

FIXED OUTDOOR FURNITURE FOR ROOFTOP COMMUNAL OPEN SPACE SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, WHEREVER EXTERNAL HANDRAIL IS OMITTED. WHERE BENCHES OR FURNITURE IS FIXED OR LOCATED ADJACENT THE ROOFTOP PLANTER WALL, AN EXTERNAL BALUSTRADE MUST BE INSTALLED TO COMPLY WITH BCA AND AUSTRALIAN STANDARDS.

NON-FIXED FURNITURE ADDED BY STRATA SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, AND SHALL BE THE RESPONSIBILITY OF THE BODY CORPORATE.

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME. WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

**LANDSCAPE PLAN NOTES**

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.** Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

**This plan has been prepared for Section 34 approval only, not for construction.**

This plan has been prepared with reference to **Northern Beaches Councils** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for Basix planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

**LOCATION PLAN**

Scale: NTS



Pot sample image

**OTHER LANDSCAPE ITEMS**

- Retaining / raised planter wall - refer detail
- Outdoor pavers - refer architect's detail
- Retractable clothesline- Style & color to be nom. by client
- Proprietary item to be nom. by client- refer sample image
- Applied balustrades to planters where is needed to comply with BCA and AS safety requirements

**DRAWING SCHEDULE**

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	E
/2	LANDSCAPE PLAN	E
/3	DETAIL + SPECIFICATION	D



LEGEND & SCHEDULE

NOTES:

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.

2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.

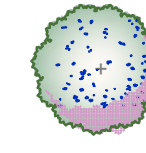
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

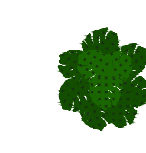
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS

5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

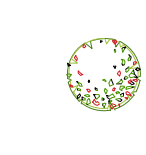
TREES


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**Botanical Name:** *Elaeocarpus reticulatus*  
**Common Name:** Blueberry Ash (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 8-10m x 6-7m  
**Qty Required:** 1
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**Botanical Name:** *Ficus lyrata*  
**Common Name:** Fiddle Leaf Fig tree (Native)  
**Pot size:** 45Lt  
**Mature H x S:** 1-3m x 0.4-0.5m  
**Qty Required:** 2

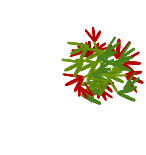
SHRUBS AND HEDGES


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**Botanical Name:** *Callistemon 'Better John'*  
**Common Name:** Better John Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 0.9m  
**Qty Required:** 9
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**Botanical Name:** *Metrosideros 'Tahiti'*  
**Common Name:** NZ Christmas Bush (Exotic)  
**Pot size:** 150mm  
**Mature H x S:** 1m x 1m  
**Qty Required:** 6

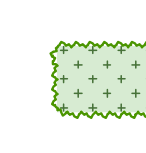
ACCENT PLANTS

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**Botanical Name:** *Russelia equisetiformis*  
**Common Name:** Firecracker (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.2m  
**Qty Required:** 16
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**Botanical Name:** *Alcantarea imperialis 'Rubra'*  
**Common Name:** Ruby Imperial Bromeliad (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.8m x 0.9m  
**Qty Required:** 1


GRASSES + GROUNDCOVERS


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**Botanical Name:** *Myoporum parvifolium 'Yareena'*  
**Common Name:** Creeping Boobialla (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 7/m2 (2.3m2 total)

