

Overall site plan 1:200 @ A1

Drawing Schedule:

- Sheet 1: Overall site plan
- Sheet 2: Landscape plan
- Sheet 3: Detail plan
- Sheet 4: Details
- Sheet 5: Planting plan
- Sheet 6: Driveway & level 4 entry
- Sheet 7: Schedule & notes
- Sheet 8: Elevations
- Sheet 9: Elevation & section
- Sheet 10: Landscape areas & BASIX calculations

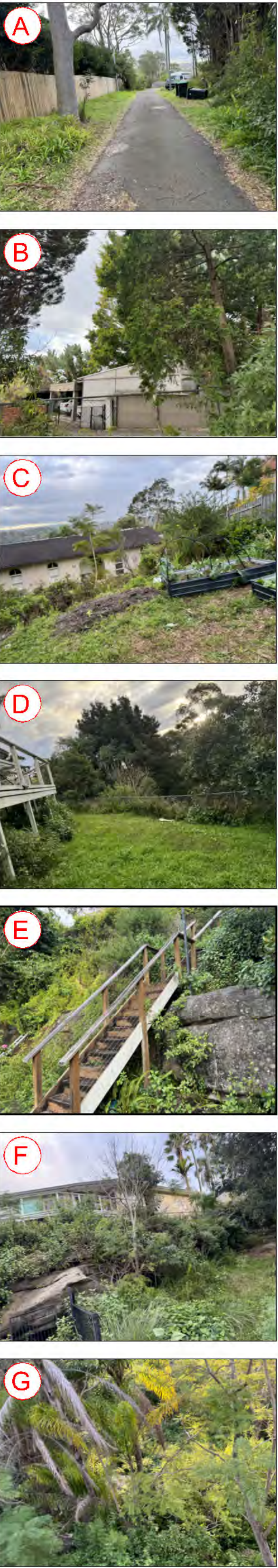
See sheet 6 for detail plan of driveway



Proposed design palette images



Ex. site conditions



Legend

- Existing trees as per Arborist Report
- Proposed evergreen trees
- Taller palm
- Strappy leaved understorey plants
- Low shrubs / ornamental grasses
- Medium shrubs
- Groundcovers / mulch
- Turfed lawn areas
- Private open space paving
- Common open space paving
- Ex. rock face
- Rock wall
- Walls
- Proposed levels
- Survey layer under

Amendments

D	24.7.25	DA Issue
C	23.7.25	Stormwater Coord.
B	21.7.25	Internal Review
A	20.6.25	Internal Review



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Project: Seniors Housing
12-14 Gladys Avenue,
French's Forest, NSW

Dwg: Overall site plan

Date: 24.7.25 Scale: 1:200 @A1

Job Ref: 25/2881 Sheet No: 1 of 10

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Level 1

Level 4

600mm raised _____
planters

Viewing platform & seating

Access to lift and stairwell
level below R.L. 143.40

Access to lift corridor—
below at R.L. 143.47.

Ramped access —
to Level 5 above

See sheet 5 for continuation

Livistona Palm

Stacked excavated stone wall

Bird of

Balustrading

Shallow overland flow. Channel to max 400 mm depth. Use soil moundings at existing ground level to avoid excavation within TPZ of all

