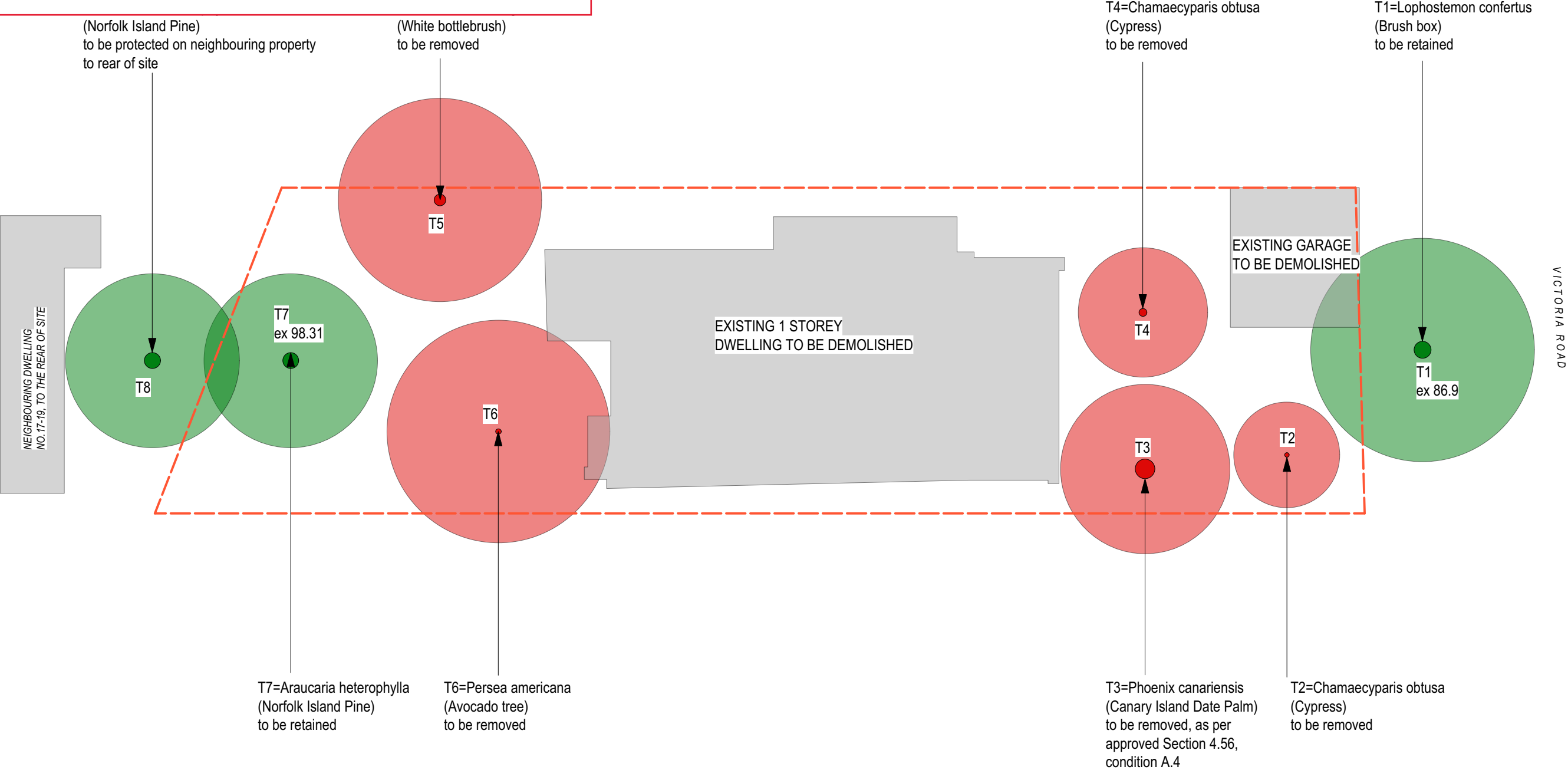
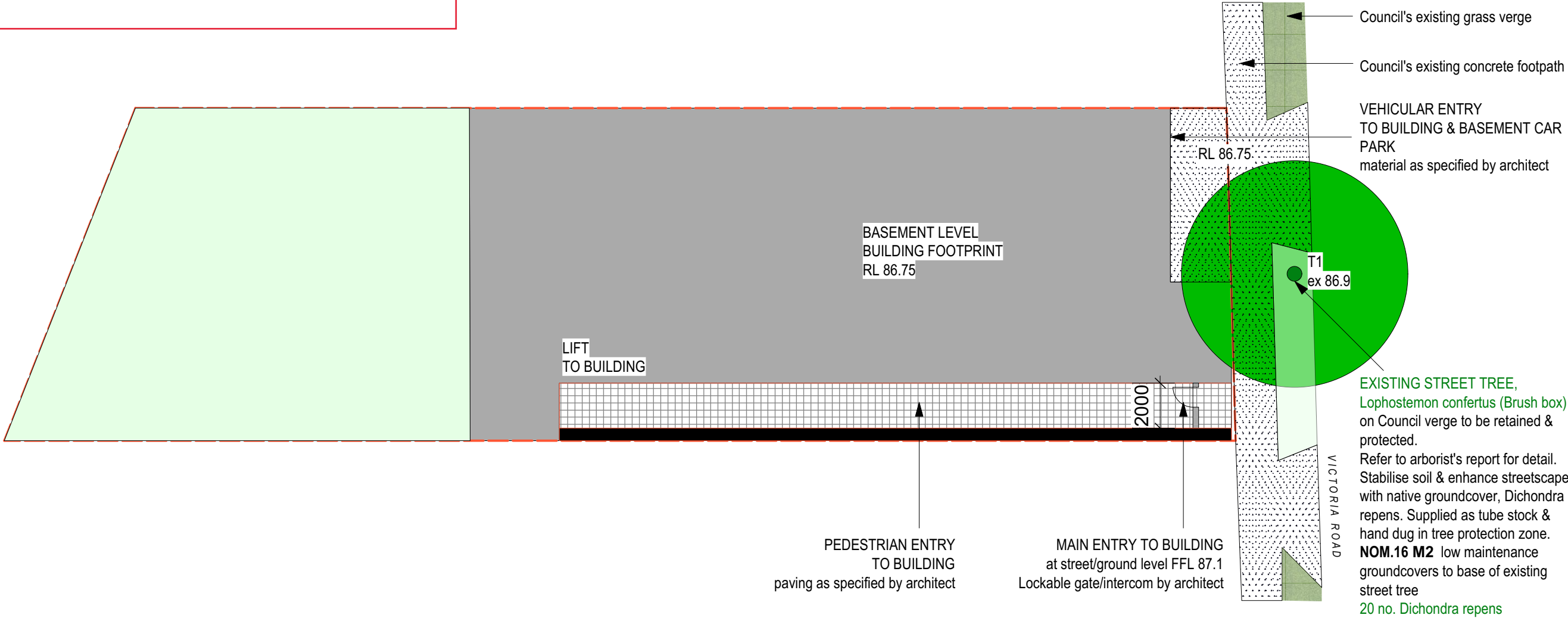


