAM	1
LD-DA100	GROUND FLOOR LANDSCAPE PLAN	1
LD-DA101	LEVEL 4 PLAN	1
LD-DA102	LEVEL 8 ROOFTOP	1
LD-DA200	GROUND FLOOR PLANTING PLAN	1
LD-DA201	LEVEL 4 PLANTING PLAN	1
LD-DA202	LEVEL 8 ROOFTOP PLANTING PLAN	1
LD-DA400	SECTION AA	1
LD-DA401	SECTION BB	1
LD-DA900	TYPICAL DETAILS & OUTLINE SPECIFICATION & MAINTENANCE	1



LANDSCAPE DA DESIGN STATEMENT

Objectives:

- to increase the number of indigenous species planted in the Ku-ring-gai region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above an below.
- Take forward the landscape principles and urban design principles established by the DCP by Ku-ring-gai Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a vibrant Community Open Space with both integrated seating areas & engaging social gathering spaces

Design with Country refer to landscape design report

Streetscapes

Subject to ongoing discussions and design development, associated streetscapes has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception and lobby at maximum 1:14 and 1:20 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

Deep soil areas have been maxmised with mass native tree planting where feasible throughout the project. Planting area on ground floor have a minimum 150mm including slab setdowns. All planters on podiums have a minimum soil depth of 200mm including slab setdowns. This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved through additional 1:3 mounding to raised planter beds

For deep soil calculations - refer to architectural design report

NOTE:

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.
- ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
- ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

							CLIENT	ARCHITECT	LANDSCAPE	DO NOT SCALE	Drawn RI	Designer CR/ RI	Client	DELOITTE
											Drafting CR	Design CR	Project	24-28 MIDDLE HARBOUR RD, LINDFIELD
											Approved (Project Director) CR	14.05.25	Title	COVER PAGE
1	SSDA		RL	CR	CR	06.05.25					Date			
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date					Scale		Original Size	

PLANT SCHEDULE						
CODE	SPECIES	COMMON NAME	NATIVE/EXOTIC	POT SIZE	EST. MATURE SIZE HT X W	SPACING/ G/TY
GROUND FLOOR						
TREES						
ACM smi	Acmena smithii	Common Lilly Pilly	Native	45L	5m x 2m	As Shown
ACA lon	Acacia longifolia	Sydney Golden Wattle	Native	45L	10m x 5m	As Shown
BAC cit	Backhousia citrifolia	Lemon scented myrtle	Native	45L	4m x 3m	As Shown
LAG ind	Lagerstroemia indica	Crepe myrtle	Exotic	45L	4m-8m	As Shown
JAC mim	Jacaranda mimosaefolia	Jacaranda Tree	Exotic	300L	12- 15m	As Shown
TRI lau	Tristania litoralis	Wale gum	Native	45L	12m x 3m	As Shown
CYA coo	Cyathea cooperi	Australian Tree Fern	Native	45L	6m-7m	As Shown
ELA ret	Eleocharis reticulata	Blueberry Ash	Native	45L	6m x 4m	As Shown
MAG gra	Magnolia grandiflora	Bull Bay Magnolia	Exotic	45L	4m x 6m	As Shown
CUP mac	Cupressus macrocarpa	Monterey Cypress	Exotic	45L	12m x 6m	As Shown
MEL qui	Melaleuca quinquenervia	Paperbark	Native	200L	8m x 3m	As Shown
MIX TYPE 1 - PART SHADE						
SHRUBS & ACCENTS						
ADE ser	Adenanthos sericeus	Woolly Bush	Native	200mm	2m x 1.5m	As Shown
ADE sil	Adenanthos 'Silver Streak'	Woolly Bush Silver Streak	Native	200mm	2m x 1.5m	As Shown
BRE obl	Breynia oblongifolia	Coffee bush	Native	200mm	3m x 3m	As Shown
BUR spi	Bursaria spinosa	Australian blackthorn	Native	200mm	5m x 1.5m	As Shown
HOM	Homalanthus populifolius	Bleeding heart	Native	200mm	2m x 1.5m	2 per m2
ASP nid	Asplenium nidus	Bird's nest fern	Native	200mm	1m x 1m	As Shown
BAS spi	Banksia spinulosa	Hairpin Banksia	Native	200mm	1m x 1m	As Shown
CAD dub	Calochlaena dubia	Soft Bracken	Native	200mm	1m x 1m	As Shown
SYZ pan	Syzygium paniculatum	Lilly Pilly	Native	200mm	2m x 2m	As Shown
VIB vdo	Viburnum odoratissimum	Sweet Viburnum	Exotic	200mm	4m x 4m	As Shown
CAM xos	Camellia saxatilis	Camellia	Exotic	200mm	2m x 2m	As Shown
GAR jas	Gardenia jasminoides	Gardenia	Exotic	200mm	2m x 2m	As Shown
GRASSES						
BLE car	Blechnum cartilagineum	Soft water fern	Native	150mm	70cm x 70cm	3 per m2
CHR api	Chryscephalum apiculatum	Yellow buttons	Native	150mm	0.1m x 1m	3 per m2
NEP cor	Nephtolepis cordifolia	Fishbone fern	Native	150mm	0.3m x 1m	3 per m2
COR str	Cordyline stricta					
LIR mus	Litorea muscari 'Amethyst'	Amethystf	Native	150mm	60cm x 60cm	3 per m2
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	60cm x 60cm	3 per m2
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m x 0.5m	3 per m2
LOM tan	Lomandra tanika	Spiny Mat Rush	Native	150mm	1.2m	3 per m2
GROUNDCOVERS						
VIH	Viola hederacea	Native Violet	Native	150mm	0.3m x 1m	4 per m2
DAM pur	Dampiera purpurea	Mountain Dampiera	Native	150mm	0.3m x 1m	4 per m2
COM cya	Commelina cyanea	Scumey Weed	Native	150mm	0.3m x 1m	4 per m2
SAR har	Sarcopetalum havevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
BOS pro	Bossiaea prostrata	Creeping Bossiaea	Native	150mm	0.3m x 1m	4 per m2
MIX TYPE 2 - PART SHADE/FULL SUN						
SHRUBS & ACCENTS						
ADE ser	Adenanthos sericeus	Woolly Bush	Native	200mm	2m x 1.5m	As Shown
BUR spi	Bursaria spinosa	Australian blackthorn	Native	200mm	5m x 1.5m	As Shown
PIT rev	Pittosporum revolutum	Wild yellow jasmine	Native	200mm	1m x 1m	As Shown
GRE ser	Grevillea sericea	Pink spider flower	Native	200mm	2m x 1.5m	As Shown
HOM pop	Homalanthus populifolius	Bleeding heart	Native	200mm	2m x 1.5m	As Shown
BAS spi	Banksia spinulosa	Hairpin Banksia	Native	200mm	1m x 1m	As Shown
CAD dub	Calochlaena dubia	Soft Bracken	Native	200mm	1m x 1m	As Shown
SYP pan	Syzygium paniculatum	Lilly Pilly	Native	200mm	3m x 2m	As Shown
ASP aus	Asplenium australasicum	Bird's nest fern	Native	150mm	0.3m x 1m	As shown
GRASSES						
CLI min	Clivia miniata	Bush Lily	Native	150mm	60cm x 50cm	3 per m2
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	3 per m2
LUB pan	Libertia paniculata	Branching grass-flag	Native	150mm	60cm x 60cm	3 per m2
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	60cm x 60cm	3 per m2
DIE gra	Dietsa grandiflora	Wild Iris	Native	150mm	60cm x 60cm	3 per m2
ART mil	Anthopodium milleflorum	Vanilla lily	Native	150mm	0.3m x 1m	3 per m2
BRA aug	Brachyscome angustifolia	Brasco violet	Native	150mm	60cm x 60cm	3 per m2
GROUNDCOVERS						
DIC rep	Dichondra repens	Kidney Weed	Native	150mm	0.3m x 1m	4 per m2
SAR har	Sarcopetalum havevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
MYO par	Myoporum parvifolium	Creeping boobialla	Native	150mm	0.1m x 1m	4 per m2
ROS off	Rosmarinus officinalis	Creeping Rosemary	Native	150mm	0.3m x 1m	4 per m2
BOS pro	Bossiaea prostrata	Creeping Bossiaea	Native	150mm	0.3m x 1m	4 per m2
MIX TYPE 3 - FULL SUN						
SHRUBS & ACCENTS						

NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

1	SSDA		RL	CR	CR
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director
					Date

Plot Date: 14 May 2025 - 10:11 AM

Plotted by: Runshi Liu

Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100.dwg

CLIENT

Deloitte.

