

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION .

FERTILISER SHALL BE A SLOW RELEASE PELLETISED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURERS RECOMMENDED RATE.

3. SOILS TO CONFORM TO AS 4419-2018 SOILS FOR LANDSCAPING AND GARDENS USE.  
SOIL DEPTHS- PLANTING AREAS VARIES (100MIN - 1000MM SOIL DEPTH)

ALL PLANTING SOIL SHALL BE FREE OF RUBBISH, DEBRIS AND SUBSTANCES THAT ARE TOXIC TO LIVING ORGANISMS, OR WOULD OTHERWISE BE DECLARED CONTAMINATED. ALL IMPORTED GARDEN SOIL SHALL BE FREE OF WEED SEEDS.

THE CONTRACTOR SHALL ENSURE ANY INSTALLED SUB GRADES ARE NOT TOXIC TO NORMAL PLANT GROWTH OR UNNATURALLY OVERLY COMPACTED. ENSURE EXISTING SUB SOIL IS NOT TOXIC TO PLANT GROWTH, AND NOTIFY SUPERINTENDENT IMMEDIATELY IF THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.

ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE SUBSOIL.

4. PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK ARE TO BE GROWN AND CERTIFIED AS COMPLYING WITH NATSPEC'S "SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY", SECOND EDITION 2003 BY ROSS CLARK AND AS 2303-2015 TREE STOCK FOR LANDSCAPE USE

PLANT INSTALLATION - THE TOPS OF ROOT BALLS ARE TO BE LEVEL WITH OR UP TO 50MM HIGHER THAN THE SURROUNDING SOIL LEVEL. CREATE WATERING "SAUCERS" AROUND ALL PLANTS FROM POTS LARGER THAN 5 LITRE (IE 200MM DIAMETER). DO NOT PILE UP MULCH AGAINST THE BASE OF THE PLANT STEM/TRUNK.

STAKING - REMOVE ALL NURSERY STAKES, TIES AND LABELS. THE ROOT BALL AND CANOPY ARE TO BE BALANCED AND THE STEM / TRUNK SUFFICIENTLY DEVELOPED SO THAT THE PLANTS STAY UPRIGHT WITHOUT THE NEED TO BE STAKED. DO NOT STAKE PLANTS UNLESS SPECIFICALLY NOTED TO DO SO OR UNLESS SPECIAL CIRCUMSTANCES REQUIRE A PLANT TO BE TEMPORARILY STAKED FOR STABILITY.

5. ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

SUPPLY - DESIGN, SUPPLY AND INSTALL A PERMANENT AUTOMATED SUB-SURFACE IRRIGATION SYSTEM.

EXTENT - THE SYSTEM IS TO COVER ALL NEW GARDENS. WATER IS TO BE DELIVERED VIA SUBSURFACE DRIP LINES BURIED BELOW THE FINISHED GROUND LEVEL TO GARDENS AND TREES AND VIA POPUP SPRAYS ON FLEXIBLE ARMS TO THE LAWN AREA.

CAPACITY - THE SYSTEM IS TO BE CAPABLE OF SUPPLYING 32MM OF WATER/WEEK OVER ALL AREAS. IT IS TO BE DESIGNED TO OPERATE FOR 10 YEARS (MIN).

INSTALLATION - VALVE PITS ARE TO BE SET ON A 200MM DEEP BED OF GRAVEL FOR DRAINAGE. PIT COVERS ARE TO BE LEVEL WITH THE SOIL SURFACE. INCLUDE PLUMBING CONNECTION TO THE MAIN LINE, ALL VALVES AND BACKFLOW PREVENTION. LOCATE A CENTRAL MULTI-STATION CONTROLLER IN A LOCKABLE BOX AS DIRECTED BY THE PROJECT MANAGER. . A DEDICATED GPO IS TO BE PROVIDED BY THE BUILDER FOR THE CONTROLLER TO BE PLUGGED INTO.

6. MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, MOWING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.

7. PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO BE REPLACED.

8. THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTRUSIVE FITTINGS OR FIXTURES.

9. GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.

11. ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.

12. LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED SURFACE DRAINS.

13. SOIL LEVELS IN GARDEN AREAS TO FINISH 50MM BELOW ADJACENT WALLS/ PAVEMENTS UNLESS NOTED OTHERWISE.

14. MATERIAL SAMPLES AND PRODUCT INFORMATION- MATERIALS AND WORKMANSHIP ARE TO CONFORM TO THE CURRENT EDITION OF APPLICABLE REQUIREMENTS OF AUSTRALIAN STANDARD SPECIFICATIONS AND CODES.

15. REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES

16. GREEN WASTE REMOVAL - ALL GREEN WASTE GENERATED BY THE MAINTENANCE WORK SHALL BE CONTAINED WITHIN THE IMMEDIATE WORK AREA, AND SHALL NOT LEAK INTO ADJACENT AREAS, OR OUTSIDE THE SITE. ALL DEBRIS SHALL BE CONTAINED AND REMOVED FROM SITE TO AN APPROVED CERTIFIED TIPPING AND LEGAL RECYCLING DEPOT LOCATION USING SUITABLE CLOSED WASTE CONTAINERS AND VEHICLES.

THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO OUTLINE THE MAINTENANCE REQUIREMENTS OF THE DEVELOPMENT AND ENABLE A DEFINED SCOPE OF MAINTENANCE ACTIVITIES TO BE REGULARLY UNDERTAKEN. A DETAILED MAINTENANCE PLAN TO BE PREPARED AS PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION.