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Dwg: Level 4 & 2 plan

Date: 24.7.25 Scale: 1:100 @A1

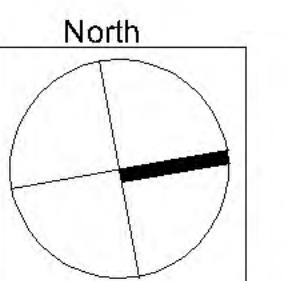
Job Ref: 25/2881 Sheet No: 2 of 10

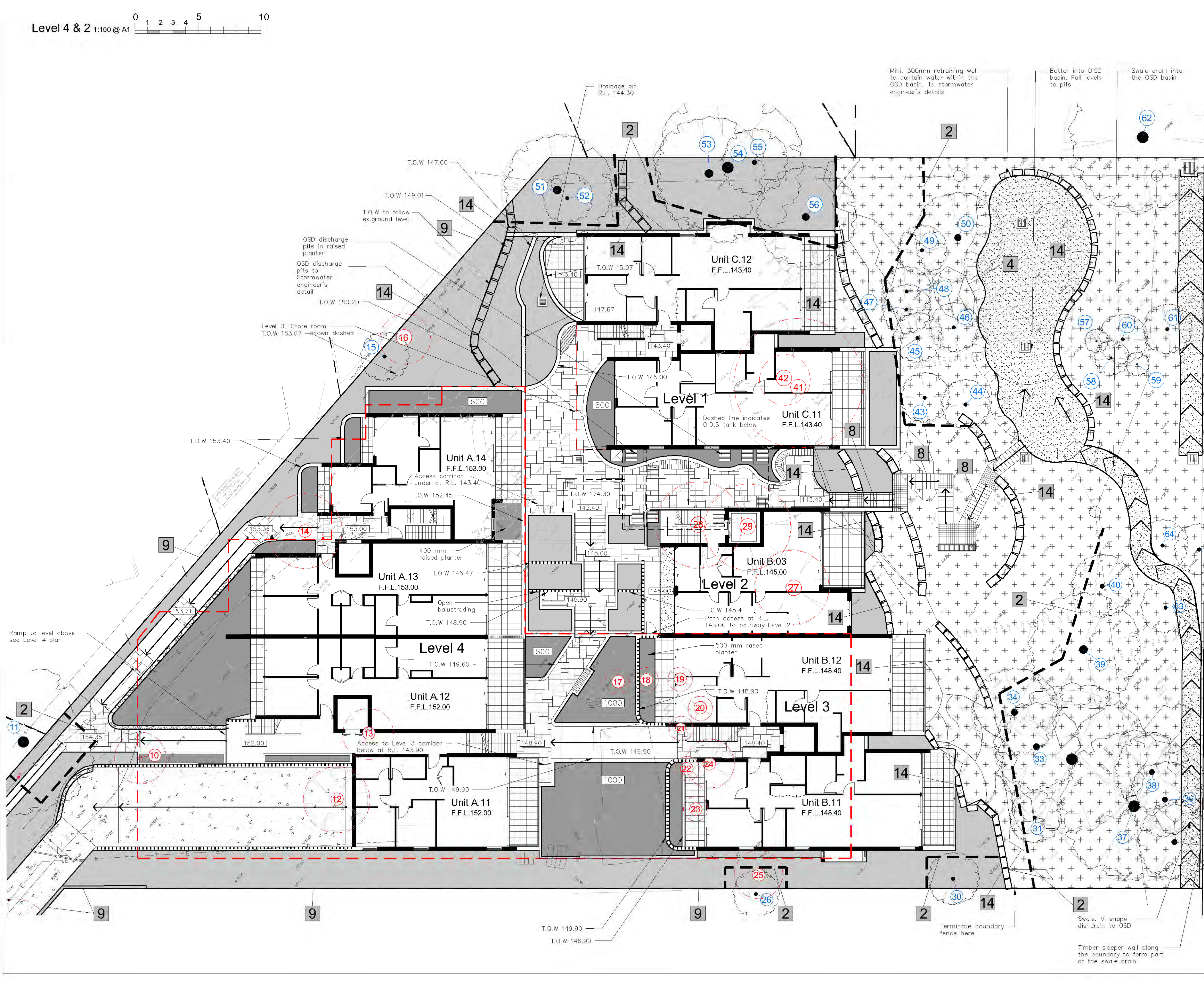
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ISSUE-D





Legend

- Existing trees to be removed
- Existing trees to be retained
- Excavated stone blocks
- Proposed level
- Top of wall level
- Detail # sheet 4
- New soil areas (Detail 5 Sheet 4)
- Raised planter (Detail 3 Sheet 4)
- Rehabilitate ex. soil remove weeds
- Native grasses (Mowable) (Detail 6 Sheet 4)
- Masonry walls
- Crazy paving (Detail 15 sheet 4)
- Basement wall line
- Privacy screen / baustrading

