

SMITH STREET

JACARANDA STREET TREE TO BE REMOVED AND REPLACED WITH SAME SPECIES IN SUITABLE LOCATION

EXISTING JACARANDA STREET TREE TO BE RETAINED

LINE OF BASEMENT CARPARK UNDER (SHOWN BLUE)

LINE OF PROPOSED RMS ROAD WIDENING

EXISTING CEDRUS DEODARA TO BE RETAINED

EXISTING JACARANDA TO BE RETAINED

EXISTING HINOKI CYPRESS TO BE RETAINED

EXISTING CALLISTEMON TO BE RETAINED

EXISTING CEDRUS ATLANTICA TO BE RETAINED IF POSSIBLE

TERRACED RETAINING WALLS TO PROVIDE TOPSOIL 1000MM DEPTH FOR FEATURE TREE (SEMI MATURE BULL BAY MAGNOLIA). NOMINALLY CONCRETE BLOCK WITH SAWN STONE FACING

EXISTING CASUARINA GLAUCA

NOTES

- A 40MM DEPTH DRAINAGE LAYER OF DRAINCELL® SHALL BE PLACED ON BASE OF ALL ON-STRUCTURE PLANTED AREAS AND COVERED WITH GEOTEXTILE FILTRATION LAYER AS SPECIFIED. THE GEOTEXTILE SHALL BE PROTECTED BY A 100MM LAYER OF COARSE SAND AS SPECIFIED.
- THE BUILDER SHALL BE RESPONSIBLE FOR SUBGRADE EXCAVATION AND PREPARATION TO ALLOW FOR TOPSOIL AND MULCH DEPTHS.
- IMPORTED TOPSOIL AS SPECIFIED SHALL BE SPREAD TO THE SITE AS FOLLOWS:
 - ON GRADE TURF GRASS AREAS 150MM DEPTH OF SANDY TOPSOIL AS SPECIFIED
 - ON GRADE PLANTING BEDS 300MM DEPTH OF TOPSOIL/COMPOST PLANTING MIX AS SPECIFIED
 - ON STRUCTURE PLANTING BEDS & RAISED PLANTERS NOMINAL 400-1000MM DEPTH OF PLANTER BOX MIX AS SPECIFIED
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 75MM WITH 15MM HORTICULTURAL GRADE PINEBARK.
- TREES AND LARGE SHRUBS SHALL BE STAKED AS DETAILED ON THE PLANT SCHEDULE.
- REFER TO ARCHITECTS AND ENGINEER'S SITE PLANS FOR PRECISE INFORMATION REGARDING PAVING, FINISHED LEVELS, FENCES, LIGHTING, STRUCTURES AND DRAINAGE DETAILS.
- A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL ELEVATED PLANTING BEDS AND ON GRADE PLANTING BEDS. IRRIGATION SHALL CONFORM TO AS3500 AND SYDNEY WATER REGULATIONS.
- PROPOSED PLANT SPECIES ARE OF INDIGENOUS ORIGIN OR REQUIRE LOW WATER USAGE AND COMPLY WITH BASIX REQUIREMENTS.
- REFER TO DRAWING NO. 4119-02 FOR LEVEL 4 PLANTER DETAILS AND PLANT IMAGE PANEL.

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED. REFER TO ARBORIST'S REPORT FOR PROTECTION REQUIREMENTS DURING CONSTRUCTION
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- TURF SOFT LEAF BUFFALO TURF
- PROPOSED SHRUB & GROUND COVER PLANTING REFER TO PLANT SCHEDULE
- MATURE BAMBOO PLANTINGS FOR PRIVACY

ISSUE	DESCRIPTION	DATE
C	FOR DEVELOPMENT APPLICATION	02/09/14
B	PRELIMINARY DEVELOPMENT APPLICATION	01/08/14
A	FOR REVIEW AND DISCUSSION	28/07/14

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CLIENT
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PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
17-25 EPPING ROAD,
EPPING NSW**

