

HARDSCAPE ITEMS

- Street tree planting- refer detail 7
- 1.8m boundary fence - colour and style to be nom. by client
- 1.8m courtyard fence - colour and style to be nom. by client
- Existing timber boundary fence to be reinstated, repaired or replaced- to be nom.by client
- Garden bed - refer landscape design plan
- Tree protection zone-refer project arborist's report
- Structural root zone-refer project arborist's report
- Lawn or lawn substitute(*Dichondra repens*/*Viola hederacea*) or artificial turf to be nom. by client
- Outdoor furniture to be nom. by client
- Retaining / raised planter wall - refer detail 8/9
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Existing trees proposed to be retained and protected

LANDSCAPE CALCULATIONS

-refer architectural drawing no.010"landscape calculation diagram"

SITE AREA: 773.5m²

PROPOSED LANDSCAPE AREA: 270.76m² (35%)

PROPOSED DEEP SOIL AREA: 220.74m² (28.5%)

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	C
/2	LANDSCAPE PLAN	C
/3	DETAIL + SPECIFICATION	C
/4	SECTIONS	C

TREE SURVEY

Existing Trees based on Arborists Report by Lee Hancock prepared on 20.12.2021

No.#	Species	Size (Ht x Sp)	Condition	Action
1	Pistacia chinensis	6m x 25m2	Good	Retain & protect
2A	Camellia sasanqua	3m x 10m2	Fair	Remove
2	Lagerstroemia indica	4m x 15m2	Good	Remove
3	Lagerstroemia indica	4m x 15m2	Good	Remove
A	Lagerstroemia indica	6m x 15m2	Good	Retain & protect
B	Morus spp.	5m x 10m2	Good	Retain & protect
4	Robinia pseudoacacia	6m x 20m2	Good	Remove
5	Syzygium australe x5	7m x 40m2	Good	Remove
C	Camellia sasanqua	6m x 20m2	Good	Retain & protect

LOCATION PLAN

Scale: NTS



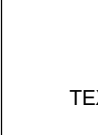
GENERAL NOTE:

Figured dimensions take precedence to scale readings. Verify all dimensions on site. TPO/Other may vary slightly to Scale for the indicated on plan. Report any discrepancy to the Landscape Architect before proceeding with the work.
Copyright Statement: All rights are reserved. This drawing is the property of Concept Landscape Architects Pty Ltd. It is not to be reproduced, published, or otherwise used without the prior written permission of the copyright owner.
If the State of this drawing is not signed off by the Client, it may be subject to change, alteration or amendment at the discretion of the architect.



Bar Scale

0 2 4 6 8 10m



ARCHITECT: TEXCO ARCHITECTS

LANDSCAPE ARCHITECT:



Suite 101, 500 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 9209 4982
Mobile: 0413 861 351
www.concept.net.au
enquiries@concept.net.au

COUNCIL: PARRAMATTA

CLIENT: ROBERT TAN

REV	DATE	NOTATION/AMENDMENT
A	26.5.2021	Preliminary plan prepared for review
B	02.6.2021	Co-ordinated with amended architectural plan
C	17.12.2021	Issued for Section 34

PROJECT: PROPOSED BOARDING HOUSE DEVELOPMENT
54 ADDERTON ROAD
TELOPEA

TITLE: HARDSCAPE PLAN

CWG No: LPS34 21 - 309

PAGE NUMBER: 1

STATUS: SECTION 34

SCALE: 1:100 @ A1

DRAWN: K.Z

DATE: December 21

CHECKED: R.F

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

MQ
Botanical Name: *Melaleuca quinquenervia*
Common Name: Broad-leaved paperbark (Native)
Pot size: 75Lt
Mature H x S: 15m x 9m
Qty Required: 1

TREES

BM
Botanical Name: *Backhousia myrtifolia*
Common Name: Grey Myrtle (Native)
Pot size: 45Lt
Mature H x S: 4-6m x 2-4m
Qty Required: 1

EE
Botanical Name: *Elaeocarpus eumundi*
Common Name: Eumundi Quandong (Native)
Pot size: 75Lt
Mature H x S: 11m x 5m
Qty Required: 1

WF
Botanical Name: *Waterhousia floribunda*
Common Name: Weeping Lilly Pilly (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 2

SHRUBS AND HEDGES

SAP
Botanical Name: *Syzygium australe 'Pinnacle'*
Common Name: Pinnacle Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 6-8m x 1-1.5m
Qty Required: 47