MAINTENANCE INCLUDE WATERING, WEEDING, MOWING PEST AND DISEASE CONTROL, REPLACING FAILED PLANTS, SOIL AND MULCH REPLENISHMENT, CULTIVATING, PRUNING, REPAIRING EROSION AND RECTIFYING STORM DAMAGE. SWEEP AND/OR REMOVE FALLEN BRANCHES AND LEAF LITTER(INCLUDING THE AUTUMN LEAF DROP) AND OTHER GARDEN DEBRIS. MAINTENANCE OF THE SITE IS TO ALSO INCLUDE THE PUBLIC DOMAIN

IT IS EXPECTED THAT THE CONTRACTOR SHALL TAKE A PROACTIVE AND DILIGENT APPROACH TO ALL MAINTENANCE ACTIVITIES AND ENCOURAGE ALL STAFF AND SUB-CONTRACTORS TO PICKUP ANY OBVIOUS LITTER FOUND THROUGHOUT THE MAINTAINED AREAS. SIMILARLY BE VIGILANT IN LOOKING FOR AND REPORTING ANY NOTED INCIDENCE OF VANDALISM, BREAKAGES, DAMAGE AND GRAFFITI ETC.

LOG BOOK  
KEEP A LOGBOOK RECORDING WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. THIS LOG BOOK IS TO BE GIVEN TO THE PROJECT MANAGER/ OR COMMUNITY ASSOCIATION AND MADE AVAILABLE FOR INSPECTION ON REQUEST.

PROGRAM

AT LEAST TWO WEEKS PRIOR TO PRACTICAL COMPLETION SUBMIT A PROGRAM OUTLINING PROPOSED MAINTENANCE REGIME DURING THE PLANT ESTABLISHMENT PERIOD, INCLUDING ANTICIPATED FREQUENCY AND DURATION OF INDIVIDUAL TASKS. REVISE PROGRESSIVELY TO ENSURE THE OPTIMAL MAINTENANCE REGIME IS IMPLEMENTED AND SUBMIT ON A MONTHLY BASIS.

ALL PLANTED AREAS SHALL BE ADEQUATELY WATERED TO KEEP THEM HEALTHY AND GROWING VIGOROUSLY. THE MINIMUM ACCEPTABLE WATERING REQUIREMENT SHALL EQUAL 25 MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT, OR A COMBINATION OF BOTH, DURING EACH PERIOD OF ONE WEEK, EXCEPT IN PERIODS OF HEAVY RAIN. VARY THE WATERING REQUIREMENT TO SUIT SEASONAL CONDITIONS AND MAINTAIN HEALTHY PLANT MATERIAL AND GRASS AREAS IN OPTIMUM CONDITION.

PEST AND DISEASE

ALL LANDSCAPE AREAS INCLUDING TREES ARE TO BE VISUALLY INSPECTED FOR THE PRESENCE OF PERSISTENT AND DAMAGING INSECT PESTS OR DISEASES. THE CONTRACTOR SHALL REPORT ANY INCIDENCE OF INSECT ATTACK OR EVIDENCE OF DISEASE AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE UNDERTAKEN

FERTILISING  
FERTILIZER SHALL BE SUPPLIED AND APPLIED EVENLY TO ALL LANDSCAPE AREAS ENSURE OPTIMUM PLANT GROWTH,  
HEALTH AND DISEASE RESISTANCE THROUGH THE PROVISION OF ALL ESSENTIAL MACRO AND MICRO NUTRIENTS  
COMMONLY REQUIRED BY PLANTS AND THEREBY PREVENT ANY SYMPTOMS ASSOCIATED WITH NUTRIENT DEFICIENCIES.

**EXTENT AND TASK**  
THE CONTRACTOR SHALL MONITOR ALL TREE AND ASSOCIATED LANDSCAPE WORKS FOR THE DURATION OF THE MAINTENANCE PERIOD. THIS WILL GENERALLY INCLUDING WATERING, FAILED PLANT REPLACEMENT , PEST AND DISEASE CONTROL, PRUNING, SOIL CONTROL, MOWING, WEED CONTROL, SOIL PH CORRECTION AND FERTILIZATION. CARRY OUT MAINTENANCE ACTIVITIES FOR ALL NEW GARDEN AREAS AS REQUIRED TO ENSURE THE PLANT BECOME ESTABLISHED WITHIN THE MAINTENANCE PERIOD AND ARE KEPT IN A HEALTHY AND TIDY STATE IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES.

PLANT REPLACEMENT  
SHALL BE UNDERTAKEN WITHIN 7 DAYS OF PLANT BEING IDENTIFIED AS FAILED OR UNACCEPTABLY DAMAGED. NOTE, SERVE WILTING OR WATER LOGGING LEADING TO DEATH OF FOLIAGE, BREAKAGE OR WOUNDING OF MAIN STEM, DAMAGE OF APICAL LEADERS OR DAMAGE TO SIGNIFICANT ORDER OF BRANCHES SHALL BE DEEMED TO CONSTITUTE FAILURE.

