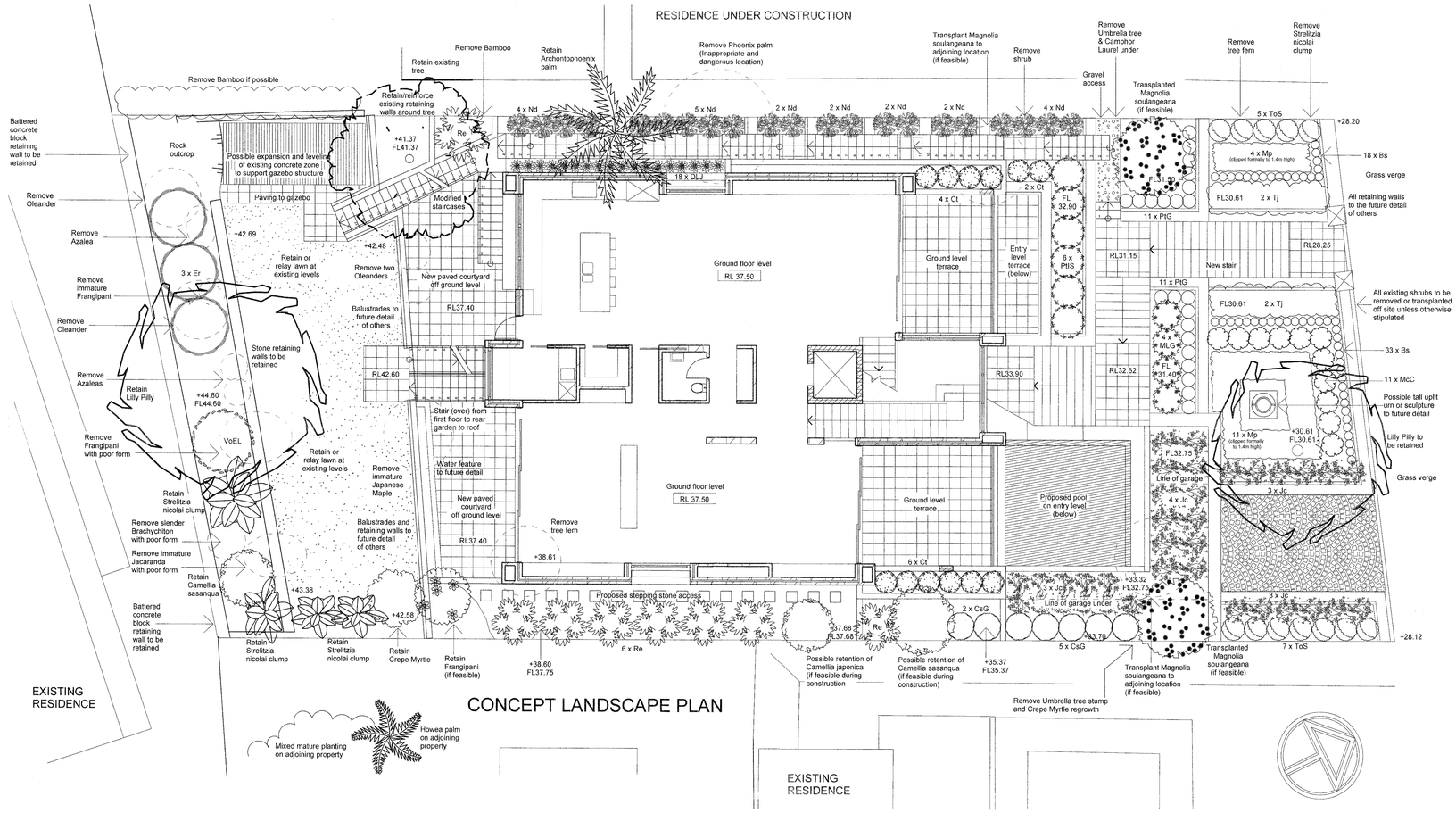
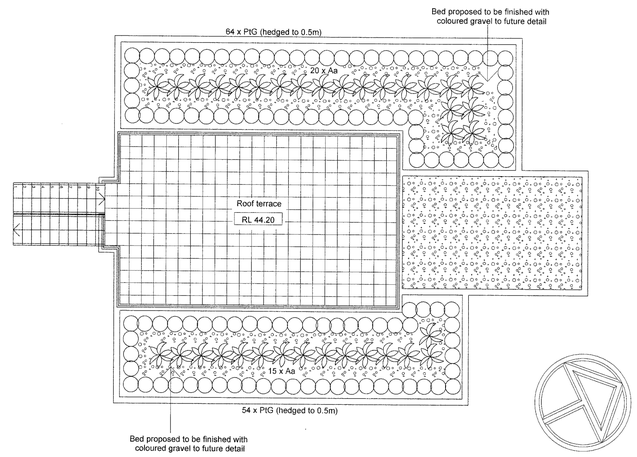