ARCHITECT

LANDSCAPE

D K O

Land+Form

DO NOT SCALE

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Drawn RI

Designer CR/ RI

Drafting CR

Design Check CR

Approved (Project Director)

CR

14.05.25

Date

Scale

Client DELOITTE

Project 24-28 MIDDLE HARBOUR RD, LINDFIELD

Title PLANTING SCHEDULE & LEGENDS

Original Size

A1

Drawing No:

LD-DA001

Rev: 1

TREE MANAGEMENT PLAN

LEGEND

SITE BOUNDARY

BASEMENT EXTENTS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS

EXISTING TREE - TREE PROTECTION ZONE

EXISTING TREE - STRUCTURAL ROOT ZONE

EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT

EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT

PROPOSED TREES - REFER TO PLANTING PALETTE

General Notes:

FOR SITE LEVELS AND ARCHITECTURAL INFORMATION REFER TO CIVIL AND ARCHITECTS DRAWINGS RESPECTIVELY.

FOR COURTYARD AND OVERFLOW DRAINAGE REFER TO HYDRAULIC ENGINEERS DRAWINGS

ALL TREES TO BE RETAINED AND ARE SUBJECT TO TREE PROTECTION & MANAGEMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

EXTERNAL LIGHTING AND ELECTRICAL : REFER TO ENGINEERS DETAILS.

CONTRACTOR TO PROTECT ALL LANDSCAPE WORKS DURING CONSTRUCTION INCLUDING BUT NOT EXCLUSIVE TO EXISTING VERGE.

LEVELS GENERAL : CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS, TURF AND PLANTER AREAS, INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

MIX TYPE 3 - FULL SUN

	SHRUBS & ACCENTS					
ADE ser	Adenanthos sericeus	Woolly Bush	Native	200mm	2m x 1.5m	As Shown
BUR spi	Bursaria spinosa	Australian blackthorn	Native	200mm	5m x 1.5m	As Shown
PIT rev	Pittosporum revolutum	Wild yellow jasmine	Native	200mm	1m x 1m	As Shown
GRE ser	Grevillea sericea	Pink spider flower	Native	200mm	2m x 1.5m	As Shown
HOM pop	Homalanthus populifolius	Bleeding heart	Native	200mm	2m x 1.5m	As Shown
BAN spin	Banksia spinulosa	Hairpin Banksia	Native	200mm	1m x 1m	As Shown
CAD dub	Calochlaena dubia	Soft Bracken	Native	200mm	1m x 1m	As Shown
SYP pan	Syzygium paniculatum	Lilly Pilly	Native	200mm	2m x 2m	As Shown
GRASSES						
POA lab	Poa labillardieri 'Eskdale'	Poa	Native	150mm	60cm x 50cm	3 per m2
CAR inv	Carex inversa	Knob Sedge	Native	150mm	60cm x 60cm	3 per m2
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	60cm x 60cm	3 per m2
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	3 per m2
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m x 1.5m	3 per m2
LOM tan	Lomandra tanika	Spiny Mat Rush	Native	150mm	0.5m x 0.5m	3 per m2
MYO par	Myoporum parvifolium	Creeping boobialla	Native	150mm	0.1m x 1m	3 per m2
ROS	Rosmarinus officinalis	Creeping Rosemary	Native	150mm	0.3m x 1m	3 per m2
BRA aug	Brachyscome angustifolia	Brasco violet	Native	150mm	60cm x 60cm	3 per m2
GROUNDCOVERS						
DIC rep	Dichondra repens	Kidney Weed	Native	150mm	0.3m x 1m	4 per m2
SAH har	Sarcopetalum havevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
ROS off	Rosmarinus officinalis	Creeping Rosemary	Native	150mm	0.3m x 1m	4 per m2
BOS pro	Bossiaea prostrata	Creeping Bossiaea	Native	150mm	0.3m x 1m	4 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	200mm	0.2m x 2m	4 per m2
STA mon	Stackhousia monogyna	Creamy stackhousia	Native	200mm	0.5m	4 per m2
GAZ tom	Gazania tomentosa	Silver Gazania	Native	200mm	0.5m	4 per m2
PAN pan	Pandorea pandorana	Wonga wonga vine	Native	200mm	0.3m x 1m	4 per m2
HAR vio	Hardenbergia violacea	Purple Coral Pea	Native	200mm	0.3m x 1m	4 per m2
TRA jas	Trachelospermum jasminoides	Star jasmine	Exotic	100mm	0.5m	4 per m2
LEVEL 04						
GROUNDCOVERS						
DIC rep	Dichondra repens	Kidney Weed	Native	200mm	0.3m x 1m	4 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	100mm	0.2m x 2m	4 per m2
HEL rut	Helichrysium rutidolepis	Pale Everlasting	Native	100mm	0.3m x 1m	4 per m2
GAZ tom	Gazania tomentosa	Silver Gazania	Native	100mm	0.3m x 1m	4 per m2
PAN pan	Pandorea pandorana	Wonga wonga vine	Native	100mm	0.3m x 1m	4 per m2
CASCADING & CLIMBING PLANTS						
ROS off	Rosmarinus officinalis	Creeping Rosemary	Native	150mm	0.3m x 1m	4 per m2
SAH har	Sarcopetalum havevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
HAR vio	Hardenbergia violacea	Purple Coral Pea	Native	150mm	0.3m x 1m	4 per m2
PAN pan	Pandorea pandorana	Wonga wonga vine	Native	150mm	0.3m x 1m	4 per m2
DIC arg	Dichondra argentea	Dichondra silver falls	Native	150mm	0.3m x 1m	4 per m2
CAS gla	Casuarina glauca	Cosuin it	Native	150mm	0.3m x 1m	4 per m2
LEVEL 8 ROOFTOP						
SHRUBS & ACCENTS						
BAN spi	Banksia spinulosa	Hairpin banksia	Native	300mm	1.5m x 1.5m	As Shown
GRE ser	Grevillea sericea	Pink spider flower	Native	150mm	1.5m x 1.5m	As Shown
BUS spi	Bursaria spinosa	Australian blackthorn	Native	200mm	1.5m x 1.5m	As Shown
GROUNDCOVERS						
DIC rep	Dichondra repens	Kidney Weed	Native	200mm	0.3m x 1m	4 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	200mm	0.2m x 2m	4 per m2
HEL rut	Helichrysium rutidolepis	Pale Everlasting	Native	150mm	0.4m x 1m	4 per m2
GAZ tom	Gazania tomentosa	Silver Gazania	Native	150mm	0.3m x 1m	4 per m2
PAN pan	Pandorea pandorana	Wonga wonga vine	Native	150mm	0.3m x 1m	4 per m2
CASCADING & CLIMBING PLANTS						
SAH har	Sarcopetalum havevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
HAR vio	Hardenbergia violacea	Purple Coral Pea	Native	150mm	0.3m x 1m	4 per m2
DIC arg	Dichondra argentea	Dichondra silver falls	Native	150mm	0.3m x 1m	4 per m2
CAS gla	Casuarina glauca	Cousin it	Native	150mm	0.3m x 1m	4 per m2