NO CHANGE TO DRAWING



NO CHANGE TO DRAWING



FOR ARBORIST'S REPORT,  
CONTACT:  
TREE & LANDSCAPE CONSULTANTS (TALC)  
TEL: (02) 9785 2678  
MOBILE: 0418 277 379  
EMAIL: talc2@optusnet.com.au

LOCATION OF STORMWATER LINES & PITS  
REFER TO:  
Stormwater Drainage Plan  
prepared by SMART STRUCTURES AUSTRALIA  
[www.smartstructs.com.au](http://www.smartstructs.com.au)

FOR ARCHITECT'S DRAWINGS, CONTACT  
O R O S I, 68 BEACH STREET COOGEE

CLIENT: c/- EMCON GROUP PTY LTD  
PROJECT: 164 VICTORIA ROAD, BELLEVUE HILL  
SCALE: 1:200 @ A3  
DATE: 9 DECEMBER 2020  
DWG TITLE: LANDSCAPE PLAN,  
**BASEMENT STREET LEVEL, REV A**  
DEVELOPMENT APPLICATION sheet 2 of 10

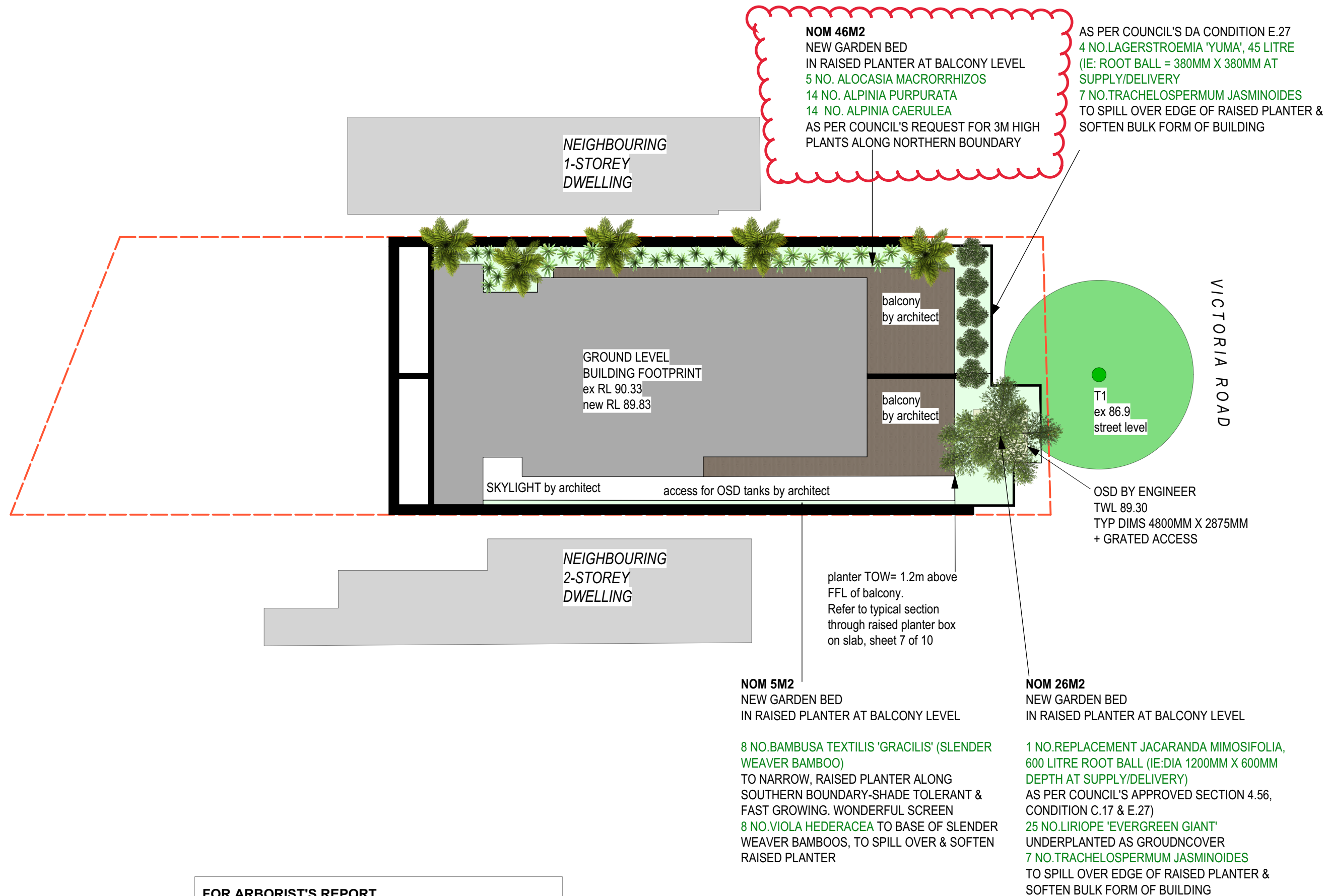


