

**DETAILED PUBLIC DOMAIN PLAN
REFERS TO PAGE 02**

LOCATION PLAN

Scale: NTS



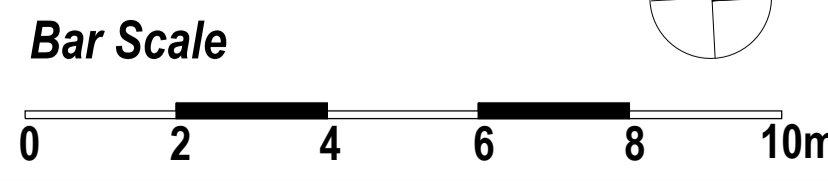
OTHER LANDSCAPE ITEMS

- Site Boundary
- Awning above
- Ronstan vertical cable trellis system to boundary wall for climber planting-refer sample image
- Feature paving subject to approval
- Proposed landscape area - refer to Landscape Plan
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Trough planter
- Lookout tables by Street Furniture - refer to manufacturer's spec.










DRAWING SCHEDULE

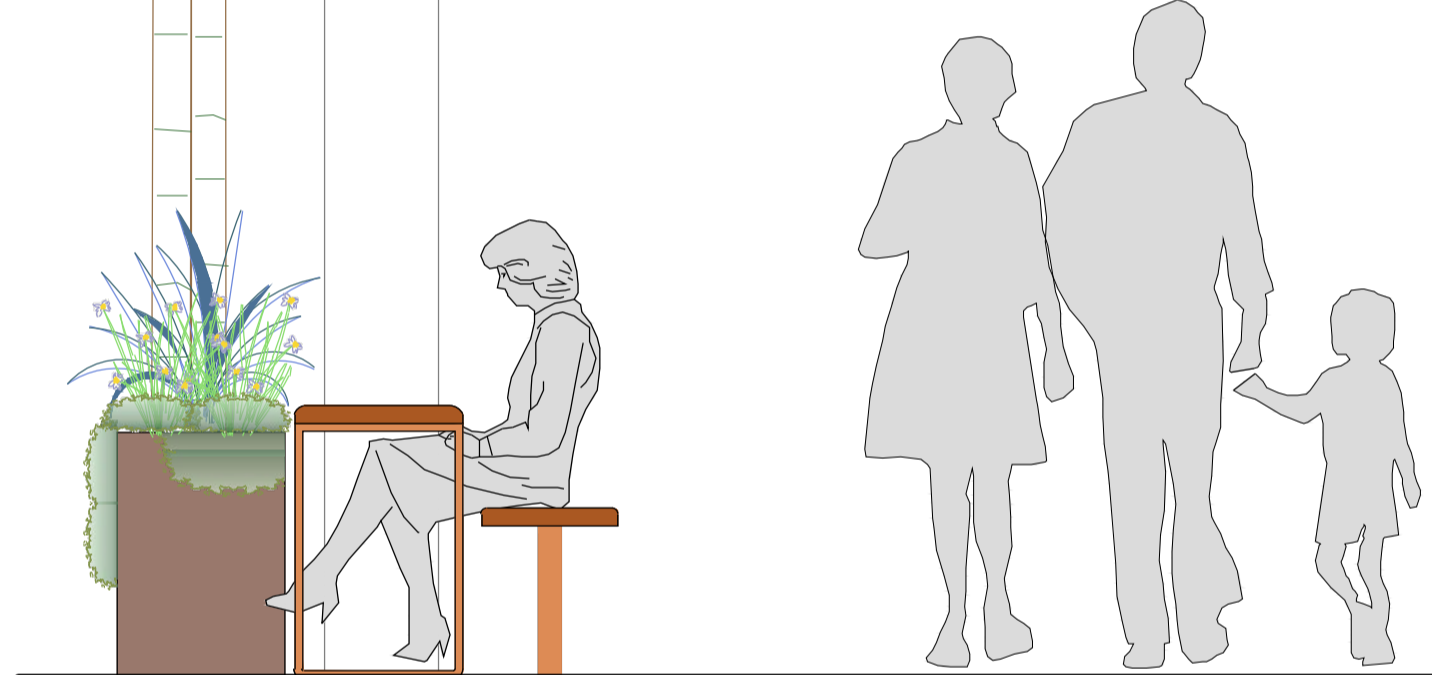
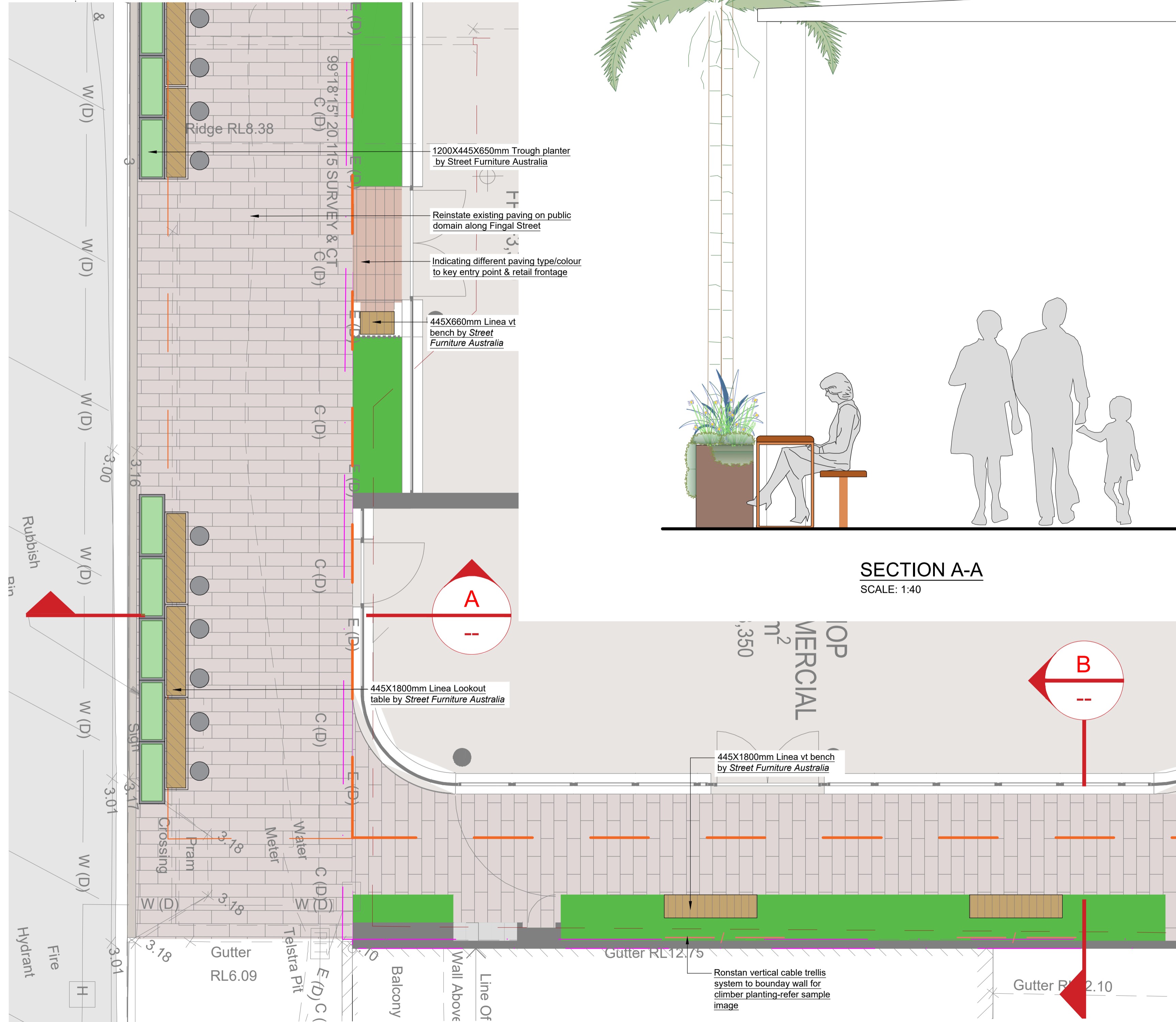
SHEET #	DRAWING TITLE	REV.
/1	SITE PLAN	A
/2	DETAILED PUBLIC DOMAIN PLAN	A
/3	PUBLIC DOMAIN DETAILS & SECTIONS	A
/4	LANDSCAPE PLAN-GF	A
/5	LANDSCAPE PLAN-1F	A
/6	DETAIL + SPECIFICATION	A
/7	PLANTING IMAGES	A

