

**SUMMARY OF (FORMER) PITTWATER DCP REQUIREMENTS**  
MINIMUM 2 CANOPY TREES IN FRONT YARD AND MINIMUM 1 CANOPY TREE IN REAR YARD  
CANOPY TREES TO BE LOCATED MINIMUM 5m FROM PROPOSED OR EXISTING BUILT STRUCTURES  
EACH TREE TO HAVE MINIMUM 3x3m GROWTH AREA  
60% OF FRONTAGE TO BE LANDSCAPED  
PLANS SHOULD INCLUDE STREET TREES (MINIMUM 100ltr SIZE)  
ALL TREES TO BE MINIMUM 45ltr & SHRUBS MINIMUM 200mm

- Legend**
- Stepping stones in garden
  - Selected Tiles
  - Drying area
  - Turf
  - Existing trees to be retained
  - Typical steel edge
  - Stormwater lines and pits
  - Tree protection fencing

LANDSCAPE PLAN 1:150

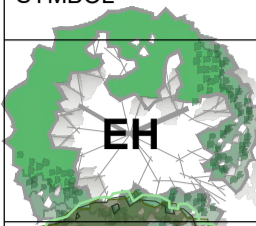
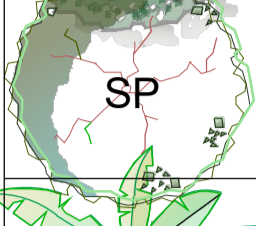
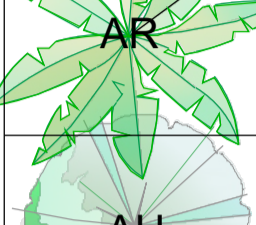
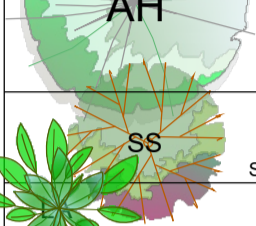
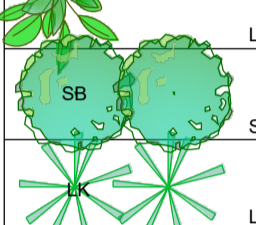
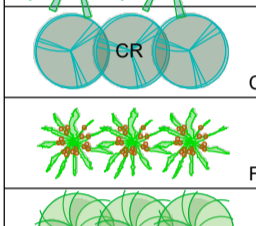
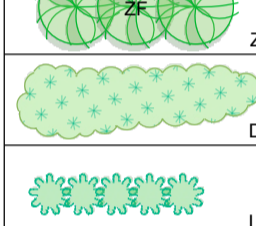
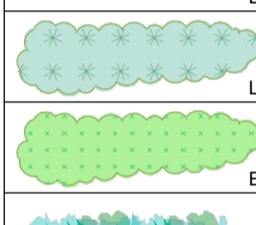
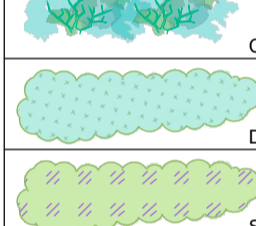
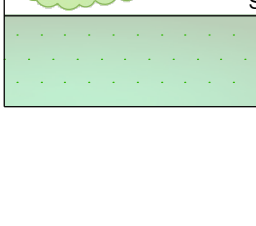
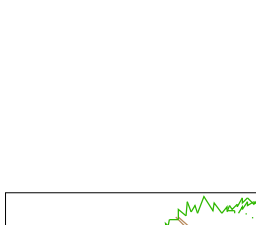
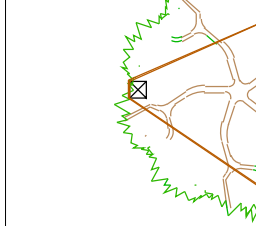
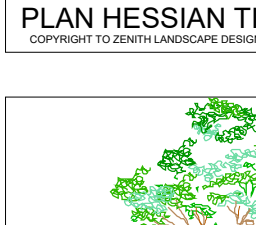

