

LANDSCAPE DESIGN OBJECTIVES

- 1. Creation of an appealing external environment that:
 - Results in a safe, appropriate and appealing landscape environment
 - Provides fully accessible and interlinking domestic spaces, whilst minimising disturbance to the existing site and landforms, and follows natural overland flows of rainwater.
 - Appropriately responds to privacy and open space
 - Appropriately responding to sun and shade
 - Is in keeping with the character of the neighbourhood, streetscape and estate
 - Incorporate and position trees to provide scale to the building.
- 2. The site contains existing rock outcrops of prominence and these are incorporated into the proposed development works for retention.
- 3. To compensate for existing trees to be removed. Proposed trees:
 - will provide visual continuity of tree canopies of the site and adjoining properties.
 - are located so as to provide scale to the building forms
 - are locatd so as to appropriately responds to sun and shade
 - fauna habitats are encouraged by providing foraging and nesting opportunities

GENERAL NOTES

- 1. These plans are to be read in conjunction with the Architectural plans, Engineering documentation, Arborist report, and any other plans or written instructions that may be issued relating to development of the site. Landscape plans are for Development Application purposes only. Levels and soil conditions need to be verified after construction work has been completed. Do not use plans for construction purpose.
- 2. All structural and hydraulic elements whatsoever to Engineer's specifications.
- 3. Refer to architectural plans for setbacks, external walls and stairs and associated barrier.
- 4. Services shown have been derived from the survey. Services exist which are not shown.
- 5. Retain existing soil levels in principle U.I.O, however the external finished surface surrounding the building must be drained to move surface water away from the building and graded to minimum 1:50. All remaining soilworks areas must have a minimum gradient of 1:80. All soilworks gradient must be adjusted to suit the Stormwater Plan and the proposed stormwater infrastructure.
- 6. Location of trees is an approximation only to show intent.
- 7. Landscape plan has been drawn to meet minimum council/ developer requirements. Completion of works beyond minimum requirements will be at discretion of owner.

LANDSCAPE MATERIALS

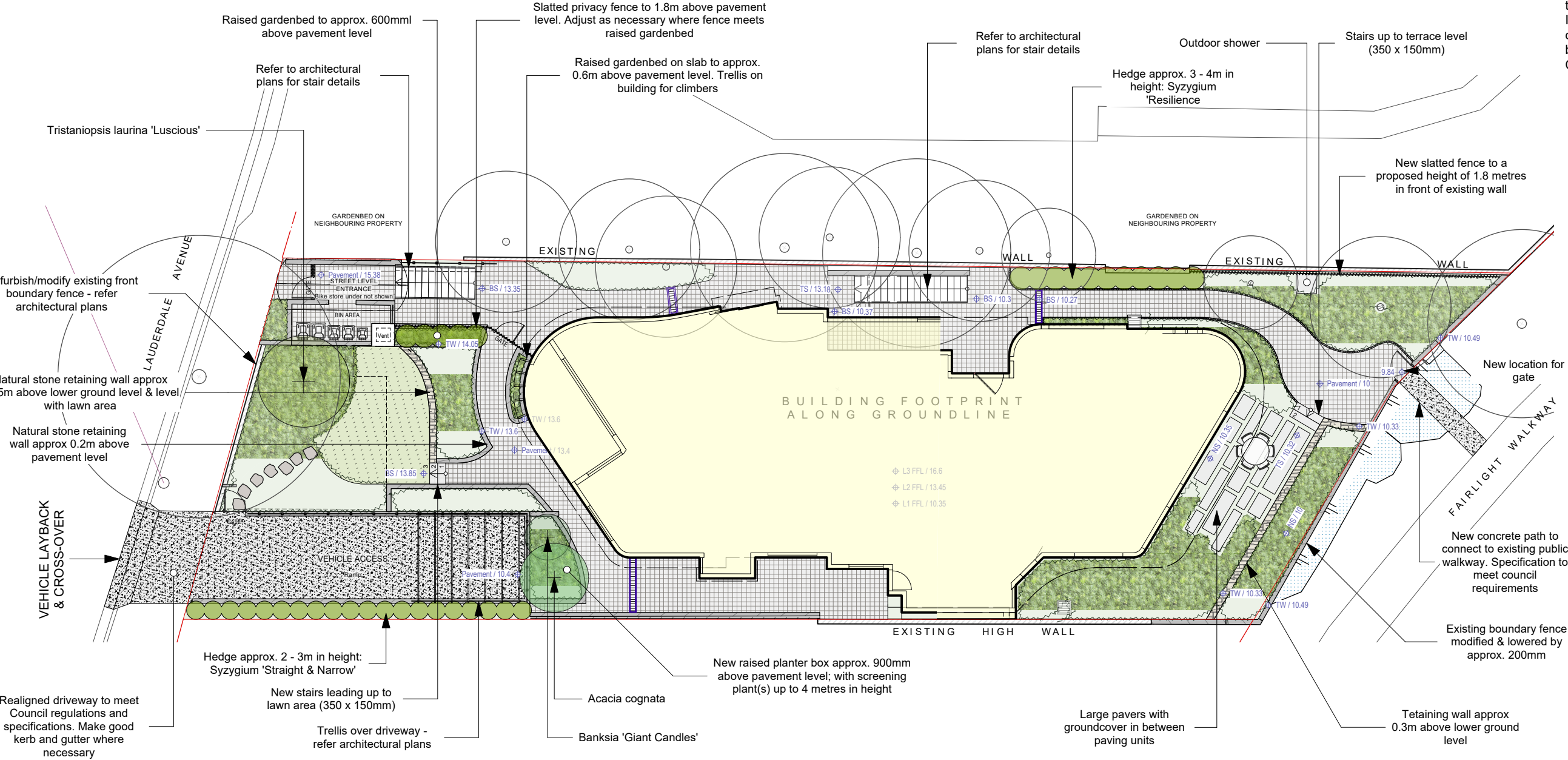
- 1. Driveway pavement to be reinforced concrete with finish to future choice suitable for vehicle traffic. Construction to engineer's detail.
- 2. Pedestrian pavement to be unit pavers to future choice. Construction to engineer's detail.
- 3. Plants must be nursery grown stock. Container sizes typically as follows:
 - trees min. 75 litre
 - hedges min. 400mm diameter
 - shrubs 200mm diameter
 - groundcovers 150mm diameter
- 4. Aluminium privacy fence/screening typically vertical slatted type - refer architectural plans
- 5. Slatted privacy screen - refer architectural plans
- 6. Stepping stone - masonry: custom in-situ exposed aggregate concrete pavers
- 7. Stepping stones - flagging: typically sandstone flagging with split top

