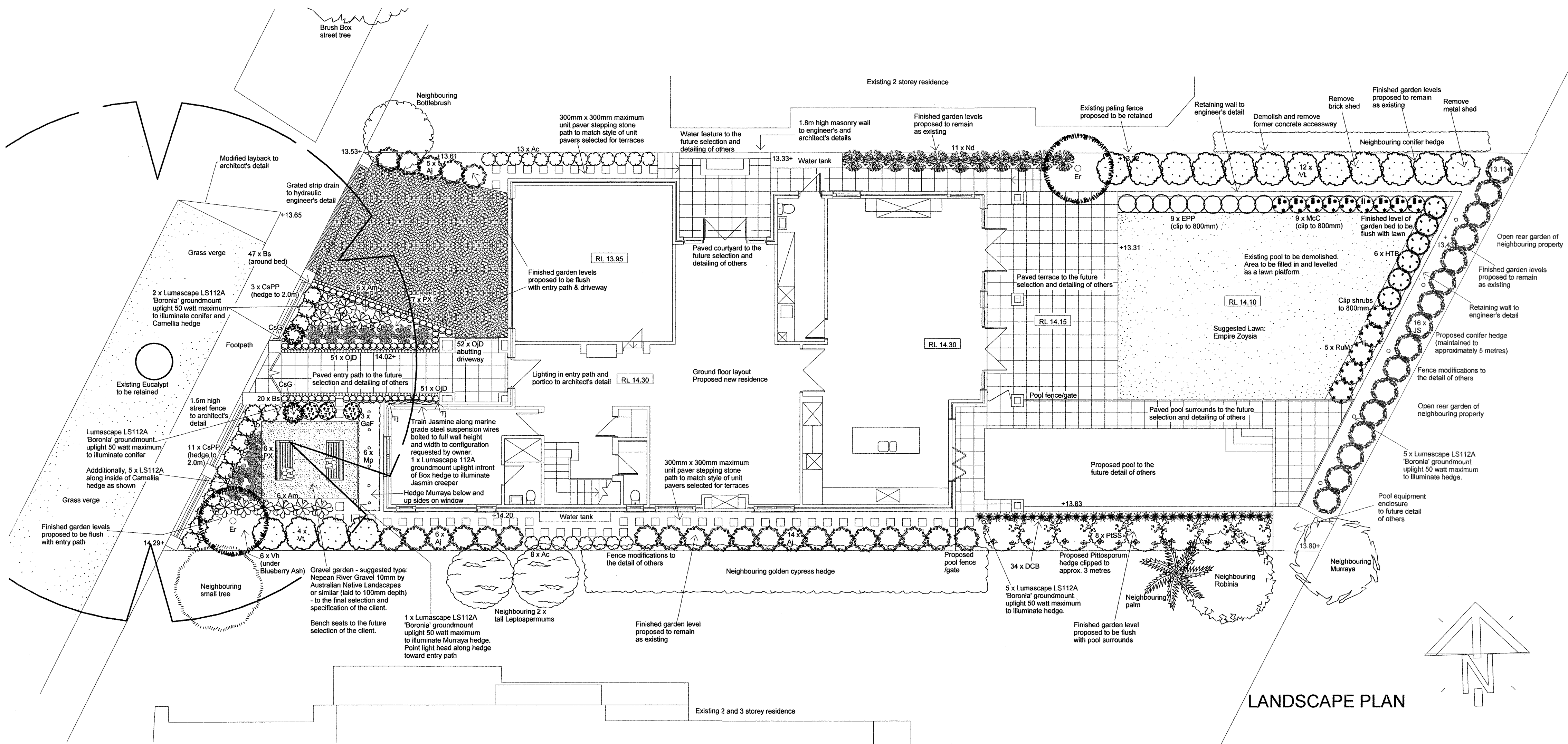




LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

SITE PREPARATION
The owner is to comply with all Australian Standards for site preparation. All noxious weeds found by the landscape contractor on site are to be removed and disposed of off site.
All construction detailing and structural information for the site is to be provided by the architect, engineer and builder as required.
Cultivation of planter beds: to depth stipulated by the landscape contractor. Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within 300mm of paths or structures. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation. Topsoil and subsoil depths to the detail of the landscape contractor following existing soil testing prior to planting.
All plants not shown for retention are to be removed and disposed of off-site, or transplanted to the specification of the client.

