

HARDSCAPE PLAN
1:200

LOCATION PLAN
Scale: NTS



TREE SURVEY
Existing Trees based on Arborists Report by PAUL SHEARER CONSULTING prepared on 24.07.2019

No.#	Species	Size (Ht x Sp)	Condition	Action
1	Ficus Rubigenosa	12x6	Good	Retain
2	Ficus Rubigenosa	9x3	Good	Retain
3	Pinus spp.	7x3	Fair	Retain
4	Melaleuca quinquenervia	15x5	Fair	Remove
5	Eucalyptus scoparia	15x5	Fair	Remove
6	Rinus radiata	17x5	Fair	Remove
7	Tilia spp.	10x6	Good	Remove
8	Eucalyptus spp.	14x7	Good	Retain
9	Unidentified Plam	5x3	Good	Remove
10	Eucalyptus saligna	18x8	Good	Retain
11	Eucalyptus punctata	15x4	Fair	Remove
12	Pinus patula	13x6	Good	Remove
13	Melia azaderacb	7x3	Good	Retain
14	Callistemon viminalis	6x3	Fair	Retain
15	Syzygium paniculatum	7x3	Good	Remove
16	Syzygium paniculatum	7x3	Good	Remove

- OTHER LANDSCAPE ITEMS**
- Brick Garden Edging - refer detail
 - Turf area - refer detail
 - Stepping stones with pebbles in gaps - refer detail
 - Landscape mulch
 - Retaining / raised planter wall
 - Trellis fixed on timber fence
 - Safety balustrade
 - 1.8m Gate and fence - colour and style to be nom. by client
 - Tree protective fence - refer arborist report
 - Trees proposed to be removed and replaced with new landscaping
 - Existing trees proposed to be retained and protected
 - Trees Protection zone
 - Structural root zone

LANDSCAPE CALCULATIONS

SITE AREA:	1052.2m²
REQUIRED LANDSCAPE AREA:	420.88m² (40%)
PROPOSED LANDSCAPE AREA:	462.2m² (43.9%)
(COMPLIANT)	
LANDSCAPE AREA INCLUDE IN CALCULATION:	
TOTAL COMMON GARDEN AREA:	189.58m²
(INCLUDING INDIGENOUS / LOW WATER SPECIES)	
TOTAL COMMON LAWN AREA:	276.66m²
TOTAL AREA OF INDIGENOUS / LOW WATER SPECIES:	174.3m²

REV DATE NOTATION/AMENDMENT

REV	DATE	NOTATION/AMENDMENT
A	27.06.19	Preliminary plan prepared for review
B	02.07.19	Coordinate with Survey plan & Hyd Eng's detail
C	12.07.19	Coordinate with Architectural updates
D	09.08.19	Coordinate with Arborist report & architectural updates
E	15.04.20	Coordinate with Architectural updates
F	30.04.20	Coordinate with Architectural updates
G	11.05.20	Coordinate with BASIX
H	22.05.20	Coordinate with Architectural updates

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	H
/2	LANDSCAPE PLAN	H
/3	DETAILS	D
/4	SPECIFICATION	A

PROPOSED BOARDING HOUSE DEVELOPMENT
87 PALMERSTON ROAD, HORNSBY
DWG No. LPDA 19 - 250 / 1

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CAMMERAY NSW 2062
Phone: 9922 5312
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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: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 1

SHRUBS AND HEDGES

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: 44

Botanical Name: *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 9

Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 6

Botanical Name: *Banksia ericifolia 'Little Eric'*
Common Name: Heath Banksia (Native)
Pot size: 300mm
Mature H x S: 1.4m x 1.4m
Qty Required: 8

Botanical Name: *Grevillea 'Superb'*
Common Name: Superb Grevillea (Native)
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 5

