
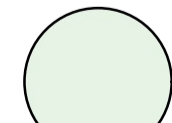



TREE SURVEY

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 gummiferum	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

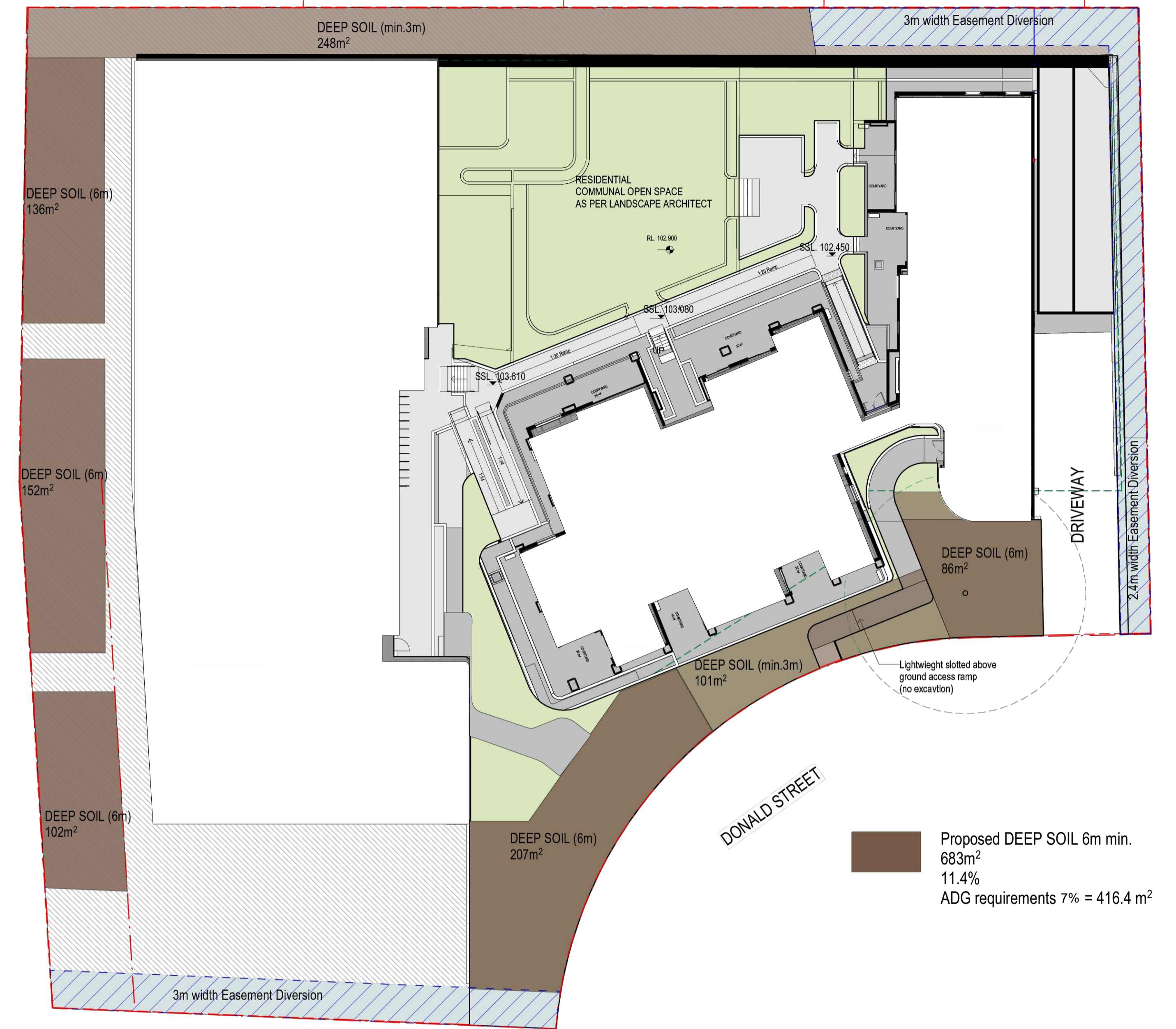
EXISTING VEGETATION

-  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 discrepancy to the Landscape Architect before proceeding with the work.</p> <p>© Copyright © L. F. Fine Landscape Architectural Services T/A CONCEPT This drawing is prepared for the client's use only. It is not to be used for any other purpose without the prior written approval of the copyright owner. If the title of this drawing is not signed off for construction it may be subject to change, alteration or amendment at the discretion of the client.</p>	<p>CLIENT:</p> <p>ALIA Associate</p>	<p>LANDSCAPE ARCHITECT:</p> <p>concept Landscape Architects</p> <p>Suit 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9622 5312 Mob: 0413 861 351 www.concept.net.au 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 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>DATE:</p> <p>AUGUST 2025</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>				



Calculations by architect, refer to architectural drawings SSD507

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:
REFER TO ARCHITECTURAL DRAWINGS SSD 508

DEEP SOIL

- GENERAL DEEP SOIL LANDSCAPE AREA**

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
 8. 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).

TREES

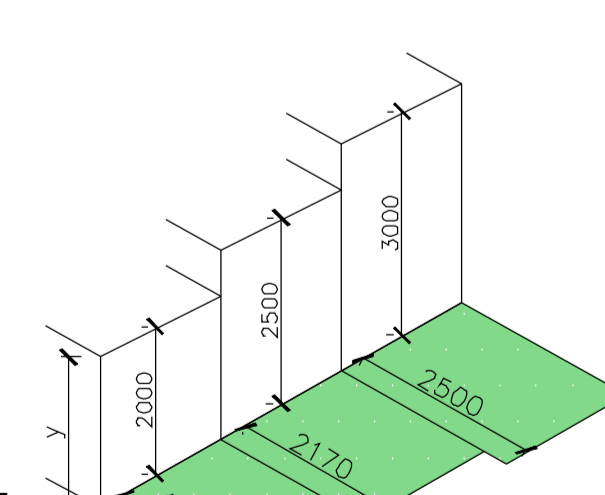
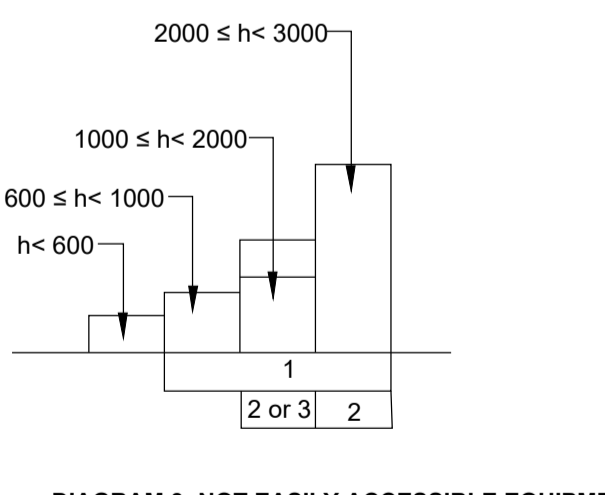
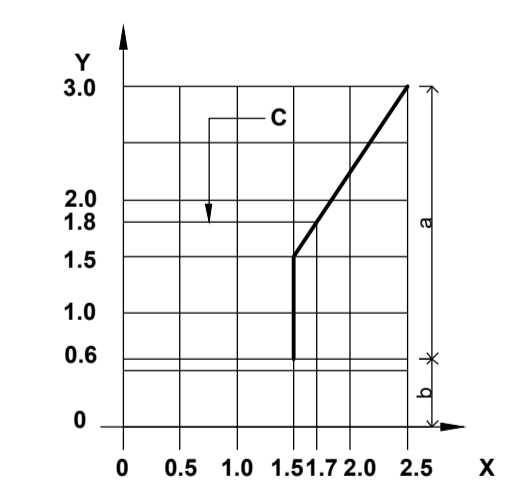
- BA** Botanical Name: *Brachychiton acerifolius*
Common Name: Illawarra Flame Tree (Native)
Pot size: 100Lt
Mature H x S: 13m x 8m
Qty Required: 3
- LN** Botanical Name: *Lagerstroemia 'Natchez'*
Common Name: Crepe Myrtle (Exotic)
Pot size: 75Lt
Mature H x S: 6m x 4m
Qty Required: 3
- CM** Botanical Name: *Corymbia maculata*
Common Name: Spotted Gum (Native)
Pot size: 100Lt
Mature H x S: 20m+ x 14-20m
Qty Required: 6

SHRUBS & SCREEN PLANTING

- AZV** Botanical Name: *Alpinia zerumbet 'Variegata'*
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 300mm
Mature H x S: 1.8m x 0.8m
Qty Required: 23
- 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: 30
- SR** Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 33
- 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: 32
- SL** Botanical Name: *Syzygium luehmannii*
Common Name: Riberry Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 3m x 3m
Qty Required: 26
- MD** Botanical Name: *Monstera deliciosa*
Common Name: Ceriman (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 5
- PX** Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.7m x 0.7m
Qty Required: 75

GROUNDCOVERS & GRASSES

- PX** Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.7m x 0.7m
Qty Required: 75



LEGEND
y = free height of fall
x = minimum dimension of impact area
a = impact attenuating surface with requirements (4.2.8.5.2)
b = surface provided in accordance with 4.2.8.5.3
c = maximum free height of fall and impact area for Supervised Early Childhood Services (SECS)

CHILD CARE / PLAYGROUND SAFETYFALL ZONES

SCALE 1:20
GENERAL NOTE:
1. All dimensions are in meters unless otherwise stated.
2. All dimensions are to be taken from the face of the work unless otherwise stated.
3. All dimensions are to be taken from the face of the work unless otherwise stated.
4. All dimensions are to be taken from the face of the work unless otherwise stated.
5. All dimensions are to be taken from the face of the work unless otherwise stated.