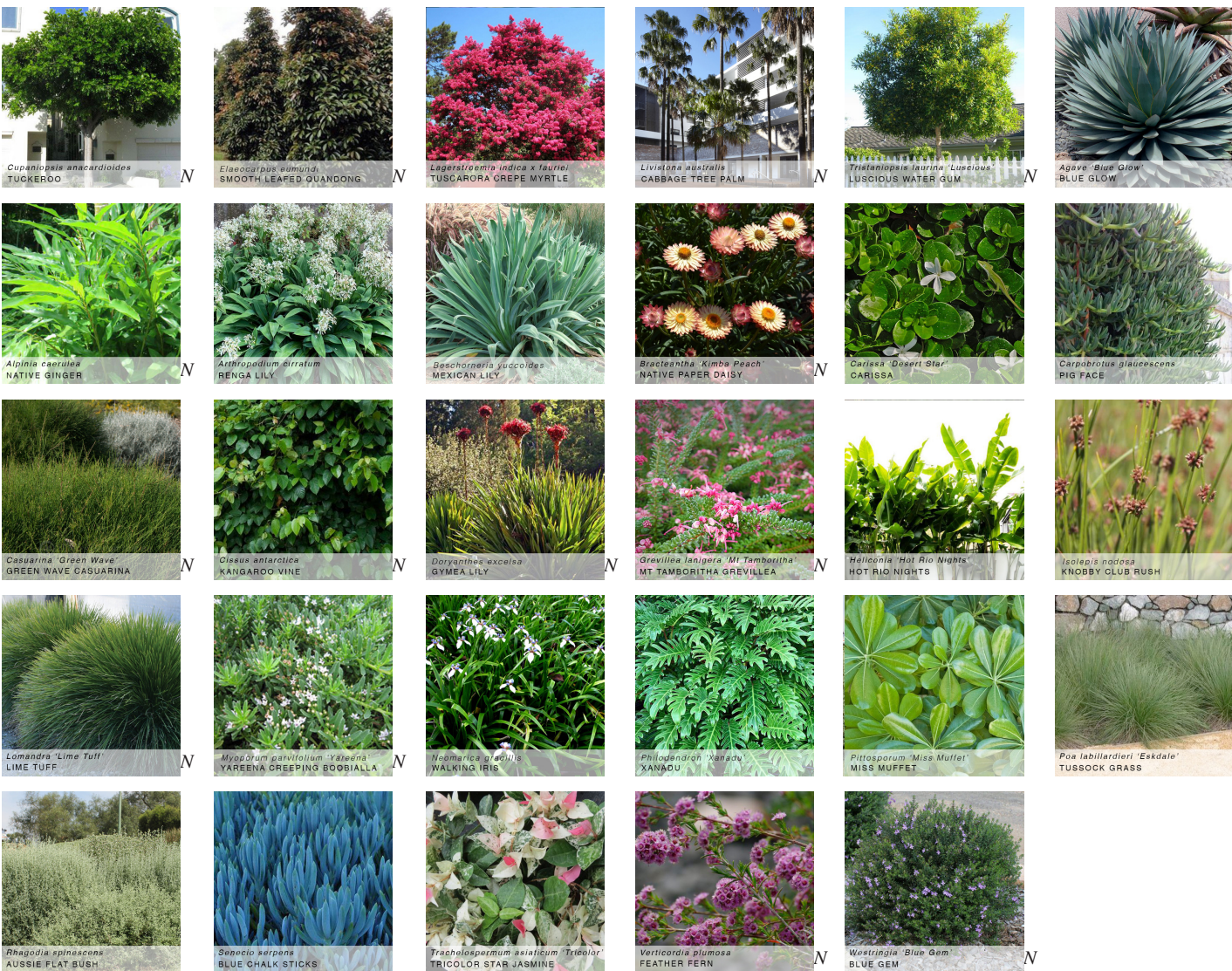
**HARDSCAPE / FURNITURE AND FIXINGS**  
ENSURE ALL EXTERNAL HARDSCAPE AREAS INCLUDING FURNITURE AND FIXINGS ARE MAINTAINED IN A SAFE, CLEAN, NEAT AND TIDY CONDITION THAT PROMOTES THEIR USE AND ENJOYMENT. INSPECT ALL HARDSCAPE AND FURNITURE AND FIXTURES ITEMS FOR DAMAGE OR VANDALISM AND REPORT ANY FAULTS OR DAMAGE. MAKE ARRANGEMENT TO FIX ANY MINOR ISSUES.

REGULARLY INSPECT, MONITOR AND ADJUST IRRIGATION AND WATERING SYSTEM TO ENSURE PROPER OPERATION AND COVERAGE AND RECTIFY ANY LEAKS, BLOCKAGES OR BREAKAGES IN A TIMELY FASHION. IF REQUIRED, UNDERTAKE PRESSURE TESTING OR FLUSHING TO IDENTIFY AND/OR ADDRESS ANY SYSTEM MALFUNCTION. THE CONTRACTOR SHALL REPAIR THE SYSTEM DUE TO VANDALISM, UNAUTHORIZED USE AND BREAKAGE. IF VANDALISM OR BREAKAGE IS A PERSISTENT OR A LARGE-SCALE PROBLEM, THE CONTRACTOR SHALL KEEP A RECORD OF COMPONENTS REPLACED OR RECTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTARY WATERING DUE TO ANY INADEQUACIES WITH THE SYSTEM, AND ADDRESS LEAKS IMMEDIATELY

**GREEN WASTE REMOVAL**  
ALL GREEN WASTE GENERATED BY THE MAINTENANCE WORK SHALL BE CONTAINED WITHIN THE IMMEDIATE WORK AREA, AND SHALL NOT LEAK INTO ADJACENT AREAS, OR OUTSIDE THE SITE. ALL DEBRIS SHALL BE CONTAINED AND REMOVED FROM SITE (VIA LIFT) TO AN APPROVED CERTIFIED TIPPING AND LEGAL RECYCLING DEPOT LOCATION USING SUITABLE CLOSED WASTE CONTAINERS AND VEHICLES..