PLANTING & LEVELS
All new plant material to be purchased in accordance with the specified plant schedule by the Landscape Architect. If a variety of a particular species cannot be found after extensive searches through major wholesale nurseries, the landscape architect should be contacted.
All planting layout dimensions and levels are to be verified by the landscape contractor, on-site, prior to installation of stock. Any variations confirmed on site by the builder or landscape contractor which would significantly alter the landscape layout should be clarified with the landscape architect. All dimensions are to be checked on site. All levels clarification to be confirmed with the architect. Garden levels are proposed to remain as existing, unless otherwise indicated.
All planted areas should contain high quality soil mixes free of extraneous materials - suitable to the plant species of that bed and to be suggested by the landscape contractor. All soil should be purchased from a reputable soil supplier. Planted areas are to be finished with 50-70mm of small cut Forest Blend mulch from Australian Native Landscapes or similar. Mulch levels should finish flush with adjoining lawn and paving unless otherwise stipulated and mulch should not be closer than 50mm to the stems of plants.
Avoid any strong chemical fertilisers when feeding. Do not apply any fertiliser too close to the plants in order to avoid the risk of burning - instead, scatter it lightly on the surface of the mulch and allow it to break down and filter naturally. Do not feed new plants for six months.

Staking of plants to be carried out with hardwood, straight stakes, free from knots or twists, and pointed at one end. Stakes are to be driven into the ground for at least a third of their length, avoiding damage to root system. For shrubs 1 - 2.4m high: Two 50 x 50 x 1800 mm stakes. For shrubs < 1 m high whose form would benefit from preliminary staking: One 38 x 38 x 1200 mm stake.
The Leighton Green conifer line is proposed to be planted approximately 700mm away from the eastern boundary fence. The landscape contractor is to advise on and specify a suitable root barrier for installation between the conifers and the proposed retaining wall / pool terrace / pool equipment enclosure. They are also to advise on and specify a suitable root barrier around the proposed Blueberry Ash plantings and garden elsewhere deemed appropriate on the site.

LAWN & GRAVEL GARDEN
New lawn: topsoil is to be spread to a depth of 100mm across zone, if to be non-irrigated, or to 150mm, if lawn areas are to be irrigated. Topsoil is to be spread on an even subgrade cultivated to a depth of at least 150mm. Lawn species proposed - Empire Zoysia. Lawn to be laid on the topsoil in rolls obtained from a specialist grower. It is to be of even thickness, free from weeds and other organic matter and is to be laid in a stretcher pattern with joints staggered and close butted. It should be finished flush, after tamping, with adjacent finished levels of garden beds and paving. Lightly tamp to an even surface immediately after laying. Do not use a roller. Water immediately after laying until topsoil is moistened to its full depth. Landscape maintenance firm or landscape contractor to ensure appropriate watering during lawn establishment period.
100mm x 5mm Duragal flat mild steel strips of available lengths to be laid between the lawn and garden beds. Steel edging to be flush with adjoining surfaces and pegged with 8mm steel reinforcing rods/bars cut into 250mm lengths. Pegs to be set at approximately 1000mm centres on the garden bed side of the edge.
These 100mm x 5mm Duragal flat mild steel strips are also proposed to define the gravel garden on the west of the property to the above specifications.

DRAINAGE
The landscape contractor, in collaboration with the builder, is to ensure that all necessary drainage systems and drainage materials have been installed across the site prior to plant installation. All required drainage systems and drainage materials should be detailed and specified by a hydraulic engineer. The landscape contractor is to advise on the most suitable water-proofing finish, membrane and drainage to all planter boxes, garden beds and behind all retaining walls. Construction details and locations of all catch drains, ag. lines, pits and outlets required for planter boxes and garden beds, retaining walls, stairs, pathways, driveways, terraces and lawns to be to a hydraulic engineer's design and detailing. Pavements and garden beds around the building footprint to be graded away from the residence to drainage outlets (as available) and pavers and soil/mulch levels are to be set below the damp-proof course and weep holes of the residence.
IRRIGATION
The selection and design of irrigation systems is to be under the specification of the landscape contractor or irrigation design specialist (in accordance with current restrictions on watering system installations). The specified irrigation system must enable all proposed plant material to receive an adequate and even water supply and is proposed to be connected to the two water storage tanks.

LIGHTING
Garden lighting units have been proposed on the landscape plan, to be detailed by an electrician as required. The selection, specification and placement of pedestrianisable-area lighting units is to the detail of the client, to ensure safe passage within all outdoor areas.
BALUSTRADES/ POOL FENCE
To the location and detailing of the architect.
SURFACE FINISHES
The selection of all surface finishes and boundary fencing is to the specification of the owner and architect.
SERVICE LINES
The alignment of existing and proposed service lines through the site was not available to the landscape architect at the time of preparation of this plan. If locations of existing or proposed services significantly affect the planting layout and design proposed, the landscape architect should be contacted.

