

Architectural Code Pacific Lakes

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Architectural Code Pacific Lakes

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Part A - Architectural standards

1 General considerations

1.1 Scope

- (a) Unless the architectural standards state otherwise, all property owners at Pacific Lakes who wish to change the external appearance of their property or add to or modify ancillary features and facilities (whether attached or freestanding) must first obtain approval from the Community Association.
- (b) The architectural standards assist in the planning of any such changes.
- (c) The architectural standards are broken into three sections:
 - (i) general considerations;
 - (ii) residential standards; and
 - (iii) non-residential standards.
- (d) If you want to know the general design criteria and guidelines applicable to your property, and how to undertake the preparation and submission of an application for making a change to your property, you must read:
 - (i) section 1 - general considerations; and
 - (ii) section 2 or section 3 (as applicable) covering the objectives, and then the relevant detail provisions (eg awnings, fencing).
- (e) The architectural standards require the Community Association to apply certain standards, guidelines and review processes in making its decision, whether it be for approval or otherwise, concerning any proposal it must consider.

1.2 Objectives

- (a) Property owners who wish to change the external appearance of their property must:
 - (i) comply in all respects with the acceptable design criteria set out in the architectural standards (which may be expressed in the form of approved drawings); and
 - (ii) if necessary, obtain the approval of the Community Association for the particular proposal.

- (b) The primary reasons for fixing and controlling development in Pacific Lakes are to:
 - (i) encourage environmental excellence;
 - (ii) preserve the design integrity and architectural quality of the land and dwellings;
 - (iii) maintain the high aesthetic standards that make Pacific Lakes such an attractive and desirable place to live; and
 - (iv) uphold property values for all property owners.
- (c) These objectives are accomplished through the application of the architectural standards and the review process by the Community Association.
- (d) Alternative proposals to those which embody all guidelines and standards set out in the relevant sections of this architectural code will be discouraged, as the objective of the architectural standards is to develop Pacific Lakes with a predetermined and planned direction. The optimum means of achieving these objectives is to follow the specific design solutions or standards already formulated for each dwelling type approved.
- (e) Careful planning of Pacific Lakes was undertaken to predetermine architectural themes and standards for future development.
- (f) One of the major objectives is to create an "open space" character for Pacific Lakes. In reviewing proposals for any additions or alteration to any structures, the Community Association must give a high priority for the need to maintain and enhance the open space character.

1.3 Architectural theme

- (a) The architectural theme adopted for Pacific Lakes is expressed in the designs formulated for each particular lot, including any optional construction such as garages, carports, decks and pergolas.
- (b) The architectural theme adopted for Pacific Lakes is intended to reflect the rural or "open countryside" area in which Pacific Lakes is located where, apart from small areas or pockets of urban development, the land use is primarily farming or small acreage subdivisions.
- (c) The architectural theme promotes:
 - (i) a relaxed, informal attitude and design;
 - (ii) personal and property security;

- (iii) a well planned and managed estate;
 - (iv) adequate provision of community facilities and services;
 - (v) a uniform approach to the whole estate;
 - (vi) a low rise approach to development;
 - (vii) an ability to personalise or customise a preset or predetermined product;
 - (viii) the fostering of a community atmosphere and identity; and
 - (ix) an open, user-friendly environment.
- (d) The finishes and materials to be used in construction should further enhance a rural theme and focus on:
- (i) single storey structures;
 - (ii) predominantly brick and tile construction;
 - (iii) passive solar or sun control;
 - (iv) direct link to private external areas or yards;
 - (v) no front or courtyard fencing unless provided by the developer;
 - (vi) uniform landscaping treatment visible from all public spaces (Australian native);
 - (vii) large expanses of turfed areas;
 - (viii) simple roof pitch or treatment using tiles or metal roofing; and
 - (ix) privacy.
- (e) Two storey structures will be permitted under these standards provided:
- (i) they are erected on rising or falling ground only; and
 - (ii) approval is given by the Community Association and Council.

1.4 Design and construction principles and review criteria

The Community Association must apply certain standards in making and enforcing decisions relating to proposals for additions and alterations to any part of Pacific Lakes, including the acceptability of the finished construction.

The general criteria, guidelines and principles set out in this section must be considered by the Community Association in considering any proposal.

(a) **Relationship and context**

This is the relationship between the development of a lot within Pacific Lakes and Pacific Lakes as a whole. To be considered as providing a contextual relationship, a proposal should address the following issues:

- (i) **Compatibility:** this is defined as an agreeable relationship in, and in some instances actual continuity of, architectural style, mass, proportions, rhythm, scale, quality of design and materials, and similar use of materials, colour and design details;
- (ii) **Massing:** this is the visual relationship of architectural elements of various size to one another and to the immediate environment;
- (iii) **Proportion:** this is the relationship of height to width, voids to solids, bulk of the structure to other nearby structures and the part to the whole;
- (iv) **Rhythm:** this is the regular or irregular occurrence of architectural and landscaping elements;
- (v) **Scale:** this is the balance of proportion of architectural and landscape elements of differing size to one another and to the immediate environment;
- (vi) **Colours and materials:** this includes siding, trim, doors, windows, gutters, downspouts, roofing and all other architectural and site elements to be visually in harmony with the streetscape within Pacific Lakes;
- (vii) **Location and impact on neighbours:** The proposed development, alteration or addition should relate favourably to the planning, landscaping, topography and existing character of Pacific Lakes. The primary concerns are preservation of access, sunlight, ventilation, view and drainage as well as the impact on the privacy and normal use of neighbouring properties; and
- (viii) **Workmanship:** The quality of work should equal or better that originally used. If past practices are no longer acceptable, you must follow current industry and code practices.

- (ix) **Safety:** this should be taken into account within the context of good and acceptable design, both in terms of the finished project and while under construction.
- (x) **Security:** It is your responsibility to provide desired security without offending neighbouring property owners or Pacific Lakes generally. In almost all cases, you can provide security items within the parameters of good and acceptable design and construction.
- (xi) **Miscellaneous:** The Community Association must consider the impact of any noise or odours that may be emitted as a result of requests for changes to compost bins, basketball backboards, electronic insect traps, fountains, swimming pools and spas, and the impact of any pedestrian and vehicular traffic patterns. You must not erect, hang or otherwise place on your property chimes of any type.

1.5 Other considerations

Other things you need to address in your proposal:

(a) Timing

- (i) All proposals must include estimated completion dates.
- (ii) The Community Association may not approve a request if the proposed time frame is considered to be unreasonable.

