
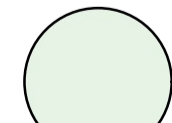



TREE SURVEY

Existing Trees based on the trees shown on the architectural plans & Arboricultural Impact Appraisal and Method Statement prepared by EZI Grow

No.#	Species	Size (Ht x Sp)	TPZ	Action
1	Jacaranda mimosifolia	10x6	4.8	Remove
2	Liquidambar styraciflua	14x8	4.8	Remove
3	Ligustrum lucidum	8x3	2.4	Remove
4	Ligustrum lucidum	8x3	2.4	Remove
5	Ligustrum lucidum	8x3	2.4	Remove
6	Ligustrum lucidum	8x3	2.4	Remove
7	Ligustrum lucidum	8x3	2.4	Remove
8	Phoenix canariensis	5x4	3.0	Remove
9	Ligustrum lucidum	8x3	2.4	Remove
10	Ligustrum lucidum	8x3	2.4	Remove
11	Ligustrum lucidum	8x3	2.4	Remove
12	Ligustrum lucidum	8x3	2.4	Remove
13	Grevillea robusta	14x4	3.0	Remove
14	Ligustrum lucidum	8x3	2.4	Remove
15	Ligustrum lucidum	8x3	2.4	Remove
16	Ligustrum lucidum	8x3	2.4	Remove
17	Celtis sinensis	8x5	2.4	Remove
18	Melaleuca quinquenervia	12x6	3.6	Remove
19	Callistemon sp.	10x8	4.2	Remove
20	Celtis sinensis	10x10	3.0	Remove
21	Cinnamomum camphor	24x14	14.4	Remove
22	Celtis sinensis	8x6	3.0	Remove
23	Eucalyptus maculata	12x3	3.0	Remove
24	Eucalyptus maculata	10x2	2.4	Remove
25	Eucalyptus maculata	8x2	2.0	Remove
26	Cupressus torulosa	18x8	8.4	Remove
27	Pittosporum undulatum	8x6	3.0	Remove
28	Eucalyptus paniculat	18x10	4.8	Remove
29	Eucalyptus sp.	10x8	3.6	Remove
30	Corymbia citriodora	24x18	9.6	Retain
31	Triadica sebifera	5x3	3.0	Remove
32	Triadica sebifera	5x4	3.0	Remove
33	Ulmus parvifolia	5x4	2.0	Remove
34	Cupressus torulosa	16x7	4.8	Remove
35	Lagerstroemia indica	8x4	2.0	Remove
36	Fraxinus sp.	5x5	3.0	Remove
37	Ailanthus altissima	7x7	3.0	Remove
38	Liquidambar styraciflua	12x8	3.6	Remove
39	Liquidambar styraciflua	16x10	6.0	Remove
40	Liquidambar styraciflua	14x6	7.2	Remove
41	Jacaranda mimosifolia	14x12	4.2	Remove
42	Jacaranda mimosifolia	12x6	2.4	Remove
43	Brachychiton acerifolius	14x6	3.6	Remove
44	Cinnamomum camphora	12x4	3.0	Remove
45	Cinnamomum camphora	24x18	15.0	Remove
46	Cinnamomum camphora	10x6	3.0	Remove
47	Liquidambar styraciflua	10x4	2.4	Remove
48	Celtis sinensis	20x18	8.4	Remove
49	Lagerstroemia indica	10x6	3.0	Remove
50	Lagerstroemia indica	10x6	3.0	Remove
51	Liquidambar styraciflua	18x16	7.8	Remove
52	Pinus radiata	20x20	12.0	Remove
53	Jacaranda mimosifolia	14x12	4.8	Remove
54	Ceratopetalum gummiiferum	8x6	2.4	Remove
55	Celtis sinensis	10x5	3.0	Remove
56	Liquidambar styraciflua	18x10	7.2	Remove
57	Jacaranda mimosifolia	10x3	2.4	Remove
58	Lophostemon confertus	20x8	6.0	Remove
59	Liquidambar styraciflua	22x10	7.2	Remove
60	Cotoneaster sp	4x4	2.4	Remove
61	Callistemon sp.	5x4	3.0	Remove
62	Leptospermum petersonii	5x3	4.2	Remove
63	Cupressus sempervirens	10x5	4.2	Remove
64	Hyophorbe lagenicaulis	2x2	3.6	Remove
65	Eriobotrya japonica	8x6	3.6	Retain
66	Schefflera actinophylla	8x3	3.42	Retain
67	Corymbia maculata	16x6	4.1	Remove
68	Eucalyptus globulus	18x12	11.86	Remove
69	Eucalyptus botrioides	14x8	5.83	Remove
70	Ficus benjamina	8x8	2.9	Remove
71	Melaleuca sp.	8x5	4.09	Remove
72	Ligustrum lucidum	10x4	2.96	Remove
73	Cupressus sp.	14x12	6.83	Retain
74	Ligustrum lucidum	8x5	2.9	Remove
75	Lagerstroemia indica	2x1	2.0	Retain
76	Lagerstroemia indica	2x1	2.0	Retain
77	Lagerstroemia indica	2x1	2.0	Retain
78	Lagerstroemia indica	2x1	2.0	Retain
79	Lagerstroemia indica	2x1	2.0	Retain
80	Lagerstroemia indica	2x1	2.0	Retain

EXISTING VEGETATION

-  Trees proposed to be removed refer to arborist for tree removal measures
-  Trees proposed to be retained and protected refer to arborist report for tree protection measures
-  Trees protection zone refer to arborist report



TREE SURVEY PLAN
SCALE: 1:150

<p>GENERAL NOTE:</p> <p>Figure dimensions take preference to scale readings. Verify all dimensions on site before commencing work. In the event of any discrepancy, the client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.</p> <p>© Copyright L. F. F. Landscape Architectural Services Pty Ltd (L.F.F. LANDSCAPE ARCHITECTS) 2025. All rights reserved. This drawing is the property of L.F.F. LANDSCAPE ARCHITECTS and is not to be reproduced, copied, or transmitted in any form or by any means without the prior written permission of the copyright owner.</p>	<p>CLIENT:</p> <p>ALIA Associate</p>	<p>LANDSCAPE ARCHITECT:</p> <p>conzept Landscape Architects</p> <p>Suit 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9622 5312 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au</p>	<p>COUNCIL:</p> <p>CITY OF PARRAMATTA</p>	<p>REV DATE NOTATION/AMENDMENT</p> <p>A 09.04.2025 Preliminary plan prepared for review</p> <p>B 17.06.2025 Coordinated with updated architectural plans</p> <p>C 21.07.2025 Coordinated with updated architectural plans</p> <p>D 08.08.2025 Incorporated comments for Submission</p> <p>E 13.08.2025 Coordinated with updated architectural plans</p>	<p>PROJECT:</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT 15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD</p>	<p>TITLE:</p> <p>TREE SURVEY</p>	<p>STATUS:</p> <p>STATE SIGNIFICANT DEVELOPMENT</p>
				<p>SCALE:</p> <p>1:200 @ A1</p>			
<p>PROJECT NO:</p> <p>LP-SSD 25 - 194</p>	<p>PAGE NUMBER:</p> <p>0</p>	<p>DRAWN:</p> <p>L.Z/E.W</p>	<p>CHECKED:</p> <p>R.F</p>				




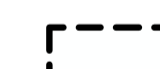
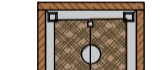


Existing Street View From Moseley St




Existing Street View From Donald St



Landscape Items

-  Root barrier shall extend 2000-3000mm from tree centre. Linear root barrier 600mm minimum depth required
-  1.5m wide concrete footpath as per council's requirements
-  Council's nature strip as per council's requirements
-  Refer to Landscape & Hardscape plans
-  Street tree planting- refer to typical detail
-  Existing Electrical Power line
-  Power Pole/ Bollard

STREET TREES

 **Botanical Name:** *Tristanopsis laurina* 'Luscious'
Common Name: Watergum (Native)
Pot size: 100L1
Mature H x S: 10-13m x 5m
Qty Required: 6

Sample Images



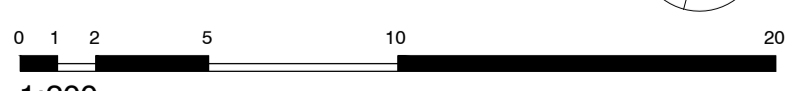
Tristanopsis laurina 'Luscious'

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 1:200

CLIENT:


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 www.concept.net.au
 enquiries@concept.net.au

COUNCIL:
 CITY OF PARRAMATTA

REV	DATE	NOTATION/AMENDMENT
A	09.04.2025	Preliminary plan prepared for review
B	17.06.2025	Coordinated with updated architectural plans
C	21.07.2025	Coordinated with updated architectural plans
D	08.08.2025	Incorporated comments for Submission
E	13.08.2025	Coordinated with updated architectural plans

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
PUBLIC DOMAIN PLAN

PROJECT No: LP-SSD 25 - 194
 PAGE NUMBER: 1

STATUS:
STATE SIGNIFICANT DEVELOPMENT

SCALE:
 1:200 @ A1

DATE:
 AUGUST 2025

DRAWN:
 L.Z/E.W

CHECKED:
 R.F



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LOCATION PLAN

Scale: NTS

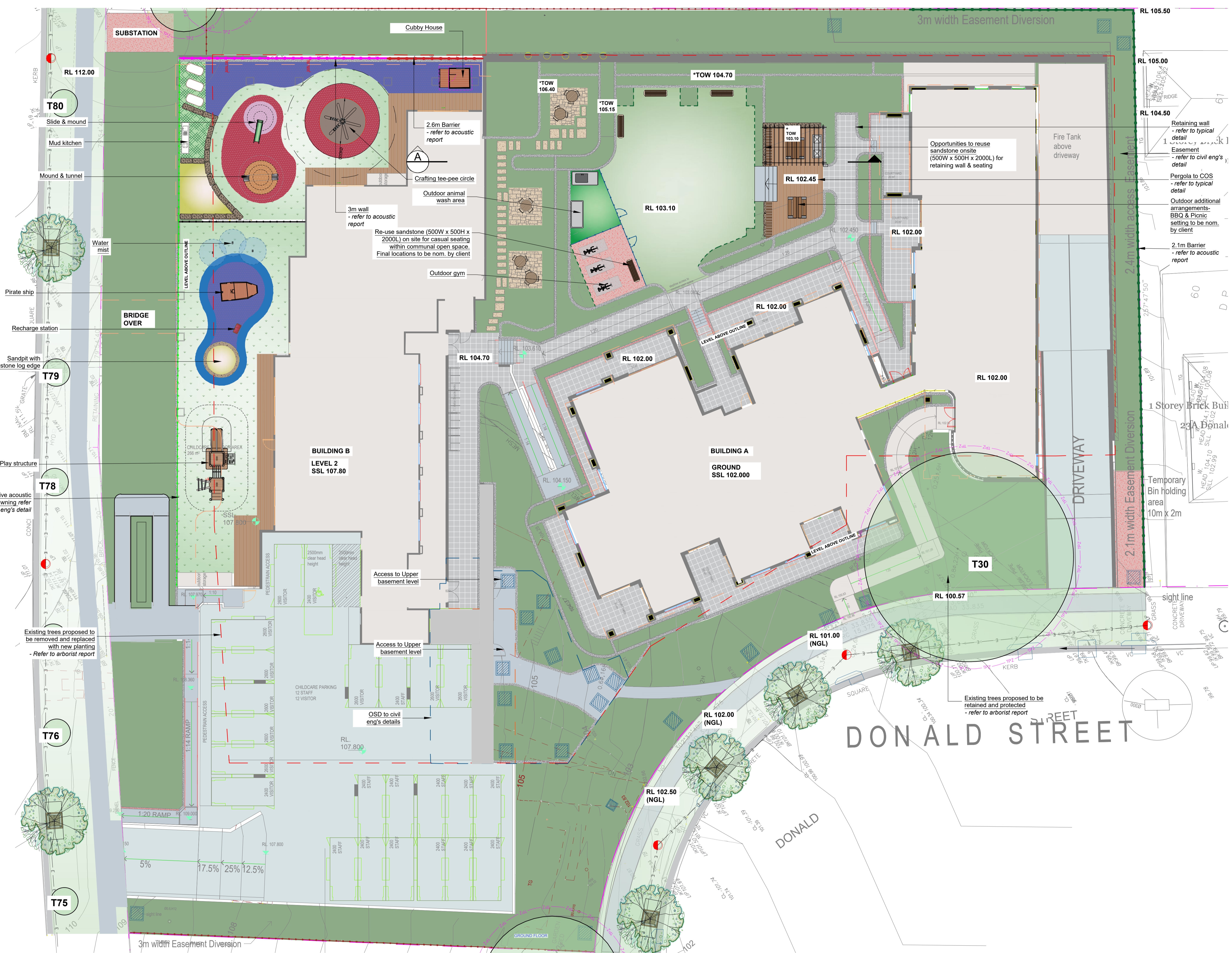


EXISTING VEGETATION

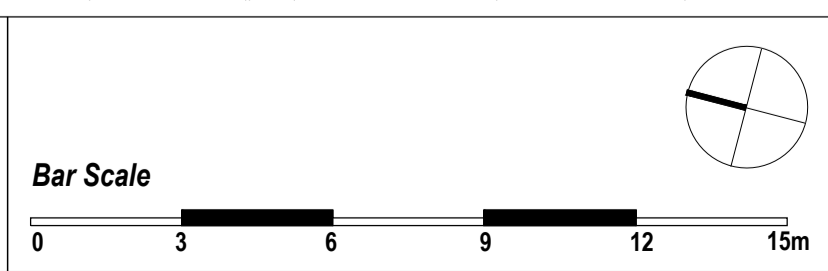
- Trees proposed to be removed and replaced with new landscaping
- Trees proposed to be retained and protected
- Trees protection zone refer to arborist report

MATERIAL FINISHES

- Site boundary line
- Steel garden edging - refer typical detail
- Fence to children's play area indicative only - by others
- 3m wall - refer to acoustic report
- 2.6m barrier - refer to acoustic report
- 2.1m barrier - refer to acoustic report
- 1.2m ht Gate and fence to dog running area - colour and style to be nom. by client
- Nature turf area - refer typical detail
- Sandstone seat with timber batten on top - Re-use 500W x 500H x 200L sandstones on site
- Timber decking area - refer typical detail
- Deco-granite pathway & stairs - refer to typical detail
- Elevated boardwalk
- Retaining wall/ raised garden planter - refer typical detail
- Outdoor additional arrangements - Outdoor gym to be nom. by future strata
- Outdoor additional arrangements - Outdoor animal wash tab. by future strata
- Outdoor additional arrangements - BBQ to be nom. by future strata
- Outdoor additional arrangements - Picnic table to be nom. by future strata
- Artificial turf - refer to typical detail
- Rubber softfall - refer to typical detail
- Sandpit - refer detail
- Vegetable gardens - refer to typical detail
- Mulched area
- Stepping stones on mulch - refer to typical detail
- Racing slides - refer to typical detail
- Pirate ship - refer to sample image
- Recharge station
- Balance beam - refer to typical detail



GENERAL NOTE:
 1. All dimensions are in metres unless otherwise stated.
 2. All levels are in RL unless otherwise stated.
 3. All materials to be specified in the schedule of materials.
 4. All work to be completed in accordance with the Australian Standard AS/NZS 4576:2012.
 5. All work to be completed in accordance with the Australian Standard AS/NZS 4576:2012.
 6. All work to be completed in accordance with the Australian Standard AS/NZS 4576:2012.



COUNCIL:
CITY OF PARRAMATTA

REV	DATE	NOTATION/AMENDMENT
A	09.04.2022	Preliminary plan prepared for review
B	17.06.2022	Coordinated with updated architectural plans
C	21.07.2022	Coordinated with updated architectural plans
D	08.08.2022	Incorporated comments for Submission
E	13.08.2022	Coordinated with updated architectural plans

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 15A, 15B MOSELEY ST & 25-29 DONALD ST,
 CARLINGFORD

TITLE:
HARDSCAPE PLAN
 - GF BUILDING A & L2 BUILDING B

STATUS:
STATE SIGNIFICANT DEVELOPMENT

SCALE:
 1:150 @ A1

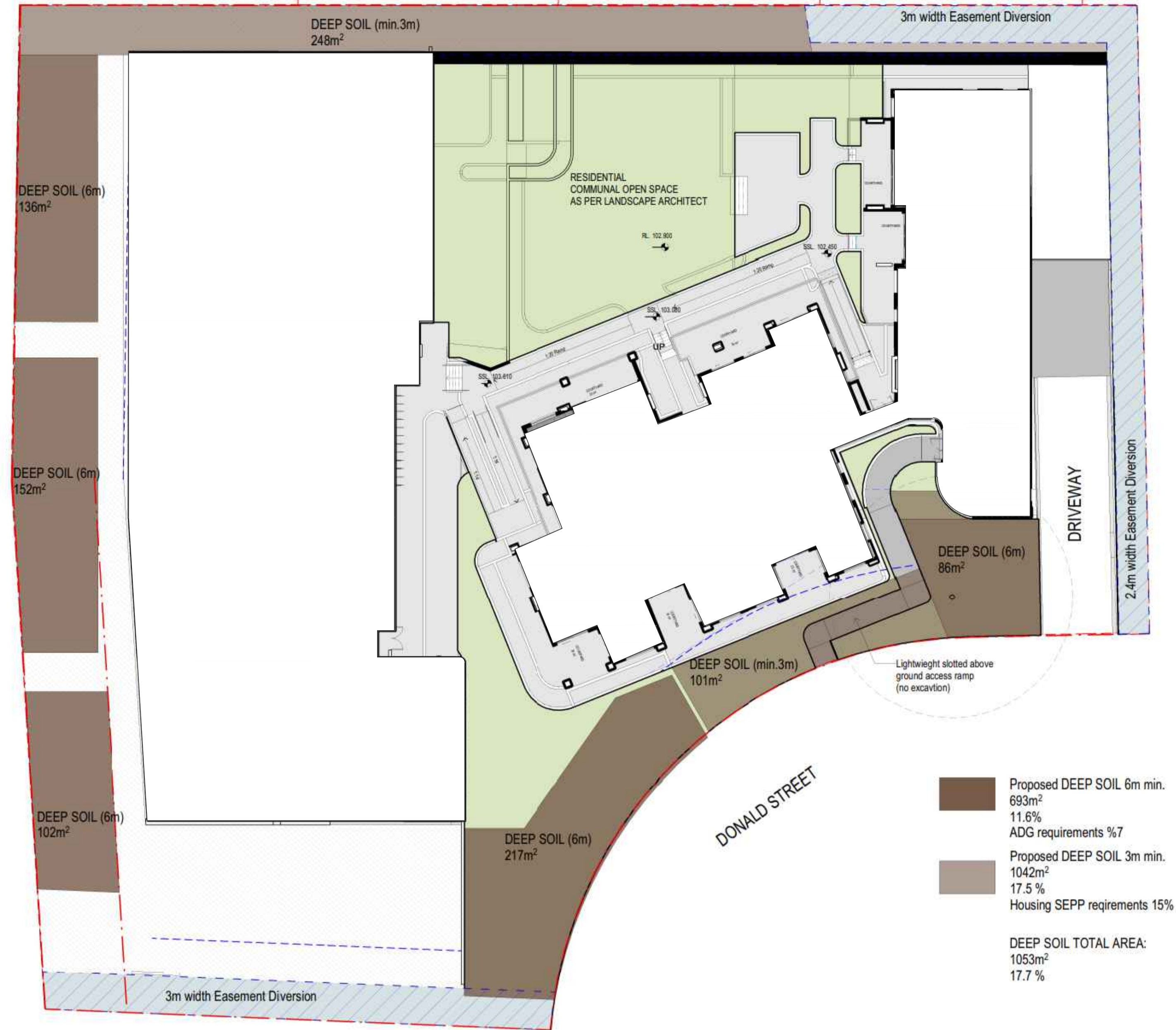
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 AUGUST 2025

