LOCATION PLAN

Scale: NTS

LANDSCAPE ITEMS

- Site boundary outline
- Basement below outline
- Roof over outline
- Upward and inward cantilever acoustic fence to 2.4m Ht
- 1.8m Gate and fence to side boundary - colour and style to be nom. by client
- Raised planter on slab above basement - refer to typical detail

EXISTING TREES

- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Trees Protection zone -refer project arborist's report
- Structural root zone -refer project arborist's report

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

TREE SURVEY

Existing Trees information is extracted from Arboricultural Impact Assessment by Seasoned Tree Consulting dated 16 February 2026

No.#	Species	Size (Ht x Sp)	Health	Action
1	*Lophostemon confertus*	7x7	Fair	Retain
2	*Lophostemon confertus*	12x12	Good	Retain
3	*Eucalyptus haemastoma*	13x12	Good	Retain
4	*Eucalyptus haemastoma*	14x12	Good	Retain
5	*Callistemon sp.*	6x7	Good	Remove
6	*Archontophoenix cunninghamiana*	9x3	Good	Remove
7	*Camellia japonica*	3x3	Good	Remove
8	*Castanospermum australe*	8x7	Good	Remove
9	*Persea sp.*	6x6	Good	Remove
10	*Frangipani sp.*	4x5	Good	Remove
11	*Cupressus torulosa*	8x5	Good	Remove
12	*Syzygium paniculatum*	10x10	Good	Remove
13	*Morus Sp.*	7x5	Fair	Remove
14	*Row of Murraya paniculata*	4x3	Good	Remove
15	*2 x Cupressus sp.*	7x5	Good	Retain
16	*Corymbia citriodora*	5x4	Fair	Remove
17	*Syagrus romanzoffiana*	10x5		Remove
18	*Cinnamomum camphora*	12x10	Fair	Remove
19	*Jacaranda mimosifolia*	9x8	Good	Retain
20	*Phoenix canariensis*	6x5	Good	Retain
21	*Morus Sp.*	8x7	Fair	Remove
22	*Dead stump*			Remove
23	*Cedrus deodara*	13x10	Fair	Remove
24	*Agonis flexuosa*	4x6	Fair	Retain
25	*Cupressocyparis leylandii*	6x3	Good	Remove
26	*Howea forsteriana*	8x4	Good	Remove
27	*Lagerstroemia indica*	5x2	Poor	Remove
28	*Murraya paniculata*	4x2	Good	Remove
29	*Cinnamomum camphora*	18x20	Fair	Remove

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Bar Scale
0 1 2 3 4 5m 10m 15m

ARCHITECT:
BKA ARCHITECTURE

LANDSCAPE ARCHITECT:
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COUNCIL
RANDWICK CITY

CLIENT
BSWLD MAROUBRA PTY LTD

REV	DATE	NOTATION/AMENDMENT
A	26.02.2026	For Submission
SK7	16.02.2026	Revised Draft Issue

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
HARDSCAPE PLAN

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150 @ A1
DATE: FEB 2026
PROJECT No: LPDA 26 - 54
PAGE NUMBER: 1
DRAWN: L.Z/E.W
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
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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

CANOPY TREES (>10M)

LC

Botanical Name: *Lophostemon confertus*
Common Name: Brush box (Native)
Pot size: 75Lt
Mature H x S: 10-12m x 5-6m
Qty Required: 5

TREES (<10M)

LS

Botanical Name: *Casuarina glauca*
Common Name: She-Oak (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 2

SHRUBS & HEDGES

Wm — **WAB**

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: 11

BS — **BSBC**

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

CDB

Botanical Name: *Correa 'Dusky Bells'*
Common Name: Native Fuchsia (Native)
Pot size: 200mm
Mature H x S: 1m x 0.5m
Qty Required: 24

SC

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 1.8m
Qty Required: 68

GC — **CG**

Botanical Name: *Casuarina glauca 'Counsin It'*
Common Name: Swamp Oak She Oak(Native)
Pot size: 200mm
Mature H x S: 0.3m x 0.8m
Qty Required: 17

FERNS & FEATURE

HF

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 4

ABF

Botanical Name: *Anigozanthos 'Bush Fury'*
Common Name: Kangaroo Paw cvs (Native)
Pot size: 150mm
Mature H x S: 1-1.5m x 0.6m
Qty Required: 24

LLT

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

GROUNDCOVERS & GRASSES

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 **(as shown)**

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: 7/m2 **(As shown)**

ANY AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE PLAN NOTES

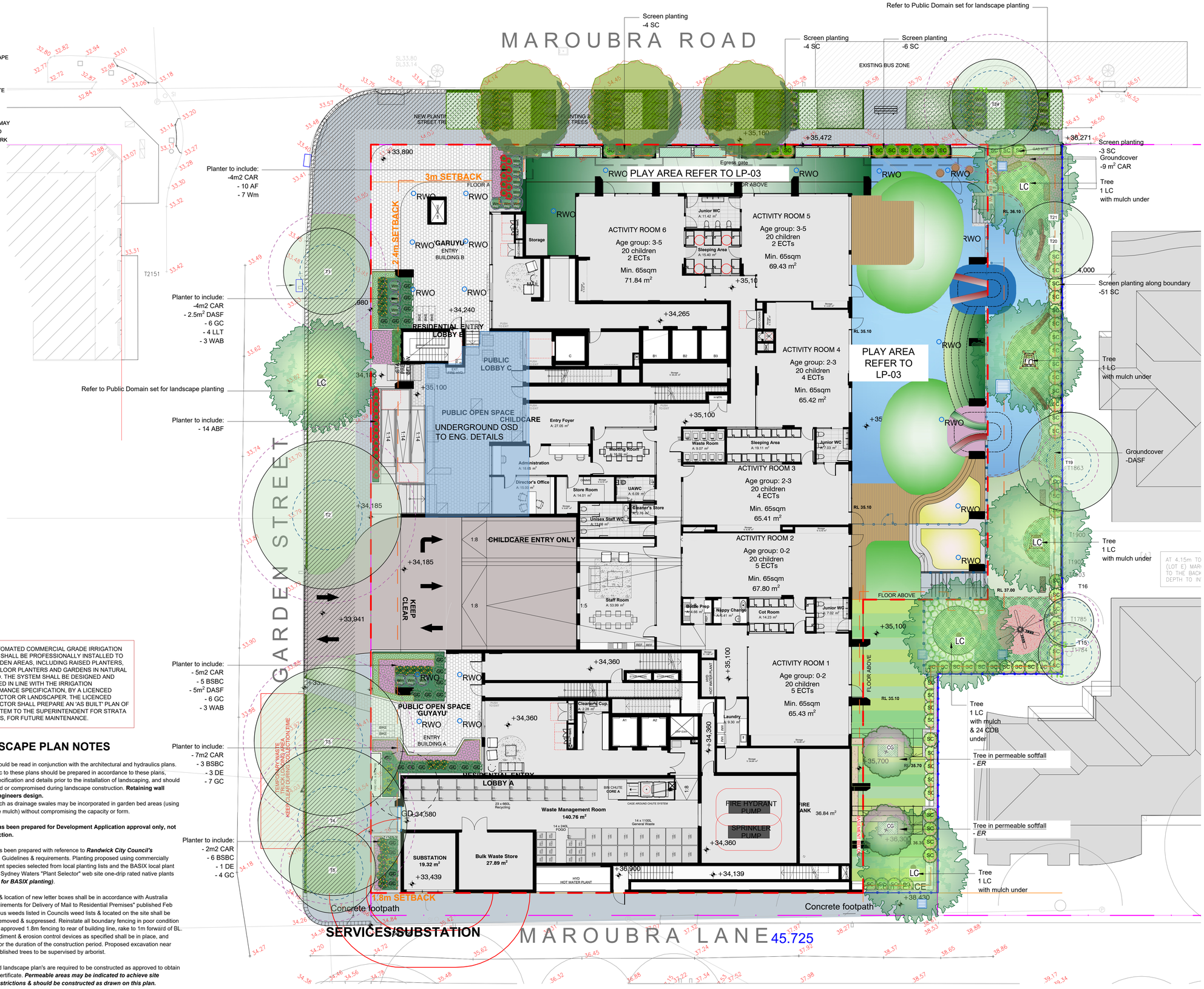
This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.**
Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to ***Randwick City Council's*** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants ***(acceptable for BASIX planting)***.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

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



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Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.	Suit 101, 506 Miller Street, CAMMERAY NSW 2062	RANDWICK CITY	A	26.02.2026	For Submission	PROPOSED MIXED-USE DEVELOPMENT	LANDSCAPE PLAN -GROUND FLOOR	DEVELOPMENT APPLICATION
Copyright R. L Frew Landscape Architectural Services T/A CONZEPT	Phone: 9922 5312		SK7	16.02.2026	Revised Draft Issue	251-257 Maroubra Road & 133 Garden St, MAROUBRA		SCALE: 1:150 @ A1 / DATE: FEB 2026
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If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office.	www.conzept.net.au enquiries@conzept.net.au	BSWLD MAROUBRA PTY LTD				PROJECT No: LPDA 26 - 54	PAGE NUMBER: LP-02	DRAWN: L.Z/E.W / CHECKED: R.F