(b) Council approvals

- (i) Most, if not all, proposals for additions or alterations require an application to, and review and approval by, Council. You are responsible for obtaining all required approvals from Council.
- (ii) Council approval does not in any way preclude the need for Community Association approval. Approval from the Community Association must be obtained prior to submitting proposals to Council.

1.6 Applications to the Community Association

- (a) Applications for works described in section 2.2 must be made to the Community Association and must include, as a minimum requirement, the following:
 - (i) two copies of plans, elevations and, where necessary, sections and details adequately describing the proposal;

- (ii) a complete schedule of all relevant external colours and materials; and
 - (iii) a description of the proposed use of the building works, structure and other such matters (if applicable).
- (b) Applications for works described in sections 2.3 and 2.4 must be made to the Community Association and must include, as a minimum requirement, the following:
- (i) a clear and detailed description of the proposed works, including dimensions, materials and colours; and
 - (ii) details of technical specifications or manufacturer's catalogue, where appropriate;
- (c) A plan indicating the location of the proposed works in relation to the existing structures on the site and, where appropriate, structures on adjoining sites.
- (d) You are encouraged to discuss your proposals at the earliest opportunity with the Community Association prior to preparing final documentation. Changes made and considerations addressed early in the design phase to take into account the overall planning intent theme, community objectives and other issues such as solar access, views and privacy can increase property value as well as accelerate the approval process.

2 Residential standards

2.1 Objectives

- (a) The following residential standards relate to works in connection with residential lots.
- (b) Your proposal can be approved more expeditiously by the Community Association and Council if it complies with the residential standards. Any variations to the residential standards will be considered on their merits. The Community Association has the right not to approve any such variations.

2.2 New works

2.2.1 Outbuildings

- (a) The design, appearance, external colours and materials of all outbuildings, such as garden sheds, toolsheds and storage areas should be architecturally integrated with the main dwelling. Outbuildings of less than 5m² gross floor area will generally be permitted with cladding in colorbond or a similar material.

- (b) Prefabricated garden sheds will generally be permitted, where they have an acceptable "colorbond" or paint finish. Under no circumstances will unpainted garden sheds be approved or permitted.

2.2.2 Garages and carports

Carports and garages have been designed for each and every dwelling type permitted to be constructed in Pacific Lakes. Only under exceptional circumstances will any departure be considered from the approved designs. A minimum of two car parking spaces must be provided for each residential lot. At least one of these spaces must be provided in the form of a garage or carport structure. The provision of these spaces may be in a stacked format (ie one car space in a garage or carport and the other immediately behind in the driveway). Parking on any part of the road will not be permitted under any circumstances.

2.2.3 Driveways

- (a) Only one driveway will be permitted for each residential lot.
- (b) All driveways should be paved with either brick or stone or imprinted coloured concrete to imitate paving.

2.2.4 Fencing and courtyard walls

- (a) All boundary fencing between adjoining residential lots must be 1.8m high unless otherwise approved by the Community Association. Fencing is not permitted between the dwelling on a residential lot and the road unless it forms part of the approved garage, carport or fence structure for that particular dwelling type. Fencing adjoining a zero lot line wall (a wall constructed within 300mm of a property boundary) is not permitted.
- (b) Approved boundary fencing materials include:
 - (i) capped and lapped timber palings; and
 - (ii) in the case of boundary fences adjoining open space areas, looped swimming pool fencing of the type used around the swimming pool on community property or neighbourhood property.
- (c) Where lots are adjacent to public walkways or open space areas (forming part of community property or neighbourhood property) and fencing has been provided, the materials and construction of the fence cannot be altered except with the approval of the Community Association.
- (d) The colour of all fencing must be beige, unless otherwise approved by the Community Association.

2.3 Minor structures and additions and alterations

2.3.1 Decks, patios and pergolas

- (a) Decks, pergolas and patios have a significant impact on the aesthetics of an individual dwelling and the immediate neighbourhood.
- (b) A number of design options for decks, pergolas or patios for each and every dwelling type have been approved by the Community Association. Should you wish to apply to the Community Association for approval to construct a deck, pergola or patio attached to your particular dwelling, you should acquaint yourself with the approved options and submit an application based on utilising the relevant design.
- (c) If you wish to apply to construct a deck, pergola or patio not in accordance with the selected designs you must submit your detailed proposal to the Community Association and include, in addition to the matters listed in section 1.6:
- (i) preliminary designs in the form of scaled plans, elevations, sections and details to describe the following:
 - proposed deck, patio or pergola location;
 - dwelling;
 - doors, windows and other building elements in the vicinity; and
 - railings, screening, seating and any other items proposed;
 - (ii) construction plans (upon approval of the preliminary designs); and
 - (iii) photographs of the existing and abutting dwellings clearly indicating the position and extent of the proposed deck, pergola or patio.
- (d) If you wish to add or alter your existing deck, pergola or patio you must provide similar relevant information to that outlined above.
- (e) Under no circumstances is a freestanding deck, patio or pergola (ie unattached to the dwelling) permitted.

2.3.2 Kennels

- (a) Kennels must be located in the rear yard of your residential lot and not be visible from adjoining lots or the road.

- (b) Kennels must be finished to blend with the immediate surrounds.

2.3.3 Play equipment

- (a) Play equipment must be located in the rear yard of your residential lot and be in scale with the particular dwelling and the surrounding neighbourhood. Where practical, existing or new planting should be used to screen the play equipment from adjacent dwellings.
- (b) When submitting your application for the erection of play equipment, the Community Association must consider factors such as size, materials, design, colour, quantity, appearance and the relationship and impact on neighbouring residential lots and dwellings.
- (c) Skateboard ramps or tracks are not permitted at Pacific Lakes.

2.3.4 Barbeques

Barbeque structures must be built in a position where they are not visible from any lot or road.

2.4 Miscellaneous

2.4.1 Dwelling numbers

- (a) The dwelling numbering system and the location and actual numbers have been designed to follow the predetermined architectural theme and individual design of each dwelling.
- (b) No variation to this predetermined system is permitted.

2.4.2 Letterboxes

- (a) Letterboxes must be of a type required by Australia Post and approved by the Community Association.
- (b) The design and location of letterboxes has been determined for each lot and no variations are permitted without the consent of Australia Post and the Community Association.

2.4.3 External lighting

- (a) External lighting must be appropriately located, compatible with the design of the dwelling, compatible with the existing external lighting and compatible with the general theme of Pacific Lakes.
- (b) External lighting must comply with the following guidelines:
 - (i) security lighting, such as floodlights mounted under the eaves, should be directed downwards and shielded in such a manner to avoid the creation of any 'hot spots' or direct glare

visible to adjoining property owners or those using adjoining community or neighbourhood property or roads;

- (ii) all wiring or conduits must be concealed and not visible; and
- (iii) high wattage fittings, commercial or industrial fittings and sodium or mercury vapour light sources are not approved for residential use. Incandescent or suitable low wattage PC or PLC based fittings are approved.