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MOBILE: 0418 277 379  
EMAIL: [talc2@optusnet.com.au](mailto:talc2@optusnet.com.au)

OSD & LOCATION OF STORMWATER LINES  
REFER TO:  
Stormwater Drainage Plan  
prepared by SMART STRUCTURES AUSTRALIA  
[www.smartstructs.com.au](http://www.smartstructs.com.au)

FOR ARCHITECT'S DRAWINGS, CONTACT  
O R O S I, 68 BEACH STREET COOGEE

CLIENT:  
PROJECT:  
SCALE:  
DATE:  
DWG TITLE:

c/- EMCON GROUP PTY LTD  
164 VICTORIA ROAD, BELLEVUE HILL  
1:200 @ A3  
**9 JULY 2021**  
LANDSCAPE PLAN,  
**GROUND LEVEL, REV E**  
DEVELOPMENT APPLICATION sheet 3 of 10



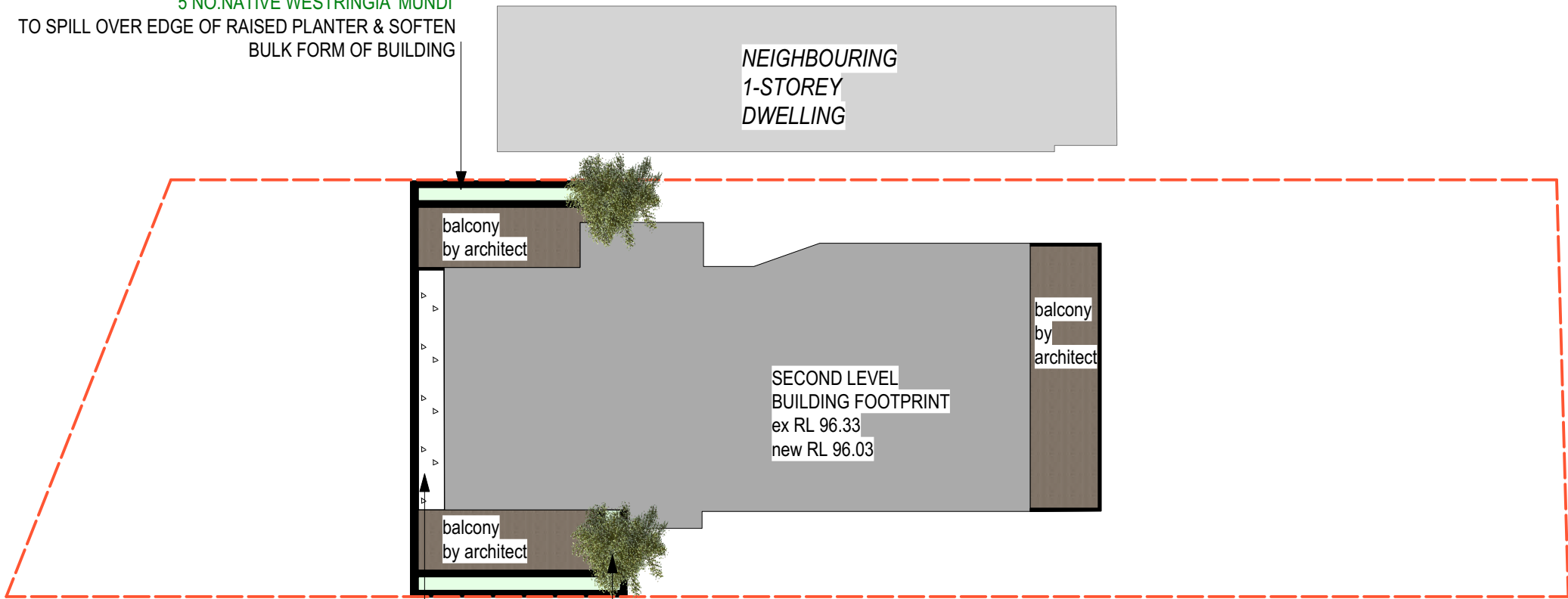
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[www.toposlandscape.com.au](http://www.toposlandscape.com.au)