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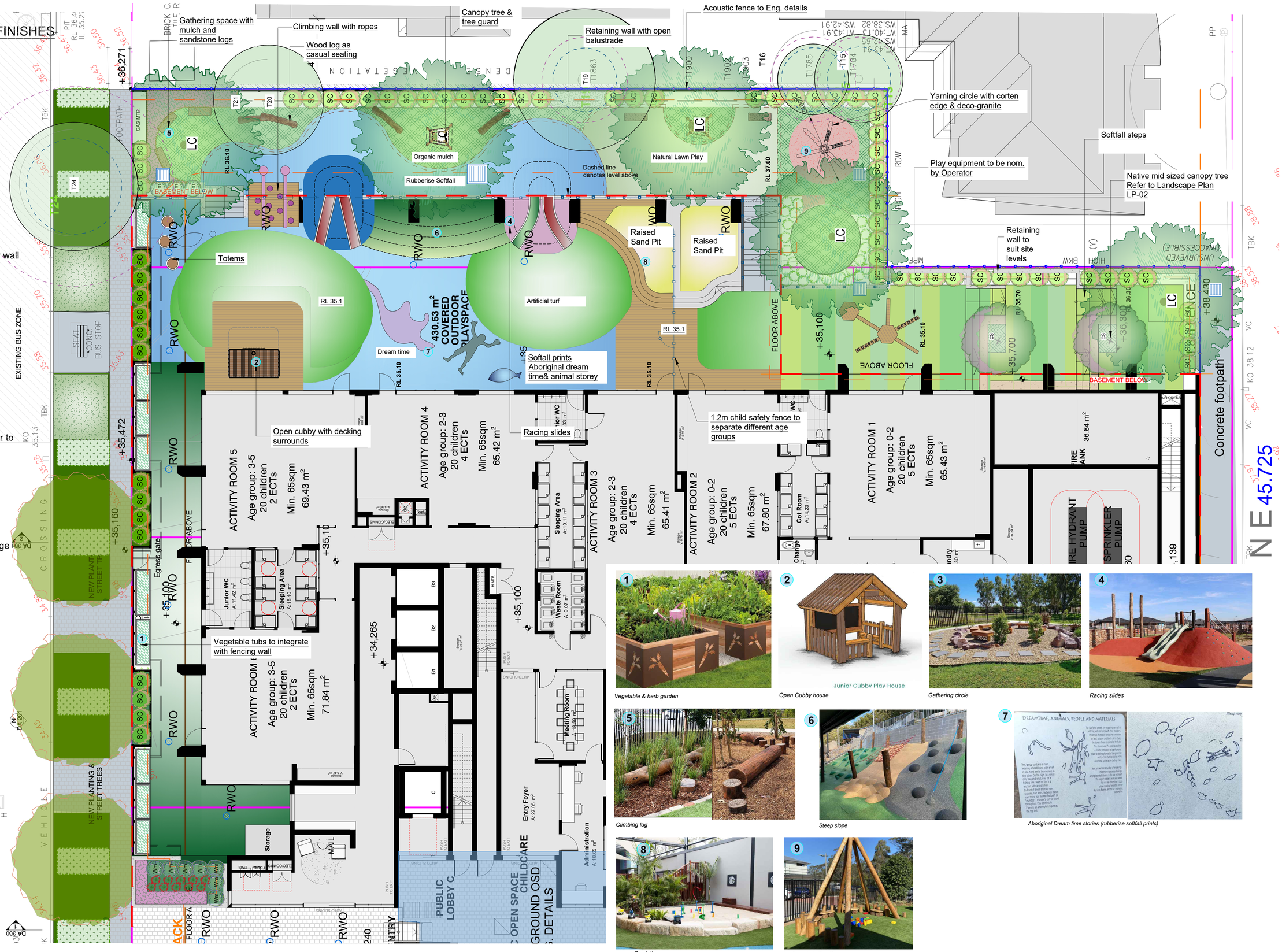
Bar Scale: 0 1 2 3 4 5m 10m 15m

ARCHITECT: BKA ARCHITECTURE

PLAY ITEMS & MATERIAL FINISHES

- Artificial turf
- Rubber softfall
- Natural turf area
- Organic mulched area
- Timber decking
- Playground Edging - refer detail
- Sandstone block seat
- Retaining / raised planter wall - refer detail
- Open cubby house
- Totems
- Racing slides & mound
- Vegetable gardens - refer to manufacturer's spec.
- Climbing wall with ropes
- Sandpit with concrete edge
- Tee Pee
- Climbing log



1 Vegetable & herb garden

2 Open Cubby house

3 Gathering circle

4 Racing slides

5 Climbing log

6 Steep slope

7 Aboriginal Dream time stories (rubberise softfall prints)

8 Sandpit

9 Crafting circle Tee-Pee

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1:100

ARCHITECT:
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
DETAIL PLAN - PLAY AREA

PROJECT.No: LPDA 26 - 54
PAGE NUMBER: LP-03

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:100 @ A1
DATE: FEB 2026
DRAWN: L.Z/E.W
CHECKED: R.F

LEGEND & SCHEDULE

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FEATURE TREES

HT
Botanical Name: Hibiscus tiliaceus
Common Name: CottonWood
Pot size: 75Lt
Mature H x S: 5-7m x 5m
Qty Required: 8

BM
Botanical Name: *Banksia marginata 'Coastal Spread'*
Common Name: Heath Banksia (Native)
Pot size: 200mm
Mature H x S: 1.5-2m x 3m
Qty Required: 5

SHRUBS

WM
Botanical Name: *Westringia 'Mundi'*
Common Name: Mundi Westringia (Native)
Pot size: 200mm
Mature H x S: 0.7m x 0.8m
Qty Required: 10

GC
Botanical Name: *Grevillea 'Crimson Villea'*
Common Name: Crimson Villea Grevillea (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 8

SC
Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 1.8m
Qty Required: 13

FERNS & FEATURE

RE
Botanical Name: *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 25

CYA
Botanical Name: *Cyathea australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45L (Min 1m trunk)
Mature H x S: 2.5-5m x 3m
Qty Required: 12

CDB
Botanical Name: *Correa 'Dusky Bells'*
Common Name: Native Fuchsia(Native)
Pot size: 300mm
Mature H x S: 0.3-1m x 1m
Qty Required: 24

PX
Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 75

ZF
Botanical Name: *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.25m
Qty Required: 34

AA
Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 15

SJ
Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 7

GROUNDCOVERS & GRASSES

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 **(as shown m2 total)**

DA
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: 7/m2 **(as shown m2 total)**

DR
Botanical Name: *Dichondra repens*
Common Name: Kidney Weed (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 **(as shown m2 total)**

COMMUNAL OPEN SPACE ROOFTOPS AND TERRANCE PLANTERS 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, NCC 2022 Hoousing Provisions Part 11.3 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

MATERIAL FINISHES

Retaining / raised planter wall - refer to typical detail

Safety balustrade

OTHER LANDSCAPE ITEMS

Outdoor additional arrangements- refer to typical detail or similar proprietary outdoor furniture selected by future strata

Outdoor additional arrangements(seating) - proprietary outdoor furniture selected by Strata

Outdoor additional arrangements- BBQ selected by future strata

FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS OR ZINCO ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION

SAMPLE IMAGES

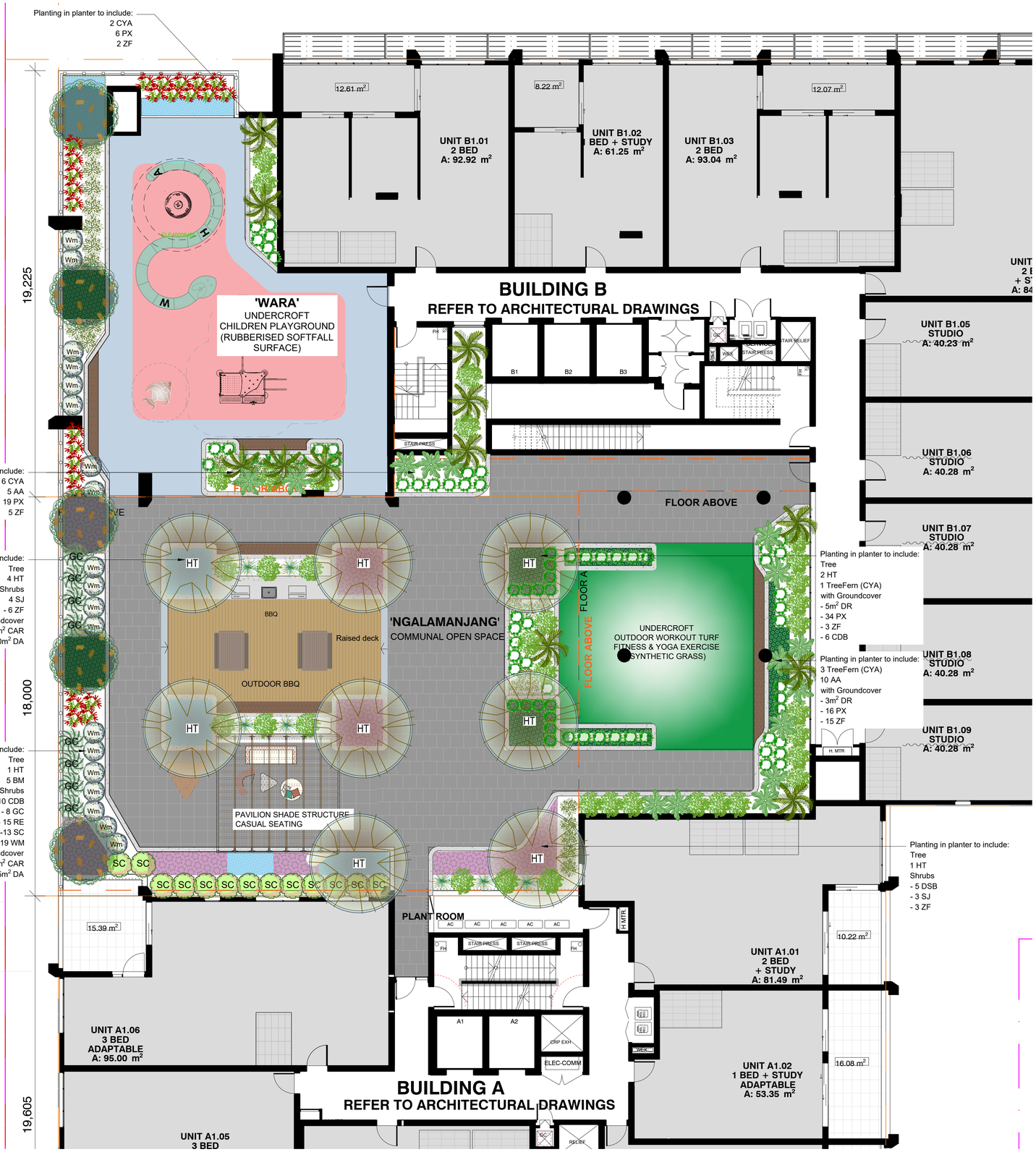
Images are for design intent only, final planting species may vary, as determined by Council Approval

Hibiscus tiliaceus

Banksia marginata

Syzygium 'Cascade'

Philodendron 'Xanadu'



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TITLE:
LANDSCAPE PLAN - L1

STATUS:
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SCALE: 1:100 @ A1
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PROJECT.No: LPDA 26 - 54
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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

TREES

MLG
Botanical Name: *Magnolia 'Little Gem'*
Common Name: Magnolia Little Gem (Exotic)
Pot size: 45Lt
Mature H x S: 4.5m x 1.5-2m
Qty Required: 12

SHRUBS

WM
Botanical Name: *Westringia 'Mundi'*
Common Name: Mundi Westringia (Native)
Pot size: 200mm
Mature H x S: 0.3m x 0.8m
Qty Required: 15

MT
Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 15

FERNS & FEATURE

RE
Botanical Name: *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 15

GROUNDCOVERS & GRASSES

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 **(m2 total)**

DA
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: 7/m2 **(m2 total)**

FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS OR ZINCO ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION

SAMPLE IMAGES

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

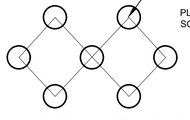
Magnolia 'Little Gem'

