300 BURNS BAY ROAD, LANE COVE

LANE COVE DEVELOPMENTS NO.1 PTY LTD

STATE SIGNIFICANT DEVELOPMENT APPLICATION

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LD-DA101	DETAILED GROUND FLOOR PLAN	1
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LD-DA103	DETAILED GROUND FLOOR PLAN	1
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LD-DA240	LEVEL 12 ROOFTOP PLANTING PLAN	1
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LD-DA900	TYPICAL DETAILS & OUTLINE SPECIFICATION & MAINTENANCE	1



NOTE:

• DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUF3 OF3AIN WRITTEN ADVICE FROM LAND AND FORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.

• ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.

• ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES

.

• ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OF3AIN CLARIFICATION DIRECTION

.

• INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

• ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.

• DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES.

• FOR TREE RETENTION AND REMOVAL PLAN PLEASE REFER TO ARBORIST REPORT AND TREE IMPACT ASSESSMENT REPORT.

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No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

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Client LANE COVE DEVELOPMENTS NO.1 PTY LTD

Project 300 BURNS BAY ROAD, LANE COVE

Title COVER SHEET

Original Size A1

Drawing No: LD-DA-000

Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed

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PLANT SCHEDULE DEVELOPMENT APPLICATION

CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING / QTY
	PROPOSED TREES						
ACA fal	Acacia falcata	Sickle Wattle	Native	45L	2-5m	N/A	12
ACA ret	Acacia retinodes	Silver Wattle	Native	45L	2-5m	N/A	25
BAC cit	Backhousia citriodora	Lemon Myrtle	Native	75L	4-7m	N/A	9
BAN ser	Banksia serrata	Old Man Banksia	Native	45L	4-6m	N/A	13
COR gum	Corymbia gummifera	Red bloodwood	Native	45L	15-20m	N/A	2
CYA coo	Cyathea cooperi	Australian Tree Fern	Native	75L	6-12m	N/A	32
DIC ant	Dicksonia anterctica	Soft Tree Fern	Native	45L	6-12m	N/A	38
ELA ret	Eleaocarpus reticulatis	Blueberry Ash	Native	100L	6-10m	N/A	4
	MIX TYPE 1 - SHADE/ PART SHADE						
	SHRUBS						
ALP cae	*Alpinia caerulea*	Native Ginger	Native	200mm	1-3m	500mm	1 per m2
ACA myr	Acacia myrtifolia	Myrtle wattle	Native	200mm	1-3m	500mm	1 per m2
BUR spi	*Bursaria spinosa*	Native Blackthorn	Native	200mm	1m x 1m	300mm	2 per m2
BAU rub	*Bauera rubioides*	River Rose	Native	200mm	1-1.5m	300mm	2 per m2
ASP nid	*Asplenium nidus*	Bird's nest fern	Native	200mm	1-1.5m	300mm	2 per m2
CAR gla	*Carpobrotus glaucescens 'CAR10'*	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
BAN spi	*Banksia spinulosa*	Hairpin Banksia	Native	300mm	1-3m	300mm	1 per m2
CAL dub	*Calochlaena dubia*	Soft Bracken	Native	150mm	0.4m x 1m	100mm	4 per m2
GOO ova	*Goodenia ovata*	Hop goodenia	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	*Dictichlis distochophylla*	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SPI ser	*Spinifex sericeus*	Hariy Spinifex	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SYZ pan	*Syzygium paniculatum*	Lilly Pilly	Native	150mm	1-3m	100mm	2 per m2
ZIE smi	Zieria smithii	Sandfly zieria	Native	300mm	1-1.5m	300mm	2 per m2
	GRASSES						
DIA cae	*Dianella caerulea*	Cassa Blue	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	*Lomandra longfolia 'Tanika'*	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CLI min	*Clivia miniata*	Clivia	Native	150mm	60cm x 60cm	200mm	3 per m2
THE tri	*Themeda triandra*	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
CRO exa	*Crowea exalata*	Waxflower	Native	150mm	0.3m x 0.7m	100mm	4 per m2
DIC cri	*Dichelachne crinita*	Longhair Plume Grass	Native	200mm	1-1.5m	300mm	2 per m2
POA lab	*Poa labillardierei*	Common Tussock-grass	Native	150mm	100cm x 60cm	200mm	3 per m2
ART mil	*Arthropodium milleflorum*	Vanilla Lily	Native	150mm	60cm x 60cm	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
VIO hed	*Viola hederacea*	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
ZOY ten	*Zoysia tenuifolia*	No - Mow Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2
MYO par	*Myoporum parvifolium 'yareena'*	Creeping Boobialla	Native	150mm	0.2m x 5m	100mm	4 per m2
DIC rep	*Dichondra repens*	Kidneyweed	Native	150mm	0.2m x 0.6m	100mm	4 per m2
DIC cae	*Dianella caerulea*	Cassa Blue	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	*Lomandra longfolia 'Tanika'*	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CLI min	*Clivia miniata*	Clivia	Native	150mm	60cm x 60cm	200mm	3 per m2
THE tri	*Themeda triandra*	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
CRO exa	*Crowea exalata*	Waxflower	Native	150mm	0.3m x 0.7m	100mm	4 per m2
DIC cri	*Dichelachne crinita*	Longhair Plume Grass	Native	200mm	1-1.5m	300mm	2 per m2
POA lab	*Poa labillardierei*	Common Tussock-grass	Native	150mm	100cm x 60cm	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
MYO par	*Myoporum parvifolium 'yareena'*	Creeping Boobialla	Native	150mm	0.2m x 5m	100mm	4 per m2
CAS gla	*Casuarina glauca*	Cousin it	Native	150mm	0.3m x 1m	100mm	4 per m2
SAR har	*Sarcopetalum harvevanum*	The Pearl Vine	Native	150mm	0.3m x 1m	100mm	4 per m2
CIS ant	*Cissus antarctica*	Kangaroo vine	Native	150mm	0.2m x 0.6m	100mm	4 per m2
	MIX TYPE 2 - FULL SUN/ PART SHADE						
	SHRUBS						
HAK ser	*Hakea sericea*	Bushy Needlewood	Native	300mm	1-3m	300mm	1 per m2
CAL dub	*Calochlaena dubia*	Soft Bracken	Native	150mm	0.4m x 1m	100mm	4 per m2
ASP nid	*Asplenium nidus*	Bird's nest fern	Native	200mm	1-1.5m	300mm	2 per m2
BAU rub	*Bauera rubioides*	River Rose	Native	200mm	1-1.5m	300mm	2 per m2
OZO dio	*Ozothamnus diosmifolius*	Rice Flower	Native	200mm	1-1.5m	300mm	2 per m2
BAN spi	*Banksia spinulosa*	Hairpin Banksia	Native	300mm	1-3m	300mm	1 per m2
	GRASSES						
LOM lon	*Lomandra longfolia 'Tanika'*	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CRO exa	*Crowea exalata*	Waxflower	Native	150mm	0.3m x 0.7m	100mm	4 per m2
DIC cri	*Dichelachne crinita*	Longhair Plume Grass	Native	200mm	1-1.5m	300mm	2 per m2
POA lab	*Poa labillardierei*	Common Tussock-grass	Native	150mm	100cm x 60cm	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
MYO par	*Myoporum parvifolium 'yareena'*	Creeping Boobialla	Native	150mm	0.2m x 5m	100mm	4 per m2
CAS gla	*Casuarina glauca*	Cousin it	Native	150mm	0.3m x 1m	100mm	4 per m2
SAR har	*Sarcopetalum harvevanum*	The Pearl Vine	Native	150mm	0.3m x 1m	100mm	4 per m2
CIS ant	*Cissus antarctica*	Kangaroo vine	Native	150mm	0.2m x 0.6m	100mm	4 per m2
DIC rep	*Dichondra repens*	Kidneyweed	Native	150mm	0.2m x 0.6m	100mm	4 per m2
	MIX TYPE 3- PART SHADE						
	SHRUBS						
ALP cae	*Alpinia caerulea*	Native Ginger	Native	200mm	1-3m	500mm	1 per m2
PHI xan	*Philodendron xanadu*	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	2 per m2
ASP nid	*Asplenium nidus*	Bird's nest fern	Native	200mm	1-1.5m	300mm	2 per m2
CAR gla	*Carpobrotus glaucescens 'CAR10'*	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
THE aus	*Themeda triandra*	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	*Dictichlis distochophylla*	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SPI ser	*Spinifex sericeus*	Hariy Spinifex	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DOR exc	*Doryanthes excelsa*	Gymea Lilly	Native	300mm	1-3m	300mm	1 per m2
	GRASSES						
DIA cae	*Dianella caerulea*	Cassa Blue	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	*Lomandra longfolia 'Tanika'*	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CLI min	*Clivia miniata*	Clivia	Native	150mm	60cm x 60cm	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
VIO hed	*Viola hederacea*	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
ZOY ten	*Zoysia tenuifolia*	No - Mow Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2
MYO par	*Myoporum parvifolium 'yareena'*	Creeping Boobialla	Native	150mm	0.2m x 5m	100mm	4 per m2
CIS ant	*Cissus antarctica*	Kangaroo vine	Native	150mm	0.2m x 0.6m	100mm	4 per m2

LEGENDS

REFER TO SCHEDULE OF LANDSCAPE WORKS FOR DETAILS & FINISHES

GENERAL

- BOUNDARY
- PROPOSED TREE
  REFER PLANTING PLAN
- EXISTING TREE
  TO BE RETAINED AND PROTECTED
  REFER TO ARBORIST REPORT
- TREES TO BE REMOVED
- EXTENT OF BASEMENT
- EXTENT OF STRUCTURAL SOIL

FINISHES - HARDSCAPE

- P1: PAVEMENT PROFILE 1
  COLOURED CONCRETE PAVERS
  REFER TO LANDSCAPE SPECIFICATION
- P2: PAVEMENT PROFILE 2
  COLOURED CONCRETE PAVERS
  REFER TO LANDSCAPE SPECIFICATION
- P3: PAVEMENT PROFILE 3
  DECOMPOSED GRANITE - DECO GOLD
  REFER TO LANDSCAPE SPECIFICATION
- P4: PAVEMENT PROFILE 4
  RECYCLED SANDSTONE STEPPING STONES
- TD: TIMBER DECKING
  REFER TO LANDSCAPE SPECIFICATION
- SW1: SEATING WALL: SANDSTONE BLOCK SEATING
  REFER TO LANDSCAPE SPECIFICATION
- SB: RECYCLED NATURAL SANDSTONE BOULDERS
  REFER TO LANDSCAPE SPECIFICATION
- W1: WALL TYPE 1 - BRICK WALL
  REFER TO LANDSCAPE SPECIFICATION
- W2: WALL TYPE 2 - GRC PLANTER BOXES
  REFER TO LANDSCAPE SPECIFICATION

EDGE TREATMENT

- SE: 8MM ROLLED CORTEN RAISED STEEL EDGING
  MAX 250MM IN DEPTH WITH 400MM SETDOWN

FINISHES - SOFTSCAPE

- PA :PLANTED AREA - ON GRADE
  REFER SCHEDULE OF LANDSCAPE WORKS
- RPA :RAISED PLANTED AREA
  REFER SCHEDULE OF LANDSCAPE WORKS
- TU: NATURAL TURF
  REFER SCHEDULE OF LANDSCAPE WORKS

GRADING & DRAINAGE

- EX 0.00 — EXISTING LEVEL
- RL 0.00 — PROPOSED FINISHED SURFACE LEVEL
- TW +0.45 — TOP OF WALL LEVEL
- SD +0.35 — SOIL DEPTH
- SSL -0.10 — STRUCTURAL SLAB LEVEL
- TM +0.35 — TOP OF MOUND HEIGHT
- STAIR
  (ARROW INDICATES UP)

PLANTING

- PROPOSED TREE
  REFER SCHEDULE OF LANDSCAPE WORKS
- ACCENT SHRUBS

CANOPY SHOWN IS INDICATIVE OF SPREAD ONLY.

NOTE:
REFER PLANT SCHEDULE FOR PLANT SPECIES, QUANTITIES, POT SIZES + INSTALLATION REQUIREMENTS.

FURNITURE & LIGHTING

- F1 : FURNITURE TYPE 1 - SIDE TABLE
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- F2 : FURNITURE TYPE 2 - PICNIC LINEA TABLE
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- F3 : FURNITURE TYPE 3 - INSITU CONCRETE BAR BENCH AND STOOLS
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- F4 : FURNITURE TYPE 4: OUTDOOR LOUNGE SINGLE CHAIR
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- BBQ: OUTDOOR BBQ BUILT IN WITH CONCRETE BENCH AND TIMBER CLADDING
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- FE1 : FENCE TYPE 1: GLASS SCREEN BALUSTRADE
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- G1 : GATE TYPE 1: ALUMINUM SLAT GATE
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- PER : PERGOLA STRUCTURE
  REFER SCHEDULE OF LANDSCAPE WORKS
- HR1 : HAND RAIL TYPE 1
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- L1 : LIGHTING TYPE 1
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- L2 : LIGHTING TYPE 2
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD
- L3 : LIGHTING TYPE 3
  REFER SCHEDULE OF LANDSCAPE WORKS
  REFER TO COUNCIL STANDARD

NOTE:
LIGHTING SHOWN INDICATIVELY - SUBJECT TO ENGINEERS INPUT

KERB TYPES TO ENGINEER DETAILS

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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
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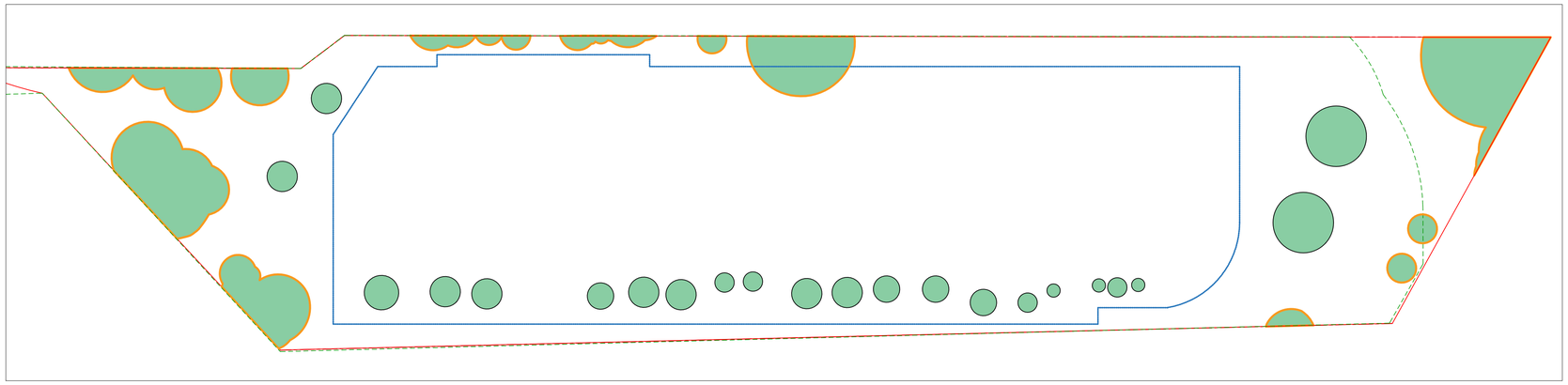
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Drafting Check	Design Check
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Date	
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Client: LANE COVE DEVELOPMENTS NO.1 PTY LTD
Project: 300 BURNS BAY ROAD, LANE COVE
Title: PLANTING SCHEDULE & LEGENDS