SC
Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 19

CR
Botanical Name: *Correa reflexa*
Common Name: Native fuchsia(Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.8m
Qty Required: 21

WB
Botanical Name: *Westringia 'Blue Gem'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.3m
Qty Required: 4

FERNS AND SHADE

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

Asp
Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 3

Cal
Botanical Name: *Calochaena dubia*
Common Name: False Bracken Fern(Native)
Pot size: 200mm
Mature H x S: 0.5m x 0.5m
Qty Required: 24

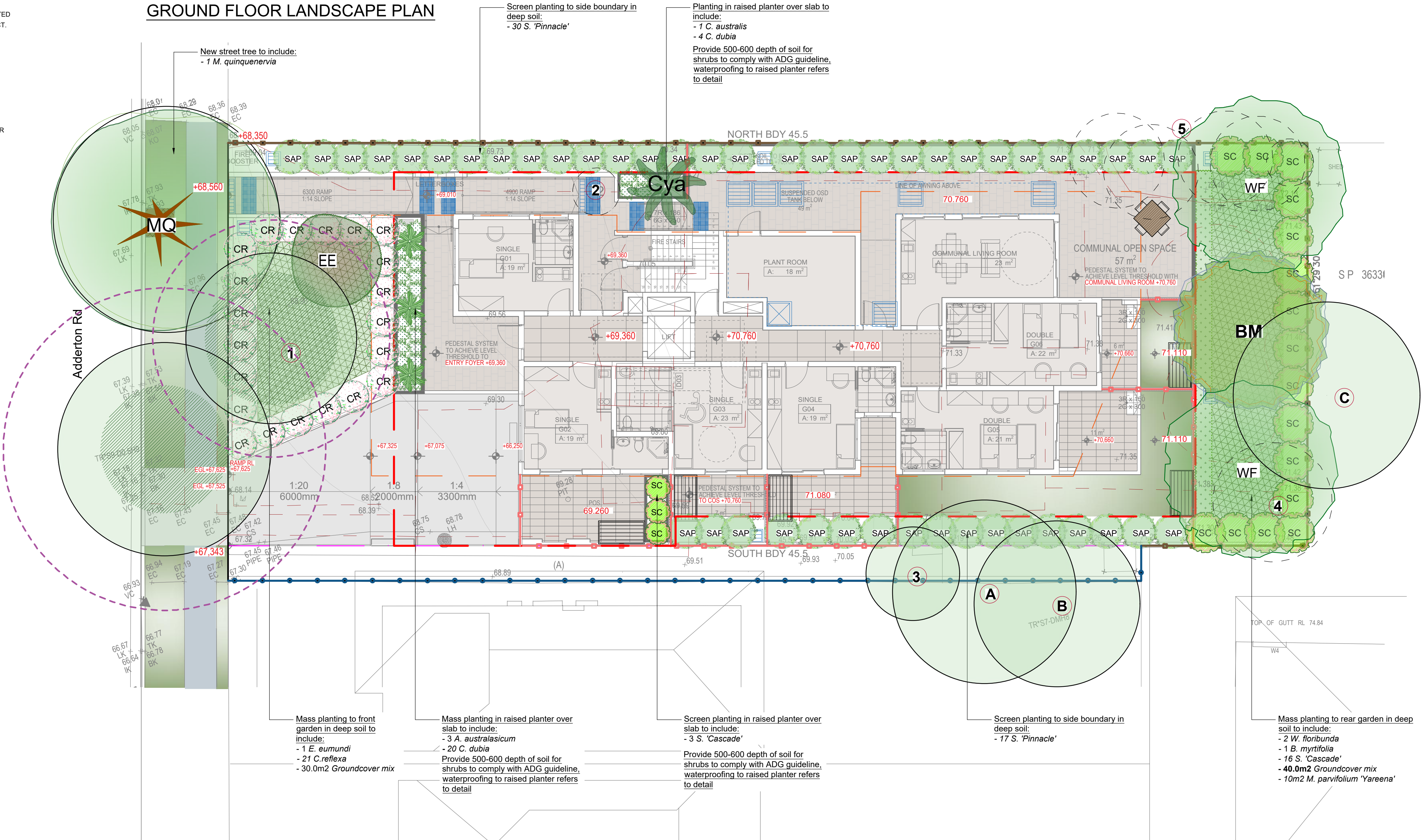
GRASSES + GROUNDCOVERS

Myo
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 (10.0m2 total)