TREE REQUIREMENT

Approximately 1 canopy tree per 80 sqm of landscaped area is to be planted as required by Part B Contention 6u), the trees are to be capable of reaching a mature canopy height of 13m. The project site has 2537m² of landscaped area, therefore 31 trees are required. The proposal has included 1 existing trees and 30 new trees. Existing trees to be retained to include:
T30
New trees to include:
9 x *Corymbia gummifera*
1 x *Angophora costata*
7 x *Brachychiton acerifolius*
4 x *Calodendrum capense*
2 x *Waterhousia floribunda*
3 x *Pyrus calleryana 'Capital'*
4 x *Elaeocarpus reticulatus*

PLANTING MIX

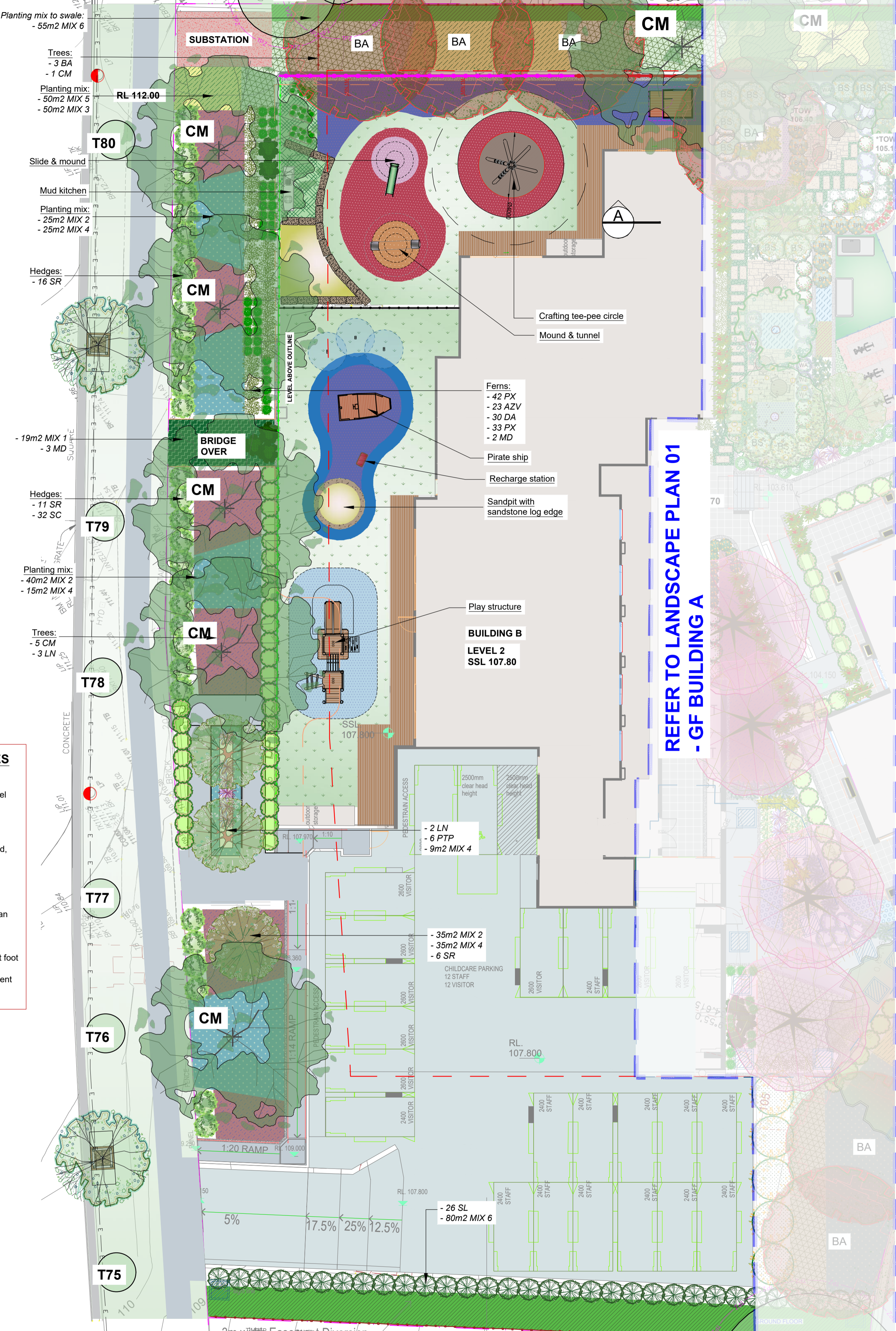
- MIX 1** PLANTING MIX 1:
Pot size: 140mm
Mature H x S: < .5m
Qty Required: Refer to matrix(19m2 total)
- MIX 2** PLANTING MIX 2:
Pot size: 140mm
Mature H x S: < .8m
Qty Required: Refer to matrix(100m2 total)
- MIX 3** PLANTING MIX 3:
Pot size: 140mm
Mature H x S: < .5m
Qty Required: Refer to matrix(50m2 total)
- MIX 4** PLANTING MIX 4:
Pot size: 140mm
Mature H x S: < .8m
Qty Required: Refer to matrix(84m2 total)
- MIX 5** PLANTING MIX 5:
Pot size: 140mm
Mature H x S: < .6m
Qty Required: Refer to matrix(50m2 total)
- MIX 6** PLANTING MIX 6:
Pot size: 140mm
Mature H x S: < .8m
Qty Required: Refer to matrix(135m2 total)

Fencing schedule

- Green line: Fence to children's play area indicative only - by others
- Purple line: 3m wall - refer to acoustic report
- Red line: 2.6m barrier - refer to acoustic report

CHILD CARE / PLAYGROUND SAFETYFALL ZONES (As Published by KIDSAFE NSW)

1. Playground equipment that measures 600mm or more above ground level requires a falling space and impact area.
2. Surfaces must have proof of testing in accordance with AS/NZS 4422
3. The maximum height of platforms in Education and Care Services is 1800mm
4. For static equipment items with platforms 600-1500mm above the ground, the falling space and impact area is 1500mm
5. A falling space/impact area of 1.7m is required for the maximum 1.8m platform height in SECS
6. Slides - Falling space and impact areas are required to be provided surrounding slides elevated more than 600mm above the playing surface
7. Equipment less than 600mm above ground level must be provided with an impact area of less than 1500mm. Kidsafe NSW recommends a circulation zone of 1000mm is provided surrounding low equipment items that are designed for climbing, rocking or jumping.
8. The maximum fall height for moveable equipment is 1.5m (at the highest foot support and/or platform)
9. A minimum falling space and impact area of 1.5m is required for equipment items that measure 600mm or more above the ground.

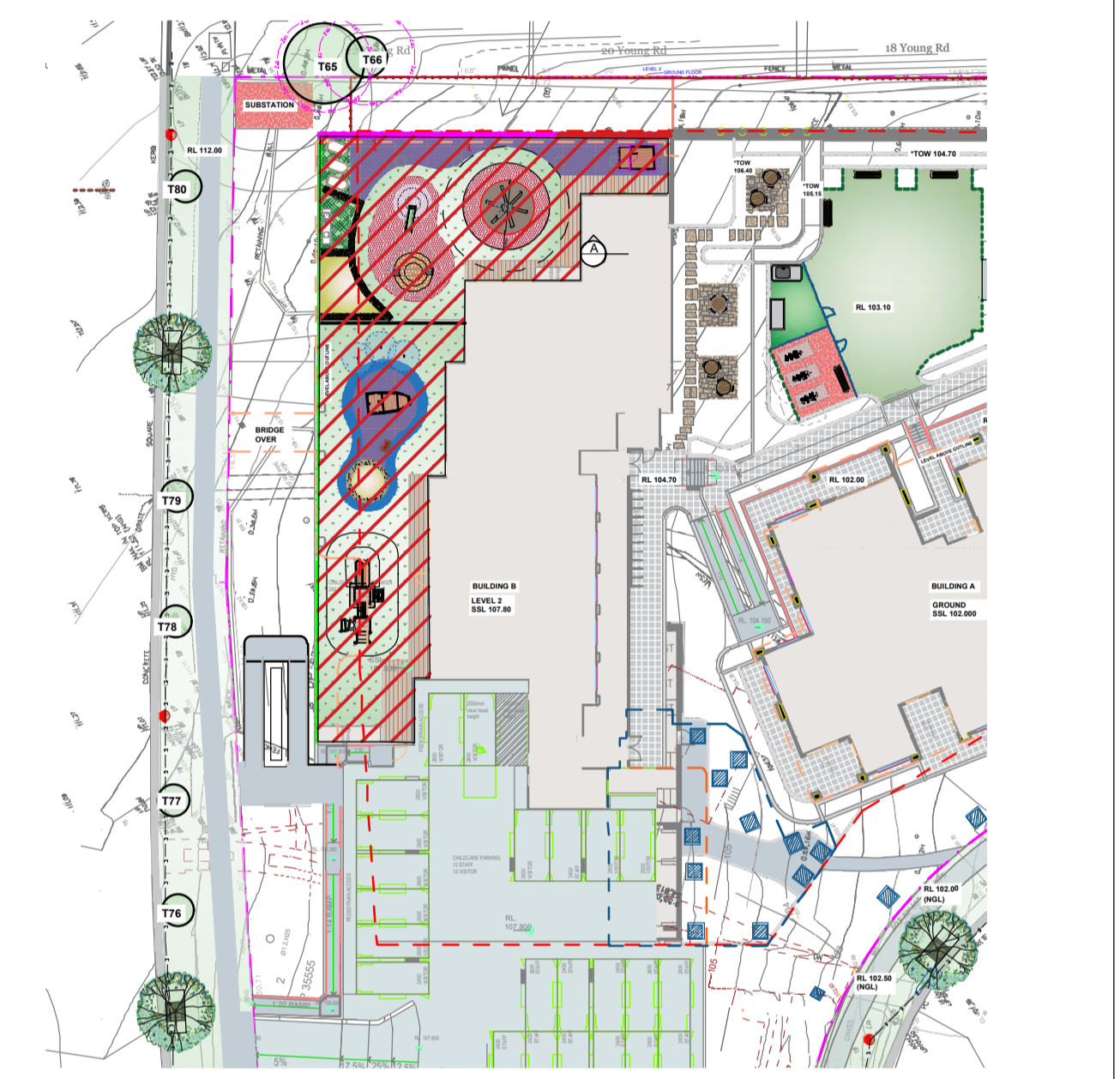


OUTDOOR PLAY AREA CALCULATIONS/L2

- REFER TO ARCHITECTURAL DRAWINGS SSD010 FOR CALCULATION

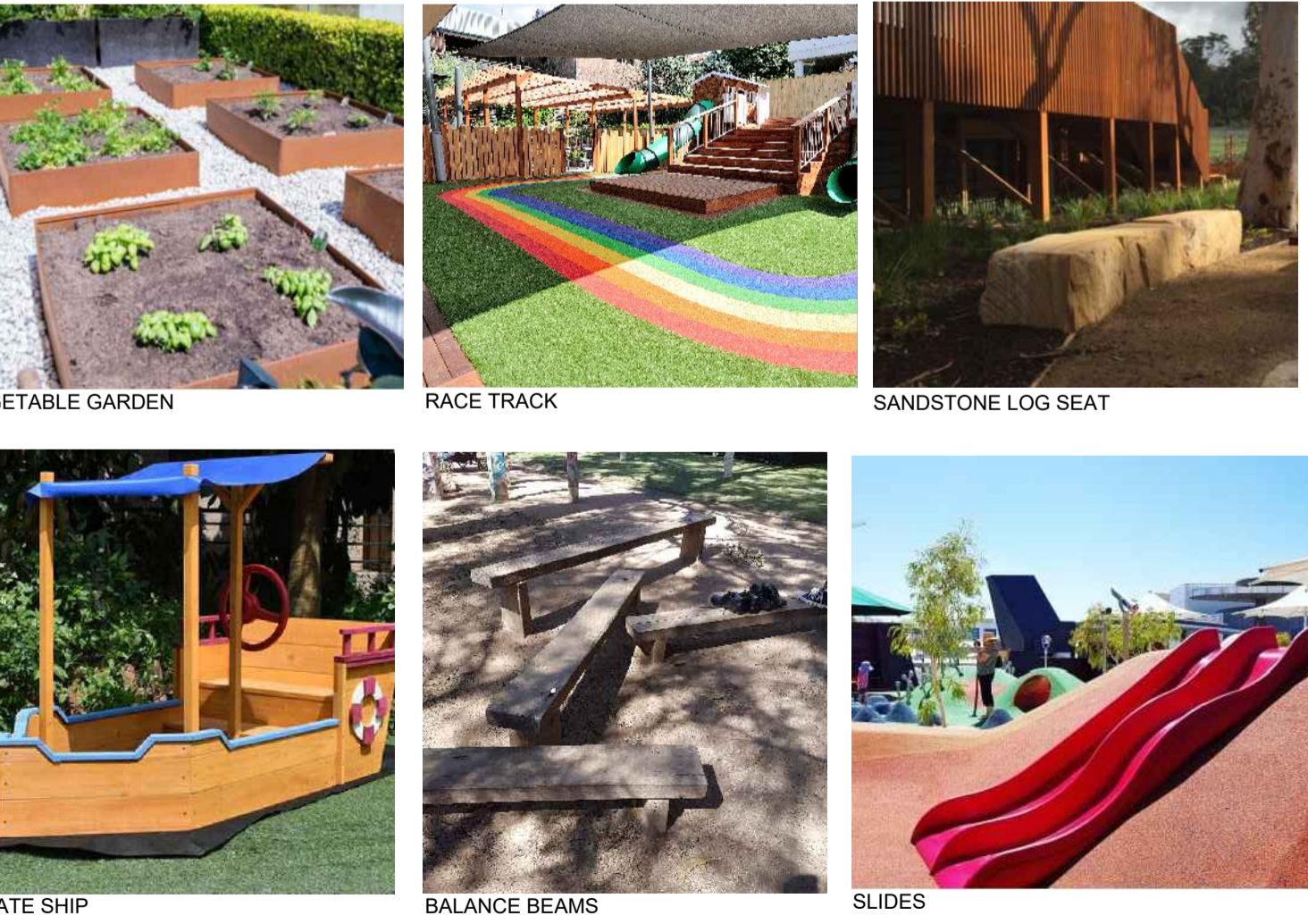
REQUIRED OUTDOOR PLAY AREA: 532m²
(76 kids)
PROPOSED OUTDOOR PLAY AREA: 532m²

