

SECRET GARDENS

JAKOB RESIDENCE
50 WOLSELEY ROAD
POINT PIPER NSW 2027
LOT20 DP843341

Architects Details:

Stafford Architecture

Suite 307, 19a Boundary Street
Rushcutters Bay 2011









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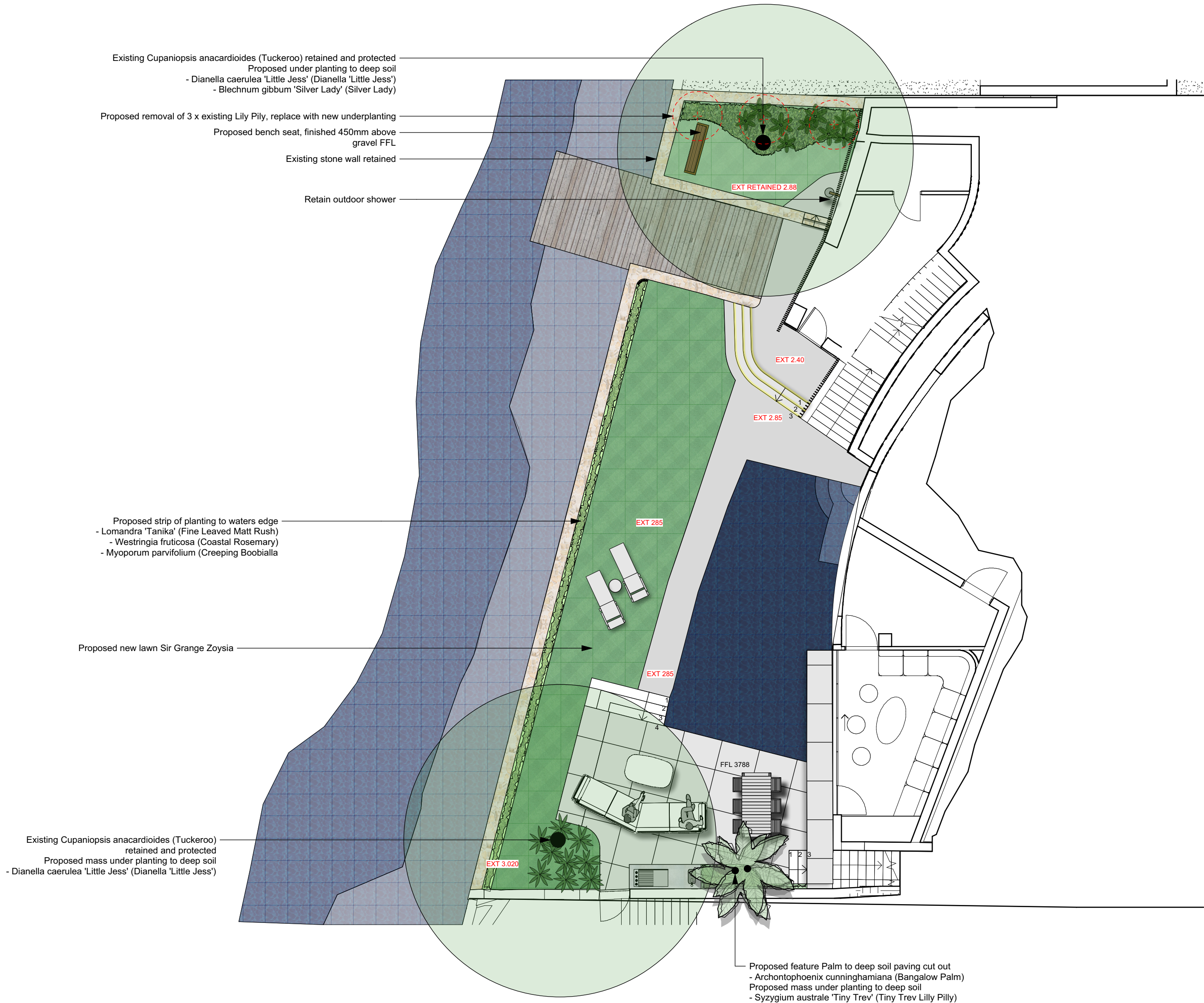
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COVER PAGE
LANDSCAPE PLAN - POOL LEVEL
LANDSCAPE PLAN - LEVEL 1
LANDSCAPE PLAN - BALCONY PLANTERS LEVEL 1, LEVEL 2, LEVEL 3
LANDSCAPE PLAN - LEVEL 4
LANDSCAPE PLAN - ENTRY LEVEL AND ENTRANCE COURT LEVEL 3
LANDSCAPE DA NOTES AND PLANT SCHEDULE