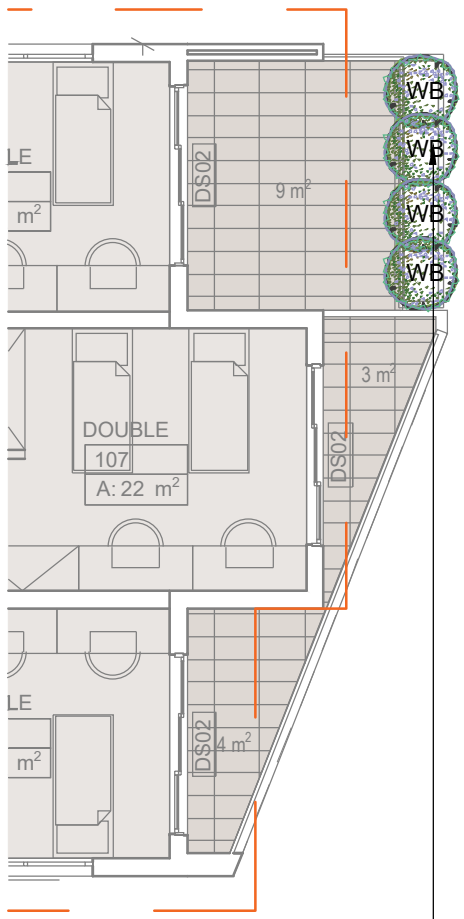
GROUNDCOVER MIX

Lom
Botanical Name: *Lomandra hystrix 'Katie Bells'*
Common Name: *Dianella caerulea 'Little jess'*
**Grevillea 'Bronze Rambler'
**Hardenbergia 'Meema'
**Hibertia scandens
Pot size: Tube stock
Mature H x S: < 0.6m
Qty Required: 7/m2 (70.0m2 total)******

GROUND FLOOR LANDSCAPE PLAN



FIRST FLOOR LANDSCAPE PLAN



SAMPLE IMAGES

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



Melaleuca quinquenervia



Lomandra hystrix 'Katie Bells'



Syzygium australe 'Pinnacle'



Backhousia myrtifolia



Cyathea australis



Dianella 'Little Jess'



Hardenbergia 'Meema'



Waterhousia floribunda



Myoporum parvifolium 'Yareena'



Elaeocarpus eumundi



Syzygium 'Cascade'



Asplenium australasicum



Grevillea 'Bronze Rambler'



Hibertia scandens

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 BEDS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORMWATER 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.

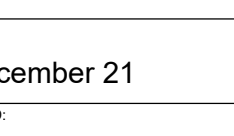
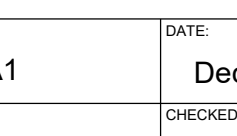
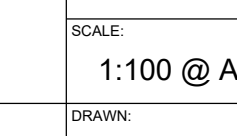
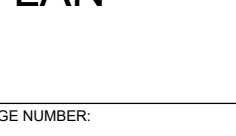
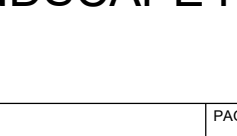
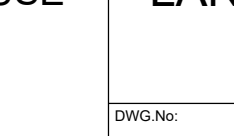
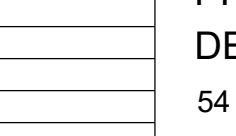
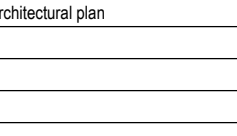
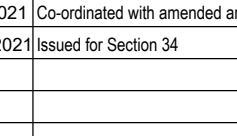
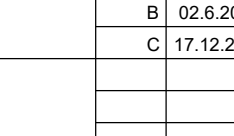
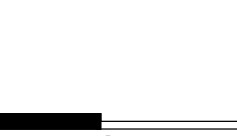
This plan has been prepared for Section 34 approval only, not for construction.

This plan has been prepared with reference to **Parramatta** 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. Reinstatement 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.

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PIPs provide every 100mm to 150mm for 100mm to 150mm. If you, Concept is not liable for any loss, damage, harm or injury whether material, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes. These plans and associated IP remain the property of Concept Enterprises (Pty Ltd) and shall not be used for any other purpose without the written consent of Concept Enterprises (Pty Ltd). The information contained herein is for information only and does not constitute an offer of any financial product or service. The information contained herein is for information only and does not constitute an offer of any financial product or service. The information contained herein is for information only and does not constitute an offer of any financial product or service.





SECTION A-A
SCALE: 1:40

SECTION B-B
SCALE: 1:40