

SITE LOCATION

NTSIGOOGE MAPS

GENERAL NOTES

- NOT FOR CONSTRUCTION
- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S AND ADDITIONAL CONSULTANT'S DRAWINGS, SPECIFICATIONS AND REPORTS
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL
- ALL PAVING IS INDICATIVE, TO BE TO FUTURE SPECIFICATION, AND SET OUT ON SITE
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S APPROVAL, STANDARDS AND CODES
- THE CONTRACTOR IS TO ENSURE THAT ALL THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT
- STUDIO BOTANICA TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO PURCHASE AND DELIVERY
- EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SETOUT AND APPROVED BY STUDIO BOTANICA ONSITE PRIOR TO INSTALLATION. STUDIO BOTANICA RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE

DRAINAGE AND IRRIGATION NOTES

- REFER TO CIVIL ENGINEER'S UTILITY AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION.
- REQUIREMENTS FOR LANDSCAPE DRAINAGE TO BE CONFIRMED ONSITE UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS
- TREE PITS THAT HAVE BEEN EXCAVATED INTO HEAVY EARTH OR STONE TO CONTAIN A RING OF AG PIPE LAID AT THE INVERT OF THE PIT WITHIN A MINIMUM 200mm LAYER OF FREE DRAINING MATERIAL. AG PIPE TO BE CONNECTED TO A DRAINAGE OUTLET (REFER TO TYPICAL TREE PIT DRAINAGE SECTION)
- WATER/ IRRIGATION CONTROLLER POINTS SHOWN INDICATIVELY ONLY. EXACT LOCATION TO BE CONFIRMED ONSITE
- ALL POTS TO HAVE AN IRRIGATION ALLOWANCE (SHRUBBLERS OR DRIP)
- FOR POTS LOCATED ON PAVED SURFACES, TYPICAL PAVING IRRIGATION DETAIL TO BE USED AS SHOWN
- POTS ADJACENT TO GARDEN BEDS TO BE IRRIGATED VIA IN GARDEN IRRIGATION SYSTEM
- ALL LAWN AREAS TO HAVE POPUP ROTORS
- ALL GARDEN BEDS TO HAVE FIXED SOLID RISERS WITH SPRAYS
- LOCATIONS OF IRRIGATION LINES, VALVES, SPRAY HEADS ETC ARE SHOWN INDICATIVELY ONLY. THE EXACT LOCATION AND FREQUENCY OF THE ABOVE TO BE NOMINATED BY THE IRRIGATION PROVIDER
- REFER TO IRRIGATION PLAN FOR FURTHER DETAIL

PLANT SCHEDULE

TREES					
CODE	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	MATURE HEIGHT
B	Banksia integrifolia	Coastal Banksia	2	100L	6m
CA	Cupaniopsis ariacardioides	Tuckeroo	7	100L	8m
HF	Howea forsteriana	Kentia Palm	11	100L	a.m
U	Lagerstroemia indica	Crepe Myrtle	1	100L	6m
PA	Plumeria alba	Frangipani	2	100L	6m
PR	Phoenix roebelenii	Pygmy Date Palm	2	100L	3m
SA	Syzygium australe	Lilly pilly	27	75L	6m
TL	Tristanopsis laurina	Water Gum	1	100L	6m

SHRUBS AND PERRENIALS					
CODE	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	MATURE HEIGHT
As	Adenanthos sericeus	Woolly Bush	19	200mm	2m
Ab	Agave 'Blue Glow'	Blue Glow	4	200mm	0.9m
Ad	Au3tromyrtua du leis	Midyim berry	6	200mm	1.5m
An	Alpinia nutans	Dwarf Cardamom	65	200mm	1m
Bj	Blechnum gibbum 'Silver Lady'	Silver Lady Fern	15	200mm	1m
B	Banksia robur	Swamp Banksia	12	200mm	2m
Ca	Correa alba	White Correa	22	200mm	1.5m
De	Doryanthes excelsa	Gymea Lily	29	200mm	2m
Fj	Fatsia japonica	Fatsia	7	200mm	1.5m
Fn	Ficinia nodosa	Knobby Club Rush	78	150mm	0.9m
Hm	Hydrangea macrophylla	Bigleaf Hydrangea	10	200mm	1.5m
Ro	Raphiolepis 'Oriental Pearl'	Indian Hawthorn	142	200mm	1m
WI	Westringia fruticosa	Coastal Rosemary	56	300mm	1.5m
Xa	Xanthorrhoea australis	Grass Tree	25	300mm	2m