EXISTING TREES

- 1. Existing trees and all other vegetation to be retained must be preserved and protected as outlined in the Arborist Report. Protection of vegetation is to be adhered to for all parts of the plants, both above and below ground.
- 2. Obtain instructions and approval of any work outside the scope that is to be performed on trees.
- 3. Refer to arborist report for any existing trees to be removed.
- 4. Refer to Arborist report for species information.

PLANTER BOXES

- 1. Refer Engineer's details for for structural details, construction and drainage.
- 2. Ensure minimum 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping. Ensure base of cavity is able to drain via weep holes in the event water seeps into cavity, so as to not build up against building wall.
- 3. All internal planter slab levels to fall to drainage outlets as detailed by Engineer.
- 4. All planting containers and/or over slab planting must have the following:
 - a) Water proofing installed as specified by Architect. To extend along base and up to top-of-soil level.
 - b) 'Atlantis' drainage cells at the base and sides of planter, and encased in geotextile fabric.
 - c) Specifically developed soil mixes for use in raised planter, over slabs and on rooftops, such as ANL's 'Planter Box Soil Mix'.
 - d) Contractor must ensure the waterproofing is not damaged during installation of other materials and plants.
- 5. Provide automatic dripline system supplied by harvested rainwater over-slab planting areas and all planter boxes where applicable. Connecting pipes to be installed in slab structures prior to slab pour. Irrigation supply lines to be installed by building contractor prior to waterproofing and internal planter box finishes. Full irrigation scope to future Construction Certificate details.



LEGEND

	PROPOSED LEVEL
	HARDSTAND AREA - PAVEMENT
	HARDSTAND AREA - CONCRETE
	LANDSCAPED AREAS
	TURFED AREAS
	EXISTING TREE TO BE RETAINED
	TREE PROTECTION ZONE Refer arborist report
	STRUCTURAL ROOT ZONE Refer arborist report
	PROPOSED TREE
	PROPOSED HEDGE Approx 2 - 4m in height
	PROPOSED STORMWATER PIT Refer stormwater engineering plans
	EXISTING WALL Refer Architectural Plans
	PROPOSED WALL
	GARDEN EDGE
	ALUMINIUM PRIVACY SCREEN Refer Architectural Plans
	SLATTED PRIVACY SCREEN Refer Architectural Plans
	STEPPING STONES - MASONRY
	STEPPING STONES - FLAGGING
	NOTED
	NOTED
	STAIRS
	GATES