<p>GENERAL NOTE:</p> <p>Figure dimensions take preference to scale readings. Verify all dimensions on site. 100% dimensions are not subject to scale. All dimensions are to be taken to the centerline of the structure unless otherwise indicated. All dimensions are to be taken to the centerline of the structure unless otherwise indicated. All dimensions are to be taken to the centerline of the structure unless otherwise indicated.</p>	<p>ARCHITECT:</p> <p>CHROFI</p>	<p>LANDSCAPE ARCHITECT:</p> <p>conzept Landscape Architects</p>	<p>COUNCIL:</p> <p>BYRON SHIRE COUNCIL</p>	<p>REV. DATE NOTATION/AMENDMENT</p> <p>A 27.05.2025 Issued for DA Approval</p>	<p>PROJECT:</p> <p>PROPOSED MIXED-USE DEVELOPMENT 3-5 FINGAL STREET, BRUNSWICK HEADS</p>	<p>TITLE:</p> <p>HARDSCAPE PLAN</p>	<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>	<p>SCALE:</p> <p>1:100@A1</p>	<p>DATE:</p> <p>MAY 2025</p>
								<p>PROJECT NO:</p> <p>LPDA 25 - 131</p>	<p>SHEET:</p> <p>01</p>



LANDSCAPE ITEMS

-  Site Boundary
-  Awning above
-  Feature paving subject to approval
-  Proposed landscape area - refer to Landscape Plan
-  Trees proposed to be removed and replaced with new landscaping
-  Existing trees proposed to be retained and protected
-  Trough planter
-  Lookout tables by Street Furniture - refer to manufacturer's spec.
-  Ronstan vertical cable trellis system to boundary wall for climber planting-refer sample



SECTION A-A
SCALE: 1:40



SECTION B-B
SCALE: 1:40



Reinstate existing paving on public domain along Fingal Street



Indicating different paving type/colour to key entry point & retail frontage

GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. 100% show the way rights to scale for this set of plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
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ARCHITECT:
CHROFI

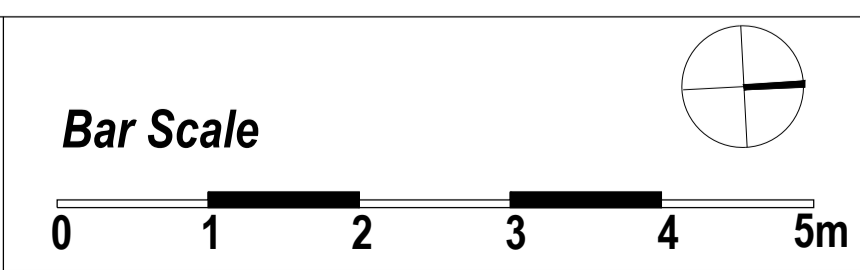
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COUNCIL:
BYRON SHIRE COUNCIL

REV	DATE	NOTATION/AMENDMENT
A	27.05.2025	Issued for DA Approval

CLIENT:
MOMENTUM PROJECTS

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
3-5 FINGAL STREET, BRUNSWICK HEADS



TITLE:
DETAILED PUBLIC DOMAIN PLAN

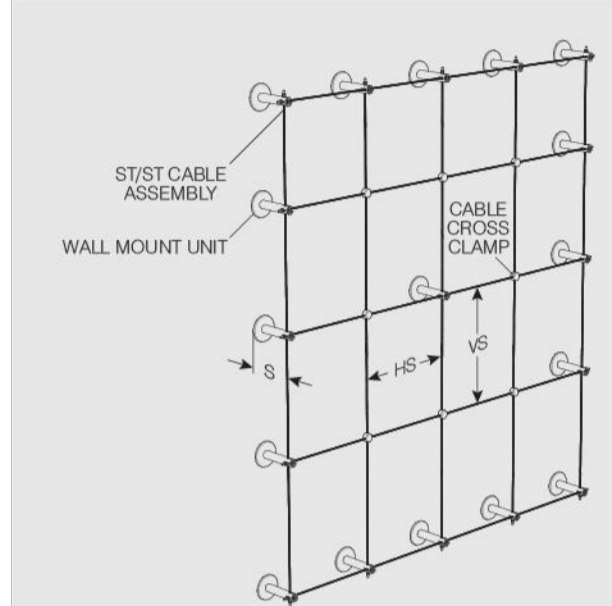
STATUS: DEVELOPMENT APPLICATION	
SCALE: 1:50@A1	DATE: MAY 2025
PROJECT NO: LPDA 25 - 131	SHEET: 02
ISSUE: A	DRAWN: K.Z
CHECKED: R.F	

**PRODUCT INFO:
RONSTAN VERTICAL CABLE
TRELLIS SYSTEM.**



AGS2c - Cable-Cable Grid				
System No	HS mm	VS mm	S mm	Suitable plant types
AGS2c-150	150	250	80	Slow growing vines and tendrill climbers
AGS2c-300	300	500	120	Fast growing vines and tendrill climbers

AGS2c-CUST Custom Custom Custom
*See page 32 for further component details.
See page 40 for wall mount installation details.



RECOMMENDED CLIMBING PLANT SPECIES

NATIVE SPECIES



Hibbertia scandens (Snake Vine)
Life cycle: Evergreen
Climbing Habit: Vine (twinning)



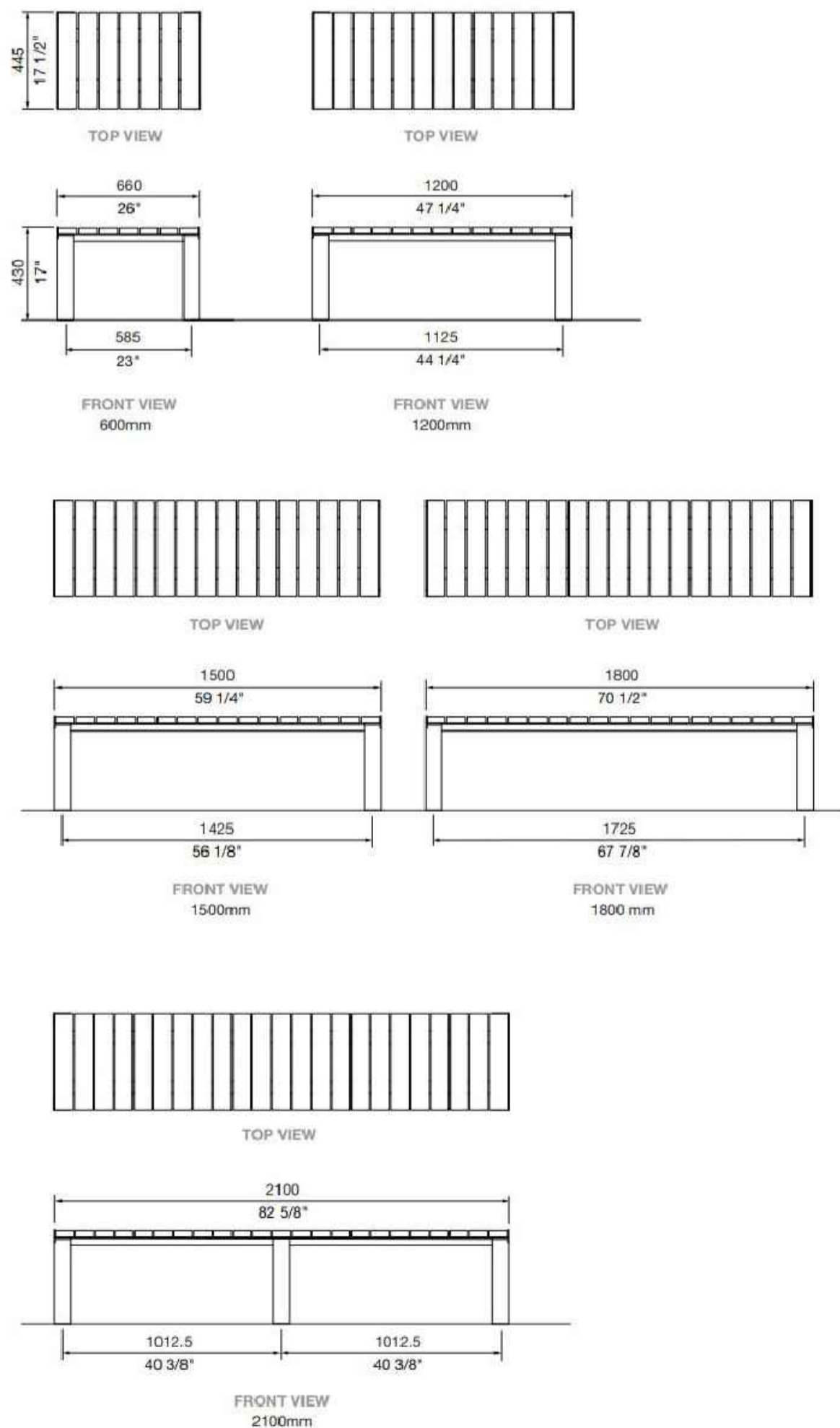
Pandorea Jasminoides (Bower Vine);
cvs 'Lady Di' (White) / 'Southern Belle' (Pale pink)
Life cycle: Evergreen
Climbing Habit: Vine (twinning)