Original Size: A1
Drawing No: LD-DA-001
Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg

TREE CANOPY

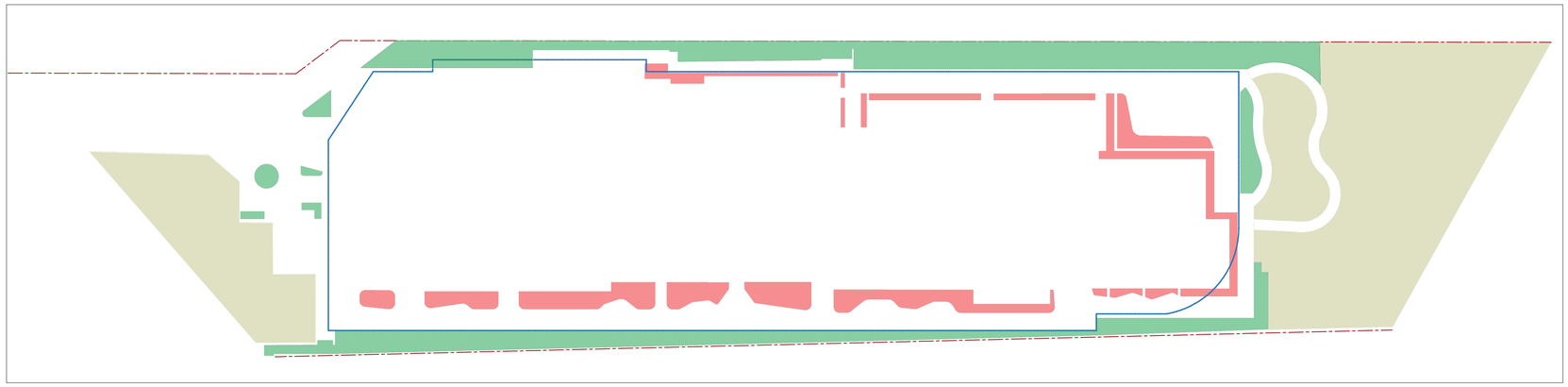


TREE CANOPY AREA: 13%

RETAINED TREE CANOPY: 4%

PROPOSED TREE CANOPY: 6%

DEEP SOIL

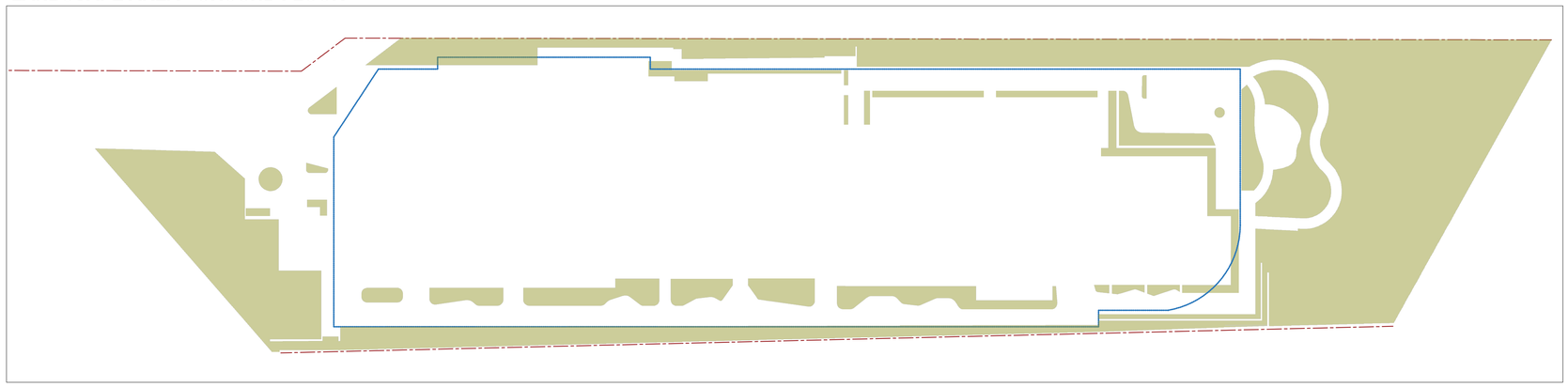


DEEP SOIL <6m: 9%

DEEP SOIL >6m: 18%

LANDSCAPE ON STRUCTURE: 4%

LANDSCAPE AREA - GROUND FLOOR



LANDSCAPED AREA: 32%

LANDSCAPE AREA, CALCULATED IN ACCORDANCE WITH THE HOUSING SEPP DEFINITION (EXCLUDING ANY LANDSCAPING ON STRUCTURE): 27%

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Approved (Project Director)	
Date	
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Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD

Project: 300 BURNS BAY ROAD, LANE COVE

Title: COMPLIANCE DIAGRAMS

Original Size: A1

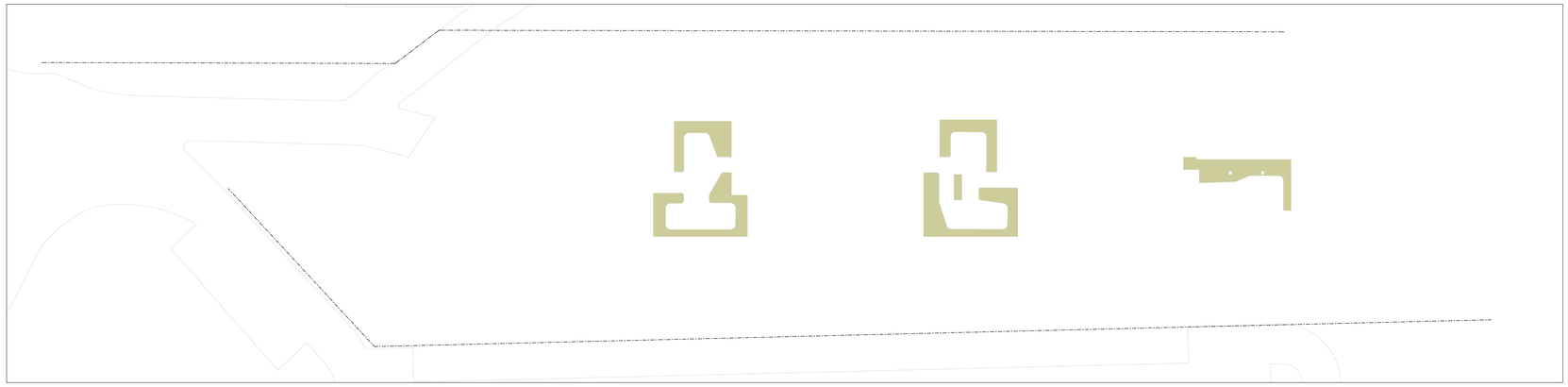
Drawing No: LD-DA-002

Rev: 1

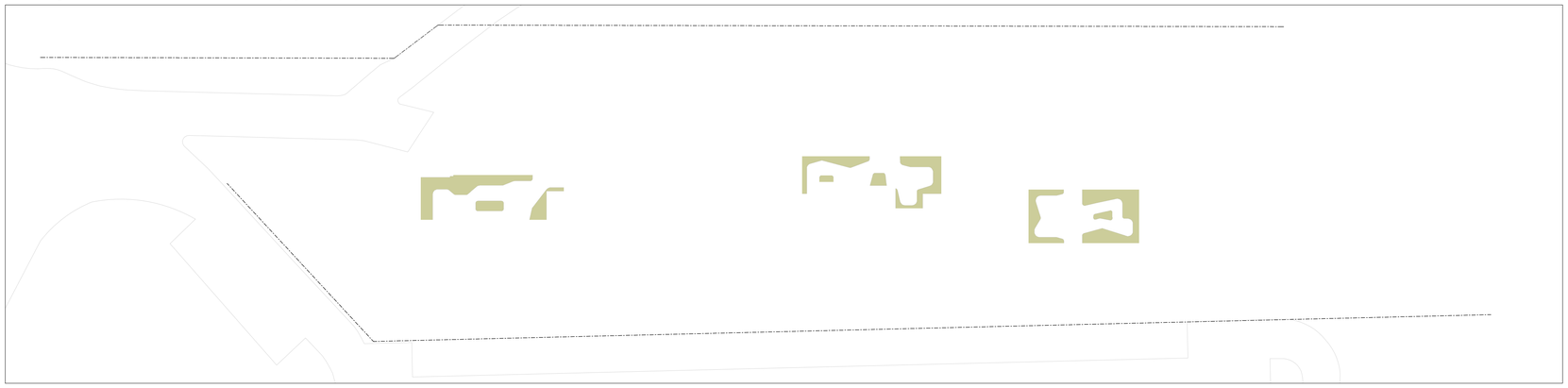
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LANDSCAPED AREA - LEVEL 7 & 8



LANDSCAPED AREA - LEVEL 10 & 12



LANDSCAPED AREA - LEVEL 15



LANDSCAPED AREA: 4%

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No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

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Date	
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Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD

Project: 300 BURNS BAY ROAD, LANE COVE

Title: COMPLIANCE DIAGRAM

Original Size: A1

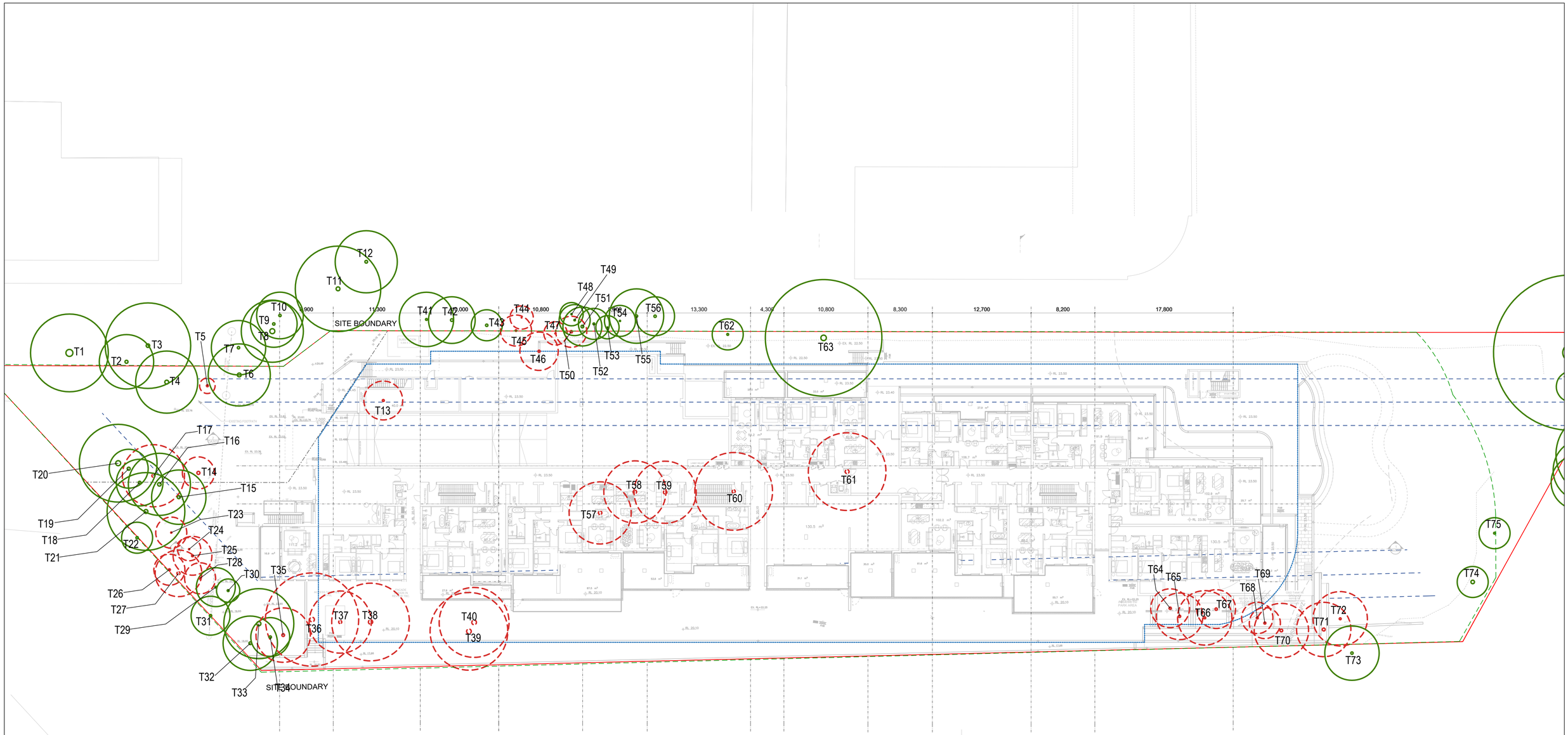
Drawing No: LD-DA-003

Rev: 1

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No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

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0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