MATERIALS LEGEND	
	Existing tree to be retained
	Proposed new tree / palm
	Proposed shrub planting
	Proposed mass planting
	Turf
	Decorative Gravel
	Existing stone wall
	Concrete paving
EXT15.99	Existing levels
FFL 1599	Proposed levels



1

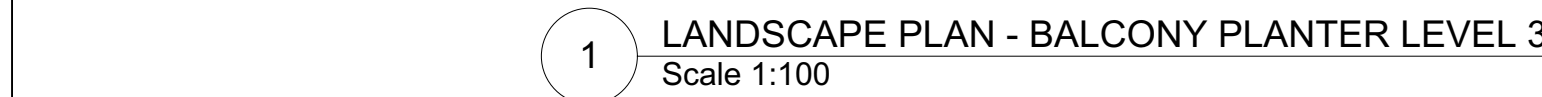
LANDSCAPE PLAN - POOL LEVEL









Scale 1:100



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FFL 1599	Proposed levels

2 LANDSCAPE PLAN - LEVEL 1
Scale 1:50



MATERIALS LEGEND	
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	Existing stone wall
	Concrete paving
EXT15.99	Existing levels
<div>FFL 1599</div>	Proposed levels

Proposed drifts of mass-planting to existing balcony planter, planting maintained in cloud clipped form between 250 mm x 400 mm H above Terrace FFL

- *Syzygium australe* 'Tiny Trev' (Tiny Trev Lilly Pilly)
- *Crassula undulatifolia* 'Max Cook' (Max Cook)
- *Senecio mandraliscae* (Blue Chalksticks)

Existing planter boxes cleared, new membrane installed

Proposed 6 mm steel garden edging to define drifts of planting, top of steel edge finished flush with top of existing planter

NOTES

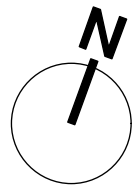
THIS DRAWING IS FOR DESIGN GUIDANCE ONLY. FINAL DETAILS MUST MEET SITE CONDITIONS, RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS. VERIFY ALL DIMENSIONS ON SITE AND WITH DETAILED SITE SURVEY PRIOR TO OFF SITE FABRICATIONS.