2.4.4 Air conditioning units

- (a) Air conditioning units must :
 - (i) be located at least 6m from the road and must not visually or acoustically interfere with neighbours;
 - (ii) be located below the roof gutter line;
 - (iii) be painted to match the surrounding construction; and
 - (iv) extend the minimum distance possible past the external face of the wall.
- (b) Air-conditioning units must not be installed at the front elevation of each dwelling.
- (c) When making an application to the Community Association for the installation of an air conditioning unit, in addition to the matters specified in Section 1.6, your application must include details of location with respect to the dwelling, property boundaries, adjacent dwellings and their windows and doors.

2.4.5 Solar collectors and hot water units

- (a) Hot water units must be architecturally integrated with the dwelling.
- (b) An application for the installation of solar collectors will be considered against the following criteria:
 - (i) solar collectors on pitched roofs must lie flat on the roof such that the top edge of the panel is parallel with the roof ridge line;
 - (ii) no part of the installation should project above the line of the roof ridge;
 - (iii) support brackets, frames and any exposed pipework must be painted to match the roof colour; and
 - (iv) all major pipe runs, wiring and control devices must be concealed.

2.4.6 Chimneys and flues

The installation of chimneys or flues must be:

- (a) generally of metal and where appropriate include the relevant additional fittings such as spark arrestors and wind vanes;
- (b) unadorned, non-ornamental and painted black or a colour matching the roofing;
- (c) no higher than the minimum requirement to operate efficiently;
- (d) the same or similar height to other existing chimneys or flues in neighbouring dwellings or throughout Pacific Lakes generally;
- (e) of such design that no external visible means of bracing or support is required; and
- (f) located on the least visible plane of the roof.

2.4.7 Skylights and ventilators

- (a) Roof mounted skylights and ventilators must be:
 - (i) placed on the roof plane least visible from the road and adjoining residential lots;
 - (ii) in the case of a skylight, no higher than 150mm above the top of the roof surface (measured parallel to that surface) into which the opening is proposed. In the case of a roof ventilator, the maximum distance above the roof surface must be 250mm;
 - (iii) below the roof ridge line;
 - (iv) painted to match the roof colour, with the exception of light transmitting sections; and
 - (v) unobtrusive and appropriate in size for the use and location.
- (b) Wall mounted ventilators must be painted to match the external surface into which they have been mounted and must not extend any further than 100mm beyond the external face of the external wall.
- (c) Generally, the wind powered variety of ventilators will not be approved due to their relatively large size, difficulty in painting and the height at which they are required to be installed to operate efficiently.
- (d) Generally, a skylight must:
 - (i) have a low profile, preferably flat or slightly curved;

- (ii) have frames that are pre-painted (or provide for frames that may be painted) to match the roof colour; and
- (iii) be installed so that its upper edge is parallel to the roof's ridge line or, in the case of a flat or skillion roof, parallel to the edge of the roof.

2.4.8 Awnings

- (a) Awnings must have a simple design and be consistent with the architectural theme and scale of the dwelling or other such building to which they are attached.
- (b) The fabric or screening material must be compatible with the building to which it is attached, both in terms of the materials utilised and the colour.
- (c) Natural or synthetic fabric is generally acceptable.
- (d) Exposed frames or visible means of support must be painted to match either the trim or the dominant colour of the awning.
- (e) If the screening portion of the awning is removed other than on a temporary basis, the supporting frames must also be removed.
- (f) In addition to the matters specified in section 1.6, an application for the erection of an awning must include:
 - (i) a suitable scale drawing of the proposed awning clearly showing the means by which it is to be fixed to the building and supported; and
 - (ii) a material sample eg in the case of a fabric awning, the sample must be a sufficient size to indicate a true representation of colour and pattern.

2.4.9 Security alarms

- (a) Security devices are permitted on the basis that they do not detract from the design, intent or integrity of the dwelling or Pacific Lakes generally.
- (b) Security devices such as sirens, strobe or flashing lights must be:
 - (i) the minimum size required;
 - (ii) programmed not to cause a disturbance to neighbouring property owners; and
 - (iii) located as unobtrusively as possible.

2.4.10 Security doors and windows

- (a) You must obtain approval from the Community Association to install a security door or security window. In considering your application, the Community Association must have regard to the following guidelines:
 - (i) security doors must have minimum ornamentation and be finished in a colour complimentary to the background external cladding colours;
 - (ii) sliding security doors must match the full size of the existing glass door they secure and must not detract or dominate the existing door frame; and
 - (iii) security bars on windows must be installed on the inside of windows, cover the full size of the window and painted a colour to blend with the background.

2.4.11 External screens

External light framed screening such as trellises for visual privacy must be installed according to the following guidelines:

- (a) the screen should harmonise and integrate with the architectural style and treatment of the dwelling;
- (b) the screen should be appropriate for the design and scale of the dwelling; and
- (c) the screen must be physically attached to the dwelling.

2.4.12 Signage

- (a) Signs, hoardings and advertising (whether for product, services or businesses) are not be permitted on any residential lot, except for exhibition home signs.
- (b) Signs advertising the re-sale of vacant land, house and land packages or the sale or lease of community facilities or property may not be erected on any lots without the prior written consent of the Community Association (which must not be unreasonably withheld).
- (c) An application for temporary signage advertising the sale or rental of a property or dwelling is permitted if the application is for one sign and the sign is no larger than 900mm x 600mm. The sign must be removed immediately the transaction is completed.
- (d) The maximum size of a sign that may be erected on a residential lot is 300mm x 300mm.

2.5 Maintenance and repair

2.5.1 Re-roofing

- (a) The complete or partial re-roofing of any dwelling due to maintenance or repair or as a result of alterations to the dwelling must be in the same or approved similar materials and colours as used and approved originally.
- (b) Should any roofing work not involve the utilisation of the same materials and colours as originally approved and used, approval is required from the Community Association.

2.5.2 Painting, staining and colour changes

- (a) This section applies to dwelling walls, window frames and doors, trim, decks, pergolas, steps and any other attachment to a dwelling.
- (b) Approval to re-apply existing colours, utilising the same or similar specification paint, is not required.
- (c) Approval to vary the colour or type of paint previously approved is required from the Community Association. Each proposal will be considered on its merits and must take into account the fact that the proposed colours and materials must be congenial with the overall surrounding streetscape.
- (d) Any application to vary the existing or approved schemes should include:
 - (i) sample chips or cards indicating the proposed new colours, and those to be retained;
 - (ii) a clear and concise schedule of the repainting proposal;
 - (iii) colour photographs clearly showing the existing remaining colours; and
 - (iv) a specification of the material to be used.

