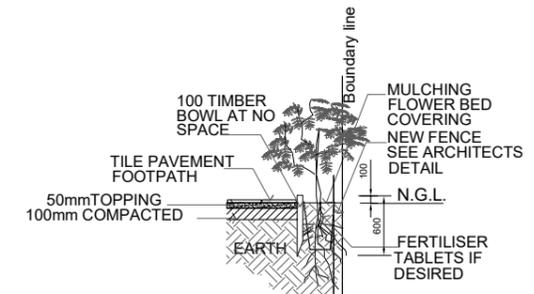
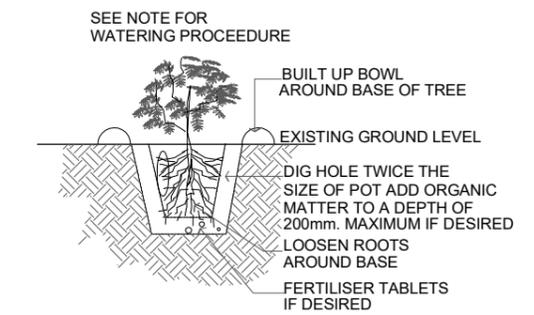


LANDSCAPING PLAN

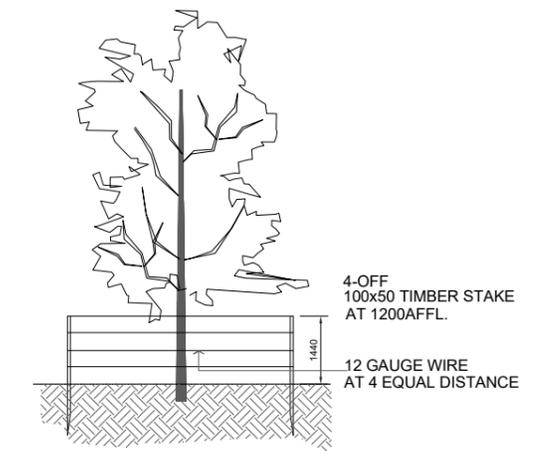
SCALE - 1:100



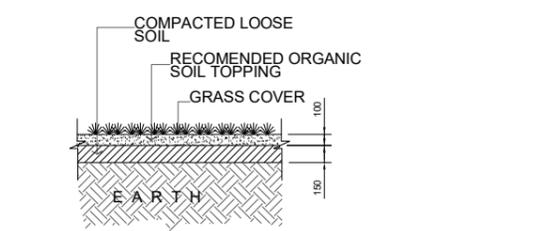
SHRUB DETAILS AT BOUNDARY LINE



TYPICAL PLANTING PROCEDURE DETAIL



TREE DETAILS



TYPICAL GRASS PLANTING DETAIL

NOTES:

REFER THIS WITH LANDSCAPE SPECIFICATION + DETAILS PLAN PREPARED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OUTLINED IN NORTHERN BEACHES COUNCIL'S D.C.P
 READ THIS IN CONJUNCTION WITH THE ARCHITECTURAL, SURVEY, STRUCTURAL, HYDRAULIC DRAWINGS AND DETAILS ALL BOUNDARY FENCING WHERE IN POOR CONDITION 1.8M LAPPED AND CAPPED TIMBER FENCING OR EQUIVALENT POLLUTION CONTRL, EROSION CONTROL AND TREE PROTECTION MEASURES AS DETAILED OR SPECIFIED SHALL BE IN PLACE PRIOR TO CONSTRUCTION & MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION CONCRETE EDGING TO BE PROVIDED BETWEEN TURF AREAS AND GARDEN BEDS.

GARDEN BED/ MULCH

ALL GARDEN BEDS TO BE PROVIDED WITH 300MM GARDEN SOIL MIX.
 ALL TURF AREAS ARE TO BE PROVIDED WITH 50MM TURF UNDERLAY SOIL MIX
 IRRIGATION TO BE PROVIDED TO GARDEN BEDS LINE TO BE 200MM BELOW FINISHED SURFACE LEVELS PROVIDE ORGANIC MULCH TO PLANTING AREAS (MIN 75MM) AND IN ACCORDANCE WITH AS 4454

MAINTENANCE

MAINTAIN ALL LANDSCAPE AREAS TO ENSURE PLANT HEALTH AND OCCUPANT SAFETY FOR A PERIOD OF 6 MONTHS BEGINNING FROM THE DATE OF PRACTICAL COMPLETION FERTILISE ALL PLANT MATERIAL, PRUNING, WATERING, REPLACEMENT OF FAILED PLANTS, TREAT DISEASES & PESTS TOPPING UP OF MULCH AND WEEDING GARDEN BEDS