LANDSCAPE PLANS

LEGEND

SITE BOUNDARY

BASEMENT EXTENTS

EXISTING SEA WALL LINE

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS

EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT

EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT

PROPOSED TREES - REFER TO PLANTING PALETTE

PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE

PA

PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE

RPA

RAISED PLANTER AREA ON SLAB - SOIL DEPTH SOIL DEPTHS TO ADG STANDARDS

W1

WALL TYPE 1: GABION RETAINING WALL

SW

SEATING WALL: INSITU CONCRETE CLASS 2 WITH TIMBER SEATING BATTENS AND LED LIGHT STRIP

P1

PAVING TYPE 1: RECYCLED BRICK PAVERS

P2

P3

P4

P5

P6

TD

TU

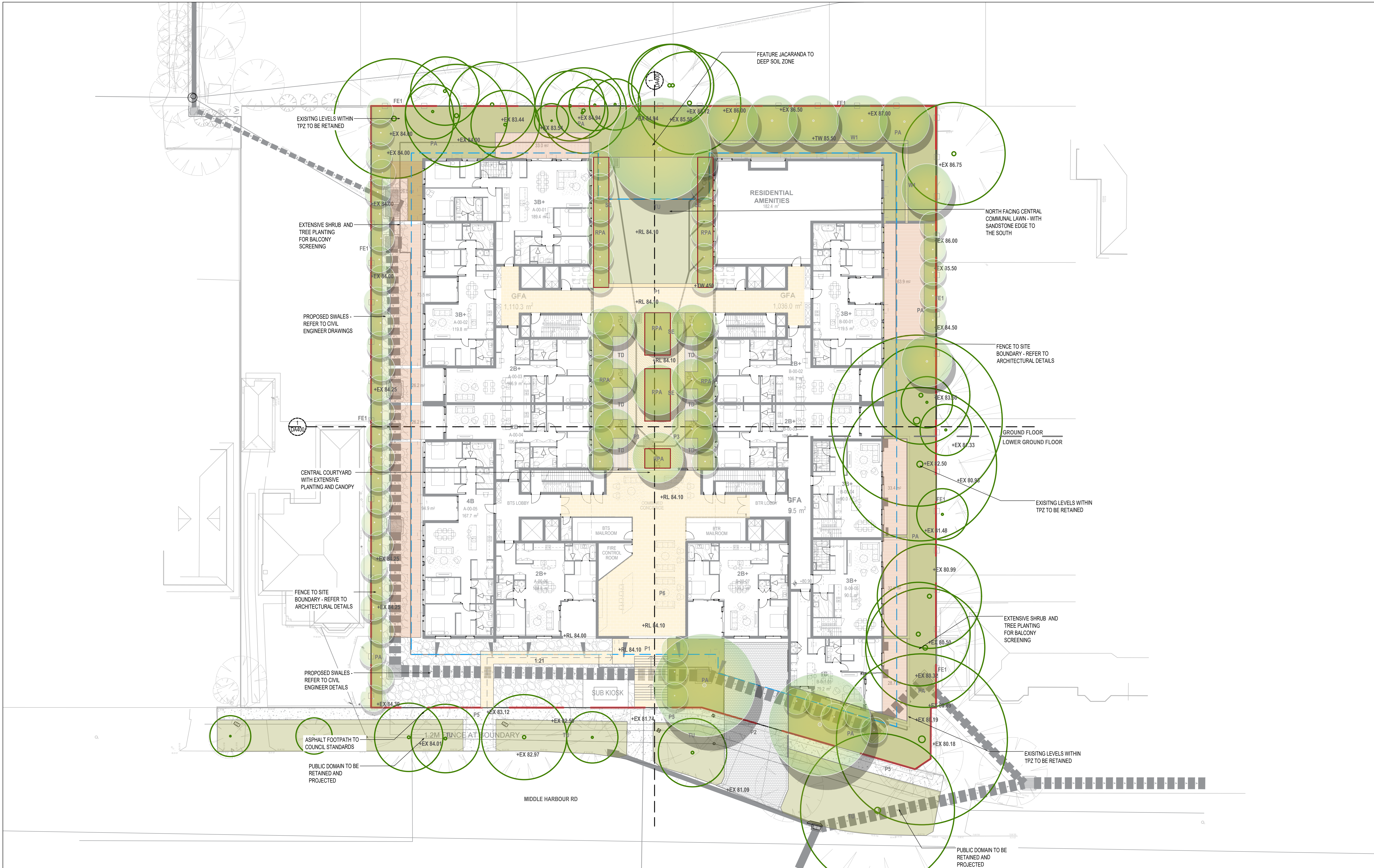
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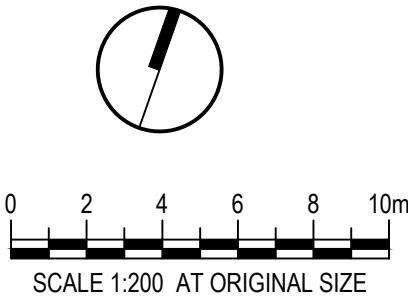


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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing			
Drawn	Job Manager	Project Director	Date		

Plot Date: 14 May 2025 - 10:30 AM Plotted by: Runshi Liu Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA200\1.dwg



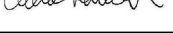
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Drawn	RI	Designer	CR/ RI
Drafting	CR	Design	CR
Check		Check	
Approved (Project Director)	CR		
Date	14.05.25		
Scale			

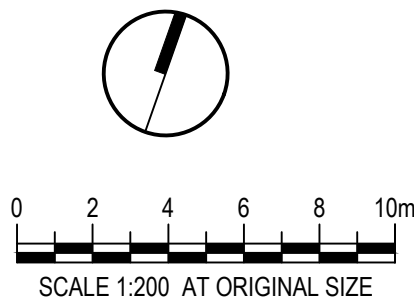
Client **DELOITTE**
Project **24-28 MIDDLE HARBOUR RD, LINFIELD**
Title **LEVEL 4 COMMUNAL OPEN SPACE PLAN**

Original Size
A1 Drawing No: **LD-DA101**

Rev: 1



1	SSDA	RL	CR	CR	06.05.25
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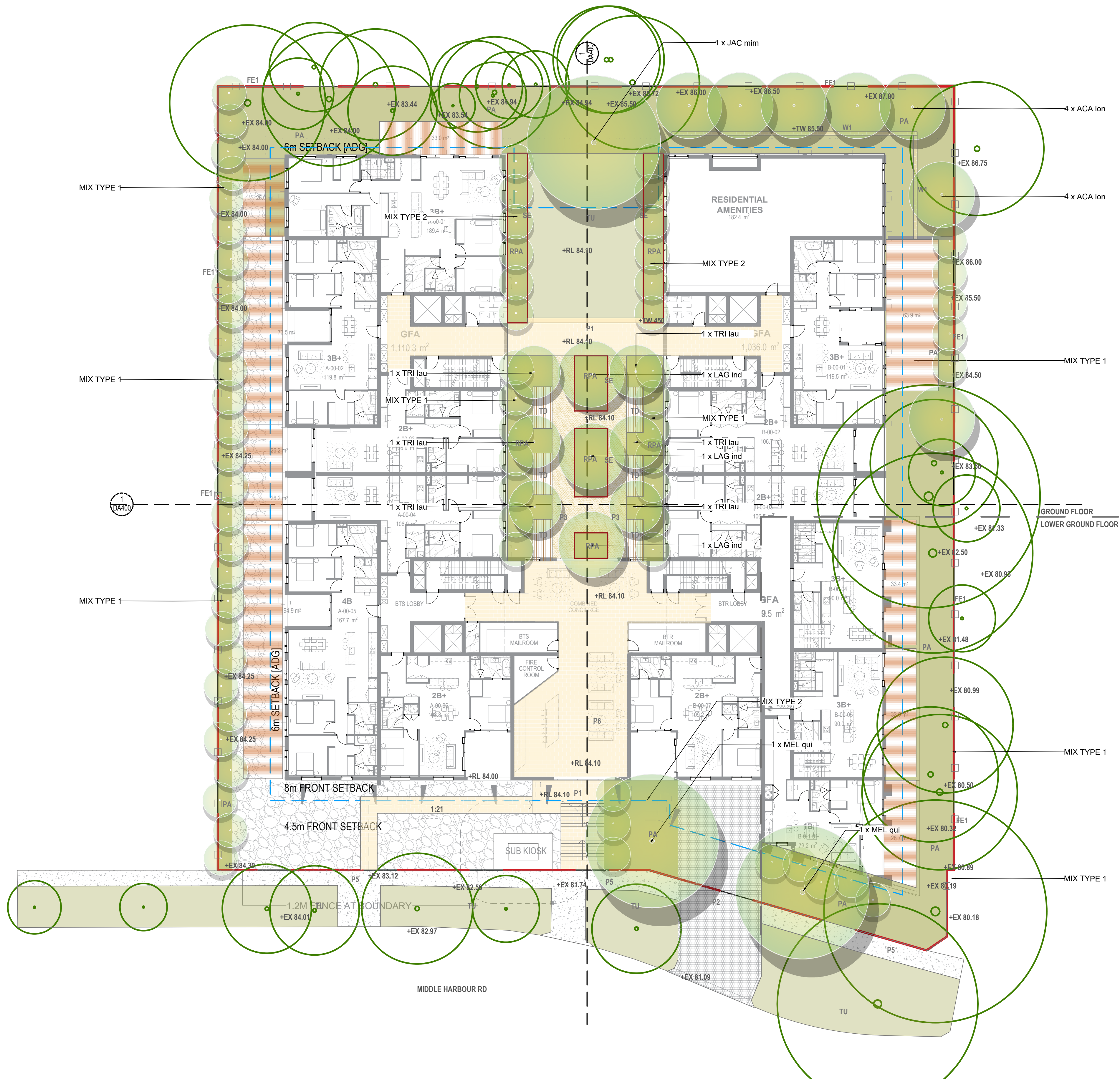
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Drawn	RI	Designer	CR/ RI
Drafting	CR	Design	CR
Check		Check	
Approved (Project Director)	CR		
Date	14.05.25		
Scale			

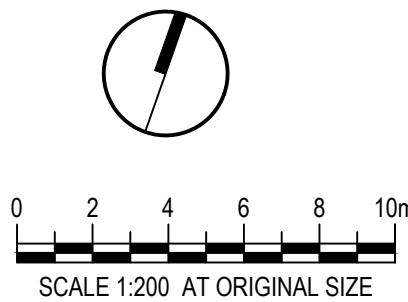
Client **DELOITTE**
Project **24-28 MIDDLE HARBOUR RD, LINFIELD**
Title **ROOFTOP PLAN**

