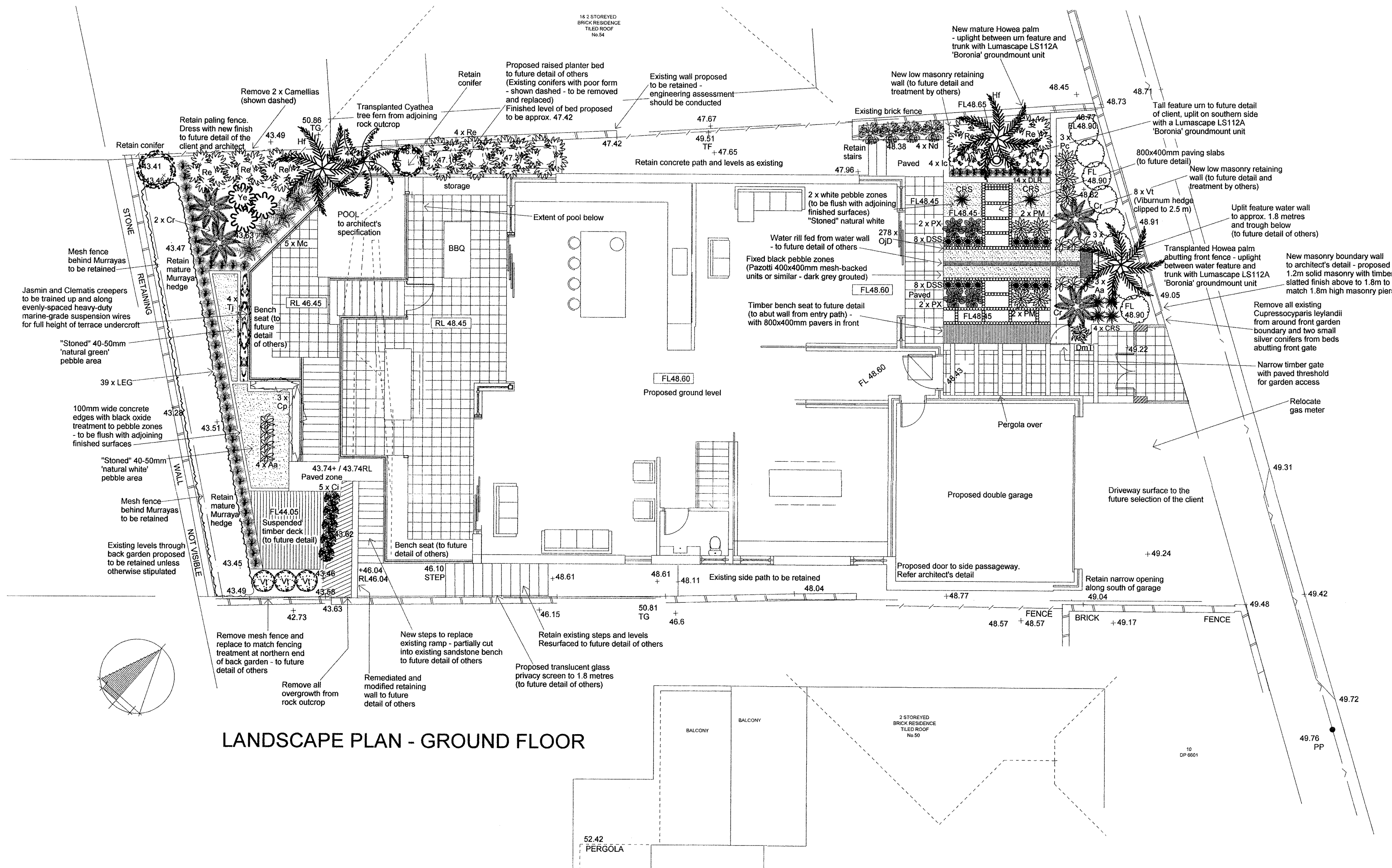
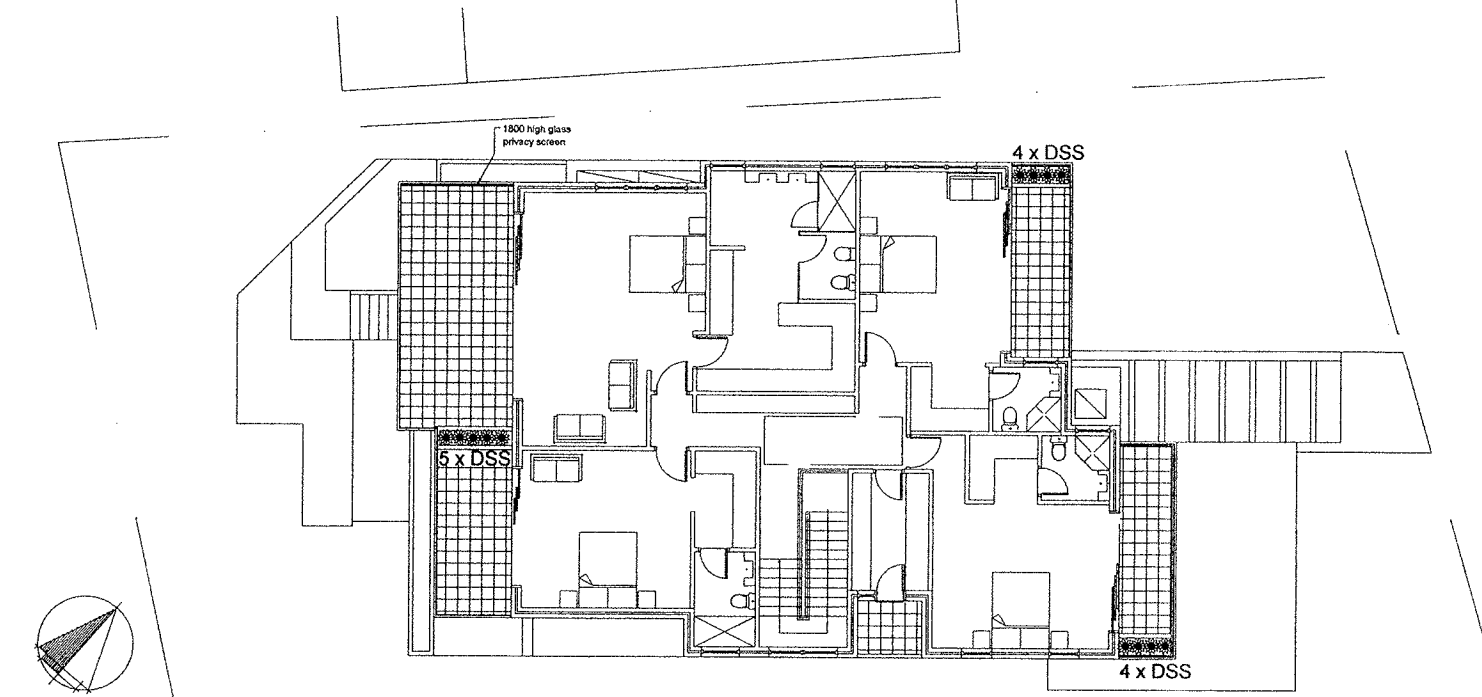