GENERAL

THE FOLLOWING ITEMS ARE NOT INCLUDED IN THE LANDSCAPE PLANS OR SPECIFICATIONS REFER TO BUILDING SPECIFICATIONS AND ARCHITECTURAL PLANS FOR DETAILS PAVING DETAILS GARDEN FURNITURE OR LIGHTING LANDSCAPE PLAN DETAILED IN ACCORDANCE WITH BASIX CERTIFICATE REQUIREMENT MIN 15 m2 COMMITMENT

GENERAL NOTES:

- 1/ ALL AREAS WITHIN A DEVELOPMENT NOT OCCUPIED BY BUILDING, DRIVEWAY OR SERVICES AREAS WILL REQUIRE TO BE LANDSCAPED.
- 2/ ALL EXISTING TREES ON THE SITE, ON THE NATURAL STRIP, AND CLOSE TO BOUNDARIES ON NEIGHBORING PROPERTIES SHOULD BE ACCURATELY PLOTTED ON PLANS PRESERVED IN ACCORDANCE WITH COUNCIL'S TREE PRESERVATION ORDER.
- 3/ PROTECTIVE FENCING IS TO REMAIN IN PLACE UNTIL COMPLETION OF ALL BUILDING & HARD LANDSCAPE CONSTRUCTION.
- 4/ CONCRETE PAVING SHOULD BE 20MPA 100MM THICK FOR DRIVEWAYS, & 15MPA 75MM THICK FOR FOOTPATHS. PROVIDED ALL PAVING CONTROL JOINTS AT MAXIMUM 1800MM CENTRES.
- 5/ PAVING LEVELS SHALL BE A MAXIMUM 225MM BELOW SLAB FLOOR LEVELS TO 100MM MINIMUM IN LOCALIZED AREAS SUCH AS DOORWAYS, & PROVIDED WITH 1:20 FALLS AWAY FROM THE BUILDING OTHER PAVING SHOULD BE USED WITH LENDING AUTHORITY APPROVAL.
- 6/ PROVIDED METAL, TIMBER OR MASONRY FENCING & GATES TO FRONT BOUNDARY INKEEPING WITH THAT ERRECTED IN THE LOCALITY, PROVIDED SIDE & REAR BOUNDARY FENCING TO ENSURE PRIVACY & SAFETY.
- 7/ PROVIDED EXTERNAL LIGHTING FROM THE DWELLING TO ILLUMINATE THE ENTRANCE PATH & FRONT DOOR, REAR DOOR, PROVIDED CLOTHES DRYING LINE WITH PAVING FROM LAUNDRY TO CLOTHES-LINE.
- 8/ PROVIDE A TAP STAND & GULLY TO THE FRONT & REAR OF THE DWELLING WHERE REQUIRED FIXED TO THE EXTERNAL WALL.
- 9/ ALL LANDSCAPE WORKS ARE TO INCLUDE PROVISION FOR ADEQUATE DRAINAGE INCLUDING COLLECTION OR DISPERSAL OF STORM WATER RUN-OFF, PREVENTION OF PONDING OF WATER ON PAVEMENTS OR DISCHARGE OF RUN-OFF ONTO ADJOINING PROPERTY OR PUBLIC AREAS, WHERE POSSIBLE WATER SHOULD DRAIN TO PLANTING BEDS & LAWN AREAS AS A BASIC WATER CONSERVING STRATEGY.
- 10/ ALL LANDSCAPE CONSTRUCTION BE CARRIED OUT BY A QUALIFIED LANDSCAPE CONTRACTOR TO ENSURE THAT A SATISFACTORY STANDARD OF LANDSCAPING IS ACHIEVED.