GROUNDCOVERS & CLIMBERS					
	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	MATURE HEIGHT
Ac	Ajuga reptans	Blue Bugle	26	140mm	Groundcover
Cg	Carpobrotus glaucescens	Pig Face	52	140mm	Groundcover
D	Dichondra repens	Kidney Weed	170	140mm	Groundcover
Mp	Myoporum parvifolium	Creeping Boobialla	244	140mm	Groundcover
Pc	Pratia repens	Trailing Pratia	109	140mm	Groundcover
Sa	Scaevola albida	Fan Flower	27	140mm	Groundcover
Sae	Scaevola aemula	Fan Flower	21	140mm	Groundcover
Vh	Viola hederacea	Native Violet	132	140mm	Groundcover
Wa	Wisteria floribunda 'Alba'	White Wisteria	148	200mm	Climber

MULCH
Greenlife Mulch and Compost

NOTES

- IF SPECIFIED POT SIZES ARE NOT READILY AVAILABLE, PLEASE CONTACT STUDIO BOTANICA TO CLARIFY SUBSTITUTE SIZES AND CHANGES TO QUANTITIES
- ALL MATURE TREES TO BE SOURCED AND SUPPLIED BY STUDIO BOTANICA PTY LTD
- THE PLANT SCHEDULE IS CALCULATED BASED OFF THE LANDSCAPE PLANS PROVIDED BY STUDIO BOTANICA. ADDITIONAL PLANTS OUTSIDE OF THIS SCHEDULE MAY BE REQUIRED TO REACH THE DESIRED PLANT DENSITIES ONSITE
- ALL PLANT MATERIAL TO BE SETOUT ONSITE BY STUDIO BOTANICA PRIOR TO INSTALLATION

LANDSCAPE RATIO



	M2	%
Total Site Coverage Area	985.8	100%
Total soft landscape area proposed	401.55	40.73%
Min landscape area required	394.32	40.00%

AMENDMENTS
ISSUED FOR DATE

07/08/25



PROJECT

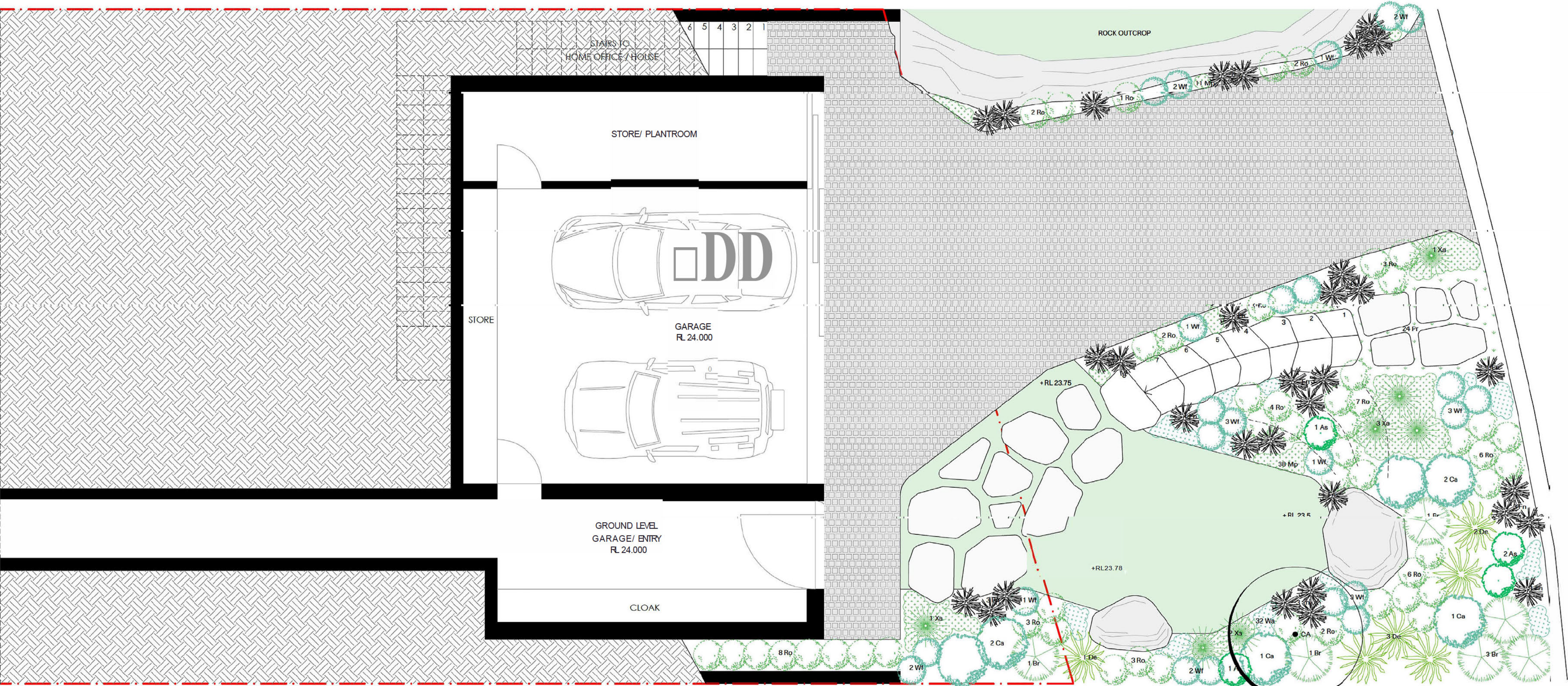
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Architect
Tobias Partners