ACCENT PLANTS

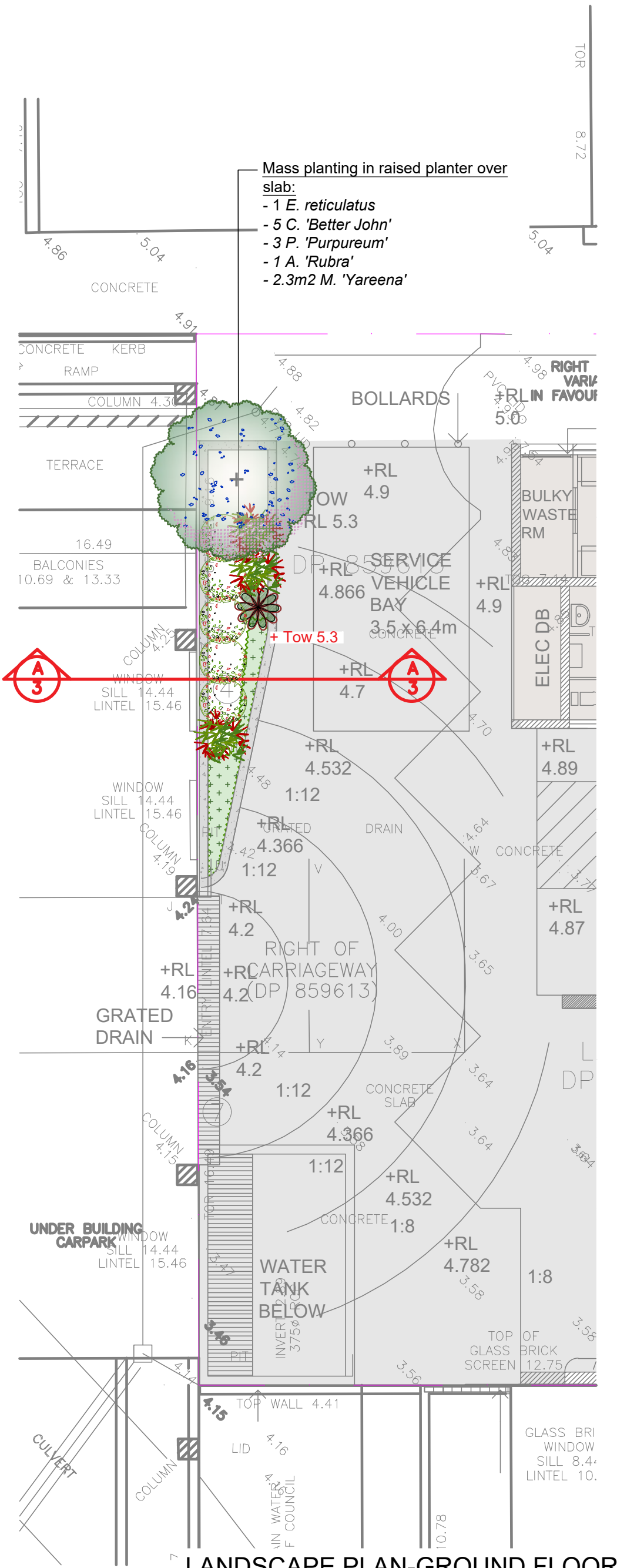
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**Botanical Name:** *Johannesteijsmannia altifrons*  
**Common Name:** Diamond Joey Palm (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 2m x 2.5m  
**Qty Required:** 1
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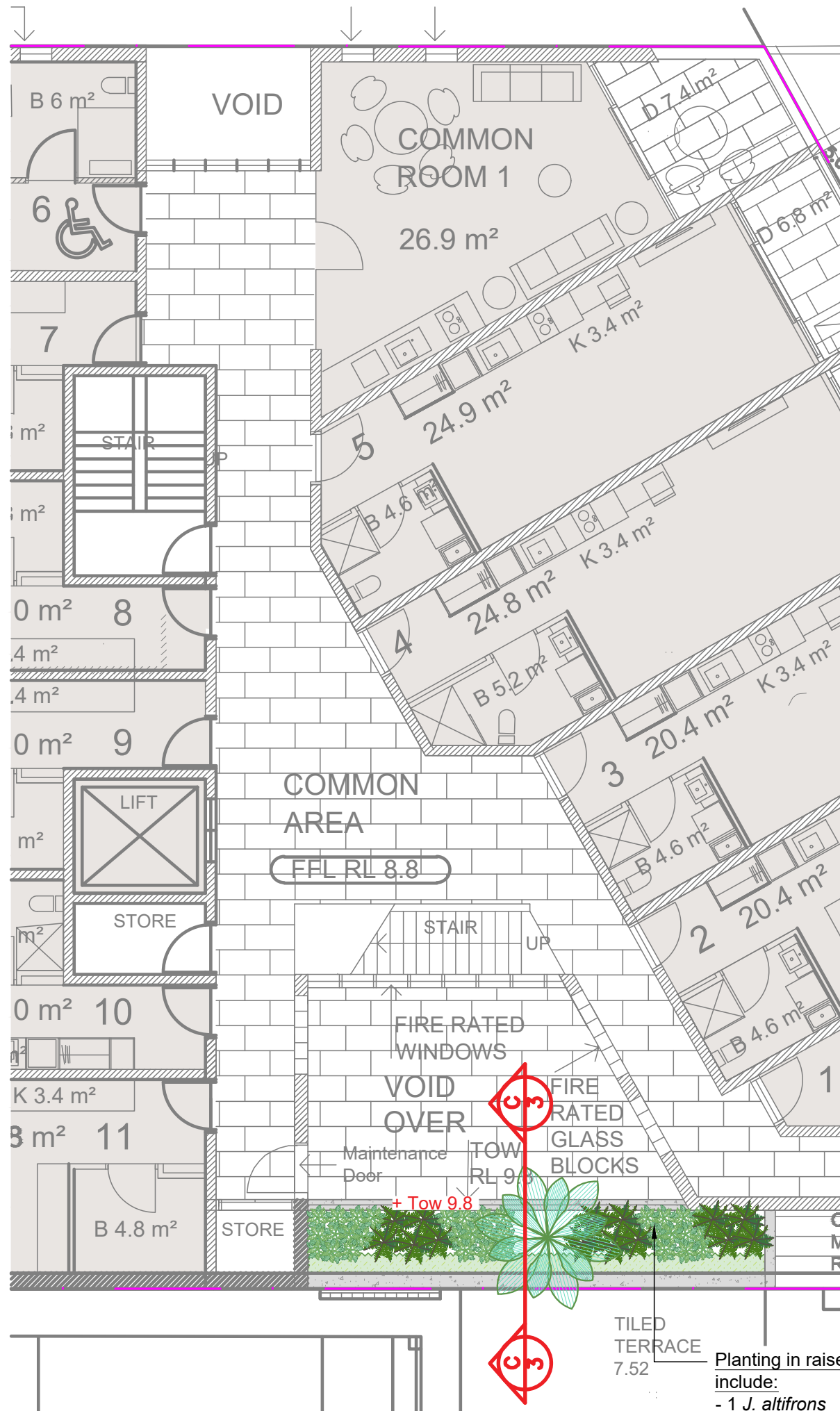