LANDSCAPE PLAN - GROUND FLOOR



LANDSCAPE PLAN - FIRST FLOOR SCALE - 1:200

DESIGN STATEMENT

The Concept Landscape Plan for the residential development at [Address] has been designed to provide the site with a well considered and unified planting and materials treatment throughout the front address garden and the narrow rear garden. The layout, plant configuration and palette selected for this scheme responds to the proposed architectural style of the building and the intended usage of the grounds by the client. The retained and new planting will establish a good vegetative screening around the property and aid in both softening and framing the new residence.

The front garden has been designed as a visual extension for the adjoining rumpus room. In order to treat the existing shallow slope of the front garden, form level surfaces and create visual interest through level changes, the zone has been divided into three 'terraces' with a central cross-axis. The main level, which is proposed to contain a fixed bench seat along its southern side, will be at the same finished level as the paved threshold outside the rumpus room. The northern and eastern portions of the front garden would be raised above this level by small amounts and contained by new low masonry retaining walls. These subtle level changes will aid in the identification of the fill water feature flowing through the garden and help to highlight the proposed tall sculptural urn feature at the end of the north-south axis.

The existing Howea palm in the front garden is proposed to be transplanted behind the water feature and a second mature Howea planted behind the feature urn. The existing Cupressocyparis leylandii hedge around the front garden is to be removed and replaced by a Viburnum hedge. Part of this cypress hedge would have to be removed to make way for the expanded driveway. Whilst this hedge is providing good screening for the street, the retention of these plants has not been proposed due to their mature size and possible damage to adjoining structures caused by their roots.

Access to the rear of the property will be via the retained steps along the southern side of the block. These steps are proposed to be edged by a new privacy screen and will lead to a new flight of stairs constructed in the location of an existing ramp. This new staircase will feed onto a paved threshold which will also service the stairs coming down from the pool terrace.

