

LEGEND & SCHEDULE

- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

TREES

- Botanical Name:** *Angophora costata* (*)
Common Name: Sydney Red Gum (Native)
Pot size: 100L
Mature H x S: 15-20m x 7-13m
Qty Required: tbc
- Botanical Name:** *Acacia falcata* (*)
Common Name: sickle Wattle (Native)
Pot size: 200mm
Mature H x S: 5m x 5m
Qty Required: tbc
- Botanical Name:** *Ceratopetalum gummiferum* (*)
Common Name: NSW Christmas Bush (Native)
Pot size: 300mm
Mature H x S: 5-8m x 3-4m
Qty Required: tbc

SHRUBS AND HEDGES

- Botanical Name:** *Rhagodia candolleana*
Common Name: Coastal Salt Bush (Native)
Pot size: 200mm
Mature H x S: 2-2.5m x 2-2.5m
Qty Required: 26
- Botanical Name:** *Leptospermum glaucescens*
Common Name: Glaucous Tea-tree (Native)
Pot size: 300mm
Mature H x S: 2-4m x 2-2.5m
Qty Required: 27
- Botanical Name:** *Podocarpus macrophyllus*
Common Name: Buddhist Pine (Exotic)
Pot size: 300mm
Mature H x S: 3m x 1.2m
Qty Required: tbc
- Botanical Name:** *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: tbc
- Botanical Name:** *Lavandula dentata*
Common Name: French Lavender (Exotic)
Pot size: 200mm
Mature H x S: 1m x 0.8m
Qty Required: tbc

ACCENT PLANTS

- Botanical Name:** *Xanthorrhoea arborea* (*)
Common Name: Broadleaf Grass Tree (Native)
Pot size: 300mm
Mature H x S: 2m x .7m
Qty Required: tbc
- Botanical Name:** *Dorothy excelsa*
Common Name: Gynea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: tbc
- Botanical Name:** *Doodia aspera* (*)
Common Name: Prickly Rasp Fern (Native)
Pot size: 200mm
Mature H x S: 0.4m x 0.5m
Qty Required: tbc
- Botanical Name:** *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: tbc

OTHER LANDSCAPE ITEMS

- Brick garden edging - refer detail
- Turf area - refer detail
- Stepping stones with pebbles in gaps - refer detail
- Retaining / raised planter wall - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Trees Protection zone
- Structural root zone

GRASSES / GROUNDCOVERS

- Botanical Name:** *Dianella caerulea 'Cassa Blue'*
Common Name: Cassa Blue Flax Lily (Native)
Pot size: 200mm
Mature H x S: 0.5m x 0.4m
Qty Required: tbc
- Botanical Name:** *Anigozanthos 'Ruby Velvet'*
Common Name: Kangaroo Paw cvs (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.3m
Qty Required: tbc
- Botanical Name:** *Hibertia scandens*
Common Name: Snake Vine (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 (##m2 total)
- Botanical Name:** *Lomandra longifolia 'Tanika'* (*)
Common Name: Lomandra Tanika (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 3/m2 (##m2 total)
- Botanical Name:** *Hardenbergia violacea*
Common Name: False Sarsaparilla (Native)
Pot size: 140mm
Mature H x S: 0.3m x 1.5m
Qty Required: 5/m2 (##m2 total)
- Botanical Name:** *Sansevieria trifasciata*
Common Name: Snake Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.8m x 0.5m
Qty Required: 5/m2 (##m2 total)
- Botanical Name:** *Senecio serpens*
Common Name: Blue Chalk sticks (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x 0.4m
Qty Required: 5/m2 (##m2 total)
- Botanical Name:** *Glycine clandestina* (*)
Common Name: Love Creeper (Native)
Pot size: 100mm
Mature H x S: 0.3m x climbing
Qty Required: tbc



Angophora costata



Dorothy excelsa



Ceratopetalum gummiferum



Banksia integrifolia

PLANTING SCHEME
Plants with (*) indicates species chosen from page 30 of NORTHERN BEACHES NATIVE GARDENING BOOKLET document

ARBORISTS REPORT
For all information regarding existing trees on the site, numbering, tree data and health assessment, please refer to the arborist report prepared by Glenyss Laws Consulting Arborist. Please note that, while this report makes recommendations regarding tree removal and retention, the information provided on the landscape plan reflects the proposed removal and retention of existing vegetation.