DRAWING TITLE
**LANDSCAPE PLAN FOR
DEVELOPMENT APPLICATION
GROUND FLOOR LEVEL**

SCALE 1:200 @ A1
DESIGNED/DRAWN PL/MT
CHECKED PL
DATE 22/07/2014
JOB NUMBER 4119

DRAWING NUMBER
4119-01
ISSUE
C

INDICATIVE PLANTING SCHEDULE

SYMBOL	BOTANIC NAME	COMMON NAME	ESTIMATED QTY	ESTIMATED CONTAINER SIZE	STAKING	ESTIMATED MATURE HEIGHT
TREES						
AU	Arbutus unedo	Irish Strawberry Tree	4	75 litre (Super-Adv)	1x38x38x1800	6.0 metres
BC	Backhousia citrifolia	Lemon Scented Myrtle	6	45 litre (Super-Adv)	1x38x38x1800	6.0 metres
ER	Elaeocarpus reticulatus	Blueberry Ash	8	45 litre (Advanced)	1x38x38x1800	5.0 metres
MG	Magnolia grandiflora	Bull Bay	2	400 litre (Specimen)	1x38x38x1800	10.0 metres
MKP	Magnolia 'Kay Paris'	Compact White Magnolia	6	100 litre (Specimen)	NIL	6.0 metres
NS	Nyssa sylvatica	Tupelo	2	150 litre (Specimen)	NIL	12.0 metres
PO	Plumeria obtusa	Compact Frangipani	12	45 litre (Specimen)	NIL	4.0 metres
PU	Pyrus ussuriensis	Manchurian Pear	4	200 litre (Specimen)	NIL	8.0 metres
SA	Syzygium australe	Water Gum	2	45 litre (Super-Adv)	1x38x38x1800	8.0 metres
TLL	Tristanopsis laurina 'Luscious'	Water Gum	10	75 litre (Super-Adv)	1x38x38x1800	8.0 metres
WF	Waterhousea floribunda	Weeping Lillipilli	4	100 litre (Super-Adv)	1x38x38x1800	12.0 metres

LANDSCAPE SHRUBS

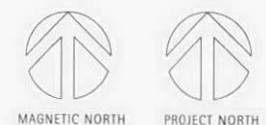
BE	Banksia ericifolia	Heath banksia	9	200mm (Advanced)	1x25x25x200	3.0 metres
BTBW	Bambusa textilis 'Slender Weavers'	Slender Weaver's Bamboo	6	45 litre (Super-Adv)	NIL	5.0 metres
CSEB	Camellia sasanqua 'Edna Butler'	Camellia	40	300mm (Super-Adv)	NIL	3.0 metres
CSPS	Camellia sasanqua 'Pure Silk'	Camellia	30	300mm (Super-Adv)	NIL	3.0 metres
CP	Crimin pedunculatum	Stream Lily	40	300mm (Super-Adv)	NIL	1.5 metres
CCO	Cyathea cooperi	Soft Tree Fern	4	25 litre (Super-Adv)	NIL	1.5 metres
CR	Cycas revoluta	Japanese Cycad	30	25 litre (Super-Adv)	NIL	1.2 metres
DE	Doronicum excelsa	Gymea Lily	20	25 litre (Super-Adv)	NIL	2.0 metres
GA	Gordonia axillaris	Gordonia	8	45 litre (Super-Adv)	NIL	5.0 metres
MS	Magnolia soulangeana (White Form)	Magnolia	6	100 litre (Super-Adv)	NIL	5.0 metres
MP	Murraya paniculata	Orange Jessamine	20	300mm (Super-Adv)	NIL	2.0 metres
VEL	Viburnum 'Emerald Lustre'	Sweet Viburnum	20	300mm (Super-Adv)	NIL	3.0 metres
SR	Syzygium 'Resilience'	Compact Lillipilli	30	45 litre (Super-Adv)	NIL	3.0 metres

SMALL TO MEDIUM SHRUBS

AAM	Azalea 'Alba Magnifica'	White Azalea	20	200mm (Super-Adv)	NIL	1.5 metres
AWL	Azalea 'White Lace'	White Azalea	25	200mm (Super-Adv)	NIL	1.0 metres
AD	Austramyrtus dulcis	Quakers' Cherry	30	200mm (Super-Adv)	NIL	1.2 metres
BS	Banksia spinulosa	Hairpin Banksia	40	200mm (Super-Adv)	NIL	1.5 metres
BMJ	Buxus microphylla var japonica	Japanese Box	140	200mm (Super-Adv)	NIL	1.0 metres
CS	Cordyline stricta	Palm Lily	30	300mm (Super-Adv)	NIL	1.5 metres
GF	Gardenia florida	White Gardenia	81	200mm (Super-Adv)	NIL	1.2 metres
OF	Osmanthus fragrans	White Osmanthus	35	300mm (Super-Adv)	NIL	1.5 metres
PJ	Pieris japonica	Pearl Flower	40	200mm (Super-Adv)	NIL	1.0 metres
PTMM	Pittosporum tobira 'Miss Muffet'	Japanese Mock Orange	55	200mm (Super-Adv)	NIL	1.0 metres
VRW	Vireya rhododendron (White Form)	White Rhododendron	30	300mm (Super-Adv)	NIL	1.2 metres
SBC	Syzygium 'Bush Christmas'	Dwarf Lillipilli	80	300mm (Super-Adv)	NIL	1.2 metres
ROP	Raphiolepis 'Oriental Pearl'	Dwarf Raphiolepis	95	200mm (Super-Adv)	NIL	1.0 metres