2.6 Antennas

- (a) You must have consent from the Community Association to attach or hang an aerial, antenna, dish or other transmitting device:
 - (i) outside your lot (or outside a building on your lot);
 - (ii) on community property; or
 - (iii) on neighbourhood property

unless it is a reasonable size and type of aerial or antenna used for receiving reception or transmission for your television as approved by the Community Association as a standing approval under the community management statement.

3 Non-residential standards

3.1 Objectives

- (a) The objectives outlined in the residential section of these architectural standards address the need for architectural conformity and courtesy considered to be in the best interest of dwelling owners and occupiers.
- (b) This section of the architectural standards relates to the non-residential component of Pacific Lakes such as community property, retail or commercial property and common property. The design intent, guidelines and requirements expressed in the residential section of the architectural standards also apply to the non-residential component of Pacific Lakes unless otherwise stated in this section 3.
- (c) Outlined in this section are additional design considerations for design issues relating to the non-residential component of Pacific Lakes.

3.2 Guidelines

3.2.1 Antennas

- (a) An antenna must be appropriately located and screened so it is not visible from any public area or adjacent lots.
- (b) A proposal for the use of a satellite dish will be considered by the Community Association on its merits.

3.2.2 Signage

- (a) Identification signs must be simple, unadorned and located on the subject property, usually at or near the front entry. If a lot has vehicular or pedestrian access to more than one street, then an additional sign may be approved.
- (b) A sign must be low profile and must incorporate colours and materials that match or complement that part of Pacific Lakes.
- (c) The lettering style adopted should be simple, straightforward, clear and of a scale to enable it to be read from a passing moving motor vehicle. The lettering size should be scaled to take account of the speed limit of passing traffic and available sight lines. The sign itself must be proportional to the lettering.

- (d) Generally, internally illuminated signs are not acceptable. Lighting of signs should be external, should light only the sign and the immediate area and should be shielded so as not to produce glare when viewed from any public area.
- (e) Advisory signs must be simple, unadorned and where appropriate be of a uniform design and size and clustered.
- (f) Other signage will be considered for approval according to its size, scale, colour, lettering style, configuration, location and the actual requirement for additional information to be displayed beyond mere identification.
- (g) With regard to temporary signage, such as "For Lease", or "For Sale" signs, only one such sign per building or lot will be permitted. The sign can only be placed in the location specified by the Community Association and must be removed within six months unless otherwise approved.
- (h) Your application to the Community Association for approval to erect a sign must include the following:
 - (i) a plan showing the exact location of the signs in relation to buildings, roads and property boundaries;
 - (ii) shop drawings and details showing lettering style, construction details and all dimensions;
 - (iii) sample colours and materials;
 - (iv) a landscaping plan for free standing signage; and
 - (v) a lighting plan (if relevant) and associated information.

3.2.3 External lighting

- (a) Any additional light fitting or modification to existing external lighting must resemble the existing style, material, colour, light source and means of fixing or support.
- (b) A replacement lighting scheme will be considered on its merits.
- (c) Sodium vapour light sources will generally not be permitted due to their colour and colour rendering properties.

3.2.4 Fencing

- (a) Generally, fencing will only be approved where its primary aim is to provide security or to screen certain limited areas.

- (b) A fence must integrate with the architectural theme and style of the building or use to which it relates.
- (c) Fencing in any form will not be permitted to address traffic control issues or delineate property boundaries. Landscaping or other means should be utilised for these purposes. A fence that has little or no relationship to other features, objects or buildings is not permitted as a free standing structure.
- (d) An application to the Community Association to erect a fence must include:
 - (i) a detailed plan showing the location of the proposed fencing, existing fencing, buildings, landscaping, other man made objects or features, roads and all property boundaries;
 - (ii) construction details and dimensions;
 - (iii) samples of colours and materials (if not colorbond beige); and
 - (iv) photographs of all existing or neighbouring fencing.

3.2.5 Waste storage and disposal

- (a) External waste storage facilities must be located as discretely as possible and be screened from all public areas and adjoining property. Screening must be of a design and be made of materials compatible with the surrounding architecture. It should be high enough to screen everything within the storage and disposal area from view. Gates must be provided to the enclosure compatible with the design of the buildings and screening.
- (b) Provision must be made for truck access and the loading of waste into the truck. Metal bins are generally suitable but a hard stand area should be provided to allow the collection truck to pick-up and empty these bins.
- (c) Recycling should be pursued where practical and the storage of various separated materials must be observed.
- (d) Incoming or outgoing waste disposal vehicles should not be required to reverse any further than is absolutely necessary, nor should these vehicles impede the access or ingress of users (and their vehicles) to the building. A completely separate area or service yard should be provided, well away from pedestrian paths of travel and public areas.
- (e) Any applications to utilise or modify existing or construct additional or new waste storage and disposal areas should address the following points:
 - (i) a plan showing the layout and operation of the facility; and

- (ii) construction drawings indicating the details of any modifications or new work as well as details of screenings; and
 - (iii) samples of materials and colours to be used.
- (f) Construction must be undertaken in accordance with Council's health requirements.

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Part B - Landscape standards

1 Introduction

- 1.1 The landscape standards have been developed to:
- (a) protect all property owners from undesirable landscape development occurring that may adversely affect their property;
 - (b) provide a set of standards that will allow a consistent, fair review process to be undertaken by the Community Association when considering applications involving landscape modifications;
 - (c) maintain the character and quality of Pacific Lakes as it was initially conceived and implemented;
 - (d) assist the property owner by providing clear guidelines from which they may develop their own environment;
 - (e) promote a harmonious community aesthetic and environmental compatibility;
 - (f) keep Pacific Lakes in harmony with the surrounding environment;
 - (g) minimise any damage or alteration to the natural features of Pacific Lakes.
- 1.2 The landscape standards regulate landscaping at Pacific Lakes and may be amended according to the community management statement.

2 Observing and applying the landscape standards

- 2.1 All property owners and occupiers within Pacific Lakes are bound by the community management statement of which the landscape standards are a part.
- 2.2 No structure in the landscape, or any landscape element may be altered or amended in any way until the plans of the proposed amendments are lodged with and approved by the Community Association.
- 2.3 The Executive Committee will determine whether an application complies with the landscape standards before determining the application.