Screen planting to side boundary include:

- A. costata
- C. gummiferum
- M. 'Tahiti'
- L. glaucescens
- D. excelsa
- D. caerulea 'Cassa Blue'
- H. scandens

Screen planting in front building facade to include:

- A. 'Ruby Velvet'
- H. scandens

Side path to be gravel with stepping stones - refer to detail

Clothesline to be nom. by client

Lapped and Capped fence

Screen planting to side boundary include:

- A. costata
- A. falcata
- C. gummiferum
- R. candolleana
- P. macrophyllus
- L. glaucescens
- D. excelsa
- D. caerulea 'Cassa Blue'
- H. violacea (with stepping stones)

Make enough space for accessing utilities (min 900mm wide)

Pool fence, refer to architectural detail - must comply council specification

Rainwater Tank - refer to HYD detail

Brushwood fence

Planting within pool fencing to include:

- L. glaucescens
- L. dentata
- D. excelsa
- X. arborea
- D. aspera
- A. imperialis 'Rubra'
- S. serpens
- S. trifasciata
- L. longifolia 'Tanika'

TREE SURVEY

Existing Trees based on Arborists Report by Glenyss Laws Consulting Arborist 18.04.16

No.#	Species	Size (Ht x Sp)	Action
1	Eucalyptus punctata	26x14	Remove
2	Eucalyptus punctata	26x12	Remove
3	Eucalyptus punctata	12x6	Remove
4	Cupressus sp.	15x8	Remove
5	Eucalyptus sp.	28x16	Retain & Protect
6	Casuarina sp.	17x10	Retain & Protect
7	Melaleuca quinquenervia	8x6	Retain & Protect
8	Grevillea robusta	28x15	Retain & Protect
9	Melaleuca armillaris	8x6	Remove
10A	Callistemon viminalis	8x4	Remove
10B	Callistemon viminalis	8x4	Remove
11	Glochidion ferdinandi	7x3	Remove
12	Leptospermum petersonii	5x3	Remove
13	Backhousia citradora	6x3	Remove
14	Glochidion ferdinandi	6x3	Remove
15	Melaleuca armillaris	5x4	Remove
16	Acmena sp.	8x6	Remove
17	Syzygium cultivar	4x4	Remove
18	Syzygium cultivar	8x5	Retain & Protect

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for DA approval only, not for construction.

This plan has been prepared with reference to **pittwater Councils** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector"

web site one-drip rated native plants (**acceptable for Basix planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

General Notes:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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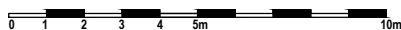
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AILA Associate



Bar Scale



REV	DATE	NOTATION/AMENDMENT
A	01.08.16	Preliminary plan prepared for review
B	03.08.16	Revised landscape plan

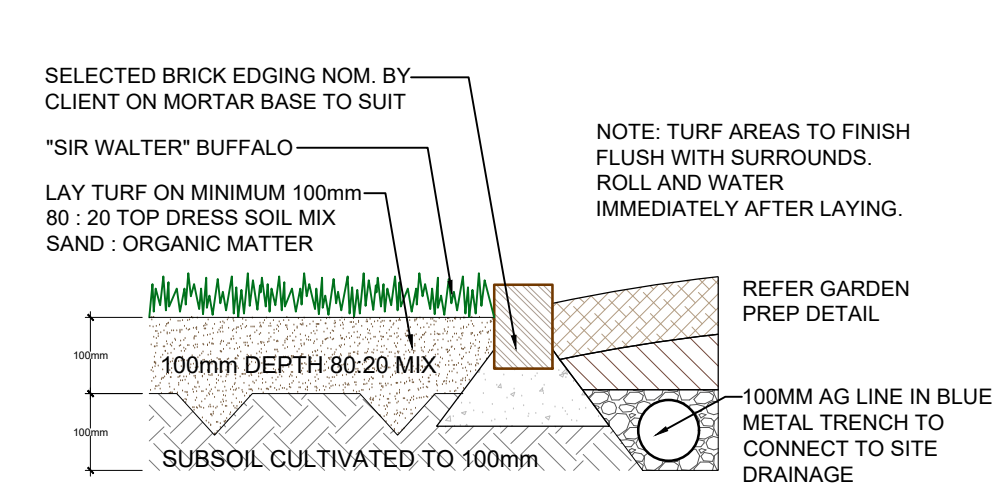
COUNCIL	PITTWATER
CLIENT	GARY GILL
ARCHITECT	BINOT HOMES
STATUS / ISSUE	DA - ISSUE B