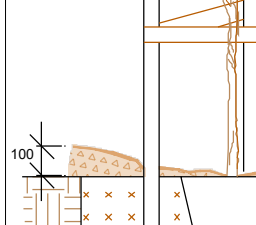
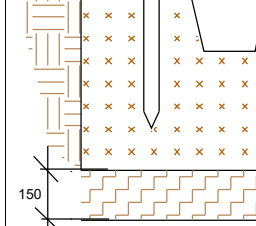
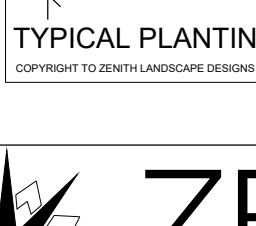



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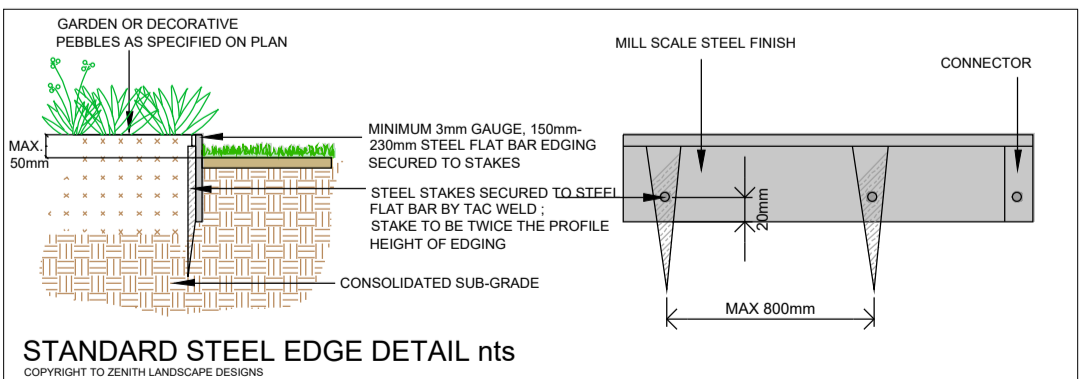
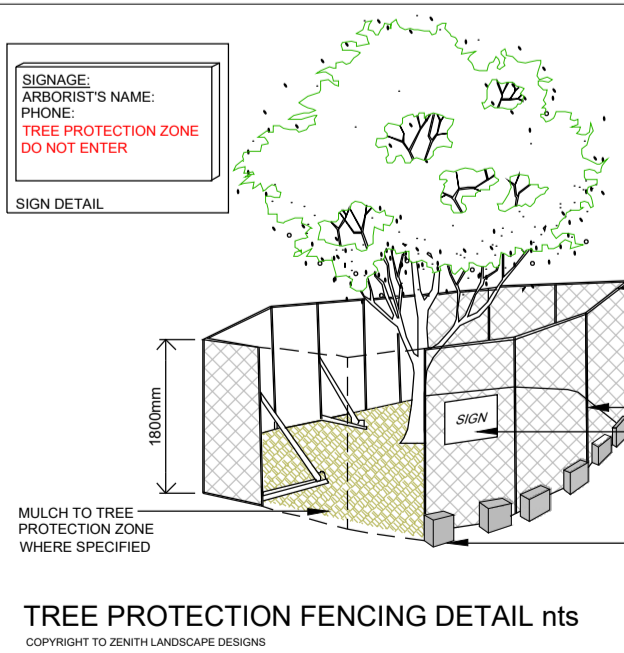
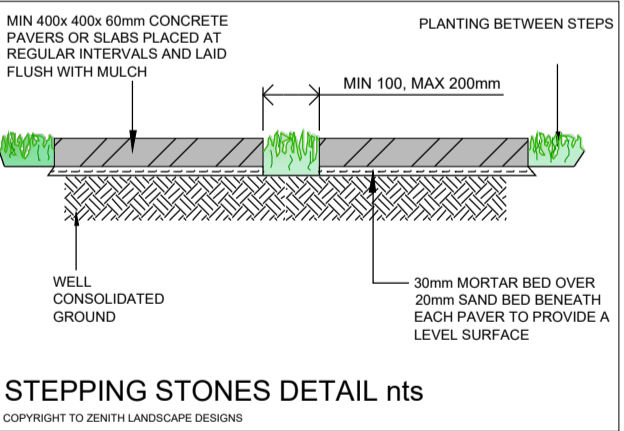
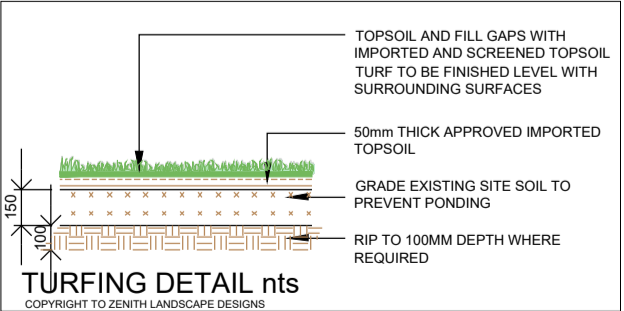
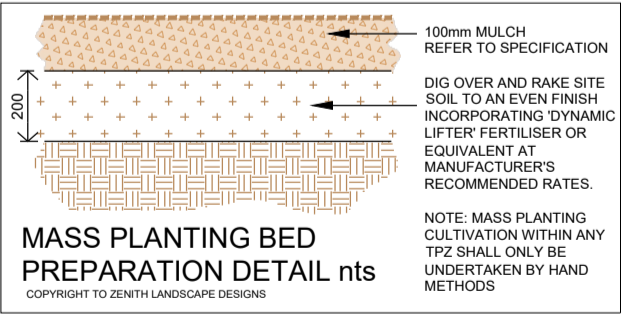
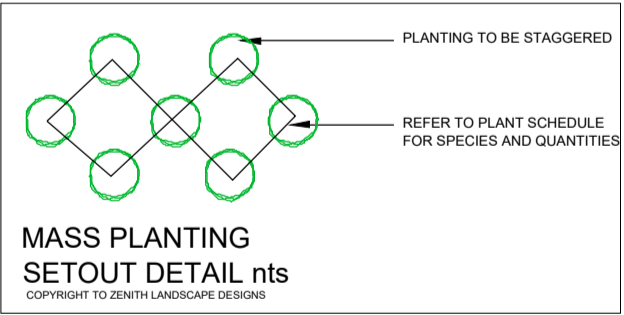
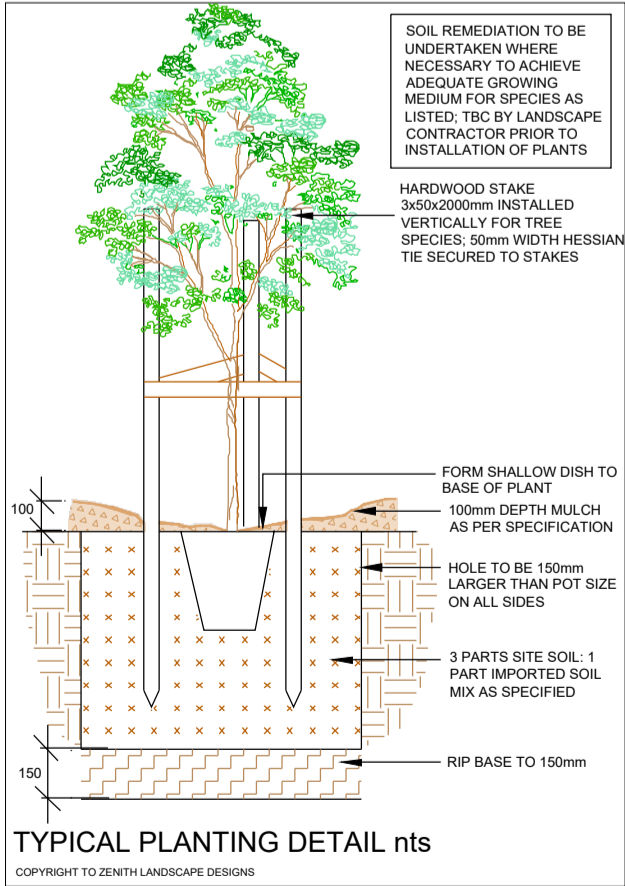
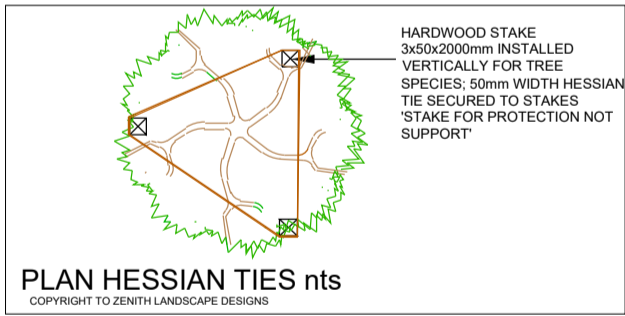
PLANT SCHEDULE <div>★ low fire risk species ★ all trees and minimum 50% understorey plant species to be native ★★ local native (indigenous) plant species chosen from NBC Native planting Guide - Narrabeen Ward</div>						
SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
	*** Eucalyptus haemastoma	1	45ltr	10m+	yes	Scribbly Gum
	*** Syzygium paniculatum	3	45ltr	8m+	yes	Magenta Lilly Pilly
	** Archontophoenix sp.	2	100ltr	7m+	yes	Bangalow Palm