**Botanical Name:** *Doodia aspera*  
**Common Name:** Prickly Rasp Fern (Native)  
**Pot size:** 150mm  
**Mature H x S:** 0.4m x 0.5m  
**Qty Required:** 14
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**Botanical Name:** *Philodendron 'Little Phil'*  
**Common Name:** Little Phil (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.4m x 0.5m  
**Qty Required:** 30
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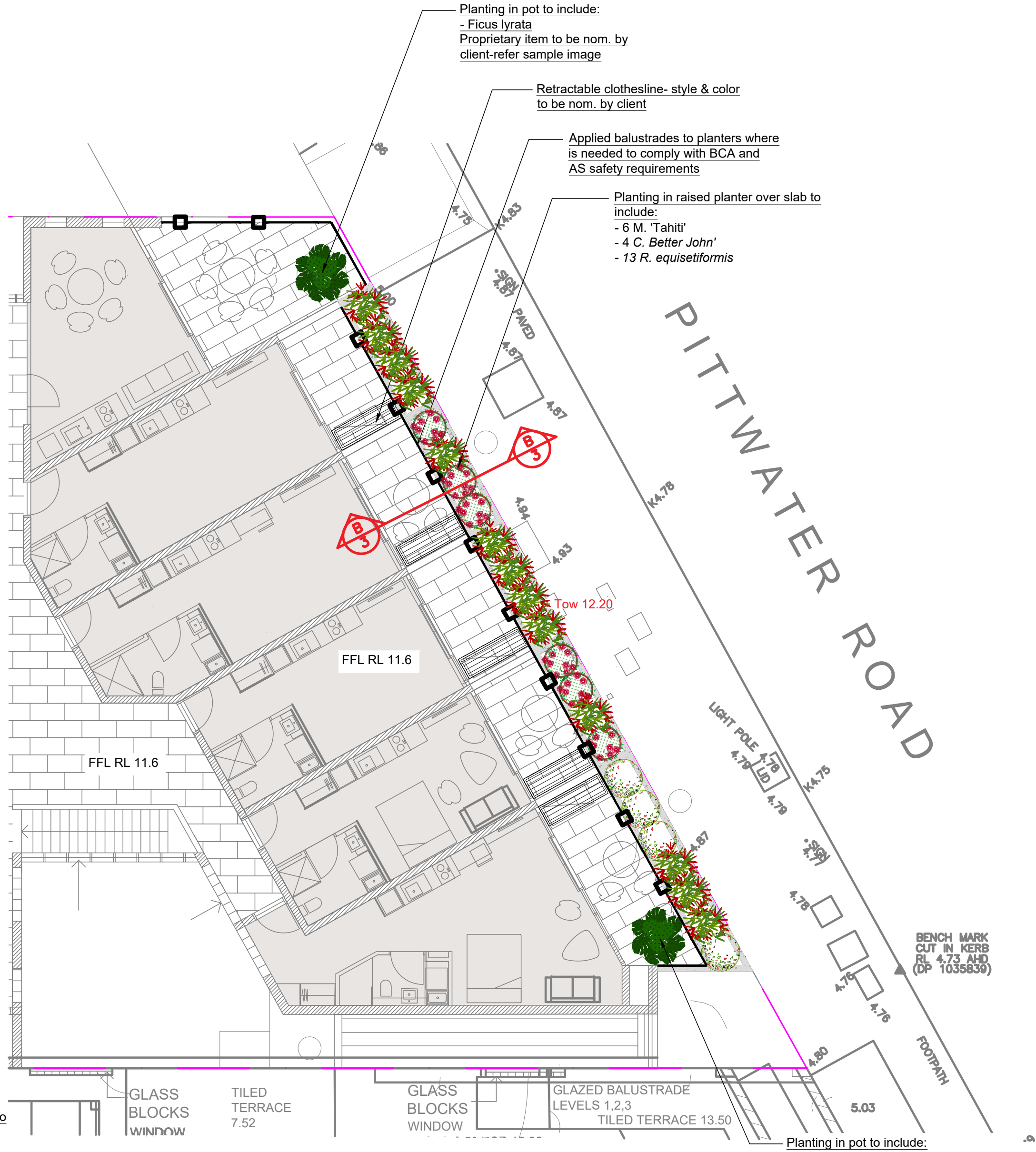
**Botanical Name:** *Trachelospermum Jasminoides*  
**Common Name:** Star Jasmine (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.3m x 0.6m  
**Qty Required:** 5/m2 (3.1m2 total)