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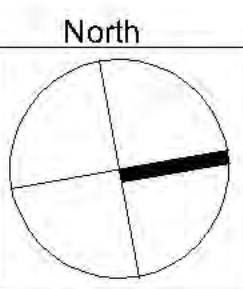
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Detail 01

Tree planting details

PSLA 68

800mm minimum
(1000mm preferred)

Hardwood stakes as described above and 50mm tension band adapted to stake

75mm depth of mulch as specified to base of tree, just below footpath & kerb level

Planting hole to be the same depth as potted rootball and twice (3) times the diameter of the container rootball diameter. Rootball to be placed on undisturbed site soil to prevent settlement

Containerized street tree as specified

Grade mulch so that it is kept at least 50mm clear of the stem collar

Form small bermed dish close to edge of potted rootball to facilitate establishment watering

Existing site soil (loosely consolidated) within planting hole

Detail 02

Tree protection measure Type 2 n.t.s.

PSLA 2

Primary Route Zone where possible

1800mm high cyclone mesh fence mounted on steel posts @ approx 1500 intervals.

100mm leaf litter mulch to 2000mm radius around tree to be kept moist with temporary sprinkler system during construction period.

Detail 03

On structure planter typical soil installation detail n.t.s

PSLA 17

For soil & irrigation methodology only Structural & drainage to relevant Engineers details

width varies

Dripper Irrigation (poly pipe @ 300mm centres to all garden linked to water point. (See irrigation notes sheet 3)

Benedict SmartMix No.4 Lightweight planter Box Mix

Structural planter wall to Engineer's specification

Adjacent paving

Height varies

Soil and mulch to be below vertical pipe drainage riser.

75mm thick mulch

Benedict SmartMix No.5 Lightweight planter sub-soil

Water proofing to Engineer's details.

"Bidim" A14G geofabric membrane or similar approved

60mm or 100mm thick "Fytogreen Hydrocell RG30 foam"

20mm thick Atlantis Flo-Cell" or similar approved drainage filts laid at base of planter

Water proofing to Engineer's details.

Concrete base to screed to fall to outlet drains

See detail 8 for standard Engineer's drainage & waterproofing details

Detail 04

Metal edging typical detail n.t.s

PSLA 18

Formboas 100mm profile, 2mm galv. edging 5.5mm round top safety edge or approved equivalent. Install stakes & connectors to manufacturers specification.

Turf as specified

75mm thick mulch

Top soil

Garden mix as specified

Stake as per manufacturers Specification

Detail 05

Soil preparation detail n.t.s.

PSLA 8

Mix 150mm depth of topsoil with 50mm of A.N.L. 'Greenlife' compost or equivalent & rotary hoe in.

Remove top layer of soil to allow for removal of contaminants and provide correct finish level after importing new soil, if required.

Deep rip soil to 200mm depth.

Detail 06

Turf over soil n.t.s(Nature Step)

PSLA 12

Native grasses seeded as indicated on plan. Thoroughly water in.

100mm turf underlay supplied by A.N.L.

Prepared subgrade.

Deep rip soil to 150mm depth

Detail 07

Open steel screen

Detail 08

Open steel stairs

Detail 09

Climber plants on fence

Wire supports for climbers on fence n.t.s

PSLA 50

Fence as nominated

Galv. eyelets attached to fence posts at 300 horizontal spacing

Horizontal galv. wires with tensioning turnbuckles to support climbing plants over fence

300

300

300

300

300

500

or as nominated

Detail 10

Climber plants on wall

Detail 11

Central courtyard raised planter

Detail 12

Open steel mesh walkway

Detail 13

Stone steps & demolition stone wall

Detail 14 Demolition stone walls

Stacked demolition sandstone around trees

Stacked excavated stone wall

Detail 15

Stone crazy paving

Detail 17 Courtyard C.O.S. seating

Detail 16

Viewing platform and seating alcove

PSLA 29

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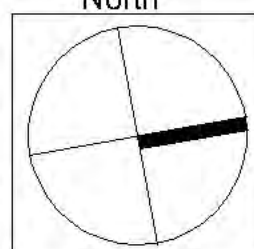
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ISSUE-D