	*** Angophora hispida	2	100ltr	6m+	no	Dwarf Apple Gum
	*** Syzygium smithii 'Sublime'	6	45ltr	3m	no	Sublime Lilly Pilly
	*** Livistona australis (potted)	2	45ltr	2m	no	Cabbage Tree Palm
	** Syzygium 'Backyard Bliss' (hedged)	26	5ltr	2m	no	Backyard Bliss Lilly Pilly
	** Lomandra 'Katie Belles'	42	5ltr	1.5m	no	Katie Belles Mat Rush
	* Cycas revoluta	31	5ltr	1m	no	Sago Palm
	*** Ficinia nodosa	35	150mm	1m	no	Knobby Club Rush
	Zamia furfuracea	11	5ltr	1m	no	Cardboard Palm
	*** Dianella caerulea	213	150mm	0.5m	no	Flax Lily
	** Lomandra longifolia 'Tanika'	125	150mm	0.5m	no	Dwarf Mat Rush
	** Lomandra 'Savannah Blue'	83	150mm	0.3m	no	Dwarf Wattle Mat Rush
	** Eremophila 'Blue Horizon'	53	150mm	0.25m	no	Dwarf Emu Bush
	** Casuarina 'Cousin It'	18	150mm	g/cover	no	Prostrate She-oak
	** Dichondra repens	184	150mm	g/cover	no	Native Kidney Plant
	*** Scaevola ramosissima	117	150mm	g/cover	no	Purple Fan Flower
	Sapphire Buffalo Turf					