PROJECT No:
 LP-SSD 25 - 194

PAGE NUMBER:
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Calculations by architect, refer to architectural drawings SSD507

DEEP SOIL CALCULATIONS

Calculations by architect, refer to architectural drawings SSD507

SITE AREA:	5948m²
REQUIRED DEEP SOIL AREA BY ADG: (min.6m dimensions)	7%
PROPOSED DEEP SOIL AREA: (with min.6m dimensions)	693m² (11.6%)
REQUIRED DEEP SOIL AREA BY SEPP: (min.3m dimensions)	15%
PROPOSED DEEP SOIL AREA: (with min.3m dimensions)	1042m² (17.5%)
PROPOSED TOTAL DEEP SOIL AREA: (Including areas with less than 3m dimensions)	1053m²(17.7%)

ON-SLAB SOIL DEPTH DIAGRAM

- ON-SLAB LANDSCAPING AREA WITH >0.8M SOIL DEPTH:** (For tree plantings) ■
- ON-SLAB LANDSCAPING AREA WITH >0.5M SOIL DEPTH:** (For shrub & grass plantings) ■

TOTAL ON-SLAB & DEEP SOIL LANDSCAPE AREA:
2131m² (35.8%)

CALCULATIONS BY ARCHITECT, REFER TO ARCHITECTURAL DRAWINGS

DEEP SOIL

- GENERAL DEEP SOIL LANDSCAPE AREA

LEGEND & SCHEDULE

- NOTES:**
- ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 - ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 - WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 - LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
 - ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
 - THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
 - ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE
 - SELECTED TREE FROM TABLE 5.3.1.1 - ENDEMIC SPECIES TO BE CONSIDERED. PART 5 ENVIRONMENTAL MANAGEMENT OF PARRAMATTA DCP 2023 (MARK * IN THE PLANT SCHEDULE).

CANOPY TREES

CM
Botanical Name: *Corymbia maculata*
Common Name: Spotted Gum (Native)
Pot size: 100L
Mature H x S: 20m+ x 14-20m
Qty Required: 2

AC
Botanical Name: *Angophora costata* *
Common Name: Sydney Red Gum (Native)
Pot size: 100L
Mature H x S: 15-20m x 7-13m
Qty Required: 1

BA
Botanical Name: *Brachychiton acerifolius*
Common Name: Illawarra Flame Tree (Native)
Pot size: 100L
Mature H x S: 13m x 8m
Qty Required: 3

FEATURE & GARDEN SCALE TREES

CC
Botanical Name: *Calodendrum capense*
Common Name: Cape Chestnut (Exotic)
Pot size: 100L
Mature H x S: 13m x 6m
Qty Required: 3

LN
Botanical Name: *Lagerstroemia 'Natchez'*
Common Name: Crepe Myrtle (Exotic)
Pot size: 75L
Mature H x S: 6m x 4m
Qty Required: 1

PCC
Botanical Name: *Pyrus calleryana 'Capital'*
Common Name: Ornamental Pear (Exotic)
Pot size: 100L
Mature H x S: 13m x 1-3m
Qty Required: 3

SHRUBS & SCREEN PLANTING

SL
Botanical Name: *Syzygium luehmannii*
Common Name: Riberry Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 3m x 3m
Qty Required: 6

AZV
Botanical Name: *Alpinia zerubet 'Variegata'*
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 200mm
Mature H x S: 1.8m x 0.8m
Qty Required: 47

LB
Botanical Name: *Leucophyta brownii*
Common Name: Cushion Bush (Native)
Pot size: 200mm
Mature H x S: 1.2m x 1.2m
Qty Required: 16

GCV
Botanical Name: *Grevillea 'Crimson Villae'*
Common Name: Crimson Villae Grevillea (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 5

CBJ
Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 4

SC
Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 2.5m x 1.8m
Qty Required: 69

WBG
Botanical Name: *Westringia 'Blue Gem'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.3m
Qty Required: 5

BSB
Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 19

GHG
Botanical Name: *Grevillea 'Honey Gem'*
Common Name: Honey Gem Grevillea (Native)
Pot size: 300mm
Mature H x S: 3-5m x 2-3m
Qty Required: 5

PTP
Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 2

RE
Botanical Name: *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 29

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

CYA
Botanical Name: *Cyathea australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45L
Mature H x S: 2.5-5m x 3m
Qty Required: 4

AA
Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 6

MD
Botanical Name: *Monstera deliciosa*
Common Name: Ceriman (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 12

DA
Botanical Name: *Doodia aspera*
Common Name: Prickly Rasp Fern (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.5m
Qty Required: 23

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.7m x 0.7m
Qty Required: 69

LLT
Botanical Name: *Lomandra longifolia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 64

TT
Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5/m2 (1.5m2 total)

DASF
Botanical Name: *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (7.5m2 total)

CAR
Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 (1.5m2 total)

PLANTING MIX

MIX 1
Planting Mix 1:
Pot size: 140mm
Mature H x S: < .5m
Qty Required: Refer to matrix (28m2 total)

MIX 2
Planting Mix 2:
Pot size: 140mm
Mature H x S: < .8m
Qty Required: Refer to matrix (65m2 total)

MIX 3
Planting Mix 3:
Pot size: 140mm
Mature H x S: < .5m
Qty Required: Refer to matrix (100m2 total)

MIX 4
Planting Mix 4:
Pot size: 140mm
Mature H x S: < .8m
Qty Required: Refer to matrix (65m2 total)

MIX 5
Planting Mix 5:
Pot size: 140mm
Mature H x S: < .6m
Qty Required: Refer to matrix (117m2 total)

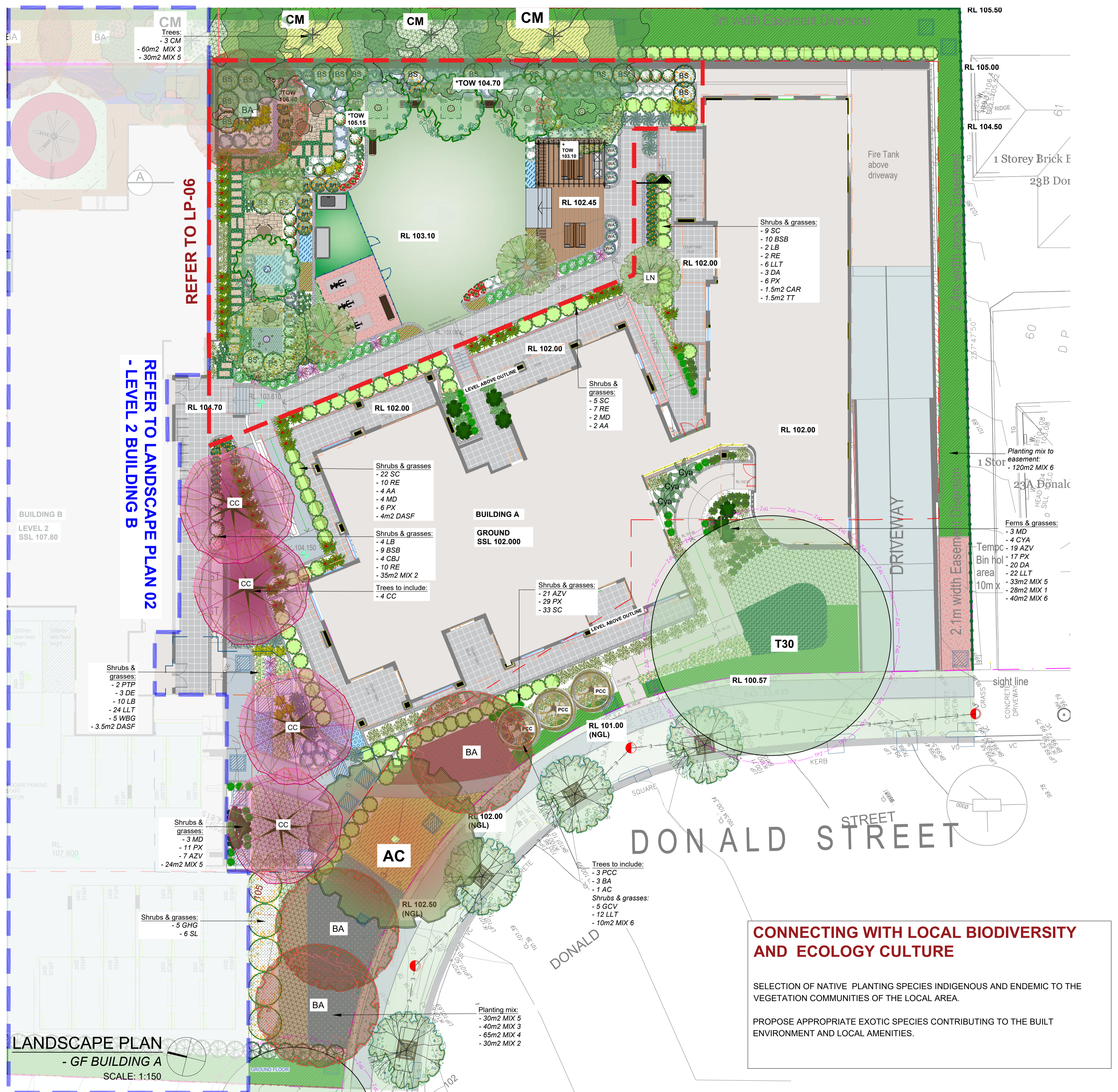
MIX 6
Planting Mix 6:
Pot size: 140mm
Mature H x S: < .8m
Qty Required: Refer to matrix (170m2 total)

GENERAL NOTE:

Figure dimensions based on standard metric units. Verify all dimensions on site. 100% prior to any work. All dimensions are in millimeters unless otherwise stated. All dimensions are in millimeters unless otherwise stated. All dimensions are in millimeters unless otherwise stated.

Bar Scale

0 3 6 9 12 15m



CONNECTING WITH LOCAL BIODIVERSITY AND ECOLOGY CULTURE

SELECTION OF NATIVE PLANTING SPECIES INDIGENOUS AND ENDEMIC TO THE VEGETATION COMMUNITIES OF THE LOCAL AREA.

PROPOSE APPROPRIATE EXOTIC SPECIES CONTRIBUTING TO THE BUILT ENVIRONMENT AND LOCAL AMENITIES.

<p>CLIENT: CAPIO</p> <p>LANDSCAPE ARCHITECT: concept Landscape Architects</p> <p>COUNCIL: CITY OF PARRAMATTA</p>	<p>PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT</p> <p>15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD</p>	<p>TITLE: LANDSCAPE PLAN - GF BUILDING A</p> <p>PROJECT NO: LP-SSD 25 - 194</p> <p>PAGE NUMBER: 4</p>	<p>STATUS: STATE SIGNIFICANT DEVELOPMENT</p> <p>SCALE: 1:150 @ A1</p> <p>DATE: AUGUST 2025</p> <p>DRAWN: L.Z.E.W</p> <p>CHECKED: R.F</p>
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LEGEND & SCHEDULE

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

CONNECTING WITH LOCAL BIODIVERSITY AND ECOLOGY CULTURE

SELECTION OF NATIVE PLANTING SPECIES INDIGENOUS AND ENDEMIC TO THE VEGETATION COMMUNITIES OF THE LOCAL AREA.

PROPOSE APPROPRIATE EXOTIC SPECIES CONTRIBUTING TO THE BUILT ENVIRONMENT AND LOCAL AMENITIES.

CANOPY TREES

BA
Botanical Name: *Brachychiton acerifolius*
Common Name: Illawarra Flame Tree (Native)
Pot size: 100L
Mature H x S: 13m x 8m
Qty Required: 1

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

ER
Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75L
Mature H x S: 7-9m x 6m
Qty Required: 4

FEATURE & GARDEN SCALE TREES

LN
Botanical Name: *Lagerstroemia 'Natchez'*
Common Name: Crepe Myrtle (Exotic)
Pot size: 75L
Mature H x S: 6m x 4m
Qty Required: 3

SHRUBS & GRASSES

WBG
Botanical Name: *Westringia 'Blue Gem'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.3m
Qty Required: 36

CBJ
Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 19

WA
Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 21

BS
Botanical Name: *Banksia spinulosa*
Common Name: Hairpin Banksia (Native)
Pot size: 300mm
Mature H x S: 2m x 1.2m
Qty Required: 19

CA
Botanical Name: *Correa alba*
Common Name: White Correa (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 17

BH
Botanical Name: *Banksia spinulosa 'Honey Pots'*
Common Name: Banksia (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 22

STT
Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 22

FEATURE & FERNS

DE
Botanical Name: *Doryanthes excelsa*
Common Name: Symea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 11

RE
Botanical Name: *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 12

AZV
Botanical Name: *Alpinia zerumbet 'Variegata'*
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 200mm
Mature H x S: 1.8m x 0.8m
Qty Required: 7

GROUNDCOVER & GRASSES

ARV
Botanical Name: *Anigozanthos 'Ruby Velvet'*
Common Name: Kangaroo Paw cvs (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.3m
Qty Required: 26

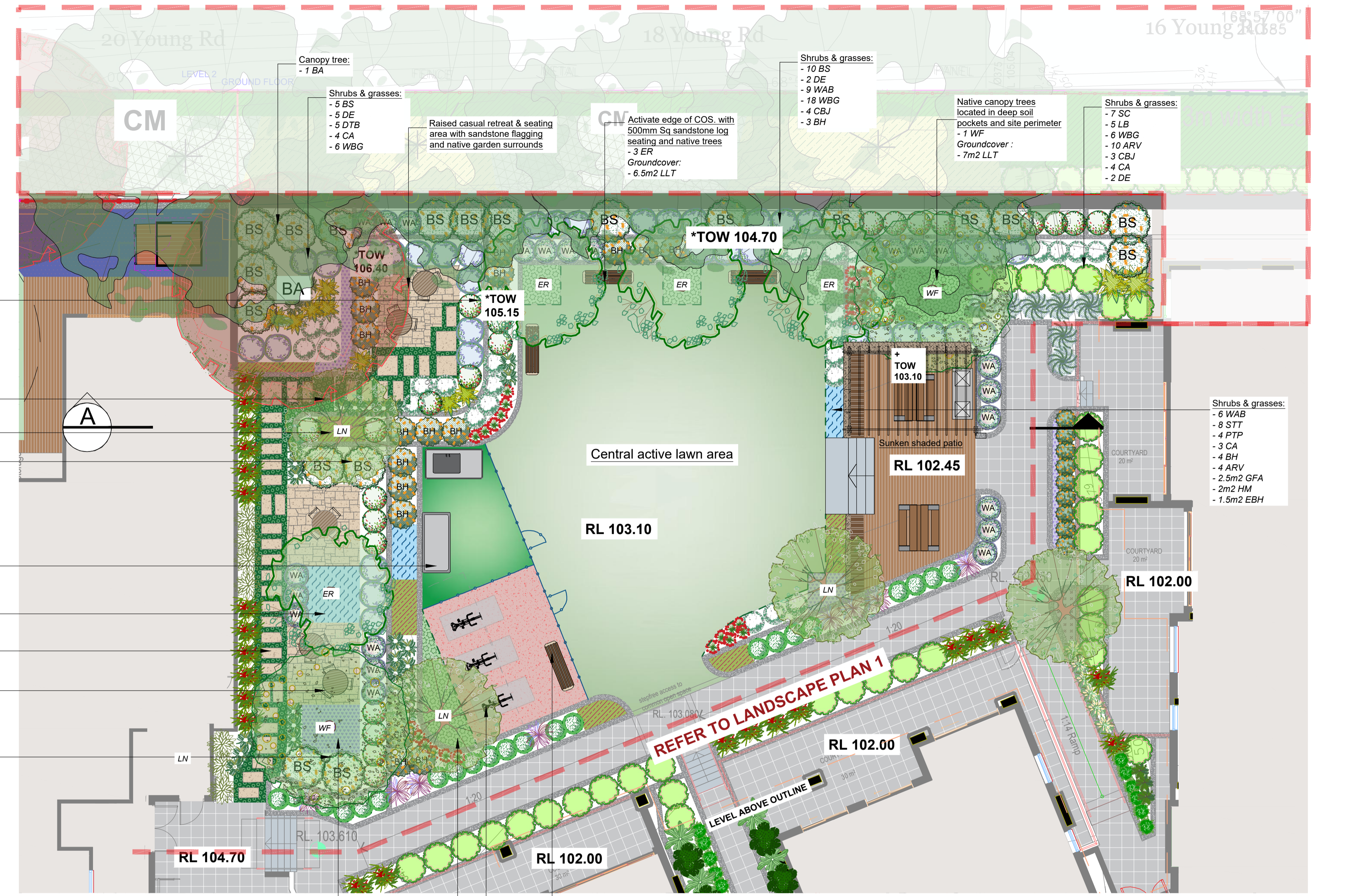
DTB
Botanical Name: *Dianella tasmanica 'Blaze'*
Common Name: Blaze Dianella (Native)
Pot size: 150mm
Mature H x S: 0.6m x 0.65m
Qty Required: 33