North



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Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No. req.
Trees						
ACD	Acacia decurrens	Black Wattle (fast growing hardy native. Spring golden foliage)	300mm	nil	3-4.0M	1
ANO	Angophora costata	Sydney Red Gum (large native tree. Striking bark colour)	45Lt	3x50x50x1800	16-25.0M	8
ASM	Acmena smithii	Lilly Pilly (Native tree in dep soil. Prune lower branches)	75Lt	3x50x50x1800	8-10.0M	2
BAK	Backhousia myrtifolia	Grey Myrtle (Indigenous tree in deep soil)	45Lt	3x50x50x1800	4-6.0M	9
BIN	Bankisa integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	4
CYM	Corymbia maculata	Spotted Gum (Tall native tree)	75Lt	3x50x50x1800	15-20.0M	4
EPA	Eucalyptus paniculata	Grey Iron Bark (indigenous canopy tree)	75Lt	3x50x50x1800	20.0M	1
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	300mm	3x50x50x1800	6-8.0M	7
ERE	Elaeocarpus eumundii	QLD Qondong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	14
GLO	Glochidion ferdinandii	Cheese Tree (Indigenous medium tree)	75Lt	3x50x50x1800	8-10.0M	4
CCI	Callistemon citrinus	Crimson Bottlebrush (indigenous small tree)	45Lt	3x50x50x1800	4-6.0M	1
MLQ	Melaleuca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	4
SYF(W)	Waterhousia floribunda 'Sweeper'	Sweeper Waterhousia (Ozbreed ® 'DOW20)	75Lt	3x38x38x1800	8-10.0M	3
Shrubs / standards / small feature trees						
BRY	Breynia oblongifolia	Coffee Bush	200mm	nil	2-3.0M	22
COA	Correa alba	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.5-2.0M	31
CVE	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	1
IND	Indigofera australis	Australian Indigo (small flowering native shrub)	200mm	nil	1.5-2.0M	16
KUA	Kunzea ambigua	Tick Bush (flowering native shrub)	250mm	nil	2-3.0M	35
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	21
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req.height	3-5.0M	14
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	18
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low growing plant)	150mm	hedged	1.2-1.5M	29
LPT	Leptospermum petersonii	Lemon Scented Tea Tree (Small native tree. Open foliage)	300mm	2x50x50x1800	3.5-5.0M	2
Ferns / Palms / Succulents / ornamental bamboos						
DOE	Doryanthese excelsor	Gymea Lilly (striking palm like). Tall red flower on spike)	300mm	nil	1.5-2.0M	20
BLL	Blechnum cartilagineum	Bracken Fern (small clumping fern)	150mm	nil	0.5-0.8	90
BLS	Blechnum nudum 'Silver Lady'	Silver Lady Fern (small clumping fern)	150mm	nil	0.5-0.8	50
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	39
COL	Colocasia esculenta	Elephants ears (Dark large leaved plant)	200mm	nil	1-1.5M	8
COB(B)	Colocasia esculenta 'BM'	Black Magic Elephants ears (Dark large leaved plant)	200mm	nil	1-1.5M	2
HOF	Howea forsteriana	Kentia Palm (tall palm)	semi-adv	wire guys	7-10.0M	3
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	16
Groundcovers/Climbers						
CLG	Clematis glycinoides	Old Mans Beard (native flowering climber / groundcover)	200mm	wire supports on fence	0.3M	10
DSF	Dichondra 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	32
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	13
HVI	Hardenbergia violacea	Native sarsaparilla (native groundcover)	200mm	nil	2.0M	150
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	2
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hyrid groundcover)	200mm	nil	0.2M	28
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	30
CRG	Carpobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm	nil	0.2M	6
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	23
Ornamental grasses/strappy leaved plants						
CM	Clivia miniata	Red Clivia (shade tolerant groundcover)	200mm	nil	0.5M	24
DIC	Dianella caerulea	Blue Flax Lilly (native ornamental grass)	100mm	nil	0.4M	450
LOT	Lomandra Tanika	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	74
LOM	Lomandra longifolia	Spiny Mat Rush (Tall hardy grass like clumping plant)	200mm	nil	1-1.2M	60

All trees to be provided with written confirmation from the supplier for compliance to Natspec guidelines in compliance with A.S. 2003:2018. Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible.

Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found.

Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the approved development.

General construction notes

- 1.Site preparation**
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.
- 2. Soil preparation**
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .
- 3. New plantings**
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.
- 4. Planter wall waterproofing.**
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural, drainage and installation details whatsoever for wall construction. All raised gardens to have the following soils:
• Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400-500mm depth.. To comply with AS 4419 and AS 3743
• All planter boxes are to have automatic dripline irrigation system.
• Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.
- 5. Mulching**
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454
- 6. Fertiliser**
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.
- 7. Staking**
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation
- 8. Turfing**
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. See details sheet
- 9. Structural**
All structural details whatsoever to Engineer's details.

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

The owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:
• Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation.
• Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
• Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs.
• Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed if required
• Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
• All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site in a timely manner.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab. (all lawn areas to be excluded) Water supply tap hosecocks as indicated on CC stage drawings.(To be coordinated with Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropelyne reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sesnsor is installed for common area garden zones connected to timers

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet Battery timers to isolated planter boxes is acceptable and to maintained by the owners corporation as part of the ongoing property maintenanae.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

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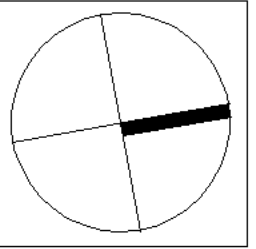
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ISSUE-D

North

AA East Elevation 1:150 @ A1



BB West Elevation 1:150 @ A1



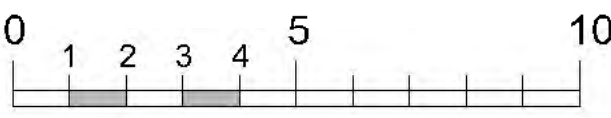
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B	21.7.25	Internal Review
A	20.6.25	Internal Review



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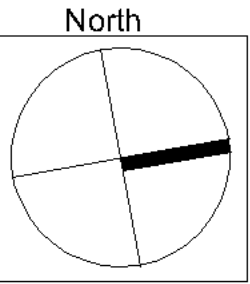
Project: Seniors Housing
12-14 Gladys Avenue,
French's Forest, NSW