Drawing
COVER PAGE

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LANDSCAPE PLAN - GROUND FLOOR
SCALE 1:50 @ A1

- LEGEND
- PROPOSED TREES
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED WITH COUNCIL'S APPROVAL



AMENDMENTS

A-ISSUED	FOR DA	07.08.25
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STUDIO BOTANICA

Sydney Melbourne Dubai
Studio Botanica Pty Ltd
1/209 Belmont Street
Alexandria NSW 2151 Australia
Tel: (02) 9550 0011
info@studio-botanica.com.au
www.studio-botanica.com.au

PROJECT

38The Drive
Freshwater NSW 2096

A d h t o o t
Tobias Partners

Drawing
LANDSCAPE PLAN - GROUND FLOOR



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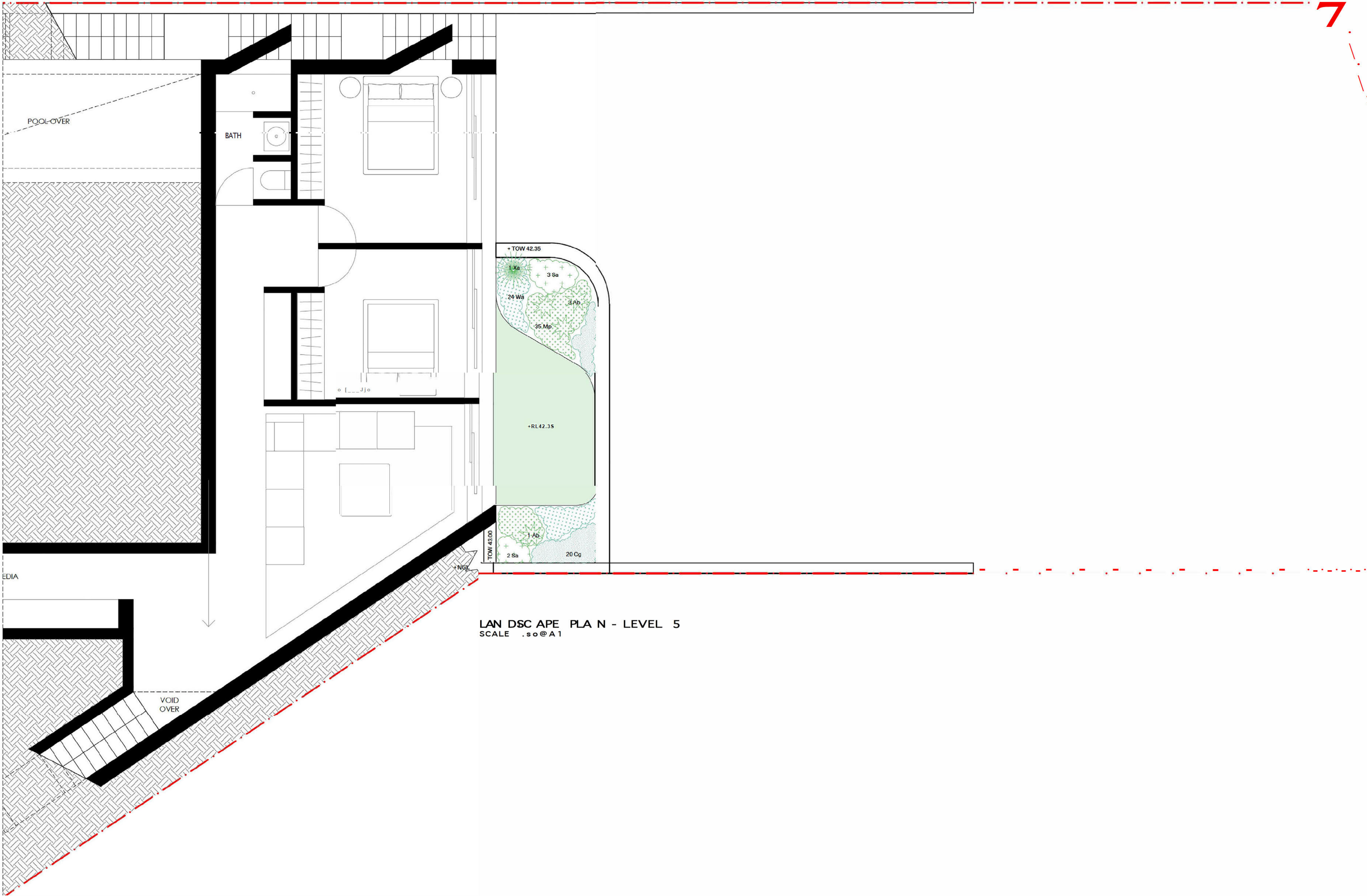
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Sydney Melbourne Dubai
Studio Iltunica Pty Ltd
1/209 Belmont St-1
Alexandria NSW 2015 A11slmln
+61 (0)410 001 111
ultunica@studioltunica.com.au
www.oltidibotanic.com.au