MATERIAL FINISHES

- FormBoss steel garden edging- refer to sample image
- Palisade fence
- Sandstone flagging
- Stepping stone in groundcover - refer typical detail
- Nature turf area - refer typical detail
- Artificial turf - refer to typical detail
- Sandstone seat with timber batten on top- Re-use 500W x 500Hx 200L sandstones on site
- Timber decking area- refer typical detail
- Deco-granite pathway & stairs- refer to typical detail
- Outdoor additional arrangements- Outdoor gym to be nom. by future strata
- Outdoor additional arrangements- Outdoor animal wash tab. by future strata
- Outdoor additional arrangements- BBQ to be nom. by future strata
- Outdoor additional arrangements- Picnic table to be nom. by future strata
- Outdoor additional arrangements- Small dining table sets to be nom. by future strata

SAMPLE IMAGES

- HM**
Botanical Name: *Hardenbergia 'Meema'*
Common Name: Meema Purple Coral Pea (Native)
Pot size: 140mm
Mature H x S: 0.3m x 1.5m
Qty Required: 5/m2 (7m2 total)
- GFA**
Botanical Name: *Grevillea 'Flat AZ'*
Common Name: Flat AZ Grevillea (Native)
Pot size: 140mm
Mature H x S: 0.3m x spreading
Qty Required: 4/m2 (6.5m2 total)
- EBH**
Botanical Name: *Eremophila 'Blue Horizon'*
Common Name: Emu Bush (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.8m
Qty Required: 2/m2 (6.5m2 total)
- LLT**
Botanical Name: *Lomandra longifolia 'Tanika'*
Common Name: Lomandra Tanika (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 3/m2 (19m2 total)
- MPY**
Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (6.5m2 total)



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SHRUBS

PTP Botanical Name: *Phormium tenax 'Purpureum'*
 Common Name: New Zealand Flax (Exotic)
 Pot size: 200mm
 Mature H x S: 0.9m x 0.9m
 Qty Required: 9

GROUNDCOVERS & GRASSES

DASF Botanical Name: *Dichondra argentea 'Silver Falls'*
 Common Name: Silver Falls Dichondra (Exotic)
 Pot size: 140mm
 Mature H x S: 0.15m x spreading
 Qty Required: 9/m² (6m² total)

TT Botanical Name: *Trachelospermum 'Tricolour'*
 Common Name: Tricolour Jasmine (Exotic)
 Pot size: 140mm
 Mature H x S: 0.2m x spreading
 Qty Required: 5/m² (3m² total)

OTHER LANDSCAPE ITEMS

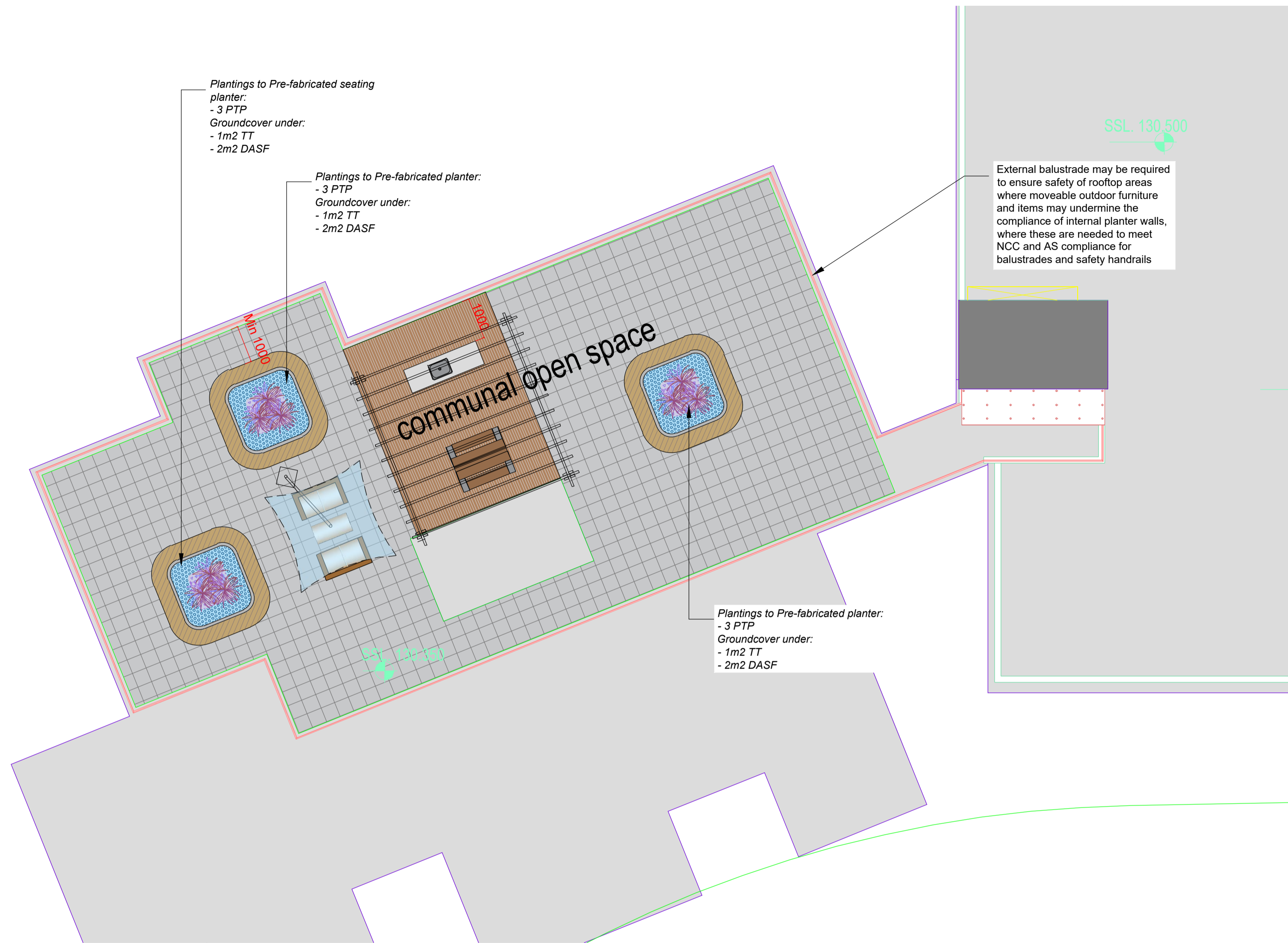
- Outdoor additional arrangements- BBQ to be nom. by future strata
- Outdoor additional arrangements- Picnic table to be nom. by future strata
- Outdoor additional arrangements- furniture to be nom. by future strata
- Pre-fabricated raised planter with bench seat around to manufacturer's spec.
- Pergola to manufacturer's spec.

Tree Anchoring

For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Platipus Anchors' shall be used. Install as per the manufacturers specification'



ALLOW FOR STRAPS ANCHOR POINTS ON ROOF/BALCONY PLANTER WHERE IS NECESSARY AS PER AS 1891.4:2009 AND AS/NZS 5532:2013



Communal Open Space Rooftop Terraces GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

- **All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- **All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential

Details

This Glassfibre Reinforced Concrete (GRC) collection provides dimension and scale to large, open spaces. It delivers on large and free-standing bench seating. Type A allows for the entire base to be filled with soil enabling tree roots to extend out further. Type B has a 1.1m square inner planter to hold the growing medium and is ideally suited to shrubs.

Our entire product range is made to order at our large and modern factory in Murwillumbah, NSW and we deliver Australia-wide.

All Quatro Design Quad seating units come with complimentary anti-graffiti sealant.

For customised concrete colour options visit our [Colours, Options & Accessories](#) page. Please note that we do not recommend painting seating units without timber tops or the use of dark mineral oxides, like charcoal, for outdoor seating. Dark surfaces can reach very high temperatures when placed in full sun.

Specifications

Length: 2400 mm
 Width: 2400 mm
 Height: 450 mm
 Rim: 400
 Weight: 705 kg
 Code: QUAD-B

Colours and Finishes

- White — made with pure white cement
- Kalgorlie — made by adding coloured mineral oxide during manufacture
- Concrete Grey — made with general purpose cement
- Charcoal — made by adding coloured mineral oxide during manufacture

Other mineral oxide colours are available on special request — refer to the [CCS Colour Card](#)

Options

- Skate deterrents
- Internal bitumen waterproofing membrane (non-toxic and fish-safe option also available)

Drainage

- [Drainage Cell](#)



PRE-FABRICATED RAISED PLANTER BY QUATRO DESIGN/QUAD SCALE NTS

GENERAL NOTE: Figure dimensions take preference to scale readings. Verify all dimensions on site. PDF files may vary slightly in scale to the indicated section. Report any discrepancies to the Landscape Architect before proceeding with work. Copyright © L. Fine Landscape Architecture Services U/A CONCEPT This drawing is published to the internet. All rights are reserved. Sites are prohibited from the Copyright © 1986. In part of the drawing may be any form to the extent to reproduce, distribute, broadcast or transmit without the prior written permission of the copyright owner. If the status of this drawing is not signed off by the Construction it may be subject to change, addition or amendment at the discretion of the office.	If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of any use of this drawing for construction purposes. This plan and associated IP remains the property of L. Fine Landscape Architecture Services Pty Ltd (LFA Concept) and shall remain the sole and agreed property and shall not be used in whole or in part for any other purpose without the written permission of the copyright owner.	CLIENT: 	LANDSCAPE ARCHITECT: Suite 101, 506 Milar Street, CARRIBAY NSW 2062 Phone: 9022 5312 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au	COUNCIL: CITY OF PARRAMATTA	REV DATE NOTATION/AMENDMENT A 09.04.2025 Preliminary plan prepared for review B 17.06.2025 Coordinated with updated architectural plans C 21.07.2025 Coordinated with updated architectural plans D 08.08.2025 Coordinated with updated architectural plans E 13.08.2025 Coordinated with updated architectural plans	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT 15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD	TITLE: LANDSCAPE PLAN - L9 COS	STATUS: STATE SIGNIFICANT DEVELOPMENT SCALE: 1:100 @A1 DATE: AUGUST 2025	PROJECT No: LP-SSD 25 - 194 PAGE NUMBER: 7	DRAWN: L.Z.E.W CHECKED: R.F
					1:100					

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
 - All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
 - Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and handstand pours.
 - All outdoor lighting specified by architect or client to be installed by qualified electrician
 - Anomalies that occur in these plans should be brought to our immediate attention.
 - Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works.

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS1797-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

- Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
 - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
 - Earth banks to prevent scour of stockpiles
 - Sandbag kerb sediment traps
 - Straw bales & geotextile sediment filter.
 - Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Sitework Reference Kit' as prepared by DLWC & WSROC (1997) for construction techniques

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to 'Botany Humus', as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer to below) and imported 'Organic Garden Mix' as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4544 Composts. Soil conditioners & mulches.

Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil
Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BE RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) **Testing**
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the 'Sydney Soil Lab' or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) **Set Out of Individual Trees & Mass Planting Areas**
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) **Establishing Subgrade Levels outside of tree protection zones of trees to be retained**
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) **Subgrade Cultivation**
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse lith. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) **Drainage Works**
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) **Placement and Preparation of Specified Soil Conditioner & Mulches.**

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported 'Organic Garden Mix' as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine lith and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm. Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) **Quality and Size of Plant Material**
All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clarke's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

c) **Fertilisers**
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) **Mulch**
Mulch for general planter bed shall be an approved equal to 'Eucy' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) **Turf**
Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on site.

3.02 INSTALLATION

a) **Setting Out**
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) **Planting**
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating a approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) **Staking and Tying**
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as 'Trees' on the planting schedule shall be staked with a min. 3 stakes.

d) **Mulching**
Mulch for general planter bed shall be an approved equal to 'Eucy' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar.

e) **Turfing**
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sodicells cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) **Steel edging**
Where is required, the Contractor shall install steel edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

g) **Earth retaining structure**
All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of not timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacturer's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscapes works as detailed on the drawing, or where not detailed, by manufacturers specification.

a) **Paving** - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a usable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscapes works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscapes variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to industry standards and to maximise the efficient usage of water.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement of flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300kPa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty:

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

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

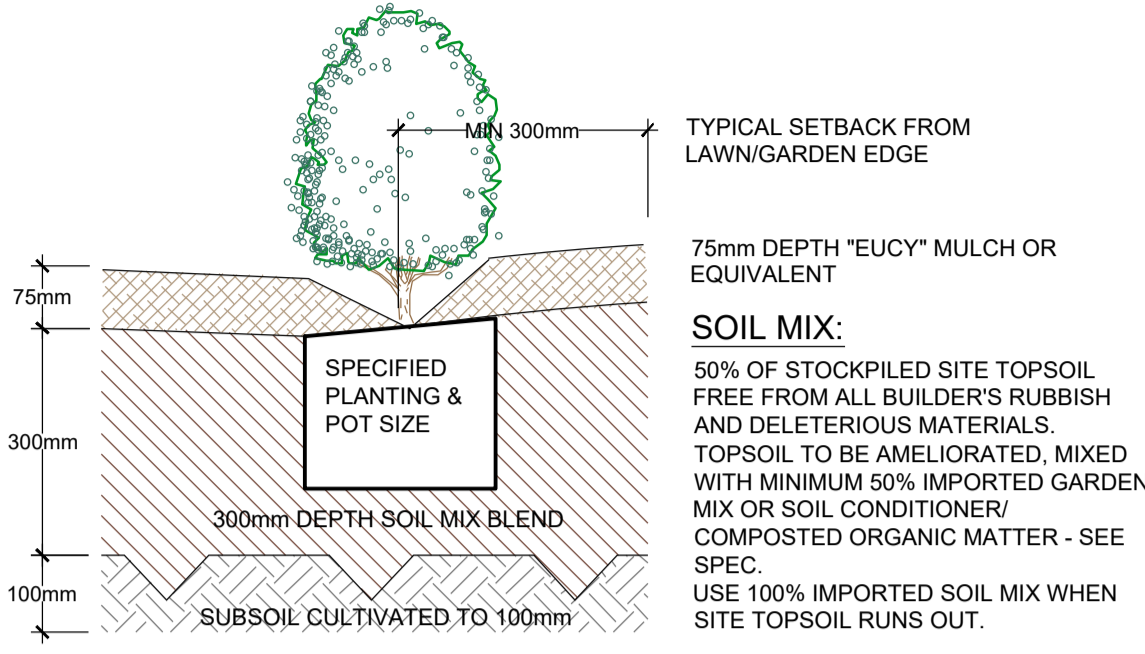
CONSOLIDATION AND MAINTENANCE

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

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

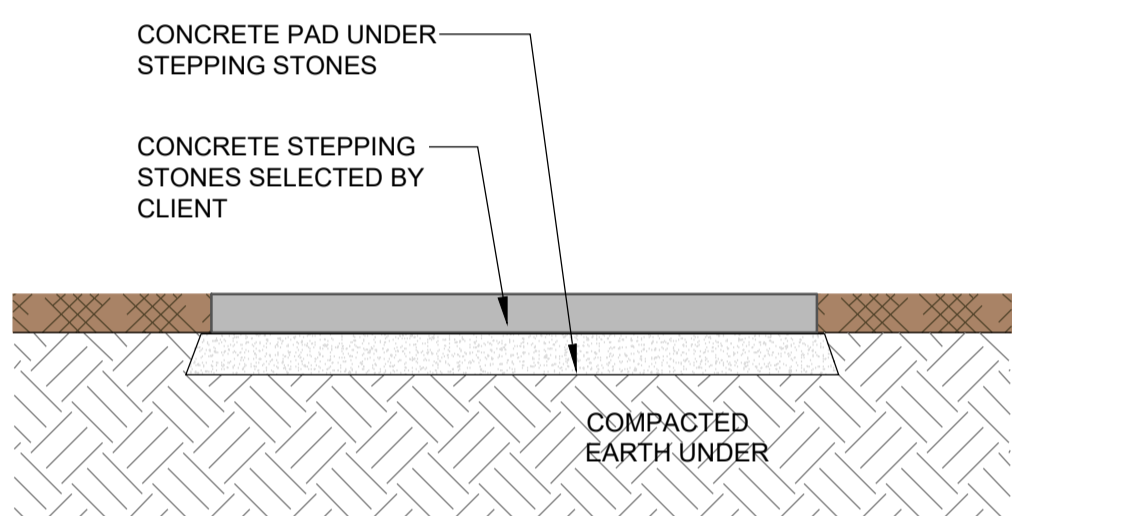
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and landscape elements.