Westringia 'Mundi'

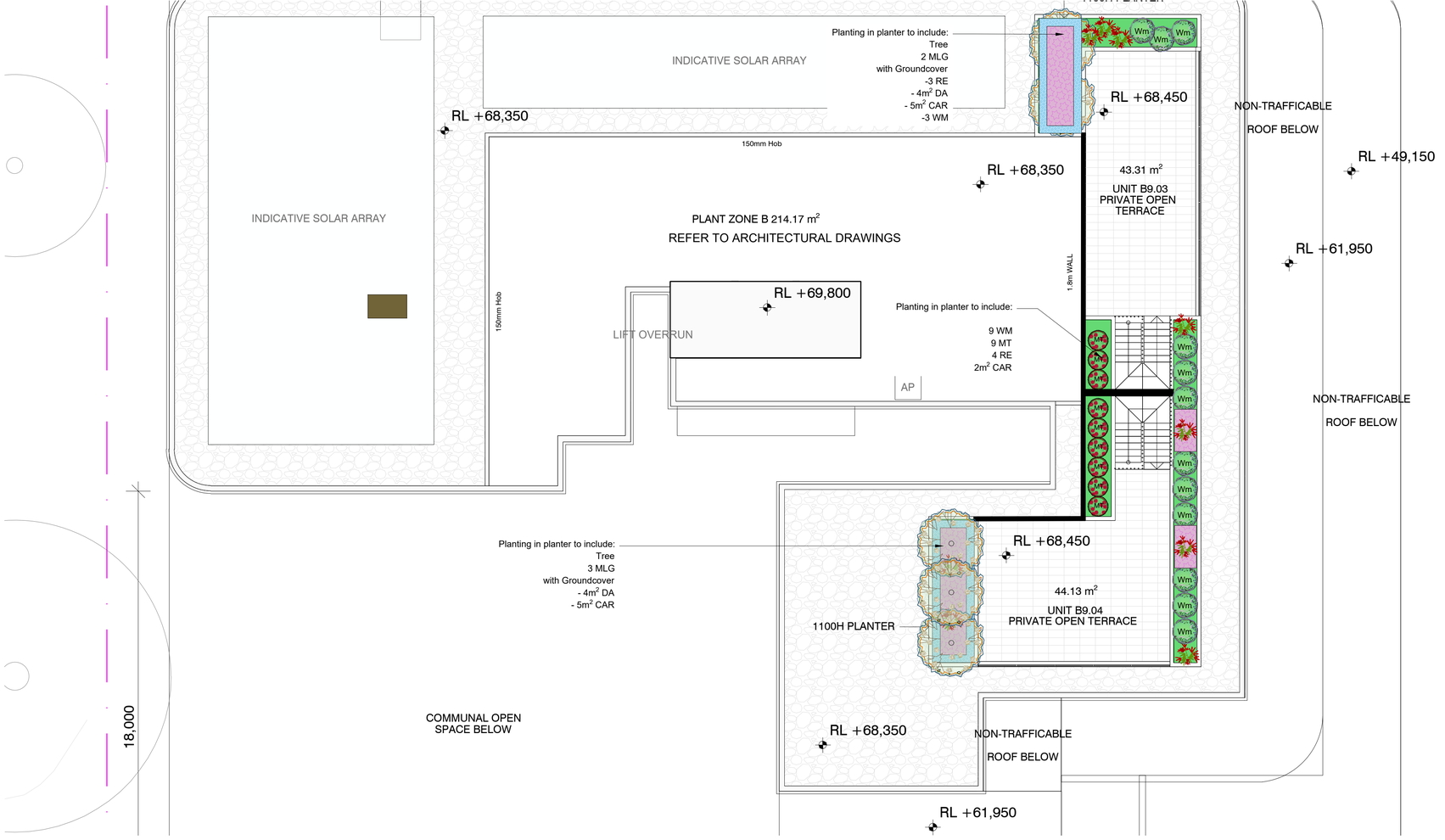
Russelia equisetiformis

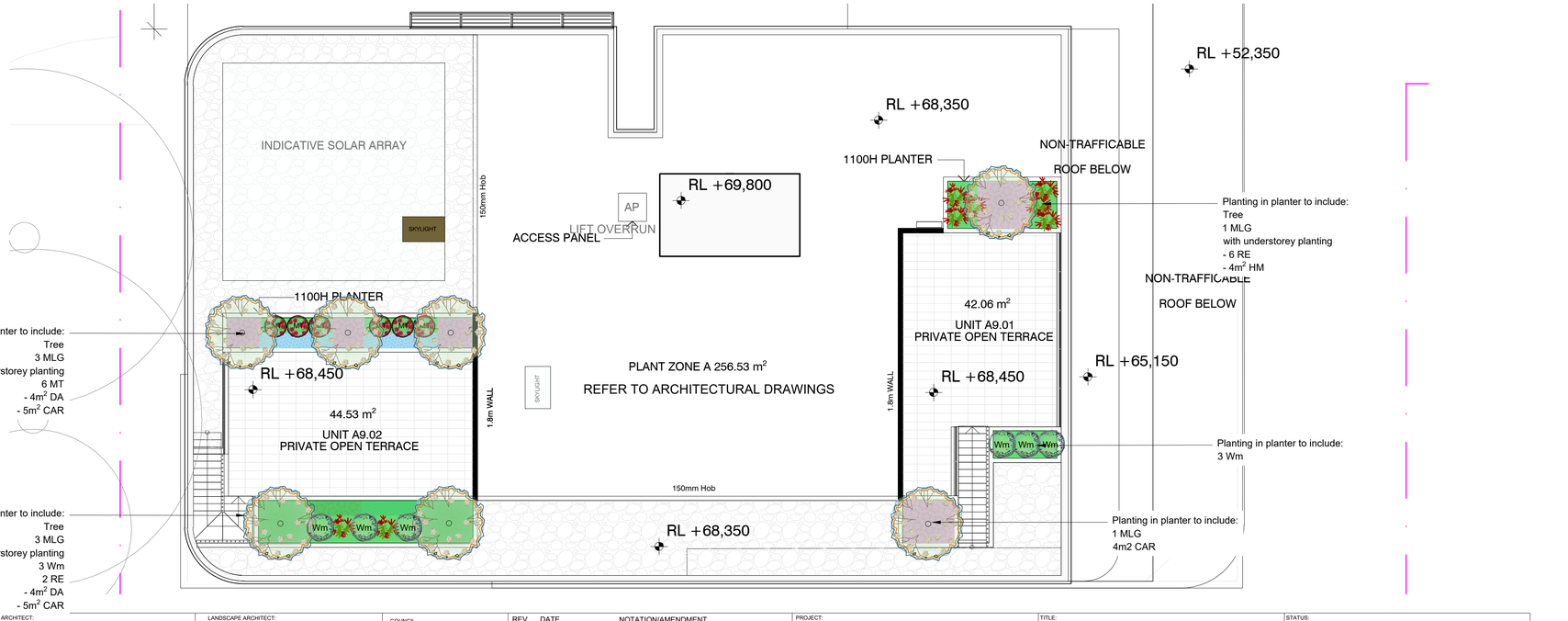
Carpobrotus 'Aussie Rambler'

Dichondra argentea 'Silver Falls'



MASS PLANTING SETOUT
N.T.S





GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
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ALICE Jan Smith, Nominated Architect (Landscape Architecture)
AILA Associate

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

0 1 2 5
1:100

ARCHITECT:
BKA ARCHITECTURE

LANDSCAPE ARCHITECT:
conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

COUNCIL
RANDWICK CITY

CLIENT
BSWLD MAROUBRA PTY LTD

REV	DATE	NOTATION/AMENDMENT
A	26.02.2026	For Submission
SK7	16.02.2026	Revised Draft Issue

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
LANDSCAPE PLAN - ROOF

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1
DATE: FEB 2026
PROJECT.No: LPDA 26 - 54
PAGE NUMBER: LP-05
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 hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

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

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with **(AS)4970-Protection of trees on development sites** as well as in accordance with the tree protection measures prepared by project arborist.

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

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

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

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

1.04 EROSION & POLLUTION CONTROL

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

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

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

SOIL WORKS

2.01 MATERIALS

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

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

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

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

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY 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 tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

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

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

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with **AS 2303:2018 "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 Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where 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 "FOREST BLEND" 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 street.

3.02 INSTALLATION

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

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

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

d) Mulching
Mulch for general planter bed shall be an approved equal to "Forest Blend" 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 sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel edging
Where is required, the Contractor shall install steel edge 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 manufacture's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.
- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 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 at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

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

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

CONSOLIDATION AND MAINTENANCE

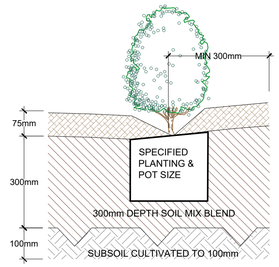
6.01 GENERAL

The consolidation and maintenance period shall be either :
- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

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

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

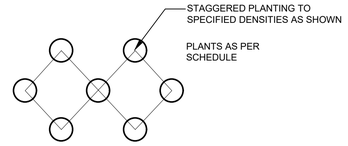
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



SOIL MIX:
50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS.
TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC.
USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

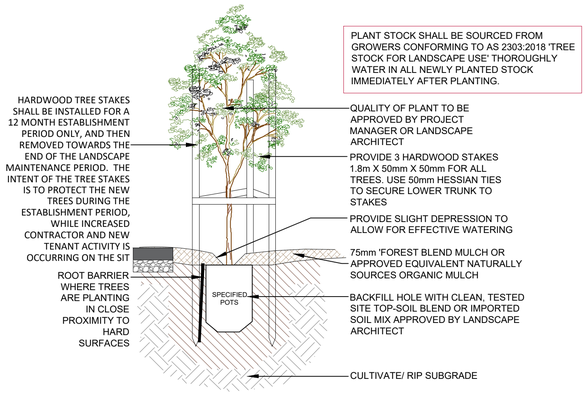
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10
(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)



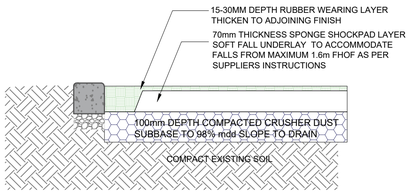
MASS PLANTING SETOUT

N.T.S



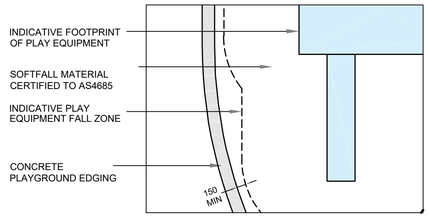
TREE PLANTING DETAIL

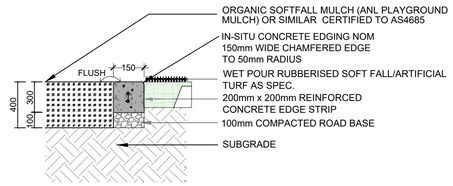
SCALE: 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



