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DRAWING LIST	
SHEET NUMBER	SHEET TITLE
01	LANDSCAPE PLAN
02	PLANTING PLAN
03	NOTES



THESE PLANS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION ONLY

72 FRENCHS FOREST RD, SEAFORTH, NSW 2092  
DEVELOPMENT APPLICATION LANDSCAPE COMPLIANCE

LGA ZONING NORTHERN BEACHES COUNCIL  
R2 - LOW DENSITY RESIDENTIAL

TOTAL SITE AREA 621.6m<sup>2</sup>  
REQUIRED LANDSCAPE AREA (35.00%) 217.5m<sup>2</sup>  
PROPOSED LANDSCAPE AREA (56.3%) 350m<sup>2</sup>

LEGEND

- BOUNDARY
- EXISTING DWELLING
- HARDSTAND AREAS
- PAVING AREAS
- +43.00 PROPOSED LEVELS
- +43.00 EXISTING LEVEL
- LANDSCAPE AREA
- EXISTING TREE RETAINED
- EXISTING TREE REMOVED
- TPZ - TREE PROTECTION ZONE
- SRZ - STRUCTURAL ROOT ZONE
- POOL FENCE TO AS 1926.1
- SEWER / ZONE OF INFLUENCE
- LAWN
- GARDENS

FRENCHS FOREST ROAD

01 LANDSCAPE PLAN  
01 Scale: 1:200

FRENCHS FOREST ROAD

02 TPZ PLAN  
01 Scale: 1:200

FRENCHS FOREST ROAD

03 LANDSCAPE AREA PLAN  
01 Scale: 1:200

NOTE

- 1-TREE PROTECTION ZONES TO BE ESTABLISHED IN ACCORDANCE WITH AS 4970-2009
- 2-STREET TREES TO BE PROTECTED WITH IN ACCORDANCE WITH AS 4970 WITH TRUCK AND BRANCH PROTECTION
- 3-ANY DECLARED NOXIOUS PLANT TO BE IDENTIFIED AND REMOVED
- 4-ANY TREE SPECIES EXEMPTED BY SUTHERLAND SHIRE COUNCIL LEP 2015 TO BE IDENTIFIED, REMOVED IF REQUIRED
- 5-A QUALIFIED ARBORIST TO COMPLETE TREE ASSESSMENT ON ALL TREES TO BE RETAINED OR REMOVED

APPENDIX 2 Tree schedule											
NOTE: Colour annotation is AA & A trees with green background, Z & ZZ trees with blue background, trees to be removed in red text.											
No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defect/Comment	Location	Services	Significance
1	Viburnum blue	3	2	80	2.8	80%	M	NI	Garden	NI	L
2	Glochidion terdonal	10	9	350	4.2	80%	M	NI	Garden	NI	M
3	Glochidion terdonal	10	9	350	4.2	80%	M	NI	Garden	NI	M
4	Glochidion terdonal	10	9	350	4.2	80%	M	NI	Garden	NI	M
5	Glochidion terdonal	10	9	350	4.2	80%	M	NI	Garden	NI	M
6	Pittosporum undulatum	7	3	200	2.4	70%	M	NI	Garden	NI	L
7	Glochidion terdonal	9	8	250	3.8	80%	M	NI	Garden	NI	M
8	Callistemon sp.	4	3	100	2.8	80%	M	NI	Garden	NI	L

\*taken form Report on trees at 72 Frenchs Forest Road, Seaforth for Oliver Cooney & Nadine Blayney  
Ref: Blayney AIA and MS-23/10/2024  
Naturally Trees Arboricultural Consulting®