Dwg: Central section &
North elevation

Date: 24.7.25 Scale: 1:150 @A1

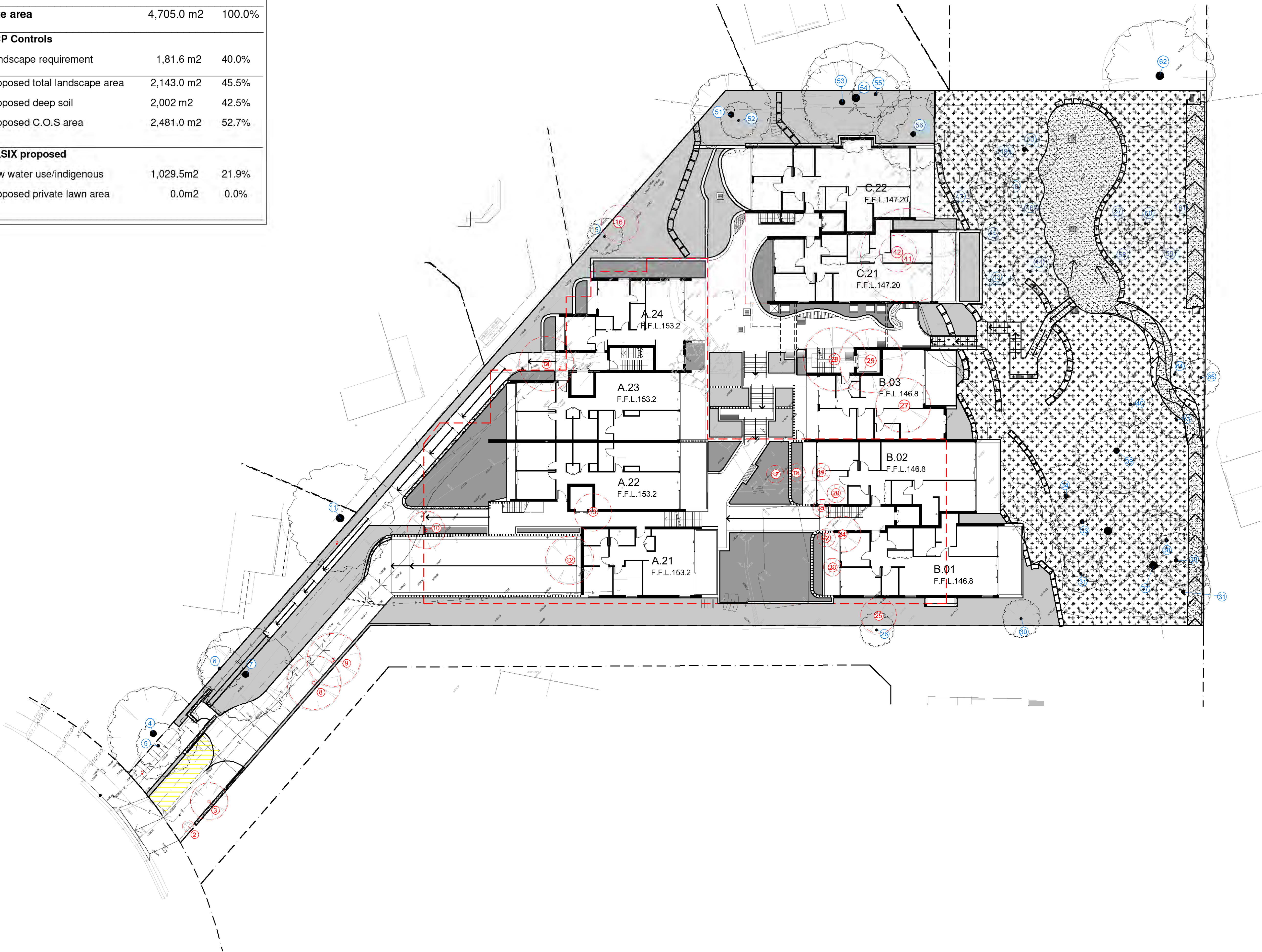
Job Ref: 25/2881 Sheet No: 9 of 10

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.
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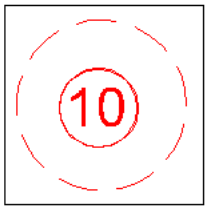


Landscape / BASIX calculations

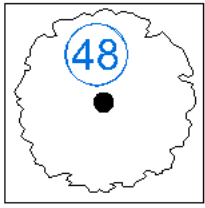
Site area	4,705.0 m2	100.0%
DCP Controls		
Landscape requirement	1,81.6 m2	40.0%
Proposed total landscape area	2,143.0 m2	45.5%
Proposed deep soil	2,002 m2	42.5%
Proposed C.O.S area	2,481.0 m2	52.7%
BASIX proposed		
Low water use/indigenous	1,029.5m2	21.9%
Proposed private lawn area	0.0m2	0.0%



Legend



Existing trees to be removed



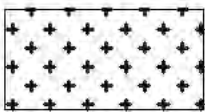
Existing trees to be retained



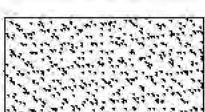
Garden beds
767.46 M²



Raised planter
274.19 M²



Rehabilitate ex. soil
remove weeds
1126.27 M²



Native grasses (Mowable)
247.18 M²

Amendments

D	24.7.25	DA Issue
C	23.7.25	Stormwater Coord.
B	21.7.25	Internal Review
A	20.6.25	Internal Review



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Project: Seniors Housing
12-14 Gladys Avenue,
French's Forest, NSW

Dwg: Site Detail plan

Date: 24.7.25 Scale: 1:200 @A1

Job Ref: 25/2881 Sheet No: 10 of 10

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