EXOTIC SPECIES

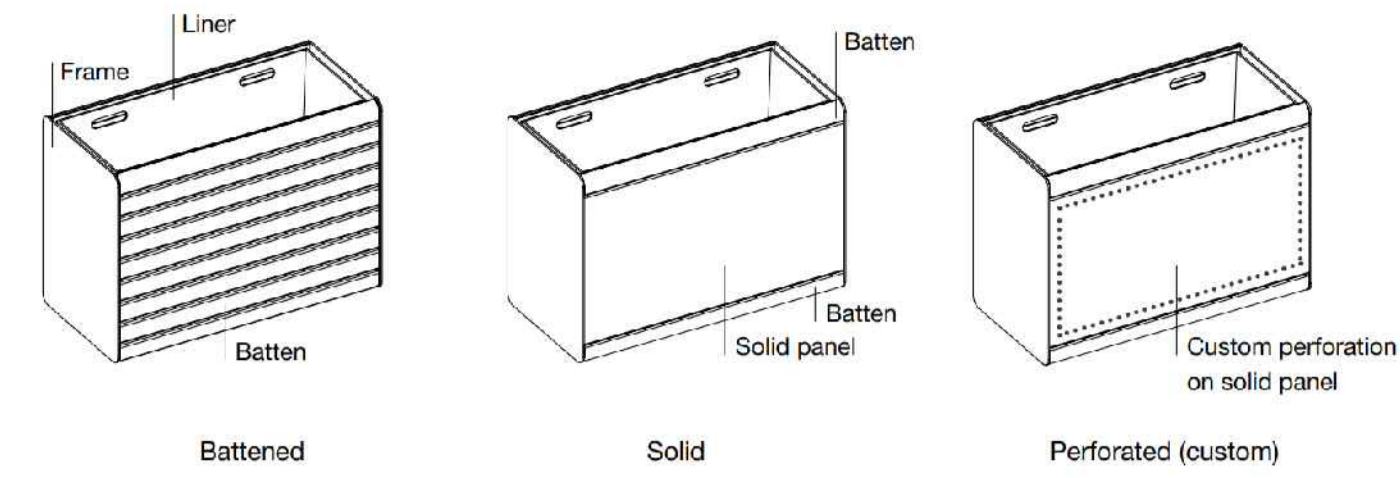


Trachelospermum jasminoides (Star Jasmine)
Life cycle: Evergreen
Climbing Habit: Vine (twinning)

RONSTAN VERTICAL CABLE TRELLIS SYSTEM
REFER TO MANUFACTURER'S SEPC.



LINEA VT BENCH BY STREET FURNITURE AUSTRALIA
REFER TO MANUFACTURER'S SEPC.



Strong, sleek and minimalist planters in a wide range of sizes, shapes and colours. Liners included with optional wicking bed for self-watering. Integrated adjustable leg assists with levelling on ground plane.

Select one box per category to specify your product.

CONFIGURATION:

Square

- Square S
445L x 445W x 435H (mm)
17 1/2" W x 17 1/2" L x 17 1/8" H
- Square M
640L x 640W x 650H (mm)
25 1/4" W x 25 1/4" L x 25 5/8" H
- Square L
900L x 900W x 650H (mm)
35 3/8" W x 35 3/8" L x 25 5/8" H
- Square XL
900L x 900W x 940H (mm)
35 3/8" W x 35 3/8" L x 37" H

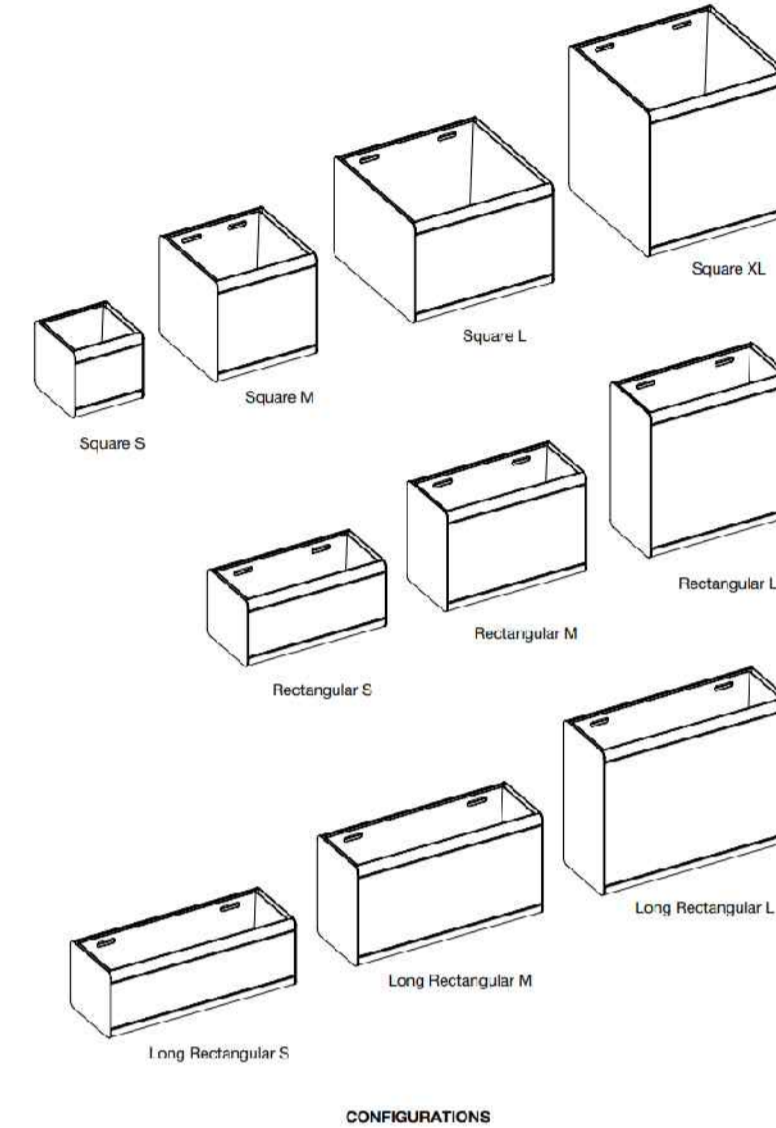
Rectangular

- Rectangular S
900L x 445W x 435H (mm)
35 3/8" W x 17 1/2" L x 17 1/8" H
- Rectangular M
900L x 445W x 650H (mm)
35 3/8" W x 17 1/2" L x 25 5/8" H
- Rectangular L
900L x 445W x 940H (mm)
35 3/8" W x 17 1/2" L x 37" H

Long Rectangular

- Long Rectangular S
1200L x 445W x 430H (mm)
47 1/4" W x 17 1/2" L x 17 1/8" H
- Long Rectangular M
1200L x 445W x 650H (mm)
47 1/4" W x 17 1/2" L x 25 5/8" H
- Long Rectangular L
1200L x 445W x 940H (mm)
47 1/4" W x 17 1/2" L x 37" H

- Tailored



LINEA PLANTER BY STREET FURNITURE AUSTRALIA
REFER TO MANUFACTURER'S SEPC.