PLAYGROUND RUBBERISE SOFTFALL DETAIL

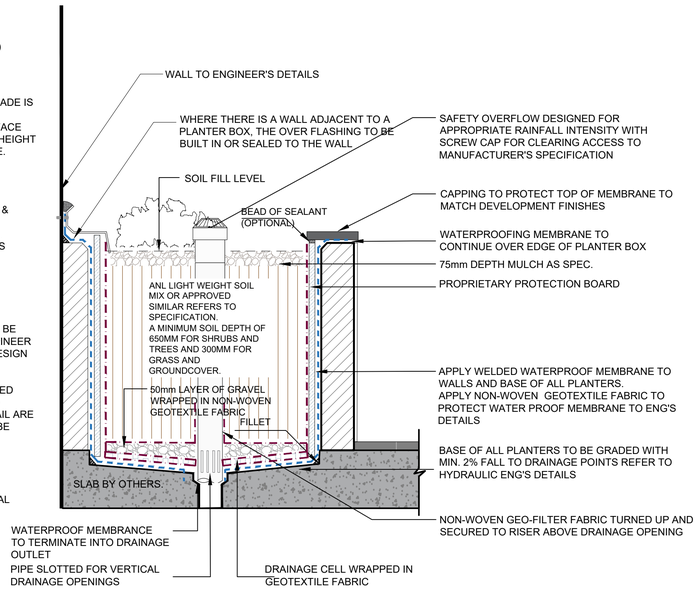
Scale: NTS





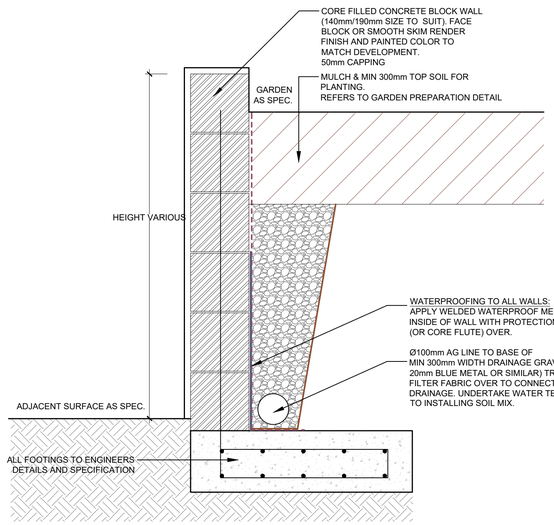
PLAYGROUND AND GARDEN BED EDGE

Scale: NTS



TYPICAL PLANTER WALL ON SLAB DETAIL

SCALE: nts
PLANTER DETAIL TO CONFORM AS 4654.2-2012



TYPICAL MASONRY BLOCK RETAINING WALL

APPROX 1:10

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER.
ALL WALLS REFERS TO DETAILS BY PROJECT CIVIL ENGINEER .
INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.

GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF/E plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
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REV	DATE	NOTATION/AMENDMENT
A	26.02.2026	For Submission
SK7	16.02.2026	Revised Draft Issue

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
DETAILS & SPECIFICATION

STATUS:
DEVELOPMENT APPLICATION

SCALE:

DATE:
FEB 2026

PROJECT No:
LPDA 26 - 54

PAGE NUMBER:
LP-06

DRAWN:
L.Z/E.W

CHECKED:
R.F

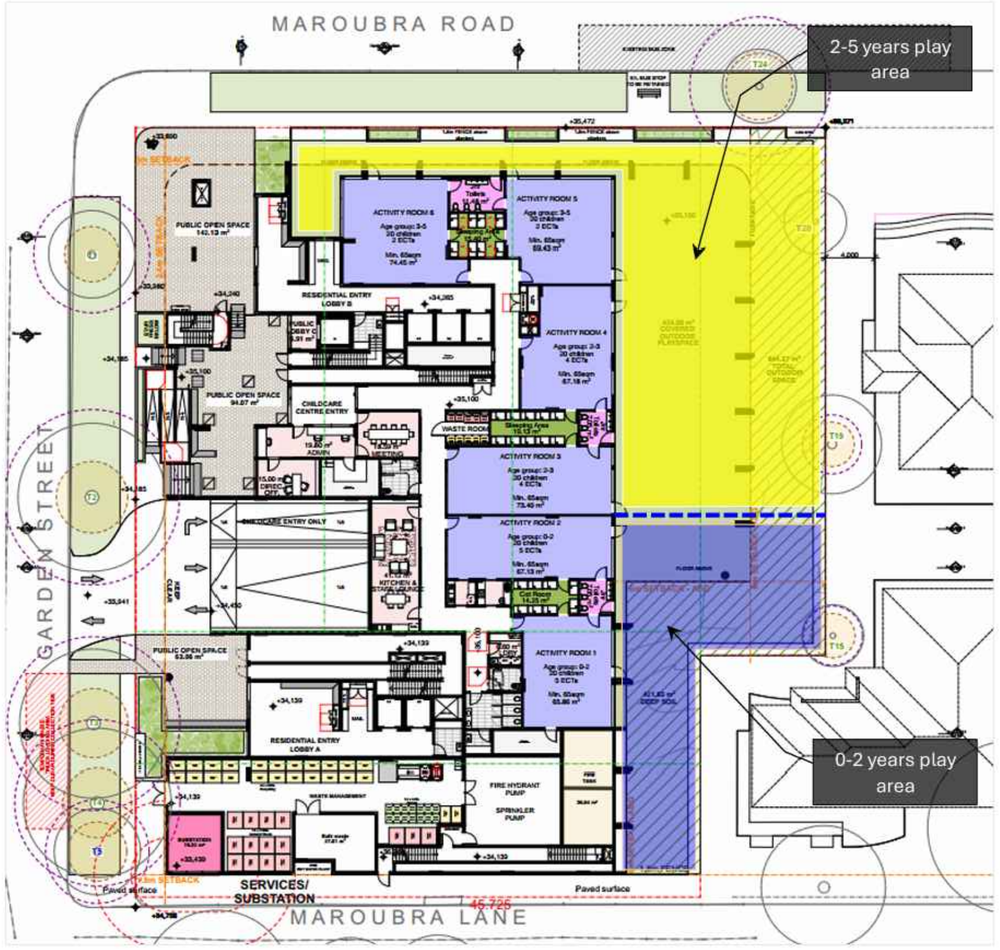
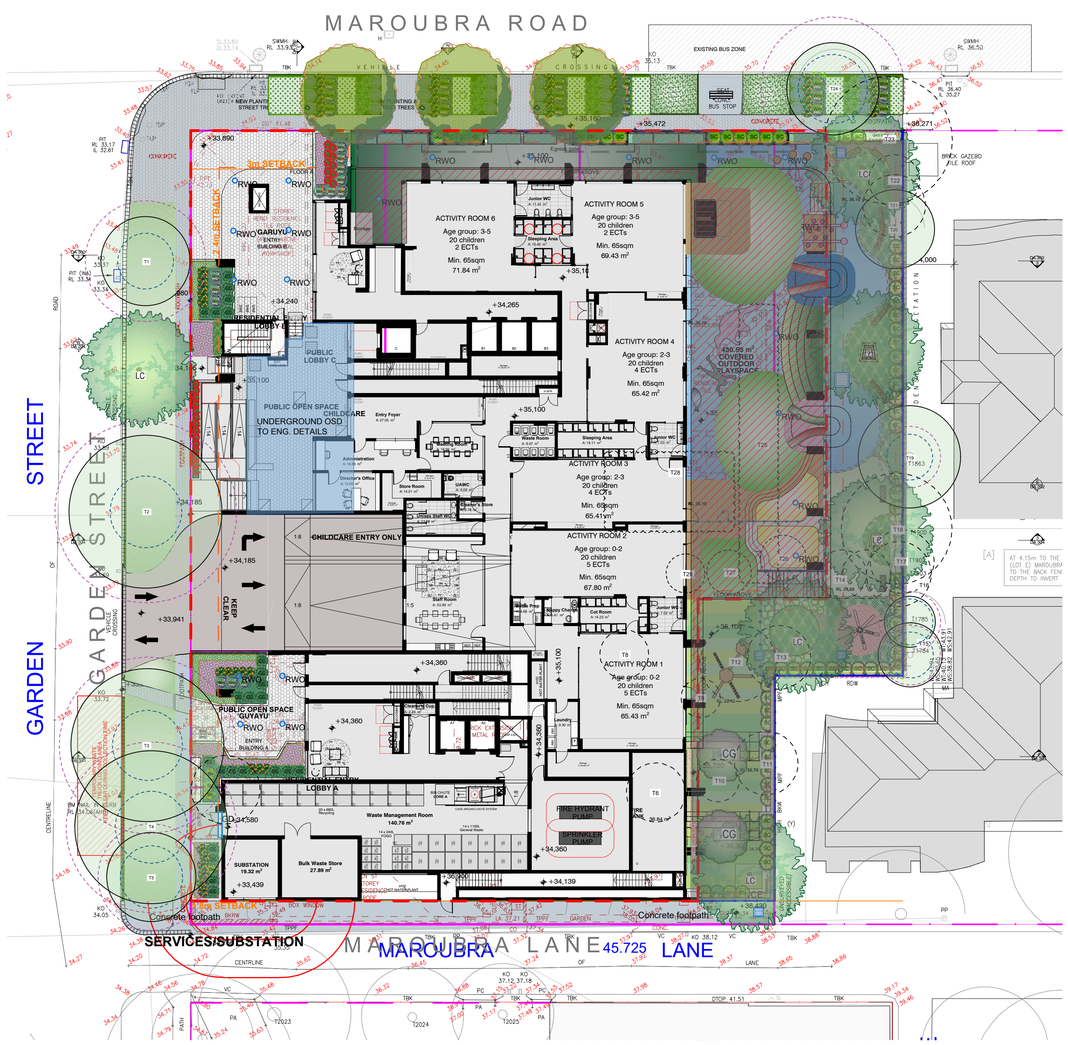


Figure 6. Proposed separate outdoor play areas by Koikas acoustics



OUTDOOR PLAY AREA CALCULATIONS

REQUIRED UNENCUMBERED OUTDOOR PLAY AREA: **840m²**
(7m² per child, 120 children in total)

PROPOSED UNENCUMBERED OUTDOOR PLAY AREA: **868.67m²**
(REFER TO ARCHITECTURAL DWG DA002)

REQUIRED OUTDOOR SHADE AREA : 252-504m²(30-60%)