OUTDOOR PLAY AREA



OUTDOOR PLAY AREA

SAMPLE IMAGES



<p>CLIENT: CITY OF PARRAMATTA</p> <p>COUNCIL: CITY OF PARRAMATTA</p> <p>LANDSCAPE ARCHITECT: concept Landscape Architects</p> <p>PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT 15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD</p>	<p>REV DATE NOTATION/AMENDMENT</p> <table border="1"> <tr><td>A</td><td>09.04.2024</td><td>Preliminary plan prepared for review</td></tr> <tr><td>B</td><td>17.06.2024</td><td>Coordinated with updated architectural plans</td></tr> <tr><td>C</td><td>21.07.2024</td><td>Coordinated with updated architectural plans</td></tr> <tr><td>D</td><td>06.08.2024</td><td>Incorporated comments for Submission</td></tr> <tr><td>E</td><td>13.08.2024</td><td>Coordinated with updated architectural plans</td></tr> </table>	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	06.08.2024	Incorporated comments for Submission	E	13.08.2024	Coordinated with updated architectural plans	<p>TITLE: LANDSCAPE PLAN - L2 BUILDING B</p> <p>PROJECT NO: LP-SSD 25 - 194</p> <p>PAGE NUMBER: 5</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>
A	09.04.2024	Preliminary plan prepared for review																
B	17.06.2024	Coordinated with updated architectural plans																
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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

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)

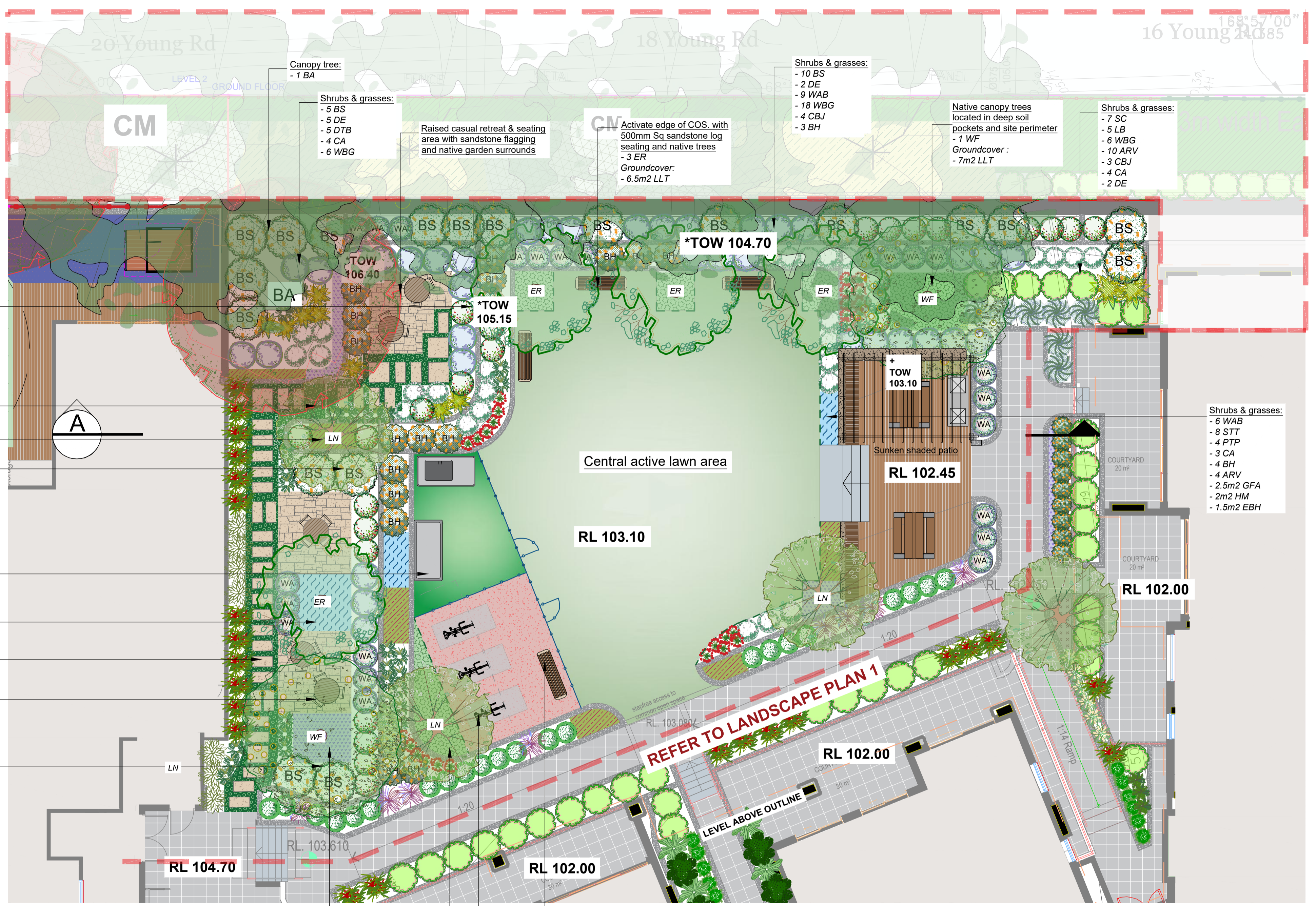
GFA
Botanical Name: *Grevillea 'Flat AZ'*
Common Name: Flat AZ Grevillea (Native)
Pot size: 140mm
Mature H x S: 0.3m x spreading
Qty Required: 4/m2 (6.5m2 total)

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)

SAMPLE IMAGES



GENERAL NOTE:

Figure dimensions take preference to scale markings. Verify all dimensions on site. If any dimensions are not shown on the plan, they shall be as per the approved architectural plans. If any dimensions are not shown on the plan, they shall be as per the approved architectural plans.

www.dialbeforeyoudig.com.au

DIAL 1100 BEFORE YOU DIG

ALA ASSOCIATES

CAPIO

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 enquiries@concept.net.au

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

TITLE: DETAIL PLAN - CENTRAL COMMUNAL OPEN SPACE

PROJECT No: LP-SSD 25 - 194
PAGE NUMBER: 6

STATUS: STATE SIGNIFICANT DEVELOPMENT

SCALE: 1:100@A1

DATE: AUGUST 2025

DRAWN: L.Z.E.W
CHECKED: R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
 - All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
 - Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of 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 (AS1790-**Protection of trees on development sites** as well as in accordance with the tree protection measures prepared by project arborist.

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

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

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

1.04 EROSION & POLLUTION CONTROL

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

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

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

SOIL WORKS

2.01 MATERIALS

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

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer 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 ground 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 subgrade 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.

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

Below - Ground Assessment
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross 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.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 180mm x 50mm x 50mm Hardwood timber, or as per council specification where it is available. Ties shall be 50mm wide hessian webbing material.

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

d) Mulch
Mulch for general planter bed shall be an approved equal to 'Eucy' 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 the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

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

d) Mulching
Mulch for general planter bed shall be an approved equal to '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.

- 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.

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

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

Services Co-ordination:

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

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

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement 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

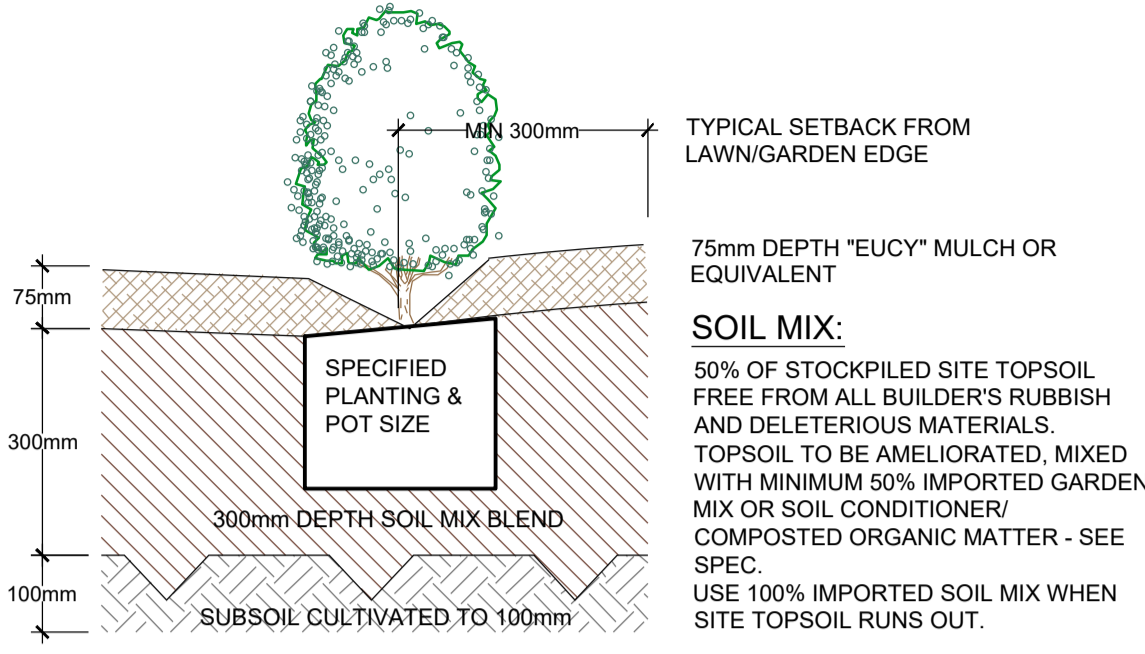
6.01 GENERAL
The consolidation and maintenance period shall be either:

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

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

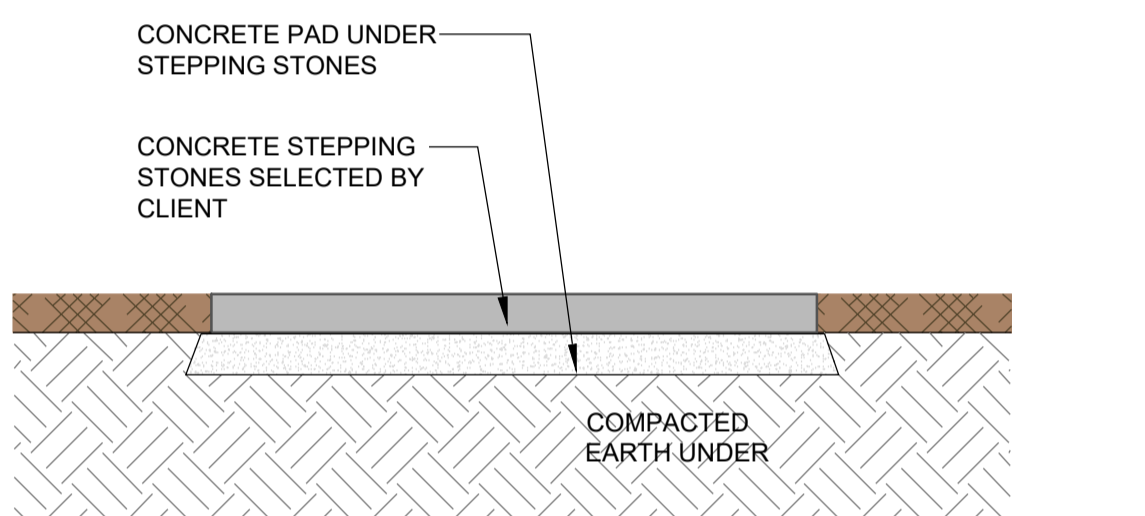
- This shall include, but not be limited to, the following items where and as required:
- Watering all planting and lawn areas / irrigation maintenance.
 - Clearing litter and other debris from landscaped areas.
 - Removing weeds, pruning and general plant maintenance.
 - Replacement of damaged, stolen or unhealthy plants.
 - Make good areas of soil subsidence or erosion.
 - Topping up of mulched areas.
 - Spray / treatment for insect and disease control.
 - Fertilizing with approved fertilizers at correct rates.
 - Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
 - Adjusting ties to Stakes
 - Maintenance of all paving, retaining and 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

HARDWOOD TREE STAKES SHALL BE INSTALLED FOR A 12 MONTH ESTABLISHMENT PERIOD ONLY, AND THEN REMOVED TOWARDS THE END OF THE LANDSCAPE MAINTENANCE PERIOD. THE INTENT OF THE TREE STAKES IS TO PROTECT THE NEW TREES DURING THE ESTABLISHMENT PERIOD, WHILE INCREASED CONTRACTOR AND NEW TENANT ACTIVITY IS OCCURRING ON THE SIT

PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

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

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

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

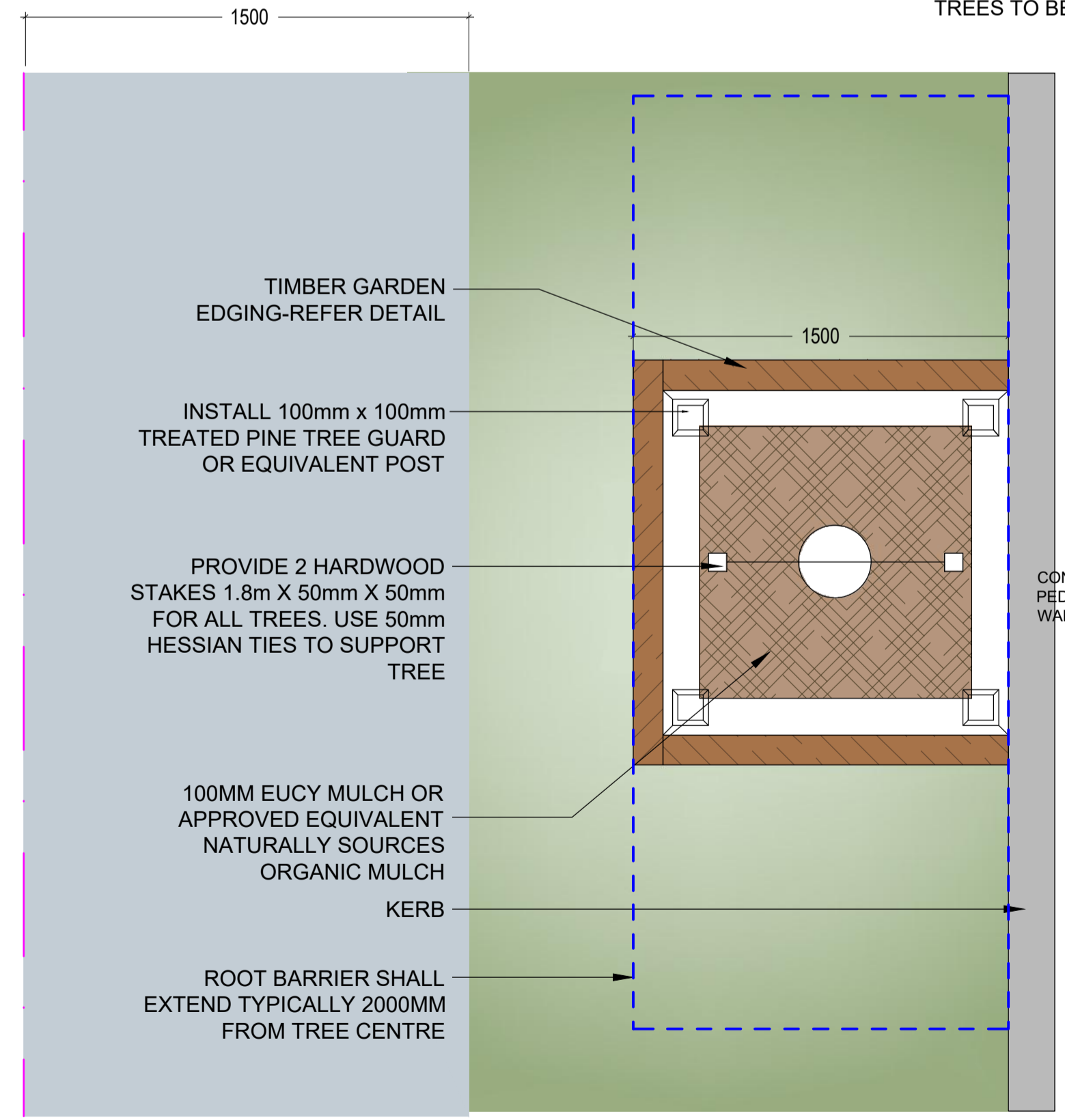
75mm 'EUCY' MULCH OR EQUAL

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

CULTIVATE / RIP SUBGRADE

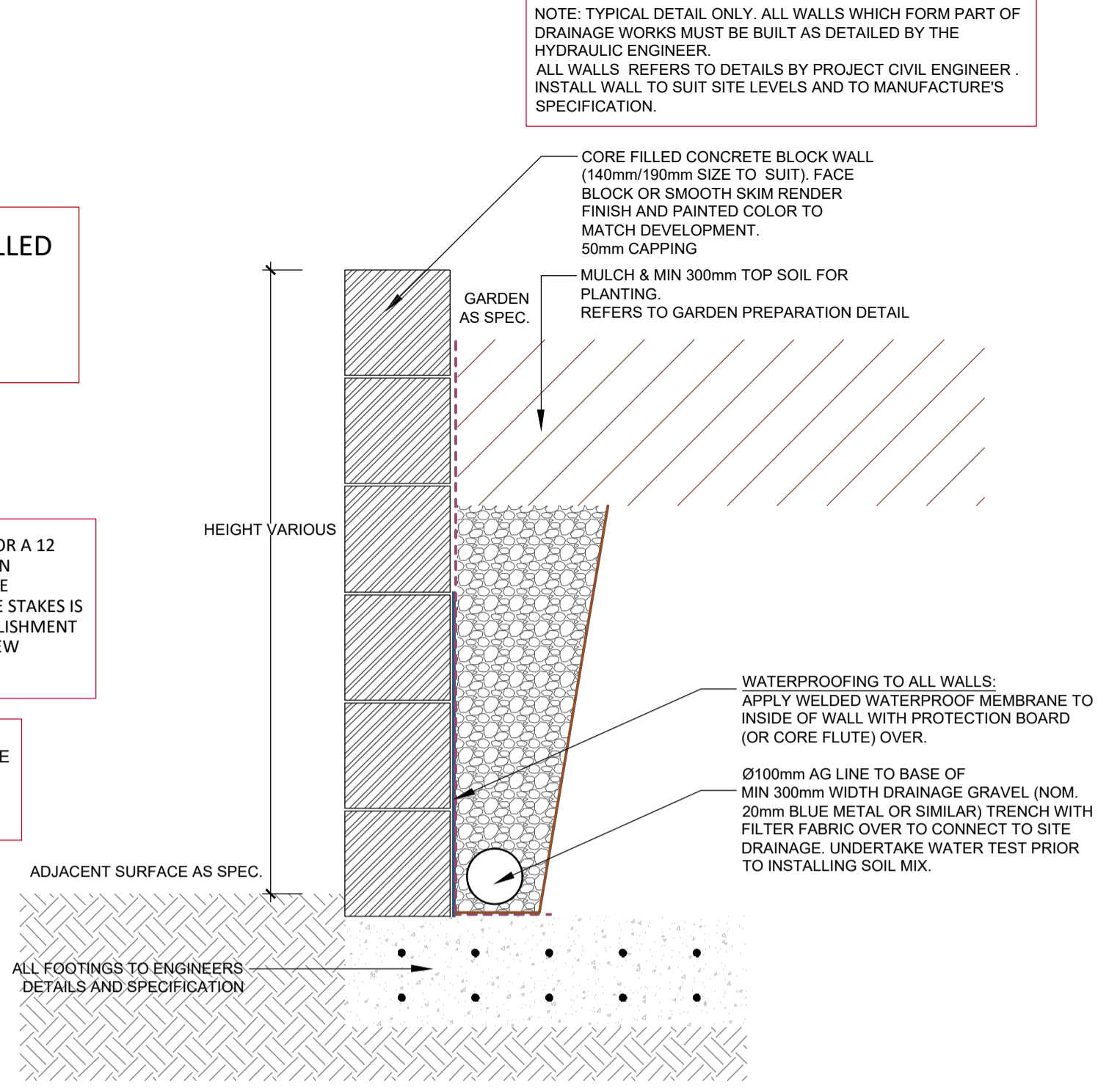
TREE PLANTING DETAIL

SCALE: 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 STREET TREE PLANTING & TREE GUARD DETAIL

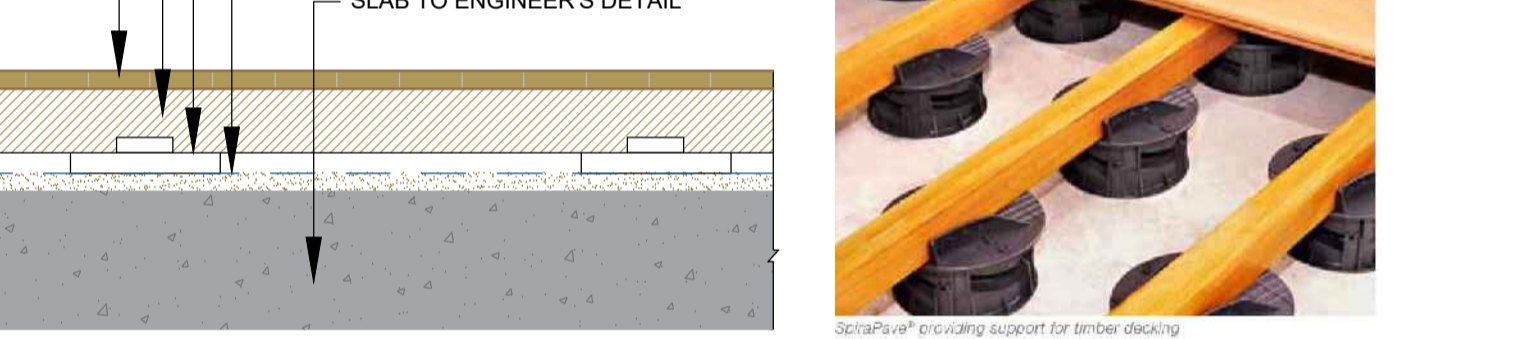
N.T.S



TYPICAL MASONRY BLOCK RETAINING WALL

APPROX 1:10

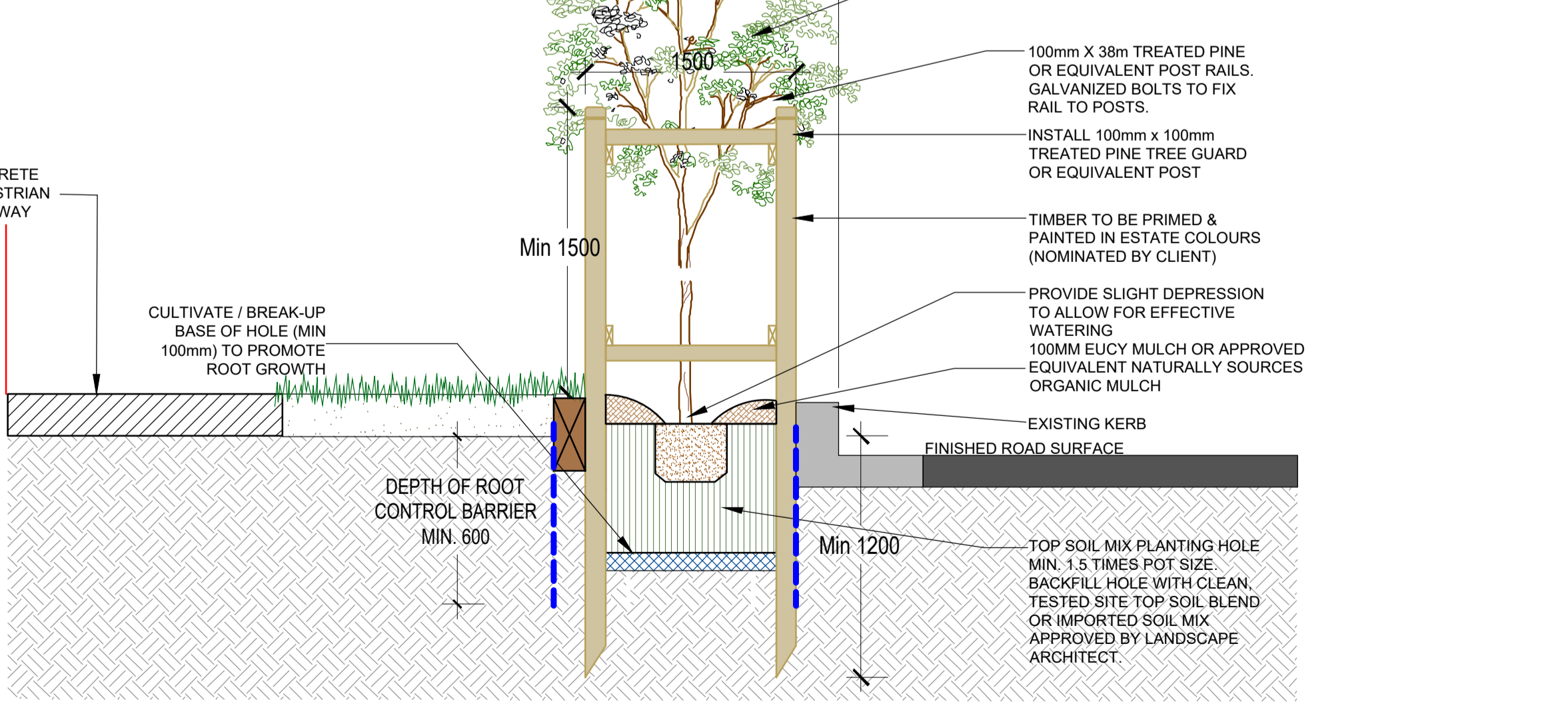
- TIMBER DECK
- TIMBER BATTEN
- SPIRAL PAVE PEDESTAL SUPPORT SYSTEM. EQUIVALENT SIMILAR PRODUCTS TO BE NOM DURING CONSTRUCTION
- LAYERS INCLUDING PROTECTION SCREED, GEOTEXTILE, INSULATION & WATER PROOFING MEMBRANE TO ENG. DETAILS TO SUPPLIER'S SPECIFICATION
- SLAB TO ENGINEER'S DETAIL
- WATERPROOFING TO ALL WALLS: APPLY WELDED WATERPROOF MEMBRANE TO INSIDE OF WALL WITH PROTECTION BOARD (OR CORE FLUTE) OVER.
- Ø100mm AG LINE TO BASE OF MIN 300mm WIDTH DRAINAGE GRAVEL (NOM. 20mm BLUE METAL OR SIMILAR) TRENCH WITH FILTER FABRIC OVER TO CONNECT TO SITE DRAINAGE. UNDERTAKE WATER TEST PRIOR TO INSTALLING SOIL MIX.
- ADJACENT SURFACE AS SPEC.
- ALL FOOTINGS TO ENGINEER'S DETAILS AND SPECIFICATION



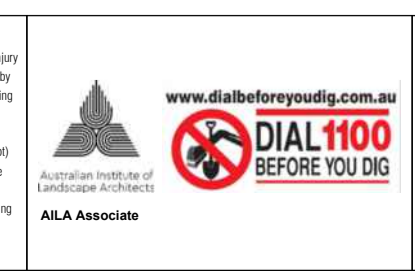
TIMBER DECKING DETAIL

SCALE 1:20

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 drawings. 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.



CLIENT:
CAPIO

LANDSCAPE ARCHITECT:
concept
Landscape Architects

COUNCIL:
CITY OF PARRAMATTA

REV	DATE	NOTATION/AMENDMENT
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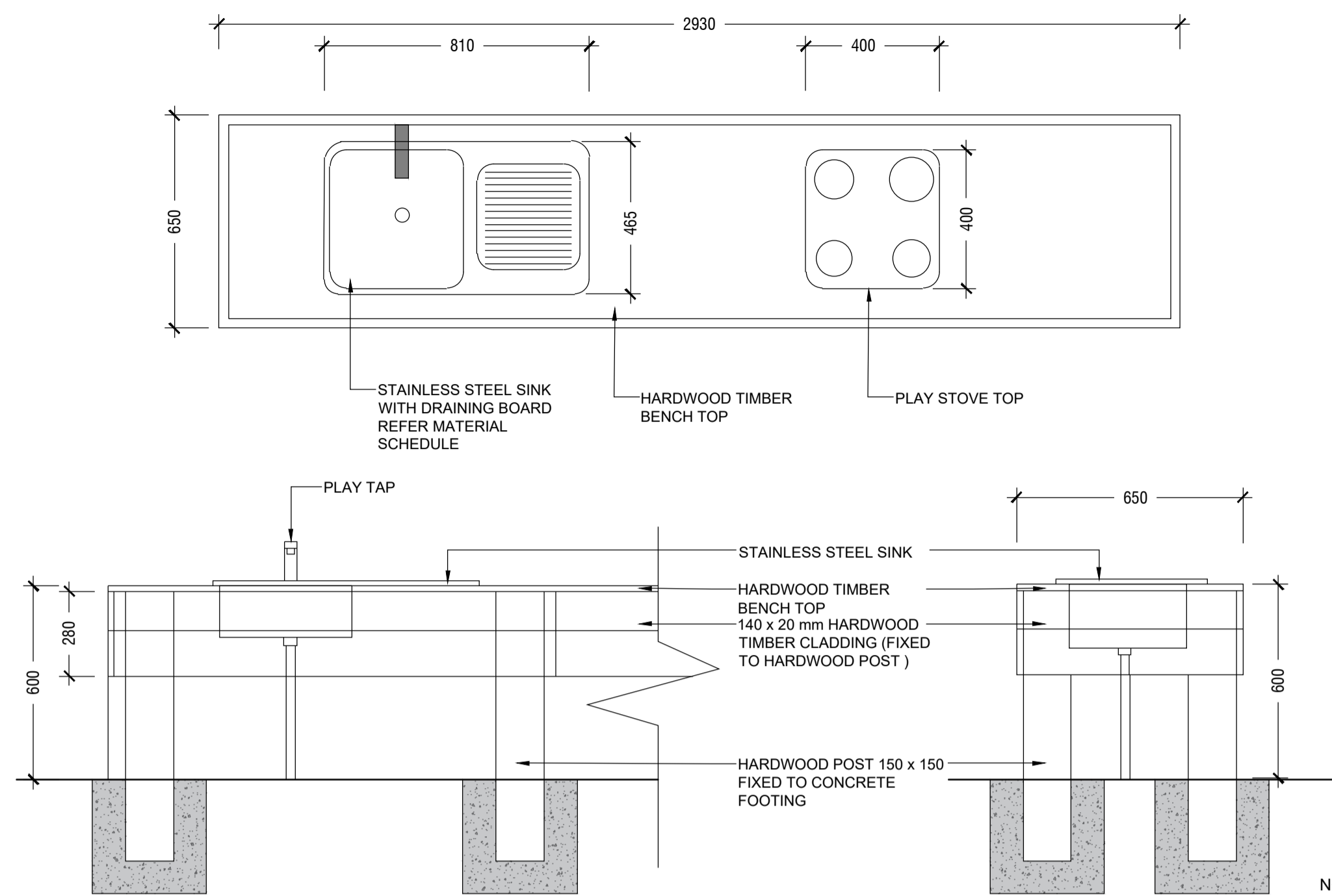
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
15A, 15B MOSELEY ST & 25-29 DONALD ST, CARLINGFORD