Create the perfect spot for people watching or to look out to a view. Available with a battered or solid table top in various lengths and colours. Stools are sold separately.

DIMENSIONS:
445W x 720H x various lengths (mm)
17 1/2" W x 28 3/8" H x various lengths

Select one box per category to specify your product.

- LENGTH:**
- 1500mm | 59"
 - 1800mm | 70 7/8"

TABLE TOP:

See colour chart
Street Furniture Australia use sustainable timber from certified managed forests (FSC or FSC). Timber requires oiling every three months. For a timber look with low maintenance, choose aluminium woodgrain.

- Battered
- Aluminium anodised
- Aluminium woodgrain
- Aluminium powder coated
- Eco-certified hardwood oiled
- Solid, aluminium powder coated

FRAME:

See colour chart
Stainless 304 powder coated

MOUNTING:

- Surface fixed
- Subsurface fixed

PAIR WITH:

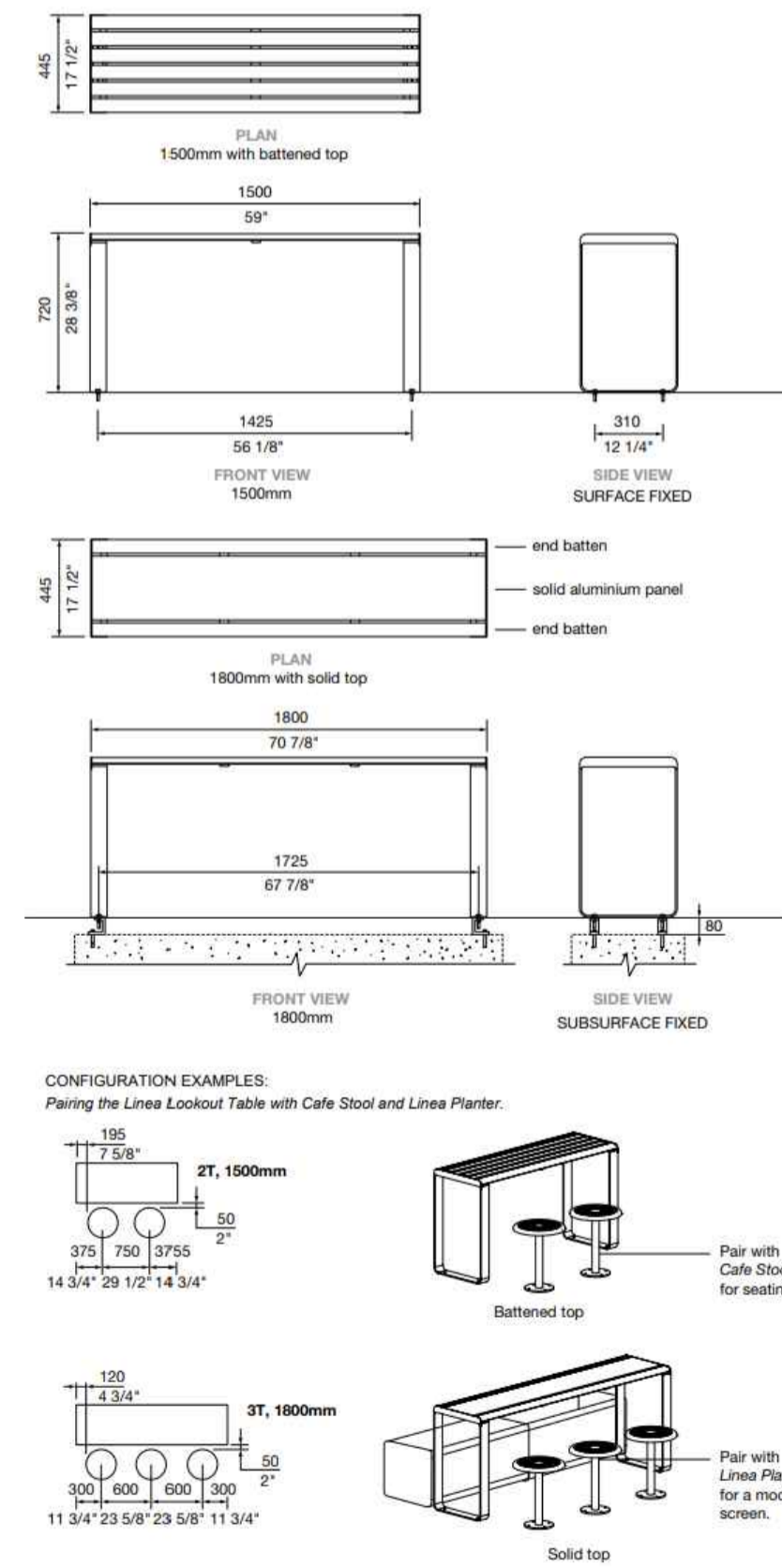
- Refer to separate technical sheet.
- Cafe Stool (S1)
- Linea Planter (LP3, LP3-BAT)

Some options incur additional fees and lead time.

Need more information?

For a brochure, image gallery, CAD downloads, installation and maintenance guides, go to:
streetfurniture.com.au/product/linea-lookout-table/

Quick links:
streetfurniture.com.au/colour-chart/
streetfurniture.com.au/warranty/



LINEA LOOKOUT TABLE BY STREET FURNITURE AUSTRALIA
REFER TO MANUFACTURER'S SEPC.

<p>GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on site. 100% draw on any property to locate the final installation or place. Report any discrepancy to the Landscape Architect before proceeding with the work. Copyright Statement: This drawing is the property of Concept Landscape Architects. All rights are reserved. Where permitted under the Copyright Act 1968, no part of this drawing may be reproduced or transmitted in any form or by any means for advertising, promotion, or otherwise without the prior written permission of the copyright owner. If the State of this drawing is not registered or if the Copyright Act may be subject to change, alteration or amendment at the discretion of our office.</p>	<p>ARCHITECT: CHROFI</p>	<p>LANDSCAPE ARCHITECT: concept Landscape Architects Suite 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5312 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au</p>	<p>COUNCIL: BYRON SHIRE COUNCIL</p>	<p>REV DATE NOTATION/AMENDMENT A 27.05.2025 Issued for DA Approval</p>	<p>PROJECT: PROPOSED MIXED-USE DEVELOPMENT 3-5 FINGAL STREET, BRUNSWICK HEADS</p>	<p>TITLE: PUBLIC DOMAIN DETAILS & SECTIONS</p>		<p>STATUS: DEVELOPMENT APPLICATION</p>	
						<p>PROJECT No: LPDA 25 - 131</p>	<p>SHEET: 03</p>	<p>ISSUE: A</p>	<p>SCALE: N/A</p>

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.
 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
 7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE.