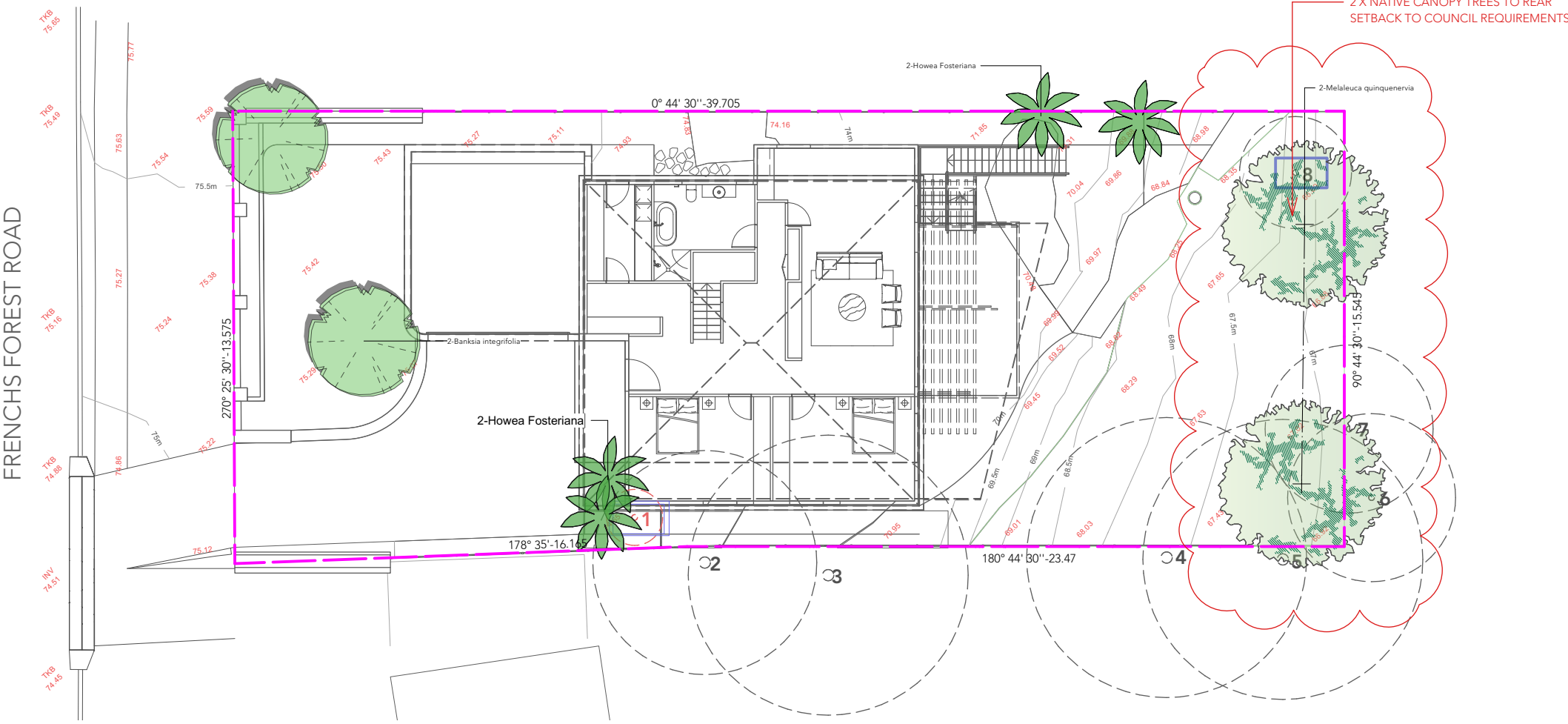


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01 PLANTING PLAN - PLANTS  
02 Scale: 1:200



1 PLANTING PLAN - PLANTS  
02 Scale: 1:200

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#### LANDSCAPE MAINTENANCE / NOTES

The consolidation and maintenance period shall be 12 months beginning from the approved Practical Completion. A qualified landscape maintenance contractor shall undertake the required landscape maintenance works, 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:

LAWN TO BE FERTILISED TWICE A YEAR IN THE WARM MONTHS, MOWING WEEKLY IN SUMMER MONTHS AND FORTNIGHTLY OR MONTHLY AS REQUIRED IN THE WINTER MONTHS. PLANTS TO BE FERTILISED A MINIMUM OF TWICE A YEAR AT THE SAME TIME OF PRUNING. TO DO THIS USE A COMPLETE FERTILISER. KEEP MULCH CLEAR OF TREE TRUNK AREA. AFTER PLANT/SHURBS AND TREES ARE PLANTED CONTINUE TO WATER WELL ONCE A WEEK. PRUNE HEDGE PLANTS A MINIMUM OF 2 - 3 TIMES A YEAR, IN THE WARMER MONTHS. WAIT FOR AT LEAST 10MM OF NEW GROWTH BEFORE PRUNING AGAIN TO PROMOTE HEALTHY NEW GROWTH. TOPPING UP OF MULCHED AREAS AS REQUIRED. REMOVING WEEDS, PRUNING AND GERNAL PLANT MAINTENANCE UPON COMPLETION OF MAINTENANCE PERIOD LANDSCAPE TO BE INSPECTED BY LANDSCAPE ARCHTIECT AND SIGNED OVER TO CLIENT. PLANTS TO REPLACED AS REQUIRED - LANDSCAPE ARCHITECT TO BE INFORMED AND UPDATED 3 MONTHLY ON CONDITIONS