In order to retain existing visual privacy between this lot and those lower properties to the west, the Murraya hedge along the western boundary of the site is proposed to be retained. The design of the rear garden has been configured as a display area for views from the upper terraces. This area is proposed to contain a raised timber deck for outdoor seating, coloured pebble zones and a planted-out northern sector containing feature succulents including cycads, Burrawangs and a Giant Yucca. The undercroft of the lower terrace is proposed to be partially screened by a network of heavy-duty marine-grade suspension wires on which Jasmin and Clematis creepers would be grown. The undercroft would be further screened by the maturing Giant Yucca, a new Howea palm and a transplanted tree fern.

The northern boundary of the property is to be retained much in its current layout. However, the four conifers which border the existing balcony on this northern side of the property are proposed to be removed and replaced with shade tolerant 3 metre high clumping palms. The existing conifers were inappropriate plantings in this location and do little to create effective screening between properties. Additionally, their form has suffered significantly from having been planted in a location not suitable for their successful growth.

Overall, this landscape design has sought to maximise permeable area, utilise water-wise plants and ensure visual privacy without planting-out key view cones for both this lot and adjoining properties. Species selected include Phormium, Dianella, Cycad, Burrawang, Mondo Grass, Cordyline and Agave. 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 ordnanceous 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 much from Australian Native Landscapes or similar. Mulch levels should finish flush with adjoining paving 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 - 2.5m 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.

The landscape contractor is to advise on, specify and install a suitable root barrier 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, eg. 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

Some garden lighting units have been proposed on the concept landscape plan, to be detailed by an electrician as required. 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 FENCE

To the location and detailing of the architect.

SURFACE FINISHES and WATER FEATURE

The selection of all surface finishes, including the proposed timber deck, gravel/pebble surfaces and boundary fencing is to the specification of the owner and architect. The proposed water feature is to be detailed by a specialist water-feature construction firm.

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 for the ground floor plan and 1:200 for the first floor plan.

PLANT SCHEDULE - CONCEPT LANDSCAPE PLAN					
Symbol	Botanical Name	Common Name	Quantity	Size (pot) (suggested)	Mature height (m) (approximate)
Aa	Agave attenuata	Agave	10	140 mm	0.7 m
Ci	Cyperus involucratus	Umbrella Sedge	5	140/200 mm	1.4 m
Cp	Clematis paniculata	Sweet Autumn Clematis	3	140 mm	climber
Cr	Cycas revoluta	Sago Palm	4	300 mm	several metres (old)
CRS	Cordyline 'Red Sensation'	Burgundy Cordyline	6	300 mm	2.5 m
DmT	Dracaena marginata 'Tricolor'	Dragon Tree	1	200 mm	2.5 m
DLR	Dianella 'Little Rev'	Dwarf Dianella cultivar	14	100 mm	0.3 m
DSS	Dianella 'Silver Streak'	Variegated Dianella cultivar	29	140/200 mm	0.45 m
Hf	Howea forsteriana	Kentia Palm	2	50/75 litre	8.0 m
Ic	Ixora chinensis 'Prince of Orange'	Ixora	4	200 mm	1.5 m
LEG	Liriope 'Evergreen Giant'	Evergreen Giant	39	100 mm	0.5 m
Mc	Macrozamia communis	Burrawang	5	200/300 mm	1.2 m
Nd	Nandina domestica	Japanese Sacred Bamboo	4	140/200 mm	2.0 m
OJD	Ophiopogon japonicus Dwarf	Dwarf Mondo Grass	278	troughs	0.1 m
Pc	Phormium cookianum	Mountain Flax	3	200 mm	1.2 m
PM	Phormium tenax 'Merlot'	Merlot Flax	4	200 mm	1.6 m
PX	Philodendron 'Xanadu'	Dwarf Philodendron	4	200 mm	0.8 m
Re	Rhapis excelsa	Lady Palm	9	300/400 mm	3.0 m
TJ	Trachelospermum jasminoides	Star Jasmine	4	200 mm	climber
Vt	Viburnum tinus	Laurustinus	11	300 mm	clipped to 2.5 m
Ye	Yucca elephantipes	Giant Yucca	1	50 litre	5.0 m

KEY

+46.04	Existing levels (as per survey plan)
RL46.45	Proposed reduced levels
FL44.05	Proposed finished levels

Project: Client:

Drawing: **Concept Landscape Plan** Scale: 1:100

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