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BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	PLANT DENSITIES
TREES				
<i>Cupaniopsis anacardioides</i>	Tuckeroo	10M	400L	as shown
<i>Elaeocarpus eumundi</i>	Smooth Leafed Quandong	10M	400L	as shown
<i>Lagerstroemia "Tuscara"</i>	Tuscarora Crepe Myrtle	6M	300L	as shown
<i>Livingstonia australis</i>	Cabbage Tree Palm	18M	VARYING HEIGHTS	as shown
<i>Tristanopsis laurina</i> 'Luscious'	Luscious Water Gem	8M	400L	as shown
SHRUBS AND CLIMBERS				
<i>Agave 'Blue Glow'</i>	Blue Glow	1M	200MM	3/m2
<i>Alpinia cearulea</i>	Native Ginger	1M	300MM	3/m2
<i>Antropodium cinctum</i>	Ragna Lily	0.8M	200MM	3/m2
<i>Beschomera yuccoides</i>	Mexican Lily	1M	300MM	2/m2
<i>Bracteantha 'Kimba Peach'</i>	Paper Daisy	0.3M	150MM	7/m2
<i>Carissa 'Desert Star'</i>	Carissa	0.7M	300MM	3/m2
<i>Carpobrotus glaucescens</i>	Pink Face	0.3M	150MM	7/m2
<i>Cassuarina 'Green Wave'</i>	Cassuarina Green Wave	0.6M	150MM	3/m2
<i>Cissus antarctica</i>	Kangaroo Vine	0.1M	150MM	7/m2
<i>Doryanthes excelsa</i>	Gymea Lily	1.5M	300MM	2/m2
<i>Grevillea 'Mi Tamboritha'</i>	Mi Tamboritha Grevillea	0.3M	150MM	7/m2
<i>Heliconia pendula</i> 'Hot Rio Nights'	Hot Rio Nights	1M	300MM	5/m2
<i>Isolepis nodosa</i>	Knobby Club Rush	0.8M	200MM	5/m2
<i>Lomandra 'Lime Tuff'</i>	Lime Tuff	0.7M	200MM	5/m2
<i>Myoporum parvifolium</i>	Yareena Creeping Boobialla	0.1M	150MM	7/m2
<i>Neomarica gracilis</i>	Walking Iris	0.1M	150MM	7/m2
<i>Philodendron 'Xanadu'</i>	Xanadu	0.8M	200MM	3/m2
<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet	0.8M	300MM	3/m2
<i>Poa 'Eskdale'</i>	Tussock Grass	0.8M	150MM	5/m2
<i>Rhagodia spiniscens</i>	Seaberry Salttush	0.6M	150MM	3/m2
<i>Senecio serpens</i>	Blue Chalk Sticks	0.3M	150MM	7/m2
<i>Trachelospermum asiaticum</i> 'Tricolor'	Tricolor Star Jasmine	0.3M	300MM	7/m2
<i>Verticordia plumosa</i>	Feather Fern	0.6M	200MM	3/m2
<i>Westringia 'Blue Gem'</i>	Blue Gem	1.5M	300MM	3/m2



**BOUNDARY LINE**

**G1**

GARDEN ON GRADE, (300MM ORGANIC MATTER OVER A CULTIVATED BASE) AND IRRIGATION EXTENT (DRIP IRRIGATION)

**G2**

RAISED GARDEN ON GRADE, 800MM SOIL DEPTH (300MM ORGANIC MATTER OVER 500MM INORGANIC MATTER AND CULTIVATED BASE) AND IRRIGATION EXTENT (DRIP IRRIGATION)

**G3**

GARDEN ON STRUCTURE, 600MM SOIL DEPTH AND IRRIGATION EXTENT (DRIP IRRIGATION) INCLUDE MULCH / DRAINAGE CELL / FILTER FABRIC / PROTECTION MEMBRANE BOARD / SAND BUILDING

**G4**

GARDEN ON STRUCTURE, 800MM SOIL DEPTH AND IRRIGATION EXTENT (DRIP IRRIGATION) INCLUDE MULCH / DRAINAGE CELL / FILTER FABRIC / PROTECTION MEMBRANE BOARD / SAND BUILDING

**G5**

GARDEN ON STRUCTURE, 1000MM SOIL DEPTH AND IRRIGATION EXTENT (DRIP IRRIGATION) INCLUDE MULCH / DRAINAGE CELL / FILTER FABRIC / PROTECTION MEMBRANE BOARD / SAND BUILDING

**PAVEMENT** - REFER TO ARCHITECTS DOCUMENTATION

**PROPOSED TREES, SHRUBS AND GROUNDCOVERS AS NOTED.**

+ RL 78.50  
TW 79.50  
\*

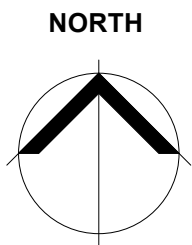
**PROPOSED LEVELS**

**TOP OF WALL**

**PLANTER/RETAINING WALL** - REFER TO ARCHITECTS DOCUMENTATION

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	29.10.24	DRAFT DA
02	08.11.24	FOR DA
03	23.11.24	FOR DA