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



TYPICAL GARDEN PREPARATION DETAIL

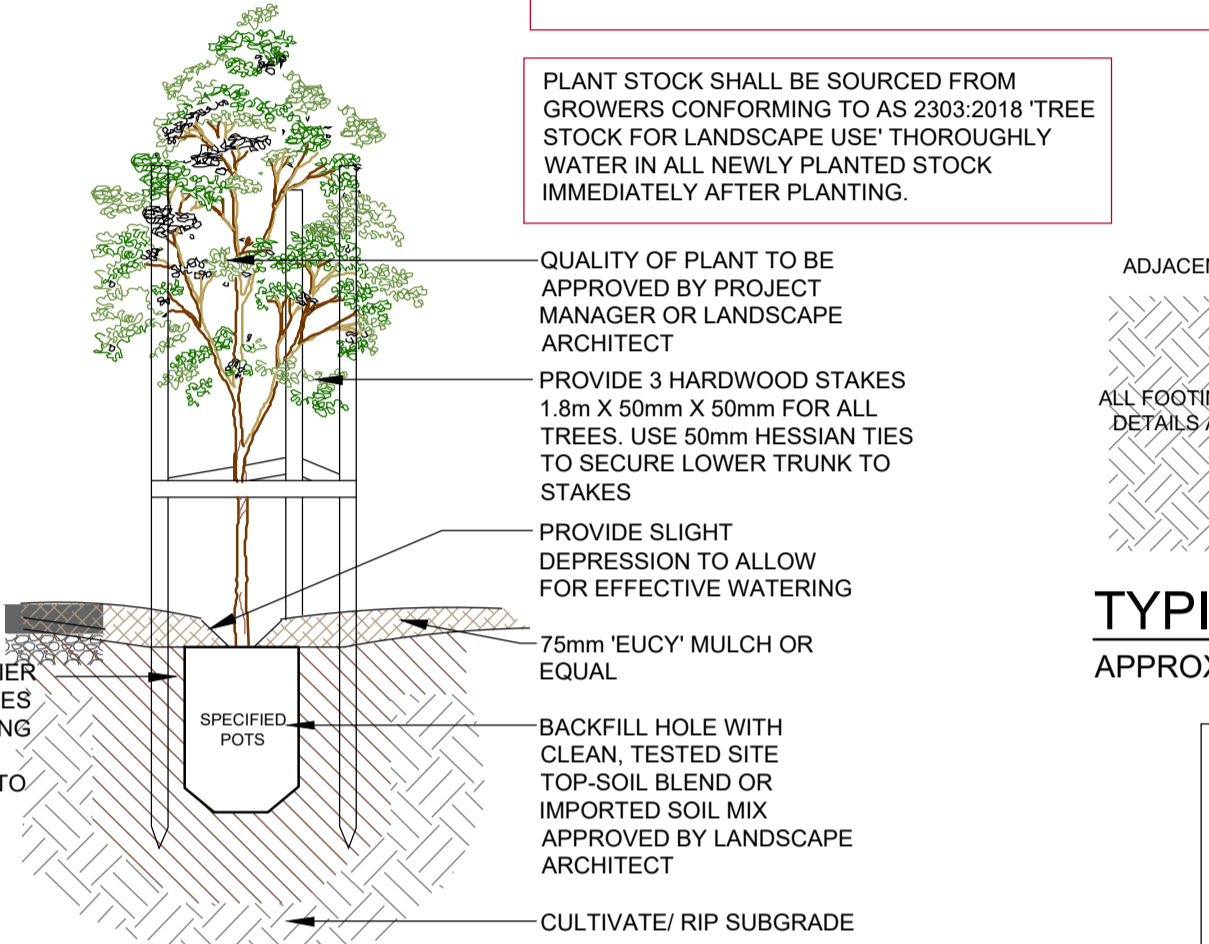
SCALE 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



STEPPING STONES ON MULCH

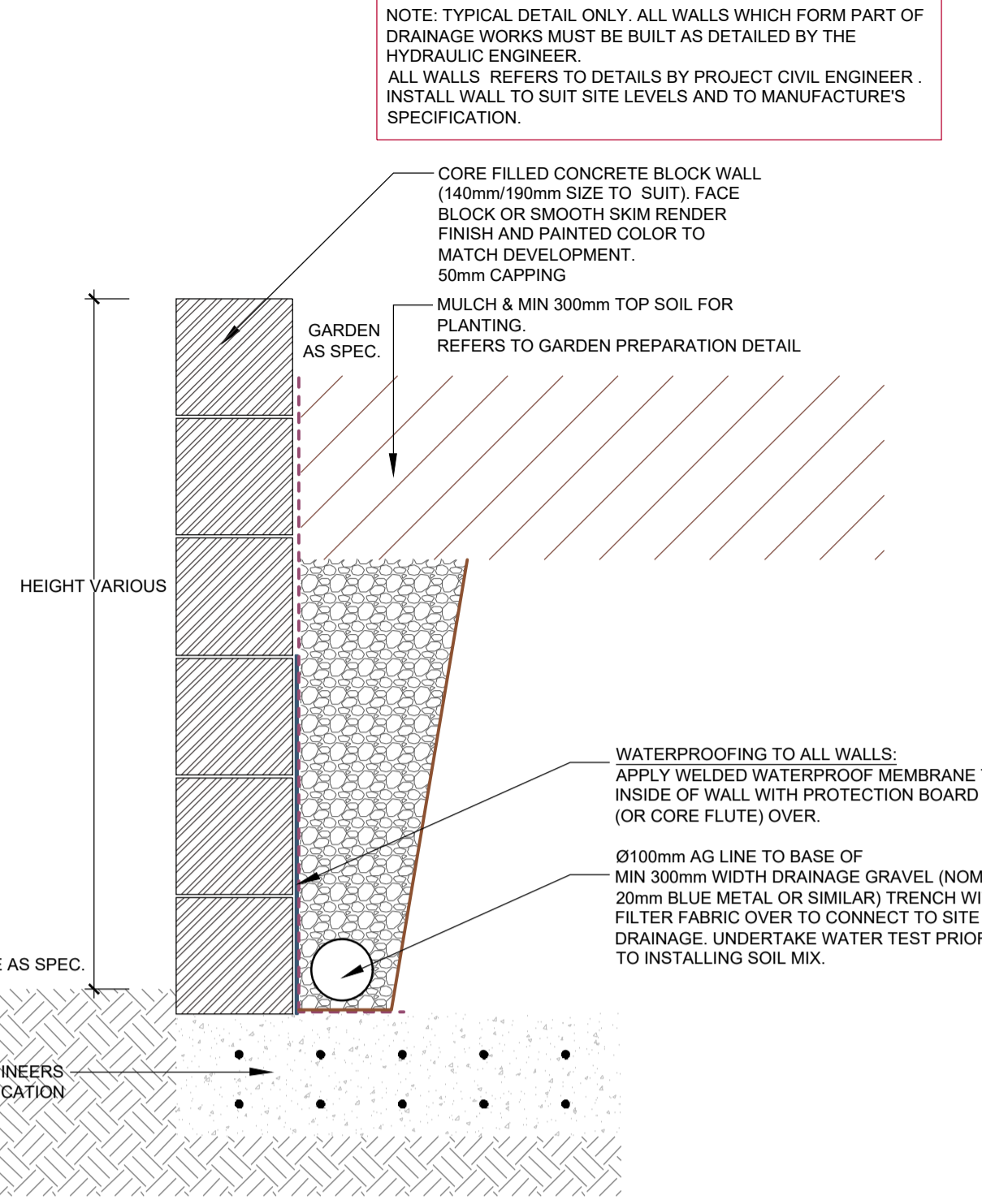
SCALE 1:10

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS AND DETAILING FROM THE APPROVED PROJECT ARBORISTS TREE REPORT



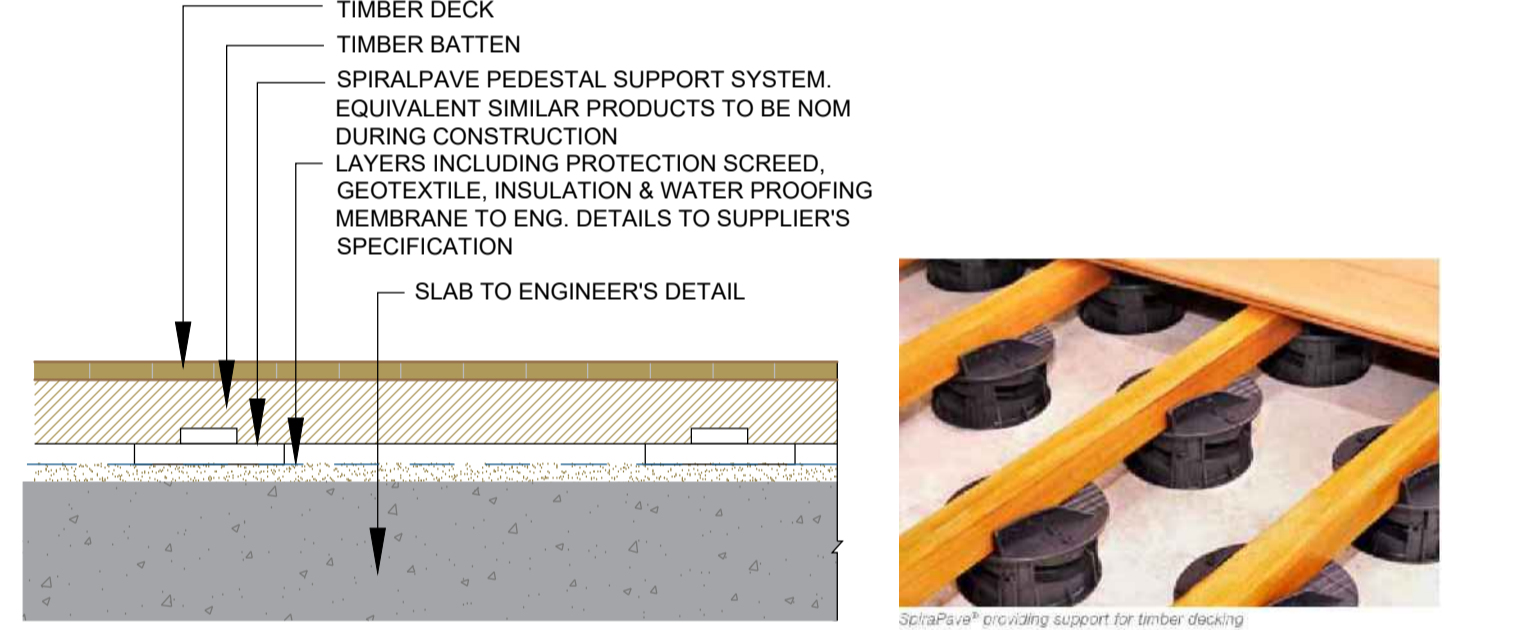
TREE PLANTING DETAIL

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



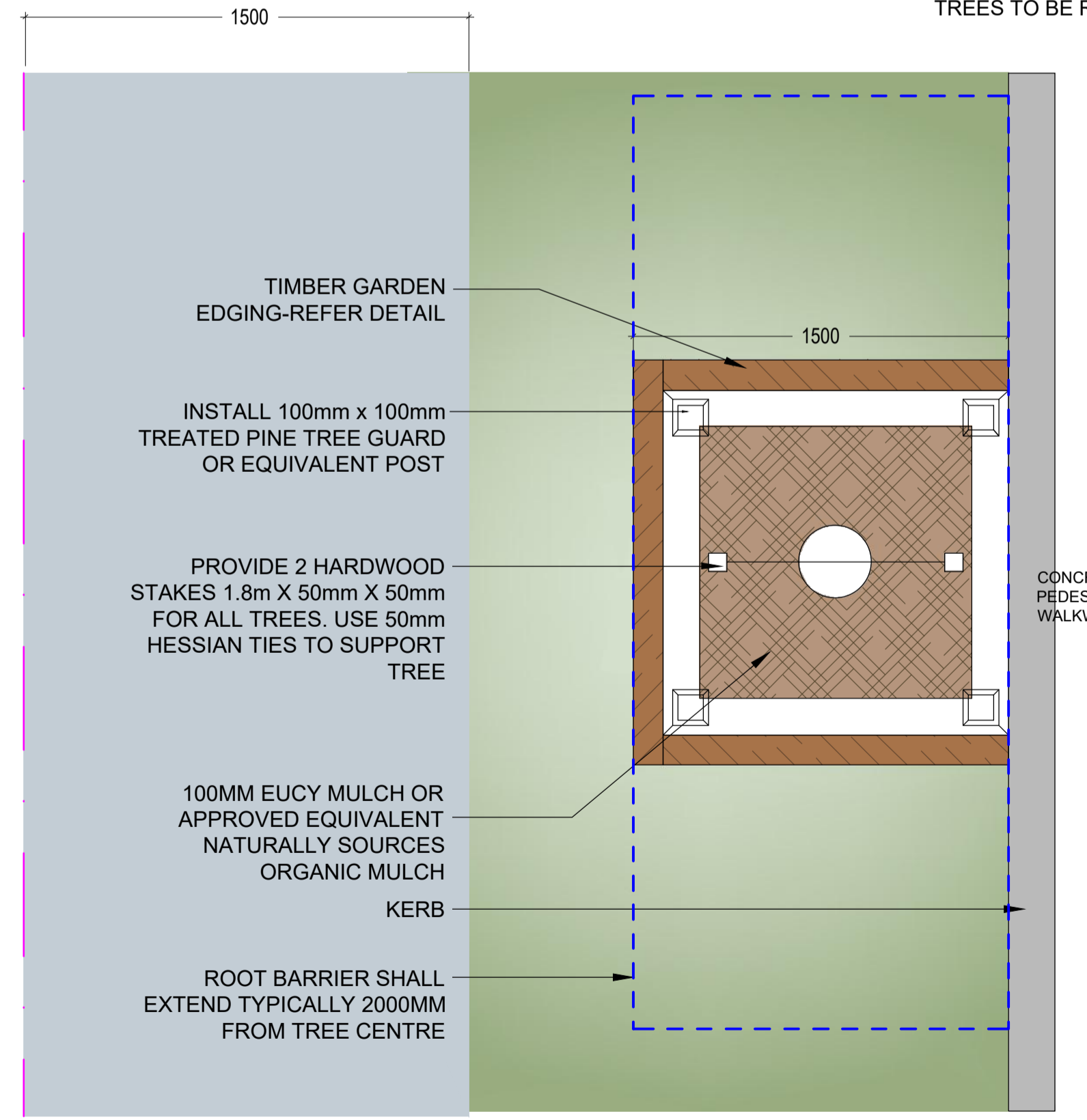
TYPICAL MASONRY BLOCK RETAINING WALL

APPROX 1:10



TIMBER DECKING DETAIL

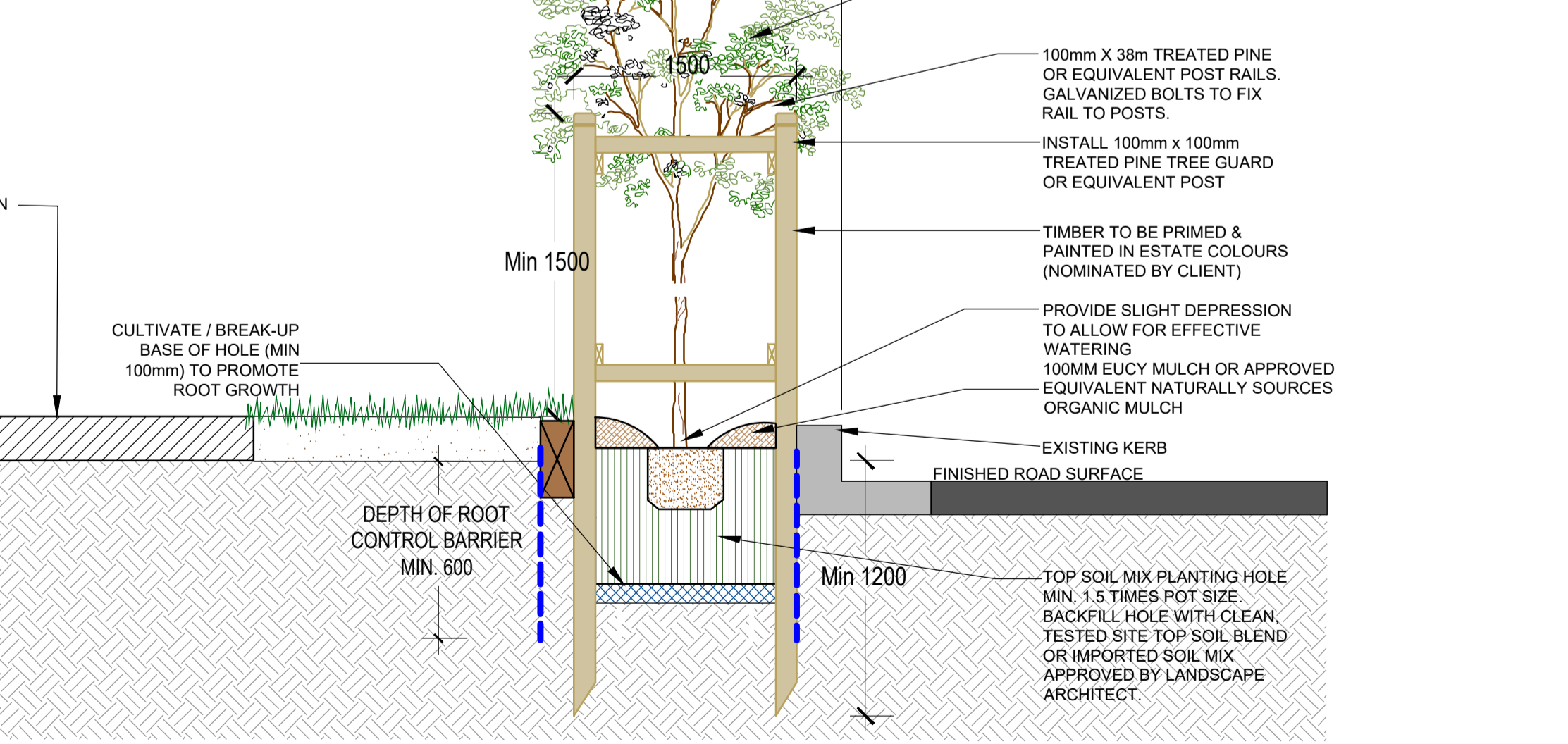
SCALE 1:20



TYPICAL STREET TREE PLANTING & TREE GUARD DETAIL

N.T.S

NOTE: DRIP IRRIGATION MAY BE REQUIRED AS NOMINATED BY CLIENT & DESIGNED BY LICENSED CONTRACTOR. PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO NAT SPEC. GUIDE 'SPECIFYING TREES' BY ROSS CLARKE, THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.



GENERAL NOTE:
If any dimensions are not specified, refer to the drawing. All dimensions are to be in millimetres unless otherwise stated. All dimensions are to be in millimetres unless otherwise stated. All dimensions are to be in millimetres unless otherwise stated.