3 The Landscape concept

3.1 Site description

- (a) Pacific Lakes is located within a regional area of woodland open forest. Much of the surrounding area exists as undisturbed and the general impression is of undulating bushland spreading into the distance.
- (b) The site falls gradually toward the eastern lowland area and forms the top of a coastal basin draining down to the adjoining wetland area on the edge of the Munmorah State Recreation Area.
- (c) Many existing native trees, predominantly Eucalyptus and Angorphora, are scattered across the site creating a strong tie to the surrounding bushland. Existing soils are of low fertility and the understorey consists of many herbaceous herbs and grasses.

3.2 Design objectives

The objectives of these landscape standards are:

- (a) **General landscape philosophy:** To encourage:
 - (i) the use of indigenous plant species to open space areas and the retention of areas of existing vegetation within Pacific Lakes; and
 - (ii) the retention of existing trees not required to be removed due to road or building locations and the integration of the site with the surrounding landscape.
- (b) **Climatic considerations:** To ensure that macro and micro climatic criteria, prevailing winds, seasonal variations in sunlight and rainfall are considered in the selection of species.
- (c) **Water and drainage areas for recreation and visual amenity:** To preserve the recreational and visual amenity of the water areas which represent valuable land resources within residential areas.
- (d) **Location and form of landscape elements within the residential parts of Pacific Lakes:** To ensure that landscape modifications take into account residential privacy requirements in relation to boundary treatments of community areas, buffer elements including earthworks and mounding, public landscaped areas as landmarks and reference points within the residential parts of Pacific Lakes.
- (e) **Planting themes and groupings of plant material:** To promote unity and contrast as design options, weight form and massing of plant types in terms of function replacement of plant material.
- (f) **Materials, finishes and outdoor furniture:** Selections of paving, surface finishes, fencing materials, soft and hard surfaces and outdoor

furniture should take account of the visual relationship of that selection to the landscape generally.

NOTE: A standard palette of approved paving and fencing has been adopted.

- (g) **Maintenance and management:** To ensure efficient maintenance and management of community property and open space on individual lots.

3.3 Landscape concept

- (a) The landscape concept is characterised by:
 - (i) a strong woodland and coastal shrubland influence from the surrounding landscape and the desire to see the surrounding landscape character as an extension of the site landscaping;
 - (ii) the continuation of the canopy trees cover throughout the site;
 - (iii) screen mounding and acoustic fencing along the Pacific Highway boundary re-vegetated with stripped topsoil and seedstock to minimise visual impact;
 - (iv) landscape planting to provide a strong impact to entry points, the community centre, and key nodes within the estate;
 - (v) bold landscape design principles used to create pattern, rhythm and scale without the need for exotics; and
 - (vi) landscaped ribbons interconnecting the allotments to create a consistent landscape treatment throughout the estate.
- (b) It is essential that any ongoing landscape development of Pacific Lakes be consistent with the standards and design themes established at the beginning of the development.

4 Landscape Zones

4.1 Private and public landscape areas

Generally landscape zones can be placed into **private landscape areas** and **public landscape areas**.

- (a) **Private landscape areas:** all residential lots including that area bounded by the rear boundary, side and front boundaries and edge of road. Property owners of a lot in the private landscape areas are responsible for the landscaping on their lot.
- (b) **Private landscape areas subject to controls:** Specific areas within residential lots must be landscaped by the developer to comply with the development consent. These areas must be maintained by the owner and the plantings must not be removed or replaced with different plantings. The plantings that must be maintained are listed

in the schedule attached to this Architectural Code titled "Plant Schedule".

- (c) **Public landscape areas:** These areas are available to all property owners and occupiers at Pacific Lakes subject to the community management statement: These include the community hall, parks, footpaths, picnic area, open space areas, boundary landscaping, bushland areas of the site within the 'Wetland Zoning' to be left undeveloped, perimeter landscaped areas and water dams. The maintenance, management and protection of these areas are the responsibility of the Community Association.

4.2 Landscape principles

- (a) In each landscape category there are key elements that contribute to the overall landscape theme:
- (i) private landscape areas;
 - (ii) mass planting to street frontage which provides street identity and harmony within a number of various house themes. This creates visual interest and has localised visual impact to streetscape and incorporates street tree plantings; and
 - (iii) native canopy tree planting to complement the existing tree canopy where required. Consideration has been given to maintaining sunlight penetration, leaf drop and the planting theme. All landscape tree plantings must be protected and must not be removed. Damaged or diseased street tree plantings or existing trees retained within a lot must be reported to the Community Association for immediate replacement (at the cost of the Community Association).
- (b) **Community landscape areas**
- (i) **Built form** - the landscape has been designed to complement the architectural theme.
 - (ii) **Furniture** (eg sealing and rubbish bins) - simple and robust construction carefully sited for maximum effectiveness and minimum obtrusiveness in a colour scheme to reflect the built form.
 - (iii) **Turf** - specialist turf with intense colour and fine texture has been supplied for a parkland effect and provides uniform ground plane within selected areas of Pacific Lakes. Turf species for public and open space areas are Wintergreen Couch.
 - (iv) **Irrigation** – A minimum standard for irrigation is a water main with quick coupling connectors or taps to allow the connection of a portable hose and sprinkler to maintain landscaped open space areas. Irrigation to existing undisturbed native areas is not required.

(v) **Tree Plantings:**

- Street tree plantings on Quisenberry Drive are *Melaleuca leucadendra* (75 litre)
- Street tree plantings on streets other than Quisenberry Drive are *Eucalyptus haemastoma* (5 litre)
- Street tree plantings in Open space areas, and on boundaries and protected zones are *Angophora costata*, *Eucalyptus haemastoma*, *Eucalyptus gummifera* and *Melaleuca quinquenervia* (5 litre).
- Street tree plantings must be maintained by the landscape maintenance staff appointed by the Community Association. Young scribbly gums (*Eucalyptus haemastoma*) must be branch pruned to encourage a single trunk of upright form.
- **No alternative street tree plantings are permitted.**
- Street trees that fail or suffer disease or damage must be immediately replaced by the Community Association with an advanced size tree of the same type.
- Parkland tree planting consists of the larger canopy and specimen trees to provide shade and colour. Smaller tree plantings are used to screen out undesirable views.
- Buffer planting to the boundaries of the estate include native groundcover, shrub, small tree and intermediate native. Canopy tree planting provides screening to adjacent development and protection from undesirable winds.