FOR DEVELOPEMENT APPLICATION ONLY



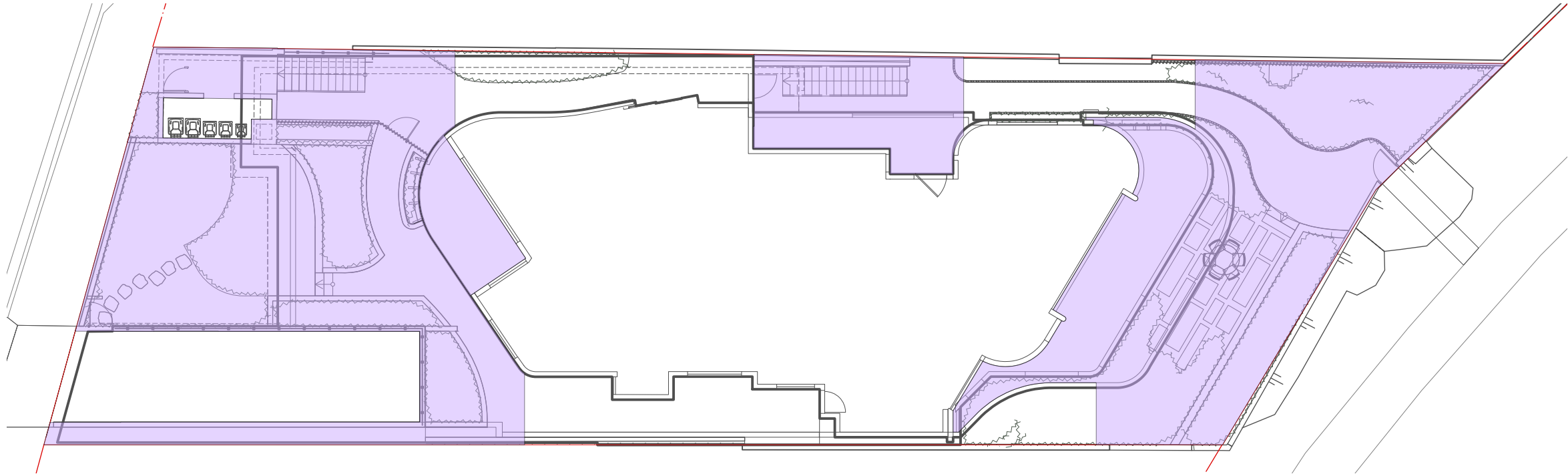
PROPOSED LANDSCAPE DESIGN

Hitchman Residence
3 Lauderdale Avenue, Fairlight

PROJECT No. 188
SCALE 1:200 @ A3
DATE 24/03/2025

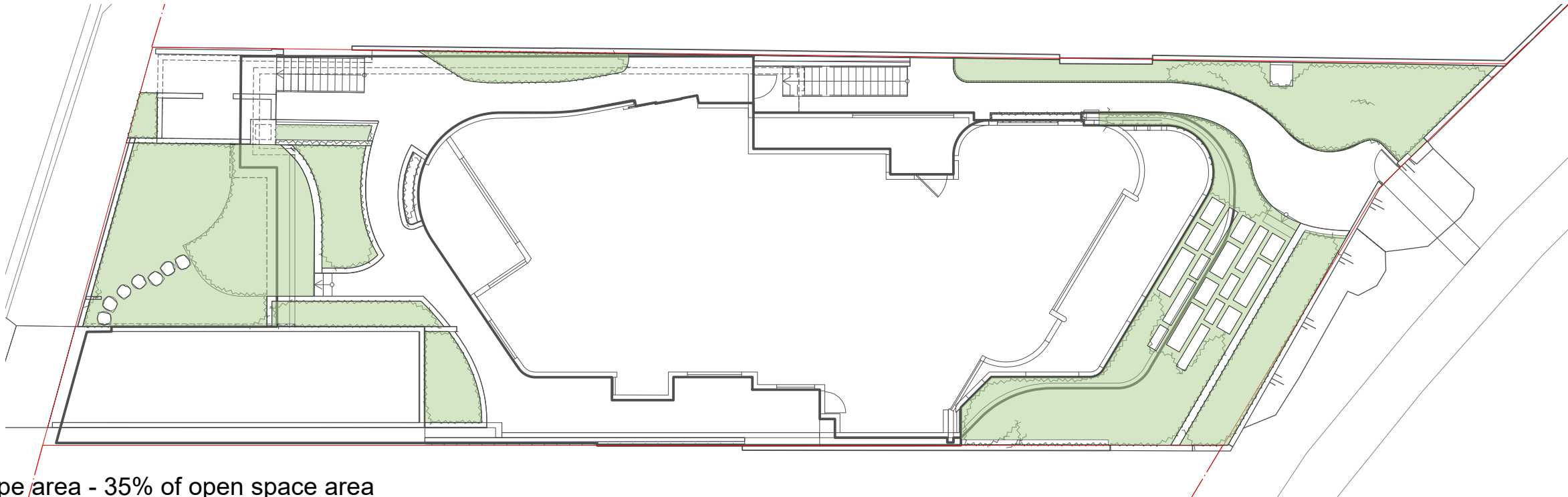
LANDSCAPE AREA CALCULATIONS

Total site area = 765.1



Total open space - 55% of total site area
Required 420.80m2
Actual 367.9m2

Note: Level 2 decks only included



Total landscape area - 35% of open space area
Required 147.20m2
Actual 185.1m2



FOR DEVELOPEMENT APPLICATION ONLY