TITLE:
DETAILS & SPECIFICATIONS

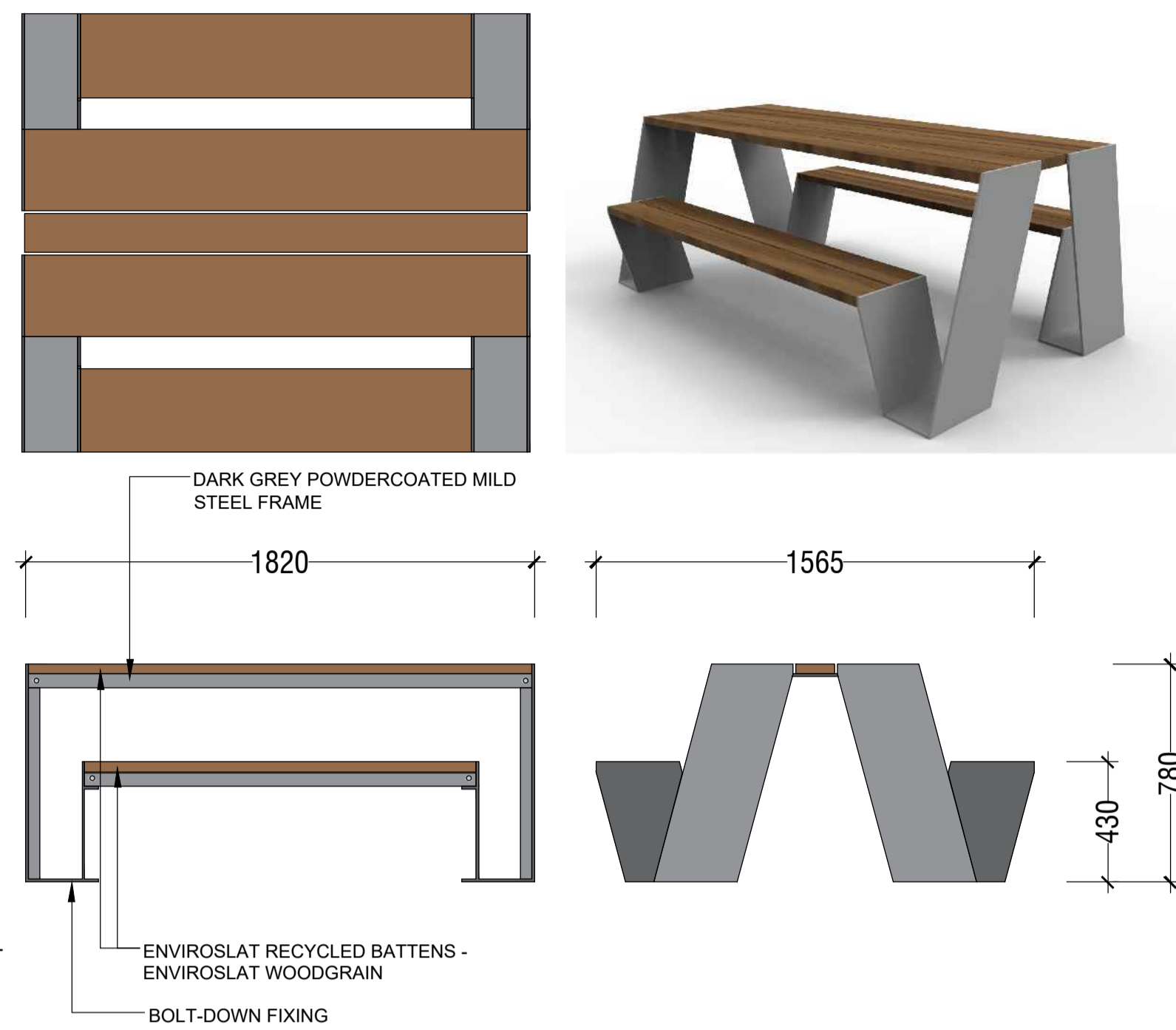
PROJECT NO: LP-SSD 25 - 194
PAGE NUMBER: 8

STATUS:
STATE SIGNIFICANT DEVELOPMENT

SCALE: L.Z/E.W
DATE: AUGUST 2025
DRAWN: R.F
CHECKED: R.F



MUD KITCHEN
SCALE 1:15



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY COMMERCIAL SYSTEMS AUSTRALIA. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION
ODYSSEY PICNIC SETTING BY CSA - PRODUCT CODE: TM4170
SCALE 1:20

OVERFLOW
(TO SUPPLIER'S SPECIFICATION)

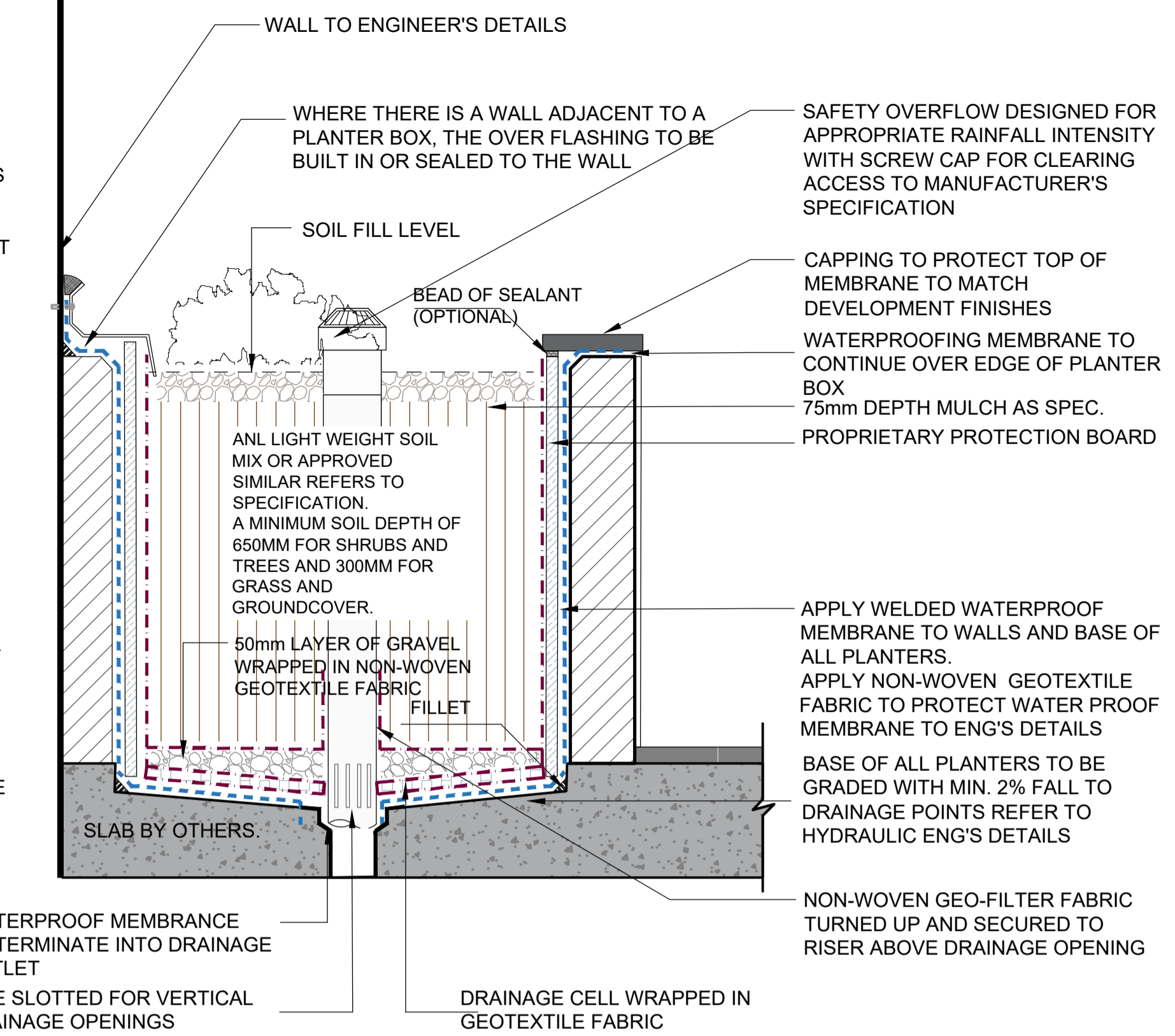
NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL BALUSTRADE IS PROPOSED, THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

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

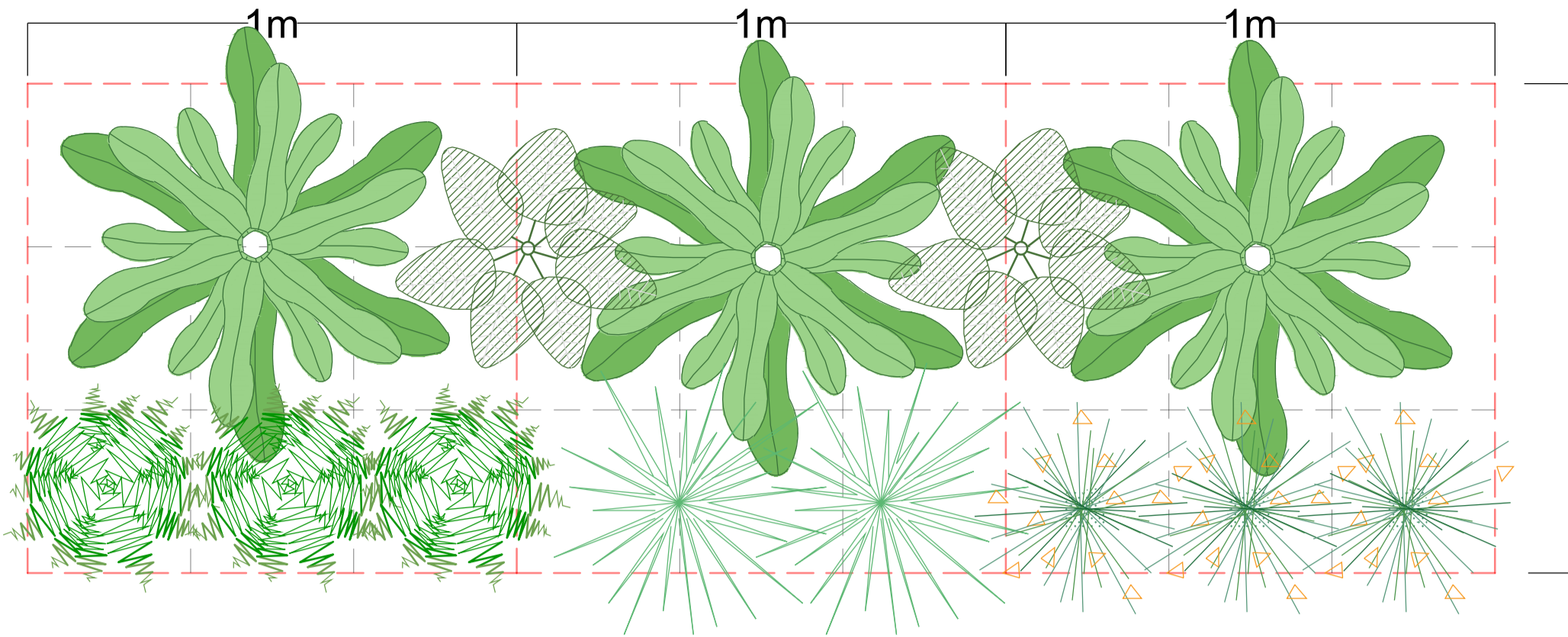
<p>GENERAL NOTE:</p> <p>Figured dimensions take precedence to word readings. Verify all dimensions on the PDF files may vary slightly to Scale for that indicated on plans. Report any discrepancies to the Landscape Architectural Services Team (LASCAPT) at the time of the design process.</p> <p>This drawing is prepared by copyright. All rights are reserved. Unauthorised use or reproduction of this drawing may be liable to legal action. It is the responsibility of the user to ensure that the drawing is used in accordance with the terms and conditions of the licence agreement.</p> <p>If the basis of this drawing is not agreed for Construction 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>conzept Landscape Architects</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>PROJECT No: LP-SSD 25 - 194</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