PLEASE NOTE THAT THE PLANT GRAPHICS ARE INDICATIVE SIZES ONLY AND NOT AN ACCURATE REPRESENTATION AT TIME OF PURCHASE









PROJECT

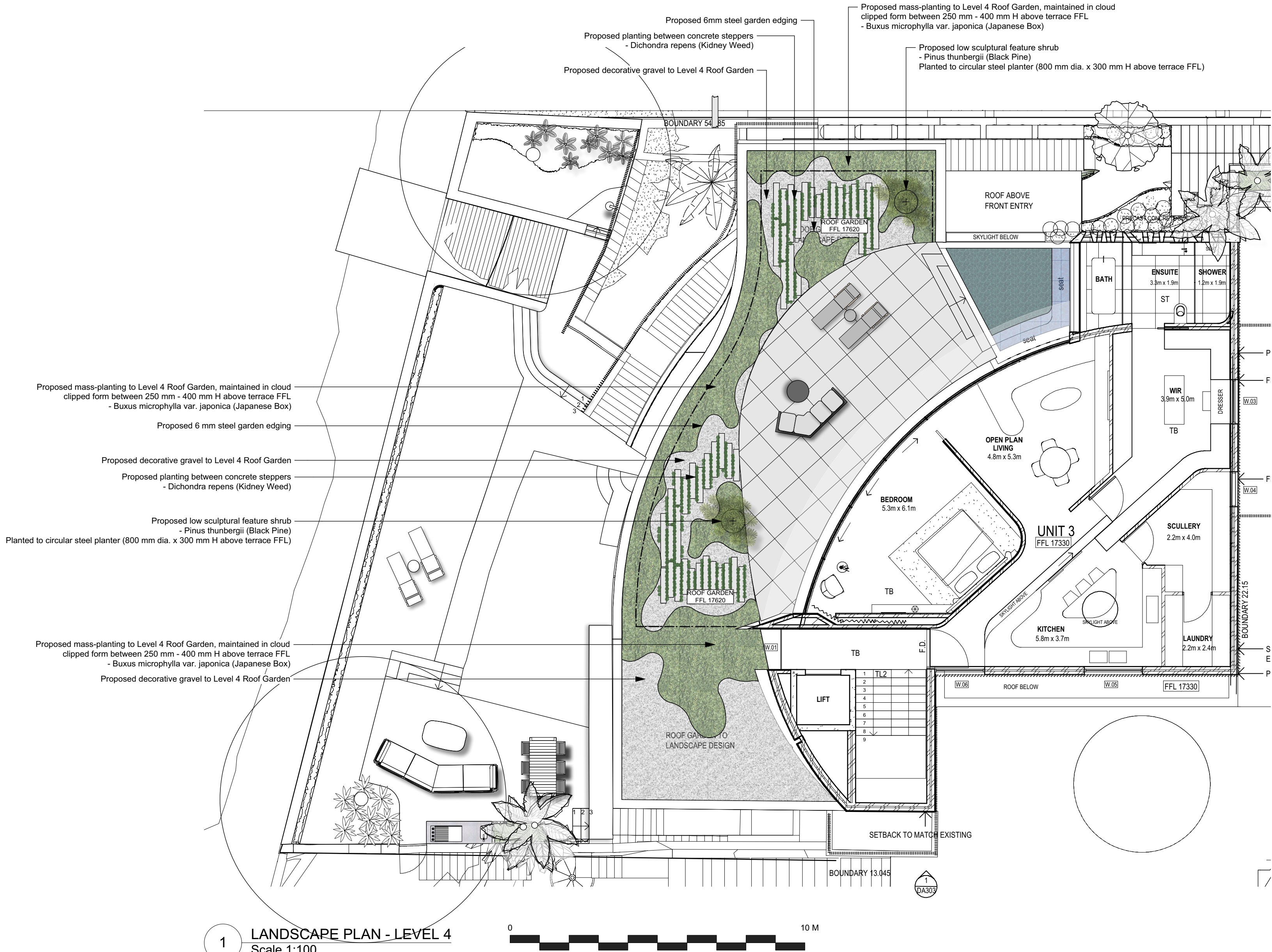
JAKOB RESIDENCE
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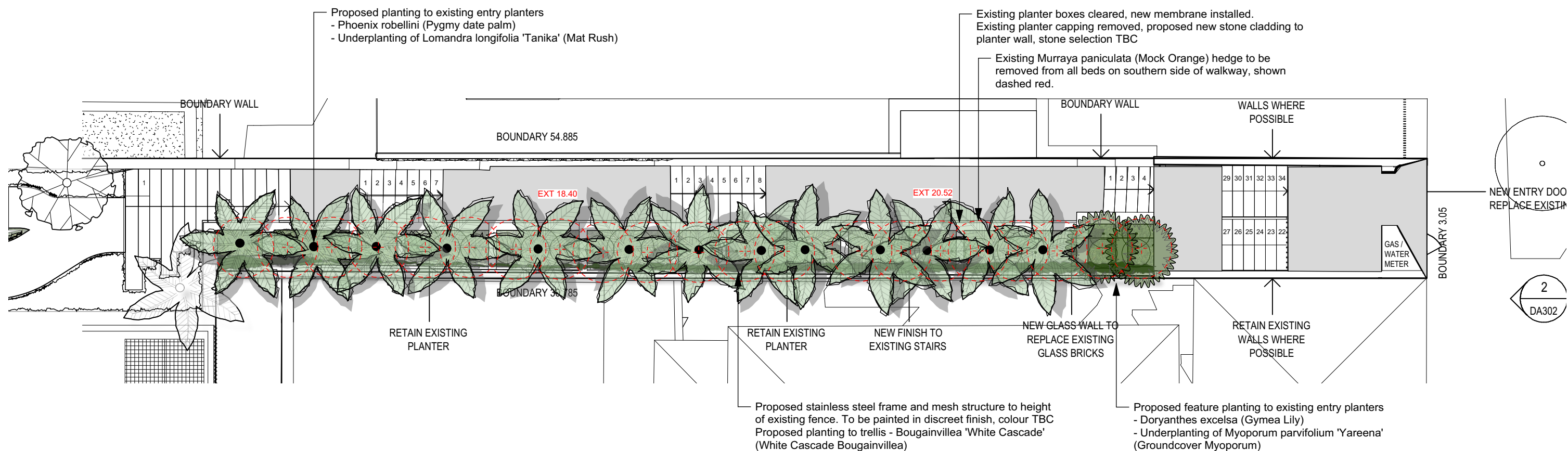
DRAWN NHHP	SCALE 1:100 [A2]	DATE 20.05.2020
TITLE LANDSCAPE PLAN - BALCONY PLANTERS		