#### IRRIGATION

AN AUTOMATED IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, ROOF 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.

#### PLANT SCHEDULE - TREES

Botanical name	Common Name	Quantity	Scheduled Size
Banksia integrifolia	Coast Banksia	2	100L
Howea Fosteriana	Kentia Palm	4	75L
Melaleuca quinquenervia	broad-leaved paperbark,	2	75L

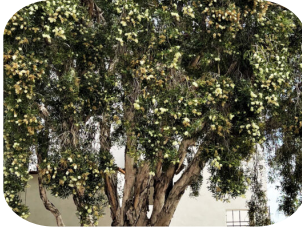
#### PLANT SCHEDULE - PLANTS

Botanical name	Common Name	Quantity	Scheduled Size
Anigozanthos 'Bush Endeavour'	Red Kangaroo Paw	11	200mm
Blechnum "Silver Lady"	Silver Fern	22	300mm
Casuarina 'Green Wave'	Casuarina 'Green Wave'	15	200mm
Dicksonia antarctica	Tasmanian Tree Fern	4	400mm
Doryanthes excelsa	Gynea Lilly	4	300mm
Ligularia reniformis	Ligularia	12	200mm
Lomandra 'Seascape'	Mat Rush 'Seacscape'	16	200mm
Lomandra tanika	Spiny-head Mat-rush	52	200mm
Myoporum parvifolium	Creeping Boobialla	30	140mm
Philodendron 'Xanadu'	Xanadu Philodendron	7	300mm
Pittosporum tibiria 'Miss Muffet'	Miss Muffett	11	300mm
Santolina chamaecyparissus	Cotton Lavender	26	300mm
Syzygium australe	Pinnacle	85	45L
Trachelospermum asiaticum	Asian Jasmine	17	140mm
Viola hederacea	Native Violet	51	140mm
Westringia fruticosa 'Jervis Gem'	Coastal Rosemary	14	300mm
Westringia fruticosa 300mm	Coastal Rosemary 'topiary	3	300mm

#### PLANT PALETTE



Banksia integrifolia



Melaleuca quinquenervia



Howea forsteriana



Anigozanthos 'Bush Endeavour'



Blechnum 'Silver Lady'



Casuarina 'Greenwave'



Dicksonia antarctica



Doryanthes excelsa



Ligularia reniformis



Lomandra 'Seascape'



Lomandra 'Tanika'



Myoporum parvifolium



Philodendron 'Xanadu'



Santolina chamaecyparissus



Syzygium australe 'Pinnacle'



Trachelospermum asiaticum



Westringia 'Jervis Gem'



Pittosporum 'Miss Muffet'

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GENERAL SPECIFICATION

THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION CERTIFICATE ONLY

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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, 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.  
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 so.  
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.  
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 2m 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.  
General: Do not excavate by machine within 1 m of existing underground services.  
Contact: DIAL 1100 BEFORE YOU DIG to locate underground pipe and cables  
www.dialbeforeyoudig.com.au.

SOIL WORKS

2.01 MATERIALS

Soil testing to be undertaken by contractor prior to commencement of works for correct soil improver or soil to be specified. When soils are poor min 300mm of site soil to be excavated and removed from site and replaced with high quality organic garden mix  
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.  
Site topsoil is to be clean and free of unwanted matter such as gravel, grass, weeds, tree roots, sticks, rubbish and plastics, and any materials toxic to plants. Testign must be undertaken as above

2.02 INSTALLATION

a) Subgrade Cultivation  
Cultivate all subgrades to a minimum depth of 300mm in all planting beds and all turf areas.  
Drainage Works  
Drain subsurface drains to outlets provided or by instruction of hydro engineer.  
b) Placement and Preparation of Specified Soil Conditioner & Mixes.  
Trees in turf & beds - Holes shall be min twice as wide as root ball and minimum 100mm deeper - backfill hole imported "Organic Garden Mix" as supplied by ANL or approved.