MAINTENANCE
A maintenance and gardening regime for the proposed planting and lawn should be determined by the landscape contractor or landscape maintenance firm.

GENERAL
The information on this landscape plan is only to be used at a scale accuracy of 1:100.

DESIGN STATEMENT
The Landscape Plan for the residential development at . Bellevue Hill has been designed to provide the site with a well considered and unified planting treatment throughout the front address garden and the broad rear garden. The layout, plant configuration and palette selected for this scheme responds to the architectural style of the building. The planting will establish a good vegetative screening around the property and aid in softening the appearance of the residence.
Plant selection in the front garden has been determined to a significant degree by the dappled shade of the large Eucalypt street tree. A Camellia sasanqua hedge is proposed along the new front boundary fence which is envisaged to be pruned to the height of the fence. Two Cupressus sempervirens 'Glaucia' pencil pines will provide address plantings on either side of the entry gate and these will be supplemented along the entry path by rows of dwarf Mondo grass and Box hedge. This treatment will also extend along the southern edge of the driveway.

Other species in the front garden include Gardenias along the pathway, Acanthus and dwarf Philodendron, a Murraya hedge to screen the western wall of the guest bedroom. Jasmine to climb up the northern wall of the guest bedroom and a Blueberry Ash tree in the south-west corner of the property. The Blueberry Ash and adjoining Viburnum tinus plantings have been proposed in this location to provide addition canopy cover on the site, to camouflage some of the high boundary wall of the property to the south and to provide an improved sense of visual separation between this property and its southern neighbour in streetscape views. The south western portion of the property, below the Blueberry Ash tree, is to contain a central square gravel garden which is envisaged to be used as a passive recreation sitting zone.
The deeply shaded southern and northern boundary sections abutting the residence are to contain shade tolerant shrubs including Aucuba, Ardisia and Nandina. These shrubs would be loosely hedged to allow residents to obtain access along either side of the property via stepping stone paths. Abutting the northern boundary a small courtyard and water feature are proposed, which are to be detailed by others in the future.

A large open lawn (supported by a new low retaining wall) and terrace are proposed to border the northern side of the new swimming pool in the rear garden. The configuration of the rear garden will provide versatile spaces for passive and active recreation, with screening lines of conifers and shrub plantings around its boundaries. The southern boundary abutting the pool is proposed to contain a Pittosporum Silver Star hedge to approximately 3 metres in height, underplanted with hardy dwarf Dianellas. The 'sunken' eastern and northern boundary zones of the rear garden are to contain a Juniperus 'Spartan' hedge and Viburnum shrubs, respectively. The Spartan conifers are to be regularly maintained and clipped to a maximum of five metres. These conifers will provide much needed vegetative height between this lot and its eastern neighbour. The line of Viburnum tinus along the northern edge of the lawn is envisaged to grow into a loose hedge of approximately three metres high to screen the fence. At the western end of the Viburnum line, another Blueberry Ash tree is proposed to aid in camouflaging the high south-east corner of the neighbouring northern residence.

A narrow garden bed around the top of the retaining wall will include shrubs to approximately 1 metre high which will provide a frame to the lawn and create a lower tier of planting in front of the conifers and Viburnums in views from the house and pool. These shrubs will include dwarf Escallonia, dwarf Myrtus, Hebe and dwarf Rhipirolepis.
The plant palette selected for the scheme and the landscape layout proposed will allow for generous active and passive recreation spaces around the site whilst establishing a stylistically appropriate and extensive vegetative cover for it. The plantings selected take into account climatic and visual constraints and opportunities of the block, low water use considerations, the proposed building style and configuration and the residences and plantings on adjoining properties.

Table with 6 columns: Symbol, Botanical Name, Common Name, Quantity, Size (pot) (suggested), Mature height (m) (approximate). Rows include various plants like Ardisia crenata, Aucuba japonica, Acanthus mollis, etc.

Table with 2 columns: Key, Value. Rows include +13.54 Existing levels (as per Hill & Blume Consulting Surveyors) and RL 14.15 Proposed reduced levels (as per David E. Phillips Architects).

Project information block containing Project, Client, Drawing: Revised Landscape Plan, Scale: 1:100, Prepared: Insite Land Solutions, Date: July 2007, and contact information for Ari Anderson, Landscape Architect (AAILA).