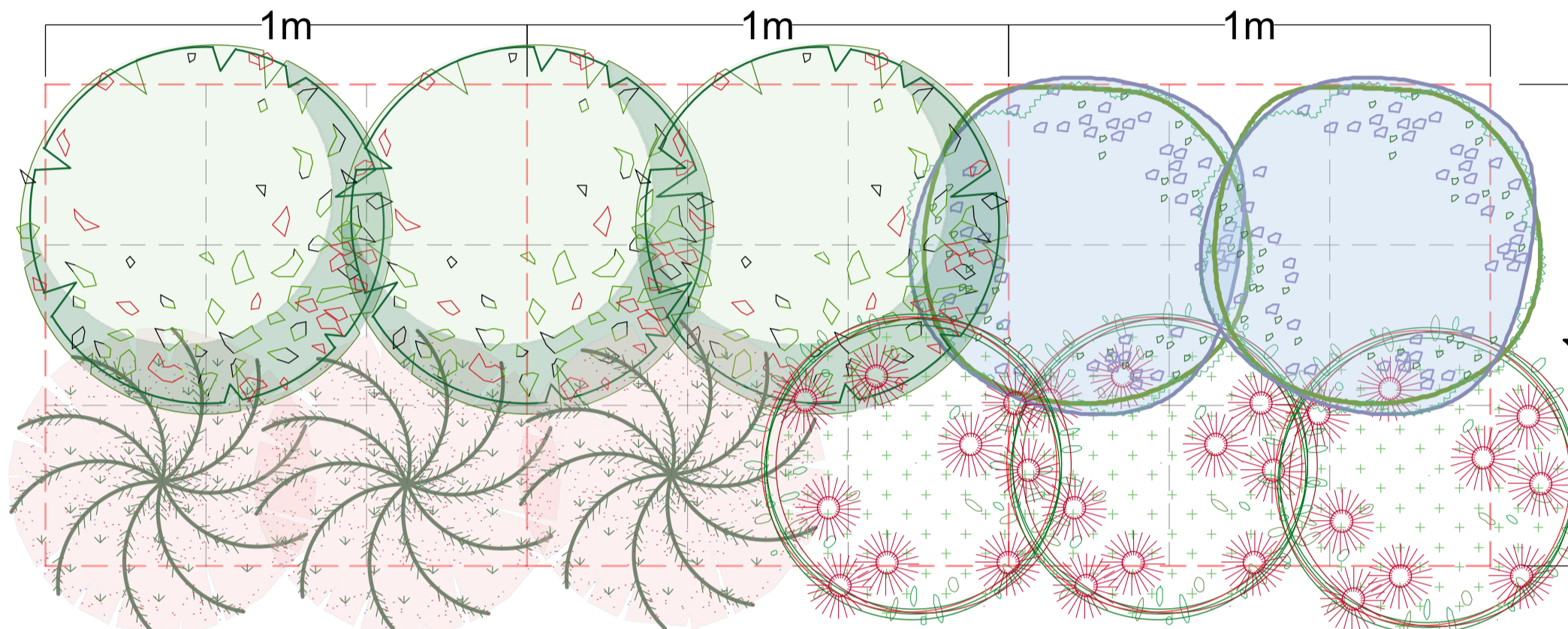
SCALE NTS

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

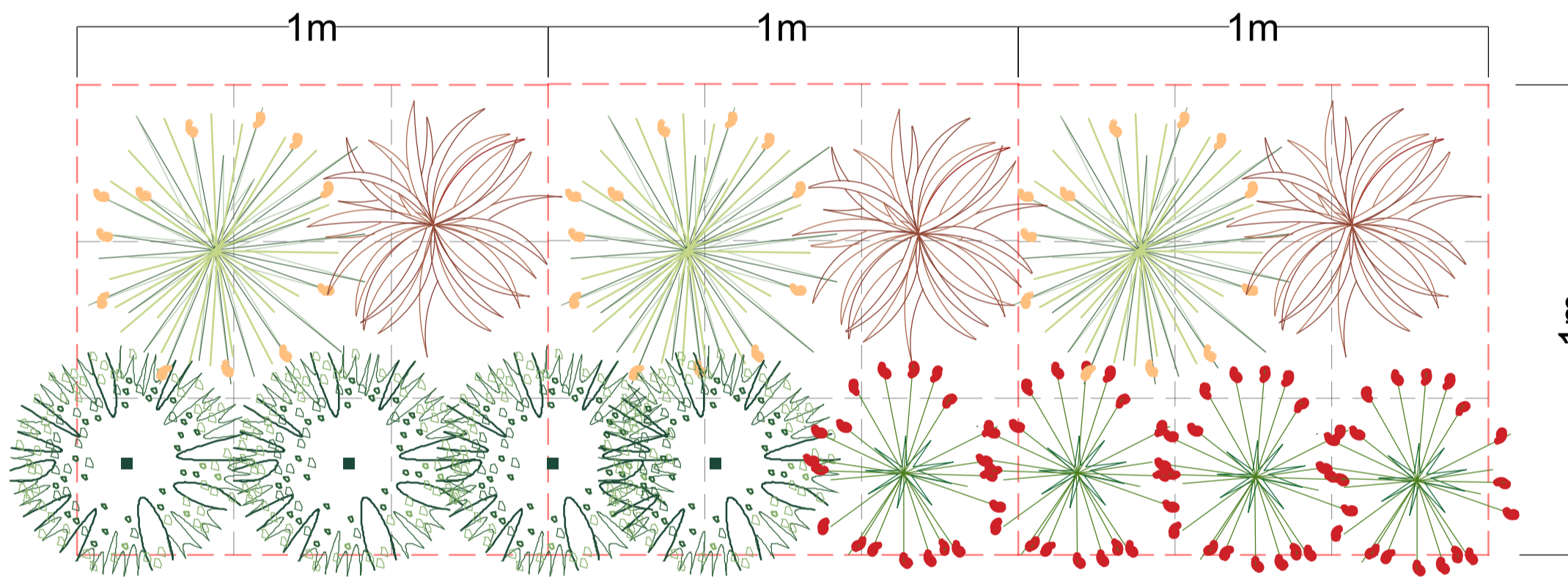
SCALE NTS

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

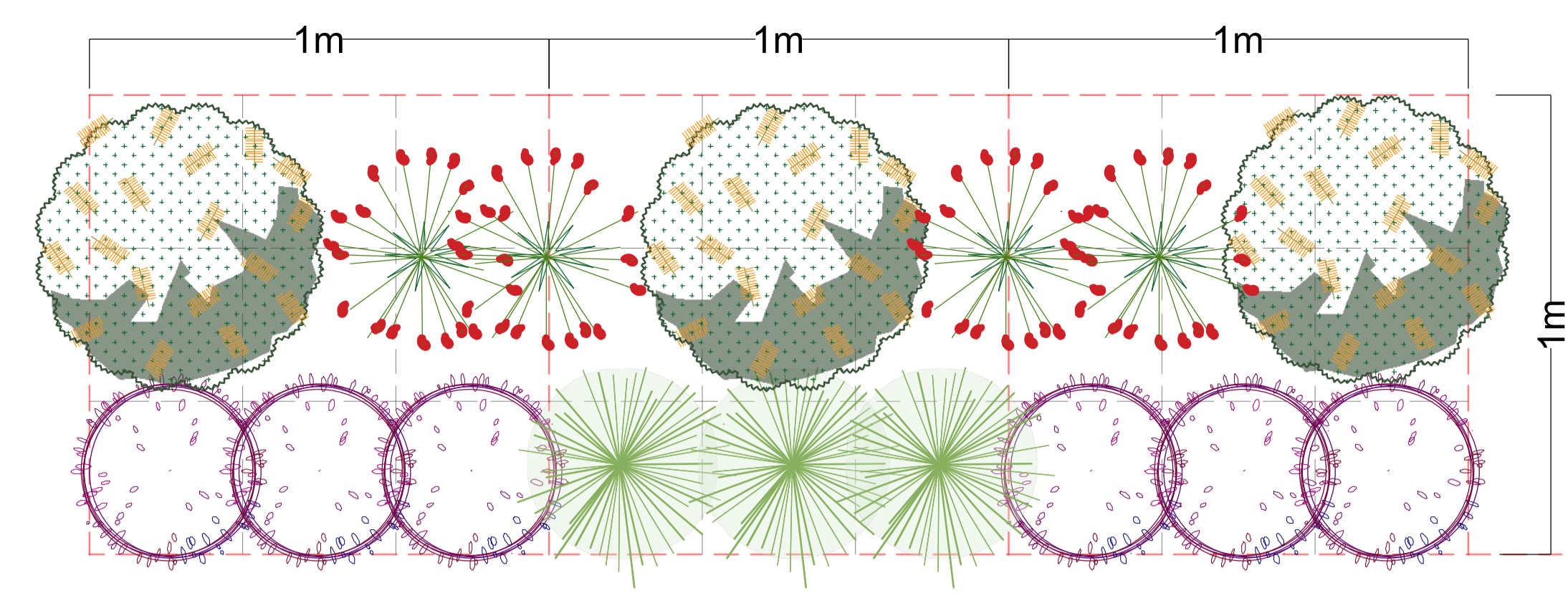
SCALE NTS

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

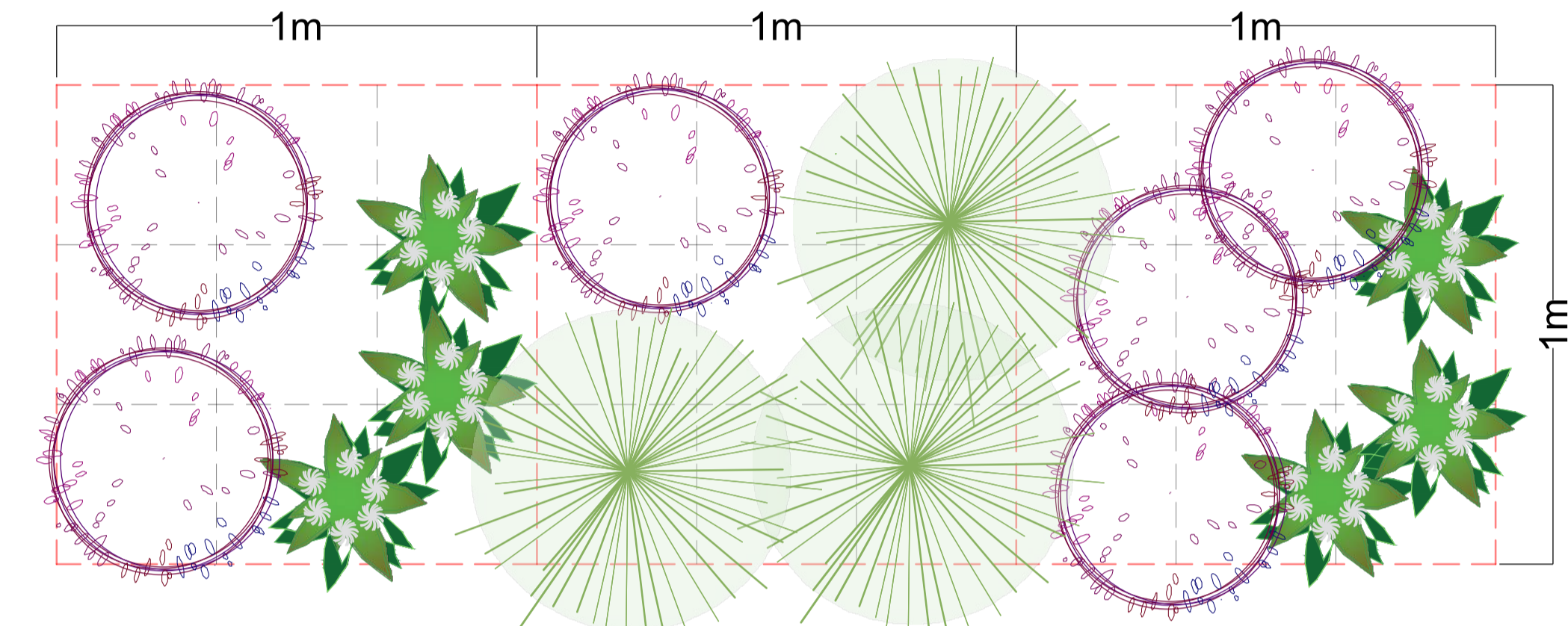
SCALE NTS

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

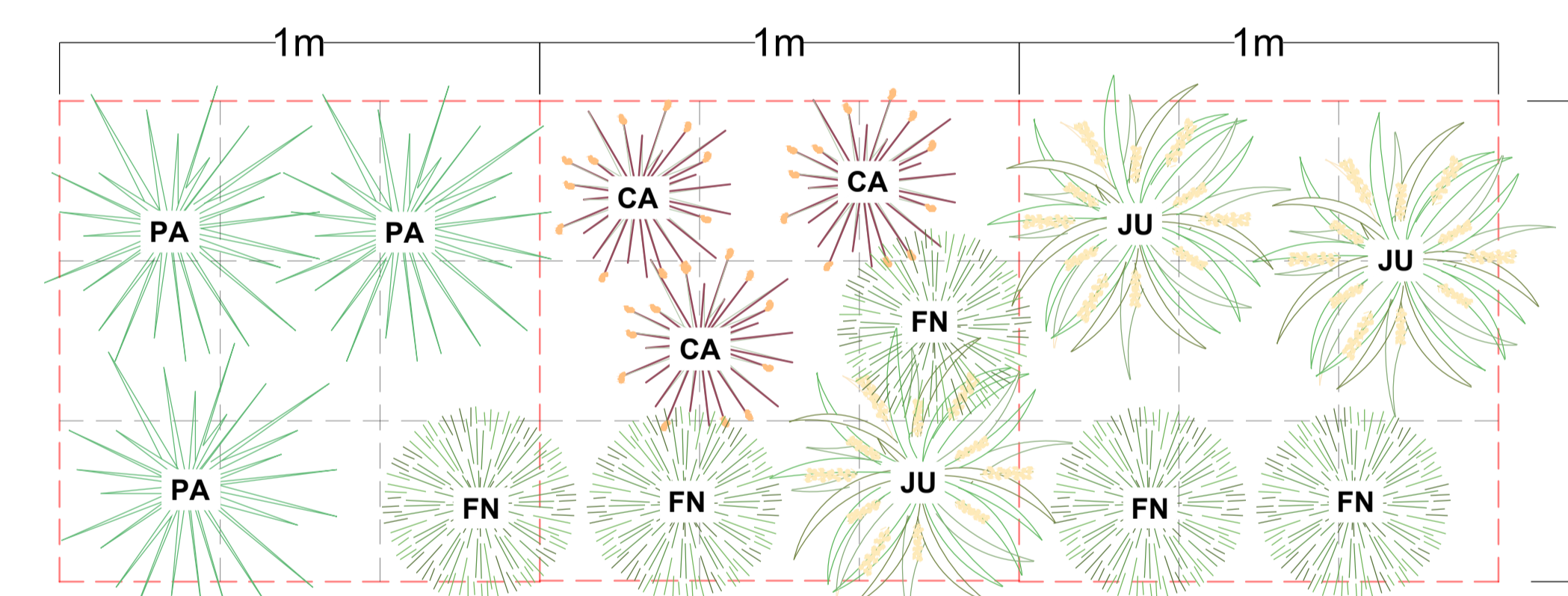
SCALE NTS

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

**TREE CANOPY COVERAGE
IN ACCORDANCE WITH TREE CANOPY GUIDE FOR LOW AND
MID RISE HOUSING**

TOTAL SITE : 5948 m²

REQUIRED MIN % TREE CANOPY: 20%
(FOR SITE AREA >1.500 m²)

REQUIRED TREE PLANTING RATE*: 20 (MEDIUM) OR 10 (LARGE)
(FOR EVERY 575m² OF SITE AREA,
• 2 MEDIUM TREES OR
• ONE LARGE TREE IN THE DEEPSOIL AREA)

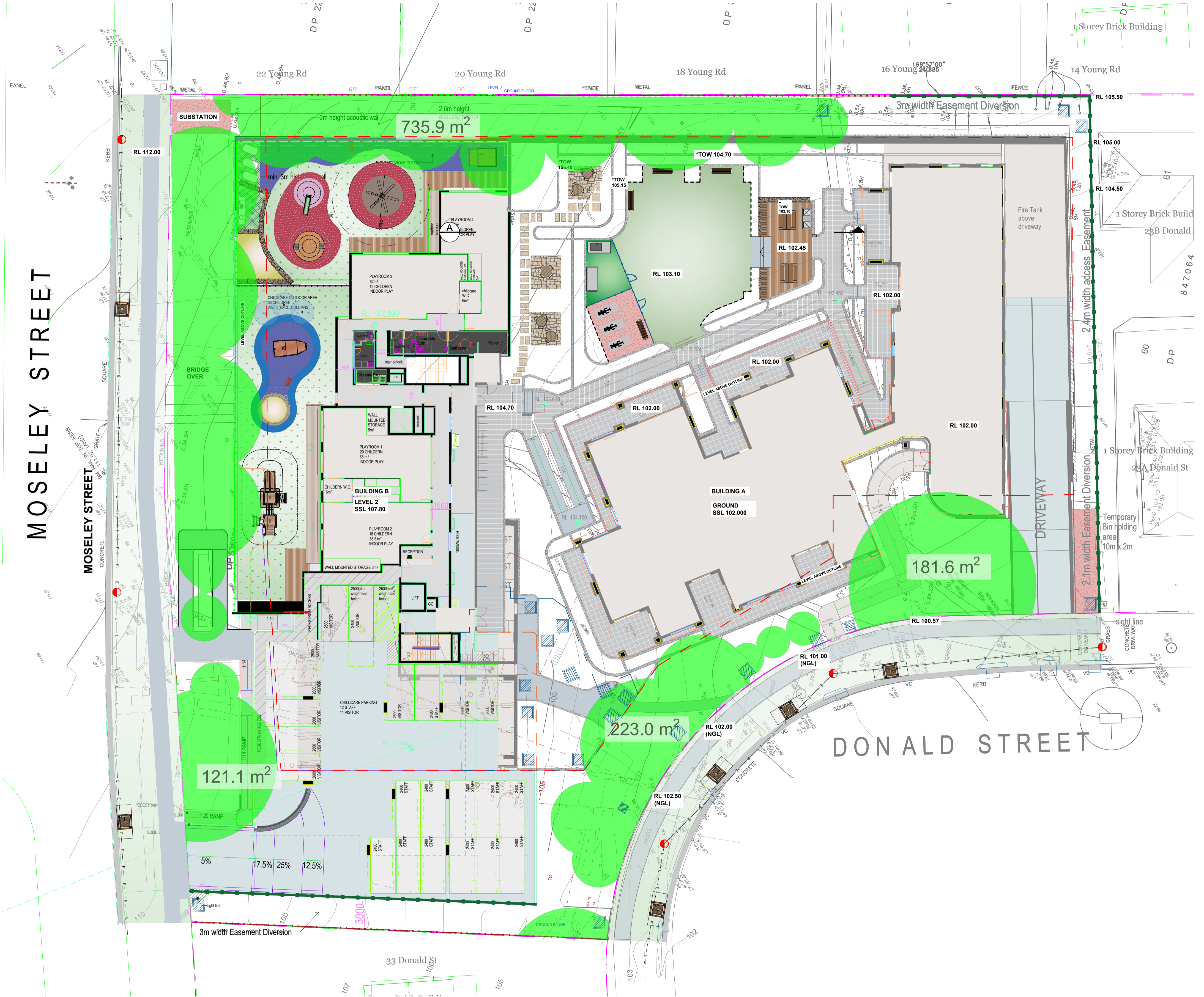
*1 LARGE TREE MAY BE EQUIVALENT TO 2 MEDIUM + 1 SMALL
AS PER GUIDANCE NOTE OF THE TREE CANOPY GUIDE