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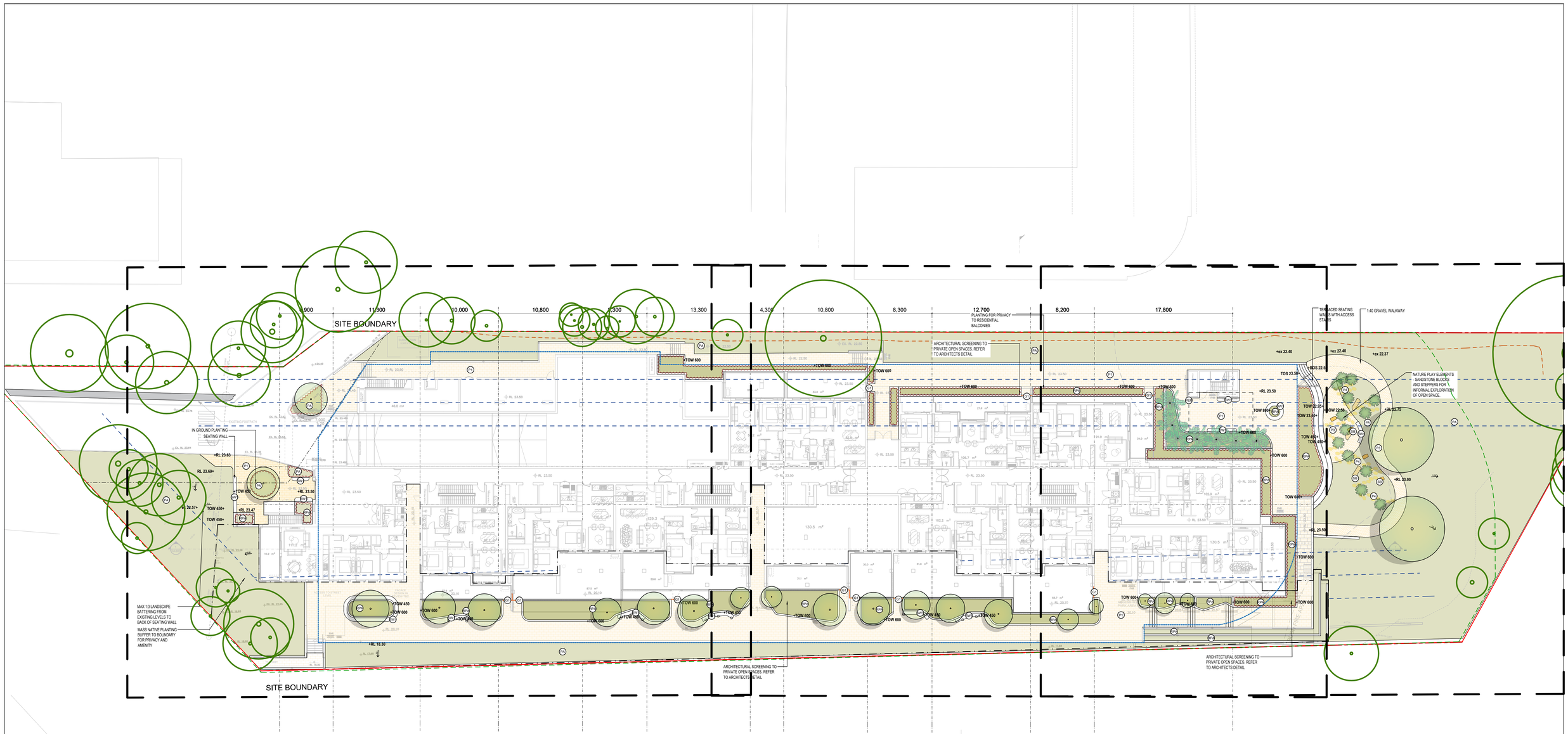
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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project 300 BURNS BAY ROAD, LANE COVE
Title TREE MANAGEMENT PLAN

Original Size A1 Drawing No: LD-DA-004 Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg



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No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

Note: * indicates signatures on original issue of drawing or last revision of drawing

0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

CLIENT: LEVEL 33

ARCHITECT: 131

LANDSCAPE: Land+Form®

DO NOT SCALE

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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project: 300 BURNS BAY ROAD, LANE COVE
Title: GROUND FLOOR LANDSCAPE PLAN

Original Size: A1
Drawing No: LD-DA-100
Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg

6,900 | 11,300 | 10,000 | 10,800 | 8,300 | 13,300

SITE BOUNDARY

EXISTING FOOTPATH

IN GROUND PLANTING
SEATING WALL

MAX 1:3 LANDSCAPE BATTERING FROM EXISTING LEVELS TO BACK OF SEATING WALL

MASS NATIVE PLANTING BUFFER TO BOUNDARY FOR PRIVACY AND AMENITY

ACCESS TO STREET LEVEL

FACADE DESIGN IN REVIEW TBC.

+RL 23.63
RL 23.69+
+RL 23.47
+RL 23.50
+RL 18.30
ex 22.57+
TOW 450+
TOW 450+
+TOW 450
+TOW 600
+TOW 600
+TOW 450
+TOW 600
+TOW 450
+TOW 600
+TOW 450
+TOW 600
+TOW 600

PA P1 SW1 RPA G1

7,000
1:20

SITE BOUNDARY

ARCHITECTURAL
PRIVATE OPEN SP
TO ARCHITECTS D

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

CLIENT
LEVEL 33

ARCHITECT
131

LANDSCAPE
Land+Form

DO NOT SCALE

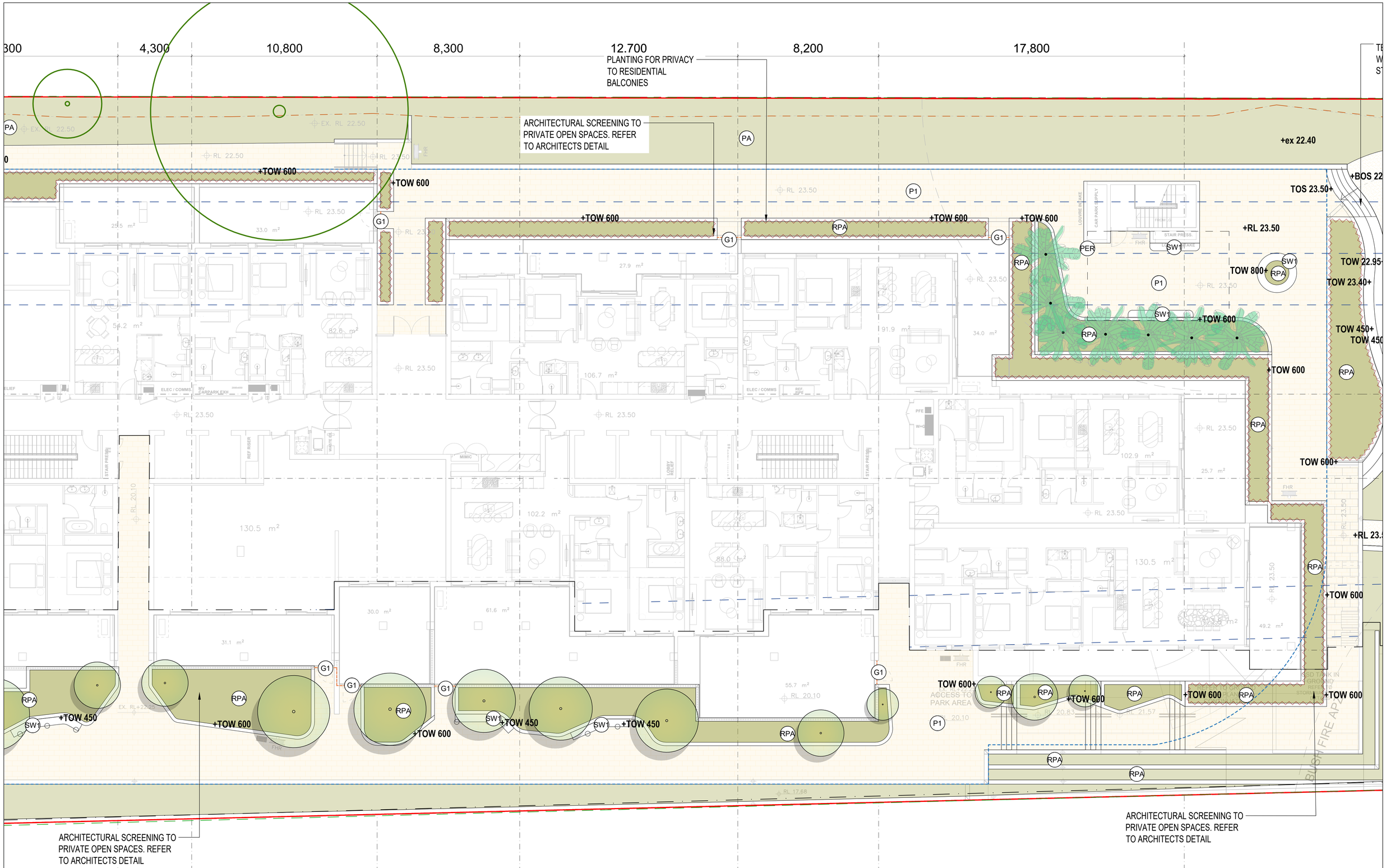
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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project 300 BURNS BAY ROAD, LANE COVE
Title DETAILED GROUND FLOOR LANDSCAPE PLAN

Original Size A1
Drawing No: LD-DA-101
Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg



No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

CLIENT
LEVEL 33

ARCHITECT
131

LANDSCAPE
Land+Form®

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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project 300 BURNS BAY ROAD, LANE COVE
Title DETAILED GROUND FLOOR LANDSCAPE PLAN

Original Size A1
Drawing No: LD-DA-102
Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg

8,200

17,800

TERRACED SEATING WALLS WITH ACCESS STAIRS

1:40 GRAVEL WALKWAY

NATURE PLAY ELEMENTS - SANDSTONE BLOCKS AND STEPPERS FOR INFORMAL EXPLORATION OF OPEN SPACE.

ARCHITECTURAL SCREENING TO PRIVATE OPEN SPACES. REFER TO ARCHITECTS DETAIL

+ex 22.40

+ex 22.40

+ex 22.37

+BOS 22.55

TOS 23.50+

+RL 23.50

TOW 22.95+

+BOW 22.50

TOW 23.40+

+RL 22.75

TOW 800+

TOW 450+

TOW 450+

+TOW 600

+TOW 600

+TOW 600

+TOW 600

+TOW 600

+TOW 600

TOW 600+

TOW 600+

+RL 23.00

+RL 23.50

PA P1 G1 RPA PER SW1 P3 P4 SB

RL 23.50

191.9 m²

34.0 m²

102.9 m²

25.7 m²

130.5 m²

49.2 m²

88.0 m²

55.7 m²

RL 20.10

RL 20.83

RL 21.57

RL 17.68

ELEC / COMMS

STAIR PRESS.

LOUVRE INTAKE

CAR PARK SUPPLY

FROM LG

FHR

PFE

W+G

SSD TANK IN GROUND

BUSH FIRE APZ

1:14

A300

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

CLIENT

LEVEL 33

ARCHITECT

LANDSCAPE

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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD

Project 300 BURNS BAY ROAD, LANE COVE

Title DETAILED GROUND FLOOR LANDSCAPE PLAN

Original Size A1

Drawing No: LD-DA-103

Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed

Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg

292-298 BURNS BAY ROAD

6,900 10,300 11,300 10,000 10,800 8,300 13,300 4,300 10,800 8,300 12,700 8,200 17,800

SITE BOUNDARY

EASEMENT FOR DRAINAGE

EASEMENT TO DRAIN WATER

9m SETBACK

6m SETBACK

CARRIAGEWAY EASEMENT

LEVEL 7

UNIT A.L7.06 108.1 m²

UNIT A.L7.05 94.2 m²

UNIT A.L7.04 93.8 m²

UNIT A.L7.07 94.2 m²

UNIT A.L7.01 111.2 m²

UNIT A.L7.03 140.0 m²

UNIT B.L7.06 93.8 m²

UNIT B.L7.07 93.8 m²

UNIT B.L7.01 94.2 m²

UNIT B.L7.02 93.8 m²

UNIT B.L7.03 88.4 m²

UNIT C.L7.04 140.0 m²

UNIT C.L7.01 77.1 m²

UNIT C.L7.02 91.9 m²

UNIT C.L7.03 88.0 m²

LIFT

LIFT

LIFT

BUFFER PLANTING FOR WIND AMELIORATION.

RAISED SUN LOUNGE TERRACE

SUNBEDS SIDE TABLES.

PLUNGE POOL

DECO GRAVEL MAINTENANCE ACCESS PATHWAY.

PLEASE NOTE: CANOPY SHOWN IS INDICATIVE OF SPREAD ONLY.

PLEASE NOTE: CANOPY SHOWN IS INDICATIVE OF SPREAD ONLY.

12m SETBACK

9m SETBACK

6m SETBACK

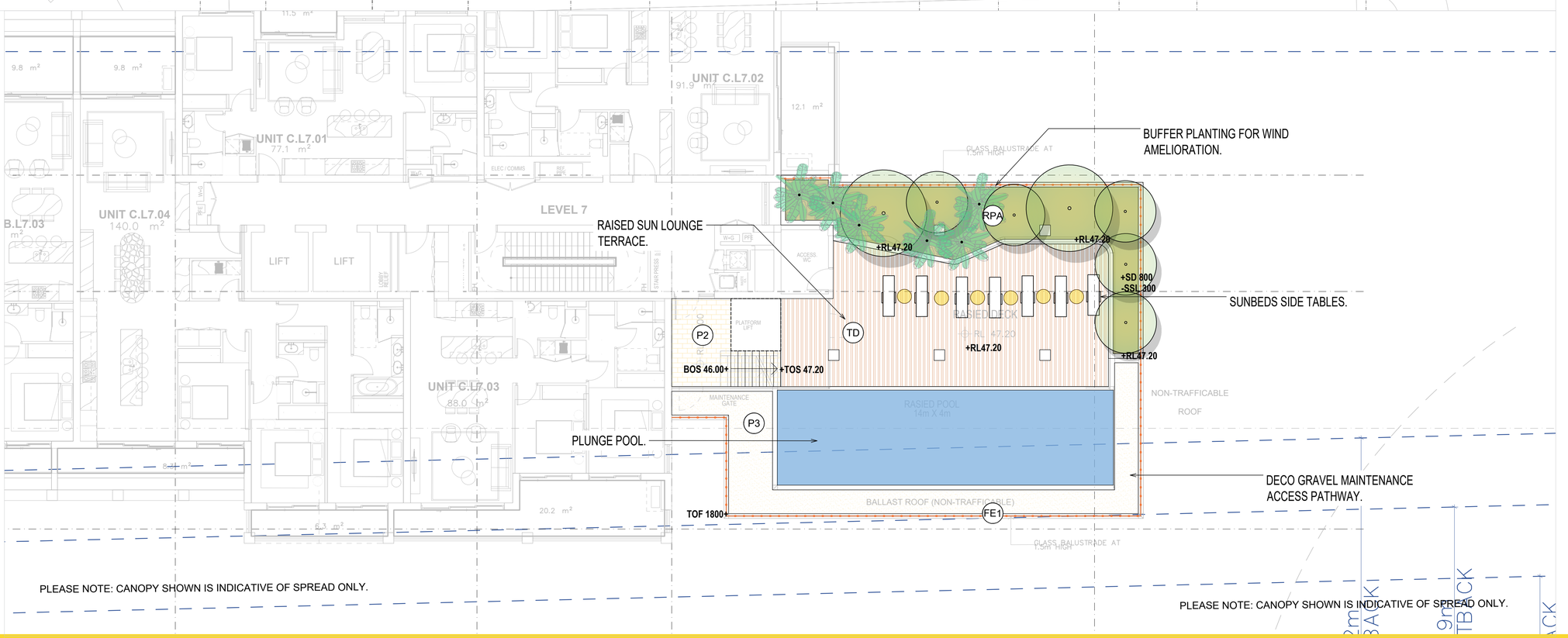
BURNS BAY ROAD

SITE BOUNDARY

1 STOREY GARAGE STRUCTURE

0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE



No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 1 2 3 4 5m

SCALE 1:100 AT ORIGINAL SIZE

CLIENT

LEVEL 33

ARCHITECT

LANDSCAPE

Land+Form®

DO NOT SCALE

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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD

Project 300 BURNS BAY ROAD, LANE COVE

Title LEVEL 7 ROOFTOP PLAN

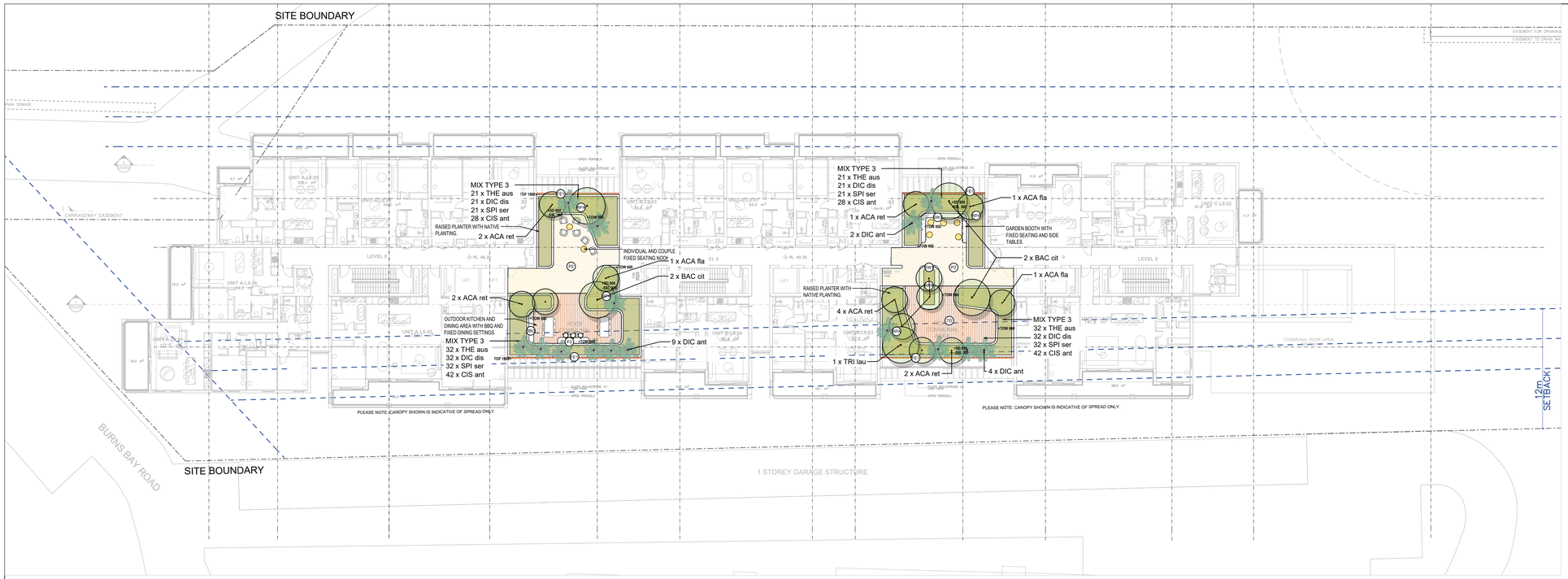
Original Size A1

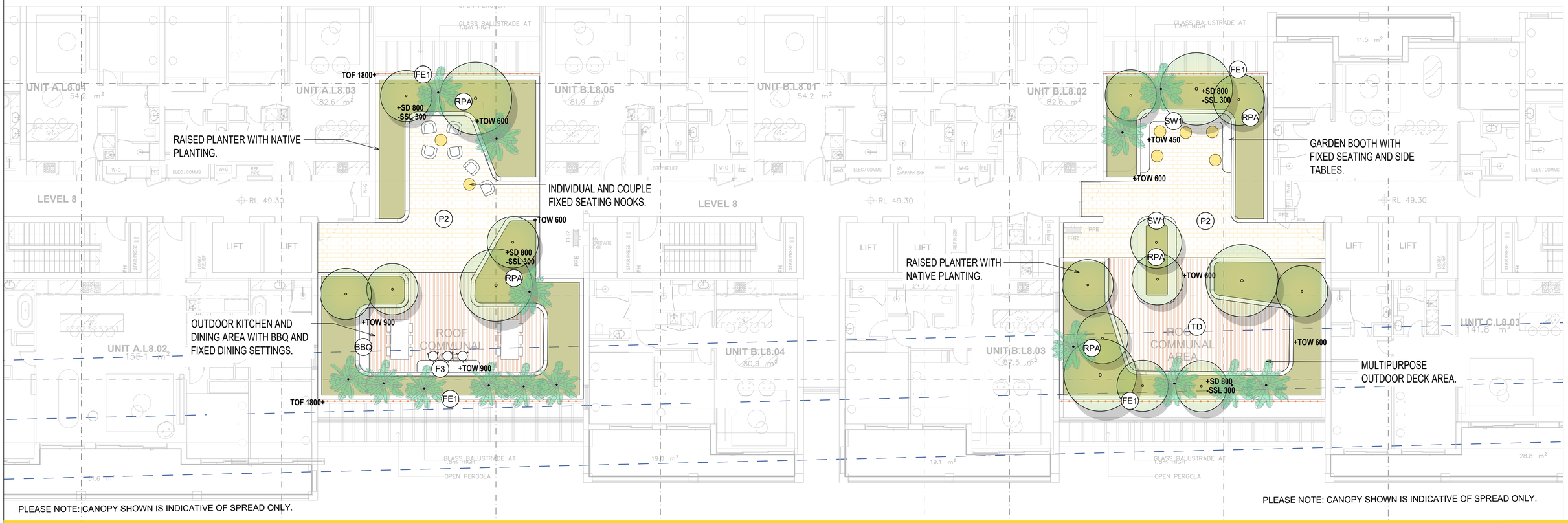
Drawing No: LD-DC-110

Rev: 1

Plot Date: 15 December 2025 - 4:44 PM Plotted by: Ranine Hamed

Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg





No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

Note: * indicates signatures on original issue of drawing or last revision of drawing

CLIENT: LEVEL 33

ARCHITECT: 131

LANDSCAPE: Land+Form®

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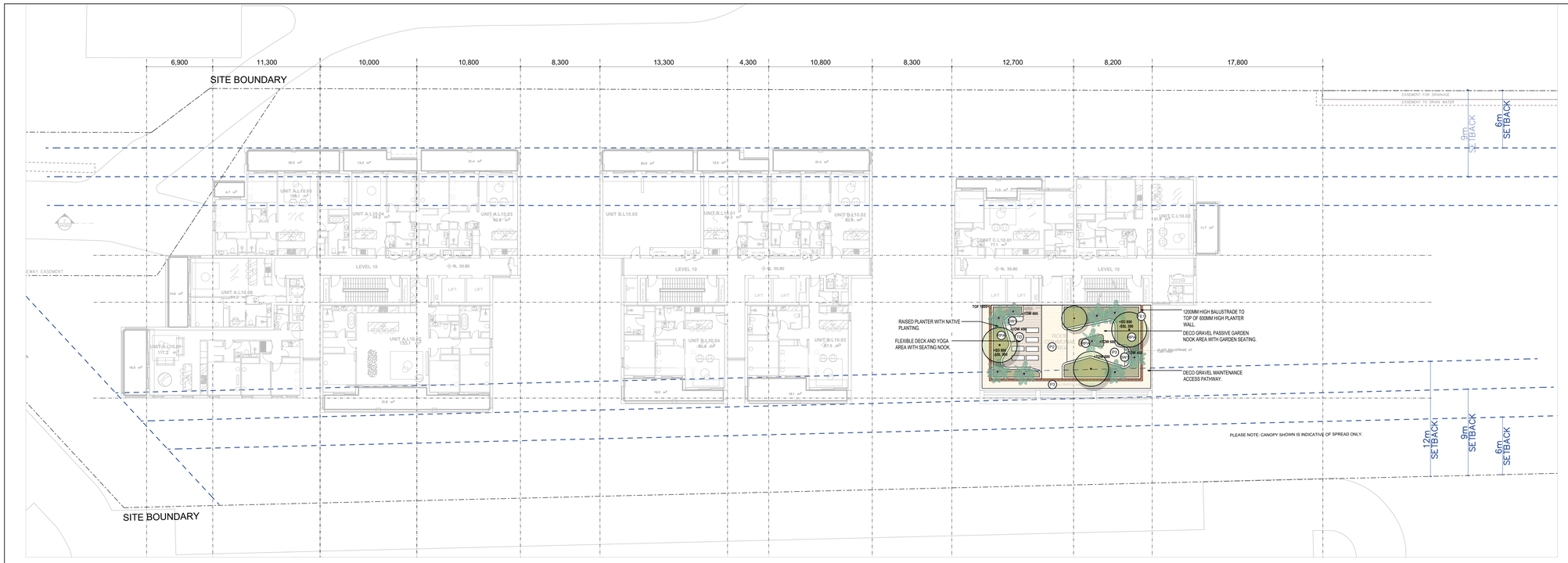
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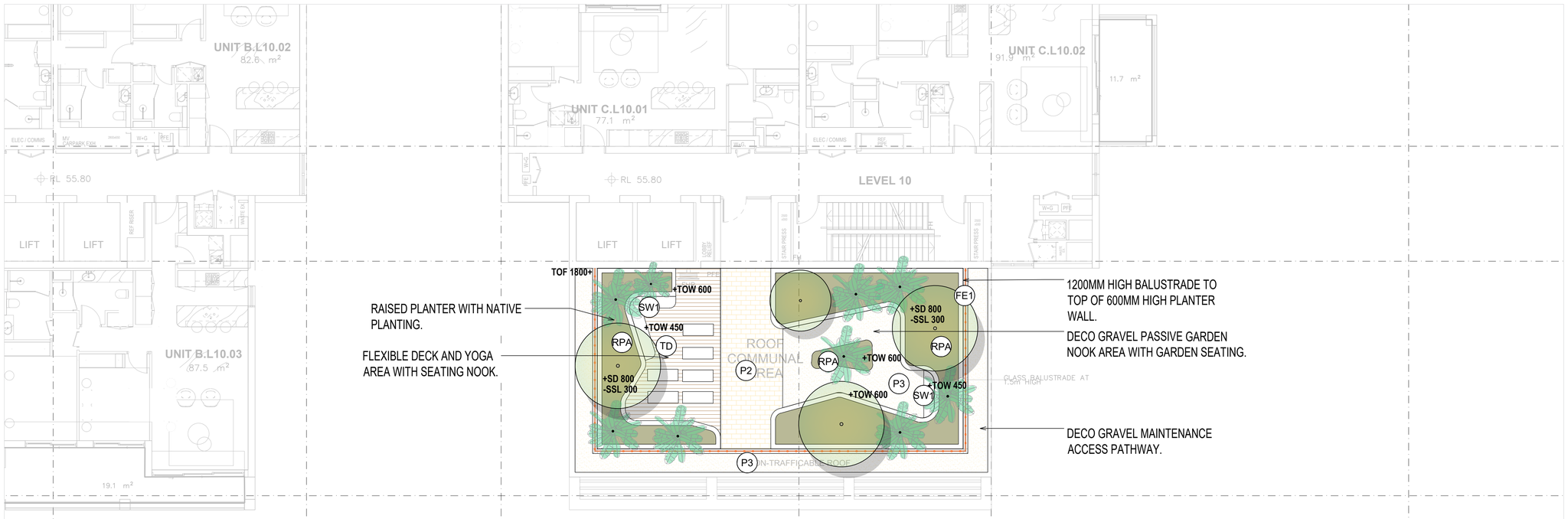
Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project: 300 BURNS BAY ROAD, LANE COVE
Title: LEVEL 8 ROOFTOP PLAN

Original Size: A1
Drawing No: LD-DC-120
Rev: 1

Plot Date: 15 December 2025 - 4:44 PM
Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg





No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

Note: * indicates signatures on original issue of drawing or last revision of drawing

CLIENT: LEVEL 33

ARCHITECT: 131

LANDSCAPE: Land+Form

DO NOT SCALE

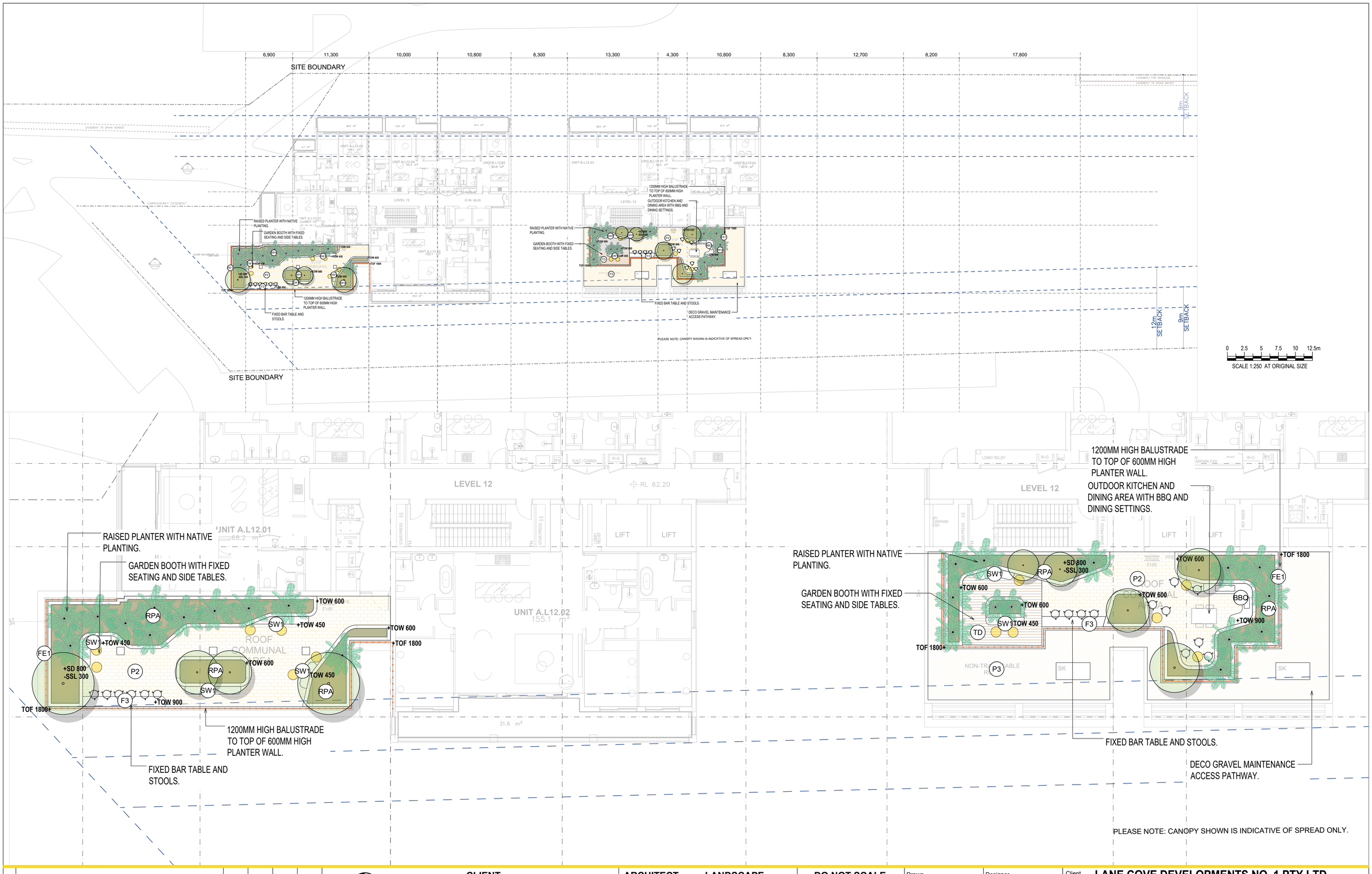
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Drawn | Designer
Drafting Check | Design Check
Approved (Project Director)
Date
Scale
This Drawing must not be used for Construction unless signed as Approved

Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project: 300 BURNS BAY ROAD, LANE COVE
Title: LEVEL10 ROOFTOP PLAN

Original Size: A1
Drawing No: LD-DC-130
Rev: 1

Plot Date: 15 December 2025 - 4:44 PM
Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg



No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

CLIENT: LEVEL 33

ARCHITECT

LANDSCAPE: Land+Form

DO NOT SCALE

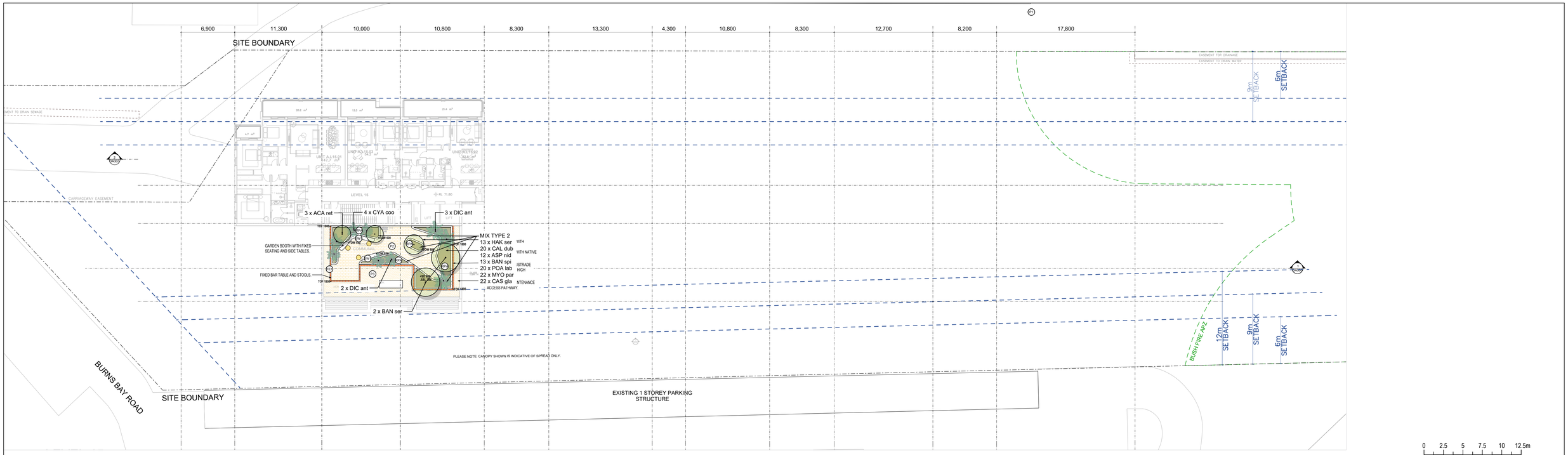
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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project: 300 BURNS BAY ROAD, LANE COVE
Title: LEVEL 12 ROOFTOP PLAN

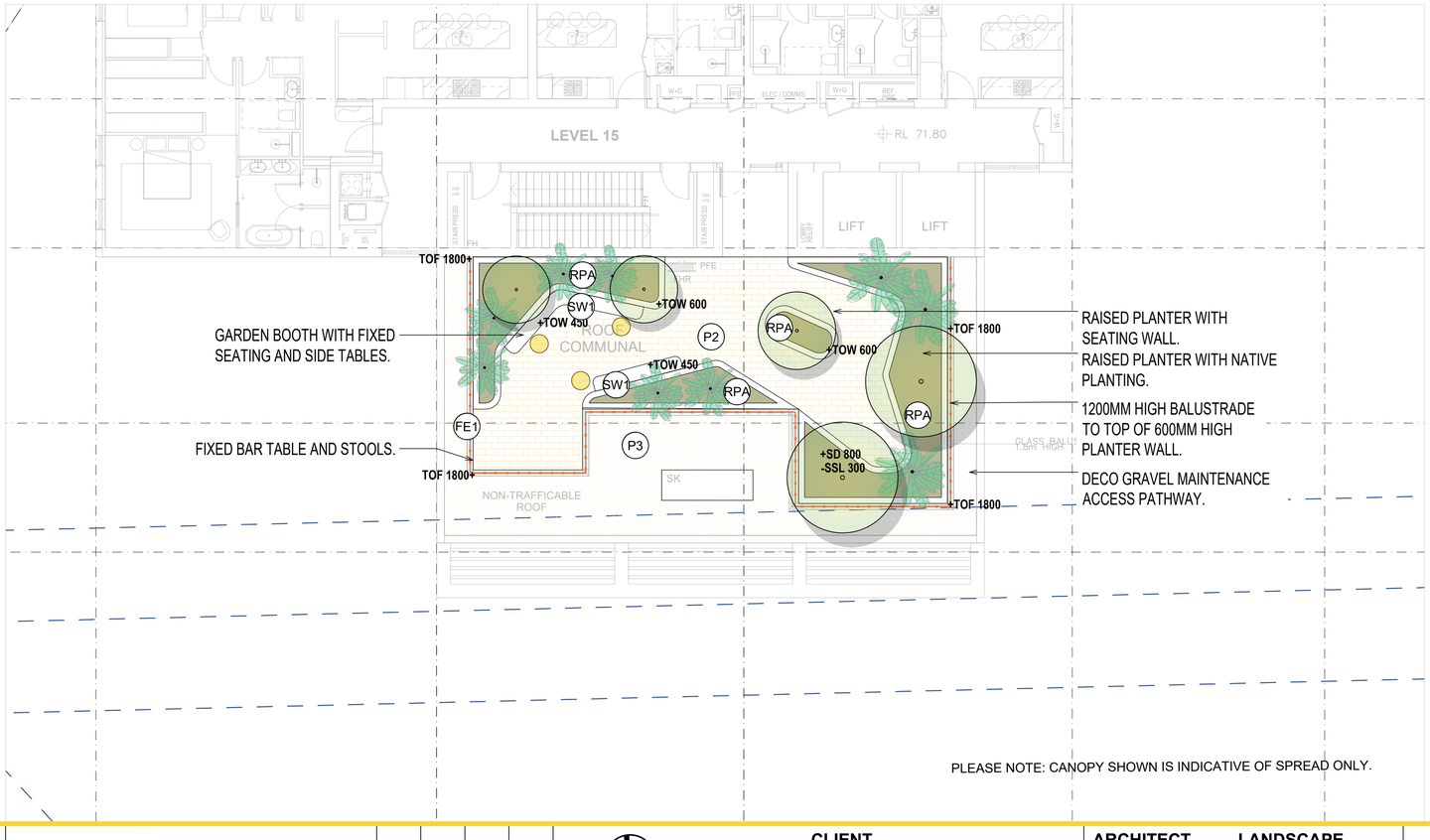
Original Size: A1
Drawing No: LD-DC-140
Rev: 1

Plot Date: 15 December 2025 - 4:44 PM
Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg



0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE



PLEASE NOTE: CANOPY SHOWN IS INDICATIVE OF SPREAD ONLY.

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 1 2 3 4 5m

SCALE 1:100 AT ORIGINAL SIZE

CLIENT

LEVEL 33

ARCHITECT

LANDSCAPE

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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project: 300 BURNS BAY ROAD, LANE COVE
Title: LEVEL 15 ROOFTOP PLAN

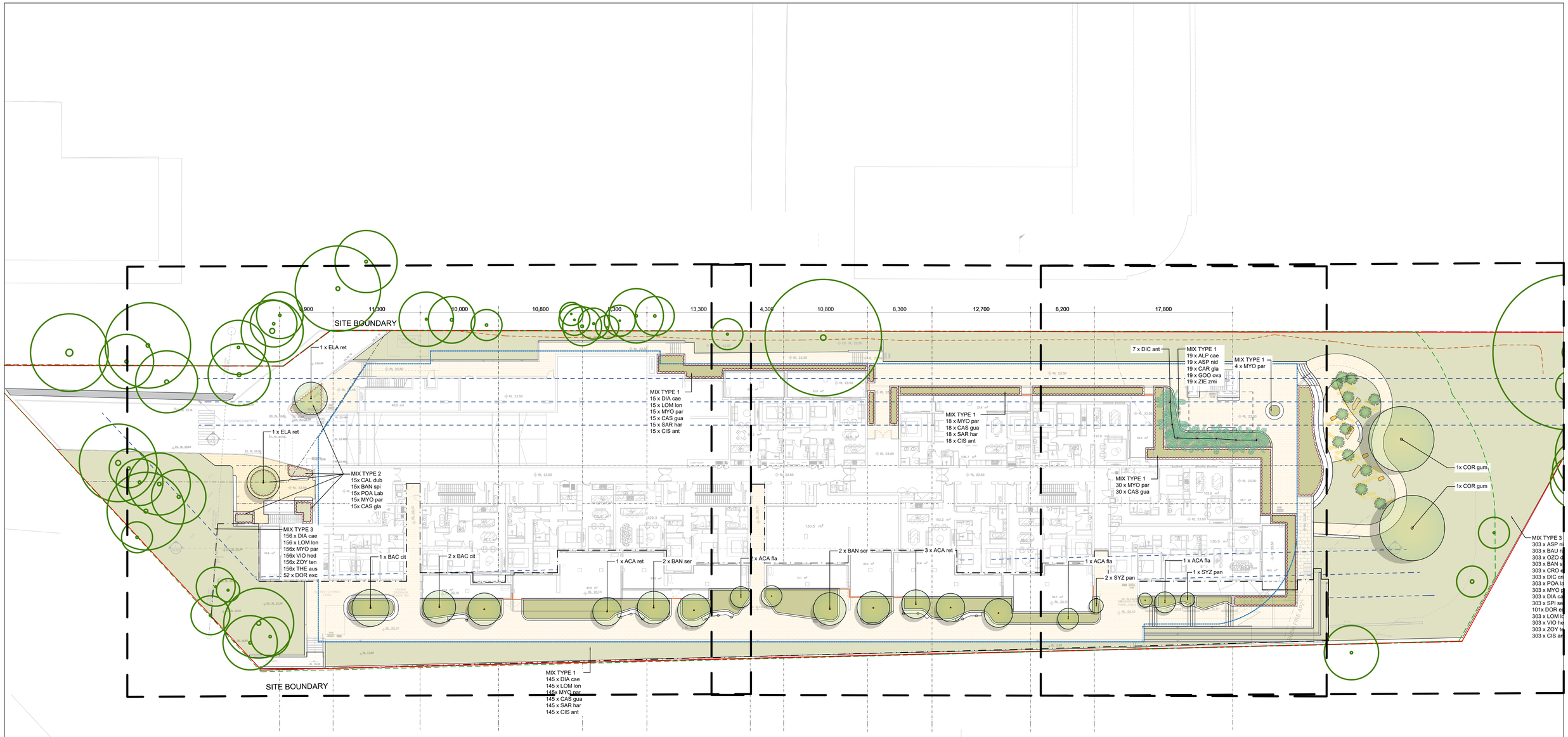
Original Size: A1

Drawing No: LD-DC-150

Rev: 1

Plot Date: 15 December 2025 - 4:44 PM Plotted by: Ranine Hamed

Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg



PLEASE NOTE: CANOPY SHOWN IS INDICATIVE OF SPREAD ONLY.