Botanical Name: *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 10

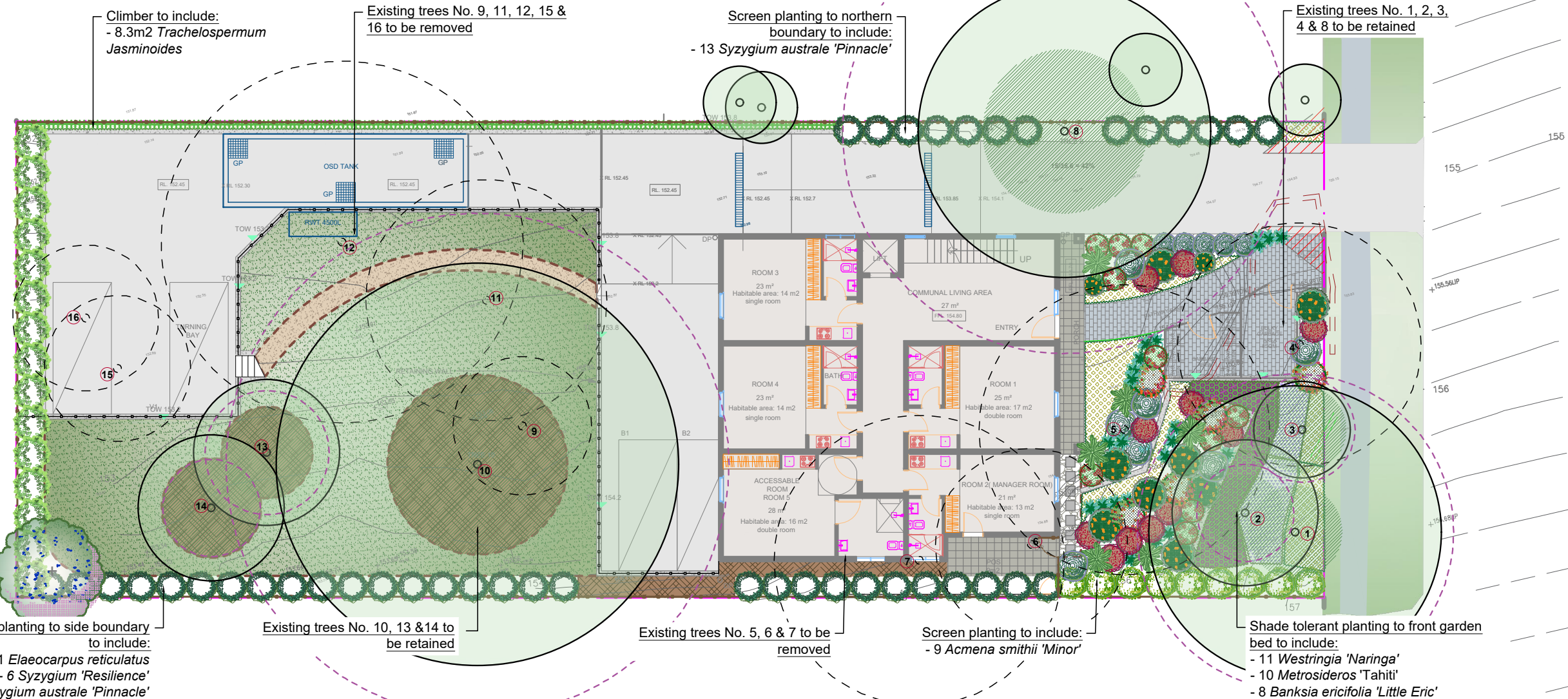
Botanical Name: *Dodonaea viscosa 'Purpurea'*
Common Name: Purple Sticky Hop Bush (Native)
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 10

Botanical Name: *Westringia 'Naringa'*
Common Name: Naringa Coastal Rosemary (Native)
Pot size: 300mm
Mature H x S: 2.4m x 1.5m
Qty Required: 12

ACCENT PLANTS

Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 6

Botanical Name: *Sansevieria trifasciata 'Moonlight'*
Common Name: M. Mother-in-law's tongue (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.4m
Qty Required: 20



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.

GRASS & GROUND COVER

Botanical Name: *Hardenbergia 'Meema'*
Common Name: Meema Purple Coral Pea (Native)
Pot size: 140mm
Mature H x S: 0.3m x 1.5m
Qty Required: 5/m2 (20.6m2 total)

Botanical Name: *Hibertia scandens*
Common Name: Snake Vine (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 (23.2m2 total)

Botanical Name: *Viola hederacea*
Common Name: Sweet Violet (Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 9/m2 (18.7m2 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 (8.3m2 total)



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. 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 Development Application approval only, not for construction.

This plan has been prepared with reference to **Hornsby Councils** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, 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.

D.A 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.**

General Notes:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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AILA Associate
 Australian Institute of Landscape Architects

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DIAL 1100 BEFORE YOU DIG

Bar Scale
 0 2 4 6 8 10m

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B	02.07.19	Coordinate with Survey plan & Hyd Eng's detail
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COUNCIL	CLIENT	ARCHITECT	STATUS / ISSUE
HORNSBY	GORDON XUE	MOMA ARCHITECTURE	DA - ISSUE H

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TITLE: LANDSCAPE PLAN

PROPOSED BOARDING HOUSE DEVELOPMENT

87 PALMERSTON ROAD HORNSBY

DWG.No: LPDA 19 - 250 / 2

SCALE: 1:200 @ A3

DATE: APRIL 2020

DRAWN: R.H CHECKED: R.F