5 Landscape Development

5.1 Scope of development

(a) Private landscape areas

- (i) Landscaping to the front gardens of each residential lot must predominantly comprise native species.
- (ii) Subject to areas required to be maintained according to the attached Plant schedule, landscaping to the back garden areas may be undertaken using plant selections of the property owner's choice provided tree plantings of species greater in height than 4.0 meters are native plant species list.
- (iii) Any new planting must be designed and located so they do not adversely affect adjacent property owners.

- (iv) Acceptable development to private rear garden private dwelling spaces includes exotic shrub and ground cover planting, vegetable and flower gardens, irrigation, swimming pools, ornamental ponds and low voltage lighting.
 - (v) Unacceptable development includes removal of existing trees and cutting of the canopy (except for removal of dead branches for maintenance).
 - (vi) Any development of the rear garden area must ensure that the development is totally screened from view to the street by either fencing, screen planting or a combination of both.
 - (vii) Swimming pools are to be fenced to the relevant Australian Standard and are to be designed and installed by a suitably qualified member of the Swimming Pools Association of Australia. Pool fencing and colours must be in harmony with the existing fence and colour scheme.
 - (viii) Site grading shall be kept to a minimum and necessary drainage systems must be designed for minimum impact. Alteration of the existing drainage system must be avoided. No grading may encroach on the drip line of trees to be preserved.
- (b) **Community landscape areas**
- (i) Generally the landscape development or amendment of community areas is prohibited except where it constitutes upgrading or maintenance as part of the maintenance program.
 - (ii) Where it is decided to amend or alter the existing landscape, plans, drawing and specifications must be prepared by a either a practising landscape architect or designer who is an associate of the Australian Institute of Landscape Designers and Managers and submitted to the Executive Committee for review and approval.

5.2 Landscape elements

- (a) A successful landscape (both economically and aesthetically) is composed of a number of elements that, with quality design and execution, contribute to a unified marriage of the natural environment and man made elements introduced to Pacific Lakes. Any elements introduced must be reviewed by the Executive Committee.
- (b) The following design elements are considered acceptable to be utilised throughout Pacific Lakes:
 - (i) plants which generally:
 - have large healthy root systems, with no evidence of root curl, restriction or damage;

- are vigorous, well established, free from disease and pests and of good form consistent with the species or variety; and
 - are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at Pacific Lakes.
- (ii) native plants found within the adjoining Munmorah State Recreation area may be used for community areas and front gardens;
- (iii) trees which, unless required to be multi-Stemmed, have a single leading shoot; and
- (iv) suitable species for community areas listed below.

Trees (Australian)	
<i>Botanical Name</i>	<i>Common Name</i>
Angophora costata	Rusty Gum
Acmena smithii	Lilly Pilly
Brachychiton acerifolius	Illawarra Flame Tree
Callistemon salignus	Willow Bottlebrush
Callistemon viminalis	Weeping Bottlebrush
Casuarina cunninghamiana	River Oak
Casuarina glauca	Swamp Oak
Eucalyptus robusta	Swamp Mahogany
Eucalyptus haemastoma	Scribbly Gum
Eucalyptus racemosa	Snappy Gum
Eucalyptus tereticornis	Forest Red Gum
Ficus macrophylla	Moreton Bay Fig
Ficus rubiginosa	Port Jackson Fig
Melaleuca leucadendra	Weeping Paper Bark
Melaleuca quinquenervia	Paperbark
Melaleuca styphelioides	Prickly Paperbark
Mella azederach	White Cedar
Livistona australis	Cabbage Palm
Waterhousia floribunda	Waterhousia

Shrubs (Australian)	
<i>Botanical Name</i>	<i>Common Name</i>
Acacia decurrens	Green wattle
Acacia sophorae	Coastal wattle
Acacia terminalis	Sunshine wattle
Banksia ericifolia	Health Banksia
Banksia spp.	
Boronia spp.	-
Callistemon citrinus	Lemon-scented Bottlebrush
Crinus pedunculata	Swamp lilly
Dietes vegeta	Wild iris
Grevillea "Robyn Gordon"	
Grevillea spp.	
Hakea salicifolia	Willow Hakea

Shrubs (Australian)	
<i>Botanical Name</i>	<i>Common Name</i>
Leptospermum spp.	
Lomandra longifolia	Lomandra
Melaleuca armillaris	Bracelet Honey-Myrtle
Melaleuca bracteata	
Melaleuca ericifolia	Swamp Paperbark
Melaleuca incana	Showy Honey Myrtle
Melaleuca linariifolia	Snow in Summer
Melaleuca spp.	
Poa labillardierii 'Eskdale'	Feather grass [native]
Xanthorrhoea australis	Black boy

Ground covers	
<i>Botanical Name</i>	<i>Common Name</i>
Carpobrotus spp.	Ice plant
Grevillea "Gaudichaudii"	Spoonbill grevillea
Grevillea juniperina	-
Grevillea Poorinda	"Royal Mantle"
Hibbertia scandens	Snake vine
Myoporum parvifolium	Creeping boobialla
Scaevola	[all species]

- (v) Planting Soil Mixture must be a homogeneous blend of topsoil (general purpose soil to A.S. 2223) and compost thoroughly mixed (4:1 topsoil:compost) prior to placing.
- (vi) Mulch is a layer of organic material which is impervious to water and whose purpose is to keep moisture in the soil and minimise weed growth.

Mulch must be:

- hardwood chippings or commercial brand "Forest Mix"; and
- placed to a minimum depth of 75 mm, clear of plant stems and raked to an even surface finish with the surrounding finished levels.

- (vii) Turf must be:

- obtained from a specialised grower of cultivated turf, even thickness, free from weeds and other foreign matter; and
- of a type "Wintergreen Couch" (Cynodon Dactylon 'Wintergreen') for passive recreation in open space areas; and

(Refer to maintenance section for specific maintenance requirements)

(viii) Fertiliser must be:

<i>Location</i>	<i>Type/NPK</i>
Turf at laying	12:22:0
Turf	17:10.4.6
Individual plantings	Slow release tablets to manufacturers rate. (Native plant NPK)
Mass planting beds	Slow release pellets, 6 month 18:2.6:10 All fertilisers are to be used strictly in accordance with manufacturers recommendations.

- (ix) **Paving:** Any new paving or additions to existing paving must be of the same proprietary name, size, shape and colour as existing in the estate.
- (x) **Paving grades:** Grade external paving to even falls. Drain the surface away from structures and to outlets or the surface run-off system provided, without ponding.
- (xi) **Surface tolerance:** Plus or minus 10 mm from the correct level, plus or minus 3mm from a 3 m straight edge laid in any direction on an area of uniform grade.
- (xii) **Types:** ~~Two~~ three types of paving pavements are used in Pacific Lakes.