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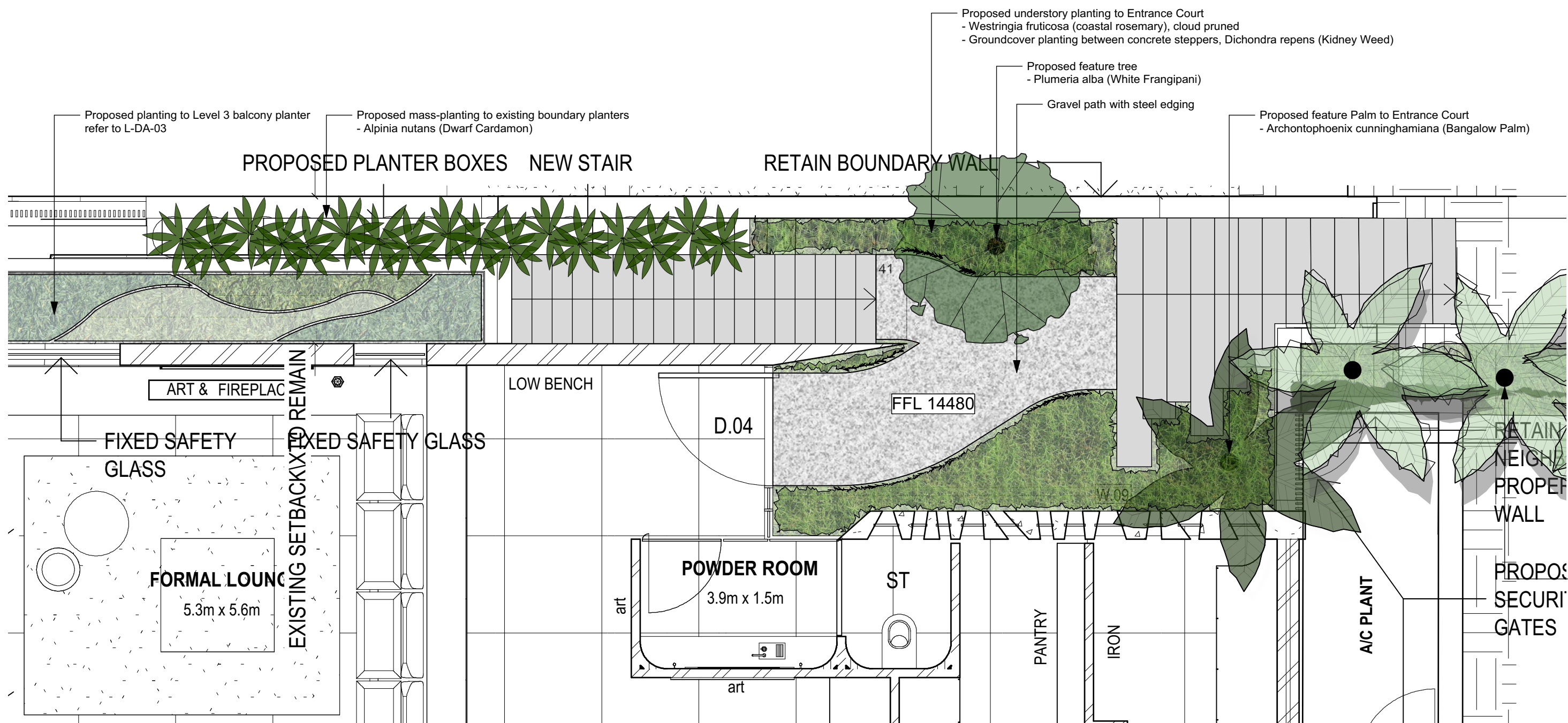
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1 LANDSCAPE PLAN - ENTRY LEVEL
Scale 1:100