PROPOSED OUTDOOR SHADE AREA: 423m² (50%)

SHADE AREA:

GENERAL NOTE:

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
CHILDCARE OUTDOOR PLAY AREAS CALCULATION

STATUS:
DEVELOPMENT APPLICATION

SCALE:

DATE:
FEB 2026

PROJECT.No:
LPDA 26 - 54

PAGE NUMBER:
LP-07

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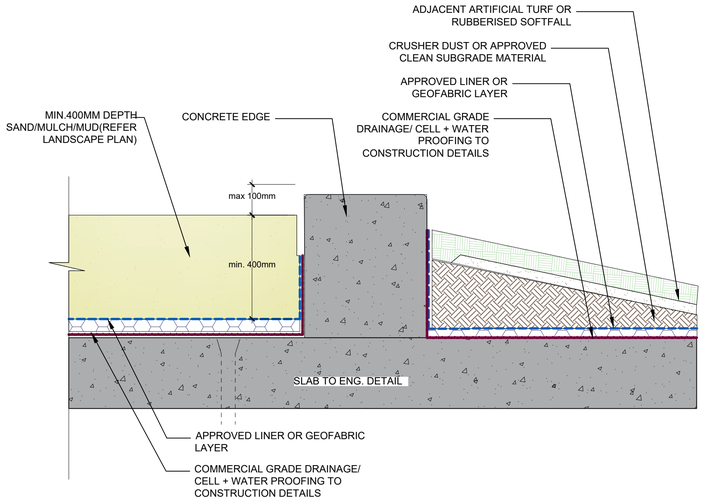
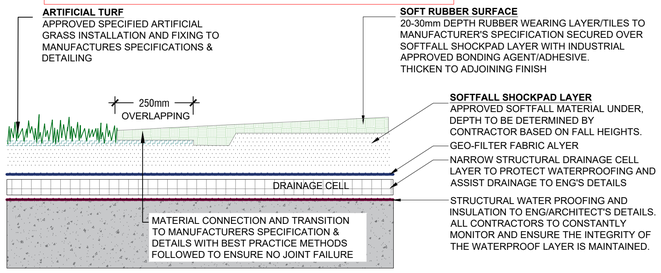


SANDPIT OVER SLAB WITH CONCRETE EDGE

SCALE: 1:10

ALL SURFACING DEVELOPMENT TO COMPLY WITH ***AS 4685.1:2021(OR CURRENT VERSION), PLAYGROUND EQUIPMENT AND SURFACING*** AND ***AS/NZ 4422*** *PLAYGROUND SURFACING – SPECIFICATIONS, REQUIREMENTS AND TEST METHOD.*

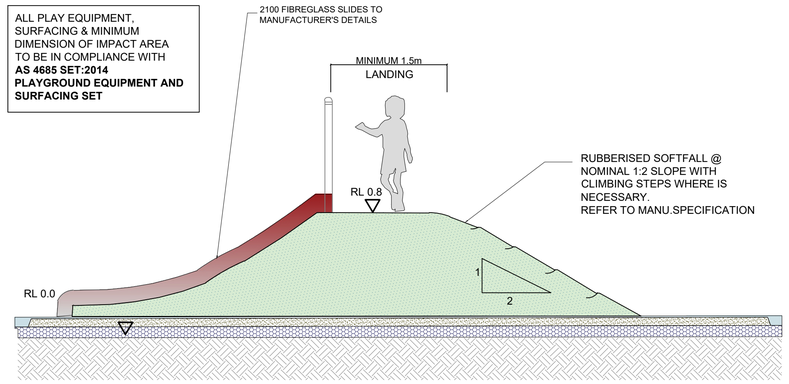


ALL ARTIFICIAL GRASS AND SOFT RUBBER SURFACE INSTALLED BY MANUFACTURE'S SPEC & DETAIL

TYPICAL RUBBERISED SOFTFALL AND SYNTHETIC TURF ON SLAB

SCALE: 1:10

ALL PLAY EQUIPMENT, SURFACING & MINIMUM DIMENSION OF IMPACT AREA TO BE IN COMPLIANCE WITH **AS 4685 SET:2014 PLAYGROUND EQUIPMENT AND SURFACING SET**



TYPICAL MOUND & SLIDES DETAIL

NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY MODUPLAY. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

TYPICAL PLAY EQUIPMENT FOR LEVEL 1 COS

Material Specifications

Ironbark log components
Stainless steel fixings

Equipment Specifications

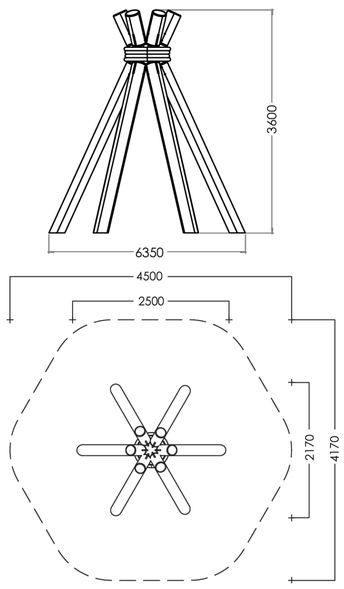
FHOF >600mm
Fall zone not required
Recommended clearance zone indicated
Highest point 3600mm

Standards

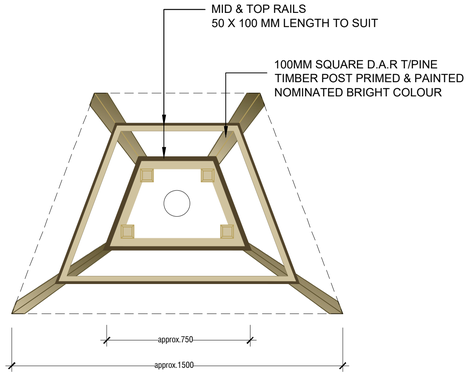
AS4685 series

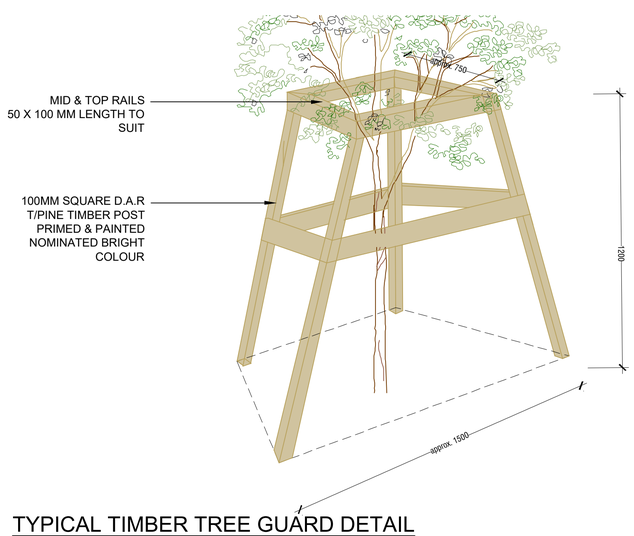
General Product Information

Age Group 2+
Heaviest part Ironbark posts
- machinery assistance required



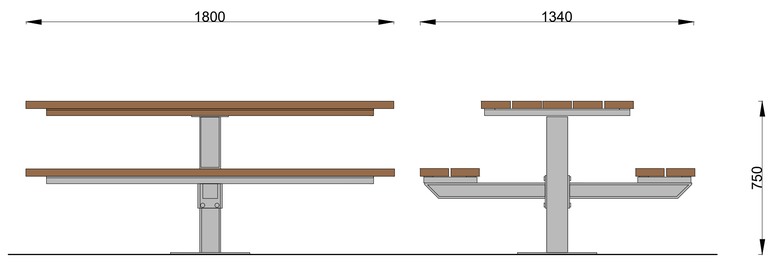
TYPICAL TEEPEE





TYPICAL TIMBER TREE GUARD DETAIL

SCALE N.T.S



DETAIL: TYPICAL PICNIC SETTING

- KOORNANG PRODUCT CODE: TM4120. CSA OR EQUIVALENT SIMILAR PRODUCT TO BE SOURCED BY CLIENT

SCALE 1:15

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SK7	16.02.2026	Revised Draft Issue

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
TYPICAL PLAY ITEM DETAILS

STATUS:
DEVELOPMENT APPLICATION

SCALE:

DATE:
FEB 2026

PROJECT.No:
LPDA 26 - 54

PAGE NUMBER:
LP-08

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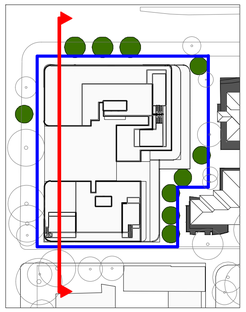
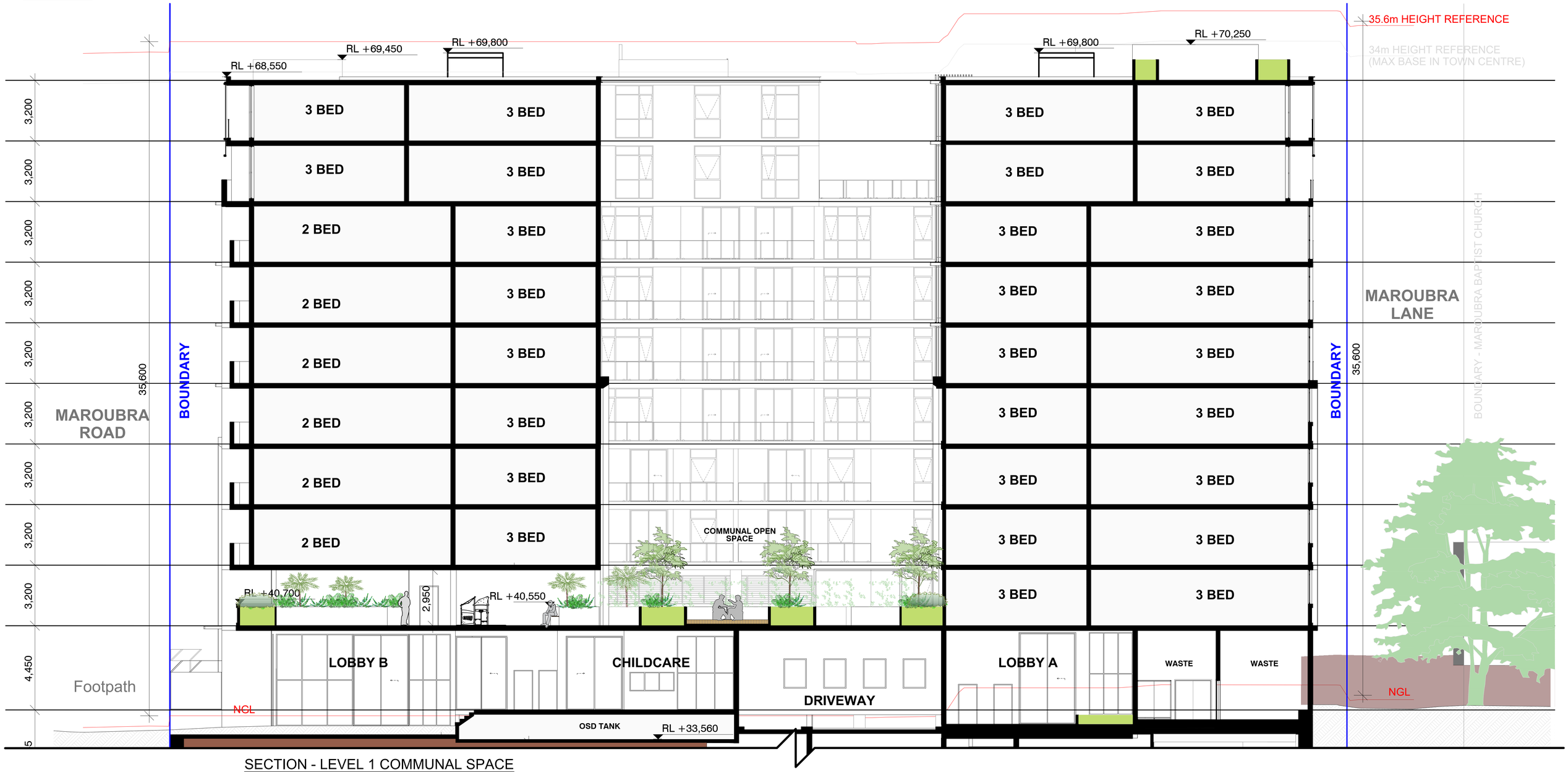