Original Size **A1** Drawing No: **LD-DA102**

Rev: 1



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Drawn	RI	Designer	CR/ RI
Drafting	CR	Design	CR
Check		Check	
Approved (Project Director)	CR		
Date	14.05.25		
Scale			

Client **DELOITTE**

Project **24-28 MIDDLE HARBOUR RD, LINDFIELD**

Title **GROUND FLOOR PLANTING PLAN**

Original Size **A1**

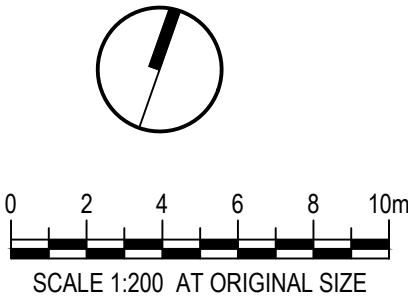
Drawing No: **LD-DA200**

Rev: 1



PP

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Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	14.05.25		
Scale			

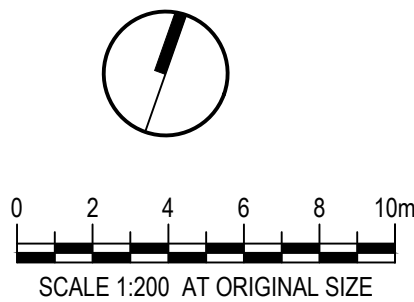
Client **DELOITTE**
Project **24-28 MIDDLE HARBOUR RD, LINFIELD**
Title **LEVEL 4 PLANTING PLAN**

Original Size
A1 Drawing No: LD-DA201

Rev: 1



1	SSDA		RL	CR	CR 06.05.25
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director Date



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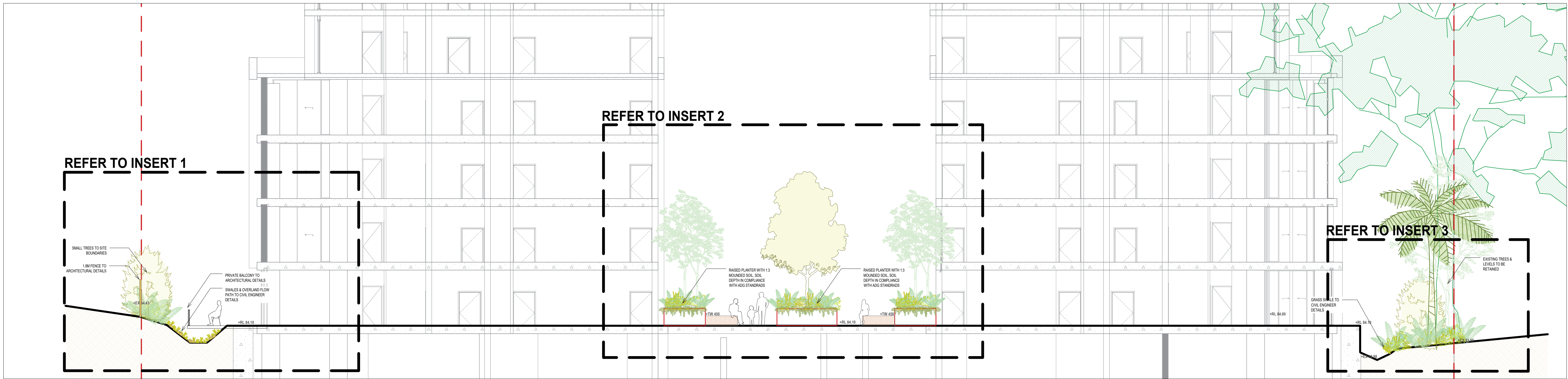
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Drawn	RI	Designer	CR/ RI
Drafting	CR	Design	CR
Check		Check	
Approved (Project Director)	CR		
Date	14.05.25		
Scale			

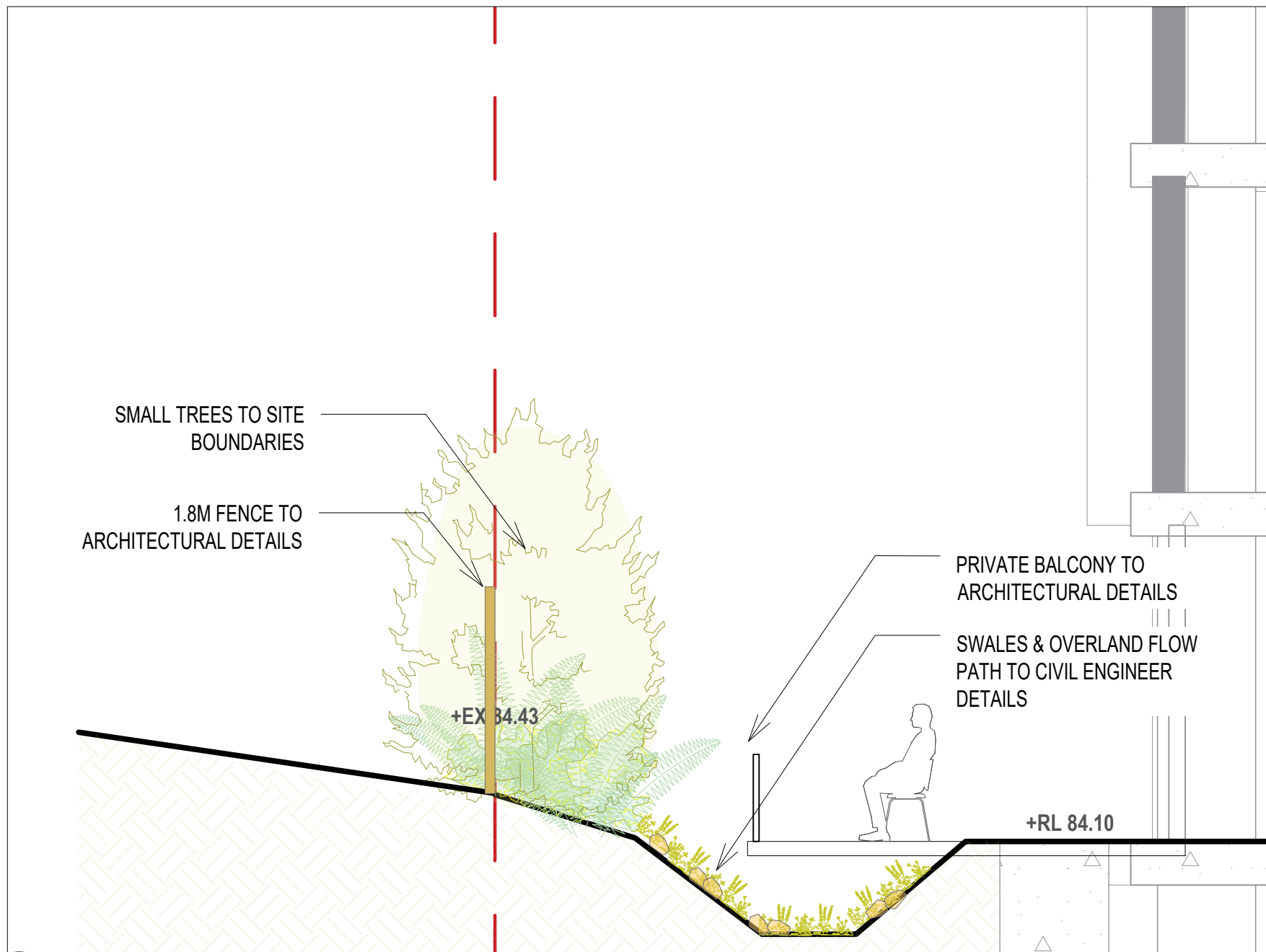
Client **DELOITTE**
Project **24-28 MIDDLE HARBOUR RD, LINFIELD**
Title **ROOFTOP PLANTING PLAN**