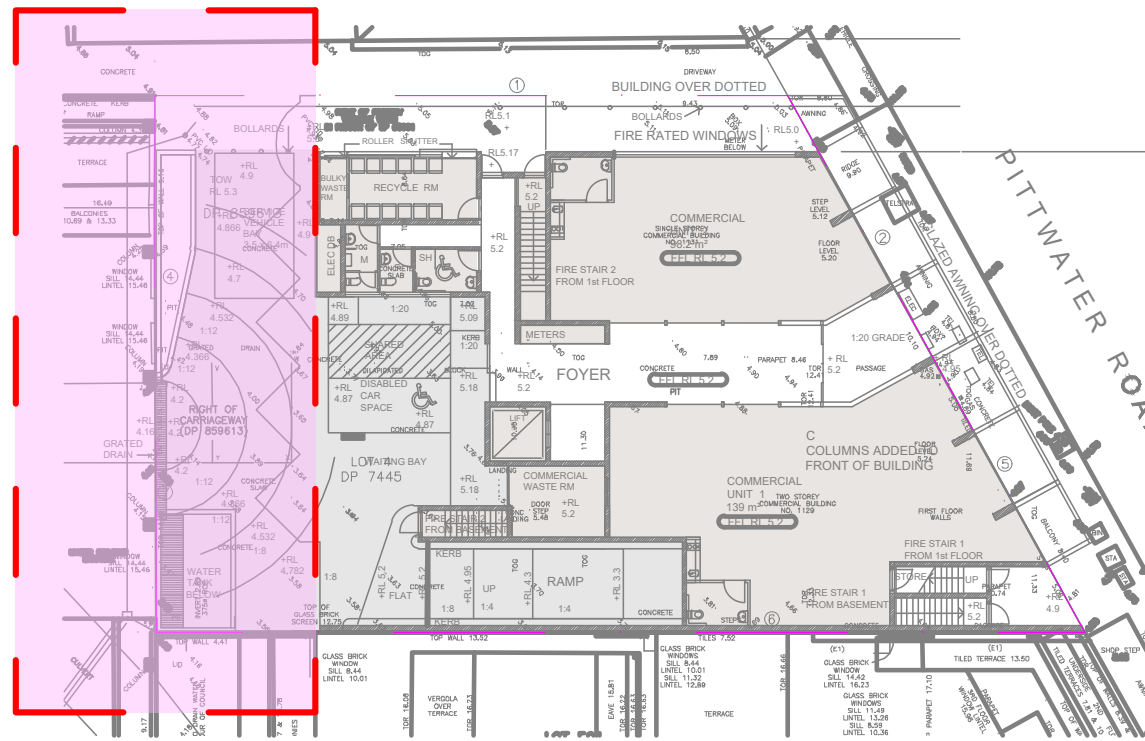
LANDSCAPE PLAN-GROUND FLOOR



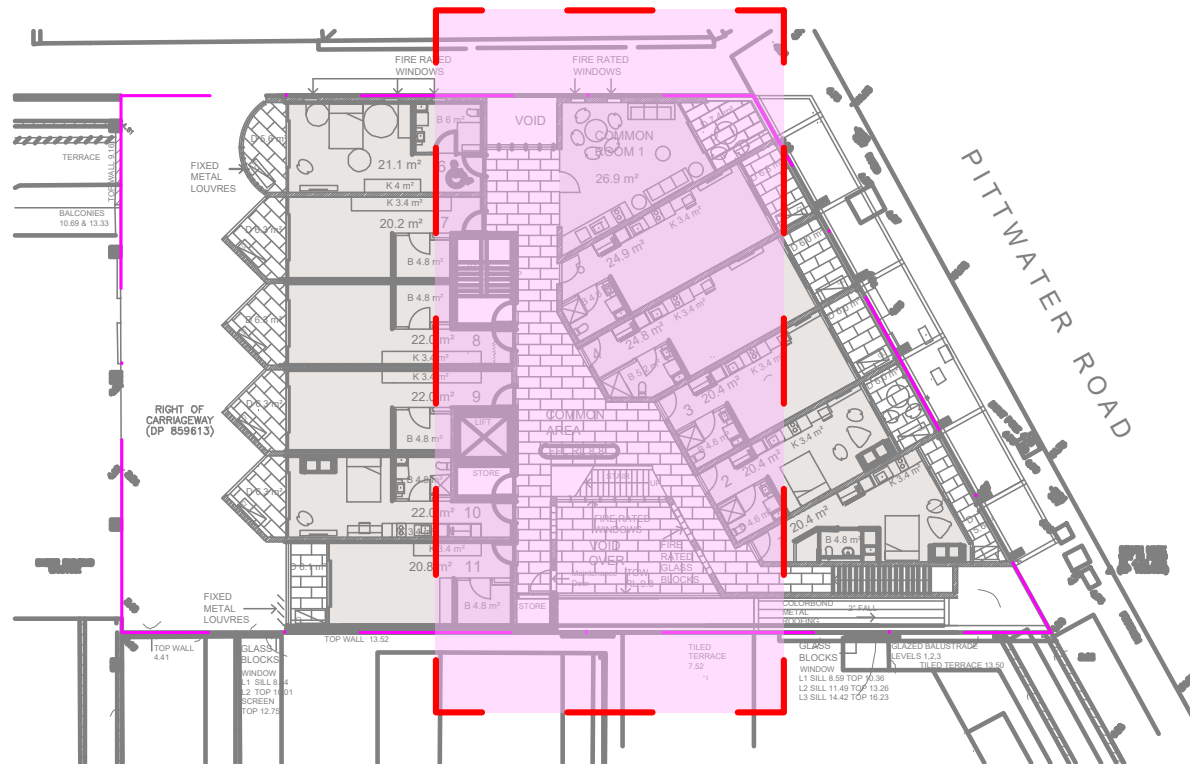
LANDSCAPE PLAN- 1F