KEY PLAN



SECTION - LEVEL 1 COMMUNAL SPACE

BUILDING SECTION REFER TO ARCHTIECTURAL DWG DA300

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
LANDSCAPE SECTION 1

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1

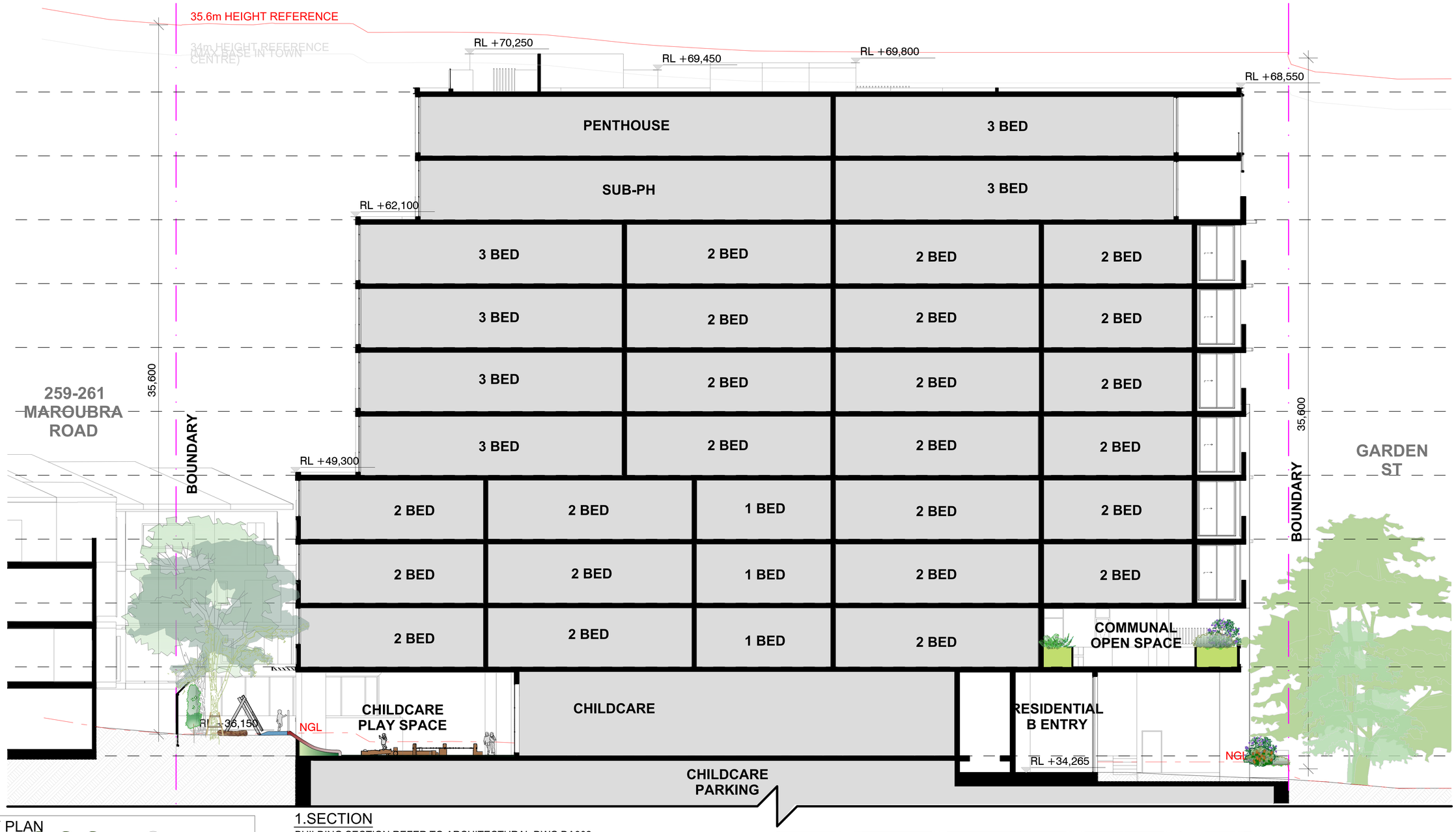
DATE: FEB 2026

PROJECT No: LPDA 26 - 54

PAGE NUMBER: LP- 09

DRAWN: L.Z/E.W

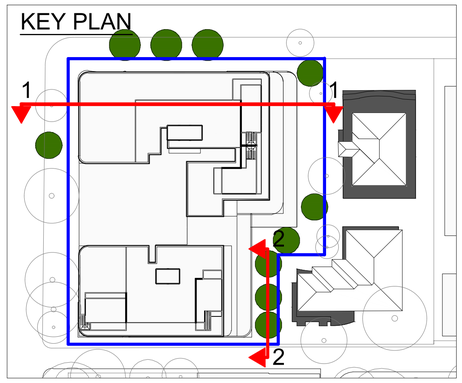
CHECKED: R.F



1.SECTION

BUILDING SECTION REFER TO ARCHITECTURAL DWG DA302

KEY PLAN



2.EAST ELEVATION & SECTION

BUILDING SECTION REFER TO ARCHITECTURAL DWG DA202

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
LANDSCAPE SECTION 1

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1

DATE: FEB 2026

PROJECT No: LPDA 26 - 54

PAGE NUMBER: LP-10

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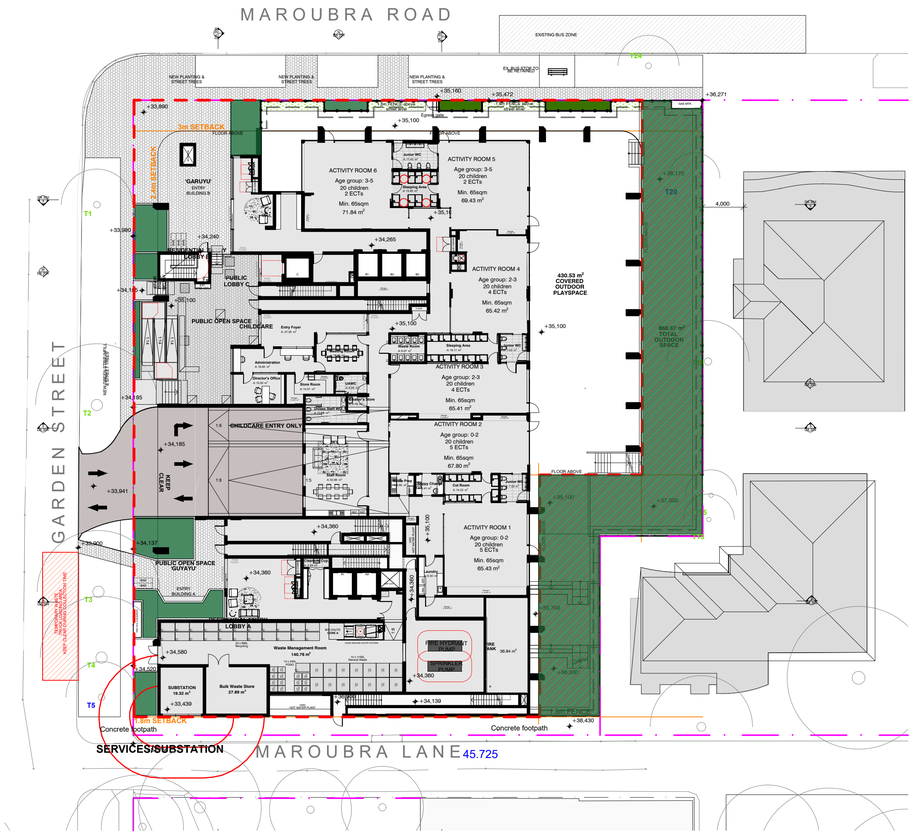
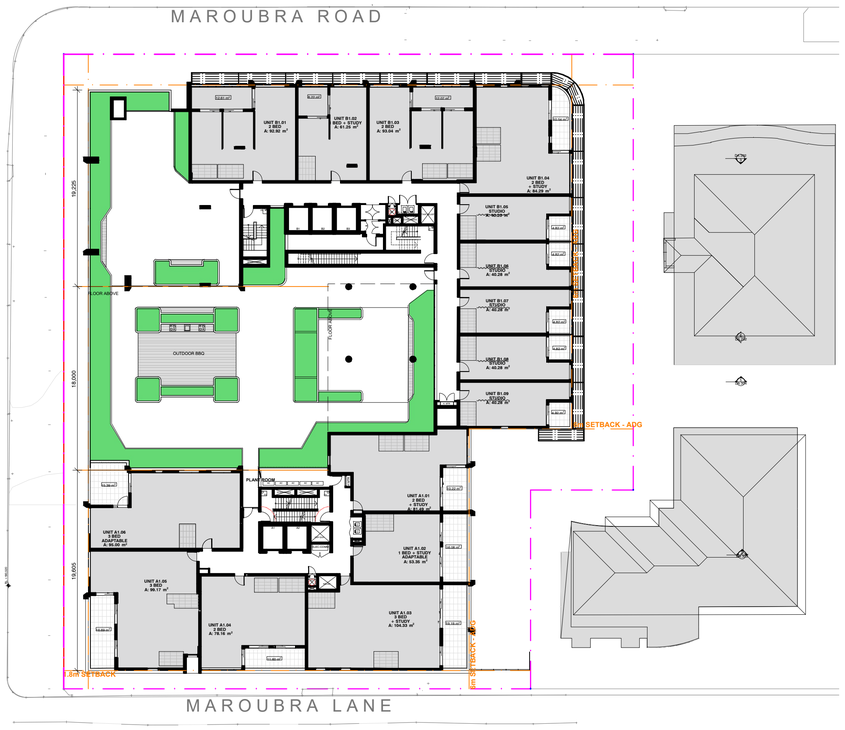
CHECKED: R.F