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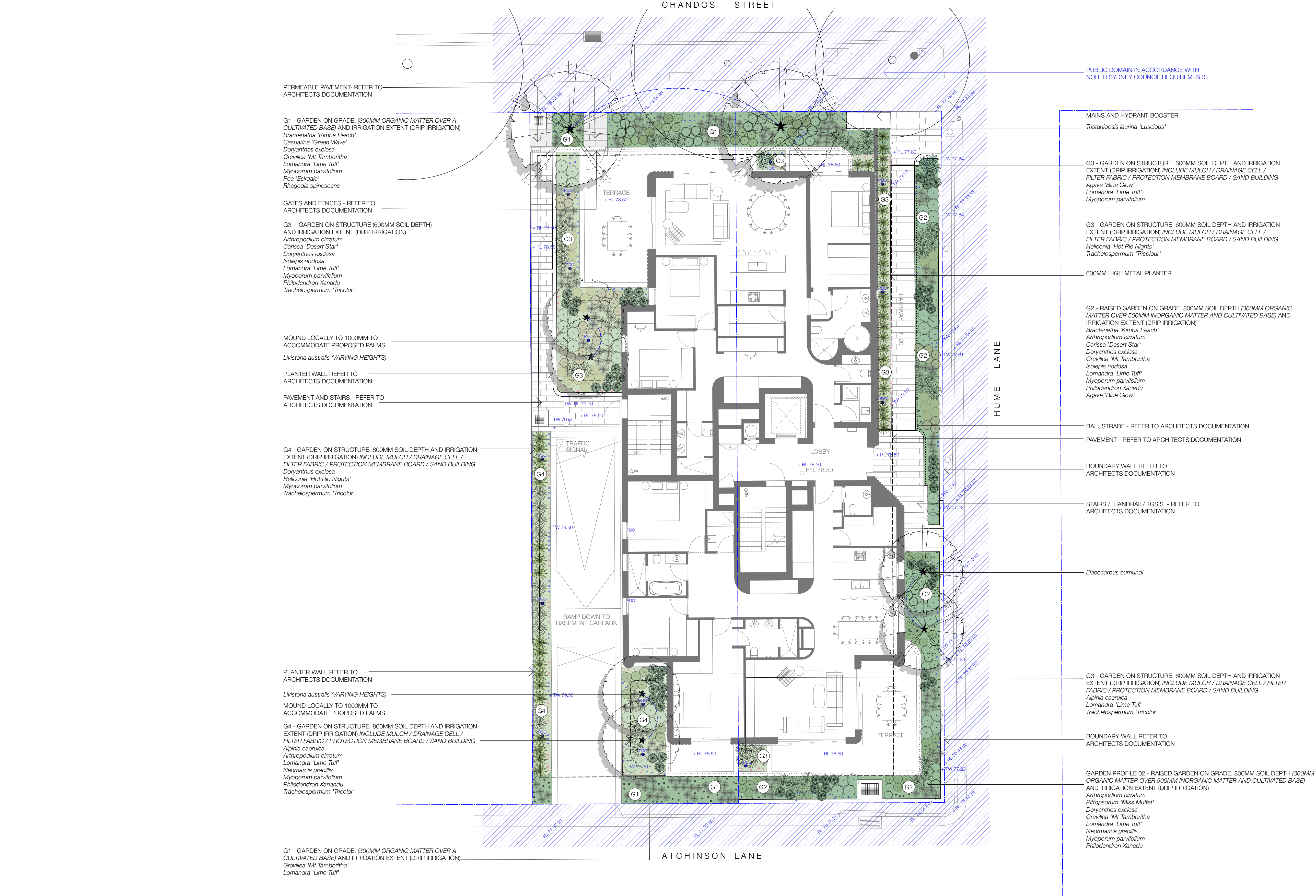
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<b>P R O J E C T</b> <b>Residential Development</b> 111 Chandos Street, CROWS NEST, NSW	<b>Drawn</b>	IK / TS	<b>Client</b>	Regno
	<b>L.Architect Authorised</b>	IK	<b>Status</b>	For DA
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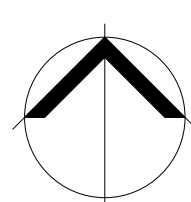


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03	08.11.24	FOR DA
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NORTH