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CLIENT: **CAPIO**

LANDSCAPE ARCHITECT: **concept Landscape Architects**

COUNCIL: **CITY OF PARRAMATTA**

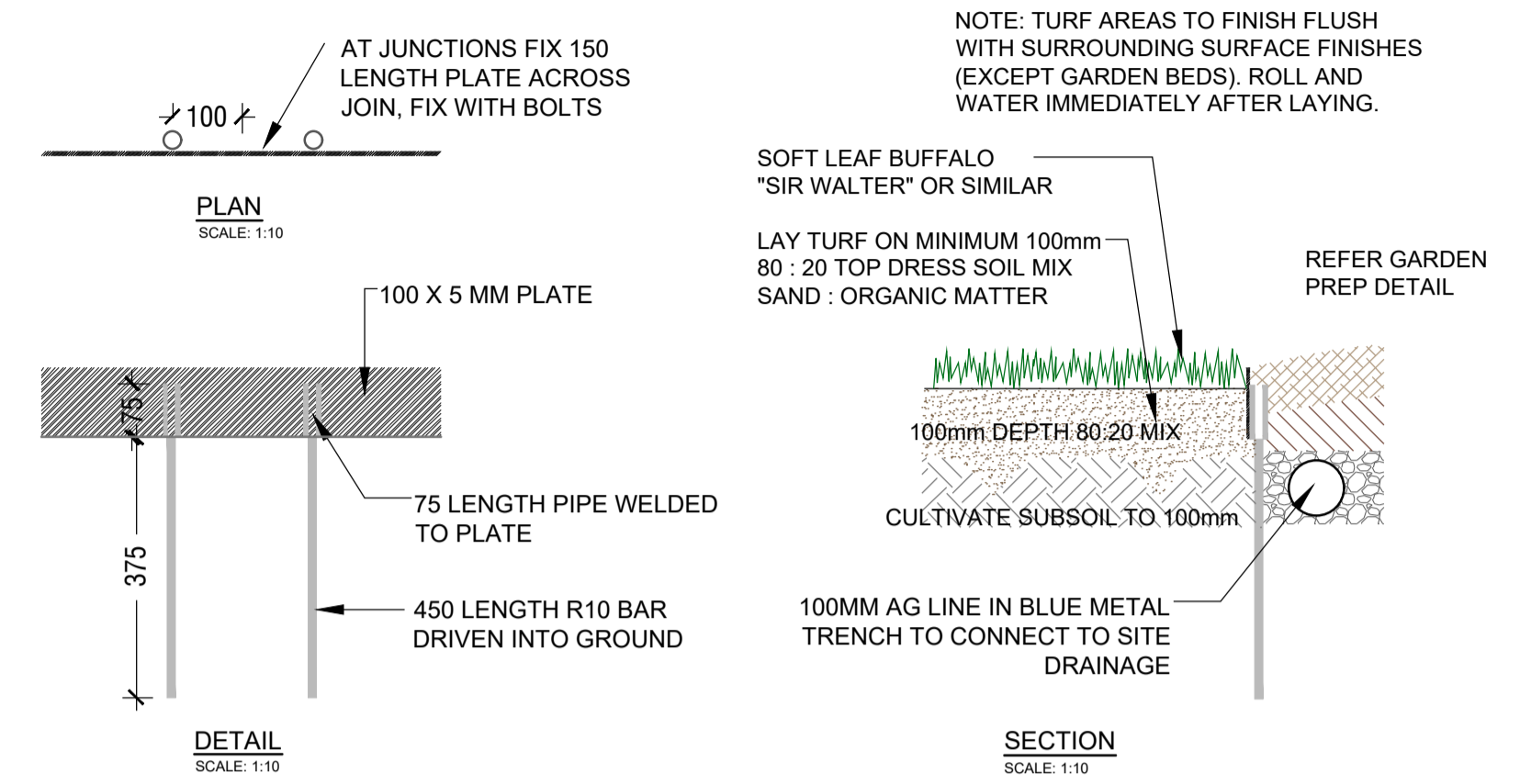
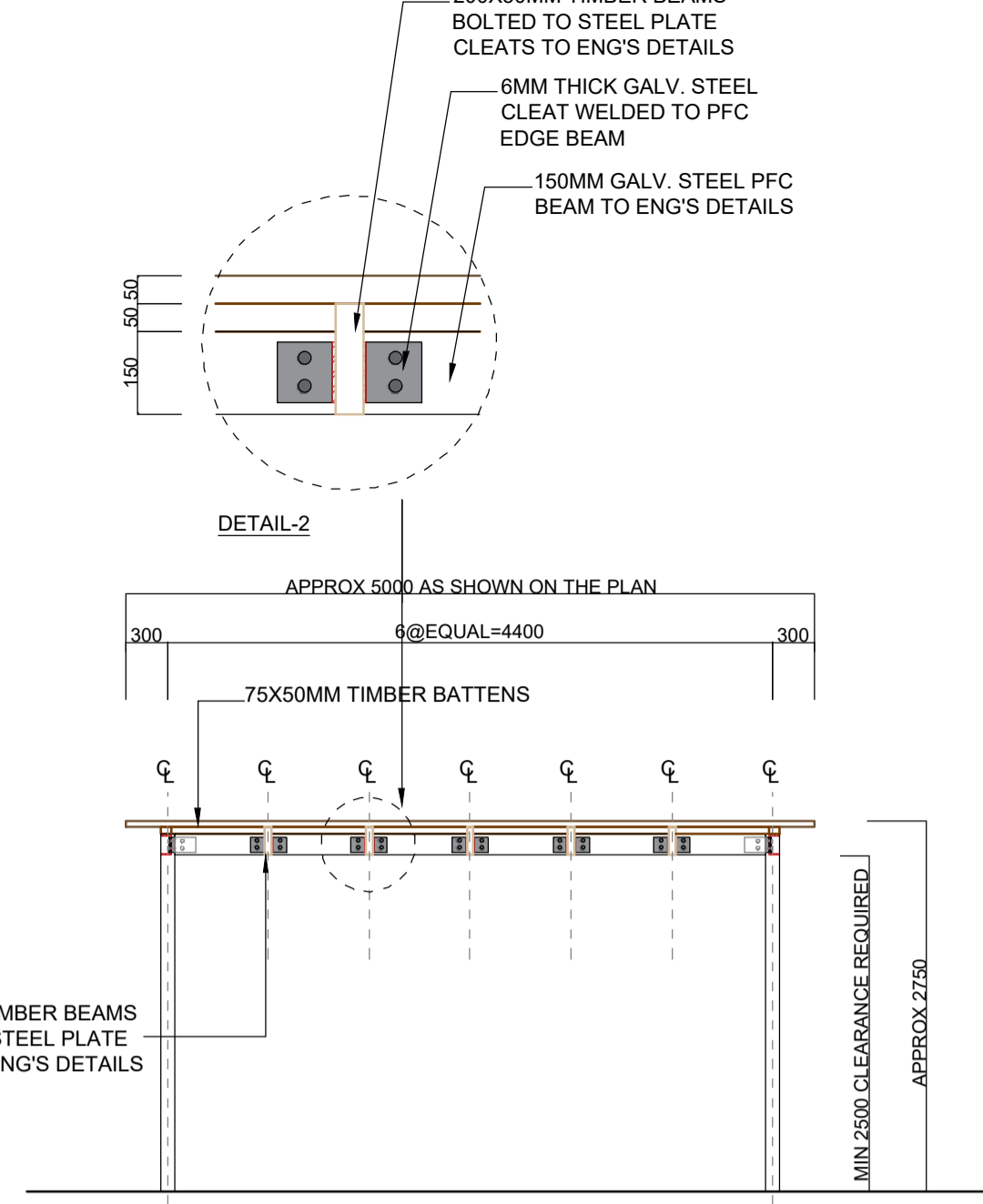
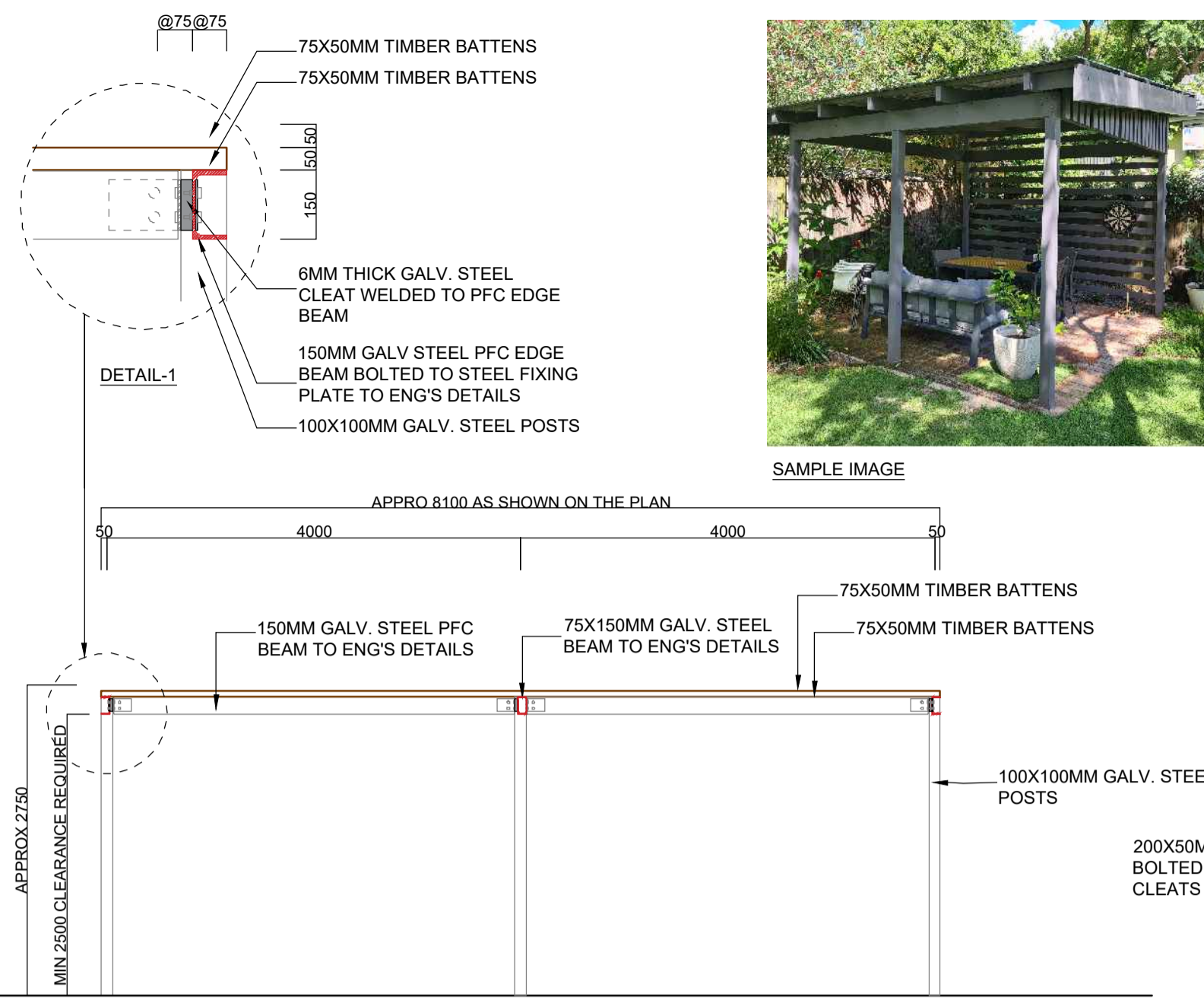
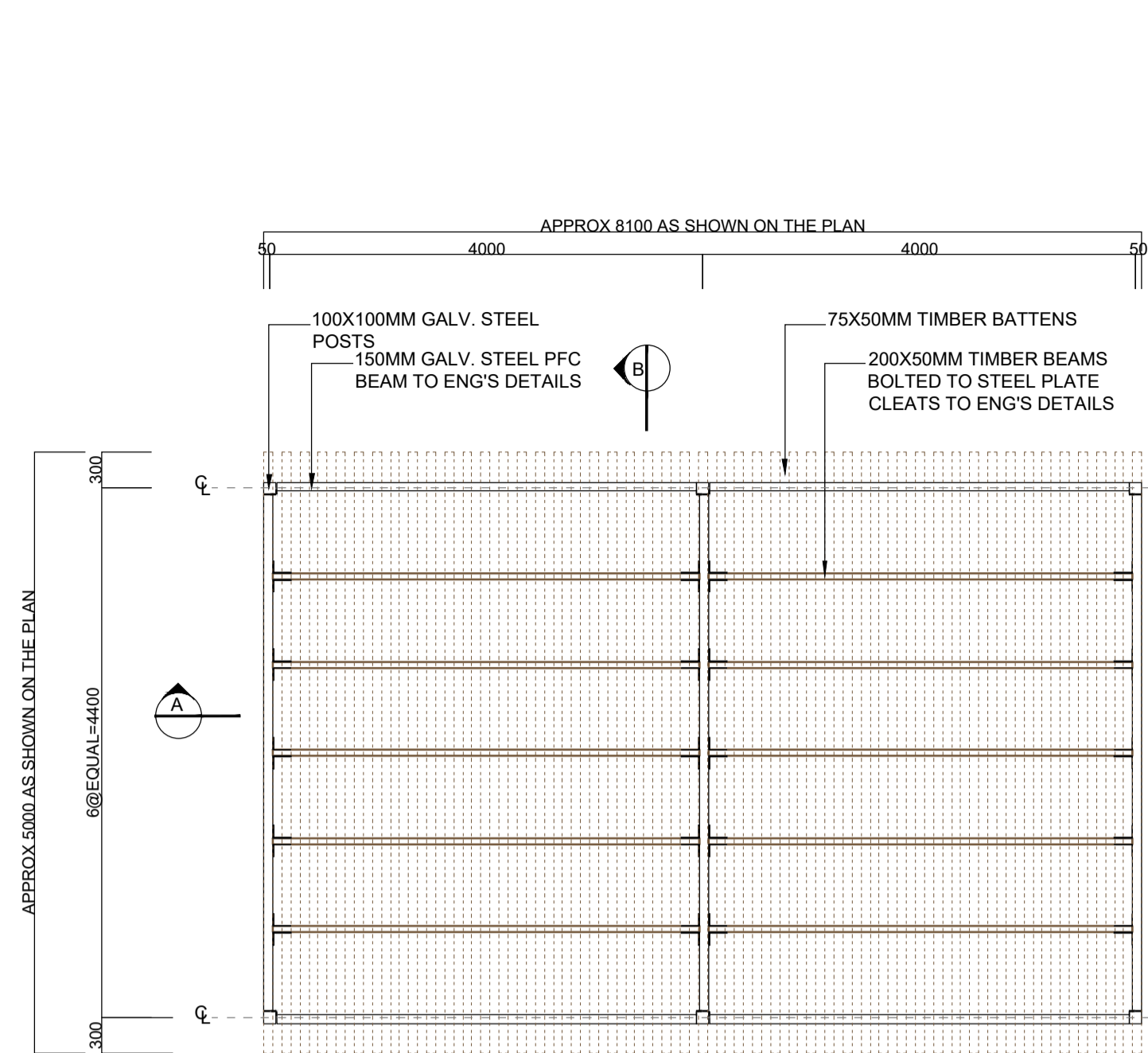
PROJECT: **PROPOSED RESIDENTIAL DEVELOPMENT**
15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE: **DETAILS & SPECIFICATIONS**

STATUS: **STATE SIGNIFICANT DEVELOPMENT**
SCALE: **AUGUST 2025**
DRAWN: **L.Z.E.W**
CHECKED: **R.F**

REV	DATE	NOTATION/AMENDMENT
A	09.04.2024	Preliminary plan prepared for review
B	17.06.2024	Coordinated with updated architectural plans
C	21.07.2024	Coordinated with updated architectural plans
D	08.08.2024	Incorporated comments for Submission
E	13.08.2024	Coordinated with updated architectural plans

PROJECT NO: **LP-SSD 25 - 194**
PAGE NUMBER: **8**



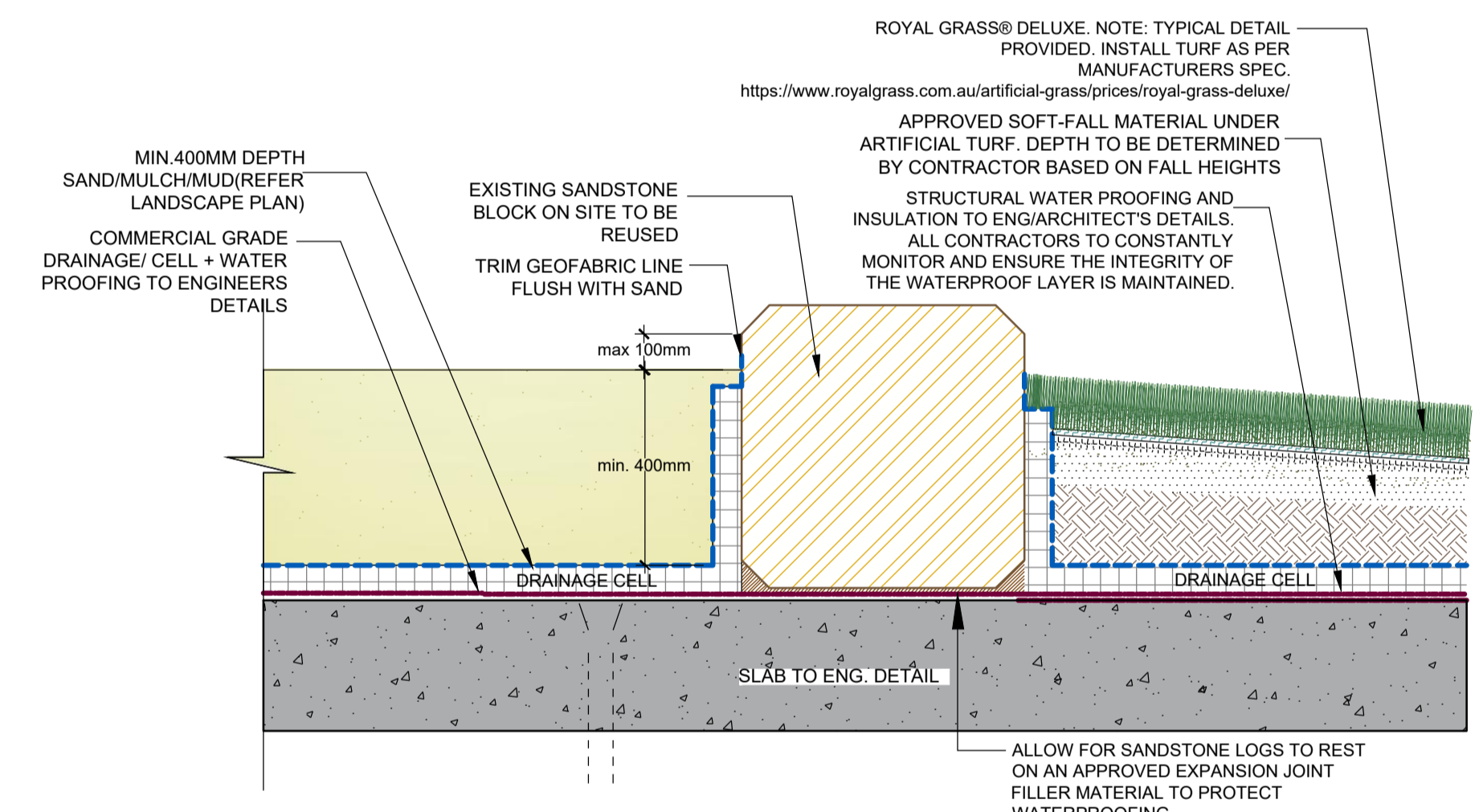
NOTE:
DETAIL PROVIDED FOR DESIGN INTENT ONLY, TO BE REVIEWED AND VERIFIED WITH FURTHER DETAILING PROVIDED AS REQUIRED FOR CONSTRUCTION BY ARCHITECT/ STRUCTURAL ENGINEER