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LANDSCAPE PLAN - LEVEL 3 & 4

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LANDSCAPE PLAN - LEVEL 5
SCALE 1:50 @ A1

LEGEND

- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED WITH COUNCIL APPROVAL



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STUDIO BOTANICA

Sydney Melbourne Dubai

Studio Botanica Pty Ltd
1/209 Belmont Street
Alexandria NSW 2015 Australia
Tel: (04) 10 000 111
Email: info@studio-botanica.com.au
www.studio-botanica.com.au

PROJECT

38 The Drive
Freshwater NSW 2096

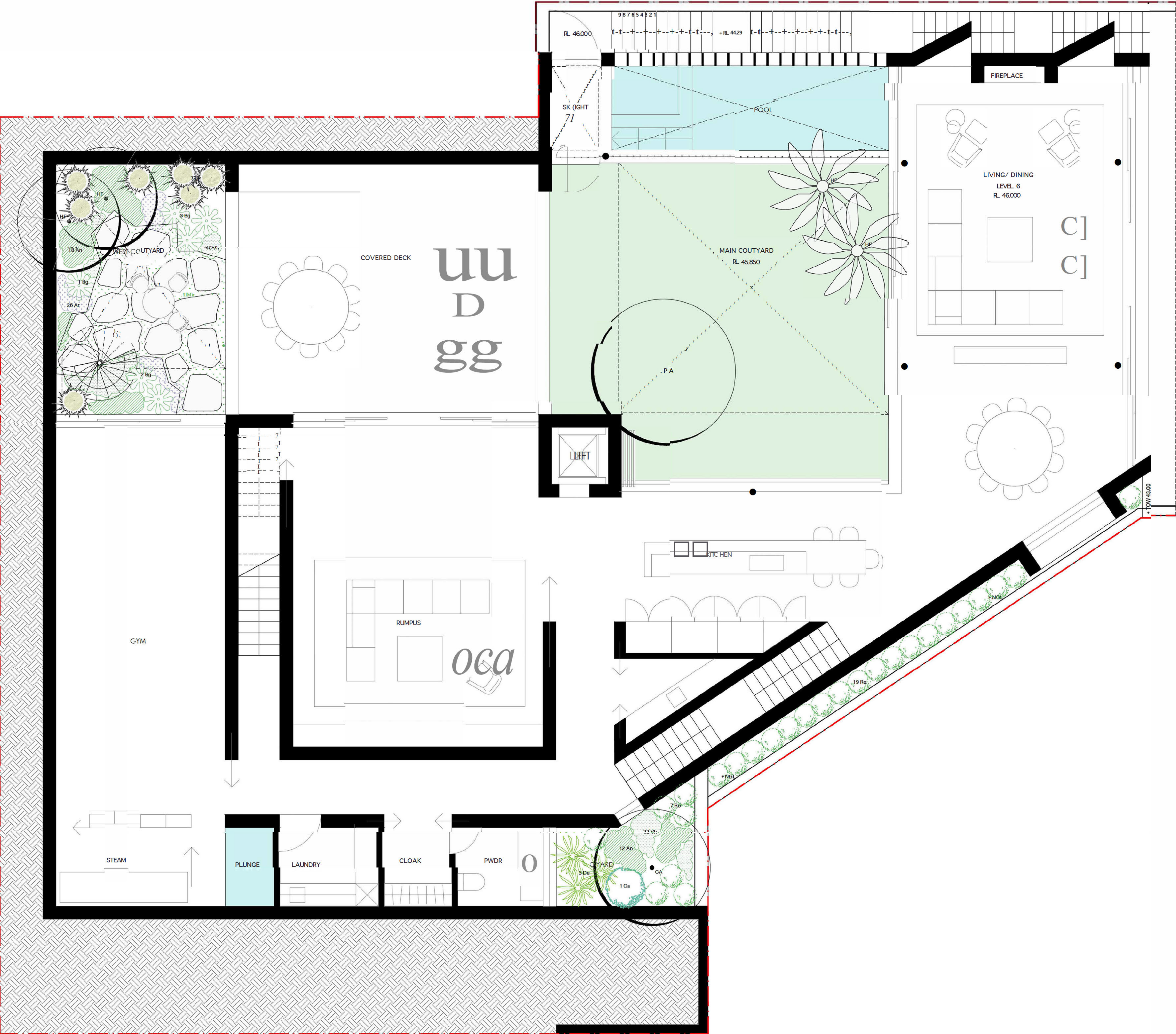
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Drawing:
LANDSCAPE PLAN - LEVEL 5

