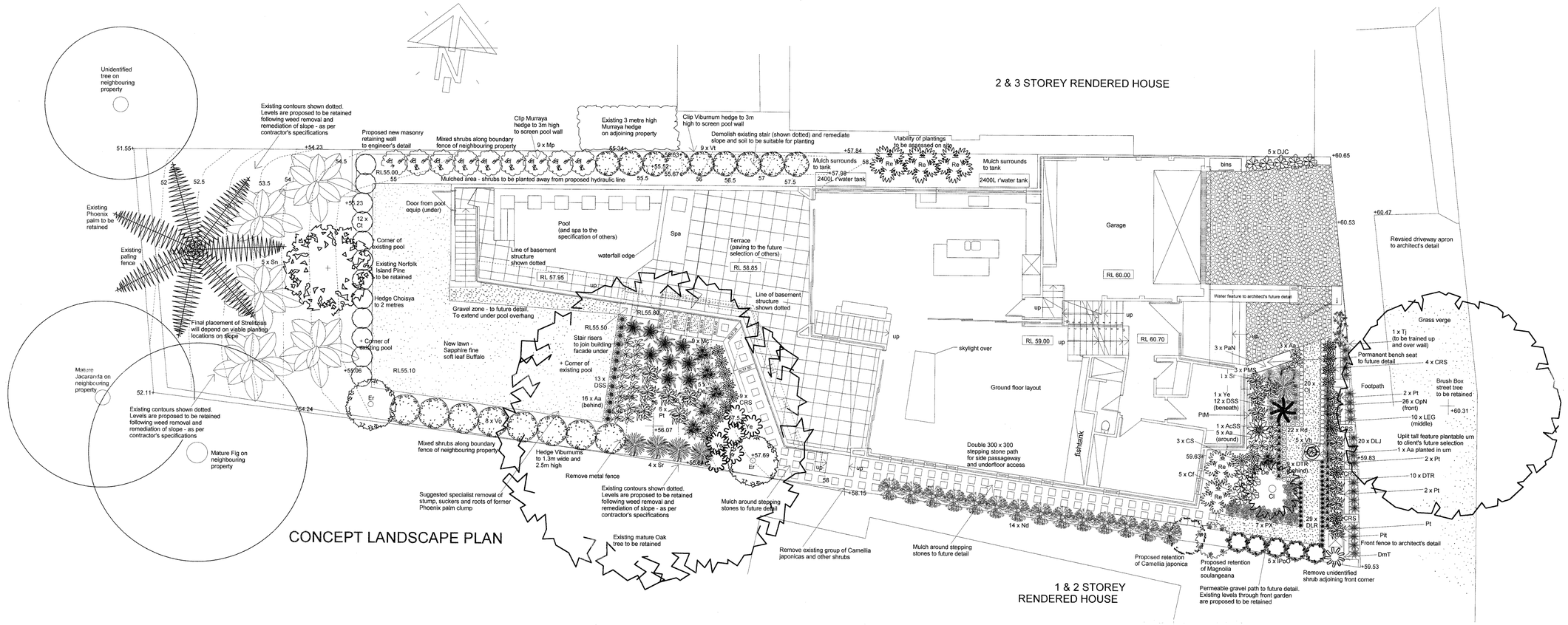

GENERAL LANDSCAPE NOTES

SITE PREPARATION

The owner is to comply with all Australian Standards for site preparation. All noxious weeds found by the landscape contractor or builder on site are to be removed and disposed of off site. A detailed assessment of slope stability, plantable area and levels is to be undertaken following weed removal in the centre and rear of the property. Specialist plant removal is recommended for the remnants of a Phoenix palm clump to the west of the Oak tree, to avoid future suckering.

The landscape contractor is to advise on suitable stabilisation membranes for the mid-site and rear-site slopes, should such materials be required around new planting to retain existing levels.

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, lawn, stepping stone or pebble 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.

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, lawns, retaining walls, planted and unplanted slopes, stairs, pathways, driveways, pebble/gravel areas and terraces to be to a hydraulic engineer's design and detailing. Pavements, lawns and garden areas 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 and existing plant material to receive an adequate and even water supply.

LIGHTING

The selection, specification and placement of pedestrianable-area lighting units and other feature lighting throughout the site is to the detail of the client and architect, to ensure safe passage within all outdoor areas.

BALUSTRADES/ POOL FENCING

To the location and detailing of the architect.

SURFACE FINISHES and WATER FEATURE

The selection of all surface finishes, including for the proposed front garden water feature, gravel/pebble surfaces, pool and spa treatments and boundary fencing is to the specification of the owner and architect.