TYPICAL PERGOLA DETAIL
REFER TO MANUFACTURER'S DETAIL FOR FULL SPEC.
SCALE: 1:20

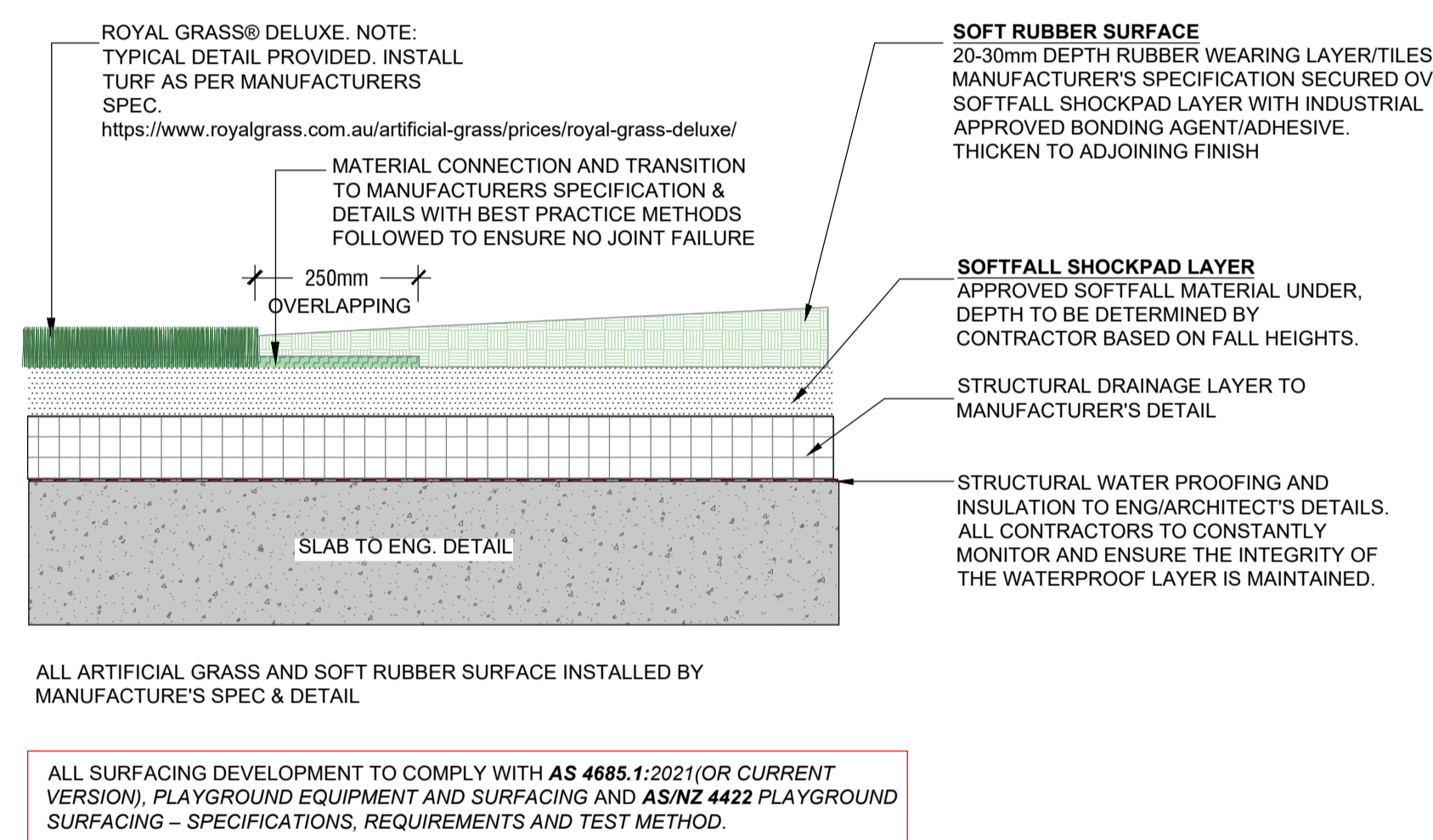
SECTION A-A

SECTION B-B

STEEL EDGE DETAIL
SCALE: 1:10

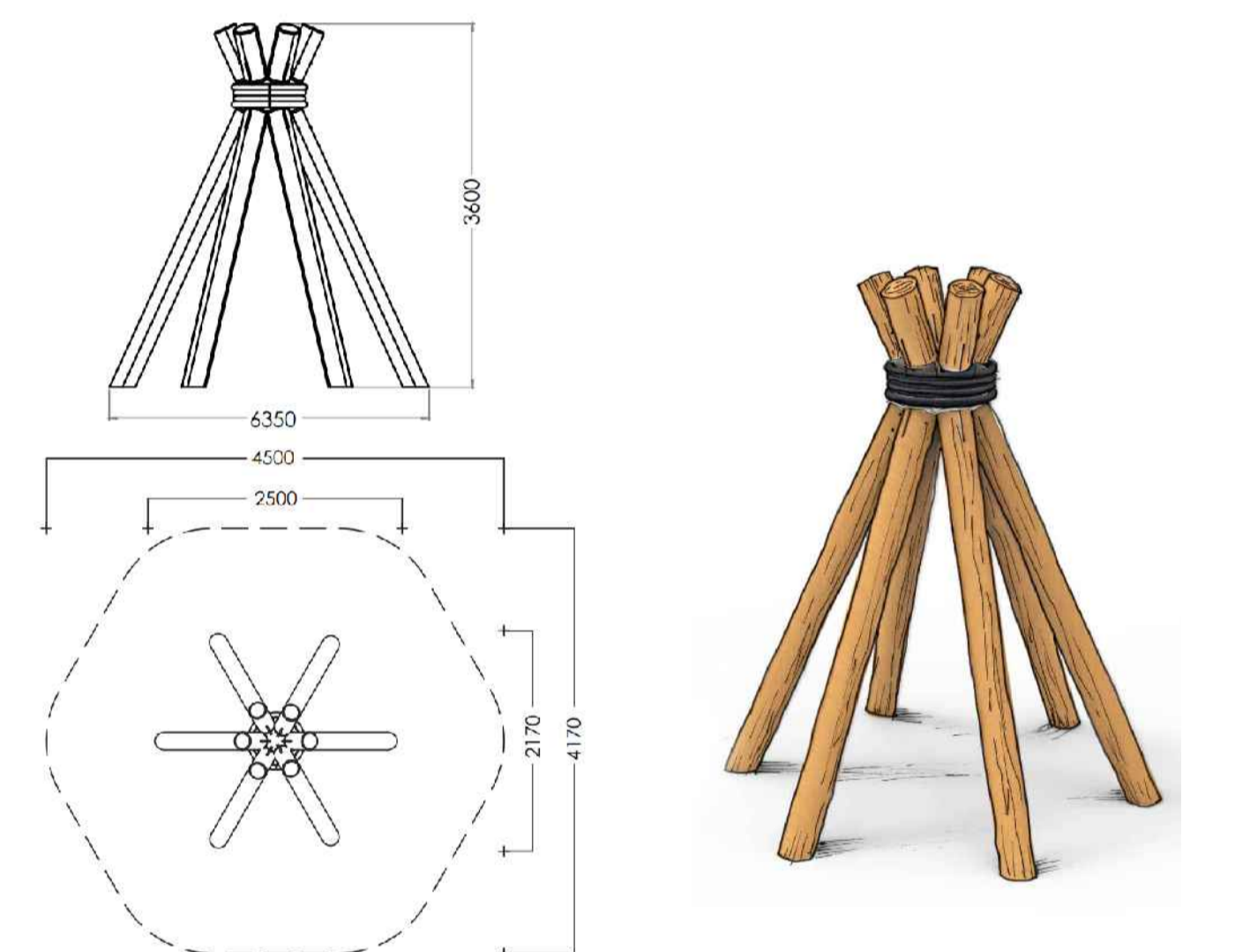


SANDSTONE BLOCK RETAINING WALL OVER SLAB
SCALE: 1:10

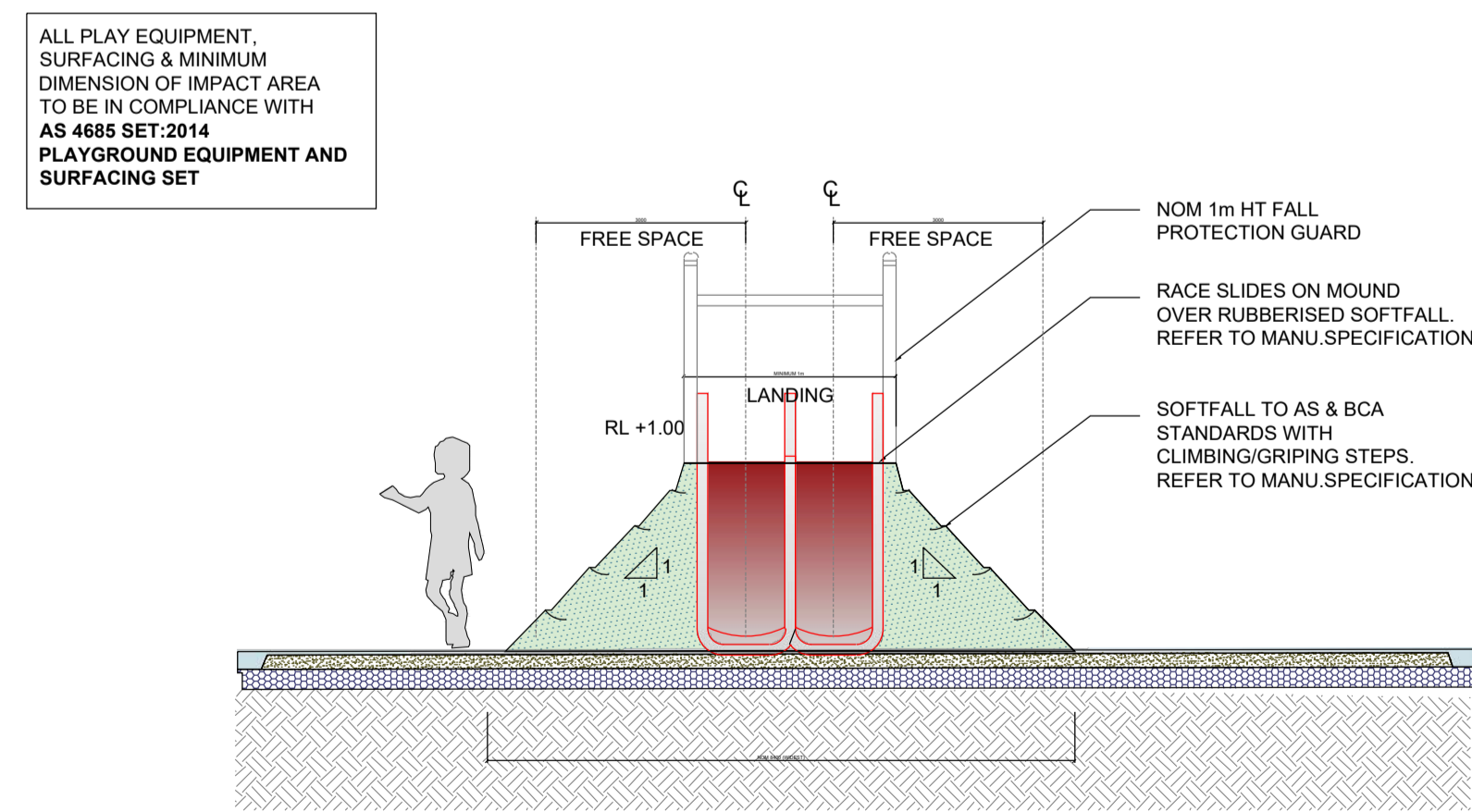


TYPICAL RUBBERISED SOFTFALL AND SYNTHETIC TURF ON SLAB
SCALE: 1:10

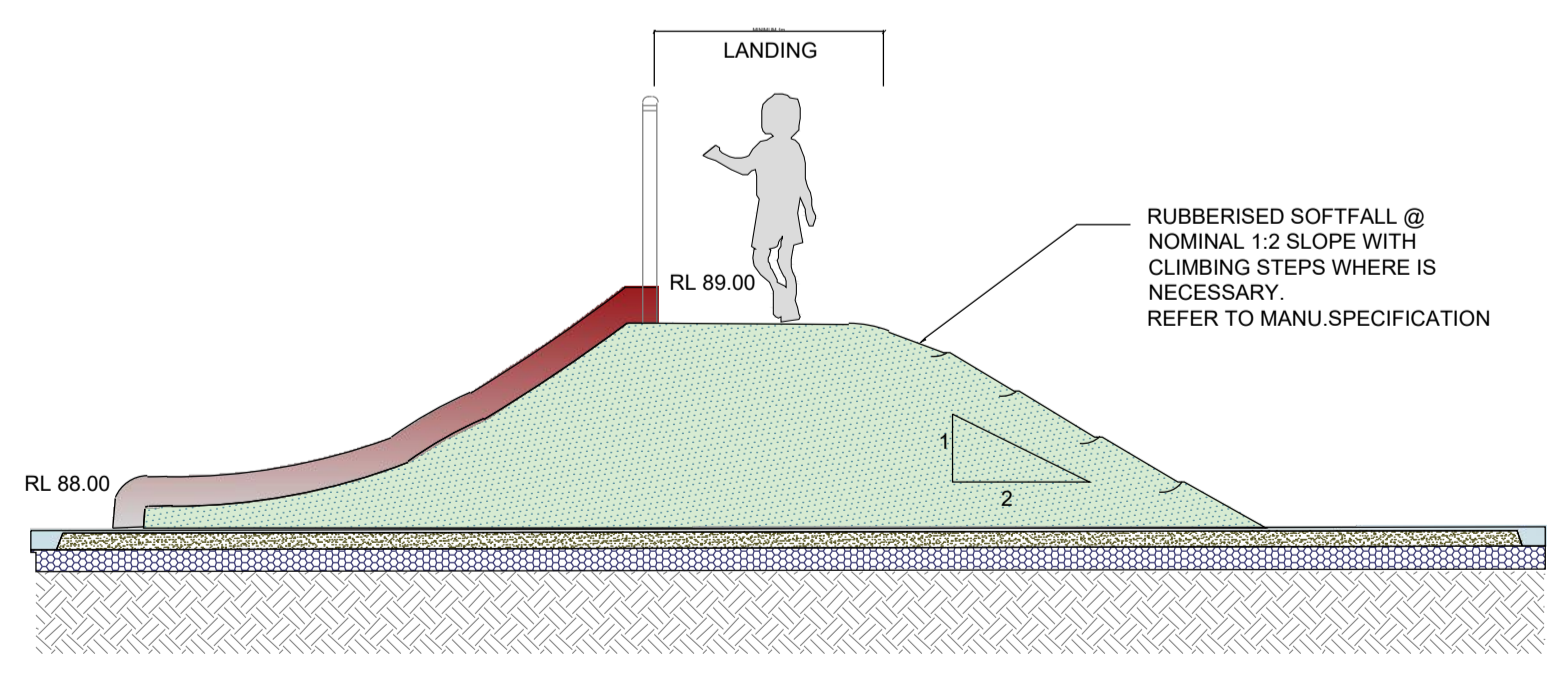
- Material Specifications**
- Ironbark log components
 - Stainless steel fixings
- Equipment Specifications**
- FHOF > 600mm
 - Fall zone not required
 - Recommended clearance zone indicated
 - Highest point 3600mm
- Standards**
- AS4685 series
- General Product Information**
- Age Group 2+
 - Heaviest part Ironbark posts - machinery assistance required



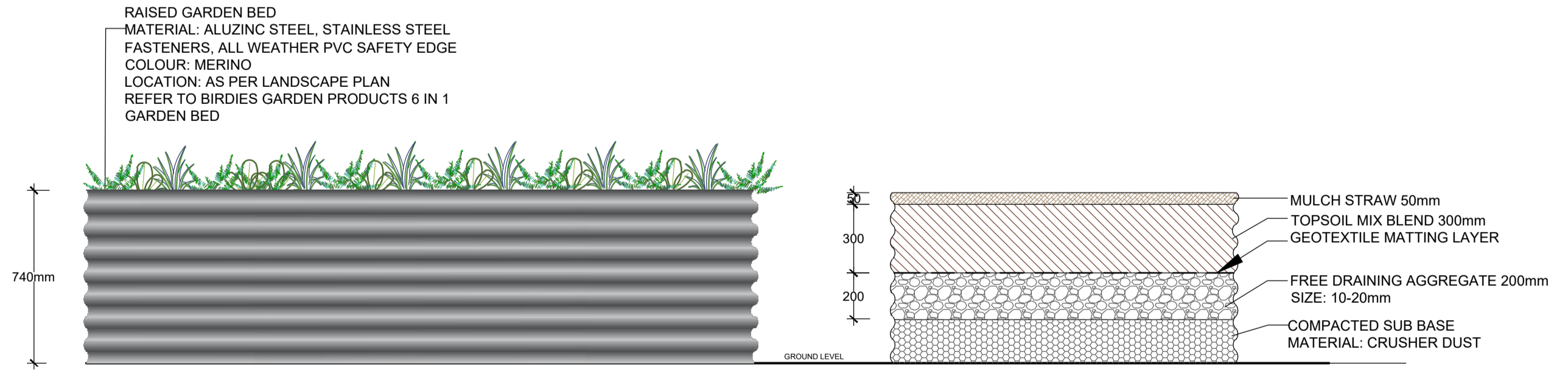
YARNING CIRCLE BY PLAY WORKSHOP
- REFER TO MANUFACTURER'S DETAIL BY PLAY WORKSHOP
SCALE: NTS