GROUNDCOVERS

ABW	Agapanthus 'Baby White'	Dwarf Agapanthus	505	200mm (Semi-Adv)	NIL	N/A
DLJ	Dianella 'Little Jess'	Dwarf Flax Lily	450	150mm (Semi-Adv)	NIL	N/A
CM	Clivia miniata	African Lily	200	200mm (Semi-Adv)	NIL	N/A
DCB	Dianella 'Cassa Blue'	Blue Flax Lily	400	150mm (Semi-Adv)	NIL	N/A
DLB	Dianella 'Breeze'	Flax Lily	400	150mm (Semi-Adv)	NIL	N/A
GR	Gardenia radicans	Prostrate Gardenia	455	200mm (Semi-Adv)	NIL	N/A
HL	Hymenocallis littoralis	Spider Lily	200	150mm (Semi-Adv)	NIL	N/A
HS	Hibbertia scandens	Guinea Vine	250	100mm (Semi-Adv)	NIL	N/A
LSV	Lilaoe spicata varieties	Lily Turf	400	150mm (Semi-Adv)	NIL	N/A
LT	Lomandra 'Tanika'	Weeping Mat Rush	250	150mm (Semi-Adv)	NIL	N/A
OJ	Ophiopogon japonica	Mondo Grass	450	100mm (Semi-Adv)	NIL	N/A
TJ	Trachelospermum jasminoides	Star Jasmine	250	150mm (Semi-Adv)	NIL	N/A
VH	Viola hederacea	Creeping Violet	250	100mm (Semi-Adv)	NIL	N/A
ZC	Zephyranthes candida	Autumn Crocus	350	150mm (Semi-Adv)	NIL	N/A



SMITH

STREET

SITE BOUNDARY 80°30' 88.40

ELEVATED PLANTER BOXES

SITE BOUNDARY 33°45' 47.52

287°35'30" 4.64

ROAD WIDENING LINE

EPPING

ROAD

NOTES

1. A 40MM DEPTH DRAINAGE LAYER OF DRAINCELL® SHALL BE PLACED ON BASE OF ALL ON-STRUCTURE PLANTED AREAS AND COVERED WITH GEOTEXTILE FILTRATION LAYER AS SPECIFIED. THE GEOTEXTILE SHALL BE PROTECTED BY A 100MM LAYER OF COARSE SAND AS SPECIFIED.
2. THE BUILDER SHALL BE RESPONSIBLE FOR SUBGRADE EXCAVATION AND PREPARATION TO ALLOW FOR TOPSOIL AND MULCH DEPTHS.
3. IMPORTED TOPSOIL AS SPECIFIED SHALL BE SPREAD TO THE SITE AS FOLLOWS:
 - ON STRUCTURE PLANTING BEDS & RAISED PLANTERS NOMINAL 400-1000MM DEPTH OF PLANTER BOX MIX AS SPECIFIED.
4. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 75MM WITH 15MM HORTICULTURAL GRADE PINEBARK.
5. REFER TO ARCHITECTS AND ENGINEER'S SITE PLAN FOR PRECISE INFORMATION REGARDING PAVING, FINISHED LEVELS, FENCES, LIGHTING, STRUCTURES AND DRAINAGE DETAILS.
6. A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL ELEVATED PLANTER BOXES AND ON GRADE PLANTING BEDS. IRRIGATION SHALL CONFORM TO A33500 AND SYDNEY WATER REGULATIONS.
7. PROPOSED PLANT SPECIES ARE OF INDIGENOUS ORIGIN OR REQUIRE LOW WATER USAGE AND COMPLY WITH BASIX REQUIREMENTS.
8. REFER TO DRAWING NO. 4119-01 FOR GROUND LEVEL LANDSCAPE PLAN AND PLANT SCHEDULE.