Concept
Landscape Architects

Concept Landscape Architects Suite 101, 506 Miller St CAMMERAY NSW 2062

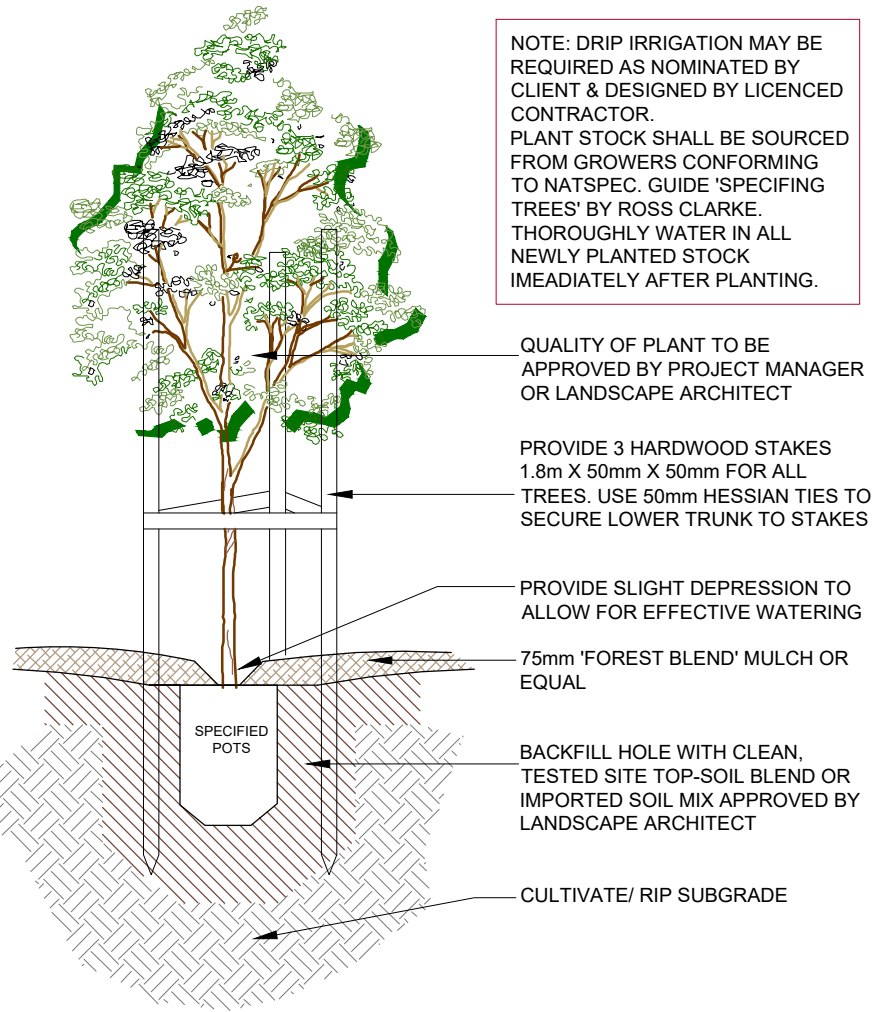
Phone: 9922 5312 Fax: 8209 4982 enquiries@concept.net.au Mob: 0413 861 351

TITLE:	LANDSCAPE PLAN	DWG.No:	LPDA 17 - 033 / 1
PROPOSED RESIDENTIAL DWELLING		SCALE:	1:200 @ A3
13 TERRY STREET, AVALON BEACH		DATE:	AUGUST 2016
		DRAWN:	D.K
		CHECKED:	R.F