1 Insitu concrete paving	
Location:	Selected paths.
Concrete:	20 MPa concrete to A.S. 3600 or paving blocks. Broom finished plain concrete.
Base:	Lay slabs on 75 mm consolidated thickness of fine crushed rock compacted to 95% medium dry density and graded to falls.
Minimum thickness:	
Paths:	75 mm

Wheel tracks:	100 mm
Reinforcement:	F62 mesh with 30 mm minimum cover.
Control Joints:	Tooled joints at a maximum 1m spacing.
Expansion Joints:	Cast in 6 mm thick proprietary joint filler at maximum 5m spacing in both directions.
Finishing:	Provide an even textured slip-resistant surface with steel tooled margins.

2 Compacted gravel fines pathways	
Location:	Selected walking tracks and bushland pathways.

3 Unit pavers	
Unit paving may be used in selected areas. Unit paving must be laid in the same pattern and be of the same materials as used in the community property areas.	

(xiii) **Edging to mass planting areas**

- All mass planting beds must have an edging where they meet turf or a similar soft surface for ease of maintenance.
- Edges must match those existing on the estate.
- "Spade Edges" are prohibited except where used in private gardens not visible from community landscape areas.

(xiv) **Lighting**

- Additional lighting in landscape areas must be consistent with lighting already utilised on the estate.
- Lighting to private garden areas must be discreet and not adversely affect adjacent property owners.

(xv) **Irrigation**

- Irrigation systems must be designed and installed according to Water Board requirements.

- Irrigation components must be compatible with the system installed in Pacific Lakes.

6 Maintenance

6.1 Landscape maintenance

- (a) Maintenance of community property and restricted subsidiary property must be undertaken by an approved landscape tradesman appointed by the Community Association.
- (b) Maintenance of individual lots is the responsibility of the owners of those lots.
- (c) Certain residential lots have controls placed on garden areas where landscaping and landscape buffer zones have been required by Council to be incorporated into the development. These controls prevent the removal of trees and vegetation to these zones. The owners of these residential lots must maintain these designated areas in their landscaped condition with plants listed in the Plant Schedule attached to this architectural code. The cost of maintenance for these areas must be borne by the owner of the residential lot affected by these controls.

6.2 Tree maintenance

Trees that have been planted throughout Pacific Lakes must be maintained by the landscape tradesman appointed by the Community Association. Where existing trees have been retained on private allotments the maintenance, care, removal and replacement planting or limb removal must be undertaken and paid for by the Community Association using a qualified arborist and not a tree surgeon.

6.3 Records

- (a) The landscape tradesperson responsible for the community landscape maintenance must keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used.
- (b) The log book will be available for inspection on request.

6.4 Routine maintenance

Routine maintenance shall consist of the following:

- (a) **Watering:**
 - (i) Water all plants and lawn areas adequately to keep them healthy and growing vigorously. Use fixed hoses, portable sprinklers or a fixed sprinkler system provided there is no interference with pedestrian traffic. The minimum acceptable watering requirements is equal to 25 mm of natural rainfall or

its applied equivalent, or a combination of both, during each period of one week.

- (ii) Maintain a completely weed and grass free mulched watering saucer of a minimum diameter of one (1.0) metre, or as indicated on the details, around individual plants in grassed areas.

- (b) **Fertilising:** Fertilising of trees must be done once every year during September. Shirleys KOKEI pellets must be applied at a rate of two pellets per 500 mm height, placed 100 mm below the soil surface in the drip zone. Shirley's Complete Plant Food shall be applied to shrubs at the rate of 150g per sq. metre in two bands 100 mm apart and cultivated into the soil 100 mm deep. Fertilising of all shrubs must take place in September and December of each year.

- (c) **Pruning:**

- (i) Prune as necessary to maintain dense foliage and flowering conditions or to promote new growth. Plant material must also be pruned to remove spent leaves, fronds and flowers diseased or insect attached foliage, and damaged growth.
- (ii) Generally, pruning of shrubs is required during September and may only be necessary on a spot basis during the remainder of the season. Pruning should reflect the natural growth habit of the plant. Trees must be pruned where necessary to avoid inter-branch contact or to thin out crowns in a natural manner. Generally, pruning of trees is to be done on a two or three year schedule. However, new plantings will require a minimum of one pruning each year during the first three to seven years. An approved wound dressing such as 'Colgraft' must be applied to all cut surfaces in strict accordance with the manufacturers instructions.

- (d) **Weeding and clearing:**

- (i) Weeds must be controlled by 'Roundup' (R) strictly in accordance with the manufacturers instructions as per label and applied to conform with the Pesticides Act 1978.
- (ii) This work must be undertaken regularly so that the planted and mulched areas are weed free when observed at fortnightly intervals.
- (iii) Vigorous groundcovers must be cleared from and maintained 150 mm from the base of any shrub or tree.

- (e) **Mulching:** Mulch must be maintained in a clean and tidy manner and reinstated where necessary to a depth of 75mm. Mulch must be maintained so that it is 'dish' at the base of each plant stem.

- (f) **Insect and disease control:** All plants must be checked for disease and insect attack. Any problems must be identified and the necessary standard horticultural practices applied to control the problem.

(g) **Stakes and ties:**

- (i) **Adjust:** Adjust stakes and ties where necessary.
- (ii) **Removing:** Where plants are robust with well developed systems and strong enough to no longer require support, stakes and ties must be removed.
- (iii) **Staking:** Where plants are unable to be self supported or where stakes are damaged, plants must be staked or re-staked

(h) **Replacements:**

- (i) Replacement of any plant which has failed must be of a similar sized of identical species or variety and quality. In some instances where some or all of a particular plant species have deemed to have failed, a substitution in the type of plant species may be necessary.
- (ii) The failure of a plant refers not only to plants which die, but also plant material which suffers physiological damage due to disease or physical injury which affects its vigour and generally attractive habit or form, eg a shrub which loses over 20% of its foliage would be deemed to have 'failed', similarly where the leading stem, flower head or unusual foliage is damaged or snapped off, the plant would also be deemed to have failed.

(i) **Turf maintenance:**

- (i) **Mowing:** Couch -grass - Allow grass to grow to 40mm-50mm. Keep the height up in the initial months and never remove more than one third of the leaf length in one cut. Upon establishment of turf grass allow it to grow to 20mm-30mm height with subsequent mowings. Mow to maintain a height of 40-50mm as required.
- (ii) **Fertilise:** Fertilise at time of laying and then three monthly during peak growing season. Do not fertilise during winter when the grass is dormant.

