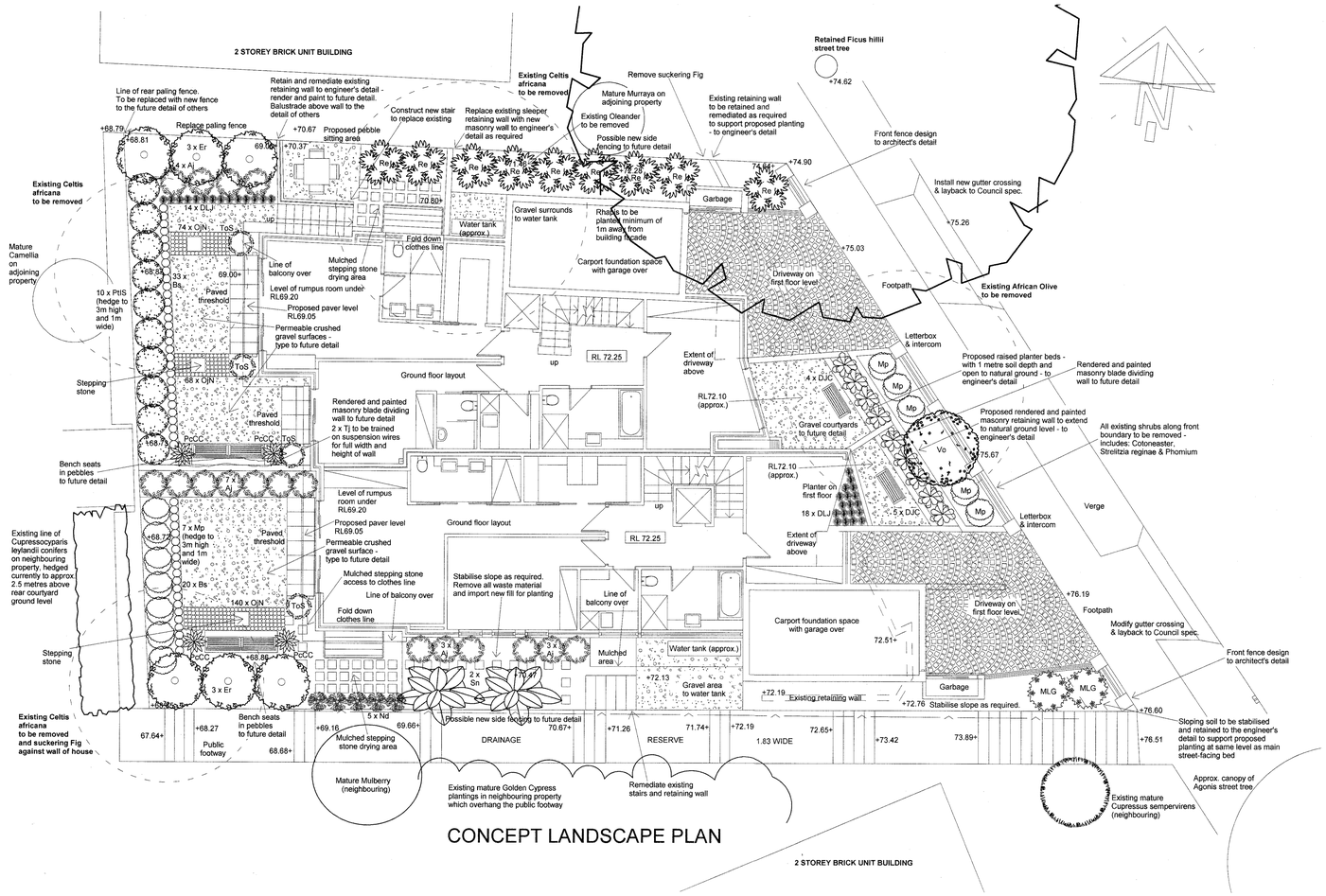

CONCEPT LANDSCAPE PLAN

DESIGN STATEMENT

BACKGROUND
It is understood by the landscape architect that a former development approval for the site proposed the inclusion of a Sydney Red Gum (Angophora costata) and a Photinia. This Concept Landscape Plan has not included these specimens for the following reasons.