SLIDE ON MOUND - FRONT ELEVATION
SCALE: 1:20

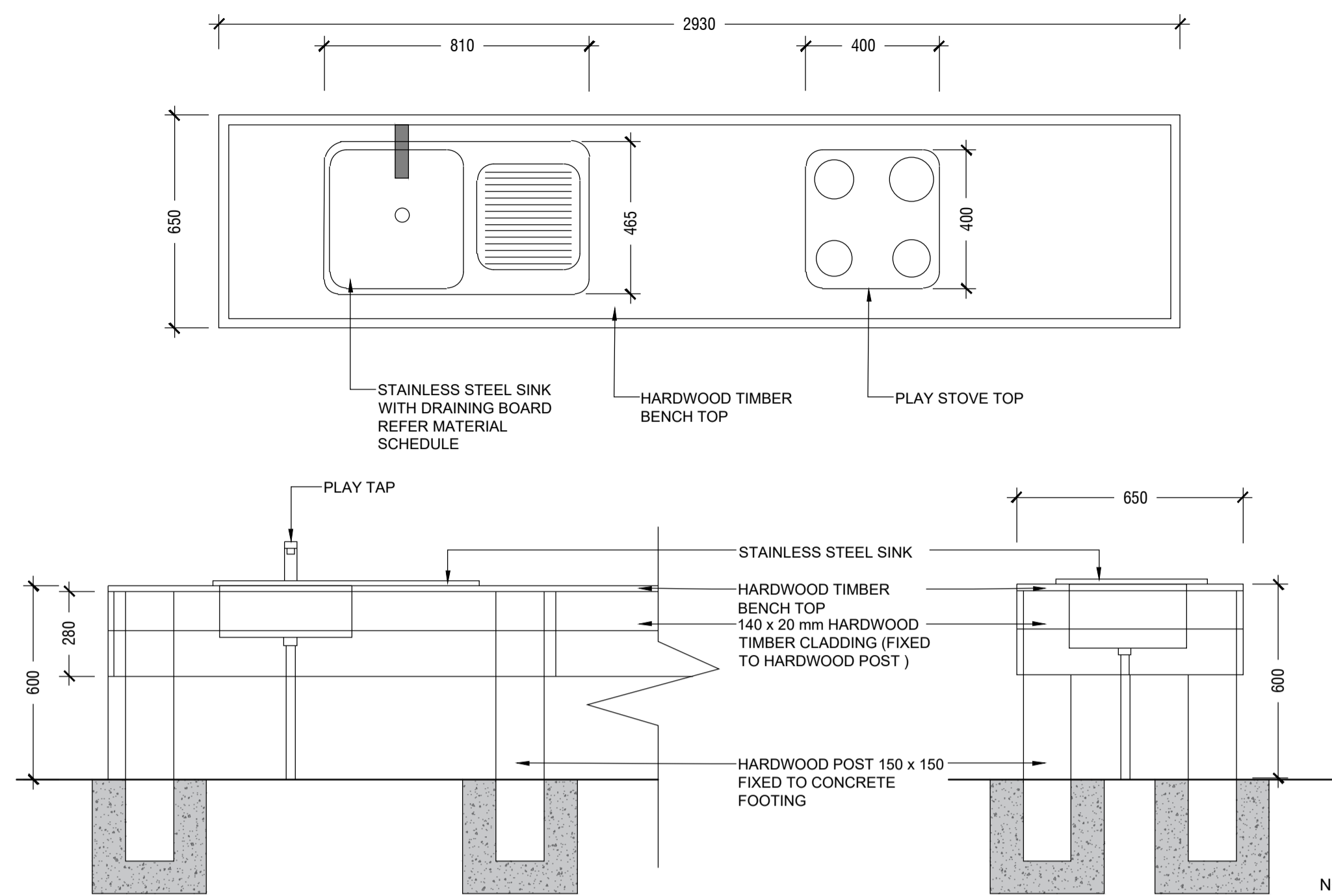


SLIDE ON MOUND - SECTION/ ELEVATION
SCALE: 1:20

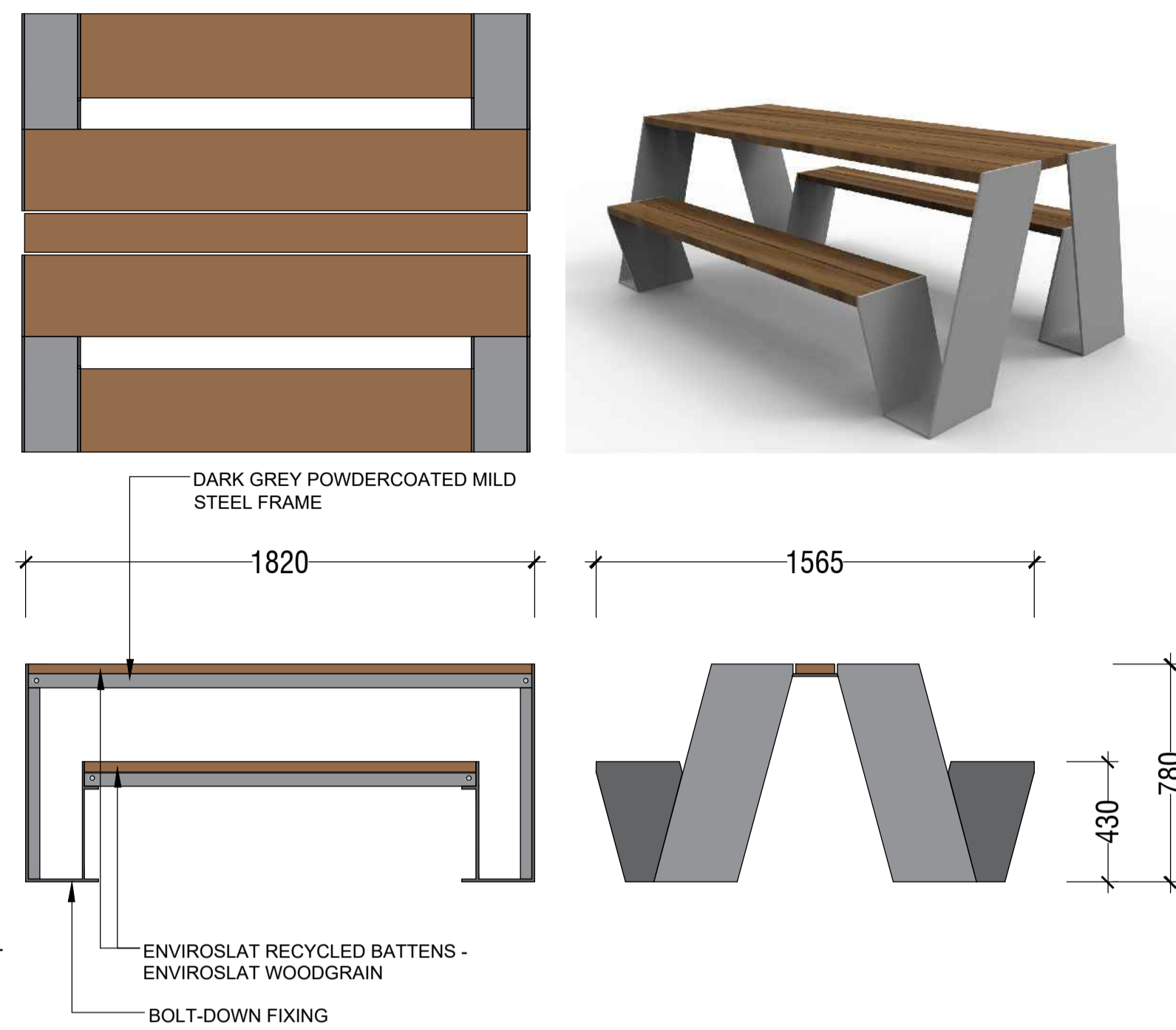


RAISED VEGETABLE GARDEN BED
SCALE: 1:20

<p>GENERAL NOTE:</p> <p>Figure dimensions have been provided to scale. Verify all dimensions on site. 100% compliance with any applicable codes for that jurisdiction. Refer to the relevant codes for the jurisdiction. All dimensions are to be in compliance with the relevant codes for the jurisdiction. All dimensions are to be in compliance with the relevant codes for the jurisdiction. All dimensions are to be in compliance with the relevant codes for the jurisdiction.</p> <p>Copyright © 2024, Play Workshop Australia Pty Ltd. All rights reserved. This drawing is the property of Play Workshop Australia Pty Ltd. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. If the drawing is being used for a project, it may be subject to change, alteration or amendment at the discretion of our office.</p>	<p>CLIENT:</p> <p>CAPIO</p>	<p>LANDSCAPE ARCHITECT:</p> <p>concept Landscape Architects</p> <p>Suit 101, 506 Miller Street, CAMMERAY NSW 2062</p> <p>Phone: 9922 5312</p> <p>Mobile: 0413 861 351</p> <p>www.concept.net.au</p> <p>enquiries@concept.net.au</p>	<p>COUNCIL:</p> <p>CITY OF PARRAMATTA</p>	<p>REV DATE NOTATION/AMENDMENT</p> <p>A 09.04.2025 Preliminary plan prepared for review</p> <p>B 17.06.2025 Coordinated with updated architectural plans</p> <p>C 21.07.2025 Coordinated with updated architectural plans</p> <p>D 08.08.2025 Incorporated comments for Submission</p> <p>E 13.08.2025 Coordinated with updated architectural plans</p>	<p>PROJECT:</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT</p> <p>15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD</p>	<p>TITLE:</p> <p>DETAILS 2</p>	<p>STATUS:</p> <p>STATE SIGNIFICANT DEVELOPMENT</p>
				<p>PROJECT NO:</p> <p>LP-SSD 25 - 194</p>	<p>PAGE NUMBER:</p> <p>09</p>	<p>DRAWN:</p> <p>L.Z.E.W</p>	<p>DATE:</p> <p>AUGUST 2025</p>



MUD KITCHEN
SCALE 1:15



ODYSSEY PICNIC SETTING BY CSA - PRODUCT CODE: TM4170
SCALE 1:20

OVERFLOW
(TO SUPPLIER'S SPECIFICATION)

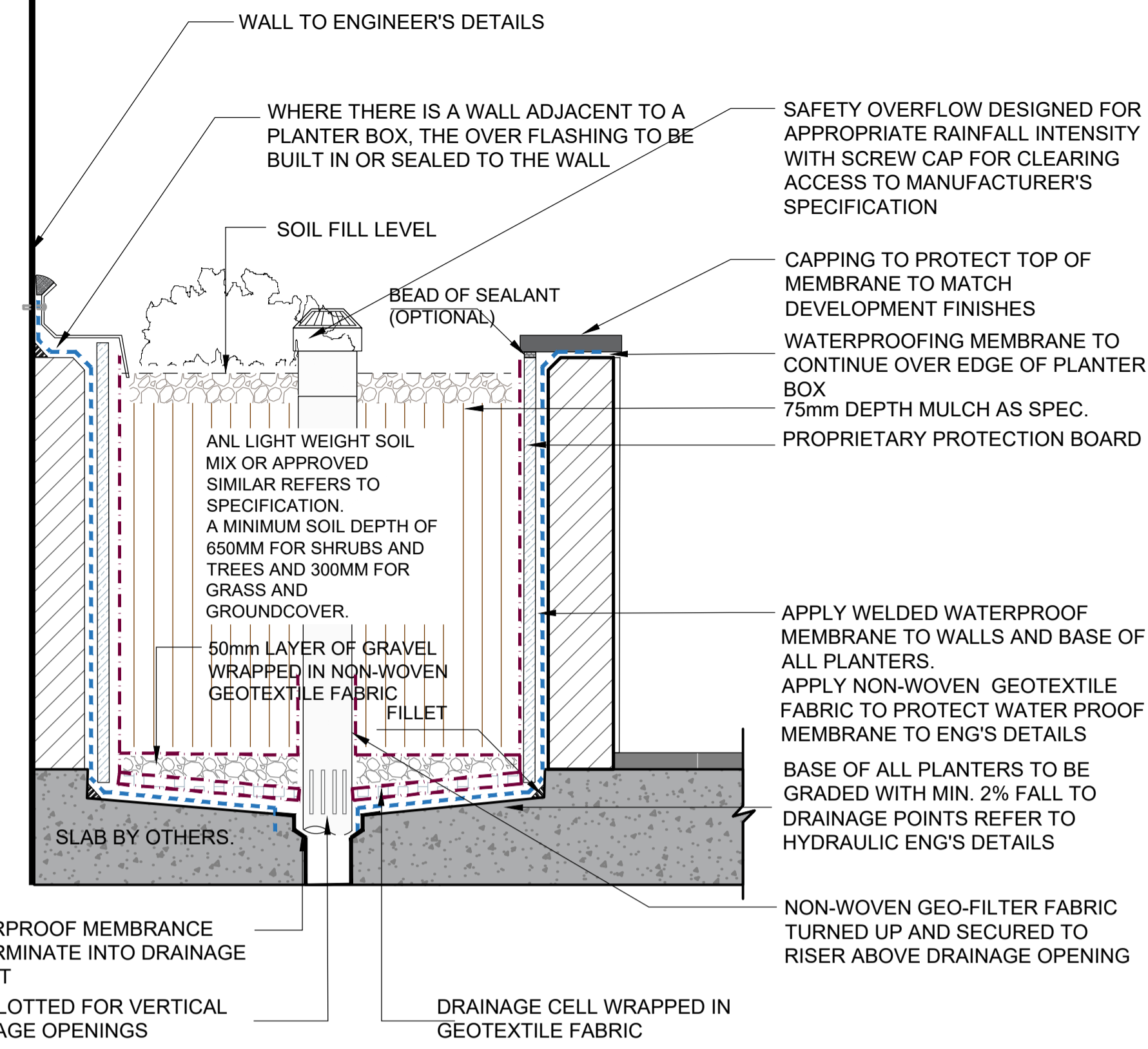
NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL BALUSTRADE IS PROPOSED, THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

NOMINATED SURFACE FINISHES & WATER PROOFING (REFER TO SEPARATE DETAILS). FINISHED LEVEL TO ARCHITECT'S DETAILS

NOTE (DRAINAGE & WATER PROOFING)
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER FOR CONSTRUCTION.

UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER



TYPICAL PLANTER WALL ON SLAB DETAIL

SCALE: NTS
PLANTER DETAIL TO CONFORM AS 4654.2-2012



SECTION AA
SCALE: 1:50

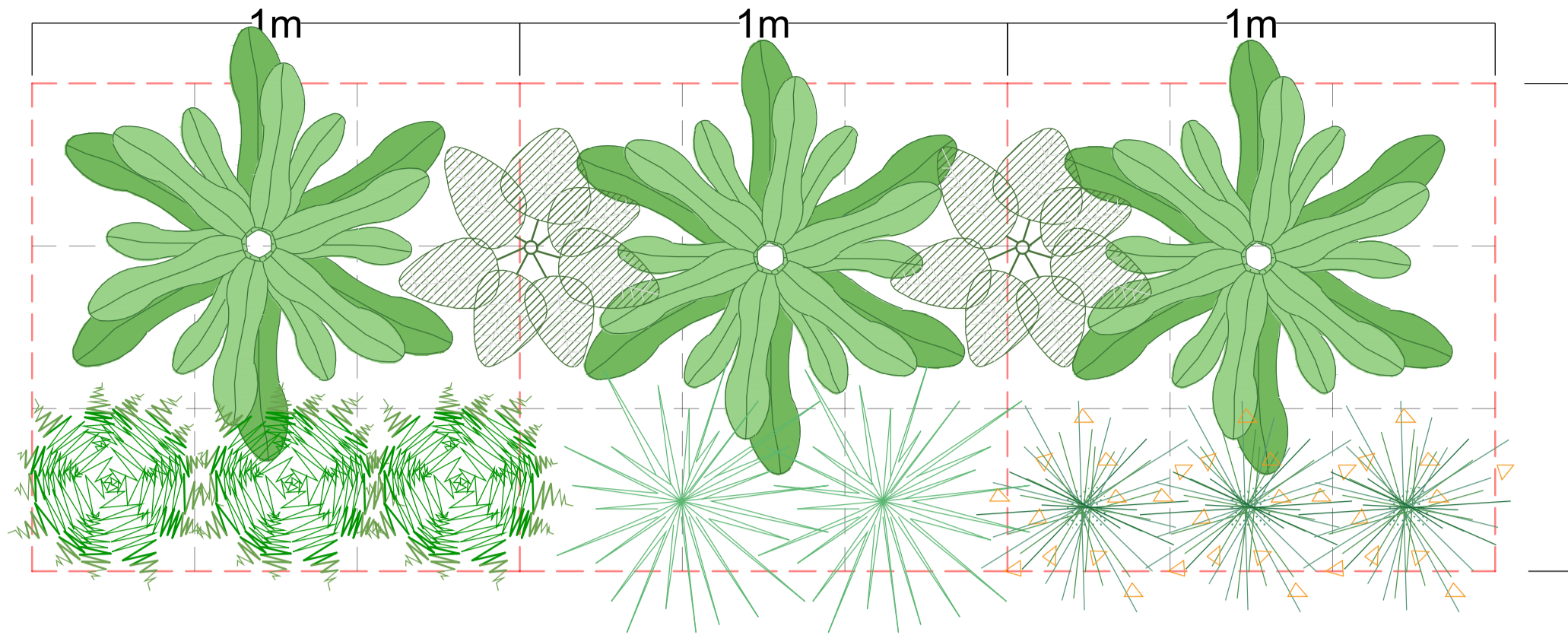
<p>GENERAL NOTE:</p> <p>Figured dimensions take precedence to word readings. Verify all dimensions on the PDF files may vary slightly to Scale for that indicated on plans. Report any discrepancies to the Landscape Architectural Services Team (LASCAPT) immediately.</p> <p>© Copyright © 2024 by the Landscape Architectural Services Team (LASCAPT). This drawing is protected by copyright. All rights are reserved. Unauthorised use or reproduction of this drawing is prohibited. Any use of this drawing for any other project or purpose without the written permission of the copyright owner is strictly prohibited. If the use of this drawing is required for construction, it may be subject to change, alteration or amendment at the discretion of our office.</p>	<p>CLIENT:</p>	<p>LANDSCAPE ARCHITECT:</p> <p>Suit 101, 508 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5312 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au</p>	<p>COUNCIL:</p> <p>CITY OF PARRAMATTA</p>	<p>REV DATE NOTATION/AMENDMENT</p> <p>A 09.04.2024 Preliminary plan prepared for review</p> <p>B 17.06.2024 Coordinated with updated architectural plans</p> <p>C 21.07.2024 Coordinated with updated architectural plans</p> <p>D 08.08.2024 Incorporated comments for Submission</p> <p>E 13.08.2024 Coordinated with updated architectural plans</p>	<p>PROJECT:</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT 15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD</p>	<p>TITLE:</p> <p>DETAILS 3 & SECTION AA</p>	<p>STATUS:</p> <p>STATE SIGNIFICANT DEVELOPMENT</p>	
				<p>SCALE:</p>				<p>DATE:</p> <p>AUGUST 2025</p>
				<p>PROJECT No:</p> <p>LP-SSD 25 - 194</p>				<p>PAGE NUMBER:</p> <p>10</p>
				<p>DRAWN:</p> <p>L.Z./E.W</p>				<p>CHECKED:</p> <p>R.F</p>
				<p>ALA Associate</p>				

MIX 1

PLANTING MIX 1:
Adiantum aethiopicum
Asplenium australasicum
Doodia aspera
Philodendron 'Xanadu'
Viola hederacea

PLANTING MIX 1

KEY	Botanical Name	Qty
	<i>Adiantum aethiopicum</i>	2/3m2
	<i>Asplenium australasicum</i>	3/3m2
	<i>Doodia aspera</i>	2/3m2
	<i>Philodendron 'Xanadu'</i>	3/3m2
	<i>Viola hederacea</i>	2/3m2