2 LANDSCAPE PLAN - ENTRANCE COURT
Scale 1:50

DA NOTES

DA GENERAL LANDSCAPE NOTES:

NOTE: IT IS RECOMMENDED THAT ALL PLANTS USED BE SUBJECT TO AN ESTABLISHMENT PERIOD. DURING THIS PERIOD MAINTENANCE WORK CARRIED OUT WILL INCLUDE; WATERING, MOWING, WEEDING, FERTILISING, PEST AND DISEASE CONTROL, RESEEDING, RETURFING, STAKING AND TYING, REPLANTING, CULTIVATING, PRUNING, HEDGE CLIPPING, AERATING, REINSTATEMENT OF MULCH, TOP DRESSING AND KEEPING THE SITE NEAT AND TIDY.

NOTE: THE ESTABLISHMENT PERIOD IS A CRITICAL TIME IN THE DEVELOPMENT OF A NEW LANDSCAPE. NEW PLANTINGS NEED TO BE BE WATERED, FERTILISED, AND PRUNED TO SHAPE UNTIL THEY HAVE BECOME HARDY ENOUGH TO SURVIVE WITHOUT HELP FROM PEOPLE. SOME PLANTS WILL ALWAYS NEED SOME EXTRA CARE TO SURVIVE.

NOTE: PLANT SELECTION AND PLANTING SHALL BE IN ACCORDANCE WITH NATSPEC GUIDELINES FOR CONTAINER GROWN STOCK

NOTE: MAINTAIN 600mm MIN. SOIL DEPTH FOR PLANTING BEDS AND 300mm MIN. SOIL DEPTH FOR LAWNS IN ACCORDANCE TO COUNCILS LANDSCAPE PLAN

NOTE: INSTALL 'ROOT BARRIER' OR EQUIVALENT TO MANUFACTURERS SPECIFICATIONS TO PROTECT NEARBY STRUCTURES AND SERVICES.

NOTE: LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVED DESIGN.

NOTE: ALL TREE SURGERY, PRUNING, OR TREE REMOVAL WORKS ARE TO BE OVERSEEN BY A QUALIFIED ARBORIST.

EROSION CONTROL AND DRAINAGE

INSTALL REQUIRED SEDIMENTATION CONTROL DEVICES AS REQUIRED BY COUNCIL DCPS. PROPOSED DEVELOPMENT TO INCLUDE NEW PITS AND GRATES TO ACCOMMODATE RUNOFF FROM HARD SURFACES TO BE CONNECTED TO EXISTING STORMWATER SYSTEM TO CONTROL FLOWS. SUBSOIL DRAINAGE/AG.LINES TO BE USED IN GARDEN BEDS.

PAVING/TIMBER DECKING/WALLING/POOL CONSTRUCTION

ALL HARD LANDSCAPING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS AND ALL CODES AND REGULATIONS OF LOCAL COUNCIL AND OTHER AUTHORITIES. ALL TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE. ALL FOOTINGS AND WALLS TO FUTURE STRUCTURAL ENGINEERS DETAIL.

NOTE: ACCESS TO BE USED ONLY FOR DELIVERY OF MATERIALS OR DURING EXCAVATION, ALL SEDIMENT CONTROLE MEASURES ARE TO REMAIN IN PLACE WHEN ACCESS NOT IN USE

NOTE: DURING CONSTRUCTION OF DRAINAGE ALL PITS TO HAVE GEOFABRIC WRAPPING OVER GRATING UNTIL SEDIMENT LOADINGS ARE MINIMISED.

NOTE: CLOUDY WATER IS CONTAMINATED & MUST BE SETTLED & TREATED WITH GYPSUM UNTIL CLEAR, FOR QUANTITIES REFER TO EPS, 'BLUE BOOK'

NOTE:EXCAVATION OF THE SITE SHALL BE LIMITED TO THE IMMEDIATE CONSTRUCTION AREA.