NOTE:
PLANTS ARE LIVING ORGANISMS. IF THEY ARE MAINTAINED IN A HEALTHY CONDITION THEY SHALL CONTINUE TO GROW. IT SHALL THEREFORE BE NECESSARY TO REGULARLY MONITOR THE GROWTH OF THE PLANTS SO THAT THEY CAN BE PRUNED OR OTHERWISE ATTENDED TO SO THAT THEY DO NOT OUTFLOW THEIR ALLOTTED SPACE.
EXACT LOCATION OF SITE BOUNDARIES ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. ALL DIMENSIONS AND LEVELS SHALL BE VERIFIED BY CONTRACTOR ON SITE. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S WRITTEN APPROVAL OF INITIAL SETOUT PRIOR TO COMMENCEMENT OF WORK. IF IN DOUBT, CONTACT LANDSCAPE ARCHITECT.
ANY BATTER GREATER THAN 1 IN 3 SHALL BE STABILISED BY APPROVED GEOTEXTILE OR OTHER EROSION CONTROL MEASURE, TO SATISFACTION OF LANDSCAPE ARCHITECT.
FINAL PLANT SIZES MAY BE ADJUSTED AS NECESSARY TO SUIT AVAILABILITY OF PLANT SPECIES AT TIME OF IMPLEMENTATION AND FINAL PROJECT BUDGET.
SHOULD PROPOSED TREE LOCATION HAVE THE POTENTIAL TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES, CONTRACTOR SHALL ADVISE LANDSCAPE ARCHITECT AND AVOID INTERFERENCE PRIOR TO PROCEEDING.



MAGNETIC NORTH



PROJECT NORTH

ISSUE	DESCRIPTION	DATE
C	FOR DEVELOPMENT APPLICATION	29/08/14
B	PRELIMINARY DEVELOPMENT APPLICATION	01/08/14
A	FOR REVIEW AND DISCUSSION	28/07/14

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CLIENT
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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD,
EPPING NSW

DRAWING TITLE
LANDSCAPE PLAN FOR
DEVELOPMENT APPLICATION
LEVEL FOUR PLANTER BOXES

SCALE	1:200 @ A1
DESIGNED/DRAWN	PL/MT
CHECKED	PL
DATE	22/07/2014
JOB NUMBER	4119
DRAWING NUMBER	4119-02
ISSUE	C

ELEVATED PLANTER BOXES TO LEVEL FOUR
SCALE 1:200

PLANT IMAGE PANEL

TREES



MAGNOLIA GRANDIFLORA
BULL BAY



WATERHOUSEA FLORIBUNDA
WEeping LILIPILLI



ELAEOCARPUS RETICULATUS
BLUEBERRY ASH



TRISTANIA LAURINA 'LUSCIOUS'
WATER GUM



NYSSA SYLVATICA
TUPELO



MAGNOLIA 'KAY PARRIS'
WHITE MAGNOLIA



GORDONIA AXILLARIS
GORDONIA



PYRUS 'USSURIENSIS'
ORNAMENTAL PEAR

LARGE SHRUBS



CAMELLIA SASANQUA 'PURE SILK'
CAMELLIA



VIBURNUM 'EMERALD LUSTER'
SWEET VIBURNUM



SYZYGIIUM 'RESILIENCE'
COMPACT LILY PILY



MAGNOLIA SOULANGIANA 'WHITE FORM'
MAGNOLIA

SMALL TO MEDIUM SHRUBS



RAPHIOLEPIS 'ORIENTAL PEARL'
DWARF RAPPHIOLEPIS



VIOLA HEDERACEA
CREEPING VIOLET



BANKSIA SPINULOSA
HAIRPIN BANKSIA



CRINUM PEDUNCULATUM
STREAM LILLY



GARDENIA FLORIDA
WHITE GARDENIA



VIREYA RHODODENDRON (WHITE FORM)
WHITE RHODODENDRON



CORDYLINAE STRICTA
PALM LILY



PITTOSPORUM 'MISS MUFFET'
JAPANESE MOCK ORANGE

GROUNDCOVERS



GARDENIA RADICANS
PROSTRATE GARDENIA



AGAPANTHUS 'DWARF WHITE'
DWARF WHITE AGAPANTHUS



LOMANDRA LONGIFOLIA 'TANIKA'
DWARF MAT RUSH



LIRIOPE MUSCARI
LILLY TURF