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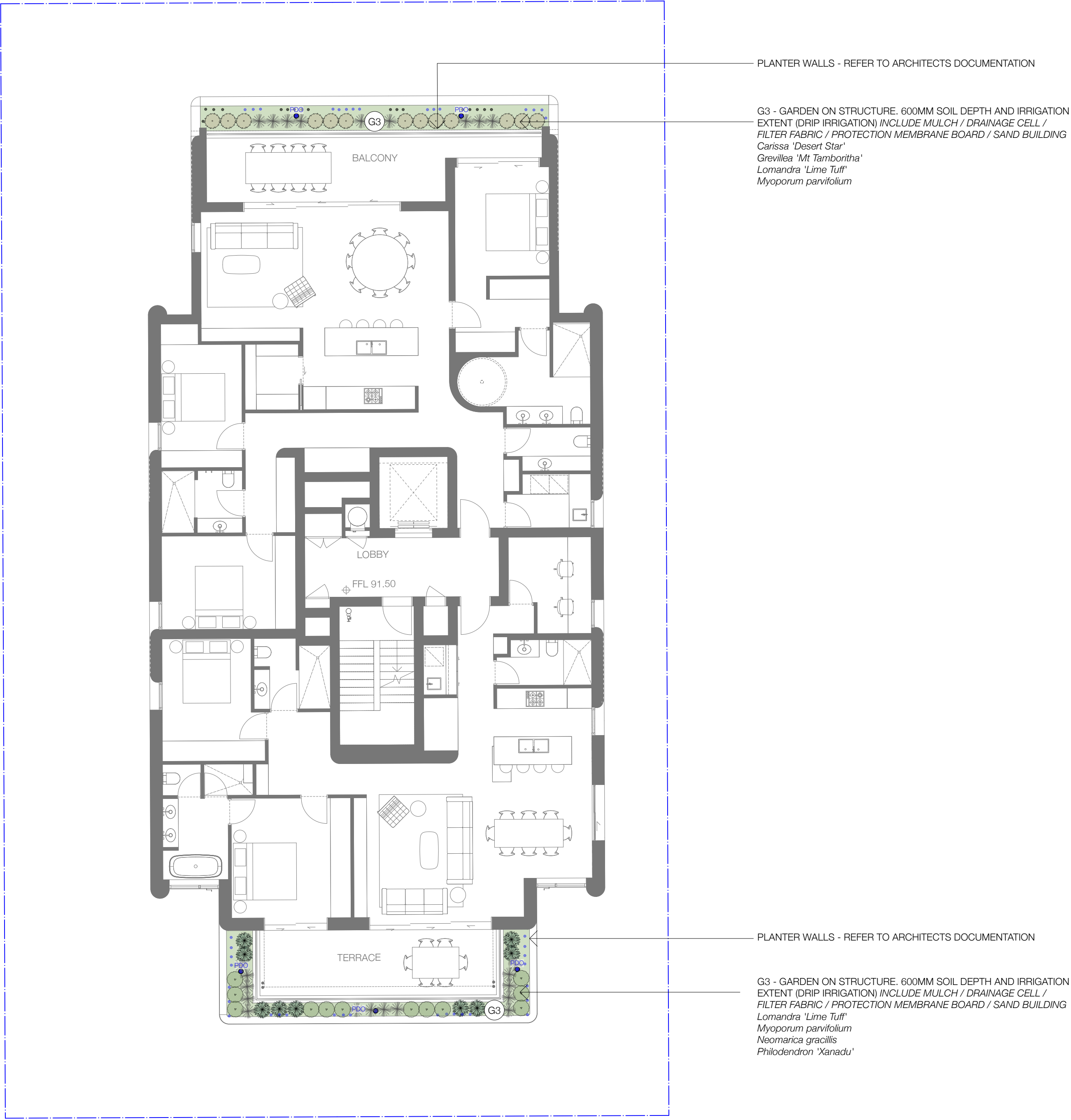
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<b>PROJECT</b> Residential Development 111 Chandos Street, CROWS NEST, NSW
<b>DRAWING TITLE</b> Landscape Plan - Ground Floor

Drawn IK / TS L.Architect Authorised IK	Client Regno
Scale 1:100 @ A1	Status For DA
JOB NUMBER BB 1350	DRAWING NUMBER / ISSUE LA LP 102 / 04

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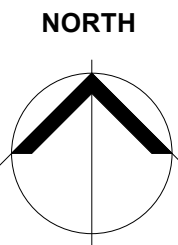




02 LEVEL 04  
Scale 1:100 @ A1

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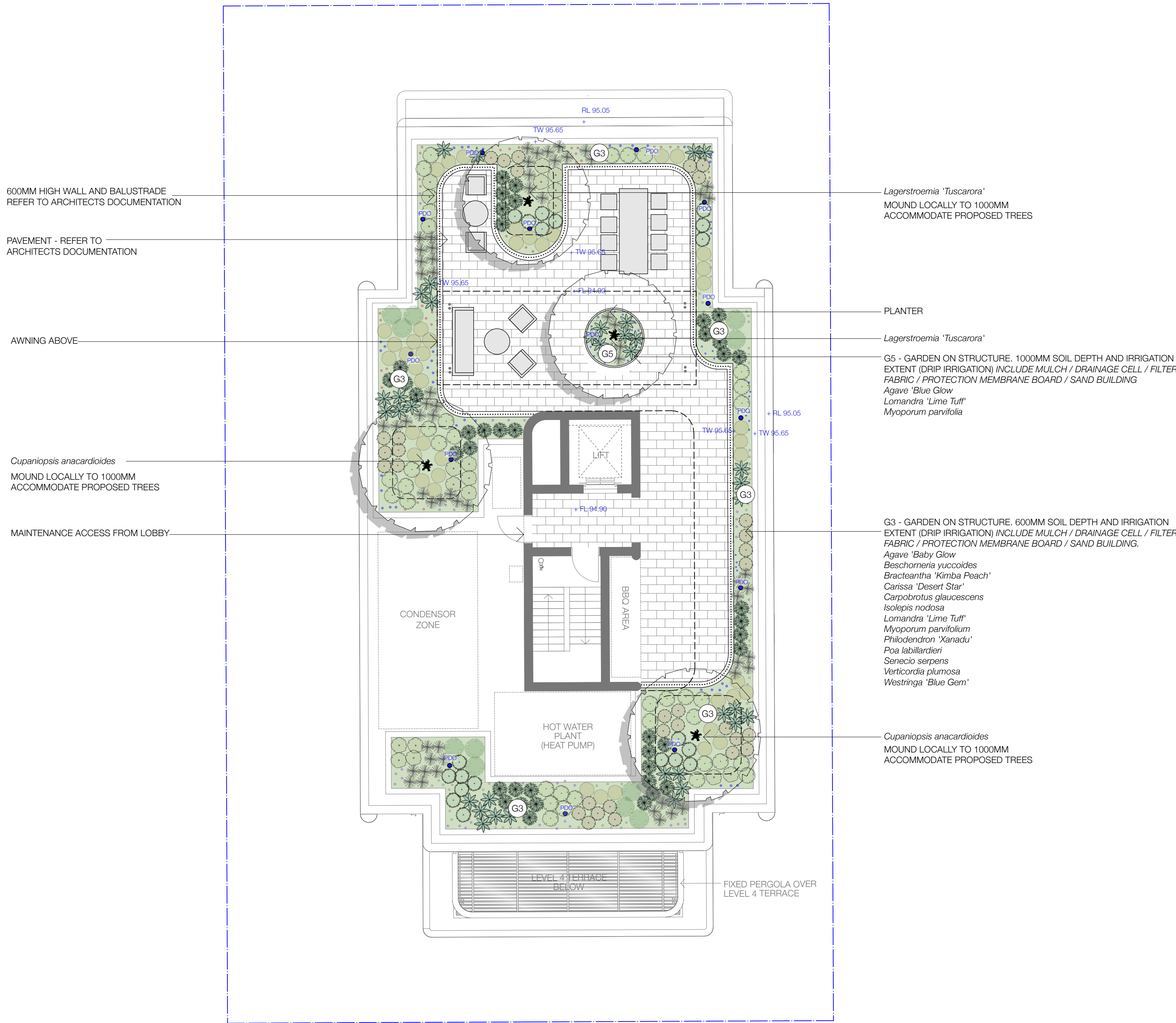