RECOMMENDATIONS FOR PLANTING TREES & SHRUBS

- * IT IS ADVISABLE TO DIG A HOLE APPROXIMATELY TWICE THE SIZE OF THE POT THE PLANT IS IN. THIS WILL GIVE THE PLANTS' ROOTS PLENTY OF ROOM TO SPREAD & DEVELOP.
- * TO ASSIST THE QUALITY OF SOIL DIG IN ORGANIC MATTER/COMPOST TO A DEPTH OF 200MM (IT IS NOT ADVISABLE TO GO DEEPER THAN THIS AS ORGANIC MATTER HAS TROUBLE BREAKING DOWN BEYOND THIS POINT AND CAN ACTUALLY RETARD PLANT GROWTH). ORGANIC MATTER WILL ENRICH SANDY SOILS & MAKE THEM MORE WATER RETENTIVE. IT WILL ALSO LOOSEN UP CLAY SOILS. BEYOND THIS POINT AND CAN ACTUALLY RETARD PLANT GROWTH). ORGANIC MATTER WILL ENRICH SAND
- * WHEN PLANTING TREES BE SURE TO PLANT AT EXISTING SOIL LEVEL. IF THE TRUNK IS COVERED WITH SOIL IT MAY ROT. IF THE ROOTS ARE EXPOSED THIS MAY LEAD TO THE DRYING OUT OF THE ROOT BALL.
- * WATERING BOWLS' ASSISTS THE DIRECTION OF WATER ONTO THE ROOT ZONE AND MINIMIZES WASTAGE WHEN WATERING. WATERING BOWLS CAN BE MADE FROM LEFT OVER SOIL WHEN PLANTING.
- * MULCHING AROUND PLANTS' SHRUB & TREES IS VERY EFFICIENT MAY TO KEEP THE ROOT ZONE COOL & MOIST IN SUMMER. HOWEVER KEEP IN MIND THAT MULCH MUST BE KEPT CLEAR OF THE TRUNK AREA AS THIS CAN LEAD COLLAR ROT & INSECT ATTACK.
- * AFTER PLANTING WATER IN WELL & CONTINUE TO WATER ONCE A WEEK (3 TIMES A WEEK ON SUMMER) UNTIL THE PLANTS IS ESTABLISHED. SEE TYPICAL DETAIL OF PLANTING

SYMBOL	BOTANICAL NAME	PLANT NAME	CONTAINER SIZE (min)	QUANTITY	MATURITY HT/SPREAD
NCL	DICHOPOGON FIMBRIATUS	NODDING CHOCOLATE LILY	5 Litre	12	0.5m - 0.5m
FL	DIANELLA TASMANICA	FLAX LILY	5 Litre	4	0.45m - 0.05m
HEG	HEBE EMERELD GREEN	EMERELD GREEN HEBE	5 Litre	10	0.3m - 0.3m

MAIN TREE:

AS PER COUNCIL LANDSCAPE GUIDELINE WATER CUM TRISTANIPIOSI LAURINA IS PROPOSED THIS TREE IS SELECTED FROM COUNCIL APPROVED LIST AND ILLUSTRATED IN C301.

ISSUE FOR DA

ISSUE	DATE	AMENDMENT	CLIENT / BUILDER / ARCHITECT	CIVIL	NORTH:	SCALE:	VERIFIED:	DRAWING TITLE:	DATE:	SCALE:		
00	29.09.2020	ISSUE FOR DISCUSSION		 ELECTRICAL • FIRE • HYDRAULIC • MECHANICAL • STRUCTURAL • CIVIL • FACADES		NTS	AC	LANDSCAPE PLAN	12/09/2020	1:100		
01	02.10.2020	ISSUE FOR DEVELOPMENT APPLICATION					HR		PROJECT:	2290	REVISION:	02
02	09.10.2020	ISSUE FOR DEVELOPMENT APPLICATION					RQ		PROPOSED CARPARK A7. 33 CONSUL ROAD, BROOKVALE		DRAWING No:	C300

Bronze Baby Flax

Phormium tenax Bronze Baby - botanical name



Evergreen erect tussock forming perennial (0.75m x 0.8m). Dwarf hybrid of P. tenax from New Zealand. Arching bronze purple strap-like sword shaped leaves. Red tubular flowers on erect stems in summer. Useful accent for its foliage contrast and vertical form. Suitable for coastal conditions. Prefers well drained soil in sun to semi-shade. Drought tolerant. Moderately frost tolerant.

Plant type	Perennial
Sun/Shade tolerance	Full Sun, Part Shade
Frost tolerance	Frost sensitive
Soil type(s)	Sand, Loam
Water rating	Low
Plant origin	Non indigenous (New Zealand)
Scale	

PLANT DESCRIPTION _ BRONZ BABY FLAX
SOURCE : SYDNEY WATER

Nodding Chocolate Lily

Dichopogon fimbriatus - botanical name



G. Manley © Australian National Botanic Gardens

Semi-evergreen tuberous tufted perennial (0.5m x 0.4m) from NSW (including Sydney Cumberland Plain); Vic; SA and WA. Grass-like leaves surrounded with a tuft of dense fibres at the base. Fragrant delicate mauve flowers with dark anthers on slender stems in spring. Two to six flowers on each stem node. Dies back in winter. Useful clumped in a rock or gravel garden or massed as understorey particularly in a bush garden or woodland setting. Tolerates poor soils. Drought and frost tolerant.