NO CHANGE TO DRAWING

**NOM 4M2**  
NEW GARDEN BED  
IN RAISED PLANTER AT BALCONY LEVEL  
1 NO. LAGERSTROEMIA 'YUMA' 45 LITRE  
5 NO. NATIVE WESTRINGIA 'MUNDI'  
TO SPILL OVER EDGE OF RAISED PLANTER & SOFTEN  
BULK FORM OF BUILDING



VICTORIA ROAD

**NOM 7M2**  
GRAVEL ROOF

**NOM 5 M2**  
NEW GARDEN BED  
IN RAISED PLANTER AT BALCONY LEVEL  
1 NO. LAGERSTROEMIA 'YUMA' 45 LITRE  
5 NO. LIRIOPE 'EVERGREEN GIANT'  
3 NO. TRACHELOSPERMUM JASMINOIDES  
TO SPILL OVER EDGE OF RAISED PLANTER & SOFTEN BULK  
FORM OF BUILDING

PITS & LOCATION OF STORMWATER LINES  
REFER TO:  
Stormwater Drainage Plan  
prepared by SMART STRUCTURES AUSTRALIA  
[www.smartstructs.com.au](http://www.smartstructs.com.au)

FOR ARCHITECT'S DRAWINGS, CONTACT  
O R O S I, 68 BEACH STREET COOGEE

CLIENT: c/- EMCON GROUP PTY LTD  
PROJECT: 164 VICTORIA ROAD, BELLEVUE HILL  
SCALE: 1:200 @ A3  
DATE: 9 DECEMBER 2020  
DWG TITLE: LANDSCAPE PLAN,  
**SECOND LEVEL, REV A**  
DEVELOPMENT APPLICATION sheet 5 of 10