SERVICE LINES

The alignments of all existing and proposed service lines through the site were 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 concept landscape plan is only to be used at a scale accuracy of 1:100.

LAWN

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 – Sapphire fine leaf buffalo. 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 gravel. 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.

PLANT SCHEDULE - CONCEPT LANDSCAPE PLAN

Symbol	Botanical Name	Common Name	Quantity	Size (pot) (suggested)	Mature height (m) (approximate)
Aa	Agave attenuata	Agave	25	140 mm	0.7 m
AcSS	Astelia chathamica 'Silver Spear'	Silver Spear Astelia	1	300 mm	1.5 m
Cl	Chrysalidocarpus lutescens	Golden Cane Palm	1	with 2m growth	4.0 m
Cf	Cordyline fruticosa	Ti plant	5	200 mm	1.5 m
CRS	Cordyline 'Red Sensation'	Burgundy Cordyline	16	300 mm	2.0 m
CS	Cordyline 'Sundance'	Sundance Cordyline	3	200 mm	2.0 m
Ct	Choisya ternata	Mexican Orange Blossom	12	200 mm	clipped as shown
De	Doryanthes excelsa	Gymea Lily	6	200 mm	1.5 m
DJC	Dracaena 'Janet Craig'	Green Corn Plant	5	200 mm	2.0 m
DmT	Dracaena marginata 'Tricolor'	Dragon Tree	1	200 mm	2.5 m
DLJ	Dianella 'Little Jess'	Dianella cultivar	20	100 mm	0.4 m
DLR	Dianella 'Little Rev'	Dwarf Dianella cultivar	29	100 mm	0.25 m
DSS	Dianella 'Silver Streak'	Variegated Dianella cultivar	25	140 mm	0.5 m
DTR	Dianella 'Tasred'	Dianella cultivar	19	140 mm	0.4 m
Er	Elaeocarpus reticulatus	Blueberry Ash	2	with 1m growth	7.0 m
IPoO	Ixora chinensis 'Prince of Orange'	Ixora	5	200 mm	2.0 m
LEG	Liriope 'Evergreen Giant'	Evergreen Giant	10	100 mm	0.5 m
Mc	Macrozamia communis	Burrawang	9	200 mm	1.2 m
Mp	Murraya paniculata	Orange Jessamine	9	200 mm	clipped as shown
Nd	Nandina domestica	Japanese Sacred Bamboo	14	200 mm	2.0 m
Oj	Ophiopogon japonicus	Mondo Grass	20	troughs	0.25 m
OpN	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	26	troughs	0.25 m
PaN	Pennisetum aloepecuroides 'Nafray'	Nafray Swamp Foxtail	3	140 mm	0.8 m
PMS	Phormium 'Maori Sunrise'	Flax cultivar	3	200 mm	1.0 m
Pt	Phormium tenax	New Zealand Flax	13	200 mm	1.4 m
PtM	Phormium tenax 'Merlot'	Merlot Flax	1	200 mm	1.6 m
PX	Philodendron 'Xanadu'	Dwarf Philodendron	7	200 mm	0.8 m
Rd	Roheo discolor	Moses in the Cradle	22	100 mm	0.3 m
Re	Rhapis excelsa	Lady Palm	5	with 1.2m growth	3.0 m
Sn	Strelitzia nicolai	Giant Bird of Paradise	5	with 1.5m growth	6.0 m
Sr	Strelitzia reginae	Bird of Paradise	5	300 mm	1.4 m
Tj	Trachelospermum jasminoides	Star Jasmine	1	200 mm	climber
Vh	Viola hederacea	Native Violet	5	100 mm	0.1 m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	200 mm	trimmed as shown
Vt	Viburnum tinus	Laurustinus	9	300 mm	clipped as shown
Ye	Yucca elephantipes	Giant Yucca	3	with 1m growth	4.0 m

DESIGN STATEMENT

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 external spaces, the location and impact of existing mature trees and envisaged usage by the client. The new planting will establish a good vegetative screening around the property and aid in both softening and framing the new residence from the street and adjoining properties.

The front garden is proposed to be planted out with a range of hardy, sculptural species and be intersected by a gravel path to provide access to the southern side boundary. Plantings in the front garden have been positioned in reference to the architectural components surrounding the space, including the piers of the front fence and the various feature building surfaces proposed to have a stone finish. The key 'statement' plants in the front garden, selected for screening and effect, include a Golden Cane Palm, Rhapis palms, a giant Yucca and Cordyline Red Sensations. Other shrub species which will screen the building façade up to the ground floor window height include Phormiums, Ixora, Gymea Lily and Astelia. The lush effect of these plantings would be supplemented by various clumping groundcovers to line the gravel path and entry footway, including Dianellas, Agave, Roheo and Pennisetum. These lower plantings are also proposed to form a frame for a large feature urn in the centre of the front garden and a permanent bench seat adjoining the entry steps.