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

CLIENT

LEVEL 33

ARCHITECT

LANDSCAPE

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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD

Project 300 BURNS BAY ROAD, LANE COVE

Title OVERALL GROUND FLOOR PLANTING PLAN

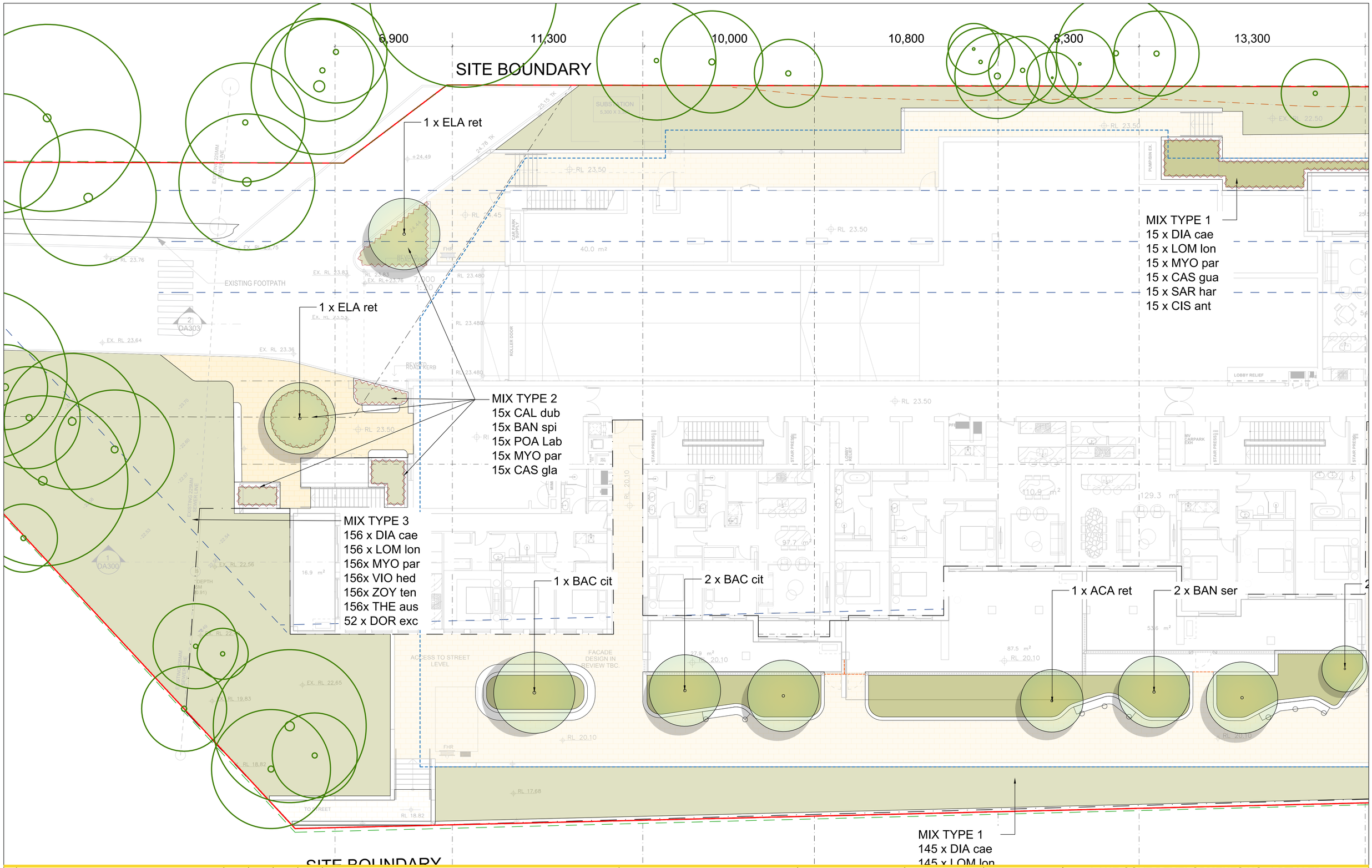
Original Size A1

Drawing No: LD-DA-200

Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed

Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg



No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 1 2 3 4 5m

SCALE 1:100 AT ORIGINAL SIZE

CLIENT LEVEL 33

ARCHITECT

LANDSCAPE Land+Form®

DO NOT SCALE

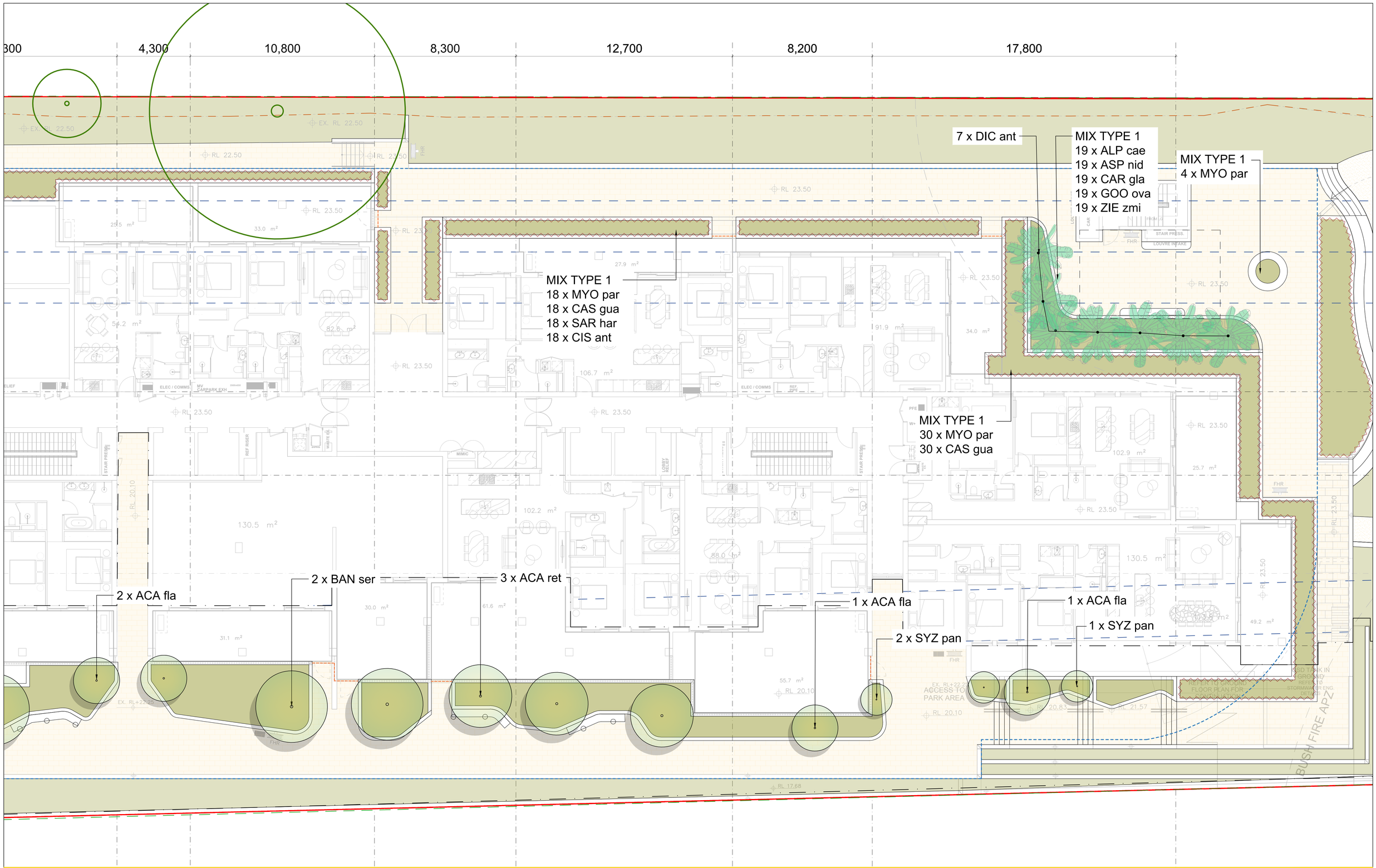
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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project 300 BURNS BAY ROAD, LANE COVE
Title DETAILED GROUND FLOOR PLANTING PLAN

Original Size A1 | Drawing No: LD-DA-201 | Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg



No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

CLIENT
LEVEL 33

ARCHITECT
131

LANDSCAPE
Land+Form®

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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project 300 BURNS BAY ROAD, LANE COVE
Title DETAILED GROUND FLOOR PLANTING PLAN

Original Size A1
Drawing No: LD-DA-202
Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg

8,200

17,800

7 x DIC ant

MIX TYPE 1
19 x ALP cae
19 x ASP nid
19 x CAR gla
19 x GOO ova
19 x ZIE zmi

MIX TYPE 1
4 x MYO par

MIX TYPE 1
30 x MYO par
30 x CAS gua

1 x ACA fla

1 x ACA fla

1 x SYZ pan

2 x SYZ pan

1x COR gum

1x COR gum

MIX TYPE 3
303 x ASP nid
303 x BAU rub
303 x OZO dio
303 x BAN spi
303 x CRO exa
303 x DIC cri
303 x POA lab
303 x MYO par
303 x DIA cae
303 x SPI ser
101x DOR exc
303 x LOM lom
303 x VIO hed
303 x ZOY ten
303 x CIS ant

RL 23.50
RL 23.50
RL 23.50
RL 23.50
RL 23.50
RL 20.10
RL 20.10
RL 20.83
RL 21.57
RL 17.68
RL 23.50
RL 23.50
RL 23.50
RL 23.50

292-298 BURNS BAY ROAD

6,900 10,300 11,300 10,000 10,800 8,300 13,300 4,300 10,800 8,300 12,700 8,200 17,800

SITE BOUNDARY

SITE BOUNDARY

BURNS BAY ROAD

1 STOREY GARAGE STRUCTURE

CARRIAGEWAY EASEMENT

EASEMENT FOR DRAINAGE

EASEMENT TO DRAIN WATER

6m SETBACK

9m SETBACK

12m SETBACK

LEVEL 7

UNIT A.L7.06 108.1 m²

UNIT A.L7.05 94.2 m²

UNIT A.L7.04 93.8 m²

UNIT B.L7.07 85.8 m²

UNIT B.L7.01 89.2 m²

UNIT B.L7.02 82.8 m²

UNIT C.L7.04 77.1 m²

UNIT C.L7.05 140.0 m²

UNIT A.L7.07 94.2 m²

UNIT A.L7.01 111.2 m²

UNIT A.L7.03 140.0 m²

UNIT B.L7.06 85.8 m²

UNIT B.L7.04 82.8 m²

UNIT B.L7.05 85.8 m²

UNIT B.L7.03 85.8 m²

UNIT C.L7.04 140.0 m²

6 x CYA coo
5 x ACA ret
2 x BAC cit

MIX TYPE 2
6 x HAK ser
20 x CAL dub
12 x ASP nid
6 x BAN spi
20 x POA lab
10 x MYO par
10 x CAS gla

CLASS BALUSTRADE AT 1.5m HIGH

RAISED DECK

TOP RL 47.20

RL 46.00

RAISED POOL 14m X 4m

BOS 46.98

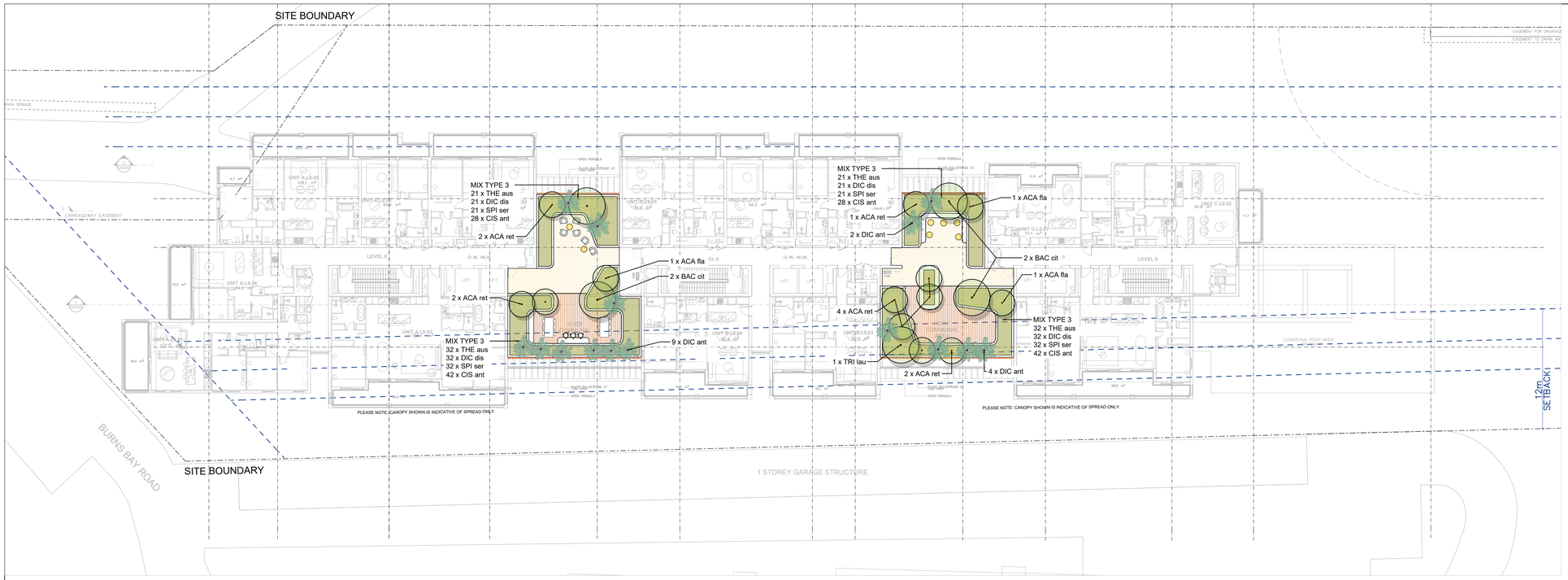
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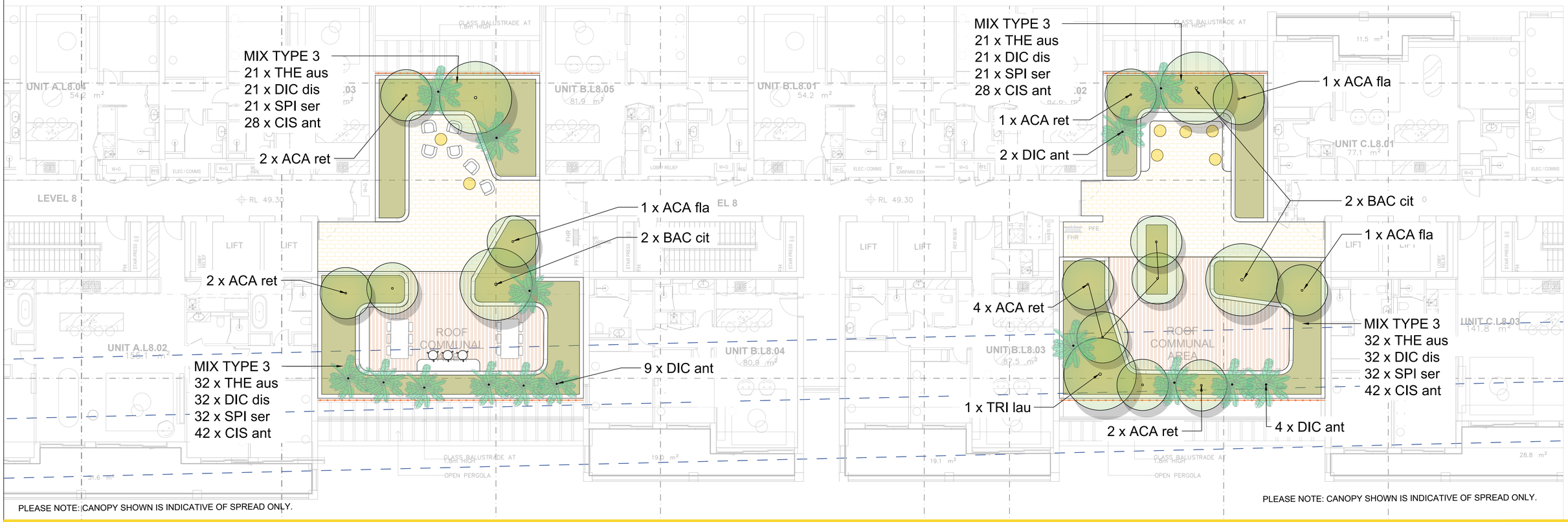
TOF 47.20