PLANTING

3.01 MATERIALS

Plant images to be assesed prior to purchases and installation  
Good root division & direction, rootball occupancy, rootball depth, height of crown.  
fibrous root system capable of holding the potting mix together and without evidence of restriction or damage;  
• roots shall be fresh and exhibit recent growth;  
• vigorous, well established and free from pests and diseases;  
• leaf size, form, colour, internodal length and overall habit characteristic of the species or variety;  
• hardened off and capable of planting in the climatic conditions prevailing on site;  
• evidence of consistent growth with canopies of a uniform density;  
• bulbs and rhizomes to be free from pests and disease, exhibit active growth nodes with only one cut surface resulting from the process of division;  
• trees, unless specified to be multi-stemmed, have a single leading shoot.  
• trees shall not exhibit scars from pruning of mature branches over 50mm diameter;  
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without approval by the EA.  
No plant shall be accepted which does not conform to the standards listed above and or plant list

A) Stakes and Ties  
Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be straight hardwood, 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing.

B) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types.

d) Mulch

Mulch 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.

c) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.  
Deliver the turf within 24 hours and lay it within 36 hours from cutting. Prevent it from drying out between cutting and laying. If turf is not laid within 36 hours due to reasons of inclement weather, roll turf out on a flat surface with the grass side up and maintain as necessary to keep in a good condition.  
Apply for permission to reuse these rolls of turf.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible.

c) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant.

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.

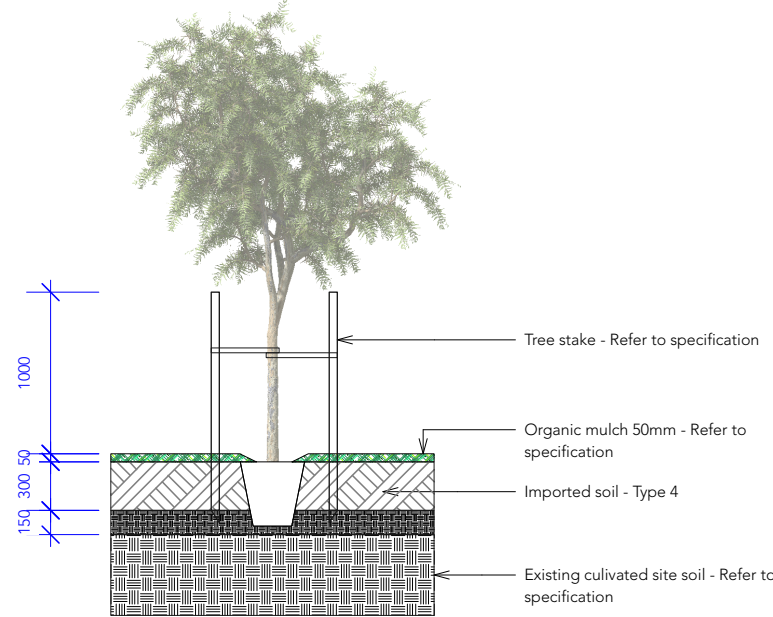
HARDSCAPE WORKS

4.01 GENERAL

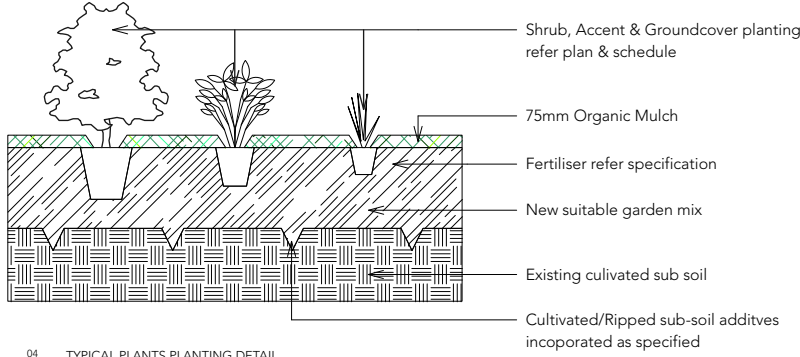
The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.  
Australian Standards shall be adhered to in relation to all concrete, masonry, timber and metal work. Some details are typical and may vary on site. 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.