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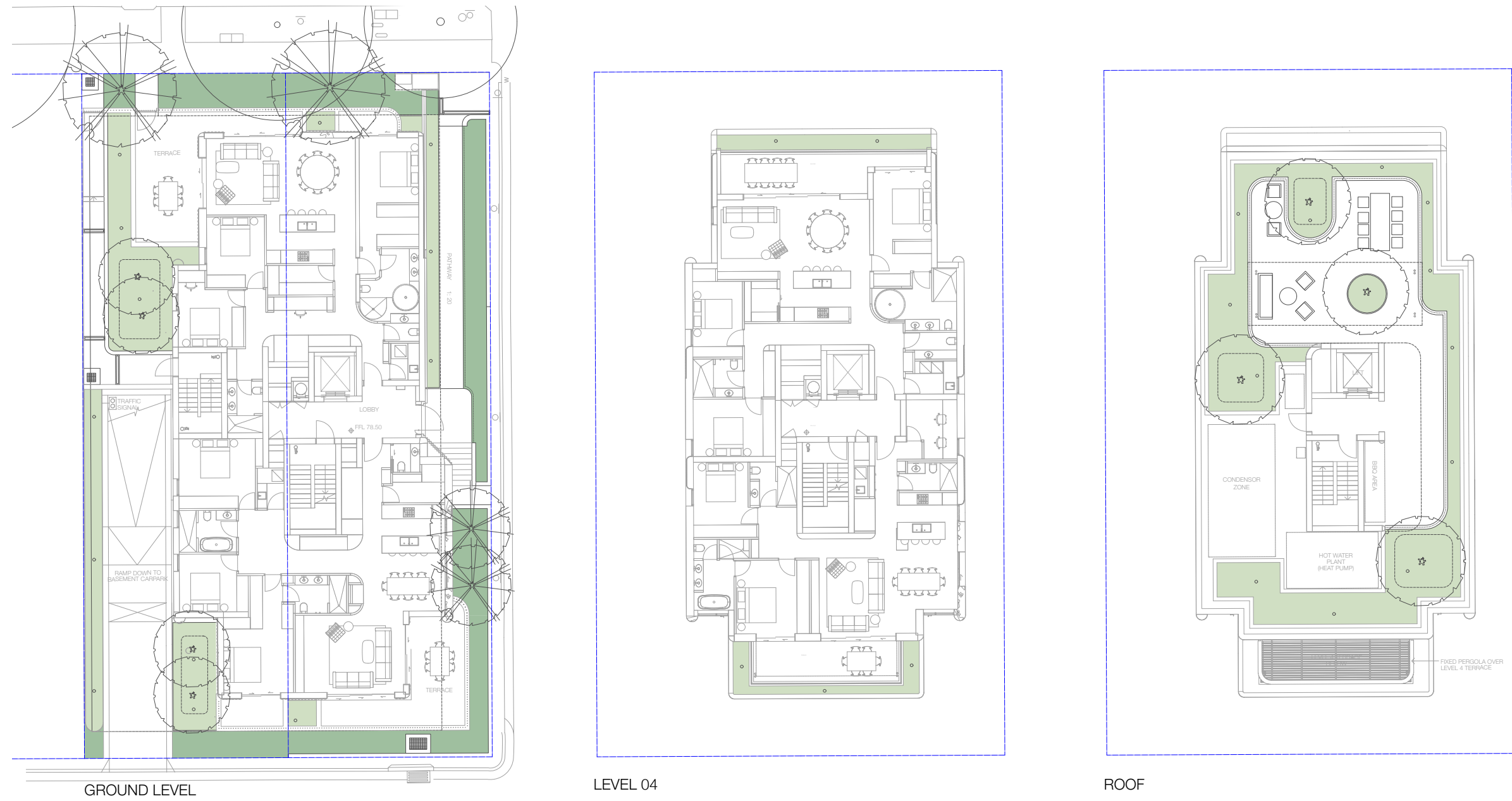
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<b>P R O J E C T</b> <b>Residential Development</b> 111 Chandos Street, CROWS NEST, NSW	Drawn IK / TS	Client Regno
	L.Architect Authorised IK	Status For DA
<b>D R A W I N G   T I T L E</b> <b>Landscape Plan - Level 04</b>	Scale 1:100 @ A1	DO NOT SCALE OFF THIS DRAWING - USE FIGURED DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES WITH BLACK BEETLE BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGNS ENCLOSED REMAIN VESTED IN BLACK BEETLE
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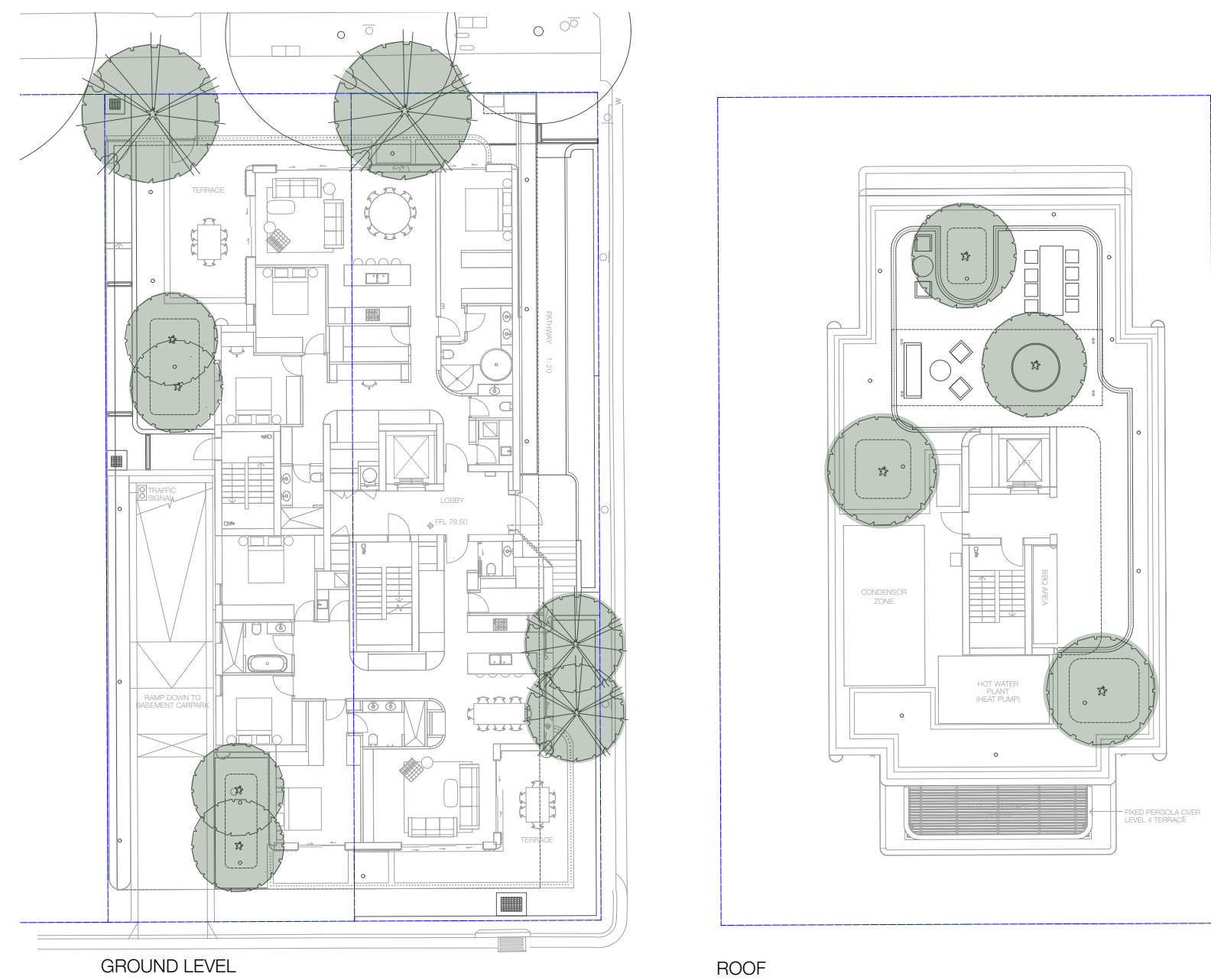