Original Size
A1 Drawing No: **LD-DA202**

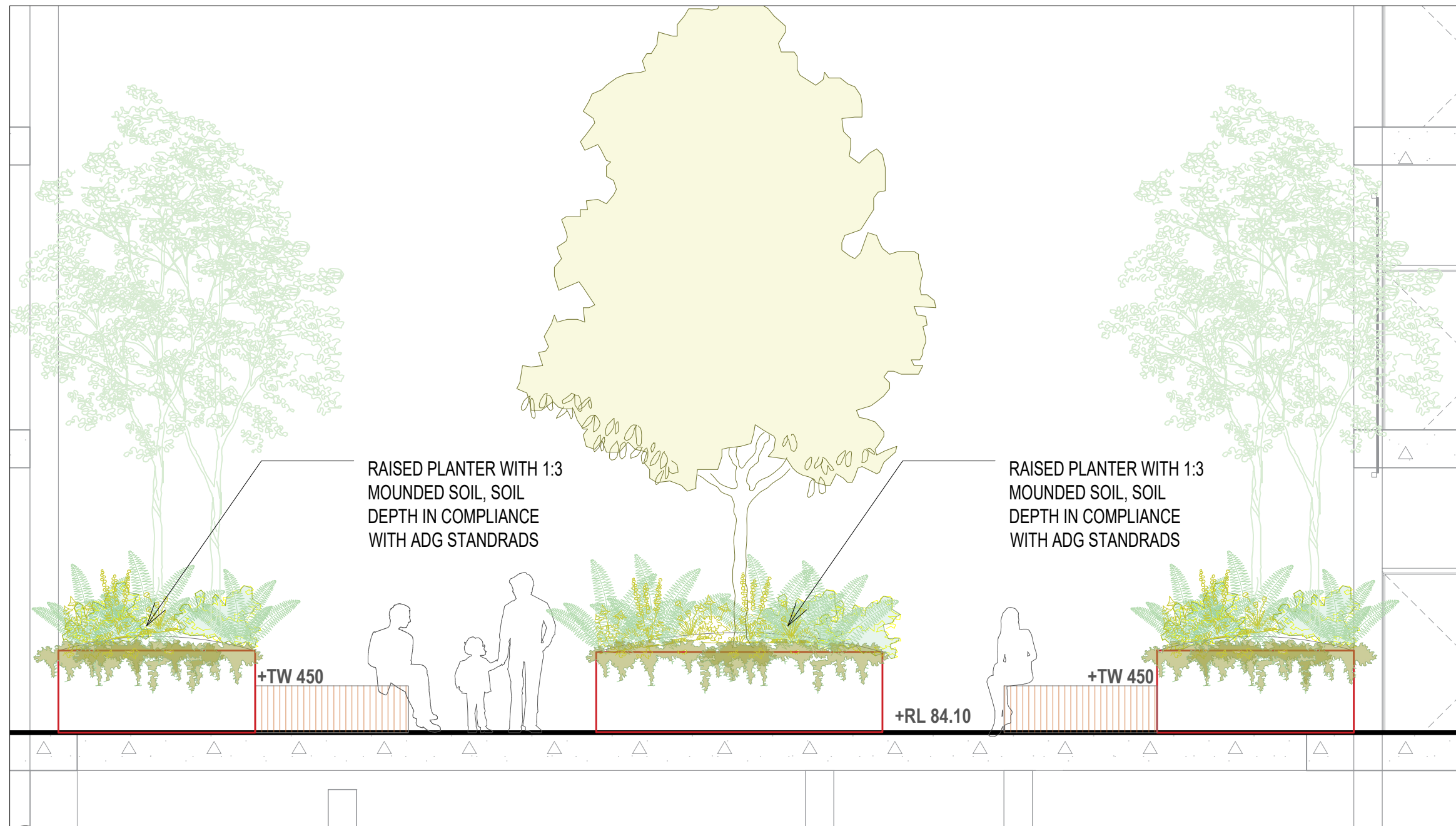
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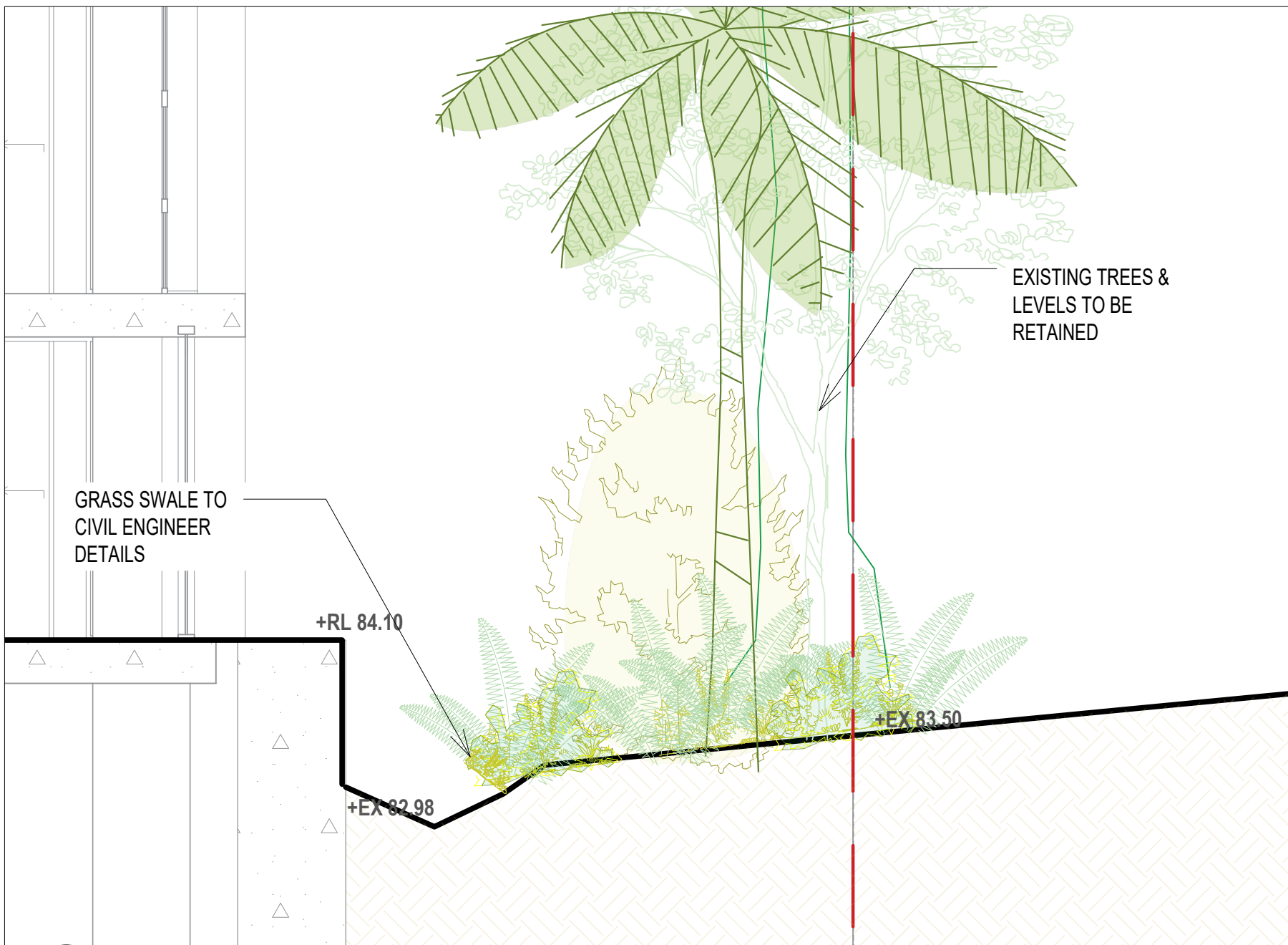
1 LANDSCAPE SITE SECTION 1
1:100



2 DETAILED SECTION 1
1:50



3 DETAILED SECTION 2
1:50



4 DETAILED SECTION 3
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1	SSDA		RL	CR	CR
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					Date
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CR