CONCEPT LANDSCAPE PLAN



CONCEPT LANDSCAPE PLAN - ROOF LEVEL

DESIGN STATEMENT

The Concept Landscape Plan for the residential development at has been designed to provide the site with a well considered and unified landscape design, one that takes into account key existing mature trees. The planting layout of the design has been determined to a large degree by the location of garden beds proposed by the architect – these being positioned to complement the pedestrian entry to the site and the location of elements like the swimming pool. The plant configuration and palette selected for this scheme will, with maturity, provide appropriate 'greening' for the street-facing garden and the site's side boundaries and will improve the height of vegetative buffering along the property's rear boundary. Species and planting locations have been chosen to complement existing recreation spaces and to harmonise with the residence's architectural styling. Waterwise and hardy species have been selected where possible.

Due to the architectural renewal and reconfiguration of the site, the existing rough stone walling through the front garden and the snaking pedestrian paths are to be replaced with a more geometric and regular series of terrace walls, planting beds and entry stairs. The majority of existing planting through the front garden would be removed, most of this planting being Azalea species. Apart from the mature Lilly PIlly, none of the planting in the front garden is considered to have particular significance.

In order to retain the existing Lilly Pilly near the front boundary of the site and so as not to create a 'gun barrel' staircase to the front door, the new pedestrian entry gate has been relocated slightly to the northwest of its existing location. From that point, the entry stair would access the front façade of the building by making a zig-zag shape through the centre of the front garden. Adjoining the new stair, a series of planting terraces would step up the site, enabling screening and feature planting to be made across this property's frontage.

Plant species within the front terraces would include Thuja 'Smaragd' and Cupressus 'Glauca' conifers, dwarf Magnolias and various hardy hedging and screening shrubs including Pittosporum, Murraya, Choisya and Myrtus species. The garden terraces would be edged by a selection of low maintenance groundcovers including Pittosporum 'Golf Ball', Box hedge, Jasmine and Shore Juniper, the latter two of which have been positioned to cascade over terrace or garage entry walls. These front garden plantings will, with successful growth and maturity, provide a formal frame to the site's access and the new residence. Species selected for this zone will help to soften the footprint of the new structure in views from the street and provide some screening for the swimming pool and entry level terrace without impacting considerably on views out from the site or on solar access.

Side boundary plantings, abutting the residence, have been selected to respond to the spatial constraints of the property, whilst seeking to provide a consistent line of buffer vegetation along these boundaries. Nandina domestica (Japanese Sacred Bamboo) has been proposed along the western boundary, abutting the side service staircase. These plantings are envisaged to provide a head-height vegetative buffer within the confined plantable space along this part of the boundary. The relatively immature existing Phoenix palm abutting the residence on this western boundary is proposed to be removed, as it is located in an inappropriate position for such a species. Because of its rather precarious siting, this palm could cause damage to both this property and to the neighbouring lot in the future. The tall Archontophoenix palm abutting the Phoenix palm is proposed to be retained.

The side boundary planting along the eastern boundary, abutting the residence, is to be largely composed of clumping Rhapis palms (Lady palms), which with maturity should screen a substantial portion of the ground floor level at the rear of the residence. Where more sun is available abutting the swimming pool along this boundary, a row of columnar Glauca pencil pines have been proposed. These will eventually provide privacy between the front garden of this lot and the property to the east. This privacy for passive recreation areas will be aided at the front of the block by Choisya hedge plantings in the planter beds along the outer sides of the northern ground level terraces.

The landscape layout to the rear of the property is proposed to remain much as existing. A new paved ground level courtyard off the residence would be bordered by a new retaining wall supporting the rear garden. This main upper rear lawn area would remain accessed by a stair at the western side of the block, this access being supplemented by a new stair off the centre of the southern façade of the house.

All substantial plantings through the rear of the property are proposed to be retained, including the tree abutting the rear western stair, and the mature Lilly Pilly and giant Strelitzias abutting the rear boundary. Several of the shrubs and immature small trees with poor form along the rear boundary are proposed to be removed and replaced by large Viburnums and Blueberry Ash, selected to provide more screening in the future from the residence immediately upslope of this property. The stone retaining wall that frames this rear boundary planted area is proposed to remain as existing, unless a structural reason is found for it to be rebuilt or remediated. The lawn of this upper platform is to be maintained or relaid to retain an active recreation area. An option for the western end of this lawn is to utilise the existing concrete slab abutting the western boundary and develop a garden gazebo zone.