Plant type	Grass, Perennial
Sun/Shade tolerance	Full Sun, Part Shade
Frost tolerance	Frost hardy
Soil type(s)	Sand, Clay, Loam
Water rating	Low
Plant origin	Indigenous (NSW (Sydney Cumberland Plain); Vic; SA & WA)
Scale	

PLANT DESCRIPTION _ NODDING CHOCOLATE LILY
SOURCE : SYDNEY WATER

Emerald Green Hebe

Hebe Emerald Green - botanical name



Evergreen small compact shrub (0.3m x 0.3m). Hybrid from New Zealand. Minute crowded green leaves. Insignificant flowers. Useful low border or massed in a rock garden. Prefers a sunny site with well drained soil. Frost and drought tolerant.

Plant type	Shrub
Sun/Shade tolerance	Full sun
Frost tolerance	Frost hardy
Soil type(s)	Sand, Loam, Clay
Water rating	Low
Plant origin	Non indigenous (New Zealand)
Scale	

PLANT DESCRIPTION _ EMERALD GREEN HEBE
SOURCE : SYDNEY WATER

Flax Lily

Dianella tasmanica - botanical name



Evergreen tufted perennial (0.45m x 0.5m) from NSW, Vic and Tas. Strap-like leaves; broadest of all Dianella species. Selected cultivar 'Emerald Arch' has broader arching leaves. Blue flowers with yellow anthers on branched stems in mid spring. Useful group planted as a border, understorey or for a tropical themed garden. Tolerates full sun to heavy shade. Frost and drought tolerant.

Plant type	Perennial
Sun/Shade tolerance	Full Sun, Part Shade, Shade
Frost tolerance	Frost hardy
Soil type(s)	Sand, Clay, Loam
Water rating	Low
Plant origin	Non indigenous (NSW, Vic & Tas)
Scale	

PLANT DESCRIPTION _ FLAX LILY
SOURCE : SYDNEY WATER



TREE ILLUSTRATION _ WATER GUM, TRISTANIAIOPSIS- LAURINA
SOURCE : SYDNEY WATER

ISSUE FOR DA

ISSUE	DATE	AMENDMENT	CLIENT / BUILDER / ARCHITECT			NORTH : SCALE : NTS	VERIFIED : AC DESIGNED : HR DRAWN : RQ	DRAWING TITLE : PROPOSED PLANT	DATE : 12/09/2020 SCALE : N.T.S
00	29.09.2020	ISSUE FOR DISCUSSION					PROJECT : PROPOSED CARPARK A7, 33 CONSUL ROAD, BROOKVALE	PROJECT No : 2290 REVISION : 02	DRAWING No : C301

13 October 2020

APG
07 Essex Street,
Sydney NSW 20007

Attn: Carter Gaze,

RE: LANDSCAPE STATEMENT FOR 33 CONSUL ROAD BROOKVALE_CAR PARK

This design statement is provided to support the landscape documentation associated with the development application for the proposed car park at 33 Consul Road Brookvale. Following documentation have been prepared to support the landscape component:

- **C300- Landscape Plan Rev 02 dated 09-10-2020**
- **C301- Proposed Plants Rev 02 dated 09-10-2020**

For the tree's selection, we have utilised the list of acceptable species of trees available in the Council website. For the plant's selection, we have utilised Sydney Water Plant Selector online application. While selecting the plants it is ensured that the size, scale, tolerance, water rating and origin of the selected plants are suitable for Manly Soil type.

Further the plantation is proposed on those areas where they are

- Plants are Manageable easily
- The proposed concept does not impact the land use
- The proposed concept does not create nuisance to the neighbouring properties
- Creates a better environment at the front of the property

It is also stated that the undersigned has done his Masters in Environmental Engineering and obtained Chartered status in Environmental and Civil Engineering with Engineers Australia. The author has ensured that all known measure, associated with Flora and Fauna, have been adopted & implemented in development of the provided documentation. However, if Council require any further detail or any change it can be adopted at construction stage which can be advised in conditions of consent.

Should you have any queries on this inspection report, please do not hesitate to contact the undersigned.

Yours faithfully,



Hasan J Rana

BE CIVIL M ENGG (ENV)

FIEAUST, CPENG, NER, RPEQ CIVIL TEAM LEADER

CORE PROJECT
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Revision: 1