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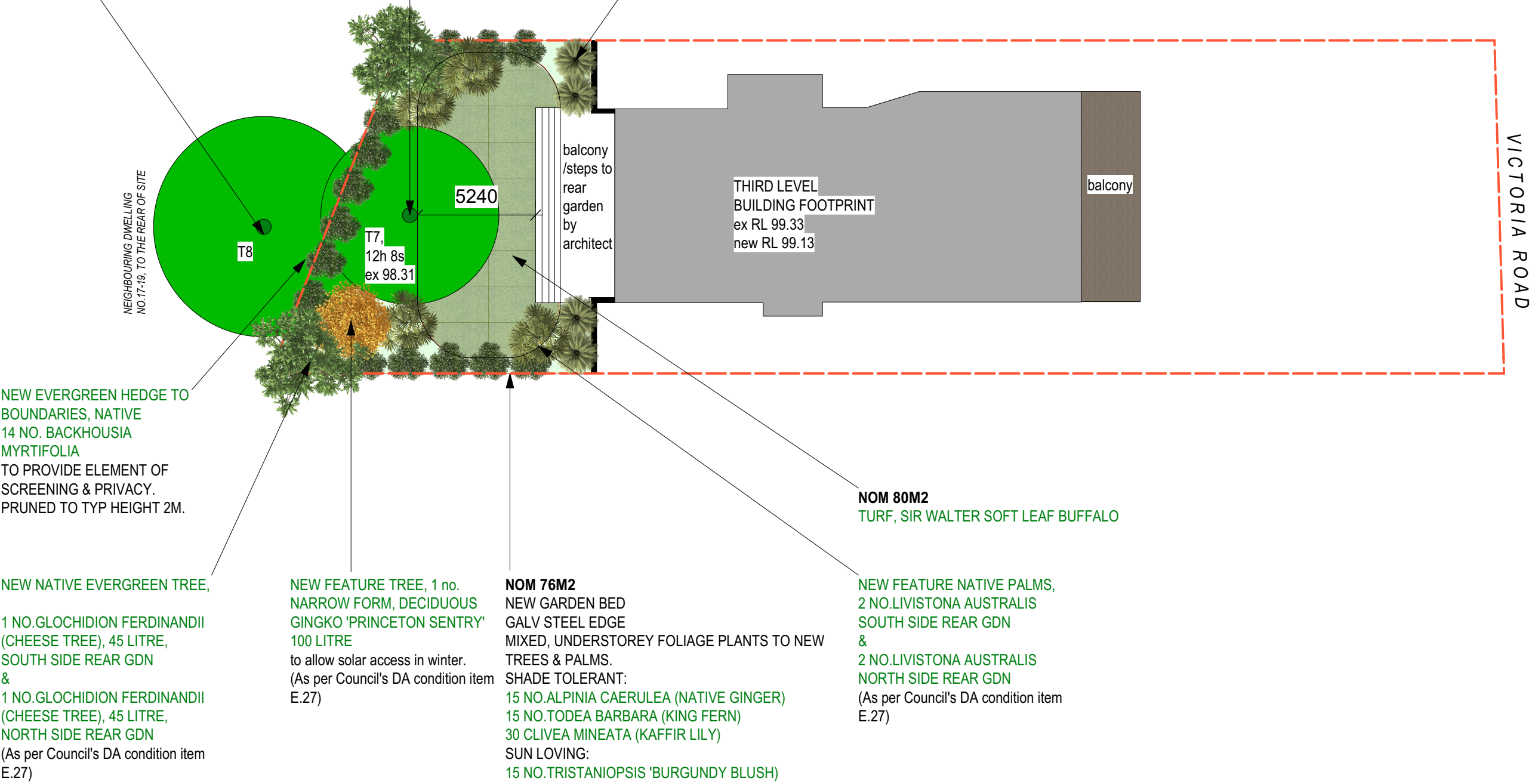
EXISTING TREE, Araucaria heterophylla (Norfolk Island Pine) located in rear yard of 17 Riddell St. to be retained & protected.  
Refer to arborist's report for detail.

Excavation undertaken within tree root zone, shall be HAND DUG only.

EXISTING TREE, Araucaria heterophylla (Norfolk Island Pine) to be retained & protected.  
Refer to arborist's report for detail.  
Excavation undertaken within 5m radius from trunk, shall be HAND DUG only.  
Any new, coarse grade fill shall not exceed the existing level of 98.31 within the 5m radius from tree trunk.

LOW, SUNLOVING, WATER WISE, HARDY SCULPTURAL PLANTS TO MAINTAIN VIEWS OF OCEAN TO THE EAST  
2 NO. CYCAS REVOLUTA  
2 NO. PHILODENDRON 'XANADU'  
REPEAT PLANTING PATTERN SOUTH SIDE WITH:  
2 NO. CYCAS REVOLUTA  
2 NO. PHILODENDRON 'XANADU'

NO CHANGE TO DRAWING



**FOR ARBORIST'S REPORT, CONTACT:**  
**TREE & LANDSCAPE CONSULTANTS (TALC)**  
**TEL: (02) 9785 2678**  
**MOBILE: 0418 277 379**  
**EMAIL: talc2@optusnet.com.au**

OSD, RWT & LOCATION OF STORMWATER LINES  
REFER TO:  
Stormwater Drainage Plan  
prepared by SMART STRUCTURES AUSTRALIA  
[www.smartstrucuts.com.au](http://www.smartstrucuts.com.au)

FOR ARCHITECT'S DRAWINGS, CONTACT  
O R O S I, 68 BEACH STREET COOGEE

CLIENT: c/- EMCON GROUP PTY LTD  
PROJECT: 164 VICTORIA ROAD, BELLEVUE HILL  
SCALE: 1:200 @ A3  
DATE: 9 DECEMBER 2020  
DWG TITLE: LANDSCAPE PLAN,  
**THIRD LEVEL, REV A**  
DEVELOPMENT APPLICATION sheet 6 of 10