A Sydney Red Gum is inappropriate for this site due to spatial issues, sun availability and proximity of the subject and neighbouring buildings to viable planting locations. Sydney Red Gums should only be placed on sites where ample room is available to house their large open canopies (often twenty five metres in diameter), where their growth would not be deformed by shaded locations and where they will not impact on adjoining properties – all of which are issues on this lot.

With some similarity to the existing site, the garden areas under this current development proposal are restricted to the perimeters of the property. Within the relatively compact size of the garden areas, zones to support outdoor passive recreation, drying yards, water tanks and screening plants need to be provided. Some of these areas are already overshadowed by neighbouring properties and trees.

The inclusion of a Sydney Red Gum within the northern, southern or western garden areas would significantly reduce usage capabilities of the site's open spaces and due to its sparsely-foliaged canopy do little to form a visual buffer between properties. If such a specimen were planted to the rear of the property (the only feasible climatic location), it would be camouflaged from the east by the proposed building, therefore rendering it largely invisible from the key public viewing points along Bellevue Road.

In relation to the proposed inclusion of a Photinia, this plan includes species for screening and effect which are considered to be more appropriate for this site than a Photinia. Photinias are often and best used as loose hedges in very sunny locations and whilst they can make handsome individual specimens, the landscape architect sees no particular reason for the incorporation of this species.

Plantings with a more site-appropriate form and character, which also relate to the architecture of the building proposed, have been selected in lieu of the Sydney Red Gum and Photinia. These will provide more effective canopy cover, screening and shrubberies across the site and include Blueberry Ashes, Giant Streltzia, Lady Palms, Pittosporums, Murrayas and Aucuba. It is important to note that whilst the site currently contains large canopy trees (Celtis, which are to be removed) this should not be a rationale in itself for the reinstatement of very tall trees with expansive canopies.

LANDSCAPE PROPOSAL
The Concept Landscape Plan for the residential development at , Bellevue Hill has been designed to provide the site with a well considered and unified planting and materials treatment. The layout, plant configuration and palette selected for this scheme responds to the proposed architectural style of the building, the configuration of the external spaces and envisaged usage by future owners. The new planting will establish a good vegetative screening around the property and aid in both softening and framing the new residence and its garden rooms.

The streetscape frontage of the property is proposed to include a Murraya hedge with a central Sweet Viburnum specimen pruned into a small tree to screen a portion of the centre of the building's eastern façade. Dwarf Magnolias and a Rhapis palm are proposed in the south-east and north-east property corners respectively.

The majority of the shaded northern boundary is proposed to be planted with Rhapis palms which will, with maturity, screen a portion of the wall to the northern carport foundation space and part of the northern ground floor façade toward the north-west corner of the building. The screening provided by these clumping palms will be supplemented by three Blueberry Ash specimens located in the north-west corner of the property. The Blueberry Ash should eventually provide a tall tightly-canopied dense screen between the southern windows of the unit building to the north and the rear courtyards of the subject property. A drying yard and gravelled sitting zone have been proposed on an existing higher level abutting the northern boundary.

The western courtyards of the units have been framed on their western sides by Pittosporum and Murraya hedges proposed to be clipped to a height which will provide screening for the property to the west from the upper floors of the proposed development. This screening is already aided by plantings in the adjoining property, those being a mature conifer hedge west of the southern unit and a large Camellia west of the northern unit.
The western courtyards are proposed to be largely composed of permeable crushed gravel areas with beds of massed dwarf Mondo grass which would extend off the columns of the building. The division of surfaces in the courtyards as proposed would aid in providing an interesting ground patterning when viewed from the first floor terraces. Bench seating 'bays' on the north-facing sides of the two courtyards are proposed to provide permanent passive recreation features for residents.