ACCENT PLANTS

- Botanical Name:** *Archontophoenix cunninghamiana*
Common Name: Bangalow Palm (Native)
Pot size: 1m trunks
Mature H x S: 6-10m x 3m
Qty Required: 10
- Botanical Name:** *Alpinia caerulea*
Common Name: Red Back Native Ginger (Native)
Pot size: 200mm
Mature H x S: 1.5-2m x 1m
Qty Required: 24
- Botanical Name:** *Cordyline congesta*
Common Name: Clumping Palm Lily (Native)
Pot size: 200mm
Mature H x S: 2-3m x 1-2m
Qty Required: 6

SHRUBS & SCREEN PLANTING

- Botanical Name:** *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 15
- Botanical Name:** *Acmena 'Firescreen'*
Common Name: Firescreen Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3-4m x 2m
Qty Required: 9

GROUNDCOVERS & GRASSES

- Botanical Name:** *Dianella caerulea*
Common Name: Cassa Blue Flax Lily (Native)
Pot size: 200mm
Mature H x S: 0.5m x 0.4m
Qty Required: 107
- Botanical Name:** *Actinotus helianthi*
Common Name: Flame Flower (Native)
Pot size: 200mm
Mature H x S: 0.3-0.5m x 0.5-1.0m
Qty Required: 11
- Botanical Name:** *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m² (8.5m² total)
- Botanical Name:** *Viola hederacea*
Common Name: Sweet Violet (Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 9/m² (4.0m² total)

CLIMBER

- Botanical Name:** *Hibertia scandens*
Common Name: Snake Vine (Native)
Pot size: 100mm
Mature H x S: 0.3m x spreading
Qty Required: 7

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. **Retaining wall details to engineers design.**

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 Development Application approval only, not for construction.

This plan has been prepared with reference to **Byron Shire Council** Landscaping Guidelines & requirements. Planting proposed using 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 Posts "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. Reinstatement 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.

DA 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 NOTE:

Figure dimensions take preference to scale readings. Verify all dimensions on site. If any discrepancy exists, the Designer shall be notified immediately. The Designer shall be responsible for any other person as a result of any use of this drawing.

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ALA Associate

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CHROFI

LANDSCAPE ARCHITECT:

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COUNCIL:

BYRON SHIRE COUNCIL

CLIENT:

MOMENTUM PROJECTS

REV DATE NOTATION/AMENDMENT

A	27.05.2025	Issued for DA Approval
---	------------	------------------------

PROJECT:

PROPOSED MIXED-USE DEVELOPMENT
3-5 FINGAL STREET, BRUNSWICK HEADS

Bar Scale

0 2 4 6 8 10m

TITLE:

LANDSCAPE PLAN

PROJECT No: LPDA 25 - 131
SHEET: 04
ISSUE: A

STATUS:

DEVELOPMENT APPLICATION

SCALE: 1:100@A1
DATE: MAY 2025
DRAWN: K.Z.
CHECKED: R.F.

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.
 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
 7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

GARDEN SCALE AND FEATURE TREES (under 8m max height)

- Botanical Name:** *Banksia aemula*
Common Name: Wallum Banksia (Native)
Pot size: 75Lt
Mature H x S: 3m x 5m
Qty Required: 9
- ACCENT PLANTS**
- Botanical Name:** *Archontophoenix cunninghamiana*
Common Name: Bangalow Palm (Native)
Pot size: 1m trunks
Mature H x S: 6-10m x 3m
Qty Required: 4
- Botanical Name:** *Acacia cognata 'Limelight'*
Common Name: Limelight Wattle (Native)
Pot size: 150mm
Mature H x S: 0.5-0.9m x 1m
Qty Required: 19
- Botanical Name:** *Alpinia caerulea*
Common Name: Red Back Native Ginger (Native)
Pot size: 300mm
Mature H x S: 1.5-2m x 1m
Qty Required: 69
- Botanical Name:** *Cordyline congesta*
Common Name: Clumping Palm Lily (Native)
Pot size: 200mm
Mature H x S: 2-3m x 1-2m
Qty Required: 11
- Botanical Name:** *Cordyline fruticosa 'Rubra'*
Common Name: Ti Plant (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 21

SHRUBS & SCREEN PLANTING

- Botanical Name:** *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 47
- Botanical Name:** *Acmena 'Firescreen'*
Common Name: Firescreen Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3-4m x 2m
Qty Required: 12

GROUNDCOVERS & GRASSES

- Botanical Name:** *Dianella caerulea*
Common Name: Cassa Blue Flax Lily (Native)
Pot size: 150mm
Mature H x S: 0.5m x 0.4m
Qty Required: 100
- Botanical Name:** *Casuarina glauca 'Cousin It'*
Common Name: Cousin It Casuarina (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m² (18.5m² total)
- Botanical Name:** *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m² (6.0m² total)

FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO PLATIPIUS ANCHORS SHALL BE USED, INSTALL AS PER THE MANUFACTURERS SPECIFICATION

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME.

WHERE POSSIBLE, PITS AND LINENWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINENWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

GENERAL NOTE:
 Figure dimensions take preference to scale markings. Verify all dimensions on site. If any dimensions are not shown, refer to the site plan. All dimensions are to be taken from the face of the work unless otherwise indicated. All dimensions are to be taken from the face of the work unless otherwise indicated. All dimensions are to be taken from the face of the work unless otherwise indicated.

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COUNCIL:
 BYRON SHIRE COUNCIL

CLIENT:
 MOMENTUM PROJECTS

REV DATE NOTATION/AMENDMENT
 A 27.05.2025 Issued for DA Approval

PROJECT:
 PROPOSED MIXED-USE DEVELOPMENT
 3-5 FINGAL STREET, BRUNSWICK HEADS

Bar Scale
 0 2 4 6 8 10m

TITLE:
 LANDSCAPE PLAN -1F

STATUS:
 DEVELOPMENT APPLICATION

SCALE:
 1:100@A1

DATE:
 MAY 2025

PROJECT No: LPDA 25 - 131

SHEET: 05

ISSUE: A

DRAWN: K.Z

CHECKED: R.F



Planting to include:
 - 1 A. cunninghamiana
 - 4 A. caerulea
 - 1 C. 'Rubra'
 - 1 W. 'Aussie Box'
 - 1 A. 'Limelight'

Planting to include:
 - 4 W. 'Aussie Box'
 - 1 C. 'Rubra'
 - 6 A. caerulea
 - 1m² C. 'Aussie Rambler'

Planting to include:
 - 1 P. acutifolia
 - 14 D. caerulea
 - 6.5m² C. 'Cousin It'

Planting to include:
 - 1 C. congesta
 - 5 D. caerulea
 - 6 A. caerulea

Planting to include:
 - 1 C. congesta
 - 5 W. 'Aussie Box'
 - 2 A. 'Limelight'
 - 7 D. caerulea

Planting to include:
 - 5 B. aemula
 - 2 A. cunninghamiana
 - 3 C. 'Rubra'
 - 9 W. 'Aussie Box'
 - 5 A. 'Limelight'
 - 5m² C. 'Cousin It'

Planting to include:
 - 1 B. aemula
 - 7 A. caerulea
 - 2 C. 'Rubra'
 - 6 D. caerulea
 - 1 W. 'Aussie Box'
 - 1m² C. 'Aussie Rambler'
 - 1m² C. 'Cousin It'

Planting to include:
 - 1 B. aemula
 - 2 A. 'Firescreen'
 - 12 A. caerulea
 - 4 C. 'Rubra'
 - 16 D. caerulea
 - 2 W. 'Aussie Box'
 - 2m² C. 'Aussie Rambler'
 - 3m² C. 'Cousin It'

Planting to include:
 - 1 B. aemula
 - 2 A. 'Firescreen'
 - 12 A. caerulea
 - 4 C. 'Rubra'
 - 16 D. caerulea
 - 2 W. 'Aussie Box'
 - 2m² C. 'Aussie Rambler'
 - 3m² C. 'Cousin It'

Planting to include:
 - 1 C. congesta
 - 5 D. caerulea
 - 6 A. caerulea

Planting to include:
 - 1 C. congesta
 - 5 D. caerulea
 - 6 A. caerulea

Planting to include:
 - 1 A. cunninghamiana
 - 4 A. caerulea
 - 1 C. 'Rubra'
 - 1 W. 'Aussie Box'
 - 1 A. 'Limelight'

Planting to include:
 - 6 W. 'Aussie Box'

Planting to include:
 - 8 A. 'Firescreen'
 - 5 C. 'Rubra'

Planting to include:
 - 1 C. congesta
 - 5 D. caerulea
 - 6 A. caerulea

Planting to include:
 - 1 C. congesta
 - 5 W. 'Aussie Box'
 - 2 A. 'Limelight'
 - 7 D. caerulea

Planting to include:
 - 1 C. congesta
 - 5 W. 'Aussie Box'
 - 2 A. 'Limelight'
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LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, 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 landscape works and handover 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.