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LANDSCAPE PLAN - LEVEL 6
SCALE 1:50 @ A1

LEGEND

PROPOSED TREES

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED WITH COUNCIL'S APPROVAL

AMENDMENTS

A-ISSUED FOR DA 07.08.25

STUDIO BOTANICA

Sydney Melbourne Dubai

Studio Botanica Pty Ltd
1/209 Belmont Street
Alexandria NSW 2015 Australia
Tel: (04) 10 00 111
info@studio-botanica.com.au
www.studio-botanica.com.au

PROJECT

38The Drive
Freshwater NSW 2096

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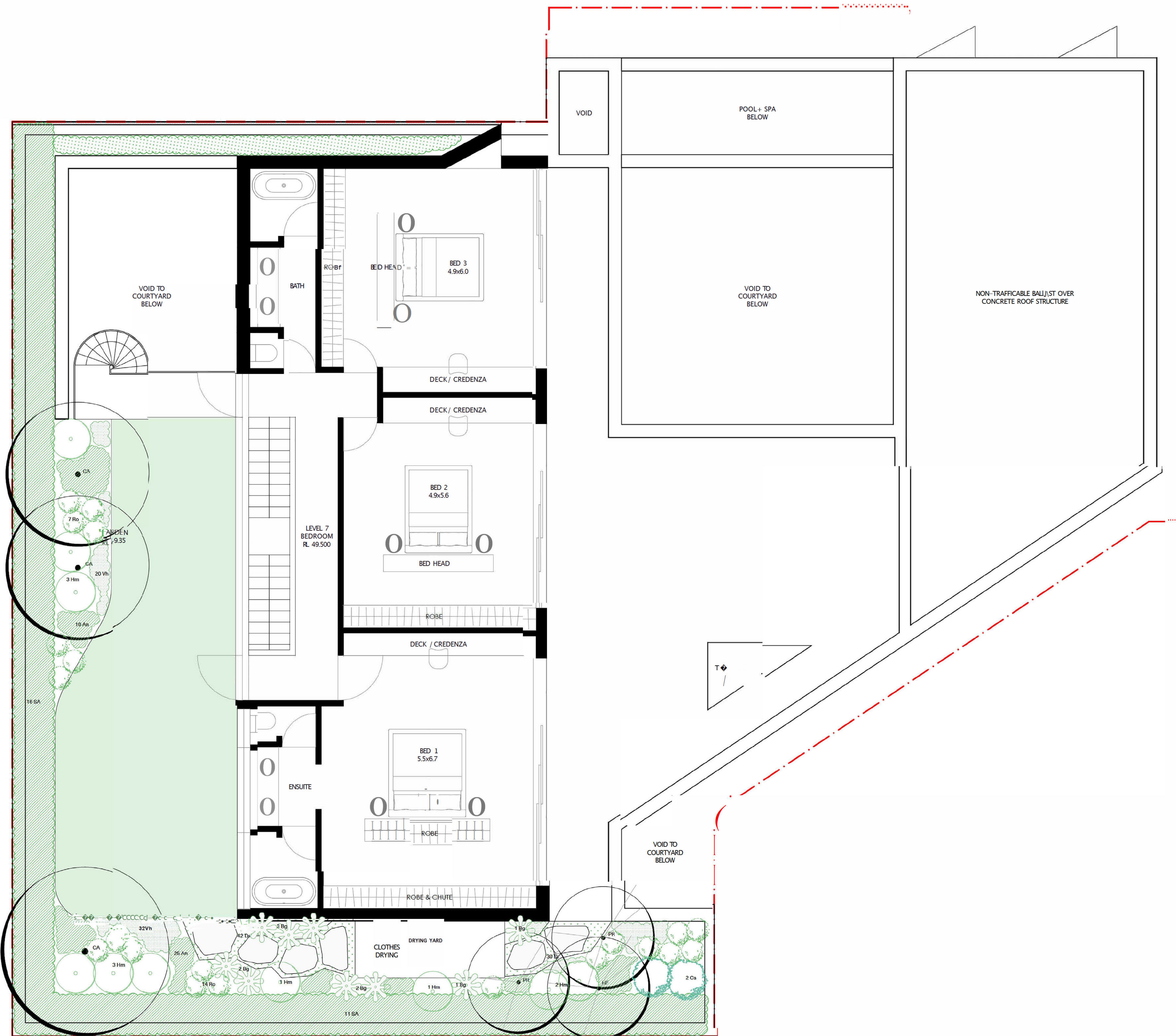
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LANDSCAPE PLAN - LEVEL 6

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LANDSCAPE PLAN - LEVEL 7
SCALE 1:50 @ A1

LEGEND

PROPOSED TREES

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED WITH COUNCIL'S APPROVAL

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AMENDMENTS

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STUDIO BOTANICA

Sydney Melbourne Dubai

Studio Botanica Pty Ltd
1/23 Belmont Street
Alexandria NSW 2015 Australia
t 61 (0)2 9410 0011
e info@studiobotanica.com.au
www.studiobotanica.com.au

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38The Drive
Freshwater NSW 2096

Architect
Tobias Partners

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LANDSCAPE PLAN - LEVEL 7

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GENERAL SPECIFICATION NOTES

1.0 Standards

1.1 Soils

- Site and imported topsoil: To AS 4419.
- Potting mixes: To AS 3743.
- Composts, soil conditioners and mulches: To AS 4454.

2.0 Products

2.1 Material

Topsoil

- Source: Provide topsoil, which contains organic matter, will support plant life and is free from stones, contaminants and weeds.
- Site: If available, provide material recovered from the site.

Turf

- Supplier: Obtain turf from a specialist grower of cultivated turf.
- Quality: Provide turf of even thickness, free from weeds and other foreign matter.

Fertiliser

- General: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants

- Health: Supply plants with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species.
- Vigour: Supply plants with extension growth consistent with that exhibited in vigorous specimens of the species nominated.
- Damage: Supply plants free from damage and from restricted habit due to growth in nursery rows.
- Pests and disease: Supply plants with foliage free from attack by pests or disease.

3.0 Execution

3.1 Preparation

Weed eradication

- Herbicide: Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Earth mounds

- Placing: Place clean filling in layers approximately 150 mm thick compacted to 85% of the dry density ratio of the surrounding soil as determined by AS 1289.5.4.1. Minimise slumping and further internal packing down.

Edges

- Construct changes in grade over a minimum width of 500 mm to smooth, gradual and rounded profiles with no distinct joint.

Existing trees

- Maintain the natural ground level under the canopy.

Planting beds

- Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.
- Unexcavated: Remove weeds, roots, building rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.
- Services and roots: Do not disturb services or tree roots; if necessary cultivate these areas by hand.

Placing topsoil

- General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.