A row of shade tolerant Dracaenas have been selected for the narrow planting bed abutting the garage façade of the neighbouring northern property. These should, with maturity, grow to conceal a substantial portion of that wall. A blade wall on the southern side of the driveway is proposed to form the northern edge of a rill water feature which would extend from the garage wall to the pedestrian entry portico. This is to be detailed at a future stage and may include a level change at the location of the entry steps.

The southern boundary passageway is to be composed of a mulched double-width stepping stone area with a line of shade tolerant Nandina domestica abutting the boundary fence. This important zone needs to be broad enough to provide ample space for access to an underfloor service room and to enable maintenance access to the rear garden. The stepping stones will also access a raised landing abutting the western courtyard and then service a flight of broad-tread steps down the slope in the middle of the site. These steps are proposed to be formed from concrete sleepers, which would extend under the terrace overhang to the building line. They have been positioned as far away from the trunk of the adjoining Oak tree as feasible and have been designed to be compatible with existing contour lines. It is not envisaged that these steps would have an underlying continuous foundation structure.

The steps referred to above would feed onto the landing outside the basement level rumpus room, this landing then servicing a permeable gravel pathway between it and the pool's western stair. The slope in the centre of the site under the Oak tree is proposed to be planted with a range of shade and sun tolerant species, many of whose natural environment is on sloping locations in dappled light. These include Bird of Paradise, giant Yucca, Cordylines, Gymea Lilies, Burrawangs, Agave and Dianellas, the selection of which, for uniformity, has also made reference to the style and palette of plants used in the front garden. Whilst a layout for these plantings has been proposed, an assessment of the viability of the plantings will have to be made following clearing of the slope and review of the root system of the Oak tree.

A lawn is proposed to extend between the base of the mid-site slope and the top of the slope at the rear of the property. This lawn would wrap around the western end of the pool structure and provide an active recreation area for the property. The lawn would be framed on its southern side by a line of Sweet Viburnum, proposed to be hedged to approximately 2.5 metres. These plantings, together with a Blueberry Ash, will provide a vegetative screen against the raised pool structure in views form the neighbouring southern property. A second Blueberry Ash is also proposed on the southern side of the property, at the top of the mid-site slope, with the objective of improving visual privacy between the north-west corner of the neighbouring house and the proposed western terrace of the development. The viability of this planting will need to be assessed following construction, due to building proximity, distance from underground service lines and the root system of the Oak.

The rear lawn is proposed to be framed on its western side by a row of Choisya ternata to provide a physical barrier between the lawn and the steep slope west of the retained Norfolk Island Pine. Without a detailed assessment of the rear slope of the property, this concept landscape plan has proposed for the slope to be cleared, stabilised and planted with Giant Bird of Paradise to help bind the slope and provide planting volume at the rear of the property. However, following slope clearing works and waste removal, a review of this portion of the property is proposed to confirm contour levels, to assess the soil structure stability around the Norfolk Island Pine and to assess the possibility of minor extensions to the proposed lawn.

The raised pool platform is to be screened along its northern side by a row of Murrayas and Viburnums, both of which are proposed to be hedged to the height of the pool surrounds whilst allowing a narrow mulched corridor of pedestrianable space for access to the water tanks on the building's northern wall. Several clumping Rhapis palms have been suggested between the water tank locations. These northern boundary plantings will, with maturity, screen the pool wall and part of the western terrace and match existing species abutting the northern boundary fence. As with some of the plantings in the front garden and along the southern boundary, the exact locations of the northern boundary hedge plantings will need to be carefully considered on site, due to the likely locations of hydraulic lines and other services extending through these areas.

Overall, this landscape design has sought to maximise permeable and useable outdoor area, utilise water-wise plants and ensure visual privacy and screening between this lot and adjoining properties. The plan has taken into account solar constraints and opportunities of the property and the retention of existing mature plantings. The plant palette selected for the scheme and the landscape layout proposed will result in attractive and useable passive and active recreation spaces for the site.

KEY

+55.23	Existing levels (as per survey plan) - proposed to be retained unless otherwise indicated
----55----	Existing contours (as per survey plan) - proposed to be retained following site clearing
RL55.00	Proposed reduced levels

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

Ari Anderson
Landscape Architect (AAILA)
1/7 Flood Street Clovelly NSW 2031
Tel/fax: (02) 9315 8640