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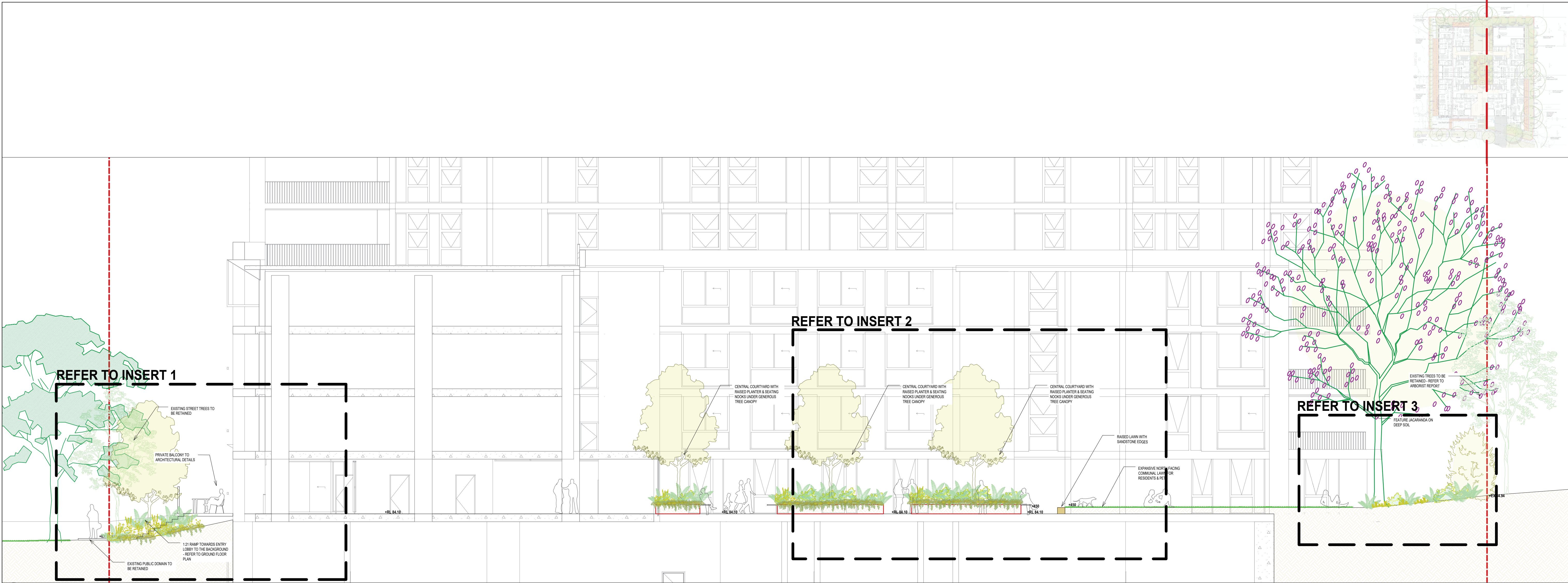
DELOITTE