Topsoil depths

- General: Spread topsoil to the following typical depths:
- Excavated planting areas: If using organic soil, 300 mm. Refer to typical soil profile detail.
- Irrigated grassed areas generally: 150 mm.
- Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm.

3.2 Turfing

General

- Supply: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent the turf from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition.
- Laying: Lay the turf in the following manner:
 - In stretcher pattern with the joints staggered and close butted.
 - Parallel with the long sides of level areas, and with contours on slopes.
 - To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.
- Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller.
- Fertilising: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.
- Watering: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth.
- Levels: Where levels have deviated from the design levels after placing and watering, lift turf and re-grade topsoil to achieve design levels.

3.3 Planting

General

- Individual plantings in grassed areas: Excavate a hole to twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth.
- Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.
- Placing: Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the center of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.
- Fertilising plants: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.
- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets.

3.4 Mulching

Placing mulch

- General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.
- Depths: Spread organic mulch to a depth of 75 mm, and gravel mulch to a depth of 50 mm.

3.5 Stakes and ties

Stakes

- Material: Hardwood, straight, free from knots or twists, pointed at one end.
- Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Ties

- General: Provide 50 mm hessian webbing ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

3.6 Watering

Establishment

- Extent: Available soil moisture content of grass areas and garden beds to be monitored on a weekly basis using an approved moisture probe and water applied on a demand basis. Readings should be taken at a depth of 200-300mm.
- All grass areas and garden beds should be maintained within a range of 50-80% available soil moisture. Under no circumstance should areas under irrigation fall below a level of 30% available soil moisture.
- No visible signs of wilting of leaves or stems, with all plants fully turgid at all times.
- No sign of over-watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage.

3.7 Completion

Cleaning

- Stakes and ties: Remove those no longer required at the end of the planting establishment period.
- Temporary fences: Remove temporary protective fences at the end of the planting establishment period.

4.0 Establishment & defects liability

4.1 Establishment

General

- All landscaping works will have an establishment period of 26 weeks in which the subcontractor will be responsible for the maintenance and upkeep of the contracted scope, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.

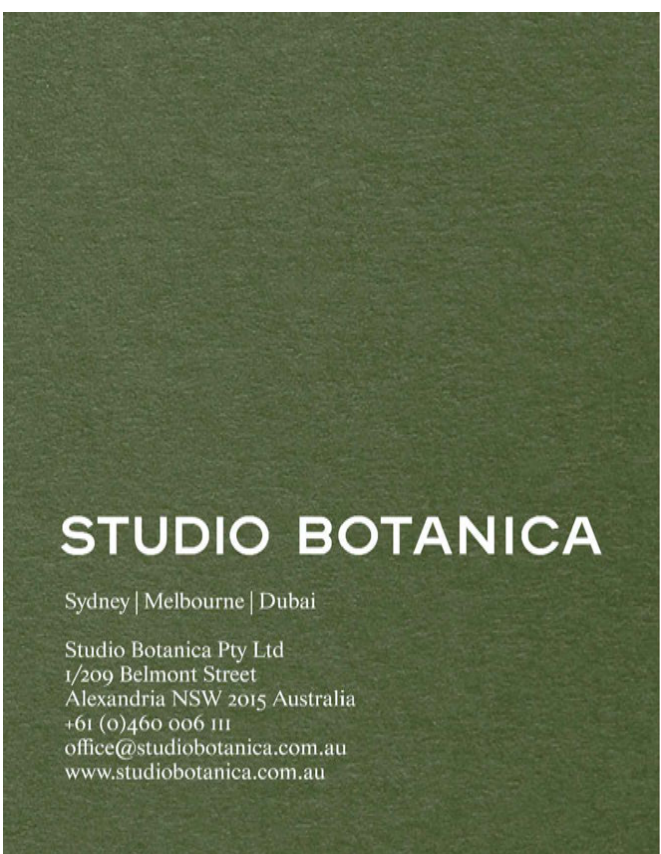
4.2 Defects Liability Period

General

- All landscaping works will be subject to a defects liability period of 52 weeks, commencing from the date of Practical Completion, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.

AMENDMENTS

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PROJECT

Freshwater NSW 2096

Architect

Tobias Partners

Drawing

GENERAL SPECIFICATION NOTES

Scale	Drawn	Checked	Revision	Project No.	Drawing No.
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Studio Botanica must be present on site at the point of laying of all plants.
Contract designer: discrepancies occur between landscape and contract documents.
Builder: check and verify all dimensions on site prior to construction.
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