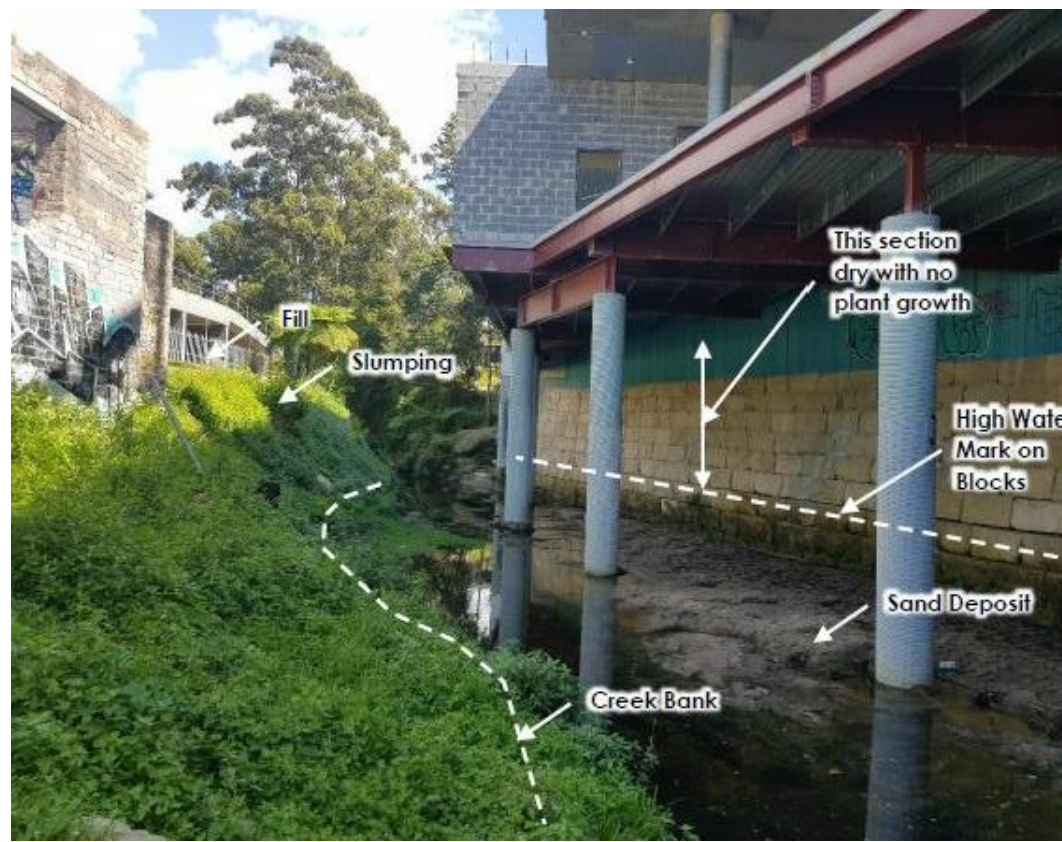


LOCATION PLAN
Scale: NTS



OTHER LANDSCAPE ITEMS

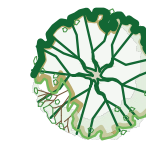
- Waterway
- Geotextile covered with grouted cobbles surface - to engineer's detail
- Existing vegetated area to be retained and protected
- Landscape area - garden bed preparation and landscape plan
- Mass stone retaining wall - to engineer's detail
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

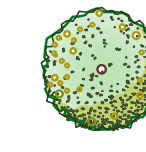


LEGEND & SCHEDULE

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.
7. SPECIES MARKED WITH (★) SELECTED FROM NATIVE RIPARIAN SPECIES IN SYDNEY REGION.


TREES


- 


Botanical Name: *Melaleuca quinquenervia* ★
Common Name: Broad-leaved paperbark (Native)
Pot size: 100Lt
Mature H x S: 15m x 9m
Qty Required: 1
- 

Botanical Name: *Waterhouisia floribunda*
Common Name: Weeping Lilly Pilly (Native)
Pot size: 100Lt
Mature H x S: 10m x 6m
Qty Required: 1

SHADE & FERNS

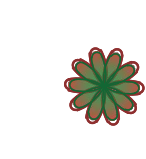
- 

Botanical Name: *Cyathea australis* ★
Common Name: Rough Tree Fern (Native)
Pot size: 45L (Min 1m trunk)
Mature H x S: 2.5-5m x 3m
Qty Required: 6
- 

Botanical Name: *Dicksonia antarctica*
Common Name: Australian Tree Fern (Native)
Pot size: 45L (Min 1m trunk)
Mature H x S: 2.5-5m x 3m
Qty Required: 6
- 

Botanical Name: *Pholidendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 30

ACEENTS

- 

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: 5

GRASSES + GROUNDCOVERS

- Native riparian species groundcover Mix A:**
- Asplenium australasicum* ★
 - Imperata cylindrica* ★
 - Fimbristylis diandra* ★
 - Juncus usitatus* ★
 - Doodia aspera* ★
 - Pandorea pandorana* ★
 - Dianella caerulea* ★
- Pot size:** Tubestock
Mature H x S: < 0.6m
Qty Required: 4/m2 (134.5m2 total)
- Native shade species groundcover Mix B:**
- Doodia aspera* ★
 - Asplenium australasicum* ★
 - Dichondra repens*
 - Viola hederacea*
 - Adiantum formosum* ★
 - Calochlaena dubia* ★
 - Blechnum cartilagineum* ★
- Pot size:** Tubestock
Mature H x S: < 0.6m
Qty Required: 4/m2 (40.5m2 total)

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



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

- Botanical Name:** *Waterhousia floribunda*
Common Name: Weeping Lilly Pilly (Native)
Pot size: 100Lt
Mature H x S: 10m x 6m
Qty Required: 1
- Botanical Name:** *Backhousia myrtifolia*
Common Name: Grey Myrtle (Native)
Pot size: 100Lt
Mature H x S: 4-6m x 2-4m
Qty Required: 2

SHRUBS AND HEDGES

- Botanical Name:** *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 3
- Botanical Name:** *Banksia 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.9m
Qty Required: 6

ACCENT PLANTS

- Botanical Name:** *Cycas revoluta*
Common Name: Sago Palm (Native)
Pot size: 1m trunks
Mature H x S: 3m x 3m
Qty Required: 2
- Botanical Name:** *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.25m
Qty Required: 9
- Botanical Name:** *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 5
- Botanical Name:** *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 12
- Botanical Name:** *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 29

GRASSES + GROUNDCOVERS

- Botanical Name:** *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 (1.8m2 total)
- Botanical Name:** *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (2.7m2 total)
- 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 (6.0m2 total)
- Botanical Name:** *Sanseveria trifasciata*
Common Name: Snake Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.8m x 0.5m
Qty Required: 5/m2 (7.6m2 total)
- Botanical Name:** *Spathiphyllum Peace Lily*
Common Name: Peace Lily (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.5m
Qty Required: 7/m2 (8.2m2 total)
- Botanical Name:** *Loropetalum chinense 'Purple Pixie'*
Common Name: Purple Pixie (Exotic)
Pot size: 140mm
Mature H x S: 0.5m x 0.8m
Qty Required: 5/m2 (12.4m2 total)

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.



SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



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** 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. Reinstall 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.

NORTHERN BEACHES approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