NOTE: ANY TOPSOIL STRIPPED FROM THE SITE SHALL BE STOCKPILED AT THE SITE FOR RE-USE. THE STOCKPILE SHALL BE LOCATED AWAY FROM ANY STORMWATER FLOWPATH AND PROTECTED AS SHOWN ON PLAN.

NOTE: WASTE (INCLUDING SKIP BINS) AND CONSTRUCTION MATERIALS, EQUIMENT AND SEDIMENT BARRIERS SHALL AT NO TIME BE PLACED IN PUBLIC WALKWAYS, VERGES, COUNCIL ROADS OR ROAD RESERVES UNLESS A PERMIT HAS BEEN OBTAINED FROM COUNCIL.

NOTE: ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED STOCKPILE SITE. ANY SEDIMENT SPILLED WITHIN THE PROPERTY OR ONTO ROADWAYS SHALL BE COLLECTED AND REMOVED WITH A SPADE AND DRY BROOM (WITHOUT WATER) AND DISPOSED OF AS TO PREVENT FURTHER EROSION AND POLLUTION OF WATERWAYS.

NOTE:DURING DRY WEATHER, WHERE THERE IS POTENTIAL OF DUST MOVEMENT, A LIGHT SPRAY OF WATER SHALL BE APPLIED TO THE SITE AT REGULAR INTERVALS (WITHOUT CREATING RUNOFF) TO MINIMISE AIRBORNE TRANSFER OF SEDIMENT.

NOTE:THE SUB-SURFACE COMPONENTS OF THE SITE DRAINAGE SYSTEM SHALL BE INSTALLED TO WORKING ORDER PRIOR TO CONSTRUCTION OF ANY BUILDING.

PLANT SCHEDULE						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Spread	Mature Height
Trees						
Pa	1	Plumeria alba	White Frangipani	100 Ltr	3.5 - 6m	3 - 5m
Pt	2	Pinus thunbergii	Black Pine	400 mm	Maintained	Maintained
Palms - Cycads						
Ac	2	Archontophoenix cunninghamiana	Bangalow Palm	TBC	3.5 - 6m	10 - 15m
Dis-1	9	Dioon spinulosum	Giant Dioon	400 mm	1.5m	3m
Pr	13	Phoenix roebelenii	Dwarf Date palm	300mm	1.5 - 2.0m	2 - 3m
Re	7	Rhapis excelsa	Lady Palm	400 mm	2.0 - 3.5m	3 - 5m
Shrubs						
An	19	Alpinia nutans	Native Cardamom	200 mm	1m	1.0 - 1.5m
Bm	360	Buxus microphylla japonica	Japanese Box	200 mm	Maintained	Maintained 250 - 400mm
Stt	146	Syzygium australe 'Tiny Trev'	Tiny Trev Lilly Pilly Dwarf	200 mm	Maintained	Maintained 250 - 400mm
Wjg	66	Westringia fruticosa	Coastal rosemary	300 mm	Maintained	Maintained
Perennials						
De	2	Doryanthes excelsa	Gymea Lily	400 mm	1.2 - 2.0m	1.5 - 3m
Grasses						
Dij	110	Dianella caerulea 'Little Jess'	Flax Lily	140 mm	0.4m	0.4m
Llt	92	Lomandra 'Tanika'	Mat Rush	140 mm	0.6 - 0.9m	0.45 - 0.6m
Groundcovers						
Bwc	10	Bougainvillea 'Bambino'	Bougainvillea White Cascade	200 mm	Climber	Climber
Cgpf	15	Casuarina glauca 'Prostrate Form'	Prostrate Swamp Oak	175 mm	Trailing	Groundcover
Dr	870	Dichondra repens	Kidney Weed	100 mm	Groundcover	Groundcover
Mpy	30	Myoporum parvifolium 'Yareena'	White flowered Boobialla	140 mm	0.9 - 1.2m	0.45 - 0.6m
Succulents						
Cmc	56	Crassula 'Max Cook'	Max Cook Crassula	200 mm	Maintained	Maintained 250 - 400mm
Ss-1	70	Senecio serpens	Blue Chalk Sticks	100 mm	Groundcover	Groundcover
Ferns						
Bsl	12	Blechnum 'Silver Lady'	Blechnum 'Silver Lady'	Silver Lady Fern	0.9 - 1.2m	0.75 - 0.9m

★ Denotes indigenous or low water plants.