Other plantings in the two rear courtyards include Box hedge, dwarf Thuja conifers against the building columns, Aucuba hedges in shaded spaces, feature Phormiums and dwarf Dianellas. The south-west corner of the site will also contain three Blueberry Ashes, so as to increase canopy cover on the site and to provide good visual separation between the subject building and the windows of an existing two-storey house to the south-west of the site.
A drying courtyard has also been proposed for the southern unit, located off the south-west corner of the building. Two Giant Birds of Paradise have been selected along the southern façade of the building, set out abutting the public footway. These will, with maturity, provide a dense camouflage for a section of largely blank building wall. Existing garden steps abutting these plantings are proposed to be remediated and retained to enable easy access to the eastern upper section of the southern boundary zone.

The two 'sunken' eastern courtyards off the ground floor level are proposed to be gravelled zones with bench seating and bordered on their eastern sides by raised planter beds containing shade tolerant Dracaena species, which will screen a portion of the main retaining wall supporting the street facing garden bed.

Overall, this landscape design has sought to maximise permeable and useable outdoor area, utilise water-wise plants and ensure visual privacy for both this lot and adjoining properties, without reinstating inappropriately broad canopy trees. The plant palette selected for the scheme and the landscape layout proposed will result in attractive and useable passive recreation spaces for the site.

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 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 paving, pebble and gravel areas 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 – 2.5+m 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 landscape contractor is to advise on, specify and install a suitable root barrier between plants and structures in all areas deemed necessary, especially on the subject-building side of the Giant Bird of Paradise, Blueberry Ash and Rhapis Palms.

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, pebble areas and terraces 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.

LIGHTING
Garden lighting units have not been proposed on this concept landscape plan. The selection, specification and placement of pedestrianable-area lighting units and other feature lighting throughout the site is to the future detail of the client and architect, to ensure safe passage within all outdoor areas.

BALUSTRADES
To the location and detailing of the architect.

SURFACE FINISHES
The selection of all surface finishes, including the proposed gravel/pebble surfaces 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 should be determined by the landscape contractor or landscape maintenance firm.

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

PLANT SCHEDULE - CONCEPT LANDSCAPE PLAN

Symbol	Botanical Name	Common Name	Quantity	Size (pot) (suggested)	Mature height (m) (approximate)
Aj	Aucuba japonica	Aucuba	17	200 mm	2.0 m
Bs	Buxus sempervirens	European Box	53	140 mm	clip to 0.4m
DJC	Dracaena 'Janet Craig'	Dracaena	9	200 mm	2.5 m
DLR	Dianella 'Little Jess'	Dwarf Dianella cultivar	32	100 mm	0.4 m
Er	Elaeocarpus reticulatus	Blueberry Ash	6	45 litre	9.0 m
MLG	Magnolia Little Gem	Dwarf Magnolia	2	300 mm	3.0 m
Mp	Murraya paniculata	Orange Jessamine	12	300 mm	clipped as per plan
Nd	Nandina domestica	Japanese Sacred Bamboo	5	200 mm	2.0 m
OjN	Ophiopogon japonicus Nana	Dwarf Mondo Grass	282	in troughs	0.1 m
PcCC	Phormium cookianum 'Chocolate Cookie'	Hybrid Flax	4	200 mm	1.4 m
PtiS	Pittosporum tenuifolium 'Ivory Sheen'	Pittosporum	10	300 mm	clip to 3.0 metres
Re	Rhapis excelsa	Lady Palm	9	300 mm	3.0 m
Sn	Strelitzia nicolai	Giant Bird of Paradise	2	45 litre	5.0 m
Tj	Trachelospermum jasminoides	Star Jasmine	2	200 mm	climber
ToS	Thuja occidentalis 'Smaragd'	Smaragd Thuja	4	300 mm	2.0 m
Vo	Viburnum odoratissimum	Sweet Viburnum	1	400 mm	prune to large shrub

LEVELS KEY

+69.00	Existing levels (as per survey plan) - proposed to be retained unless otherwise indicated
RL69.05	Proposed reduced levels (indicative only)

Project:	Client:
Drawing: **Concept Landscape Plan**	Scale: 1:100
Prepared: Insite Land Solutions	Date: October 2007

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