PLANTING MIX 1 MATRIX

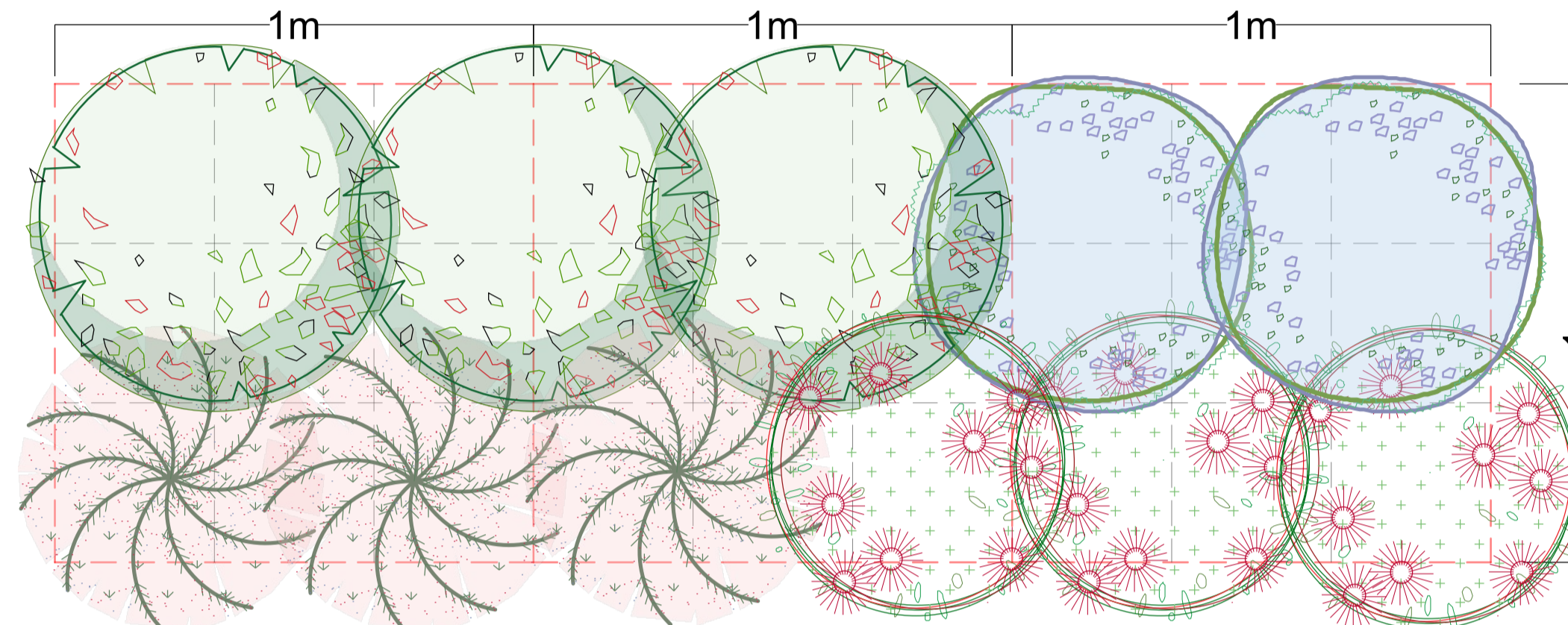
SCALE NTS

MIX 2

Planting Mix 2:
Callistemon 'Better John'
Metrosideros 'Tahiti'
Westringia 'Aussie Box'
Westringia 'Grey Box'

PLANTING MIX 2

KEY	Botanical Name	Qty
	<i>Callistemon 'Better John'</i>	2/3m2
	<i>Metrosideros 'Tahiti'</i>	2/3m2
	<i>Westringia 'Aussie Box'</i>	2/3m2
	<i>Westringia 'Grey Box'</i>	1/3m2



PLANTING MIX 2 MATRIX

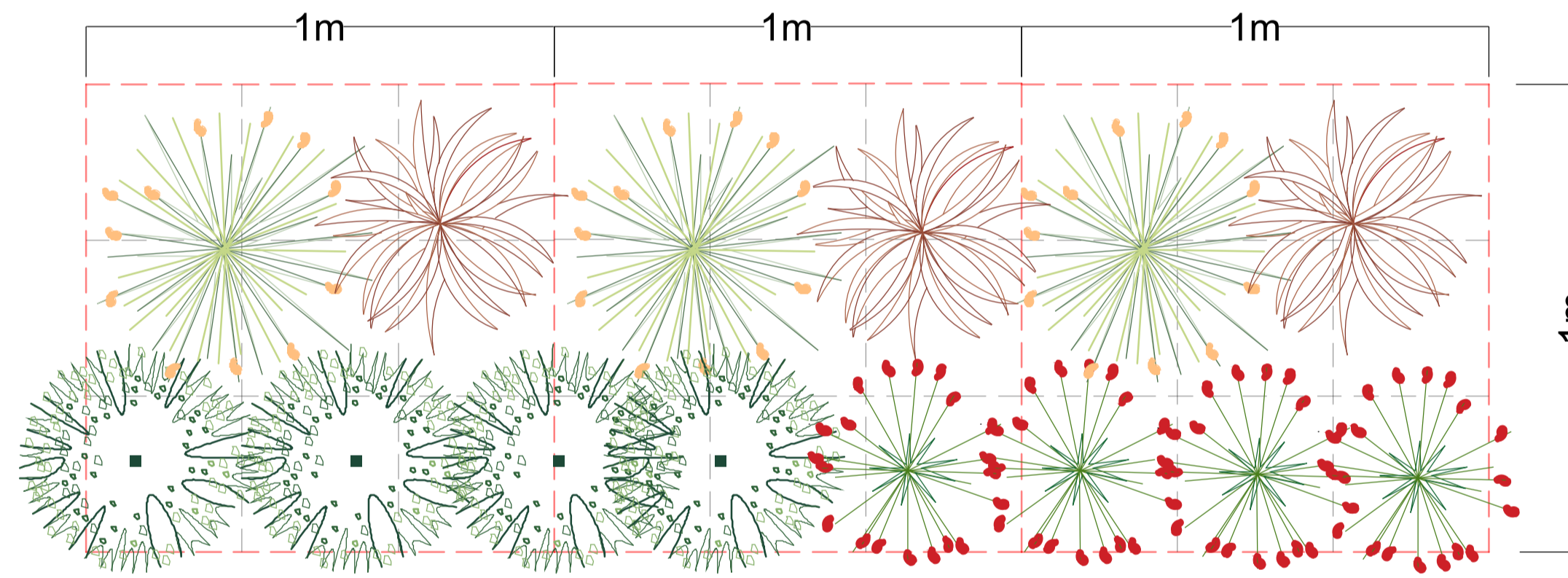
SCALE NTS

MIX 3

Planting Mix 3:
Viola hederacea
Dianella tasmanica 'Blaze'
Lomandra fluviatilis 'Shara'
Brachyscome iberidifolia

PLANTING MIX 3

KEY	Botanical Name	Qty
	<i>Viola hederacea</i>	4/3m2
	<i>Dianella tasmanica 'Blaze'</i>	2/3m2
	<i>Lomandra longifolia 'Tanika'</i>	2/3m2
	<i>Brachyscome iberidifolia</i>	4/3m2



PLANTING MIX 3 MATRIX

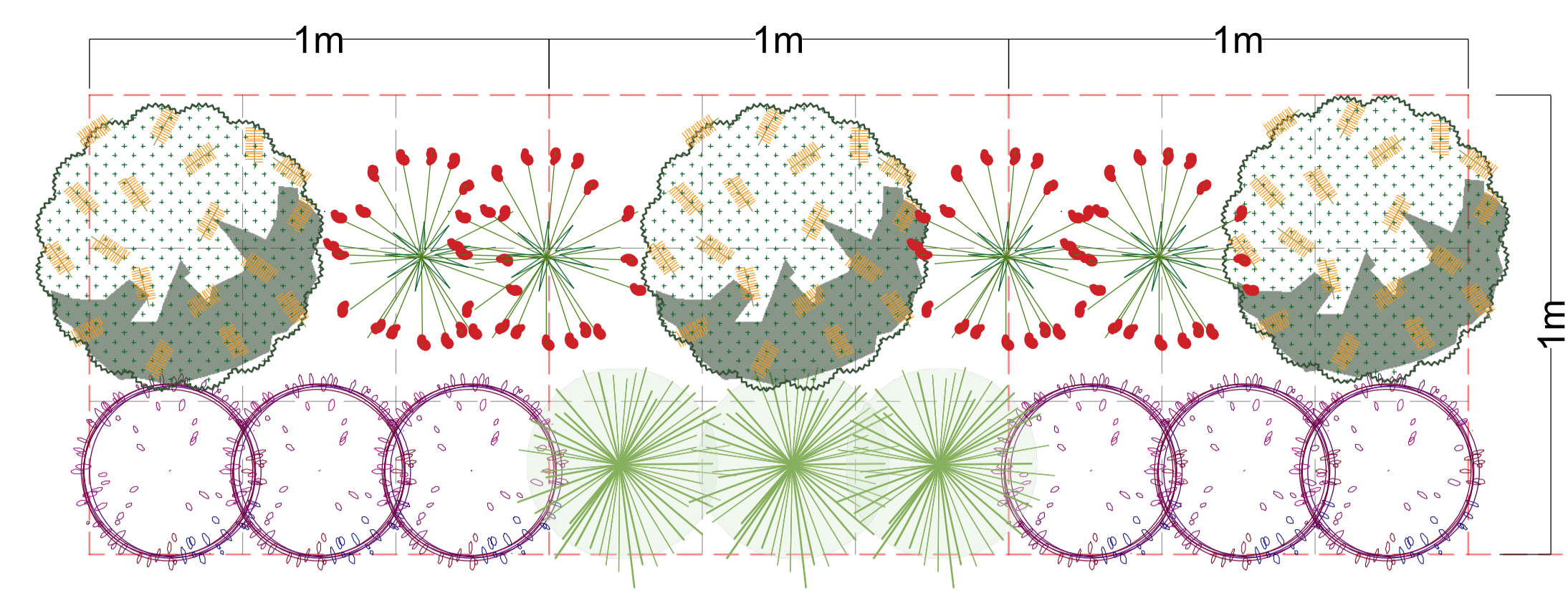
SCALE NTS

MIX 4

PLANTING MIX 4:
Banksia 'Birthday Candles'
Grevillea 'Royal Rambler'
Hardenbergia 'Meema'
Anigozanthos 'Ruby Velvet'

PLANTING MIX 4

KEY	Botanical Name	Qty
	<i>Banksia 'Birthday Candles'</i>	2/3m2
	<i>Grevillea 'Royal Rambler'</i>	6/3m2
	<i>Hardenbergia 'Meema'</i>	3/3m2
	<i>Anigozanthos 'Ruby Velvet'</i>	6/3m2



PLANTING MIX 4 MATRIX

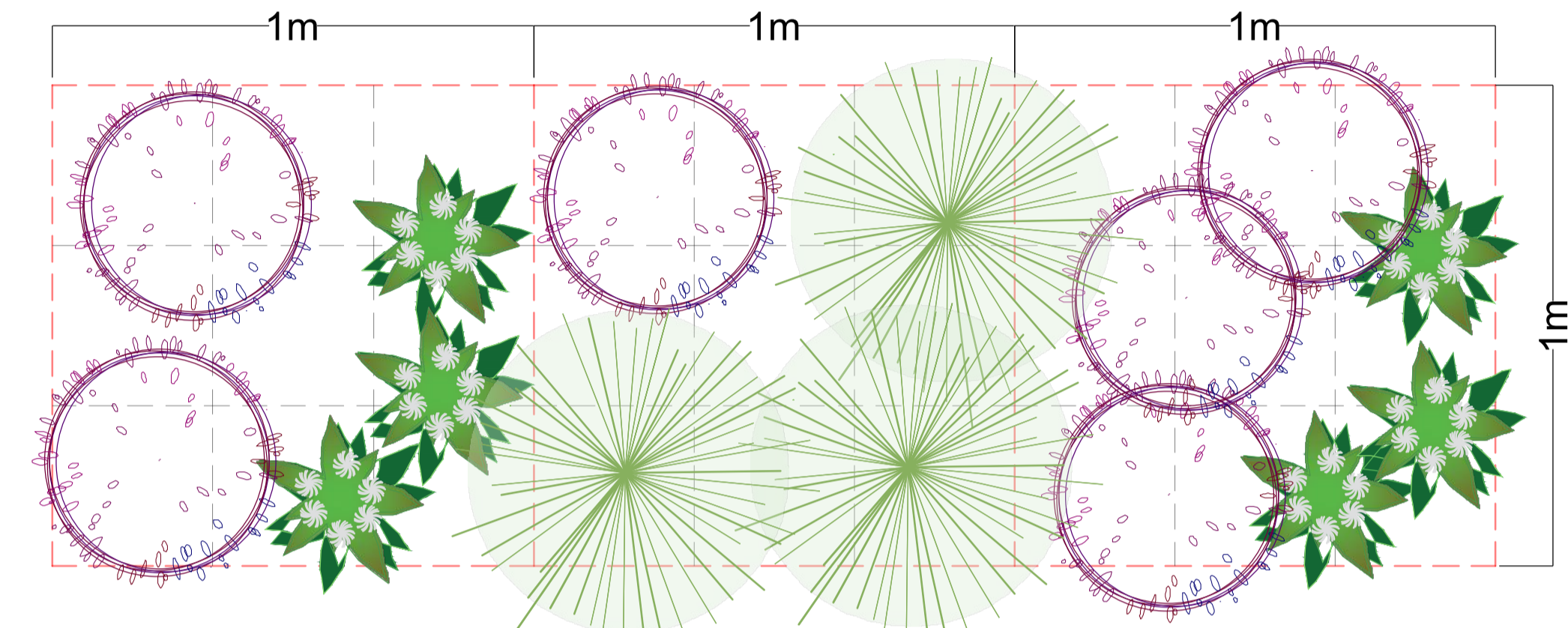
SCALE NTS

MIX 5

Planting Mix 5:
Dichondra repens
Liriope muscari 'Just Right'
Viola hederacea

PLANTING MIX 5

KEY	Botanical Name	Qty
	<i>Dichondra repens</i>	6/3m2
	<i>Liriope muscari 'Just Right'</i>	3/3m2
	<i>Viola hederacea</i>	6/3m2



PLANTING MIX 5 MATRIX

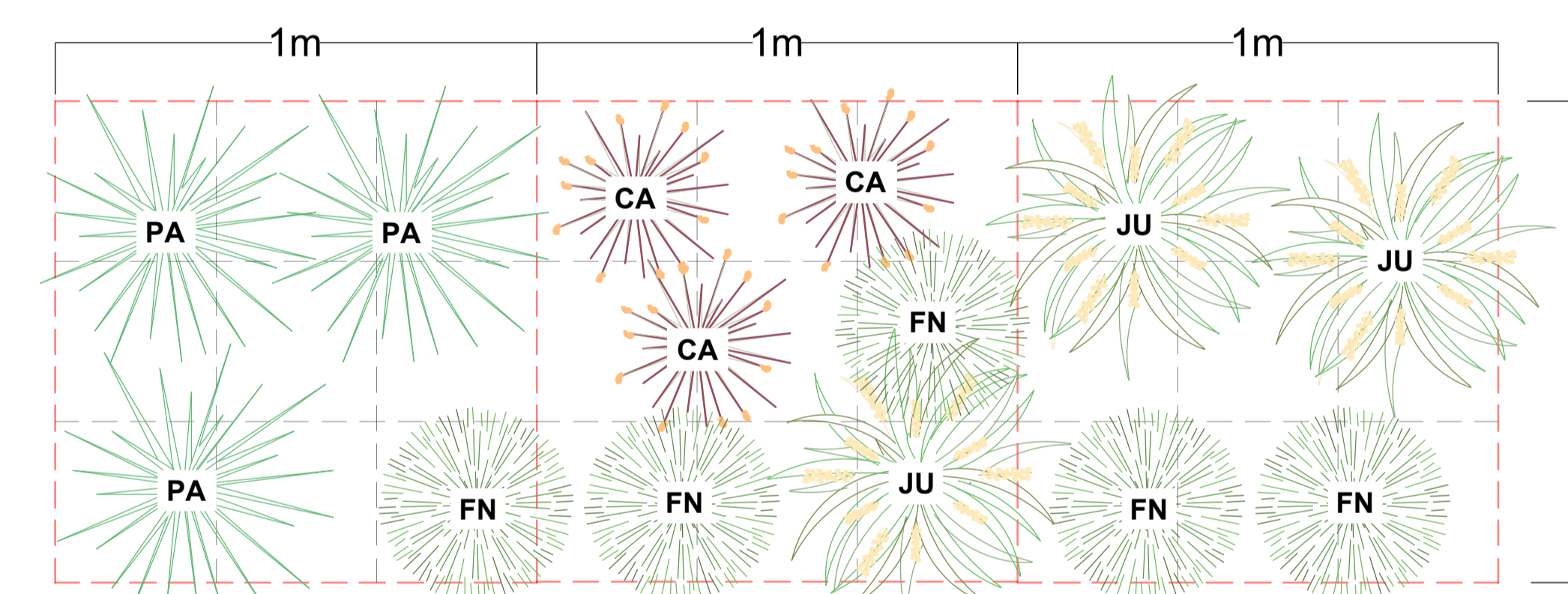
SCALE NTS

MIX 6

Planting Mix 6:
Pennisetum alopecuroides
Carex appressa
Ficinia nodosa
Juncus usitatus

PLANTING MIX 6

KEY	Botanical Name	Qty
	<i>Pennisetum alopecuroides</i>	3/3m2
	<i>Carex appressa</i>	3/3m2
	<i>Ficinia nodosa</i>	3/3m2
	<i>Juncus usitatus</i>	3/3m2



PLANTING MIX 6 MATRIX

SCALE NTS



Angophora costata

Corymbia maculata

Elaeocarpus reticulatus

Pyrus calleryana 'Capital'

Calodendrum capense

Syzygium 'Resilience'

Westringia 'Blue Gem'

Syzygium 'Cascade'

Syzygium 'Tiny Trev'



Cyathea australis

Doodia aspera

Nandina domestica 'Gulf Stream'

Metrosideros 'Tahiti'

Banksia spinulosa 'Birthday Candles'

Metrosideros 'Fiji Fire'

Asplenium australasicum

Monstera deliciosa

Carpobrotus 'Aussie Rambler'

SAMPLE IMAGES

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