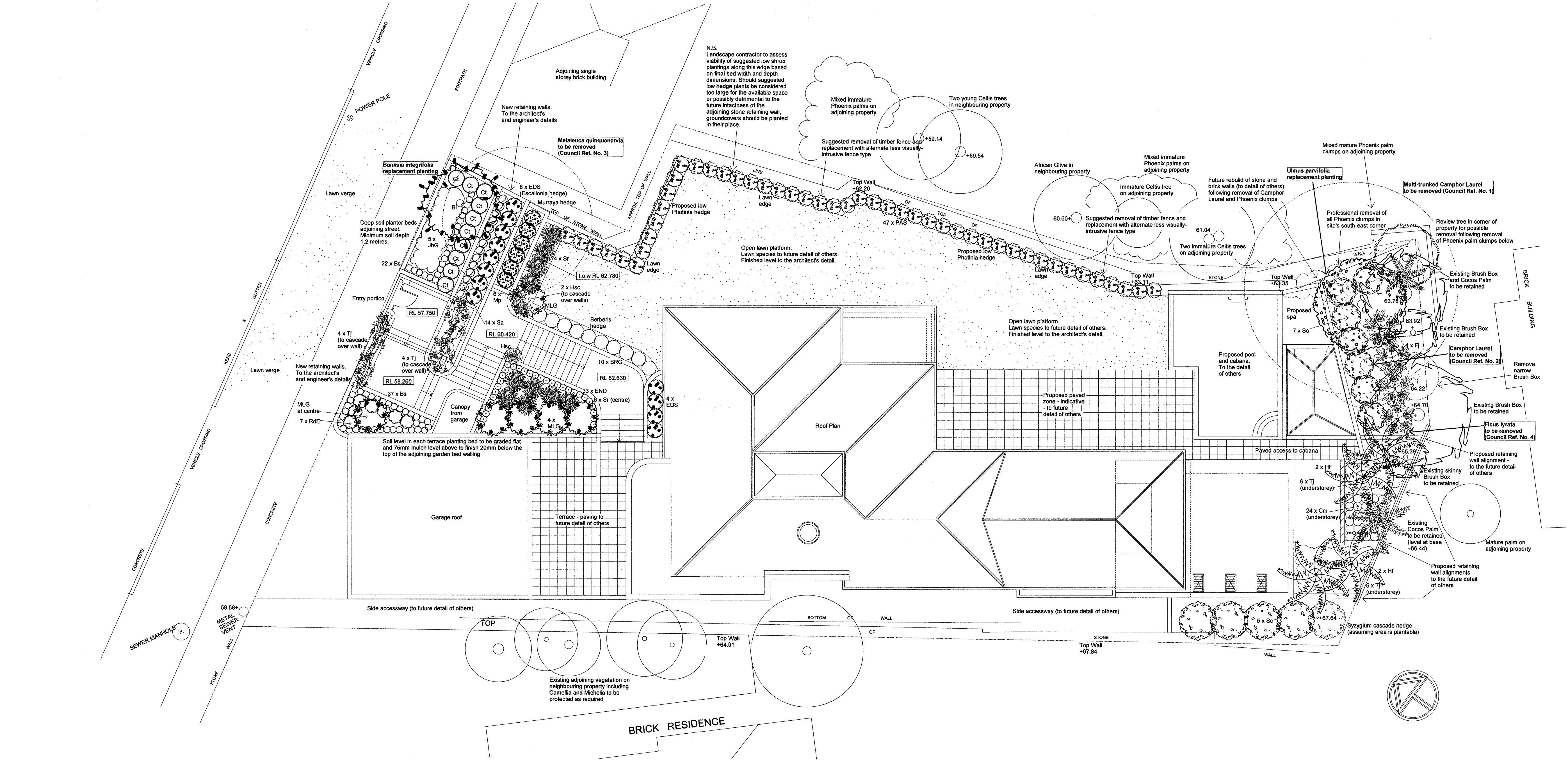




GENERAL LANDSCAPE NOTES

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.

PLANTING, LAWN & 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. Retain existing soil level around the base of all plants to be retained.

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 (where applicable) 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 - 2.5m 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.

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 the inside of all planter boxes, garden beds and behind all retaining walls. Construction details and locations of all catch drains, eg. lines, pits and outlets required for planter boxes and garden beds, retaining walls, stairs, pathways, terraces and lawns to be to a hydraulic engineer's design and detailing. Pavements around the building footprint to be graded away from the residence to drainage outlets (as available) and pavers 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 retained and proposed plant material to receive an adequate and even water supply.

LIGHTING

The selection, specification and placement of garden and path lighting units is to the detail of the architect and client, to ensure safe passage within all outdoor areas.

BALUSTRADES/ POOL FENCE/EASTERN RETAINING WALL FENCE

To the location, selection and detailing of the architect.

SURFACE FINISHES

The final selection of all surface finishes 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.