LANDSCAPE GUIDELINES	
1. GENERAL	1.1. The Contractor shall familiarise themselves with the site prior to tender. 1.2. The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material. 1.3. The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent. 1.4. No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent. 1.5. No substitute of material shall be made unless approval is given by the Superintendent. 1.6. The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
2. SITE PREPARATION	2.1. Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
3. MASS PLANTED AREAS	3.1. Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates. 3.2. Weeds shall be controlled by a combination of chemical and hand removal techniques.
4. PLANTING	4.1. All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with NatSpec - 'Guide to Purchasing Landscape Trees', AS 2303 - 2018, Tree Stock for Landscape use and NATSPEC Specifying Trees: a guide to assessment of tree quality (2003). 4.2. All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible. 4.3. Planting shall not be carried out in dry soil or extreme weather conditions. 4.4. Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water. 4.5. All plant material should be watered thoroughly immediately after planting. 4.6. The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism. 4.7. Labels shall be removed entirely from the plants.
5. STAKING	5.1. Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
6. TURF AREAS	6.1. All imported soil to meet AS4419 Soils for Landscaping and Garden Use 6.2. Topsoil shall be 'SmarMix 2 premium Organic Turf Rootzone' as supplied by Benedict or equivalent 6.3. Turf areas should be cultivated before turfing by ripping or harrowing. 6.4. At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
7. MULCH	7.1. All imported Composts, Soil conditioners and Mulches to meet AS 4454. 7.2. Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
8. SOIL MIXES FOR PLANTING IN NATURAL SOIL ZONES	8.1. All imported soil to meet AS4419 Soils for Landscaping and Garden Use 8.2. Soil mix for general mass planting shall be 3 parts site soil to 1 part 'Commercial Garden Mix' as supplied by Benedict or equivalent. 8.3. Soil mix for street tree planting or individual tree planting in grass shall be 2 parts site soil to 1 part 'Commercial Garden Mix' as supplied by Benedict or equivalent.