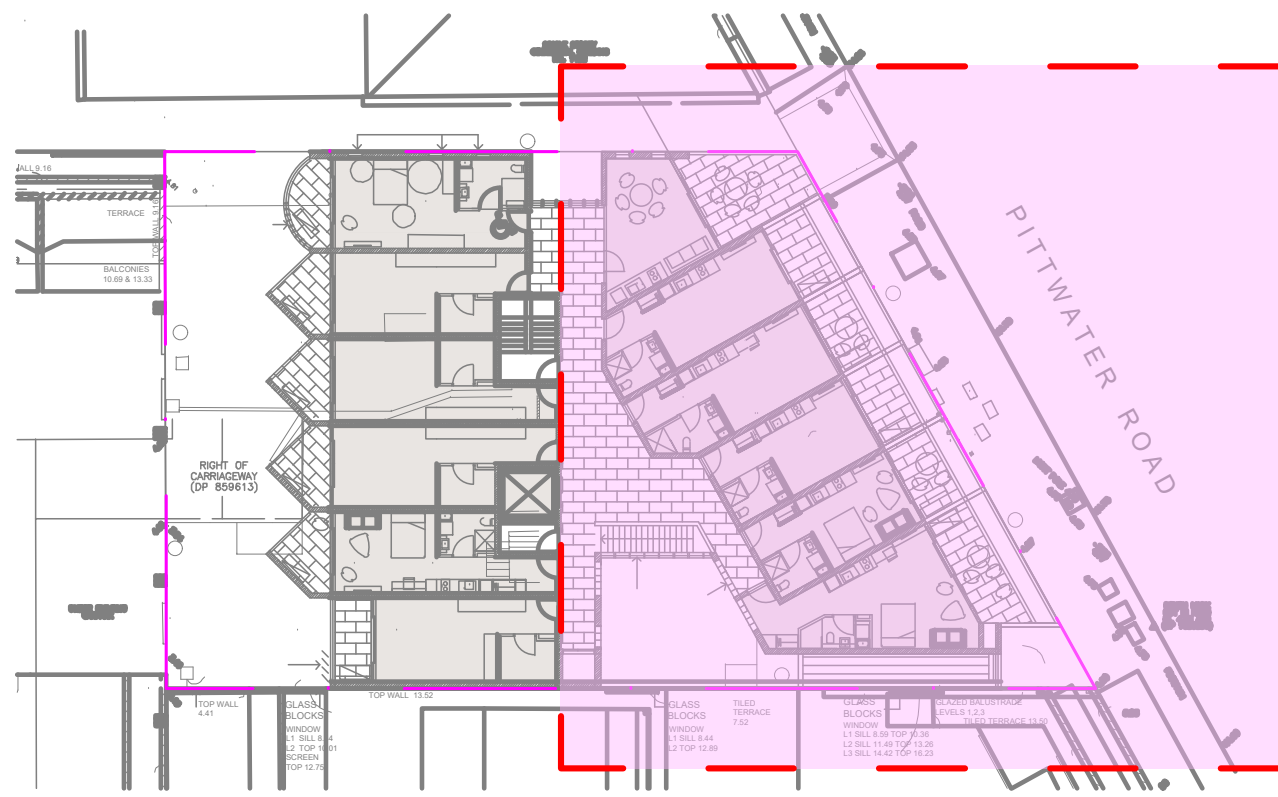
LANDSCAPE PLAN-2F



LOCATION MAP -GROUND FLOOR



LOCATION MAP - 1F



LOCATION MAP -2F