PROVIDED ESTIMATED TREE CANOPY 21.2%(COMPLIANT)

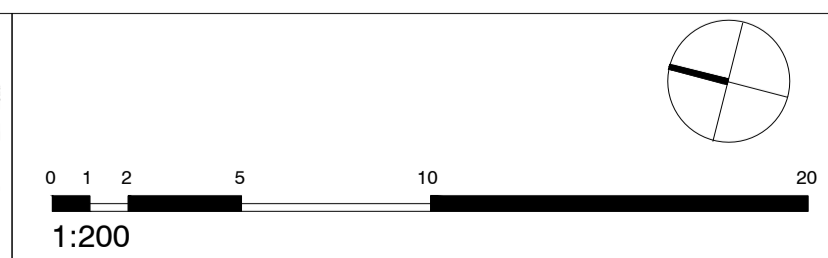
-Inclusion of existing trees to be retained
and proposed trees

PROVIDED TREES PLANTING IN DEEPSOIL:
REFER TO LANDSCAPE PLAN

- 10 Large size trees (*Angophora costa*, *Corymbia maculata*)
- 6 Medium size trees (*Brachychiton acerifolius*, *Caletodendrum capense*)
- 6 small size trees (*Lagerstroemia spp*, *Pyrus calleryana cvs*)
- 1 Existing trees (T30)



GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. 50% of dimensions may vary slightly to those indicated on plan. Read all dimensions to the Landscape Architect before proceeding with the work.
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COUNCIL:
CITY OF PARRAMATTA

REV	DATE	NOTATION/AMENDMENT
F	04.12.2025	RE PLANNING RFI

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

TITLE:
TREE CANOPY CALCULATION

PROJECT No: LP-SSD 25 - 194
PAGE NUMBER: 12

STATUS:
STATE SIGNIFICANT DEVELOPMENT

SCALE: 1:200 @ A1
DATE: DEC 2025

DRAWN: L.Z/E.W
CHECKED: R.F