TOF 46.20

TOF 46.20

TOF 46





No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

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CLIENT: LEVEL 33

ARCHITECT: 131

LANDSCAPE: Land+Form

DO NOT SCALE

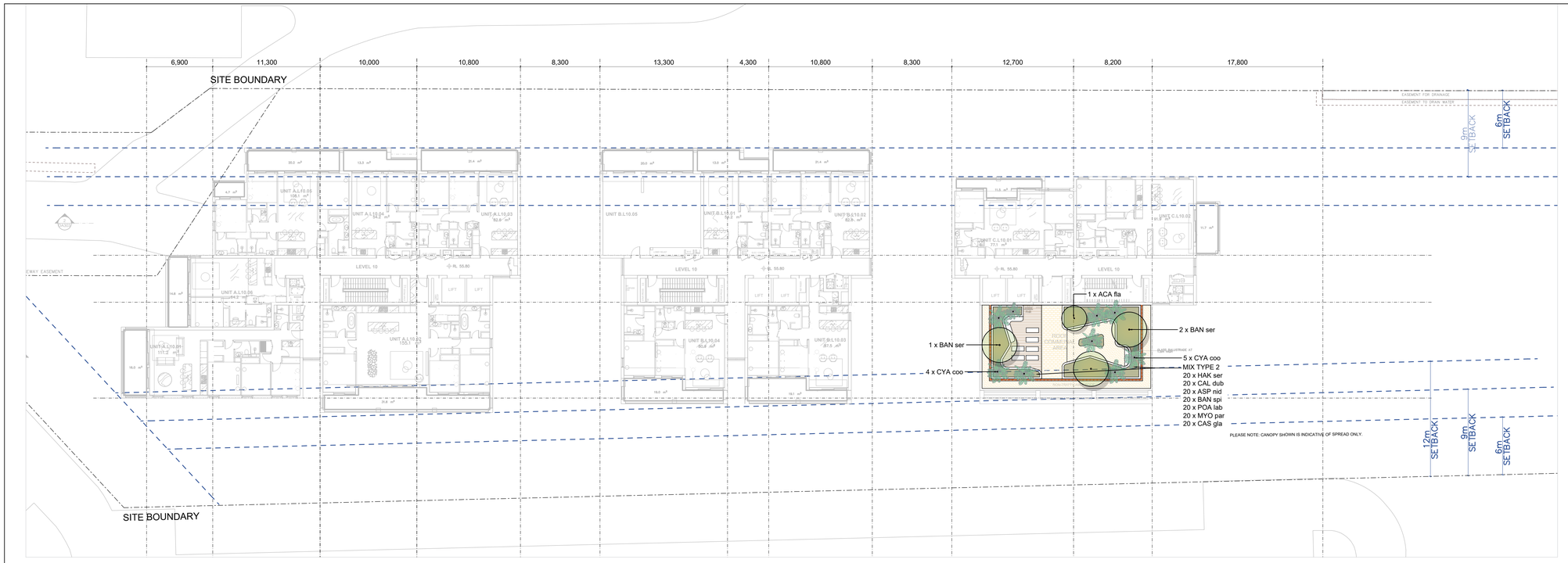
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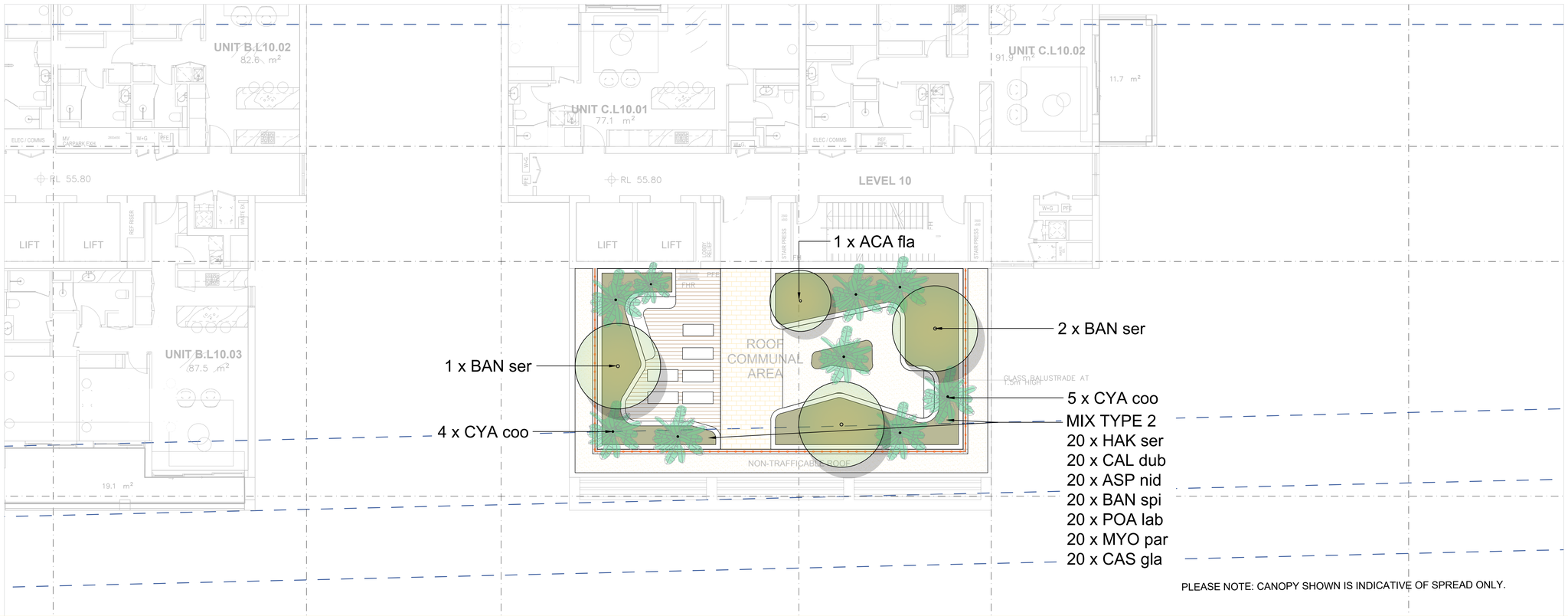
Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project: 300 BURNS BAY ROAD, LANE COVE
Title: LEVEL 8 ROOFTOP PLANTING PLAN

Original Size: A1
Drawing No: LD-DC-220
Rev: 1

Plot Date: 15 December 2025 - 4:44 PM
Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg





No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

Note: * indicates signatures on original issue of drawing or last revision of drawing

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

CLIENT
LEVEL 33

ARCHITECT
LANDSCAPE
Land+ Form®

DO NOT SCALE

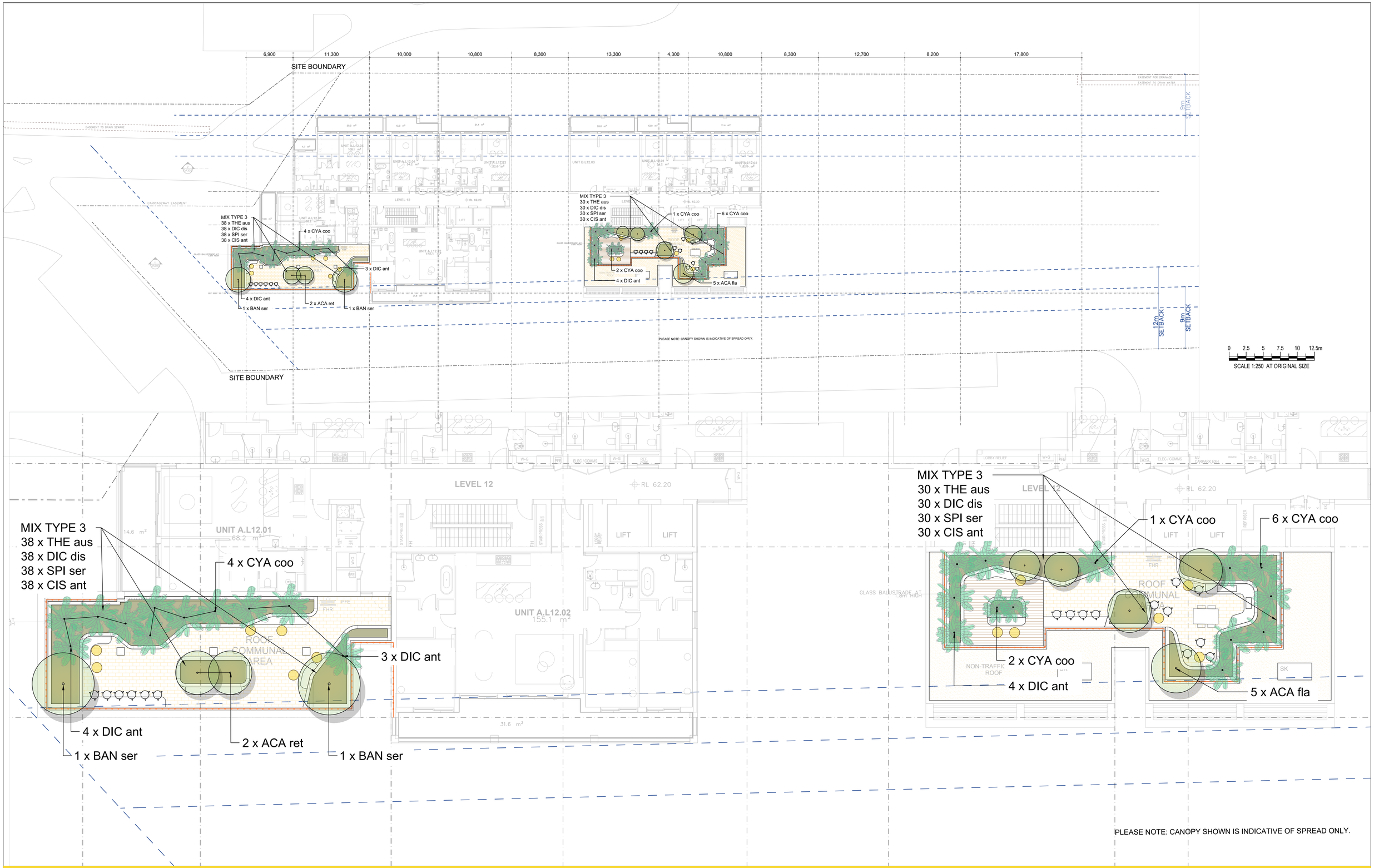
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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project 300 BURNS BAY ROAD, LANE COVE
Title LEVEL10 ROOFTOP PLANTING PLAN

Original Size A1
Drawing No: LD-DC-230
Rev: 1

Plot Date: 15 December 2025 - 4:44 PM
Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg



No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

CLIENT: LEVEL 33

ARCHITECT: 131

LANDSCAPE: Land+Form®

DO NOT SCALE

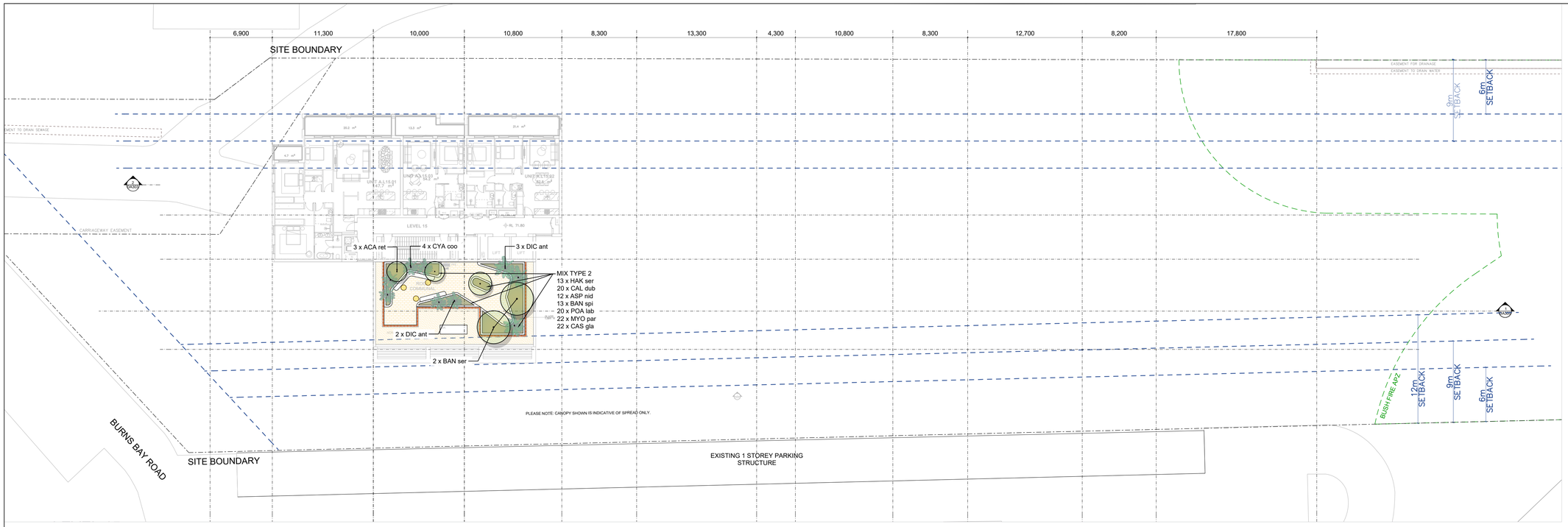
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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale	This Drawing must not be used for Construction unless signed as Approved

Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project: 300 BURNS BAY ROAD, LANE COVE
Title: LEVEL 12 ROOFTOP PLANTING PLAN