1.02 PROTECTION OF ADJACENT FINISHES

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.

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS14970-Protection of trees on development sites) as well as in accordance with the tree protection measures prepared by project arborist.

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.

1.04 EROSION & POLLUTION CONTROL

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.

Erosion & pollution control measures shall incorporate the following:

- 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
- Strow bales & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Sitewise Reference Kit' as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

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 gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer to 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 4544 Composts. Soil conditioners & mulches.

Specified Soil Mix - Turf

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

Site Topsoil

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 any 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 soil testing runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BE RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing
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.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrade to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Rios Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

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 180mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

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.

d) Mulch

Mulch for general planter bed shall be an approved equal to "Eucy Mulch or approved equivalent naturally sourced organic mulch" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles, 4-7mm screenings or similar.

e) Turf

Turf for project site shall be soil leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION

a) Setting Out

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.

b) 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.

c) Staking and Tying

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.

d) Mulching

No combustible mulch should be used onsite. Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

g) Earth retaining structure

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of not timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacturer's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8536 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to industry standards and to maximise the efficient usage of water.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with in-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.

- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer's recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either :

- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

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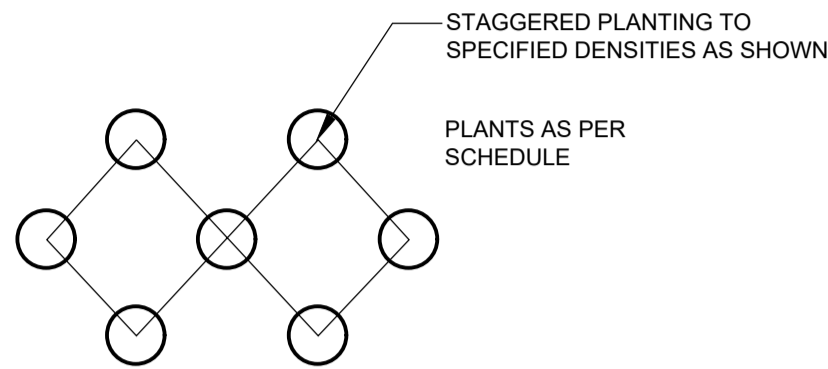
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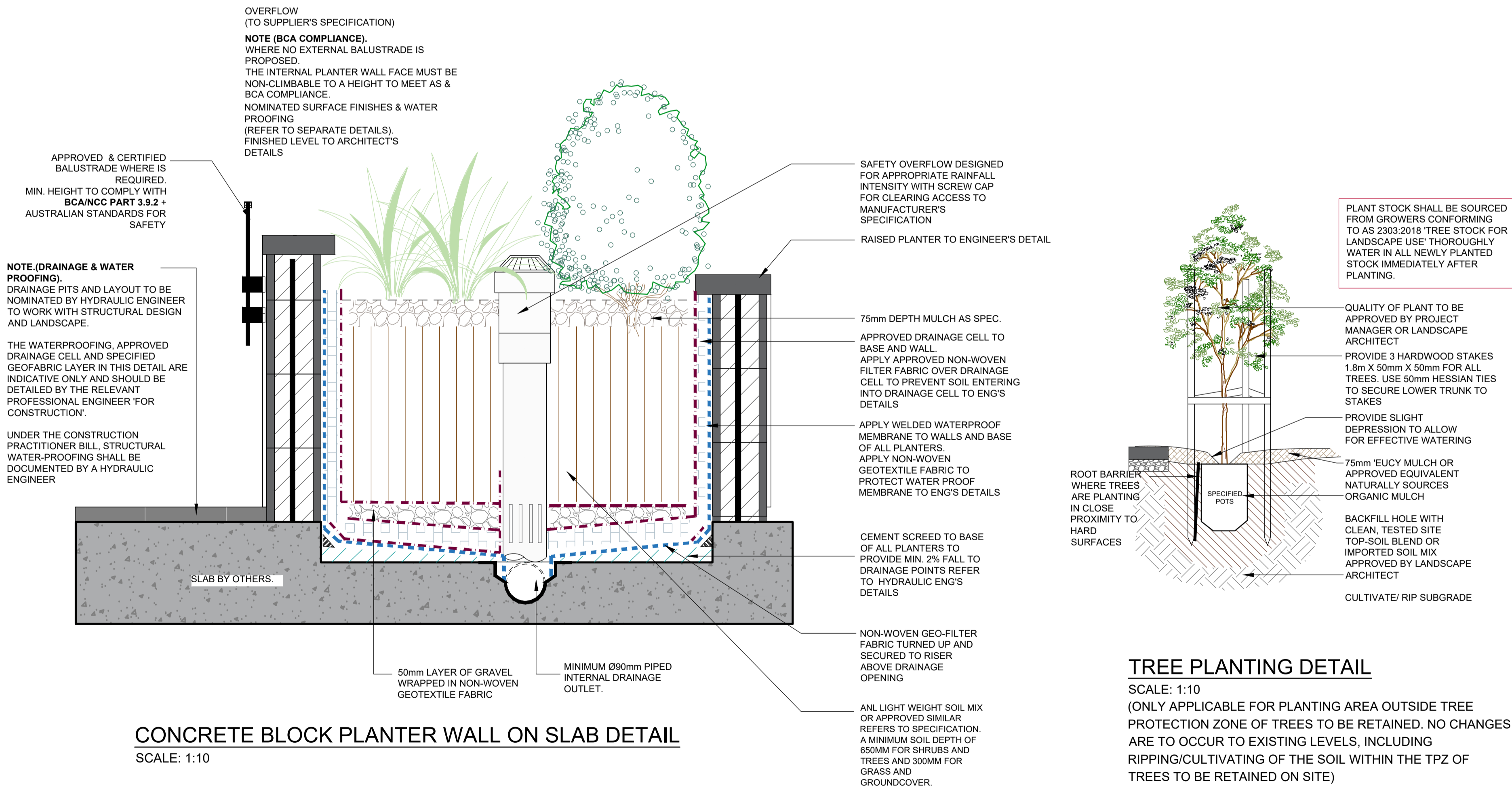
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MASS PLANTING SETOUT

N.T.S



CONCRETE BLOCK PLANTER WALL ON SLAB DETAIL

SCALE: 1:10

TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)

TREE PLANTING DETAIL

SCALE: 1:10

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)

GENERAL NOTE:	ARCHITECT:	LANDSCAPE ARCHITECT:	COUNCIL:	REV	DATE	NOTATION/AMENDMENT	PROJECT:	TITLE:	STATUS:
Figure dimensions take preference to scale readings. Verify all dimensions on site. 50% tolerance may apply to dimensions. Do not rely on dimensions shown on drawings to the Landscape Architect before proceeding with the work.	CHROFI	<p>Suit 101, 506 Miller Street, CAMMERAY NSW 2022 Phone: 9622 5312 Mob: 0413 861 351 www.concept.net.au enquiries@concept.net.au</p>	BYRON SHIRE COUNCIL	A	27.05.2025	Issued for DA Approval	PROPOSED MIXED-USE DEVELOPMENT 3-5 FINGAL STREET, BRUNSWICK HEADS	DETAILS & SPECIFICATION	DEVELOPMENT APPLICATION
<p>These plans are intended to be used for the purpose of obtaining a Development Application (DA) from the Council. The Council is not responsible for the accuracy of the information provided in these plans. The Council is not responsible for the accuracy of the information provided in these plans. The Council is not responsible for the accuracy of the information provided in these plans.</p>				<p>AS SHOWN@A1</p>	<p>MAY 2025</p>				
<p>Project No: LPDA 25 - 131</p>	<p>Sheet: 06</p>	<p>Issue: A</p>	<p>Drawn: K.Z.</p>	<p>Checked: R.F.</p>					