GENERAL

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

DESIGN STATEMENT

The Preliminary Landscape Plan / Tree Retention, Removal & Replacement Plan for the Road, Bellevue Hill has been designed and prepared to take into account the existing mature trees on the site, the proposed footprint of the residence and adjoining elements and the key north-eastern view corridor from the property.

The stepped terrace garden beds facing the Road are proposed to be planted with a variety of hedging plants and small feature trees, including the required replacement Coastal Banksia. Also included are various creeping plants to cascade over some of the retaining walls. This mix of species and plant sizes will provide a good vegetative cover across the front of the property.

In order to retain the key north-eastern view corridor from the residence, it has been proposed that the majority of the eastern sector of the site be laid out as a broad open lawn platform. A strip between the edge of the lawn platform and the high stone boundary retaining wall on the east of the lot is proposed to be left for planting. A line of low Photinia shrubs has been suggested along this boundary to provide some visual softening for the raised lawn platform when viewed from the street. Tall plantings have not been suggested in this location in order not to block views or cause possible future root damage to the high stone retaining wall. The landscape contractor should confirm the suitability of the proposed Photinia plantings prior to plant purchase, when the finished width and depth of the planting area in this zone is known and in reference to possible future damage of the adjoining retaining wall.

The south-eastern portion of the property is to contain a swimming pool and cabana, set back some distance from the southern boundary. The zone behind these elements, abutting the boundaries, contains a mix of mature trees, most of which are proposed to be retained. The Camphors Laurels and Ficus lyrata present in this area have been approved for removal. It has been recommended on the plan that all the Phoenix palm clumps within the south-eastern corner of the site be professionally removed as they will be in the way of the retaining wall reconstruction in this zone and are inappropriate plantings for this location. Additionally, the removal of these palm clumps will allow an assessment of the tree specimens situated right in the corner of the lot. Most of the Brush Box trees extending along the southern boundary are suggested for retention to retain the screening between properties and mature canopy over this portion of the site. Two mature Cocos palms along the southern boundary are also to be retained.

A Chinese Weeping Elm, required to be planted on the site, is proposed to be located in the south-eastern corner of the property. Other new plantings in this area include a line of Syzygium to form an informal hedge behind the cabana. Japanese Aralias for the semi-shaded zones beneath the Brush Box and Howea palms up-slope toward the south-western corner, on terraces around a retained Cocos palm.

The Preliminary Landscape Plan / Tree Retention, Removal & Replacement Plan has taken into account the proposed building footprint, visual and physical site constraints and opportunities and existing mature plantings.

PLANT SCHEDULE					
Symbol	Botanical Name	Common Name	Quantity	Size (pot) (suggested)	Mature height (m) (approximate)
Bi	Banksia integrifolia	Coastal Banksia	1	100 litre	8.0 m
BRG	Berberis Rosy Glow	Rosy Glow Barberry	10	200 mm	1.0 m
Bs	Buxus sempervirens	European Box	59	100-140 mm	0.4 m
Cm	Clivia miniata	Fire Lily	24	100 mm	0.45 m
Ct	Choisya ternata	Mexican Orange Blossom	10	200-300 mm	1.5 m hedged
EDS	Escallonia 'Donard Star'	Pink Escallonia	12	200-300 mm	1.5 m hedged
END	Escallonia 'Newport Dwarf'	Dwarf Pink Escallonia	33	140 mm	0.45 m
Fj	Fatsia japonica	Japanese Aralia	4	200 mm	2.5 m
Hf	Howea forsteriana	Kentia Palm	4	50 litre	8.0 m
Hsc	Hibbertia scandens	Guinea Gold Vine	3	140 mm	creeper
JhG	Juniperus horizontalis 'Glaucia'	Juniperus	5	200 mm	creeper
MLG	Magnolia Little Gem	Dwarf Magnolia	6	50 litre	2.5 m
Mp	Murraya paniculata	Orange Jessamine	6	200-300 mm	1.5 m hedged
PAS	Photinia Allyn Sprite	Dwarf Photinia	47	200 mm	1.0 m hedged
RdE	Rhaphiolepis x delacourii 'Enchantress'	Dwarf Pink Rhaphiolepis	7	200 mm	1.0 m
Sa	Scaevola aemula	Fairy Fan Flower	14	140 mm	0.5 m
Sc	Syzygium 'Cascade'	Cascade Lilly Pilly	12	300 mm	hedge to 3.0 m
St	Strelitzia reginae	Bird of Paradise	10	200 mm	1.3 m
Tj	Trachelospermum jasminoides	Star Jasmine	20	140 mm	creeper
Up	Ulmus parvifolia	Chinese Weeping Elm	1	100 litre	10.0 m

KEY

+58.58

RL 62.630

Existing levels by Clement & Reid

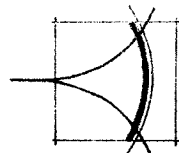
Proposed reduced levels by
Andre Porebski & Associates

Project: Client:

Drawing: Preliminary Landscape Plan /
Tree Retention, Removal & Replacement Plan

Scale - 1:100 Date: 9th March 2007

Prepared: Insite Land Solutions



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