MAINTENANCE	
1. These works shall be in addition to the construction contract.	
2. The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.	
3. The Contractor shall carry out maintenance works for a minimum period of 26 weeks	
4. Maintenance works shall include the following works :	a. Mow lawns and trim edges each 10 days in summer and each 14 days in winter. b. Water all planting and lawn areas in order to ensure adequate soil moisture at all times. c. Remove any weed growth from all planting areas. d. Spray and control pests and diseases as required. e. Replace plants which fail with plants of similar size and quality as originally planted. f. Adjust ties to trees as necessary. g. Make good any erosion or soil subsidence which may occur. h. Maintain all mulched areas in a clean and tidy condition to the depth as originally specified. i. Make good any defects or faults arising from defective workmanship.
Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period	
5. Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.	
6. When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.	

TREE PROTECTION GUIDELINES	
1. WORK NEAR TREES	GENERAL: All existing trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the contract as specified by the client. Any variation from this specification or enquires regarding the protection/health of the trees to be retained must be referred to Council's Landscape Officer or Tree Preservation Officer for approval and/or advice. REQUIREMENTS: Trees shall not be removed or lopped unless specific instruction is given in writing by the Superintendent. All tree protection works shall be carried out before excavation, grading and site works commence. Pruning of existing trees to be supervised by a suitably qualified Arborist and in accordance with AS 4373 Pruning of Amenity Trees
2. PROTECTION	Protect trees specified or shown to be retained from damage by ground works. Take necessary precautions, including the following: 2.1 Method: Fence off the root zones of all existing trees to be retained in accordance with the Tree Protection Detail. Protective fencing is to remain in place until the completion of all building and hard landscape construction. Fencing is to be located as shown on the Existing Tree Plan. A layer of organic mulch 100mm thick shall be placed over the protected area where existing garden beds are not already present. Where building works are required within the root zone of existing trees these works must be supervised by a qualified Arborist. 2.2 Harmful materials: Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Prevent concrete wash or other substances from entering the protection zone. 2.3 Damage: Prevent damage to tree bark. Do not attach stays, guys and the like to trees 2.4 Work under trees: Do not add or remove topsoil within the drip line of the trees. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible. 2.5 Roots: Do not cut tree roots exceeding 50mm diameter unless undertaken by a qualified Arborist.

PLANNING FOR BUSHFIRE PROTECTION	
LANDSCAPE REQUIREMENTS WITHIN ASSET PROTECTION ZONES	
REFERENCE - Table 7.4a - Landscaping and Appendix 4 of Planning for Bush Fire Protection 2019.	
TABLE 7.4a - Performance criteria and acceptable solutions for residential infill development.	
A4.1.1 Inner Protection Areas (IPAs)	
The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous. In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well maintained gardens. When establishing and maintaining an IPA the following requirements apply: Trees <ul style="list-style-type: none"><li>tree canopy cover should be less than 15% at maturity;</li><li>trees at maturity should not touch or overhang the building;</li><li>lower limbs should be removed up to a height of 2m above the ground;</li><li>tree canopies should be separated by 2 to 5m; and</li><li>preference should be given to smooth barked and evergreen trees.</li></ul> Shrubs <ul style="list-style-type: none"><li>create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;</li><li>shrubs should not be located under trees</li><li>shrubs should not form more than 10% ground cover; and</li><li>clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation</li></ul> Grass <ul style="list-style-type: none"><li>grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and</li><li>leaves and vegetation debris should be removed.</li></ul>	



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