GENERAL NOTES

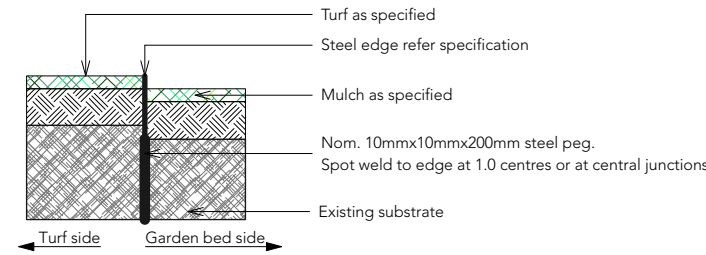
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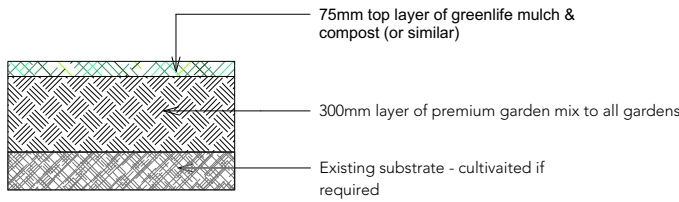
03 TREE PLANTING DETAIL ON NATURAL GROUND  
03 Scale: NTS



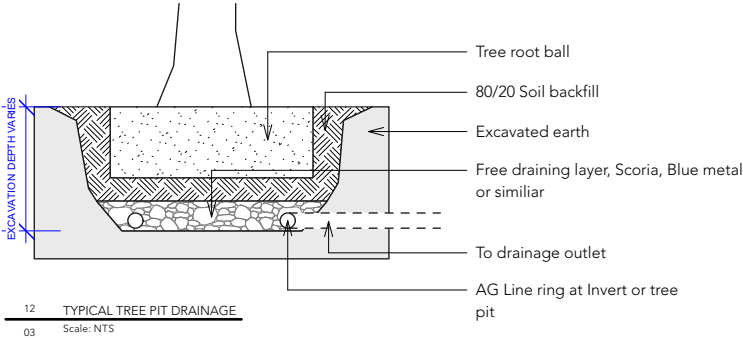
04 TYPICAL PLANTS PLANTING DETAIL  
03 Scale: NTS



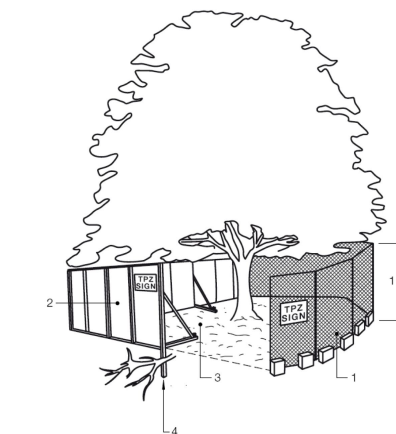
05 TYPICAL STEEL EDGE  
03 Scale: NTS



06 TYPICAL GARDEN SOIL DETAIL  
03 Scale: NTS

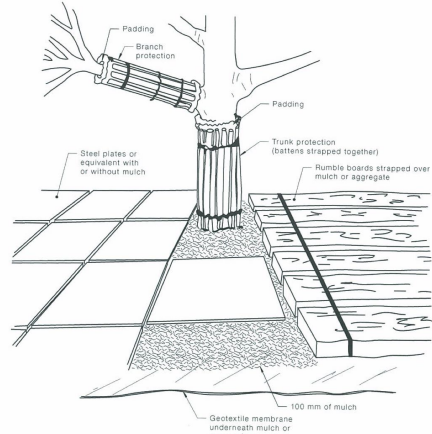


12 TYPICAL TREE PIT DRAINAGE  
03 Scale: NTS



ALL TREES ON SITE TO BE PROTECTED IN ACCORDANCE WITH AS4970-2009

TREE PROTECTION FENCING (FROM AS 4970)



STREET TREE TO BE PROTECTED WITH TIMBER PLANKS AS PER DETIAL ABOVE - TAKEN FROM AS 4970-2009