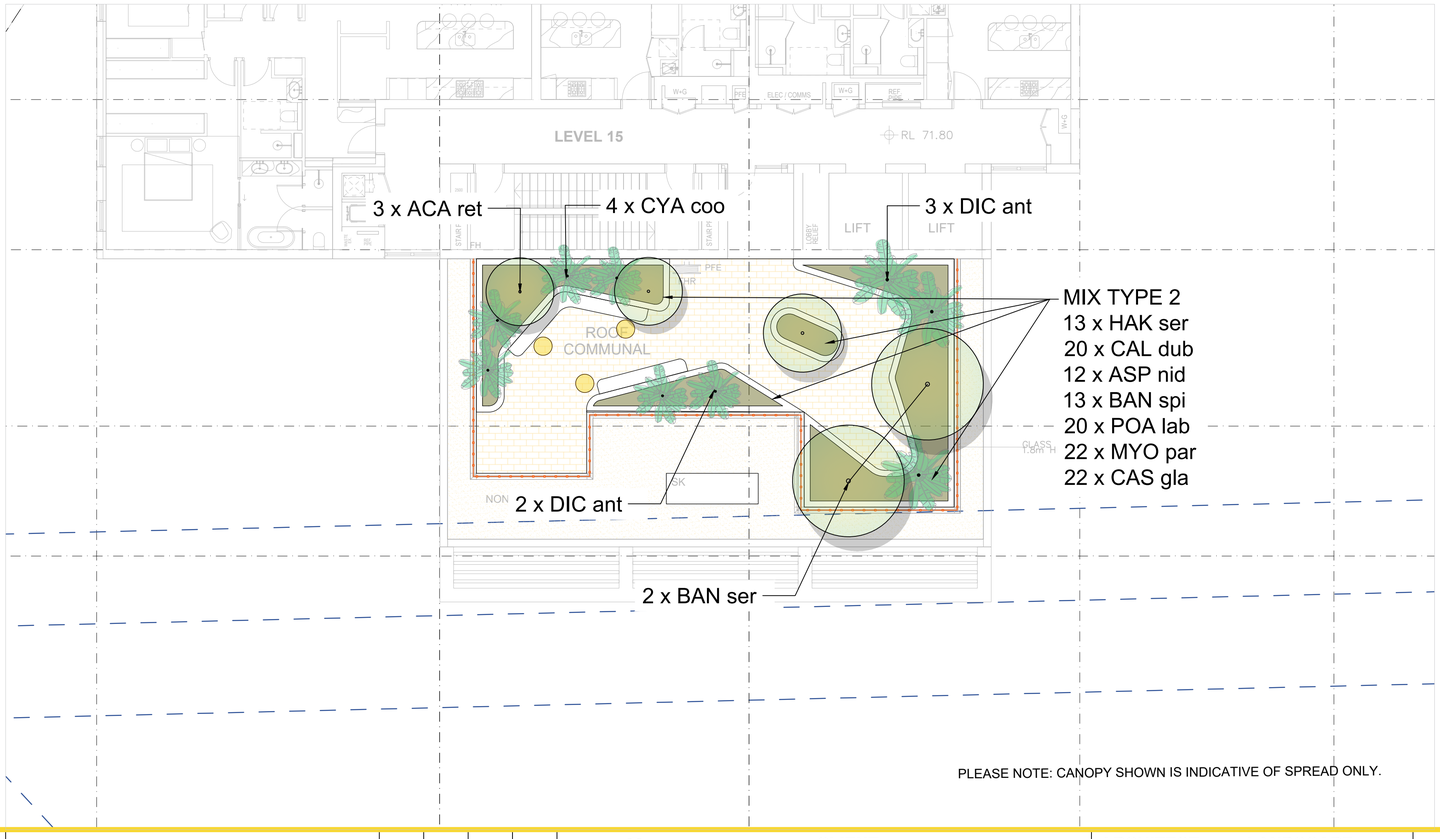
Original Size: A1
Drawing No: LD-DC-240
Rev: 1

Plot Date: 15 December 2025 - 4:44 PM
Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg



0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE



No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 1 2 3 4 5m

SCALE 1:100 AT ORIGINAL SIZE

CLIENT

LEVEL 33

ARCHITECT

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Drawn	Designer
Drafting Check	Design Check
Approved (Project Director)	
Date	
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Client: LANE COVE DEVELOPMENTS NO. 1 PTY LTD

Project: 300 BURNS BAY ROAD, LANE COVE

Title: LEVEL 15 ROOFTOP PLANTING PLAN

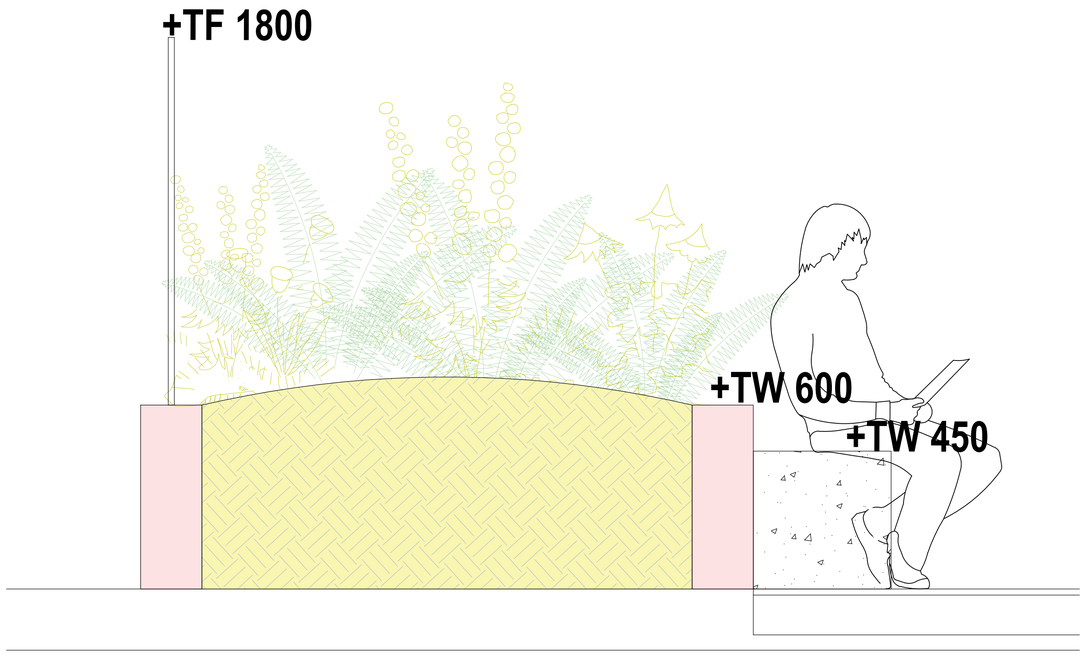
Original Size: A1

Drawing No: LD-DC-250

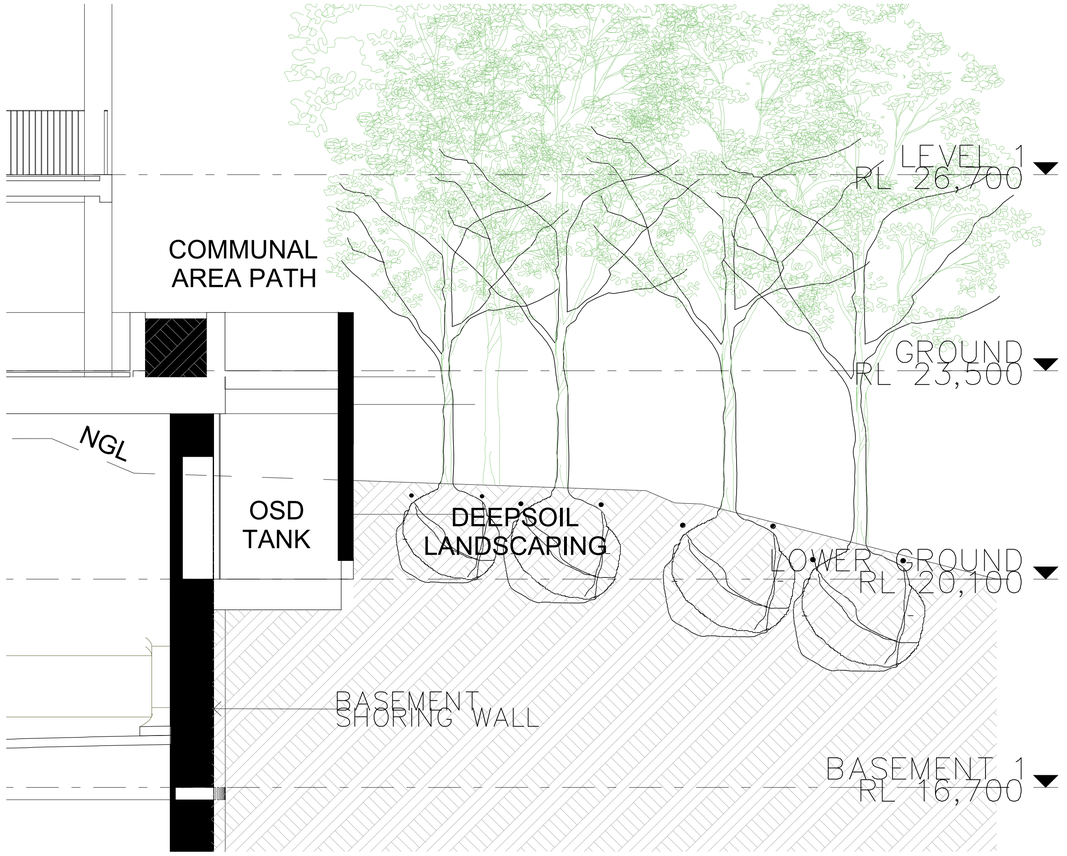
Rev: 1

Plot Date: 15 December 2025 - 4:44 PM Plotted by: Ranine Hamed

Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg



01 TYPICAL SECTION BALUSTRADE TO RAISED PLANTER EDGE
1:10



01 TYPICAL SECTION TREES IN DEEP SOIL
1:50

No	Revision	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA	RH	RI	RI	15.12.25

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0 0.1 0.2 0.3 0.4 0.5m
SCALE 1:10 AT ORIGINAL SIZE

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Drafting Check	Design Check
Approved (Project Director)	
Date	
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Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project 300 BURNS BAY ROAD, LANE COVE
Title TYPICAL ROOFTOP SECTION

Original Size A1
Drawing No: LD-DC-400
Rev: 1

Plot Date: 15 December 2025 - 4:44 PM Plotted by: Ranine Hamed
Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC110[2].dwg

LANDSCAPE OUTLINE SPECIFICATION NOTES

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

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

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

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

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

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

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

HARD LANDSCAPE WORKS

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

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

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

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

SOFT LANDSCAPE WORKS

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

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

SAMPLE & TESTING:
Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

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

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

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

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

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

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

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

MAINTENANCE PERIOD:

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

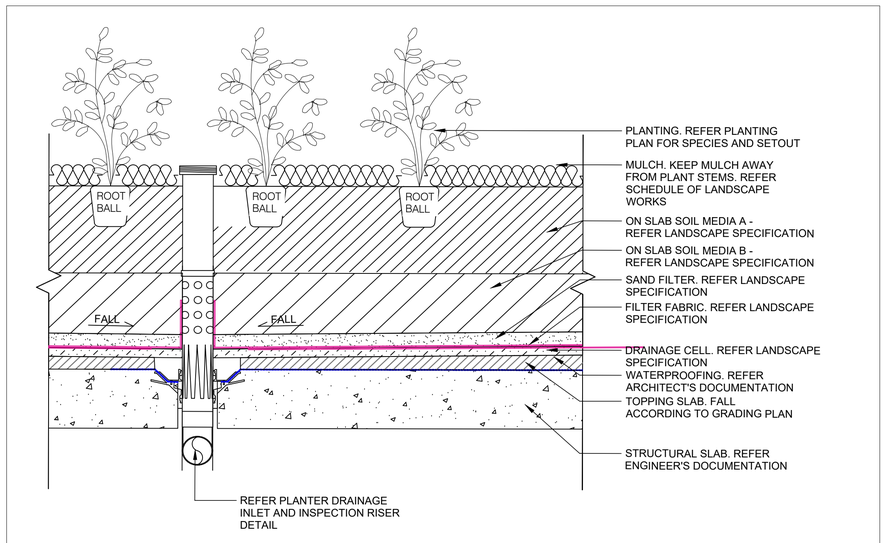
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

****** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH LANE COVE COUNCIL SPECIFICATION AND DETAILS****

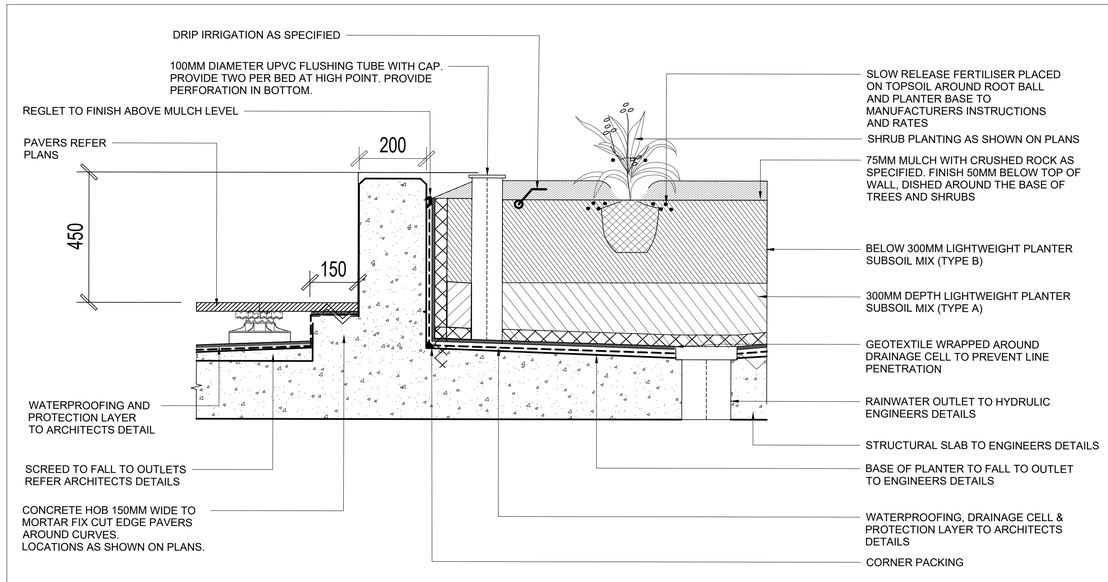
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON SLAB
1:10



2 TYPICAL DETAIL: WALL TYPE 1
1:10

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	LANDSCAPE SSDA		RH	RI	RI	15.12.25

0 0.1 0.2 0.3 0.4 0.5m
SCALE 1:10 AT ORIGINAL SIZE

CLIENT
LEVEL 33

ARCHITECT

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Date		
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Client LANE COVE DEVELOPMENTS NO. 1 PTY LTD
Project 300 BURNS BAY ROAD, LANE COVE
Title TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION

Original Size A1
Drawing No: LD-DA-900
Rev: 1

Plot Date: 15 December 2025 - 4:43 PM Plotted by: Ranine Hamed Cad File No: Z:\2024\2024047 300 Burns Bay Rd Lane Cove\Drawings\CAD\2024047-LD-DC100[2].dwg