KEY

OVERALL ON-SLAB PLANTER WALL HEIGHT SHALL ALLOW FOR
- SET DOWN TO TOP OF WALL
- 75MM MULCH
- SOIL MIX DEPTH
- ADDITIONAL DEPTH FOR WATERPROOFING, DRAINAGE LAYER etc TO ENGINEER'S DETAILS

REFER TO TYPICAL DETAIL PAGE

NATURAL DEEP SOIL:

NATURAL DEEP SOIL ZONE
(WITH MINIMUM DIMENSION OF 6m)

ON-SLAB PLANTING:

PLANTER OVER SLAB
(MINIMUM OF 950mm* SOIL DEPTH FOR SHRUBS ,
MOUND SOIL TO 1m FOR TREE WHERE IS REQUIRED

PLANTER OVER SLAB
(MINIMUM OF 650mm* SOIL DEPTH FOR GROUNDCOVERS,
MOUND SOIL TO 950Mm FOR TO SHRUBS WHERE IS REQUIRED)

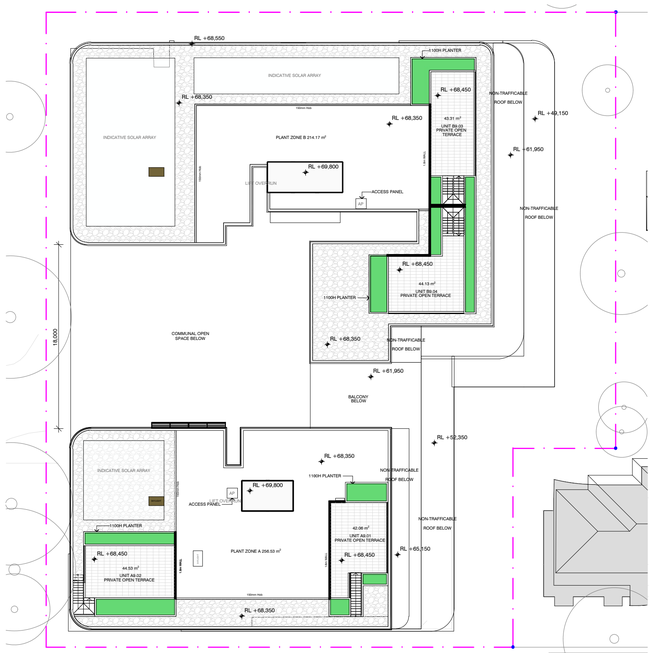
SITE AREA: 3270.1 m2

Landscaping	Area Requirements (m2)	
	ADG Objective 3E-1	Proposed (m2)
Deep soil	(Min. 7% of site area, at least 6m wide)	12.9%
	228.907	422.46
Landscaped Area*	N/A	27.3%
		892.14
Street Landscaping	N/A	308.76

*Note: Landscaped area calculated using RLEP 2012 definition

ADG COMPLIANT

REFER TO ARCHITECTURAL DRAWING NO. DA011
DEEPSOIL AND LANDSCAPED AREA



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SK7	16.02.2026	Revised Draft Issue

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
PLANTING SOIL DEPTH

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:300 @ A1
DATE: FEB 2026
PROJECT.No: LPDA 26 - 54
PAGE NUMBER: LP-11
DRAWN: L.Z/E.W
CHECKED: R.F

LEGEND & SCHEDULE

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

STREET TREE

Botanical Name: *Agonis flexuosa*
Common Name: Peppemint Tree(Native)
Pot size: 75Lt
Mature H x S: 9m x 7m
Qty Required: 3

Botanical Name: *Lophostemon confertus*
Common Name: Brush Box (Native)
Pot size: 75Lt
Mature H x S: 9m x 7m
Qty Required: 1

UNDERSTOREY PLANTING

Botanical Name: *Westringia 'Mundi'*
Common Name: Mundi Westringia (Native)
Pot size: 200mm
Mature H x S: 0.3m x 1.2-1.5m
Qty Required: 22

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: tbc

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

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

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 (**##m2 total)**

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

EXISTING TREES

- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Trees Protection zone -refer project arborist's report
- Structural root zone -refer project arborist's report
- Tree Protection Area

Refer to Arboricultural Impact Assessment by *Seasoned Tree Consulting*

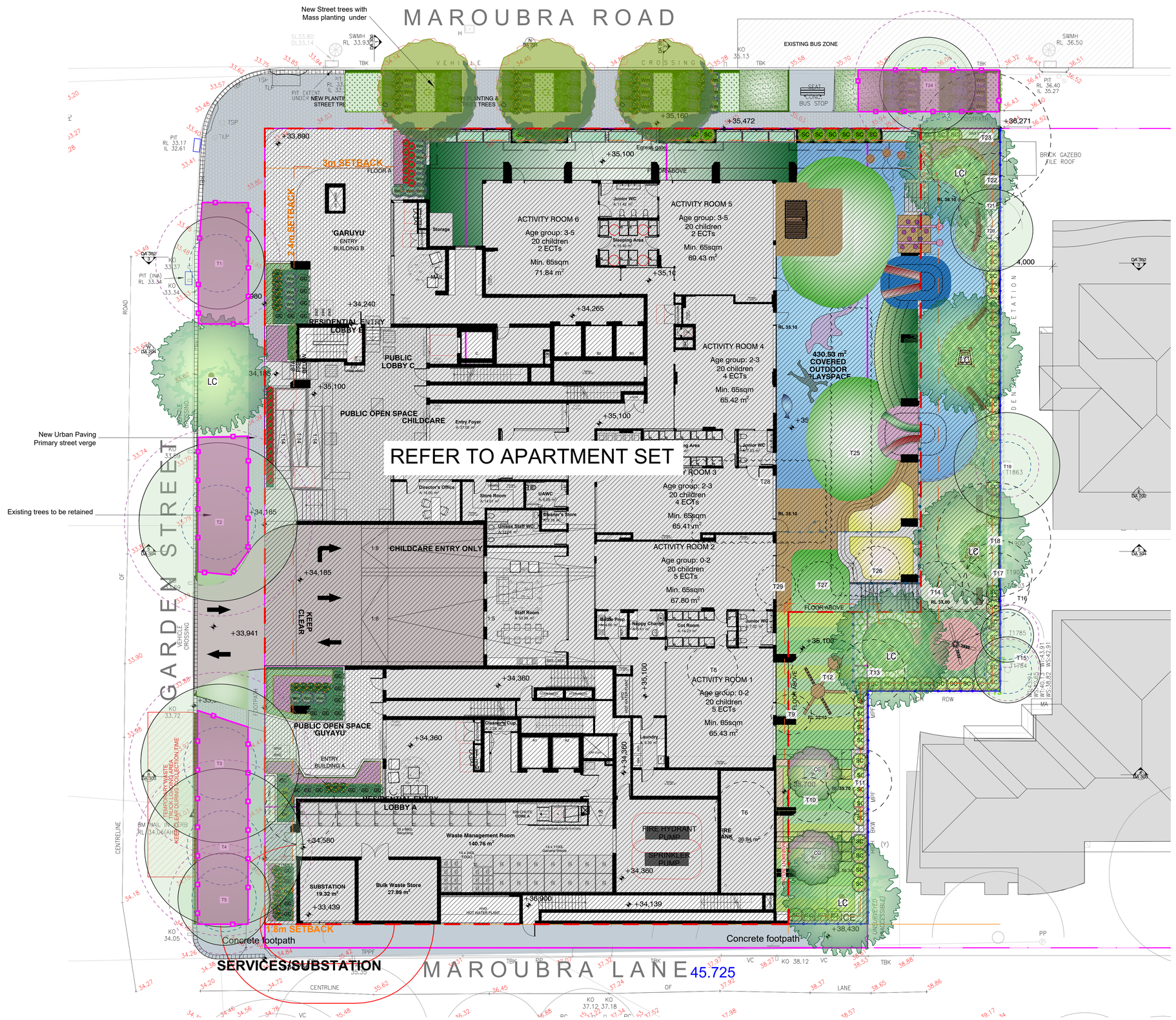
LANDSCAPE ITEMS

Nature strip

Body Pavement
-Pebblecrete PPX1615:SB
Large format 300x600mm or 400x600mm
40mm or 60mm thickness light shot blast finish to council specification.
Refer to LP-PUBDOM-02

Border Pavement
-Pebblecrete PPX120:SB
400x600mm or 300x600mm
to council specification.
LP-PUBDOM-02

Artist's Impression by others
Maroubra Junction Town Centre Master Plan



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Bar Scale
0 1 2 3 4 5m 10m 15m

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COUNCIL
RANDWICK CITY

CLIENT
BSWLD MAROUBRA PTY LTD

REV	DATE	NOTATION/AMENDMENT
A	26.02.2026	For Submission
SK7	16.02.2026	Revised Draft Issue