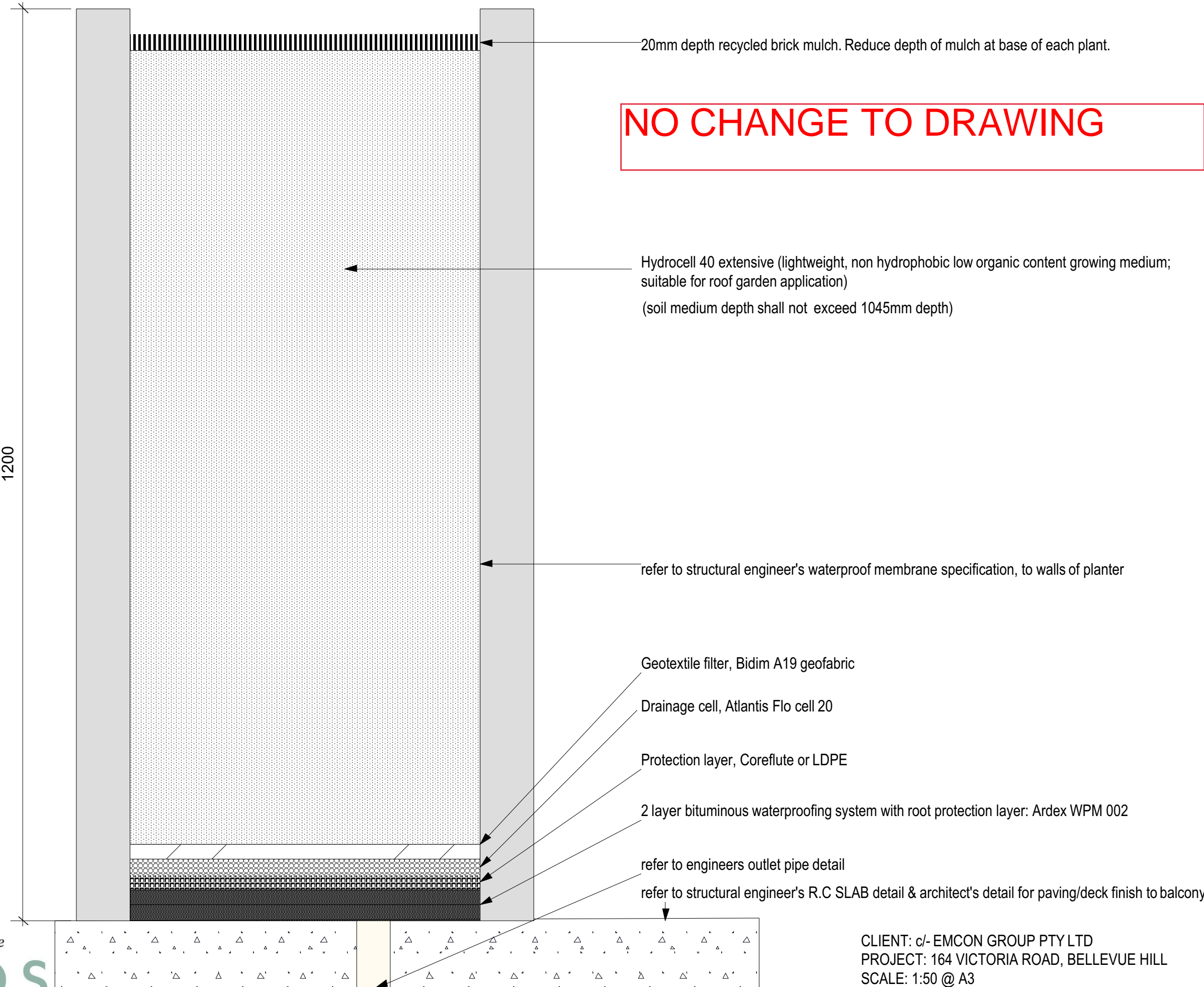
Plant species - refer to Landscape architects plant schedule for pot sizes and total numbers.

Irrigation shall be an automatic, subsurface dripline irrigation system and comply with Sydney Water irrigation restrictions for water conservation .



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CLIENT: c/- EMCON GROUP PTY LTD  
PROJECT: 164 VICTORIA ROAD, BELLEVUE HILL  
SCALE: 1:50 @ A3  
DATE: 9 DECEMBER 2020  
RAISED PLANTER BOX ON SLAB, TYPICAL SECTION, REV A  
DEVELOPMENT APPLICATION Sheet 7 OF 10

PLANT SCHEDULE

BOTANICAL NAMECOMMON NAMEPOT SIZETOTAL NUMBERSORIGIN OF PLANTMATURE HEIGHT /SPREAD

TREES

Gingko biloba 'Princeton Sentry'	Maidenhair tree	100 litre	1	Japan	11M H / 4M S
Glochidion ferdinandii	Cheese tree	45 litre	2	Australia	8M H / 6M S
Jacaranda mimosifolia	Jacarand	600 litre	1	South America	10M H / 7M S
Lagerstroemia 'Yuma'	Yuma Crepe myrtle	45 litre	6	Asia & Australia	4M H / 4M S

PALMS,FERNS,SUCCULENTS

Cycas revoluta	Sago palm	300mm	4	Japan	3M H / 2M S
Livistona australis	Cabbage tree palm	100 litre	4	Australia	10M H / 3M S
Todea barbara	Native King fern	140mm	15	Australia	1M H / 2M S