NEIGHBOURHOOD CHARACTER



**PROPOSED PLANTING
SAMPLE IMAGES**

Images are for design intent only, final planting species may vary, as determined by Council Approval



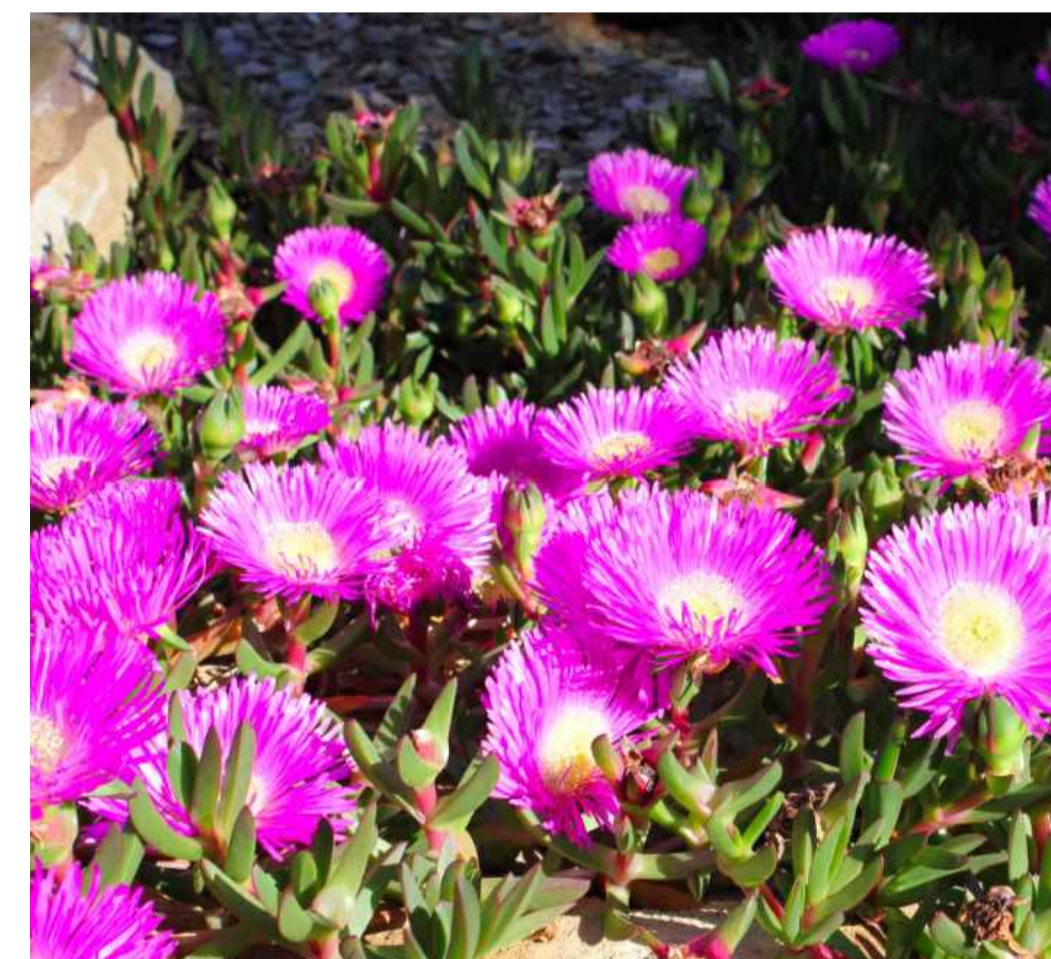
Banksia aemula



Archontophoenix cunninghamiana



Cordyline fruticosa 'Rubra'



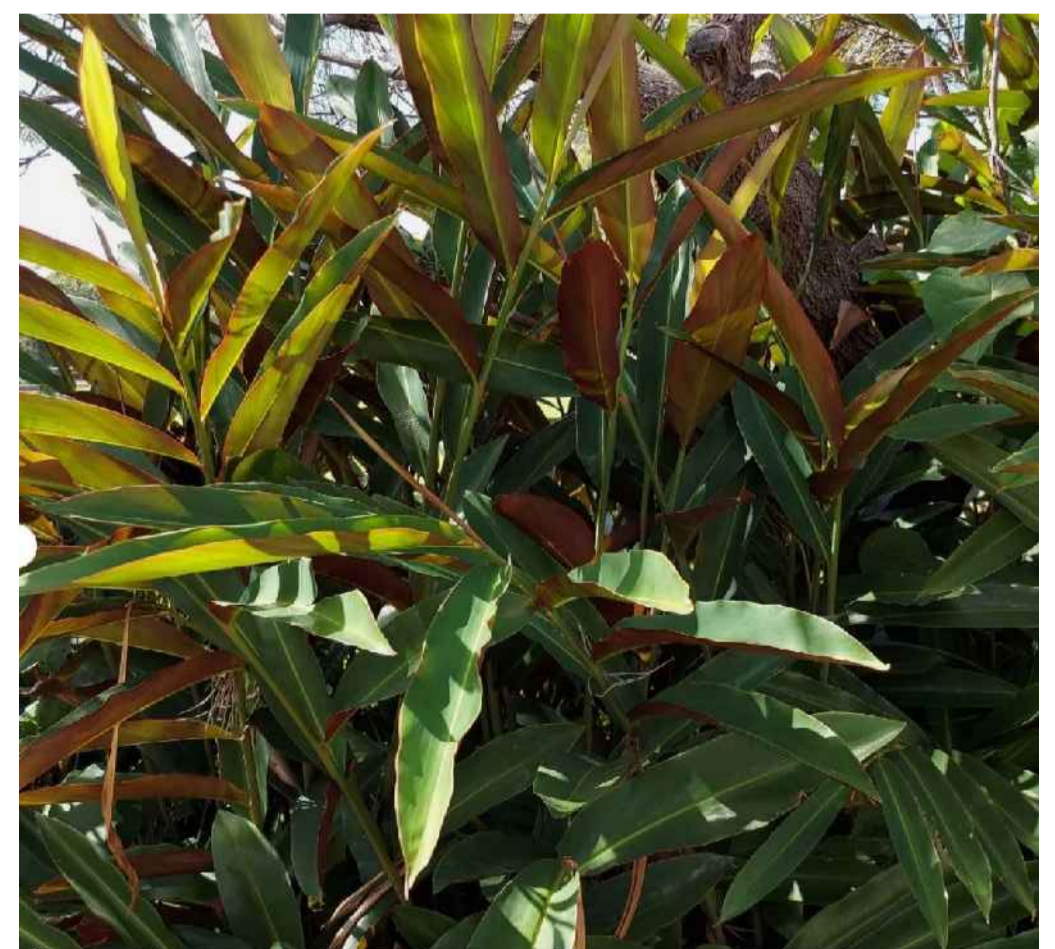
Carpobrotus 'Aussie Rambler'



Acacia cognata 'Limelight'