(j) **Paving maintenance:**

(i) **Unit paving**

- Do not hose down unit paving.
- Maintain in clean, weed free condition.
- Immediately replace any broken, chipped units or edges with paver to match existing.
- Broom dune sand into joint after periods of heavy rain and when gaps between pavers appear.

- Adjust falls of pavement surface as required by the Community Association.
 - Check edge restraints at regular intervals to ensure no cracking.
 - Replace as required.
- (ii) In-situ concrete paving
- maintain in clean, weed free condition.
 - replace concrete panels where they become cracked or broken.
- (k) **Irrigation maintenance:** The manual irrigation system must be maintained and upgraded so that the system is in perfect working order at all times. The irrigation system must be inspected by an approved irrigation specialist once a year (in late winter) and certification provided to the Community Association that the system is in good working order with details of the repairs which may be required.
- (l) **Maintenance tree surgery:**
- (i) The mature and semi mature trees in Pacific Lakes may need specialist treatment from time to time. The Community Association must employ a qualified tradesman skilled in arboricultural techniques to carry out tree surgery work required to maintain all trees on site including protected indigenous trees retained. The work must be carried out in a safe and progressive manner.
 - (ii) **Notice:** Give sufficient notice prior to commencing tree surgery. Apply to Council in accordance with their Tree Preservation Policy where tree removal is required and provide replacement plantings with the same species.
 - (iii) **Operations:** Remove dead and decayed wood or limbs that have been broken. Make all cuts into live wood. If the trees show signs of deterioration after the work has been done, carry out a program of feeding or soil amelioration such as soil aeration, irrigation or incorporation of organic material.
 - (iv) **Root pruning:** Do not unduly disturb the remaining root system.
 - (v) **Precautions:** Avoid damage to trees being treated or to nearby trees and surroundings. Do not use trees as anchors for winching operations or bracing. Provide bracing as necessary before cutting to prevent uncontrolled breakages and damage to surroundings.
 - (vi) **Dressing:** Prevent incursion of rot or disease after cutting.

7 Landscape development or alteration process

7.1 General

No modification of any existing landscape may be undertaken on any community landscaped area or private landscape area without prior review and written approval of the Community Association or the Executive Committee. A request for a review of the proposed alterations by the Executive Committee must include:

- (a) a detailed landscape plan of the proposed alterations (refer plan check list in Section 7.3);
- (b) a letter of intent outlining the form and purpose of alterations;
- (c) material samples where appropriate; and
- (d) names and addresses of adjacent property owners. The submission must then be reviewed by the Executive Committee and a letter forwarded to the applicant either granting or refusing permission for works to proceed.

7.2 Design principles

The following principles must be taken into consideration in any planning for alterations to the landscaping:

- (a) the landscape design plan should be simple, functional and economical;
- (b) where practical, trees should be the major elements throughout the site;
- (c) plantings should be in scale with the buildings;
- (d) aim for low maintenance landscape areas;
- (e) retain existing trees where possible;
- (f) take advantage of views onto and out of Pacific Lakes; and
- (g) consider the impact of development on adjacent property owners.

7.3 The landscape plan

- (a) Where feasible, the services of a landscape architect should be retained to undertake the design and documentation of any alterations to the landscape.
- (b) The detailed landscape plan to be produced must include the following standard essential information:
 - (i) project name, description and location;
 - (ii) applicant's name, address and contact telephone number;

- (iii) consultant's name, address and contact telephone number;
 - (iv) date of submission;
 - (v) scale 1:100;
 - (vi) NORTH point; and
 - (vii) site boundaries and dimensions.
- (c) The detailed landscape plan to be produced must also include other information where applicable, including:
- (i) location of all trees to be retained (including details of how the tree is to be protected) and all trees proposed to be removed;
 - (ii) location, height and finished floor levels of all existing and proposed buildings and structures;
 - (iii) outline and description of adjoining buildings in close proximity to the proposed development;
 - (iv) roads, driveways, parking areas and footpaths with details of materials and finishes;
 - (v) underground and overhead services, easements and rights of way;
 - (vi) location of hose cocks and watering systems; and
 - (vii) all surface and sub-surface drainage and collection pits. (NOTE: Detention of stormwater is not to be within the landscape areas, but should be incorporated in driveways and visitor parking areas. Alternatively, where large common open space is sufficient, stormwater detention areas will be considered);
 - (viii) all significant design levels and existing ground levels;
 - (ix) contours for any proposed mounding;
 - (x) specifications of all landscape treatments and surfaces;
 - (xi) retaining walls (location and details);
 - (xii) planting plan, with plants drawn to represent their size at maturity, location and names of all plant species to be used;
 - (xiii) planting schedule indication botanical names, container size, quantities, staking and spacing;
 - (xiv) definition of existing and proposed landscape work;

- (xv) detailing and location of all edge treatments (eg concrete or brick);
- (xvi) standard construction drawings (eg sections through mass planting beds and tree planting);
- (xvii) details for special treatment (eg erosion control, creek banks and roof gardens);
- (xviii) service areas and screening details (eg garbage receptacle area, drying area and letter boxes); and
- (xix) details of any lighting.

Plant Schedule

THIS SCHEDULE SHALL BE READ IN CONJUNCTION WITH THE LANDSCAPE PLANS REFER TO THE WRITTEN SPECIFICATION FOR FURTHER INFORMATION. THE CONTRACTOR SHALL CHECK THE SCHEDULE WITH THE QUANTITIES SHOWN ON THE DRAWING. QUANTITIES SHOWN IN THE PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE DRAWING. REFER ALL DISCREPANCIES, SHOULD THEY EXIST, TO THE SUPERINTENDENT BEFORE PLANTING WORKS COMMENCES. ORDER PLANTS AS SOON AS THE HEAD CONTRACT FOR THE WORKS HAS BEEN LET. DO NOT MAKE SUBSTITUTIONS UNLESS APPROVED IN WRITING.

ABV	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE
Al	14	Acacia longifolia	Coastal wattle	2.5 litre
Bl	16	Banksia integrifolia	Coastal banksia	5 litre
Ca	20	Cissus antarctica	Kangaroo Vine	2.5 litre
Cg	24	Carpobrotus glaucescens	Ice plant	2.5 litre
Gh	12	Grevillea hookerana	Hockers grevillea	2.5 litre
Gl	12	Grevillea longifolia	Long leaf grevillea	2.5 litre
Gpt	35	Grevillea parrinda 'Royal Mantle'	Grevillea ground cover	2.5 litre
LI	120	Lomandra longifolia	Lomandra	2.5 litre
Mh	8	Metaleuca hypencifolia	Paperbark	2.5 litre
Wf	20	Westringia fruticosa	Coastal rosemary	2.5 litre

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