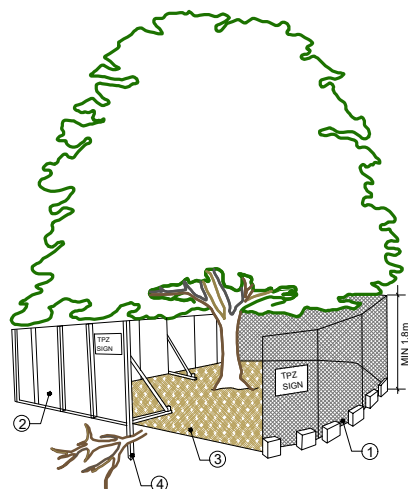
TYPICAL TURF AND BRICK EDGE DETAIL

SCALE: 1:10



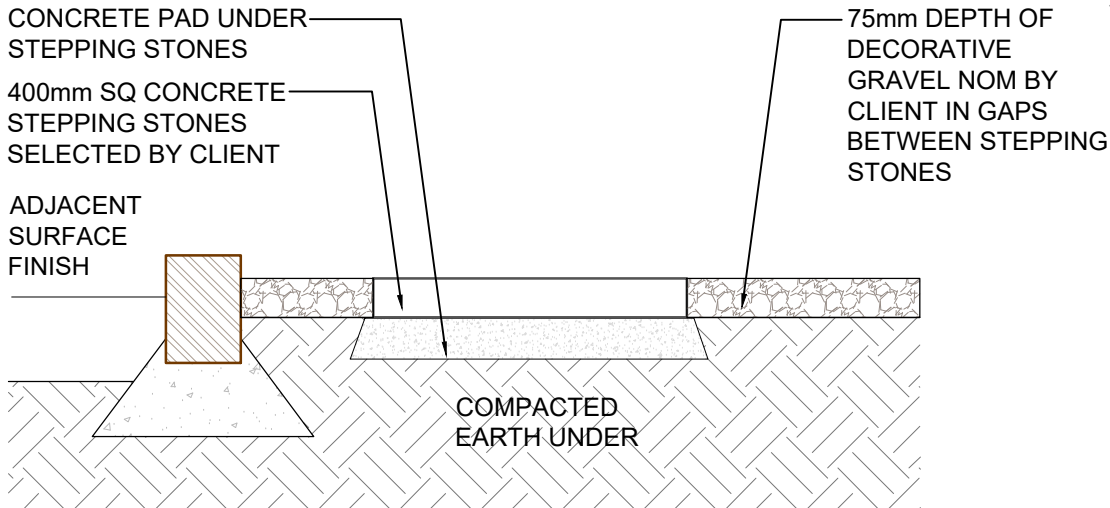
INDIVIDUAL TREE PLANTING DETAIL

SCALE 1:20



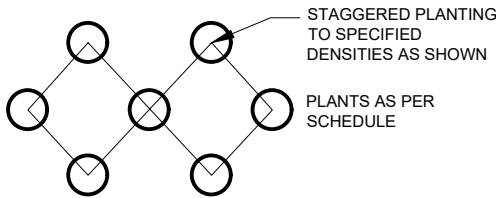
TREE PROTECTION ZONE

N.T.S



STEPPING STONES IN GRAVEL

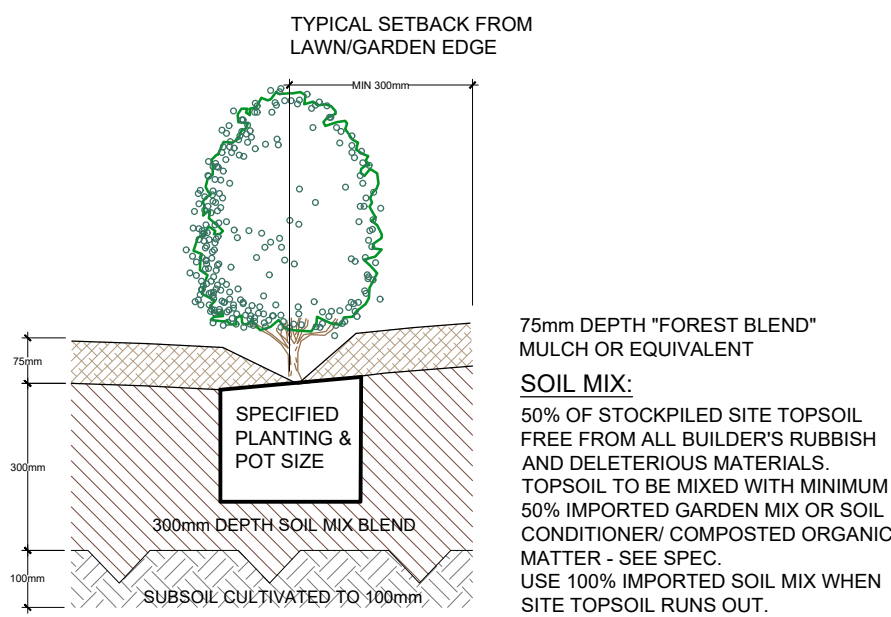
SCALE 1:10



MASS PLANTING SETOUT

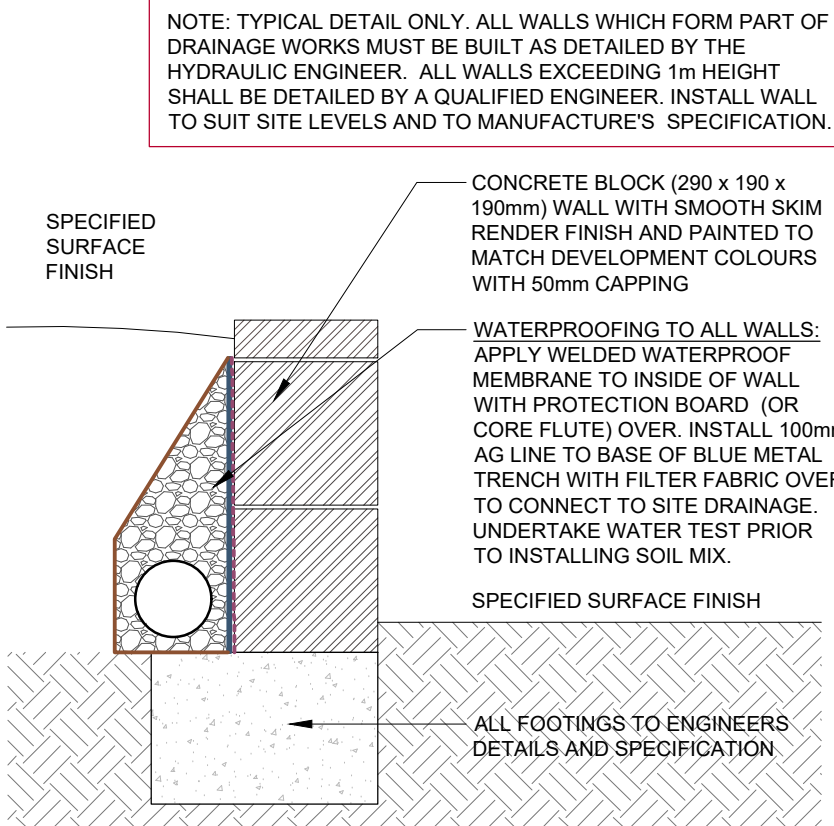
N.T.S

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS



GARDEN AREA PREPARATION DETAIL

SCALE 1:15



TYPICAL RETAINING WALL DETAIL

SCALE 1:10

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AILA Associate



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REV DATE NOTATION/AMENDMENT

A 01.08.16 Preliminary plan prepared for review

COUNCIL

PITTWATER

CLIENT

GARY GILL

ARCHITECT

BINET HOMES

STATUS / ISSUE

DA - ISSUE A



TITLE:

DETAILS

PROPOSED RESIDENTIAL DWELLING

13 THERY STREET,
AVALON BEACH

DWG No:

LPDA 17 - 033 / 1

SCALE:

1:200 @ A3

DATE:

AUGUST 2016

DRAWN:

D.K

CHECKED:

R.F

Project:

1.01 GENERAL

- 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. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- 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.

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

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". 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. No stockpiling shall occur within the root zone of existing trees to be retained. Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

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 3m from the trunk. The fencing shall be maintained for the full construction period.

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.

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

SOIL WORKS

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil 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.

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse) and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site topsoil runs out.

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

3.01 MATERIALS

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

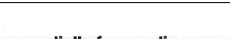
Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

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.

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

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