01 LANDSCAPE PLAN ROOF  
Scale 1:100 @ A1



02 LANDSCAPE AREAS - GREENING  
Scale 1:250 @ A1

**Greening / Deep Soil**  
TOTAL SITE AREA : 764 M2  
PROPOSED DEEP SOIL ZONE : 85.6 M2 (11.2% OF TOTAL BOUNDARY AREA)  
PROPOSED GREENING (ON STRUCTURE) : 177.82 M2 (23.27% OF TOTAL BOUNDARY AREA)  
TOTAL LANDSCAPE AREA : 262.72M2 (34.4% OF TOTAL BOUNDARY AREA)

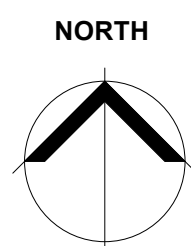


03 TREE CANOPY COVER  
Scale 1:250 @ A1

**Tree Canopy**  
TOTAL SITE AREA : 764M2  
PROPOSED CANOPY COVERAGE : 198.62M2 (25.9% OF TOTAL BOUNDARY AREA)

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<b>PROJECT</b> Residential Development 111 Chandos Street, CROWS NEST, NSW		Drawn IK / TS L.Architect Authorised IK Scale as shown @ A1	Client Regno Status For DA
<b>DRAWING TITLE</b> Landscape Plan - Roof		JOB NUMBER BB 1350	DRAWING NUMBER / ISSUE LA LP 104 / 03

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