SHRUBS

Alocasia macrorrhizos	Giant elephant's ear	200mm	5	SE Asia	3M H / 3M S
Alpinia caerulea	Native ginger	200mm	29	Australia	2M H / 1M S
Alpinia purpurata	Red ginger	200	14	Pacific Is	3M H / 0.9M S
Backhousia myrtifolia	Grey myrtle	200mm	14	Australia	3M H / 2M S
Bambusa textilis var.'Gracilis'	Slender weaver bamboo	200mm	8	China	5M H / 1M S
Philodendron 'Xanadu'	Xanadu	200mm	4	Brazil	0.7M H / 0.4M S
Tristaniaopsis 'Burgundy blush'	Dwarf water gum	200mm	15	Australia	1M H / 1MS
Westringia fruticosa 'Mundi'	Coastal rosemary	200mm	13	Australia , Indigenous sp.	0.4M H / 1.5M S

GROUNDCOVERS AND CLIMBERS

Carpobrotus glaucescens	Pigface	140mm	5	Australia	0.1M H / 2M S
Clivea miniata	Kaffir lily	140mm	30	South Africa	0.5M H / 0.5M S
Dichondra repens	Kidney weed	140mm	20	Australia	
Liriope giganteum 'Evergreen giant'	Evergreen giant liriope	140mm	30	Asia	0.6M H / 0.6M S
Trachelospermum jasminoides	Star jasmine	140mm	17	Asia	0.5M H / 3M S
Viola hederacea	Native violet	140mm	8	Australia	0.1M H / 1M S

NOTES:

ALLOW IN LANDSCAPE WORKS FOR PROVISION OF DRIP-LINE IRRIGATION TO ALL NEW GARDEN BEDS AND ELECTRICAL PROVISION FOR GARDEN LIGHTING.

NOTE: IRRIGATION SHALL BE FULLY AUTOMATIC, COMMERCIAL GRADE, DESIGNED & INSTALLED BY A SUITABLY QUALIFIED & LICENSED CONTRACTOR, TO ALL COMMON PLANTED AREAS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT RELEVANT AUSTRALIAN STANDARDS, RELEVANT WATER AUTHORITY REGULATIONS AND CURRENT BEST PRACTICES.

TURF shall be Sir Walter soft leaf buffalo

IRRIGATION

Use water efficient irrigation sysytems such as: automated sub-soil drip systems; soil moisture sensors; use of non-potable water sources (eg:rainwater)

PLANTING MIXTURE

Shall be a premium soil mix, UNLESS OTHERWISE SPECIFIED (EG: RAISED PLANTER BOX ON SLAB TYPICAL SECTION)

EDGING

New garden bed edging shall be galv steel 75m height. Maximum height above adjacent finished ground level 30mm.

EXISTING TOPSOIL

Retain and stockpile topsoil for reuse in the landscaped area where practical.

EXISTING TREES ON SITE OR ADJACENT SITE

REFER TO ARBORIST'S REPORT FOR DETAIL

SERVICES

Before landscape work commences the landscape contractor shall establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc). Finish adjoining surfaces flush with pit lids.

MULCH shall be forest fines or similar, UNLESS OTHERWISE SPECIFIED (EG: RAISED PLANTER BOX ON SLAB TYPICAL SECTION)



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CLIENT: c/- EMCON GROUP PTY LTD  
PROJECT: 164 VICTORIA ROAD, BELLEVUE HILL  
SCALE: NTS @ A3  
DATE: 9 JULY 2021  
DWG TITLE: LANDSCAPE SCHEDULE & NOTES REV D  
DEVELOPMENT APPLICATION sheet 8 OF 10





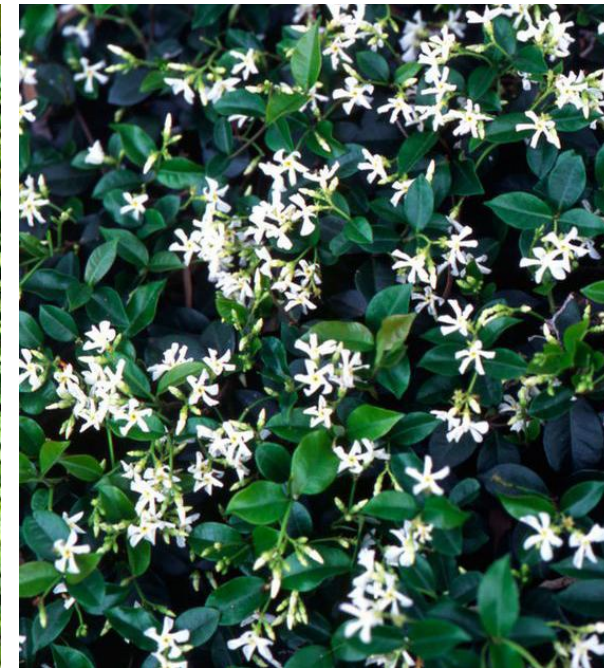
JACARANDA MIIMOSIFOLIA 600 LITRE POT SIZE  
(AS PER COUNCIL'S DA CONDITION ITEM E.27)



LAGERSTROEMIA INDICA 'YUMA' 45 LITRE POT SIZE  
DECIDUOUS TO ALLOW WINTER SOLAR ACCESS FROM EAST  
& PROVIDE ELEMENT OF SCREENING FROM ROAD FRONTAGE  
(AS PER COUNCIL'S DA CONDITION ITEM E.27)