29 MIDDLE HARBOUR RD, LINDFIELD

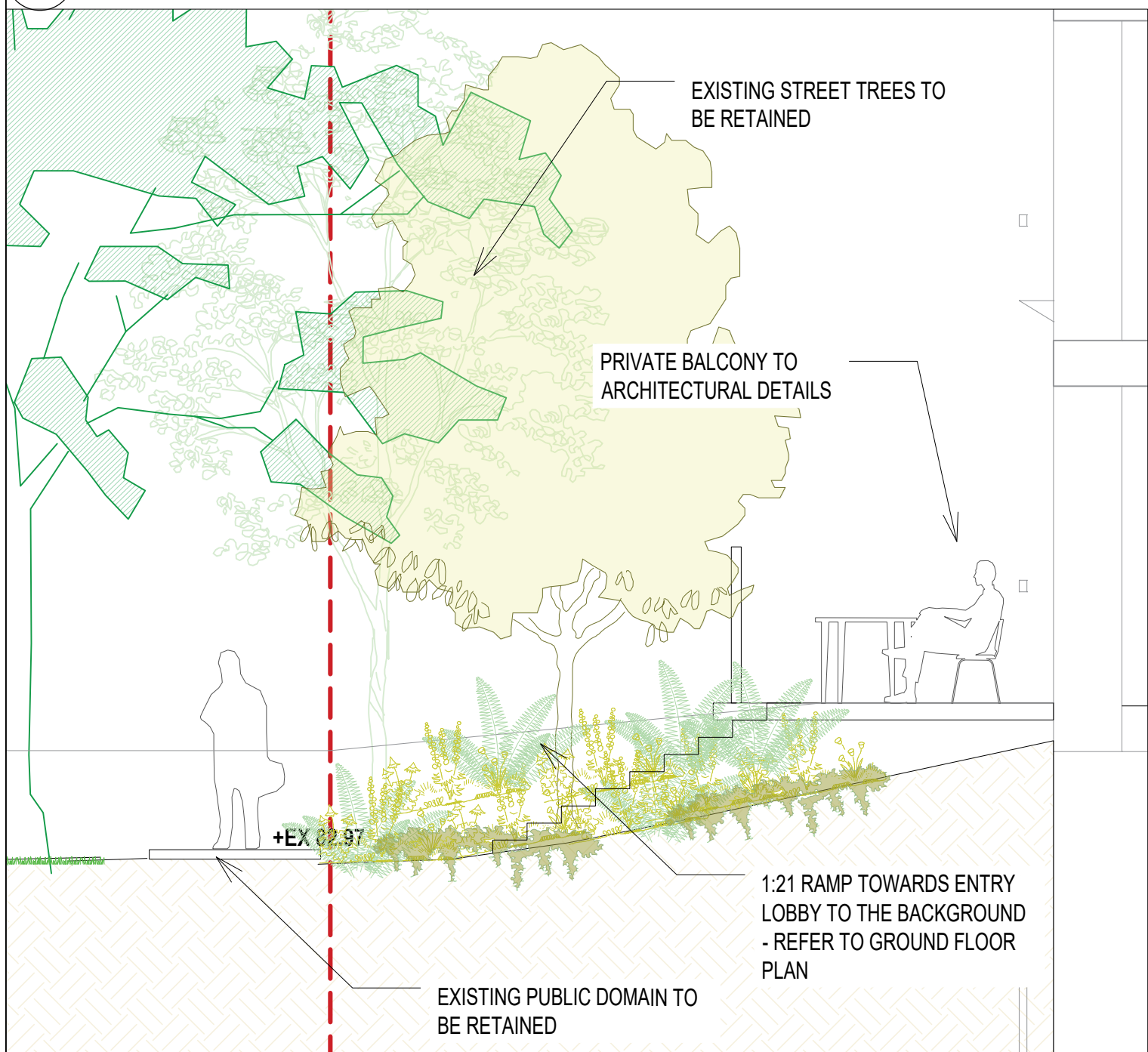
LANDSCAPE SECTION 1

A1 Drawing No: LD-DA400

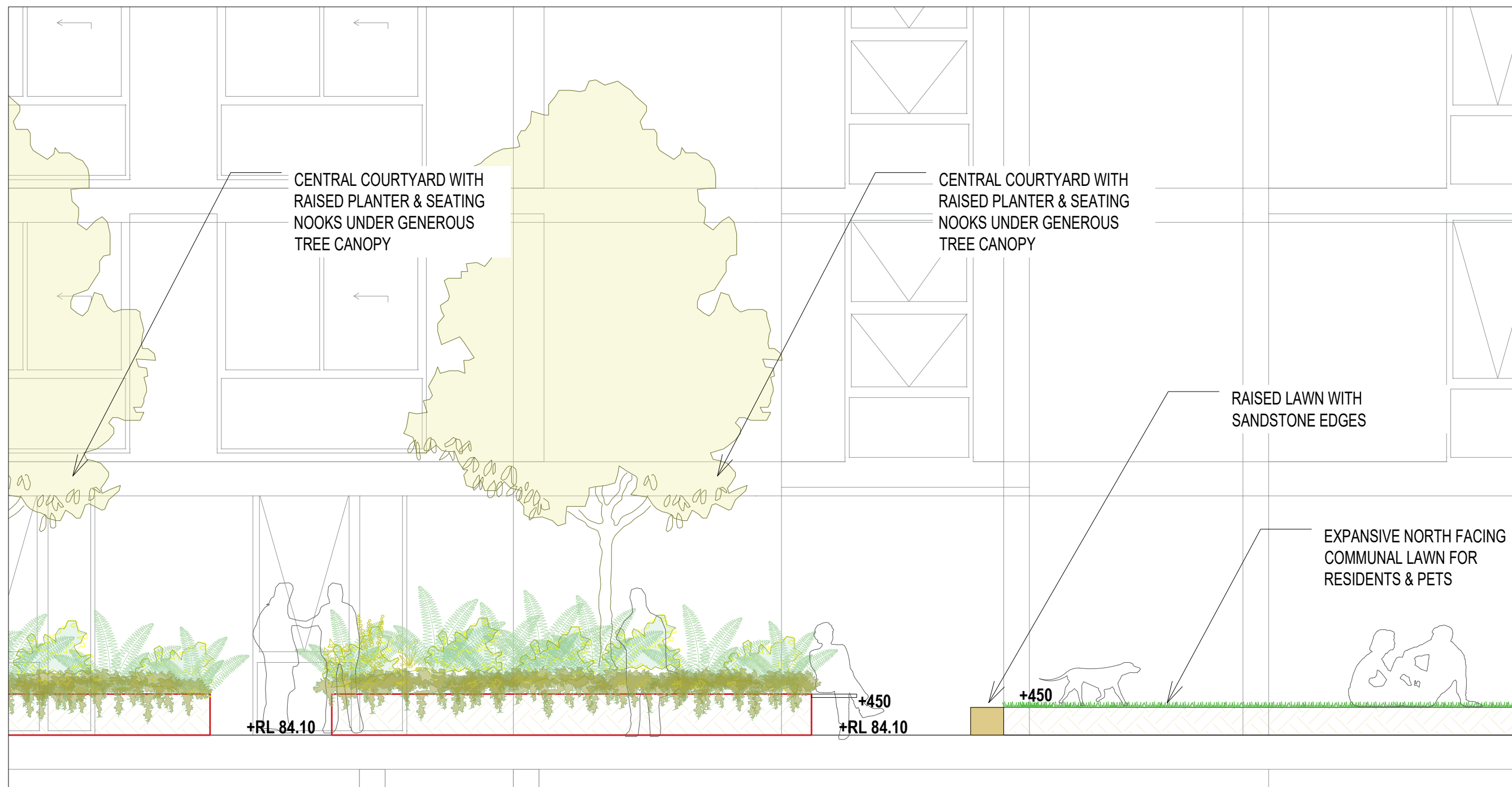
Rev: 1



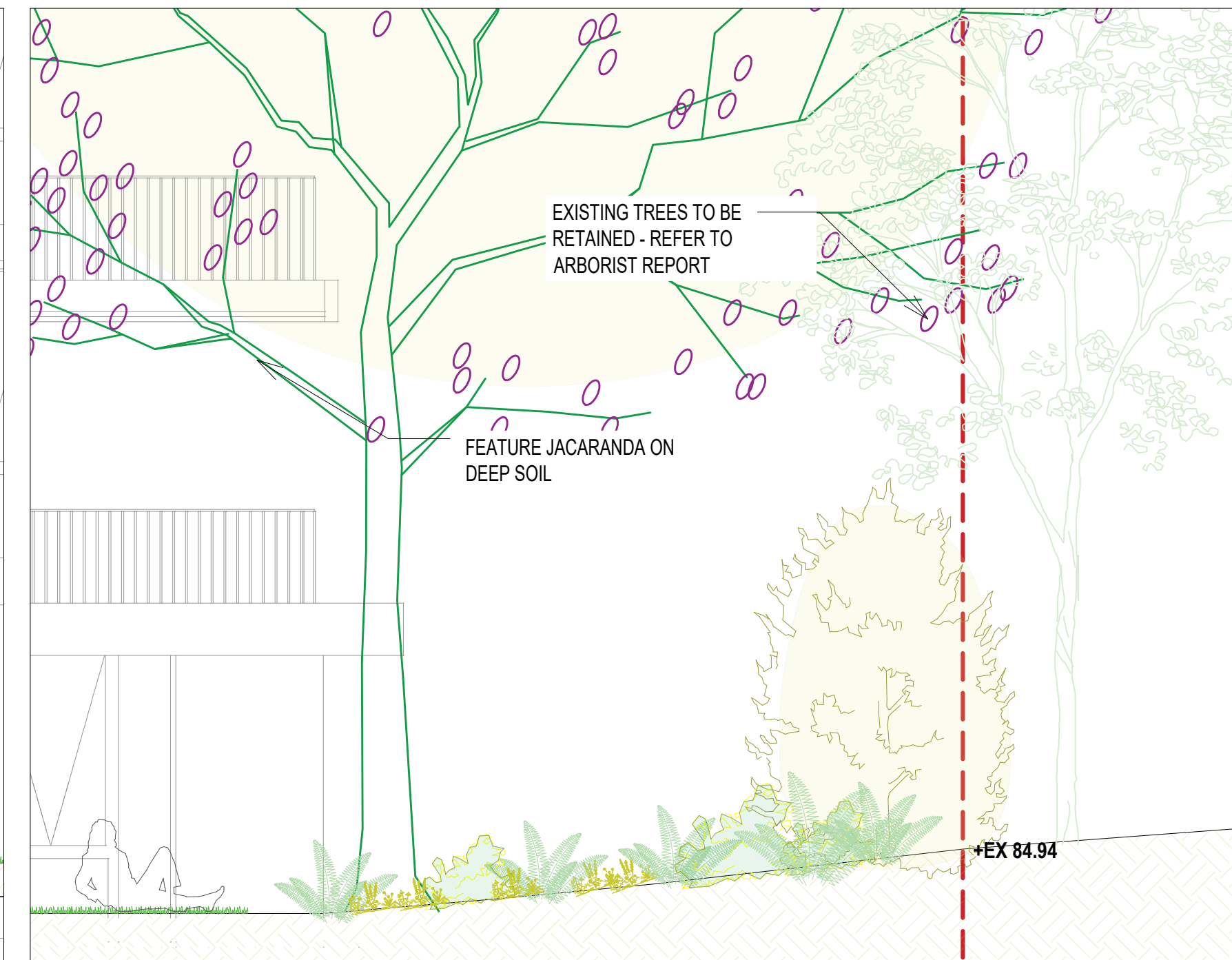
1 LANDSCAPE SITE SECTION 1
1:100



2 DETAILED SECTION 1
1:50



3 DETAILED SECTION 2
1:50



4 DETAILED SECTION 3
1:50

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A1

DELOITTE

29 MIDDLE HARBOUR RD, LINDFIELD

LANDSCAPE SECTION 2

Drawing No:

LD-DA401

Rev: 1

LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product
Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.

The pavements shall comply with Council and Australian Standards

LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:

All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:

Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly

identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Organic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a **guide only** for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialised by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

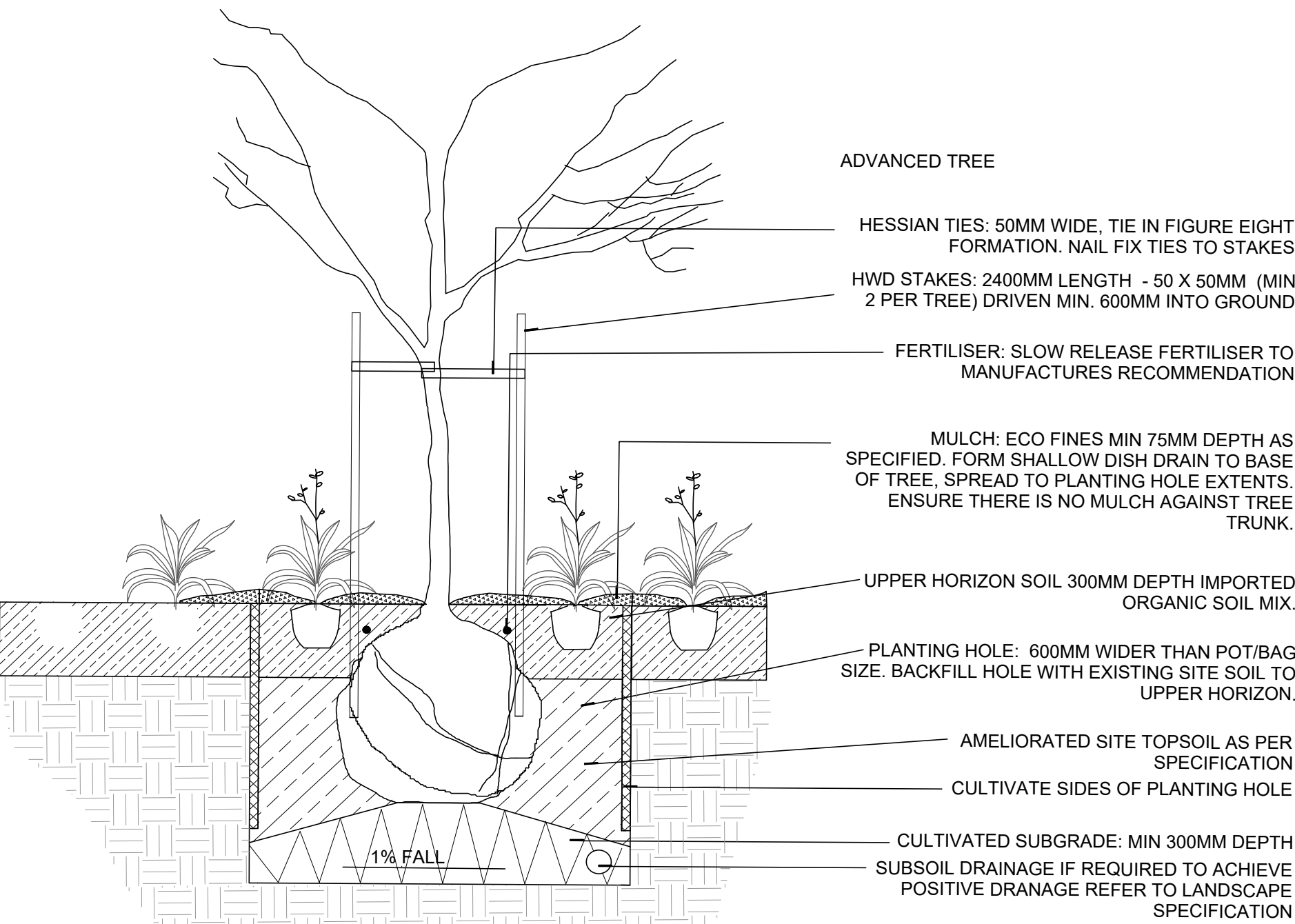
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

**** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH KU-RING-GAI COUNCIL SPECIFICATION AND DETAILS**

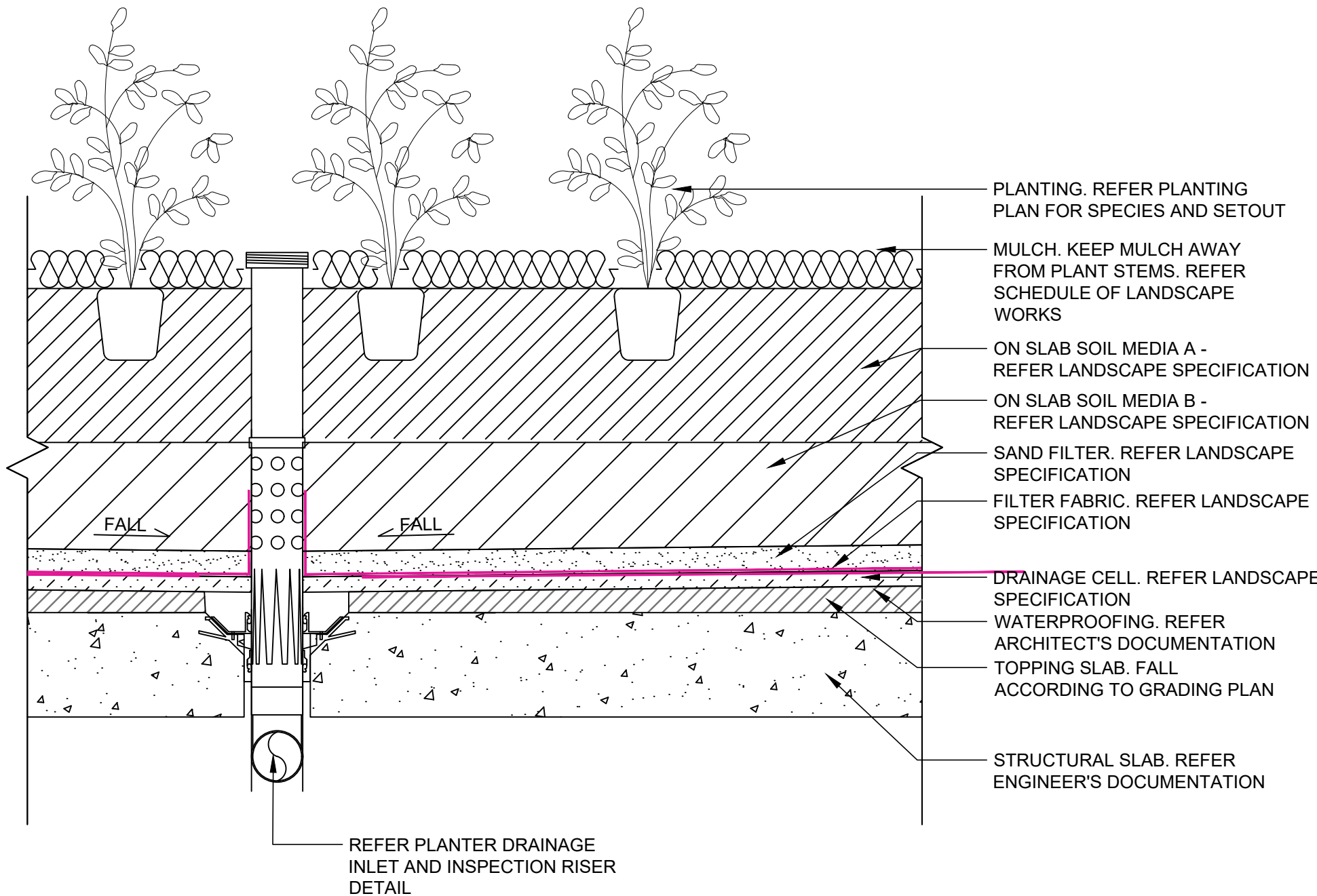
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

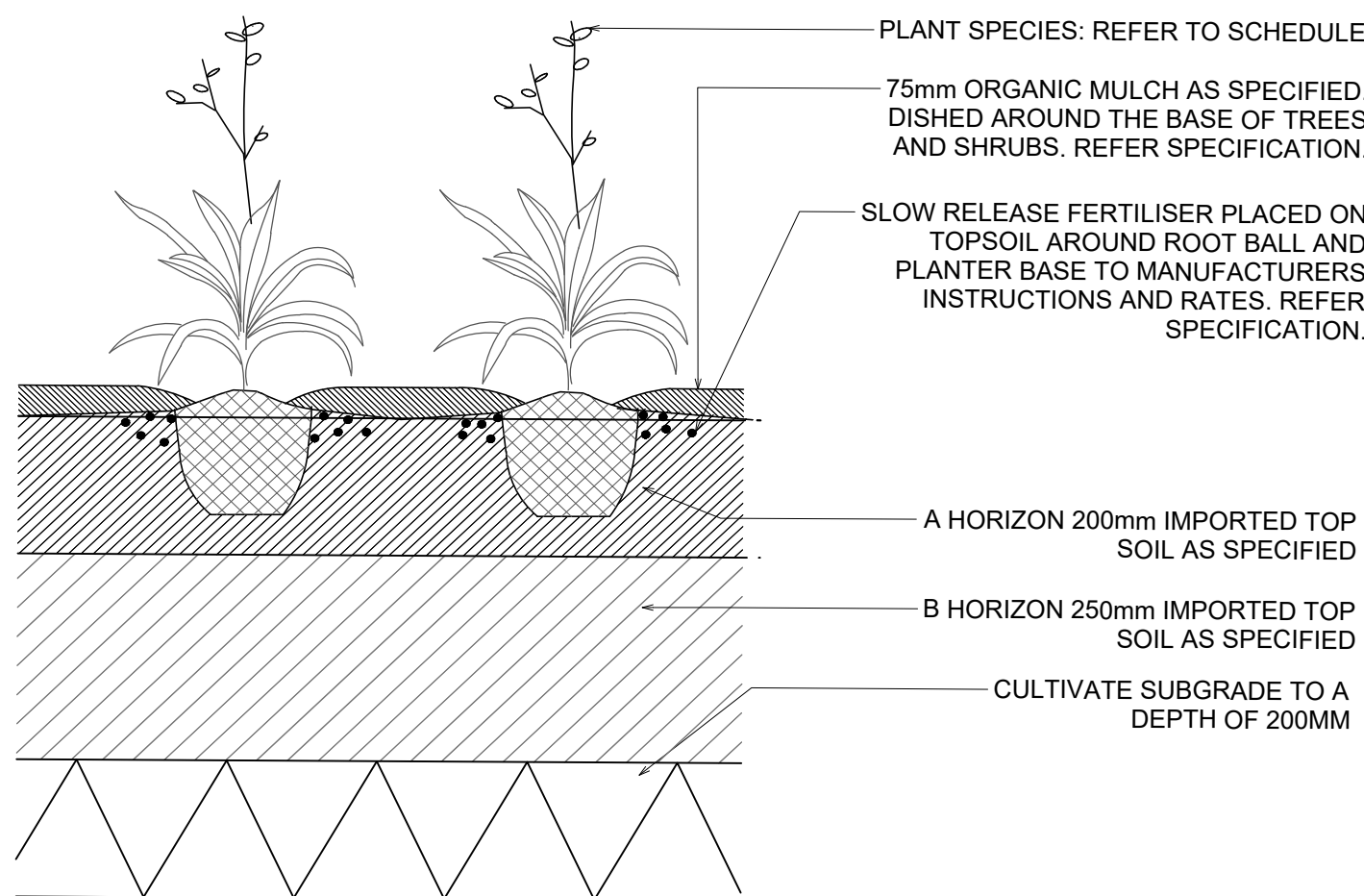
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL TREE DETAIL IN DEEP SOIL
1:10



2 TYPICAL DETAIL: PLANTING ON PODIUM
1:10



3 TYPICAL DETAIL: PLANTER ON GRADE
1:10

NOT FOR CONSTRUCTION

1	SSDA		RL	CR	CR
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					Date

Plot Date: 14 May 2025 - 10:15 AM

Plotted by: Runshi Liu

Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100.dwg

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Drafting Check CR

Approved (Project Director) Date

CR 14.05.25

Scale AS SHOWN

Designer CR/ RI

Design Check CR

Signature

Client

Project

Title

Original Size

DELOITTE

24-28 MIDDLE HARBOUR ROAD, LINDFIELD

TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION

A1

Drawing No:

LD-DA900

Rev: 1