Dianella caerulea



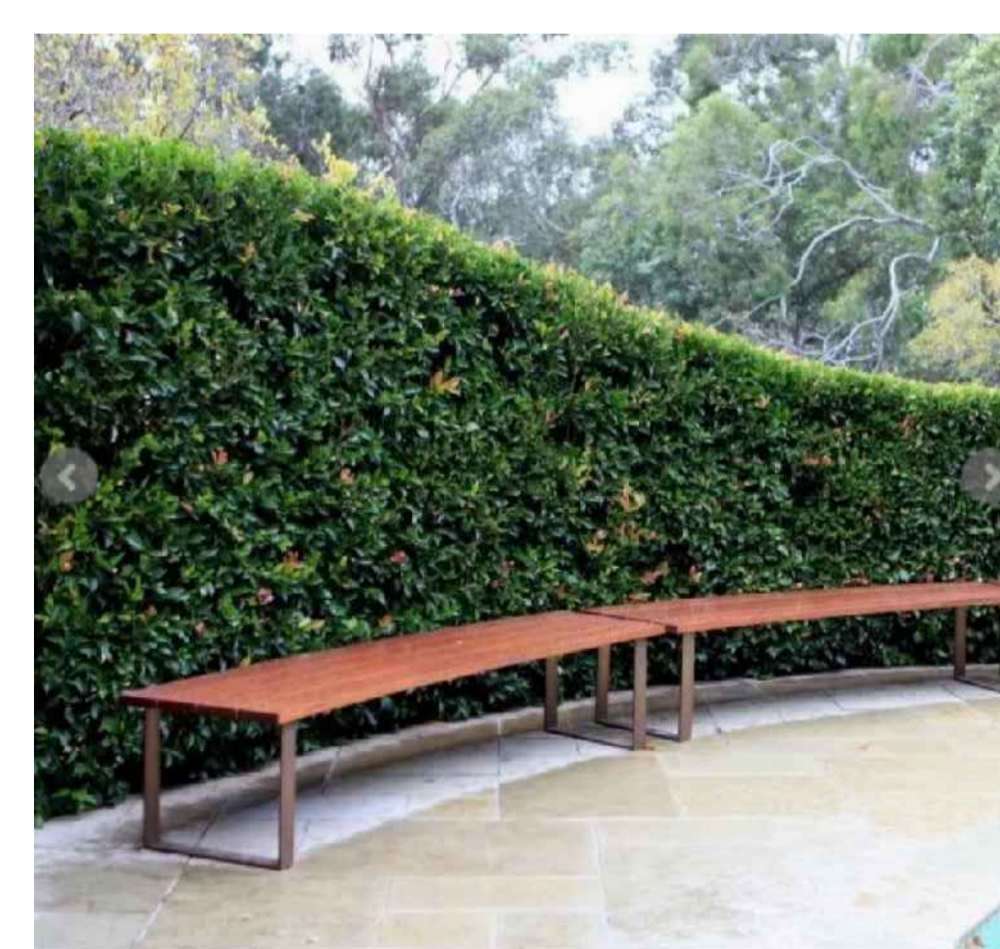
Alpinia caerulea



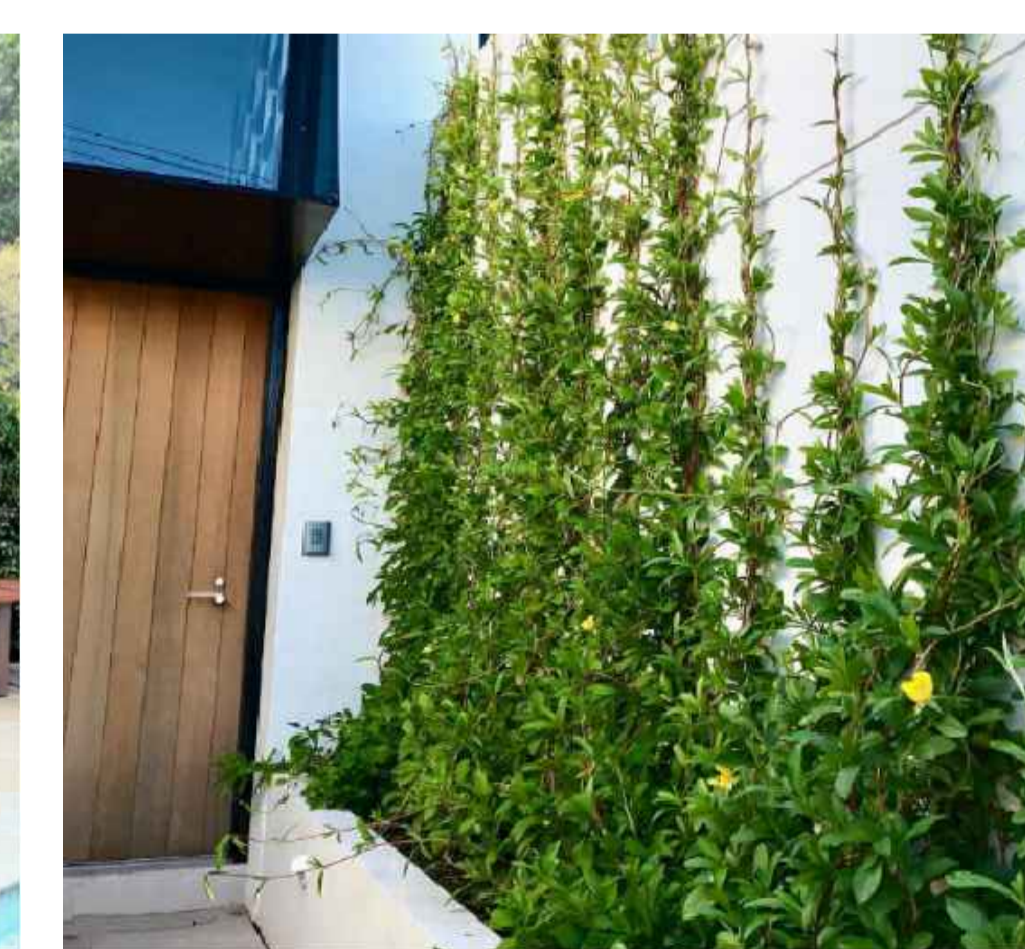
Cordyline congesta



Westringia 'Aussie Box'



Acmena 'Firescreen'



Hibertia scandens



Casuarina glauca 'Cousin II'

<p>GENERAL NOTE:</p> <p>Figural dimensions take preference to scale readings. Verify all dimensions on site. PDF is given only very slightly in scale for the indicated purpose. Recut any dimensions to the landscape architect's scale. All other dimensions are subject to the discretion of the landscape architect. All dimensions are subject to the discretion of the landscape architect. All dimensions are subject to the discretion of the landscape architect.</p> <p>Copyright Statement: Copyright © 2022 Concept Landscape Architects Pty Ltd. All rights reserved. This document is the property of Concept Landscape Architects Pty Ltd. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Concept Landscape Architects Pty Ltd.</p> <p>ALA Associate</p>	<p>ARCHITECT:</p> <p>CHROFI</p>	<p>LANDSCAPE ARCHITECT:</p> <p>www.conzept.net.au enquiries@conzept.net.au</p>	<p>COUNCIL:</p> <p>BYRON SHIRE COUNCIL</p>	<p>REV DATE NOTATION/AMENDMENT</p> <table border="1"> <tr> <td>A</td> <td>27.05.2022</td> <td>Issued for DA Approval</td> </tr> </table>	A	27.05.2022	Issued for DA Approval	<p>PROJECT:</p> <p>PROPOSED MIXED-USE DEVELOPMENT 3-5 FINGAL STREET, BRUNSWICK HEADS</p>	<p>TITLE:</p> <p>PLANTING IMAGES</p>	<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>
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<p>CLIENT:</p> <p>MOMENTUM PROJECTS</p>	<p>SCALE:</p> <p>N/A</p>	<p>DATE:</p> <p>MAY 2025</p>								
<p>PROJECT NO:</p> <p>LPDA 25 - 131</p>		<p>SHEET:</p> <p>07</p>	<p>ISSUE:</p> <p>A</p>	<p>DRAWN:</p> <p>K.Z</p>	<p>CHECKED:</p> <p>R.F</p>					