UNDERPLANT LAGERSTROEMIA 'YUMA' WITH  
MASSSED GROUNDCOVER, LIRIOPE 'EVERGREEN GIANT' FOR VISUAL  
INTEREST



TO SPILL OVER EDGE OF RAISED PLANTER,  
DECORATIVE & FRAGRANT STAR JASMINE TO CASCADE OVER &  
SOFTEN BULK FORM OF BUILDING



UNDER THE EXISTING STREET TREE, LOPHOSTEMON CONFERTUS,  
STABILISE SOIL & ENHANCE STREETSCAPE WITH  
NATIVE GROUNDCOVER DICHONDRA REPENS.  
SUPPLIED AS TUBE STOCK & HAND DUG IN TREE PROTECTION ZONE.



VIBURNUM JAPONICUM , HEDGE FORM IN PLANTER TO PROVIDE  
ELEMENT OF SCREENING FROM ROAD FRONTAGE.



LOW, CASCADING NATIVE SHRUBS  
WESTRINGIA 'MUNDI'



LOW, CASCADING NATIVE GROUNDCOVER  
CARPOBROTUS SP (PIGFACE)



TO THE NARROW, RAISED PLANTER ALONG SOUTHERN BOUNDARY  
GROUND FLOOR;  
SOFTEN BOUNDARY WALL WITH SHADE-TOLERANT,  
FAST GROWING, TALL SLENDER WEAVER BAMBOO.



TO BASE OF SLENDER WEAVER BAMBOOS,  
PLANT SHADE TOLERANT, NATIVE VIOLET GROUND-  
COVERS TO SPILL OVER & SOFTEN RAISED PLANTER



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ALOCASIA MACRORRHIZOS (GIANT ELEPHANTS EAR)  
ALONG NORTHERN BOUNDARY PLANTER



ALPINIA PURPURATA (RED GINGER) ALONG NORTHERN  
BOUNDARY PLANTER



ALPINIA CAERULEA (NATIVE GINGER)  
ALONG NORTHERN BOUNDARY PLANTER

LANDSCAPE PALETTE  
BASEMENT, GROUND, FIRST & SECOND LEVELS  
164 VICTORIA ROAD  
9 JULY 2021  
DEVELOPMENT APPLICATION SUBMISSION  
SHEET 9 OF 10





NATIVE GLOCHIDION FERDINANDII, CHEESE TREE, 45 LITRE POT SIZE  
TO SOUTHERN BOUNDARY, REAR GARDEN TO PROVIDE VISUAL SCREENING  
& SENSE OF PRIVACY  
(AS PER COUNCIL'S DA CONDITION ITEM E.27)



NATIVE LIVISTONA AUSTRALIS, CABBAGE  
TREE PALM, 100 LITRE POT SIZE, FOR  
VISUAL ACCENTS  
(AS PER COUNCIL'S DA CONDITION ITEM  
E.27)



UNDERSTOREY PLANTING OF MASSED,  
NATIVE GINGER-ALPINIA CAERULEA  
FOR VISUAL LAYERING & INTEREST



UNDERSTOREY PLANTING OF MASSED,  
SHADE TOLERANT, NATIVE KING FERN-TODEA BARBARA  
FOR VISUAL LAYERING & INTEREST



TO EDGE NEW GARDEN BEDS, SOUTHERN BOUNDARY  
SHADE TOLERANT, KAFFIR LILY-CLIVEA SP.  
FOR VISUAL LAYERING & INTEREST



SUN LOVING, DECIDUOUS, NARROW FORM,  
SLOW GROWING, GINKGO 'PRINCETON  
SENTRY', 100 LITRE POT SIZE, TO ALLOW  
SOLAR ACCESS IN WINTER  
(AS PER COUNCIL'S DA CONDITION ITEM.  
E27)



NATIVE BACKHOUSIA MYRTIFOLIA TO FORM EVERGREEN HEDGE TO  
REAR GARDEN BOUNDARIES.  
MAY BE MAINTAINED AS 2M H HEDGE



MASSED SHRUBS, NATIVE TRISTANIOPSIS 'BURGUNDY BLUSH',  
DWARF FORM TO DEFINE  
NEW GARDEN BEDS & ADD VISUAL INTEREST-PREFERS SUNNY  
SPOT



NORTH BOUNDARY, REAR GARDEN  
MAINTAIN VIEWS OF OCEAN TO THE EAST WITH LOW, SUN-LOVING,  
WATER WISE , HARDY SCULPTURAL PLANTS  
INC.PHILODENDRON 'XANADU' & CYCAS REVOLUTA

**NO CHANGE TO DRAWING**



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LANDSCAPE PALETTE  
THIRD LEVEL-DEEP SOIL  
164 VICTORIA ROAD  
11 NOVEMBER 2020  
DEVELOPMENT APPLICATION SUBMISSION  
SHEET 10 OF 10