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
PUBLIC DOMAIN PLAN

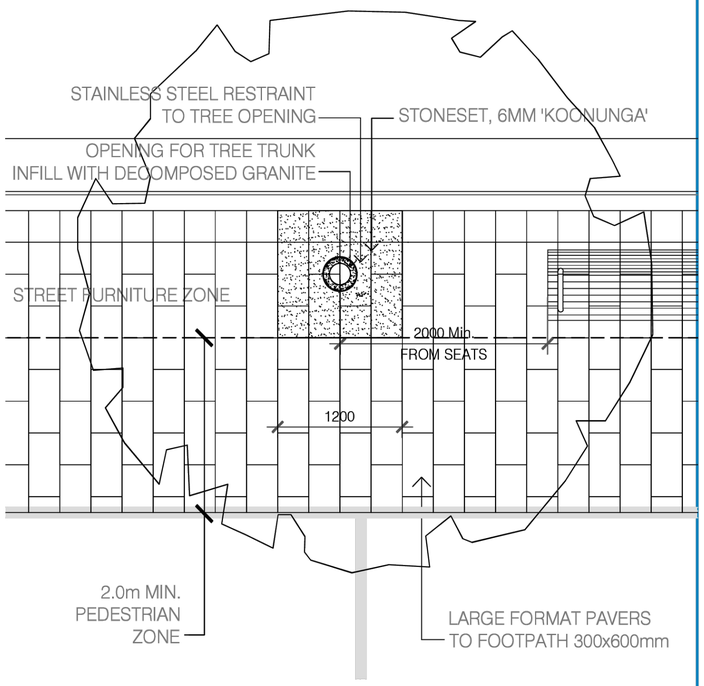
STATUS:
DEVELOPMENT APPLICATION

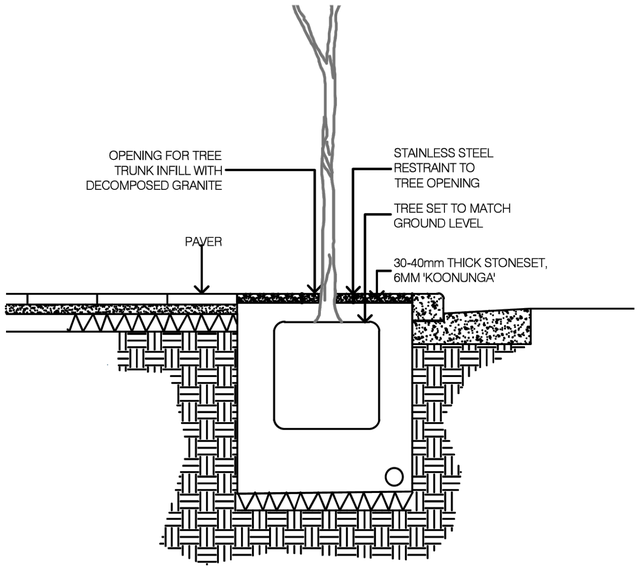
SCALE: 1:150 @ A1
DATE: FEB 2026
PROJECT No: LPDA 26 - 54
PAGE NUMBER: LP-PUBDOM-01
DRAWN: L.Z/E.W
CHECKED: R.F

REFER TO RANDWICK COUNCIL'S URBAN DESIGN ELEMENTS MANUAL - REV 1
P103

Urban Paving - Primary Street Verge

PA01





Typical Placement

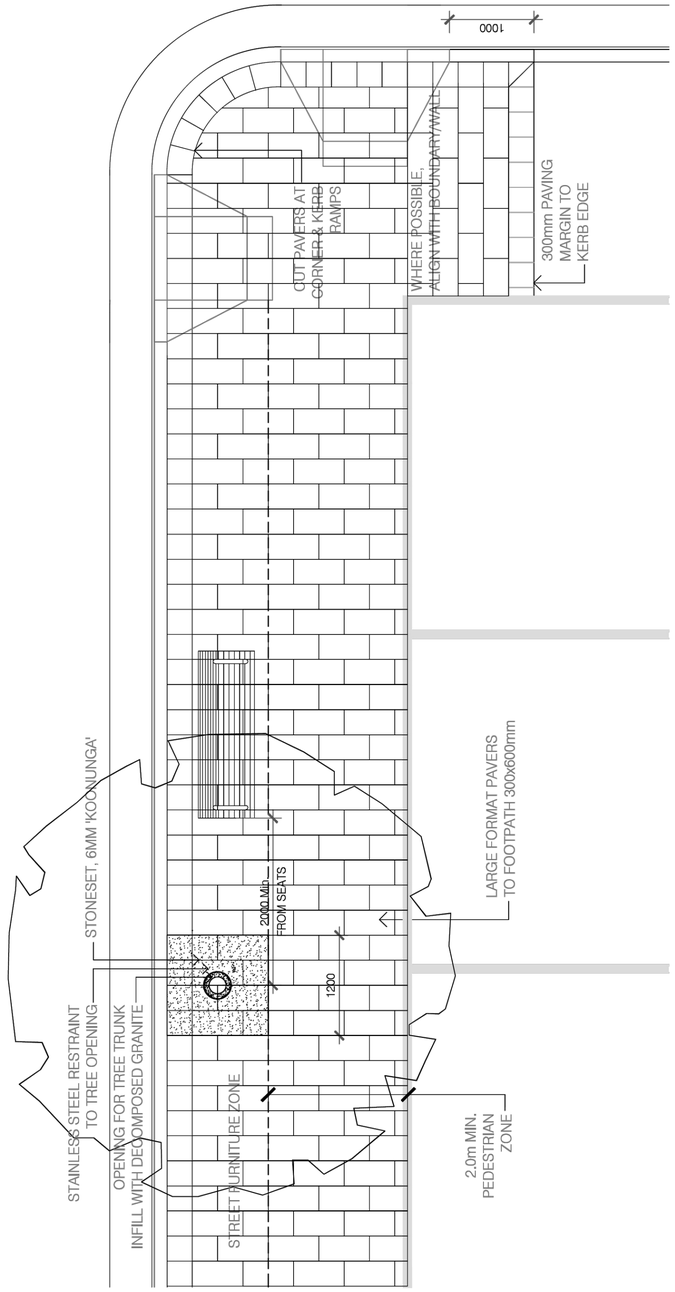
- Tree surround to be adjacent and at right angles to kerb
- Tree placement must not block pedestrian flow
- Aviod corners and maintain view lines for pedestrians and vehicles

Installation

- Set tree surround flush with surrounding pavement
- Cut stone as required, minimum size 200 x 300mm

Urban Paving - Primary Street Verge

PV01



Recommended locations

- Primary streets in Urban and Urban - Coastal locations

Body of Pavement

- Pebblecrete PPX1615:SB or approved equal.
- Bevel Edge.
- Large Format paver 400x600mm or 300x600mm.
- Thickness 40 or 60mm thick. Light shot blast finish.
- Stretcher pattern with alternate rows aligned.
- Staggered joints along line of travel

Border Paver

- Pebblecrete PPX120:SB or approved equal.
- Bevel Edge.
- Large Format paver 400x600mm or 300x600mm.
- Thickness 40 or 60mm thick.
- Light shot blast finish.
- Cut pavers to achieve radius at corner

Notes

- Pattern shown indicative only
- Actual unit size to be determined by designer to suit local conditions.
- Cut Edges of pavers may need to be re-chamfered where abutting chamfered edge.

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REV	DATE	NOTATION/AMENDMENT
A	26.02.2026	For Submission
SK7	16.02.2026	Revised Draft Issue

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
251-257 Maroubra Road & 133 Garden St, MAROUBRA

TITLE:
URBAN PAVING & TREE SURROUND

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150 @ A1
DATE: FEB 2026

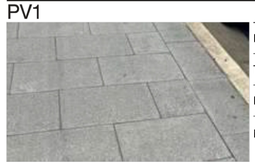
PROJECT No: LPDA 26 - 54
PAGE NUMBER: LP-PUBDOM-02
DRAWN: L.Z/E.W
CHECKED: R.F

REFER TO RANDWICK COUNCIL'S URBAN DESIGN ELEMENTS MANUAL - REV 1

Urban.
Element Overview

PV - PAVEMENTS

PV1



DESCRIPTION	PRIMARY STREET PAVER
TYPE	PEBBLECRETE PPX1615:SD
DETAILS	600 X 400 X 60MM
NOTES	STRETCHER PATTERN WITH ALTERNATE ROWS ALIGNED

PV1a

DESCRIPTION	SECONDARY STREET PAVER
TYPE	PEBBLECRETE PPX1615:SD
DETAILS	300 X 200 X 60MM
NOTES	STRETCHER PATTERN WITH ALTERNATE ROWS ALIGNED

PV1b

DESCRIPTION	LANEWAY/SHARED ZONE/ CROSSING PAVER
TYPE	PEBBLECRETE PPX1615:SD
DETAILS	400 X 100 X 60MM
NOTES	STACK BOND PATTERN

SE - SEATING ELEMENTS

SE01

DESCRIPTION	PARK BENCH
TYPE	STREET FURNITURE AUSTRALIA - ARIA BENCH
DETAILS	1800MM – 3 SEATER – COLOUR :JASPER – ALUMINIUM WOODGRAIN 'SPOTTED GUM'
NOTES	SUBSURFACE FIXED

SE02

DESCRIPTION	PARK SEAT
TYPE	STREET FURNITURE AUSTRALIA - ARIA BENCH
DETAILS	1800MM – 3 SEATER – COLOUR :JASPER – ALUMINIUM WOODGRAIN 'SPOTTED GUM'
NOTES	SUBSURFACE FIXED

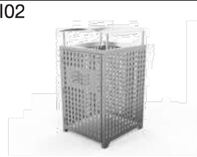
Urban.
Element Overview

MISC ELEMENTS

TR1

DESCRIPTION	TREE SURROUND
TYPE	STONESET PERMEABLE PAVEMENT
DETAILS	1200MM X 1200MM X 40MM (TYP)
NOTES	STONESET 'KOONUNGA' 6MM

BI02



DESCRIPTION	BIN ENCLOSURE
TYPE	EMERDYN EM224
DETAILS	304 POLISHED STAINLESS
NOTES	CUSTOM RCC ARTWORK

BA01

DESCRIPTION	BIKE RACK
TYPE	ASTRA STREET FURNITURE
DETAILS	304 GRADE STAINLESS STEEL SLIMLINE SINGLE ARCH BIKE RAIL - SUBSURFACE FIXING - SIZE: SLIMLINE 300(L) X 1100(H)MM X 800(H)MM
NOTES	UPGRADE TO 316 STAINLESS IN COASTAL ENVIRONMENTS

DRINKING FOUNTAINS

FA01

DESCRIPTION	DRINKING FOUNTAIN
TYPE	BOTTON AND GARDINER - PROPECT FOUNTAIN
DETAILS	316 STAINLESS
NOTES	DOG BOWL OPTIONAL

FA02

DESCRIPTION	DRINKING FOUNTAIN AND BOTTLE FILL - INTEGRATED CUSTOM SIGNAGE
TYPE	CIVIQ AQUAFIL FLEXIFOUNTAIN 2100BF
DETAILS	2100MM HIGH - DRINKING FOUNTAIN & BOTTLE REFILL STATION
NOTES	CUSTOM RCC INTEGRATED WAYFINDING AND SIGNAGE

FA03

DESCRIPTION	DRINKING FOUNTAIN AND BOTTLE FILL - INTEGRATED CUSTOM SIGNAGE
TYPE	CIVIQ AQUAFIL FLEXIFOUNTAIN 1200BF
DETAILS	1200MM HIGH - DRINKING FOUNTAIN & BOTTLE REFILL STATION
NOTES	CUSTOM RCC INTEGRATED WAYFINDING AND SIGNAGE

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