The roof terrace of the residence is to be bordered by two broad planter bed zones. These planted spaces are proposed to be framed by the low Pittosporum 'Golf Ball' and have a central coloured gravel finish in which Agave attenuata would be planted.

Broadly speaking, garden levels through the site are to be retained much as existing. The plant palette selected for the scheme will improve vegetative screening around the property whilst providing themed gardens to match the style of the residence and existing plant stock of the site.

GENERAL LANDSCAPE NOTES

SITE PREPARATION

The owner is to comply with all Australian Standards for site preparation. All noxious weeds and the bamboo throughout the site found by the landscape contractor 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 & 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 or landscape architect. All planting not shown for retention is to be removed from the site, including the expert removal of root systems.

Plants suggested to be transplanted within the site should be moved by a specialist, managed and maintained by the builder, landscape contractor and/or gardener during the course of the development, in a suitable place on the site, where possible damage to the specimens is minimized.

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 gravel, 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 – 2.5+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 recommend and install a root barrier membrane at locations deemed necessary based on plant species proposed or the location of nearby service lines / walls / etc.

LAWN

Existing lawn in upper rear garden proposed to be retained. Should lawn need to be replaced, the proposed species is Empire Zoysia. 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 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 paving and planting. 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.

Lawn / garden bed edging to be specified by the landscape contractor during construction.

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 may need 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, ag. lines, pits and outlets required for planter boxes and garden beds, retaining walls, stairs, pathways, terraces, driveways, gravel areas etc. to be to a hydraulic engineer's design and detailing. Pavements, gravels and soil levels around the building footprint to be graded away from the residence to drainage outlets (as available), all surfaces to be set below the damp-proof course and weep holes of the residence to the builder's detail.

All final reduced and finished levels to the detail of the architect, engineers, landscape contractor and builder.

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 take into account existing systems on site and enable all proposed and existing plant material to receive an adequate and even water supply.

LIGHTING

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

BALUSTRADES, FENCES and RETAINING WALLS

To the location and detailing of the architect.

SURFACE FINISHES and FEATURES

The final selection of all surface finishes and garden ornaments is to the specification of the owner and architect.

MAINTENANCE

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

GENERAL

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

NEW PLANT SCHEDULE - CONCEPT LANDSCAPE PLAN

Symbol	Botanical Name	Common Name	Quantity	Size (pot) (suggested)	Mature height (m) (approximate)
Aa	Agave attenuata	Agave	35	100 - 140mm	0.6 m
Bs	Buxus sempervirens	European Box	51	100 mm	clipped to 0.4 m
CsG	Cupressus sempervirens 'Glauca'	Pencil Pine	7	with 1.5m of growth	6.0 m
Ct	Choisya ternata	Mexican Orange Blossom	12	140 - 200 mm	clipped to 1.5 m
DLJ	Dianella 'Little Jess'	Dwarf Dianella	18	100 mm	0.4 m
Er	Elaeocarpus reticulatus	Blueberry Ash	3	45 litre bag (2m growth)	6.0 m
Jc	Juniperus conferta	Shore Juniper	13	140 mm	0.3 m
McC	Myrtus communis 'Compacta'	Sweet Myrtle	11	140 - 200 mm	clipped to 1.0 m
MLG	Magnolia 'Little Gem'	Dwarf Magnolia	4	with 1m of growth	3.0 m
Mp	Murraya paniculata	Orange Jessamine	15	200 mm	clipped to 1.4m
Nd	Nandina domestica	Japanese Bamboo	21	200 mm	2.0 m
PtIS	Pittosporum tenuifolium 'Ivory Sheen'	Ivory Sheen Pittosporum	6	200 - 300 mm	3.0 m
PtG	Pittosporum tenuifolium 'Golf Ball'	Golf Ball	140	100 mm	0.5 m
Re	Rhapis excelsa	Lady Palm	8	300 mm	3.5 m
Tj	Trachelospermum jasminoides	Jasmin	4	200 mm	creeper
ToS	Thuja occidentalis 'Smaragd'	Smaragd Thuja	12	with 1m growth	2.0 m
VoEL	Viburnum odoratissimum 'Emerald Lustre'	Sweet Viburnum	1	300 mm	3.0 m

KEY

+35.37	Existing levels as per survey
RL35.37	Proposed reduced levels
FL37.68	Proposed finished levels

(levels of front stair landings on Phillips Henningham drawings to take precedence)

Project:	Client:
Drawing: **Concept Landscape Plan**	Scale: 1:100
Prepared: Insite Land Solutions	Date: December 2008

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